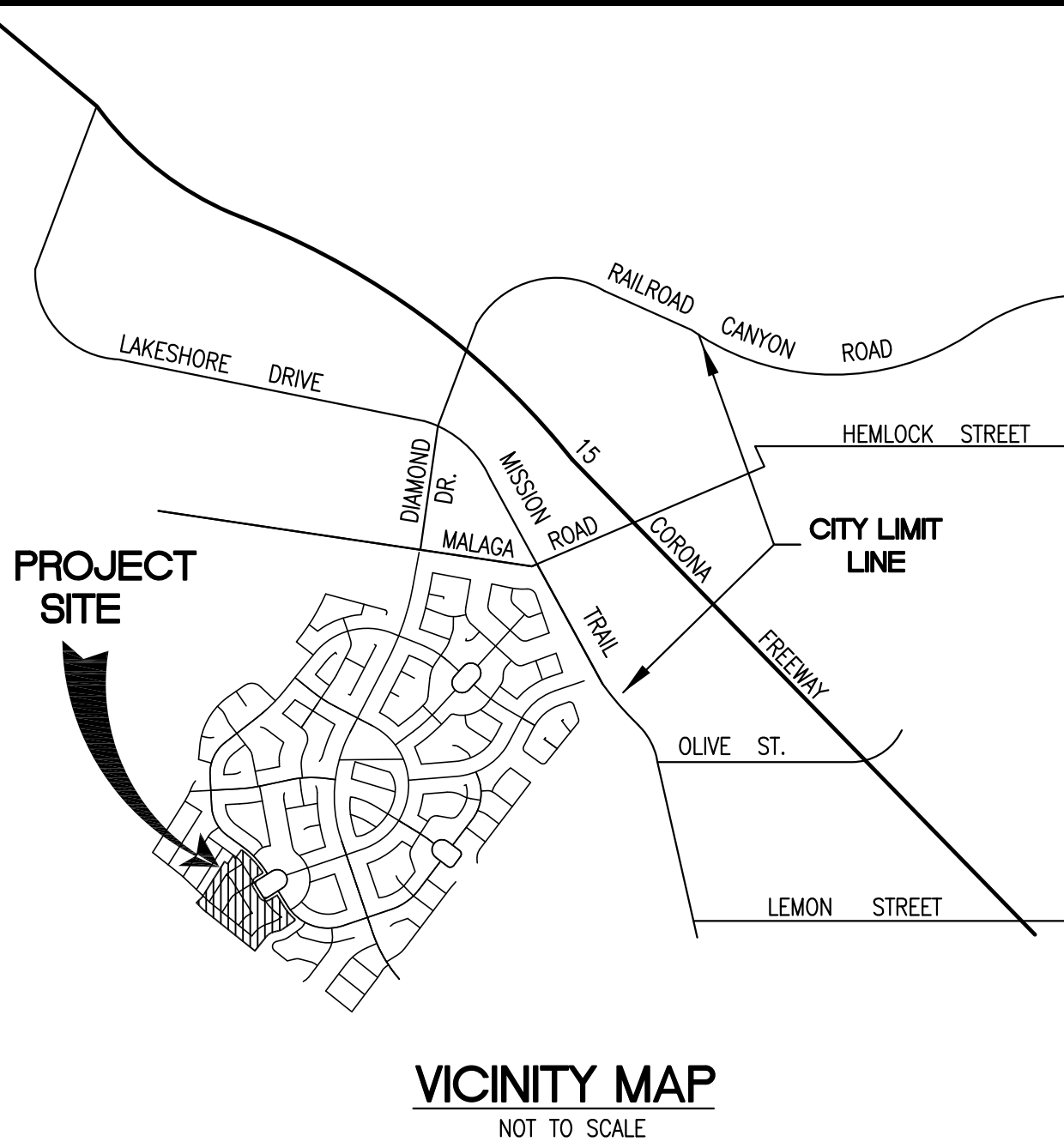


S:\10319.00\dwg\PREX004_Site Plan-SUMMARY.dwg 2/05/19

Lot #	Plan Type** (1,2,3)	Plan/House Footprint (sq. ft.)	Lot Size* (sq. ft.)	Percent Coverage	Elevation Type (A,B,C)	Garage (Left/Rig ht)	Color Scheme (1-9)
1	3	1,775 1,359	5,299	25.65%	C	Left	
2	1	1,395 1,818	5,076	35.82%	B	Right	
3	1	1,395 1,818	5,583	32.56%	A	Left	
4	3	1,775 1,359	5,015	27.10%	B	Right	
5	2	1,685 1,318	4,580	28.78%	C	Left	
6	3	1,775 1,359	4,384	31.00%	B	Right	
7	2	1,685 1,318	3,973	33.17%	C	Left	
8	1	1,395 1,818	5,151	35.29%	B	Left	
9	2	1,685 1,318	4,050	32.54%	C	Left	
10	1	1,395 1,818	5,396	33.69%	A	Left	
11	2	1,685 1,318	5,062	26.04%	C	Right	
12	3	1,775 1,359	3,673	37.00%	B	Left	
13	2	1,685 1,318	3,672	35.89%	A	Left	
14	3	1,775 1,359	3,672	37.01%	B	Right	
15	2	1,685 1,318	3,672	35.89%	C	Left	
16	3	1,775 1,359	3,672	37.01%	A	Right	
17	2	1,685 1,318	4,236	31.11%	B	Right	
18	1	1,395 1,818	4,001	45.44%	C	Right	
19	3	1,775 1,359	4,005	33.93%	A	Right	
20	2	1,685 1,318	3,695	35.67%	B	Left	
21	3	1,775 1,359	3,695	36.78%	C	Right	
22	2	1,685 1,318	3,695	35.67%	A	Right	
23	3	1,775 1,359	3,506	38.76%	B	Right	
24	2	1,685 1,318	3,506	37.59%	C	Left	
25	3	1,775 1,359	3,506	38.76%	A	Right	
26	2	1,685 1,318	3,506	37.59%	B	Left	
27	3	1,775 1,359	3,506	38.76%	C	Right	
28	2	1,685 1,318	3,506	37.59%	A	Left	
29	3	1,775 1,359	3,505	38.77%	B	Right	
30	2	1,685 1,318	3,565	36.97%	C	Right	
31	3	1,775 1,359	3,900	34.85%	A	Right	
32	1	1,395 1,818	6,668	27.28%	B	Right	
33	3	1,775 1,359	4,411	30.81%	A	Right	
34	2	1,685 1,318	3,721	35.42%	C	Right	
35	3	1,775 1,359	4,337	31.34%	B	Right	
36	2	1,685 1,318	3,859	34.15%	A	Left	
37	3	1,775 1,359	3,495	38.88%	C	Right	
38	2	1,685 1,318	3,864	34.11%	A	Left	
39	3	1,775 1,359	4,119	32.99%	B	Right	
40	2	1,685 1,318	4,943	26.66%	A	Left	
41	1	1,395 1,818	6,505	27.95%	B	Left	
42	3	1,775 1,359	5,841	23.27%	C	Left	
43	2	1,685 1,318	4,140	31.84%	B	Right	
44	3	1,775 1,359	4,344	31.28%	A	Left	
45	1	1,395 1,818	5,877	30.93%	C	Right	
46	2	1,685 1,318	4,118	32.01%	A	Right	
47	3	1,775 1,359	4,013	33.86%	B	Left	
48	3	1,775 1,359	3,714	36.59%	A	Left	
49	2	1,685 1,318	3,534	37.29%	B	Right	
50	3	1,775 1,359	3,534	38.46%	C	Left	
51	2	1,685 1,318	3,534	37.29%	A	Right	
52	1	1,395 1,818	4,448	40.87%	B	Right	
53	3	1,775 1,359	4,703	28.90%	C	Right	
54	1	1,395 1,818	5,157	35.25%	B	Right	
55	2	1,685 1,318	3,980	33.12%	C	Left	
56	3	1,775 1,359	3,667	37.06%	B	Left	
57	2	1,685 1,318	3,525	37.39%	A	Right	
58	3	1,775 1,359	3,503	38.80%	B	Right	
59	2	1,685 1,318	3,772	34.94%	C	Right	
60	3	1,775 1,359	3,705	36.68%	A	Right	
61	2	1,685 1,318	3,643	36.18%	B	Right	
62	3	1,775 1,359	3,590	37.86%	A	Left	
63	2	1,685 1,318	3,900	33.79%	C	Left	
64	3	1,775 1,359	3,564	38.13%	B	Right	
65	2	1,685 1,318	6,175	21.34%	A	Left	
66	1	1,395 1,818	5,890	30.87%	C	Right	
67	3	1,775 1,359	3,776	35.99%	B	Right	
68	2	1,685 1,318	3,668	35.93%	A	Left	
69	3	1,775 1,359	3,680	36.93%	B	Right	
70	2	1,685 1,318	3,680	35.82%	A	Left	
71	2	1,685 1,318	3,698	35.64%	C	Right	
72	2	1,685 1,318	3,904	37.61%	C	Left	
73	3	1,775 1,359	3,504	38.78%	B	Right	
74	2	1,685 1,318	3,512	37.53%	C	Right	
75	2	1,685 1,318	6,194	21.28%	B	Right	
76	3	1,775 1,359	3,503	38.80%	C	Left	
77	2	1,685 1,318	3,513	37.52%	B	Left	
78	3	1,775 1,359	3,680	36.93%	A	Right	
79	1	1,395 1,818	4,073	44.64%	C	Left	
80	3	1,775 1,359	3,923	34.64%	B	Right	
81	2	1,685 1,318	3,979	33.12%	C	Left	
82	3	1,775 1,359	4,656	29.19%	B	Right	
83	3	1,775 1,359	3,546	38.32%	B	Right	
84	2	1,685 1,318	3,501	37.65%	A	Right	
85	3	1,775 1,359	3,501	38.82%	C	Right	
86	2	1,685 1,318	3,955	33.32%	A	Left	
87	1	1,395 1,818	3,773	48.18%	A	Right	
88	2	1,685 1,318	3,930	33.54%	B	Left	
89	1	1,395 1,818	5,036	36.10%	C	Left	
90	2	1,685 1,318	3,963	33.26%	A	Right	
91	3	1,775 1,359	3,960	34.32%	B	Left	
92	2	1,685 1,318	3,960	33.28%	C	Left	
93	3	1,775 1,359	4,059	33.48%	A	Left	
94	1	1,395 1,818	4,014	45.29%	B	Right	
95	2	1,685 1,318	3,589	36.72%	A	Right	
96	3	1,775 1,359	3,588	37.88%	C	Right	
97	1	1,395 1,818	3,788	47.99%	B	Left	
98	1	1,395 1,818	3,788	47.99%	C	Left	
99	3	1,775 1,359	3,588	37.88%	B	Left	
100	2	1,685 1,318	3,588	36.73%	C	Right	
101	1	1,395 1,818	3,856	47.15%	A	Left	



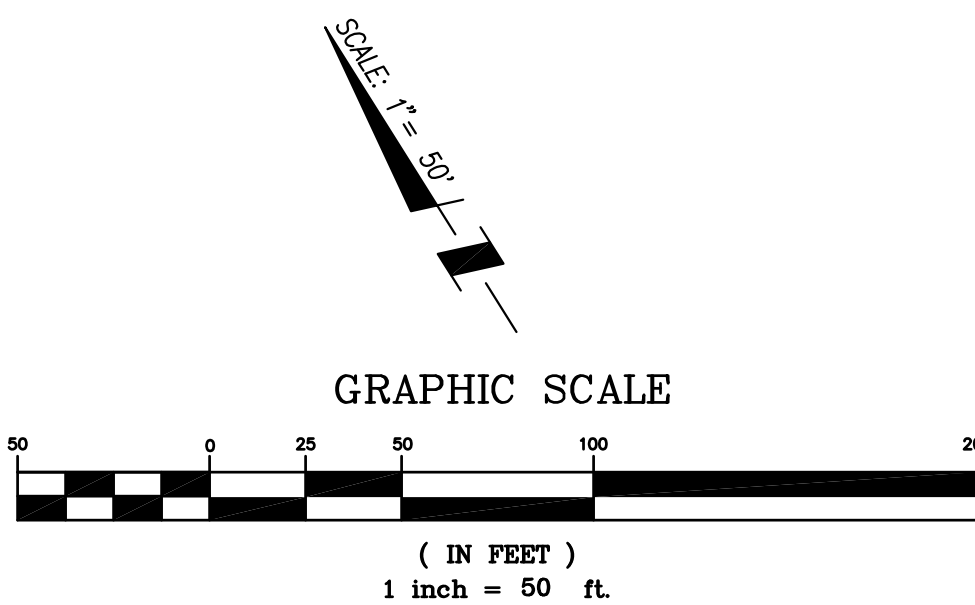
SITE SUMMARY	
GROSS ACREAGE	13.686 AC
RESIDENTIAL AREA	9.639 AC
STREET NET AREA	3.845 AC
LANDSCAPE AREA	0.202 AC

Area: 596,155 S.F., 13.686 Acres

PLAN	TYPE	ELEV.		
		A	B	C
PLAN 1	18	4	8	6
PLAN 2	42	17	9	16
PLAN 3	41	11	20	10
TOTAL		32	37	32

PLAN	PLAN AREA	FOOT PRINT AREA	LOT AREA	LOT COVERAGE
PLAN 1	25,110 SF	32,724 SF	88,080 SF	37.2 %
PLAN 2	70,770 SF	55,356 SF	165,660 SF	33.4 %
PLAN 3	72,775 SF	55,719 SF	160,842 SF	34.6 %

* NO PATIO OPTION



ENGINEERING GEOLOGIST:
SOILWORKS, INC.
EARTH SCIENCES GROUP
350 FISCHER AVENUE
COSTA MESA, CA 92626
PH: 714-668-5600

SOILS ENGINEER:
PETRA

OWNER:
K. HOWANIAN HOMES
400 EXCHANGE SUITE 200
IRVINE, CA 92602
(714) 368-4538

REVISIONS:

MARK	DESCRIPTION	BY	APPR.	DATE
DESIGNED BY:	WMC	DRAWN BY:	WMC	
CHECKED BY:	S. WILSON	PROJECT MANAGER:	S. WILSON	



PREPARED UNDER SUPERVISION OF:

SCOTT M. WILSON
RCE NO. 49884 EXP. 9-30-20 DATE
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND THE STATE LAWS, AND PERMIT CAN BE ISSUED.
REMÓN HABIB R.C.E. #83156 ACTING CITY ENGINEER

SCALE:



WILSON MIKAMI CORPORATION
9 CORPORATE PARK,
SUITE 100
IRVINE, CA 92606
T: 949-679-0090
F: 949-679-0091

BENCHMARK: RIVERVIEW BENCHMARK NO. BM E-3-70, ELEV. 1279.829. BRASS DISC IN CONCRETE POST 72" NORTH OF "T" INTERSECTION OF CORYDON STREET AND MISSION TRAIL, 27' EAST OF THE CENTERLINE OF MISSION TRAIL.
BASIS OF BEARING: CENTERLINE OF CEREAL STREET, BEING N52°52'48"W, BETWEEN MONUMENTS 3 AND 4, BEING THE CENTERLINE INTERSECTIONS OF CEREAL STREET AND STONEWALL STREET AND CEREAL STREET AND CORYDON STREET.

CITY OF LAKE ELSINORE
TRACT NO. 31920-20
SOLSTICE AT SUMMERLY
SITE PLAN
LOT 1 - LOT 101

SHEET 1
OF 1
FILE NO.

02/05/19

SCD - SOLSTICE AT SUMMERLY - Lake Elsinore, CA																				
36' / 38' Series				(101) 48'x72' ; 46'x76'																
	Floors	Livable SF	Celing Hight	Width	Depth	MaxDepth	Bed DN	Bed Up	Bath	Island	Dining	Den	Loft	Esuite	Esuite+	HOVHub	HOVHall	Laundry	Garage	Patio
Plan 1 3810	1	1,390	8' (w/ vault)	38'	59'	63'	3	N/A	2	5x3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DN	2	Opt
Plan 2 3610	2	1,678	8'/9'	36'	41'	49'	0	3	2.5	3.5x3	N/A	N/A	N/A	N/A	N/A	Opt	1	DN	2	Opt
Plan 3 3611	2	1,775	8'/9'	36'	47'	55'	1	3	3	4x3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	UP	2	Opt



PLAN 3810
FARMHOUSE

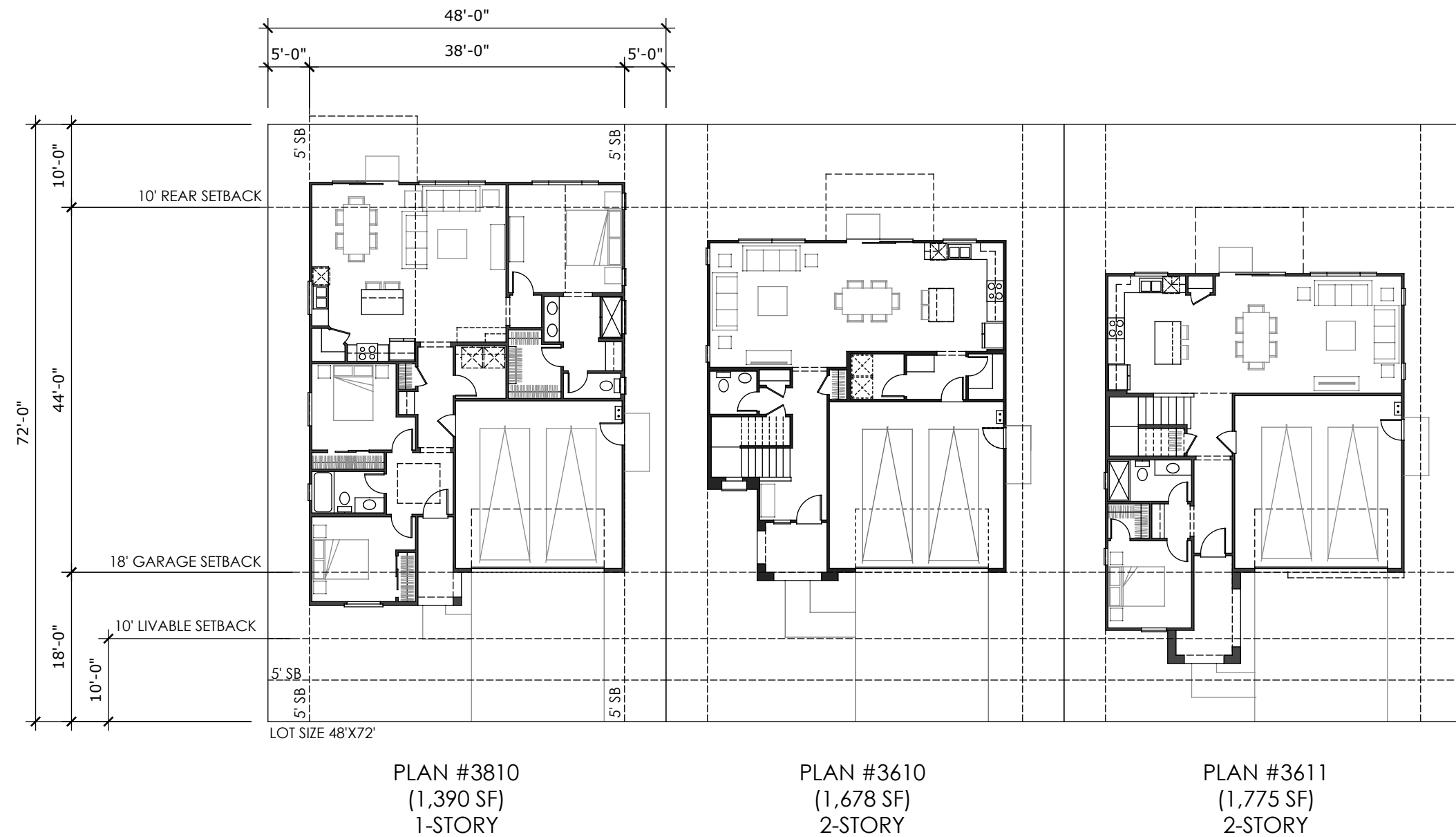
PLAN 3610
SPANISH

PLAN 3611
FARMHOUSE

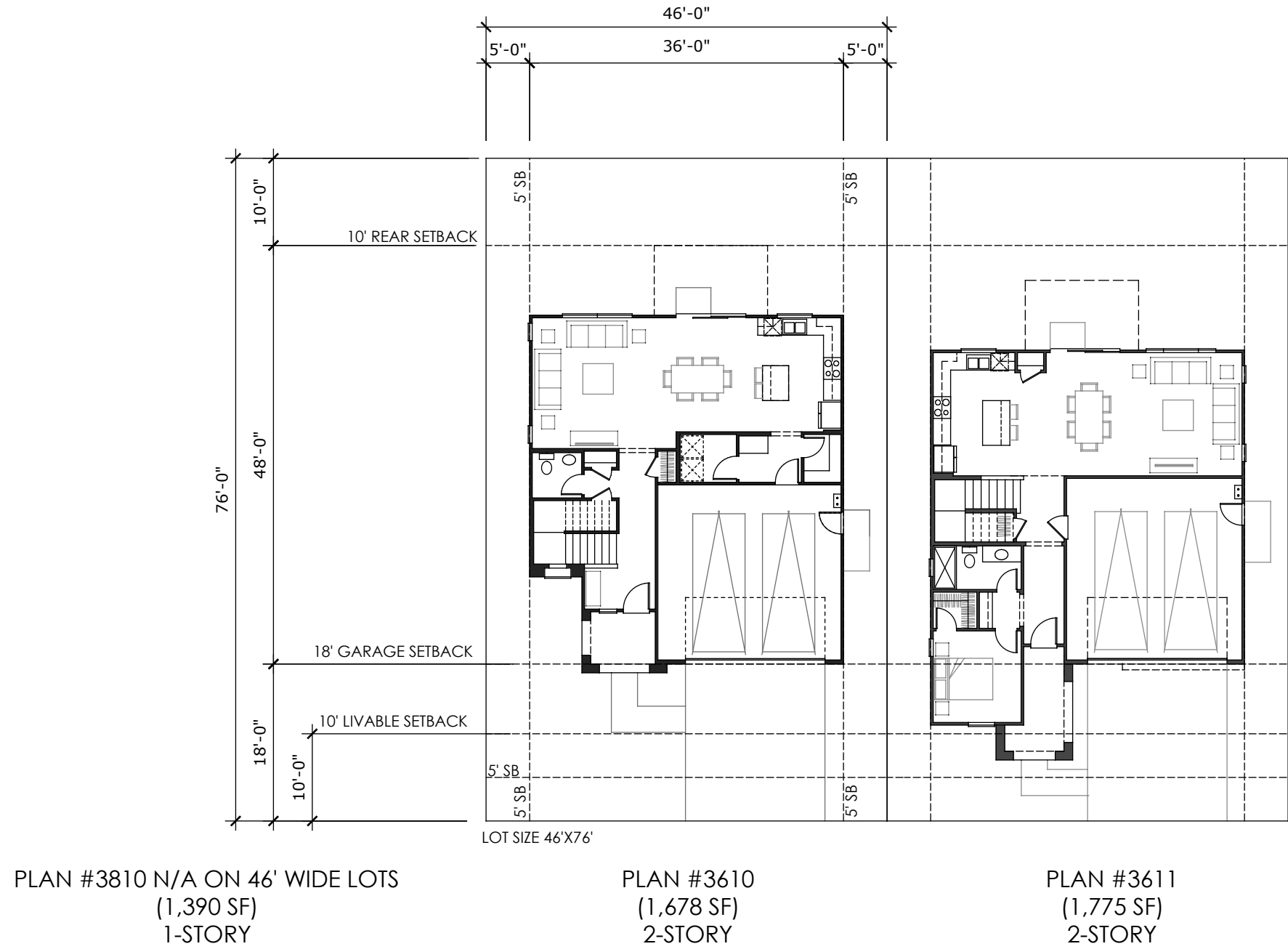
PLAN 3610
TRADITIONAL

PLAN 3810
SPANISH

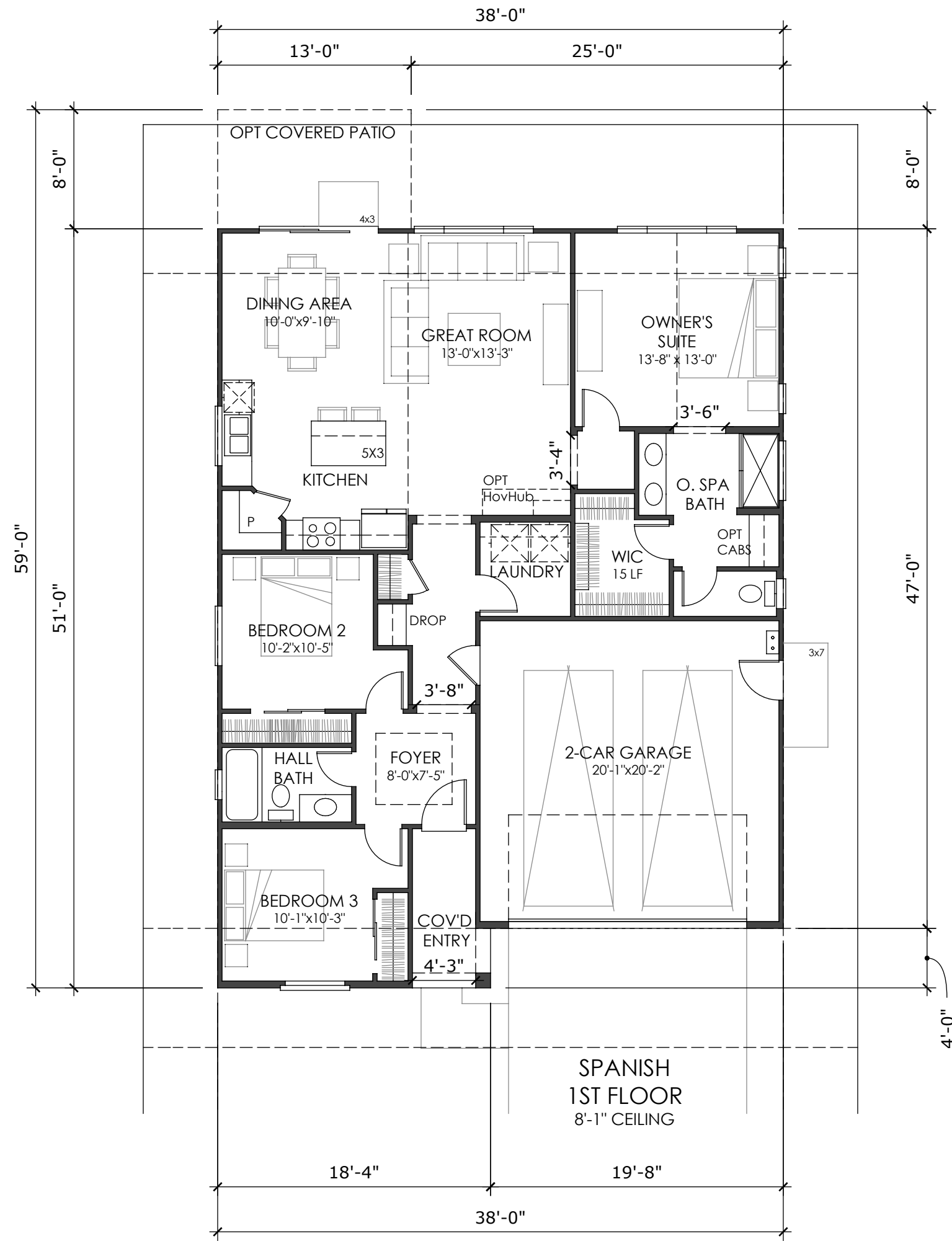
SERIES WIDTH
VARIES



SETBACK EXHIBIT - BASE HOUSE
PRODUCT WIDTH VARIES | 48x72 LOT SIZE
SCALE: 1/16" = 1'-0"



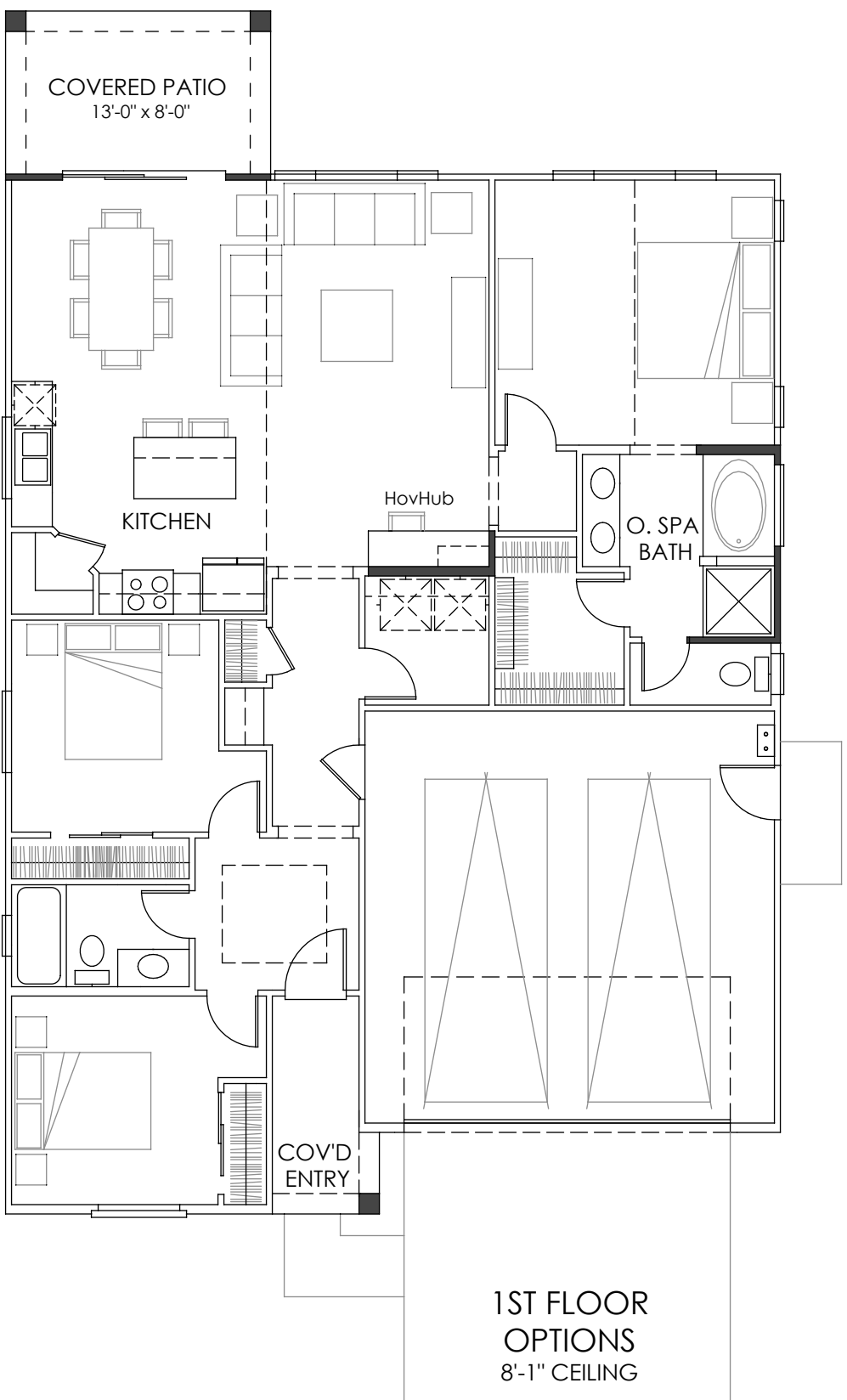
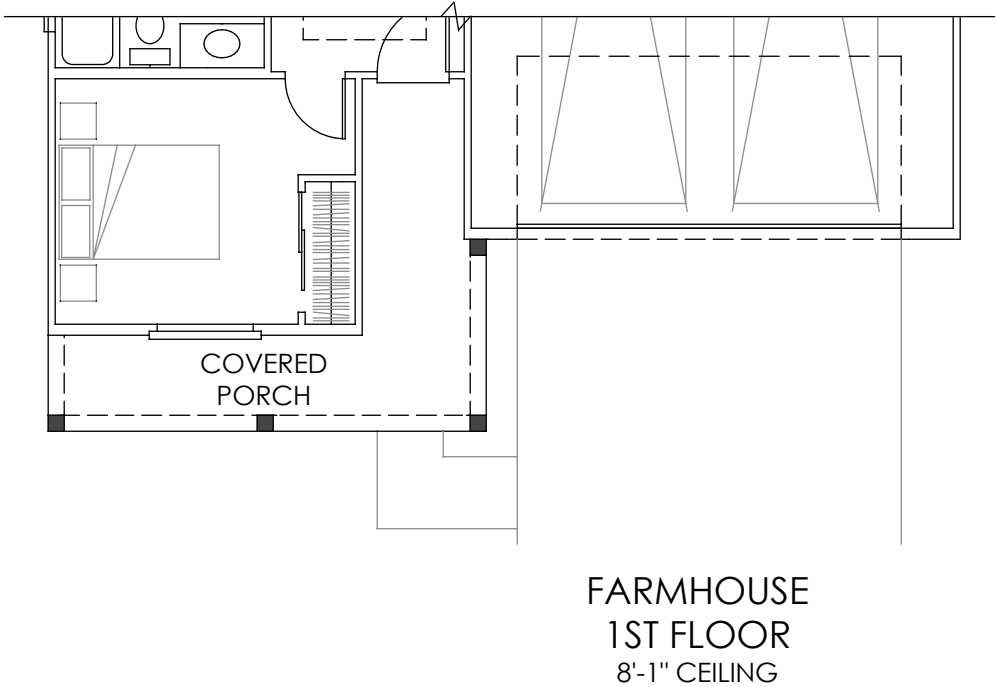
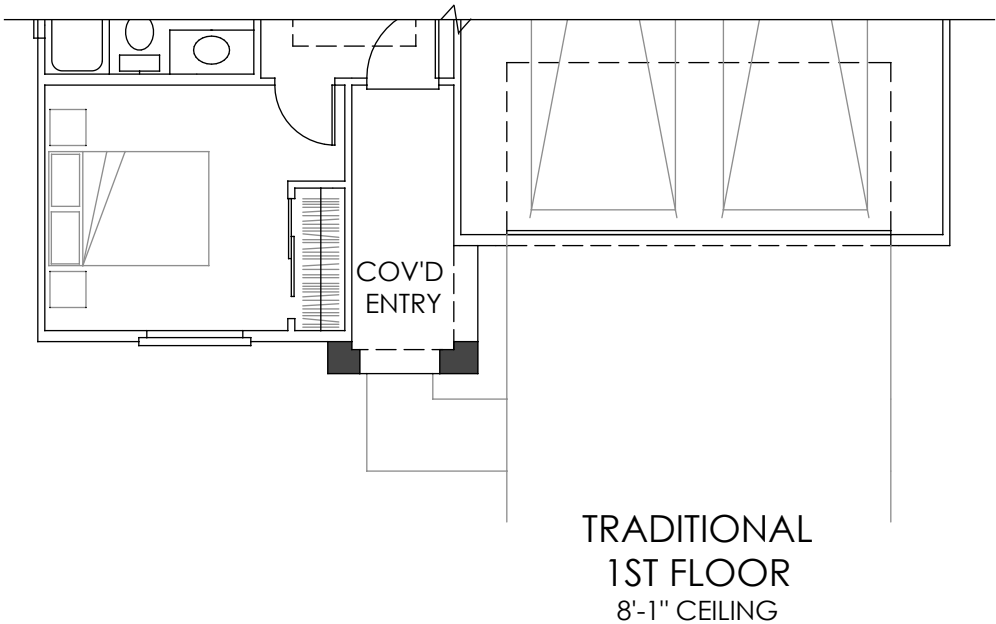
SETBACK EXHIBIT - BASE HOUSE
PRODUCT WIDTH VARIES | 46x76 LOT SIZE
SCALE: 1/16" = 1'-0"



SERIES WIDTH
VARIES

LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 3
BATH 2
CAR 2
CEILING 8'
VAULT @ GREAT ROOM AND OWNERS SUITE



SERIES WIDTH
VARIES

LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

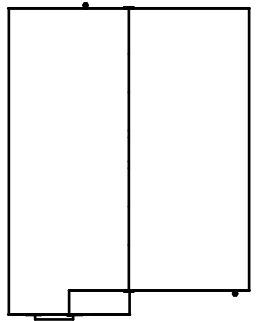
VITAL STATS
BEDROOM 3
BATH 2
CAR 2
CEILING 8'
VAULT @ GREAT ROOM AND OWNERS SUITE



'SPANISH'
FRONT VIEW: N.T.S.

SERIES WIDTH
VARIES

LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
SPANISH



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

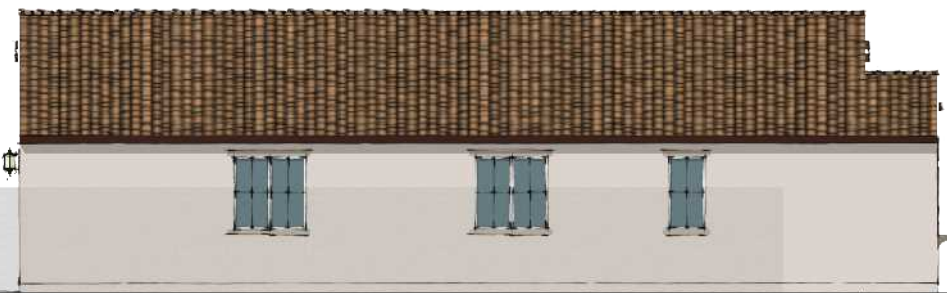
- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 0" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



'FARMHOUSE'
FRONT VIEW: N.T.S.



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



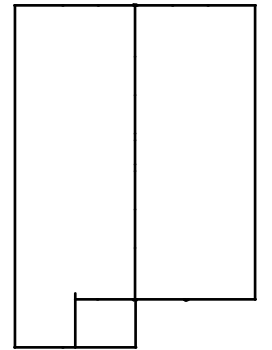
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
FARMHOUSE



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

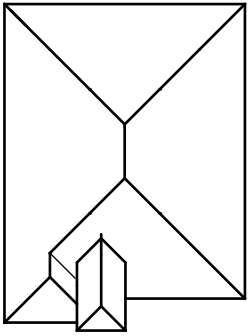
- 1 PROMINENT GABLES
- 2 CONCRETE FLAT TILES
- 3 0"/12" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS
- 6 ARCHED SOFFITS
- 7 DECORATIVE STONE VENEER

SERIES WIDTH
VARIES

LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
TRADITIONAL



'TRADITIONAL'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPS
- 2 CONCRETE FLAT TILES
- 3 HORIZONTAL SIDING ACCENTS
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE BRICK VENEER



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

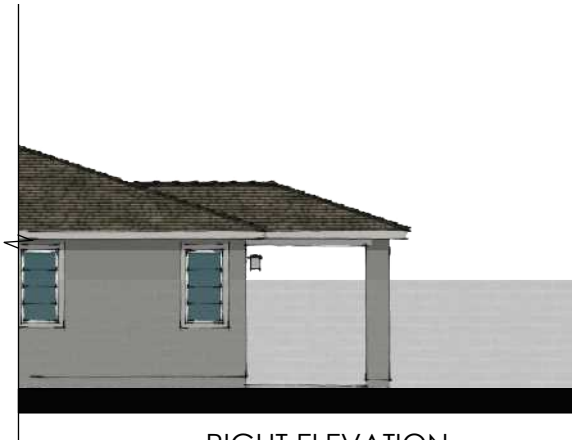


LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

T.O. RIDGE
15'-6"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



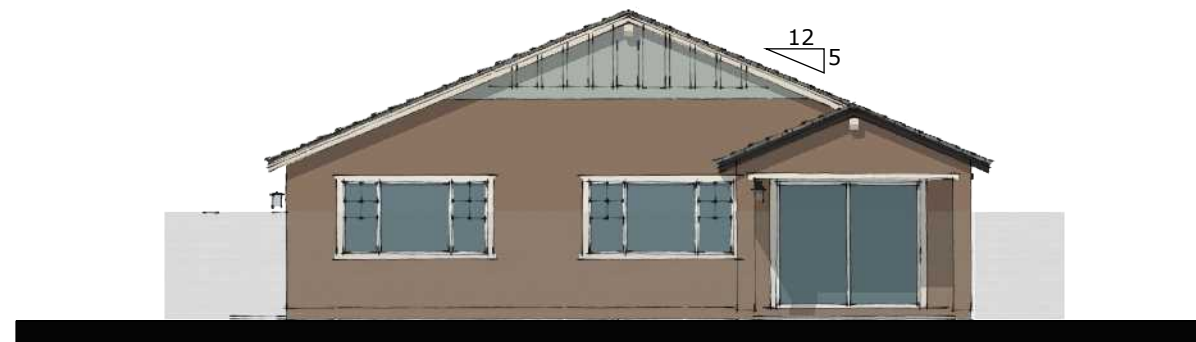
RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION - 'TRADITIONAL'
SCALE: 3/32" = 1'-0"



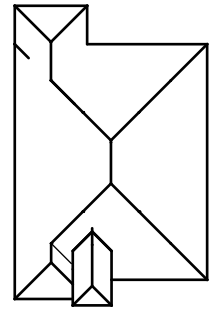
REAR ELEVATION - 'FARMHOUSE'
SCALE: 3/32" = 1'-0"



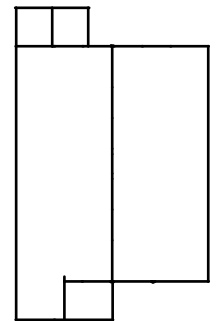
REAR ELEVATION - 'SPANISH'
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

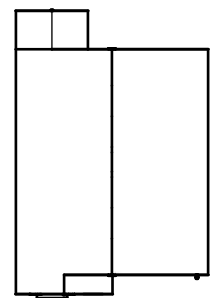
LIV. SF: 1,390
PLAN WIDTH: 38'
PLAN #: 3810
OPT. COVERED PATIO



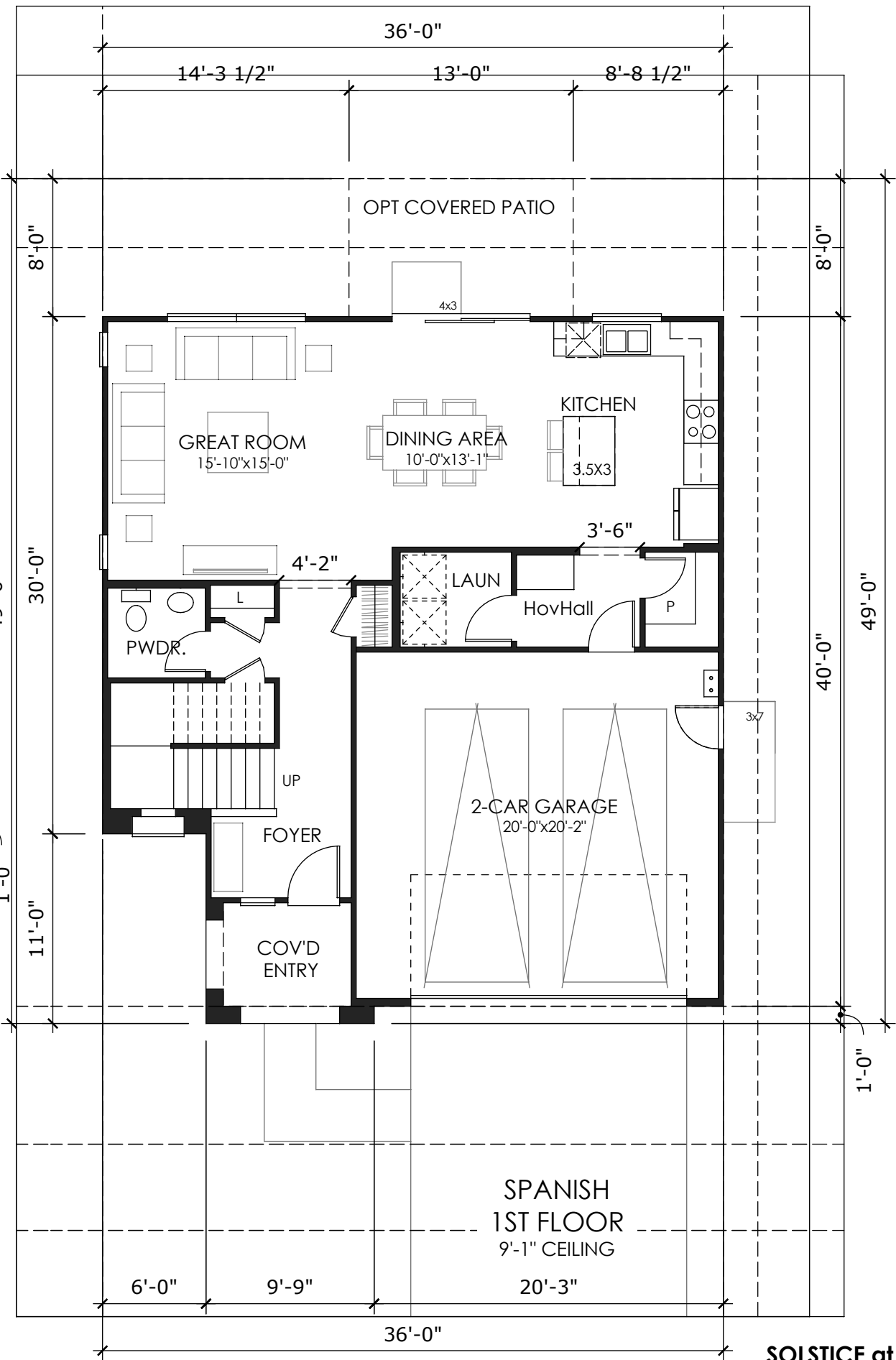
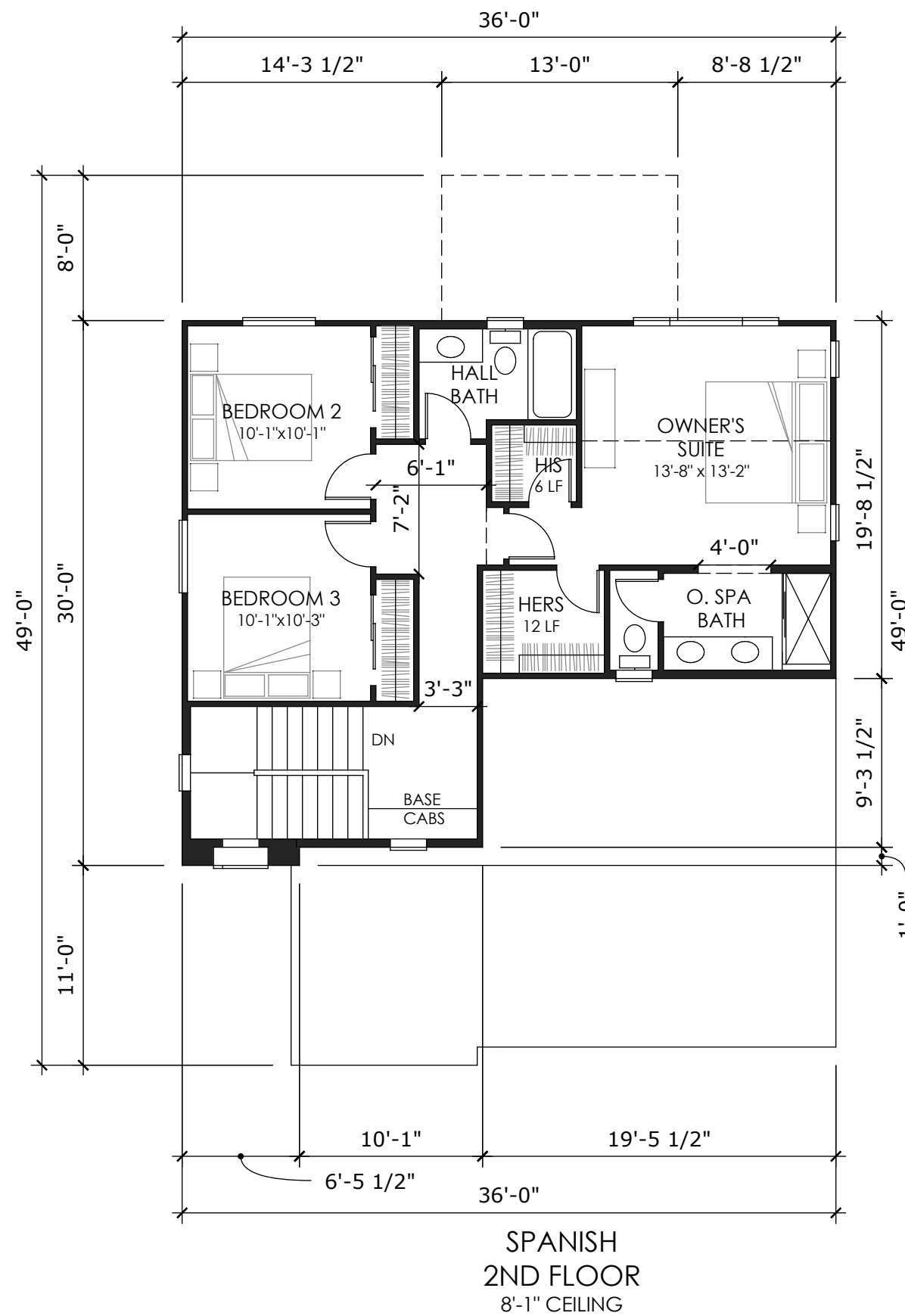
ROOF PLAN - 'TRADITIONAL'
SCALE: N.T.S.



ROOF PLAN - 'FARMHOUSE'
SCALE: N.T.S.



ROOF PLAN - 'SPANISH'
SCALE: N.T.S.

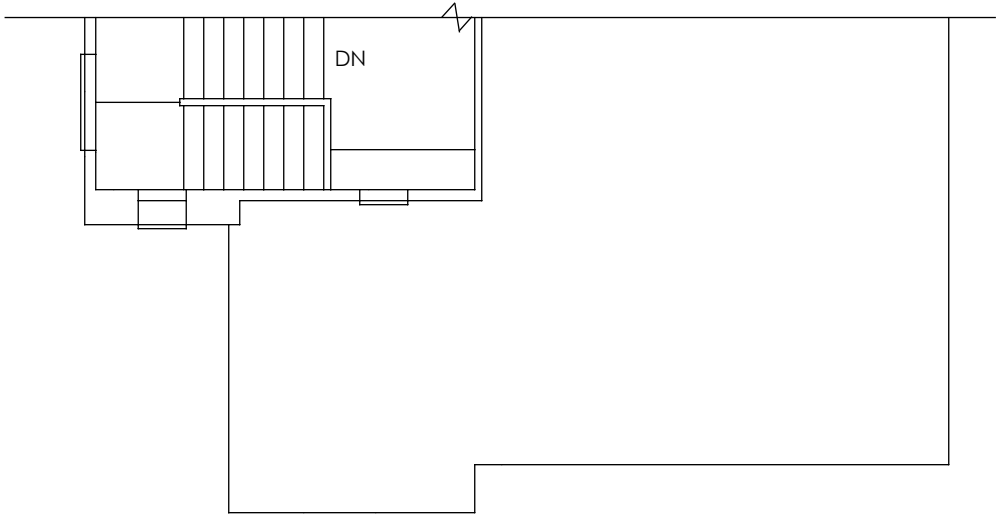


SERIES WIDTH
VARIES

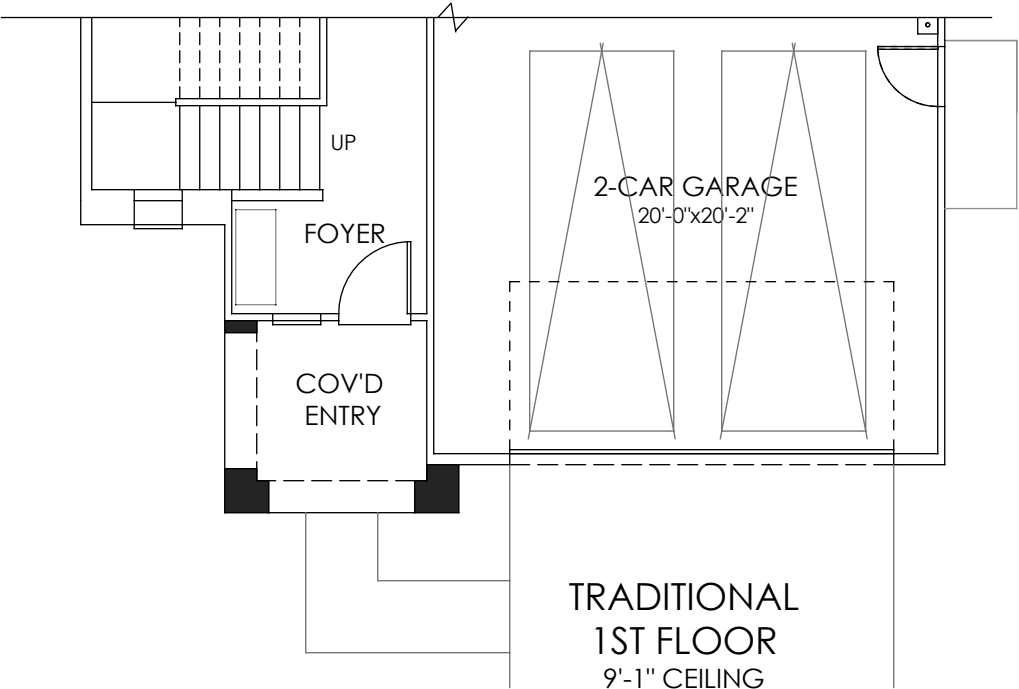
LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 8' | 9'

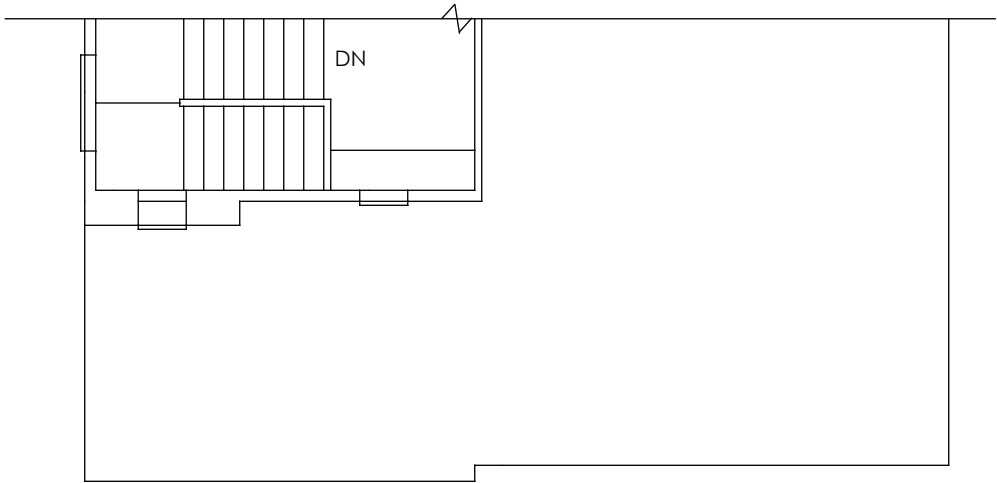
SERIES WIDTH
VARIES



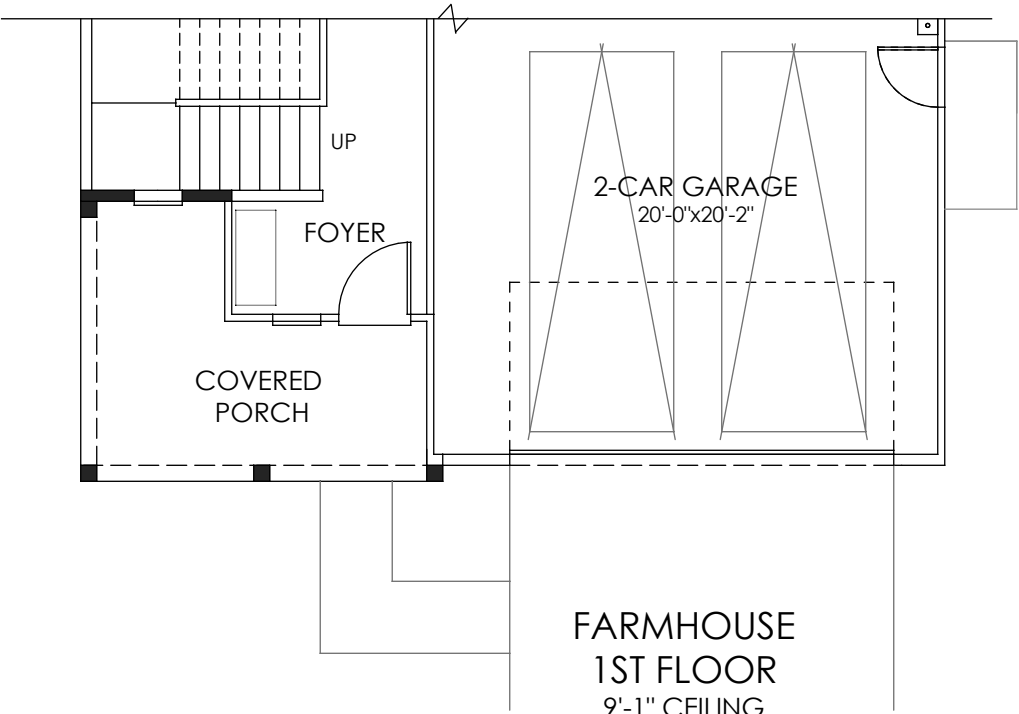
TRADITIONAL
2ND FLOOR
8'-1" CEILING



TRADITIONAL
1ST FLOOR
9'-1" CEILING



FARMHOUSE
2ND FLOOR
8'-1" CEILING



FARMHOUSE
1ST FLOOR
9'-1" CEILING

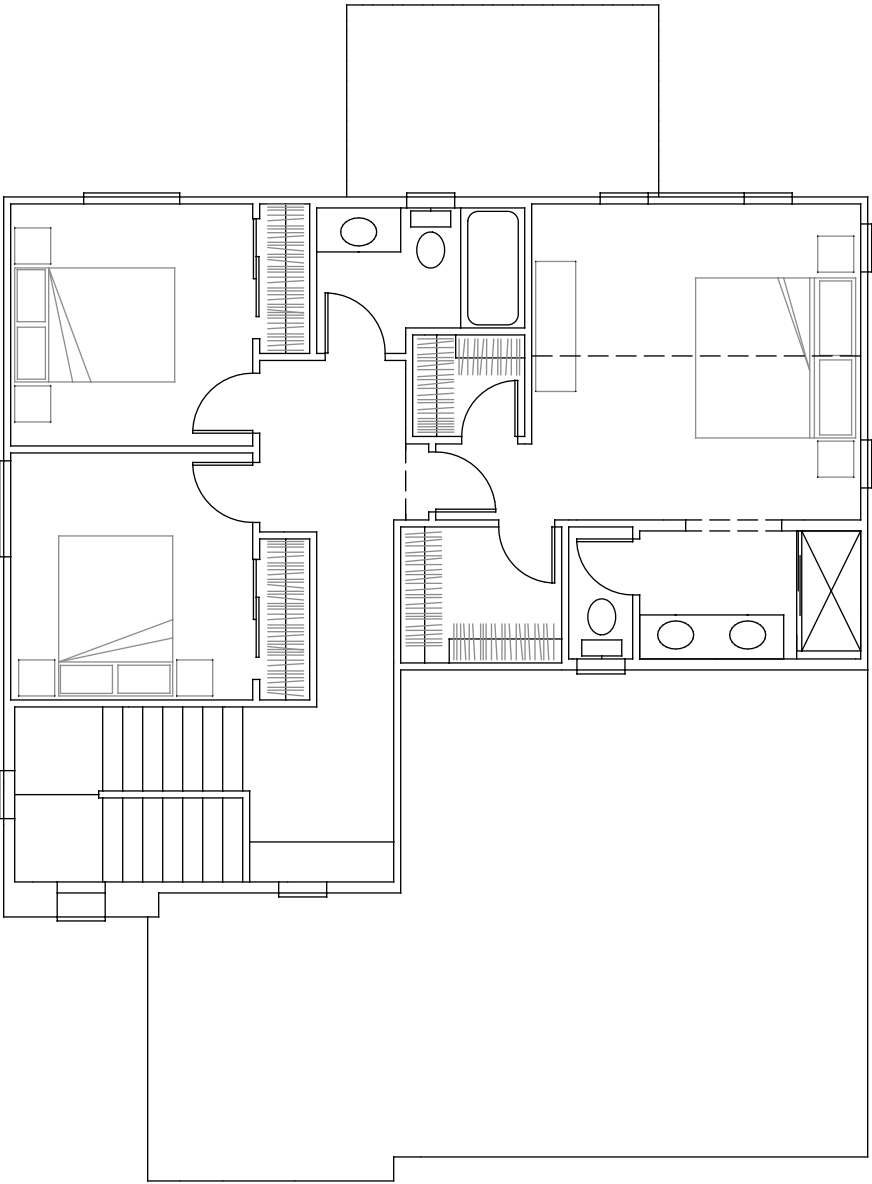
LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 8' | 9'

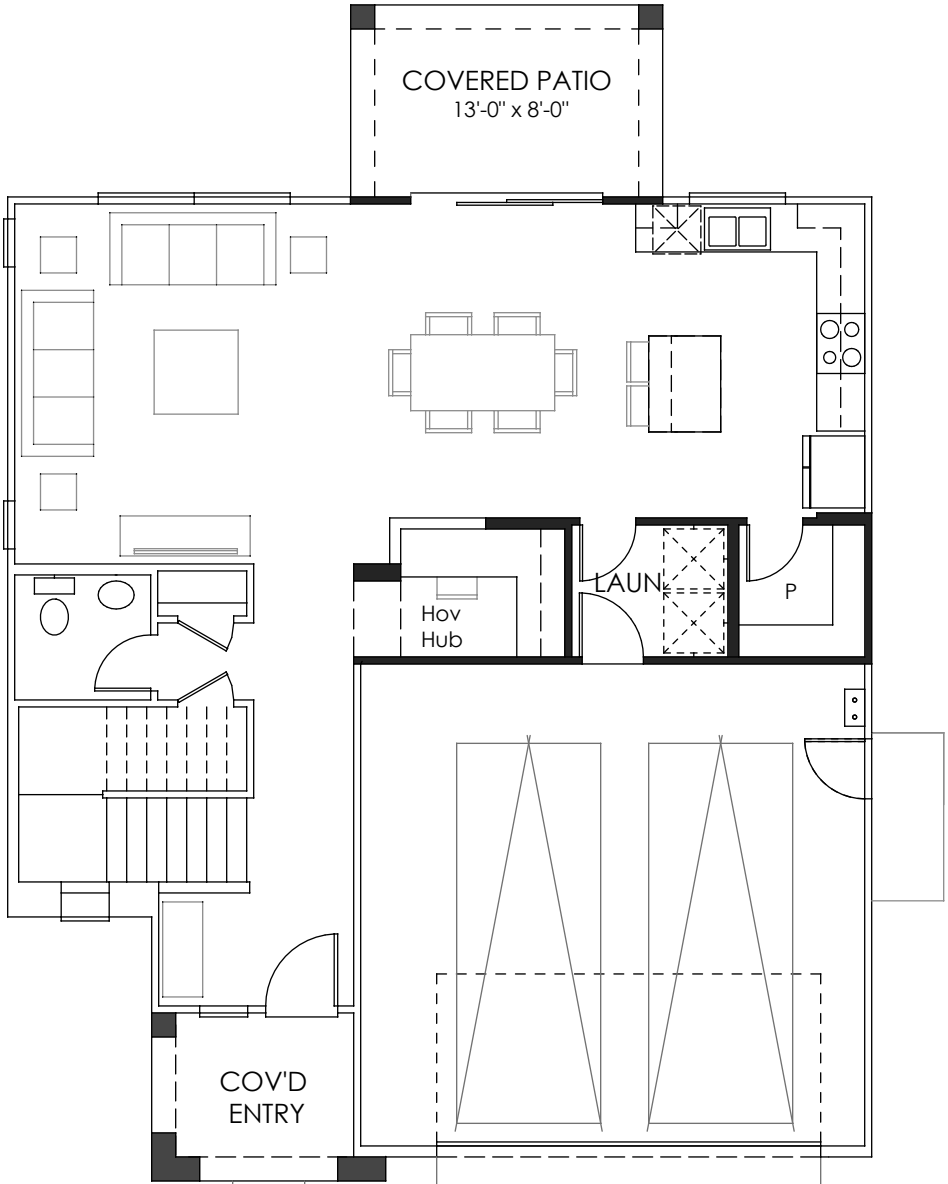
SERIES WIDTH
VARIES

LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 8' | 9'



2ND FLOOR
OPTIONS
8'-1" CEILING



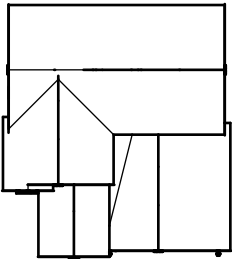
1ST FLOOR
OPTIONS
9'-1" CEILING

SERIES WIDTH
VARIES

LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
SPANISH



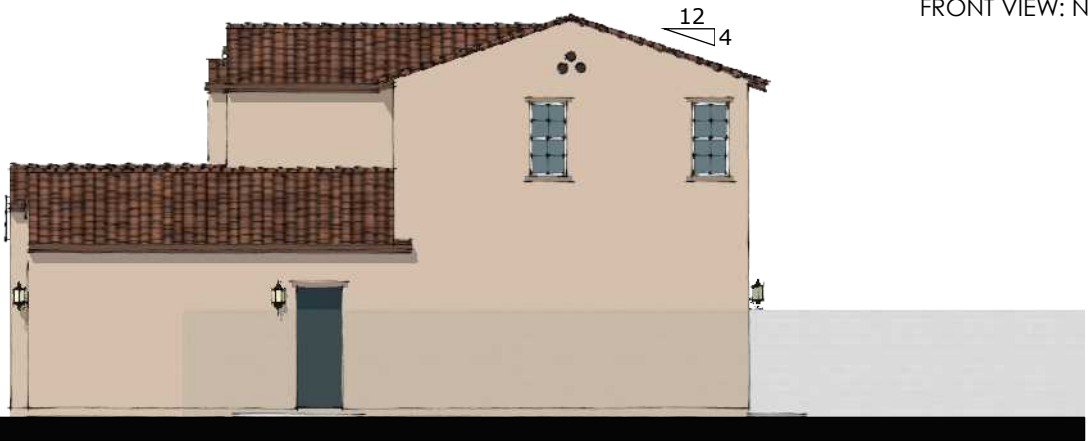
'SPANISH'
FRONT VIEW: N.T.S.



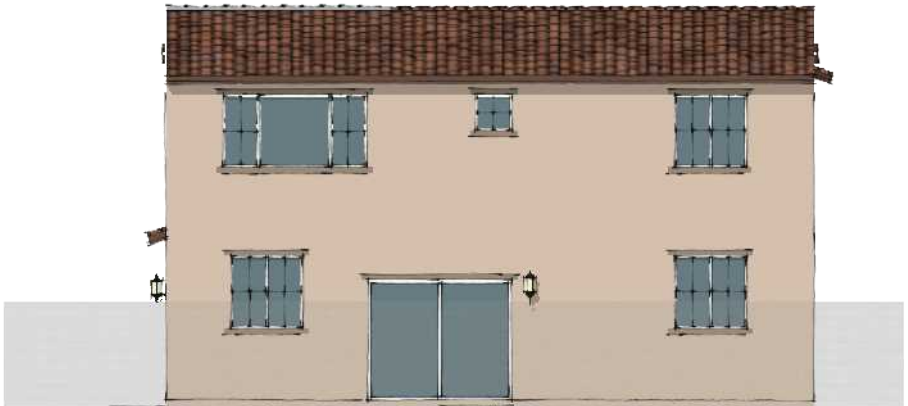
ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

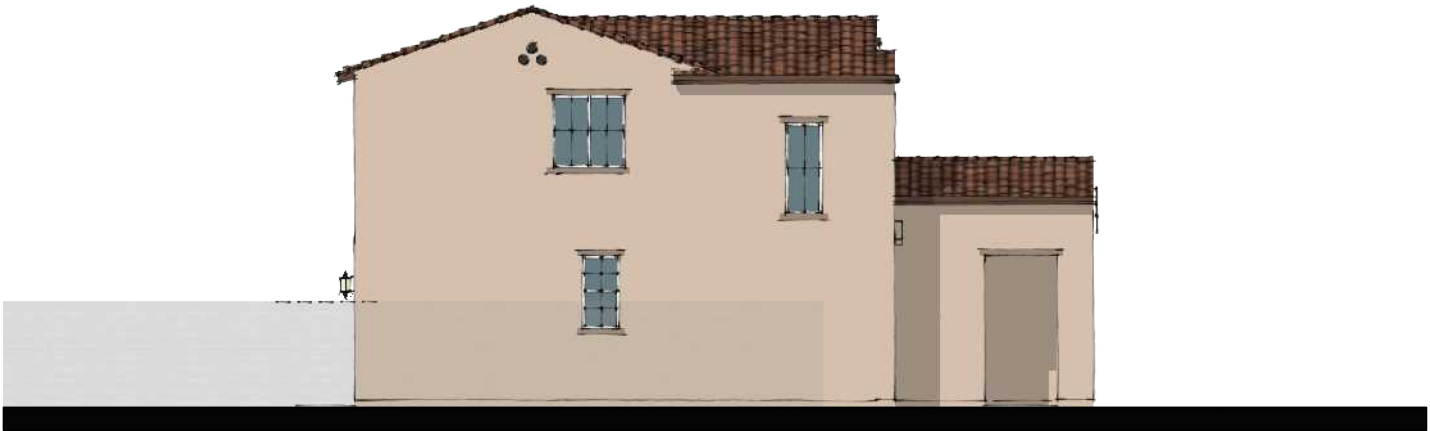
- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 0" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



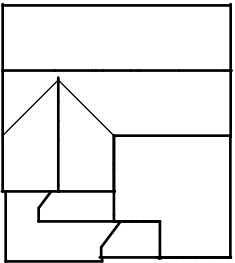
LEFT ELEVATION
SCALE: 3/32" = 1'-0"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
FARMHOUSE



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 0" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS



'FARMHOUSE'
FRONT VIEW: N.T.S.

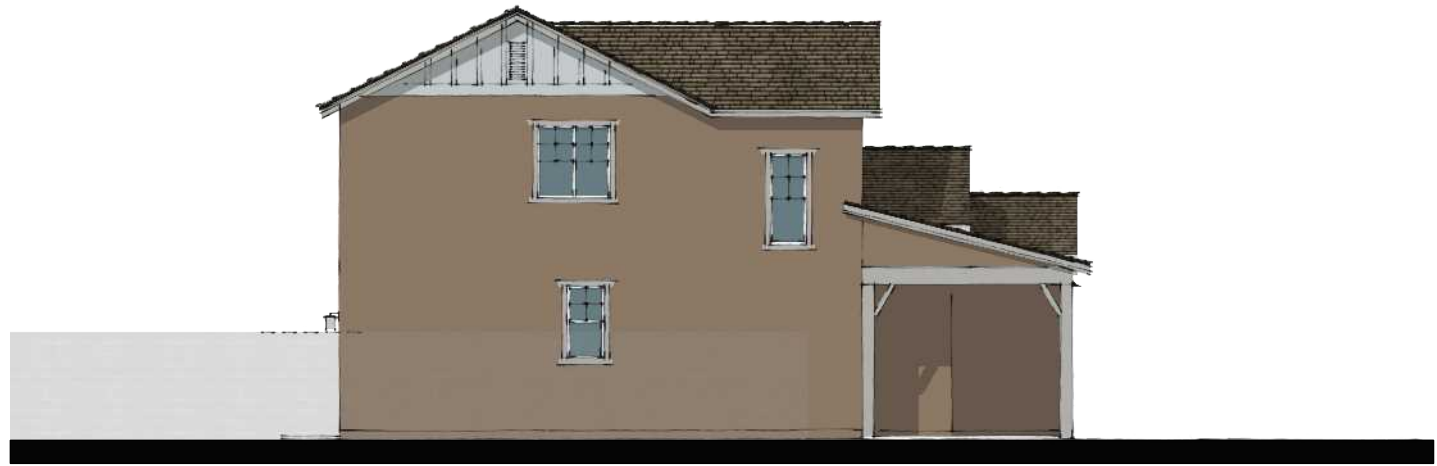


RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

T.O. RIDGE
24'-3"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



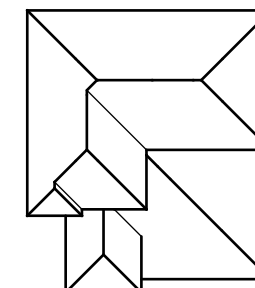
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
TRADITIONAL



'TRADITIONAL'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPPS
- 2 CONCRETE FLAT TILES
- 3 HORIZONTAL SIDING ACCENTS
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE BRICK VENEER



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

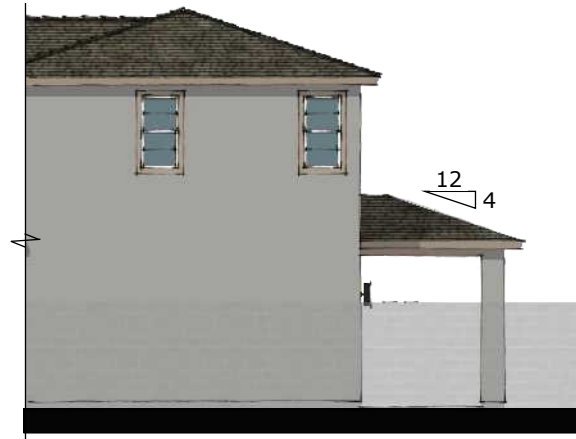


LEFT ELEVATION
SCALE: 3/32" = 1'-0"

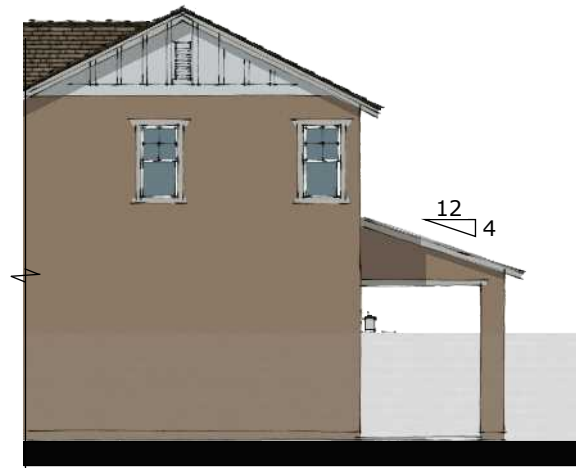
T.O. RIDGE
22'-3"



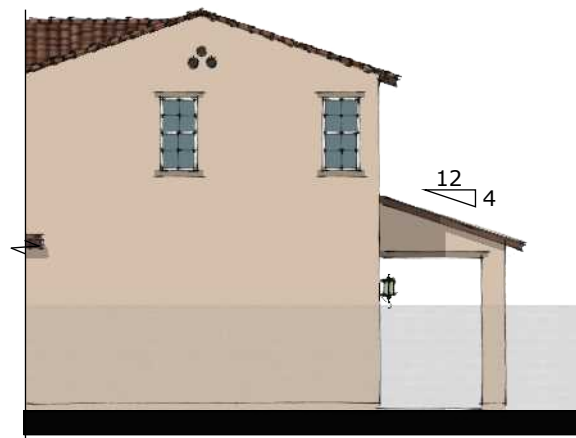
FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION - 'TRADITIONAL'
SCALE: 3/32" = 1'-0"



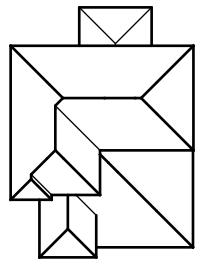
REAR ELEVATION - 'FARMHOUSE'
SCALE: 3/32" = 1'-0"



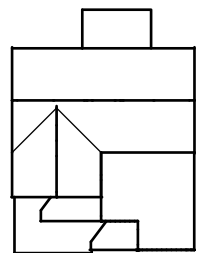
REAR ELEVATION - 'SPANISH'
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

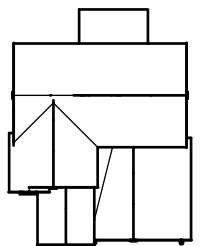
LIV. SF: 1,678
PLAN WIDTH: 36'
PLAN #: 3610
OPT. COVERED PATIO



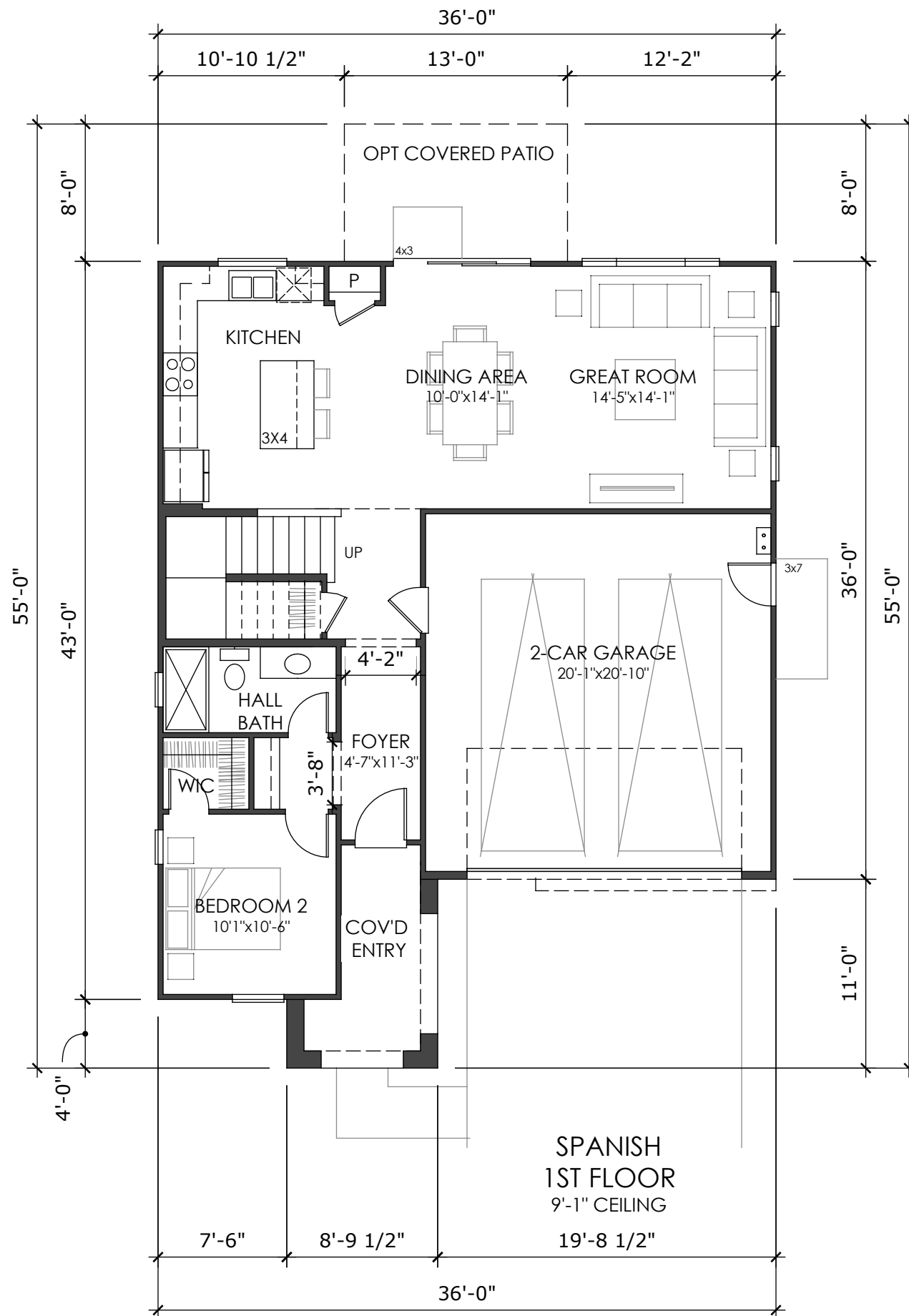
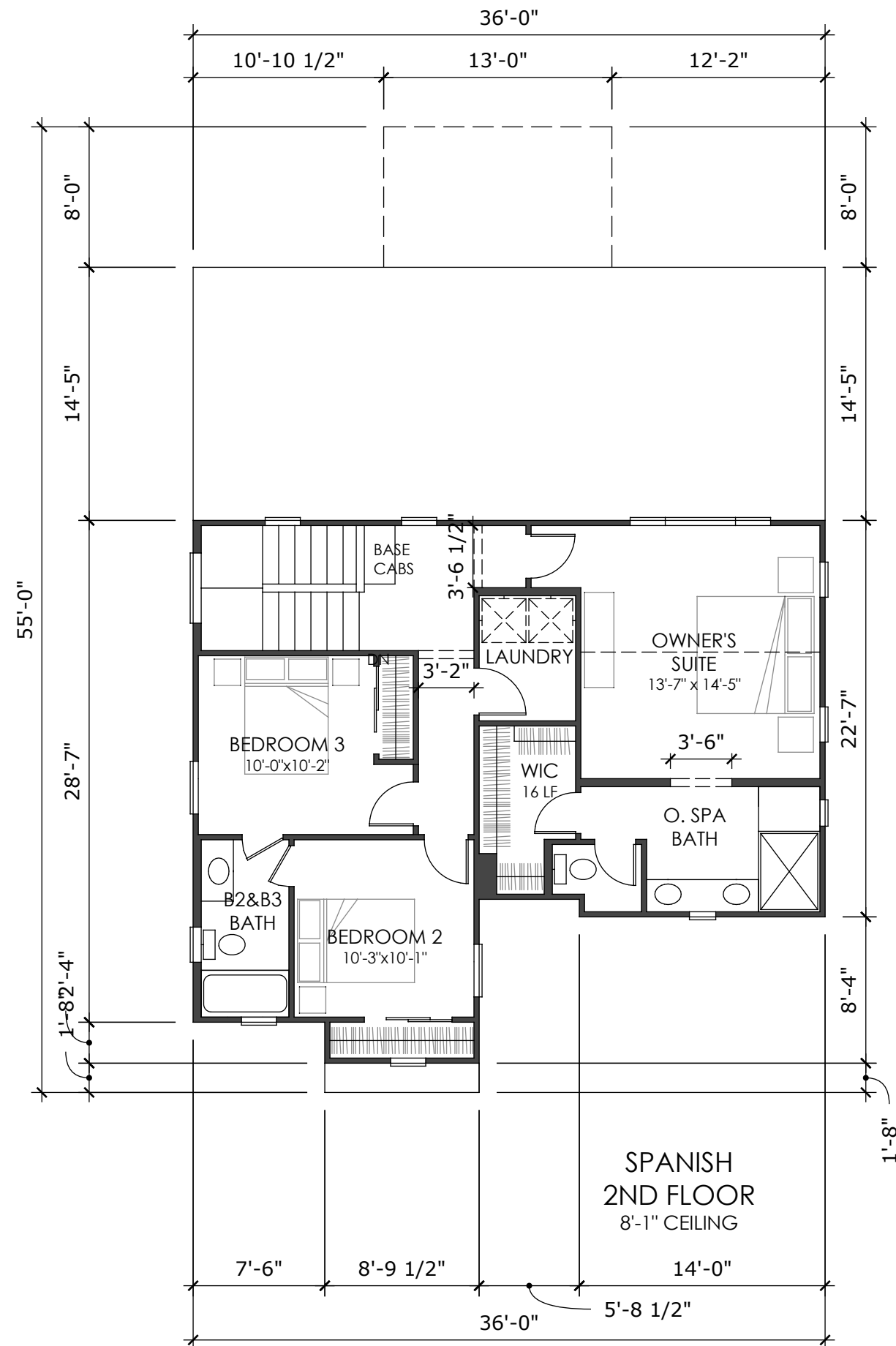
ROOF PLAN - 'TRADITIONAL'
SCALE: N.T.S.



ROOF PLAN - 'FARMHOUSE'
SCALE: N.T.S.



ROOF PLAN - 'SPANISH'
SCALE: N.T.S.



SERIES WIDTH
VARIES

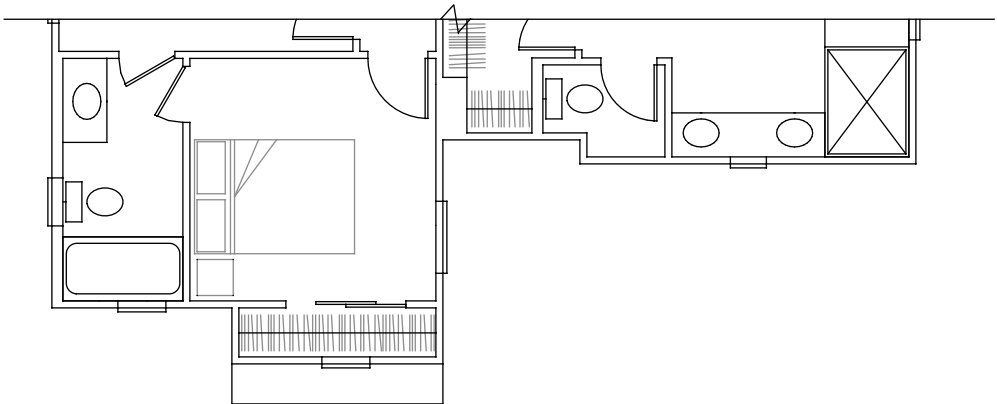
LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 4
BATH 3
CAR 2
CEILING 8' | 9'
VAULT @
GREAT ROOM AND
KITCHEN/DINING

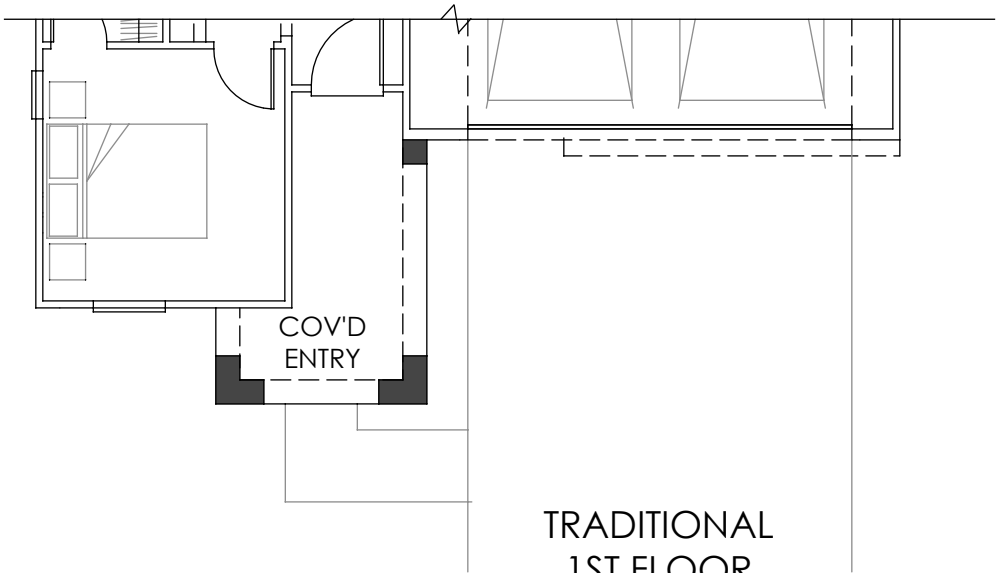
SERIES WIDTH
VARIES

LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

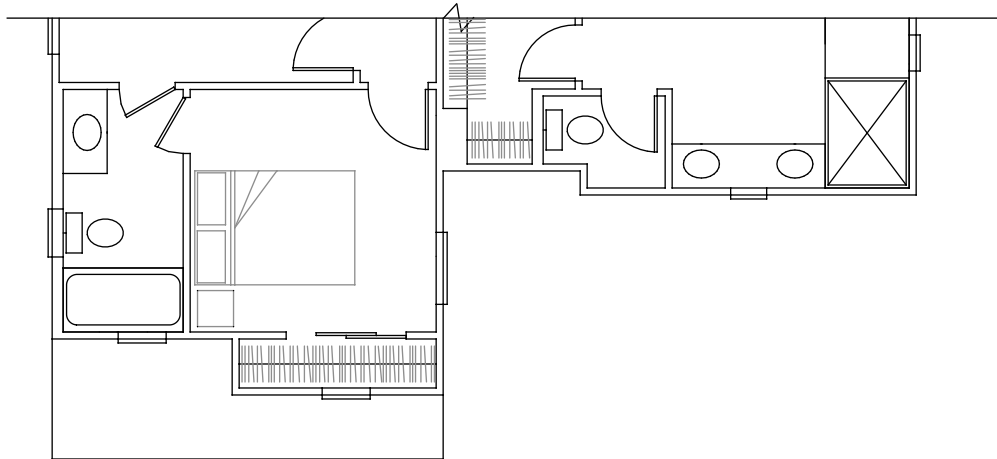
VITAL STATS
BEDROOM 4
BATH 3
CAR 2
CEILING 8' | 9'



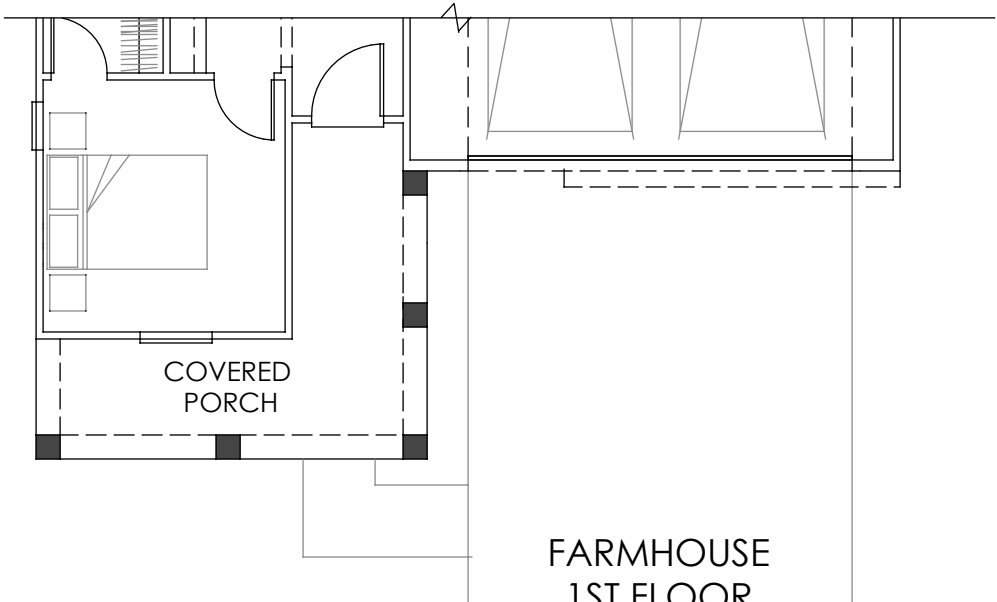
TRADITIONAL
2ND FLOOR
8'-1" CEILING



TRADITIONAL
1ST FLOOR
9'-1" CEILING



FARMHOUSE
2ND FLOOR
8'-1" CEILING

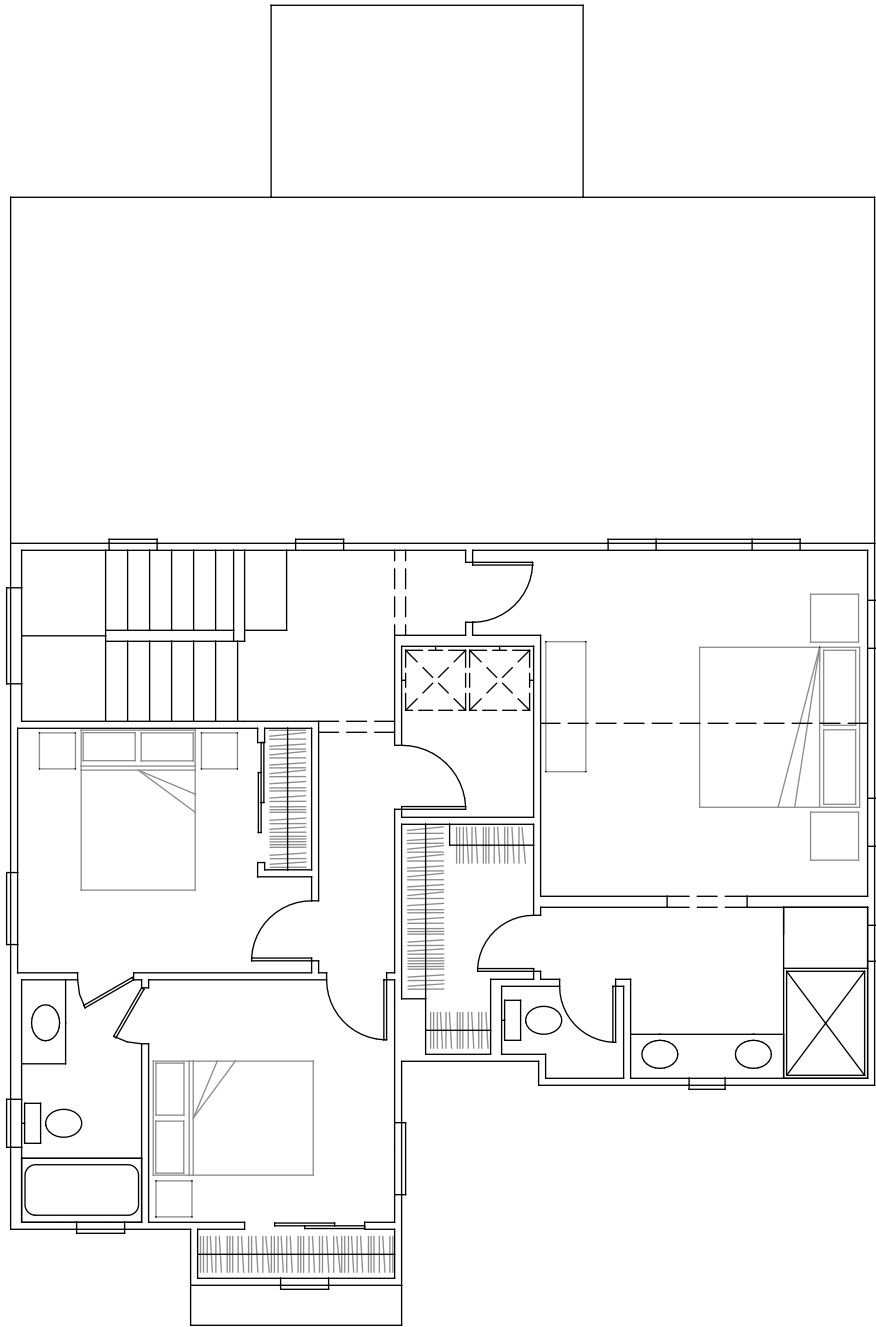


FARMHOUSE
1ST FLOOR
9'-1" CEILING

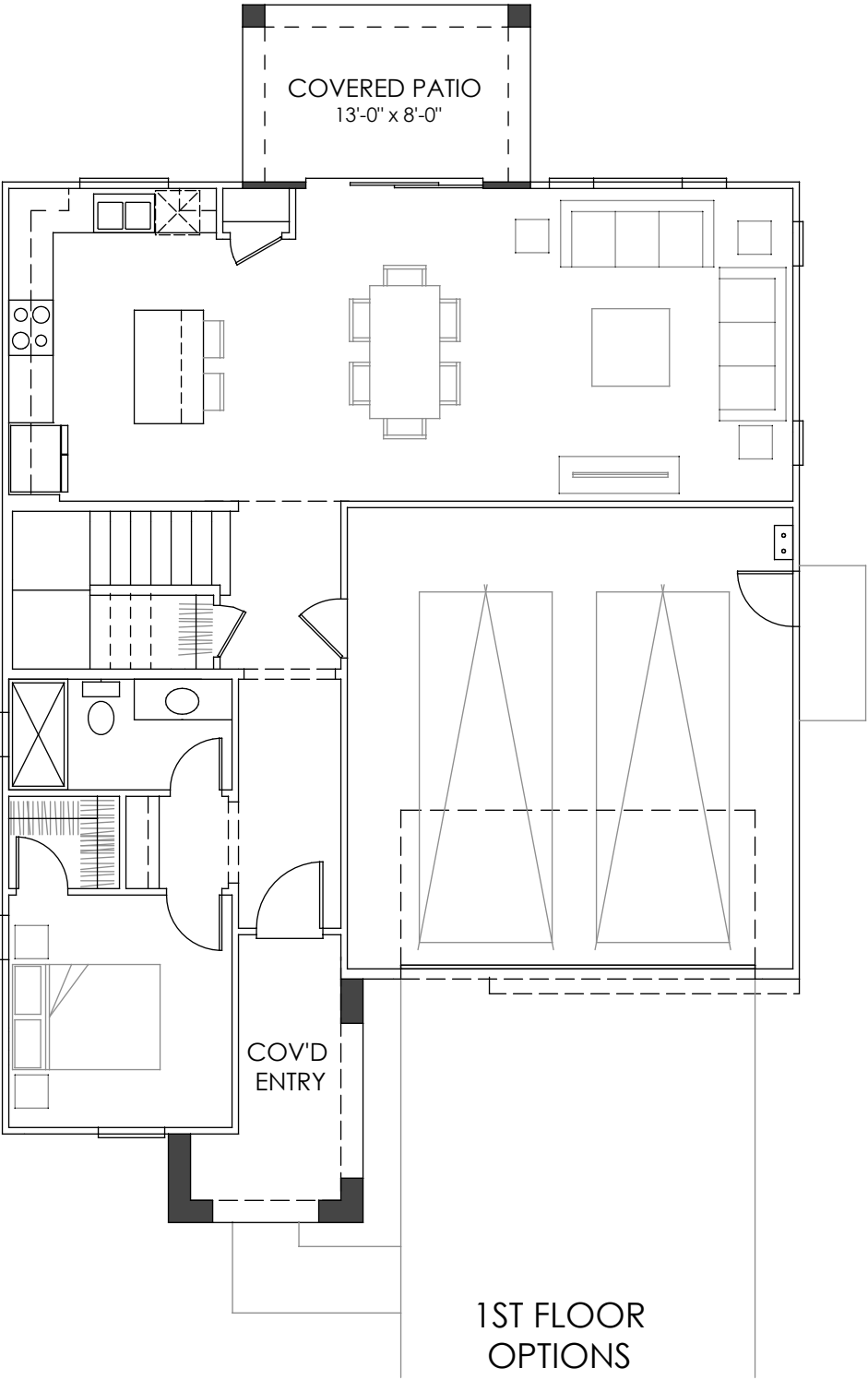
SERIES WIDTH
VARIES

LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
SCALE: 1/8" = 1'-0"
PLAN NAME: TBD

VITAL STATS
BEDROOM 4
BATH 3
CAR 2
CEILING 8' | 9'



2ND FLOOR
OPTIONS
8'-1" CEILING



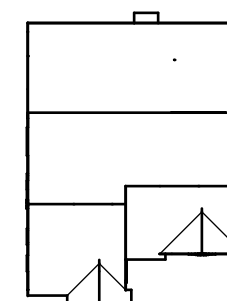
1ST FLOOR
OPTIONS
9'-1" CEILING

SERIES WIDTH
VARIES

LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
SPANISH



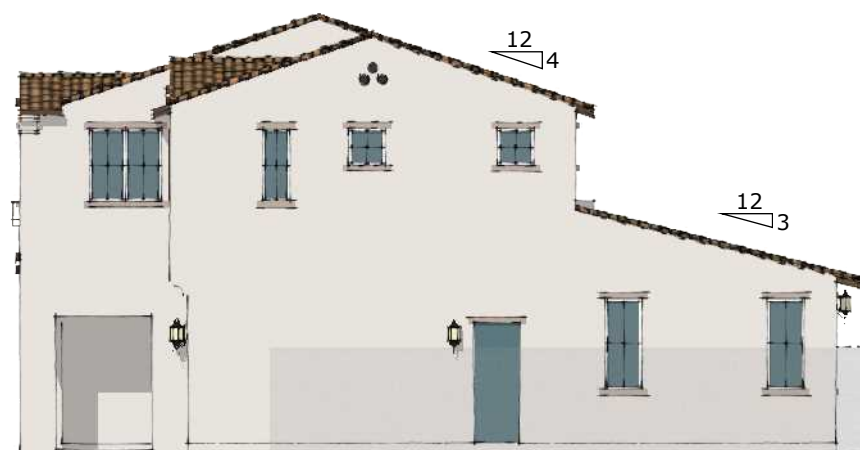
'SPANISH'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

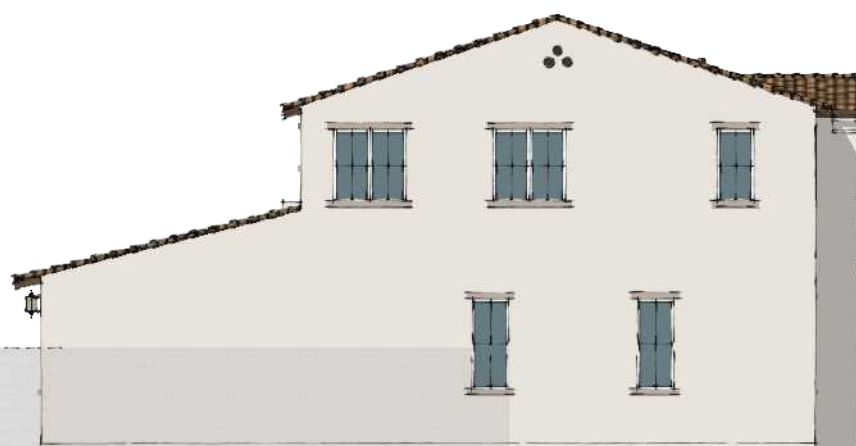
- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 0" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

T.O. RIDGE
24'-3"



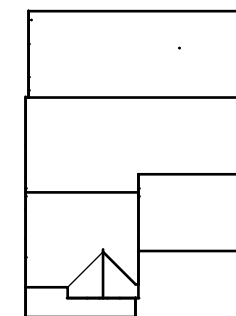
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
FARMHOUSE



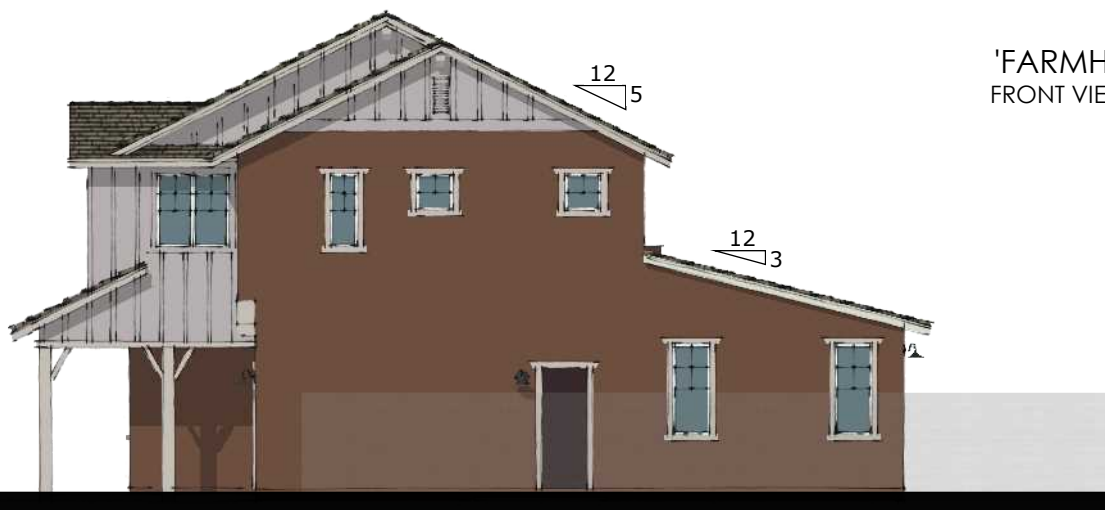
'FARMHOUSE'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

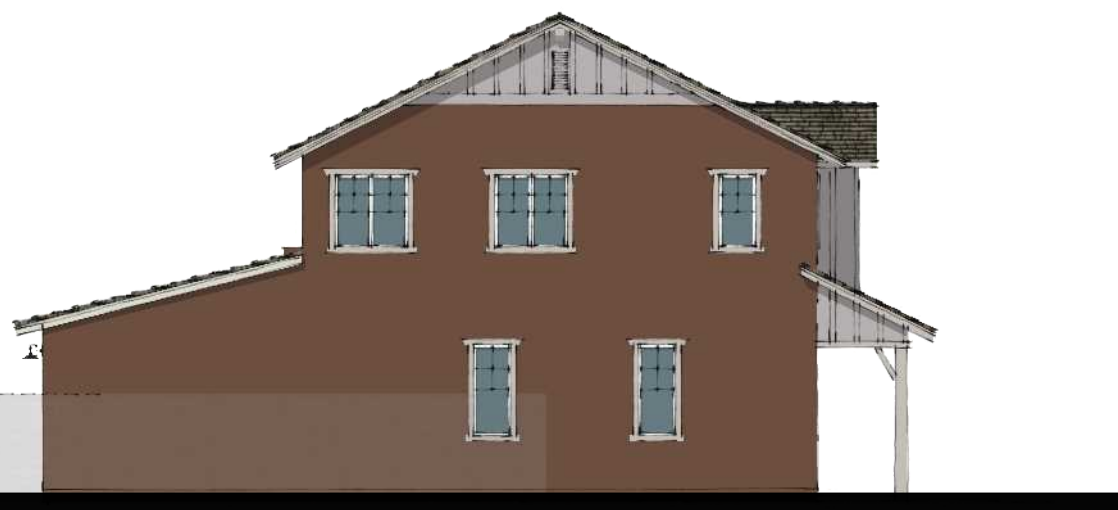
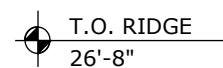
- 1 PROMINENT GABLES
- 2 CONCRETE 'S' TILES
- 3 0" RAKES AND 12" EAVES
- 4 DECORATIVE GABLE DETAILS
- 5 DECORATIVE SHUTTERS



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"



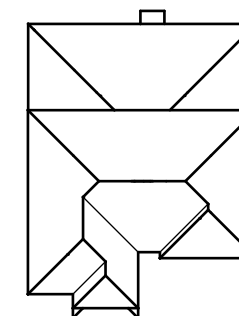
FRONT ELEVATION
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
TRADITIONAL



'TRADITIONAL'
FRONT VIEW: N.T.S.



ROOF PLAN
SCALE: N.T.S.

STYLE LEGEND:

- 1 PROMINENT HIPPS
- 2 CONCRETE FLAT TILES
- 3 HORIZONTAL SIDING ACCENTS
- 4 DECORATIVE SHUTTERS
- 5 DECORATIVE BRICK VENEER



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

T.O. RIDGE
22'-3"



FRONT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION - 'TRADITIONAL'
SCALE: 3/32" = 1'-0"



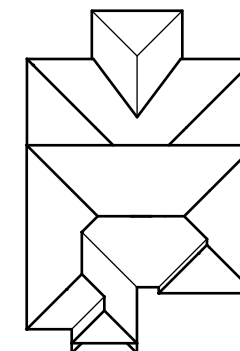
REAR ELEVATION - 'FARMHOUSE'
SCALE: 3/32" = 1'-0"



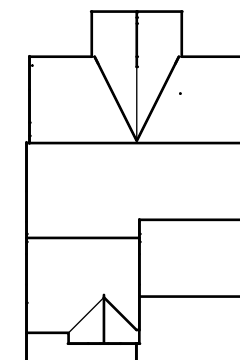
REAR ELEVATION - 'SPANISH'
SCALE: 3/32" = 1'-0"

SERIES WIDTH
VARIES

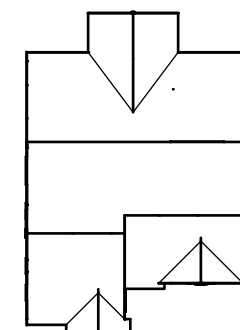
LIV. SF: 1,775
PLAN WIDTH: 36'
PLAN #: 3611
OPT. COVERED PATIO



ROOF PLAN - 'TRADITIONAL'
SCALE: N.T.S.



ROOF PLAN - 'FARMHOUSE'
SCALE: N.T.S.



ROOF PLAN - 'SPANISH'
SCALE: N.T.S.

SCD - Summerly at Lake Elsinore

Date: 11/20/2018
Rev 1: 1/10/2019
Rev 2: 1/17/2019
Rev 3: 1/31/2019
Rev 4: 2/4/2019
Rev 5: 2/21/2019
Rev 5: 2/26/2019

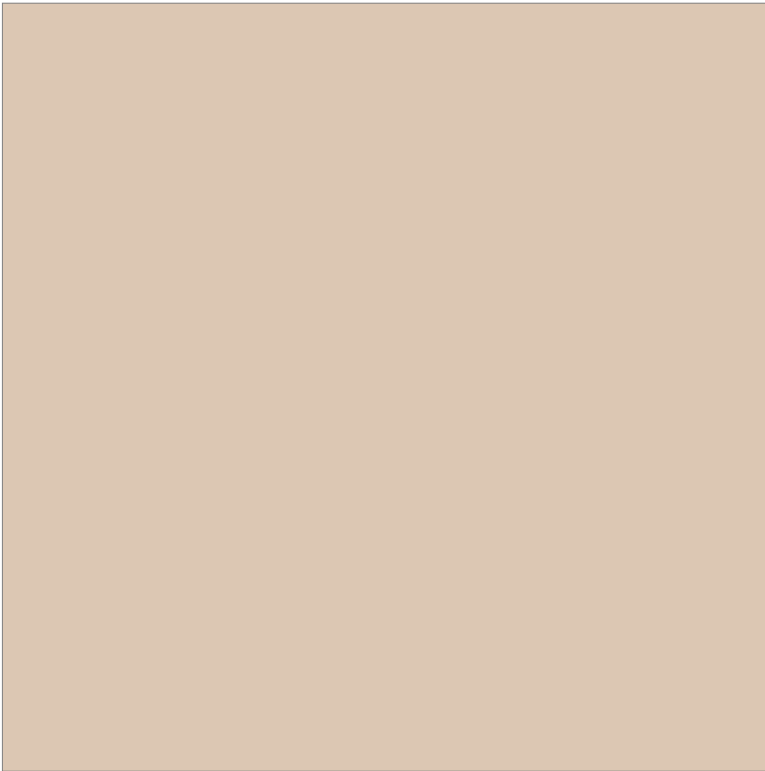
Elevation Style	Color Scheme #	Body (A)	Siding / B&B (S)	Trim (B)	Fascia (C)	Finial & Select Front Trim	Pipe Vents (if occur)	Garage Door (D)	Entry / Shutters ***		Gutters (if occur)	Concrete Roof Tile		Veneer
	MFG:	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams		NA	Eagle Roof Tile		El Dorado
	NOTE:								Entry	Shutters		Barrel-Tile	Flat	
Spanish	1050	9094 Playa Arenosa	NA	9084 Cocoa Whip	7520 Plantation Shutters	NA	7705 Wheat Penny	7520 Plantation Shutters	6237 Dark Night	6237 Dark Night	Musket	3636 Piedmont Blend	NA	NA
	1051	7000 Ibis White	NA	6079 Diverse Beige	9091 Half- Caff	NA	7709 Wheat Penny	9091 Half- Caff	6990 Caviar	6990 Caviar	Musket	3645 Sunrise Blend	NA	NA
	1052	6105 Divine White	NA	9169 Chatura Gray	2735 Rokweed	NA	7707 Wheat Penny	2735 Rokweed	7674 Peppercorn	7674 Peppercorn	Musket	3646 Sunset Blend	NA	NA
	1053	6077 Everyday White	NA	7037 Balanced Beige	2838 Polished Mahogany	NA	7708 Wheat Penny	2838 Polished Mahogany	6216 Jasper	6216 Jasper	Musket	3645 Sunrise Blend	NA	NA
Farmhouse	7050	7550 Resort Tan	6246 North Star	7658 Gray Clouds	7658 Gray Clouds	NA	7705 Wheat Penny	6246 North Star	6258 Tricorn Black	6258 Tricorn Black	Musket	NA	4689 Brown Range	NA
	7051	6068 Brevity Brown	6275 Fashionable Gray	7022 Alpaca	7022 Alpaca	NA	7706 Wheat Penny	6275 Fashionable Gray	7630 Raisin	7630 Raisin	Musket	NA	4687 Brown Gray Range	NA
	7052	7523 Burnished Brandy	9127 At Ease Soldier	6085 Simplify Beige	6085 Simplify Beige	NA	7707 Wheat Penny	9127 At Ease Soldier	6236 Grays Harbor	6236 Grays Harbor	Musket	NA	4697 Slate Range	NA
	7053	6081 Down Home	7621 Silvermist	6140 Moderate White	6140 Moderate White	NA	7708 Wheat Penny	7621 Silvermist	7062 Rock Bottom	7062 Rock Bottom	Musket	NA	4697 Slate Range	NA
Traditional	7054	7650 Ellie Gray	6078 Realistic Beige	7038 Tony Taupe	7038 Tony Taupe	NA	7705 Wheat Penny	7038 Tony Taupe	6048 Terra Burn	2849 Weschester Gray	Musket	NA	5687 Brown Gray Range	Tundra Brick Latigo
	7055	7669 Summit Gray	0 0 37 Morris Room Gray	7029 Agreeable Gray	7029 Agreeable Gray	NA	7705 Wheat Penny	7029 Agreeable Gray	6055 Fiery Brown	6025 Socialite	Musket	NA	5502 Arcadia	Tundra Brick Hartford
	7056	7019 Gauntlet Gray	9084 Cocoa Whipp	8917 Shell White	8917 Shell White	NA	7709 Wheat Penny	8917 Shell White	2856 Fairfax Brown	7621 Silvermist	Musket	NA	5699 Charoal Range	Tundra Brick Ashland
	7057	0 0 7 7 Classic French Gray	7011 Natural Choice	7671 On the Rocks	7671 On the Rocks	NA	7705 Wheat Penny	7671 On the Rocks	7595 Sommelier	6054 Canyon Clay	Musket	NA	5687 Brown Gray Range	Tundra Brick Chalk Dust

COLOR SCHEME #1050

SPANISH

KHovnanian
Homes

(A)



Color Legend

(A) **Body:** SW 9094 Playa Arenosa (LRV:60)

(B) **Trim:** SW 9084 Cocoa Whip

(C) **Fascia:** SW 7520 Planation Shutters

(D) **Garage Door:** SW 7520 Plantation Shutters

(E) **Entry/Shutters:** SW 6237 Dark Night

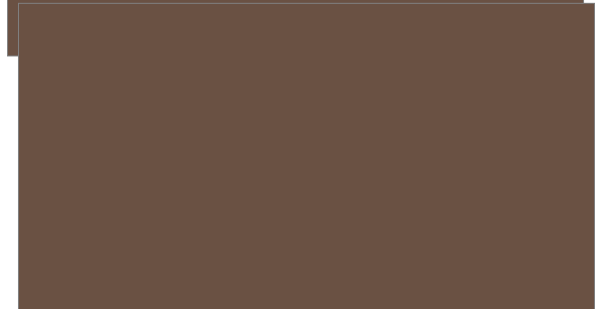
(B)



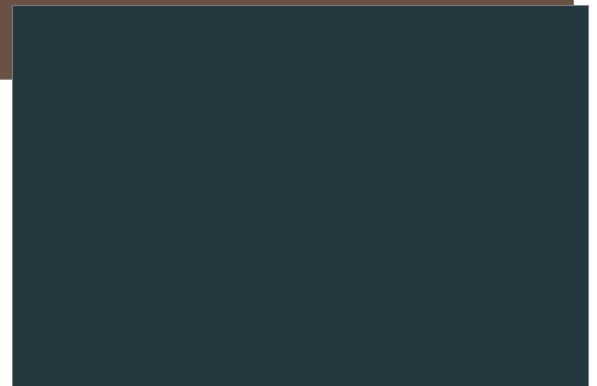
(C)



(D)



(E)



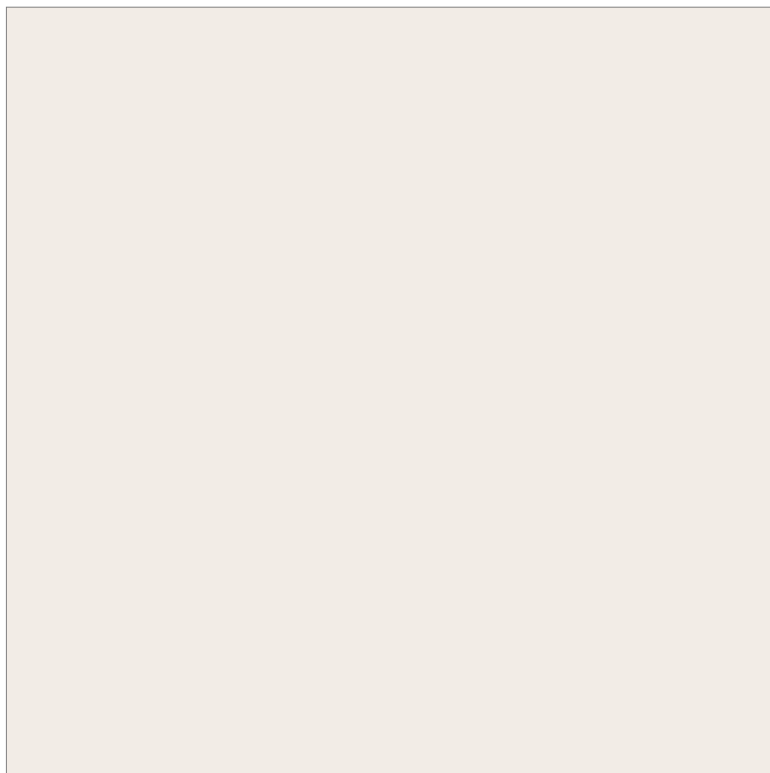
Roof: Eagle - 3636 Piedmont Blend

COLOR SCHEME #1051

SPANISH

KHovnanian
Homes

(A)



Color Legend

(A) **Body:** SW 7000 Ibis White (LRV:84)

(B) **Trim:** SW 6079 Diverse Beige

(C) **Fascia:** SW 9091 Half- Caff

(D) **Garage Door:** SW 9091 Half- Caff

(E) **Entry/Shutters:** SW 6990 Caviar

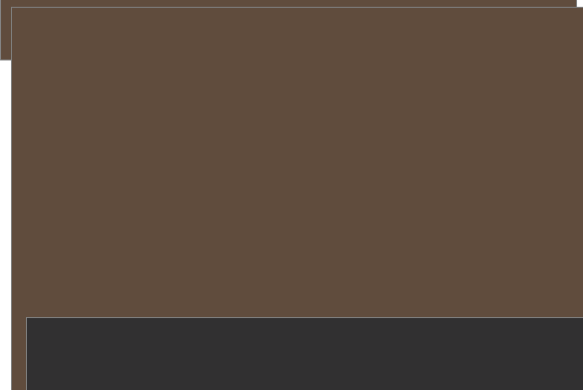
(B)



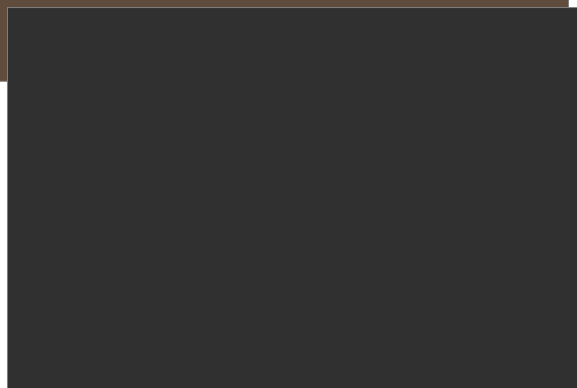
(C)



(D)



(E)



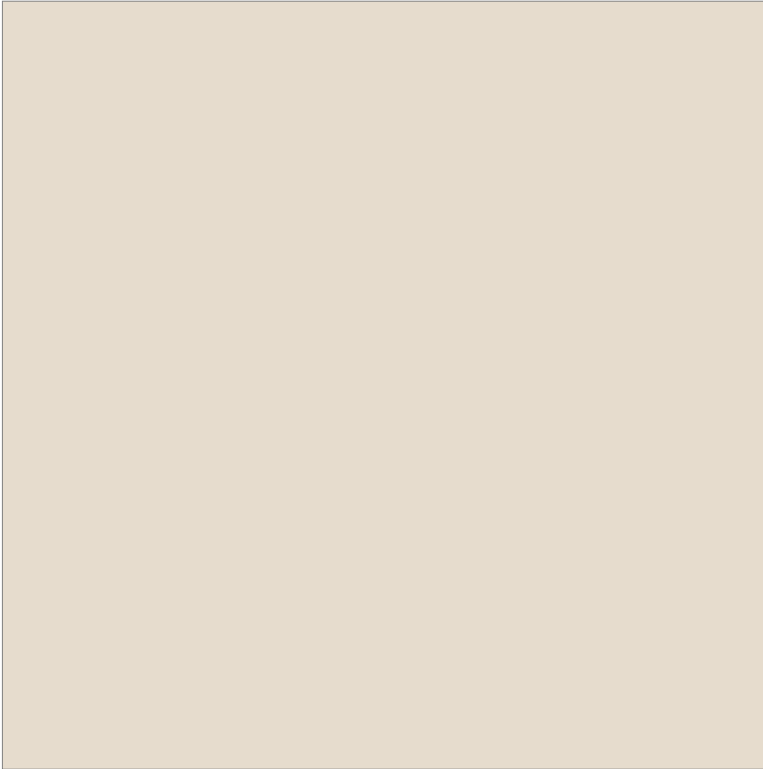
Roof: Eagle - 3645 Sunrise Blend

COLOR SCHEME #1052

SPANISH

KHovnanian
Homes

(A)



Color Legend

(A) **Body:** SW 6105 Divine White (LRV:72)

(B) **Trim:** SW 9169 Chatura Gray

(C) **Fascia:** SW 2735 Rokweed

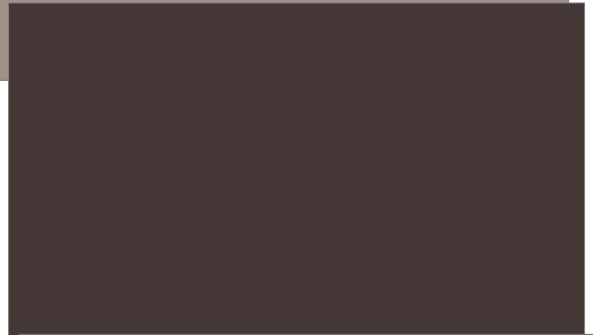
(D) **Garage Door:** SW 2735 Rokweed

(E) **Entry/Shutters:** SW 7674 Peppercorn

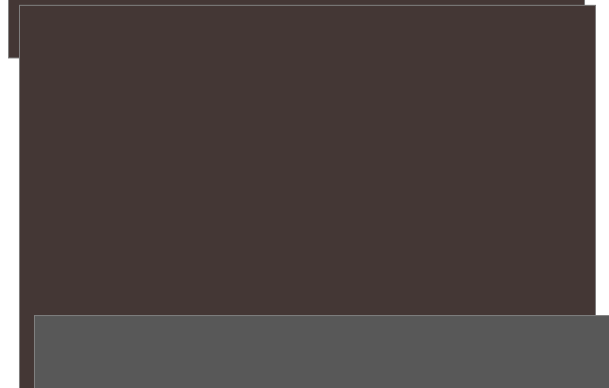
(B)



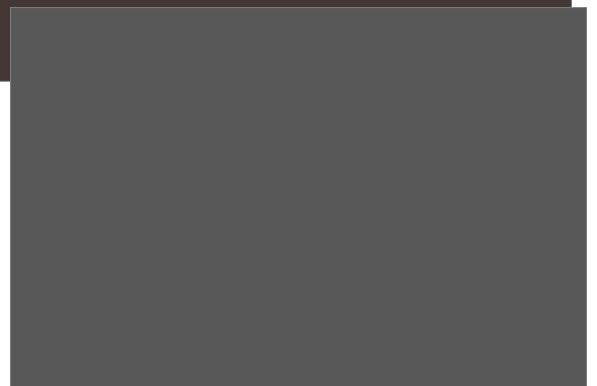
(C)



(D)



(E)



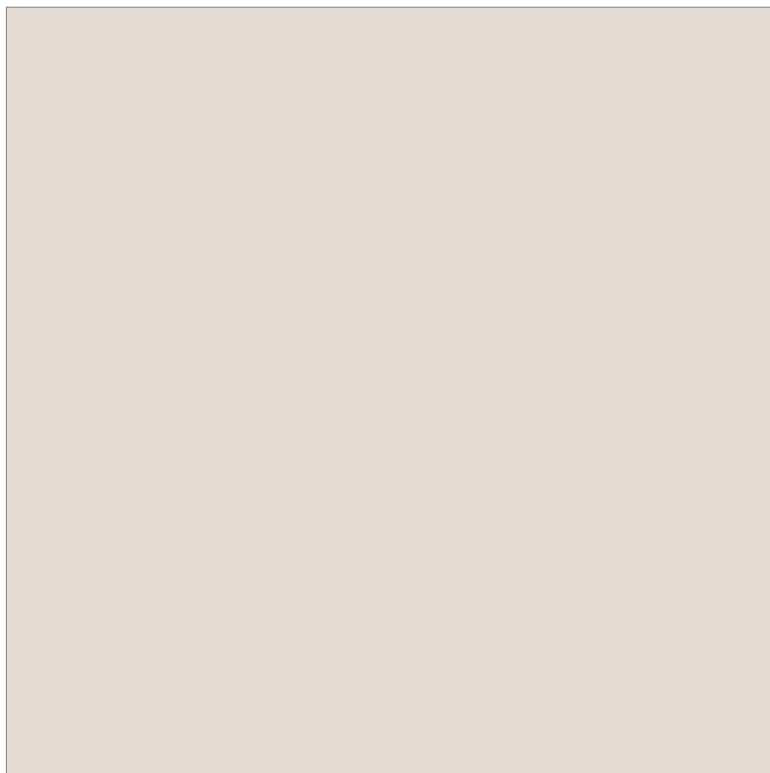
Roof: Eagle - 3646 Sunset Blend

COLOR SCHEME #1053

SPANISH

KHovnanian
Homes

(A)



Color Legend

(A) **Body:** SW 6077 Everyday White (LRV:72)

(B) **Trim:** SW 7037 Balanced Beige

(C) **Fascia:** SW 2838 Polished Mahogany

(D) **Garage Door:** SW 2838 Polished Mahogany

(E) **Entry/Shutters:** SW 6216 Jasper

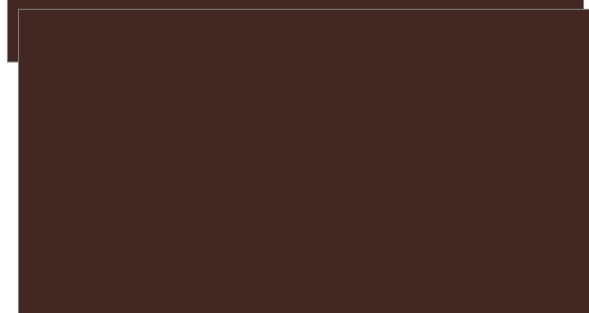
(B)



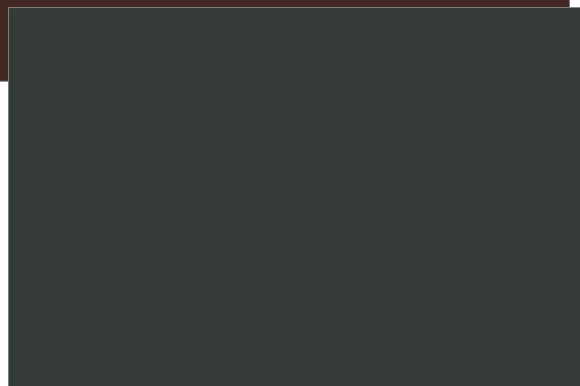
(C)



(D)



(E)

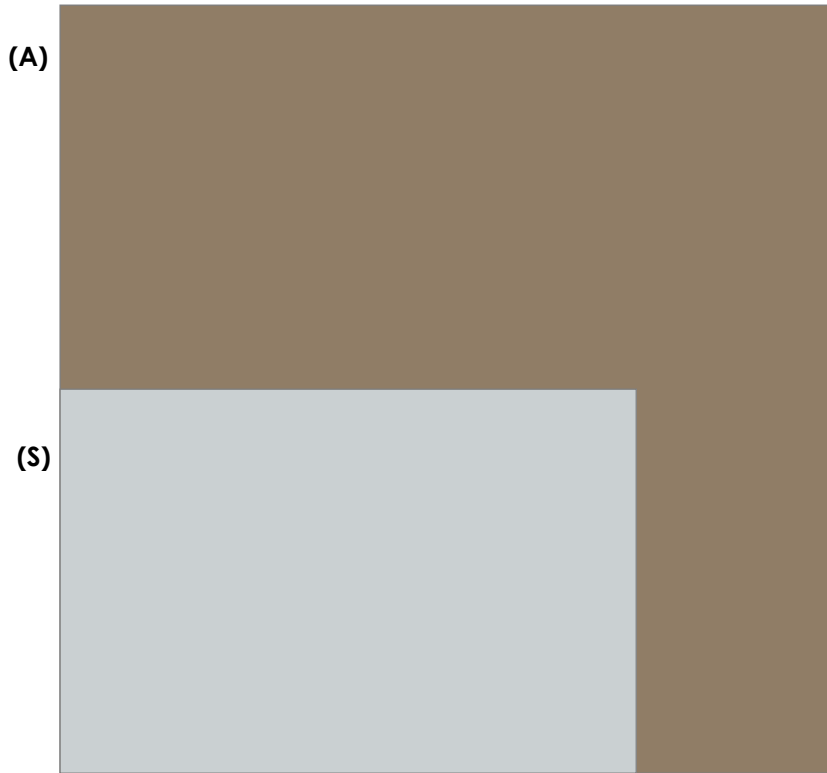


Roof: Eagle - 3645 Sunrise Blend

COLOR SCHEME #7050

FARMHOUSE

KHovnanian
Homes



Color Legend

(A) Body: 7550 Resort Tan (LRV:22)

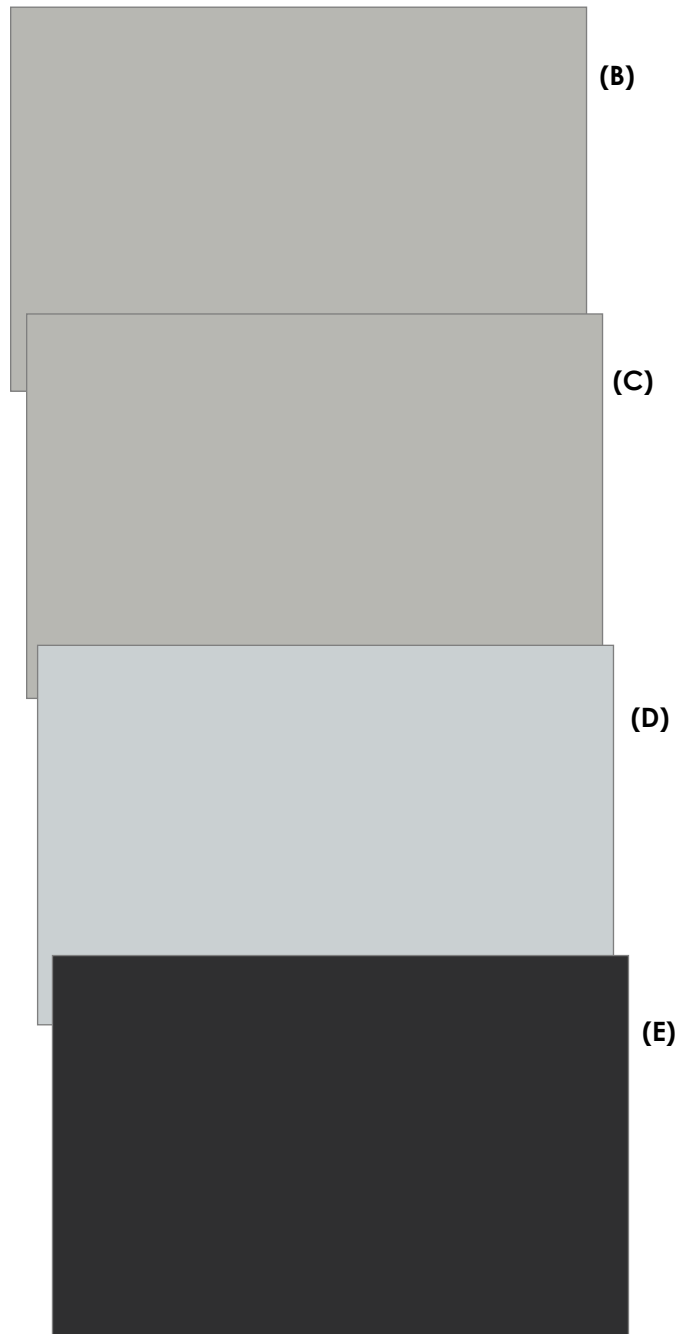
(S) Siding: SW 6246 North Star

(B) Trim: SW 7658 Gray Clouds

(C) Fascia: SW 7658 Gray Clouds

(D) Garage Door: 6246 North Star

(E) Entry/Shutters: SW 6258 Tricorn Black



Roof Tile: Eagle Rooftile - 4689 Brown Range

COLOR SCHEME #7051

FARMHOUSE

KHovnanian
Homes

(A)



(S)

Color Legend

(A) Body: SW 6068 Brevity Brown (LRV:10)

(S) Siding: SW 6275 Fashionable Gray

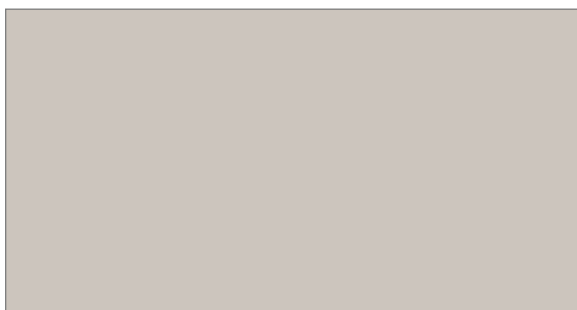
(B) Trim: SW 7022 Alpaca

(C) Fascia: SW 7022 Alpaca

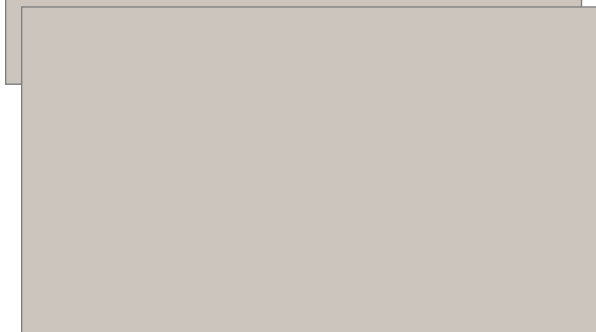
(D) Garage Door: SW 6275 Fashionable Gray

(E) Entry/Shutters: SW 7630 Raisin

(B)



(C)



(D)



(E)

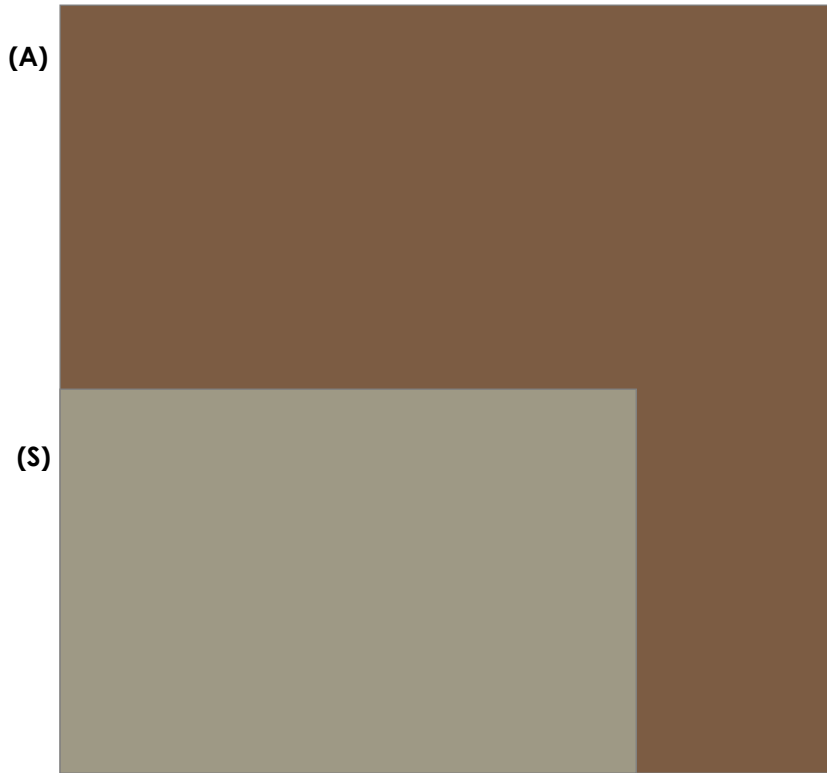


Roof Tile: Eagle Rooftile - 4687 Brown Gray Range

COLOR SCHEME #7052

FARMHOUSE

KHovnanian
Homes



Color Legend

(A) Body: SW 7523 Burnished Brandy (LRV: 12)

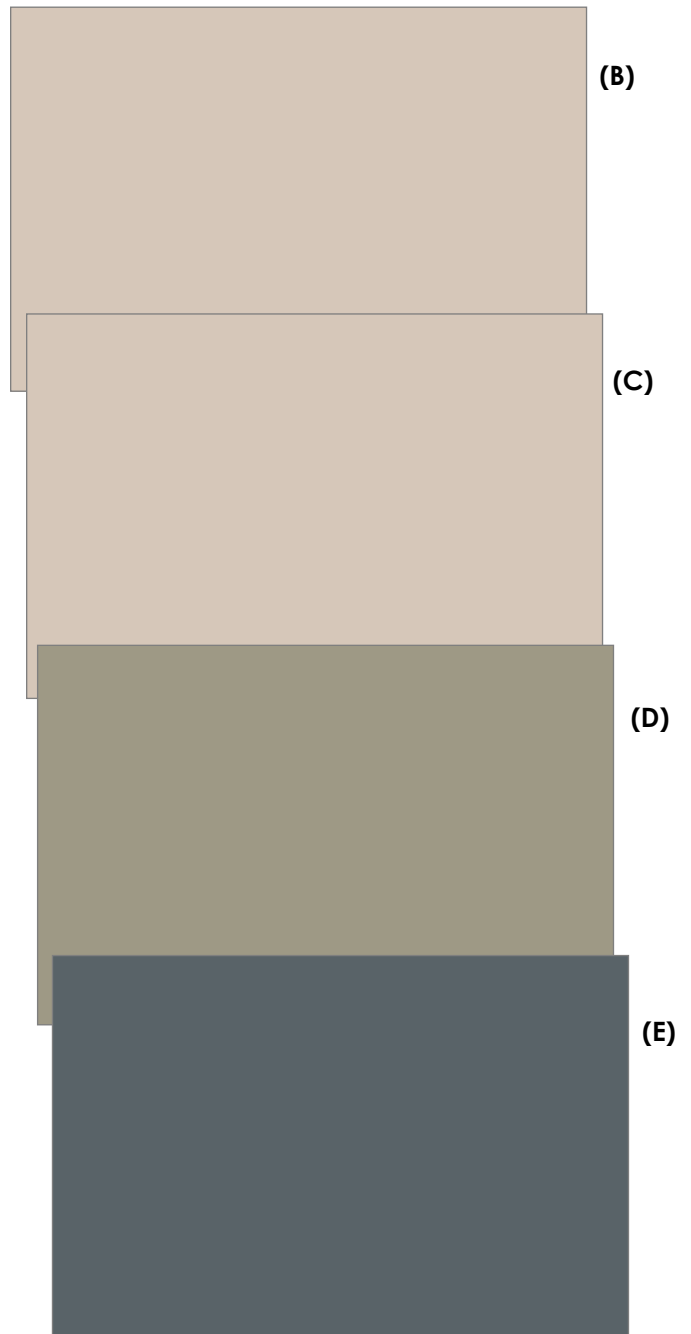
(S) Siding: SW 9127 At Ease Soldier

(B) Trim: SW 6085 Simplify Beige

(C) Fascia: SW 6085 Simplify Beige

(D) Garage Door: SW 9127 At Ease Soldier

(E) Entry/Shutters: SW 6236 Grays Harbor

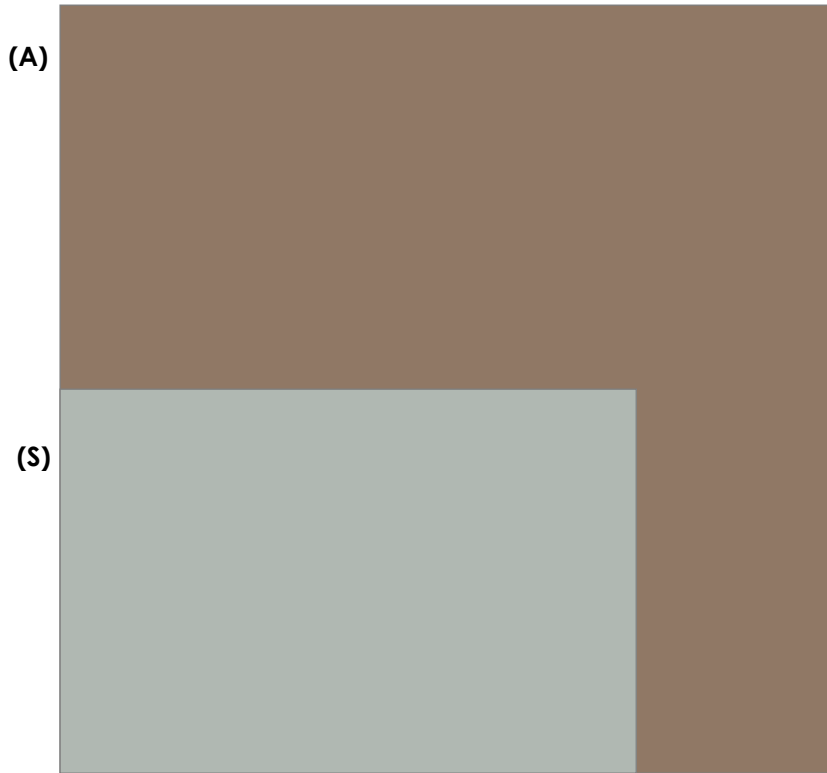


Roof Tile: Eagle Roofline - 4697 Slate Range

COLOR SCHEME #7053

FARMHOUSE

KHovnanian
Homes



Color Legend

(A) Body: SW 6081 Down Home (LRV:20)

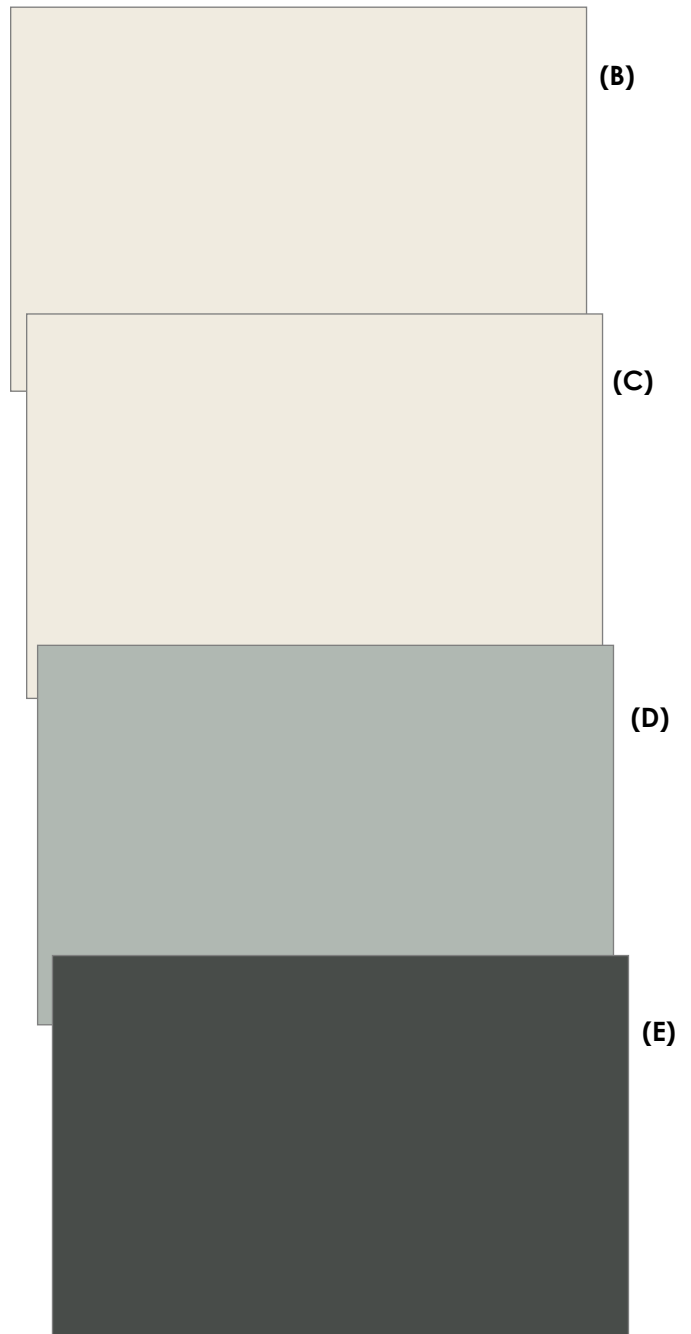
(S) Siding: SW 7621 Silvermist

(B) Trim: SW 6140 Moderate White

(C) Fascia: SW 6140 Moderate White

(D) Garage Door: SW 7621 Silvermist

(E) Entry/Shutters: SW 7062 Rock Bottom



Roof Tile: Eagle Roofline - 4697 Slate Range

COLOR SCHEME # 7054
TRADITIONAL



Color Legend

(A) Body: SW 7650 Ellie Gray (LRV:40)

(S) Siding: SW 6078 Realistic Beige

(B) Trim: SW 7038 Tony Taupe

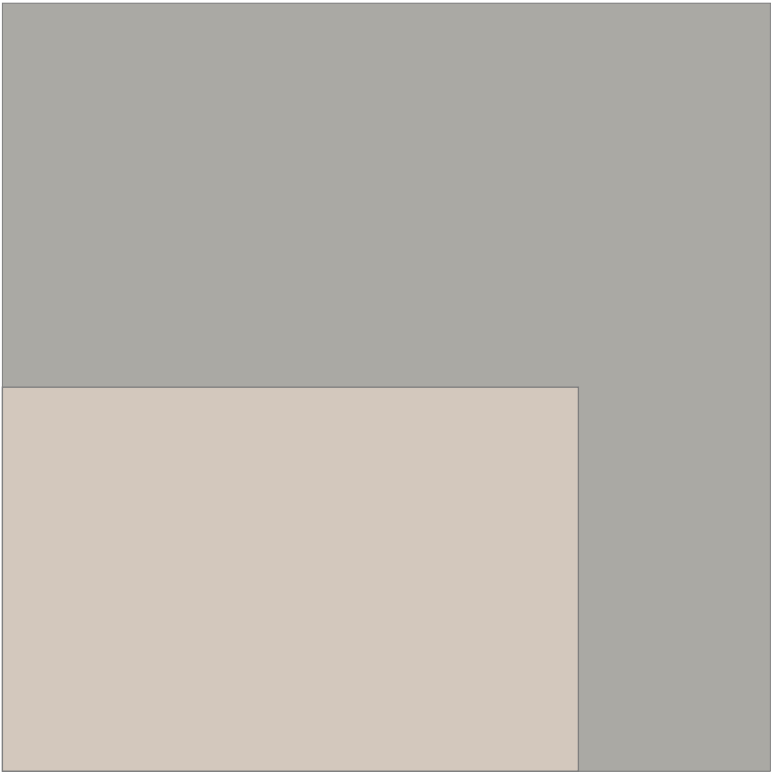
(C) Fascia: SW 7038 Tony Taupe

(D) Garage Door: SW 7038 Tony Taupe

(E) Entry: SW 6048 Terra Brum

Shutters: SW 2849 Wesrchester Gray

(A)



(S)



Veneer: El Dorado - Tundra Brick - Latigo

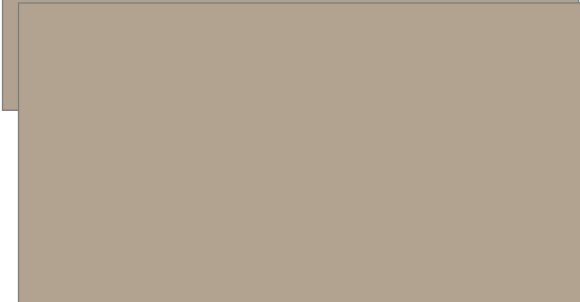


Roof Tile: Eagle Rooftile - 5787 Brown Gray Range

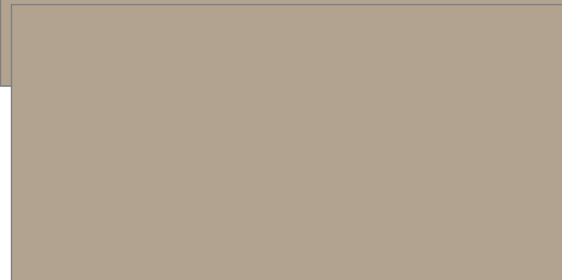
(B)



(C)



(D)



(E)



(H)



COLOR SCHEME # 7055

TRADITIONAL

KHovnanian
Homes

Color Legend

(A) Body: SW 7669 Summit Gray (LRV:30)

(S) Siding: SW 0037 Morris Room Grey

(B) Trim: SW 7029 Agreeable Gray

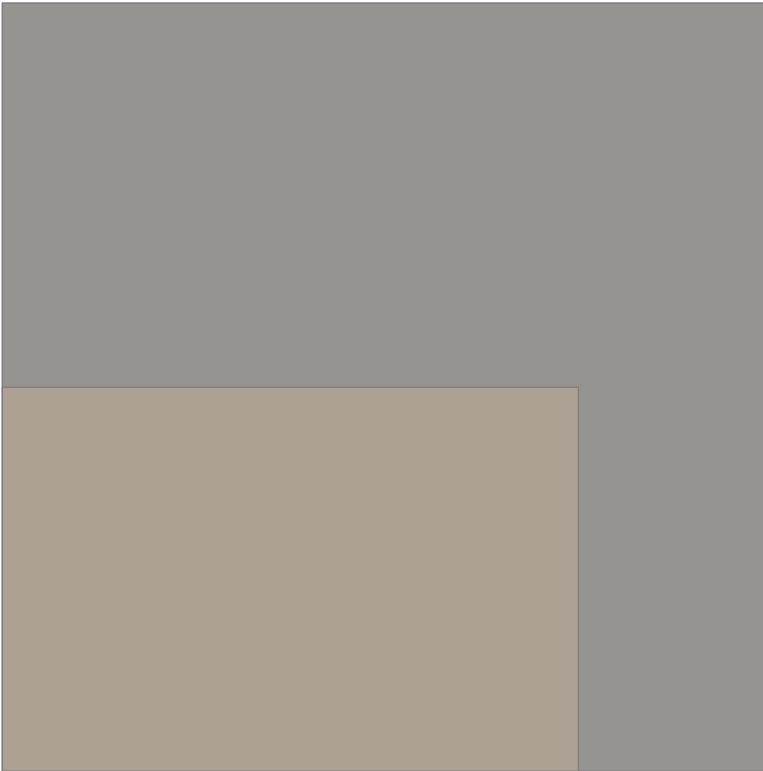
(C) Fascia: SW 7029 Agreeable Gray

(D) Garage Door: SW 7029 Agreeable Gray

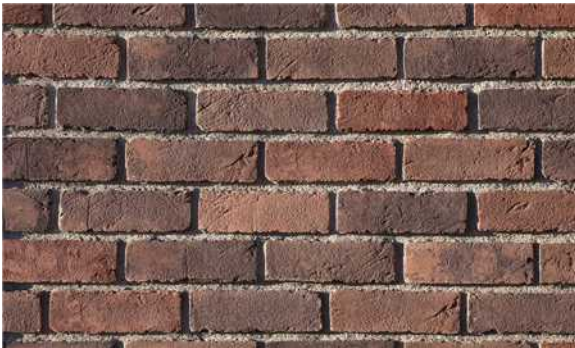
(E) Entry/Shutters: SW 6055 Fiery Brown

Shutters: SW 6025 Socialite

(A)



(S)



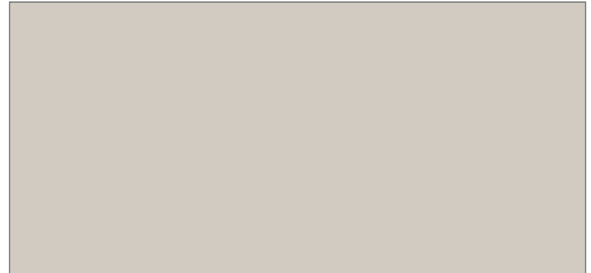
Veneer: El Dorado - Tundra Brick - Hartford



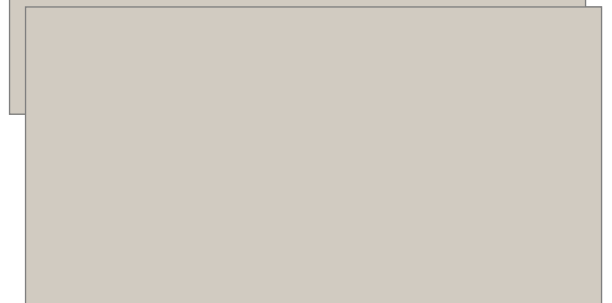
Roof Tile: Eagle Rooftile - 5502 Arcadia Canyon Brown

SOLSTICE AT SUMMERLY

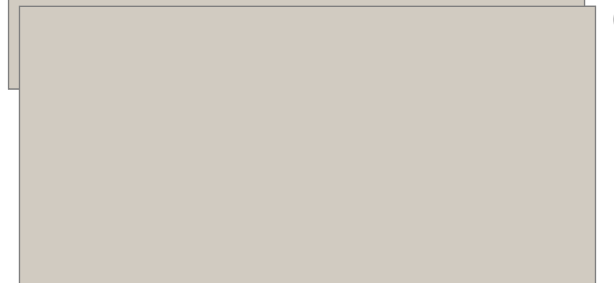
(B)



(C)



(D)



(E)



(H)



COLOR SCHEME # 7056
TRADITIONAL

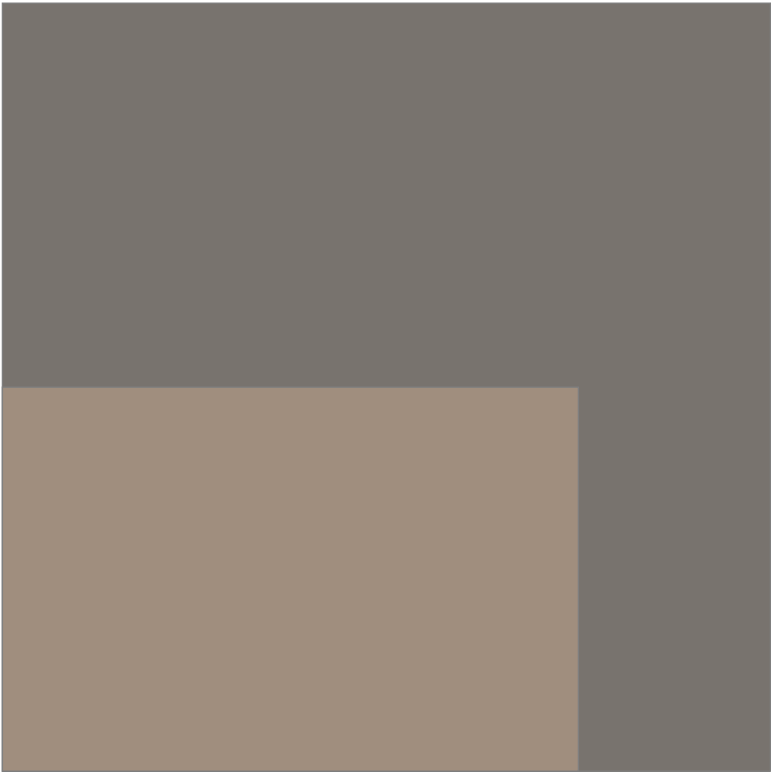


Color Legend

- (A) Body: SW 7019 Gauntlet Gray (LRV:17)
- (S) Siding: SW 9084 Cocoa Whipp
- (B) Trim: SW 8917 Shell White
- (C) Fascia: SW 8917 Shell White
- (D) Garage Door: SW 8917 Shell White
- (E) Entry: SW 2856 Fairfax Brown

Shutters: SW 7621 Silvermist

(A)



(S)

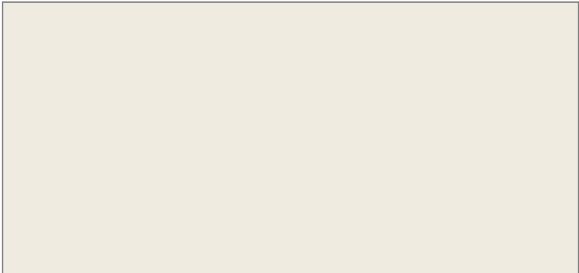


Veneer: El Dorado - Tundra Brick - Ashland

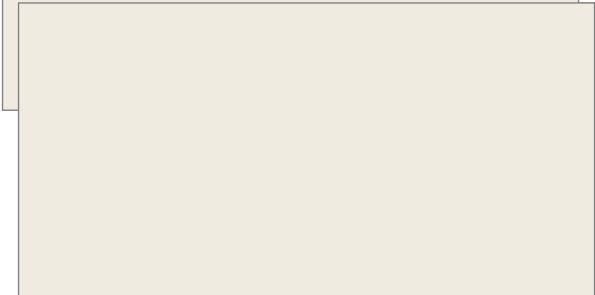


Roof Tile: Eagle Rooftile - 5699 Charcoal Range

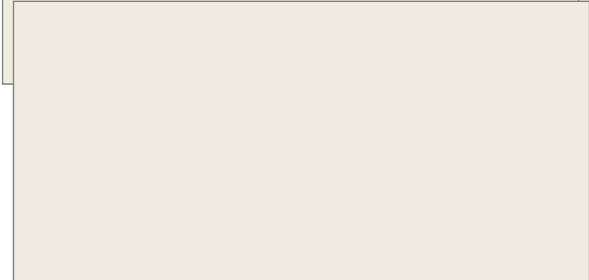
(B)



(C)



(D)



(E)



(H)



COLOR SCHEME # 7057

TRADITIONAL

KHovnanian
Homes

Color Legend

(A) Body: SW 0077 Classic French Gray (LRV:62)

(S) Siding: SW 7011 Natural Choice

(B) Trim: SW 7671 On the Rocks

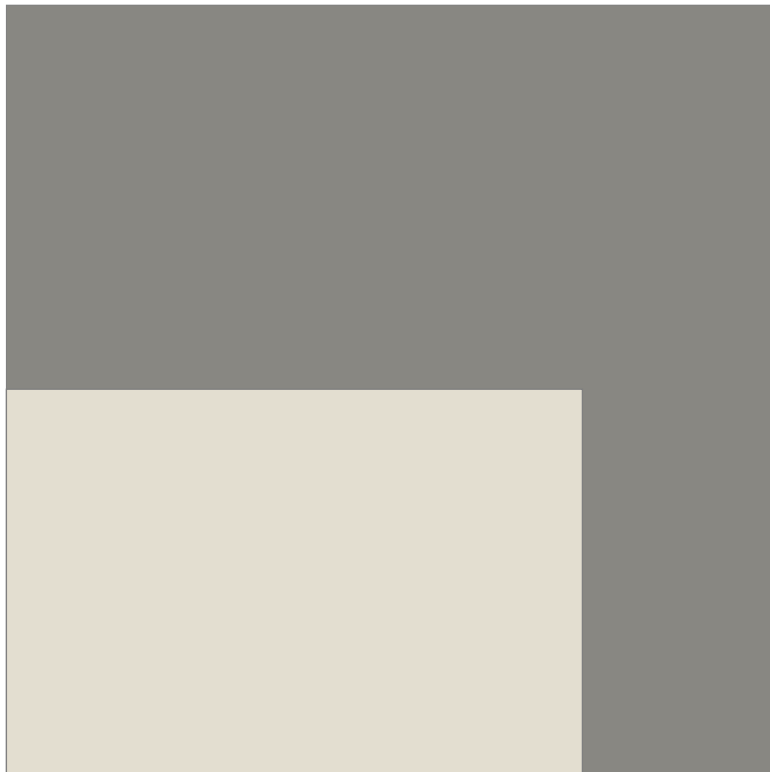
(C) Fascia: SW 7671 On the Rocks

(D) Garage Door: 7671 On the Rocks

(E) Entry: SW 7595 Sommelier

Shutters: SW 6054 Canyon Clay

(A)



(S)



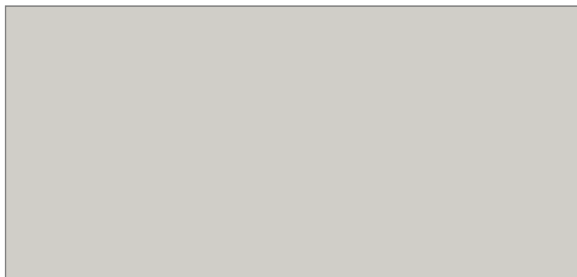
Veneer: El Dorado - Tundra Brick - Chalk Dust



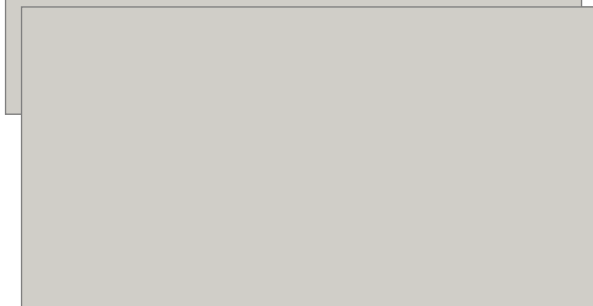
Roof Tile: Eagle Rooftile - 5787 Brown Gray Range

SOLSTICE AT SUMMERLY

(B)



(C)



(D)



(E)



(H)



PLAN 1						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUND COVER		Aloe 'Blue Elf'	Aloe 'Blue Elf'	1 gal.	18 in.	Low
		Carex tumulicola	Foothill Sedge	1 gal	18 in.	Low
		Dianella revoluta 'Little Rev'	Little Rev. Flax Lily	1 gal.	18 in.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
MIDGROUND		Agave desmettiana	Smooth Agave	5 gal.	3 ft.	Low
		Pennisetum spathiolatum	Slender Veldt Grass	1 gal.	2.5 ft.	Low
		Rosa Floral Carpet 'White'	Flower Carpet Rose	1 gal.	3 ft.	Medium
		Salvia leucantha	Purple Mexican Sage	1 gal.	3 ft.	Low
		Tecoma x 'Sierra Apricot'	Sierra Apricot	5 gal.	4 ft.	Low
FOUNDATION PLANTING		Buxus japonica 'Green Beauty'	Japanese Boxwood	5 gal.	2 ft	Medium
		Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.	Low
		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	3 ft.	Medium
		Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	3 ft.	Medium
UPRIGHT BACKGROUND ACCENTS		Elaeocarpus decipiens	Little Emperor Japanese Blueberry	15 gal.	4 ft.	Medium
		Prunus Caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	15 gal.	4 ft.	Medium

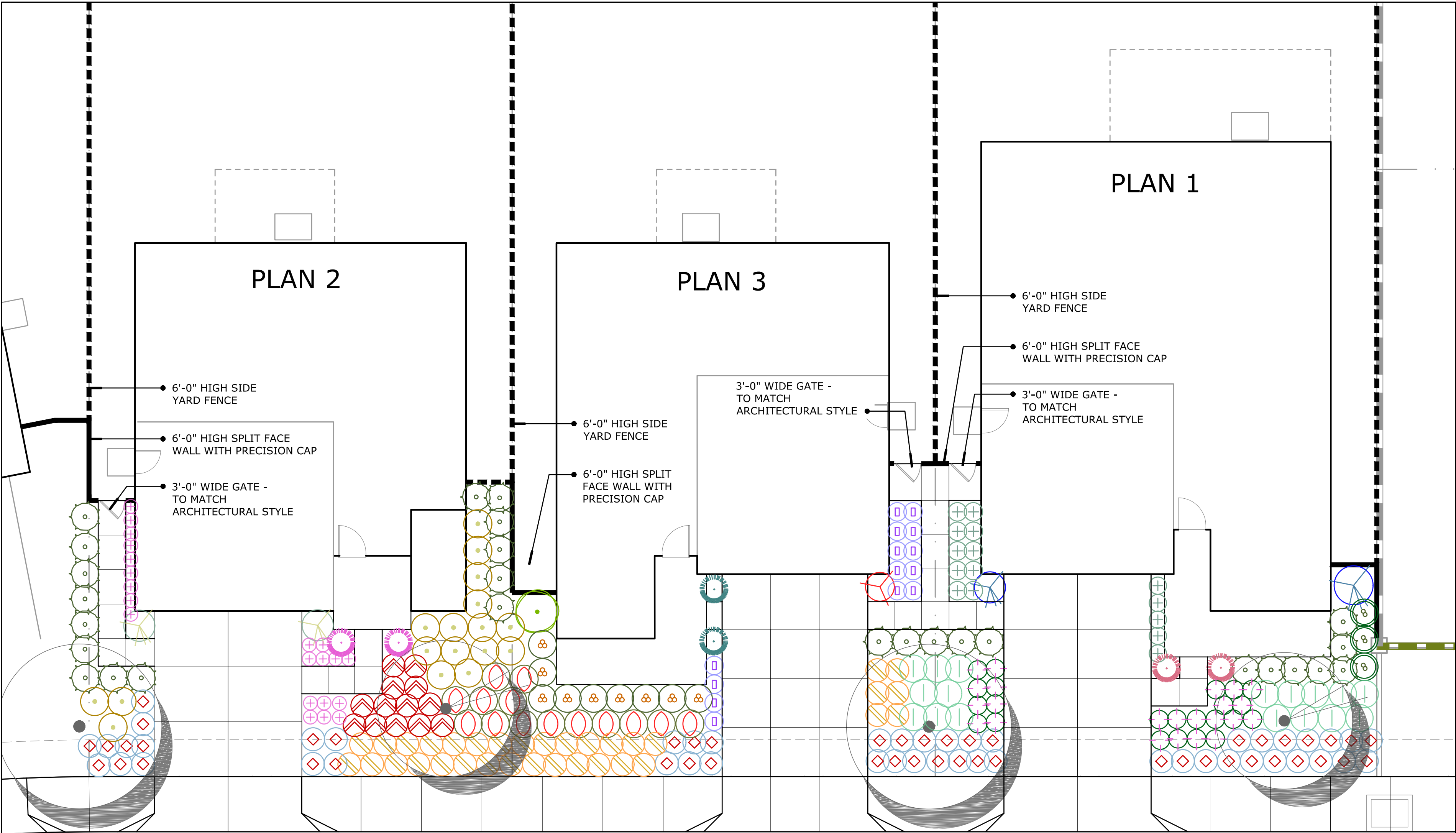
TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Palo Verde 'Desert Museum'	Desert Museum Palo Verde	24" Box	Per Plan
Evergreen Tree	Quercus ilex	Holly Oak	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan

PLAN 2						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUND COVER		Bulbine frutescens	Orange Stalked Bulbine	1 gal.	3 ft.	Low
		Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal.	3 ft.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
MIDGROUND / ACCENTS		Cistus pulverulentus 'Sunset'	Magenta Rockrose	1 gal.	4 ft.	Low
		Hesperaloe parviflora	Yellow Yucca	1 gal.	3 ft.	Low
		Lantana x 'New Gold'	New Gold Lantana	1 gal.	2.5 ft.	Low
		Rosa Floral Carpet 'Yellow'	Flower Carpet Rose	1 gal.	3 ft.	Medium
		Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal.	3 ft.	Low
		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly Grass	1 gal.	4 ft.	Low
BACKGROUND / HEDGES		Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.	Low
		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	3 ft.	Medium
		Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	3 ft.	Medium
		Rhaphiolepis umbellata	Dwarf Yeddo Hawthorn	5 gal.	3 ft.	Low
UPRIGHT BACKGROUND ACCENTS		Elaeocarpus decipiens	Little Emperor Japanese Blueberry	15 gal.	4 ft.	Medium
		Ligustrum japonicum 'Texanum' Columnar	Waxleaf Privet	5 gal.	3 ft.	Medium

TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Tecoma Crimson Flare 'Multi'	Crimson Flare Esperanza	24" Box	Per Plan
Evergreen Tree	Metrosideros excelsa	New Zealand Christmas Tree	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan

PLAN 3						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUND COVER		Bulbine frutescens	Orange Stalked Bulbine	1 gal.	3 ft.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
		Teucrium chamaedrys	Germander	1 gal.	2.5 ft.	Low
		Agave desmettiana	Smooth Agave	5 gal.	3 ft.	Low
		Cistus pulverulentus 'Sunset'	Magenta Rockrose	1 gal.	4ft.	Low
		Festuca mairei	Atlas Fescue	1 gal.	3 ft.	Low
		Lavandula angustifolia	English Lavender	1 gal.	3 ft.	Low
		Pennisetum messiacum	Red Bunny Tails Fountain Grass	1 gal	2.5 ft.	Low
		Rosa floral carpet 'Red'	Flower Carpet Rose	1 gal.	3 ft.	Medium
BACKGROUND HEDGES		Salvia leucantha	Purple Mexican Sage	1 gal.	3 ft.	Low
		Olea europaea 'Montra'	Little Ollie® Dwarf Olive	5 gal.	4 ft.	Low
		Rosa 'Iceberg' White	White Shrub Rose	5 gal.	3 ft.	Medium
		Westringia fruticosa	Coast Roosemary	5 gal.	4 ft.	Low
UPRIGHT BACKGROUND ACCENTS		Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	15 gal.	4 ft.	Medium
		Prunus Caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	15 gal.	4 ft.	Medium
		Tecoma x 'Crimson Flare' (Or equal)	Crimson Flare Esperanza	5 gal.	4 ft.	Low

TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Lagerstroemia indica x fauriei 'Muskogee'	Crape Myrtle	24" Box	Per Plan
Evergreen Tree	Laurus nobilis	Sweet Bay	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan



FRONT YARD TYPICALS - STANDARD

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, SLOPE, 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:

- NORMALLY CLOSED MASTER VALVE AND FLOW SENSING EQUIPMENT TO MONITOR FLOWS AND TERMINATE IRRIGATION IN THE EVENT OF HIGH OR LOW FLOWS (HOA COMMON AREA ONLY.)
- TURF AREAS WITH SPRAY IRRIGATION, 6" POP UP SPRINKLERS WITH CHECK VALVES AND PRESSURE REGULATION USING HIGH EFFICIENCY, MATCHED PRECIPITATION RATE HIGH EFFICIENCY NOZZLES.
- SHRUB PLANTER AREAS WITH INLINE, PRESSURE COMPENSATING DRIP TUBING.
- TREES WITH DEEP WATERING IRRIGATION SYSTEMS WITH SEPARATE VALVES WITH LOW FLOW STREAM BUBBLERS TO BROADCAST WATER OVER THE ENTIRE ROOTBALL WITHOUT SPRAYING TRUNK.
- 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.

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.	

K. Hovnanian Homes

LAND
CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

Solstice at Summerly
Lake Elsinore, CA

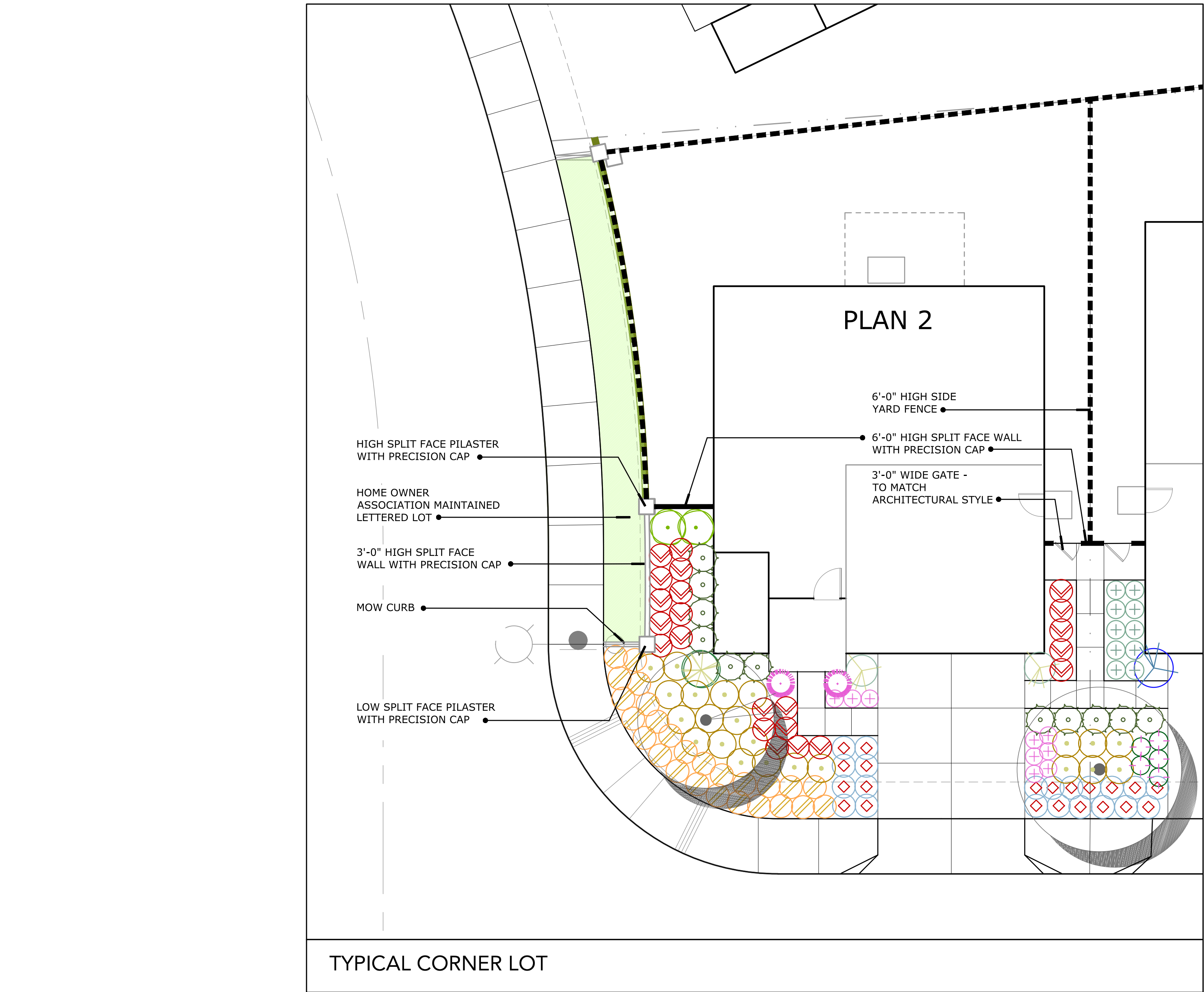
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 1						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUNDCOVER		Aloe 'Blue Elf'	Aloe 'Blue Elf'	1 gal.	18 in.	Low
		Carex tumulicola	Foothill Sedge	1 gal	18 in.	Low
		Dianella revoluta 'Little Rev'	Little Rev, Flax Lily	1 gal.	18 in.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
MIDGROUND		Agave desmettiana	Smooth Agave	5 gal.	3 ft.	Low
		Pennisetum spathiolatum	Slender Veldt Grass	1 gal.	2.5 ft.	Low
		Rosa Floral Carpet 'White'	Flower Carpet Rose	1 gal.	3 ft.	Medium
		Salvia leucantha	Purple Mexican Sage	1 gal.	3 ft.	Low
		Tecoma x 'Sierra Apricot'	Sierra Apricot	5 gal.	4 ft.	Low
FOUNDATION PLANTING		Buxus japonica 'Green Beauty'	Japanese Boxwood	5 gal.	2 ft	Medium
		Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.	Low
		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	3 ft.	Medium
		Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	3 ft.	Medium
UPRIGHT BACKGROUND ACCENTS		Elaeocarpus decipiens	Little Emperor Japanese Blueberry	15 gal.	4 ft.	Medium
		Prunus Caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	15 gal.	4 ft.	Medium

TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Palo Verde 'Desert Museum'	Desert Museum Palo Verde	24" Box	Per Plan
Evergreen Tree	Quercus ilex	Holly Oak	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan

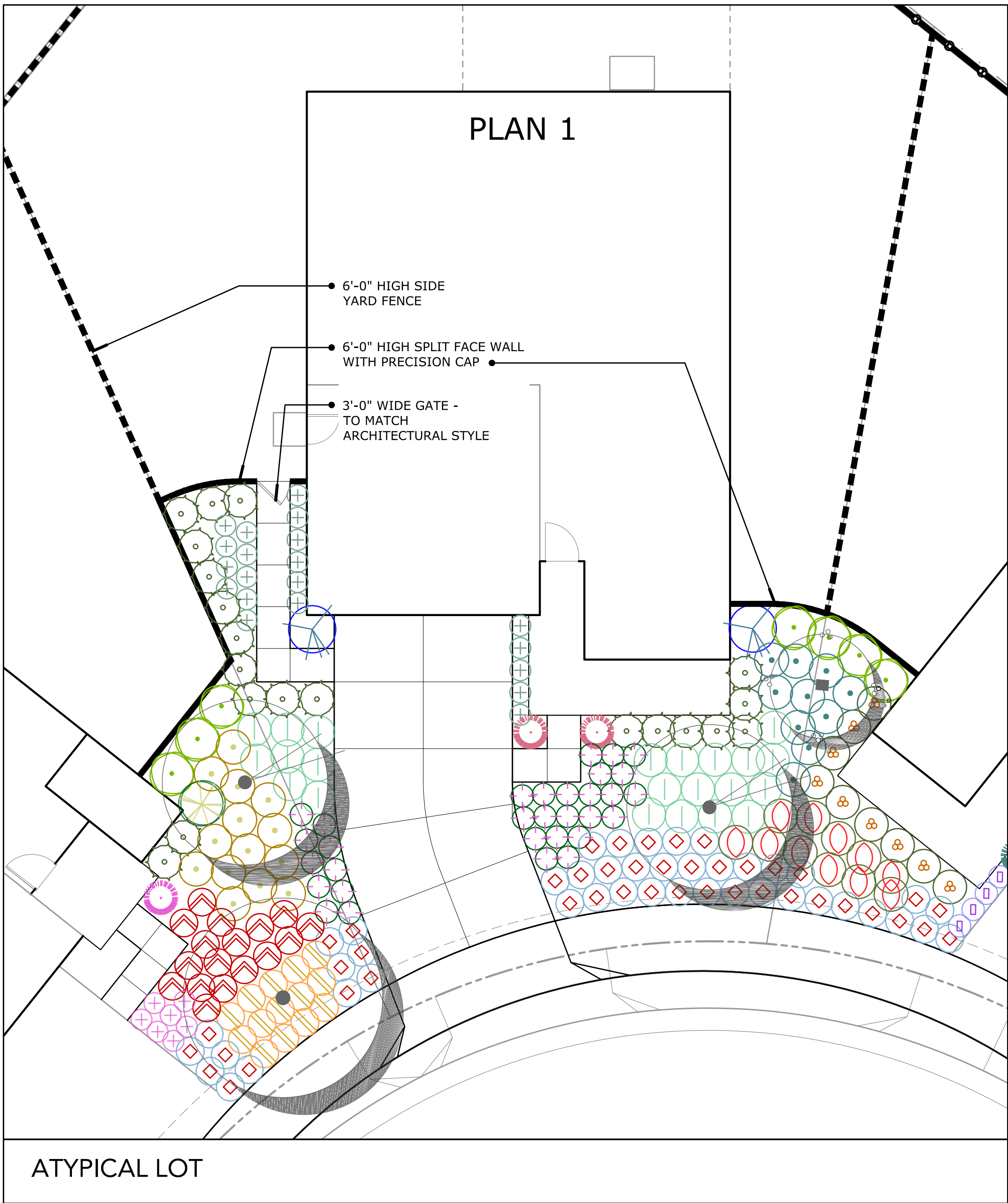
PLAN 2						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUNDCOVER		Bulbine frutescens	Orange Stalked Bulbine	1 gal.	3 ft.	Low
		Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 gal.	3 ft.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
		Cistus pulverulentus 'Sunset'	Magenta Rockrose	1 gal.	4 ft.	Low
MIDGROUND / ACCENTS		Hesperaloe parviflora	Yellow Yucca	1 gal.	3 ft.	Low
		Lantana x 'New Gold'	New Gold Lantana	1 gal.	2.5 ft.	Low
		Rosa Floral Carpet 'Yellow'	Flower Carpet Rose	1 gal.	3 ft.	Medium
		Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal.	3 ft.	Low
		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly Grass	1 gal.	4 ft.	Low
		Callistemon 'Little John'	Dwarf Bottlebrush	5 gal.	2.5 ft.	Low
		Dietes 'Orange Drop'	Orange Drop Fortnight Lily	1 gal.	3 ft.	Medium
BACKGROUND / HEDGES		Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 gal.	3 ft.	Medium
		Rhaphiolepis umbellata	Dwarf Yeddo Hawthorn	5 gal.	3 ft.	Low
		Elaeocarpus decipiens	Little Emperor Japanese Blueberry	15 gal.	4 ft.	Medium
UPRIGHT BACKGROUND ACCENTS		Ligustrum japonicum 'Texanum' Columnar	Waxleaf Privet	5 gal.	3 ft.	Medium

TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Tecoma Crimson Flare 'Multi'	Crimson Flare Esperanza	24" Box	Per Plan
Evergreen Tree	Metrosideros excelsa	New Zealand Christmas Tree	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan



PLAN 3						
SHRUBS SCHEDULE						
	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WUCOLS
FOREGROUND / GROUNDCOVER		Bulbine frutescens	Orange Stalked Bulbine	1 gal.	3 ft.	Low
		Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.	3 ft.	Low
		Senecio serpens	Blue Chalksticks	1 gal.	2.5 ft.	Low
		Teucrium chamaedrys	Germander	1 gal.	2.5 ft.	Low
		Agave desmettiana	Smooth Agave	5 gal.	3 ft.	Low
		Cistus pulverulentus 'Sunset'	Magenta Rockrose	1 gal.	4ft.	Low
		Festuca mairei	Atlas Fescue	1 gal.	3 ft.	Low
		Lavandula angustifolia	English Lavender	1 gal.	3 ft.	Low
		Pennisetum messiacum	Red Bunny Tails Fountain Grass	1 gal	2.5 ft.	Low
		Rosa floral carpet 'Red'	Flower Carpet Rose	1 gal.	3 ft.	Medium
BACKGROUND HEDGES		Salvia leucantha	Purple Mexican Sage	1 gal.	3 ft.	Low
		Olea europaea 'Montra'	Little Ollie® Dwarf Olive	5 gal.	4 ft.	Low
		Rosa 'Iceberg' White	White Shrub Rose	5 gal.	3 ft.	Medium
		Westringia fruticosa	Coast Roosemary	5 gal.	4 ft.	Low
UPRIGHT BACKGROUND ACCENTS		Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	15 gal.	4 ft.	Medium
		Prunus Caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Laurel	15 gal.	4 ft.	Medium
		Tecoma x 'Crimson Flare' (Or equal)	Crimson Flare Esperanza	5 gal.	4 ft.	Low

TREE SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Accent Tree	Lagerstroemia indica x fauriei 'Muskogee'	Crape Myrtle	24" Box	Per Plan
Evergreen Tree	Laurus nobilis	Sweet Bay	24" Box	Per Plan
Street Tree	Rhus lancea (Street Tree)	African Sumac	24" Box	Per Plan
	Podocarpus gracilior (Street Tree)	Fern Pine	24" Box	Per Plan



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 (MWLEO 2016)

THE LANDSCAPE IS DIVIDED INTO IRRIGATION ZONES WITH DIFFERING WATER REQUIREMENTS BASED UPON PLANT MATERIAL, SLOPE, 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:

- NORMALLY CLOSED MASTER VALVE AND FLOW SENSING EQUIPMENT TO MONITOR FLOWS AND TERMINATE IRRIGATION IN THE EVENT OF HIGH OR LOW FLOWS (HOA COMMON AREA ONLY.)
- TURF AREAS WITH SPRAY IRRIGATION, 6" POP UP SPRINKLERS WITH CHECK VALVES AND PRESSURE REGULATION USING HIGH EFFICIENCY, MATCHED PRECIPITATION RATE HIGH EFFICIENCY NOZZLES.
- SHRUB PLANTER AREAS WITH INLINE, PRESSURE COMPENSATING DRIP TUBING.
- TREES WITH DEEP WATERING IRRIGATION SYSTEMS WITH SEPARATE VALVES WITH LOW FLOW STREAM BUBBLERS TO BROADCAST WATER OVER THE ENTIRE ROOTBALL WITHOUT SPRAYING TRUNK.
- 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 MWLEO

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.

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.	

K. Hovnanian Homes

LAND
CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

Solstice at Summerly
Lake Elsinore, CA

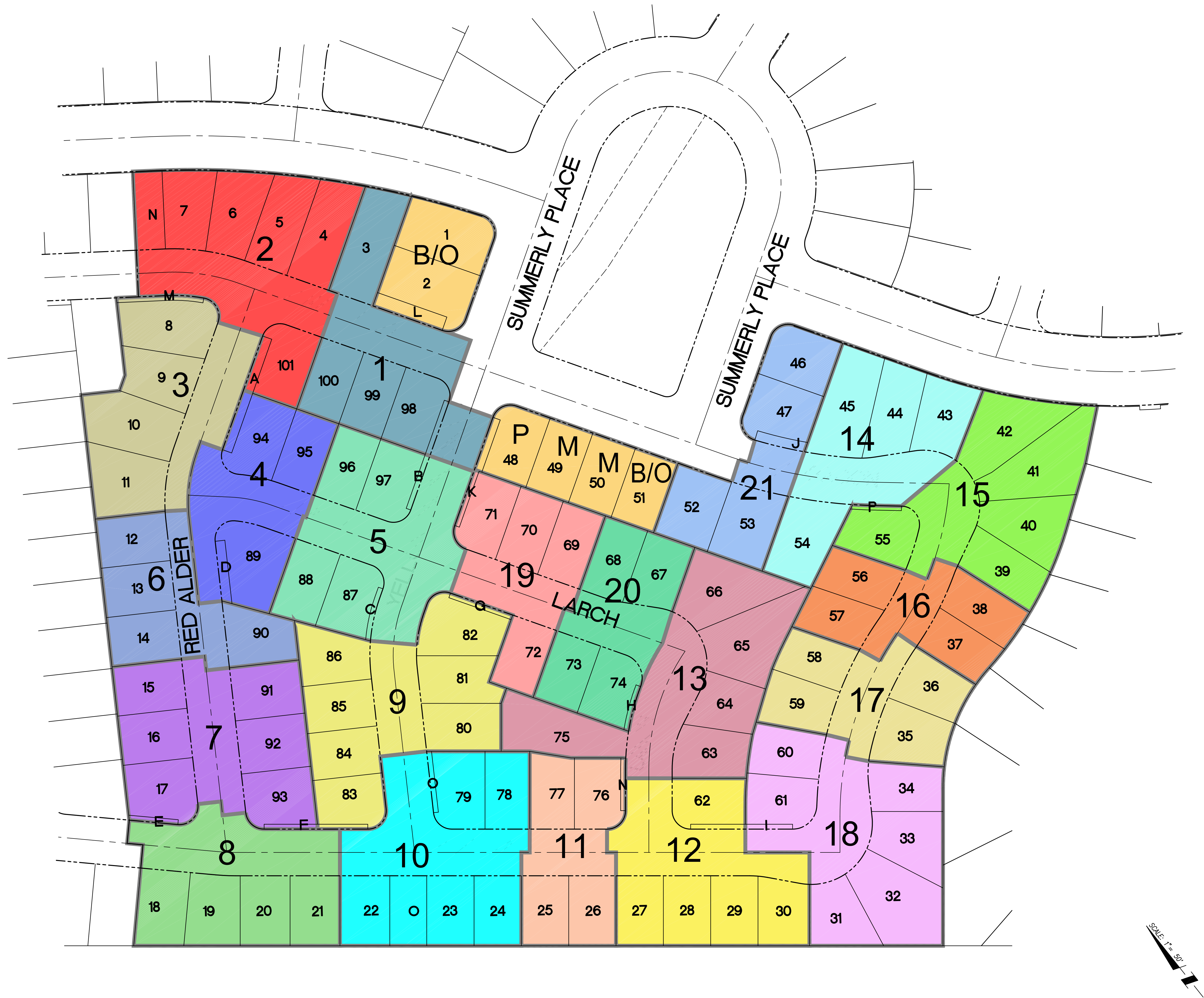
Typical Front Yard Plans

0 4 8 16
SCALE: 1/8" = 1'-0"

February 5, 2019 | L-2

TRACT NO. 31920-20

CONSTRUCTION PHASING PLAN



PHASE	NUMBER OF UNITS	LOT NUMBERS
1	4	3, 98-100
2	5	4-7, 101
3	4	8-11
4	3	89, 94, 95
5	4	87, 88, 96, 97
6	4	12-14, 90
7	6	15-17, 91-93
8	4	18-21
9	7	80-86
10	5	22-24, 78, 79
11	4	25, 26, 76, 77
12	5	27-30, 62
13	5	63-66, 75
14	4	43-45, 54
15	5	39-42, 55
16	4	37, 38, 56, 57
17	4	35, 36, 58, 59
18	6	31-34, 60, 61
19	4	69-72
20	4	67, 68, 73, 74
21	4	46, 47, 52, 53
B/O	4	1, 2, 48, 51
MODEL	2	49-50

TOTAL = 101

S:\10319-00\dwg\PREX0001 CONST PHASING PLAN.dwg 2/06/19

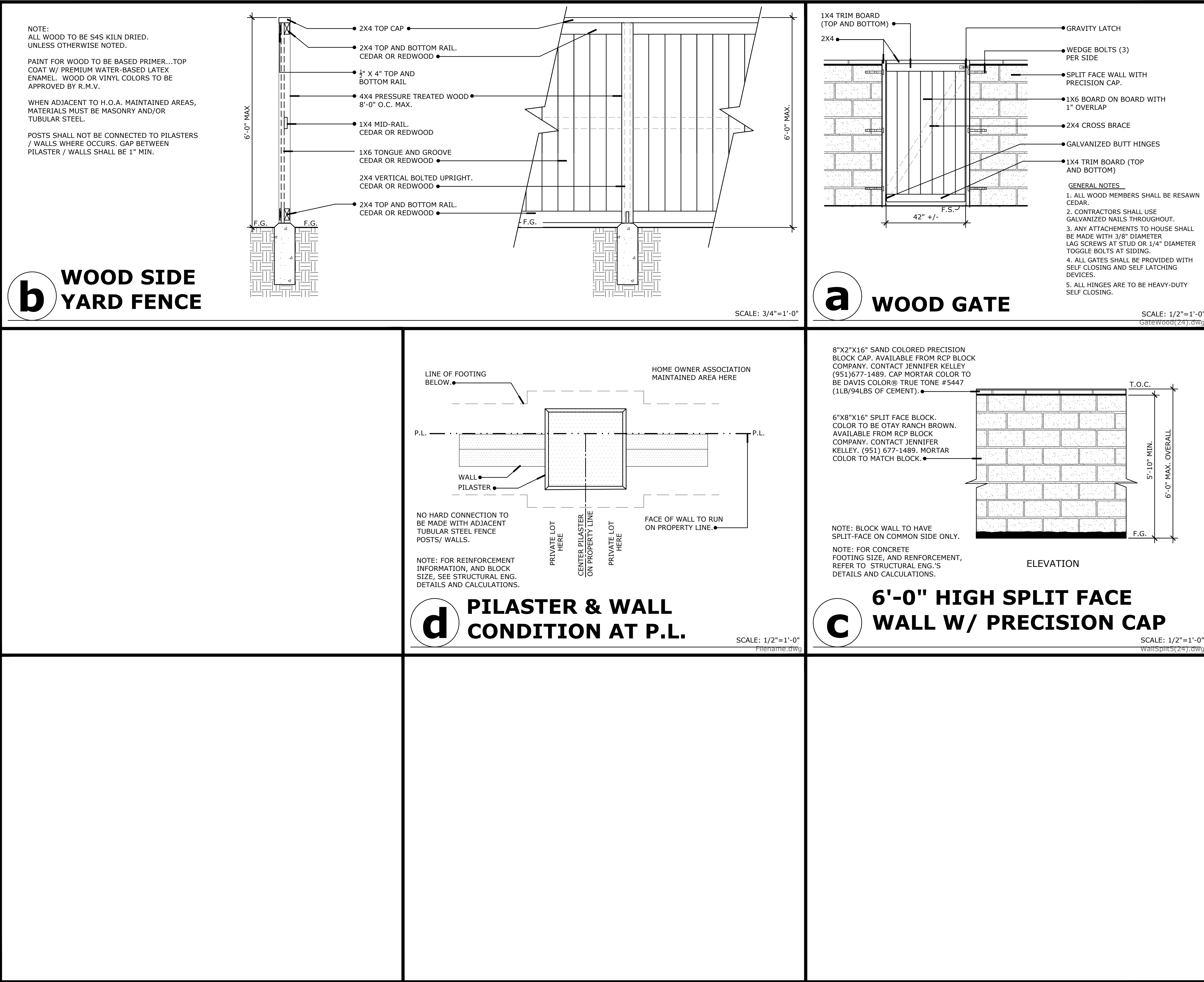
K. HOVNANIAN HOMES
400 EXCHANGE SUITE 200
IRVINE, CA 92602

WILSON MIKAMI
CORPORATION

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

TRACT NO. 31920-20
SOLSTICE AT SUMMERLY
CONSTRUCTION PHASING PLAN

02/6/2019
PROJECT NO.
10319.00
SHEET 1
OF 1





FENCE & WALL SCHEDULE		
SYMBOL	DESCRIPTION/ MATERIAL	COLOR/FINISH
	6'-0" HIGH WOOD SIDE YARD FENCE	SEE DETAIL (b) ON SHEET L-3
	6'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.	SEE DETAIL (c) ON SHEET L-3
	3'-0" WIDE WOOD GATE: TO MATCH ARCHITECTURAL STYLE	SEE DETAIL (a) ON SHEET L-3
FOR REFERENCE ONLY - PER SEPARATE PERMIT		
	6'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.	FOR REFERENCE ONLY (NOT A PART)
	3'-0" HIGH SPLIT FACE WALL W/ PRECISION CAP.	FOR REFERENCE ONLY (NOT A PART)
	T.S. FENCE ON 3'-0" PRECISION WALL	FOR REFERENCE ONLY (NOT A PART)
	T.S. FENCE WITH CONCRETE MOW CURB	FOR REFERENCE ONLY (NOT A PART)
	CONCRETE MOW CURB	FOR REFERENCE ONLY (NOT A PART)
	6'-8" HIGH SPLIT FACE PILASTER W/ PRECAST CAP.	FOR REFERENCE ONLY (NOT A PART)
	3'-8" HIGH SPLIT FACE PILASTER W/ PRECAST CAP.	FOR REFERENCE ONLY (NOT A PART)
	8'-8" HIGH SPLIT FACE PILASTER W/ PRECAST CAP	FOR REFERENCE ONLY (NOT A PART)
	MAINTENANCE ACCESS GATE	FOR REFERENCE ONLY (NOT A PART)
*NOTE: REFERENCE ENGINEERING PLANS PREPARED BY WILSON MIKAMI FOR ALL RETAINING WALLS		
NOTE: REINFORCE AND GROUT PER STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS. CONTRACTOR RESPONSIBLE FOR QUANTITIES.		

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Conceptual Fence and Wall Plan

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