



PLAN 1B
LOT 19

PLAN 3A
LOT 18

PLAN 2CR
LOT 17

OUR TEAM

CalAtlantic Homes
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355 E. Rincon Street, Suite 300, Corona, CA 92879
951 898-5525 | www.calatlantichomes.com

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Contact: Nick Streeter, PE, PLS
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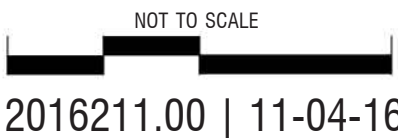
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1750 Deere East, Santa Ana, CA 92705
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MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

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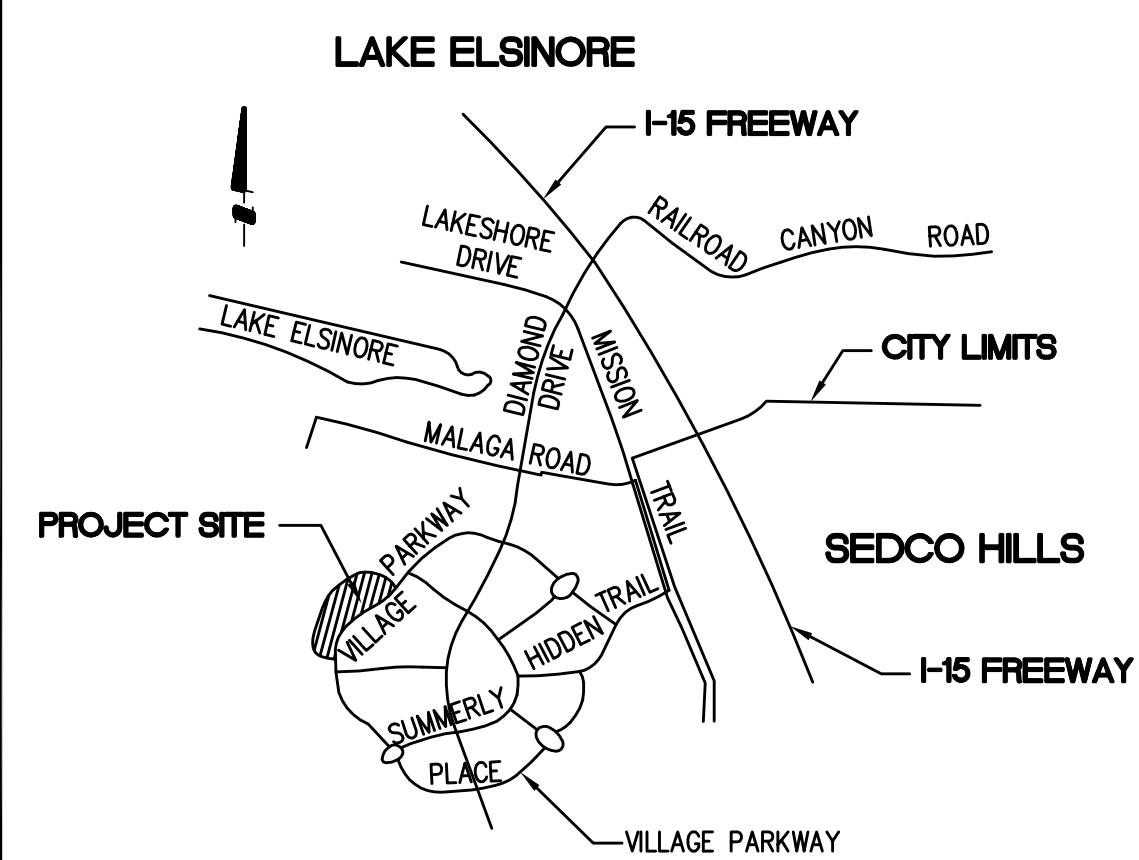
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VICINITY MAP



REQUIRED PARKING SPACES

PLAN TYPE	# OF UNIT	# OF COVERED (GARAGE) SPACES	# OF OPEN SPACES (DRIVEWAY)	TOTAL
1	19	38	38	76
2	20	40	40	80
3	20	40	40	80
TOTAL	59	118	118	236

NOTE: PARKING VALUES ARE BASE ON MAXIMUM USE OF HOME OPTION PLUS AND THEREFORE MAY BE UNDER ESTIMATED.

PROVIDED PARKING SPACES

COVERED SPACES	118
UNCOVERED SPACES	118
TOTAL	236
AVERAGE PER UNIT	4.0

LEGEND

GB - GRADE BREAK	STREET SIGN
GF - GARAGE FLOOR	STREET LIGHT
FL - FLOW LINE	FIRE HYDRANT
FF - FINISH FLOOR	WATER VALVE
FG - FINISH GRADE	WATER METER
FS - FINISH SURFACE	SEWER MANHOLE
HP - HIGH POINT	CATCH BASIN
P - PAD ELEVATION	
PL - PROPERTY LINE	
TC - TOP OF CURB	
- DIRECTION OF FLOW	
X - LOT NUMBER	
XX - PLAN TYPE	
PROPOSED DRIVEWAY DEPRESSION	
PROPOSED DOMESTIC WATER LINE	
PROPOSED SEWER LINE	
PROPOSED STORM DRAIN	

ELEVATION SYMBOL LEGEND

PLAN 1A	1A	PLAN 3A	3A
PLAN 1B	1B	PLAN 3B	3B
PLAN 1C	1C	PLAN 3C	3C
PLAN 2A	2A		
PLAN 2B	2B		
PLAN 2C	2C		

UTILITIES

WATER
ELLSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530

SEWER
ELLSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
1-800-655-4555

GAS
THE GAS COMPANY
1-800-427-2200

CABLE
TIME WARNER CABLE
53017 ORESSIDA STREET
LAKE ELSINORE, CA 92530

TELEPHONE
VERIZON CALIFORNIA
1-800-483-3000

PLAN SUMMARY

PLAN NO.	NO. OF BLDGS	PERCENT %
PLAN 1	19	32.2%
PLAN 2	20	33.9%
PLAN 3	20	33.9%
TOTAL	59	100%

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
(A)	7	7	6	20	33.9%
(B)	8	6	7	21	35.6%
(C)	4	7	7	18	30.5%
TOTAL	19	20	20	59	100%

EARTHWORK QUANTITIES

NOTE:
THIS SITE HAS BEEN ROUGH GRADED, ESTIMATED EXCATON 100 CY / LOT BALANCED ON SITE.

SCHOOL DISTRICT

ELEMENTARY SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
MIDDLE SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LAND USE

EXISTING GENERAL PLAN:
EXISTING ZONING:
EXISTING LAND USE:
PROPOSED GENERAL LAND:
PROPOSED ZONING:
PROPOSED LAND USE:
SURROUNDING AREA:

EAST LAKE SPECIFIC PLAN / LDR
EAST LAKE SPECIFIC PLAN / LDR
VACANT / MASS GRADED
EAST LAKE SPECIFIC PLAN / LDR
EAST LAKE SPECIFIC PLAN / LDR
SINGLE-FAMILY RESIDENTIAL
NORTH: EXISTING GOLF COURSE
EAST: FUTURE SF RESIDENTIAL / VACANT
SOUTH: FUTURE SF RESIDENTIAL / VACANT
WEST: EXISTING GOLF COURSE

LEGAL DESCRIPTION

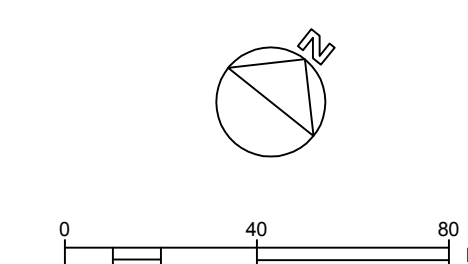
BEING A SUBDIVISION OF LOT 11 OF TRACT NO. 31920-1 PER MAP FILED IN BOOK 394 OF MAPS, AT PAGES 41 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE SUMMARY

GROSS: 12.845 ACRES
NET: 12.845 ACRES

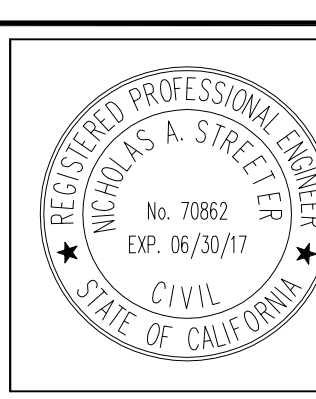
LOT SUMMARY

NO. OF SF RESIDENTIAL LOTS: 59
MIN. LOT AREA: 6,011 SF
MAX. LOT AREA: 12,110 SF
AVG. LOT SIZE: 7,425 SF
GROSS ACREAGE: 12.845 AC
NET ACREAGE: 12.845 AC
GROSS DENSITY: 4.6 DU/AC
NET DENSITY: 4.6 DU/AC



SCALE 1" = 40'
J.N. 16-2137
DATE 10.28.2016

REVISION	DATE	DESCRIPTION



PREPARED UNDER THE SUPERVISION OF:

N.S. Streeter
NICHOLAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/17

PREPARED BY:

AS
ADAMS STREETER
Civil Engineers
15 Corporate Park, Irvine, CA 92606 | 949.474.2330 | adams-streeter.com

OWNER:

CALATLANTIC HOMES
355 E. RINCON STREET, SUITE 300
CORONA, CA 92709

SITE PLAN
MONARCH GROVE EXTENSION - TRACT NO. 31920-11
CITY OF LAKE ELSINORE

C1

LOT SUMMARY

LOT NO		PLAN TYPE	PLAN ELEV.	GROSS AREA (SF)	TOTAL PLAN AREA	TOTAL PLAN AREA (W/O OR)	PLAN FOOTPRINT AREA (W/GARAGE)	% COVERAGE (W/FOOTPRINT & GARAGE)	PLAN FOOTPRINT AREA (W/GARAGE & OR)	% COVERAGE (W/FOOTPRINT, GARAGE & OR)	TOTAL PAVEMENT AREA (DRIVEWAY & PORCH)	% PAVEMENT COVERAGE (DRIVEWAY & PORCH)	TOTAL PAVEMENT AREA (DRIVEWAY & PORCH & OR)	% PAVEMENT COVERAGE AREA (DRIVEWAY & PORCH & OR)
1	1	A	B	8,756	2,558	2,924	3,084	35.2%	3,450	39.4%	349	4.0%	715	8.2%
2	2	B	A	7,536	2,842	2,992	2,024	26.9%	2,174	28.8%	351	4.7%	501	6.6%
3	1	C	A	6,970	2,550	2,916	3,077	44.1%	3,443	49.4%	473	6.8%	839	12.0%
4	1	BR	AA	4,447	3,176	3,316	2,189	34.0%	2,329	36.1%	365	5.7%	505	7.8%
5	2	C	A	8,055	2,550	2,916	3,077	38.2%	3,443	42.7%	351	5.9%	501	10.4%
6	2	C	B	7,100	2,842	2,992	2,024	28.5%	2,174	30.6%	351	4.9%	501	7.1%
7	1	B	A	8,364	2,550	2,916	3,077	36.8%	3,443	41.2%	359	4.3%	725	8.7%
8	3	B	A	7,275	3,176	3,316	2,189	30.1%	2,329	32.0%	365	5.0%	505	6.9%
9	1	AR	B	6,708	2,558	2,924	3,084	46.0%	3,450	51.4%	349	5.2%	715	10.7%
10	2	CR	B	6,752	2,842	2,992	2,024	30.0%	2,174	32.2%	351	5.2%	501	7.4%
11	1	B	A	6,708	2,550	2,916	3,077	45.9%	3,443	51.3%	359	5.4%	725	10.8%
12	2	AR	B	6,970	2,842	2,992	2,024	29.0%	2,174	31.2%	351	5.0%	501	7.2%
13	1	CR	B	6,839	2,550	2,916	3,077	45.0%	3,443	50.3%	473	6.9%	839	12.3%
14	3	A	A	6,665	3,184	3,324	2,189	32.8%	2,329	34.9%	326	4.9%	466	7.0%
15	1	A	A	6,534	2,558	2,924	3,084	47.2%	3,450	52.8%	349	5.3%	715	10.9%
16	3	BR	AA	6,447	3,176	3,316	2,189	34.0%	2,329	36.1%	365	5.7%	505	7.8%
17	2	CR	A	6,403	2,842	2,992	2,024	31.6%	2,174	34.0%	351	5.3%	501	7.8%
18	3	A	A	6,447	3,184	3,324	2,189	34.0%	2,329	36.1%	326	5.1%	466	7.2%
19	1	B	A	6,490	2,550	2,916	3,077	47.4%	3,443	53.0%	359	5.5%	725	11.2%
20	2	BR	A	6,534	2,842	2,992	2,024	31.0%	2,174	33.3%	351	5.4%	501	7.7%
21	1	A	A	6,534	2,558	2,924	3,084	47.2%	3,450	52.8%	349	5.3%	715	10.9%
22	3	BR	A	6,534	3,176	3,316	2,189	33.5%	2,329	35.6%	365	5.6%	505	7.7%
23	2	A	A	6,578	2,842	2,992	2,024	30.8%	2,174	33.1%	351	5.3%	501	7.6%
24	1	CR	B	6,795	2,550	2,916	3,077	45.3%	3,443	50.7%	473	7.0%	839	12.3%
25	3	BR	A	7,144	3,176	3,316	2,189	30.6%	2,329	32.6%	365	5.3%	505	7.1%
26	1	B	A	11,631	2,550	2,916	3,077	26.5%	3,443	29.6%	359	5.1%	725	6.2%
27	2	CR	A	7,623	2,842	2,992	2,024	26.6%	2,174	28.5%	351	4.6%	501	6.6%
28	3	CR	B	7,100	3,181	3,321	2,189	30.8%	2,329	32.8%	493	6.9%	633	8.9%
29	3	A	A	6,751	3,184	3,324	2,189	32.4%	2,329	34.5%	489	6.4%	666	6.9%
30	1	B	A	7,710	2,550	2,916	3,077	39.9%	3,443	44.7%	359	4.7%	725	9.4%
31	2	C	A	7,318	2,842	2,992	2,024	27.7%	2,174	29.7%	351	4.8%	501	6.8%
32	3	AR	B	9,975	3,184	3,324	2,189	21.9%	2,329	23.3%	326	3.3%	466	4.7%
33	2	B	A	12,110	2,842	2,992	2,024	16.7%	2,174	18.0%	1251	10.3%	1401	11.6%
34	3	C	A	8,407	3,181	3,321	2,189	26.0%	2,329	27.7%	493	5.9%	633	7.5%
35	2	AR	B	9,060	2,842	2,992	2,024	22.3%	2,174	24.0%	351	3.9%	501	5.5%
36	3	CR	B	8,233	3,181	3,321	2,189	26.6%	2,329	28.3%	493	6.0%	633	7.7%
37	1	B	A	6,665	2,550	2,916	3,077	46.2%	3,443	51.7%	359	5.4%	725	10.9%
38	3	BR	B	6,578	3,176	3,316	2,189	33.3%	2,329	35.4%	365	5.5%	505	7.7%
39	2	A	A	6,011	2,842	2,992	2,024	33.7%	2,174	36.2%	351	5.8%	501	8.3%
40	3	CR	A	6,405	3,181	3,321	2,189	34.2%	2,329	36.4%	493	6.7%	633	9.9%
41	1	A	A	6,708	2,558	2,924	3,084	46.0%	3,450	51.4%	349	5.2%	715	10.7%
42	2	AR	B	6,970	2,842	2,992	2,024	31.4%	2,174	33.7%	351	5.4%	501	7.8%
43	1	A	B	6,970	2,558	2,924	3,084	44.3%	3,450	49.5%	349	5.0%	715	10.3%
44	2	CR	B	6,621	2,842	2,992	2,024	30.6%	2,174	32.8%	351	5.3%	501	7.6%
45	1	BR	A	7,492	2,550	2,916	3,077	41.1%	3,443	46.0%	359	4.8%	725	9.7%
46	1	A	B	7,275	2,558	2,924	3,084	42.4%	3,450	47.4%	349	4.8%	715	9.8%
47	3	BR	A	6,447	3,176	3,316	2,189	34.0%	2,329	36.1%	365	5.7%	505	7.8%
48	2	AR	B	6,098	2,842	2,992	2,024	33.2%	2,174	35.6%	351	5.8%	501	8.2%
49	3	CR	B	10,454	3,181	3,321	2,189	20.9%	2,329	22.3%	493	4.7%	633	6.1%
50	2	B	A	10,459	2,842	2,992	2,024	19.9%	2,174	21.4%	351	3.5%	501	4.9%
51	1	B	A	11,761	2,550	2,916	3,077	26.2%	3,443	29.3%	359	5.1%	725	6.2%
52	3	AR	B	9,886	3,184	3,324	2,189	22.1%	2,329	23.6%	326	3.3%	466	4.7%
53	2	CR	A	7,495	2,842	2,992	2,024	27.4%	2,174	29.4%	351	5.3%	501	7.8%
54	3	C	A	6,403	3,181	3,321	2,189	34.2%	2,329	36.4%	493	6.7%	633	9.9%
55	2	AR	B	6,708	2,842	2,992	2,024	30.3%	2,174	32.4%	351	5.2%	501	7.5%
56	3	A	B	8,015	3,184	3,324	2,189	27.3%	2,329	29.1%	326	4.1%	466	5.8%
57	2	B	A	6,011	2,842	2,992	2,024	33.7%	2,174	36.2%	351	5.8%	501	8.3%
58	3	C	A	6,011	3,181	3,321	2,189	36.4%	2,329	38.7%	493	8.2%	633	10.5%
59	2	AR	B	6,055	2,842	2,992	2,024	33.4%	2,174	35.9%	351	5.8%	501	8.3%

*OOR = OPTIONAL OUTDOOR ROOM

[illegible]

PREPARED UNDER THE SUPERVISION OF:

N. Streeter

PREPARED BY:

PREPARED BY:

AS

ADAMS STREETER
Civil Engineers

15 Corporate Park, Irvine, CA 92606 | 949.474.2330 | adams-streeter.com

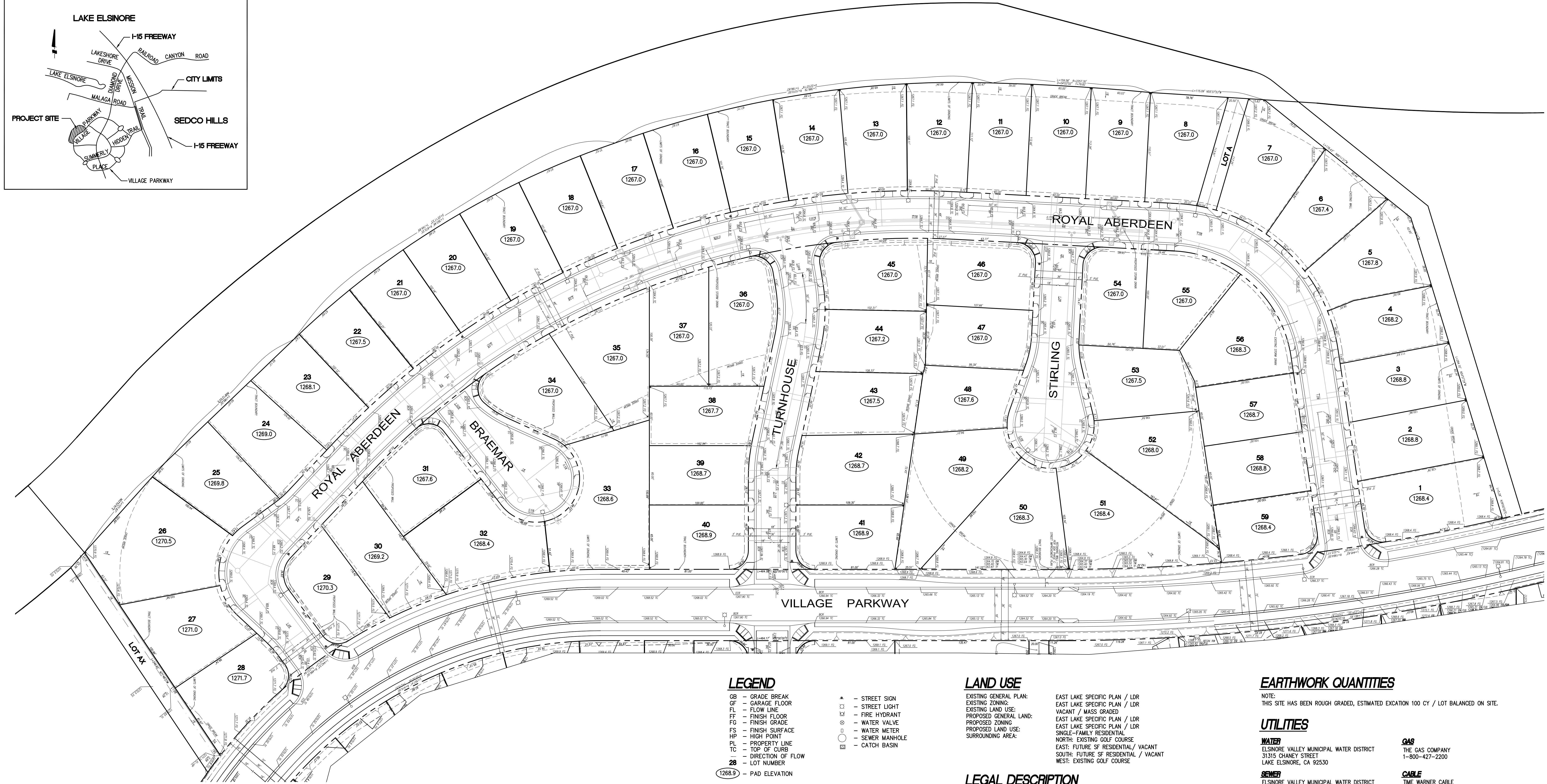
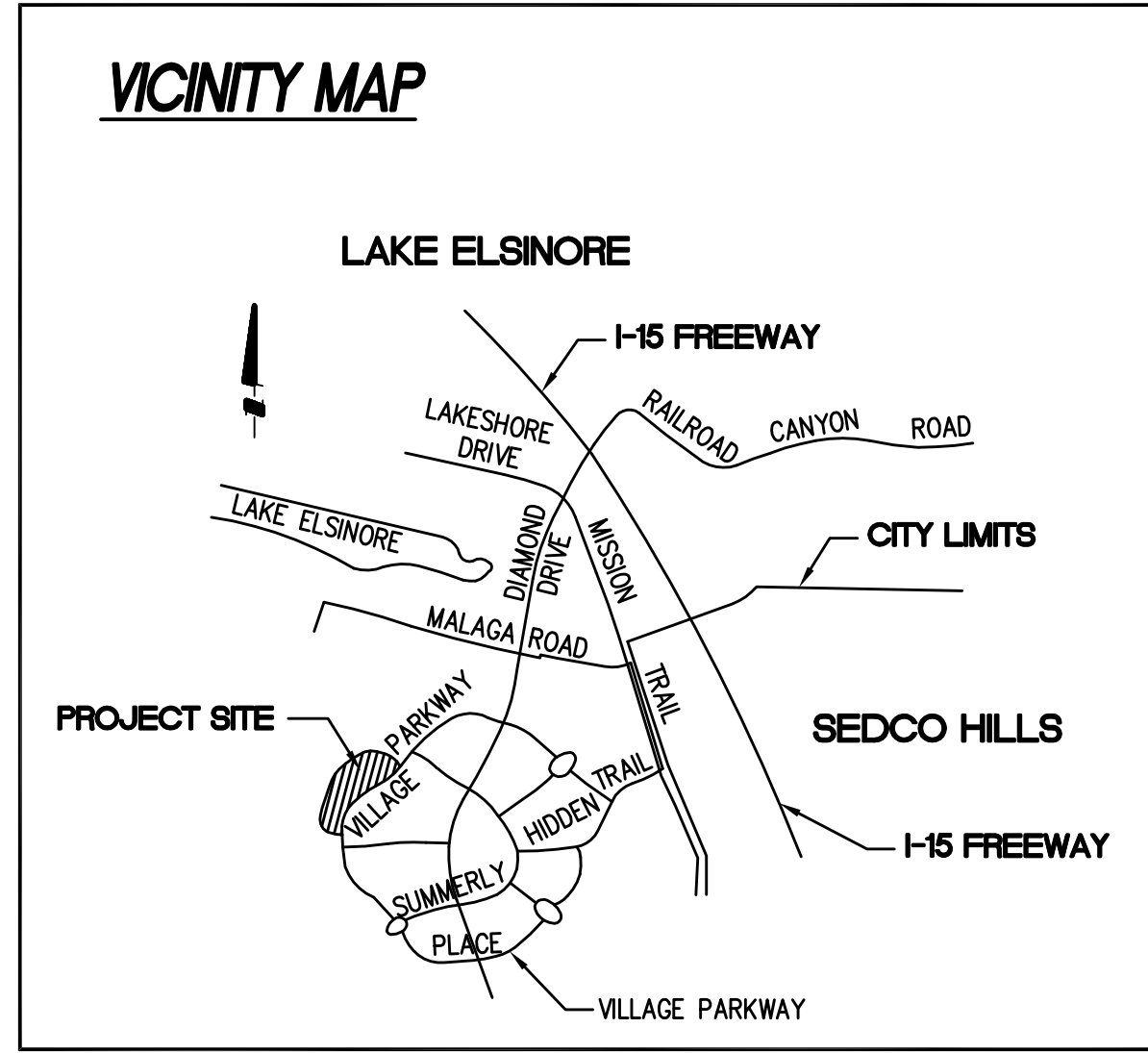
OWNER:


CALATLANTIC
 HOMES™
 355 E. RINCON STREET, SUITE 300
 CORONA, CA 92879

SITE PLAN

MONARCH GROVE EXTENSION - TRACT NO. 31920-11
CITY OF LAKE ELSINORE

C2



LEGEND

- GB - GRADE BREAK
- OF - GARAGE FLOOR
- FL - FLOW LINE
- FF - FINISH FLOOR
- FG - FINISH GRADE
- FS - FINISH SURFACE
- HP - HIGH POINT
- PL - PROPERTY LINE
- TC - TOP OF CURB
- 28 - DIRECTION OF FLOW
- 1268.9 - PAD ELEVATION

- PROPOSED DRIVEWAY DEPRESSION
- PROPOSED DOMESTIC WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN

LAND USE

EXISTING GENERAL PLAN: EAST LAKE SPECIFIC PLAN / LDR
EXISTING ZONING: EAST LAKE SPECIFIC PLAN / LDR
EXISTING LAND USE: VACANT / MASS GRADED
PROPOSED GENERAL LAND: EAST LAKE SPECIFIC PLAN / LDR
PROPOSED ZONING: EAST LAKE SPECIFIC PLAN / LDR
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
SURROUNDING AREA: NORTH: EXISTING GOLF COURSE
EAST: FUTURE SF RESIDENTIAL / VACANT
SOUTH: FUTURE SF RESIDENTIAL / VACANT
WEST: EXISTING GOLF COURSE

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 11 OF TRACT NO. 31920-1 PER MAP FILED IN BOOK 394 OF MAPS, AT PAGES 41 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE SUMMARY

GROSS: 12.845 ACRES
NET: 12.845 ACRES

LOT SUMMARY

NO. OF SF RESIDENTIAL LOTS: 59
MIN. LOT AREA: 6,011 SF
MAX. LOT AREA: 12,110 SF
AVG. LOT SIZE: 7,425 SF
GROSS ACREAGE: 12.845 AC
NET ACREAGE: 12.845 AC
GROSS DENSITY: 4.6 DU/AC
NET DENSITY: 4.6 DU/AC

EARTHWORK QUANTITIES

NOTE: THIS SITE HAS BEEN ROUGH GRADED, ESTIMATED EXCAVATION 100 CY / LOT BALANCED ON SITE.

UTILITIES

WATER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530

GAS
THE GAS COMPANY
1-800-427-2200

SEWER
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92530

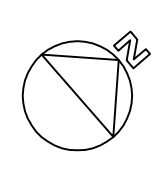
CABLE
TIME WARNER CABLE
53017 CRESSIDA STREET
LAKE ELSINORE, CA 92530

ELECTRIC
SOUTHERN CALIFORNIA EDISON COMPANY
1-800-655-4555

TELEPHONE
VERIZON CALIFORNIA
1-800-483-3000

SCHOOL DISTRICT

ELEMENTARY SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
MIDDLE SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
HIGH SCHOOL: LAKE ELSINORE UNIFIED SCHOOL DISTRICT



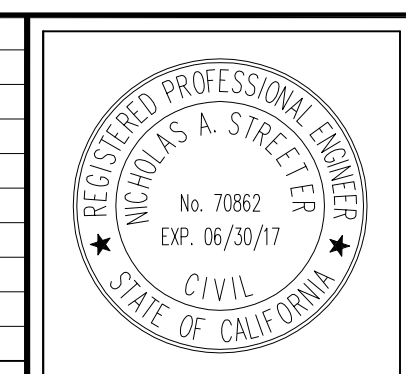
0 40 80 Feet

SCALE 1" = 40'

J.N. 16-2137

DATE 10.XX.2016

REVISION	DATE	DESCRIPTION



PREPARED UNDER THE SUPERVISION OF:

N.S. *Streeter*

NICHOLAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/17

PREPARED BY:

AS

ADAMS STREETER
Civil Engineers
15 Corporate Park, Irvine, CA 92606 | 949.474.2330 | adams-streeter.com

OWNER:

CALATLANTIC
HOMES™

355 E. RINCON STREET, SUITE 300
CORONA, CA 92789

PRELIMINARY GRADING PLAN

MONARCH GROVE EXTENSION - TRACT NO. 31920-11
CITY OF LAKE ELSINORE

C3



PLAN 1B
LOT 19

PLAN 3A
LOT 18

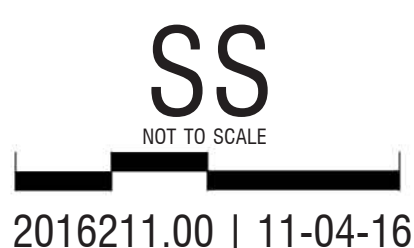
PLAN 2CR
LOT 17

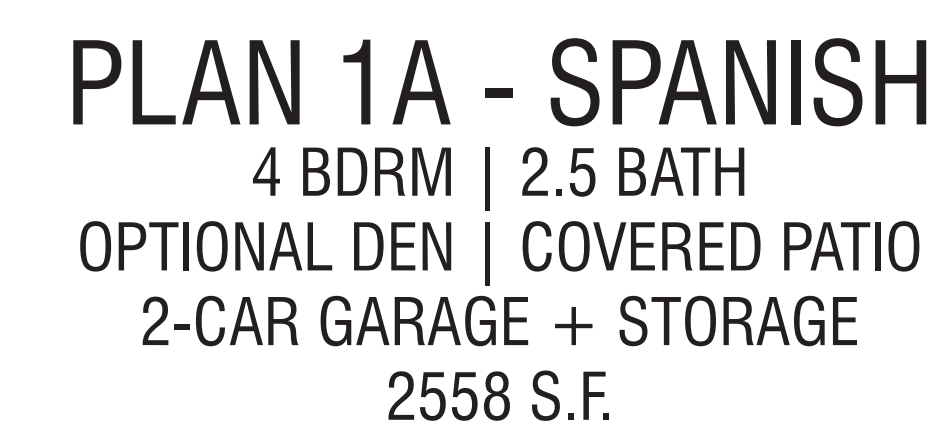
MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

CONCEPTUAL STREETSCENE

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FLOOR AREA TABLE	PLAN 1A
FIRST FLOOR	2558 SQ. FT.
TOTAL	2558 SQ. FT.
PORCH	61 SQ. FT.
GARAGE	527 SQ. FT.
OPTIONAL COVERED PATIO	366 SQ. FT.
OPTIONAL DEN	+ 0 SQ. FT.

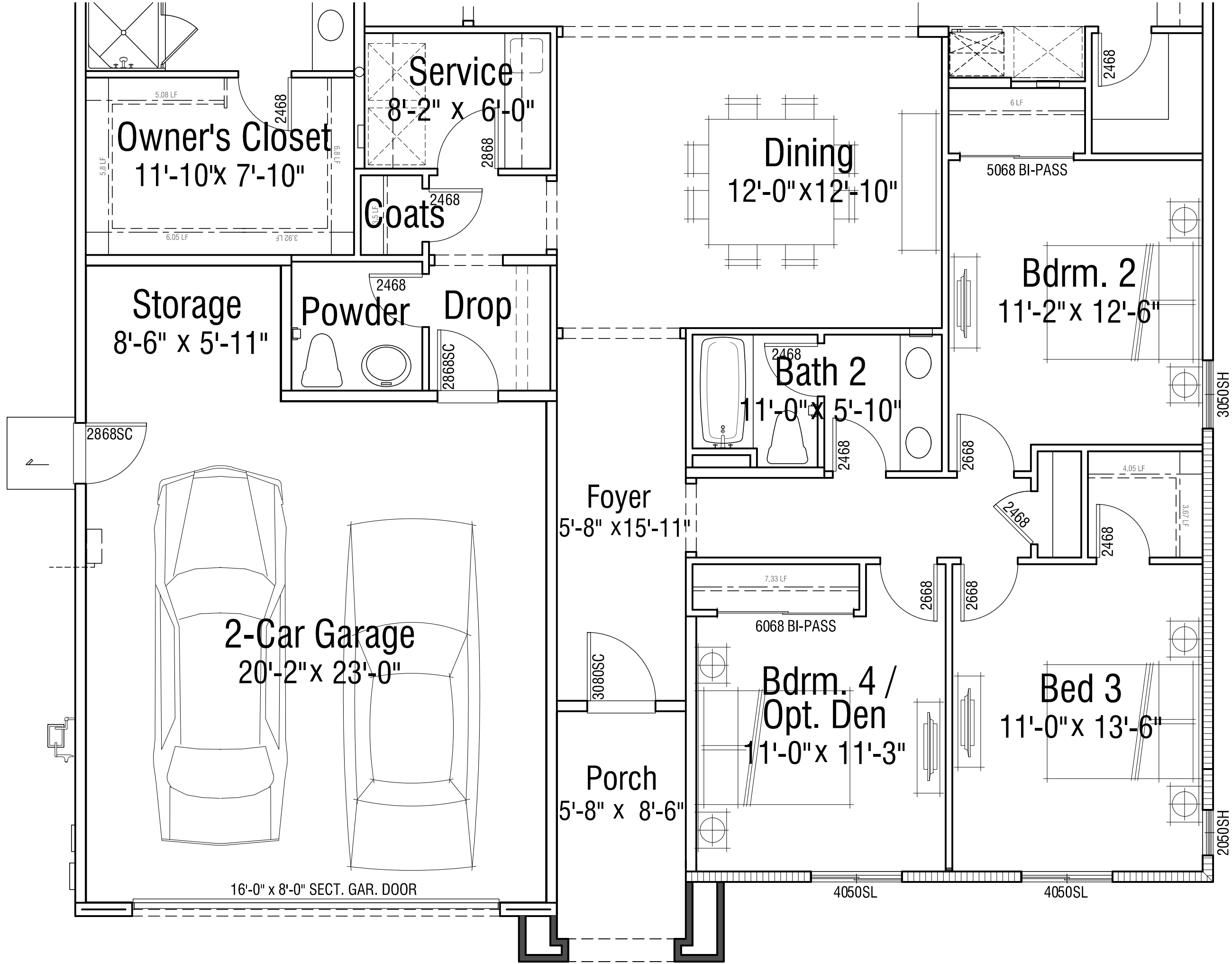
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

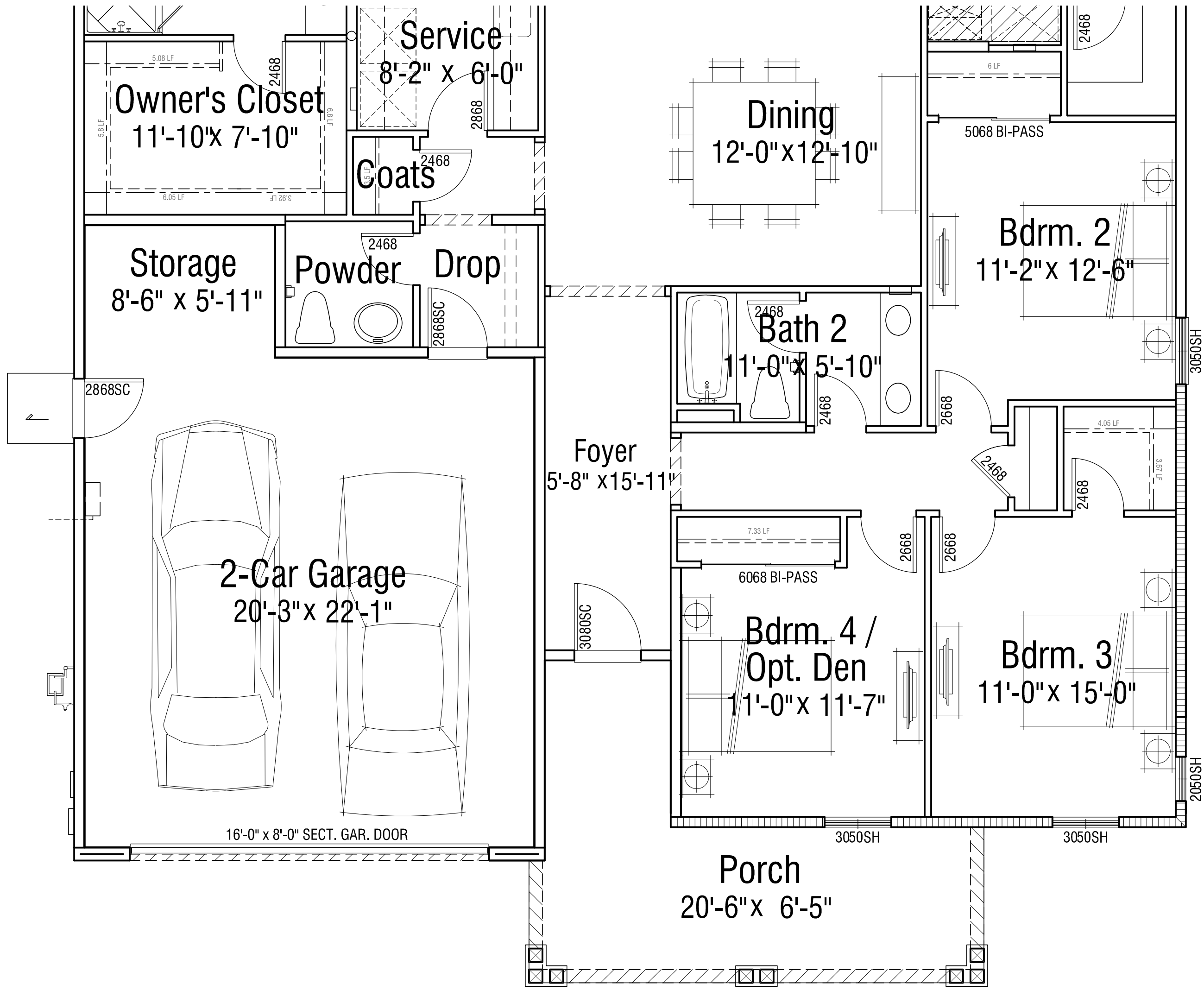
PLAN 1A - FLOOR PLAN

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PLAN 1B - TUSCAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 1B
FIRST FLOOR	2550 SQ. FT.
TOTAL	2550 SQ. FT.
PORCH	71 SQ. FT.
GARAGE	527 SQ. FT.
OPTIONAL COVERED PATIO	366 SQ. FT.
OPTIONAL DEN	+0 SQ. FT.



PLAN 1C - CRAFTSMAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 1C
FIRST FLOOR	2550 SQ. FT.
TOTAL	2550 SQ. FT.
PORCH	185 SQ. FT.
GARAGE	527 SQ. FT.
OPTIONAL COVERED PATIO	366 SQ. FT.
OPTIONAL DEN	+0 SQ. FT.

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 1 - ADDENDA FLOOR PLANS



PLAN 1A | SPANISH

- ROOF:

FASCIA:

BARGE BOARD:

GABLE:

WALL:

WINDOW TRIM:

WINDOW:

FRONT DOOR:

GARAGE DOOR:
- CONCRETE S TILE ROOF

2X6 WOOD FASCIA BOARD

2X6 WOOD BARGE BOARD

CLAY PIPE ACCENT

STUCCO WITH (16/20 SAND FINISH)

STUCCO OVER RIGID FOAM

EXTERIOR GRIDS

ACCENT COLOR

METAL SECTIONAL GARAGE DOOR WITH DECORATIVE COACH LIGHTS,



PLAN 1C | CRAFTSMAN

- ROOF:

FASCIA:

BARGE BOARD:

GABLE:

WALL:

WINDOW TRIM:

WINDOW:

ACCENT DETAIL:

VENEER:

FRONT DOOR:

GARAGE DOOR:
- FLAT CONCRETE ROOF TILE WITH OUTLOOKER WITH KNEE BRACE AT GABLE

2X6 TYPICAL FASCIA

2X6 WOOD BARGE BOARD.

VERTICAL BOARD & BATTS

STUCCO WITH (16/20 SAND FINISH)

STUCCO OVER RIGID FOAM TRIM

VINYL WITH EXTERIOR GRIDS

STUCCO COLUMNS WITH STONE VENEER

BASE AT ENTRY PORCH

MANUFACTURED STONE VENEER

ACCENT COLOR

METAL SECTIONAL GARAGE DOOR WITH OPTIONAL COACH LIGHTS PER ELEVATION STYLE



PLAN 1B | TUSCAN

- ROOF:

FASCIA:

WALL:

WINDOW TRIM:

WINDOW:

ACCENT DETAIL:

VENEER:

FRONT DOOR:

GARAGE DOOR:
- CONCRETE S TILE ROOF

2X6 TYPICAL FASCIA

STUCCO WITH (16/20 SAND FINISH)

STUCCO OVER RIGID FOAM TRIM

VINYL WITH EXTERIOR GRIDS

DECORATIVE SHUTTERS

MANUFACTURED STONE

ACCENT COLOR

METAL SECTIONAL GARAGE DOOR WITH OPTIONAL COACH LIGHTS PER ELEVATION STYLE

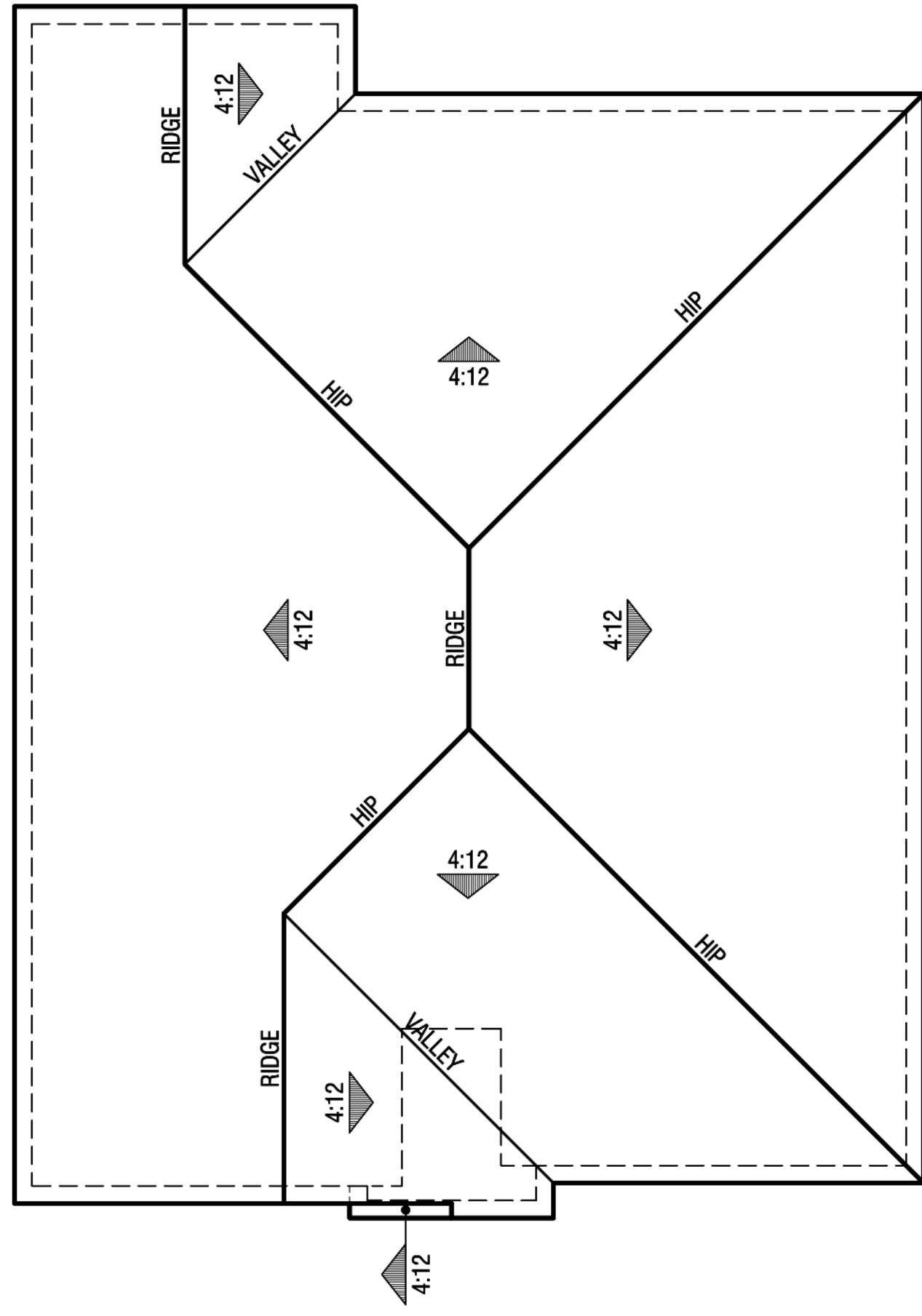
MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

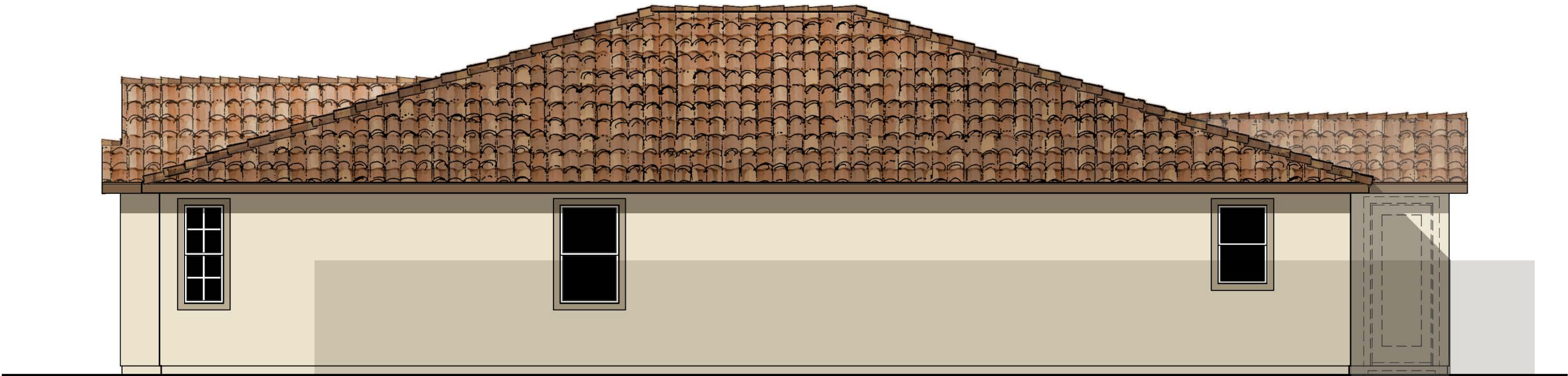
PLAN 1 - FRONT ELEVATIONS

Note: Artist's conception; colors, materials and application may vary.

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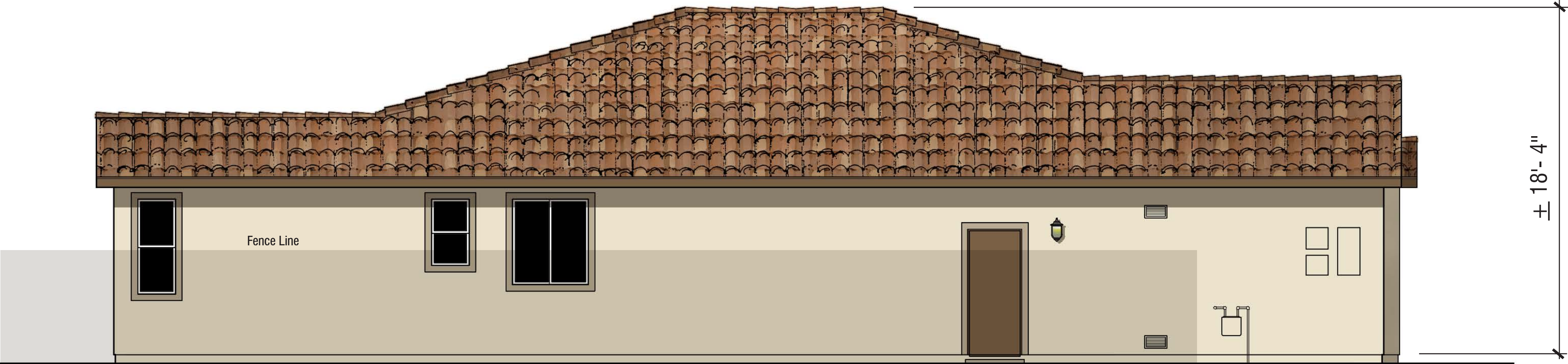
ROOF PLAN: 1-8" SCALE | 4:12 PITCH



RIGHT



REAR



LEFT

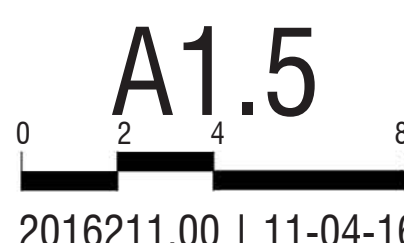
MONARCH GROVE EXTENSION

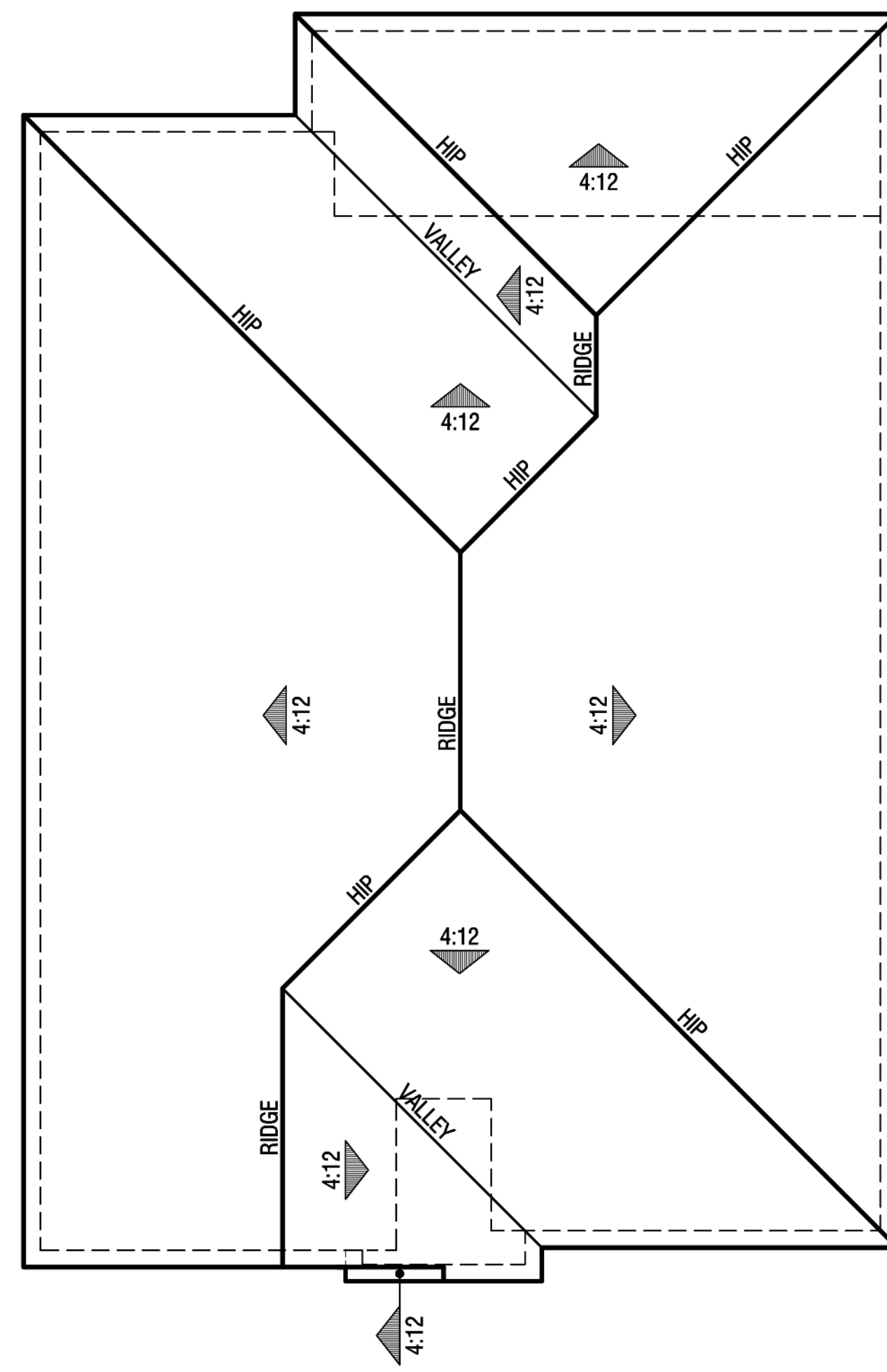
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PLAN 1A - SPANISH ELEVATIONS & ROOF PLAN

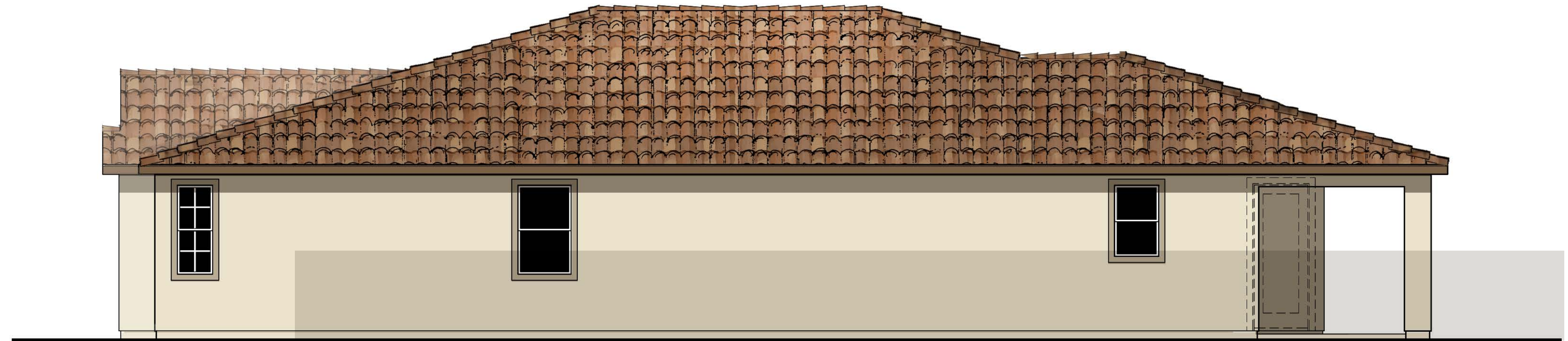
Note: Artist's conception; colors, materials and application may vary.

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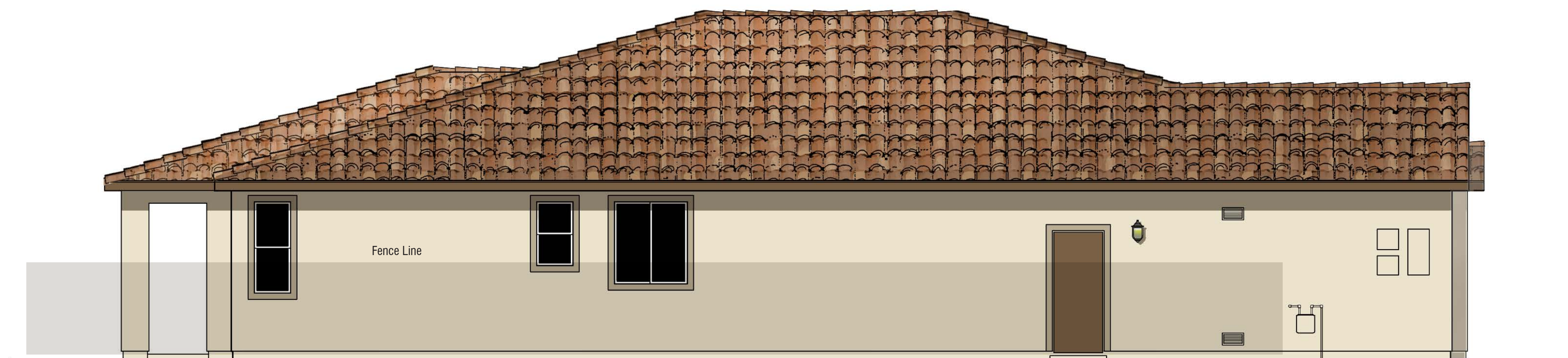




ROOF PLAN: 1-8" SCALE | 4:12 PITCH



OPTIONAL COVERED PATIO - RIGHT



OPTIONAL COVERED PATIO - LEFT



OPTIONAL COVERED PATIO - REAR

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 1A - OPTIONAL COVERED PATIO ELEVATIONS & ROOF PLAN

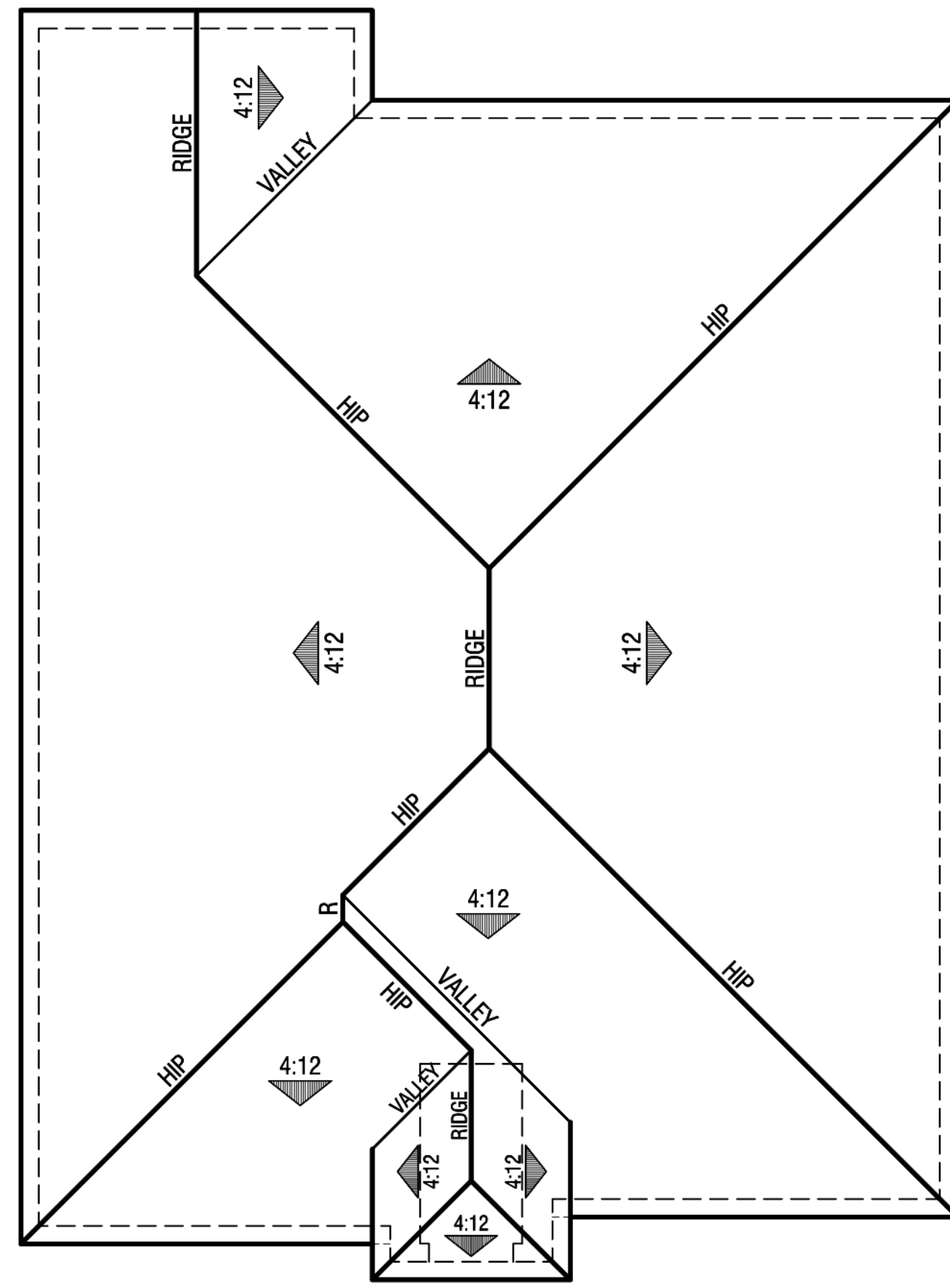
Note: Artist's conception; colors, materials and application may vary.

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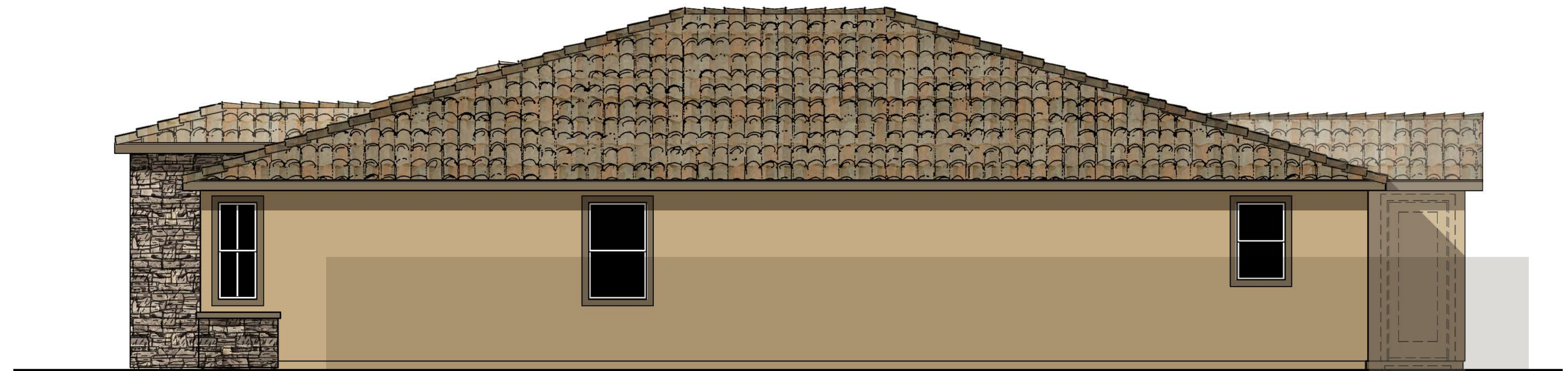
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ROOF PLAN: 1-8" SCALE | 4:12 PITCH



RIGHT



REAR



LEFT

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 1B - TUSCAN ELEVATIONS & ROOF PLAN

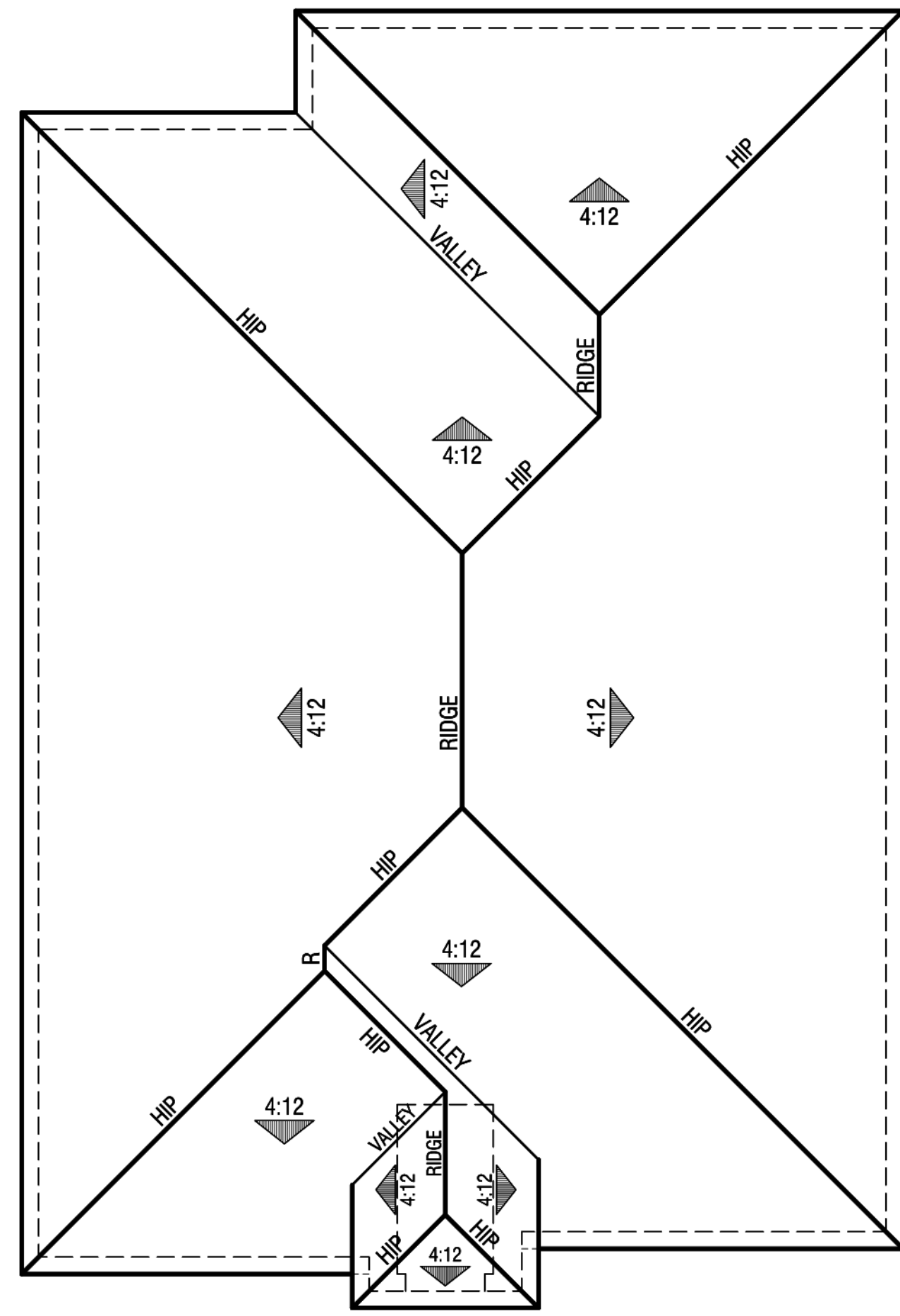
Note: Artist's conception; colors, materials and application may vary.

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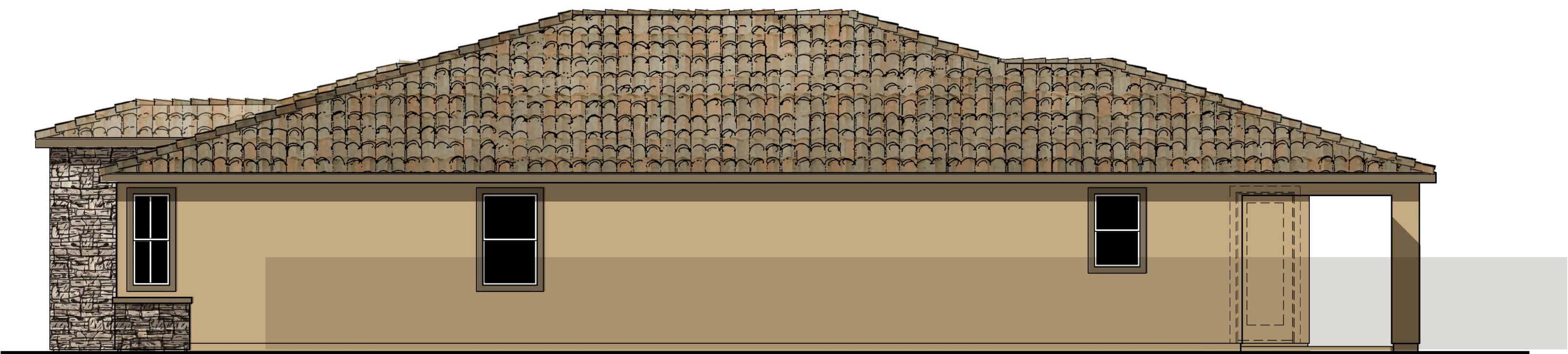
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ROOF PLAN: 1-8" SCALE | 4:12 PITCH



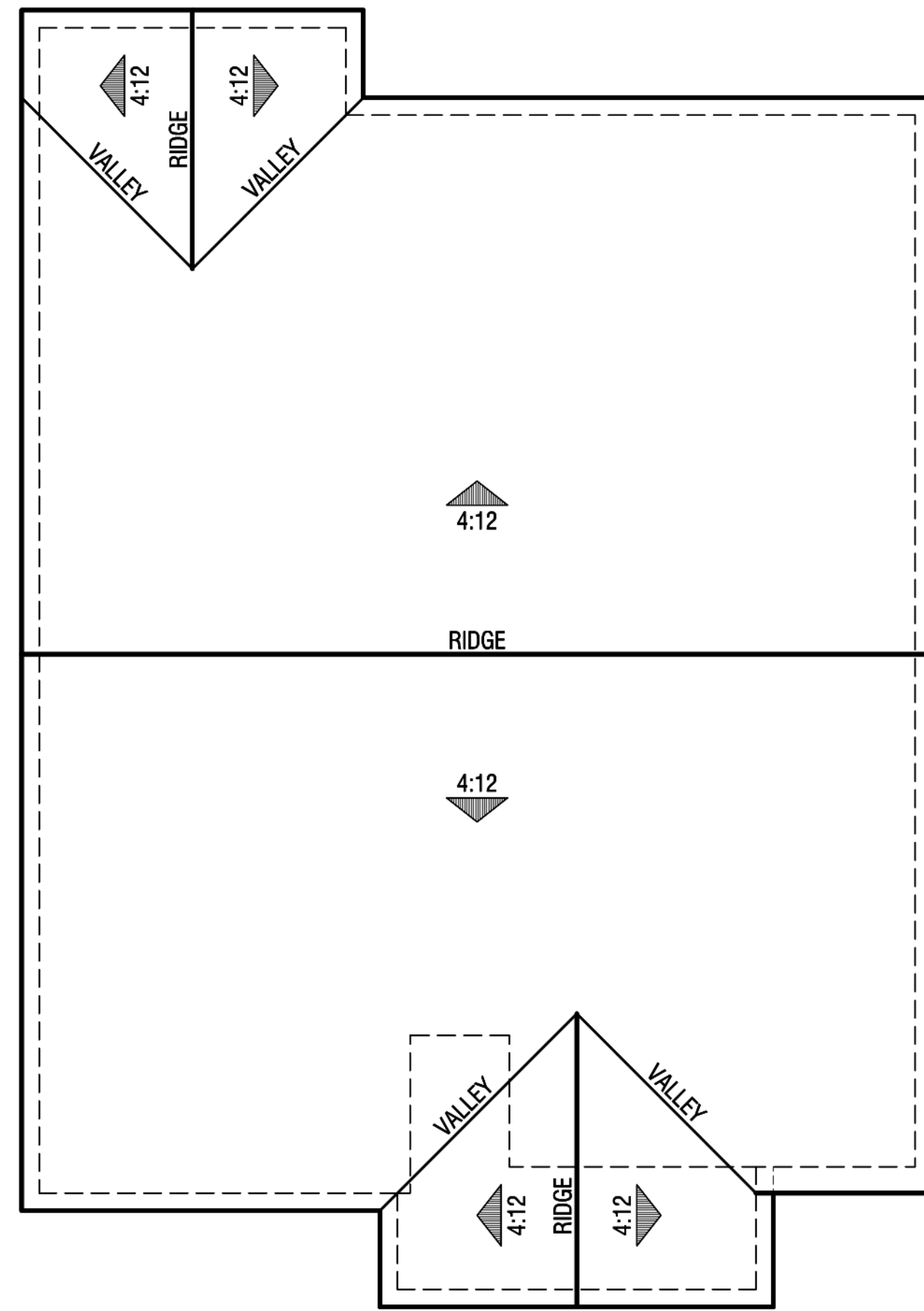
OPTIONAL COVERED PATIO - RIGHT



OPTIONAL COVERED PATIO - LEFT



OPTIONAL COVERED PATIO - REAR



ROOF PLAN: 1-8" SCALE | CRAFTSMAN | 4:12 PITCH



RIGHT



REAR



LEFT

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 1C - CRAFTSMAN ELEVATIONS & ROOF PLAN

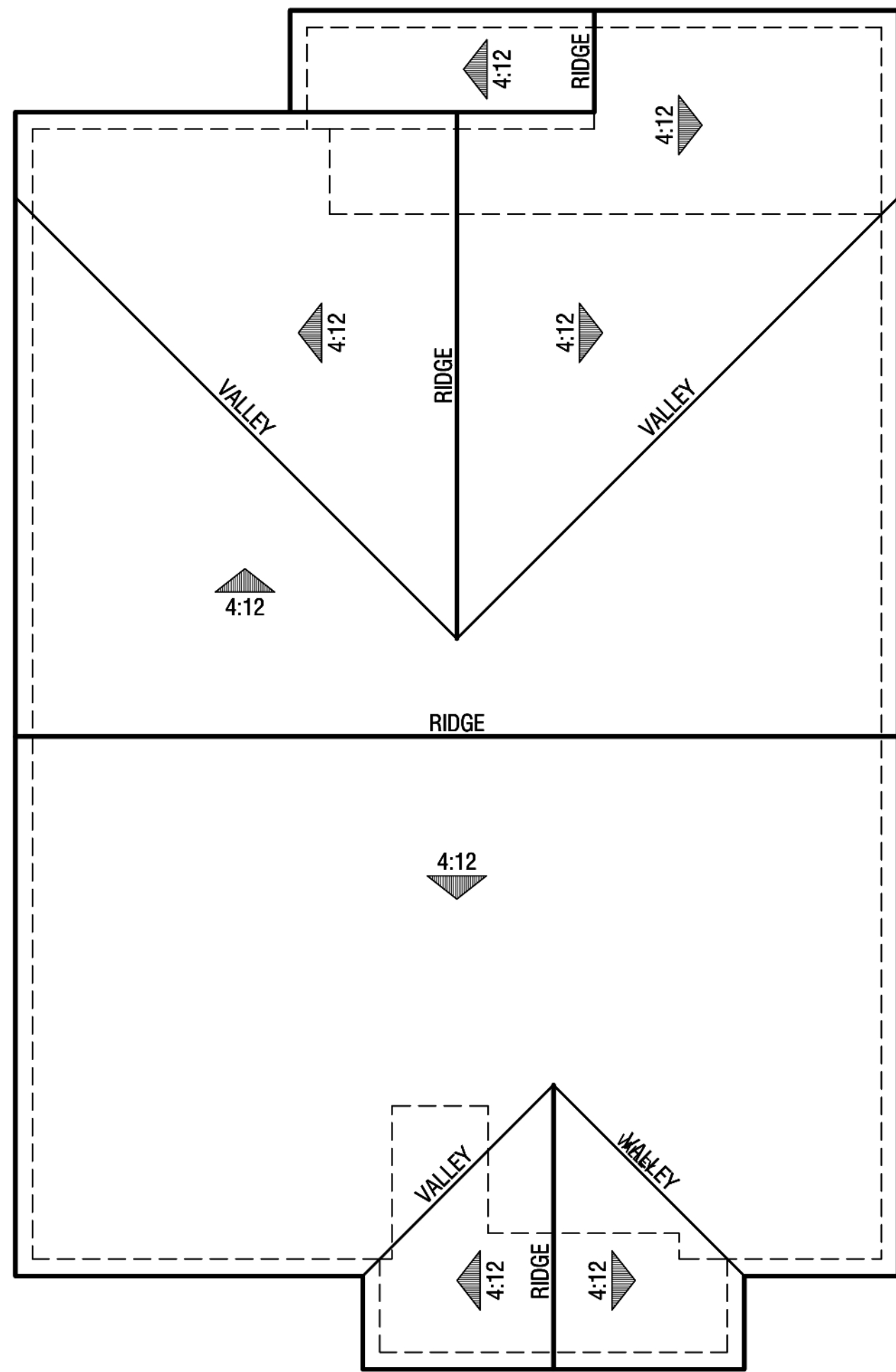
Note: Artist's conception; colors, materials and application may vary.

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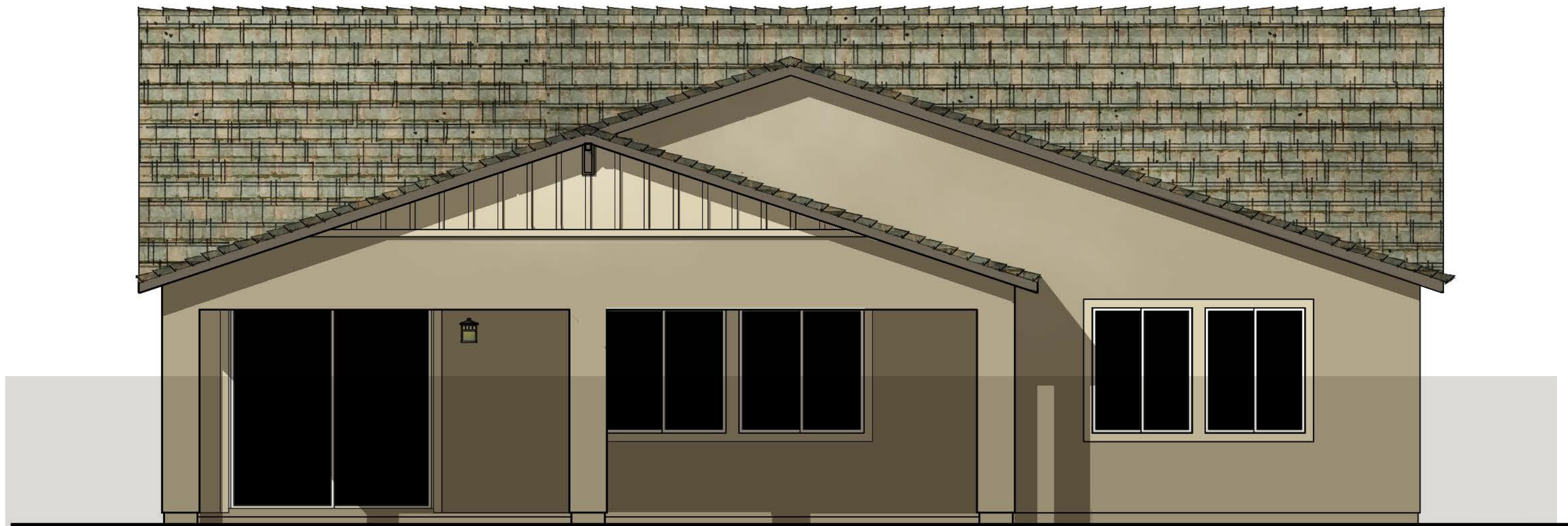
ROOF PLAN: 1-8" SCALE | 4:12 PITCH



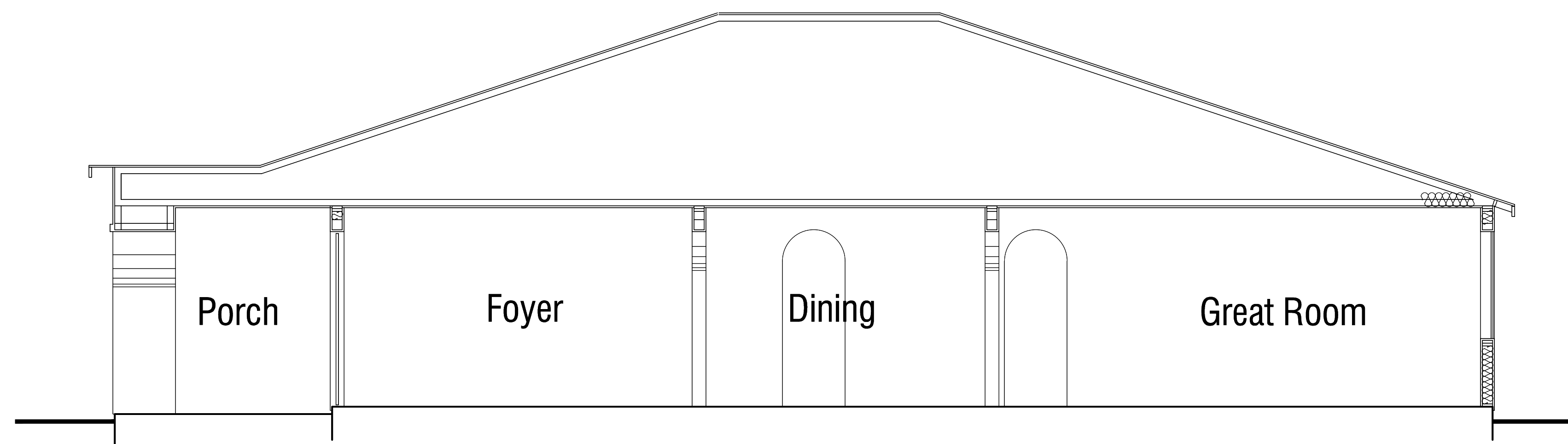
OPTIONAL COVERED PATIO - RIGHT



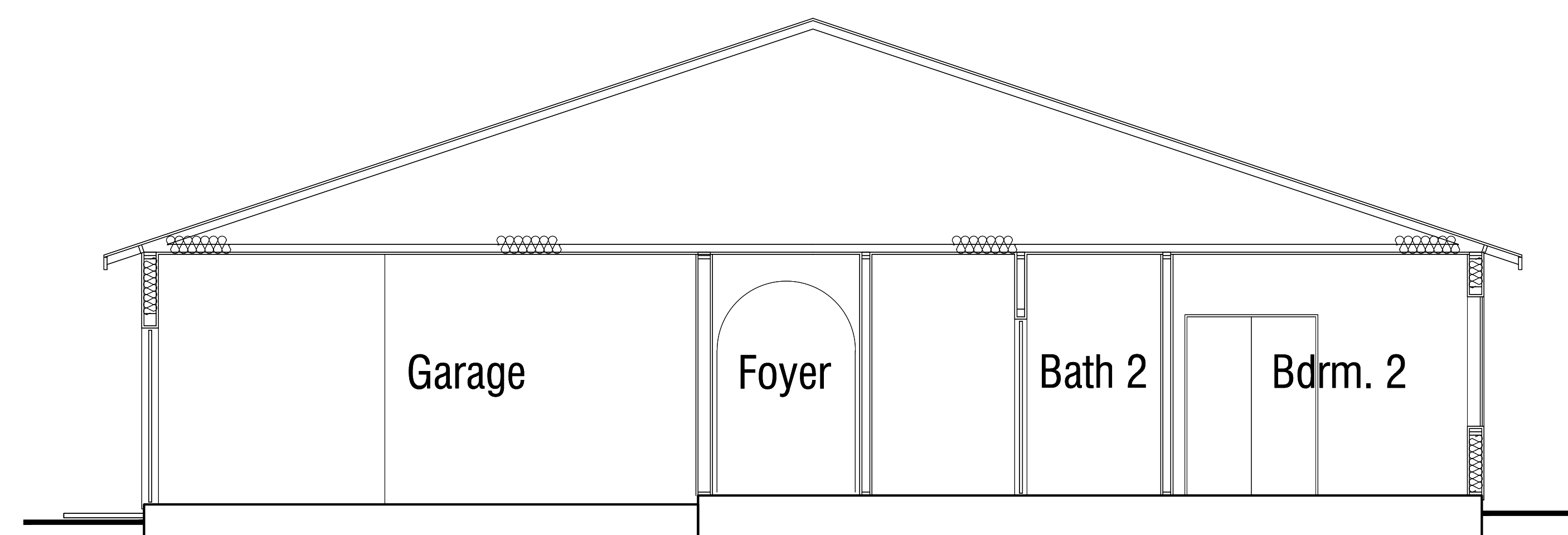
OPTIONAL COVERED PATIO - LEFT



OPTIONAL COVERED PATIO - REAR



A



B

MONARCH GROVE EXTENSION

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PLAN 1 - SECTIONS

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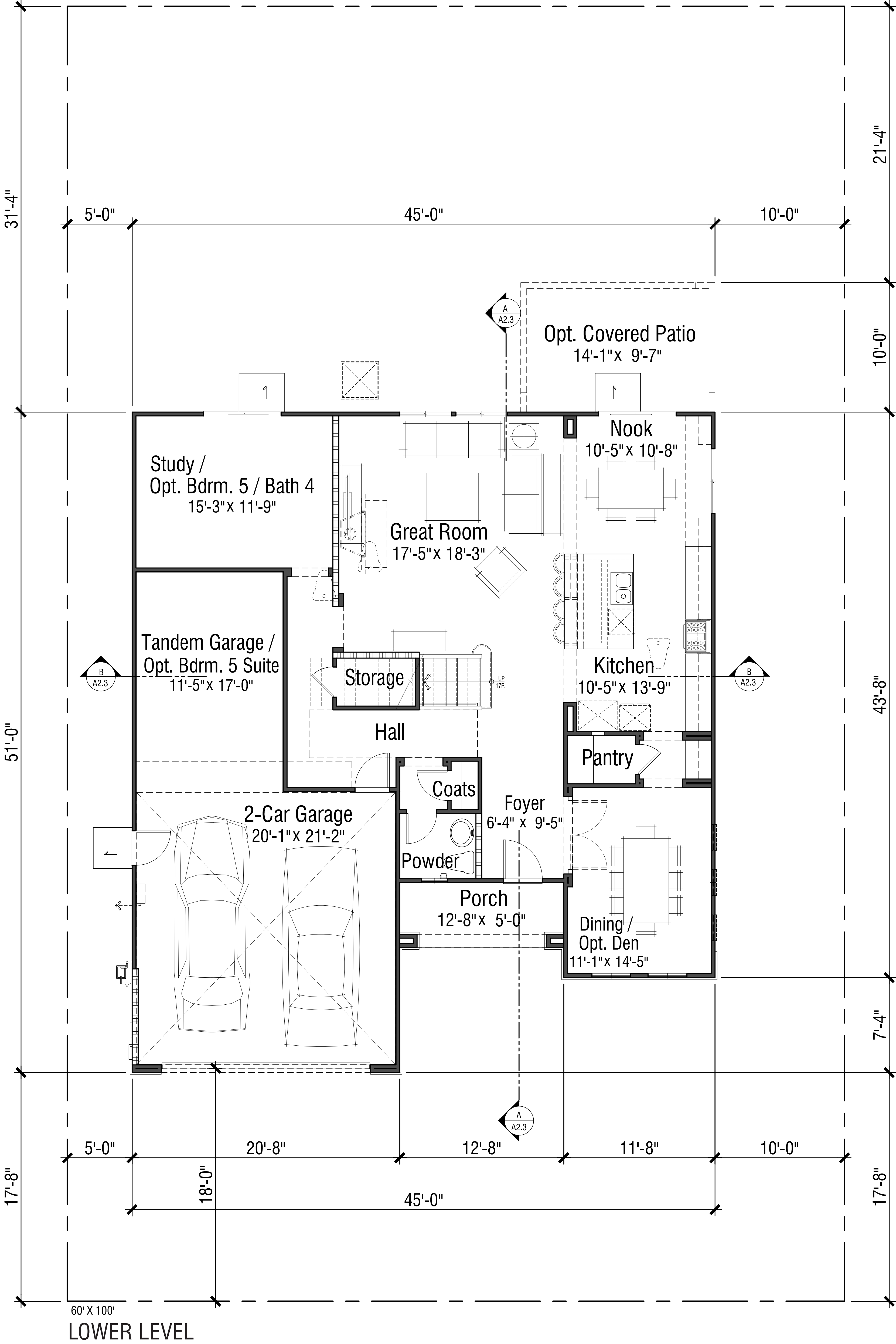
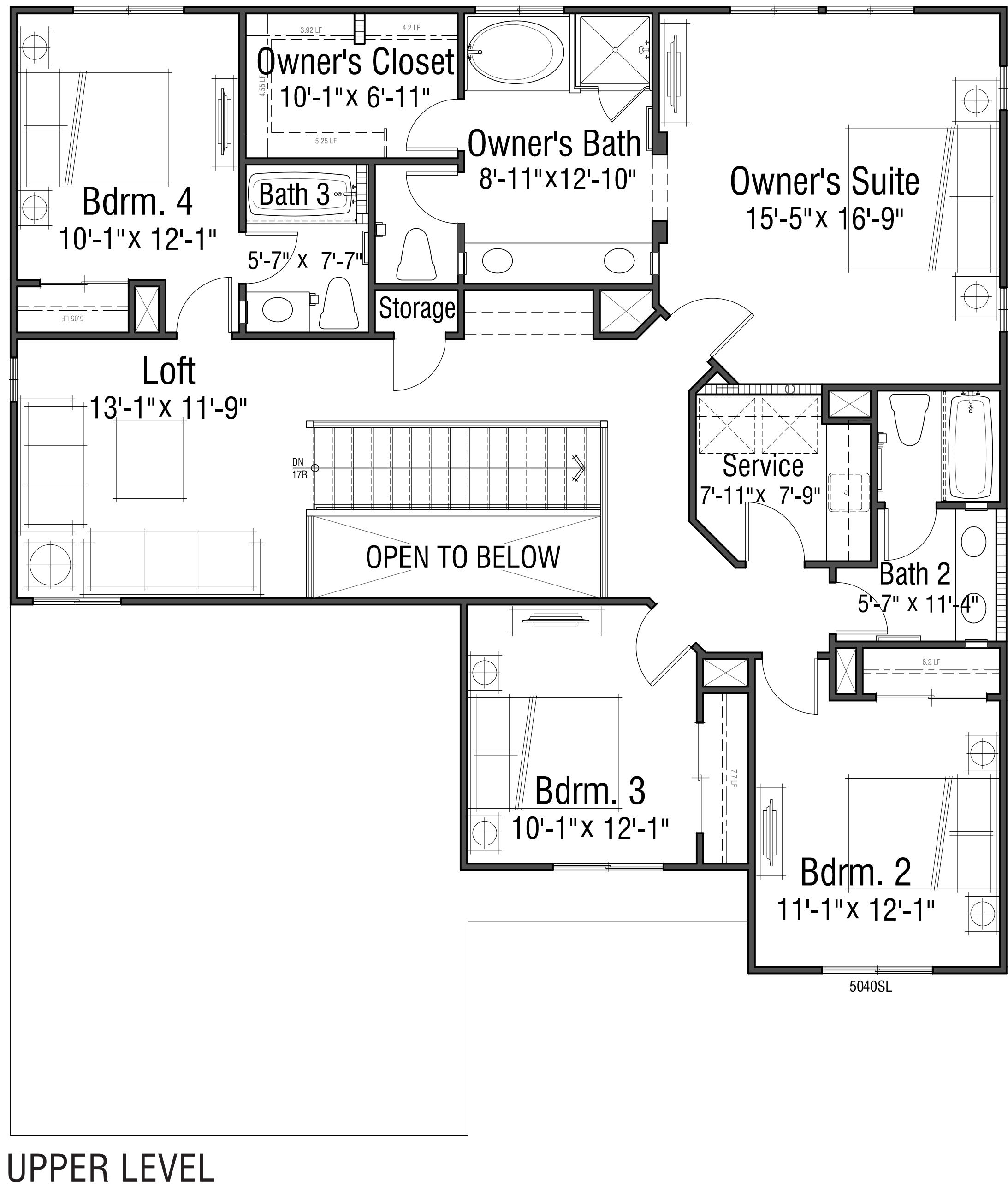
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MONARCH GROVE EXTENSION

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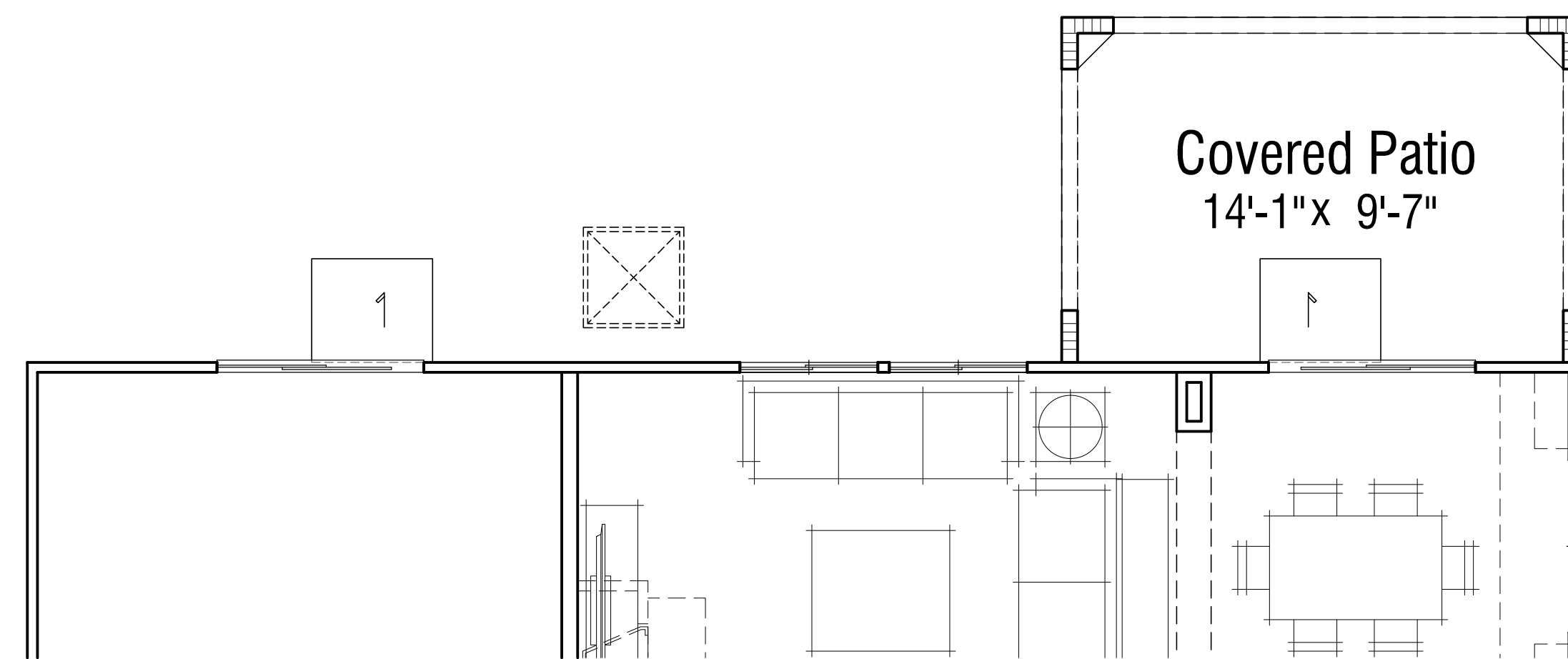
PLAN 2A - SPANISH

4 BDRM | 3.5 BATH | STUDY | LOFT
OPTIONAL DEN | COVERED PATIO |
BEDROOM 5 SUITE | BEDROOM 5/BATH 4
2-CAR GARAGE + TANDEM
2842 S.F.

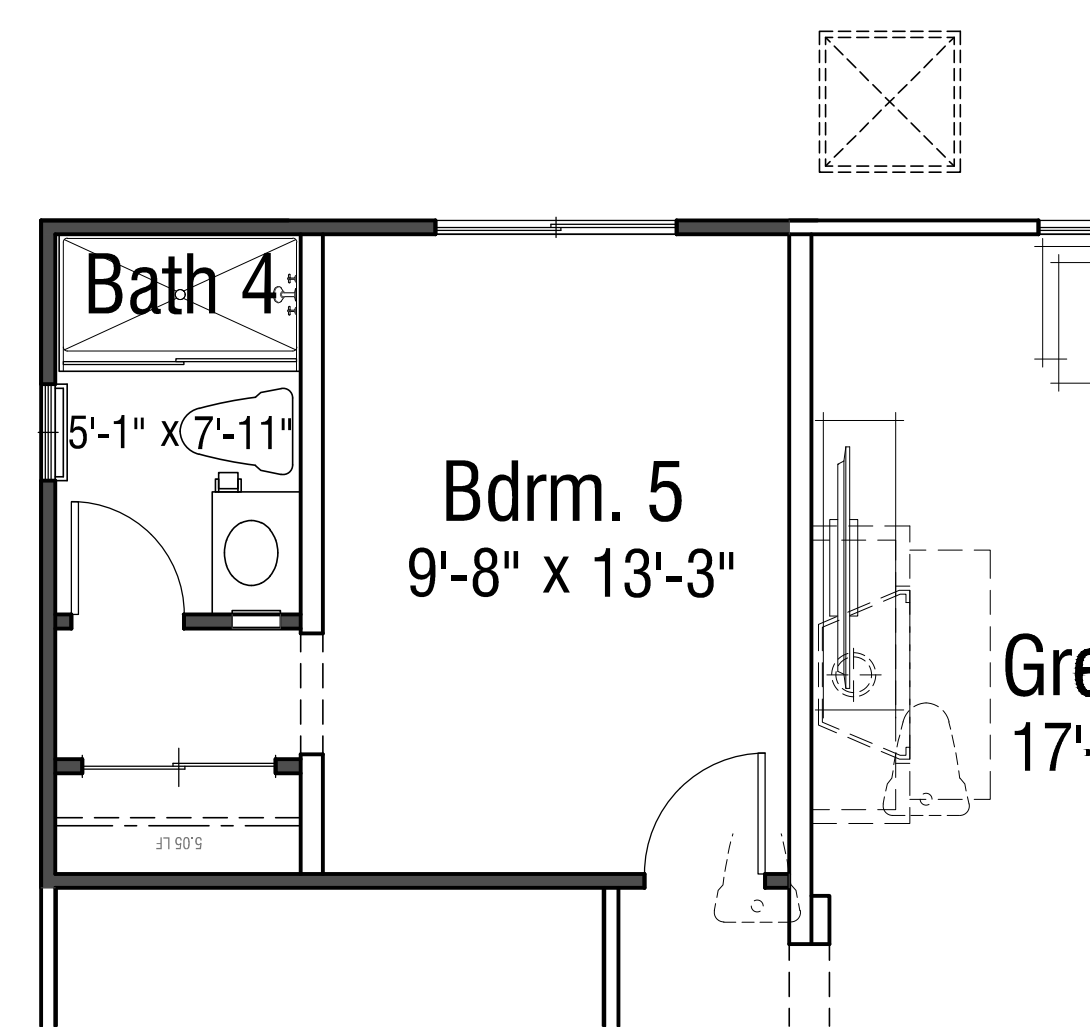
FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	1379 SQ. FT.
UPPER FLOOR PLAN	1463 SQ. FT.
TOTAL	2842 SQ. FT.
OPT. BEDROOM 5 SUITE	198 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 5 SUITE	3040 SQ. FT.
GARAGE	644 SQ. FT.
PORCH	63 SQ. FT.
OPT. COVERED PATIO	150 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. DEN	+0 SQ. FT.

PLAN 2A - FLOOR PLAN

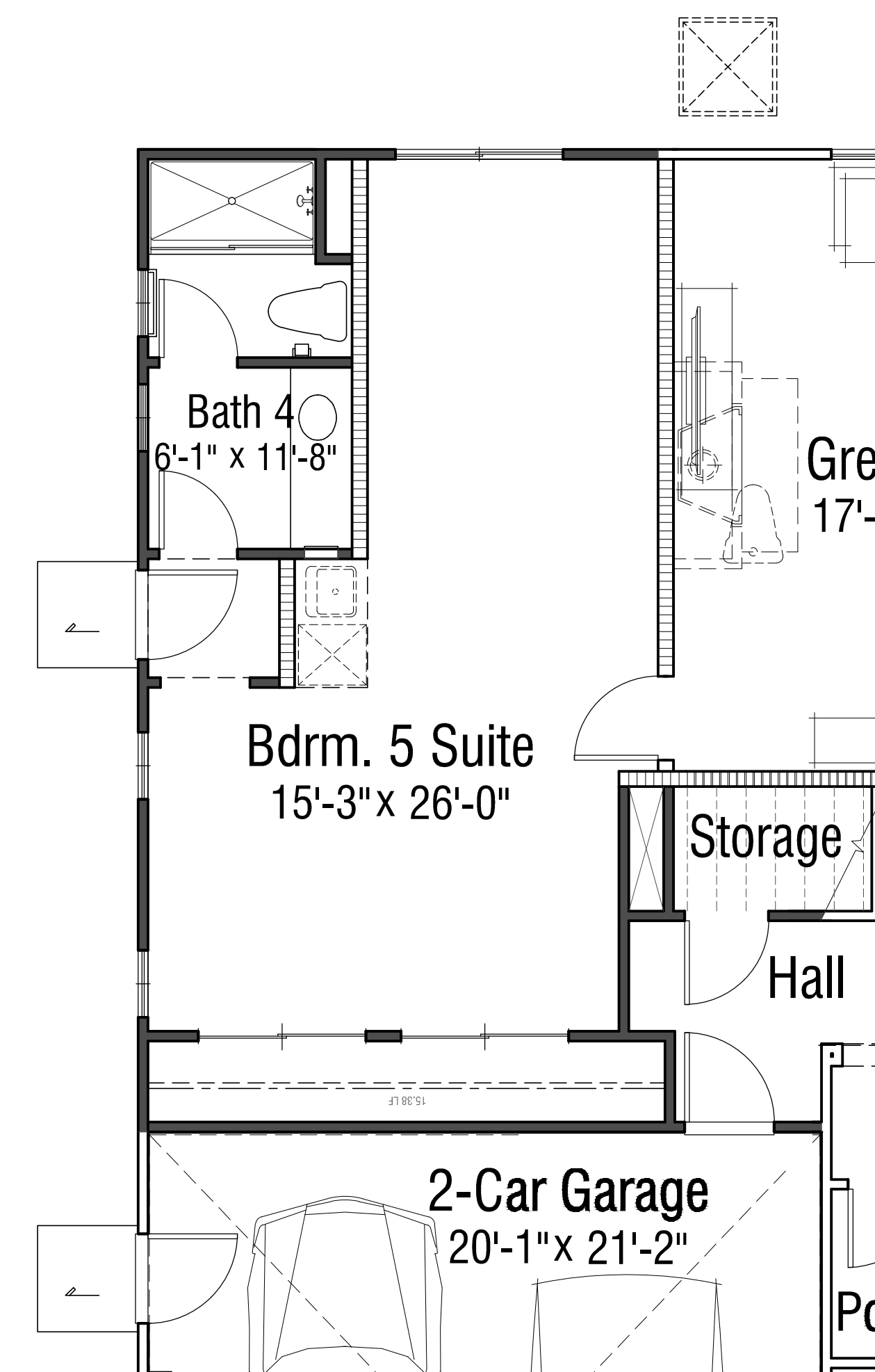
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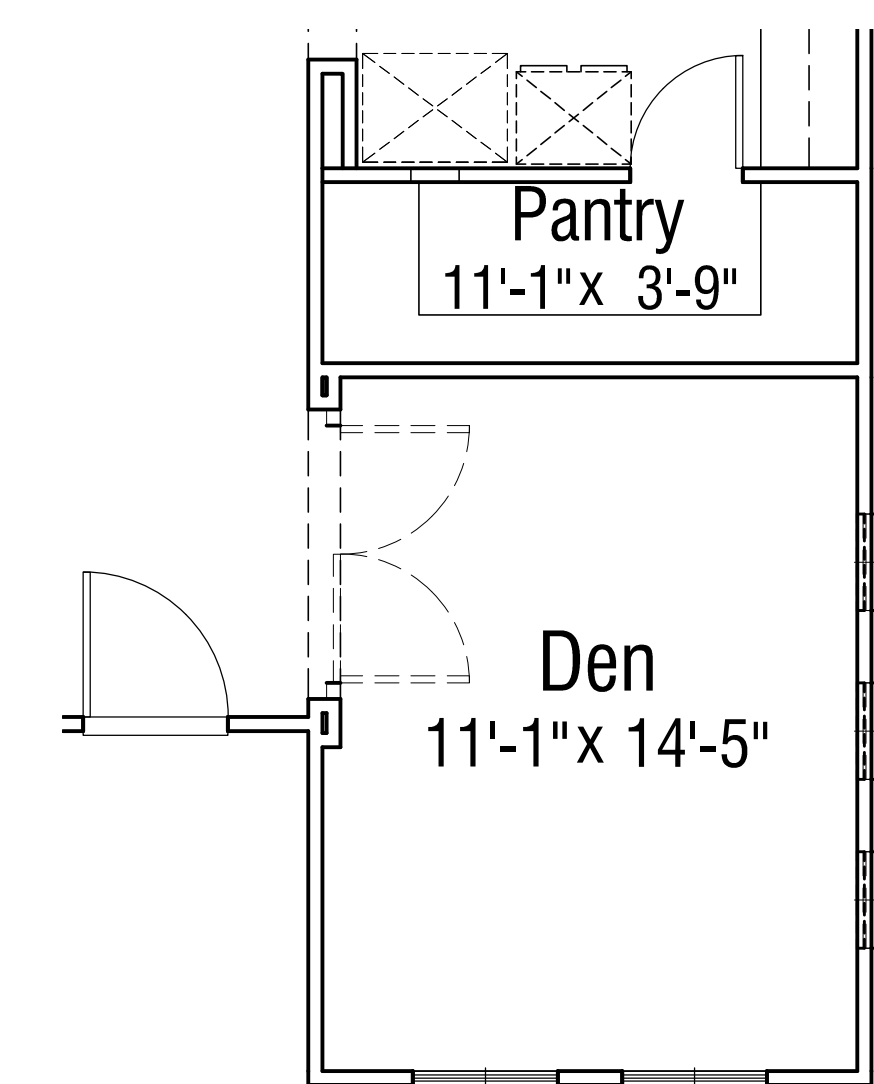
OPTIONAL COVERED PATIO



OPTIONAL BEDROOM 5/ BATH 4 AT STUDY



OPTIONAL BEDROOM 5 SUITE WITH
BATH 4 AT TANDEM GARAGE



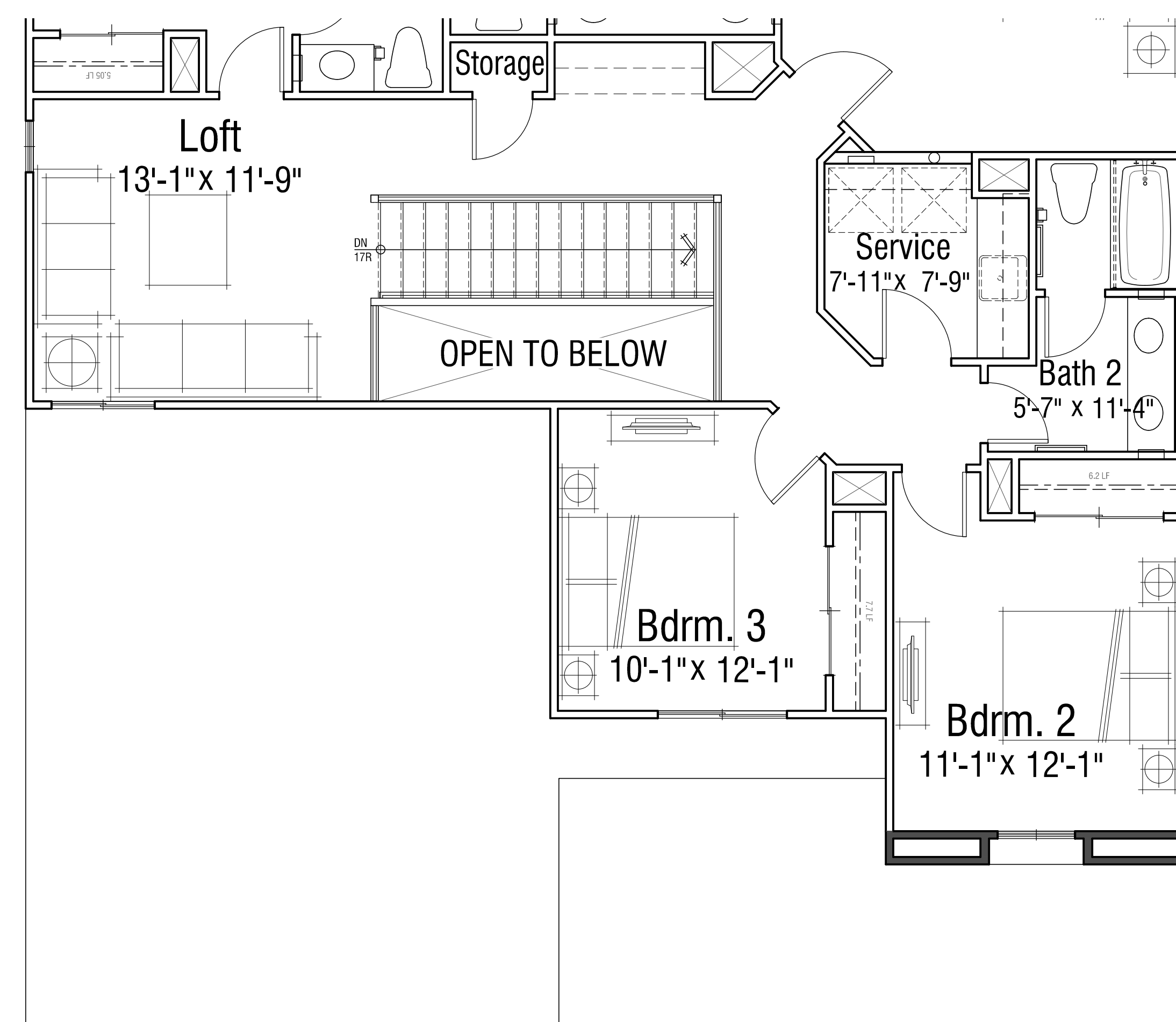
OPTIONAL DEN
AT DINING

MONARCH GROVE EXTENSION

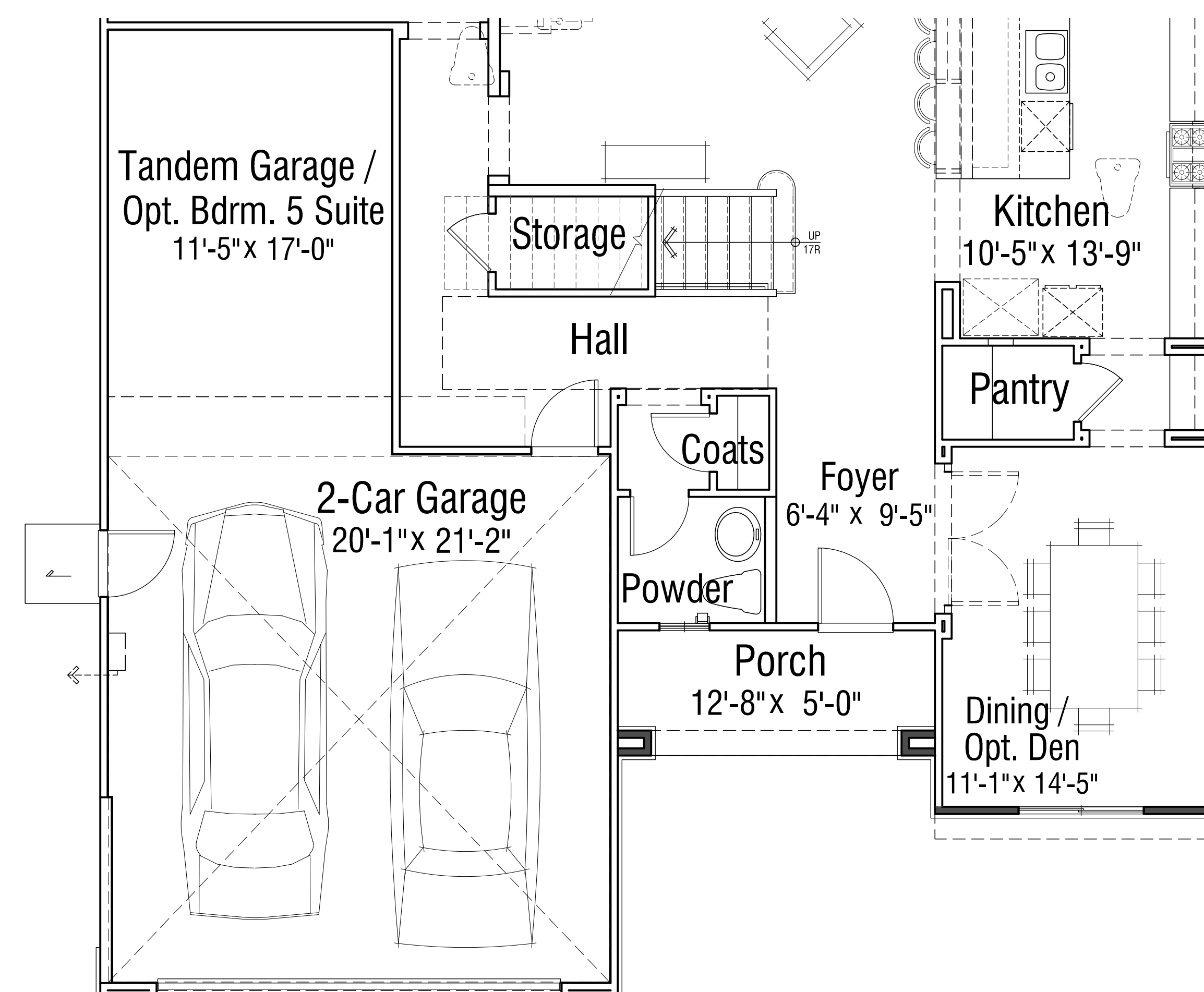
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PLAN 2 - PLAN OPTIONS

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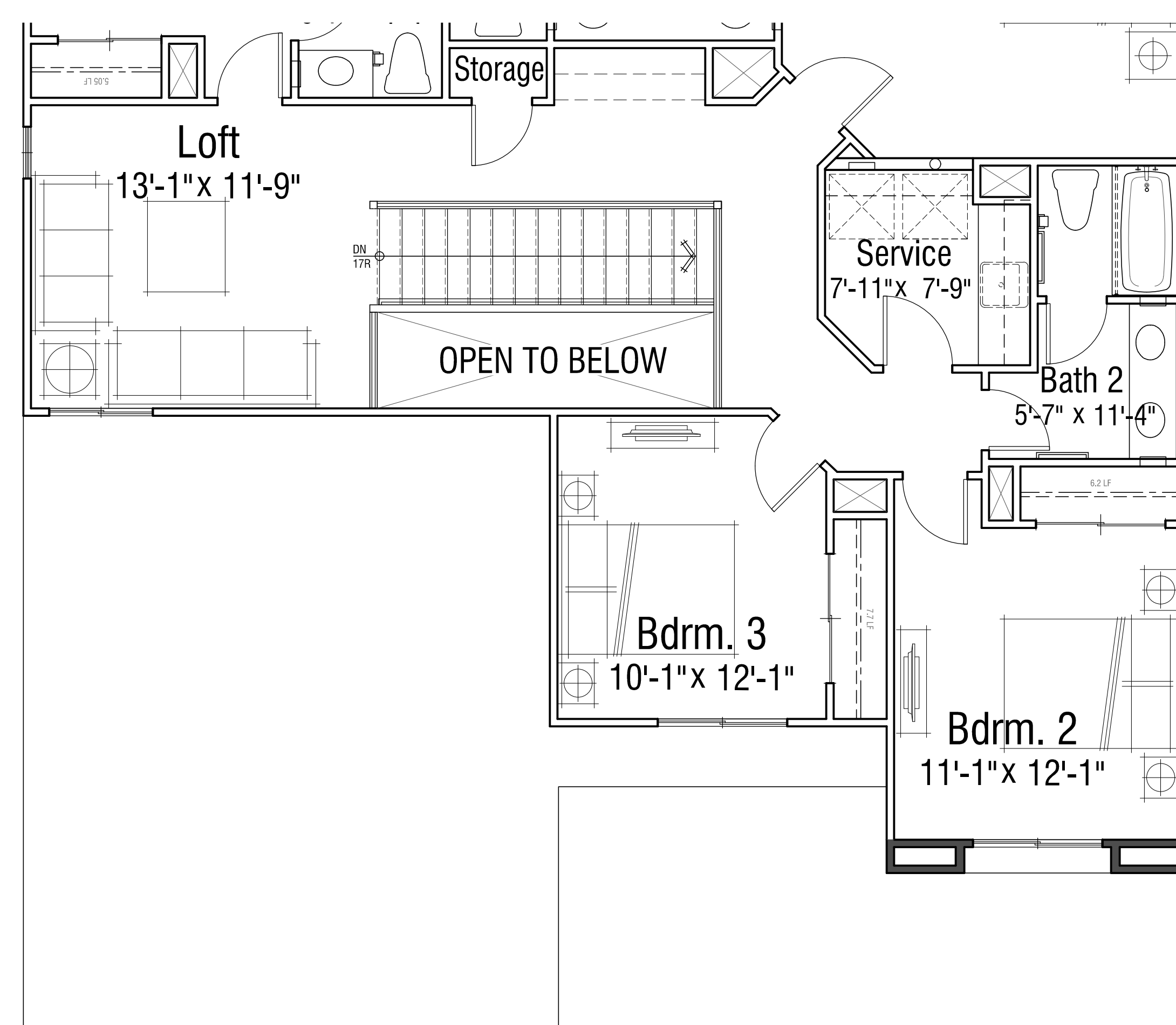
UPPER LEVEL



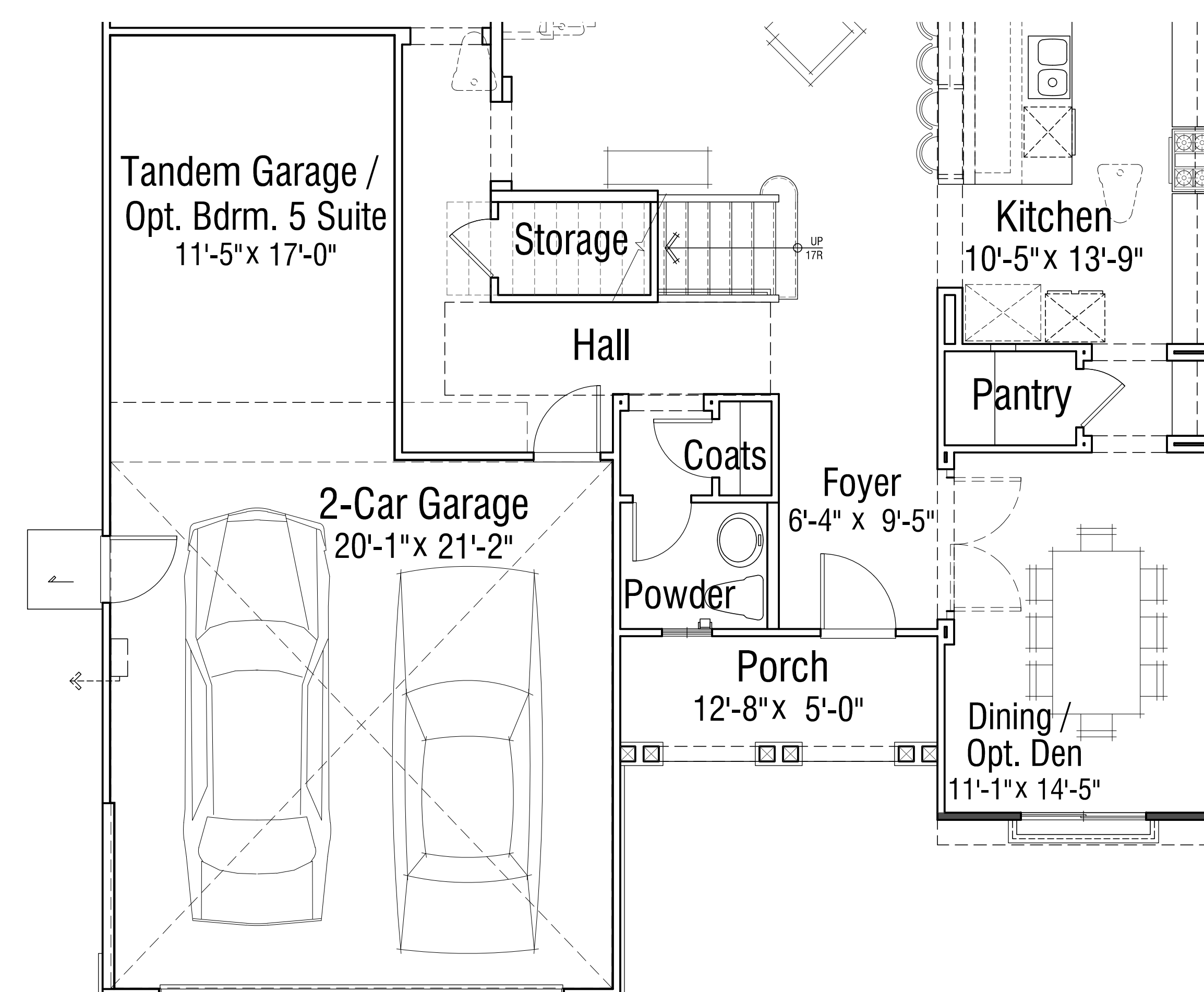
LOWER LEVEL

PLAN 2B - TUSCAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	1379 SQ. FT.
UPPER FLOOR PLAN	1463 SQ. FT.
TOTAL	2842 SQ. FT.
OPT. BEDROOM 5 SUITE	198 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 5 SUITE	3040 SQ. FT.
GARAGE	644 SQ. FT.
PORCH	63 SQ. FT.
OPT. COVERED PATIO	150 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. DEN	+0 SQ. FT.



UPPER LEVEL



LOWER LEVEL

PLAN 2C - CRAFTSMAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	1379 SQ. FT.
UPPER FLOOR PLAN	1463 SQ. FT.
TOTAL	2842 SQ. FT.
OPT. BEDROOM 5 SUITE	198 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 5 SUITE	3040 SQ. FT.
GARAGE	644 SQ. FT.
PORCH	63 SQ. FT.
OPT. COVERED PATIO	150 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. DEN	+0 SQ. FT.

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 2 - ADDENDA FLOOR PLANS

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PLAN 2A | SPANISH

- | | |
|--------------|---------------------------------|
| ROOF: | CONCRETE S TILE ROOF |
| FASCIA: | 2X6 WOOD FASCIA BOARD |
| BARGE BOARD: | 2X6 WOOD BARGE BOARD |
| GABLE: | CLAY PIPE ACCENT |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM |
| WINDOW: | EXTERIOR GRIDS |
| FRONT DOOR: | ACCENT COLOR |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |



PLAN 2C | CRAFTSMAN

- | | |
|----------------|--|
| ROOF: | FLAT CONCRETE ROOF TILE WITH OUTLOOKER WITH KNEE BRACE AT GABLE |
| FASCIA: | 2X6 TYPICAL FASCIA |
| BARGE BOARD: | 2X6 WOOD BARGE BOARD |
| GABLE: | VERTICAL BOARD & BATTS |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM TRIM |
| WINDOW: | VINYL WITH EXTERIOR GRIDS |
| ACCENT DETAIL: | WOOD COLUMNS WITH BRICK VENEER
BASE AT ENTRY PORCH, DECORATIVE SHUTTERS |
| VENEER: | BRICK VENEER |
| FRONT DOOR: | ACCENT COLOR |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |



PLAN 2B | TUSCAN

- | | |
|----------------|--|
| ROOF: | CONCRETE S TILE ROOF |
| FASCIA: | 2X6 TYPICAL FASCIA WITH OUTLOOKER |
| GABLE: | STUCCO RECESS WITH DECORATIVE METAL ACCENT |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM TRIM |
| WINDOW: | VINYL WITH EXTERIOR GRIDS |
| ACCENT DETAIL: | DECORATIVE SHUTTERS,
DECORATIVE METAL SHELF |
| VENEER: | MANUFACTURED STONE BASE |
| FRONT DOOR: | ACCENT COLOR |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |

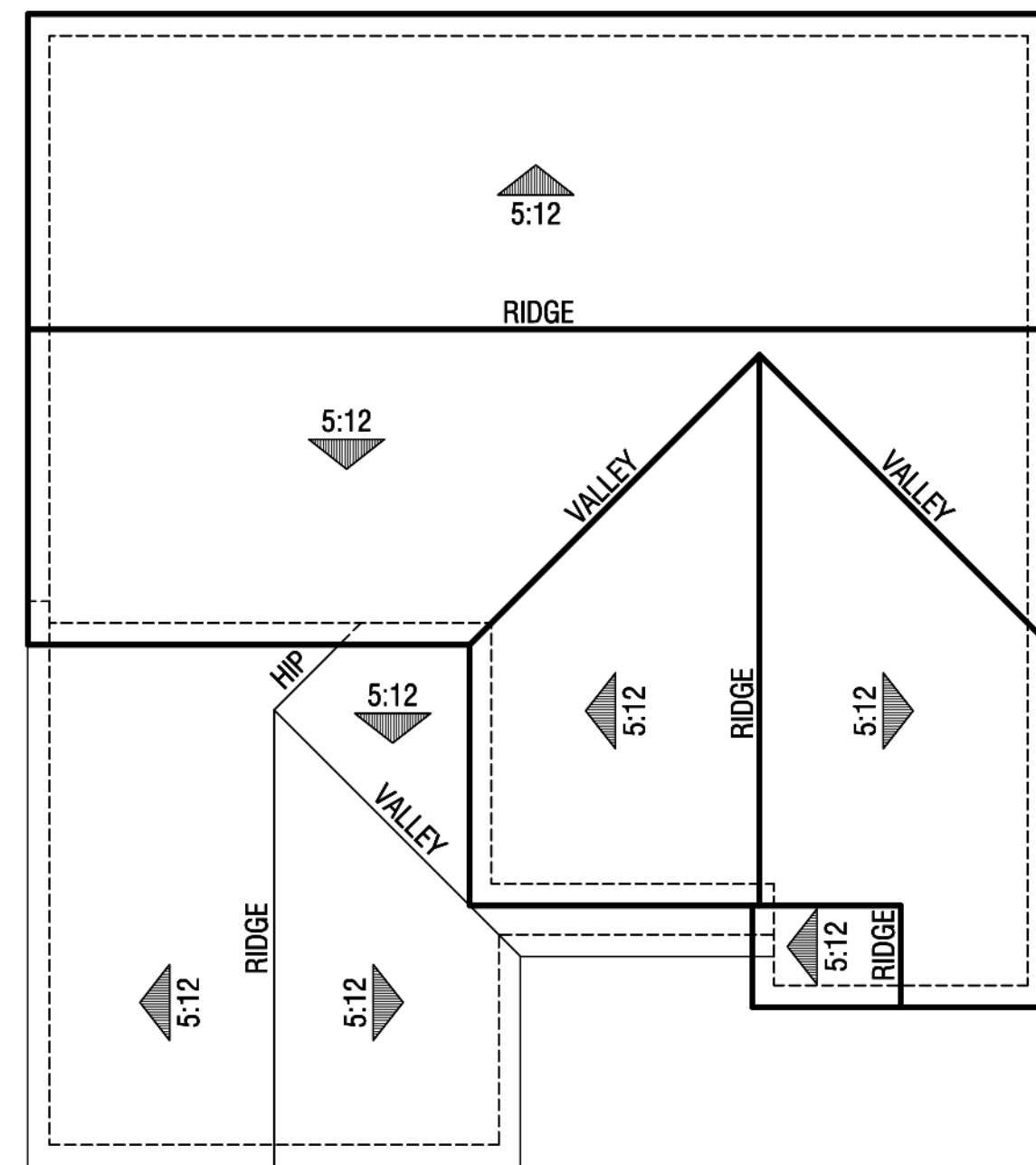
MONARCH GROVE EXTENSION

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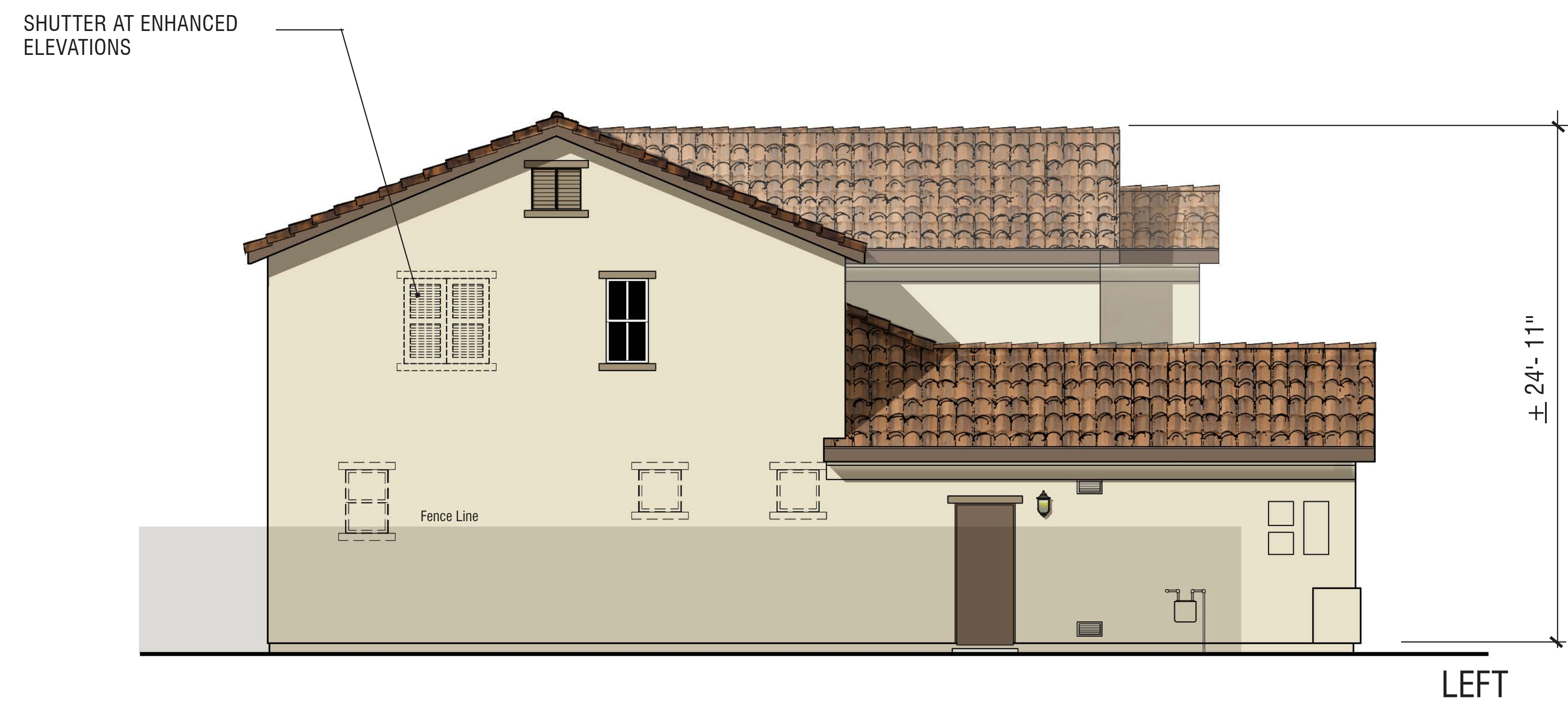
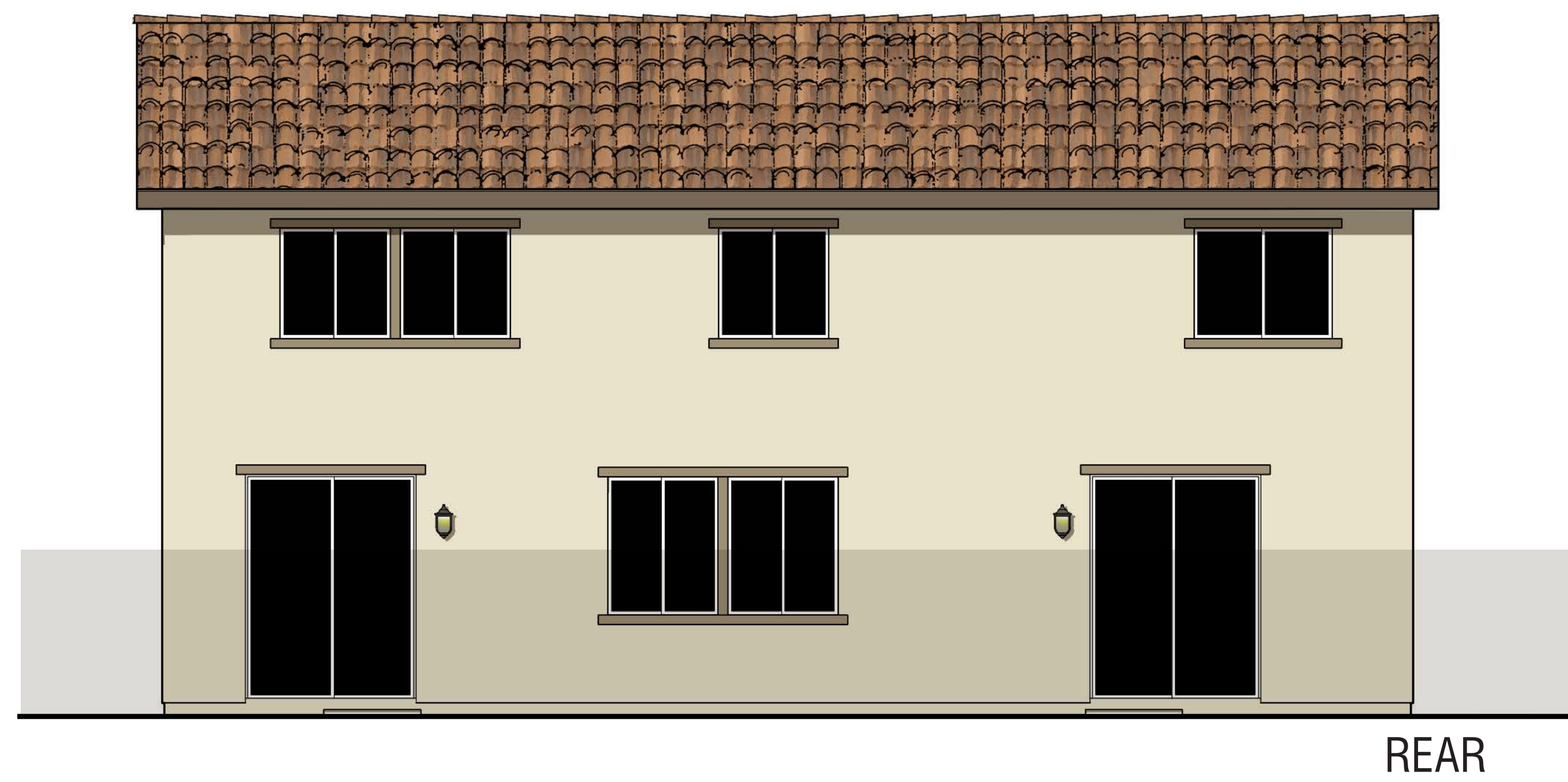
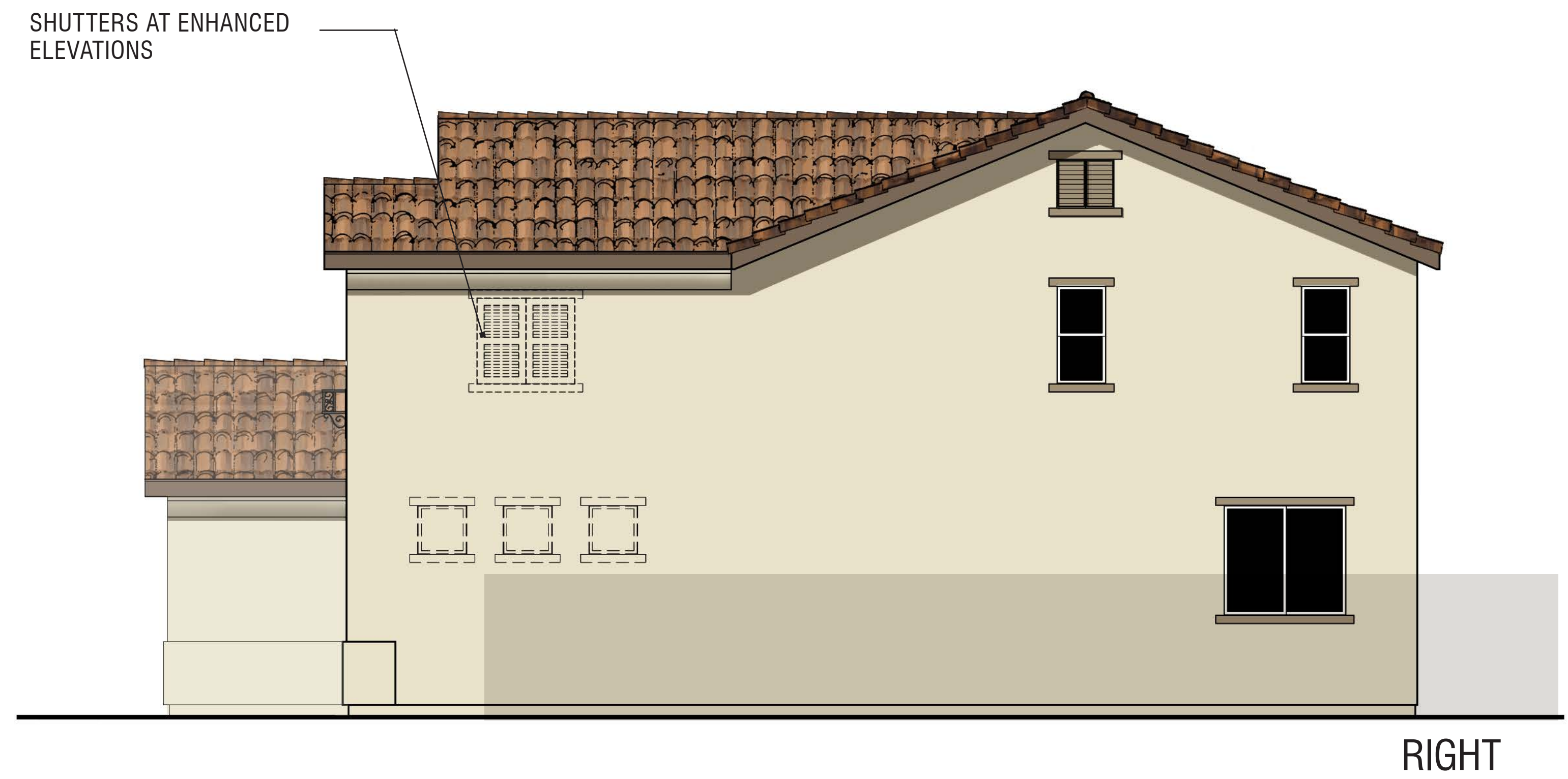
PLAN 2 - FRONT ELEVATIONS

Note: Artist's conception; colors, materials and application may vary.

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ROOF PLAN: 1-8" SCALE | 5:12 PITCH



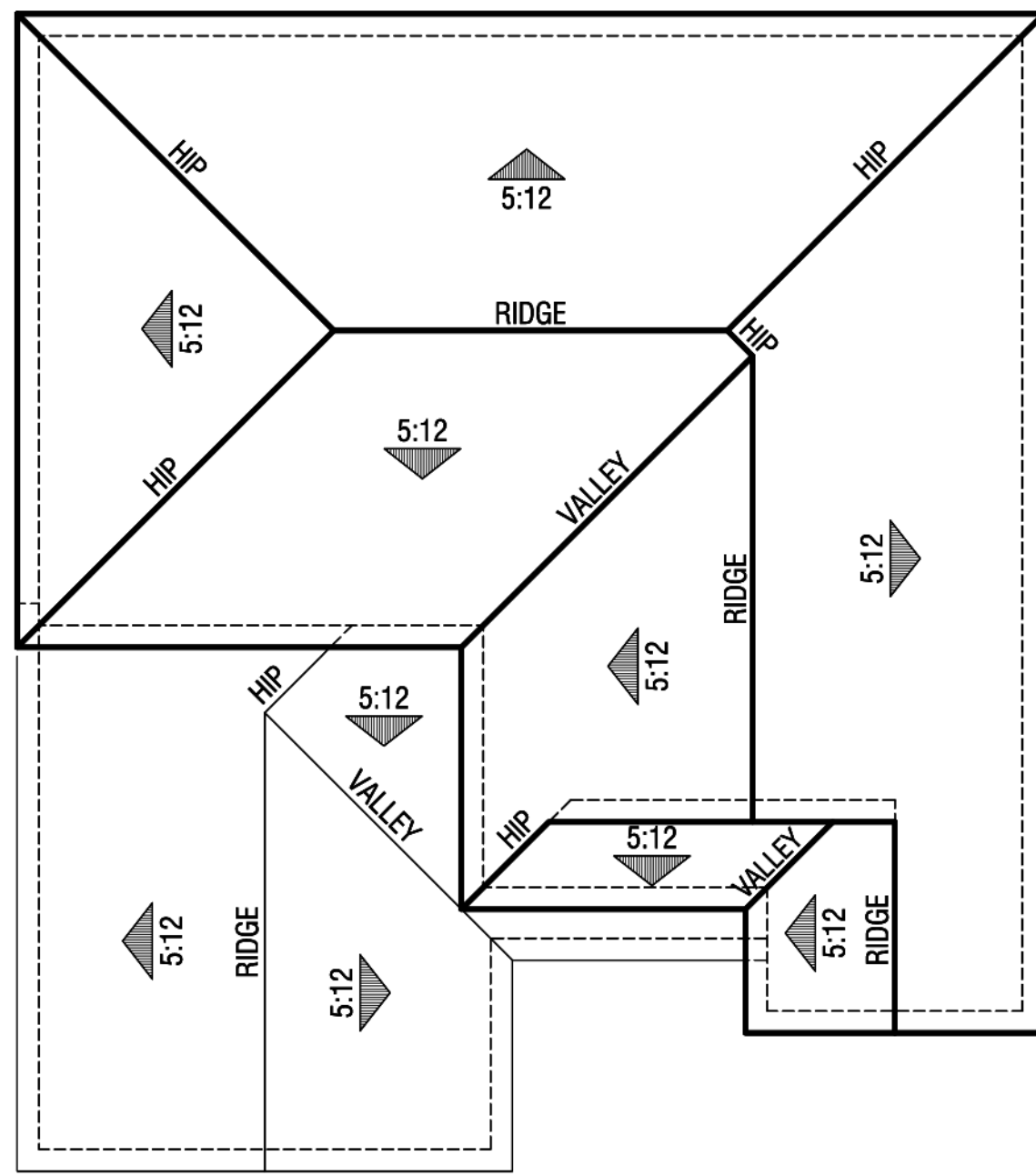
MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

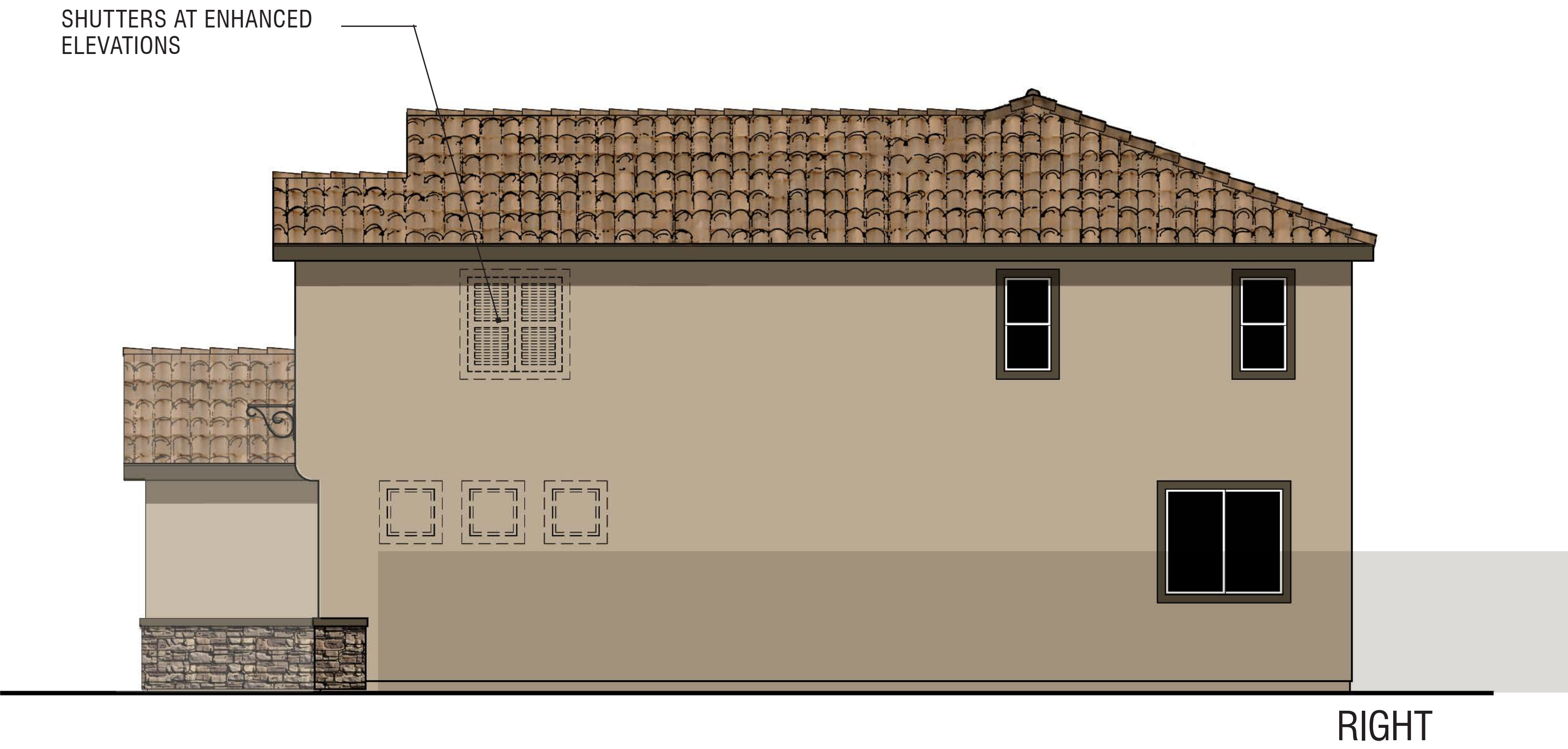
PLAN 2A - SPANISH ELEVATIONS & ROOF PLAN

Note: Artist's conception; colors, materials and application may vary.

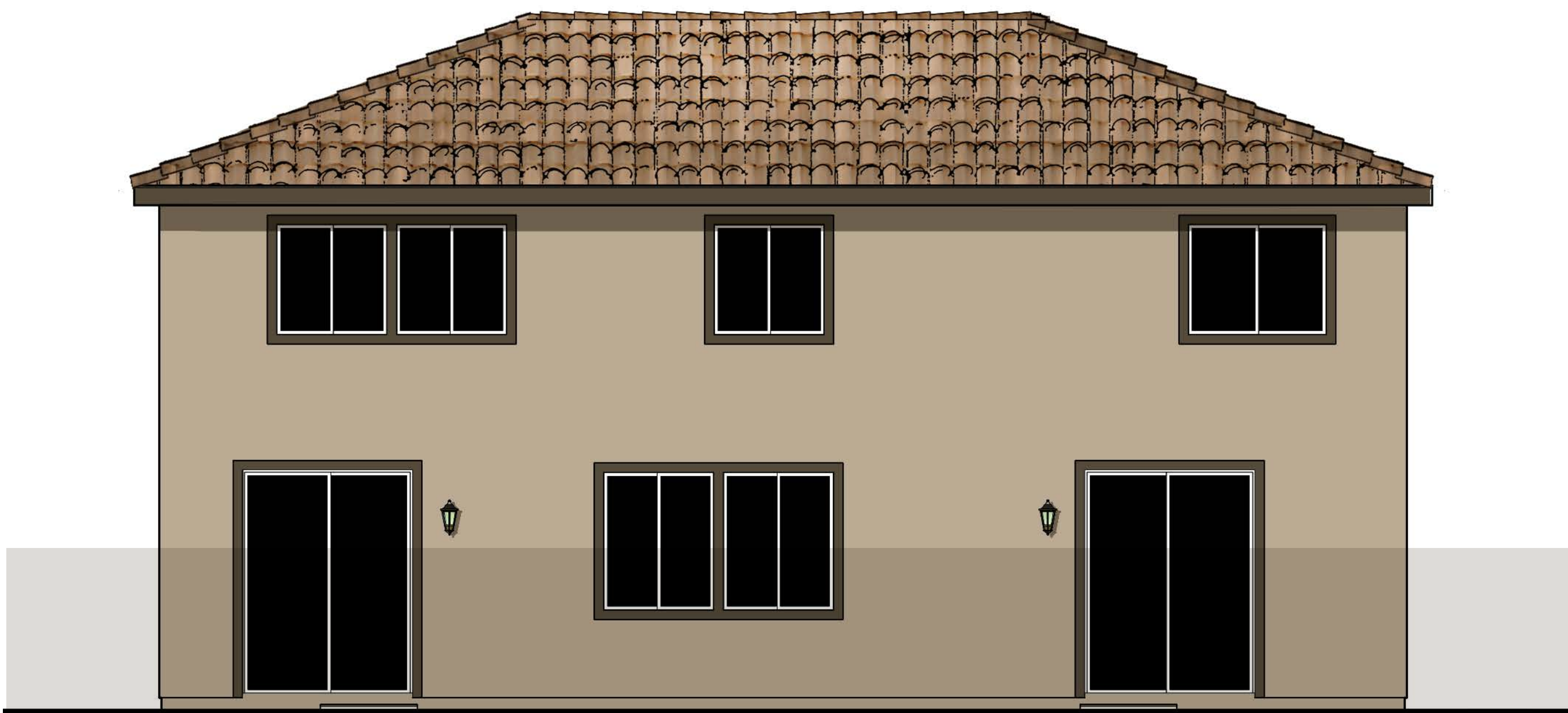
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ROOF PLAN: 1-8" SCALE | 5:12 PITCH



RIGHT



REAR



LEFT

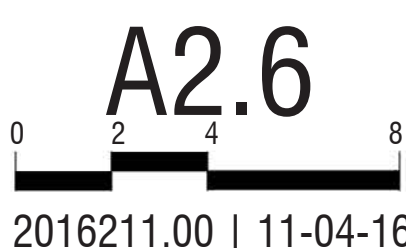
MONARCH GROVE EXTENSION

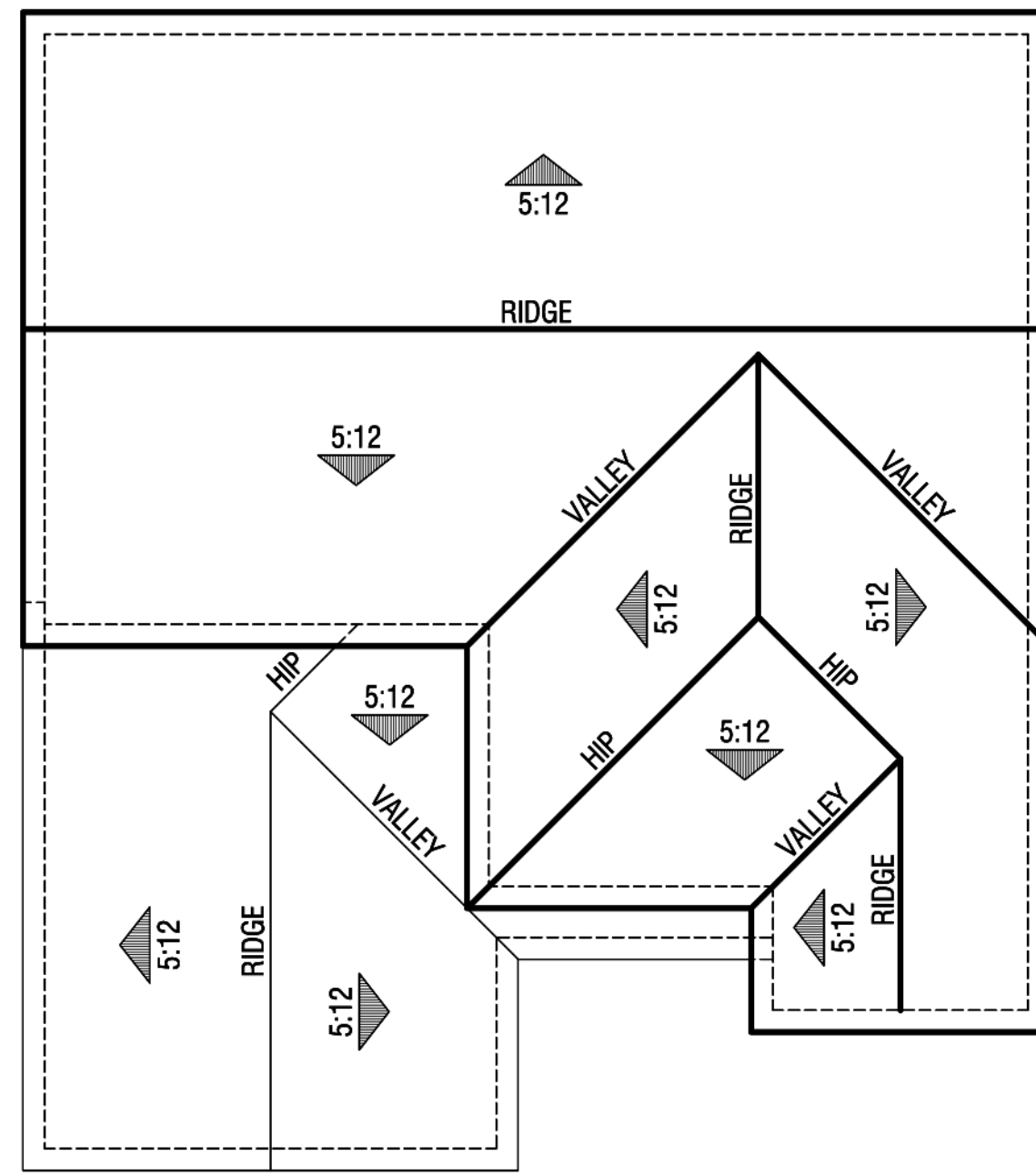
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PLAN 2B - TUSCAN ELEVATIONS & ROOF PLAN

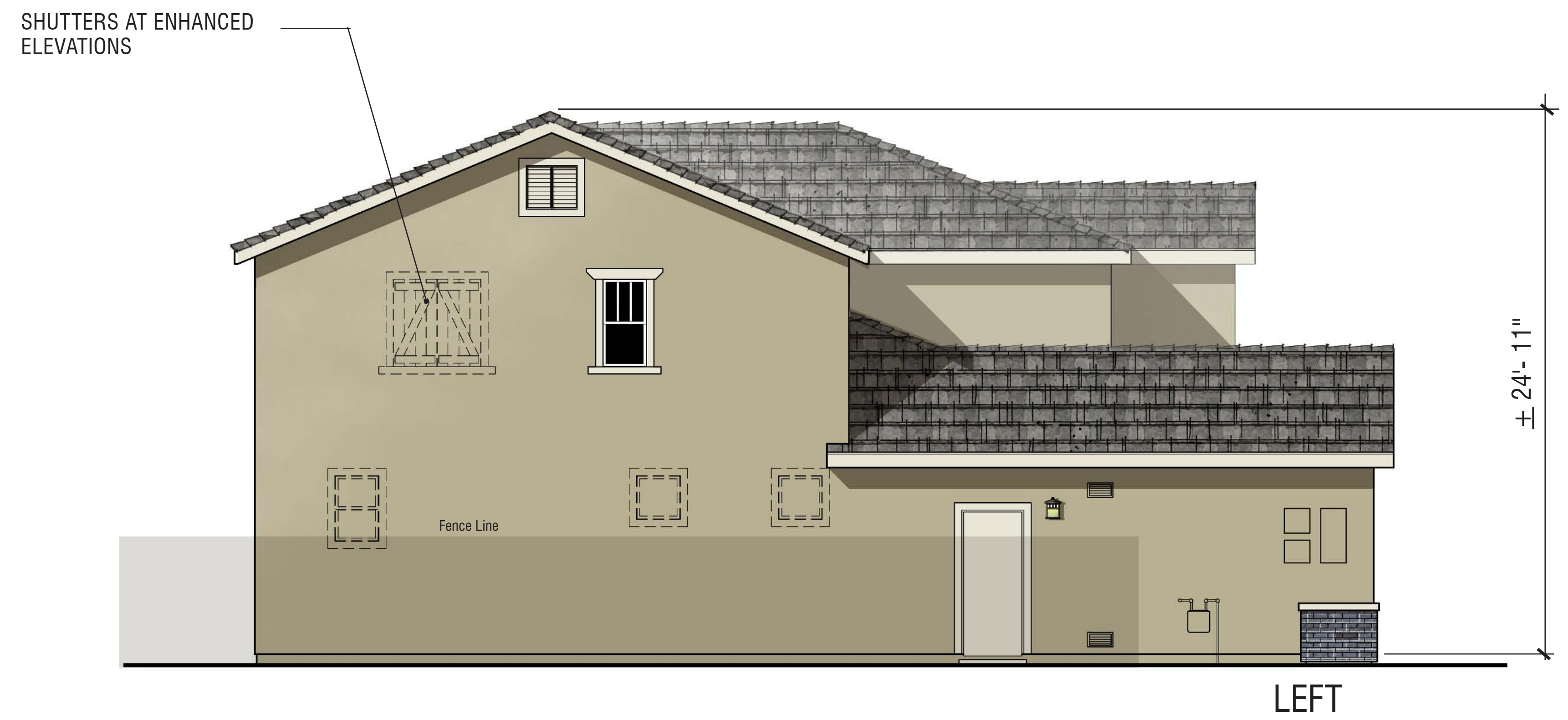
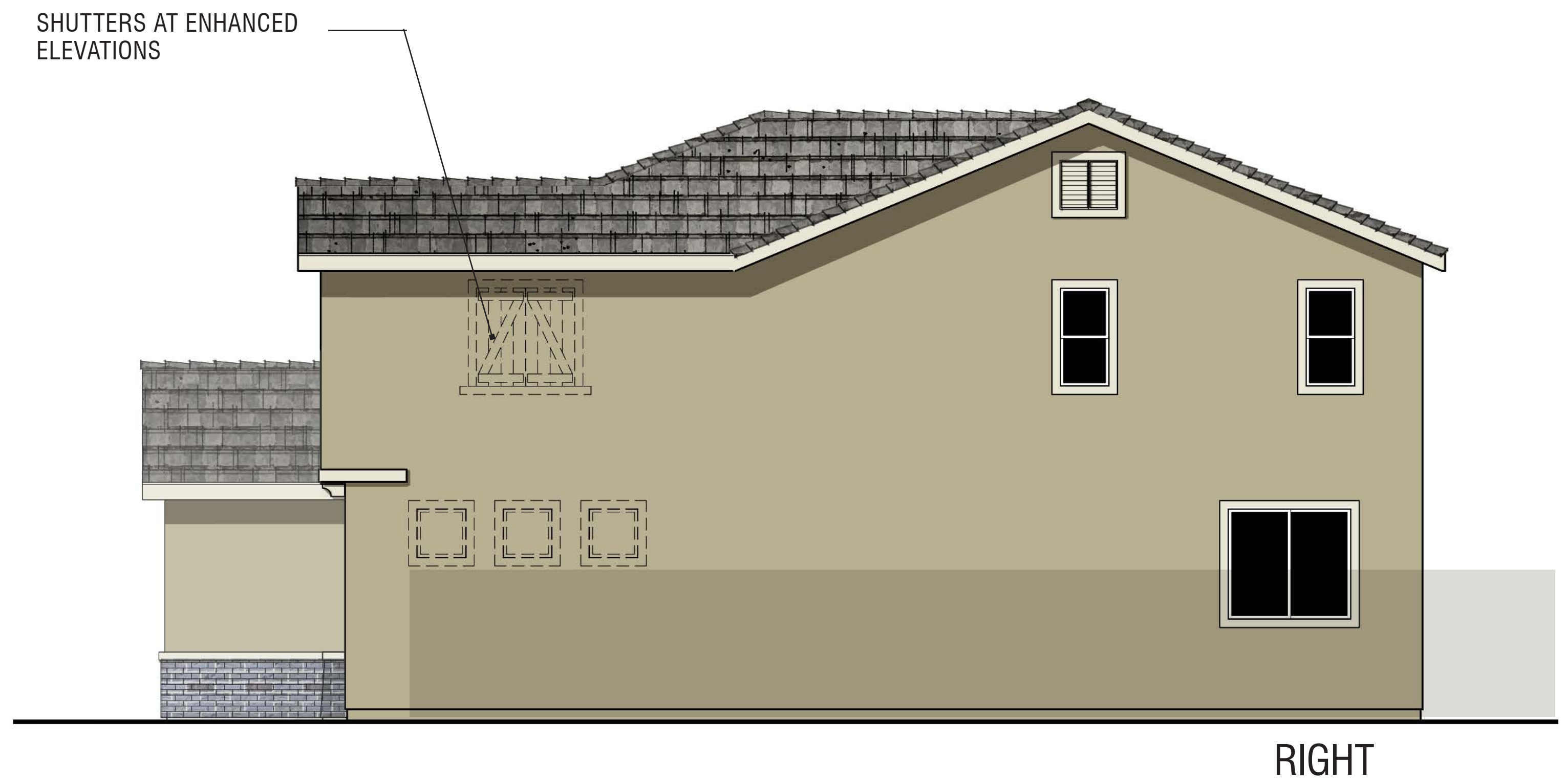
Note: Artist's conception; colors, materials and application may vary.

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ROOF PLAN: 1-8" SCALE | CRAFTSMAN | 5:12 PITCH



MONARCH GROVE EXTENSION

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PLAN 2C - CRAFTSMAN ELEVATIONS & ROOF PLAN

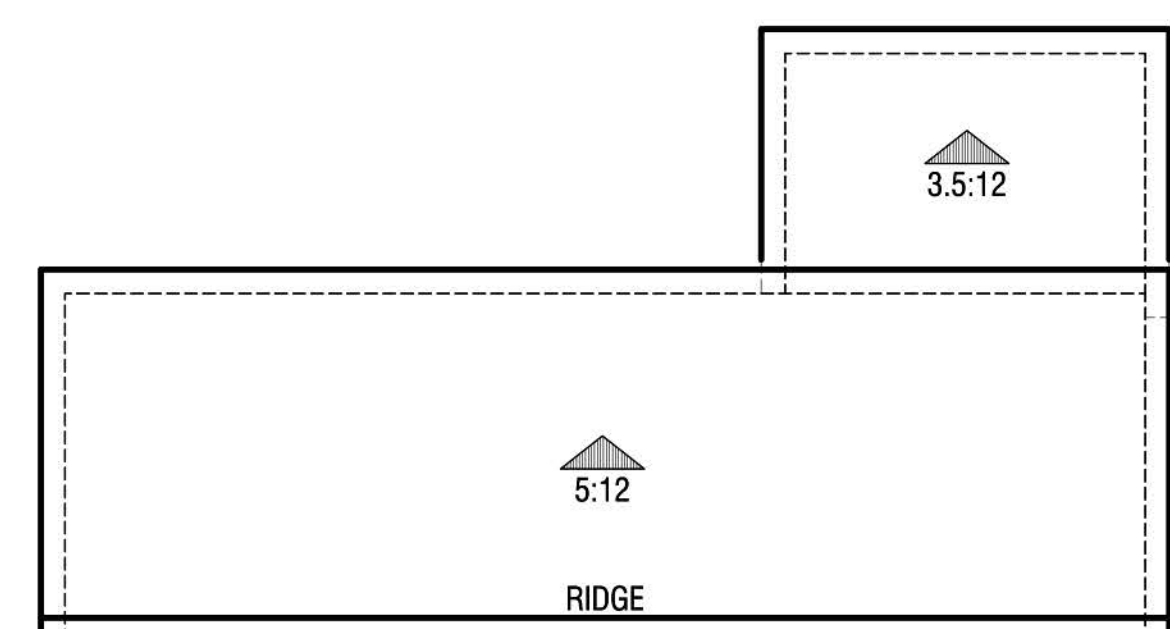
Note: Artist's conception; colors, materials and application may vary.

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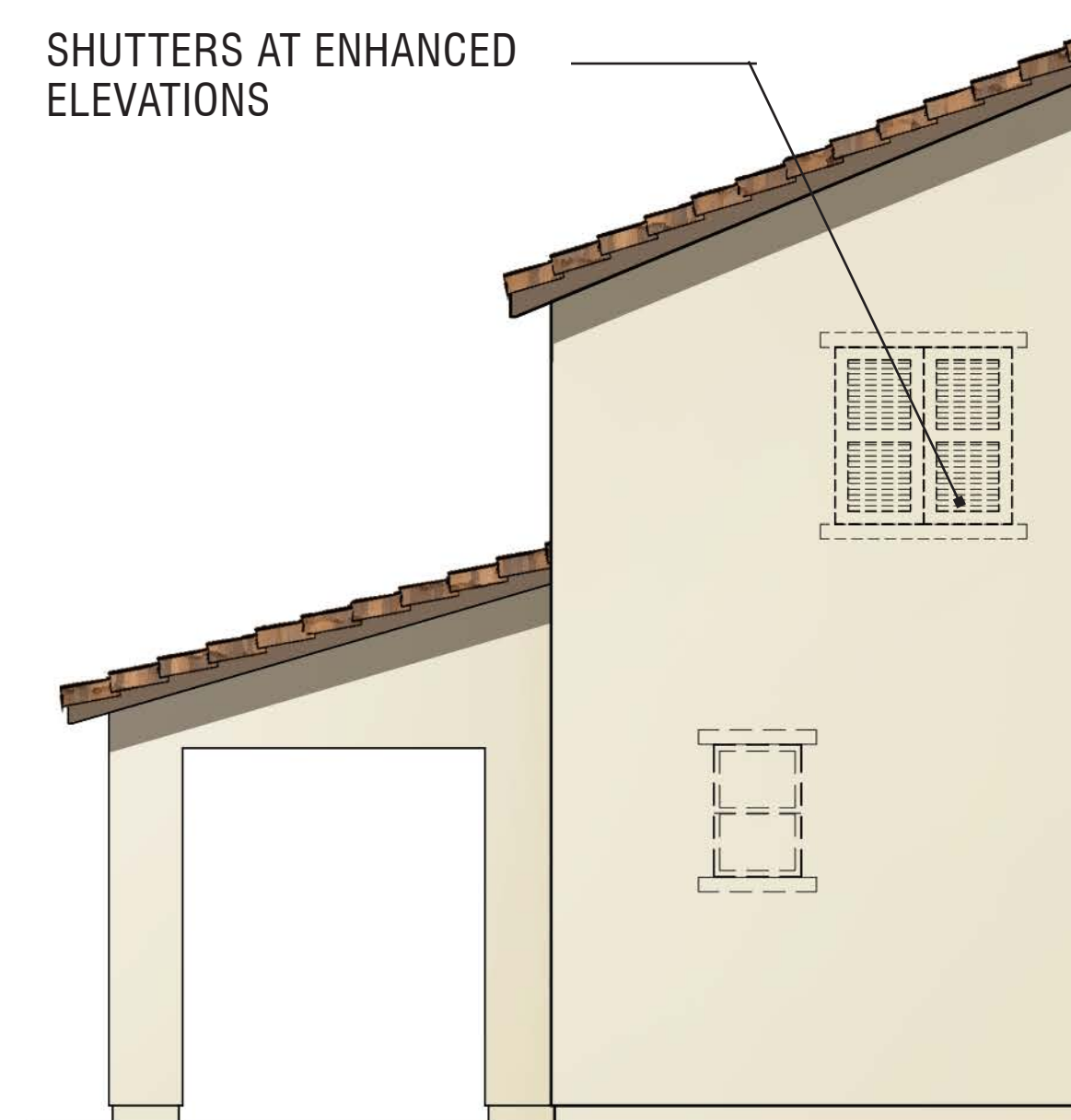
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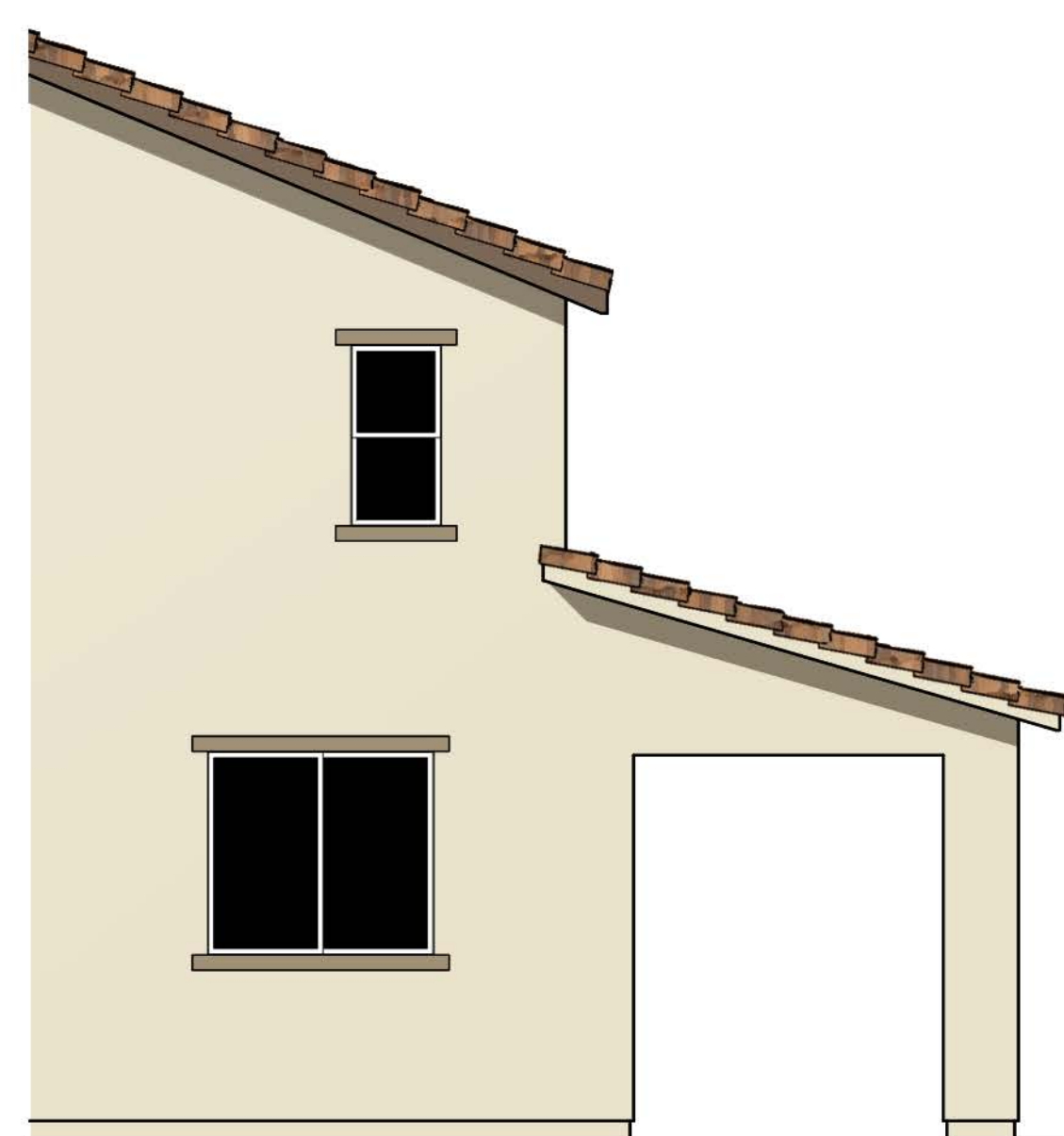
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ROOF PLANS



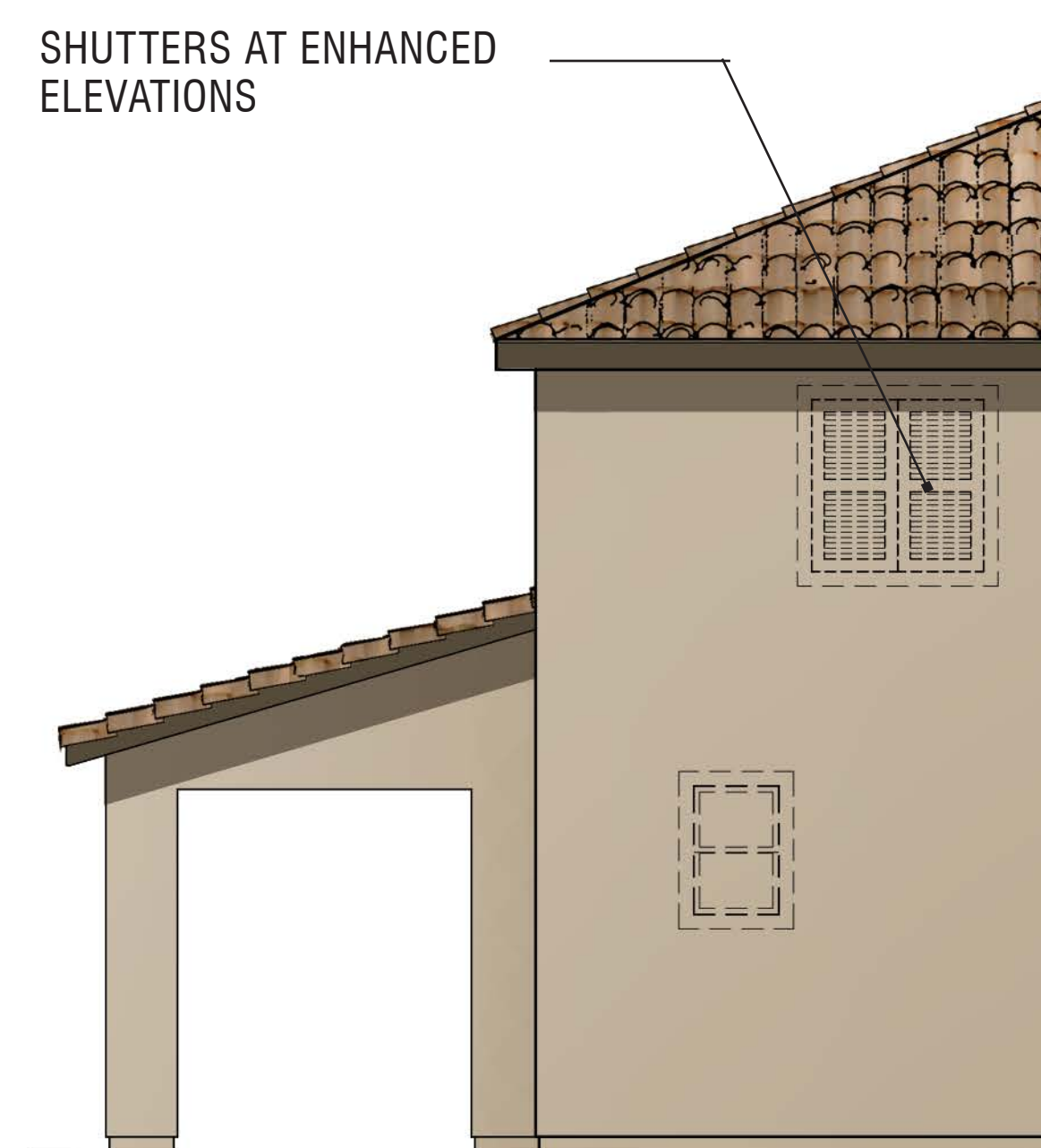
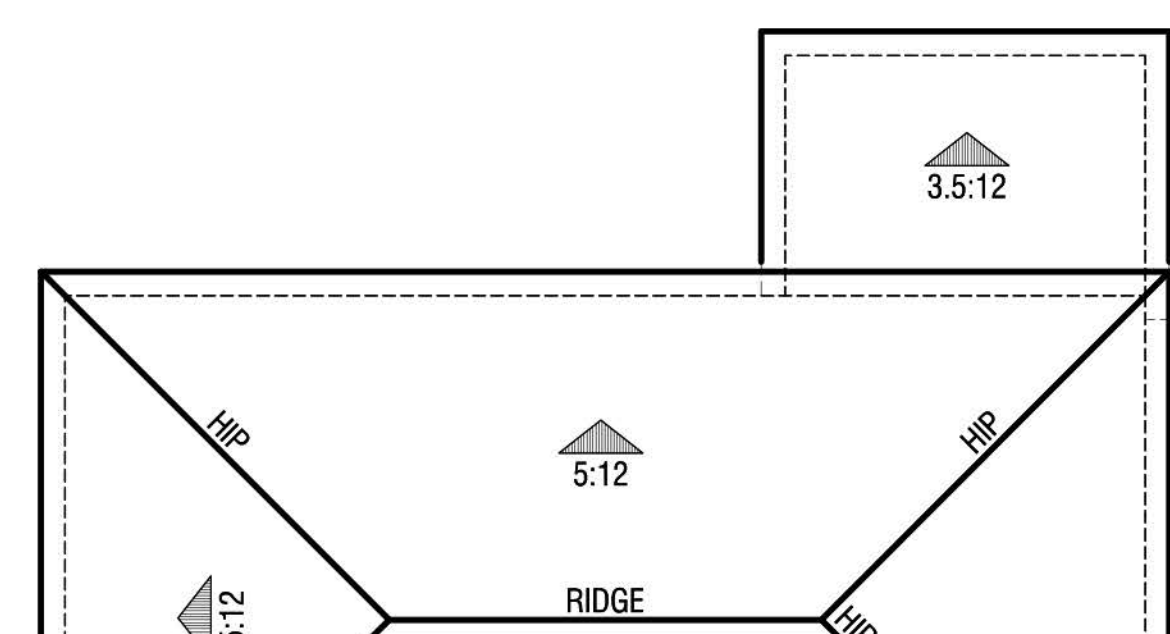
LEFT



RIGHT



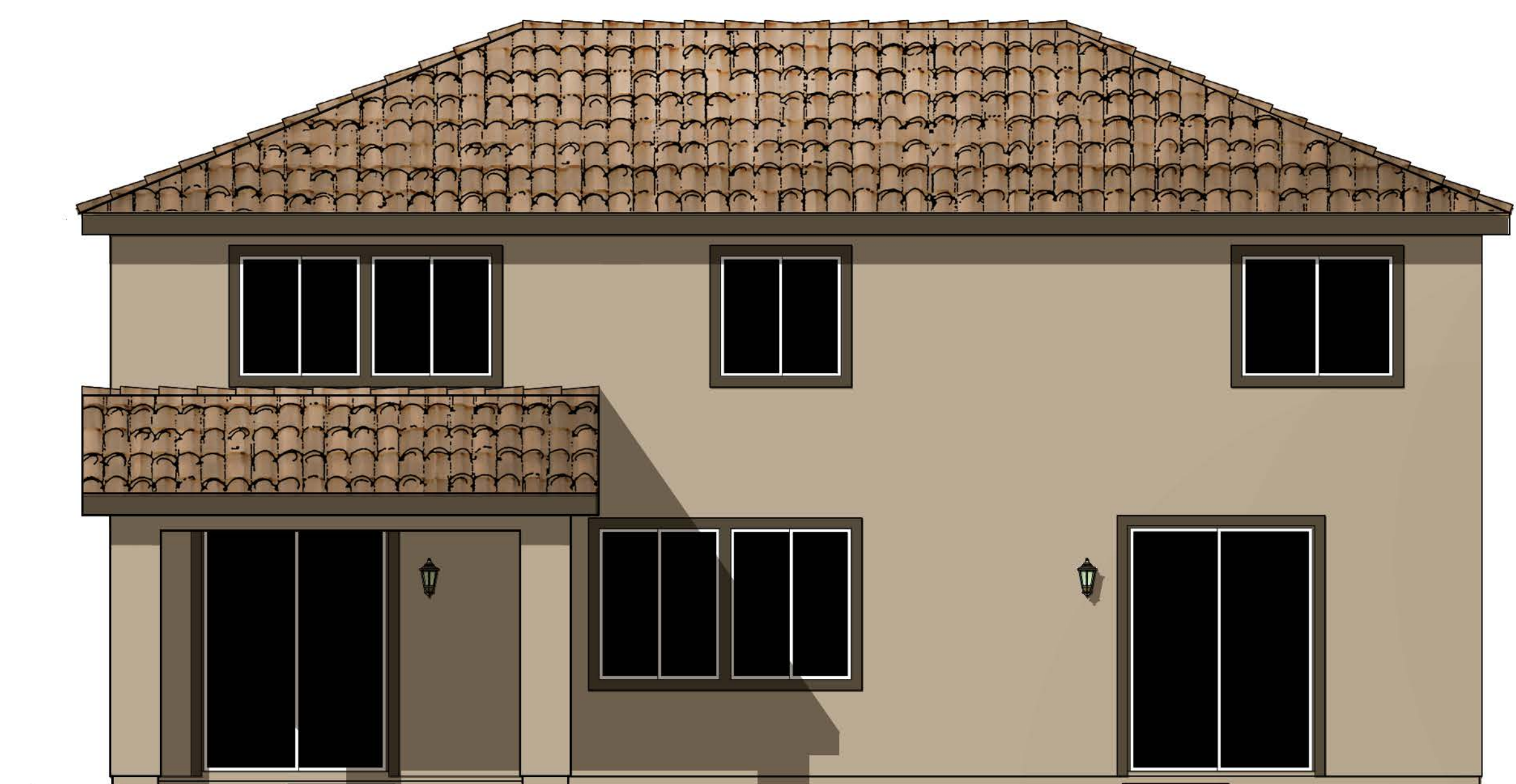
PLAN 2A - SPANISH REAR



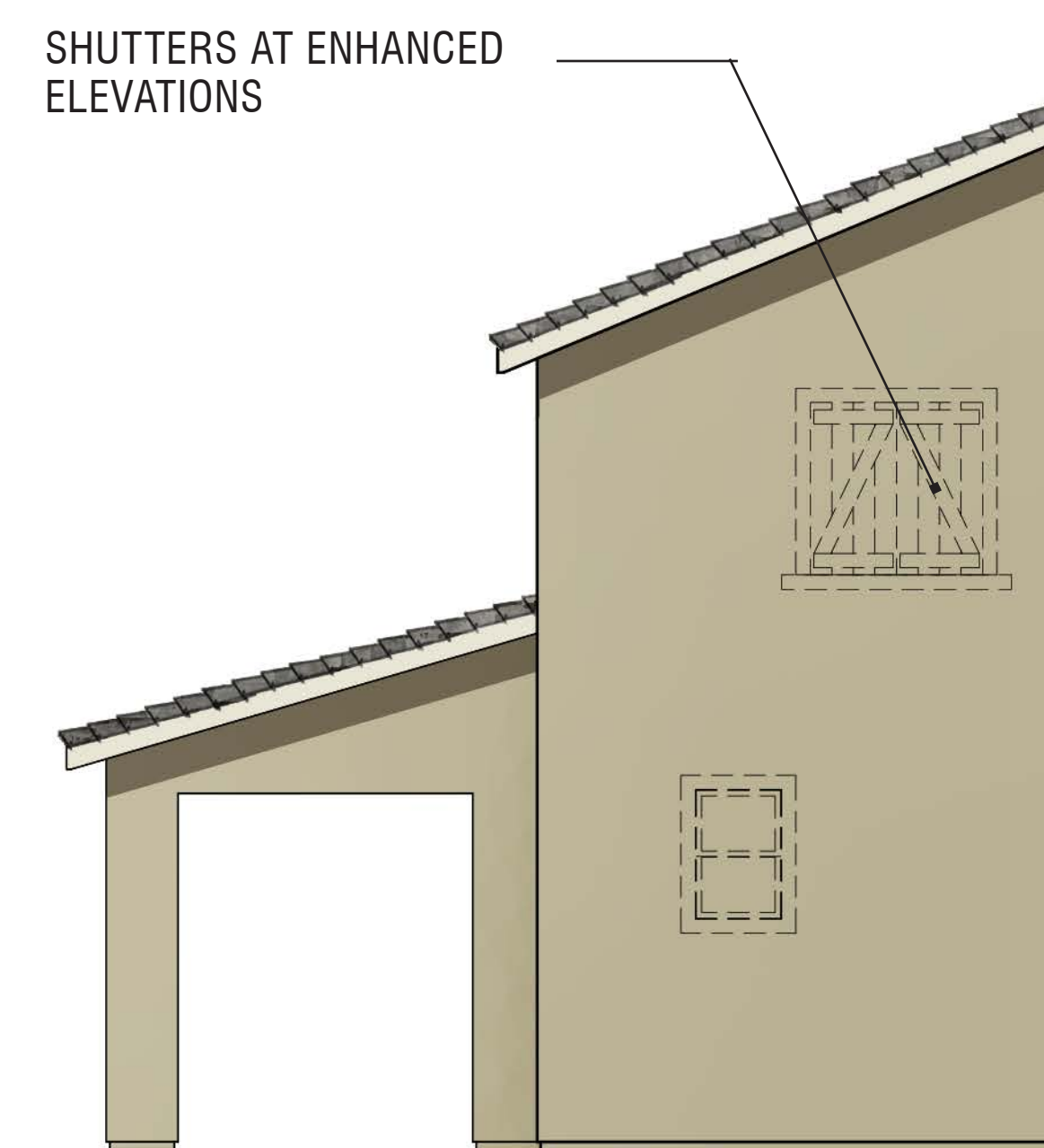
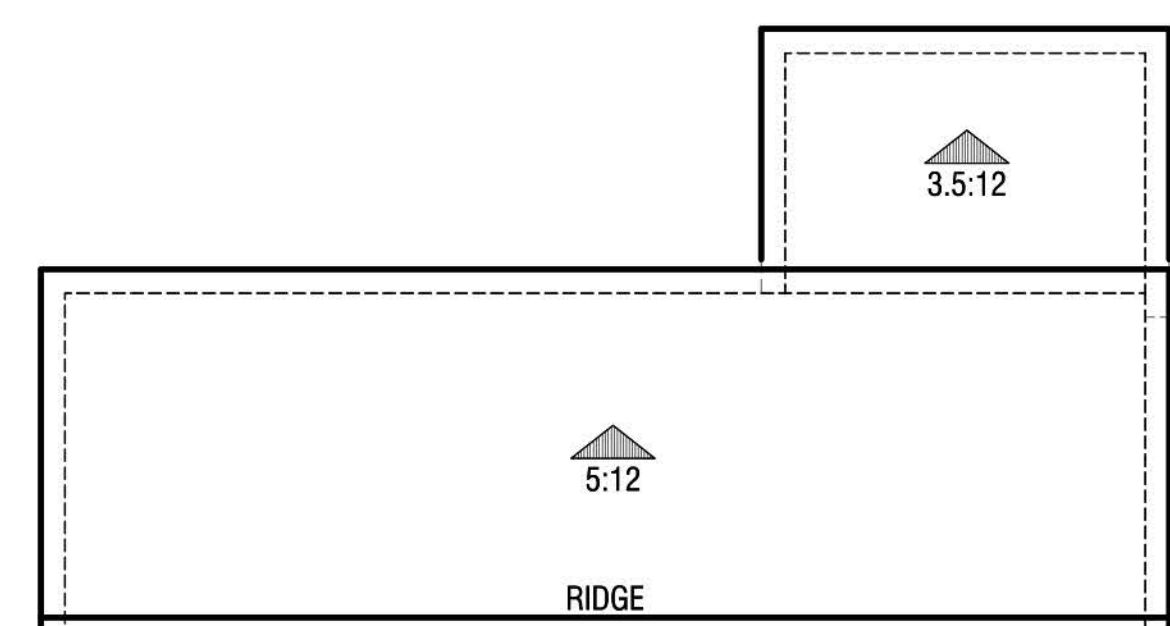
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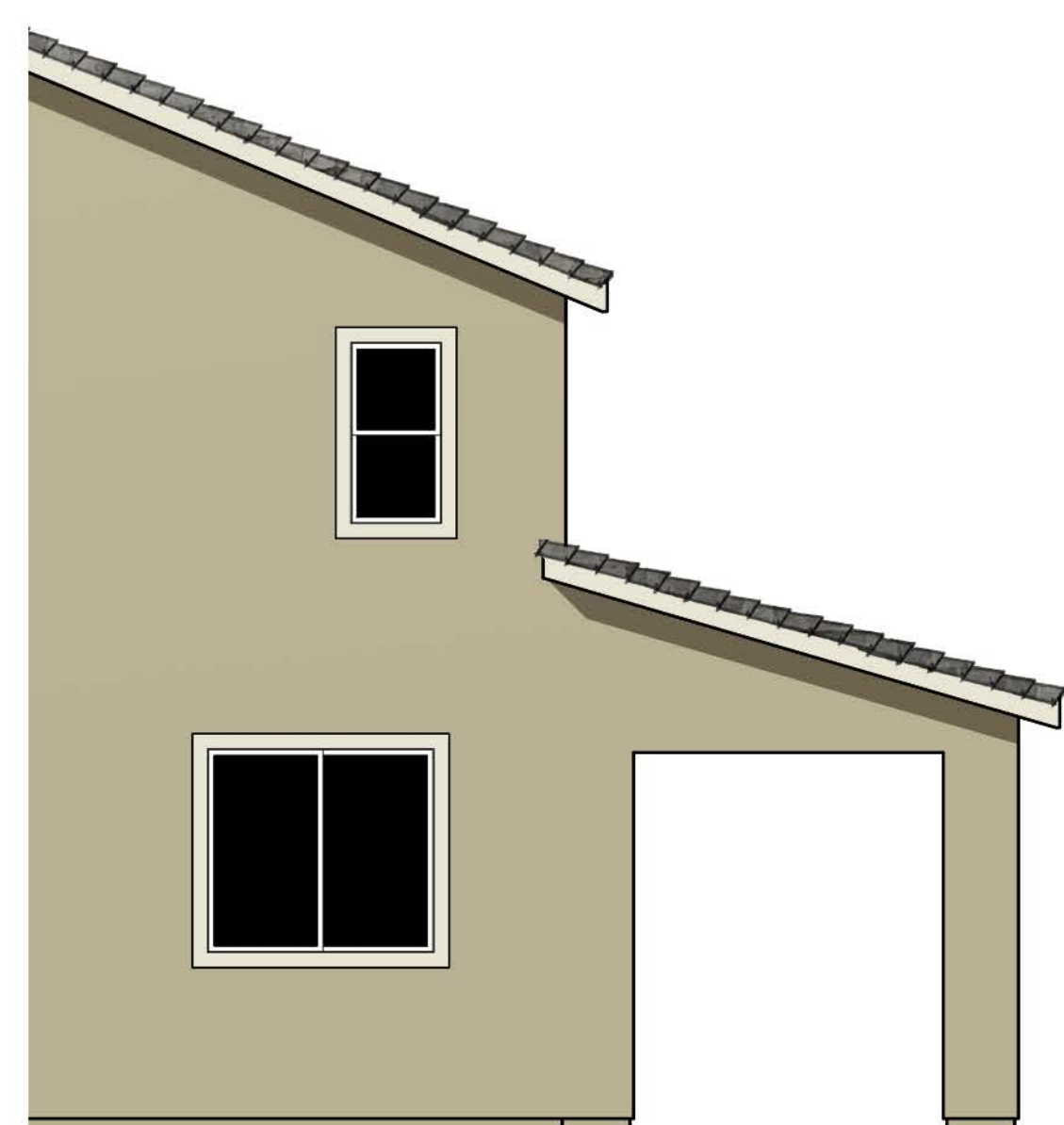
RIGHT



PLAN 2B - TUSCAN REAR



LEFT



RIGHT



PLAN 2C - CRAFTSMAN REAR

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

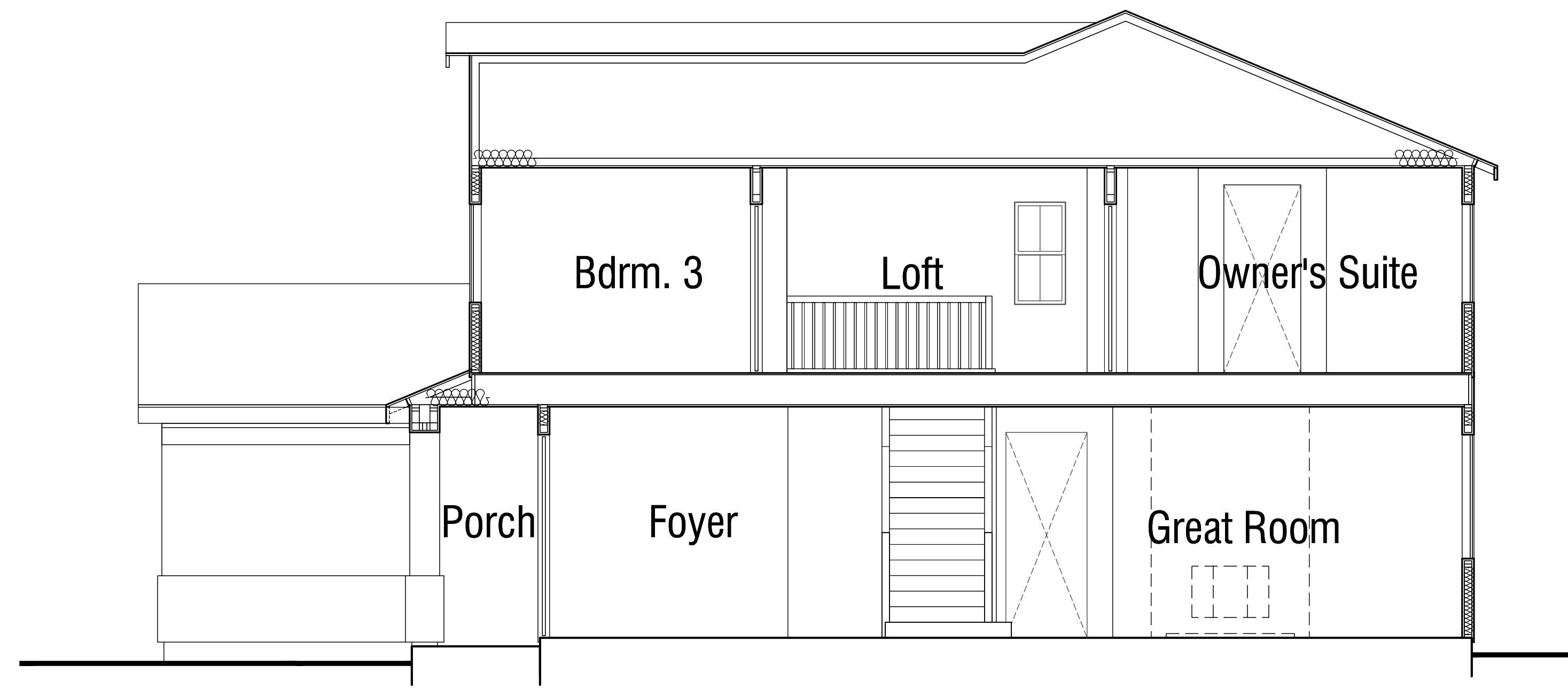
PLAN 2 - OPTIONAL COVERED PATIO ELEVATION & ROOF PLAN

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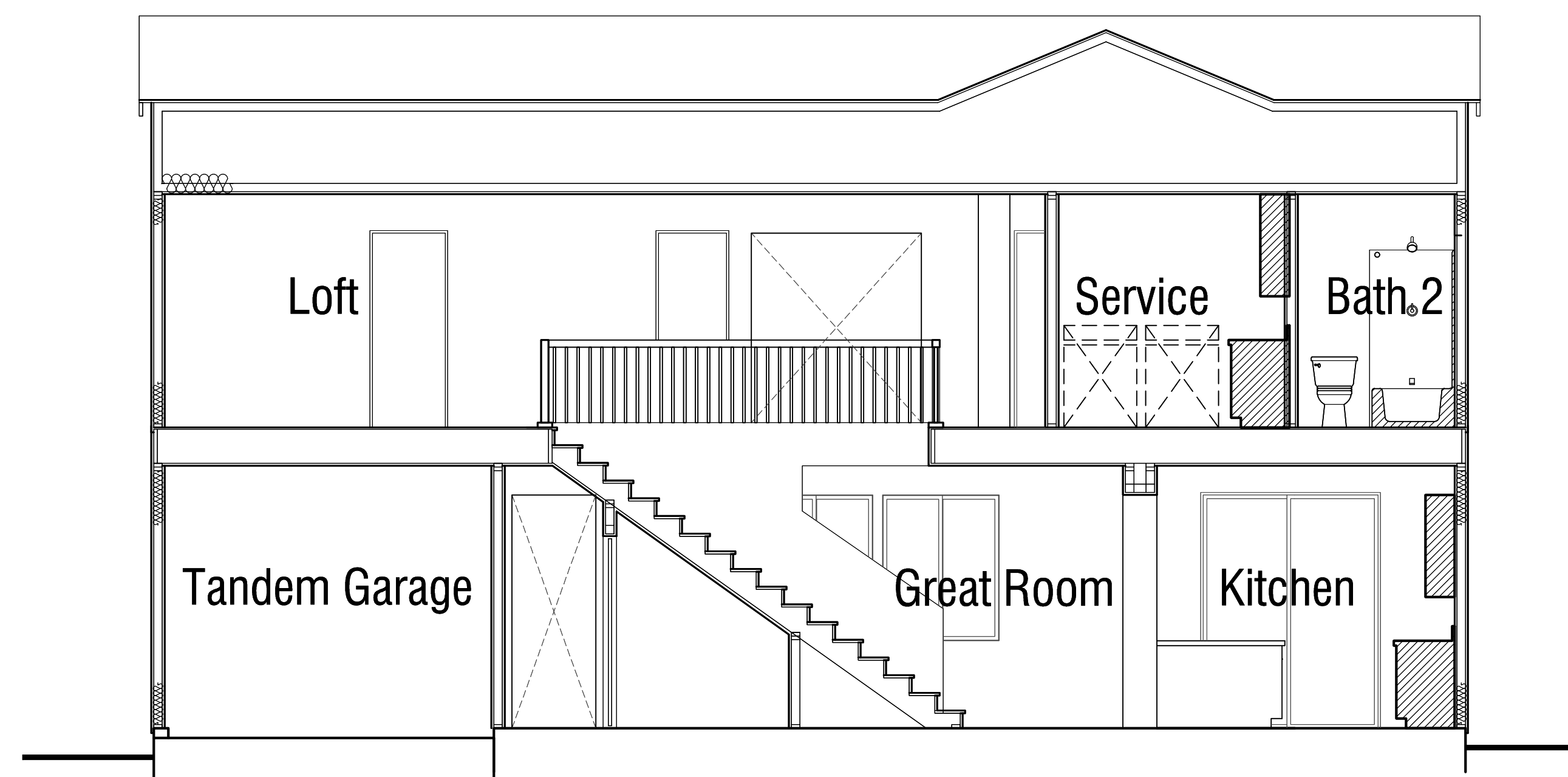
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A



B

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

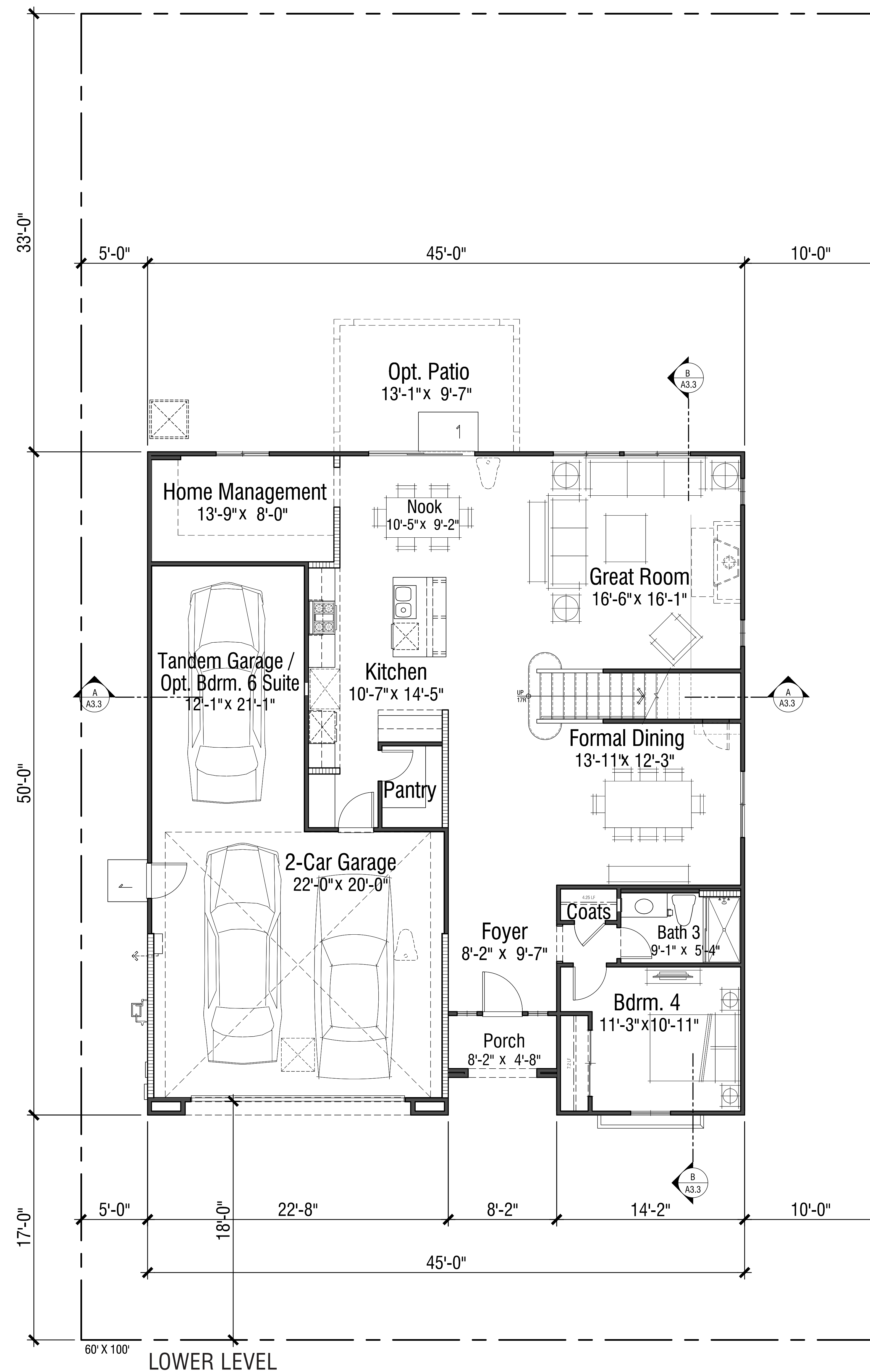
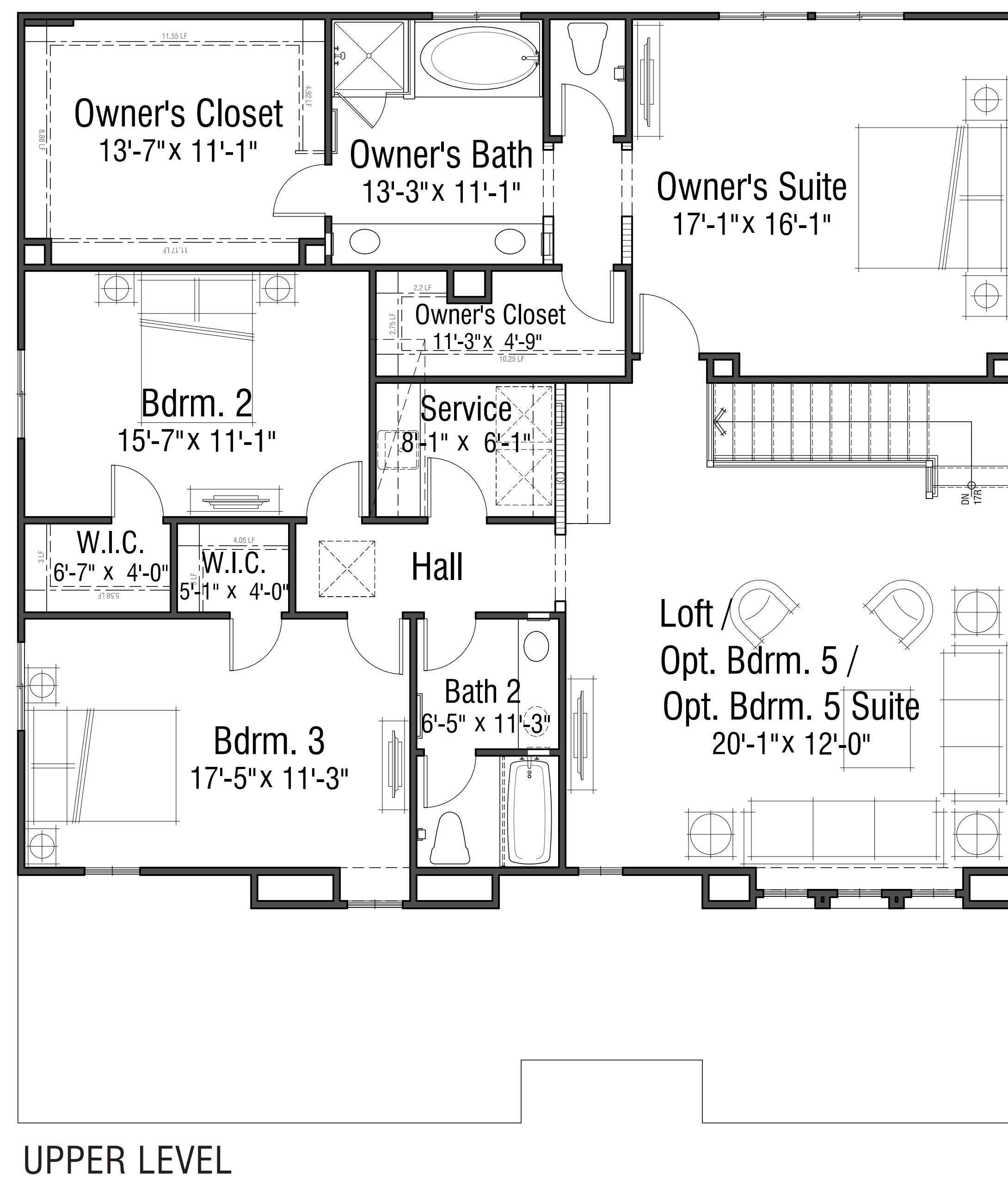
PLAN 2 - SECTIONS

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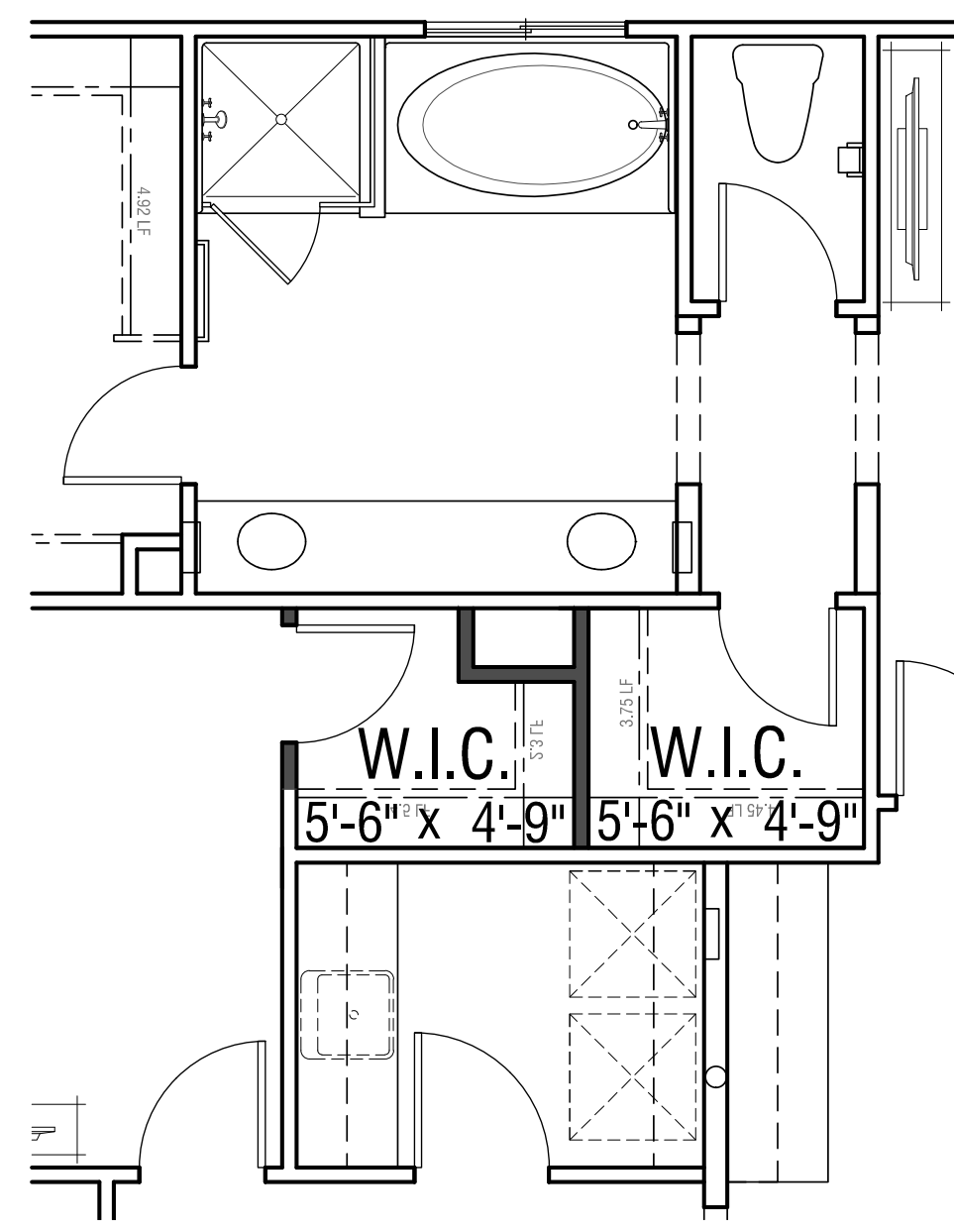
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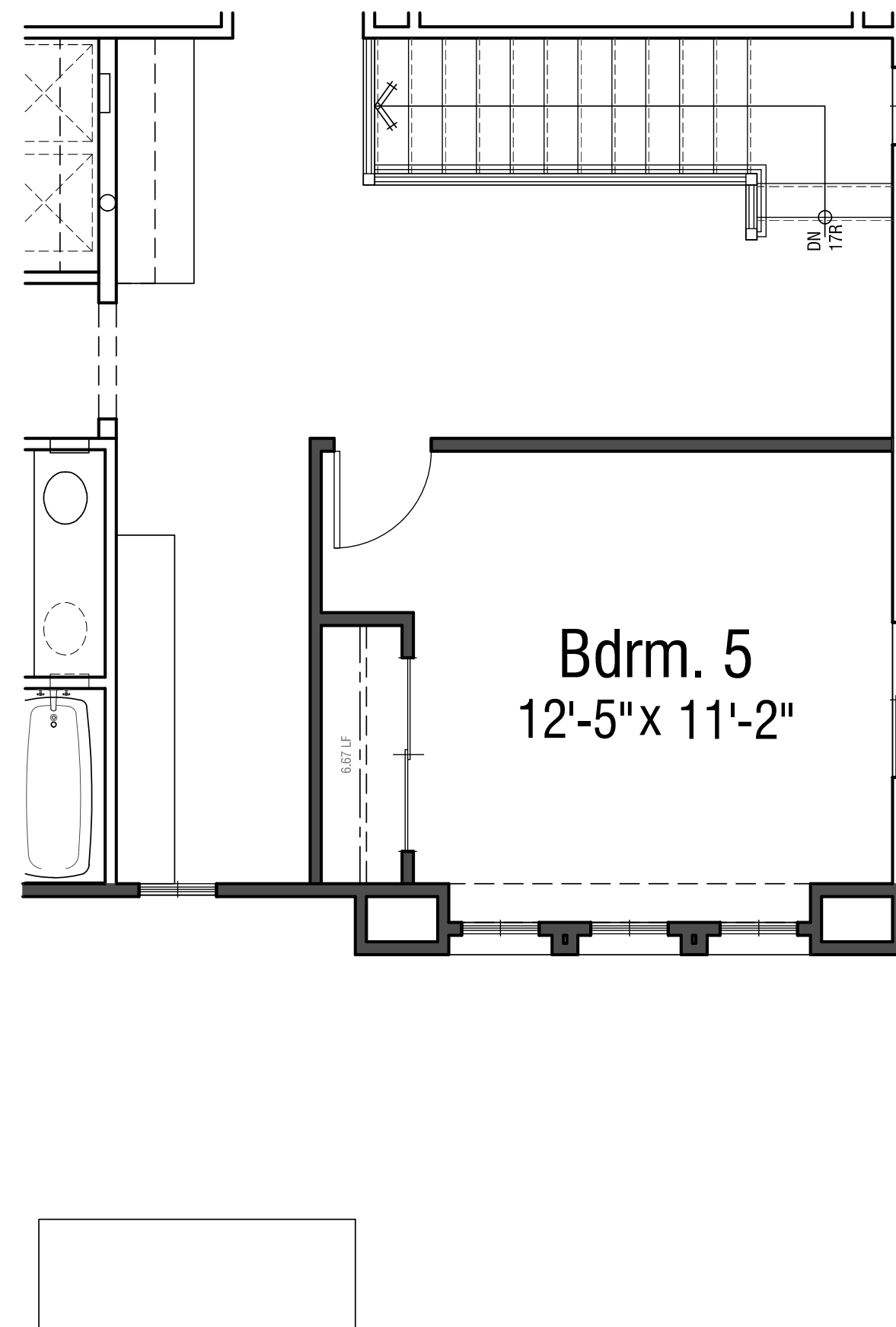


PLAN 3A - SPANISH
4 BDRM | 3.5 BATH | STUDY | LOFT
OPTIONAL EXTENDED KITCHEN | COVERED PATIO |
BEDROOM 6 SUITE WITH BATH 5 | BEDROOM 6
SUITE | BEDROOM 5 WITH LINEN | BEDROOM 2
WITH WALK-IN CLOSET | BEDROOM 5 WITH BATH 4
2-CAR GARAGE
3184 S.F.

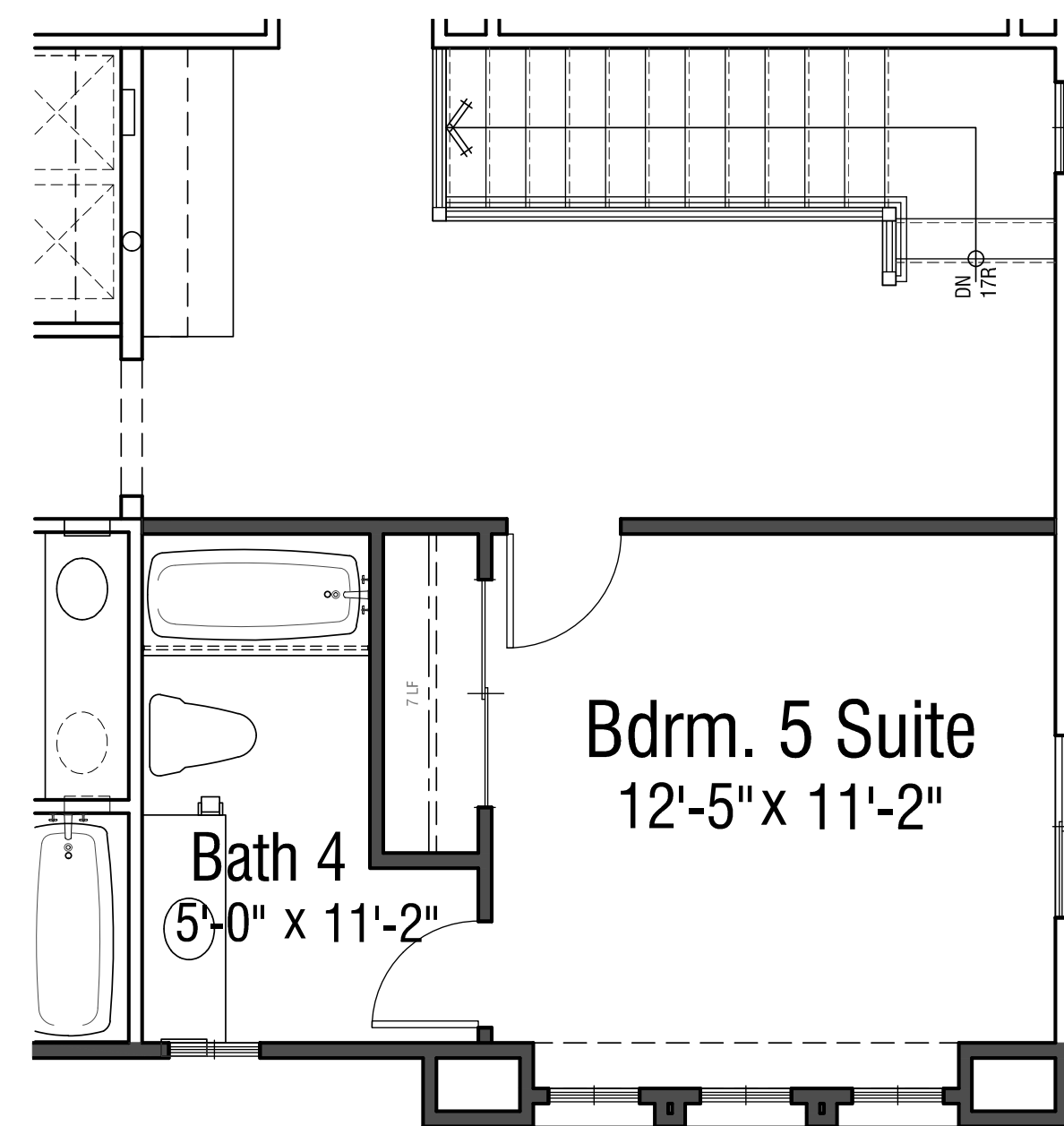
FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	1472 SQ. FT.
UPPER FLOOR PLAN	1712 SQ. FT.
TOTAL	3184 SQ. FT.
OPT. BEDROOM 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 6 SUITE	3402 SQ. FT.
OPT. HOME MANAGEMENT & BDRM. 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. HOME MANAGEMENT & BDRM. 6 SUITE	3402 SQ. FT.
GARAGE	694 SQ. FT.
PORCH	38 SQ. FT.
OPT. COVERED PATIO	140 SQ. FT.
OPT. EXTENDED KITCHEN	+0 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. BEDROOM 5 SUITE	+0 SQ. FT.



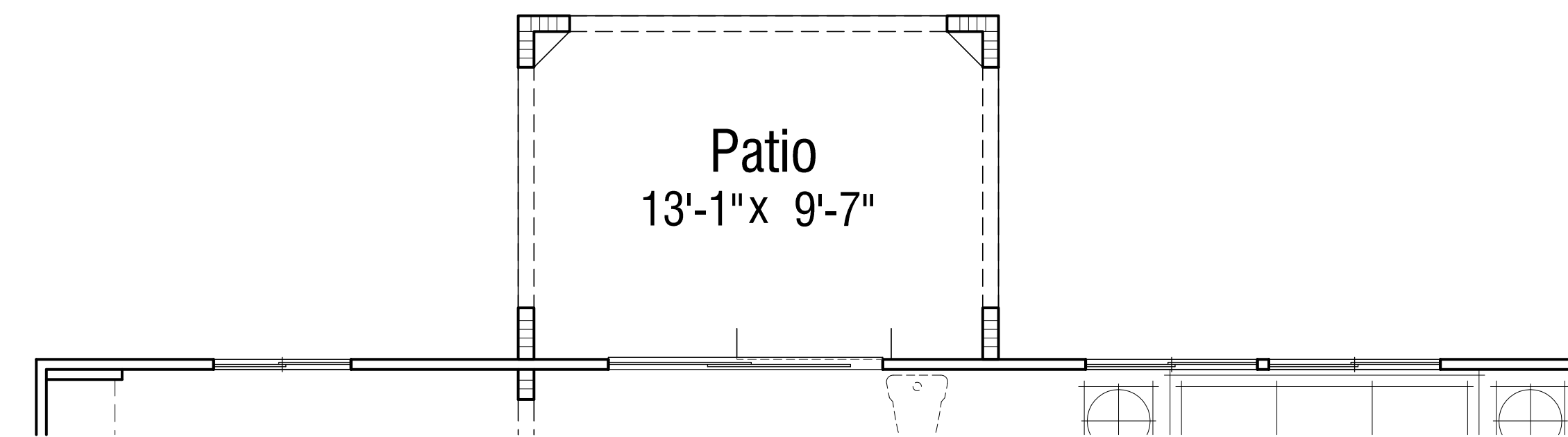
OPTIONAL BEDROOM 2 WALK-IN CLOSET



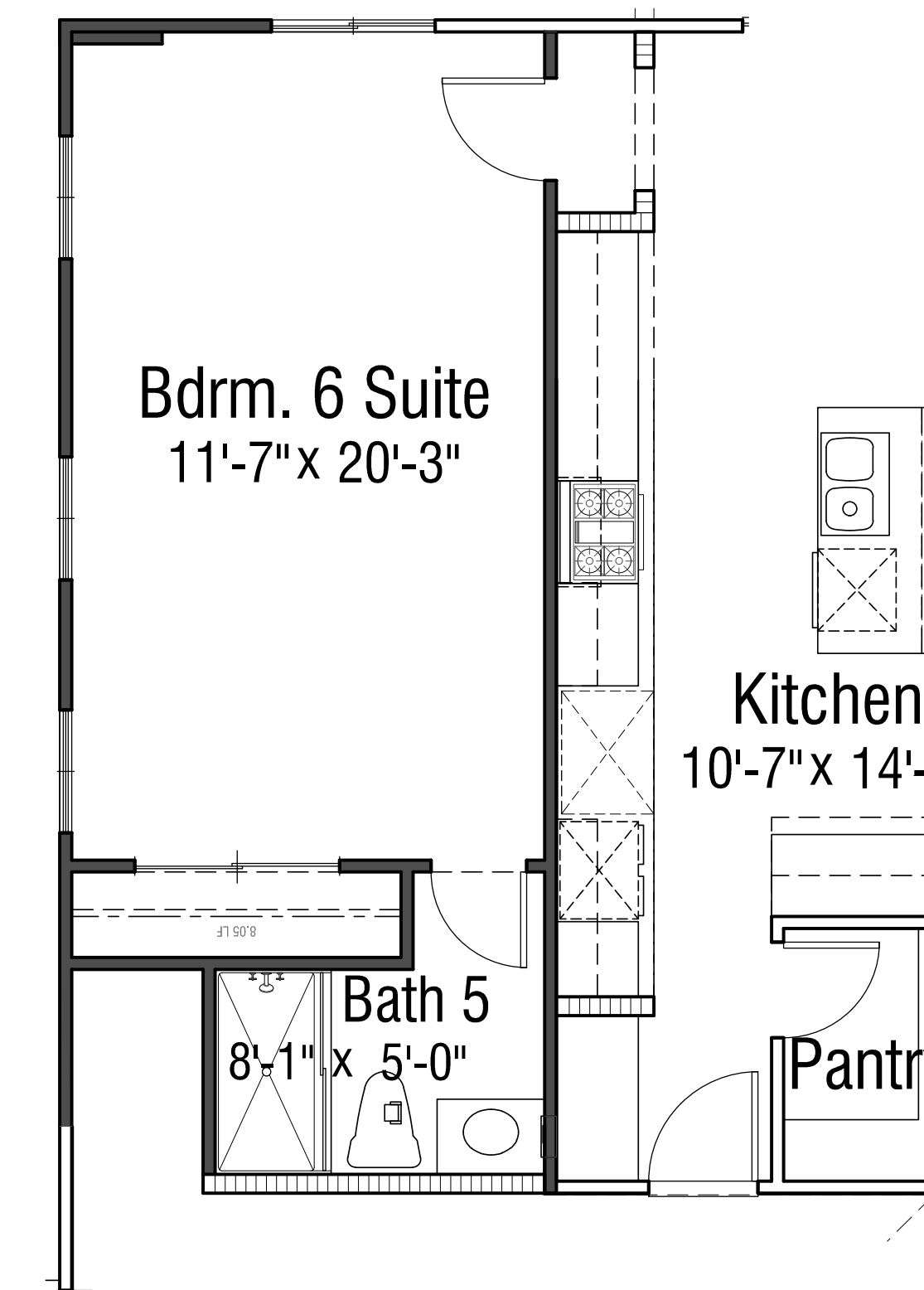
OPTIONAL BEDROOM 5
& LINEN



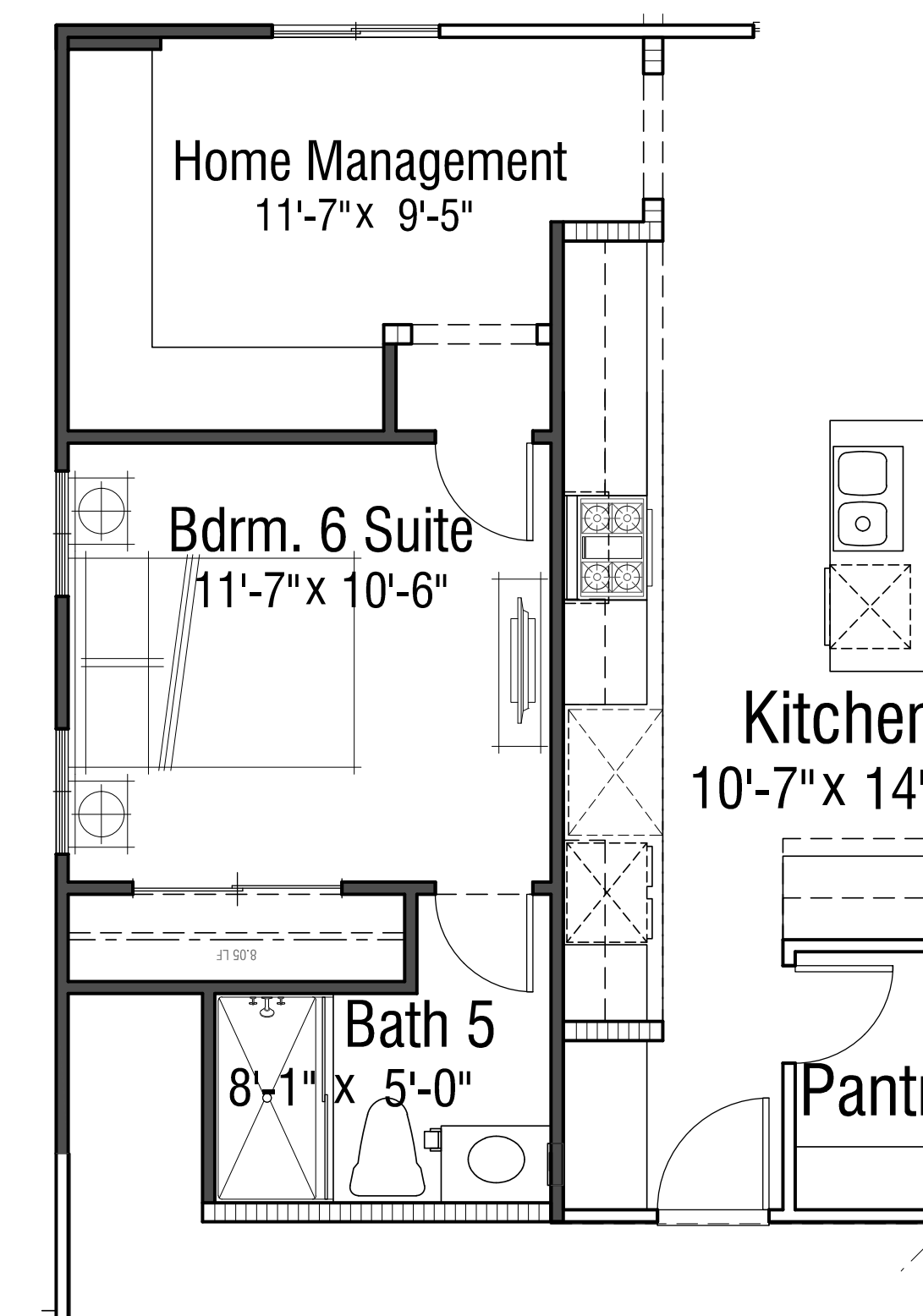
OPTIONAL BEDROOM 5 SUITE
WITH BATH 4



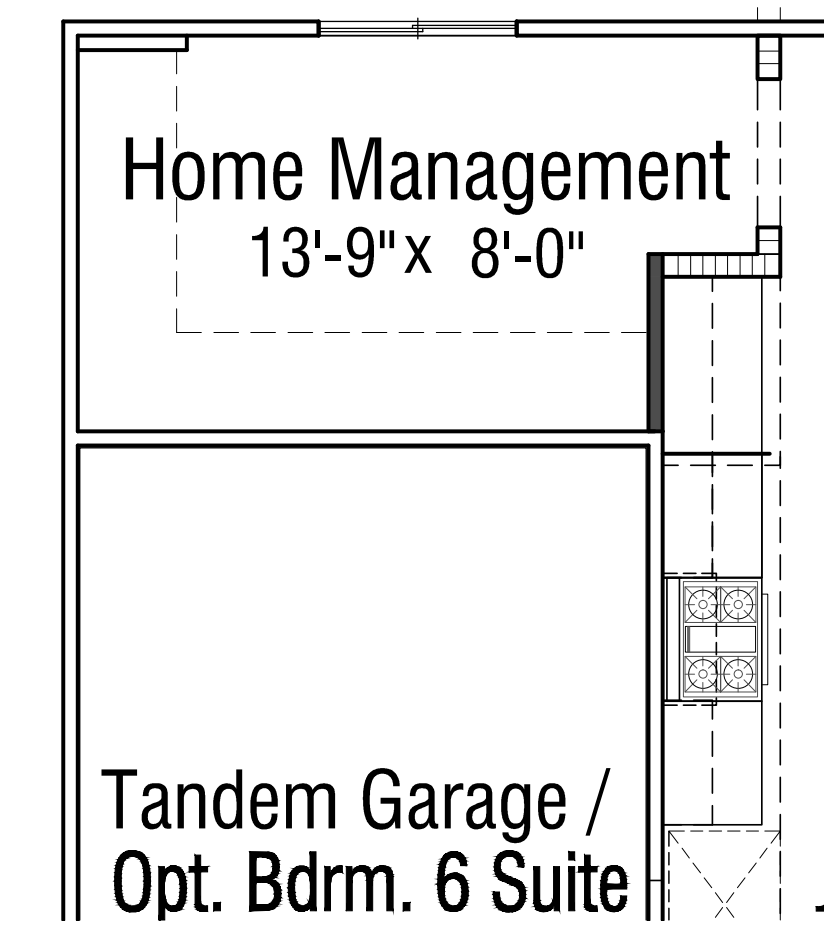
OPTIONAL COVERED PATIO



OPTIONAL BEDROOM 6 SUITE WITH BATH 5



OPTIONAL BEDROOM 6 SUITE
AT TANDEM GARAGE



OPTIONAL EXTENDED
KITCHEN

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

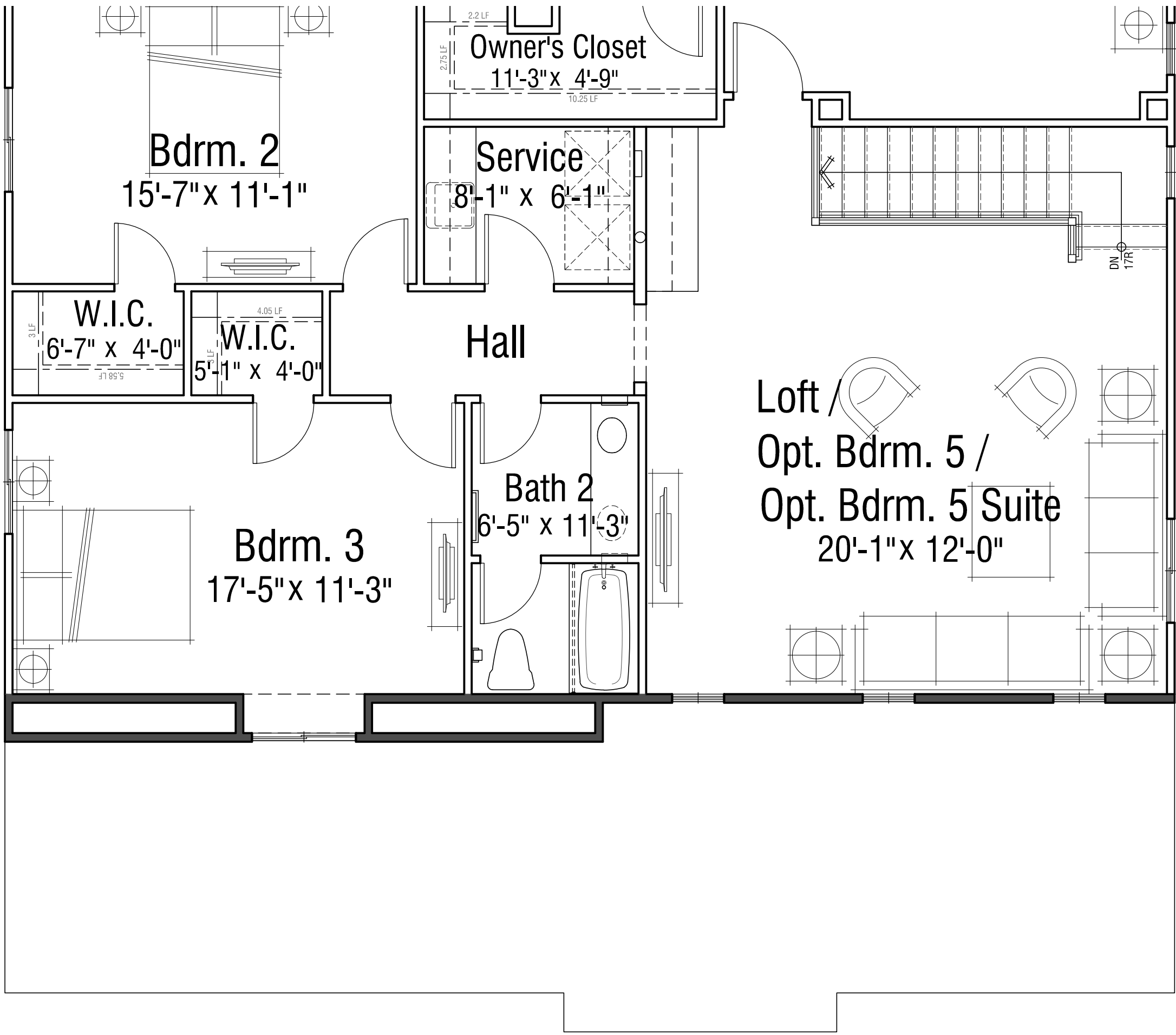
PLAN 3 - PLAN OPTIONS

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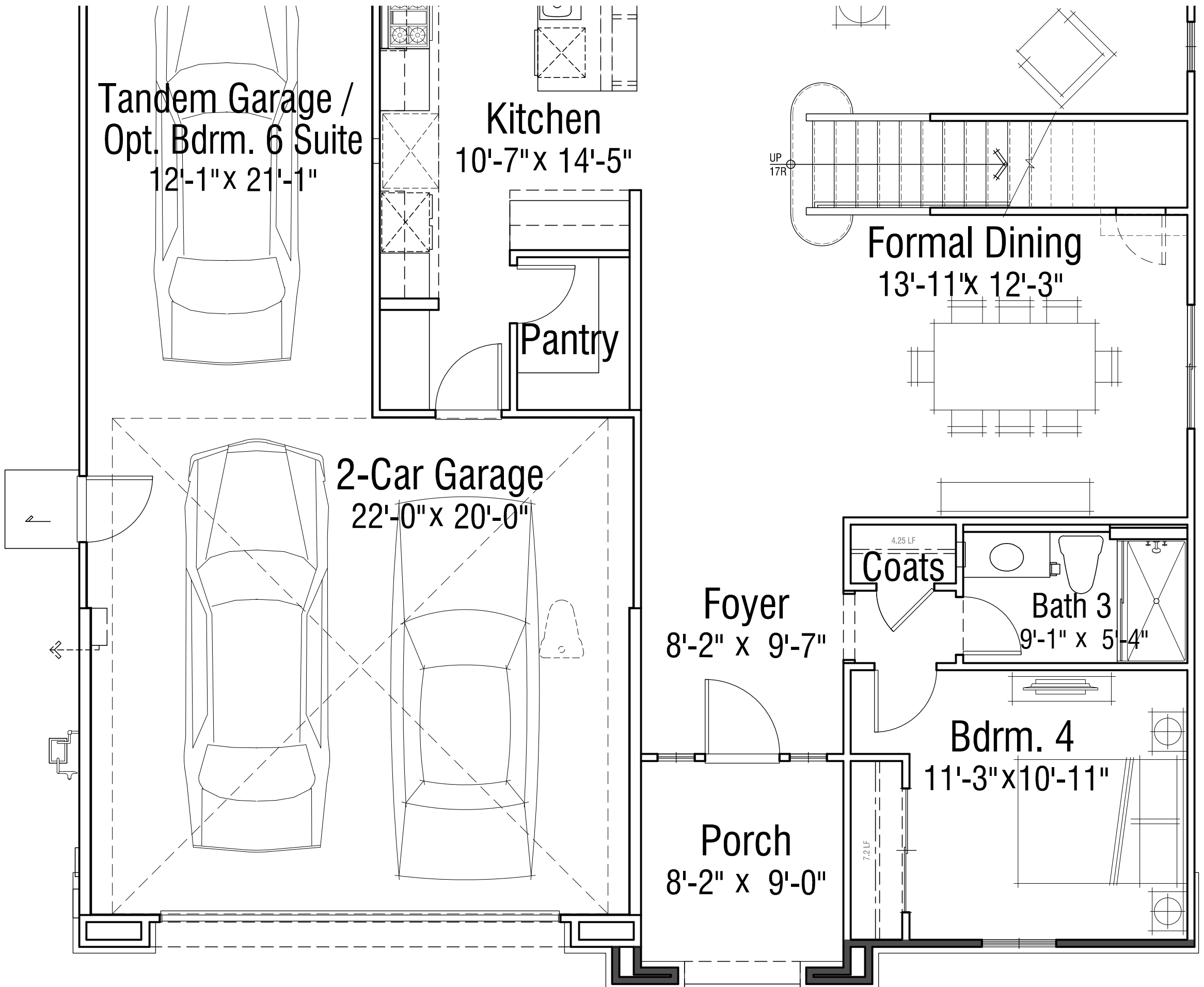
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UPPER LEVEL

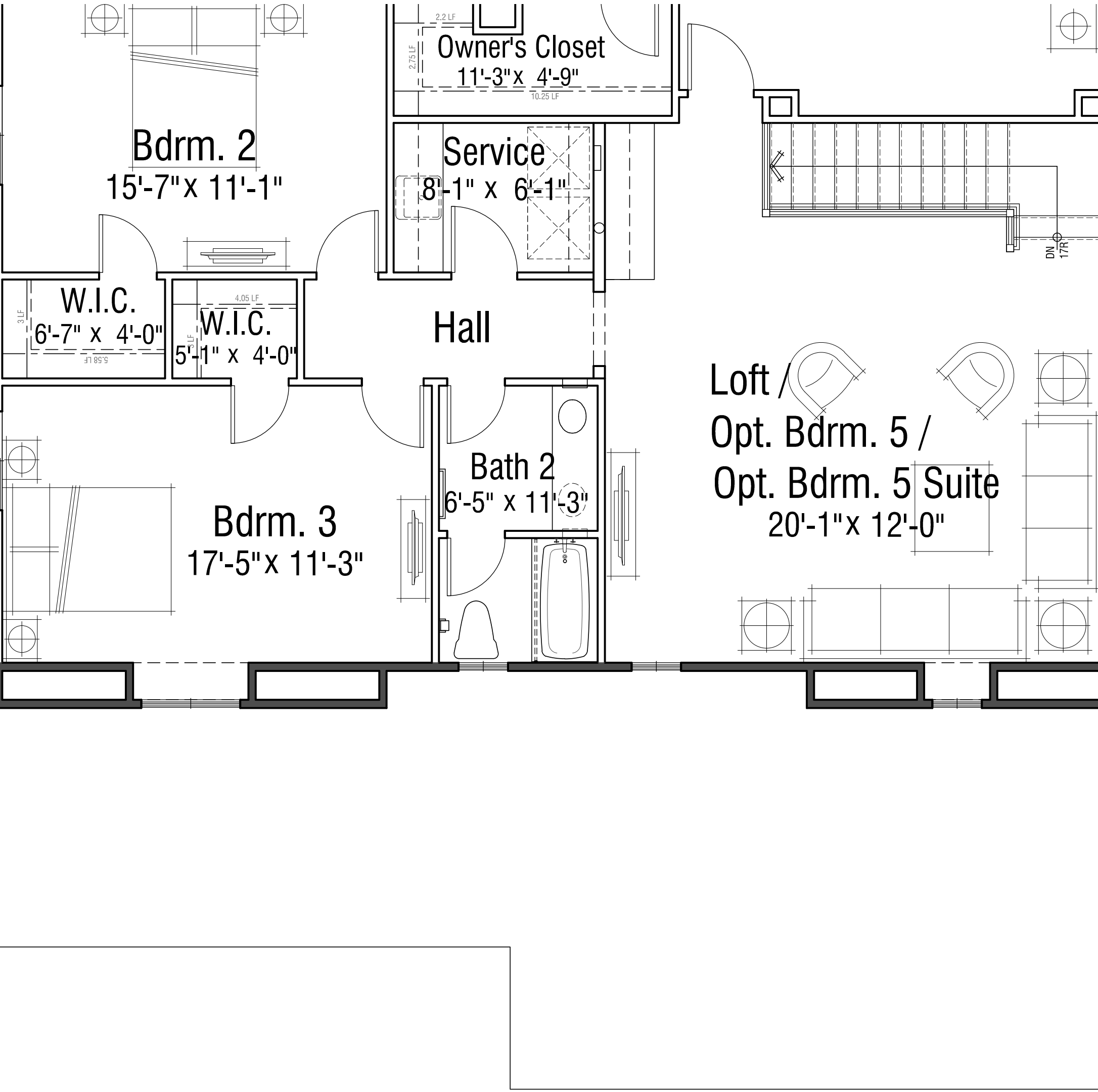


LOWER LEVEL

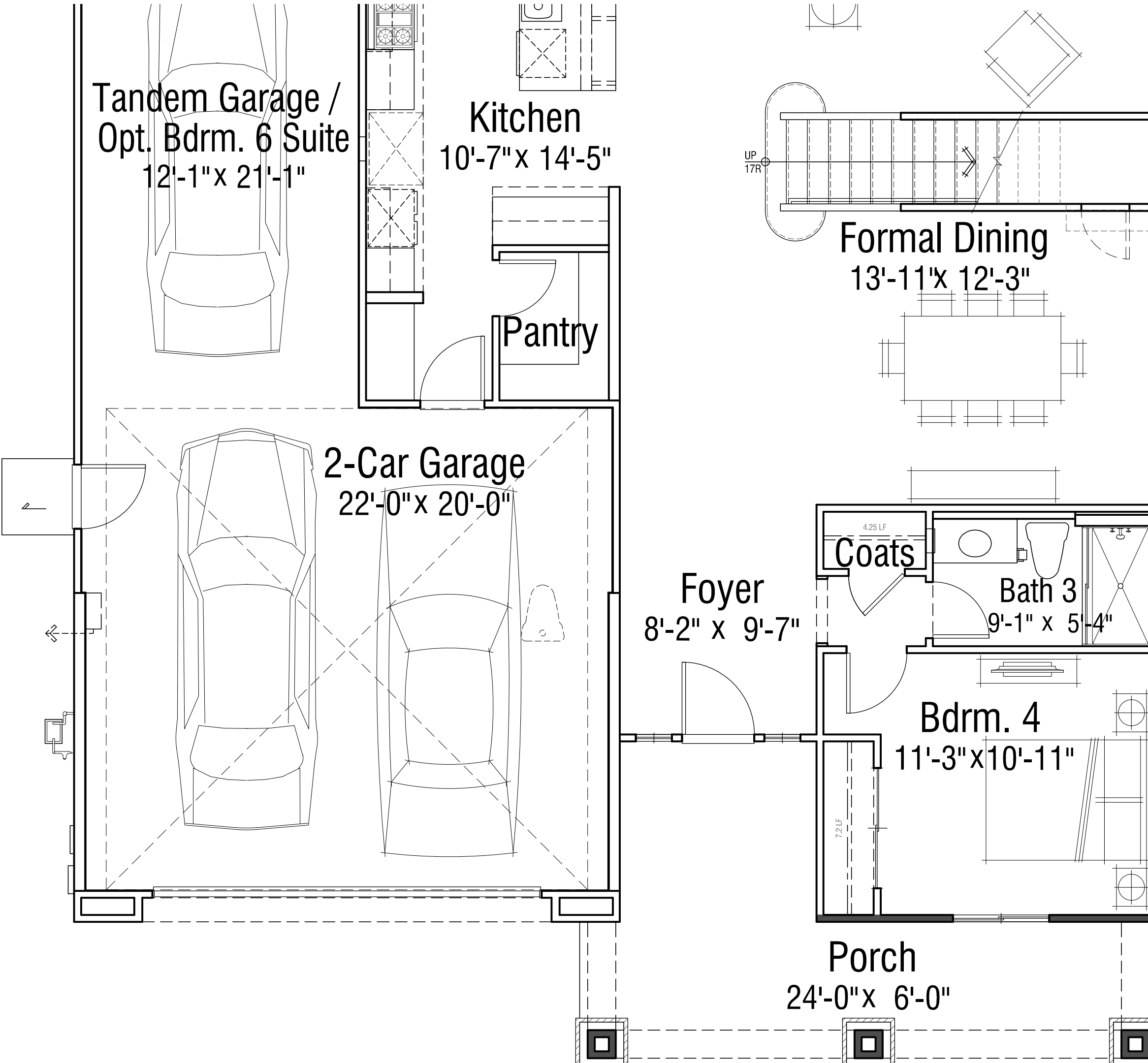
PLAN 3B - TUSCAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 3B
LOWER FLOOR PLAN	1472 SQ. FT.
UPPER FLOOR PLAN	1704 SQ. FT.
TOTAL	3176 SQ. FT.
OPT. BEDROOM 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 6 SUITE	3395 SQ. FT.
OPT. HOME MANAGEMENT & BDRM. 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. HOME MANAGEMENT & BDRM. 6 SUITE	3395 SQ. FT.
GARAGE	694 SQ. FT.
PORCH	77 SQ. FT.
OPT. COVERED PATIO	140 SQ. FT.
OPT. EXTENDED KITCHEN	+0 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. BEDROOM 5 SUITE	+0 SQ. FT.
OPT. BEDROOM 2 W.I.C.	+0 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



UPPER LEVEL



LOWER LEVEL

PLAN 3C - CRAFTSMAN FLOOR PLAN

FLOOR AREA TABLE	PLAN 3C
LOWER FLOOR PLAN	1472 SQ. FT.
UPPER FLOOR PLAN	1709 SQ. FT.
TOTAL	3181 SQ. FT.
OPT. BEDROOM 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. BEDROOM 6 SUITE	3399 SQ. FT.
OPT. HOME MANAGEMENT & BDRM. 6 SUITE	218 SQ. FT.
TOTAL AREA WITH OPT. HOME MANAGEMENT & BDRM. 6 SUITE	3399 SQ. FT.
GARAGE	694 SQ. FT.
PORCH	205 SQ. FT.
OPT. COVERED PATIO	140 SQ. FT.
OPT. EXTENDED KITCHEN	+0 SQ. FT.
OPT. BEDROOM 5	+0 SQ. FT.
OPT. BEDROOM 5 SUITE	+0 SQ. FT.
OPT. BEDROOM 2 W.I.C.	+0 SQ. FT.

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

PLAN 3 - ADDENDA FLOOR PLANS

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PLAN 3A | SPANISH

- | | |
|--------------|---------------------------------|
| ROOF: | CONCRETE S TILE ROOF |
| FASCIA: | 2X6 WOOD FASCIA BOARD |
| BARGE BOARD: | 2X6 WOOD BARGE BOARD |
| GABLE: | CLAY PIPE ACCENT |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM |
| WINDOW: | EXTERIOR GRIDS |
| FRONT DOOR: | ACCENT COLOR |
| ACCENTS: | DECORATIVE SHUTTERS |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |



PLAN 3C | CRAFTSMAN

- | | |
|----------------|---|
| ROOF: | FLAT CONCRETE ROOF TILE WITH OUTLOOKER WITH KNEE BRACE AT GABLE |
| FASCIA: | 2X6 TYPICAL FASCIA |
| BARGE BOARD: | 2X6 WOOD BARGE BOARD |
| GABLE: | VERTICAL BOARD & BATTS |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM TRIM |
| WINDOW: | VINYL WITH EXTERIOR GRIDS |
| ACCENT DETAIL: | WOOD TAPERED COLUMNS WITH BRICK VENEER |
| VENEER: | BASE & WOOD RAILING & DECORATIVE SHUTTERS |
| FRONT DOOR: | ACCENT COLOR |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |



PLAN 3 | TUSCAN

- | | |
|----------------|--|
| ROOF: | CONCRETE S TILE ROOF |
| FASCIA: | 2X6 TYPICAL FASCIA |
| GABLE: | STUCCO RECESS WITH DECORATIVE METAL ACCENT |
| WALL: | STUCCO WITH (16/20 SAND FINISH) |
| WINDOW TRIM: | STUCCO OVER RIGID FOAM TRIM |
| WINDOW: | VINYL WITH EXTERIOR GRIDS |
| ACCENT DETAIL: | DECORATIVE SHUTTERS |
| VENEER: | MANUFACTURED STONE |
| FRONT DOOR: | ACCENT COLOR |
| GARAGE DOOR: | METAL SECTIONAL GARAGE DOOR |

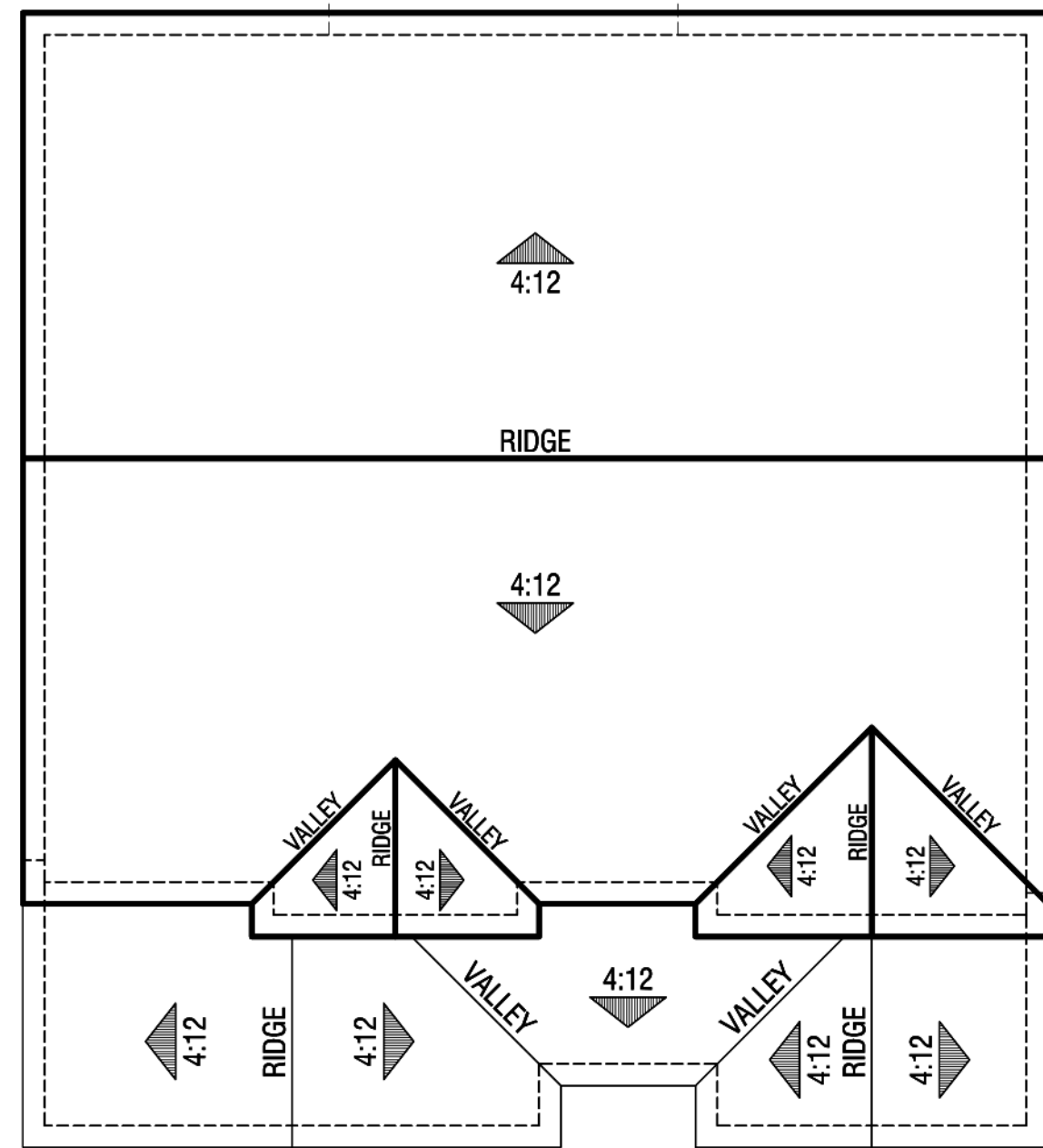
MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

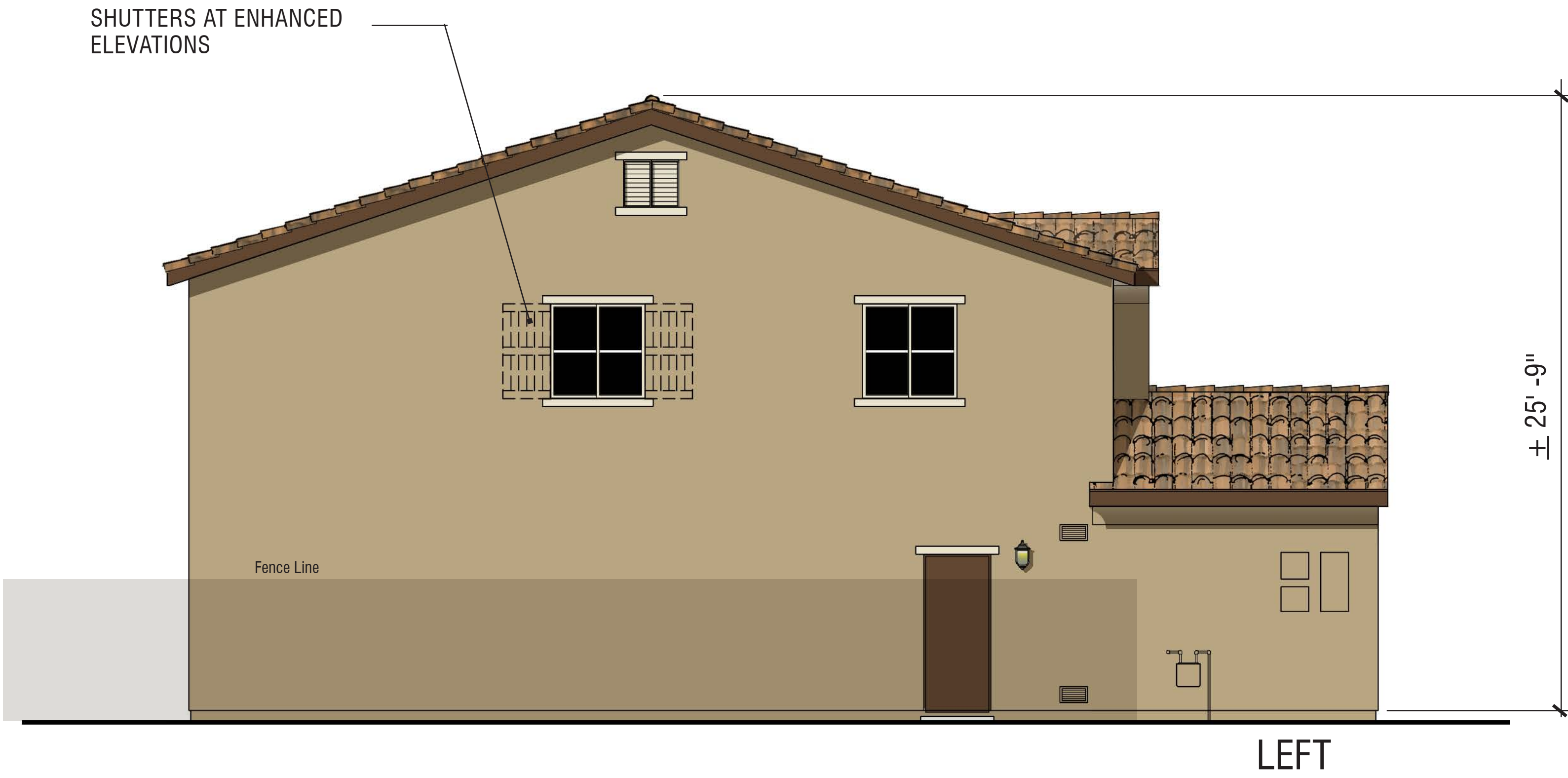
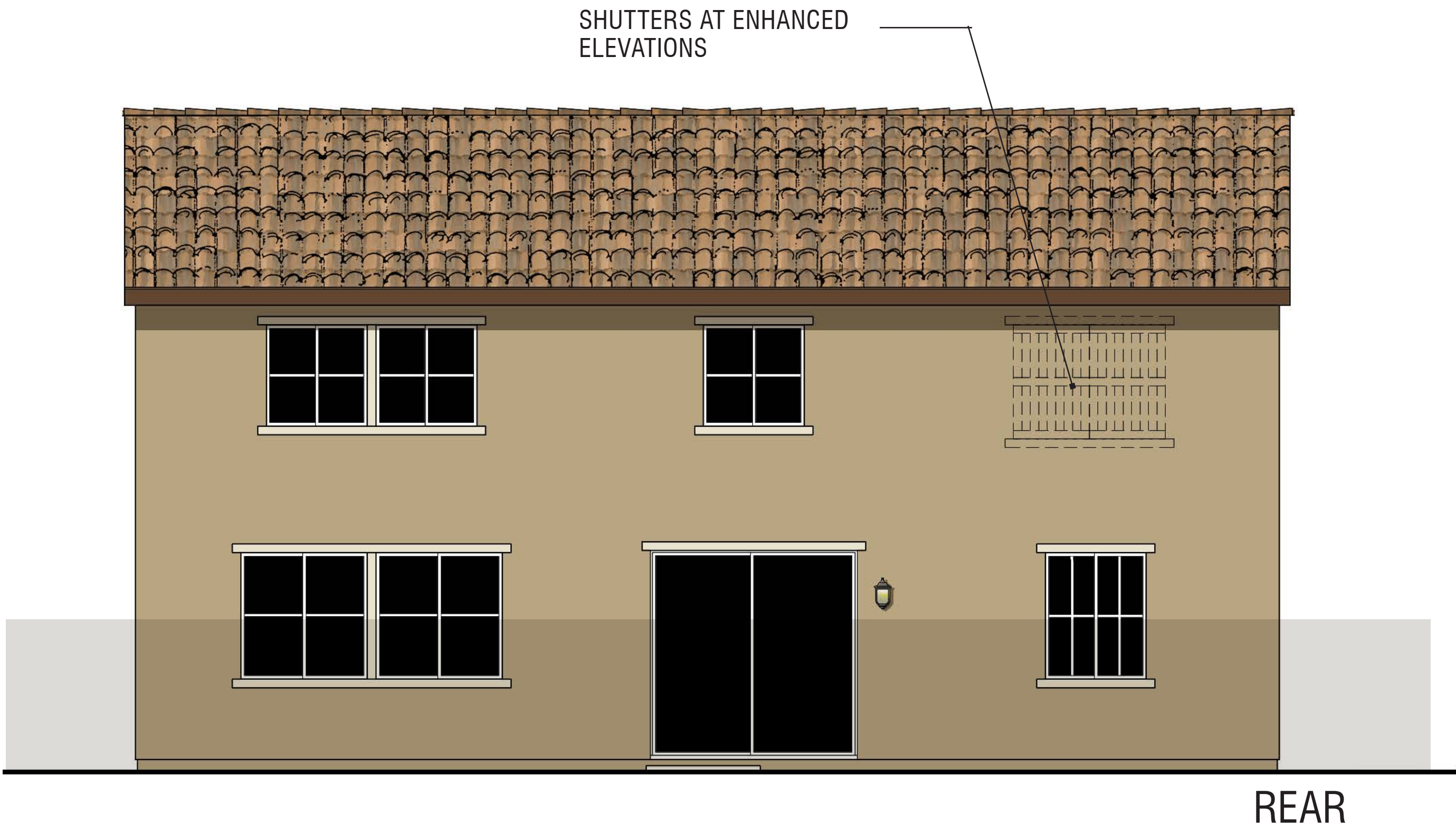
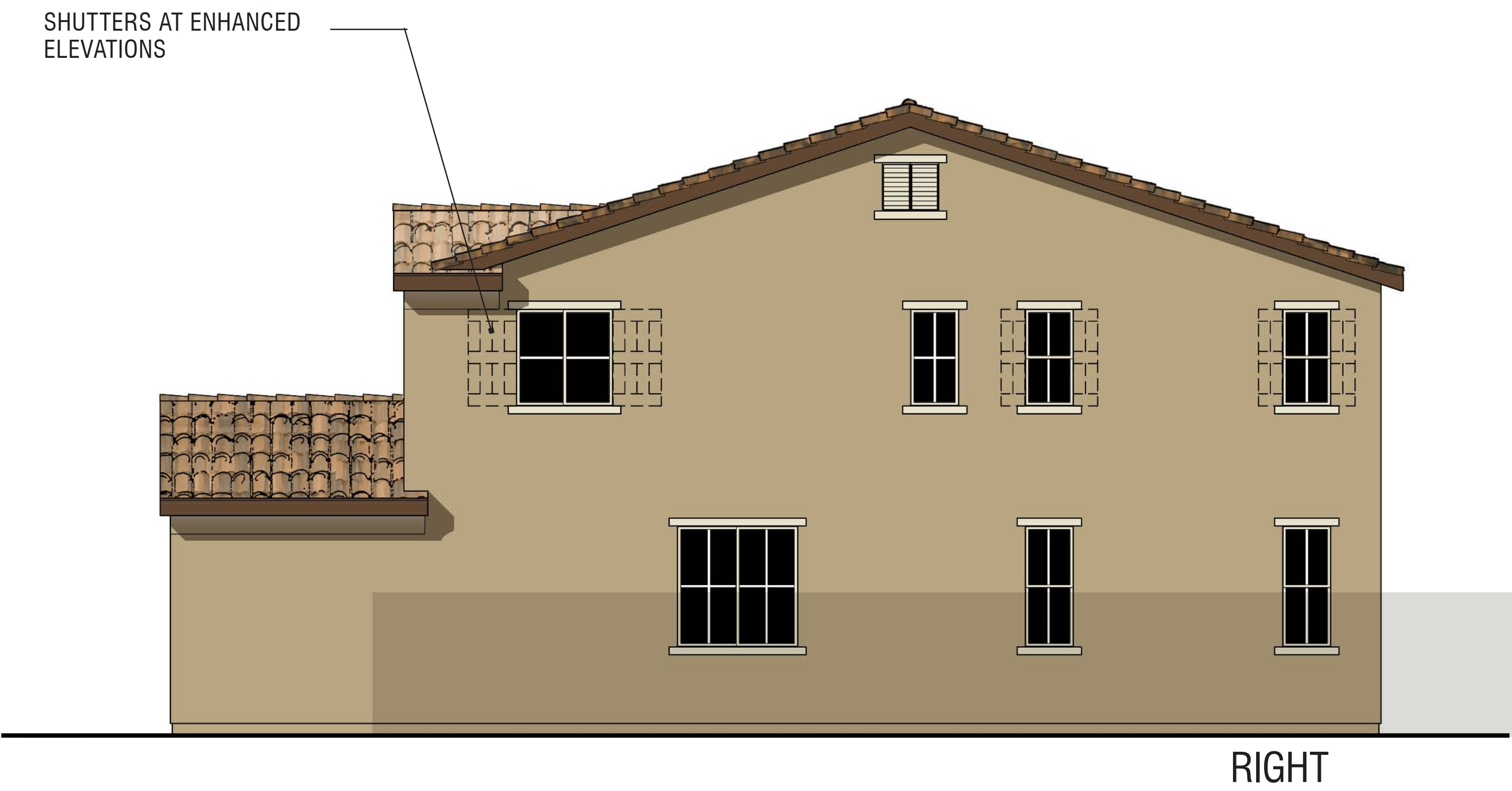
PLAN 3 - FRONT ELEVATIONS

Note: Artist's conception; colors, materials and application may vary.

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ROOF PLAN: 1-8" SCALE | 4:12 PITCH



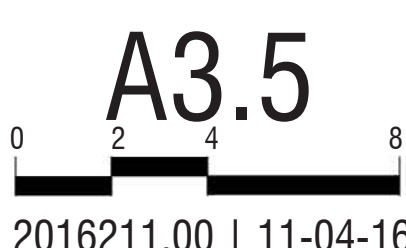
MONARCH GROVE EXTENSION

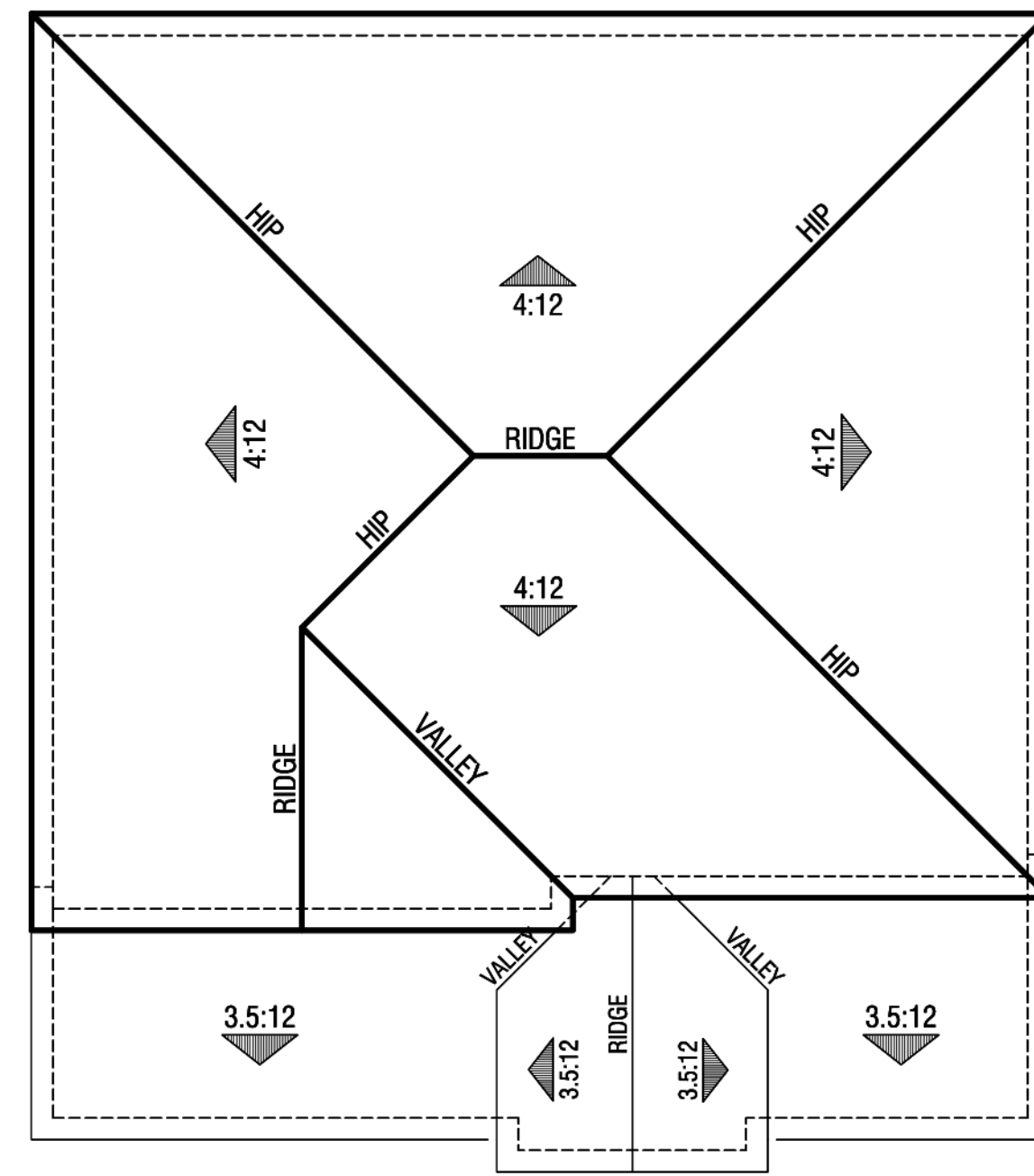
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PLAN 3A - SPANISH ELEVATIONS & ROOF PLAN

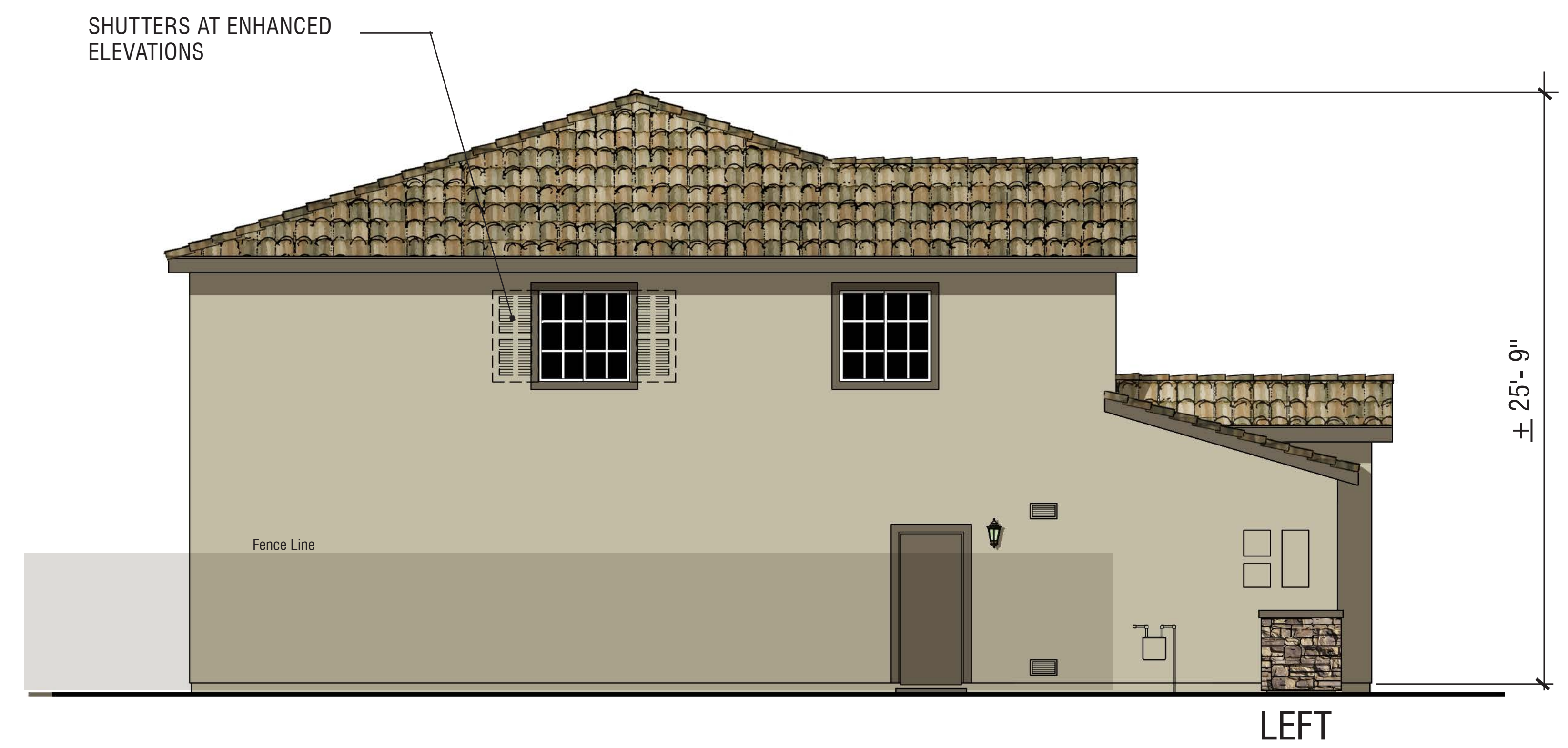
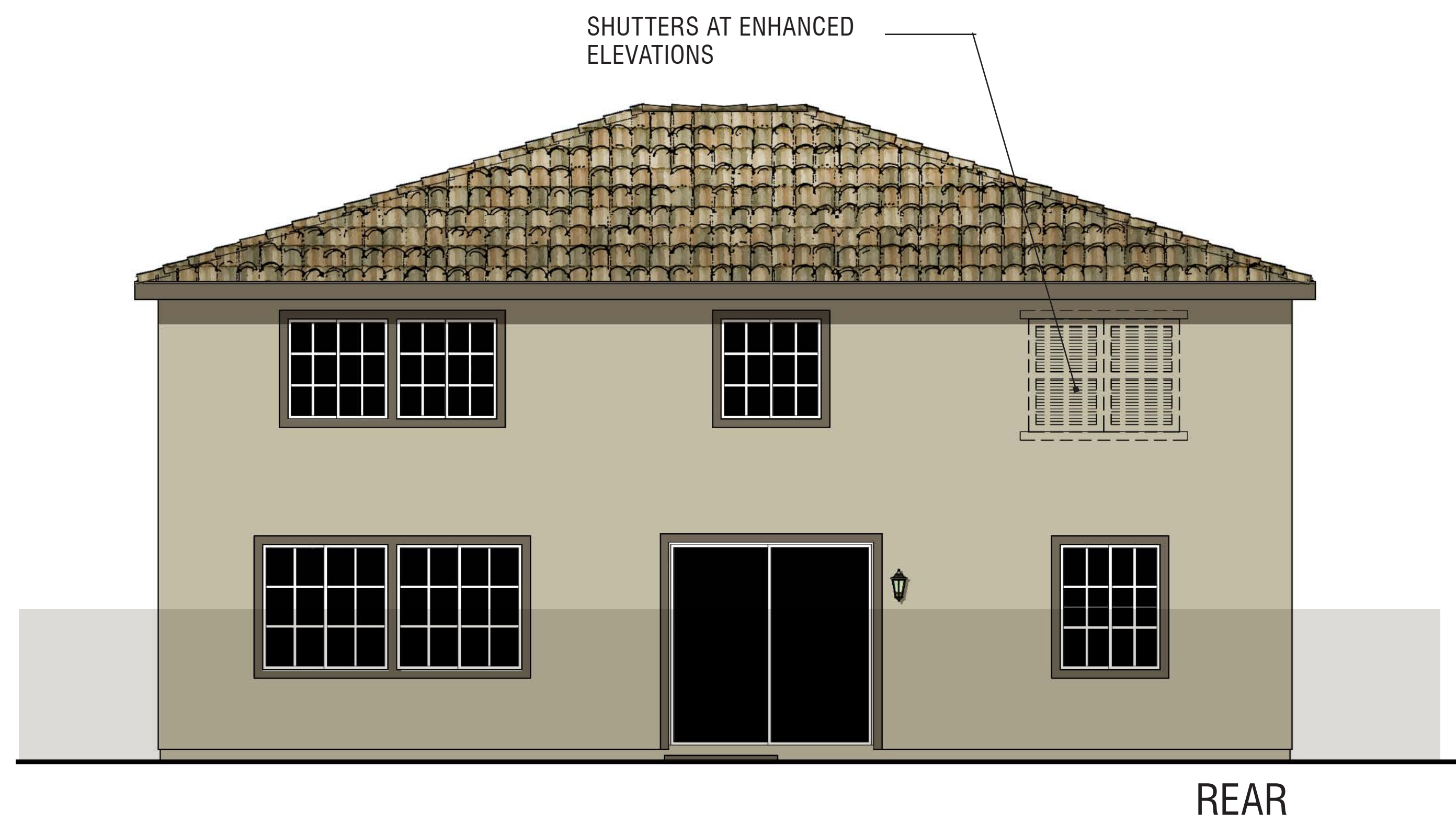
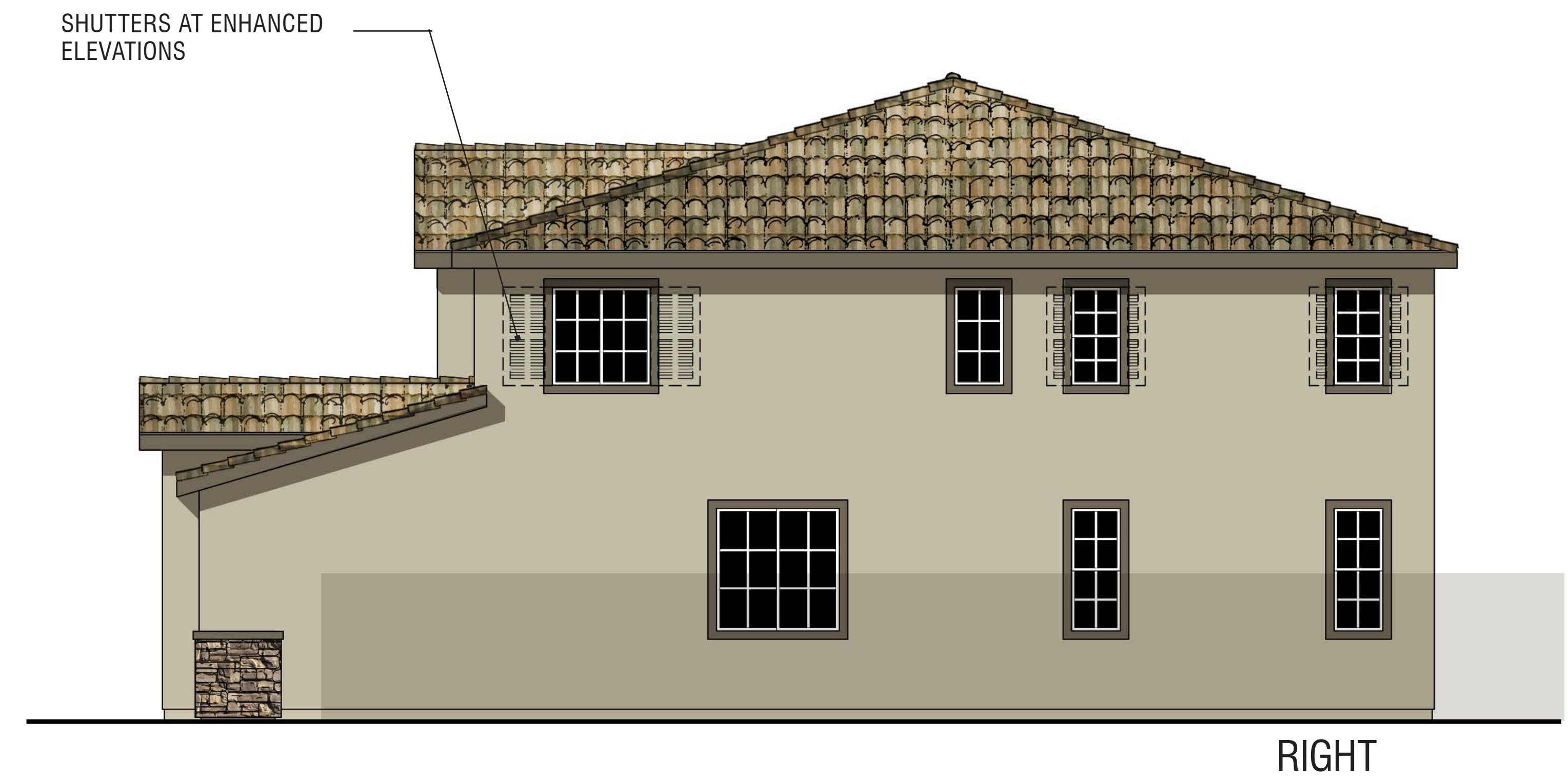
Note: Artist's conception; colors, materials and application may vary.

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ROOF PLAN: 1-8" SCALE | 4:12 & 3.5:12 PITCH



MONARCH GROVE EXTENSION

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PLAN 3B - TUSCAN ELEVATIONS & ROOF PLAN

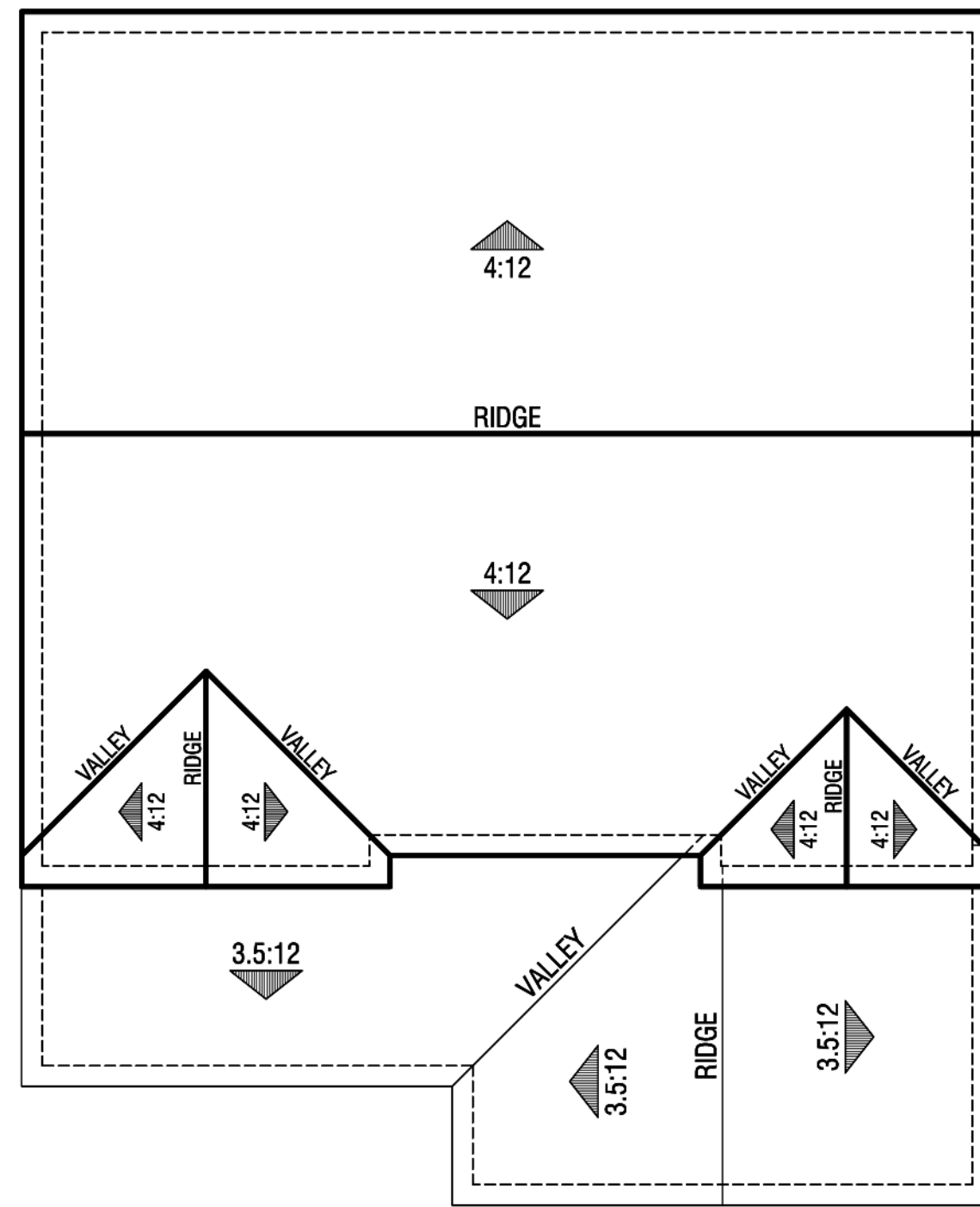
Note: Artist's conception; colors, materials and application may vary.

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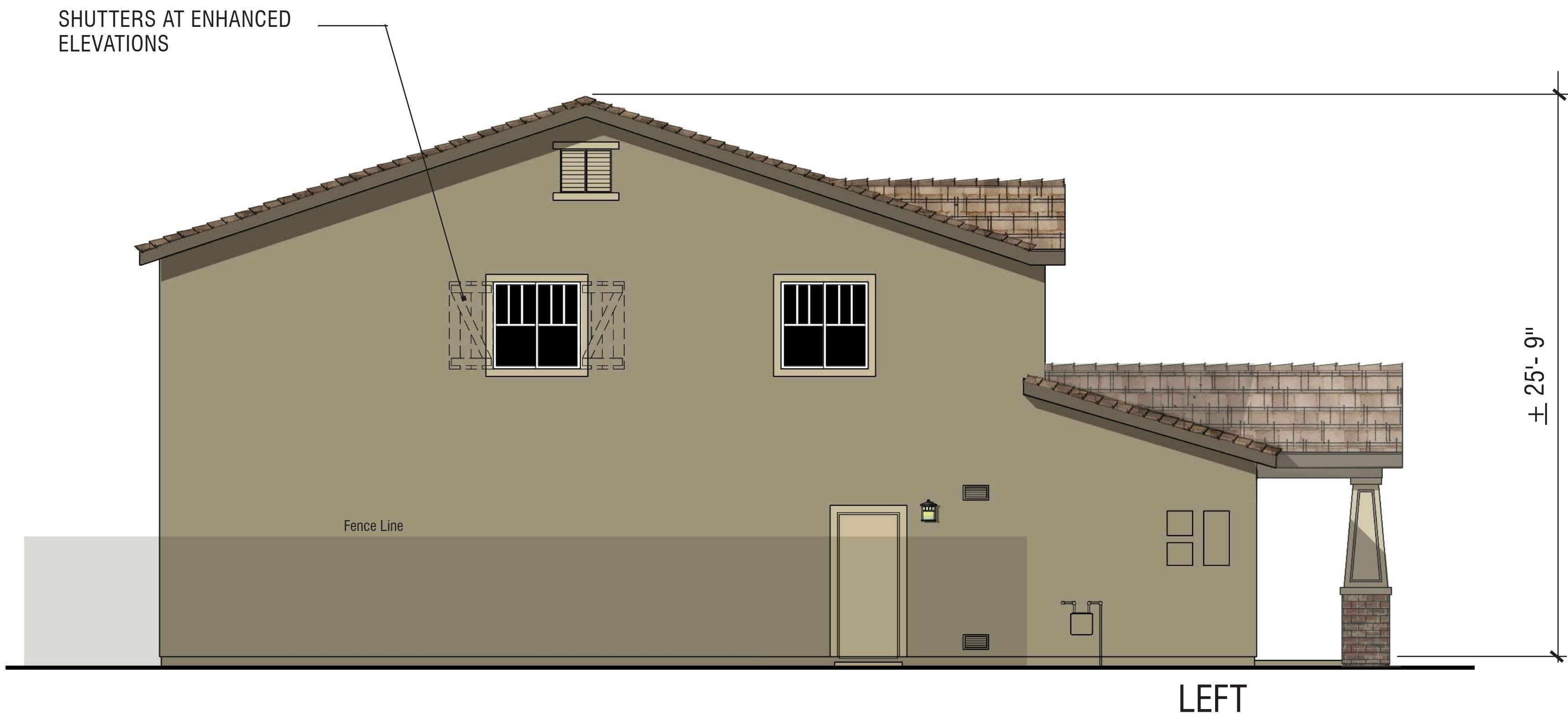
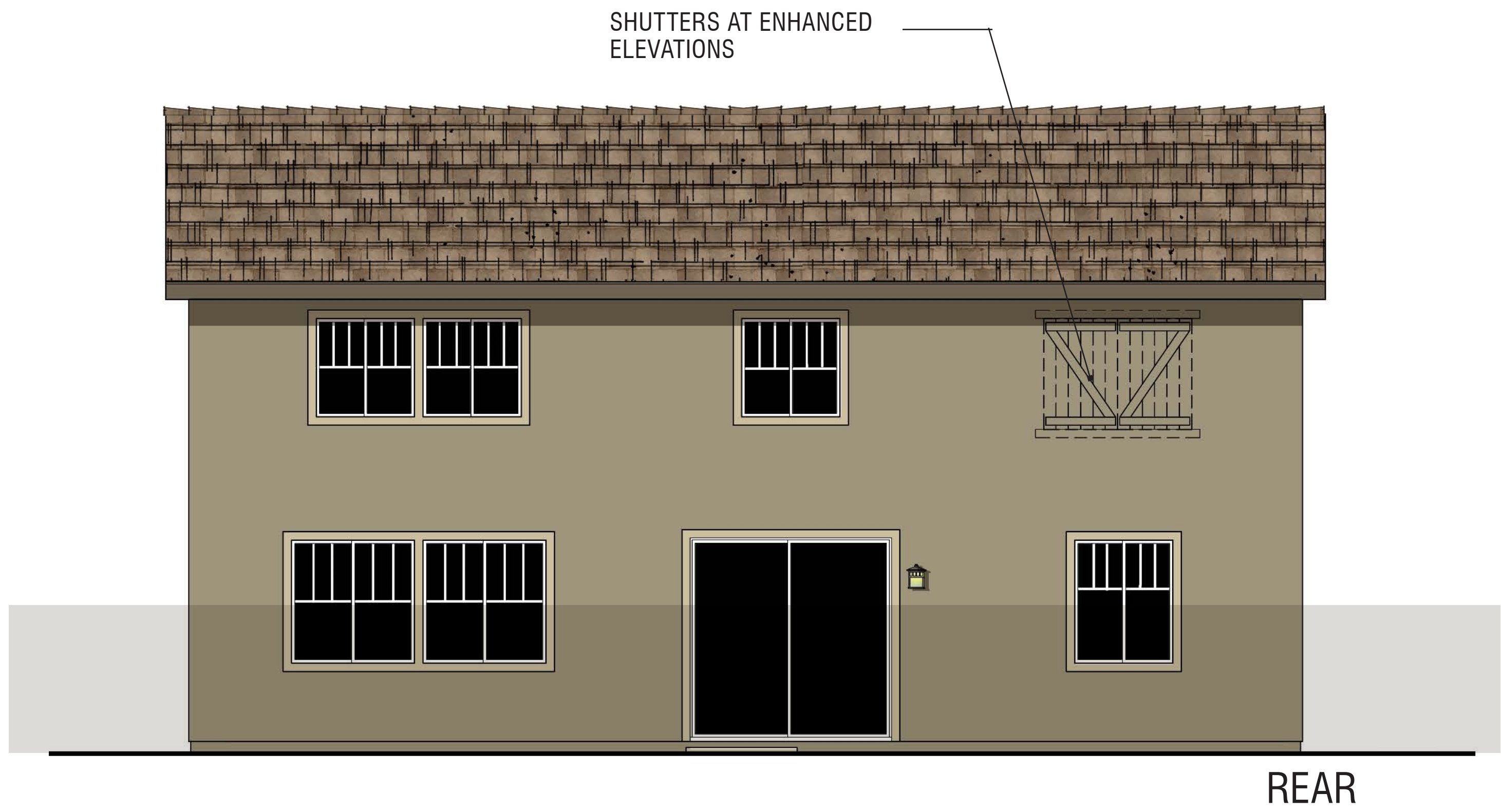
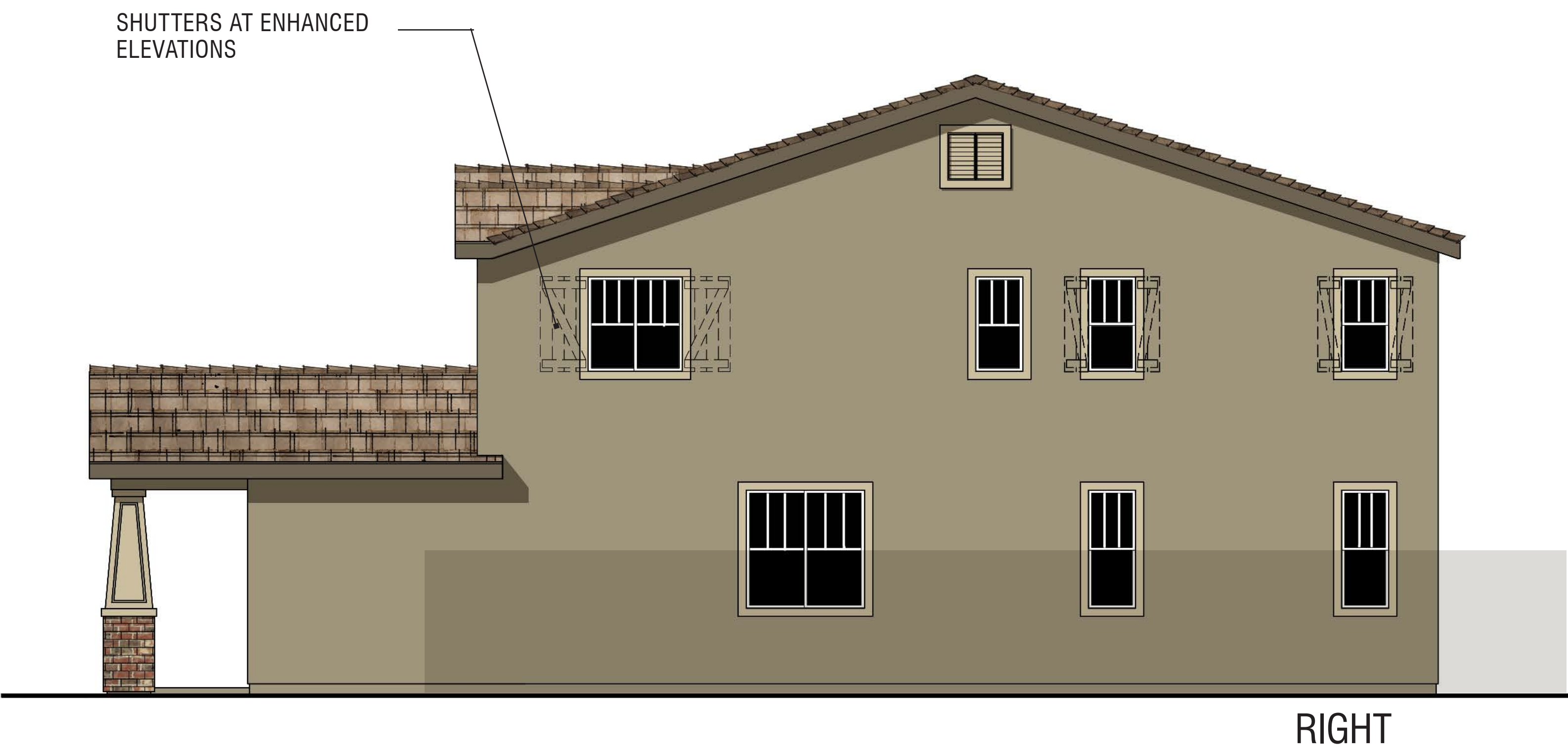
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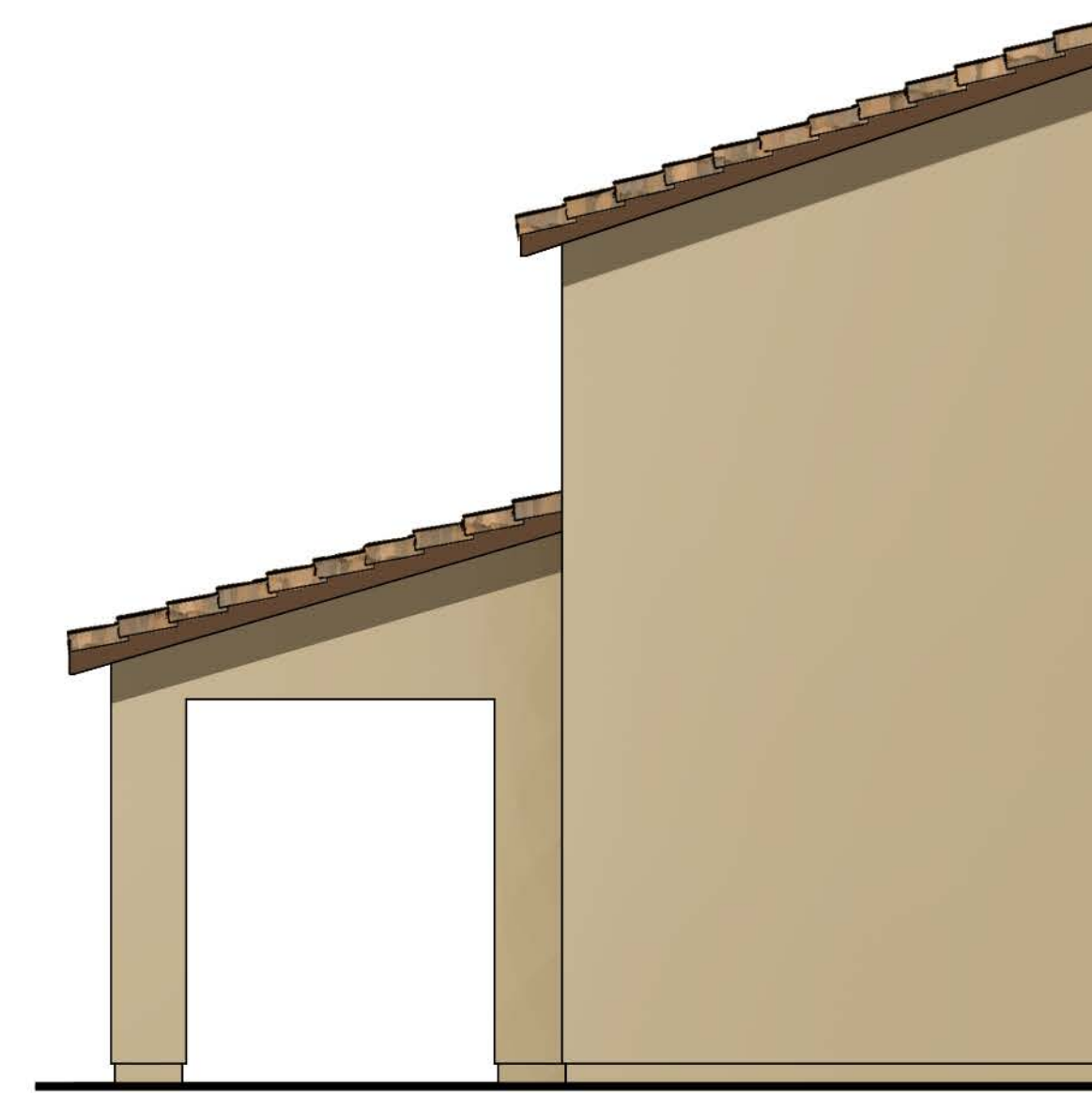
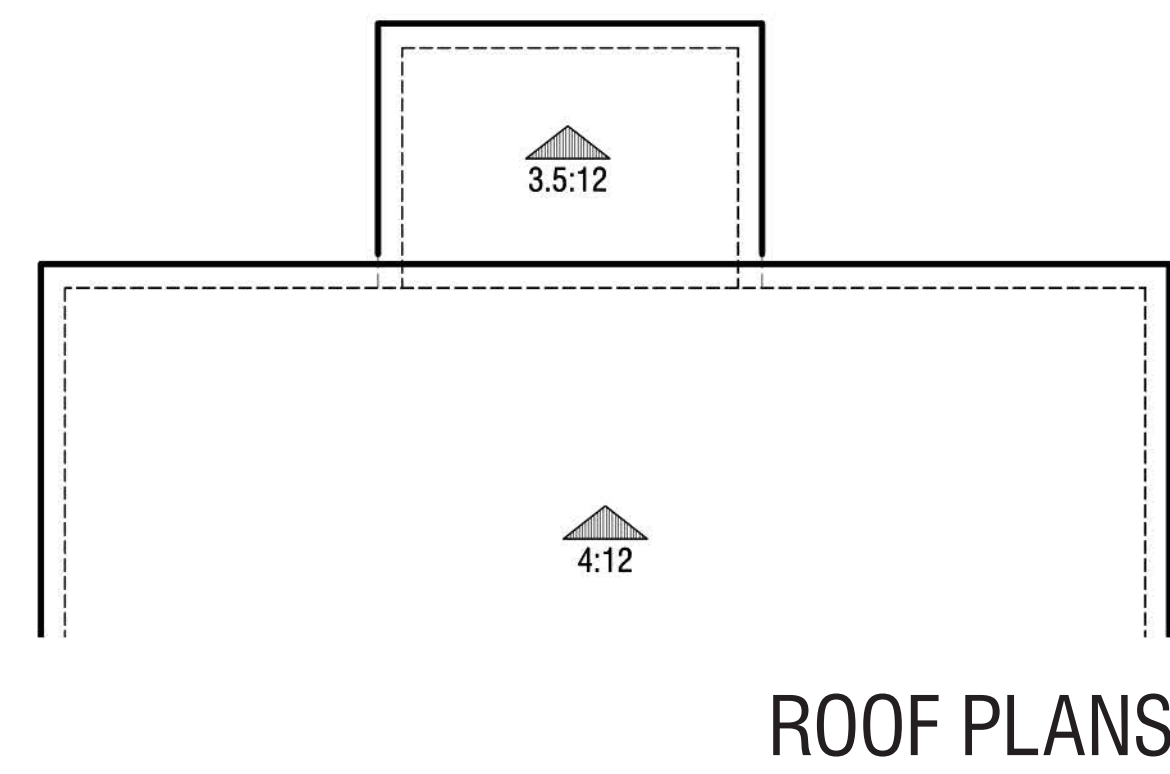
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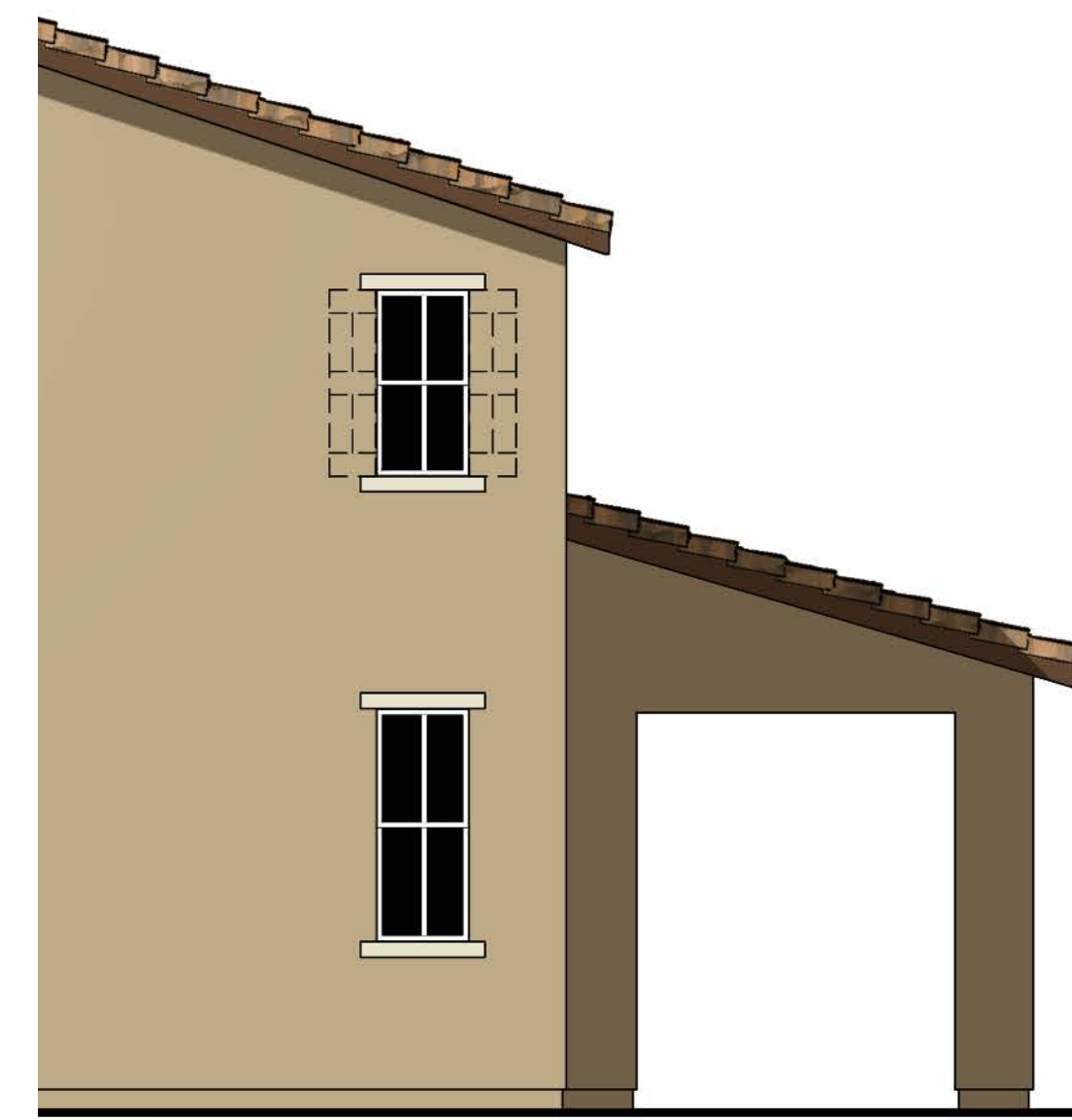


ROOF PLAN: 1-8" SCALE | CRAFTSMAN | 4:12 & 3.5:12 PITCH





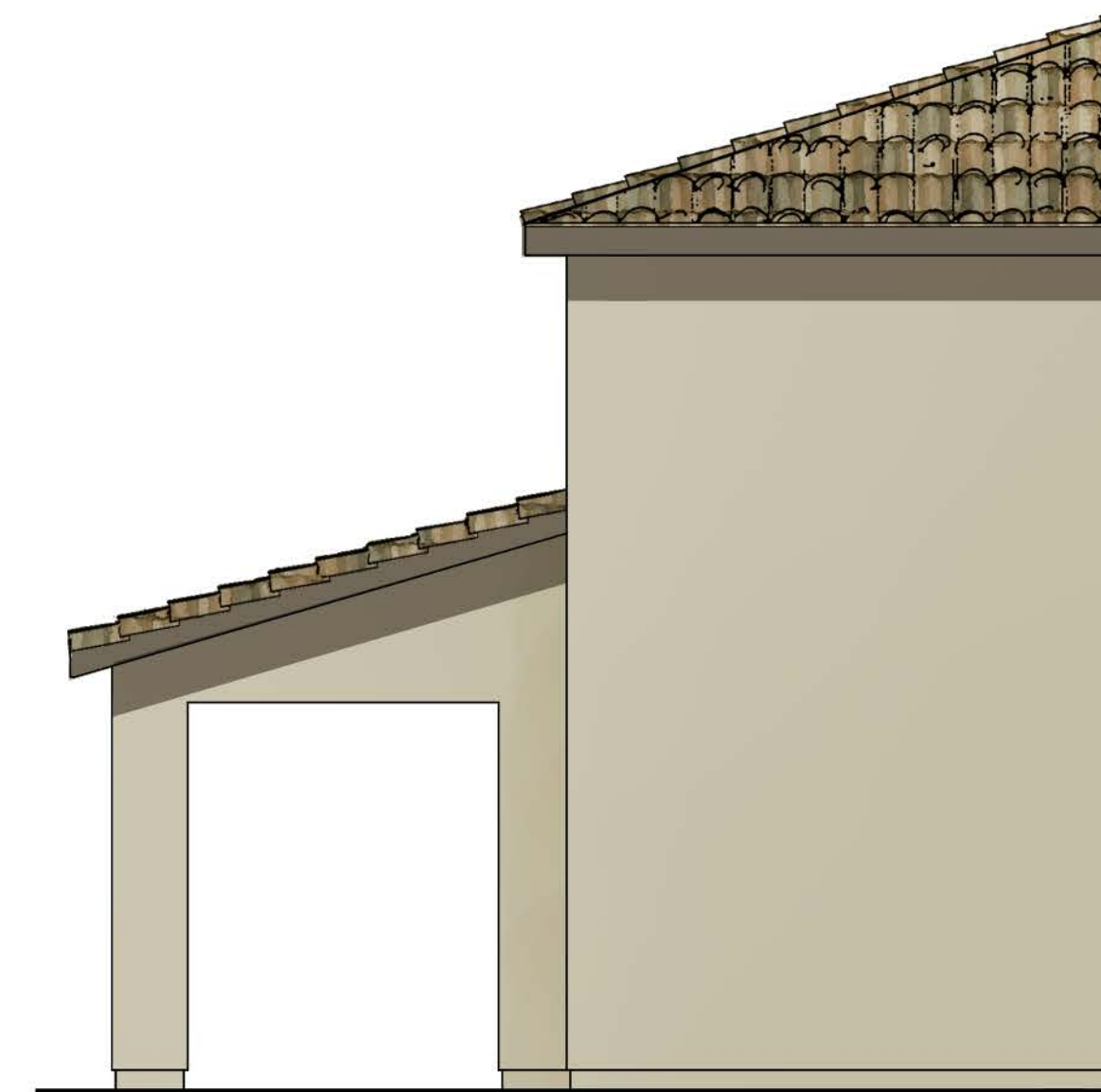
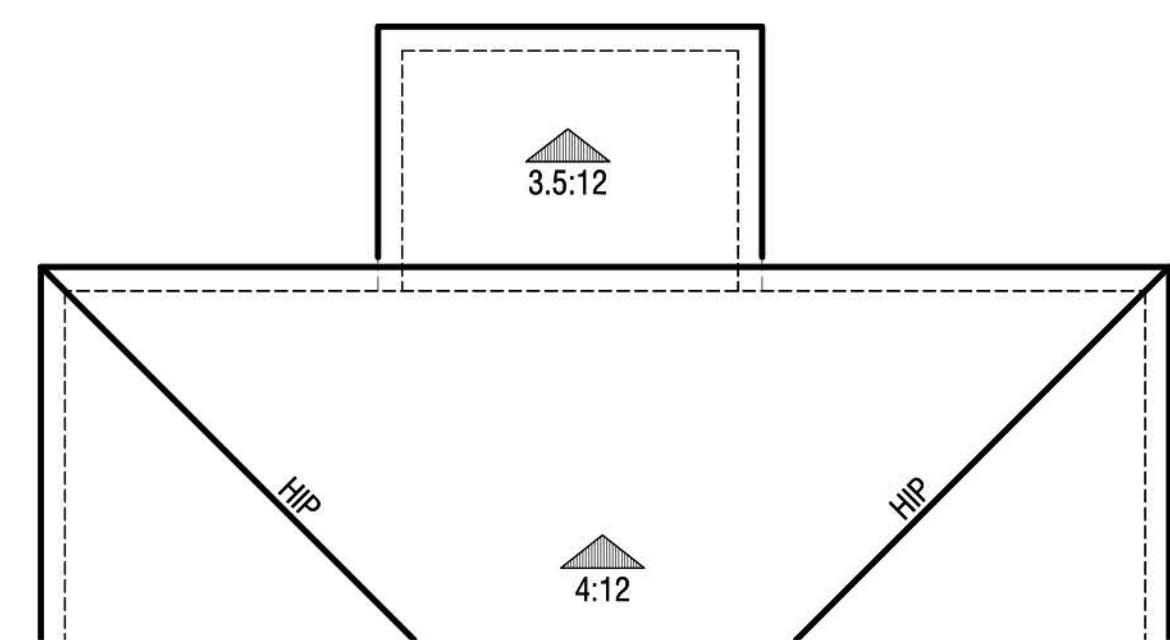
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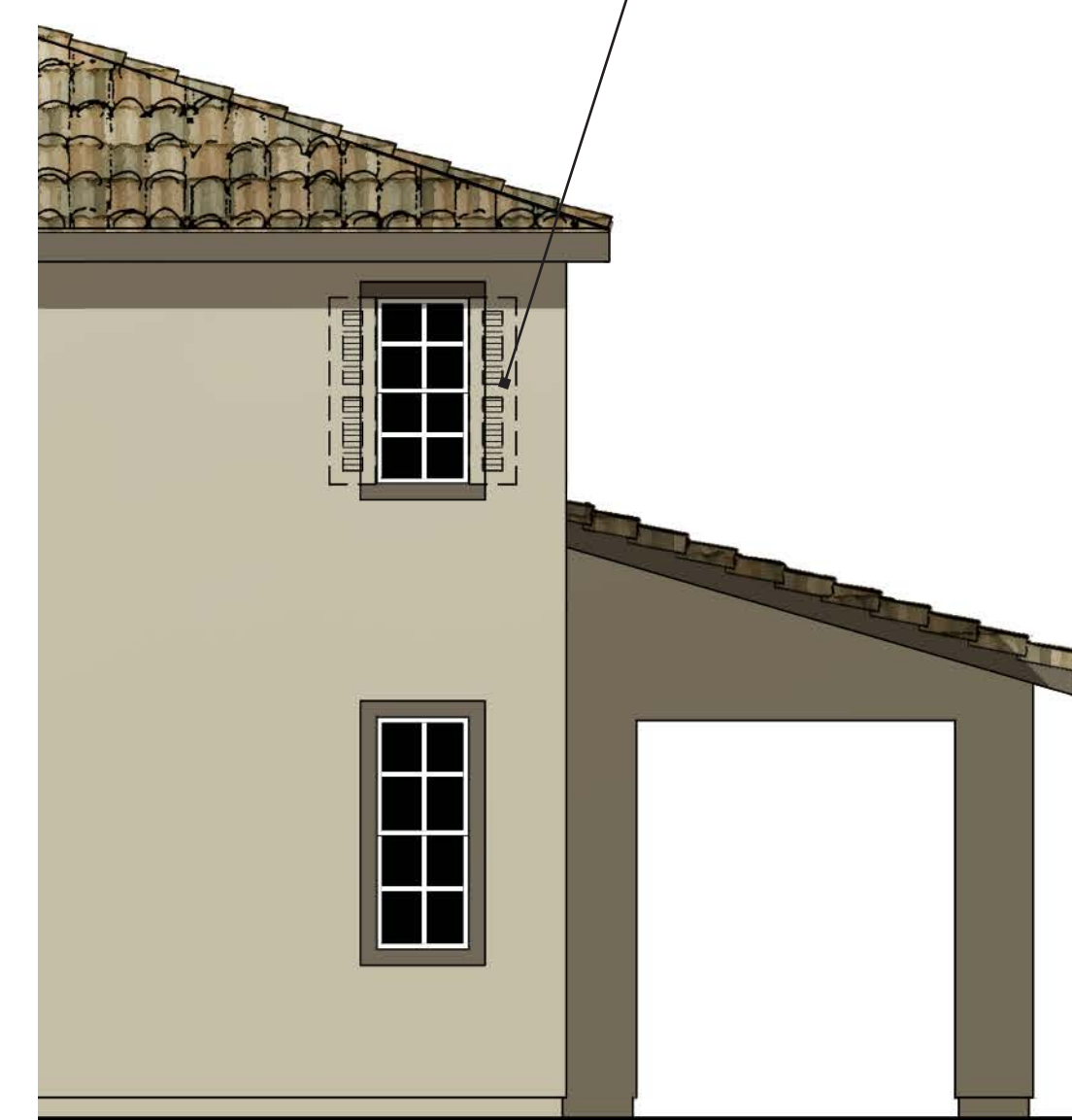
RIGHT



PLAN 3A - SPANISH REAR



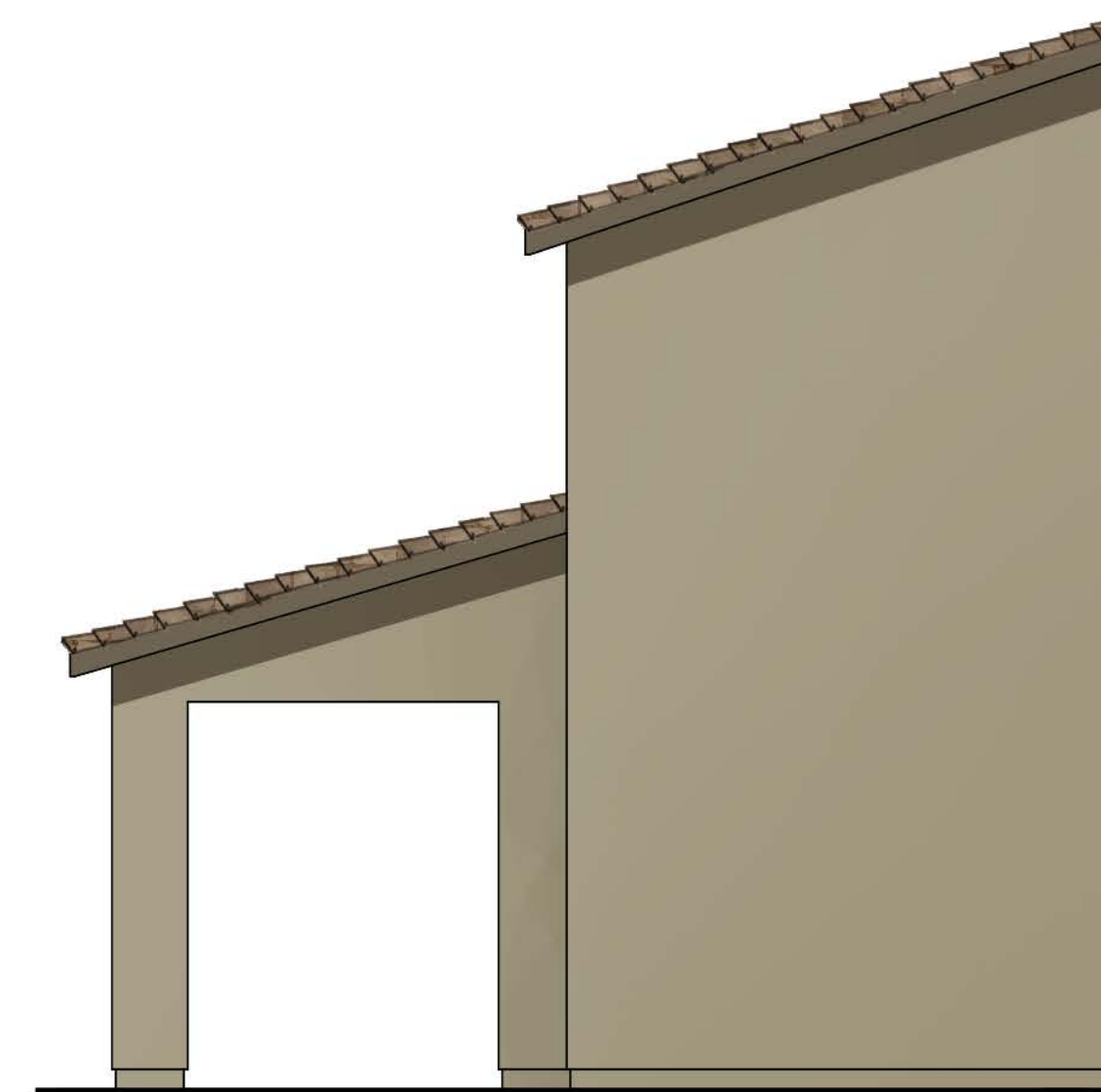
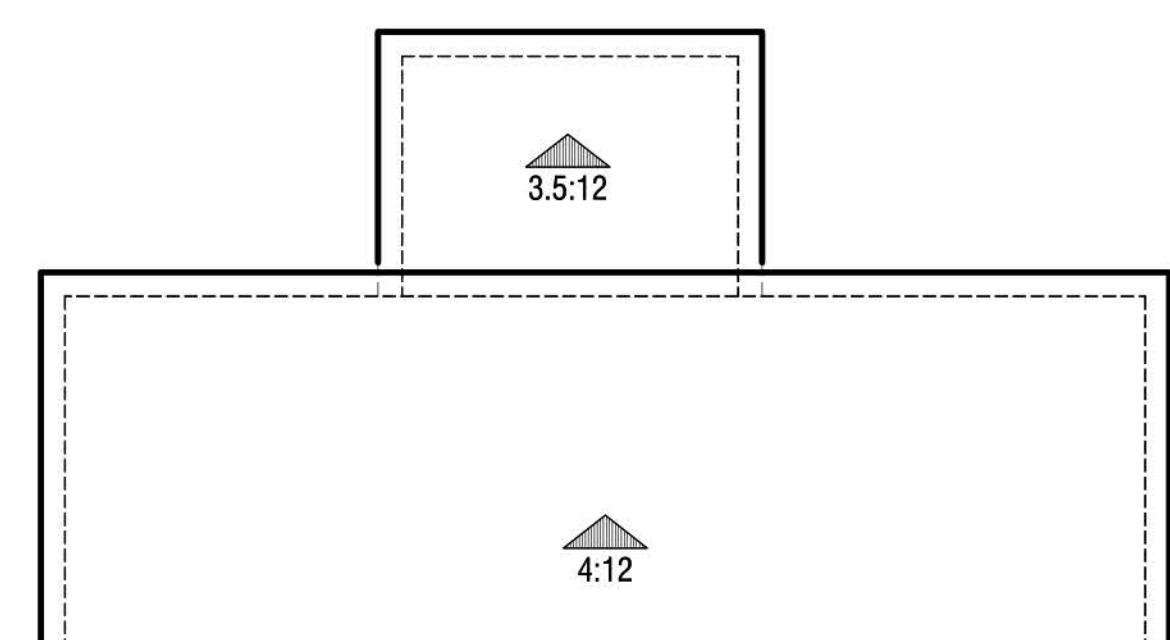
LEFT



RIGHT



PLAN 3B - TUSCAN REAR



LEFT



RIGHT



PLAN 3C - CRAFTSMAN REAR

MONARCH GROVE EXTENSION

LAKE ELSINORE, CA

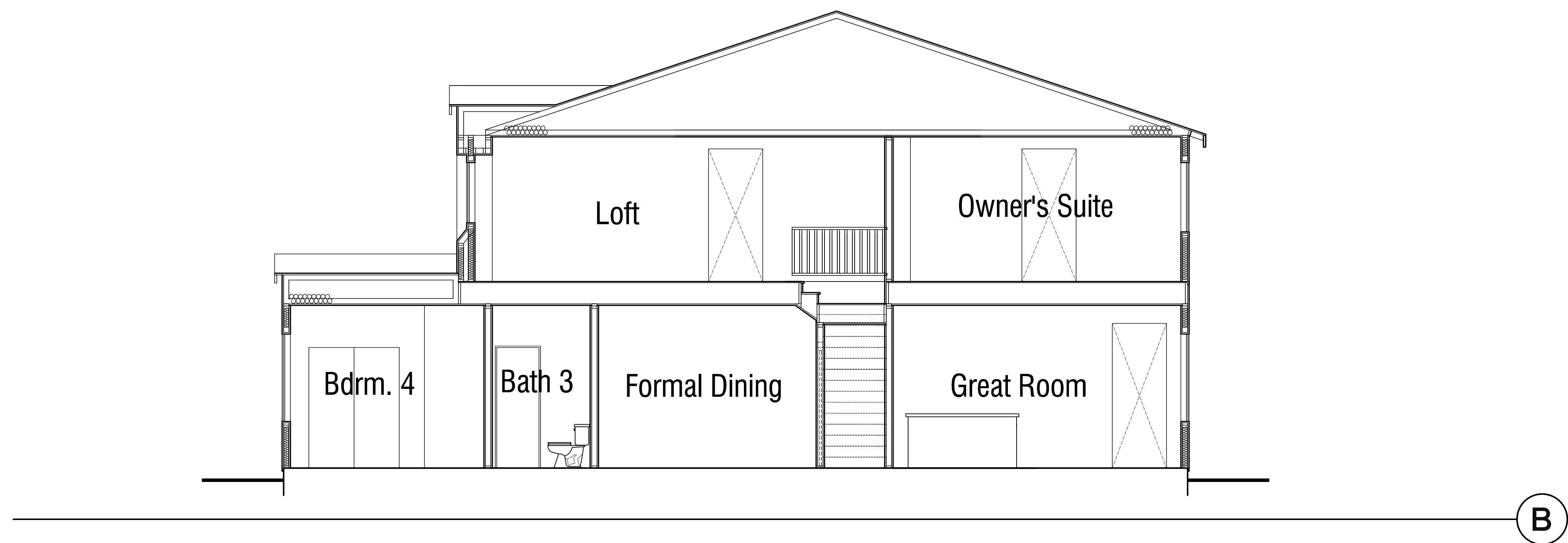
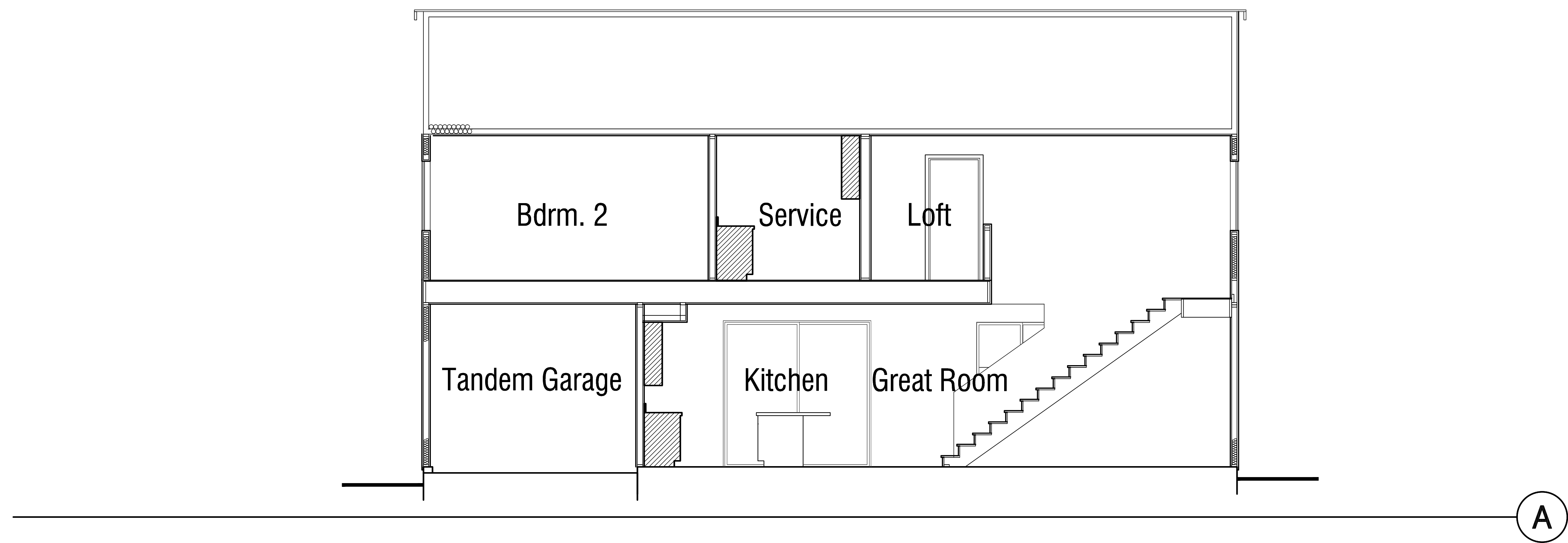
PLAN 3 - OPTIONAL COVERED PATIO ELEVATION & ROOF PLAN

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PLAN 3 - SECTIONS

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DESCRIPTION OF IRRIGATION SYSTEMS

COMPLIANCE TO GREEN CODE AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2016)

THE LANDSCAPE IRRIGATION DESIGN CONTAINS SEVERAL ELEMENTS THAT WILL BE INCORPORATED INTO THE CONSTRUCTION OF THE IRRIGATION SYSTEM TO PROMOTE THE CONSERVATION OF WATER RESOURCES.

THE LANDSCAPE WILL COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE DOCUMENT PACKAGE OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO 2016)

THE LANDSCAPE IS DIVIDED INTO IRRIGATION ZONES WITH DIFFERING WATER REQUIREMENTS BASED UPON PLANT MATERIAL, SOPE, SUN EXPOSURE, AND IRRIGATION APPLICATION TYPE AS FOLLOWS: TURFGRASS, DRIP IRRIGATION, SUPPLEMENTAL TREE WATERING (AS NECESSARY)

THE IRRIGATION SYSTEM CONSIDERS PLANT FACTORS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS 4) AS PUBLISHED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. PLANTS WITHIN THE LANDSCAPE ARE GROUPED/HYDROZONED BY SIMILAR CLASSIFICATIONS.

THE IRRIGATION SYSTEM UTILIZES THE FOLLOWING:

- 1. NORMALLY CLOSED MASTER VALVE AND FLOW SENSING EQUIPMENT TO MONITOR FLOWS AND TERMINATE IRRIGATION IN THE EVENT OF HIGH OR LOW FLOWS (H.O.A. COMMON AREA ONLY)
- 2. TURF AREAS WITH SPRAY IRRIGATION, 6" POP UP SPRINKLERS WITH CHECK VALVES AND PRESSURE REGULATION USING HIGH EFFICIENCY, MATCHED PRECIPITATION RATE HIGH EFFICIENCY NOZZLES
- 3. SHRUB PLANTER AREAS WITH IN-LINE, PRESSURE COMPENSATING DRIP TUBING
- 4. TREES WITH DEEP WATERING IRRIGATION SYSTEMS WITH SEPARATE VALVES WITH LOW FLOW STREAM BUBBLERS TO BROADCAST WATER OVER THE ENTIRE ROOTBALL WITHOUT SPRAYING TRUNK
- 5. CONTROLLER SYSTEM WITH A WEATHER BASED IRRIGATION ADJUSTMENT AND A RAIN SENSOR

THE ESTIMATED WATER USE (ETWU) WILL BE LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR NON-RESIDENTIAL LANDSCAPES PER THE 2016 CALIFORNIA MWELO

COMMON AREA LANDSCAPE DESIGN

COMMON AREAS WILL BE LANDSCAPED TO REINFORCE THE ARCHITECTURAL STYLE OF EACH HOME OR BUILDING CLUSTER. PLANTS WILL BE SELECTED FROM THE APPROVED PALETTE FOR EACH STYLE. WALK WAYS WILL BE DESIGNED TO PROVIDE A PLEASING CIRCULATION EXPERIENCE TO EACH HOME, COMMON AREA AMENITIES AND TRAILS.

MASTER INSTALLED TREE LEGEND

- STREET TREE: PER MASTER INSTALLED LANDSCAPE PLANS PREPARED BY LAND CONCERN - RHUS LANCEA
- STREET TREE: PER MASTER INSTALLED LANDSCAPE PLANS PREPARED BY LAND CONCERN - PODOCARPUS GRACILIOR
- ACCENT TREE: MINIMUM 24" BOX - LAGERSTROEMIA SPECIES

MAINTENANCE LEGEND

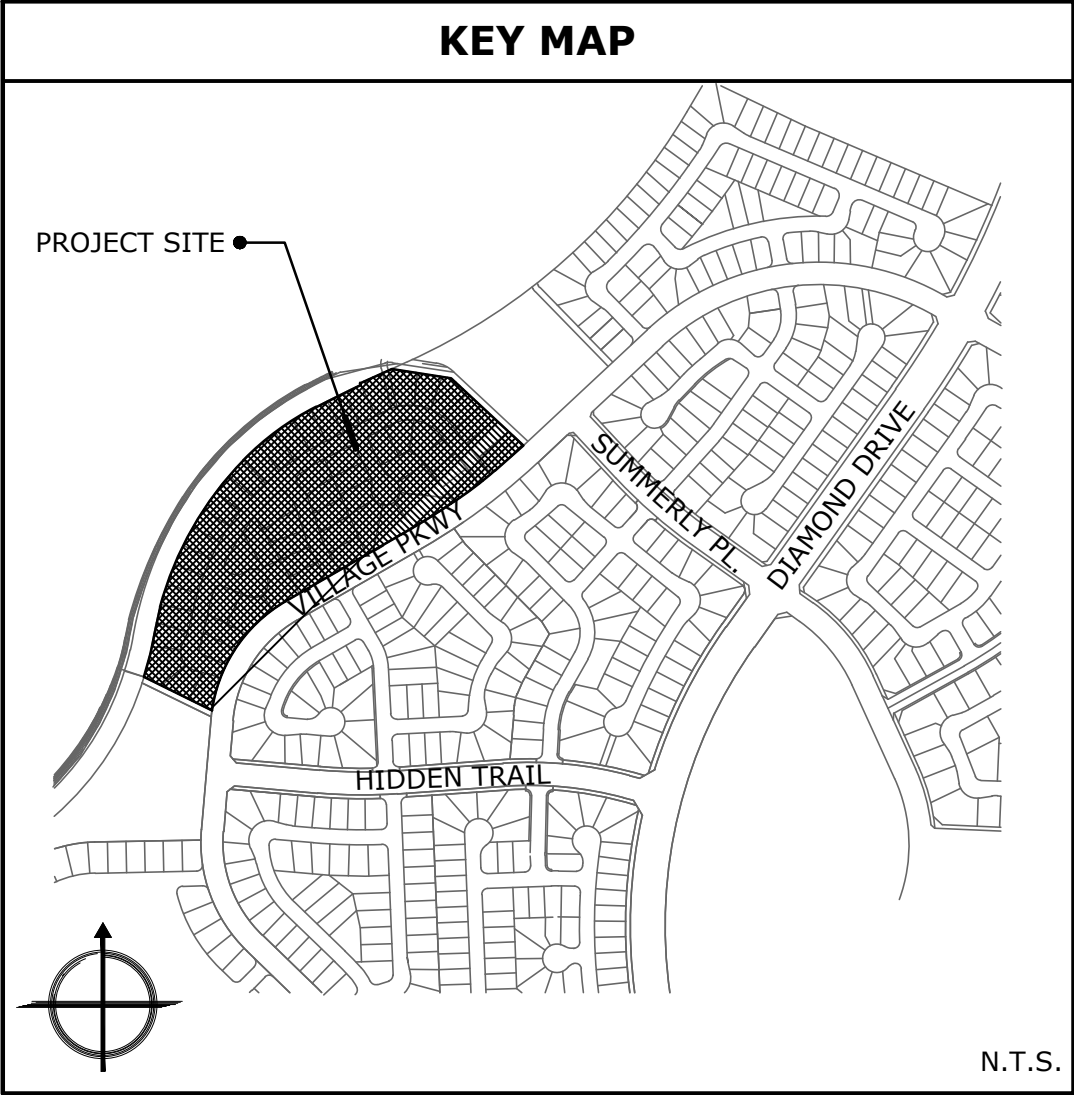
- H.O.A. MAINTAINED - MASTER INSTALLED
- HOMEOWNER MAINTAINED: FRONT YARD BUILDER INSTALLED
- HOMEOWNER MAINTAINED: PRIVATE YARD

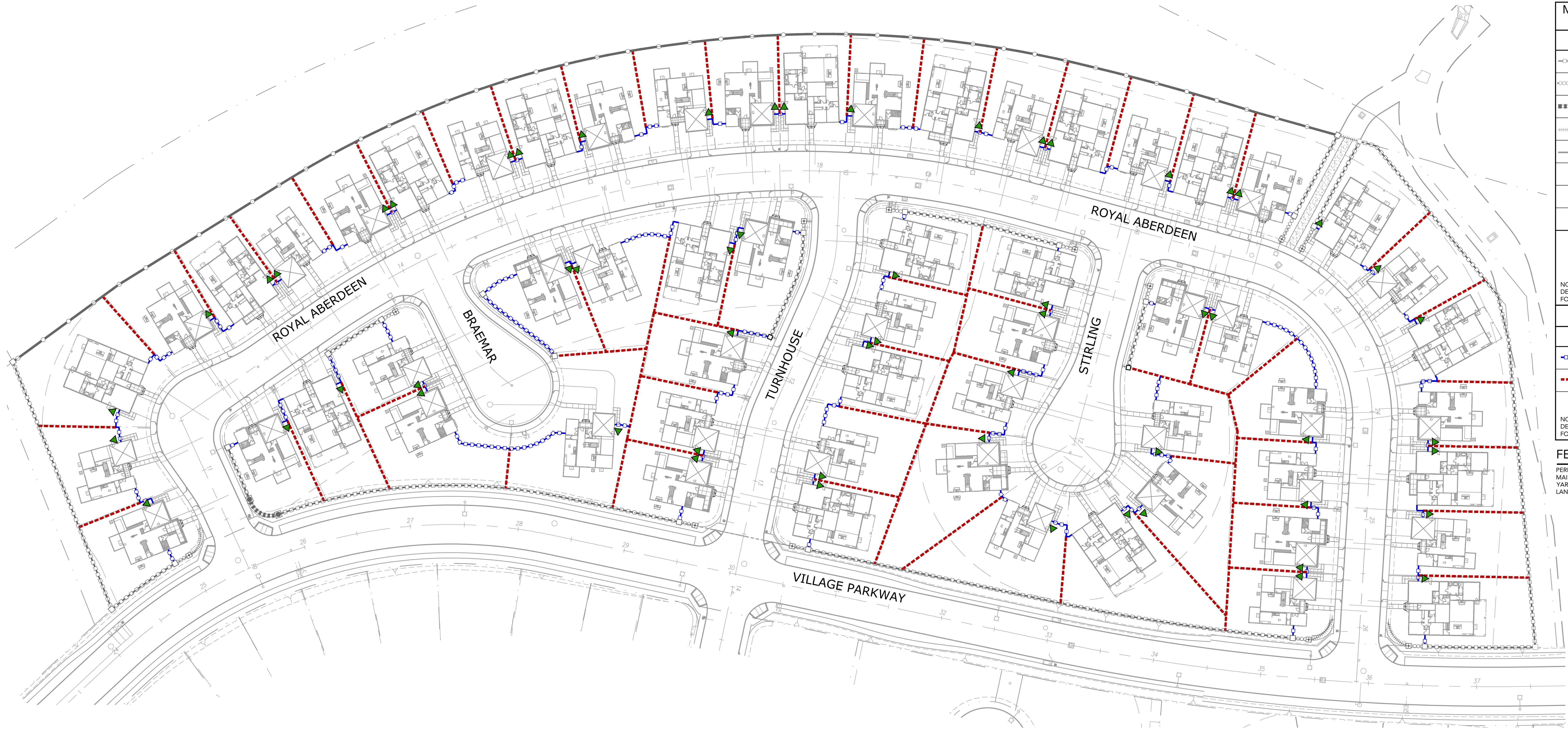
TREE PLANTING PALETTE

- CORNER ACCENT TREE: MINIMUM 36" BOX
 - Jacaranda mimosifolia
 - Chinese Flame Tree
 - Koelreuteria bipinnata
 - Golden Raintree
 - Koelreuteria paniculata
 - Southern Live Oak
 - Quercus virginiana
 - African sumac
 - Rhus lancea
- STREET TREE: MINIMUM 24" BOX
 - Podocarpus gracilior
 - Rhus lancea
 - Fern ine
 - African sumac
- EVERGREEN VERTICAL TREE / ACCENT TREE (FRONT YARD) MINIMUM 24" BOX
 - Arbutus unedo
 - Strawberry Tree
 - Cercidium x 'Desert Museum'
 - Desert Museum Palo Verde
 - Chilopsis linearis
 - Desert Willow
 - Cupaniopsis anacardioides
 - Cupania Tree
 - Elaeocarpus decipiens
 - Japanese Blueberry Tree
 - Lagerstroemia species
 - Crape Myrtle
 - Podocarpus gracilior
 - Fern ine
 - Pittosporum tenuifolium (Tree Form)
 - Kohuhu
 - Prunus caroliniana
 - Krauter Vesuvius
 - 'Krauter Vesuvius'
 - Krauter Vesuvius
 - Purple Leaf Plum

SHRUB PLANT PALETTE

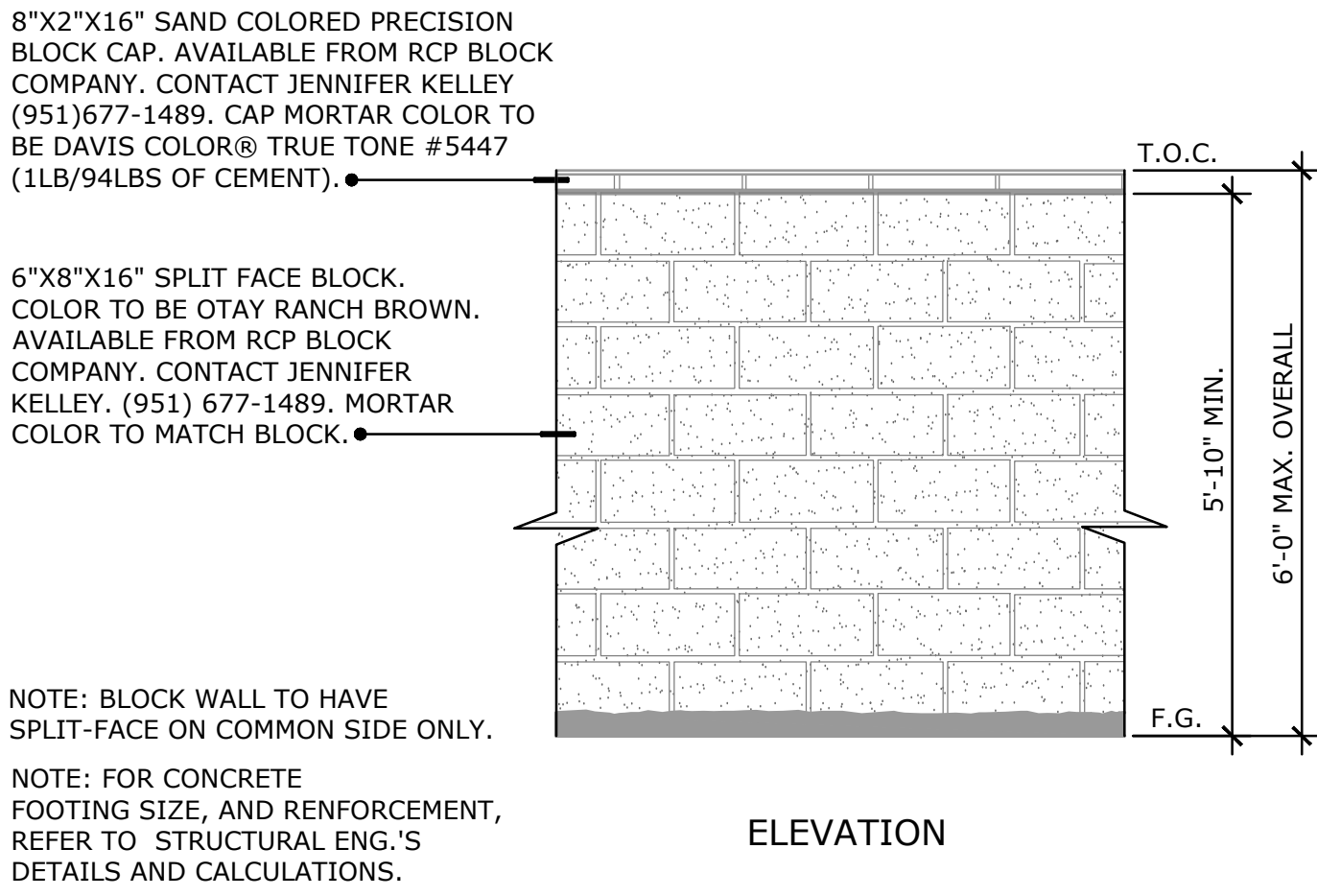
- | BOTANICAL NAME | COMMON NAME |
|--|----------------------------|
| Agave americana 'Variegata' | Variegated Century Plant |
| Agave americana | American Century Plant |
| Agave desmetiana 'Variegata' | Variegated Smooth Agave |
| Anigozanthos 'Regal Velvet' | Regal Velvet Kangaroo Paw |
| Callistemon 'Little John' | Dwarf Bottlebrush |
| Dietes 'Orange Drop' | Orange Drop Fortnight Lily |
| Festuca mairei | Atlas Fescue |
| Lantana 'New Gold' | New Gold Lantana |
| Leucophyllum frutescens 'Compacta' | Compact Texas Ranger |
| Ligustrum japonicum | Japanese Privet |
| Miscanthus sinensis 'Morning Light' | Maiden Grass |
| Muhlenbergia capillaris 'Regal Mist' | Regal Mist Muhly Grass |
| Pennisetum messiacum | Red Bunny Tails |
| Pennisetum spathiolatum | Slender Veldt Grass |
| Podocarpus macrophyllus 'Maki' | Shrubby Yew Pine |
| Pittosporum tobira 'Variegata' | Variegated Tobira |
| Rosa 'Flower Carpet' (Red) | Carpet Rose |
| Rosa iceberg 'White' | White Shrub Rose |
| Rosmarinus officinalis 'Huntington Carpet' | Rosemary |
| Tecoma x 'Sierra Apricot' | Sierra Apricot Esperanza |
| Teucrium chamaedrys | Germander |
| Xylosma congestum 'Compactum' | Shiny Xylosma |





MASTER INSTALLED FENCE AND WALL SCHEDULE	
SYMBOL	DESCRIPTION/ MATERIAL
	6'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.
	3'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.
	6'-0" HIGH STONE WALL W/ ELDORADO CAP.
	CONCRETE MOW CURB
	6'-0" T.S. VIEW FENCE WITH CONCRETE MOW CURB
	6'-8" HIGH SPLIT FACE PILASTER W/ PRECAST CAP.
	3'-8" HIGH SPLIT FACE PILASTER W/ PRECAST CAP.
	6'-8" HIGH STONE PILASTER W/ ELDORADO CAP.
*NOTE: 3'-0" CORNER LOT SETBACK FROM R.O.W. TO FACE OF WALL PER SUMMERLY DESIGN GUIDELINES.	
*NOTE: REFERENCE ENGINEERING PLANS FOR ALL RETAINING WALLS	
NOTE: REINFORCE AND GROUT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. CONTRACTOR RESPONSIBLE FOR QUANTITIES.	
FENCE AND WALL SCHEDULE	
SYMBOL	DESCRIPTION/ MATERIAL
	6'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.
	6'-0" HIGH WOOD SIDE YARD FENCE
	3'-0" WIDE WOOD GATE: TO MATCH ARCHITECTURAL STYLE
NOTE: REINFORCE AND GROUT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. CONTRACTOR RESPONSIBLE FOR QUANTITIES.	

FENCE AND WALL NOTE
PERIMETER AND SIDE YARD FENCE AND WALLS TO BE MAINTAINED BY THE H.O.A. REFER TO SUMMERLY TRACT 11 SIDE YARD LANDSCAPE PLANS AND SUMMERLY PHASE DDA-C LANDSCAPE PLANS PREPARED BY LAND CONCERN.



6'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP

SCALE: 1/2"=1'-0" (24)

NOTE: ALL WOOD TO BE S4S KILN DRIED, UNLESS OTHERWISE NOTED.

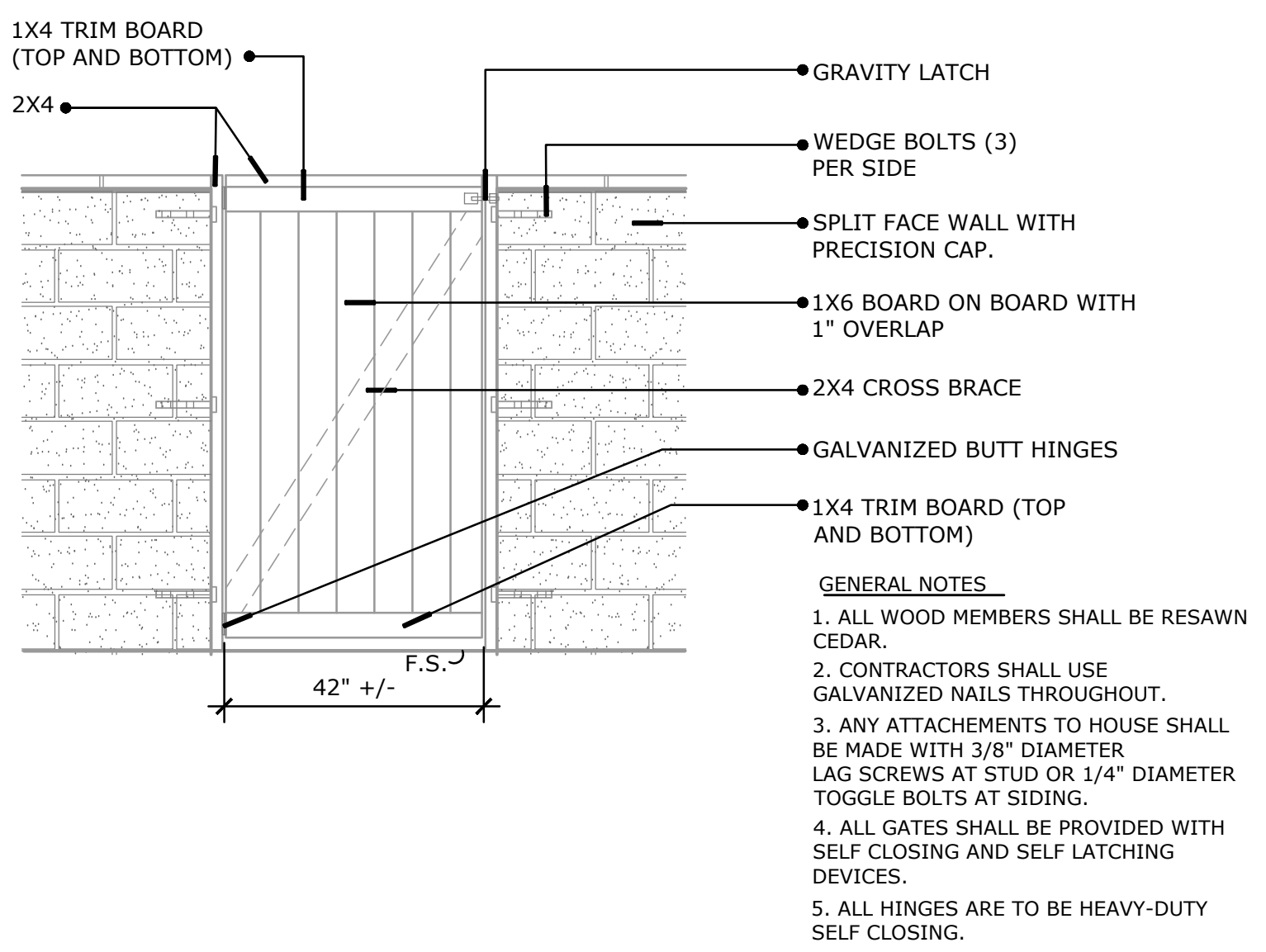
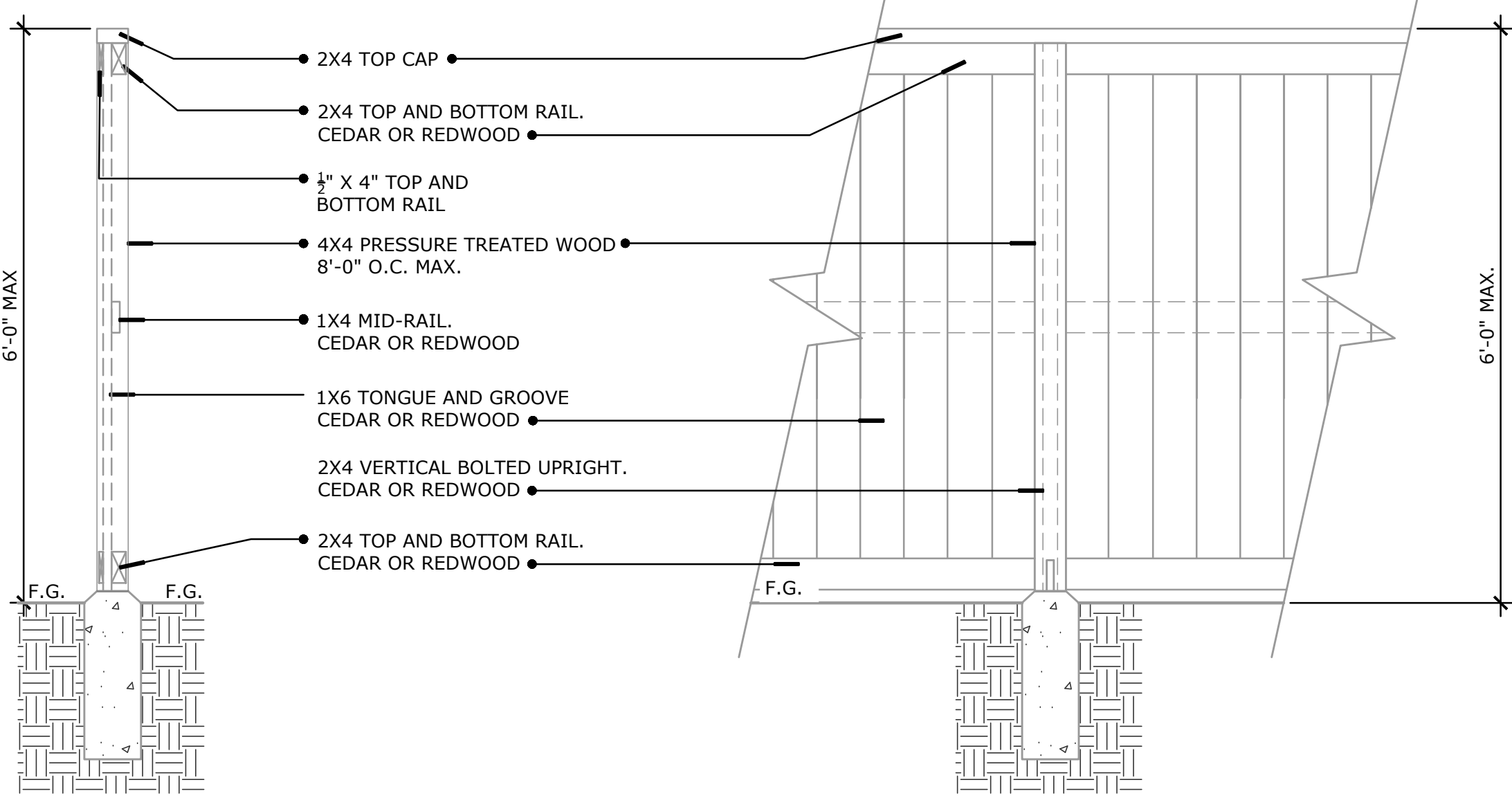
PAINT FOR WOOD TO BE BASED PRIMER...TOP COAT W/ PREMIUM WATER-BASED LATEX ENAMEL. WOOD OR VINYL COLORS TO BE APPROVED BY R.M.V.

WHEN ADJACENT TO H.O.A. MAINTAINED AREAS, MATERIALS MUST BE MASONRY AND/OR TUBULAR STEEL.

POSTS SHALL NOT BE CONNECTED TO PILASTERS / WALLS WHERE OCCURS. GAP BETWEEN PILASTER / WALLS SHALL BE 1" MIN.

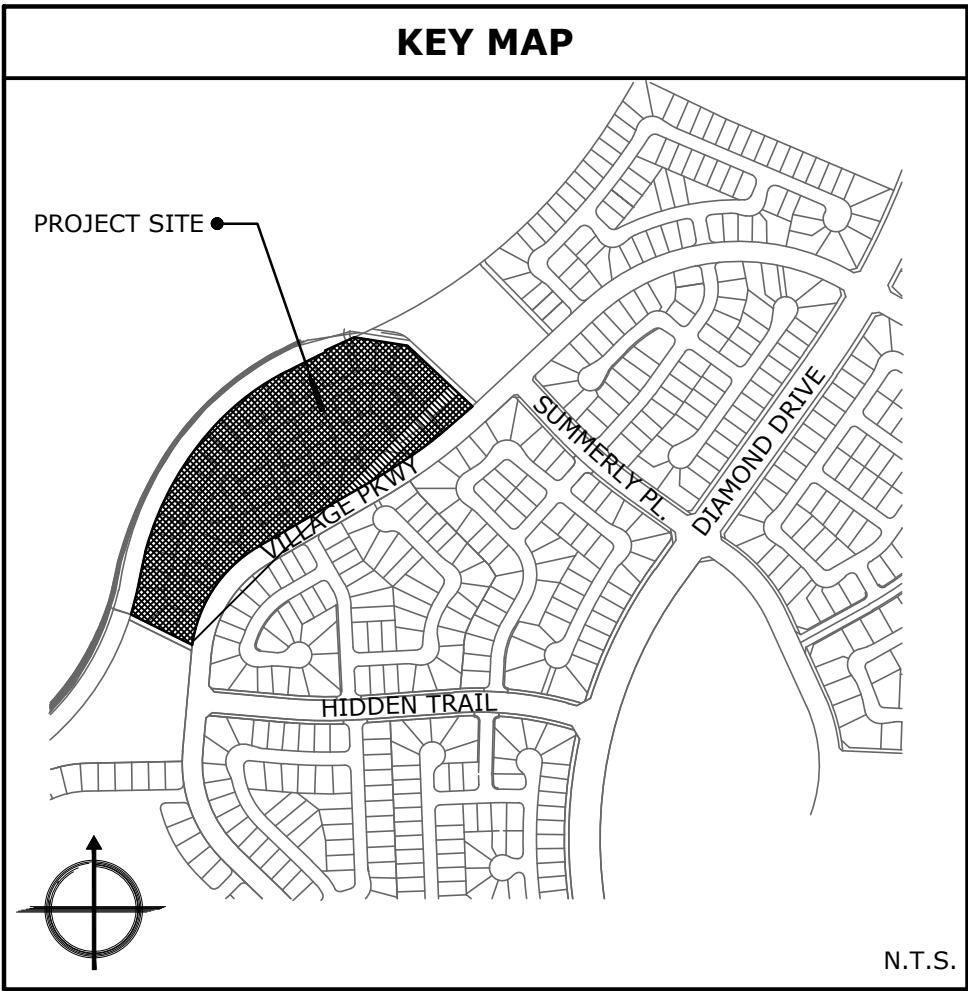
TYPICAL WOOD FENCE

SCALE: 3/4"=1'-0" (16)



WOOD GATE

SCALE: 1/2"=1'-0" (FCTR24)

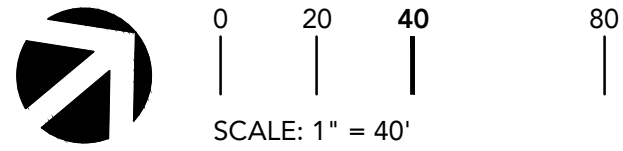


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LAND CONCERN
LANDSCAPE ARCHITECTURE
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O 949.250.4822 www.landconcern.com

Summerly - Monarch Tract 11
Lake Elsinore, CA

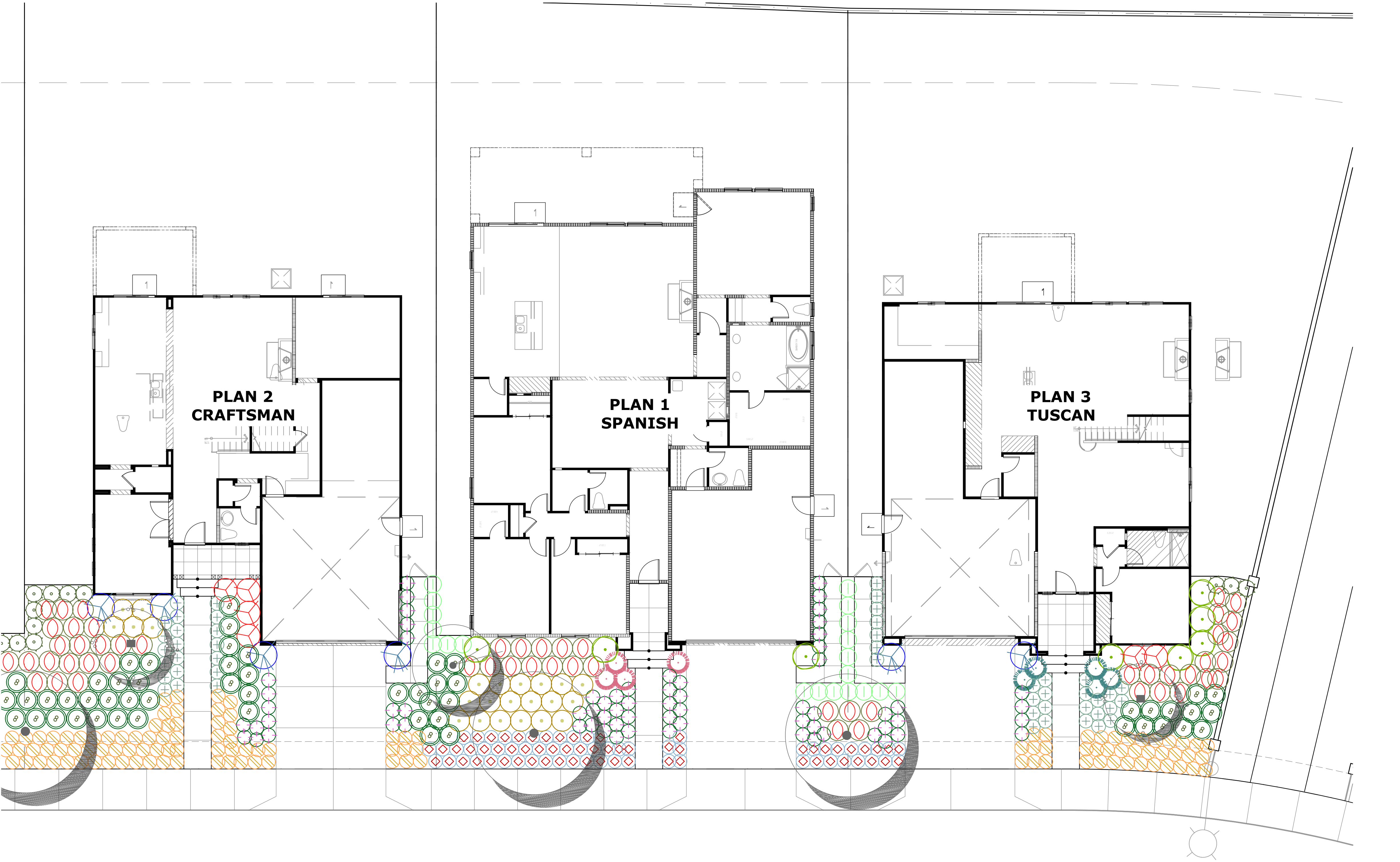
Conceptual Fence and Wall Plan



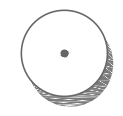
SPANISH PLANT PALETTE				
SHRUBS				
	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent	Agave americana 'Variegata'	Variegated Century Plant	15 gal.	6 ft.
Accent	Agave americana	American Century Plant	15 gal.	6 ft.
Accent	Agave desmetiana 'Variegata'	Variegated Smooth Agave	5 gal.	2.5 ft.
Accent / Midground	Anigozanthos 'Regal Velvet'	Regal Velvet Kangaroo Paw	5 gal.	1.5 ft.
Foreground / Midground	Bulbine frutescens 'Tiny Tnagerine'	Tangerine Stalked Bulbine	1 gal.	2.5 ft.
Midground	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.
Midground	Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	4 ft.
Background	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	4 ft.
Foreground / Midground	Lantana 'New Gold'	New Gold Lantana	1 gal.	2.5 ft.
Background	Ligustrum japonicum	Japanese Privet	5 gal.	3 ft.
Upright Accent / Background	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.	4 ft.
Foreground / Midground	Rosa 'Flower Carpet' (Red)	Carpet Rose	2 gal.	3 ft.
Midground / Background / Accent	Rosa iceberg 'White'	White Shrub Rose	5 Gal.	3 ft.
Foreground	Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.
Midground / Background / Accent	Tecoma x 'Sierra Apricot'	Sierra Apricot Esperanza	5 Gal.	3 ft.
Foreground	Teucrium chamaedrys	Germander	1 Gal.	2 ft.
Background	Xylosma congestum 'Compactum'	Shiny Xylosma	5 gal.	5 ft.
TREES				
Evergreen Vertical Tree	Arbutus unedo	Strawberry Tree	24" Box	Per Plan
Accent Tree	Chilopsis linearis 'Burgundy'	Burgundy Desert Willow	24" Box	Per Plan
Accent Tree	Lagerstroemia species	Crape Myrtle	24" Box	Per Plan
Evergreen Vertical Tree	Podocarpus gracilior	Fern Pine	24" Bos	Per Plan
Accent Tree	Palo verde 'Desert Museum'	Desert Museum Palo Verde	24" Box	Per Plan

Tuscan Plant Palette				
	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent	Agave americana 'Variegata'	Variegated Century Plant	15 gal.	6 ft.
Accent	Agave americana	American Century Plant	15 gal.	6 ft.
Accent	Agave desmetiana 'Variegata'	Variegated Smooth Agave	5 gal.	2.5 ft.
Accent / Midground	Anigozanthos 'Regal Velvet'	Regal Velvet Kangaroo Paw	5 gal.	1.5 ft.
Foreground / Midground	Bulbine frutescens 'Tiny Tnagerine'	Tangerine Stalked Bulbine	1 gal.	2.5 ft.
Midground	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.
Midground	Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	4 ft.
Foreground	Festuca mairei	Atlas Fescue	1 gal.	24 in.
Background	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	4 ft.
Foreground / Midground	Lantana 'New Gold'	New Gold Lantana	1 gal.	2.5 ft.
Background	Ligustrum japonicum	Japanese Privet	5 gal.	3 ft.
Midground / Accent	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	5 gal.	3 ft.
Midground	Pennisetum messiacum	Red Bunny Tails	1 gal.	2.5 ft.
Midground	Pennisetum spathiolatum	Slender Veldt Grass	1 Gal.	2.5 ft.
Foreground / Midground	Rosa 'Flower Carpet' (Red)	Carpet Rose	2 gal.	3 ft.
Midground / Background / Accent	Rosa iceberg 'White'	White Shrub Rose	5 Gal.	3 ft.
Foreground	Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.
Foreground	Teucrium chamaedrys	Germander	1 Gal.	2 ft.
TREES				
Evergreen Vertical Tree	Arbutus unedo	Strawberry Tree	24" Box	Per Plan
Accent Tree	Lagerstroemia species	Crape Myrtle	24" Box	Per Plan
Evergreen Vertical Tree	Pittosporum tenuifolium 'Silver Sheen' Tree form	Kohuhu	24" Box	Per Plan
Accent	Prunus caroliniana 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	24" Box	Per Plan

Craftsman Plant Palette				
	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Midground	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.
Midground	Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	4 ft.
Foreground	Festuca mairei	Atlas Fescue	1 gal.	24 in.
Background	Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	5 gal.	4 ft.
Foreground / Midground	Lantana 'New Gold'	New Gold Lantana	1 gal.	2.5 ft.
Background	Ligustrum japonicum	Japanese Privet	5 gal.	3 ft.
Background/Accent	Miscanthus sinensis 'Morning Light'	Maiden Grass	1 Gal.	4 ft.
Midground / Accent	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly Grass	5 gal.	3 ft.
Midground	Pennisetum messiacum	Red Bunny Tails	1 gal.	2.5 ft.
Midground	Pennisetum spathiolatum	Slender Veldt Grass	1 Gal.	2.5 ft.
Upright Accent / Background	Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	15 Gal.	4 ft.
Foreground / Midground	Rosa 'Flower Carpet' (Red)	Carpet Rose	2 gal.	3 ft.
Midground / Background / Accent	Rosa iceberg 'White'	White Shrub Rose	5 Gal.	3 ft.
Foreground	Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.
Midground / Background / Accent	Tecoma x 'Sierra Apricot'	Sierra Apricot Esperanza	5 Gal.	3 ft.
Background	Xylosma congestum 'Compactum'	Shiny Xylosma	5 gal.	5 ft.
TREES				
Evergreen Vertical Tree	Arbutus unedo	Strawberry Tree	24" Box	Per Plan
Accent	Cupaniopsis anacardioides	Cupania Tree	24" Box	Per Plan
Evergreen Vertical Tree	Elaeocarpus decipens	Japanese Blueberry Tree	2" Box	Per Plan
Accent Tree	Lagerstroemia species	Crape Myrtle	24" Box	Per Plan



TREE LEGEND

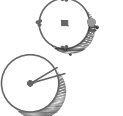
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STREET TREE: MINIMUM 24" BOX

Podocarpus gracilior

Rhus lancea

Fern line

African sumac
- 

EVERGREEN VERTICAL TREE / ACCENT TREE

(FRONT YARD) MINIMUM 24" BOX

SHRUB LEGEND

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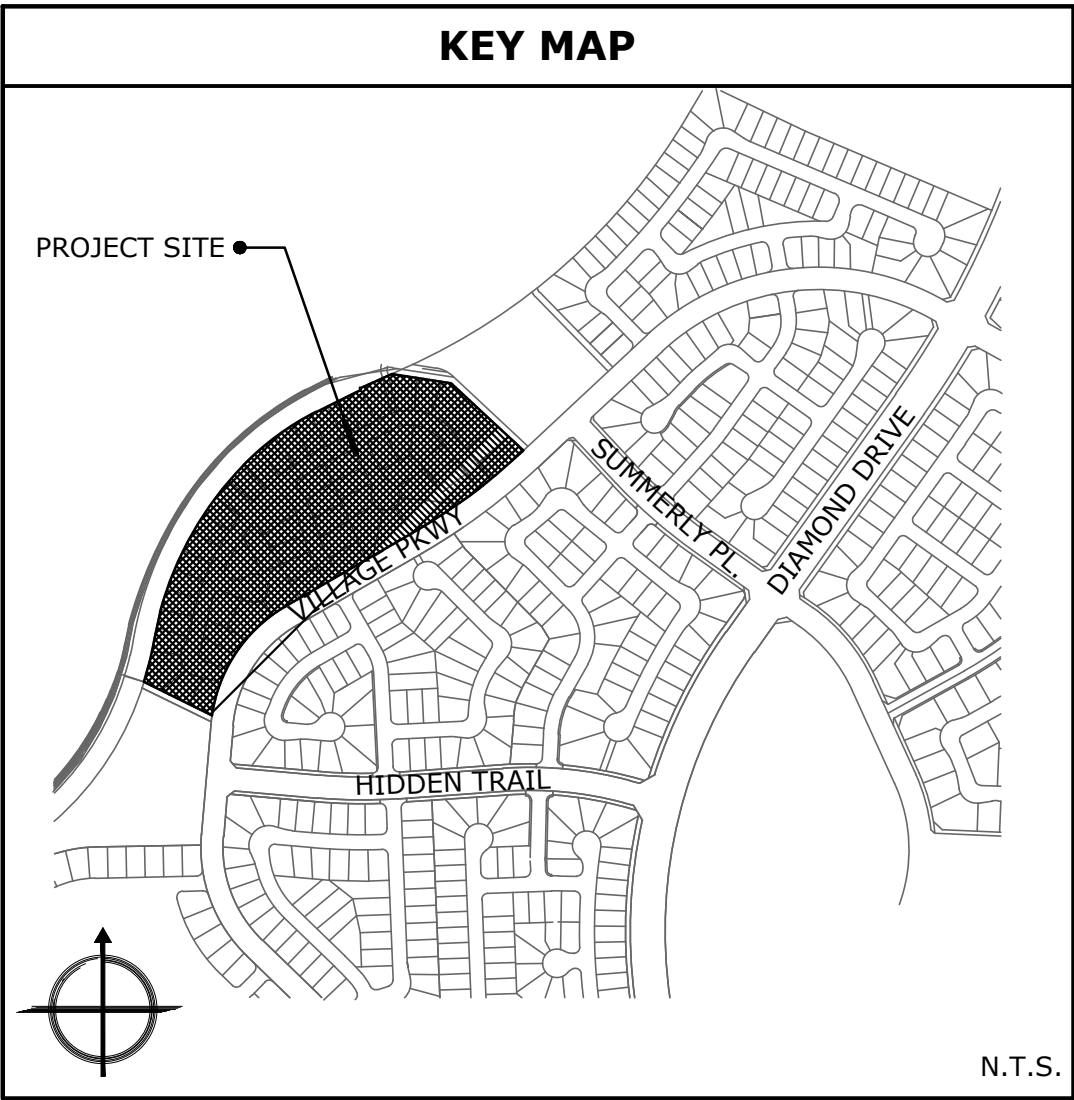
FOREGROUND SHRUBS
- 

MID-GROUND / BACKGROUND SHRUBS
- 

UPRIGHT BACKGROUND / ACCENT SHRUBS
- 

BACKGROUND SHRUBS
- 

ACCENT SHRUBS



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