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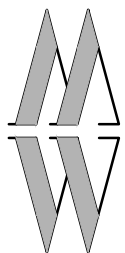


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SHEET INDEX

LAKE ELSINORE, CA
WMC PROJECT NO. 10246.00

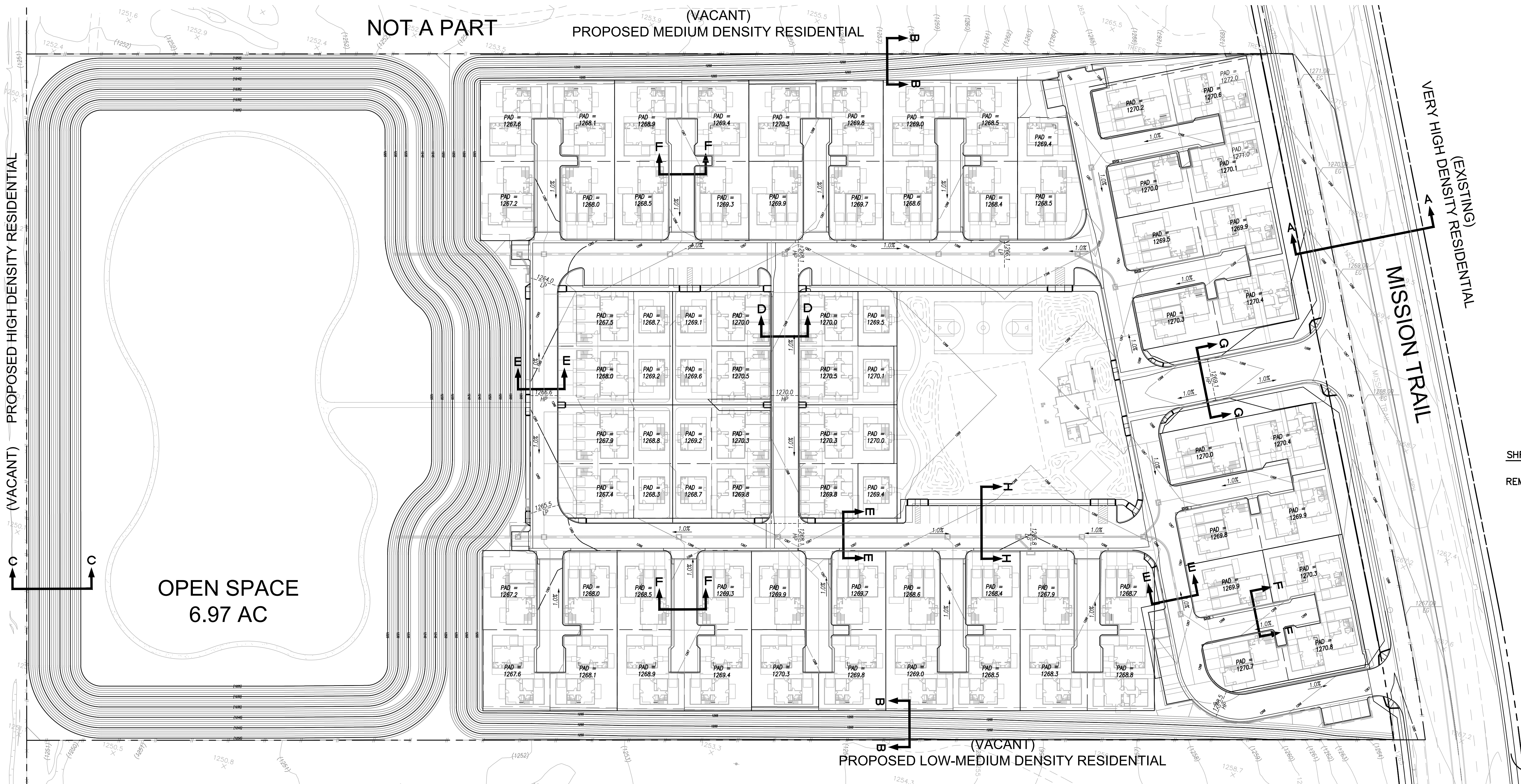
09/01/2017 PC Submittal



WILSON MIKAMI
CORPORATION

9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090



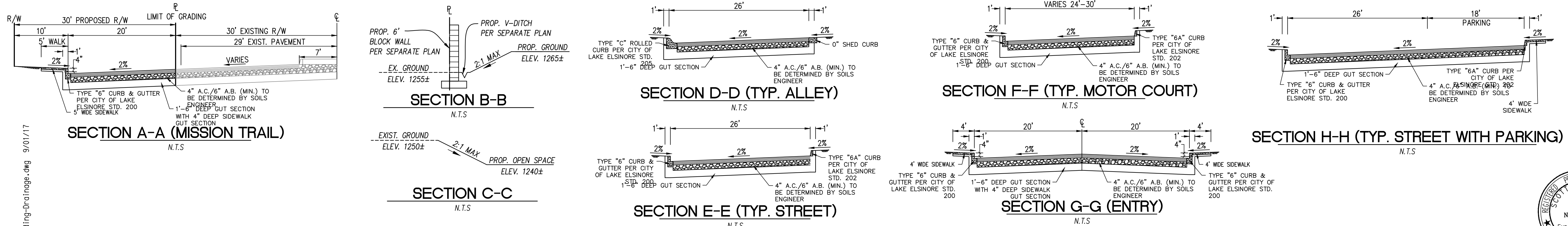


LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- TOP & TOE OF SLOPE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PAD=XXXX.X
- SHEET FLOW RATE
- GRADED SWALE
- STREET CENTERLINE
- SWALE HIGH POINT
- FLOWLINE
- GRADE BREAK
- PROPOSED STORM DRAIN
- GB GRADE BREAK
- FS FINISH SURFACE
- LP LOW POINT
- HP HIGH POINT

EARTHWORK QUANTITIES

	CUT	FILL
RAW	17,781 C.Y.	209,885 C.Y.
SHRINKAGE(7.5%±)	(1,334 C.Y.)	
TOTAL	19,115 C.Y.	209,885 C.Y.
REMEDIAL GRADING	156,771 C.Y.	156,771 C.Y.

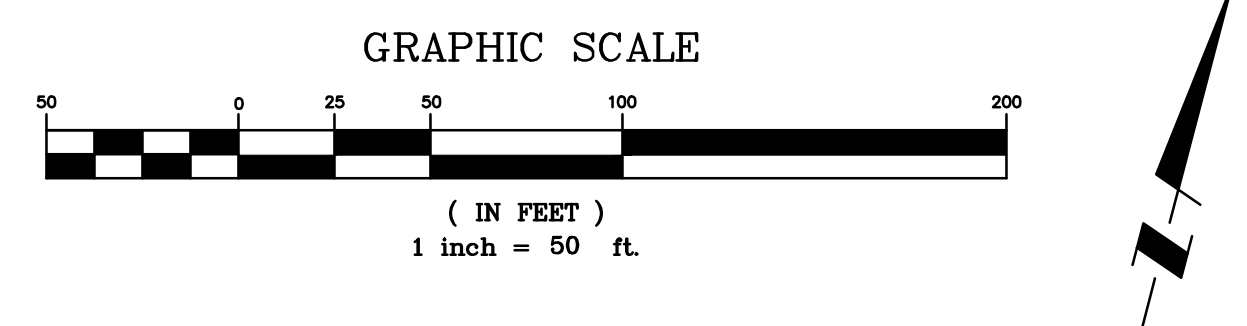


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GRADING AND DRAINAGE

C.2

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09/01/2017 2nd SUBMITTAL

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S:\10246.00\dwg\PRSP0003 - Wall - Fence.dwg 9/01/17



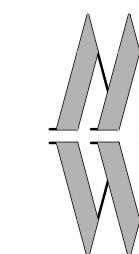
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WALL AND FENCE PLAN

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06/23/2017 1st SUBMITTAL
09/01/2017 2nd SUBMITTAL

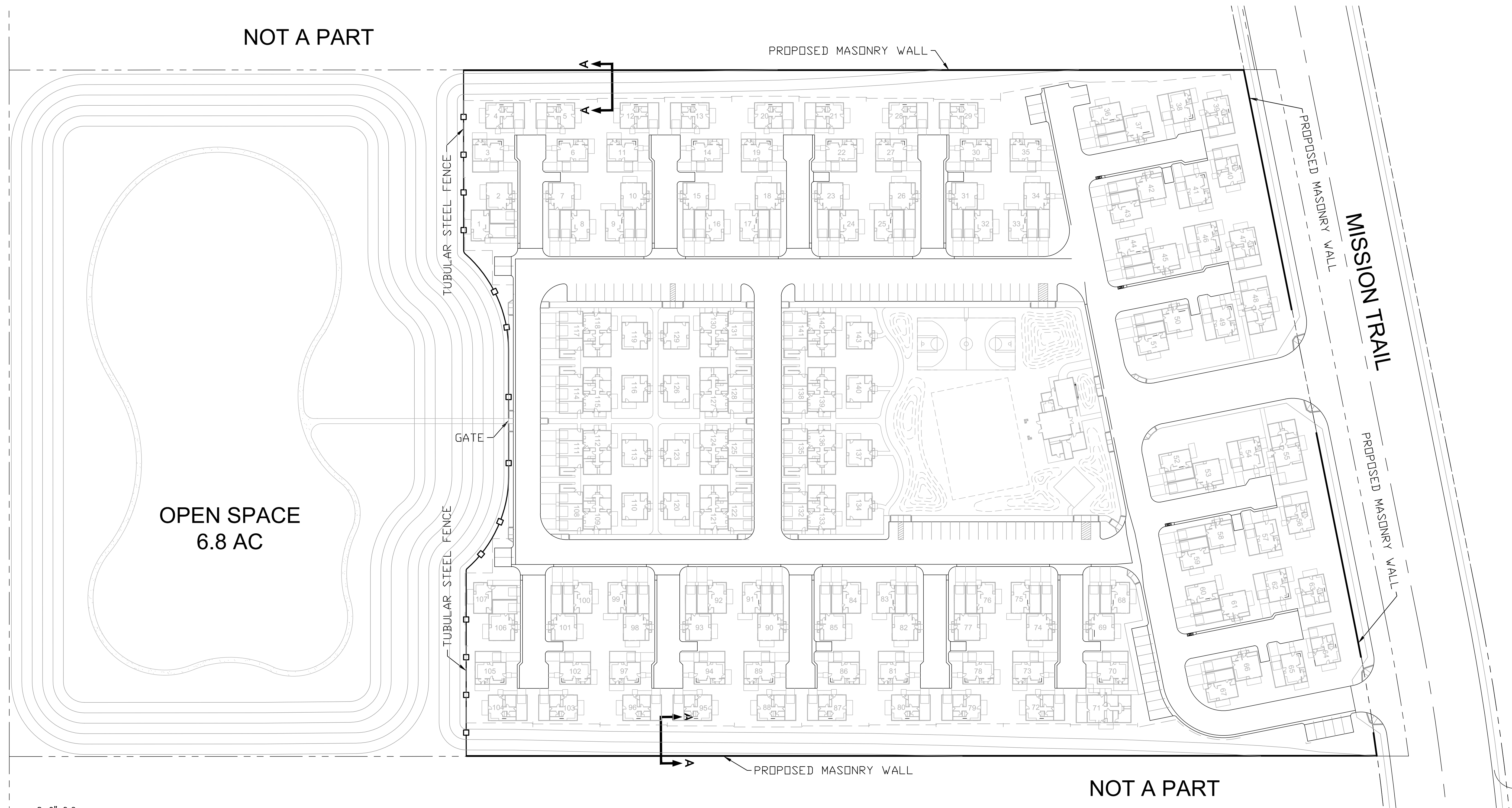
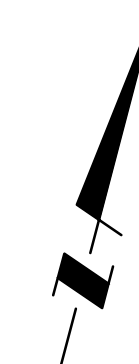
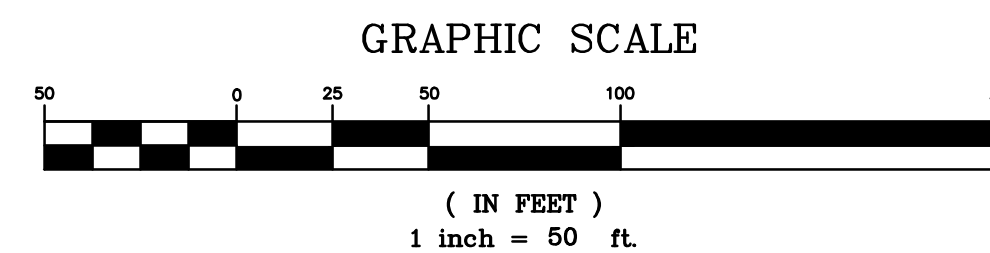
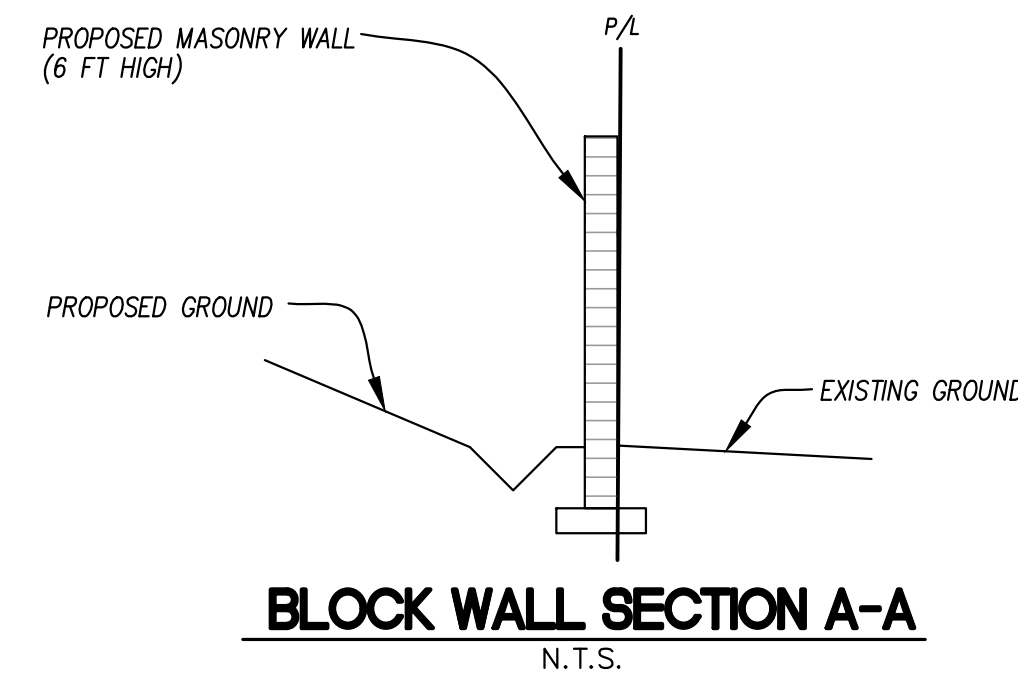
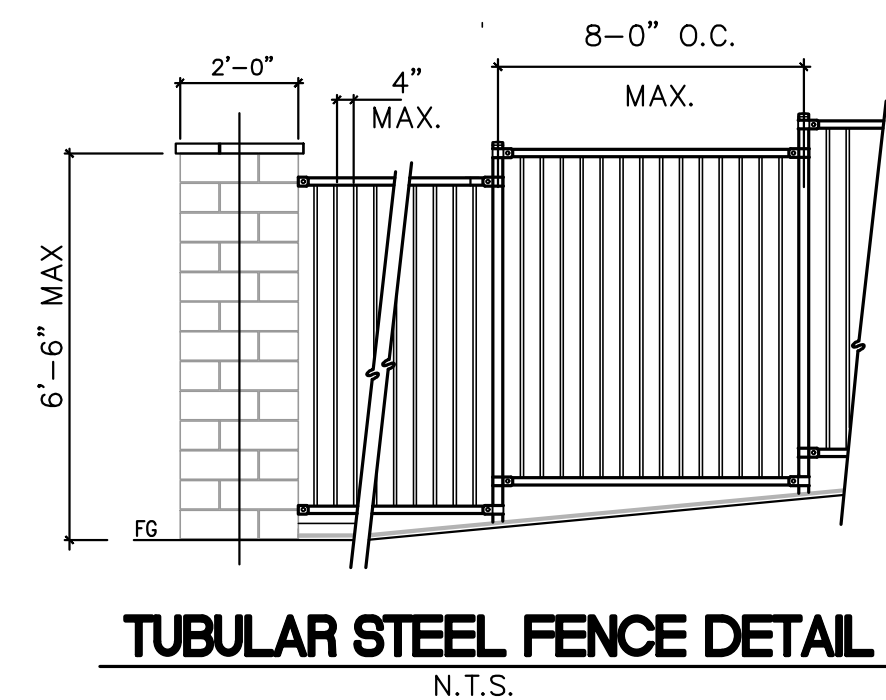


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C.3





Park Cluster View



Mission Trails Streetscene



Interior Street View



Exterior Cluster View
A.I.

MISSION TRAILS PROPERTY

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Site Perspectives

LAKE ELSINORE, CA

KTGY # 130213

05.19.2016

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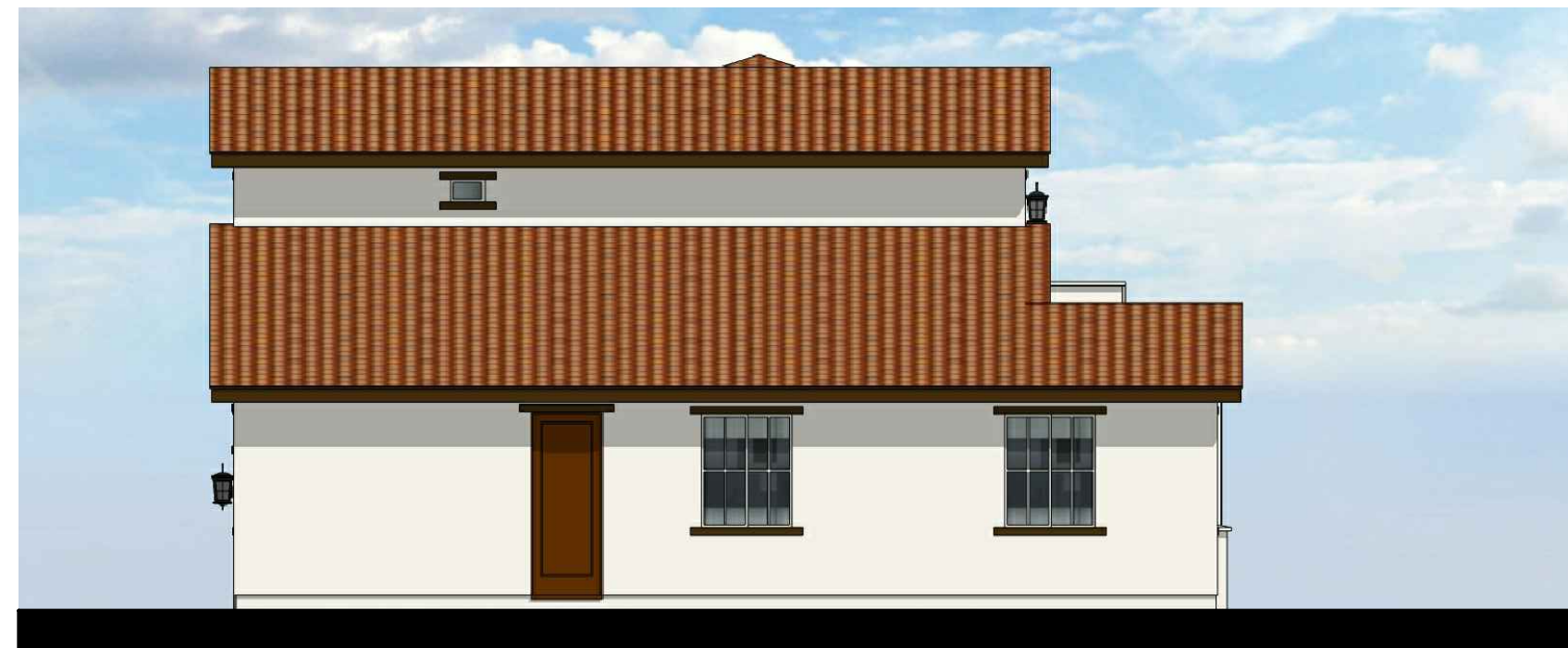




Front



Left



Rear



Plan 1/6

Right

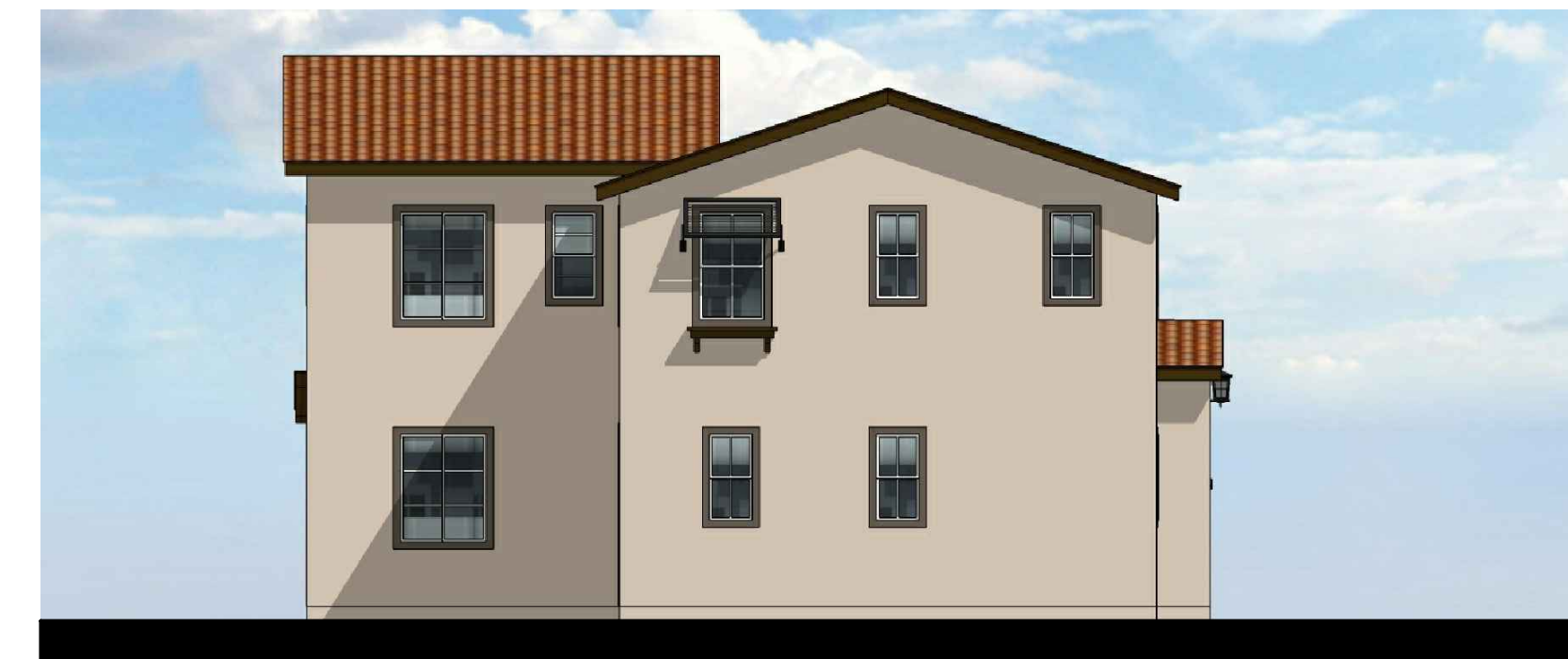
- Spanish Tile Roof
- Stucco 16/20 Sand Finish
- Foam Trim
- Window Grids
- Metal Awning
- Gable End Detail
- Coach Light
- Address Plaque



Front



Left



Rear



Plan 2/3

Right

- Spanish Tile Roof
- Stucco 16/20 Sand Finish
- Foam Trim
- Window Grids
- Decorative Shutters
- Gable End Detail
- Coach Light
- Address Plaque



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EXTERIOR ELEVATIONS - SPANISH

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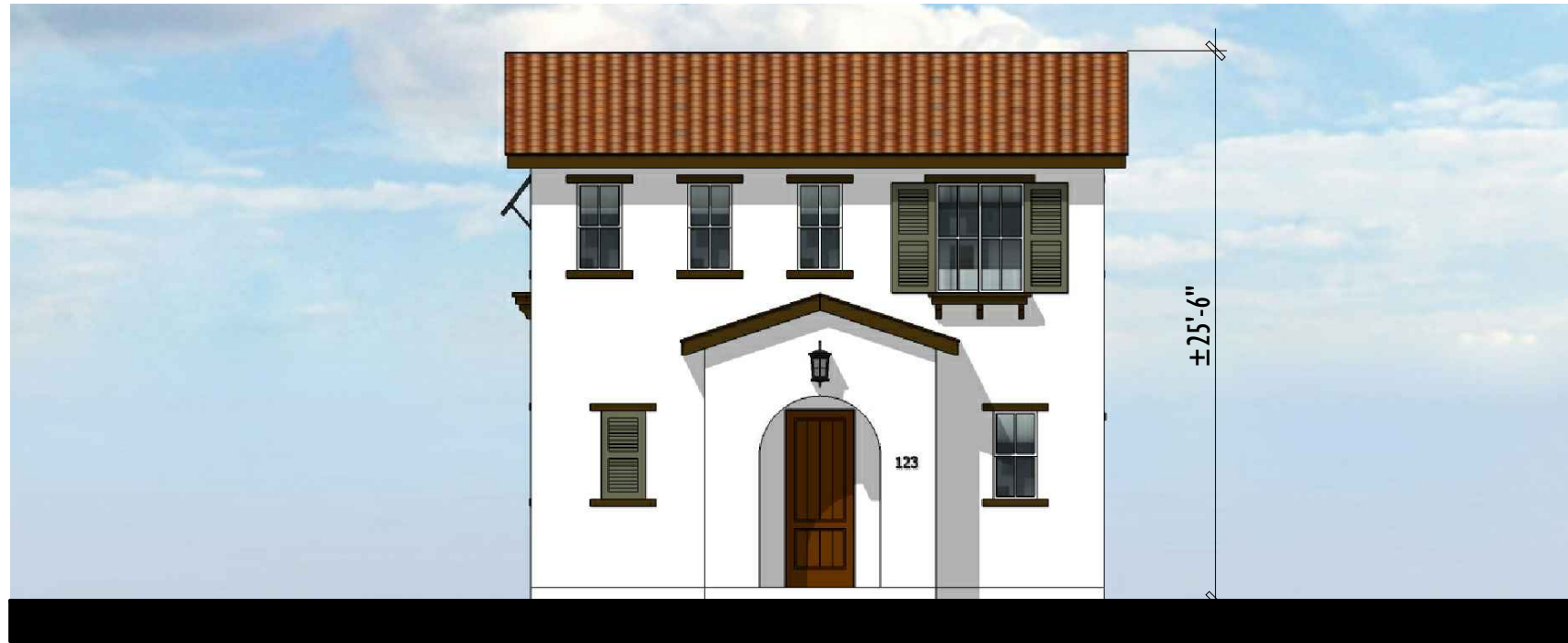
KTGY # 130213

2017-08-02

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A2.1



- Spanish Tile Roof
- Stucco 16/20 Sand Finish
- Foam Trim
- Window Grids
- Decorative Shutters
- Coach Light
- Address Plaque

Front



Left



Rear



Right

Plan 3



- Spanish Tile Roof
- Stucco 16/20 Sand Finish
- Foam Trim
- Window Grids
- Metal Awning
- Gable End Detail
- Coach Light
- Address Plaque

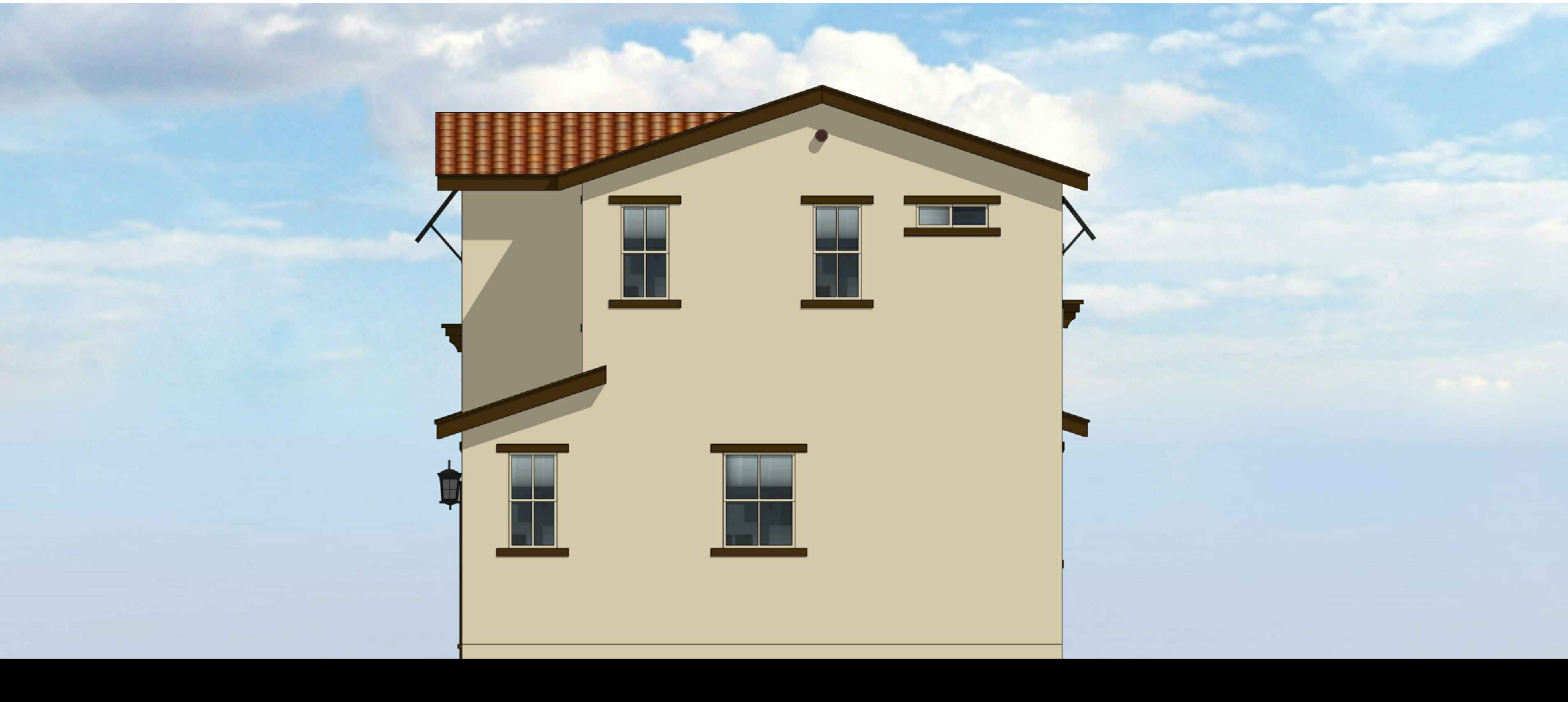
Front



Left



Rear



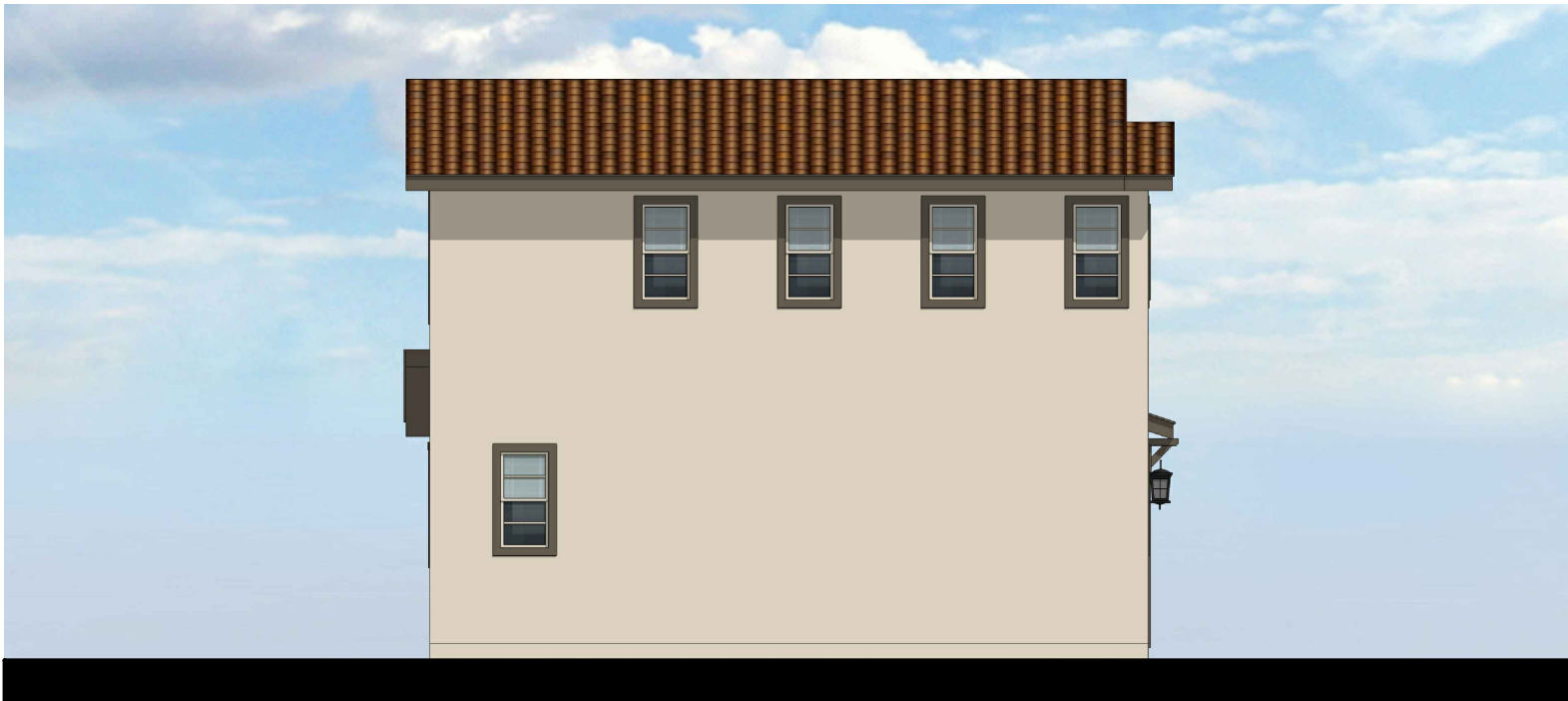
Right

Plan 4



- Spanish Tile Roof
- Stucco 16/20 Sand Finish
- Foam Trim
- Window Grids
- Decorative Shutters
- Gable End Detail
- Coach Light
- Address Plaques

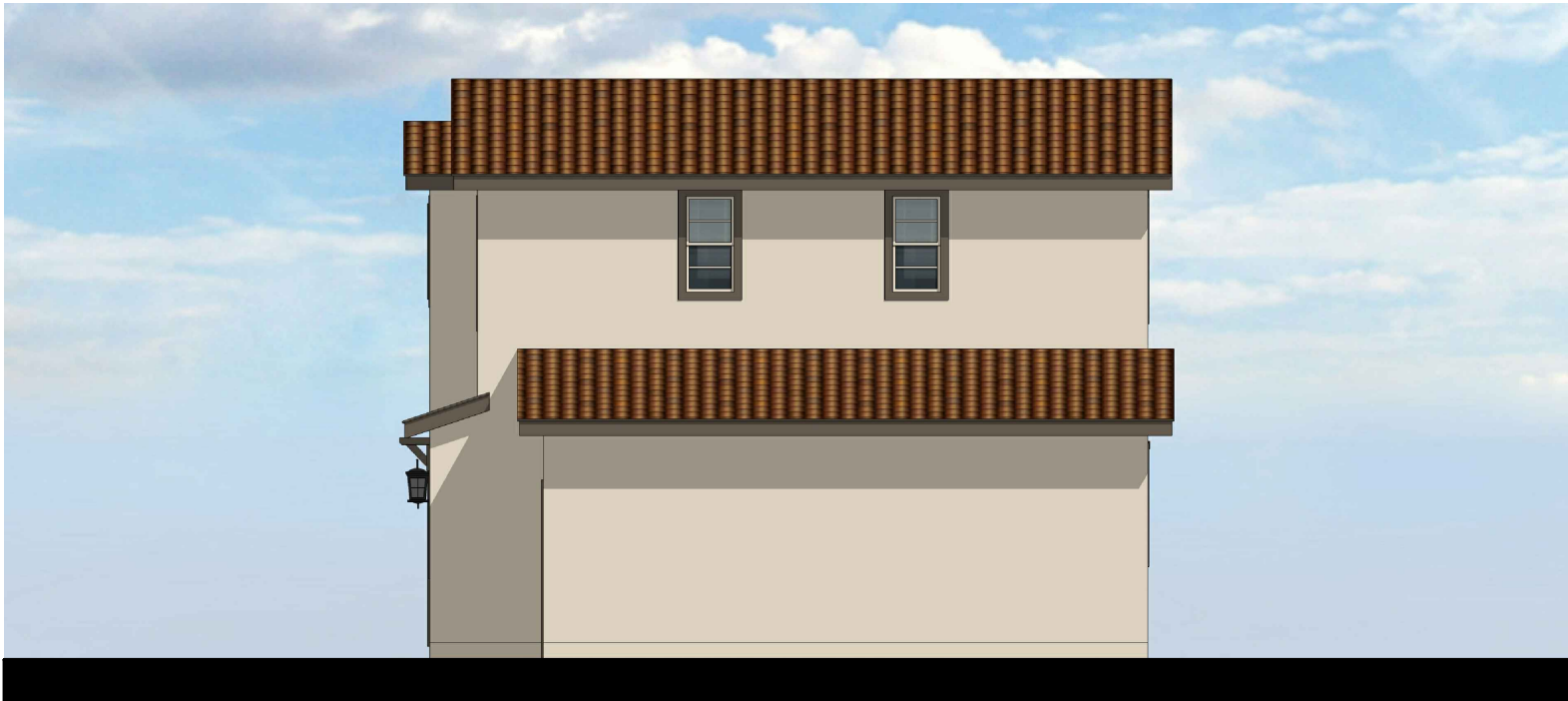
Front



Left

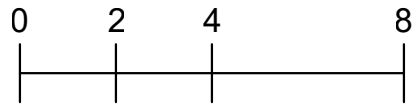


Rear



Right

Plan 5



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EXTERIOR ELEVATIONS - SPANISH

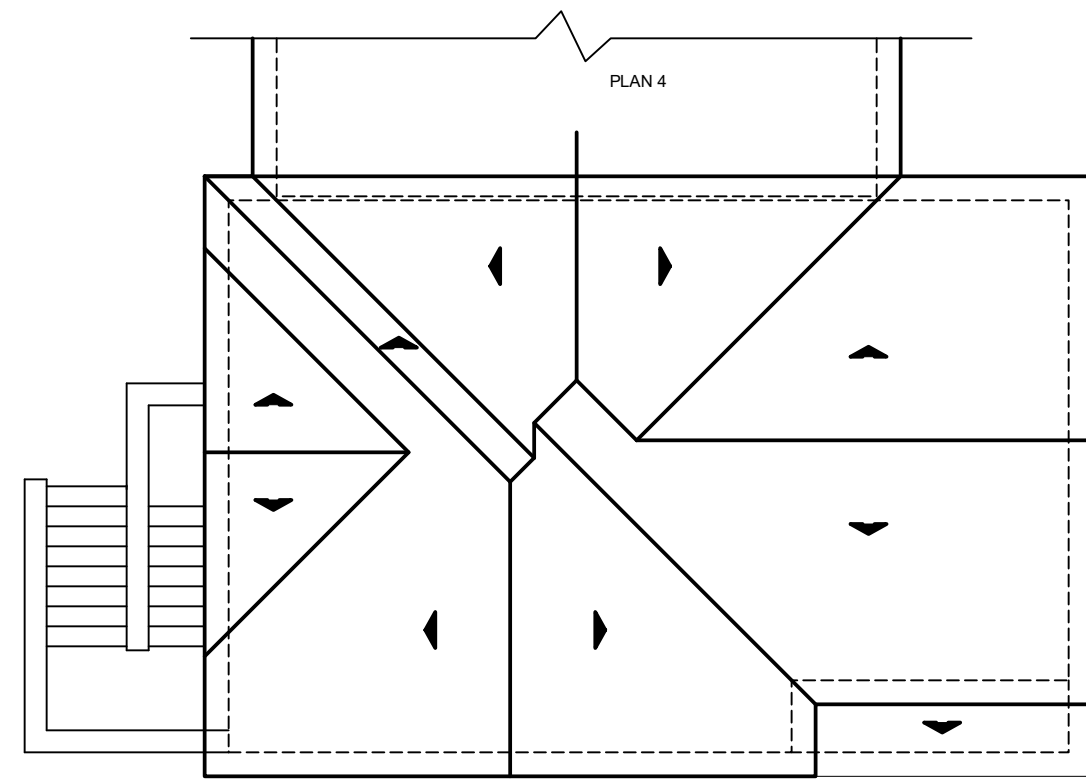
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2017-06-21

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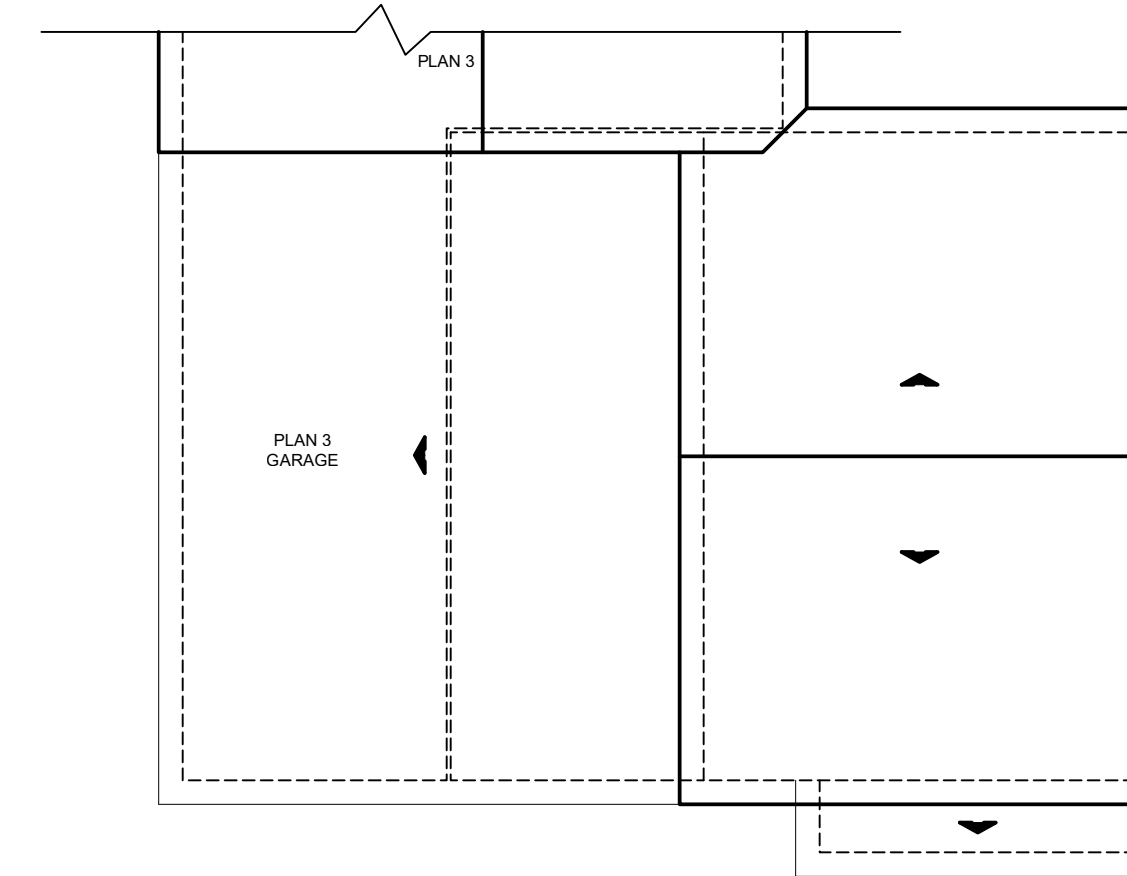




PLAN 1

CONCRETE "S" TILE ROOF
ROOF PITCH 4:12
EAVE - 12" TYP
RAKE - 12" TYP
NO ROOF MOUNTED EQUIPMENT

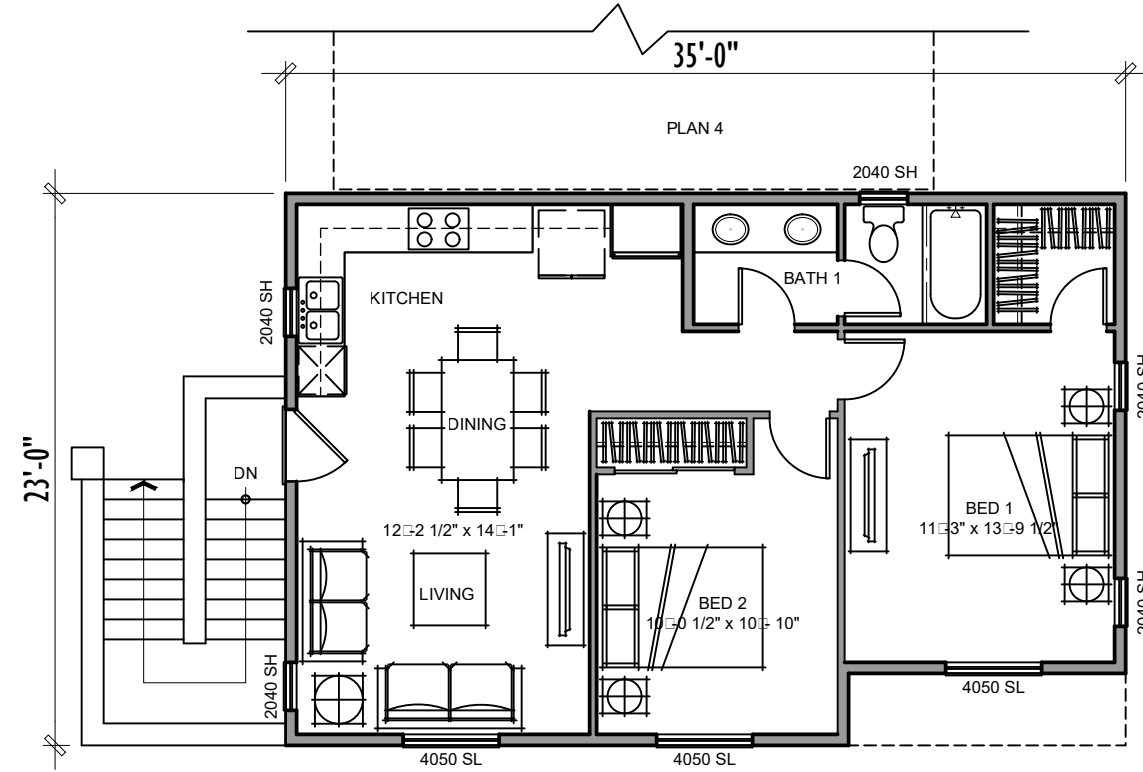
ROOF PLAN



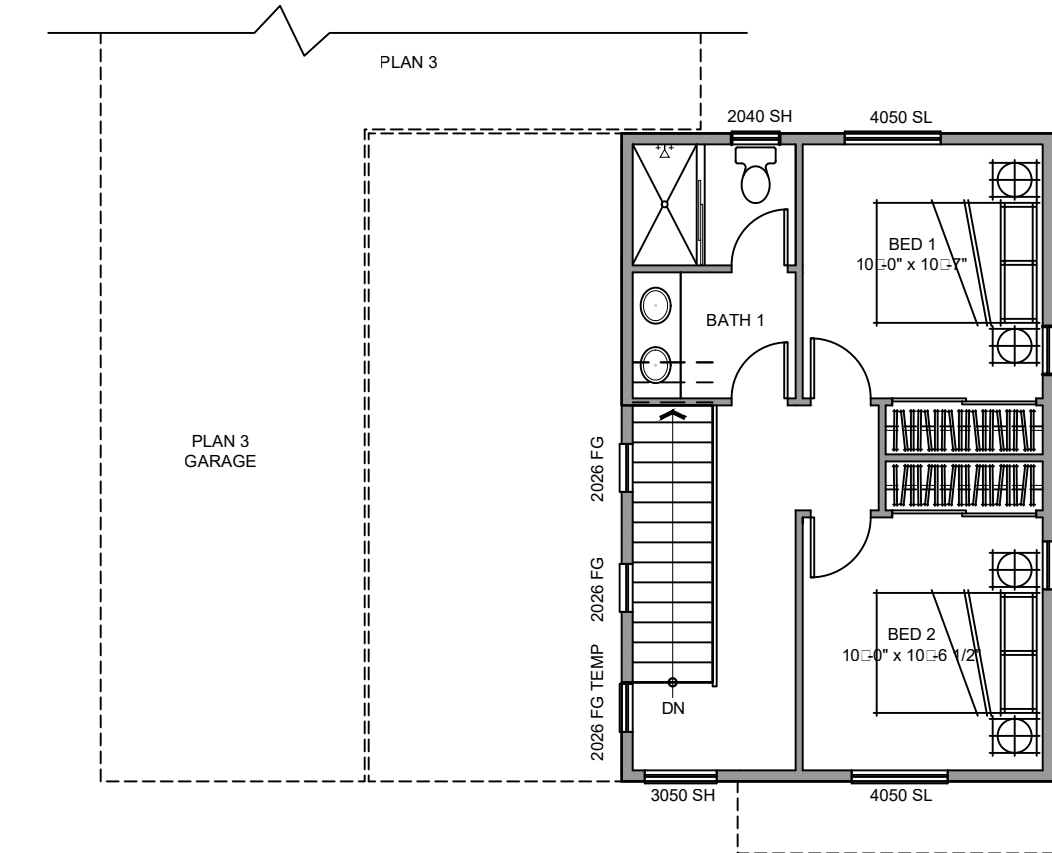
PLAN 2

CONCRETE "S" TILE ROOF
ROOF PITCH 4:12
EAVE - 12" TYP
RAKE - 12" TYP
NO ROOF MOUNTED EQUIPMENT

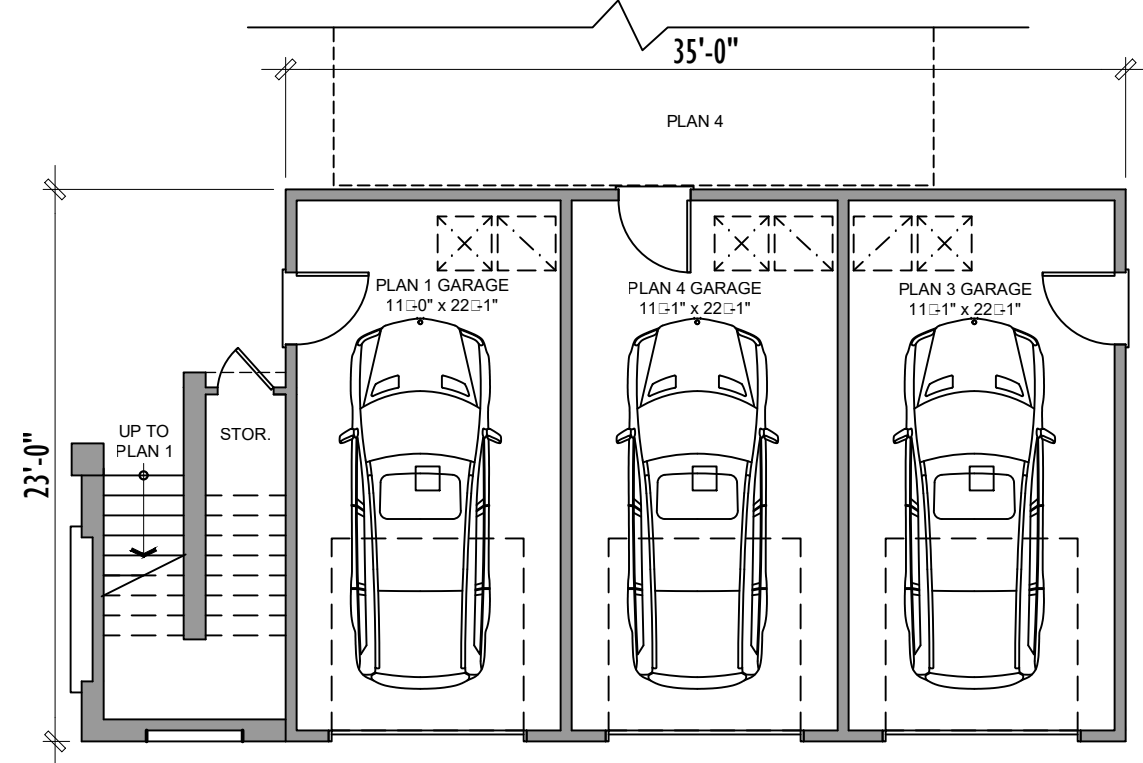
ROOF PLAN



SECOND FLOOR

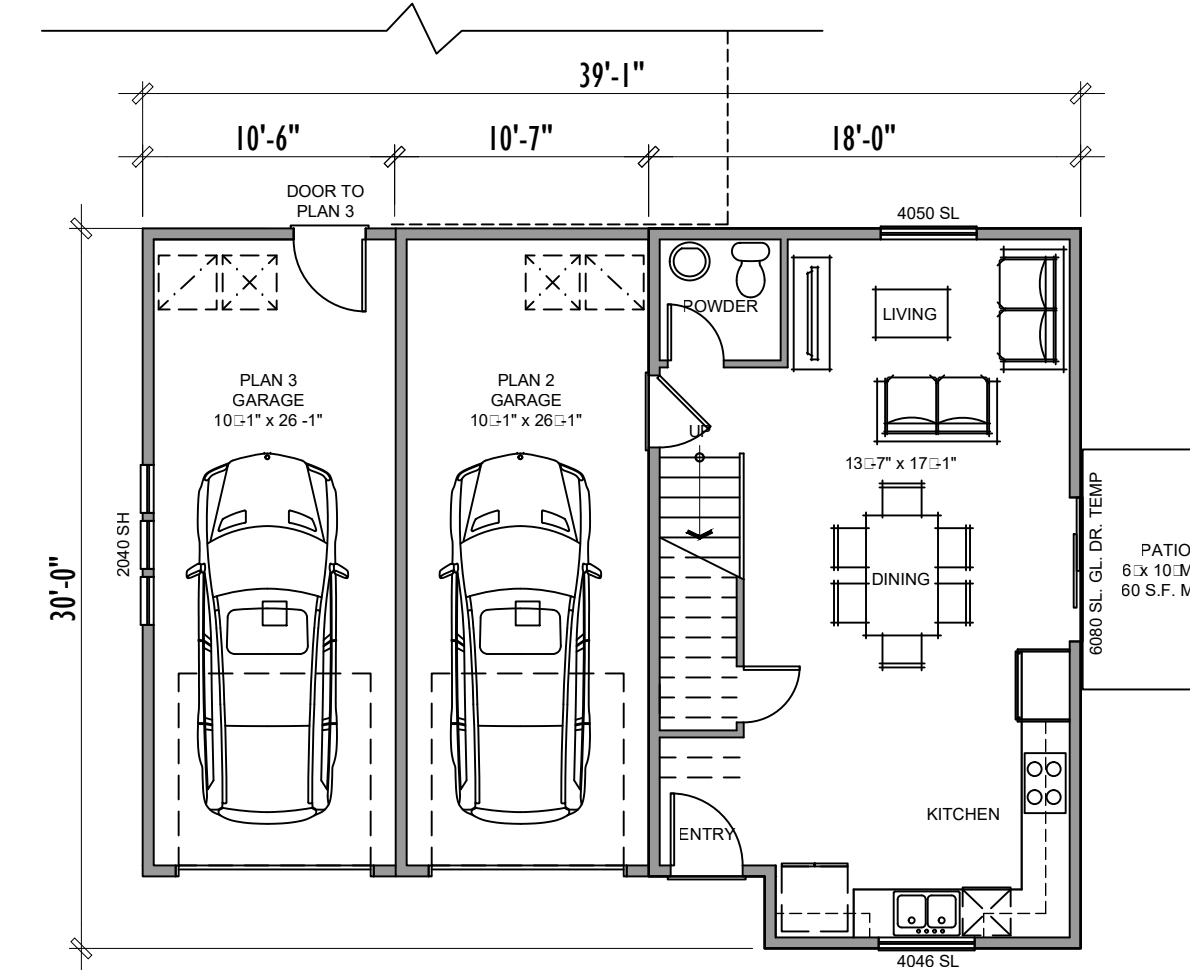


SECOND FLOOR



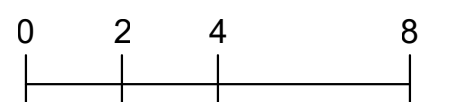
FIRST FLOOR

PLAN 1 (OVER GARAGES)
2 BED / 1 BA
TOTAL - 770 SQ. FT.



FIRST FLOOR

PLAN 2
2 BED / 1.5 BA
1ST FLOOR - 526 SQ. FT.
2ND FLOOR - 442 SQ. FT.
TOTAL - 968 SQ. FT.



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FLOOR PLANS 1 & 2

LAKE ELSINORE, CA

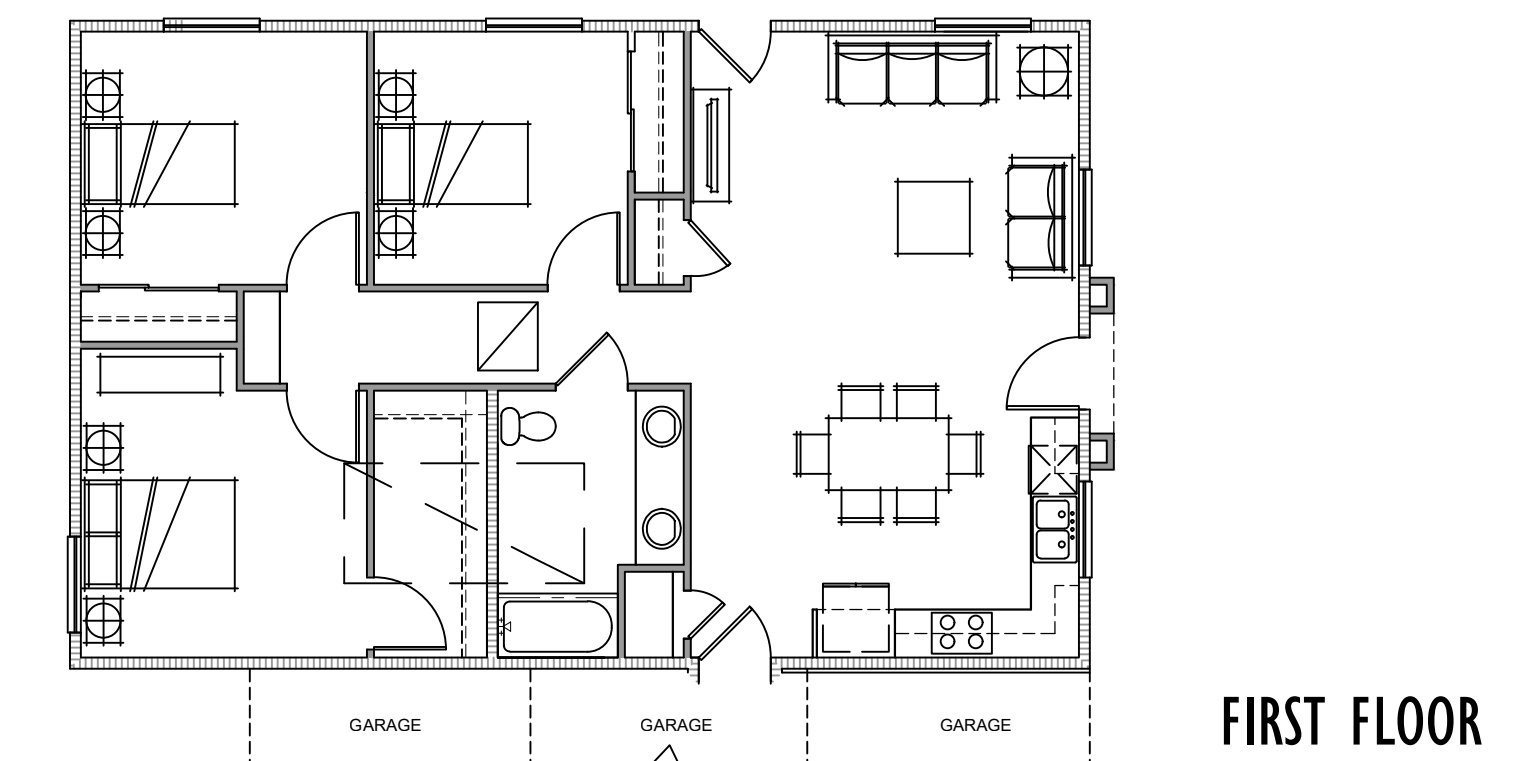
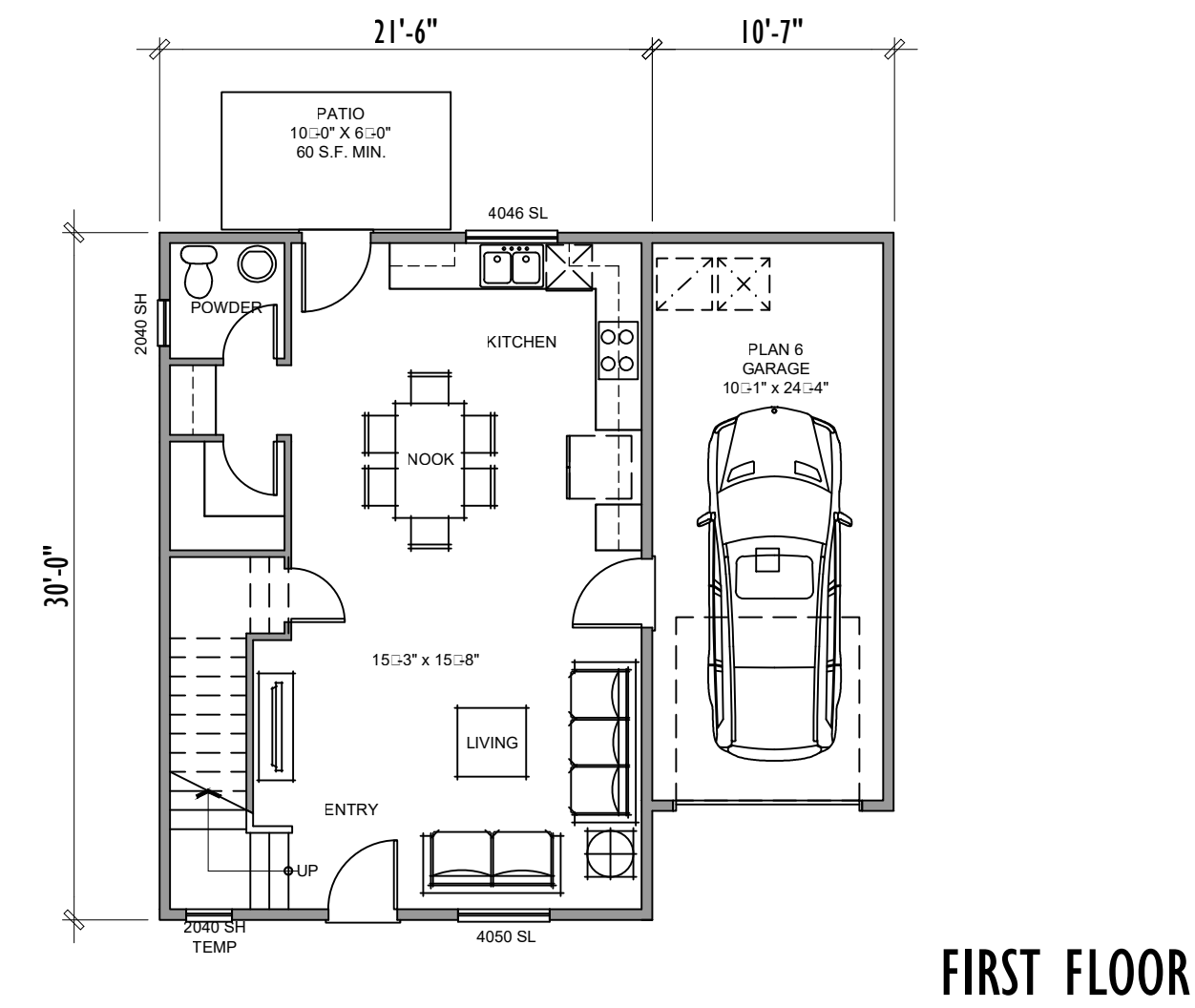
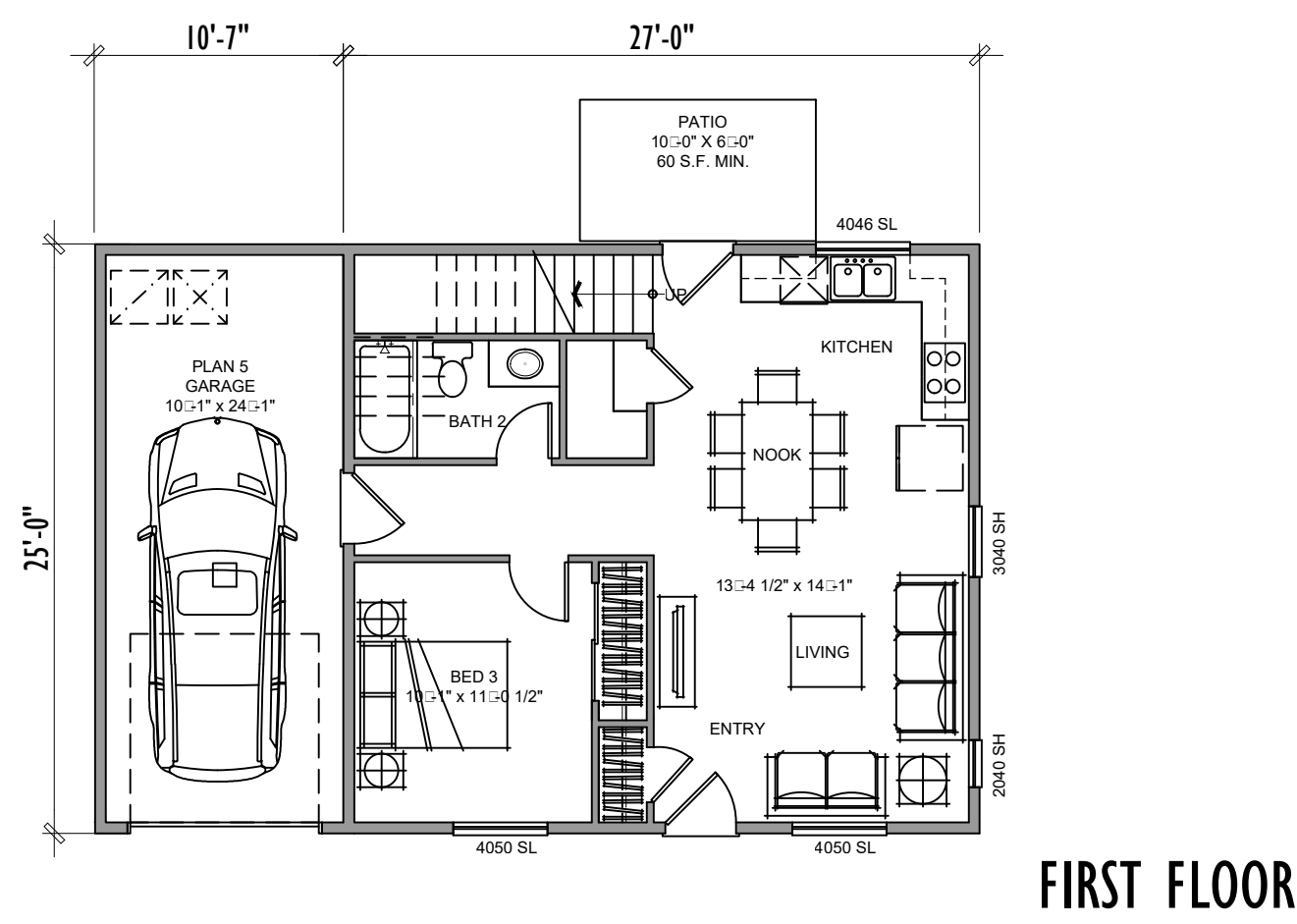
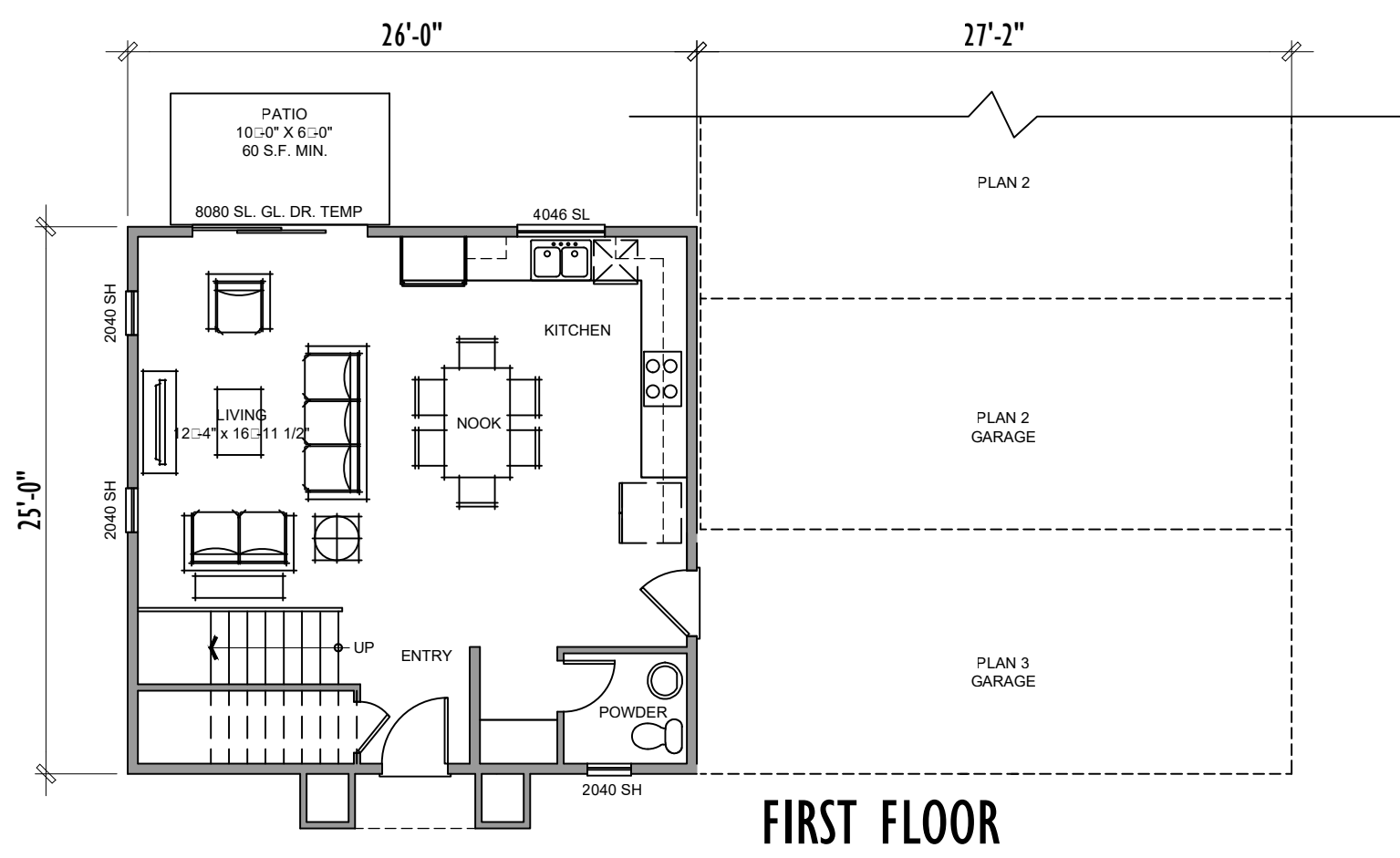
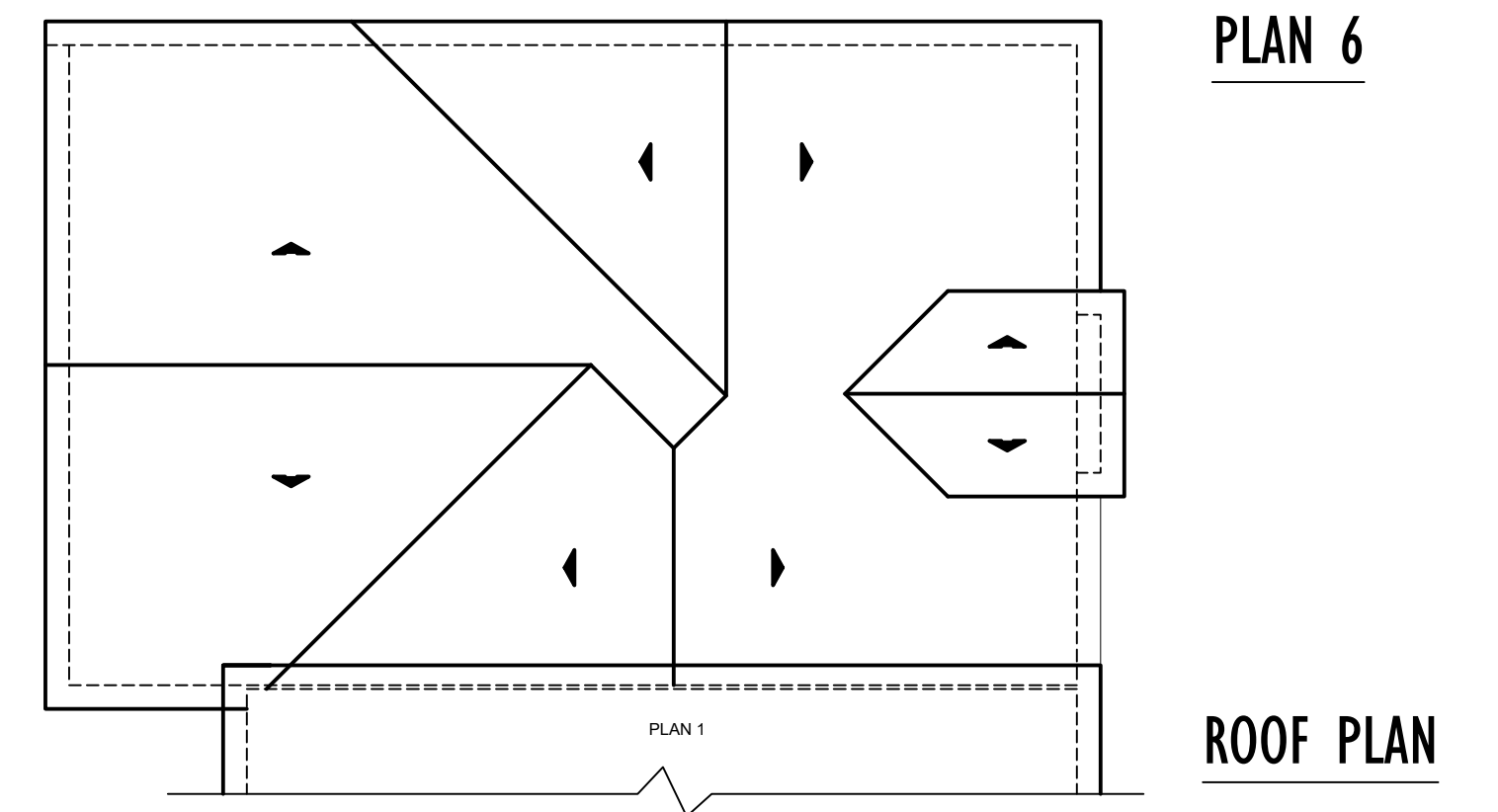
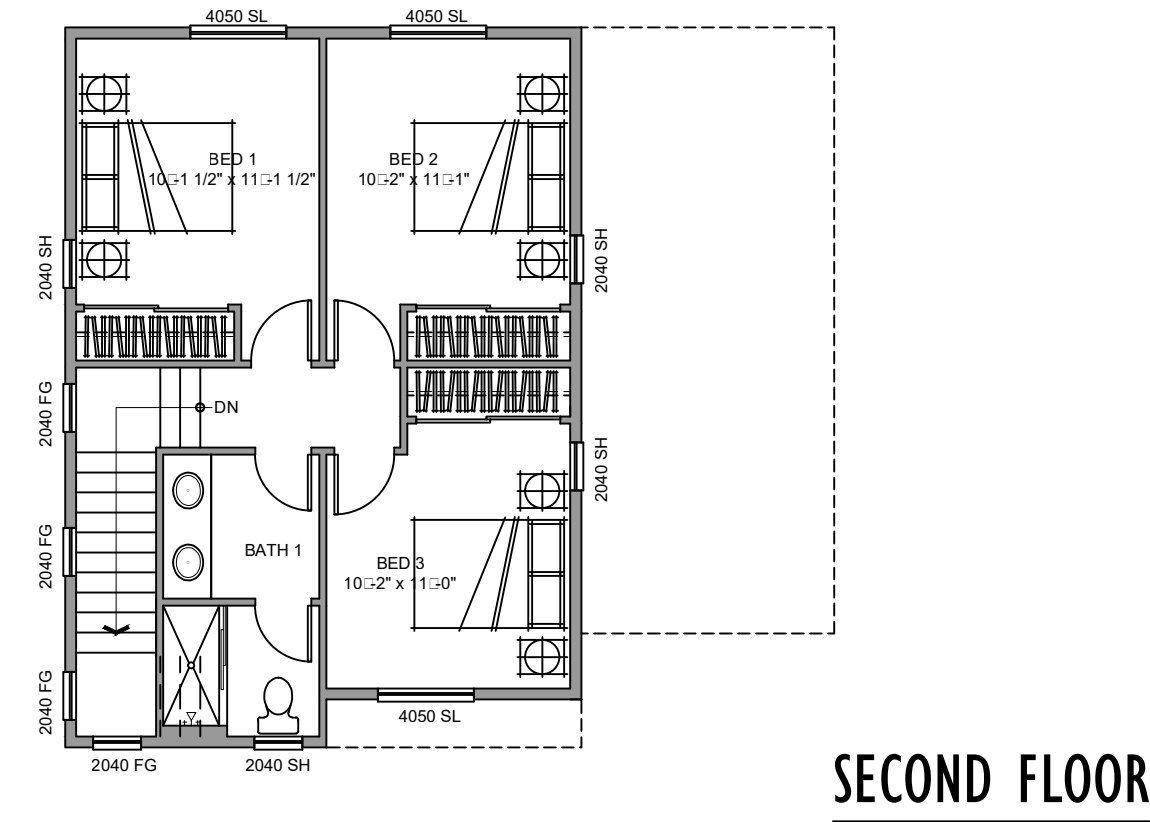
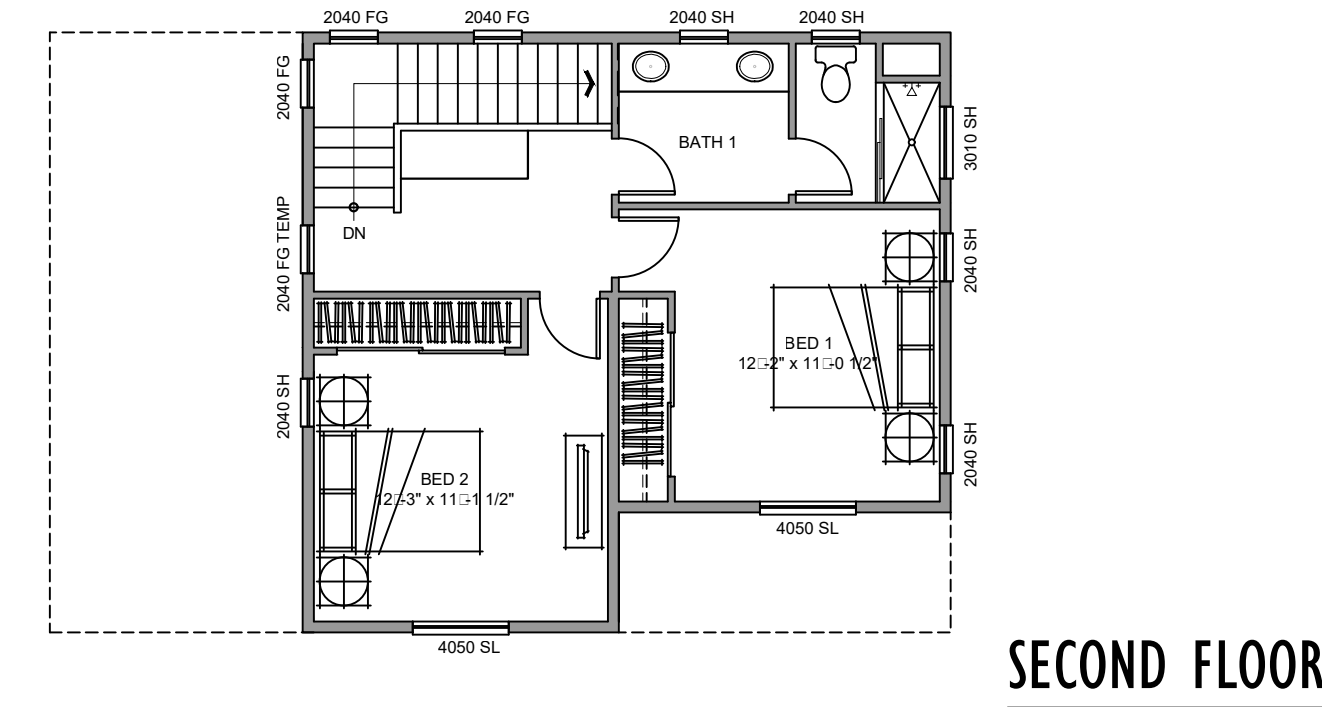
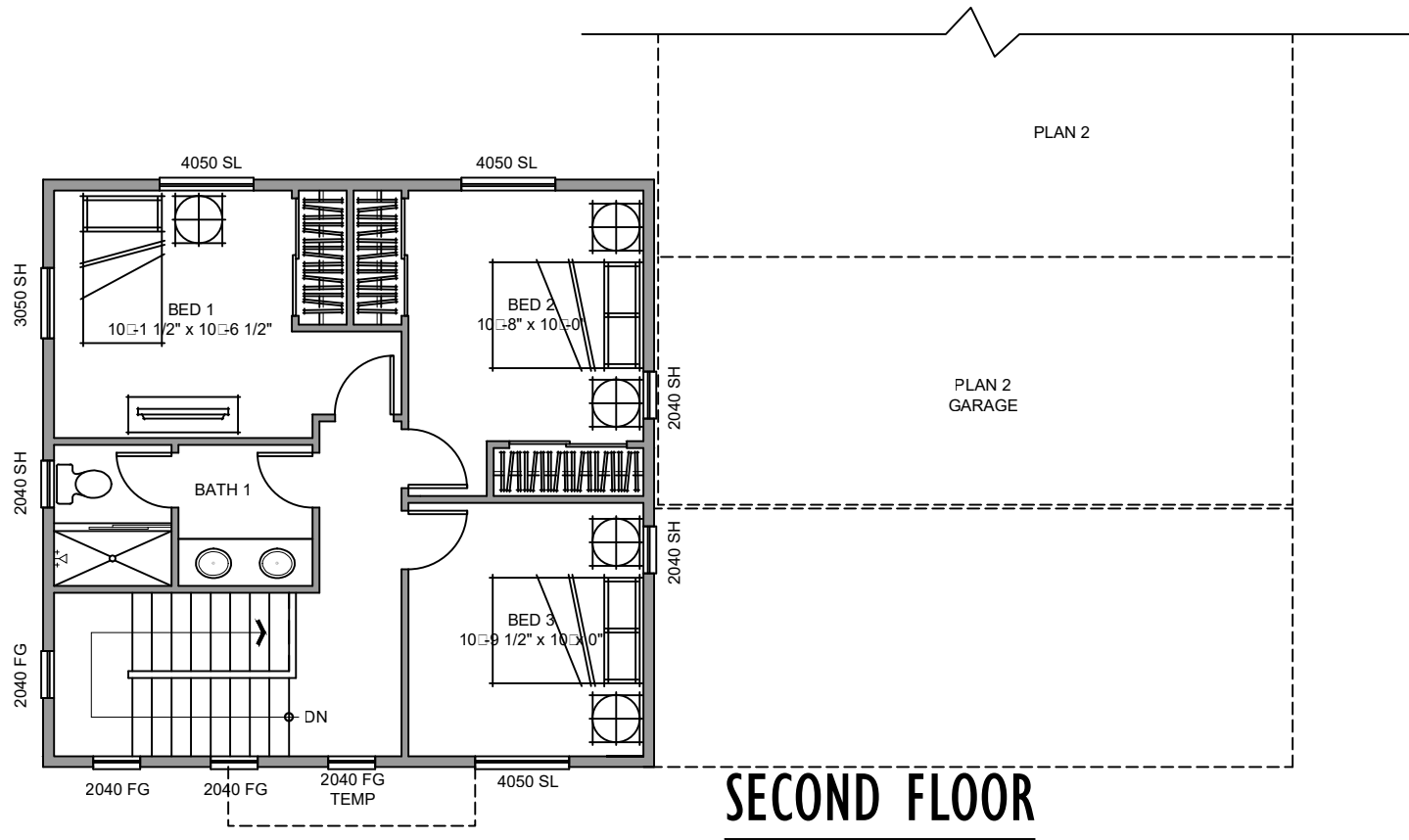
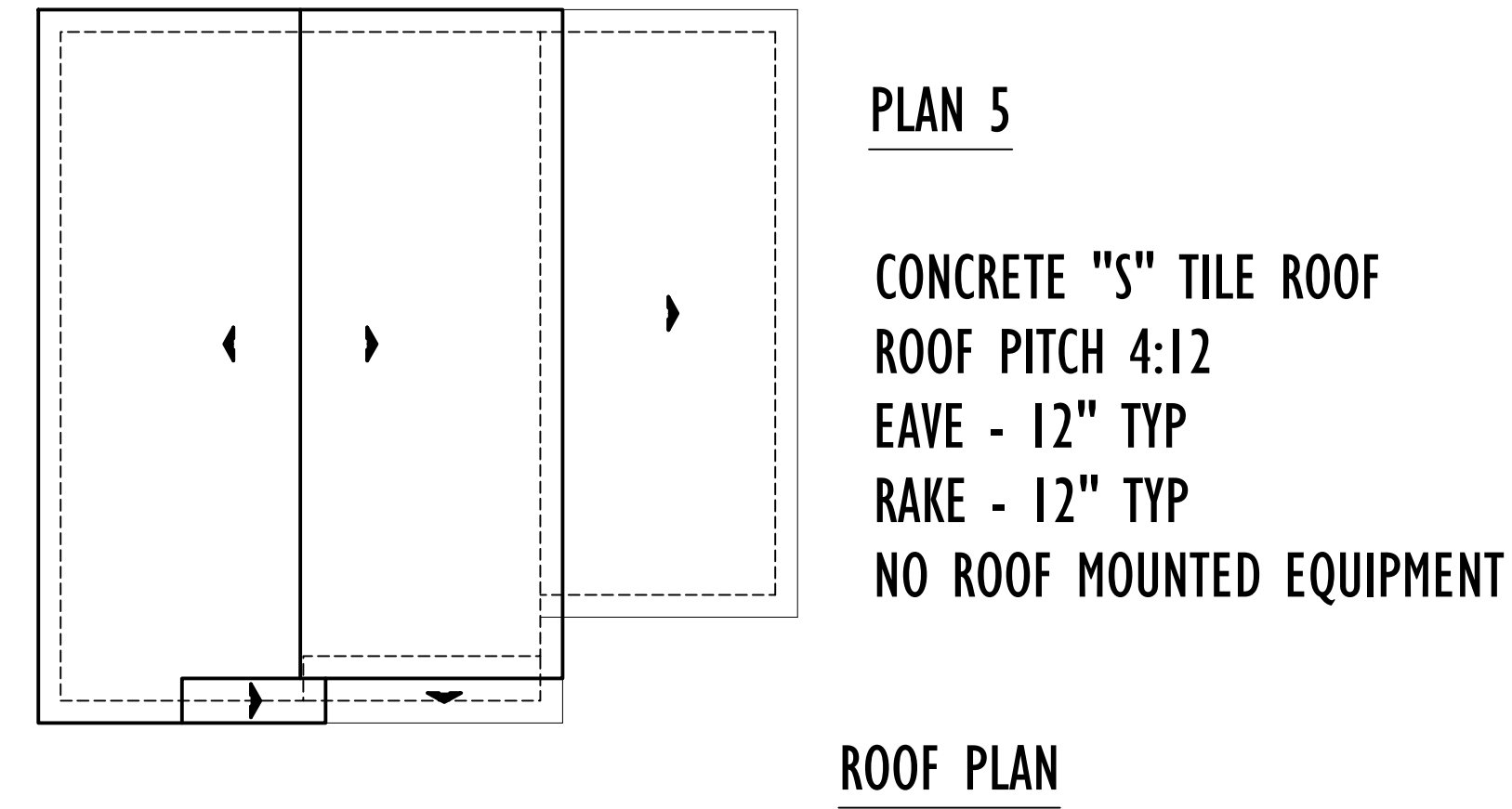
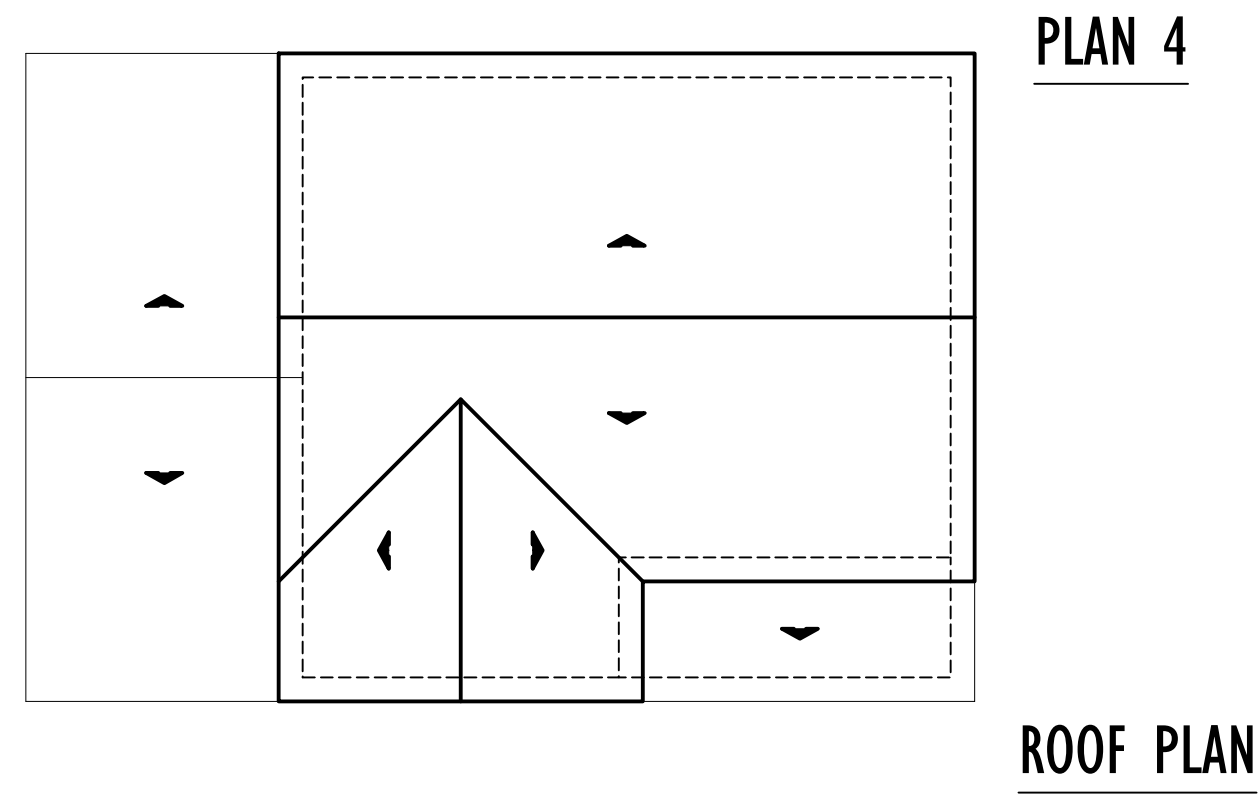
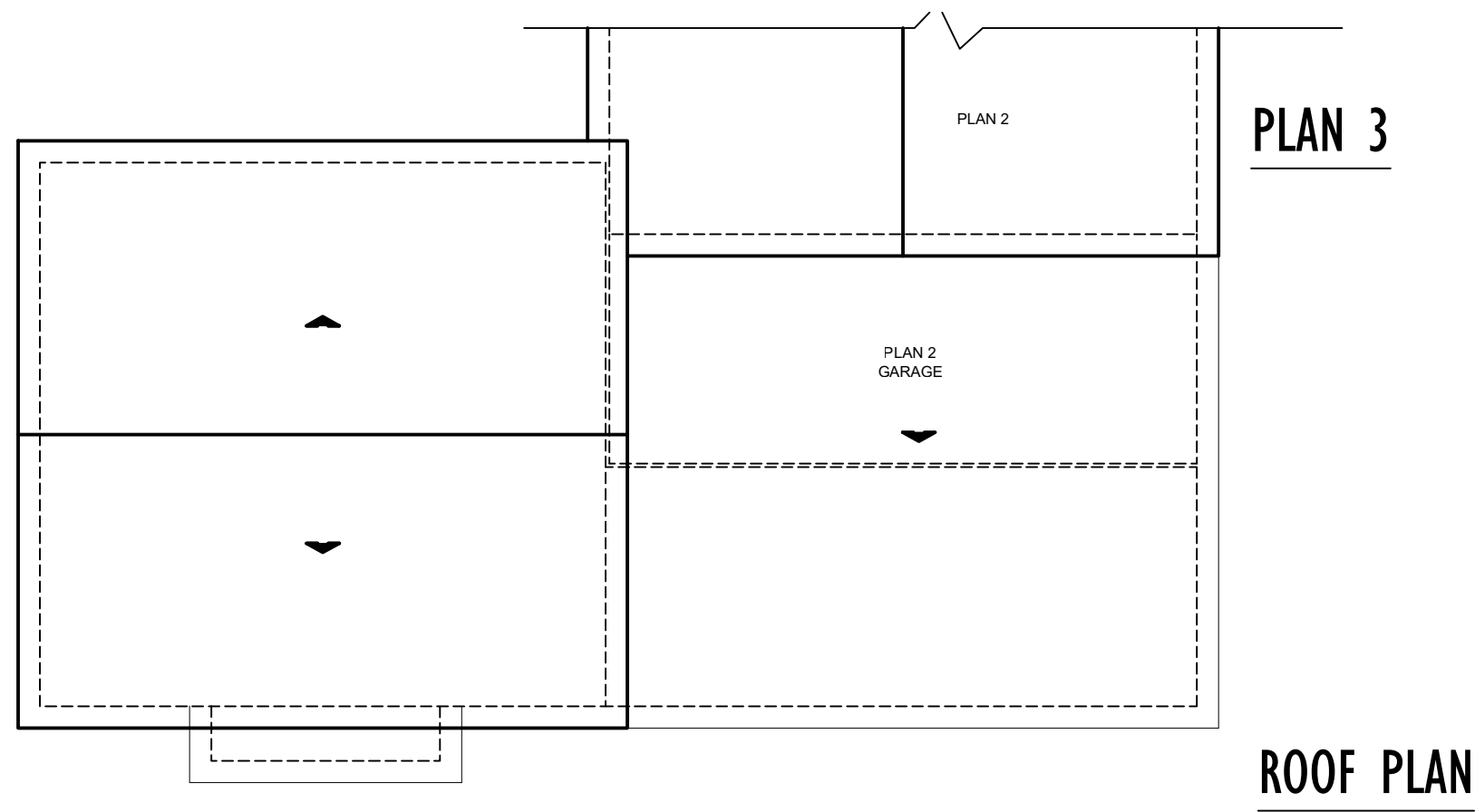
KTGY # 130213

2017-06-21

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A3.1



PLAN 3
 3 BED / 1.5 BA
 1ST FLOOR - 650 SQ. FT.
 2ND FLOOR - 572 SQ. FT.
 TOTAL - 1222 SQ. FT.

CONCRETE "S" TILE ROOF
 ROOF PITCH 4:12
 EAVE - 12" TYP
 RAKE - 12" TYP
 NO ROOF MOUNTED EQUIPMENT

PLAN 4
 3 BED / 2 BA
 1ST FLOOR - 675 SQ. FT.
 2ND FLOOR - 544 SQ. FT.
 TOTAL - 1219 SQ. FT.

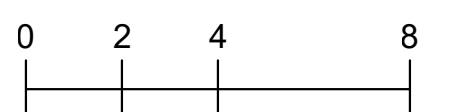
CONCRETE "S" TILE ROOF
 ROOF PITCH 4:12
 EAVE - 12" TYP
 RAKE - 12" TYP
 NO ROOF MOUNTED EQUIPMENT

PLAN 5
 3 BED / 1.5 BA
 1ST FLOOR - 645 SQ. FT.
 2ND FLOOR - 558 SQ. FT.
 TOTAL - 1203 SQ. FT.

CONCRETE "S" TILE ROOF
 ROOF PITCH 4:12
 EAVE - 12" TYP
 RAKE - 12" TYP
 NO ROOF MOUNTED EQUIPMENT

PLAN 6
 2 BED / 1 BA
 TOTAL - 937 SQ. FT.

CONCRETE "S" TILE ROOF
 ROOF PITCH 4:12
 EAVE - 12" TYP
 RAKE - 12" TYP
 NO ROOF MOUNTED EQUIPMENT



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FLOOR PLANS 3, 4, 5, & 6

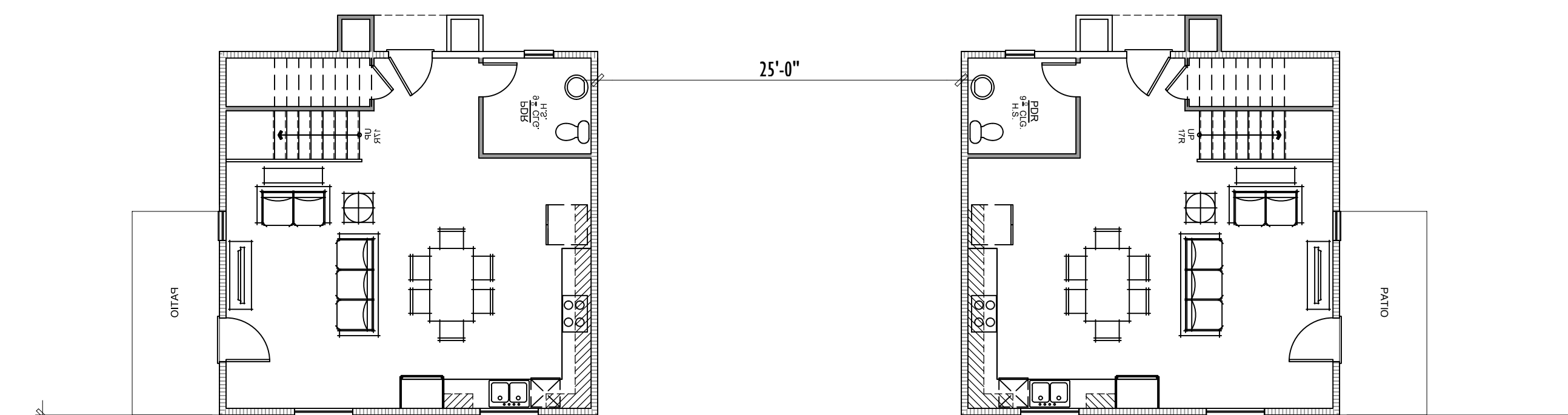
LAKE ELSINORE, CA
 KTG # 130213 2017-08-09

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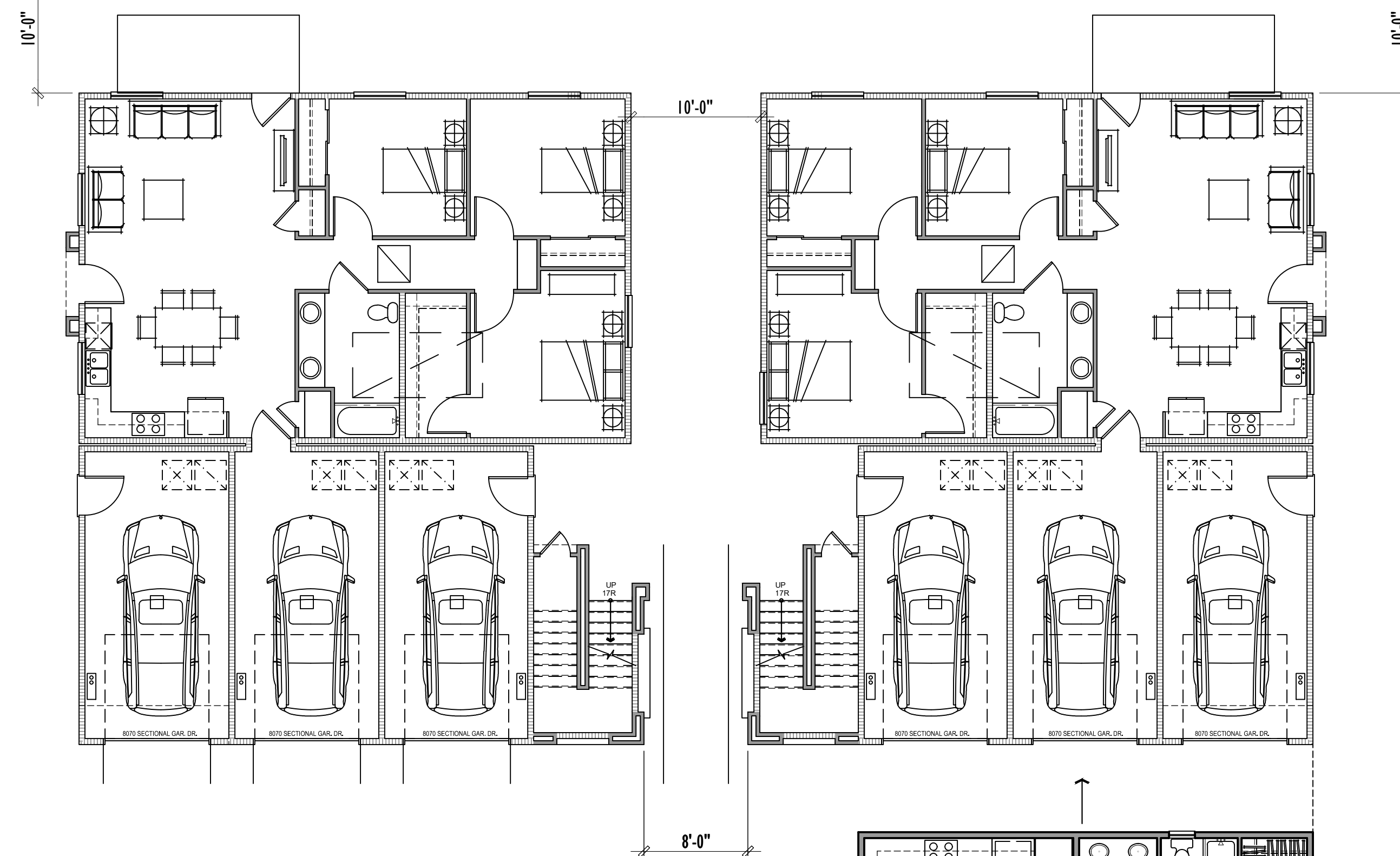


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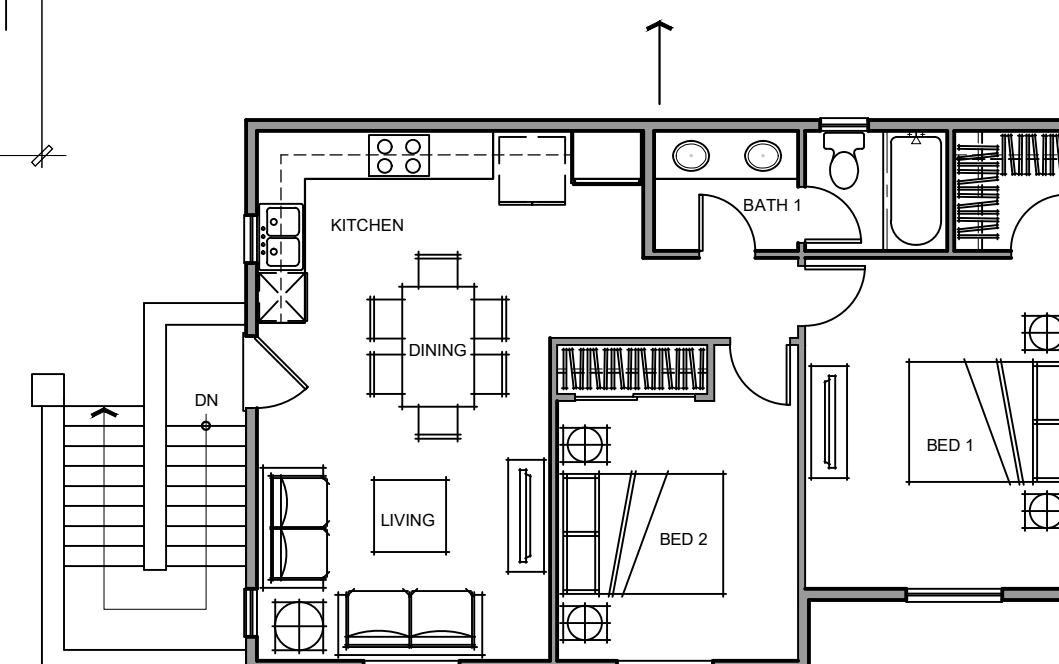
PLAN 3
3 BED / 1.5 BA
1ST FLOOR - 650 SQ. FT.
2ND FLOOR - 572 SQ. FT.
TOTAL - 1222 SQ. FT.



PLAN 6
3 BED / 1 BA
TOTAL - 937 SQ. FT.



PLAN 1 (OVER GARAGES)
2 BED / 1 BA
TOTAL - 770 SQ. FT.



0 2 4 8

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INTERIOR CLUSTER PLANS

LAKE ELSINORE, CA

KTGY # 130213

2017-08-09

A4.1

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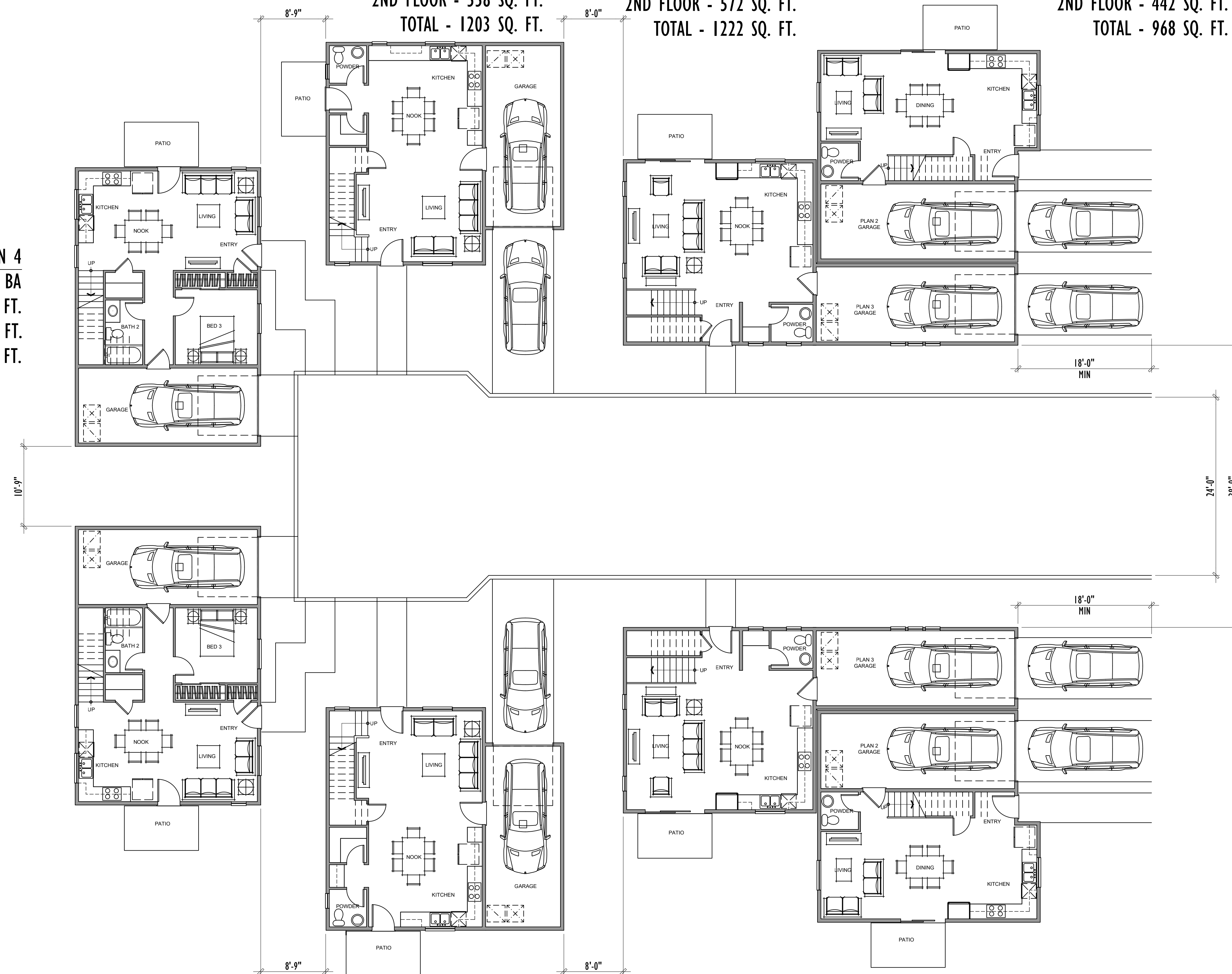


PLAN 4
 3 BED / 2 BA
 1ST FLOOR - 675 SQ. FT.
 2ND FLOOR - 544 SQ. FT.
 TOTAL - 1219 SQ. FT.

PLAN 5
 3 BED / 1.5 BA
 1ST FLOOR - 645 SQ. FT.
 2ND FLOOR - 558 SQ. FT.
 TOTAL - 1203 SQ. FT.

PLAN 3
 3 BED / 1.5 BA
 1ST FLOOR - 650 SQ. FT.
 2ND FLOOR - 572 SQ. FT.
 TOTAL - 1222 SQ. FT.

PLAN 2
 2 BED / 1.5 BA
 1ST FLOOR - 526 SQ. FT.
 2ND FLOOR - 442 SQ. FT.
 TOTAL - 968 SQ. FT.



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EXTERIOR CLUSTER PLANS

LAKE ELSINORE, CA

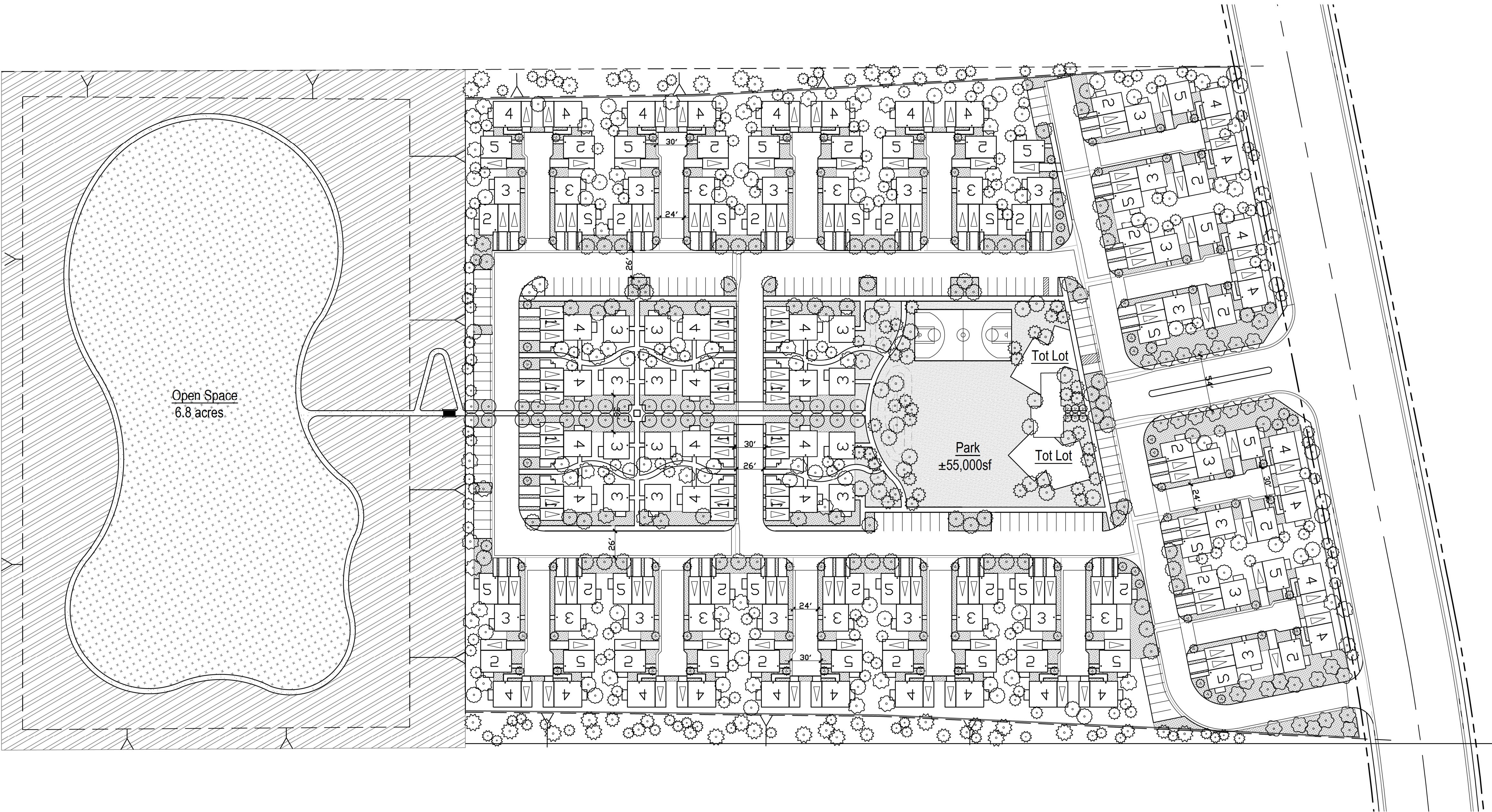
KTGY # 130213

2017-06-21

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A4.2



TREE LEGEND (AUTOMATIC IRRIGATION)

SYMBOL	BOTANIC NAME COMMON NAME	SIZE	SPACING
	Parkinsonia x 'Desert Museum' Palo Verde Desert Museum	15 GAL	Per Plan
	Pinus eldarica Eldarica Pine	15 GAL	Per Plan
	Podocarpus gracilior Fern Pine	15 GAL	Per Plan
	Podocarpus henkeii Long-Leafed Yellow Wood	15 GAL	Per Plan
	Rhus lancea African Sumac	15 GAL	Per Plan
	Schinus molle California Pepper Tree	15 GAL	Per Plan
	Tipuana tipu Tipu Tree	15 GAL	Per Plan

SHRUB LEGEND (AUTOMATIC IRRIGATION)

SYMBOL	BOTANIC NAME COMMON NAME	SIZE	SPACING
	Acacia redolens Prostrate Acacia	1 GAL	24" O.C.
	Aloe X 'Always Red' Always Red Hybrid Aloe	1 GAL	24" O.C.
	Anigozanthus 'Gold Velvet' Gold Kangaroo Paw	1 GAL	36" O.C.
	Bougainvillea 'La Jolla' La Jolla Bougainvillea	1 GAL	30" O.C.
	Carissa macrocarpa Natal Plum	1 GAL	30" O.C.
	Hemerocallis 'Gauguin' Gauguin Daylily	1 GAL	30" O.C.
	Justicia californica Chuparosa	1 GAL	36" O.C.
	Lantana camara 'Balandit' Citrus Lantana	1 GAL	24" O.C.
	Lavandula stoechas 'Otto Quast' Spanish Lavender	1 GAL	30" O.C.
	Ligustrum japonica 'Texanum' Japanese Privet	1 GAL	36" O.C.
	Parthenocissus tricuspidata Boston Ivy	1 GAL	24" O.C.
	Rhaphiolepis indica 'Clara' Indian Hawthorn	1 GAL	36" O.C.
	Rosmarinus officinalis 'Prostratus' Creeping Rosemary	1 GAL	24" O.C.
	Trachelospermum jasminoides Star Jasmine	1 GAL	24" O.C.
	Seeded Lawn - Park only		

LANDSCAPE PLAN

No landscape requirement in East Lake Specific Plan

PARK AMENITIES

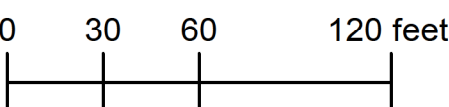
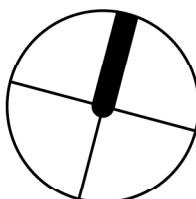
- Children's tot lots
- Basketball court
- Big open event lawn
- Berms with shade trees / Picnic area
- Meandering walkways

OPEN SPACE AMENITIES

- 400 Meter looped jog / walk D.G. pathway
- Native non-irrigated landscape planting species

HYDRO SEED MIX LEGEND (NO IRRIGATION)

SYMBOL	BOTANIC NAME COMMON NAME	QTY	NOTES	SYMBOL	BOTANIC NAME COMMON NAME	QTY	NOTES
	Hydro Seed Mix - Dryland Erosion	60 lb / acre	Stover Seed Company (213) 626 - 9668		Hydro Seed Mix - Wildfire Seed Mix #2	43 lb / acre	Stover Seed Company (213) 626 - 9668
	Agropyron cristatum Crested Wheatgrass "Nordan"				Eschscholzia californica California Poppy		
	Festuca arundinacea Tall Fescue				Festuca rubra 'Molate' Molate Fescue		
	Medicago sativa Alfalfa "Moapa"				Hordeum brachyantherum Meadow Barley		
	Trifolium hirtum Rose Clover "Hykon"				Lupinus succulentus Arroyo Lupine		
	Vulpia myuros Zorro Fescue						



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20341 birch street
suite 100
newport beach, ca 92660
949.954.7500
949.954.7501 f
DATE: 06/23/2017

Landscape Plan

LAKE ELSINORE, CA

KTGY # 130213

2017-06-23

KTGY Group, Inc.

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ktgy.com

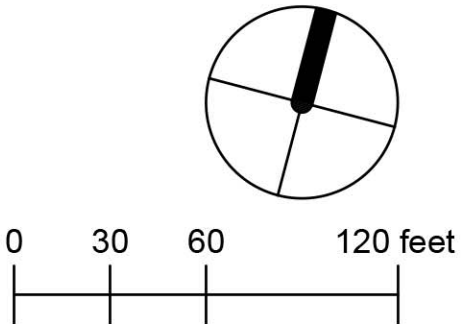




LEGEND	
SYMBOL	DESCRIPTION
	Park Area
	Open Space Area

OPEN SPACE PLAN

East Lake Specific Plan - Residential-3
Private Open Space Requirement: 60 sq. ft. per unit
Private Open Space Provided: 60 sq. ft. per unit (patio)



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