



## **REPORT TO PLANNING COMMISSION**

**To:** Honorable Chairman and Members of the Planning Commission

**From:** Justin Kirk, Assistant Community Development Director

**Date:** September 17, 2019

**Subject:** Planning Application No. 2018-96 (Tessera) – Design review for the construction of 90 condominium units.

**Applicant:** Leonard Leichnitz, Lumos Communities

### **Recommendation**

adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF PLANNING APPLICATION NO. 2018-54 (RESIDENTIAL DESIGN REVIEW NO. 2018-17) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 90 CONDOMINIUM UNITS LOCATED ON ASSESSOR PARCEL NUMBERS; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

### **Background**

On October 11, 2005 the City Council approved Mitigated Negative Declaration No. 2005-07, Tentative Tract Map No. 33370 for Condominium Purposes and Residential Design Review No. 2005-02.

On September 11, 2007, the City Council approved a 36-month extension of time for TTM 33370.

On October 11, 2009, Residential Design Review 2005-02 expired.

On June 27, 2017, the City Council approved the final map finding it in substantial conformance with TTM 33370, authorized the City Clerk to sign and record the map, and authorized the City Manager to sign the subdivision agreement.

### **Discussion**

#### **Project Request and Location**

A request for approval for a Residential Design Review application for architectural design of 90 condominium units and associated common facilities located 9.11 acres that was previously subdivided into nine (9) lots; five (5) residential lots, one (1) recreation lot and three (3) lots for streets and common areas. The project is located at the southwesterly corner of Franklin Street and Avenue 5 and more specifically referred to as Assessor Parcel Numbers; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

### Environmental Setting

	EXISTING LAND USE	LEMC	GENERAL PLAN
Project Site	Vacant	R-3, High Density Residential	Medium High Density
North	Vacant	C-2, General Commercial	Medium Density
South	Vacant	R-1, Single Family Residential	SP
East	Vacant	R-1, Single Family Residential	SP
West	Vacant	R-1, Single Family Residential	SP

### Project Description

#### Site Plan

The project is being developed on a vacant 9.9 gross acre site. Access is via two (2) decorative paved streets located at Avenue 5 and Franklin Street. The development is a clustered plan that typically includes six (6) units per cluster. The entrance to each cluster will be a “T” shaped decorative concrete paved area. The recreation center is located at the center of the project and consists of a pool, club house and covered picnic area. The condominiums are single family detached units with private individual fenced rear yards and private entrances.

There will be three (3) condominium plans offered. Each plan will have three (3) different elevations available. All of the plans are two story units with attached two (2) car garages. Plan 1 is a 1,560 square foot unit consisting of a great room, kitchen, and bath on the first floor and three bedrooms, two baths and a laundry area on the second floor. Plan 2 is a 1,675 square foot unit with a living room dining room, kitchen and bath downstairs and three bedrooms, two bathrooms, and laundry upstairs. Plan 3 is 1,783 square feet unit that includes a great room, kitchen, nook and bathroom on the first floor and the option of 4 bedrooms or 3 bedrooms and a loft option, 2 bathrooms and laundry room on the second floor. Plans 2 and 3 provide two additional open parking spaces in front of their respective garages. Additional parking is provided on site (see the Circulation and Parking Section of this report for details).

The total building area is 152,461 square feet or thirty-eight percent (38%) of the project site which is within the maximum building area allowed under Section 17.28.090 of the LEMC.

As previously mentioned, each unit is provided with a fenced rear yard or private open space. These private open space areas are approximately 319 square feet which exceeds the minimum required private open space area of 100 square feet per unit pursuant to Section 17.28.120 (Open Space) of the LEMC.

The project will be completely enclosed with a decorative block wall with pilasters. Units that back to the recreation area will also have a block wall. Some perimeter lots will have a combination block and wrought iron wall for enhanced views. The City Standard wood fencing will be used between each condominium unit enclosing the private open space area.

#### Circulation and Parking

This project is intended to be regulated by a Homeowners Association. Interior streets will be private roads to be maintained by the Association. There are two access points proposed. The primary access point off of Franklin Street is sixty feet (60') in width. The secondary, forty-four foot (44') road access is located off of Avenue 5. The four (4) interior streets (Street “B”, “C”, “D”, and “E”) will allow parking on one side of the street. The right of way is proposed at forty-four feet

(44') in width with a clear driving width of twenty-eight feet (28') per the request of the County of Riverside Fire Department. The parking rows have planters and extended sidewalks at each end of the street, which will direct pedestrian crossings. The long lengths of block wall along each of these streets have indented planter areas at the middle of the wall run, breaking up the long expanses.

Section 17.66.030 (Number of Parking Spaces Required) of the LEMC also requires two covered parking space and two open spaces for single family detached units. However, this section further states that "In lieu of two open spaces in the driveway, one open space per dwelling unit may be provided elsewhere on the lot...in a Planned Unit Development." Staff found that this exception could apply to the subject project. Considering this, the project proposes a minimum of 135 parking spaces. The Plan 2 and Plan 3 provide two enclosed and two open parking spaces. The Plan One provides two covered spaces, but not two open spaces, therefore the additional parking spaces for Plan One units are provided on one side of the four streets shown. In addition, there will be enough parking spaces to accommodate visitor parking. The following table details the parking provided:

Type of Parking	Provided	Required	Notes
Covered	180	180	
Open	104	90	Pursuant to Section 17.66.030.D.1.a. Open Spaces
Guest	44	27	10% of total
Total	328	297	

### Landscaping

The project site includes common open spaces areas that will be landscaped by the developer, and a private open space that will be landscaped by the homeowner. The common open space landscaped areas include the front yards of each unit, all slope areas, the retention basin, the street frontage along Franklin Street and Avenue 5 and the landscaped areas of the recreation center. These areas consist of approximately 60,137 square feet (excluding the Franklin Street and Avenue 5 areas) or 15% of the total project site and are shown on the Conceptual Landscape Plan that is attached. The private rear yards will remain un-landscaped to allow each owner to create their own personalized space.

### Architecture

The applicant is proposing three different units, Plan 1, Plan 2 and Plan 3. The architecture proposed is Traditional, Craftsman, and Ranch. Unit clusters have been designed to incorporate a singular architectural style for a reinforced design scheme. Features include individual porch entries with Craftsman/Cottage style pillars and covered roof, shutters, pot shelves, faux balconies, wide window trim, and bay windows.

### Analysis

#### Siting

The proposed site plan meets or exceeds the requirements of Chapter 17.14 (Residential Development Standards), Chapter 17.28 (R-3, Medium High-Density Residential District) and Chapter 17.66 (Parking Requirements) of the LEMC. Additionally, the applicant has exceeded the requirement contained in Chapter 17.28 (R-3, Medium High Density Residential District) of the LEMC, in that the applicant is proposing thirty-eight percent (38%) building coverage instead of

the allowed sixty percent (60%) coverage, the dwelling unit per net acre is 13.2 du/ac instead of the allowed 18 du/ac, and 328 parking spaces are provided instead of the 298 parking spaces required.

### Noise

According to the Noise Study prepared by Urban Crossroads on August 26, 2005 the future noise from Franklin Street and I-15 Freeway are the principal sources of noise. It was found that the site would experience exterior noise levels that exceed the City's exterior noise standards of 60 dBA. The recommended mitigation measures require the applicant to build a six foot (6') to eight foot (8') high noise barrier along both Franklin Street and Avenue 5. In addition, several of the units will be required to use upgraded dual-glazed windows with a Sound Transmission Class (STC) rating of 29 or higher. A "window closed" condition shall be provided for all units in Lots 1, 2, 3, 4, 11 and 12 facing Franklin Street and Avenue 5. All recommended mitigation measures shall be Conditions of Approval for the project (see attached Mitigated Monitoring & Reporting Program for further details).

### Traffic

A Traffic Study was prepared by Urban Crossroads, Inc. on August 3, 2005. The objectives of the traffic analysis included; (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of the traffic conditions for (2007) with and without the proposed project; and (3) determination of on-site and off-site improvements and system management actions needed to achieve City of Lake Elsinore's level of service requirements under 2007 with project conditions.

Foremost, the Traffic Impact Analysis, referenced herein, found that three intersections were anticipated to operate at a Level of Service (LOS) "E" or "F" without the proposed improvements. These intersections are Main Street @ I-15 northbound ramps (EW), Main Street @ I-15 southbound ramps (EW), Main Street and Franklin Street and Franklin Street @ Auto Center Drive. Mitigation measures agreed upon between the City and the applicant include; 1) install traffic signal at Main Street at Franklin, construct eastbound left turn lane, and construct westbound left turn lane; 2) in lieu of installation of traffic signals at the Main Street/I-15 northbound and southbound signalization, the applicant shall pay the Transportation Uniform Mitigation Fees (TUMP) and Transportation Impact Fees (TIF). Other improvements consist of; 1) Street 'A' at Franklin Street: shared northbound left/right turn lane, (EW); and 2) Avenue 5 at Franklin Street: shared northbound left/right turn lane (EW). The project has been conditioned to meet these suggested requirements.

### Circulation and Parking Space Layout

The circulation and parking layout meet the requirements set forth in Chapter 17.66 (Parking Requirements) of the Lake Elsinore Municipal Code (LEMC). In compliance, the applicant has provided 180 covered spaces and 148 open parking spaces (104 spaces in front of garages and 44 spaces on four (4) streets). No "compact spaces" are being proposed as a part of this application. The applicant has provided forty-four foot (44') "private road" widths with a thirty-six foot (36') two-way drive lanes. Parking will be provided on one side of streets B, C, D, and E. Parking will not be allowed along the opposite side of these roadways. To enforce this, the curbs of these roads will be painted "red" with "No Parking Allowed" lettering. As a result, a clear lane of twenty-eight feet (28') will be maintained as reviewed and accepted by the Riverside County Fire Department. Staff has determined that the circulation shown will present adequate turning radii and turnarounds for emergency and trash and delivery vehicles.

### **Private Open Space**

The applicant has exceeded the private open space requirement set forth in Chapter 17.28 (R-3, Medium High-Density Residential District/Open Space) of the LEMC. Each unit is provided with a fenced rear yard or private open space area. These private open space areas are approximately 319 square feet each, which exceeds the minimum required private open space area of 100 square feet pursuant to the Chapter 17. 28 of the LEMC.

### **Architecture**

The architectural design of the proposed buildings meets the requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the architecture of the buildings has been designed to enhance their immediate surroundings. Additionally, the applicant has provided three different elevations for each of the three plans. The applicant has provided varying features that include individual porch entries with Craftsman style pillars and covered roof, shutters, pot shelves, faux balconies, wide window trim, and bay windows. The color and materials proposed for this project meet the minimum requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the colors and materials proposed will create a sensitive alteration of colors and materials, producing diversity and enhancing the architectural effects.

### **Environmental Determination**

Pursuant to CEQA Guidelines Section 15162, staff has determined that the proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. An MND was approved and adopted in 2005, Amendment No. 11 (SCH # 2005091060) that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

The Project is consistent with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project consists of a design review application which establishes standards for color palettes, articulation, orientation, and design of single-family residential development. The Project site is not located in a Criteria Cell and was not required to be processed through the Lake Elsinore Acquisition Process (LEAP) and Joint Project Review (JPR) processes. The Project complies with all other applicable requirements of the MSHCP.

### **Exhibits**

- A – RDR Resolution
- B – Conditions of Approval
- C – Aerial Map
- D – Design Review Package

## **RESOLUTION NO. 2019-**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING OF PLANNING APPLICATION NO. 2018-54 (RESIDENTIAL DESIGN REVIEW NO. 2018-17) PROVIDING BUILDING DESIGNS AND RELATED IMPROVEMENTS FOR 90 CONDOMINIUM UNITS LOCATED ON ASSESSOR PARCEL NUMBERS; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.**

**WHEREAS**, Leonard Lechnitz, Lumos Communities, Plenty of Gold, LLC requests for approval for a Residential Design Review application for architectural design of 90 condominium units and associated common facilities located 9.11 acres that was previously subdivided into nine (9) lots; five (5) residential lots, one (1) recreation lot and three (3) lots for streets and common areas. The project is located at the southwesterly corner of Franklin Street and Avenue 5 and more specifically referred to as Assessor Parcel Numbers; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.

**WHEREAS**, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq.*: "CEQA") and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 *et seq.*: "CEQA Guidelines"), public agencies are expressly encouraged to reduce delay and paperwork associated with the implementation of CEQA by using previously prepared environmental documents when those previously prepared documents adequately address the potential impacts of the proposed project (CEQA Guidelines Section 15006); and

**WHEREAS**, pursuant to Lake Elsinore Municipal Code (LEMC) Chapter 17.184 (Design Review) the Planning Commission has been delegated with the responsibility of approving residential design review applications; and

**WHEREAS**, on April 16, 2019, at a duly noticed public hearing the Planning Commission has considered evidence presented by the Community Development Department and other interested parties with respect to this item.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

**Section 2:** The Planning Commission has considered the proposed design for Residential Design Review No. 2018-07 and has found it acceptable. The Planning Commission has reviewed and analyzed the proposed project pursuant to the California Planning and Zoning Laws (Cal. Gov. Code §§ 65000 *et seq.*), the Lake Elsinore General Plan, and the Lake Elsinore Municipal Code and finds and determines that the proposed Residential Design Review No. 2018-07 is consistent with the requirements of California Planning and Zoning Law and with the goals and policies of the Lake Elsinore General Plan and the Lake Elsinore Municipal Code.

**Section 2:** That in accordance with the MSHCP, the Commission makes the following findings for MSHCP consistency:

1. The Project is not subject to the City's LEAP and the Western Riverside County Regional Conservation Authority's (RCA) JPR processes as it is not located within a Criteria Cell.
2. The Project is consistent with the Riparian/Riverine Areas, Vernal Pools Guidelines, and the Fuel Management Guidelines as the Project is wholly located within an existing building and does not include any earth disturbing activities therefore Sections 6.1.2 or 6.3.1 of the MSHCP are not applicable.

3. The project is consistent with the Protection of Narrow Endemic Plant Species Guidelines and the Additional Survey Needs and Procedures because the project is not located within any Narrow Endemic Plant Species Survey Areas or Critical Species Survey Areas.
4. The Project is consistent with the Fuels Management Guidelines because the Project site is not within or adjacent to any MSHCP Criteria Cell or conservation areas.
5. The project has been conditioned to pay any applicable MSHCP Local Development Mitigation fees.

**Section 3:** The Planning Commission finds proposed Project would not have a significant effect on the environment and no new environmental documentation is necessary because all potentially significant effects have been adequately analyzed in an earlier Mitigated Negative Declaration (MND). All potentially significant impacts have been avoided or mitigated pursuant to the earlier EIR and none of the conditions described in Section 15162 exist. An MND was approved and adopted in 2005, Amendment No. 11 (SCH # 2005091060) that evaluated environmental impacts that would result from maximum build-out of the Specific Plan. Approval of the Project will not change density or intensity of use; it simply establishes standards for color palettes, articulation, orientation, and design of single-family residential development. No substantial changes which require major revisions to the MND exist and no new information of substantial importance which require revisions to the earlier MND exist. Therefore, no further environmental documentation is necessary.

**Section 4:** That in accordance with State Planning and Zoning Law and the Lake Elsinore Municipal Code, the Planning Commission makes the following findings regarding Residential Design Review No. 2015-07:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the zoning district in which the project is located.

*The proposed apartments and ancillary improvements are compatible with the General Plan and the proposed use furthers the goals and objectives of the General Plan, and the proposed project is found to be consistent with the General Plan. The subject use is a permitted use in the Medium-High Density residential district, and the proposed development complies with all applicable development standards. The proposed project is therefore found to be consistent with the Municipal Code.*

2. The project complies with the design directives and all other applicable provisions of the Municipal Code.

*The proposed Residential Design Review contained herein is appropriate to the site and surrounding developments in that the Condominium project has been designed in consideration of the size and shape of the property, thereby creating interest and varying vistas as a person moves along the street. Further the project as proposed will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing projects in that the architectural design, color and materials and site design proposed evidence a concern for quality and originality.*

3. Conditions and safeguards pursuant to Chapter 17.184.070 of the Municipal Code, including guarantees and evidence of compliance with conditions, have been incorporated

into the approval of the Project to ensure development of the property in accordance with the objectives of Chapter 17.184.

*Pursuant to Section 17.184.070 of the Lake Elsinore Municipal Code, the Project been considered by the Planning Commission at a duly noticed public hearing on September, 17, 2019. The proposed project, as reviewed and conditioned by all applicable City divisions, departments and agencies, will not have a significant effect on the environment. Furthermore, appropriate Conditions of Approval have been included that would mitigate any potential issues associated with the future development and establishment of use.*

**Section 5:** Based upon all the evidence presented, the above findings, and the conditions of approval imposed upon the Project, the Planning Commission hereby recommends that the City Council approve Residential Design Review No. 2018-17.

**Section 6:** This Resolution shall take effect from and after the date of its passage and adoption.

**PASSED, APPROVED AND ADOPTED** this 17<sup>th</sup> day of September, 2019, by the following vote:

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Michael Carrol, Chairman  
City of Lake Elsinore Planning Commission

**ATTEST:**

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Justin Kirk,  
Assistant Community Development Director

**STATE OF CALIFORNIA      ss**  
**COUNTY OF RIVERSIDE**  
**CITY OF LAKE ELSINORE**

I, Justin Kirk, Principal Planner of the City of Lake Elsinore, California, hereby certify that Resolution No. 2019- \_\_\_\_ as adopted by the Planning Commission of the City of Lake Elsinore at a regular meeting held on the 17<sup>th</sup> day of September 2019 and that the same was adopted by the following vote:

**AYES**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Justin Kirk, Assistant Community Development Director



## CONDITIONS OF APPROVAL

**PROJECT:** PA 2018-54/RDR 2018-17  
**PROJECT NAME:** Tessera  
**PROJECT LOCATION:** Assessor Parcel Numbers; 373-071-020, 021, 022, 023, 024, 025, 026, 027, 028.  
**APPROVAL DATE:** September 17, 2019

### **GENERAL CONDITIONS**

1. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Officials, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Officials, Officers, Employees or Agents to attack, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the proposed project projects attached hereto or any of the proceedings, acts or determinations made in connection therewith.
2. The applicant shall submit a money order, cashier's check or check, made payable to the County Recorder, for filing of a Certification of Fee Exemption "De Minimis Impact Finding." to the Planning Division within 48 hours of approval date for the required Environmental Filing.
3. The applicant shall comply with those mitigation measures identified in the Mitigated Negative Declaration No. 2005-07/Mitigation Monitoring Report and Program (State Clearinghouse No.2005091060) for the "Tessera" project.
4. ~~Conditional Use Permit No. 2005-01 for the condominium project shall run with the land and shall continue to be valid upon any change of ownership of the site or structure which was the subject of the Conditional Use Permit (CUP) application.~~

### **TENTATIVE TRACT MAP NO. 33370 (FOR CONDOMINIUM PURPOSES)**

5. The Tentative Tract Map will expire two (2) years from date of approval unless within that period of time the CC&R's and an appropriate instrument has been filed and recorded with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act. *An Extension of Time was granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act on September 11, 2007. This approval extends Tentative Tract Map No. 33370 (For Condominium Purposes) for three (3) years or until October 11, 2010.*
6. The Tentative Tract Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
7. Prior to final certificate of occupancy of Tentative Tract Map, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
8. Prior to issuance of a grading permit, the applicant shall prepare and record CC&R's against the condominium complex. The CC&R's shall be reviewed and approved by the Community

Development Director or Designee and the City Attorney. The CC&R's shall include methods of maintaining common areas, parking and drive aisle areas, landscaped areas including parkways, and methods for common maintenance of all underground, and above ground utility infrastructure improvements necessary to support the complex. In addition, CC&R's shall establish methods to address design improvements.

9. No unit in the development shall be sold unless a corporation, association, property owner's group or similar entity has been formed with the right to financially assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and duty to maintain, all said mutually available features of the development. Such entity shall operate under recorded CC&R's which shall include compulsory membership of all owners of lots and/or dwelling units and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&R's shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.
10. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
11. The Homeowner's Association shall be established prior to the sale of the first dwelling unit.
12. Membership in the Homeowner's Association shall be mandatory for each buyer and any successive buyer.
13. Reciprocal covenants, conditions, and restrictions and reciprocal maintenance agreements shall be established which will cause a merging of all development phases as they are completed, and embody one (1) homeowner's association with common area for the total development of the subject project (Phase I) and the proposed project (Phase II).
14. In the event the association or other legally responsible person(s) fail to maintain said common area in such a manner as to cause same to constitute a public nuisance, said City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon said common area, individual units or whole thereof as provided by law.
15. Each unit owner shall have full access to commonly owned areas, facilities and utilities.

**RESIDENTIAL DESIGN REVIEW NO. 2018-54**

16. Design Review approval for Residential Design Review No. 2018-54 will lapse and be void unless building permits are issued within two (2) year of approval or an extension of time has been approved. Application for a time extension must be submitted to the City of Lake Elsinore one (1) month prior to the expiration date.

17. Conditions of Approval shall be reproduced on page one of building plans submitted to the Building Division Plan Check. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
18. The dwelling units are two-story, without elevators, and therefore are exempt from accessibility requirements. The pool area must comply with all accessibility as outlined in the 2001 California Building Code Sections 1104B.4.3 and 1132B.2. If restroom facilities are provided at the pool area they must be accessible to the Physically Disabled.
19. All site improvements approved with this request shall be constructed as indicated on the approved exhibits and/or attachments contained herein. Revisions to approved site plans or building elevations shall be subject to the review of the Community Development Director. All plans submitted for Building Division Plan Check shall conform to the submitted plans as modified by Conditions of Approval, or the Planning Commission/City Council through subsequent action.
20. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any material covering the roof equipment shall match the primary wall color.
21. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture. All light fixtures shall match the architectural style of the building.
22. The applicant shall meet Americans with Disabilities Act (ADA) requirements. The club house shall comply with all ADA requirements, including an accessible path of travel from the public way and including an accessible parking space. Any common use areas would also be subject to accessibility requirements.
23. Trash enclosures shall be constructed per City standards as approved by the Community Development Director or Designee.
24. Applicant shall use roofing materials with Class "A" fire rating.
25. The Planning Division shall approve the location of any construction trailers utilized during construction. All construction trailers shall require a \$1,000.00 cash bond processed through the Planning Division.
26. Materials and colors depicted on the plans and materials board shall be used unless modified by the Community Development Director or designee.
27. Decorative paving shall be included at the entryway and shall be shown on the construction drawings submitted to Building and Safety.
28. Parking stalls shall be double-striped with four-inch (4") lines two feet (2') apart.
29. All exposed slopes in excess of three feet (3') in height shall have a permanent irrigation system

and erosion control vegetation installed, approved by the Planning Division.

**PRIOR TO THE ISSUANCE OF A GRADING PERMIT**

30. Prior to the commencement of grading operations, the applicant shall provide a map of all proposed haul routes to be used for movement of dirt material. Such routes shall be subject to the review and approval of the City Engineer. A bond may be required to pay for damages to the public right-of-way, subject to the approval of the City Engineer.
31. Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an "Acknowledgement of Conditions" form and shall return the executed original to the Planning Division for inclusion in the case records.
32. The applicant shall submit a photometric study for those light standards located in the proposed condominium project. Said study shall ensure that parking lot lights will not disturb neighboring land uses and shall be approved by the Community Development Director or designee.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

33. Prior to the issuance of building permits, the applicant shall enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore to provide 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of affordable dwelling units constructed or substantially rehabilitated on other sites within the City's redevelopment project areas.
34. Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District No. 2003-1 to offset the annual negative impacts of the project on public safety operations and maintenance issues in the City.
35. Prior to the issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No.1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity which includes a maintenance fee to Southern California Edison.
36. Pursuant to Ordinance No. 1124, prior to the issuance of a building permit the applicant shall pay the applicable Multiple Species Habitat Conservation Plan (MSHCP) Fee in effect at the time of permit issuance.
37. Three (3) sets of the Final Landscaping/Irrigation Detail Plan shall be submitted, reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee, prior to issuance of building permit. A Landscape Plan Check & Inspection Fee will be charged prior to final landscape approval based on the Consultant's fee plus forty percent (40%) City fee.

- a. All planting areas shall have permanent and automatic sprinkler system with 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
  - b. Applicant shall plant street trees, selected from the City's Street Tree List, a maximum of thirty feet (30) apart and at least twenty-four-inch (24") box in size.
  - c. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb.
  - d. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six inches (36").
  - e. Landscape planters shall be planted with an appropriate parking lot shade tree to provide for 50% parking lot shading in fifteen (15) years.
  - f. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
  - g. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
  - h. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance by the Landscape Consultant and Community Development Director or Designee.
  - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building. All planting areas shall include plantings in the Xeriscape concept, drought tolerant grasses and plants.
  - j. Final landscape plan must be consistent with approved site plan.
  - k. Final landscape plans to include planting and irrigation details.
38. Applicant shall comply with the requirements of the Elsinore Valley Municipal Water District. Proof shall be presented to the Chief Building Official prior to issuance of building permits and final approval.
39. Prior to issuance of building permits, applicant shall provide assurance that all required fees to the Lake Elsinore Unified School District have been paid.
40. Prior to issuance of building permits, applicant shall provide assurance that all requirements of the Riverside County Fire Department have been met.

41. Prior to issuance of building permits, applicant shall pay park-in-lieu fee in effect at time of building permit issuance.

## **ENGINEERING**

42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC) prior to building permit.
43. Pay all Capital Improvement and Plan Check fees (LEMC 16.34, Resolution 85-26).
44. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to final map approval.
45. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent.
46. Provide fire protection facilities as required in writing by Riverside County Fire. Secure, from Fire Department, approval of the 36 feet curb-to-curb wide street with parked cars on one side as fire lanes and turning radius at intersections of two 36 feet curb-to-curb streets for fire engines.
47. In accordance with the City's Franchise Agreement for waste disposal & recycling, the applicant shall be required to contract with CR&R Inc. for removal and disposal of all waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or all other phases of construction. If the applicant is not using CR&R Inc., for recycling services and the recycling material is either sold or donated to another vendor, the applicant shall supply proof of debris disposal at a recycling center, including verification of tonnage by certified weigh master tickets.
48. All open space and slopes except for public parks and schools and flood control district facilities, outside the public right-of-way will be owned and maintained by either a homeowner's association or private property owner.
49. Applicant shall record CC&R's for the tract prohibiting on-street storage of boats, motorhomes, trailers and trucks over one-ton capacity, roof mounted or front yard microwave satellite antennas. The CC&R's shall be approved by the Community Development Director prior to recordation of final map.
50. Applicant shall cause to be recorded a CC&R's with recordation of final map which provides for irrevocable reciprocal parking, circulation, loading and landscape maintenance easement in favor of the units in each lot, subject to the approval of the Director of Community Development and the City Attorney. The CC&R's shall enforce standards of building maintenance, participation in landscape maintenance, prohibition of outside vehicle or material storage.
51. Applicant shall provide a homeowner's association with CC&R's for maintenance of the open space.

52. Existing access easements over property, if any, must be addressed to the satisfaction of the easement owners prior to final map approval.

**Street Improvements:**

53. Construct all public works improvements per approved street plans (LEMC 12.04). Plans must be approved and signed by the City Engineer prior to final map approval (LEMC 16.34). Franklin Street shall be improved from property line to one foot beyond centerline of Franklin Street and it will extend within the frontage of the property plus any transition beyond as required per approved street improvement plans. Avenue 5 will be graded within the 60 feet wide right of way. Avenue 5 shall be improved from property line to minimum of 12 feet beyond center-line of Avenue 5 and within full length of the property on Avenue 5.
54. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Riverside County Road Department Standards, latest edition, and City Codes (LEMC 12.04 and 16.34). Franklin Street and Avenue 5 plans shall show profiles at centerline and top of curb to 50 foot beyond the property frontage length. The profile of the Avenue 5 plans shall be designed from intersections of Franklin Street to Mill Street.
55. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
56. Desirable design grade for local streets should not exceed 9%. The maximum grade of 15% should only be used because of the design constraints.
57. Interior streets shall be designed with maximum 5% as the desired grade and intersecting streets shall meet at a maximum grade of 6%. Each leg of the intersection approach shall be a minimum of 40-feet long at a maximum 6% grade.
58. Pay all fees and meet requirements of encroachment permit issued by the Engineering Division for construction of public works improvements (LEMC 12.08 and Resolution 83-78).
59. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 ½" x 11" Mylar) shall be submitted to the Engineering Division before final inspection of public works improvements will be scheduled and approved.
60. The applicant shall install two permanent benchmarks to Riverside County Standards and at a location to be determined by City Engineer.
61. Provide street lighting, at interval of 200 +/- 20 feet, and show lighting improvements as part of street improvement plans as required by the City Engineer. Revise street lighting on Franklin Street to provide street lights at intersection of Street "A" with Franklin Street, and on Avenue 5 and its intersection with Street "D".
62. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.



63. Applicant shall submit a traffic control plan showing all traffic control devices for the tract to be approved prior to final map approval. All traffic control devices shall be installed prior to final inspection of public improvements. This includes No Parking and Street Sweeping Signs for streets within the tract.
64. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$1,000 per sheet for City digitizing.
65. All utilities except electrical over 12 kv shall be placed underground, as approved by the serving utility.
66. Intersection site distance shall meet the design criteria of the CALTRANS Design Manual (particular attention should be taken for intersections on the inside of curves). If site distance can be obstructed, a special limited use easement must be recorded to limit the slope, type of landscaping and wall placement.
67. Intersecting streets on the inside radius of a curve will only be permitted when adequate sight distance is verified by a registered civil engineer.

**Traffic:**

68. Developer has submitted a traffic study; it has been reviewed by City Traffic Engineer. The study show that the volume of traffic will impacts the intersection of the Main Street and Franklin Street, and that the intersection needs to be signalized to mitigate the impact.
69. The Study also shows that the centerline radius of Franklin Street at the northeast corner of the project should be a minimum of 300 feet.
70. The General Plan calls for extension of Pottery Street to Auto Center Drive to fit between the northeast corner of this project and the freeway. Traffic study shows that there is no need to dedicate additional right-of-way for this purpose.
71. Developer shall construct four way traffic signal system at the intersection of Franklin Street and Main Street. The poles and arms of the traffic signals shall be compatible with the downtown area architectural design theme. Developer shall be reimbursed for the traffic signal system through the City's TIF funds.
72. No residential lot shall front any public roads; access to the project shall be restricted on Franklin Street and Avenue 5 and so noted on the final map.

**Grading:**

73. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined



by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required, a grading permit shall still be obtained so that a cursory drainage and flow pattern inspection can be conducted before grading begins.

74. Applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to final map approval.
75. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
76. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control. All manufactured slopes greater than 30 ft. in height shall be contoured.
77. Prior to commencement of grading operations, applicant to provide to the City with a map of all proposed haul routes to be used for movement of export material. Such routes shall be subject to the review and approval of the City Engineer.
78. Applicant to provide to the City a photographic baseline record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.

**Drainage:**

79. Individual lot drainage shall be conveyed to a public facility, ***including streets and/or drainage channel***, or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
80. On site drainage facilities located outside of road right-of-way should be contained within drainage easements shown on the final map. A note should be added to the final map stating: "Drainage easements shall be kept free of buildings and obstructions."
81. All natural drainage traversing site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
82. Submit Hydrology and Hydraulic Reports for review and approval by City Engineer and the Riverside County Flood Control District prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site and diversion of drainage.
83. Identify potential runoff pollutants associated with the proposed project and address it in project-specific WQMP.
84. The detention basin shall address Hydraulic Conditions of Concern. It shall achieve post development runoff flow rates, volumes, velocities and durations that prevents significant increases in down stream erosion compared to the pre-development condition and prevent significant adverse impact on adjacent properties during the 2-year and 10-year, 24-hour rainfall

event.

85. Address the water quality and passageway of the daily nuisance runoff thru the detention basin/water quality area.
86. Provide outlet structure and riprap at storm drain outlet.
87. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
88. Storm drain inlet facilities shall be appropriately stenciled to prevent illegal dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
89. Roof and yard drains will not be allowed to outlet directly through cuts in the street curb. Roof drains must be drained to a landscaped area, or be treated per WQMP requirements prior to release into public drainage system or other properties.
90. 10 year storm runoff should be contained within the curb and the 100 year storm runoff should be contained within the street right-of-way. When either of these criteria is exceeded, drainage facilities should be installed.
91. Developer shall be subject to all Master Planned Drainage fees and will receive credit for all Master Planned Drainage facilities constructed.
92. Applicant shall provide the city with proof of his having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction which describes WQMP that will be implemented.
93. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of stormwater quality and met the goals of the BMP in Supplement "A" in the Riverside County NPDES Drainage Area Management Plan.

**Dedication:**

94. Dedicate a 30' wide strip of street right-of-way along the easterly property line along Avenue 5. Dedicate additional right-of-way for a standard corner cutback for the future curb return at the northeasterly corner of the lot for a 300 feet radius horizontal curve at centerline of Franklin Street. See Traffic section for other possible dedication requirements.

**Miscellaneous:**

95. Show location of all perimeter walls on Tentative Tract Map.

PA 2018-51/CDR 2018-09  
Conditions of Approval

96. *Dedicate right-of-way and improve public streets per City Standards and/or as shown in the map. Added at City Council Meeting of 9-11-07.*
97. *WQMP Plans shall be submitted and approved prior to issuance of grading permit. Added at City Council Meeting of 9-11-07.*
98. *Capital Improvement Mitigation Fees (TIF, Area Drainage) shall be paid at building permit issuance. TUMF Fees shall be paid at time of occupancy and at a rate in effect at that time. Added at City Council Meeting of 9-11-07.*
99. *Unless otherwise conditioned as mentioned above or as part of this project, the existing Conditions of Approval of TTM 33370 are in effect throughout the allowed extension of time of this map. Added at City Council Meeting of 9-11-07.*

End of Conditions

Note: \* *Italics* indicates addition to text, ~~strike through~~ indicates removal from text.

I hereby state that I acknowledge receipt of the approved Conditions of Approval for the above-named Project and do hereby agree to accept and abide by all Conditions of Approval as approved by the Planning Commission on September 19, 2019. I also acknowledge that all Conditions shall be met as indicated.

Date: \_\_\_\_\_

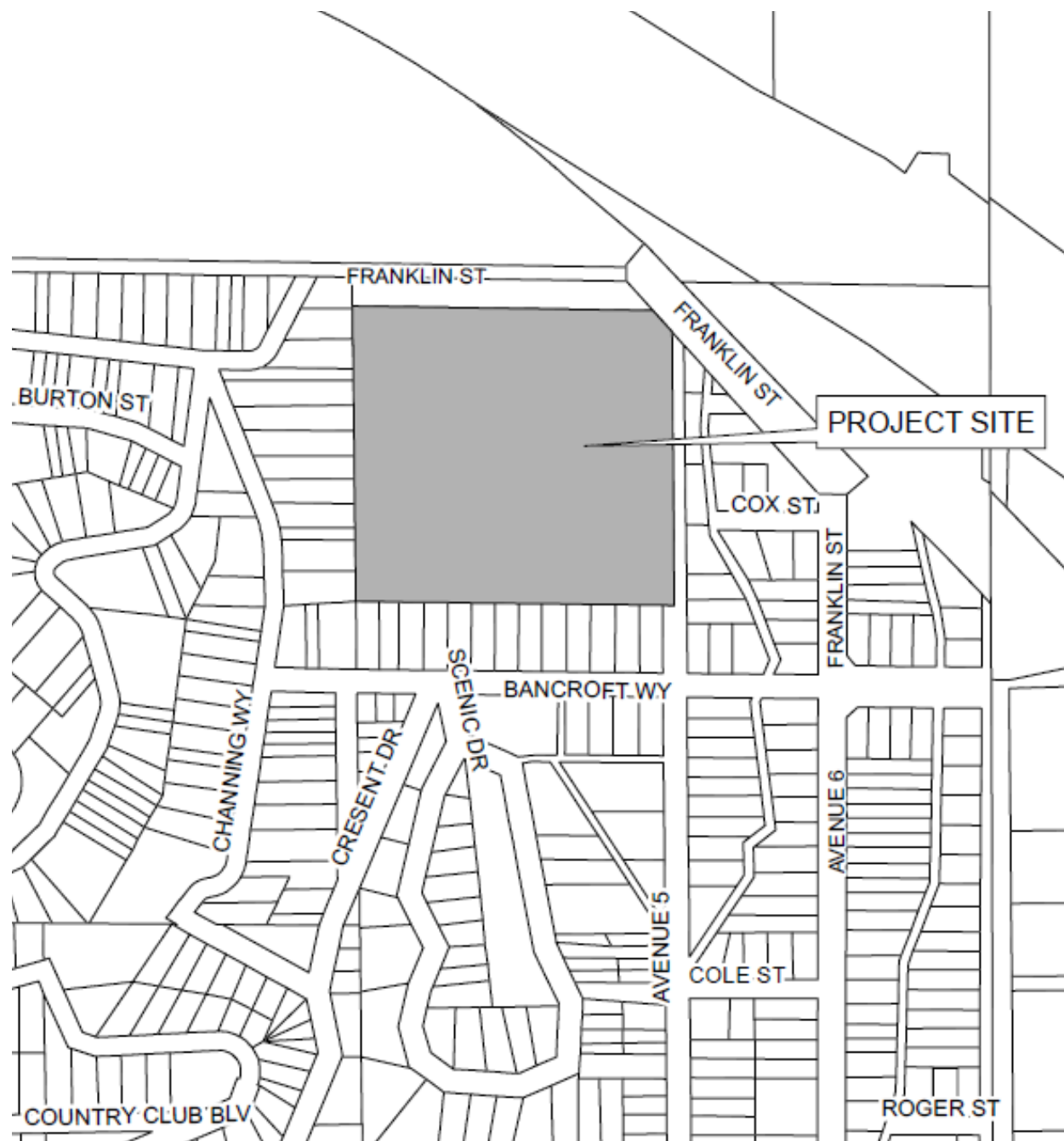
Applicant's Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_





Aerial Map  
PA 2018-54



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

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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

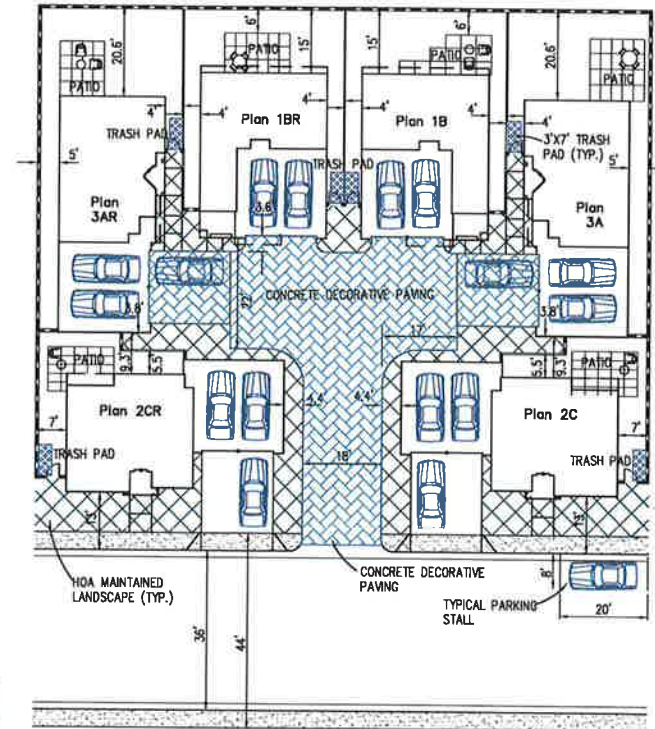


WILSON MIKAMI  
CORPORATION

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



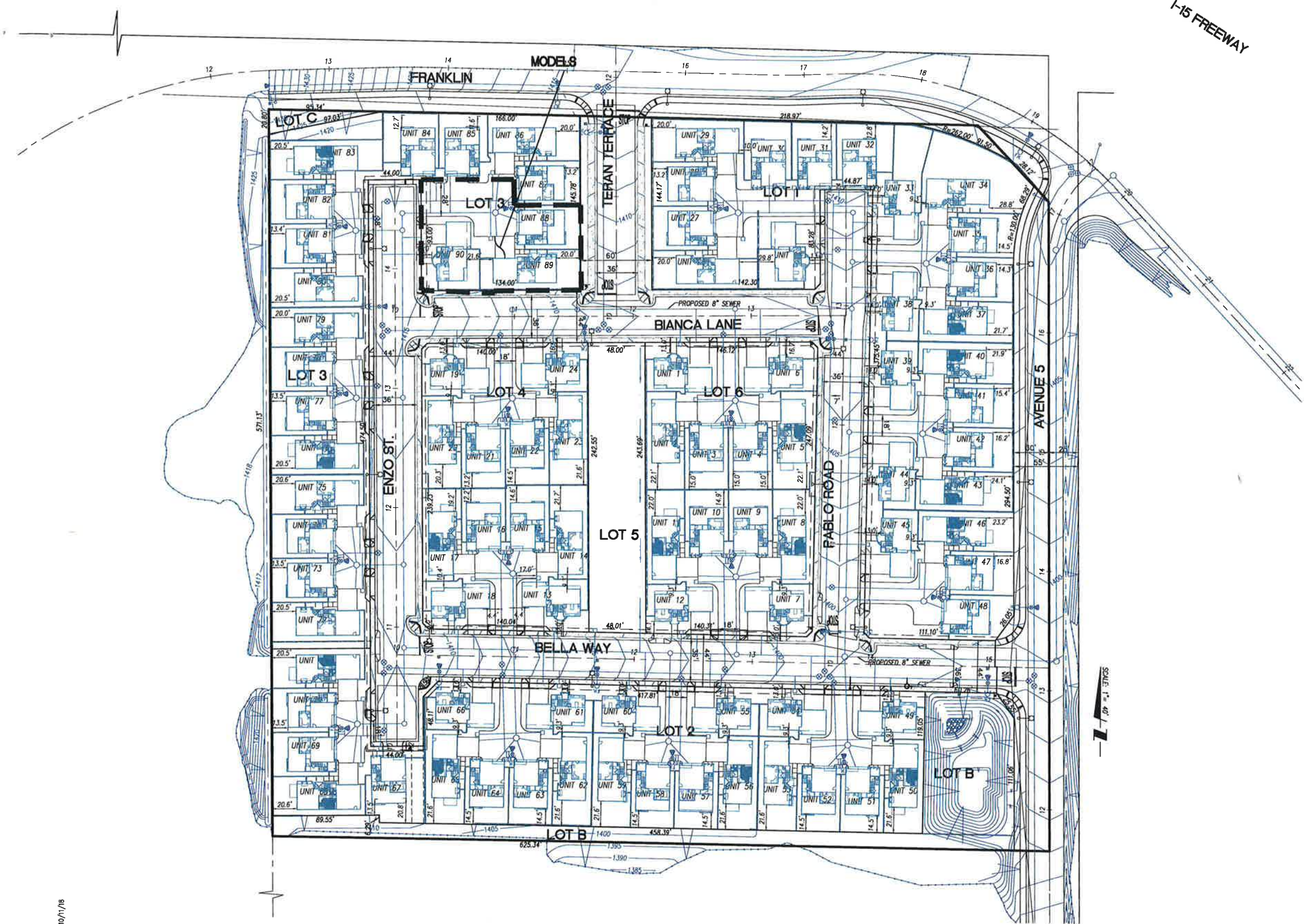
I-15 FREEWAY



TYPICAL CLUSTER PLAN  
SCALE: 1"=20'

LEGEND

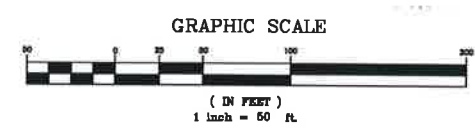
- TRACT BOUNDARY
- RIGHT OF WAY (R/W)
- CENTERLINE
- LOT LINE (LL)
- LOT 4
- LOT NUMBER
- RETAINING WALL



SCALE: 1"=20'

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26185 San Miguel #503  
Newport Beach, CA 92660  
951.505.1502



LAKE ELSINORE, CA  
WMC PROJECT NO. 10024.10

05/07/2018 1st SUBMITTAL

SITE PLAN



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

C.1

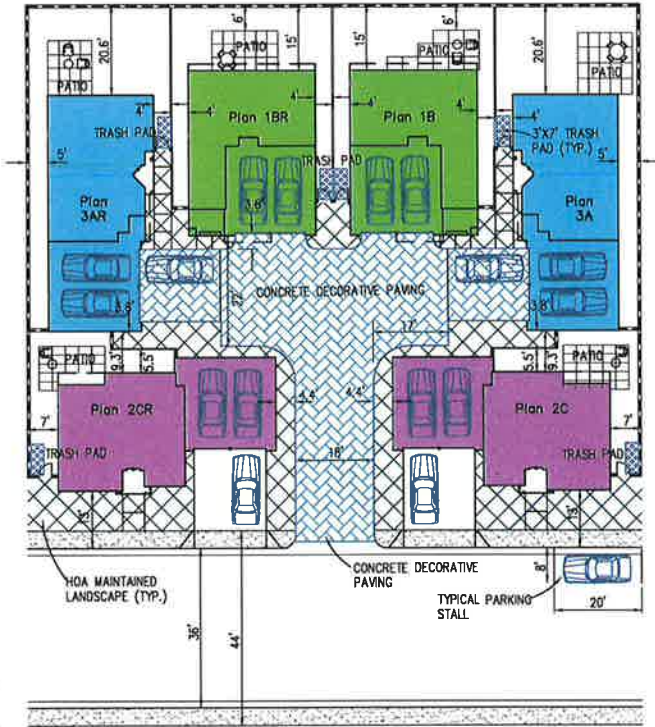
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I-15 FREEWAY



TYPICAL CLUSTER PLAN  
SCALE: 1"=20'

ELEVATION	DESCRIPTION
A	TRADITIONAL
B	BUNGALOW
C	RANCH

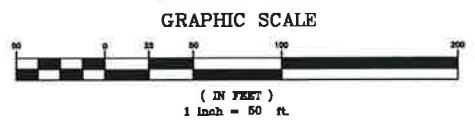
PLAN	TYPE	ELEV.		
		A	B	C
PLAN 1	38	12	15	11
PLAN 2	21	7	9	5
PLAN 3	31	10	12	9
		29	36	25
TOTAL	90			



SCALE 1"=40'

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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

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### 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

### GROUND COVER 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 <sub>0</sub> )				86			
Conversion Factor				0.82			
Hydrozone or Planting Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Irrigation Efficiency (%) <sup>3</sup>	ET <sub>0</sub> (mm)	Landscape Area (sq. ft.)	ET <sub>0</sub> Area	Estimated Total Water Use (ETWU) <sup>4</sup>
<b>Regular Landscape Areas</b>							
Low water use plantings	0.5	Drip	0.81	0.31	20,000	740	252,500
Medium water use plantings	0.5	Drip	0.81	0.62	40,210	2700	951,840
High water use turf	0.7	Drip	0.81	0.66	0	0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.61	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
TOTALS					65,210	3630	1,204,340
<b>Special Landscape Areas</b>							
Turf areas				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) <sup>5</sup>	1,223,014

#### MAWA

ET<sub>0</sub> for residential areas is 0.55 or 0.45 for commercial areas

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

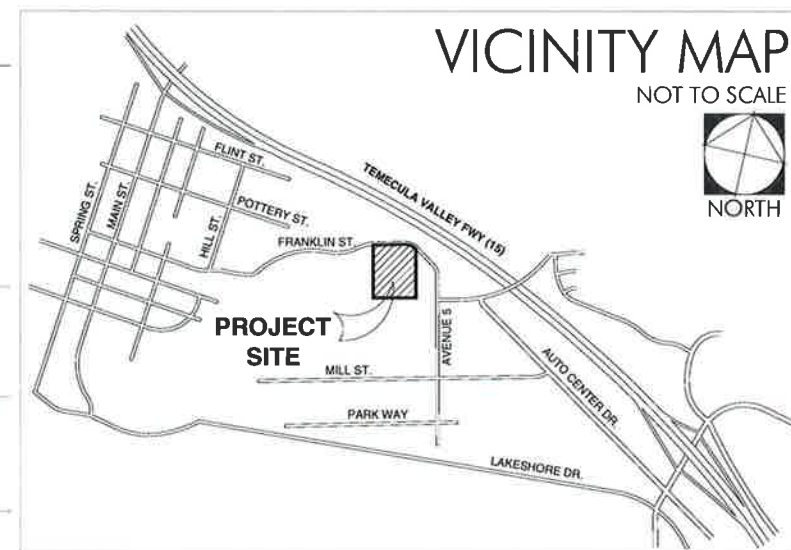
#### ET<sub>0</sub> Calculations

Regular Landscape Areas	Total ET <sub>0</sub> *
Area	35,315
Total Area	65,210
Average ET <sub>0</sub>	0.54

All Landscape Areas	Total ET <sub>0</sub> *
Area	35,315
Total Area	65,210
Average ET <sub>0</sub>	0.54

Average ET<sub>0</sub> for Regular Landscape Areas must be 0.55 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:

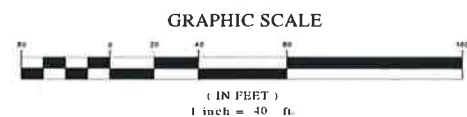
The irrigation design will incorporate the latest in smart irrigation technologies. All new landscape areas will include high efficiency, low water use methods. All planters will use drip line with an irrigation efficiency of .9. A smart irrigation controller with a rain shut off device will also be 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

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26185 San Miguel #503  
Newport Beach, CA 92660  
951.505.1502



# CONCEPTUAL LANDSCAPE PLAN

# L1.1

LAKE ELSINORE, CA

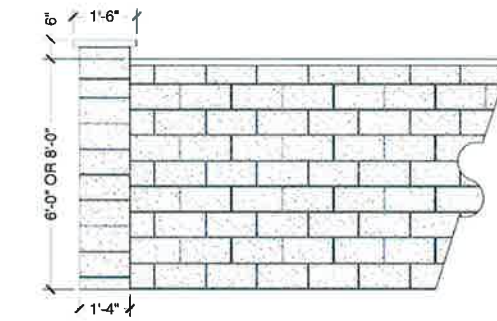
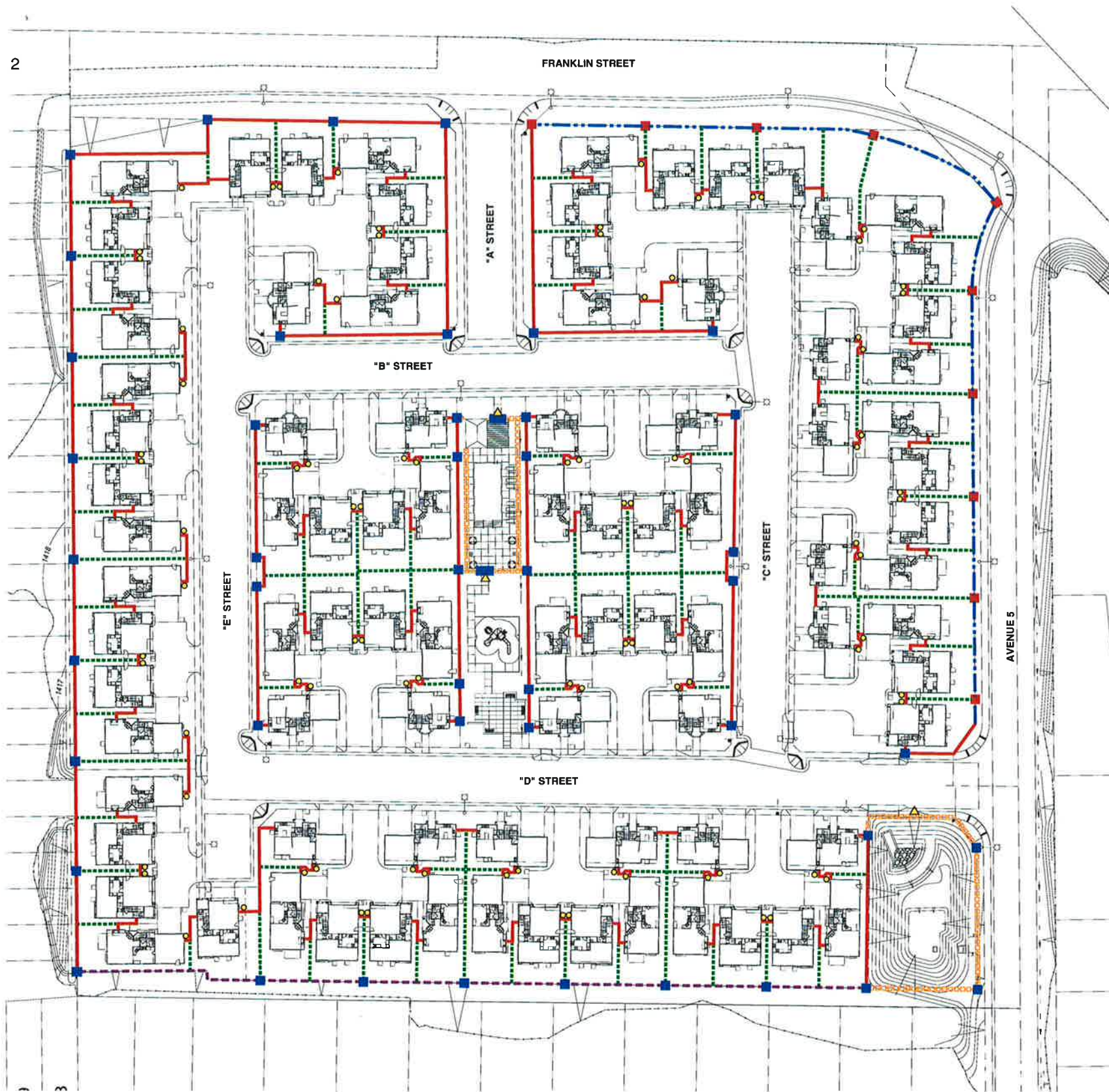
WMC PROJECT NO. 10024.10

04/16/2018 1st SUBMITTAL

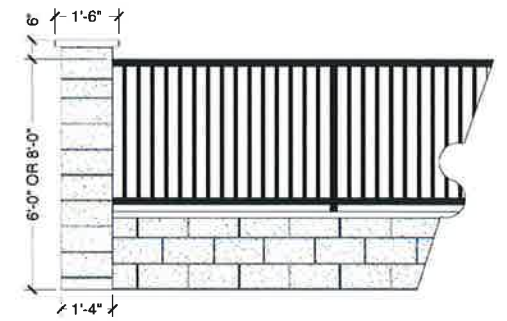


9 CORPORATE PARK, SUITE 100  
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T: 949-679-0090

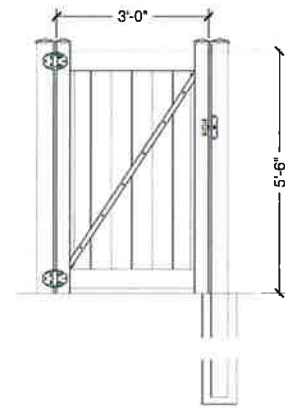




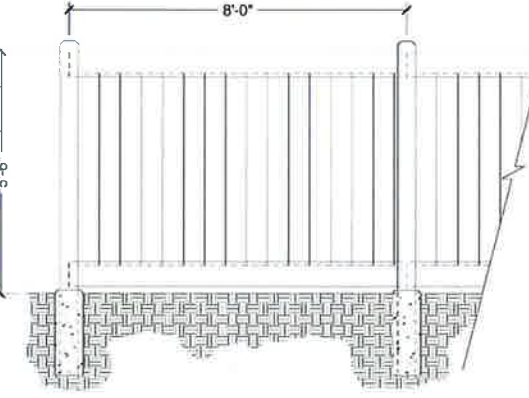
**6'-0" & 8'-0" TALL SPLIT FACE BLOCK WALL**  
NOT TO SCALE



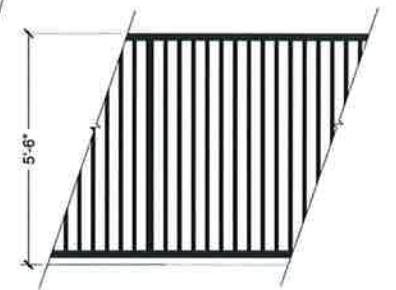
**2'-0" TALL SPLIT FACE BLOCK WALL  
W/ 4'-0" TALL TUBE STEEL FENCE**  
NOT TO SCALE



**3'-0" WIDE VINYL GATE**  
NOT TO SCALE



**5'-6" TALL VINYL FENCE**  
NOT TO SCALE

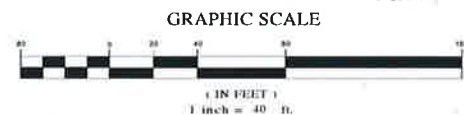


**5'-6" TALL TUBE STEEL FENCE**  
NOT TO SCALE

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

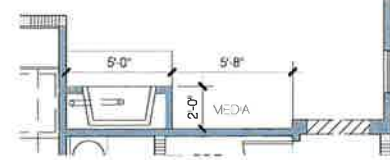


9 CORPORATE PARK, SUITE 100  
IRVINE, CA 92606  
T: 949-679-0090

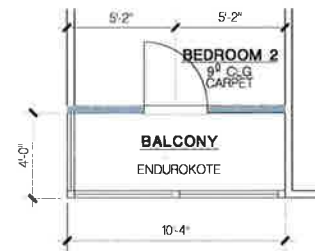




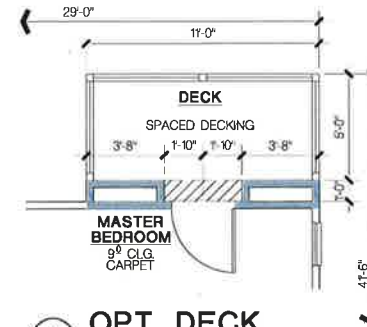
MASTER BATH  
9' CLG CARPET



2 OPT. FIREPLACE

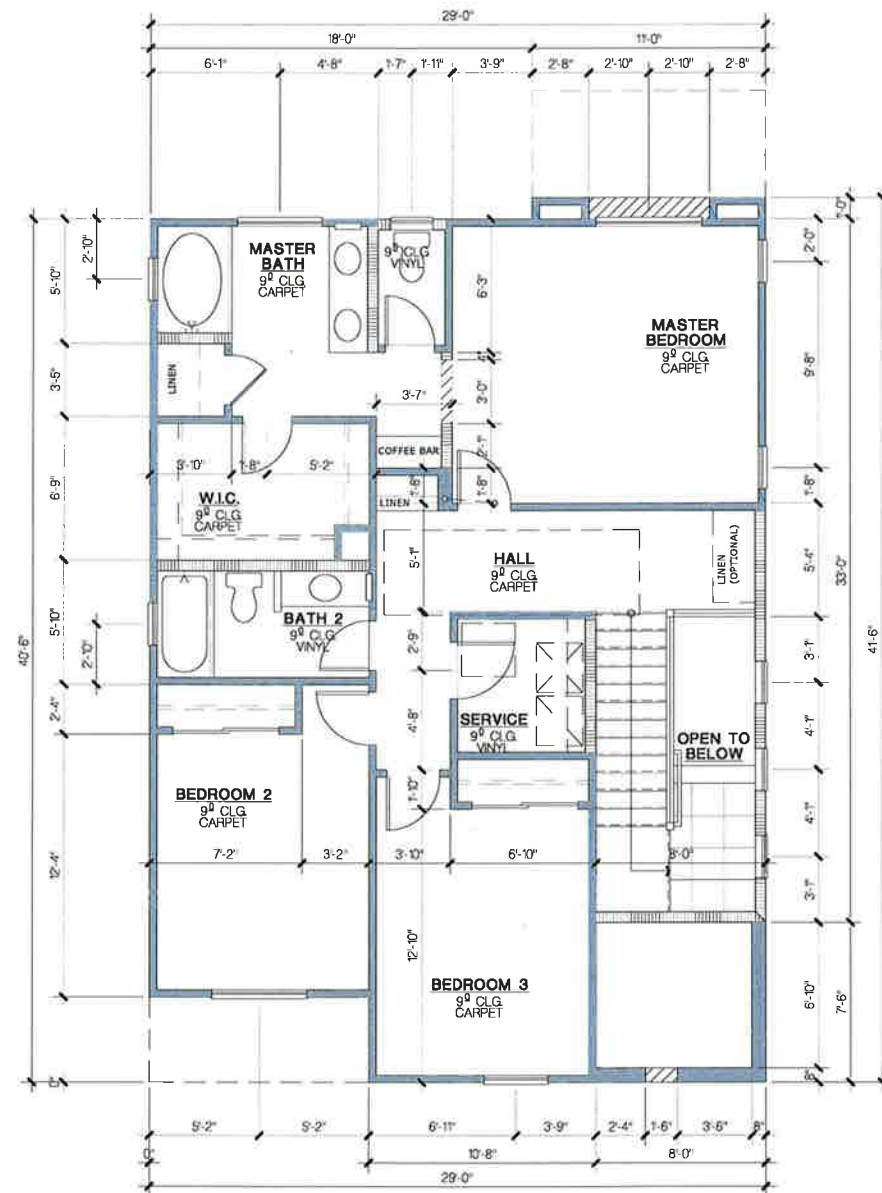


3 OPT. BALCONY

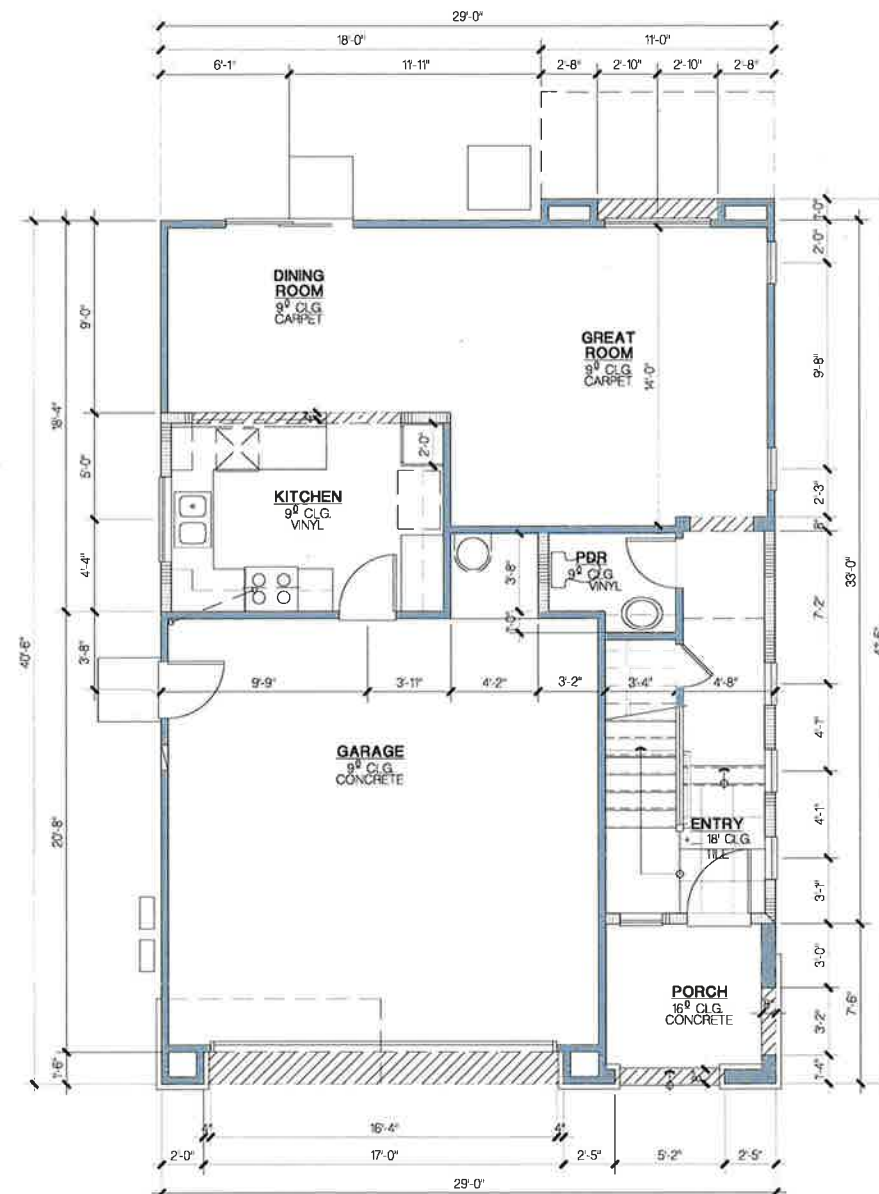


4 OPT. DECK  
NOTE: OPTIONAL DECK NOT ALLOWED AT  
UNIT 3, 4, 9, 10, 15, 16, 21, AND 22

1 OPT. SHOWER



SECOND FLOOR



FIRST FLOOR



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

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. Written instructions addressing such perceived errors or omissions must be 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

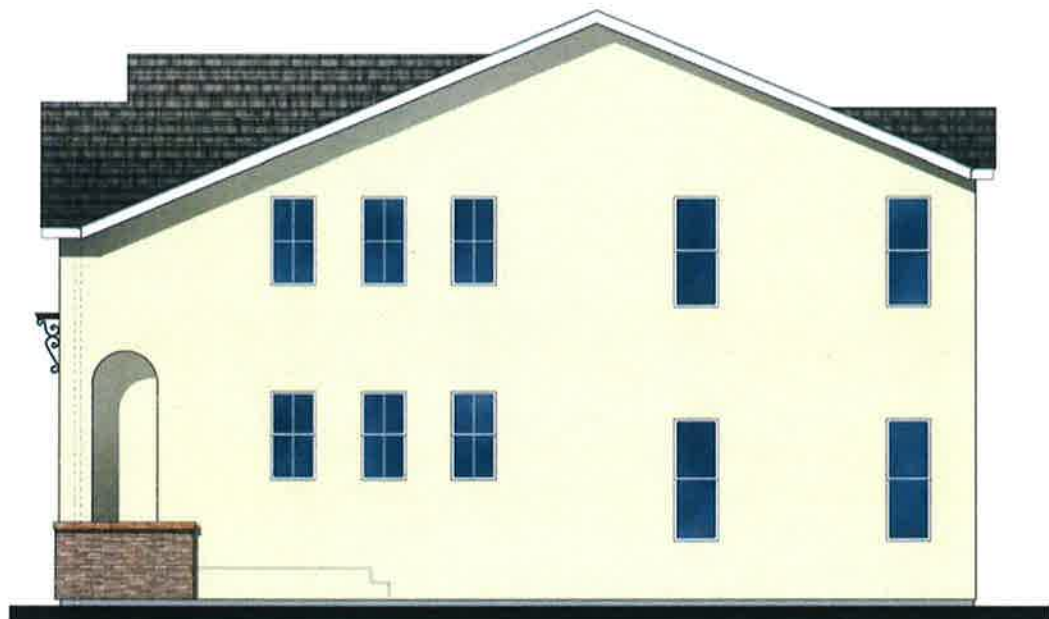
PLAN 1A  
FLOOR PLANS



LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

SCALE 3/4" = 1'-0"

1



Architecture + Planning  
17911 Von Karman Ave.  
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KTGY Project No: 2018-0207

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

Principal: Principal Name  
Project Designer: Project Designer

Developer

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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 errors or omissions in the plans and specifications or which a contractor is responsible for construction with the building codes and materials of construction which are necessary to be shown. Other instructions addressing such proposed errors or omissions shall be received from the architect prior to the start or during construction proceeding with 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

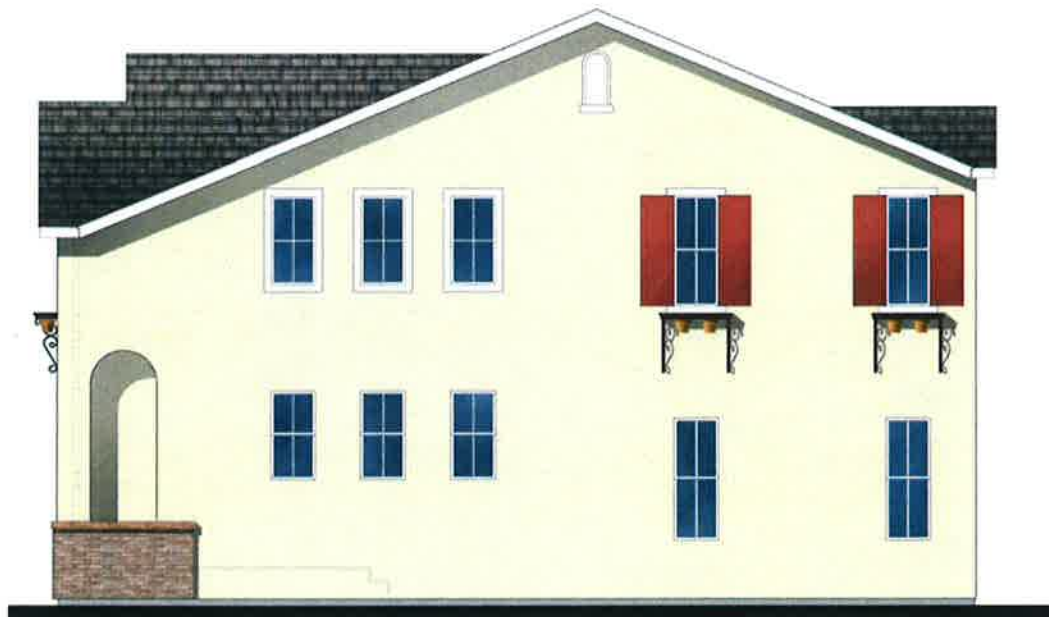




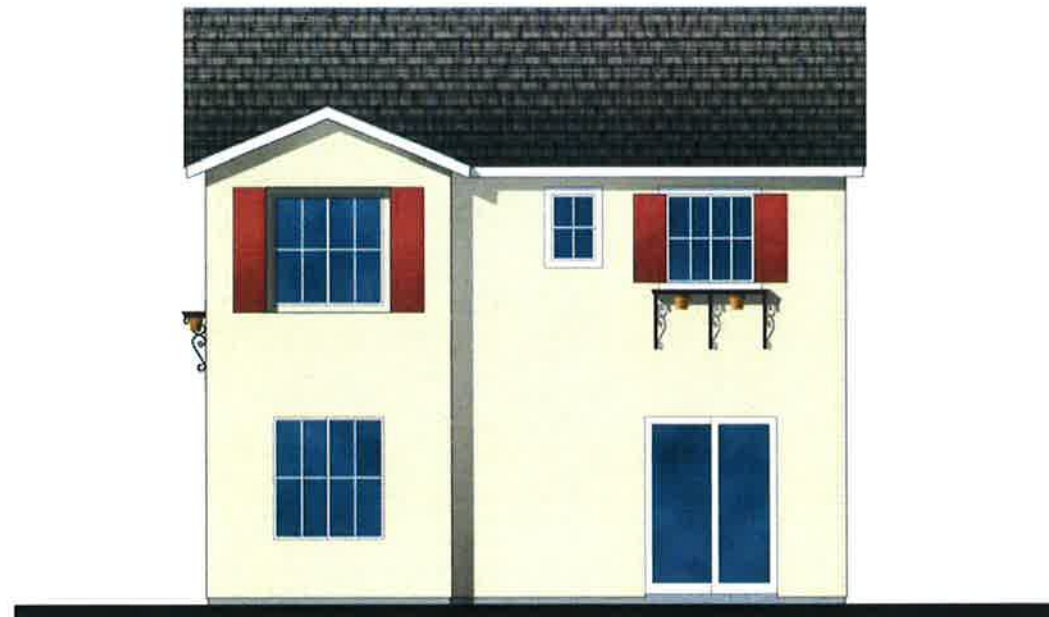
LEFT



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**

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2818 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 verifying all proposed work or materials in the plans and specifications of which a contractor is responsible. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

ENHANCED EXTERIOR ELEVATIONS

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

1

**License Stamp**

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

**A1-6**



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**KTGY Project No:** 2018-0207

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

Principal: Principal Name  
Project Designer: Project Designer

**Developer**

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

TESSERA

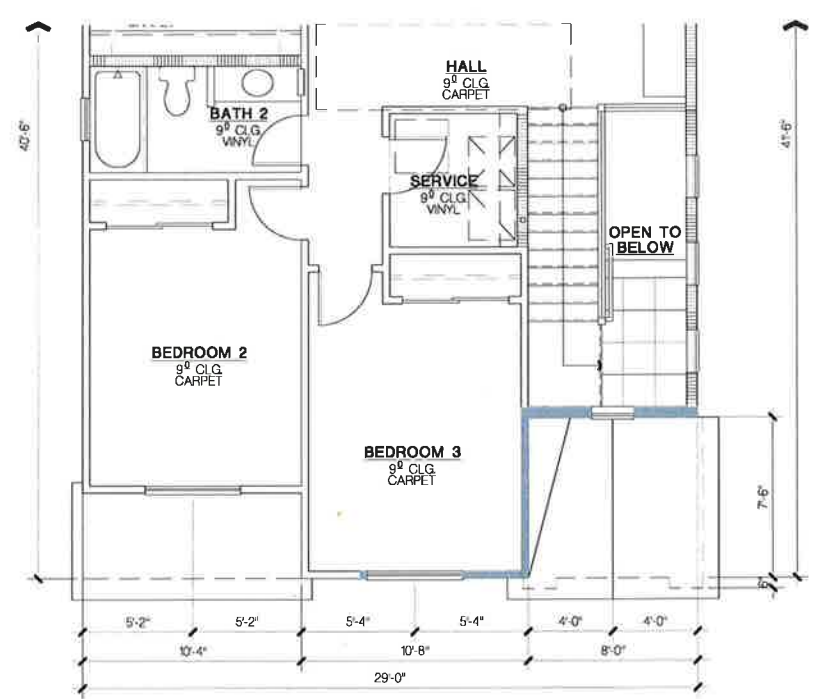
LAKE ELSINORE, CA

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 is not the basis. The client shall be responsible for any errors or omissions in the plans and specifications. The client shall be responsible for any errors or omissions in the plans and specifications. The client shall be responsible for any errors or omissions in the plans and specifications.

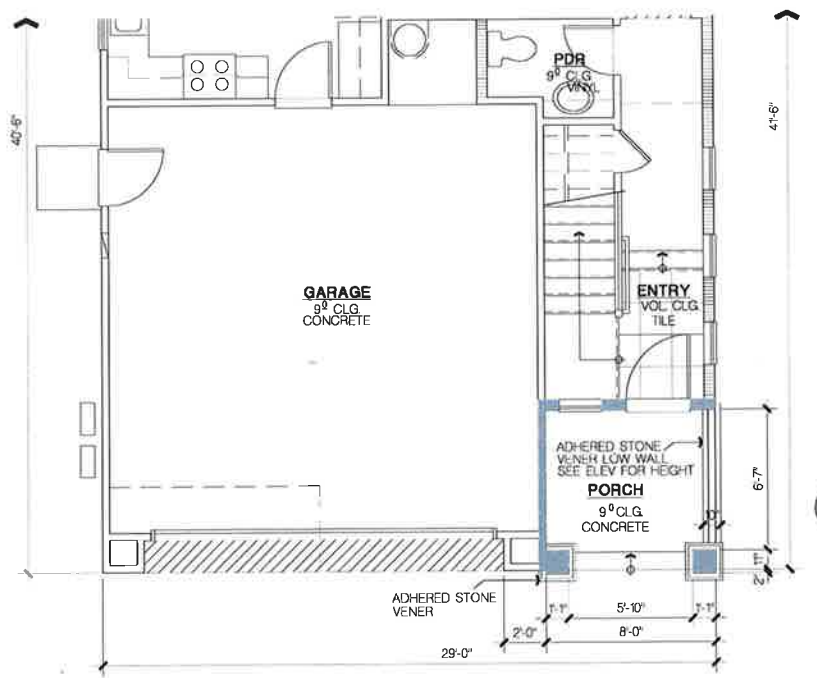
License Stamp

PLAN 1B & 1C  
FLOOR PLANS



② ENHANCEMENT

SECOND FLOOR

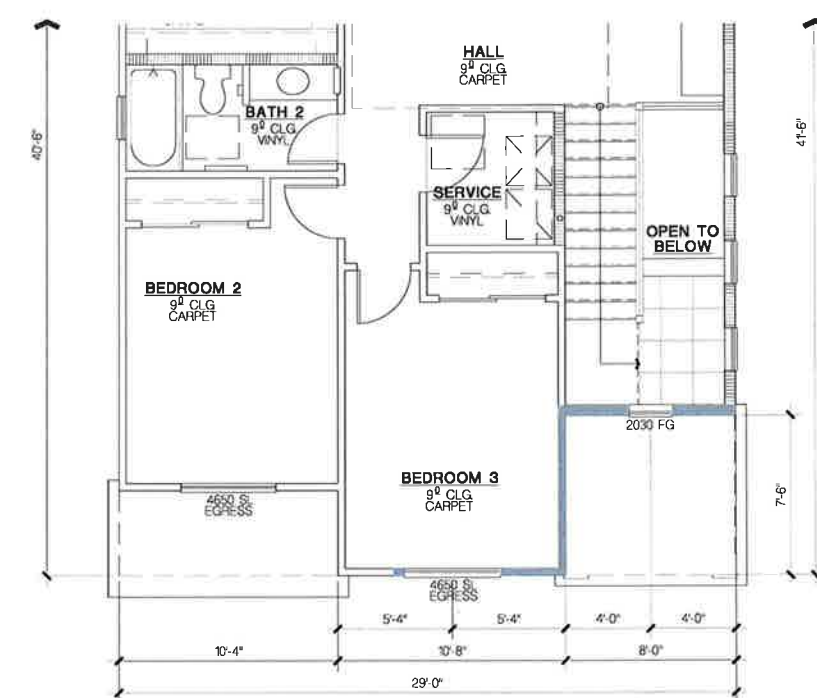


① ENHANCEMENT

FIRST FLOOR

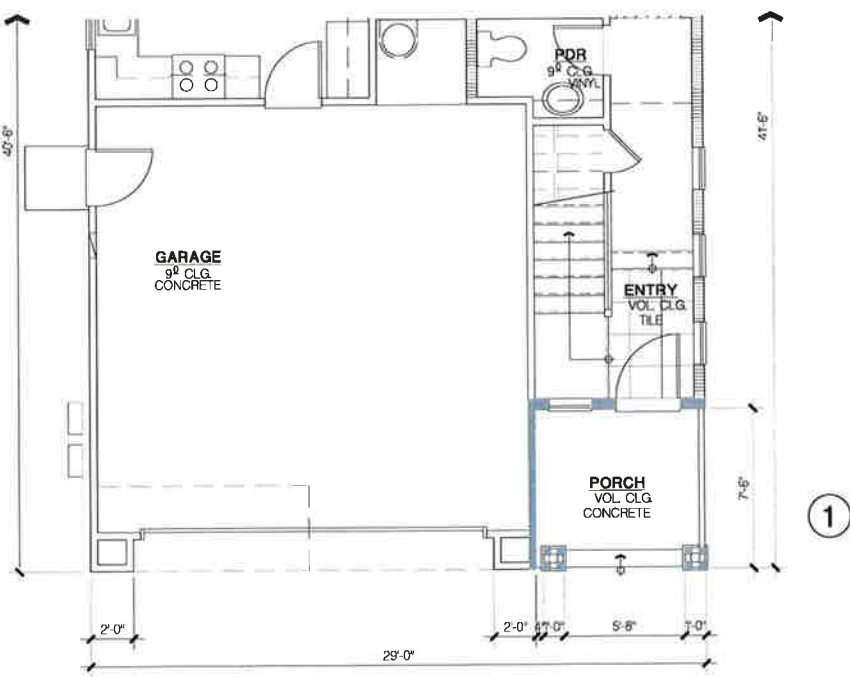
SQUARE FOOTAGE	
FIRST FLOOR	644 SF
SECOND FLOOR	981 SF
TOTAL	1625 SF
COVERED PORCH	60 SF
GARAGE	438 SF

'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

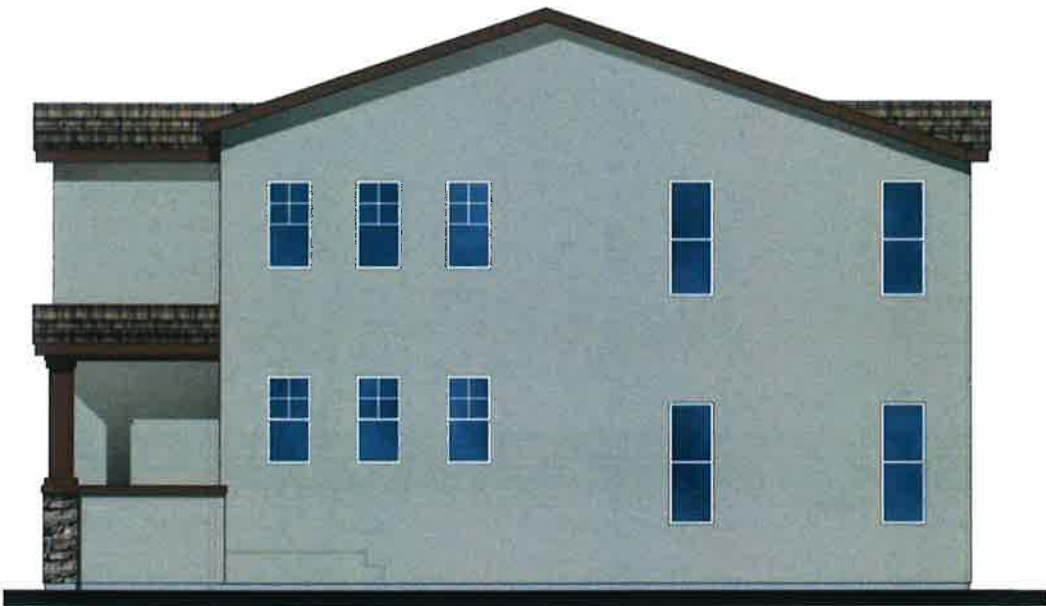




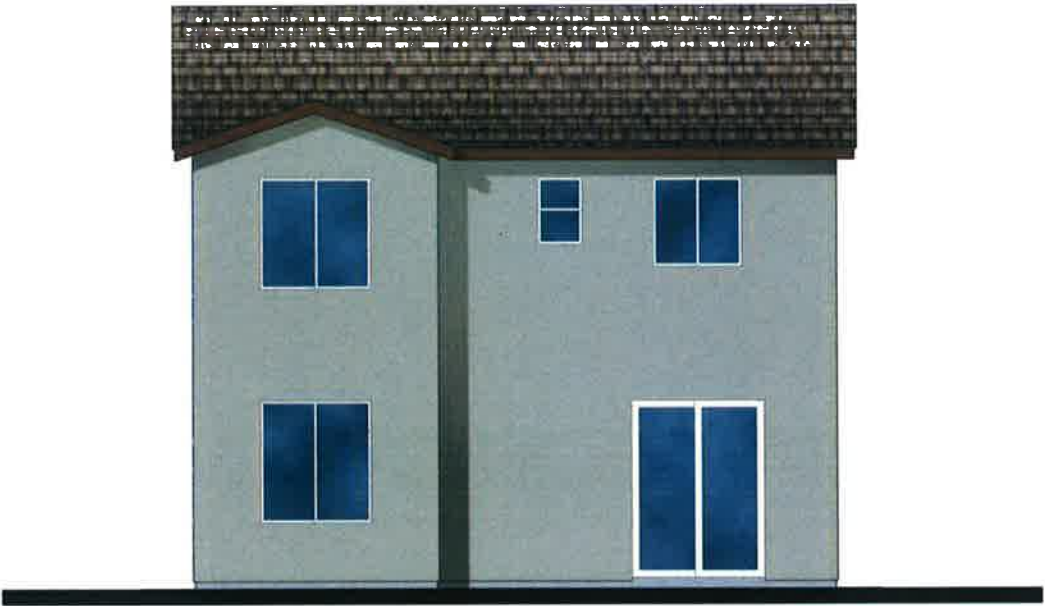
LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS SCALE 3/4" = 1'-0" 1



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KTGY Project No: 2018-0207

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

Principal: Principal Name  
Project Designer: Project Designer

Developer

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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 this drawing. The client shall be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing. The client shall be responsible for any errors or omissions in this drawing.

License Stamp

PLAN 1B-BUNGALOW  
EXTERIOR  
ELEVATIONS

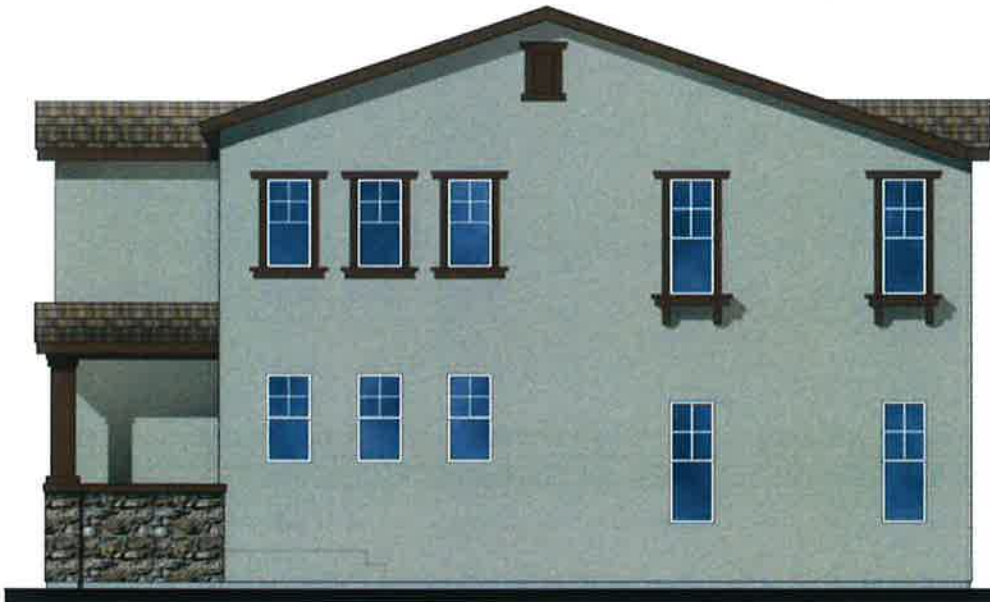




LEFT



FRONT



RIGHT



REAR

EXHANCED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

1



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Email: xxx@ktgy.com

Principal: Principal Name  
Project Designer: Project Designer

Developer

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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 verified in writing of any potential errors or omissions in the plans and specifications of which a disclaimer is provided. The architect shall be responsible for any errors or omissions in the plans and specifications of which a disclaimer is provided. The architect shall be responsible for any errors or omissions in the plans and specifications of which a disclaimer is provided. The architect shall be responsible for any errors or omissions in the plans and specifications of which a disclaimer is provided.

License Stamp

PLAN 1B-BUNGALOW  
ENHANCED  
EXTERIOR  
ELEVATIONS

A1-9

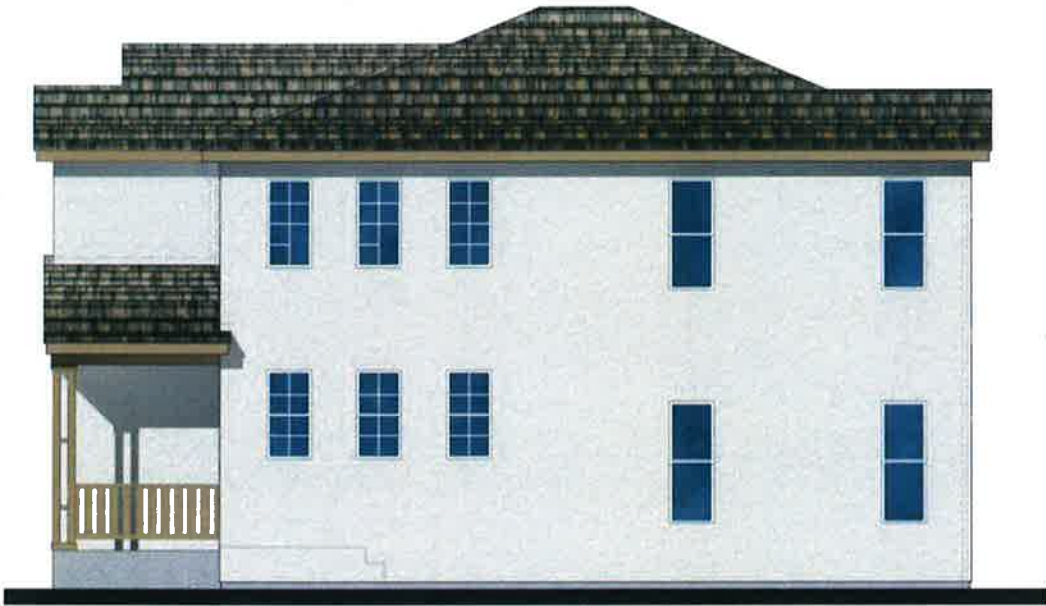




LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

1



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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

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2618 SAN MIGUEL DR #503

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

TESSERA  
LAKE ELSINORE, CA

No.	Date	Description
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It is the client's responsibility prior to or during construction to verify the architect is holding all necessary permits and licenses in the state and jurisdiction of which is contracted. The architect is not responsible for any building codes and methods of construction that may be required by the client. The architect is not responsible for any building codes and methods of construction that may be required by the client. The architect is not responsible for any building codes and methods of construction that may be required by the client.

License Stamp  
PLAN 1C-RANCH  
EXTERIOR  
ELEVATIONS





LEFT



RIGHT



FRONT



REAR

ENHANCED EXTERIOR ELEVATIONS

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

1



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Email: xxx@ktgy.com

Principal: Principal Name  
Project Designer: Project Designer

Developer

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2618 SAN MIGUEL DR #503

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PHONE NO. 951.505.1502  
FAX NO.

TESSERA

LAKE ELSINORE, CA

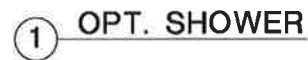
No.	Date	Description
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If in the interests of expediency prior to or during construction to modify the architect or setting of any proposed errors or omissions in the plans and specifications of which a contractor is responsible, knowledge with the building codes and methods of construction should be reviewed from the outset 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

A1-11



## 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





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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

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2618 SAN MIGUEL DR #503

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

TESSERA  
LAKE ELSINORE, CA

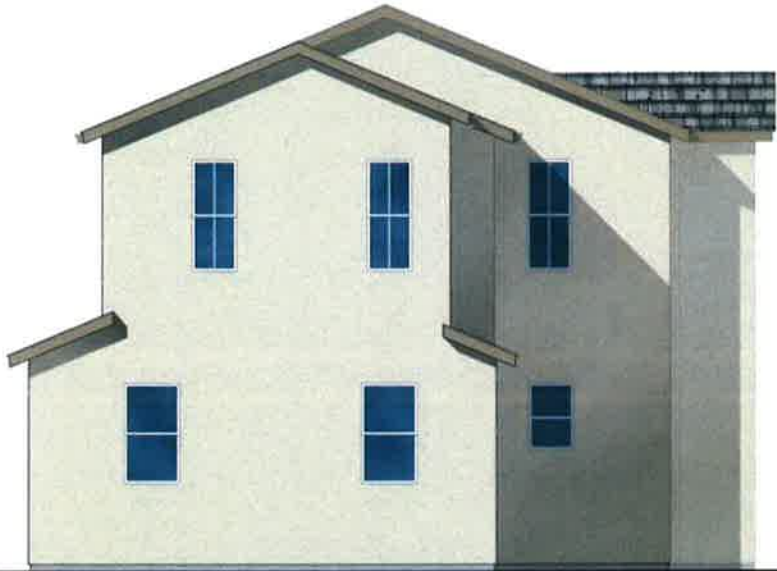
No.	Date	Description
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It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed changes to the plans and specifications of which a contract is in effect. Any changes to the plans and specifications of which a contract is in effect shall be made in writing and shall be subject to the architect's review and approval. The client shall be responsible for any delays or costs incurred as a result of such changes.

License Stamp

PLAN 2A-TRADITIONAL  
EXTERIOR  
ELEVATIONS

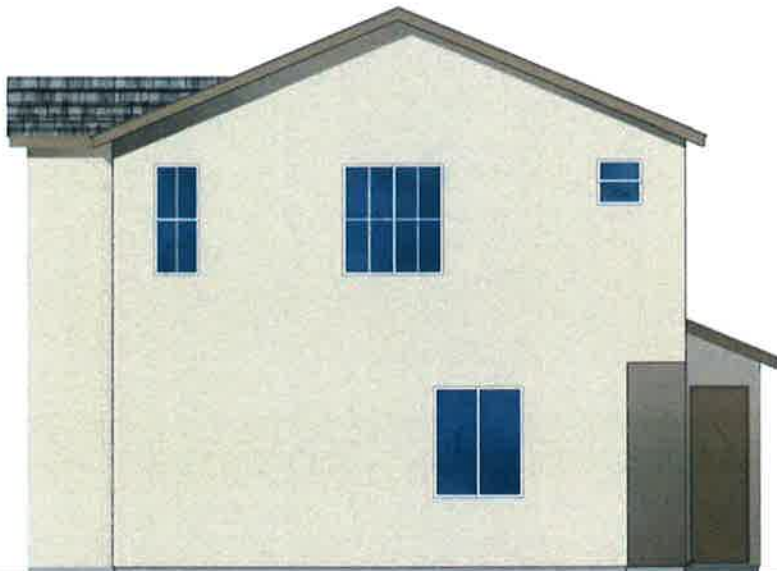
A2-5



LEFT



FRONT



RIGHT



REAR

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





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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

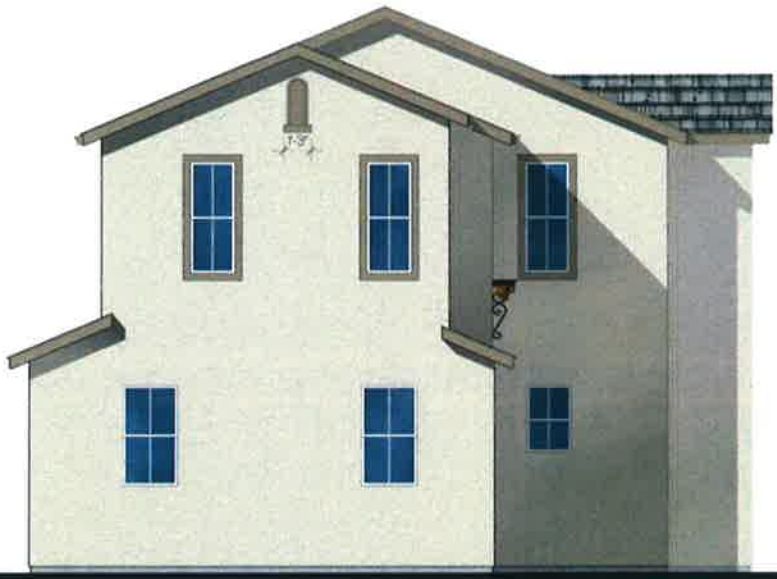
No. Date Description

It is the client's responsibility prior to or during construction to verify the architect's setting of any proposed signs or structures in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written acknowledgments and/or payment of any proposed signs or structures shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any effects in construction if these procedures 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



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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**

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2618 SAN MIGUEL DR #503

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

TESSERA

LAKE ELSINORE, CA

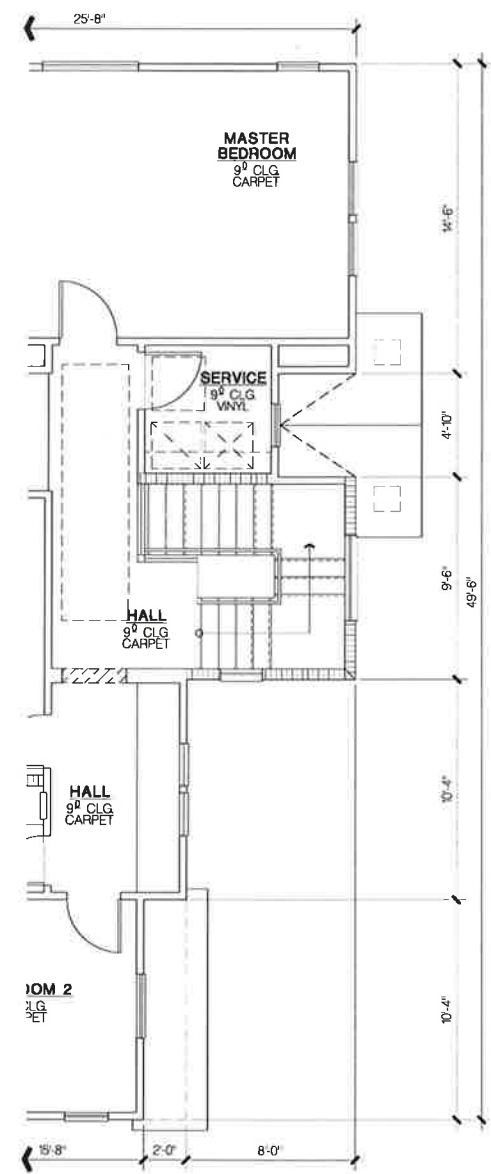
No.	Date	Description

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed changes or omissions in the plans and specifications of which a contractor is not aware. Written instructions addressing such proposed changes or omissions shall be obtained from the architect prior to the client or client's subcontractor proceeding with the work. The client will be responsible for any delays in construction if these procedures are not followed.

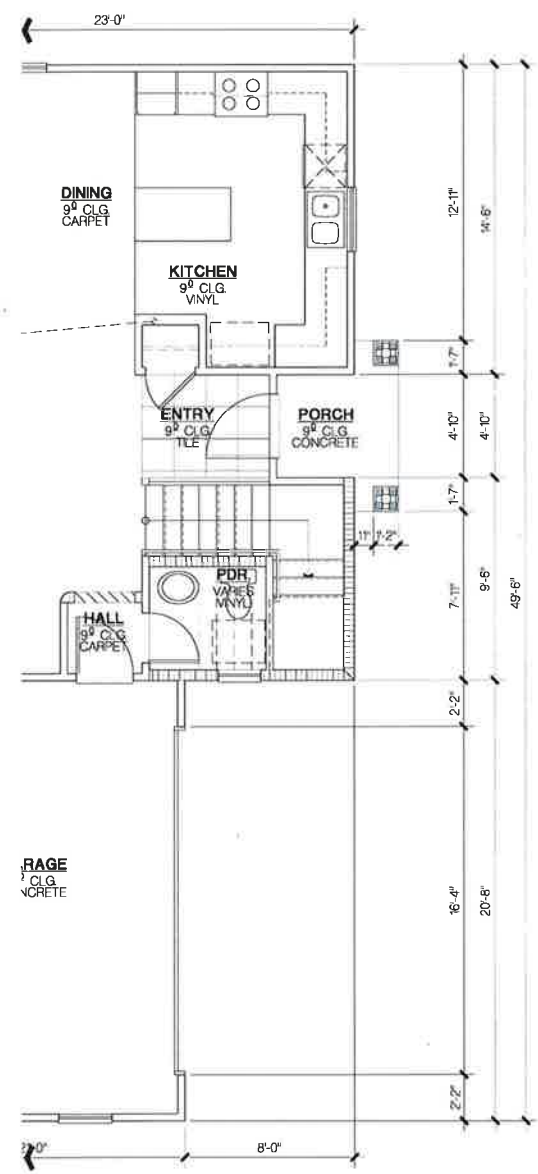
License Stamp

PLAN 2A & 2C  
FLOOR PLANS

A2-7

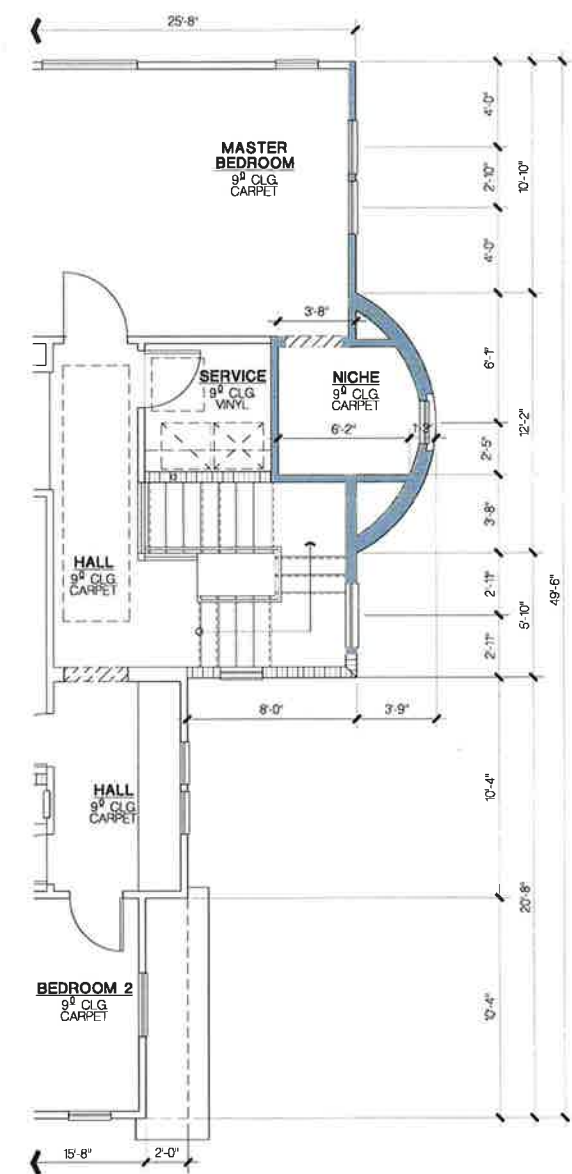


SECOND FLOOR

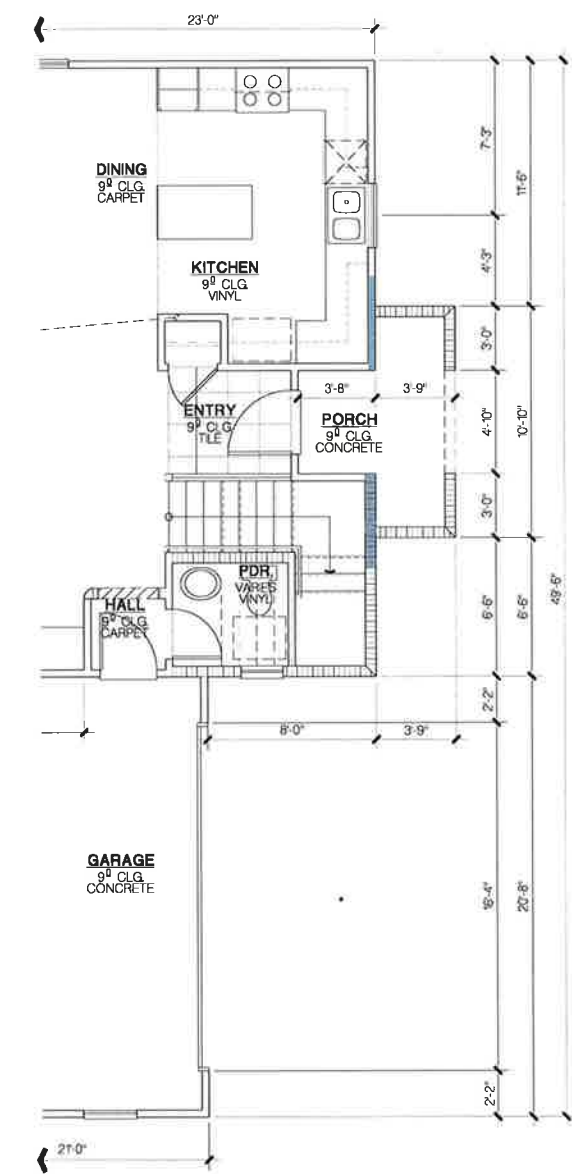


FIRST FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	686 SF
SECOND FLOOR	1006 SF
TOTAL	1691 SF
COVERED PORCH	34 SF
GARAGE	442 SF



SECOND FLOOR



FIRST FLOOR

SQUARE FOOTAGE	
FIRST FLOOR	686 SF
SECOND FLOOR	1051 SF
TOTAL	1737 SF
COVERED PORCH	49 SF
GARAGE	442 SF





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Project Designer: Project Designer

Developer

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PHONE NO. 951.505.1502  
FAX NO.

TESSERA

LAKE ELSINORE, CA

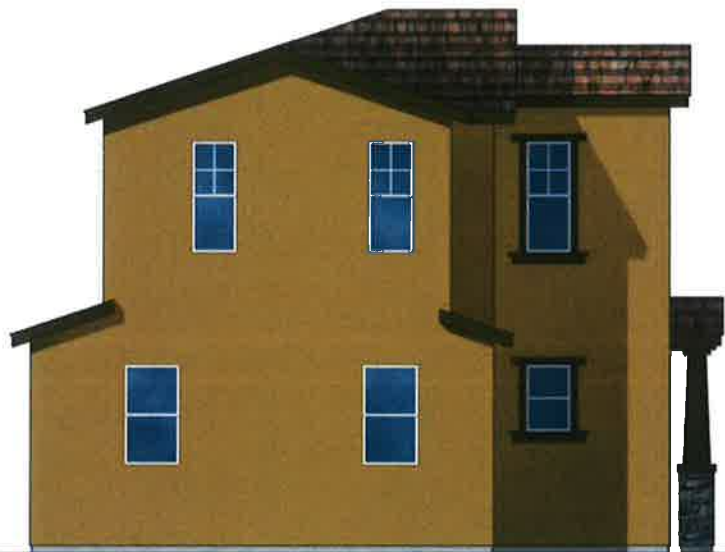
No.	Date	Description
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It is the architect's responsibility prior to or during construction to verify the architect is aware of all existing conditions and to update the plans and specifications of which a building is constructed. Any discrepancies with the building plans and methods of construction should be reported to the owner. Other conditions affecting the building or construction shall be reported to the owner prior to the start of construction. The architect shall be responsible for any delays or costs incurred if these provisions are not followed.

License Stamp

PLAN 2B-BUNGALOW  
EXTERIOR  
ELEVATIONS

A2-8



LEFT



FRONT



RIGHT



REAR

EXTERIOR ELEVATIONS

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

1





Architecture + Planning  
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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

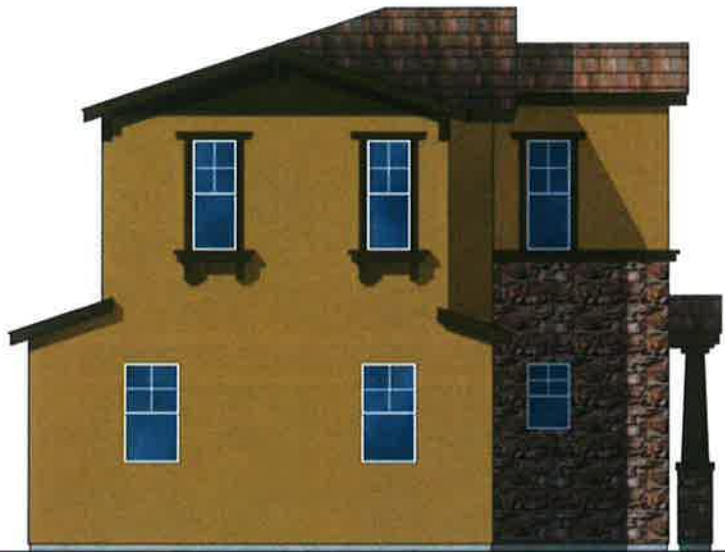
No.	Date	Description
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It is the architect's responsibility prior to or during construction to verify the architect in writing of any potential errors or omissions in the plans and specifications of which a standard of care is required. The architect shall be responsible for any errors or omissions that may occur. The architect shall be responsible for any errors or omissions that may occur. The architect shall be responsible for any errors or omissions that may occur.

License Stamp

PLAN 2B-BUNGALOW  
ENHANCED  
EXTERIOR  
ELEVATIONS

A2-9



LEFT



FRONT



RIGHT



REAR

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



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

**TESSERA**  
**LAKE ELSINORE, CA**

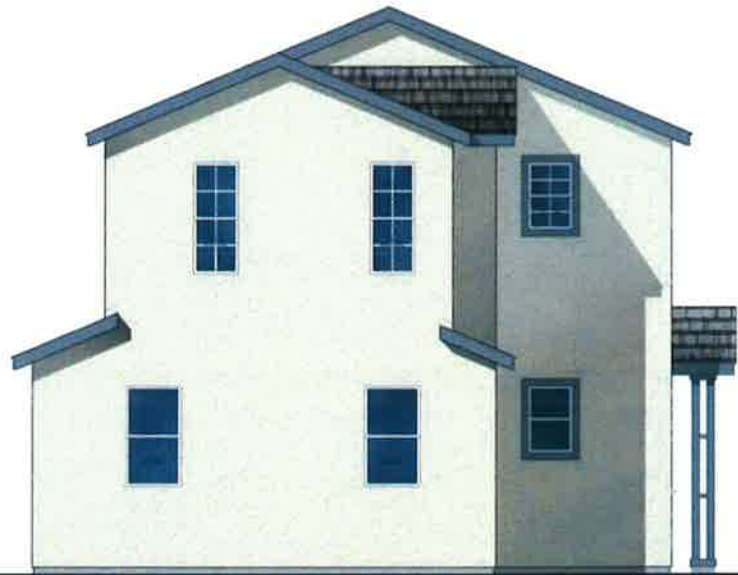
No.	Date	Description
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It is the student responsibility prior to or during consultation to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a qualified thoroughly knowledgeable person with building plans and methods of construction should be aware. Written objections concerning such potential errors or omissions shall be received from the architect prior to the point at which substantial proceeding with the work. For those not be responsible for any delays or construction of these programs are not before.

**License Stamp**

## PLAN 2C-RANCH EXTERIOR ELEVATIONS

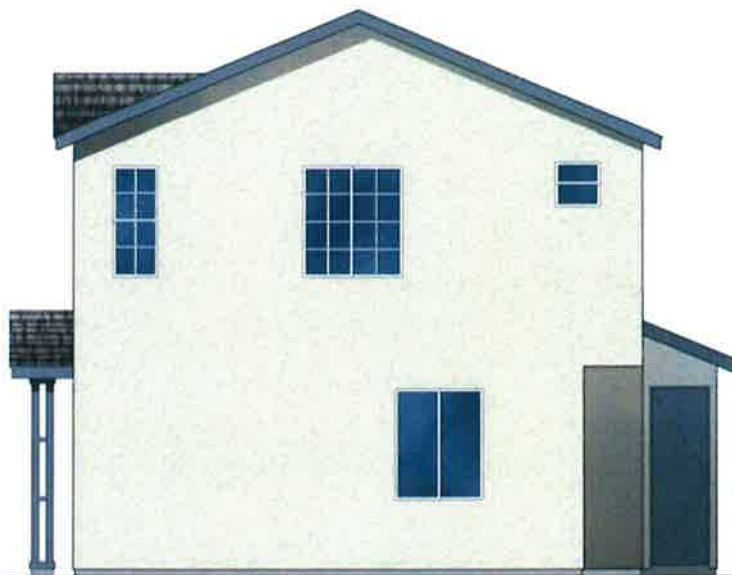
A2-10



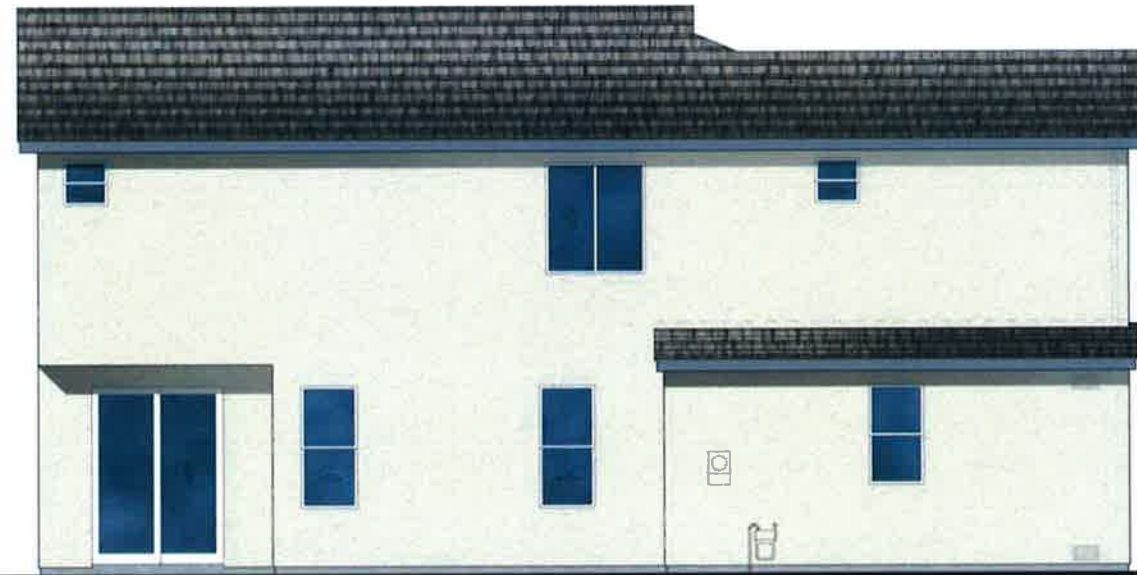
LEFT



**FRONT**



**RIGHT**



REAR

## EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

1

**License Stamp**

## PLAN 2C-RANCH EXTERIOR ELEVATIONS

A2-10





Architecture + Planning  
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949.851.2133

KTGY Project No: 2018-0207

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

Principal: Principal Name  
Project Designer: Project Designer

Developer

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

TESSERA

LAKE ELSINORE, CA

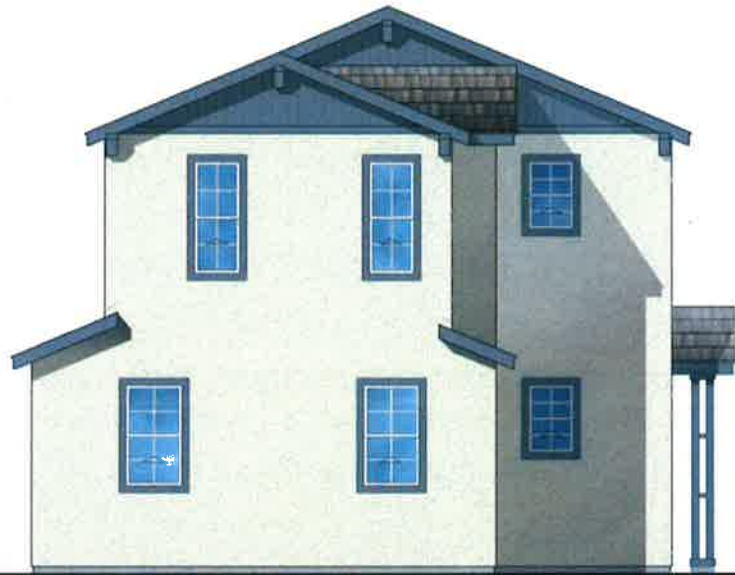
No.	Date	Description
-----	------	-------------

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 will 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

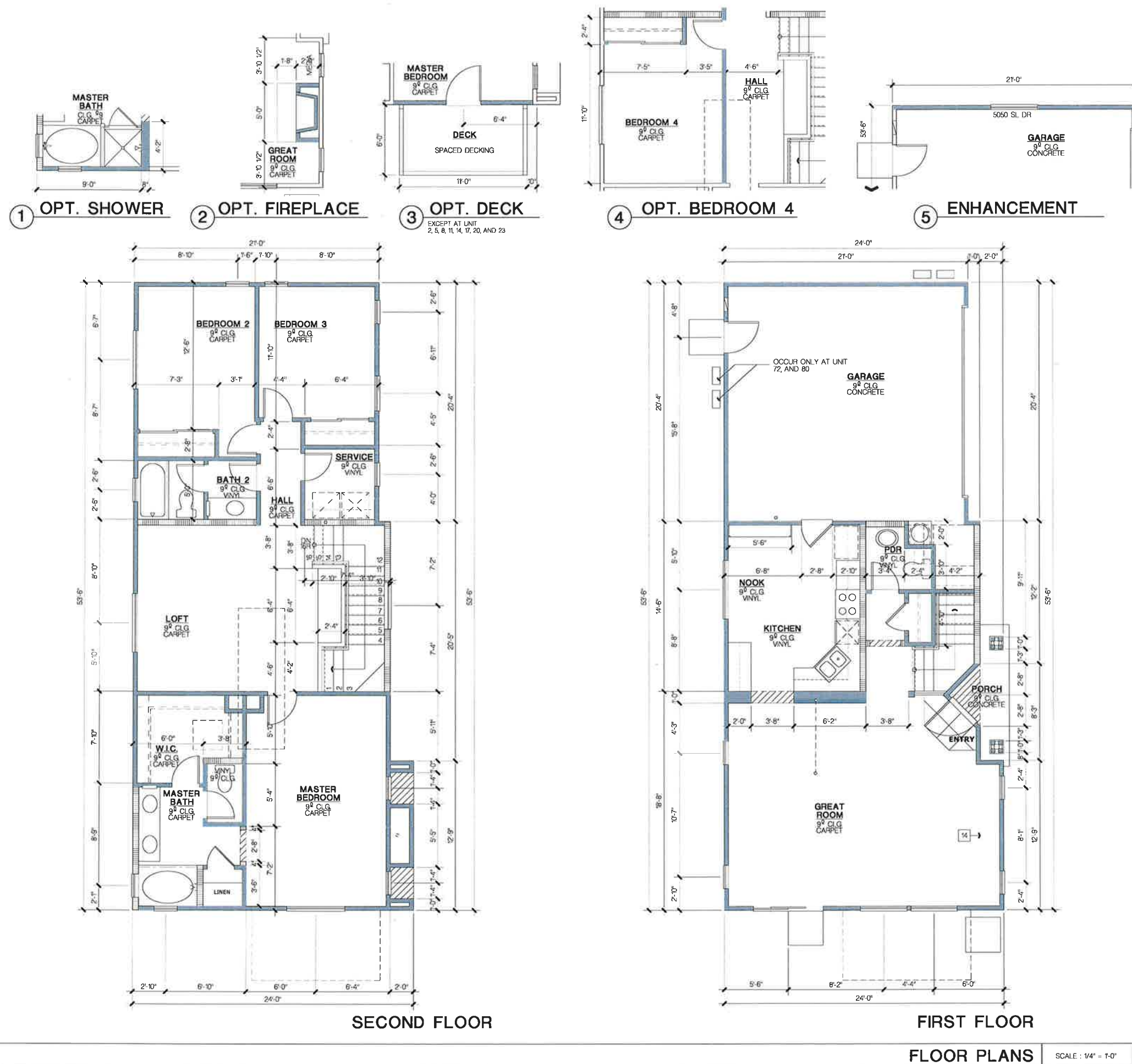
No.	Date	Description
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It is the owner's responsibility prior to or during construction to verify the accuracy of writing of any proposed structural elements in the plans and specifications of which a contractor is responsible for the building codes and methods of construction shall be responsible for the work. The owner will be responsible for any defects in construction if these procedures are not followed.

## License Stamp

PLAN 3C  
FLOOR PLANS

A3-1





LEFT



FRONT



RIGHT



REAR

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



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Developer  
  
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TESSERA  
LAKE ELSINORE, CA

No.	Date	Description
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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 design and specifications of which a contractor is responsible for implementation with the building codes and methods of construction should reasonably be expected. Written notice shall be submitted to the architect in writing to the client or client's representative shall be received from the architect prior to the start of construction of the project. The client will be responsible for any delays in construction if those procedures are not followed.

License Stamp  
PLAN 3A-TRADITIONAL  
EXTERIOR  
ELEVATIONS





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TESSERA

LAKE ELSINORE, CA

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

It is the intent of this set of drawings to provide a complete and accurate representation of the proposed construction. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the project specifications and the project schedule. The drawings are to be used as a guide only and do not constitute a contract. The drawings are to be used in conjunction with the project specifications and the project schedule.

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PLAN 3A-TRADITIONAL  
ENHANCED  
EXTERIOR  
ELEVATIONS

A3-6



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







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Project Designer: Project Designer

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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 drawings are used for the intended purpose. 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.

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PLAN 3B-BUNGALOW  
EXTERIOR  
ELEVATIONS

A3-8

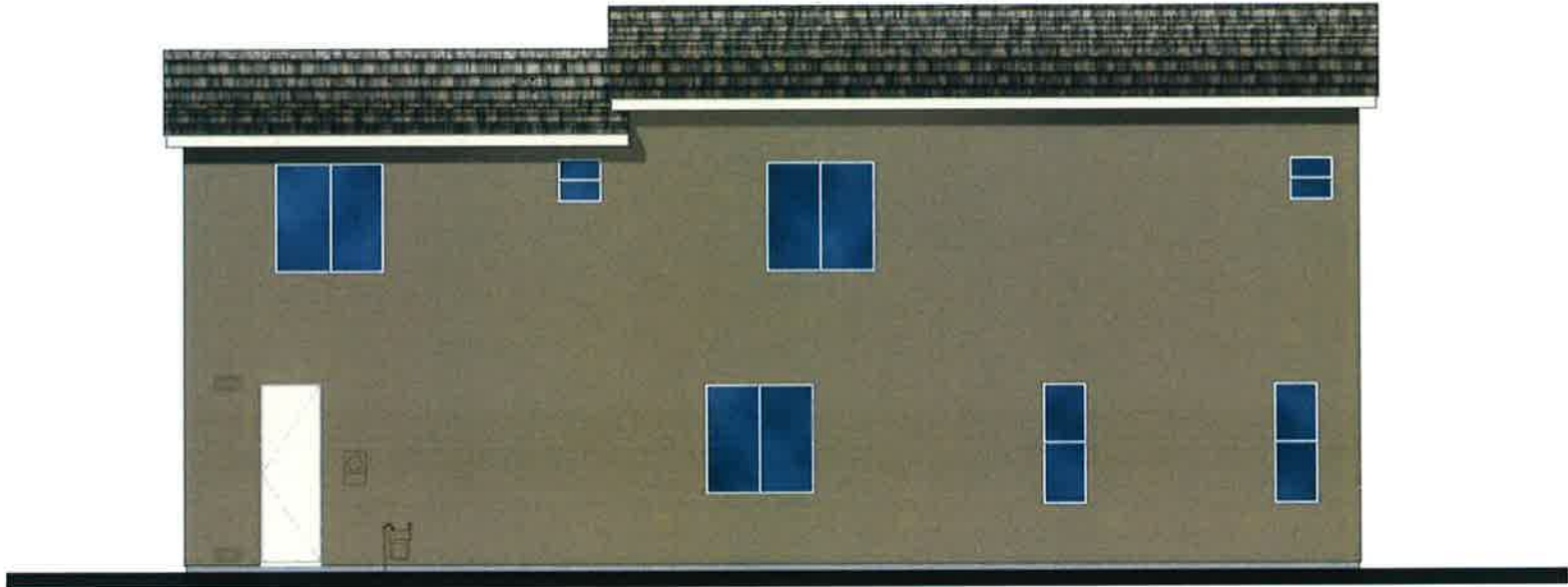


LEFT

FRONT



RIGHT



REAR

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





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Principal: Principal Name  
Project Designer: Project Designer

Developer

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FAX NO. \_\_\_\_\_

TESSERA

LAKE ELSINORE, CA

No.	Date	Description
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It is the user's responsibility prior to or during construction to verify the architect's or engineer's  
all are presented in the plans and specifications of which is responsible  
anyway knowledge and the building codes and methods of construction shall  
be shown. The user shall be responsible for any errors or omissions  
shall be required from the architect prior to the start of construction. The user  
with the user. The user shall be responsible for any errors or omissions  
prior to the start of construction.

License Stamp

PLAN 3B-BUNGALOW  
ENHANCED  
EXTERIOR  
ELEVATIONS

A3-9



LEFT

FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

1





Project Contact: xxx@ktgy.com

Principal: Principal Name  
Project Designer: Project Designer

## Developer

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# TESSERA

LAKE ELSINORE, CA

No.	Date	Description
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It is the client's responsibility prior to the survey consultation to notify the architect if any of the following items or conditions in the client's site specifications of which a written description is being provided, is in conflict with the building codes and methods of construction shall necessitate by permit. Written notification addressing such proposed action or omission shall be received from the architect prior to the start of construction activities proceeding with the work. The client will be responsible for any delays or construction if these procedures are not followed.

License Stamp

## PLAN 3C-RANCH EXTERIOR ELEVATIONS

A3-10



## EXTERIOR ELEVATIONS

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

1





LEFT



FRONT



RIGHT



REAR

ENHANCED EXTERIOR ELEVATIONS

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

1



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TESSERA

LAKE ELSINORE, CA

No.	Date	Description
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It is the client's responsibility prior to or during construction to verify the finished as-built.  
If any proposed work is inconsistent with the plan, the client shall be responsible for correcting the same.  
The client shall be responsible for any delays in construction if these provisions are not followed.

License Stamp

PLAN 3C-RANCH  
ENHANCED  
EXTERIOR  
ELEVATIONS

A3-11