

SHEET INDEX

C.1	Conceptual Site Plan
C.2	Grading and Drainage Plan
C.3	Plotting Plan
L1.1	Conceptual Landscape Plan
L1.2	Wall and Fence Plan
A1-1	Floor Plan 1A
A1-5 - A1-6	Exterior Elevations - Plan 1A
A1-7	Floor Plan 1B and 1C
A1-8 - A1-11	Exterior Elevations - Plan 1B and 1C
A2-1	Floor Plan 2B
A2-5 - A2-6	Exterior Elevations - Plan 2A
A2-7	Floor Plan 2A and 2C
A2-8 - A2-11	Exterior Elevations - Plan 2B and 2C
A3-1	Floor Plan 3B
A3-5 - A3-6	Exterior Elevations - Plan 3A
A3-7	Floor Plan 3A and 3C
A3-8 - A3-11	Exterior Elevations - Plan 3B and 3C

S:\10024.10\dwg\PR1B0019_DRC.dwg 10/11/18

TESSERA

Lumos Communities
26185 San Miguel #503
Newport Beach, CA 92660
951.505.1502

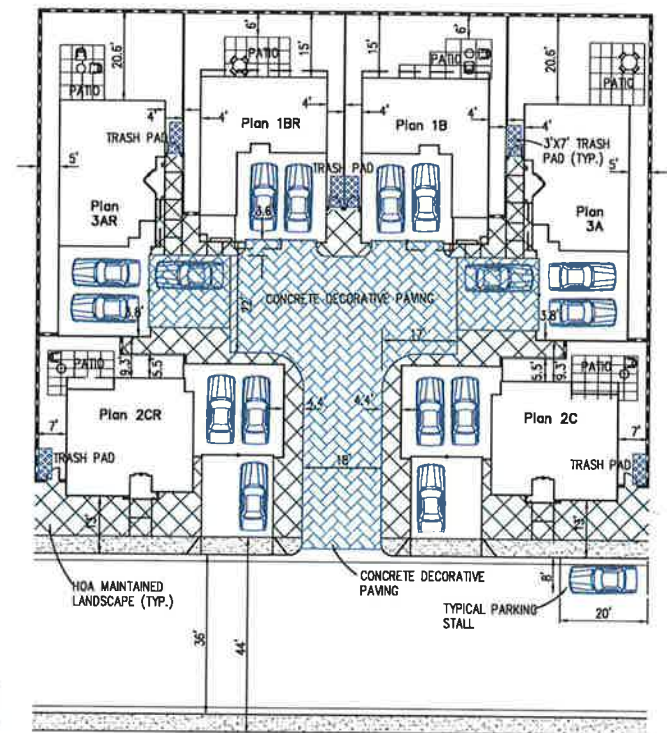
SHEET INDEX

LAKE ELSINORE, CA
WMC PROJECT NO. 10024.10
05/07/2018 1st SUBMITTAL



WILSON MIKAMI
CORPORATION

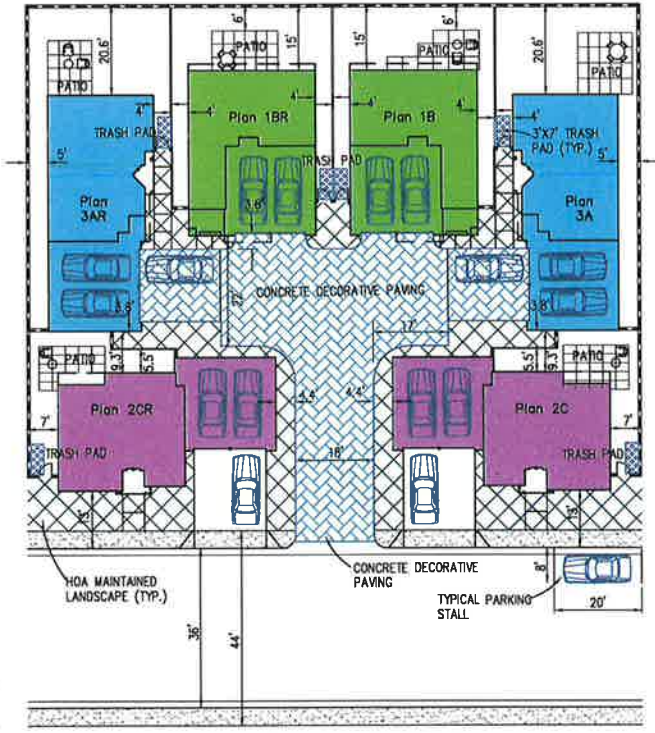
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090



TRACT BOUNDARY
RIGHT OF WAY (R/W)
CENTERLINE
LOT LINE (LL)
LOT 4
LOT NUMBER
RETAINING WALL

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

I-15 FREEWAY



TYPICAL CLUSTER PLAN
SCALE: 1"=20'

ELEVATION	DESCRIPTION
A	TRADITIONAL
B	BUNGALOW
C	RANCH

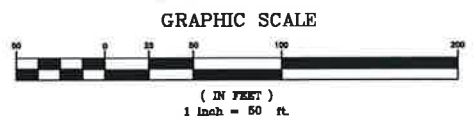
PLAN	TYPE	ELEV.		
		A	B	C
PLAN 1	38	12	15	11
PLAN 2	21	7	9	5
PLAN 3	31	10	12	9
		29	36	25
TOTAL	90			



SCALE 1"=40'

TESSERA

Lumos Communities
26185 San Miguel #503
Newport Beach, CA 92660
951.505.1502



SITE PLOTTING PLAN

LAKE ELSINORE, CA
WMC PROJECT NO. 10024.10

05/07/2018 1st SUBMITTAL



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

C.3

S:\10024.10\dwg\0005_Site Plan Color.dwg 10/11/18



TREE PALETTE

SCIENTIFIC NAME	SIZE	WUCOLS
- ARBUTUS X 'MARINA'	24" BOX	LOW
- CERCIDIUM X 'DESERT MUSEUM'	24" BOX	LOW
- CUPRESSUS SEMPERVIRENS	15 GAL	LOW
- ERIOBOTRYA DEFLEXA	36" BOX	MED
- LAGERSTROEMIA INDICA	24" BOX	MED
- MAGNOLIA 'LITTLE GEM'	36" BOX	MED
- MELALEUCA QUINQUINERVA	24" BOX	LOW
- PHOENIX DACTYLIFERA	10' BTH	LOW
- PHOTINIA X FRASERI	36" BOX	MED
- PLATANUS ACERIFOLIA	36" BOX	MED
- PODOCARPUS GRACILIOR	24" BOX	MED
- SCHINUS MOLLE	36" BOX	LOW
- STRELITZIA NICOLAI	24" BOX	MED
- TRISTANIA CONFERTA	24" BOX	MED
- ULMUS PARVIFLORA	36" BOX	MED

SHRUB PALETTE

SCIENTIFIC NAME	SIZE	WUCOLS
- AGAVE SP.	5 GAL	LOW
- ALOE SP.	5 GAL	LOW
- ANIGOZANTHUS FLAVIDUS 'BIG RED'	5 GAL	LOW
- ARTEMISIA 'POWIS CASTLE'	5 GAL	LOW
- BOUTELOUA GRACILIS	1 GAL	LOW
- BUXUS JAPONICA	5 GAL	LOW
- CALLISTEMON 'LITTLE JOHN'	5 GAL	LOW
- CALLISTEMON VIM. 'NEON PINK'	5 GAL	LOW
- CORDYLIN SP.	5 GAL	LOW
- DIANELLA 'CLARITY BLUE'	5 GAL	LOW
- DIETES BICOLOR	5 GAL	MED
- DODONAEA VISCOSA 'PURPUREA'	5 GAL	LOW
- GREVILLEA 'NOELLII'	5 GAL	LOW
- JUNCUS PATENS	5 GAL	LOW
- LANTANA SP.	1 GAL	LOW
- LEUCOPHYLLUM FRUTESCENS	5 GAL	LOW
- LIGUSTRUM JAPONICUM 'TEXANUM'	5 GAL	MED
- MUHLENBERGIA CAPILLARIS 'LENCA'	5 GAL	LOW
- PHORMIUM TENAX	5 GAL	MED
- RHAPHIOLEPIS INDICA SP.	5 GAL	MED
- ROSA FLORIBUNDA 'ICEBURG'	5 GAL	MED
- ROSMARINUS OFF. 'TUSCAN BLUE'	5 GAL	LOW
- SALVIA LEUCANTHA	5 GAL	LOW
- STRELITZIA REGINAE	5 GAL	MED
- WESTRINGIA FRUTICOSA	5 GAL	LOW

GROUNDCOVER PALETTE

SCIENTIFIC NAME	SIZE	WUCOLS	SPACING
- BACCHARIS PIL. 'PIGEON POINT'	1 GAL	LOW	36" O.C.
- CAREX DIVULSA	1 GAL	LOW	12" O.C.
- MYOPORUM PARVIFOLIUM 'PINK'	1 GAL	LOW	36" O.C.
- ROSMARINUS OFF. 'PROSTRATUS'	1 GAL	LOW	36" O.C.
- SENECIO MANDRALISCAE	1 GAL	LOW	24" O.C.

WATER EFFICIENT LANDSCAPE WORKSHEET						DATE	4/11/2018
PROJECT	9 ACRE R-2 SITE (LAKE ELSINORE)						
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package							
Reference Evapotranspiration (ET ₀)			86				
Conversion Factor			0.82				
Hydrozone or Planting Description ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (%) ³	ETAP (ET ₀ x C) ⁴	Landscape Area (sq. ft.)	ETAP x Area	Estimated Total Water Use (ETWU) ⁵
Regular Landscape Areas							
Low water use plantings	0.5	Drip	0.81	0.31	20,000	7,400	252,500
Medium water use plantings	0.5	Drip	0.81	0.42	40,210	27,000	951,840
High water use turf	0.7	Drip	0.81	0.56	0	0	0
Low water plantings	0.5	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med water plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.53	0	0	0
TOTALS					60,210	34,400	1,204,340
Special Landscape Areas							
Turf areas (grass)				1	0	0	0
Grass w/ recycled water				1	0	0	0
Water features				1	0	0	0
TOTALS					3	0	0
						ETWU Total	1,204,340
						Maximum Allowed Water Allowance (MAWA) ⁶	1,223,014

MAWA

ET₀ for residential areas is .62 or .45 for commercial areas

MAWA =	ET ₀ *	Conv Factor *	(ET ₀ * Conv Factor) *	(ET ₀ * Conv Factor) *	(ET ₀ * Conv Factor) *	(ET ₀ * Conv Factor) *
MAWA =	55	0.62	0.55	65,210	0.45	0
MAWA =	1,223,014					

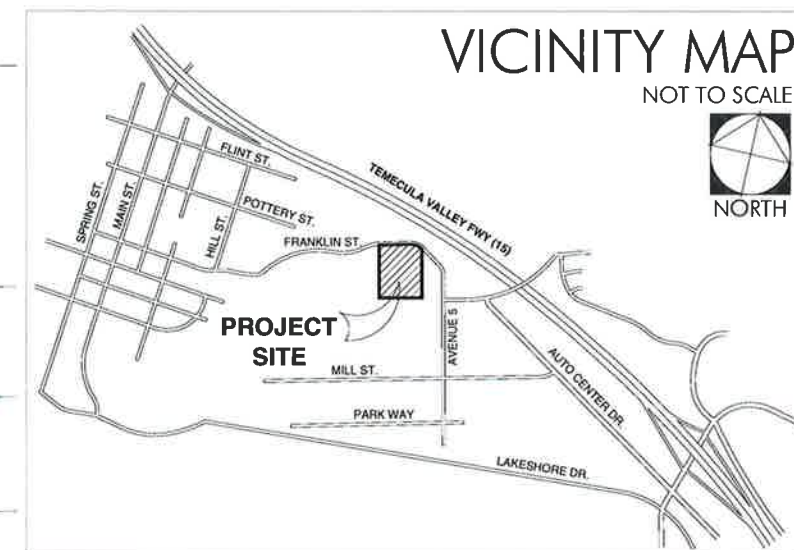
ET₀ Calculations

Regular Landscape Areas	Total ET ₀ *
Area	35,315
Total Area	65,210
Average ET ₀	0.54

All Landscape Areas	Total ET ₀ *
Area	35,315
Total Area	65,210
Average ET ₀	0.54

Average ET₀ for Regular Landscape Areas must be 0.54 or below for residential areas, and 0.45 or below for non-residential areas.

	MEDIUM WATER USE HYDROZONE
	LOW WATER USE HYDROZONE
	PRIVATE HOMEOWNER MAINTAINED LANDSCAPE NOT A PART



IRRIGATION CONCEPT:

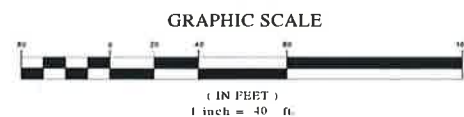
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of .9. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation. Two irrigation schedules shall be prepared, one for plant establishment and one for post-establishment. All new irrigation systems will comply with all current City of Lake Elsinore Landscape Guidelines.

LANDSCAPE CONCEPT:

This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of Mediterranean and California friendly plant material. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Lake Elsinore Landscape Guidelines.

TESSERA

Lumos Communities
26185 San Miguel #503
Newport Beach, CA 92660
951.505.1502



CONCEPTUAL LANDSCAPE PLAN

L1.1

LAKE ELSINORE, CA

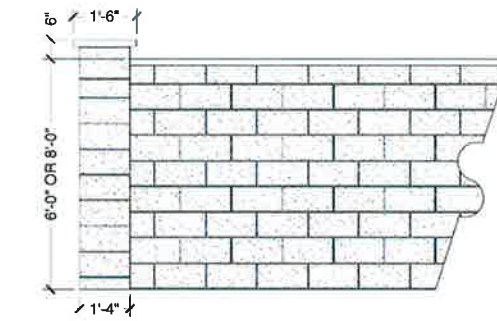
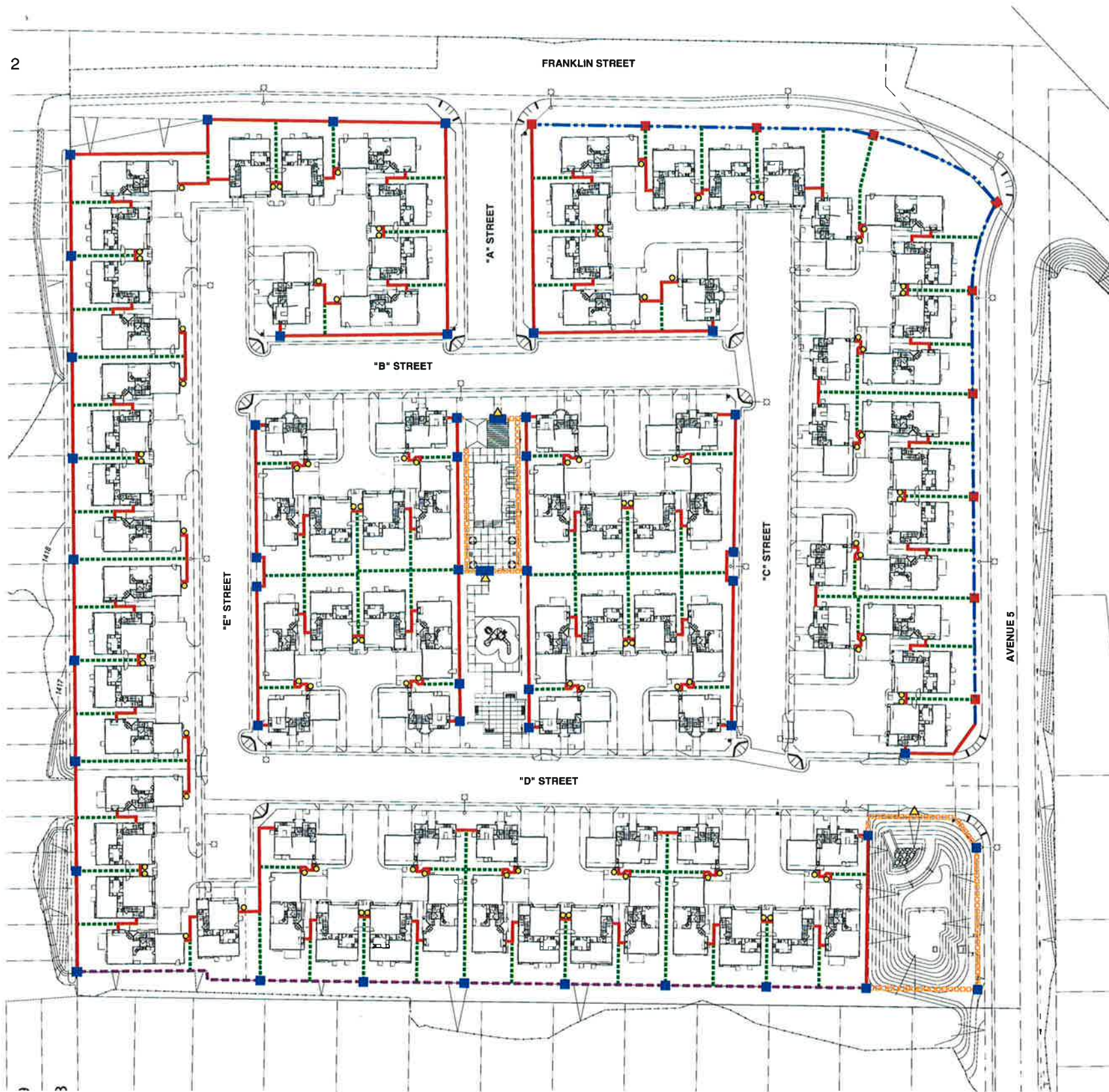
WMC PROJECT NO. 10024.10

04/16/2018 1st SUBMITTAL

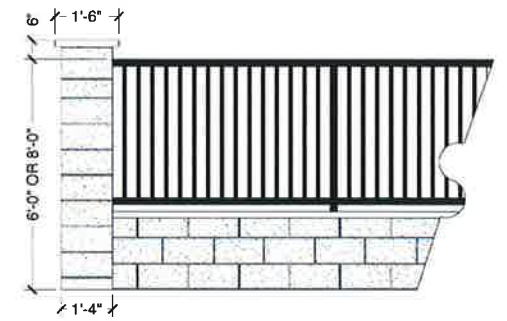


WILSON MIKAMI
CORPORATION

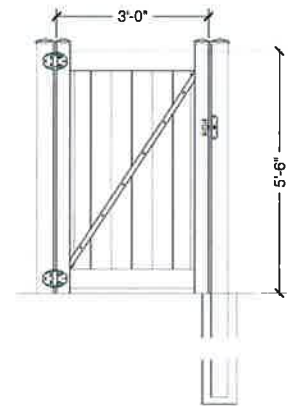
9 CORPORATE PARK, SUITE 100
IRVINE, CA 92606
T: 949-679-0090



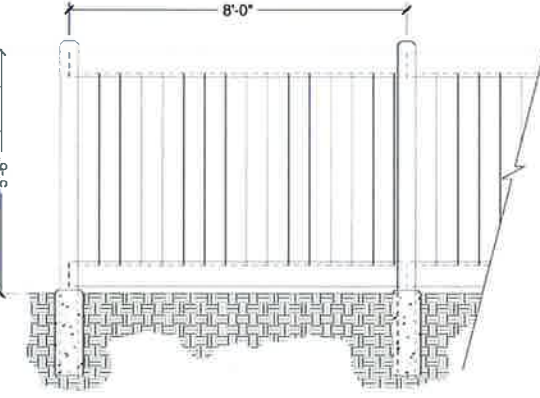
6'-0" & 8'-0" TALL SPLIT FACE BLOCK WALL
NOT TO SCALE



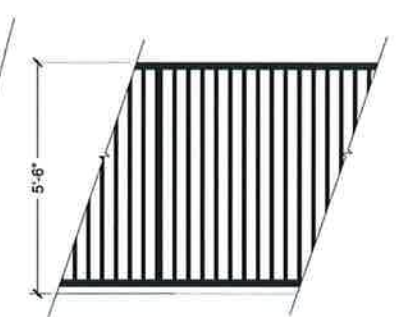
**2'-0" TALL SPLIT FACE BLOCK WALL
W/ 4'-0" TALL TUBE STEEL FENCE**
NOT TO SCALE



3'-0" WIDE VINYL GATE
NOT TO SCALE



5'-6" TALL VINYL FENCE
NOT TO SCALE

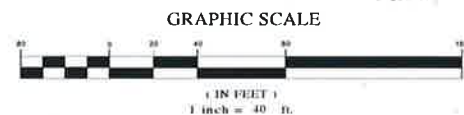


5'-6" TALL TUBE STEEL FENCE
NOT TO SCALE

WALL AND FENCE LEGEND		
LINE TYPE	WALL/ FENCE TYPE	FINISH/ COLOR
	6' TALL VINYL FENCE	TAN
	6' TALL STREET FACING SPLIT FACE BLOCK WALL	TAN
	8' TALL STREET FACING SPLIT FACE BLOCK WALL	TAN
	6' TALL TUBE STEEL FENCE	BLACK
	2'-0" TALL SPLIT FACE BLOCK WALL W/ 4'-0" TALL TUBULAR STEEL FENCE	TAN / BLACK
	6'-6" TALL SPLIT FACE BLOCK PILASTER	TAN
	8'-6" TALL SPLIT FACE BLOCK PILASTER	TAN
	3' WIDE VINYL SIDE YARD GATE	TAN
	4' WIDE TUBE STEEL MAINT. / POOL GATE	BLACK

TESSERA

Lumos Communities
26185 San Miguel #503
Newport Beach, CA 92660
951.505.1502



WALL AND FENCE PLAN

LAKE ELSINORE, CA

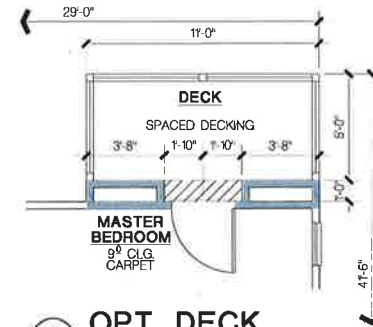
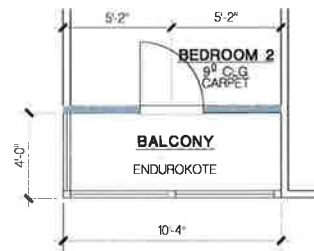
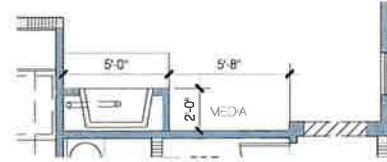
WMC PROJECT NO. 10024.10

04/16/2018 1st SUBMITTAL



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

L1.2

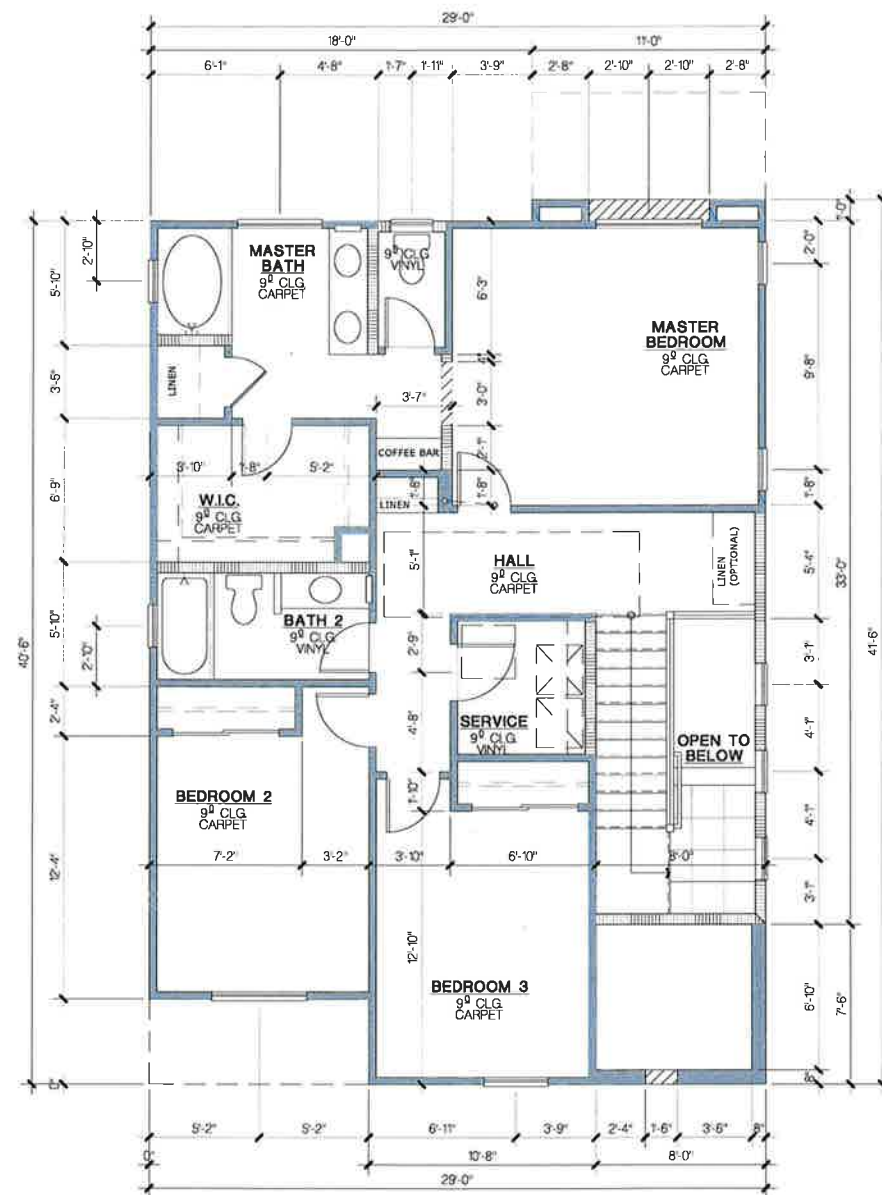


1 OPT. SHOWER

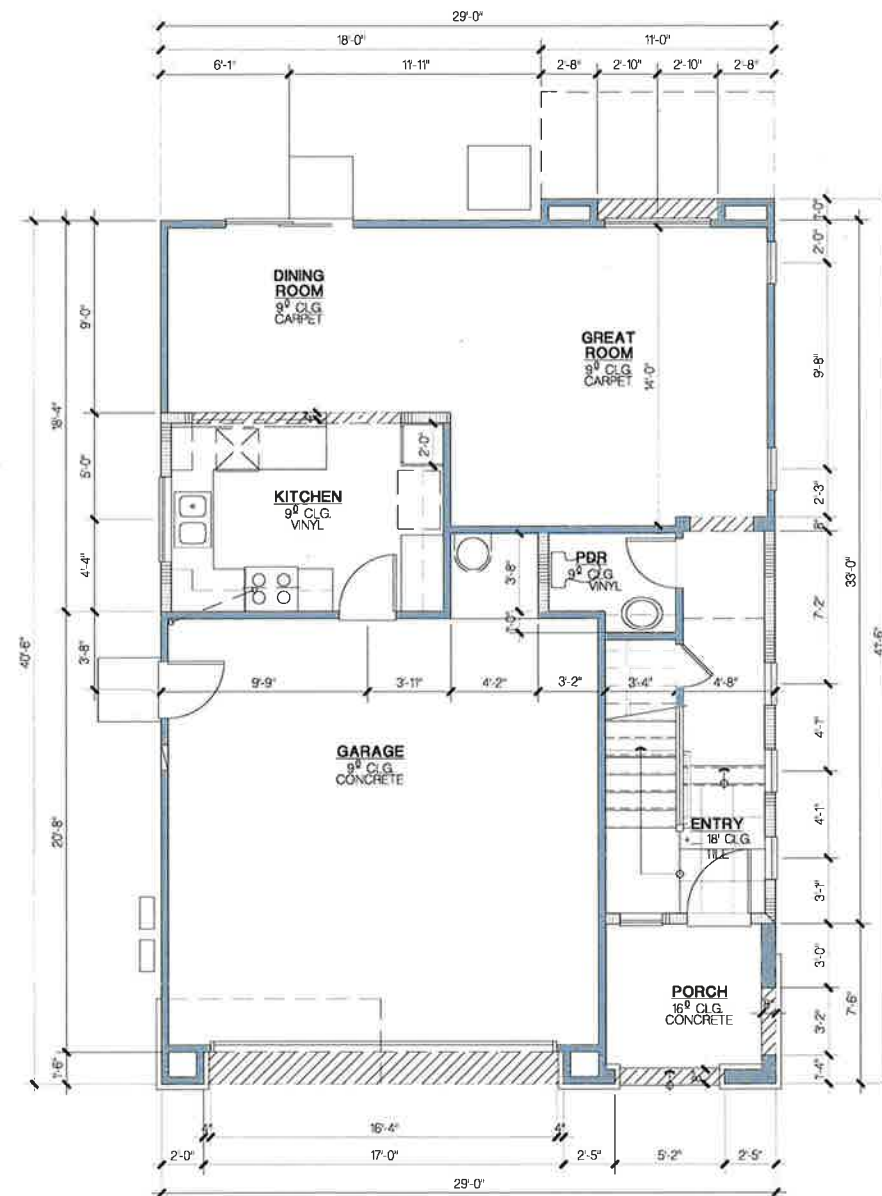
2 OPT. FIREPLACE

3 OPT. BALCONY

4 OPT. DECK
NOTE: OPTIONAL DECK NOT ALLOWED AT
UNIT 3, 4, 9, 10, 15, 16, 21, AND 22



SECOND FLOOR



FIRST FLOOR

FLOOR PLANS

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

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Project Contact Email:

Principal: xxx@ktgy.com
Principal Name: xxx@ktgy.com
Project Designer:

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO.

TESSERA

LAKE ELSINORE, CA

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor, through knowledge of the building codes and methods of construction, should reasonably be aware. When instructions addressing such perceived errors or omissions are received from the architect prior to the client or client's subcontractors proceeding with the work, the client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

PLAN 1A
FLOOR PLANS

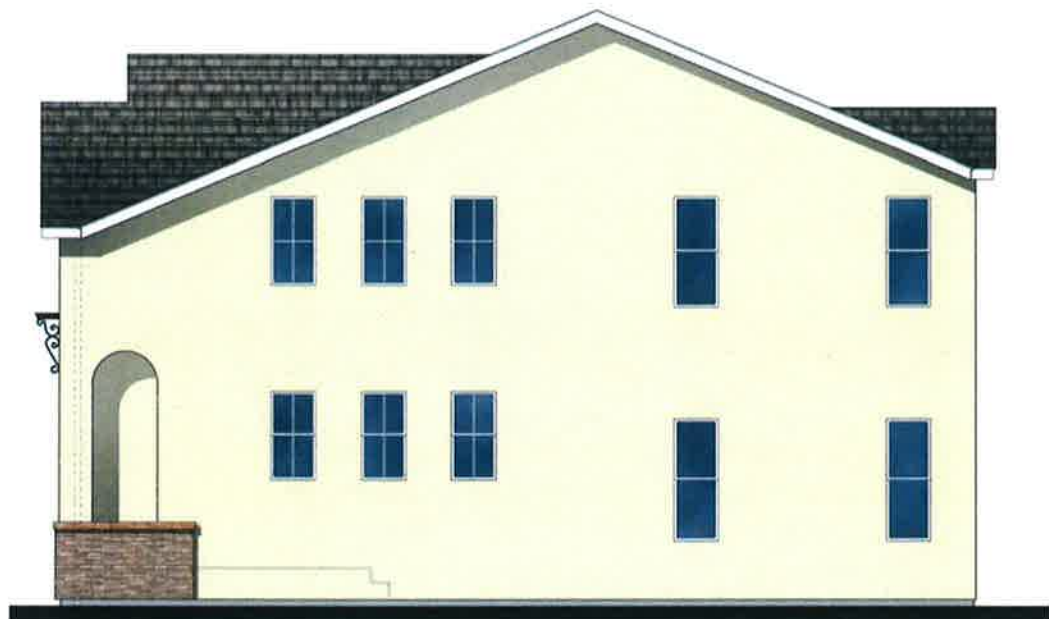
A1-1



LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

SCALE 3/4" = 1'-0"

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2818 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

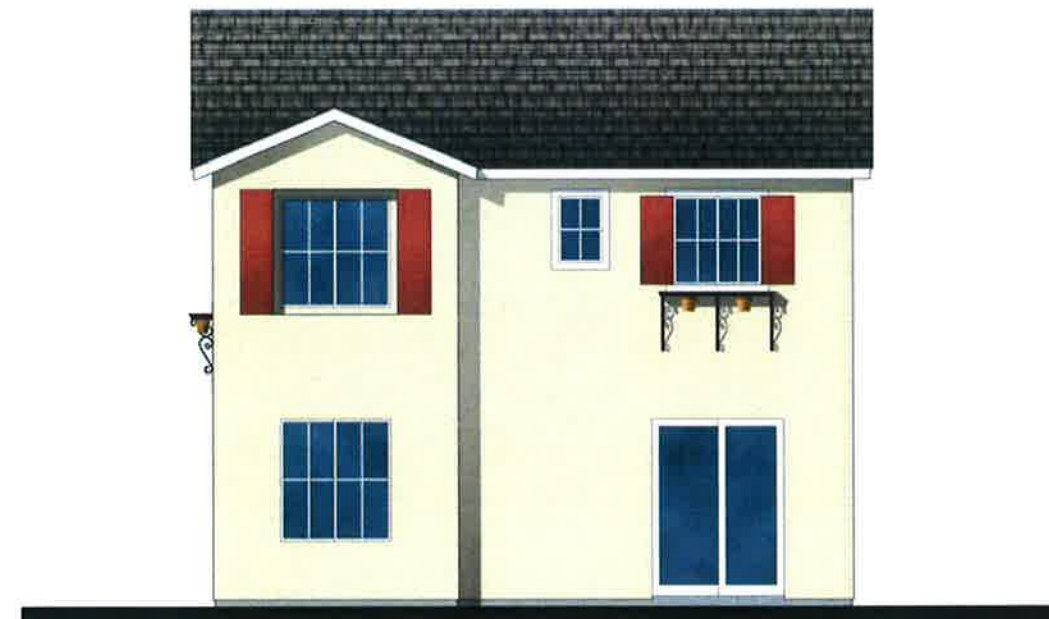
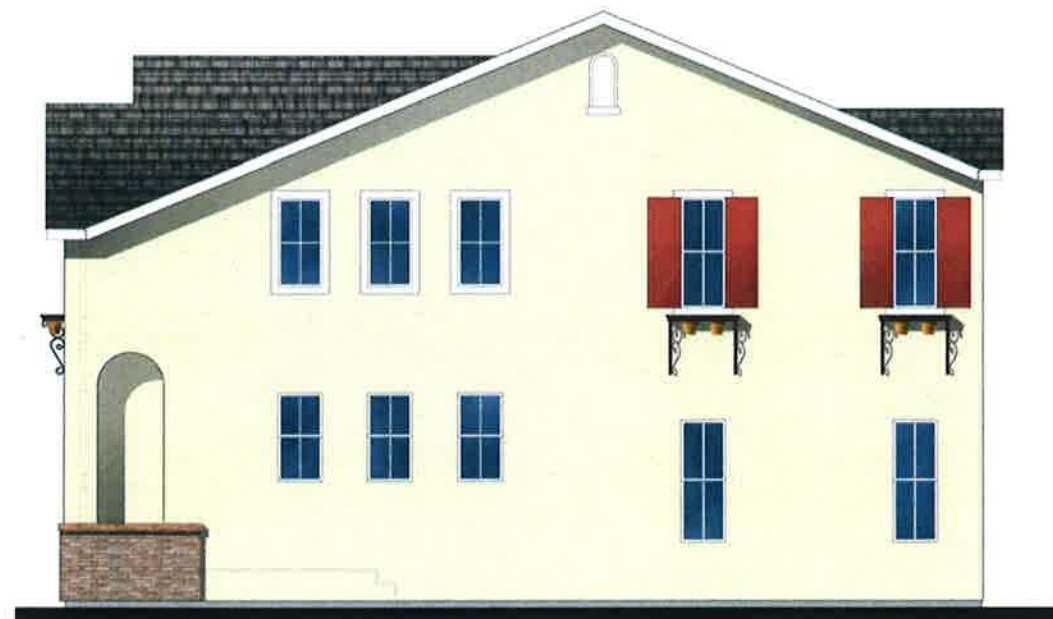
No.	Date	Description
-----	------	-------------

If to the extent responsibility prior to or during construction is solely the architect's in writing of any proposed work or materials or the plans and specifications or which a contractor is responsible for construction with the building codes and methods of construction which are necessary to obtain. Other instructions addressing such proposed work or materials shall be received from the architect prior to the start or commencement of construction of the work. The client will be responsible for any defects in construction if these provisions are not followed.

License Stamp

PLAN 1A-TRADITIONAL
EXTERIOR
ELEVATIONS

A1-5



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
apc.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the trustee's responsibility to make sure that the conditions in which the archival is working are as good as possible. It is the trustee's responsibility to make sure that the archival is working in a way that is consistent with the interests of the community. It is the trustee's responsibility to make sure that the archival is working in a way that is consistent with the interests of the community.

ENHANCED EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

1

License Stamp

**PLAN 1A-TRADITIONAL
ENHANCED
EXTERIOR
ELEVATIONS**

A1-6



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949 851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ----

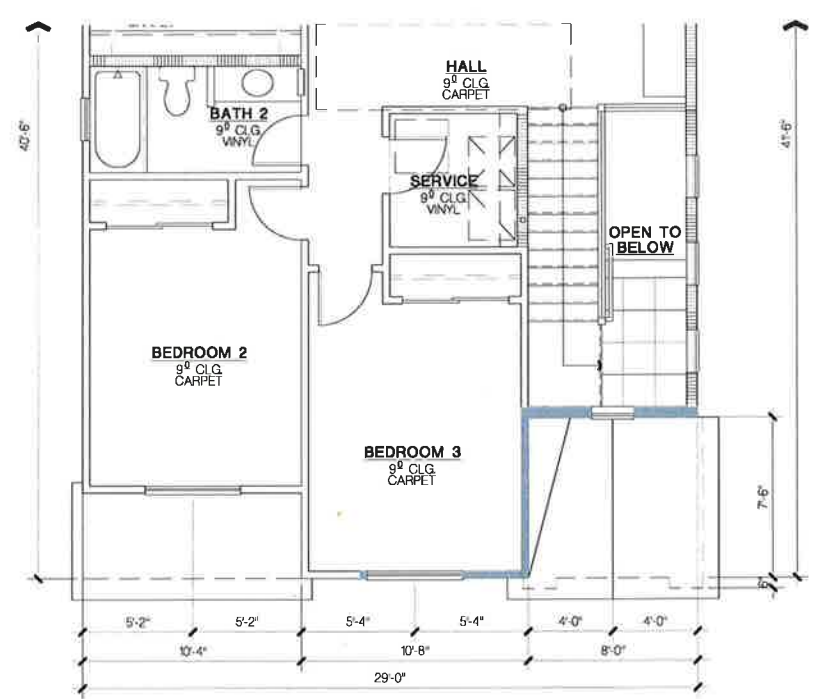
TESSERA
LAKE ELSINORE, CA

No.	Date	Description

It is the client's responsibility prior to or during construction to verify the accuracy in writing of any proposed work or materials in the plans and specifications of which a contractor's knowledge and experience with the building codes and methods of construction should reasonably be aware. Written instructions addressing such proposed work or materials shall be received from the architect prior to the start of construction. The client shall be responsible for any defects in construction if these instructions are not followed.

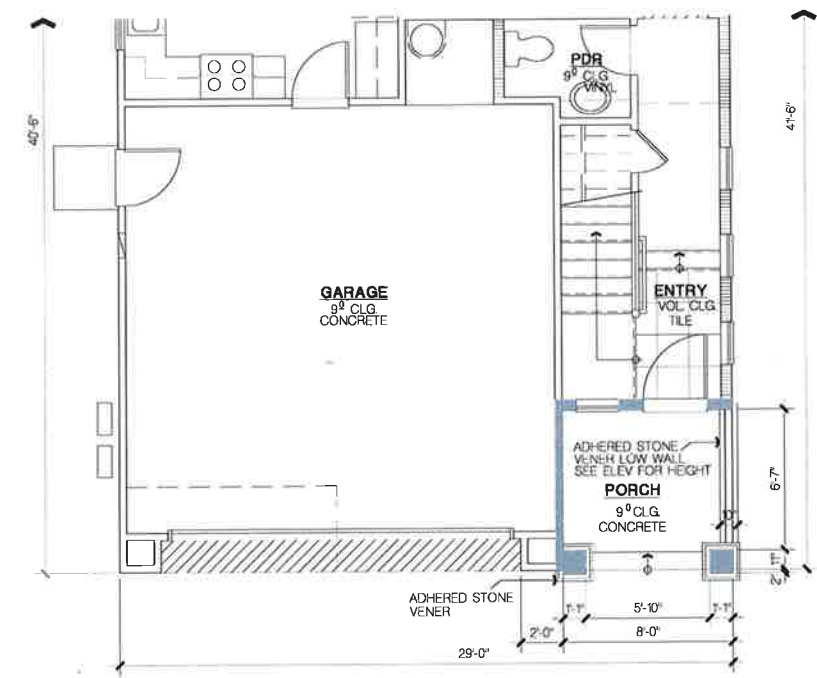
License Stamp

**PLAN 1B & 1C
FLOOR PLANS**



2 ENHANCEMENT

SECOND FLOOR

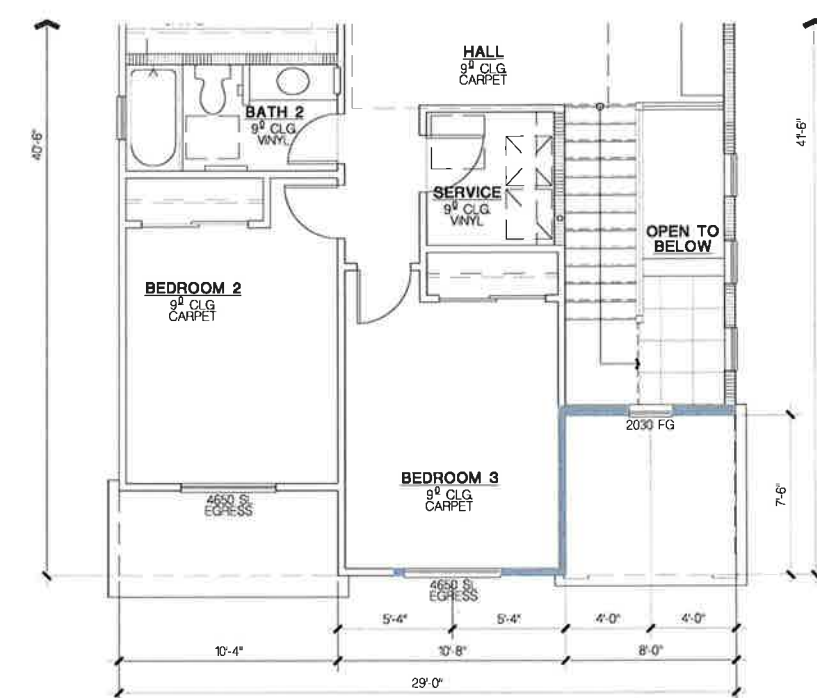


1 ENHANCEMENT

FIRST FLOOR

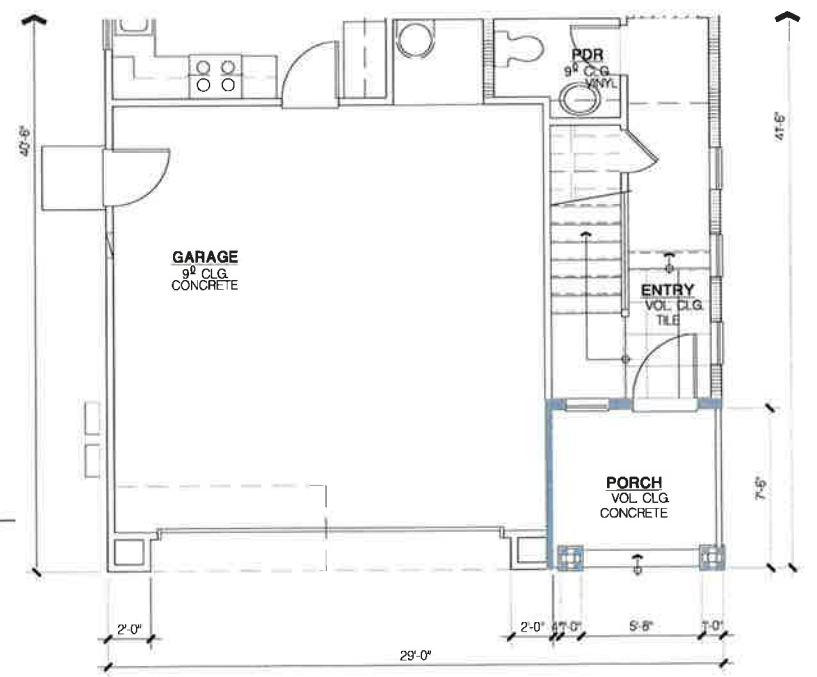
SQUARE FOOTAGE	
FIRST FLOOR	644 SF
SECOND FLOOR	981 SF
TOTAL	1625 SF
COVERED PORCH	60 SF
GARAGE	438 SF

'B' FLOOR PLANS SCALE : 1/4" = 1'-0" **1**



2 ENHANCEMENT

SECOND FLOOR



1 ENHANCEMENT

FIRST FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	644 SF
SECOND FLOOR	981 SF
TOTAL	1625 SF
COVERED PORCH	60 SF
GARAGE	438 SF

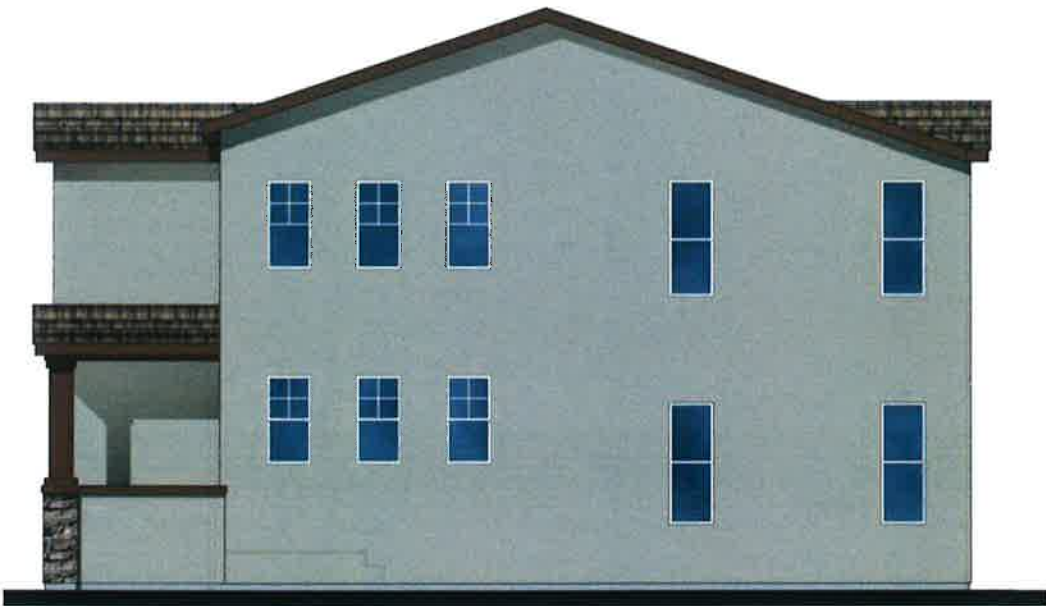
'C' FLOOR PLANS SCALE : 1/4" = 1'-0" **2**



LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

SCALE 3/4" = 1'-0"

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility to verify the accuracy of all information provided in writing, including but not limited to, the project name, address, and other information. The client is responsible for any errors or omissions in the information provided. The client is responsible for any errors or omissions in the information provided. The client is responsible for any errors or omissions in the information provided.

License Stamp

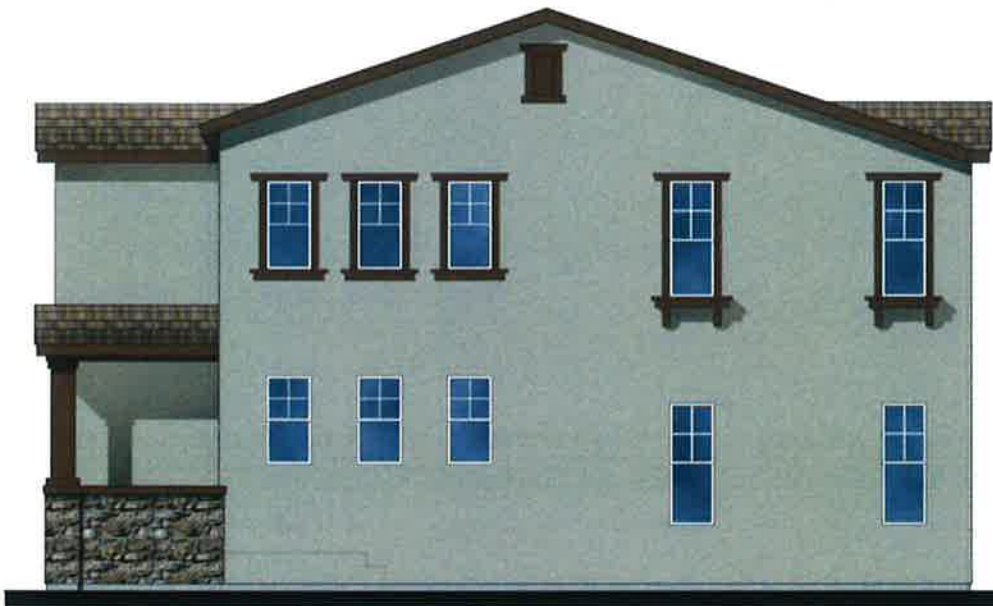
PLAN 1B-BUNGALOW
EXTERIOR
ELEVATIONS



LEFT



FRONT



RIGHT



REAR

EXHANCED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. —

TESSERA

LAKE ELSINORE, CA

No. Date Description

It is the client's responsibility prior to or during construction to verify the architect's work in writing of any potential errors or omissions in the plans and specifications of which a disclaimer is hereby made. The client shall be responsible for any errors or omissions that may occur. The client shall be responsible for any errors or omissions that may occur. The client shall be responsible for any errors or omissions that may occur.

License Stamp

PLAN 1B-BUNGALOW
ENHANCED
EXTERIOR
ELEVATIONS

A1-9



LEFT



FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS

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

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO.

TESSERA

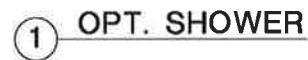
LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

If in the interests of expediency prior to or during construction to modify the architect or setting of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. (Other instructions addressing such proposed errors or omissions shall be removed from the contract prior to the start or during construction proceeding with the work. The client will be responsible for any delays in construction if these provisions are not followed.)

License Stamp

PLAN 1C-RANCH
ENHANCED
EXTERIOR
ELEVATIONS



FLOOR PLANS

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

1

Architecture + Planning

17911 Von Karman Ave.

Suite 200

Irvine, CA 92614

ktgy.com

949.851.2133

KTGY Project No: 2018-0207

Project Contact:	Project Contact
Email:	xxx@ktgy.com

Principal: _____ Principal Name _____
Project Designer: _____ Project Designer _____

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. 951.505.1503

TESSERA

LAKE ELSINORE, CA

[illegible]

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications, of which a contractor thoroughly knowledgeable with the building codes and methods of construction would reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

License Stamp

PLAN 2B
FLOOR PLANS

A2-1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Project Designer
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA
LAKE ELSINORE, CA

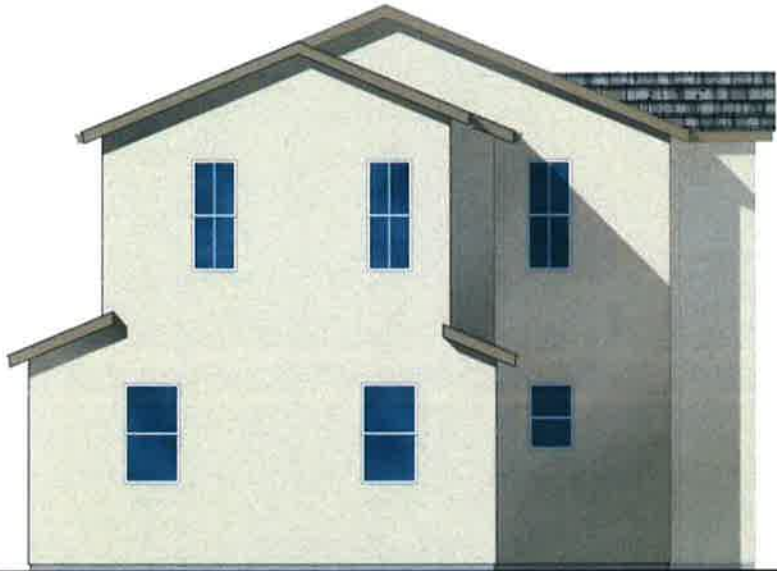
No.	Date	Description
-----	------	-------------

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed changes to the plans and specifications of which a contract is being negotiated with the building owner and architect of construction should be notified in writing. When authorized, additional work proposed during construction shall be reviewed and approved by the architect prior to the start of construction. The client shall be responsible for any delays or modifications of these procedures are not followed.

License Stamp

PLAN 2A-TRADITIONAL
EXTERIOR
ELEVATIONS

A2-5



LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS SCALE 1/8" = 1'-0" 1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA
LAKE ELSINORE, CA

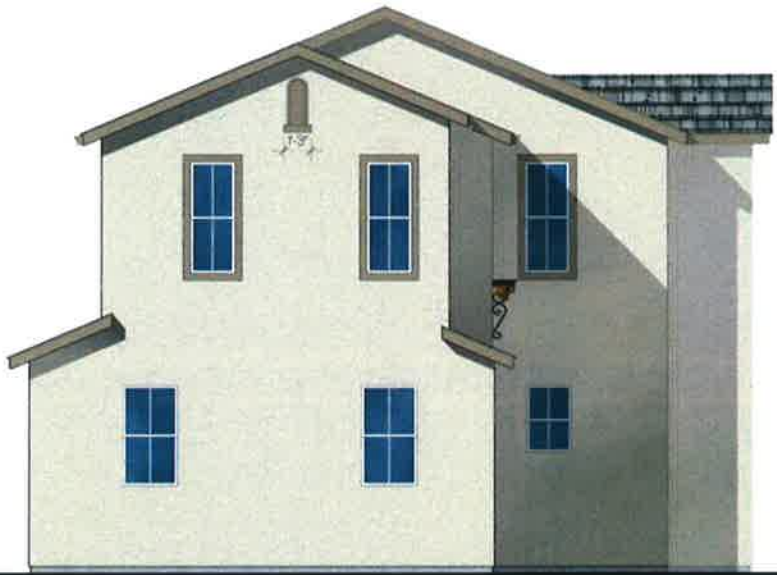
No. Date Description

It is the client's responsibility prior to or during construction to verify the architect's setting of any proposed signs or structures in the plans and specifications of which a contractor, through diligent knowledge of the building codes and methods of construction, should reasonably be aware. Written acknowledgments of such proposed signs or structures shall be received from the architect prior to the start of construction or installation of the work. The client will be responsible for any effects in construction if these provisions are not followed.

License Stamp

PLAN 2A-TRADITIONAL
ENHANCED
EXTERIOR
ELEVATIONS

A2-6



LEFT



FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0"

1

Architecture + Planning

Suite 200
Irvine, CA 9

949,851.213

RTGY Project No: 2018-0207

Project Contact:	Project Contact
Email:	xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ----

TESSERA

LAKE ELSINORE, CA

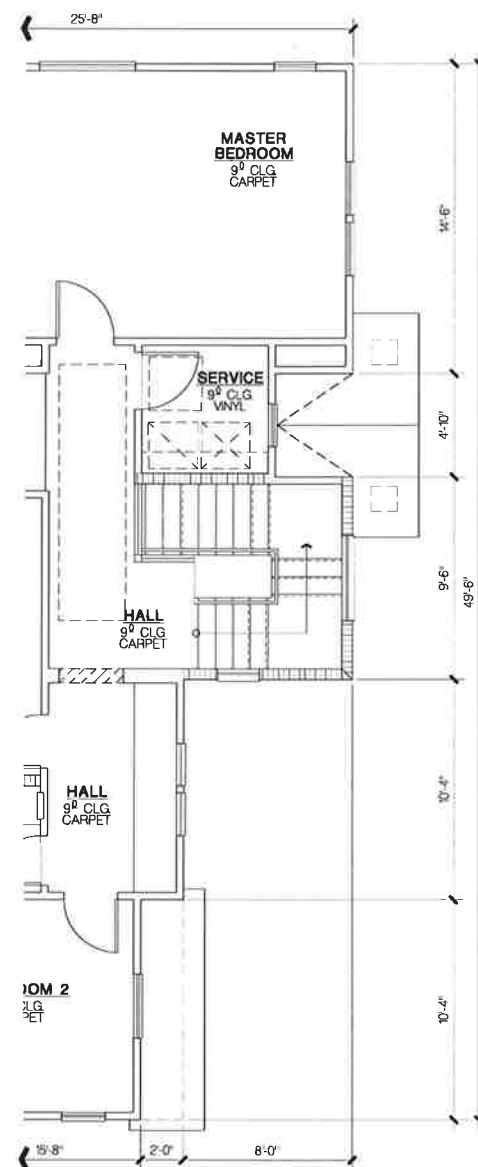
[illegible]

It is the client's responsibility prior to or during construction to notify the architect or writing of any personnel on or members in the plans and specifications of which a contractor has reasonably knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be issued from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these instructions are not followed.

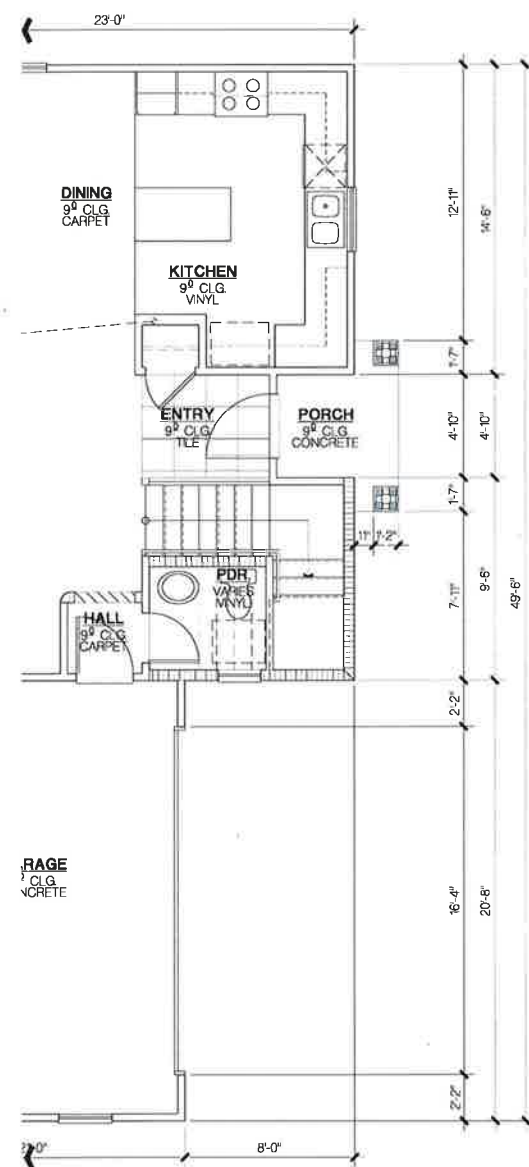
License Stamp

PLAN 2A & 2C
FLOOR PLANS

A2-7



SECOND FLOOR



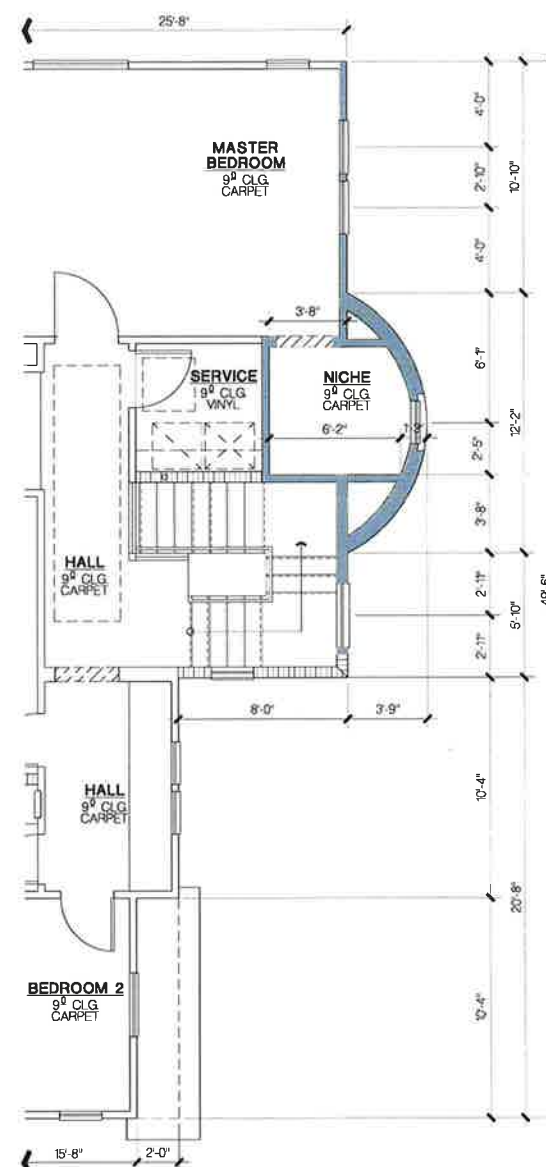
FIRST FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	688 SF.
SECOND FLOOR	1005 SF.
TOTAL	1691 SF.
COVERED PORCH	34 SF.
GARAGE	442 SF.

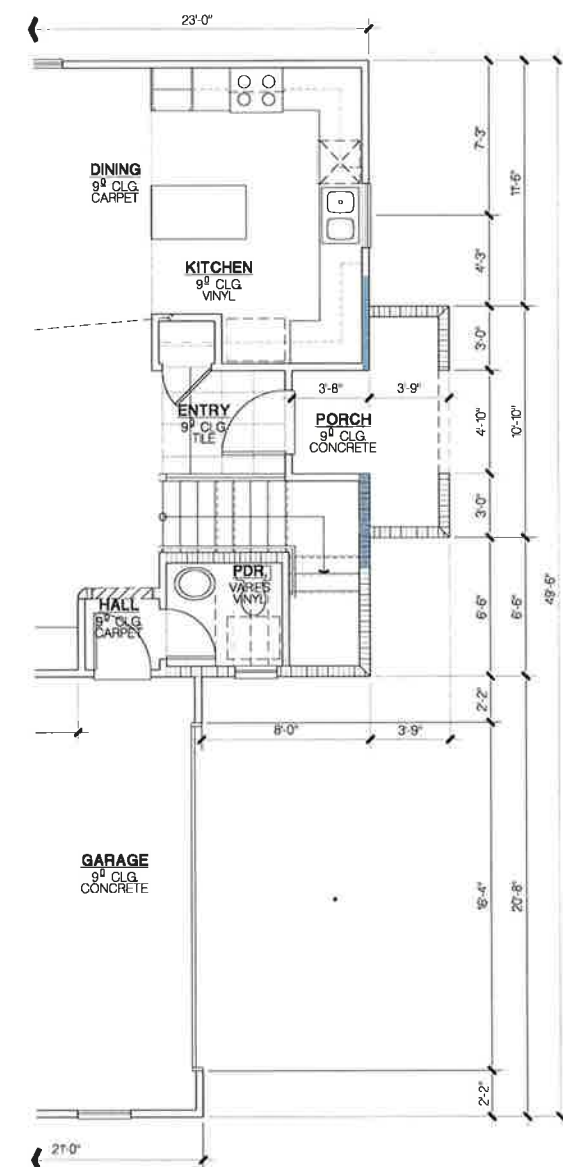
'C' FLOOR PLANS

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

2



SECOND FLOOR



FIRST FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	586 SF
SECOND FLOOR	1051 SF
TOTAL	1737 SF
COVERED PORCH	49 SF
GARAGE	442 SF

'A' FLOOR PLANS

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

1

COPYRIGHT ©



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. —

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

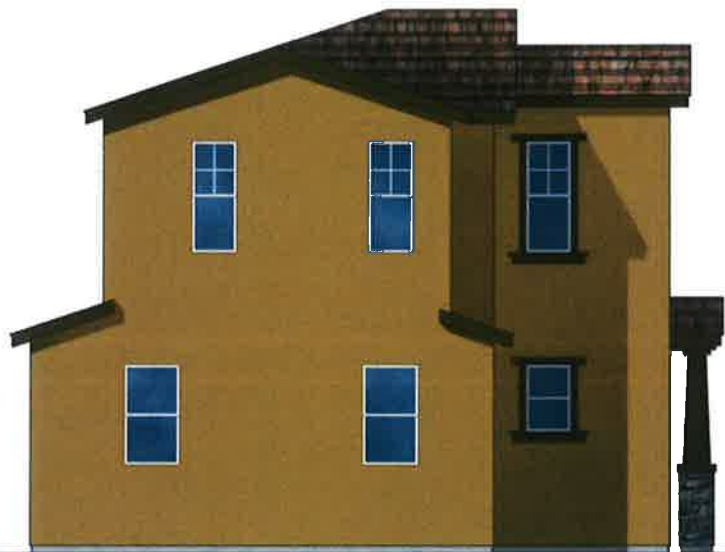
It is the architect's responsibility prior to or during construction to verify the architect is aware of all existing conditions and to verify the architect is aware of all existing conditions and to verify the architect is aware of all existing conditions.

EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1

License Stamp

PLAN 2B-BUNGALOW
EXTERIOR
ELEVATIONS

A2-8



LEFT



FRONT



RIGHT



REAR



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA
LAKE ELSINORE, CA

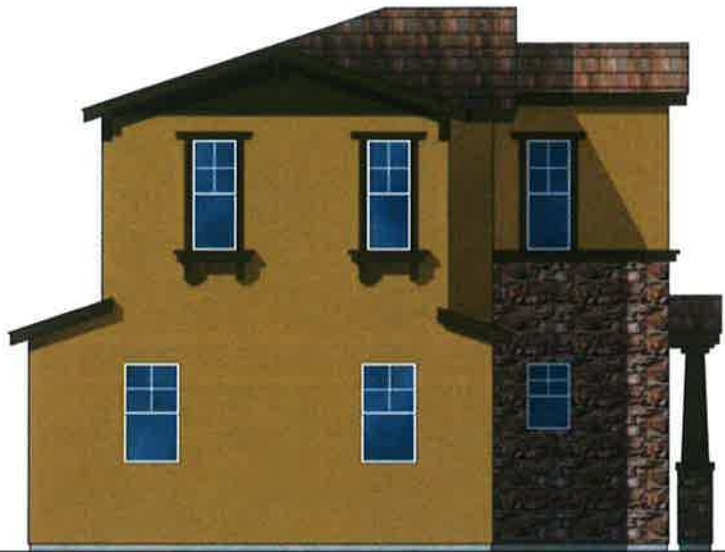
No.	Date	Description
-----	------	-------------

It is the architect's responsibility prior to or during construction to verify the architect is notified of any proposed errors or omissions in the plans and specifications of which a standard of care is required. The architect is not responsible for errors or omissions that are not reported to the architect prior to the start of construction. The architect is not responsible for any errors or omissions that are not reported to the architect prior to the start of construction. The architect is not responsible for any errors or omissions that are not reported to the architect prior to the start of construction.

License Stamp

PLAN 2B-BUNGALOW
ENHANCED
EXTERIOR
ELEVATIONS

A2-9



LEFT



FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. —

TESSERA

LAKE ELSINORE, CA

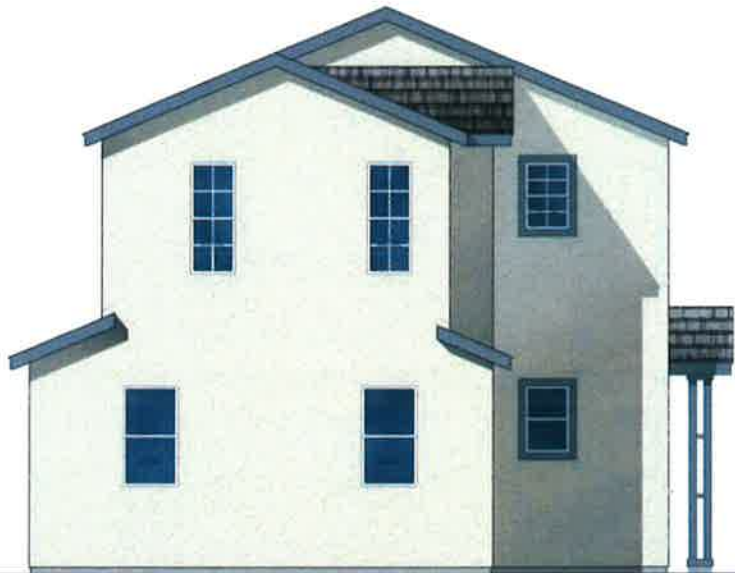
No.	Date	Description
-----	------	-------------

It is the client's responsibility prior to or during construction to verify the architect is working at the project site at all times and to the extent of the architect's knowledge and skill is a reasonable and prudent person with the building codes and standards of construction shall be responsible for any errors. The client shall be responsible for any errors in the project prior to the start of construction. The client shall be responsible for any errors in the project prior to the start of construction. The client shall be responsible for any errors in the project prior to the start of construction.

License Stamp

PLAN 2C-RANCH
EXTERIOR
ELEVATIONS

A2-10



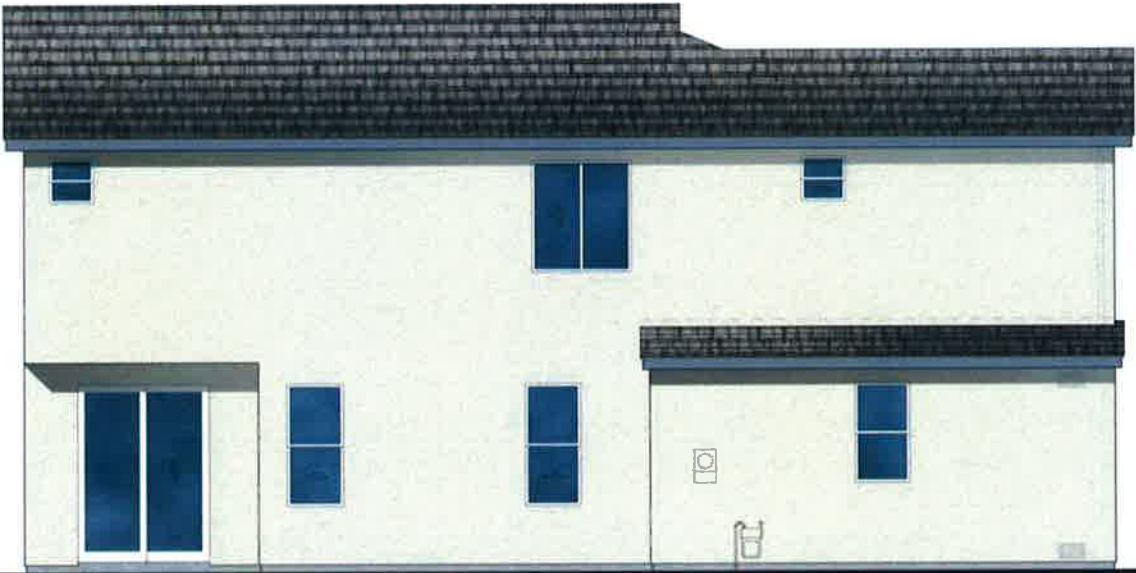
LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

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

1



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

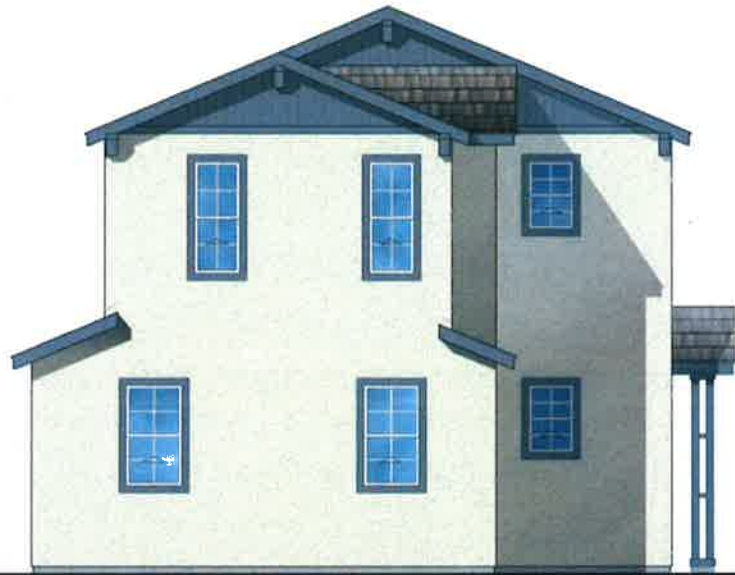
No.	Date	Description
-----	------	-------------

It is the client's responsibility prior to or during construction to notify the architect or architect of record of any proposed changes or omissions to the plans and specifications of which a contractor through investigation with the building codes and methods of construction shall be responsible to advise. Further instructions addressing such proposed changes or omissions shall be received from the architect prior to the start of construction or construction proceeding with the work. The client shall be responsible for any delays in construction if these procedures are not followed.

License Stamp

PLAN 2C-RANCH
ENHANCED
EXTERIOR
ELEVATIONS

A2-11



LEFT



FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS

SCALE 3/4" = 1'-0"

1



Architecture + Planning

17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: xxx@ktgy.com
Email: xxx@ktgy.com

Principal: Project Designer
Principal Name: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ----

TESSERA

LAKE ELSINORE, CA

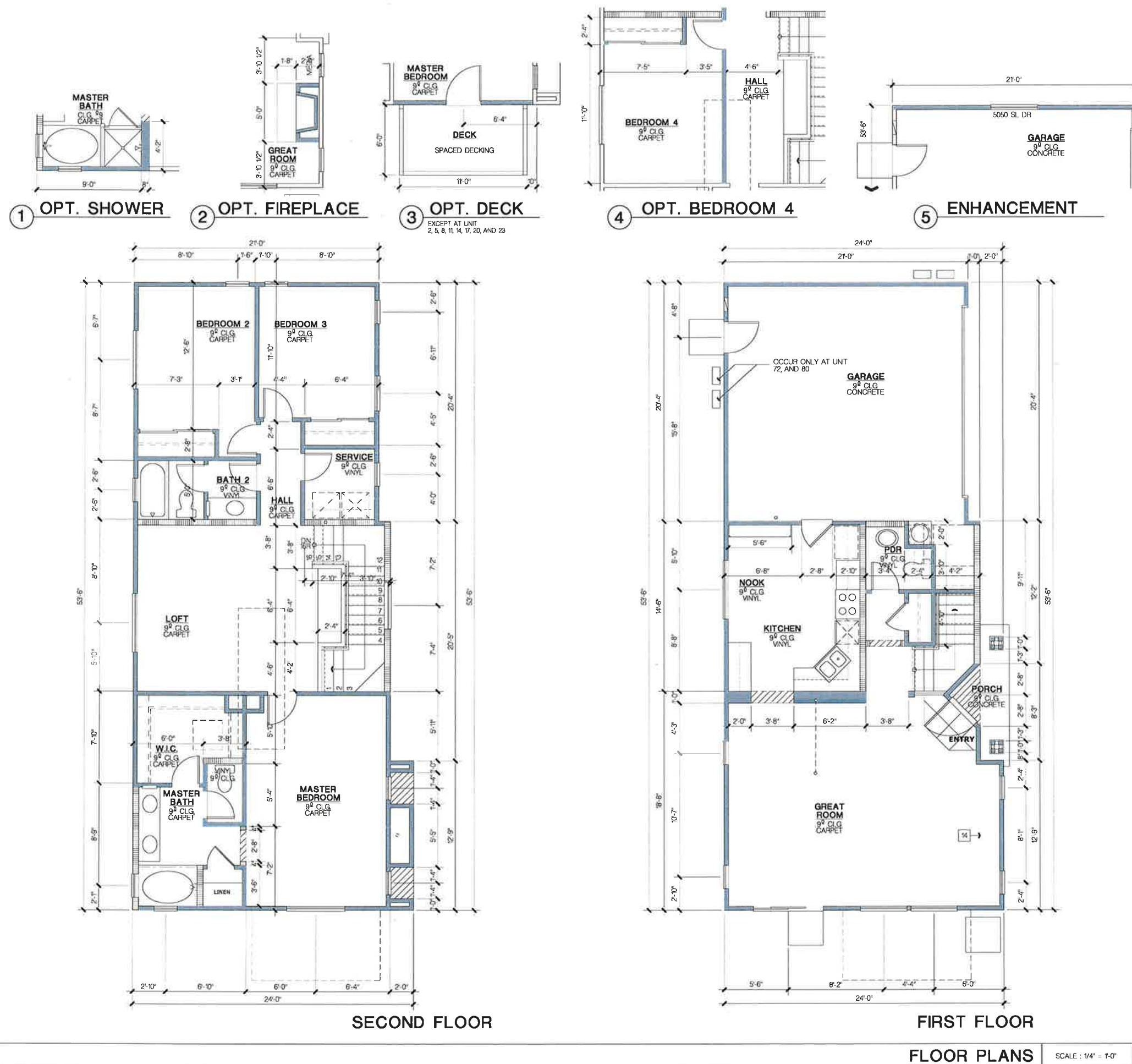
No.	Date	Description
-----	------	-------------

It is the owner's responsibility prior to or during construction to verify the architect or writer of any proposed structural elements in the plans and specifications of which a contractor is responsible for the building codes and methods of construction shall be responsible for the work. The architect or writer shall be responsible for any defects in construction of these provisions are not followed.

License Stamp

PLAN 3C
FLOOR PLANS

A3-1





LEFT



FRONT



RIGHT



REAR

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



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133
KTGY Project No: 2018-0207
Project Contact: Project Contact
Email: xxx@ktgy.com
Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503
NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA
LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility to see to it that during construction to notify the architect in writing of any proposed owner's changes to the plans and specifications of which a contractor is responsible for implementation with the building codes and methods of construction should be reviewed for same. Written notice before and during each payment cycle is required. All changes shall be reviewed and approved by the client or their representative(s) in writing. The client will be responsible for any delays in construction if these procedures are not followed.

License Stamp
PLAN 3A-TRADITIONAL
EXTERIOR
ELEVATIONS



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility to verify the accuracy of the information provided in this plan and to ensure that it is consistent with the applicable building codes and regulations. The client is responsible for obtaining all necessary permits and for ensuring that the construction of the project complies with all applicable laws and regulations. The client is also responsible for ensuring that the project is completed within the specified time frame and budget.

License Stamp

PLAN 3A-TRADITIONAL
ENHANCED
EXTERIOR
ELEVATIONS

A3-6



ENHANCED EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1



LAKE ELSINORE, CA

A3-7



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ---

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility to verify the accuracy of the information provided in the drawings and to ensure that the information is consistent with the actual conditions of the site. The client shall be responsible for any errors or omissions in the drawings and for any consequences resulting therefrom. The client shall also be responsible for obtaining all necessary permits and approvals for the project.

License Stamp

PLAN 3B-BUNGALOW
EXTERIOR
ELEVATIONS

A3-8

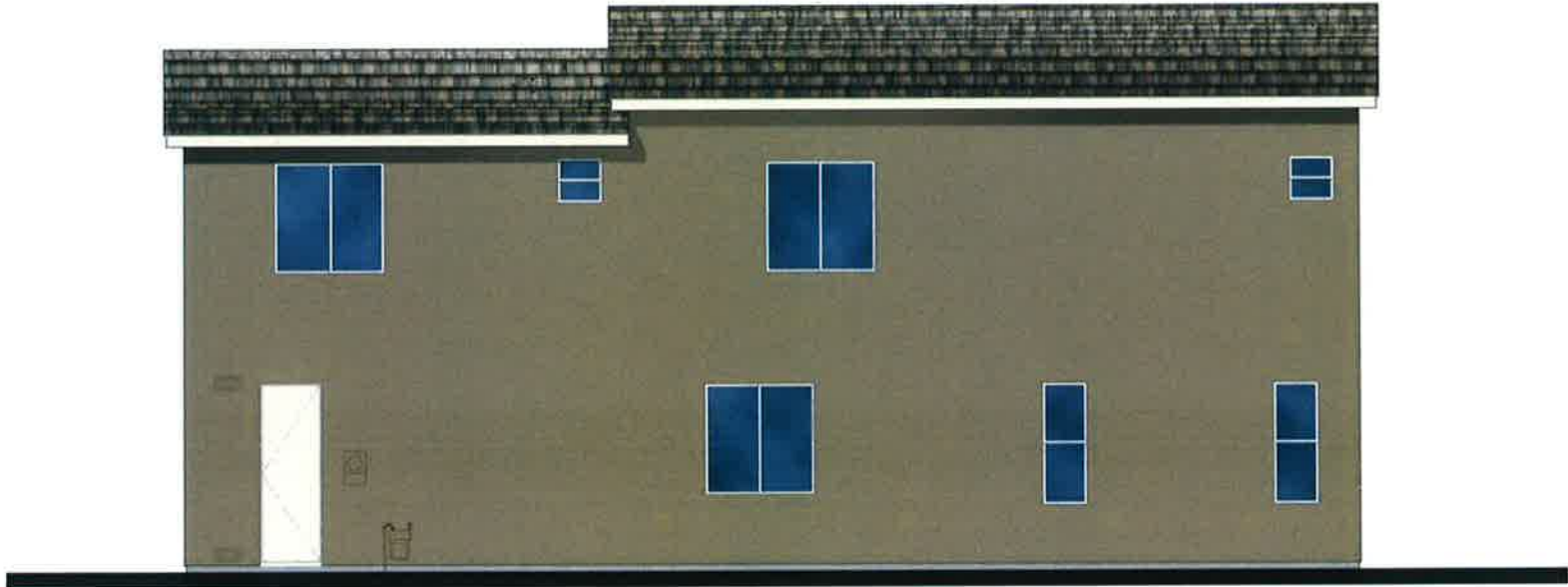


LEFT

FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS SCALE 1/4" = 1'-0" 1



Architecture + Planning

17911 Von Karman Ave.

Suite 200

Irvine, CA 92614

ktgy.com

949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES

2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA

PHONE NO. 951.505.1502

FAX NO.

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the user's responsibility prior to or during construction to verify the architect is not
at any present or future time in the plans and specifications of which is a material
misstatement or omission and the user shall be responsible for any such error or omission
and shall be responsible for any such error or omission. The user shall be responsible for
any such error or omission. The user shall be responsible for any such error or omission.
The user shall be responsible for any such error or omission. The user shall be responsible
for any such error or omission. The user shall be responsible for any such error or omission.

License Stamp

PLAN 3B-BUNGALOW
ENHANCED
EXTERIOR
ELEVATIONS

A3-9



LEFT

FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

1



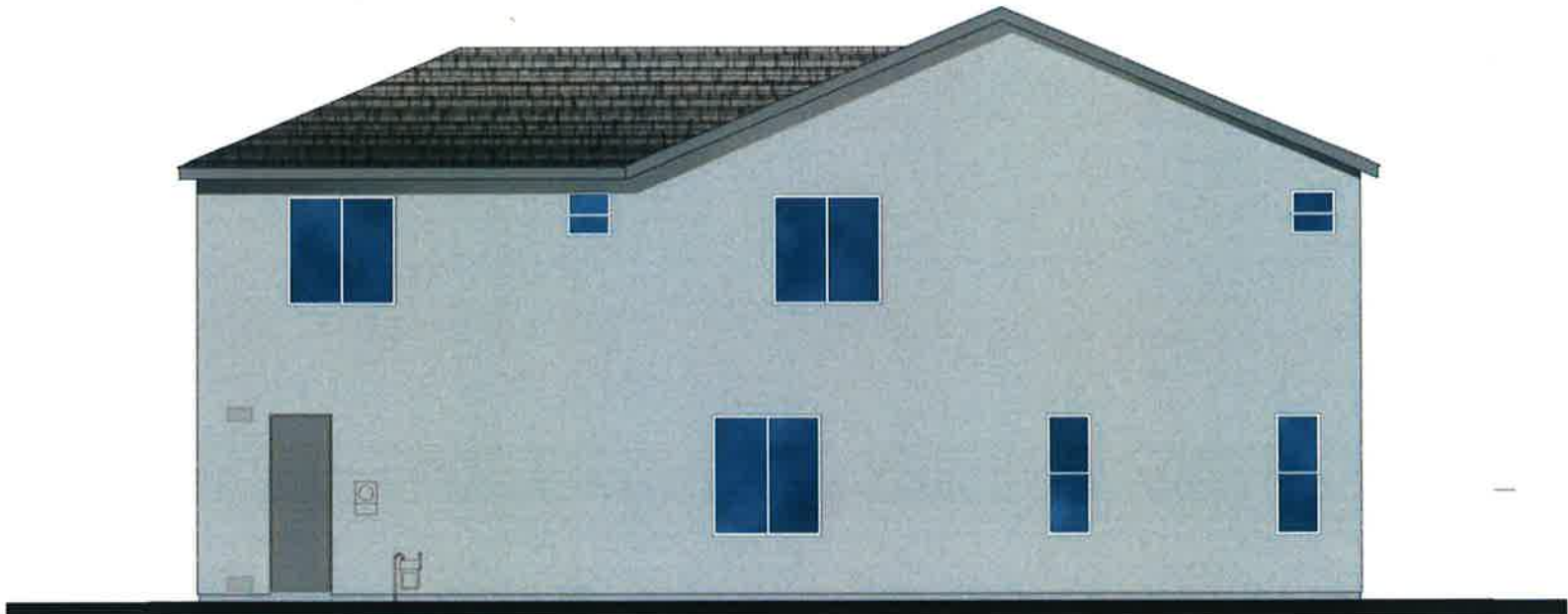
LEFT



FRONT



RIGHT



REAR

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



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 2018-0207

Project Contact: Project Contact
Email: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO.

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility to verify the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

License Stamp
PLAN 3C-RANCH
EXTERIOR
ELEVATIONS



Project Contact: xxx@ktgy.com

Principal: Principal Name
Project Designer: Project Designer

Developer

LUMOS COMMUNITIES
2618 SAN MIGUEL DR #503

NEWPORT BEACH, CA
PHONE NO. 951.505.1502
FAX NO. ----

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
-----	------	-------------

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed activity or occurrence in the project and specifications of which a review for program, budget, schedule, and/or the building nature and quality of construction would reasonably be expected. Written consultation, addressing such parameters and/or circumstances (as received) from the architect prior to the onset of such activities and/or proceeding with the work that could not be acceptable by any delays in construction if these procedures are not followed.

License Stamp

PLAN 3C-RANCH
ENHANCED
EXTERIOR
ELEVATIONS

A3-11



ENHANCED EXTERIOR ELEVATIONS

SCALE: VAF = 1.0

1

License Stamp

PLAN 3C-RANCH
ENHANCED
EXTERIOR
ELEVATIONS

A3-11