Woodside Homes®

BETTER BY DESIGN

SUMMERLY NEIGHBORHOOD 21
Design Package
Tract No. 31920-21
10.15.19

Table of Contents

Projects Contacts

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Riverside, CA 92505

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Architect
Inc
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#19053

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Contact: Ryan Cummins
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Www.woodsidehomes.com

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Architect:
Contact: Aric Coffee
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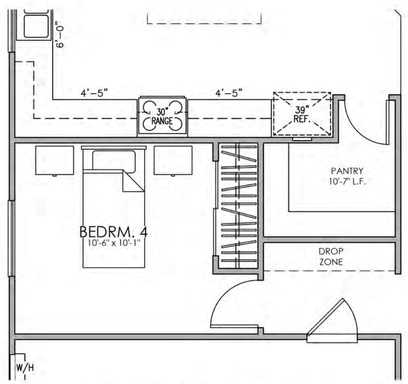
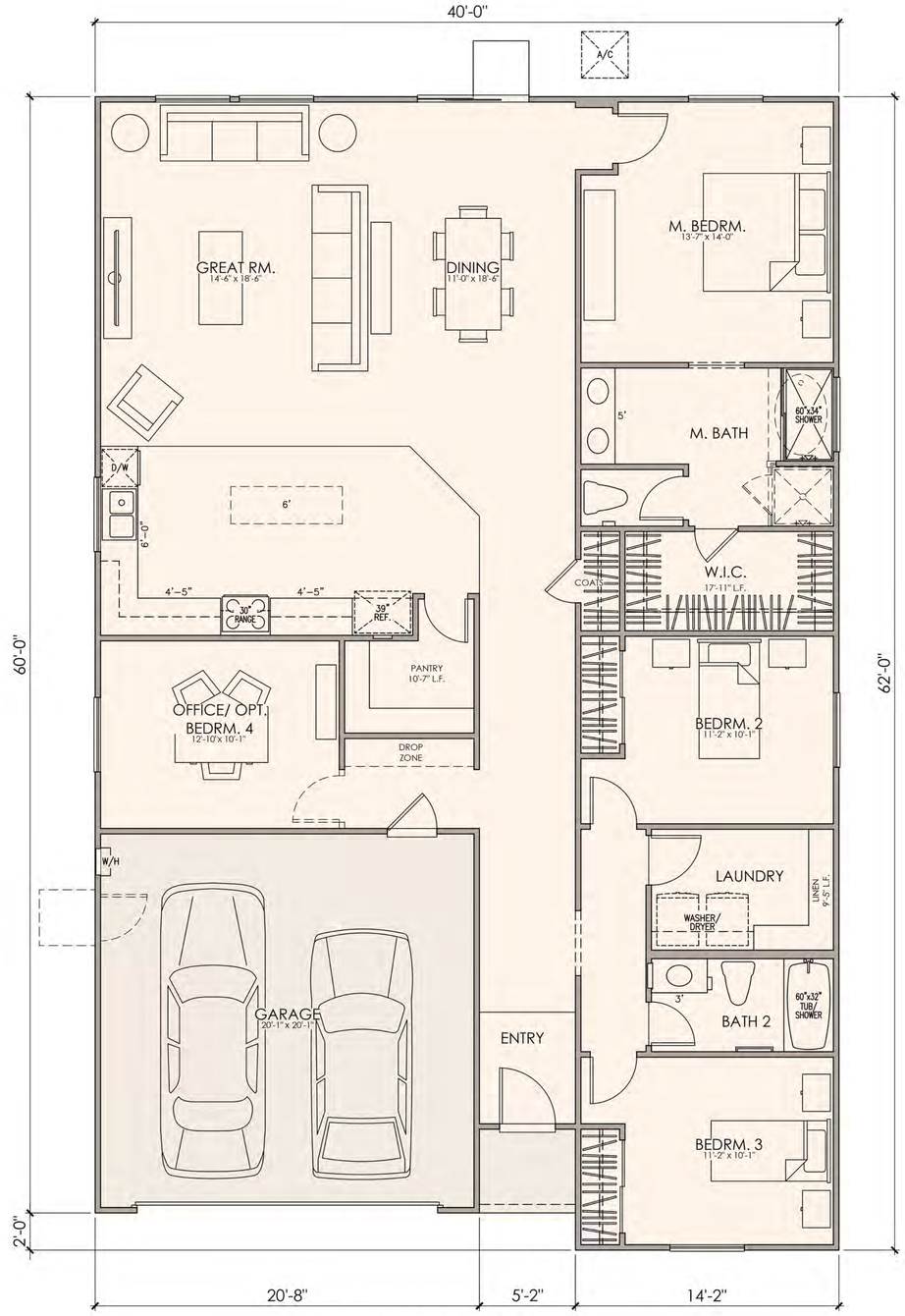


OPT. BEDROOM 4



FLOOR PLAN

PLAN 1

3 BEDROOM, 2 BATH, 2 CAR GARAGE, OFFICE OPTIONAL BEDROOM 4

AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,989 SQ. FT.
TOTAL DWELLING	1,989 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	417 SQ. FT.
PORCH "A", "B" & "C"	23 SQ. FT.

0 2 4 8 12

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A-1

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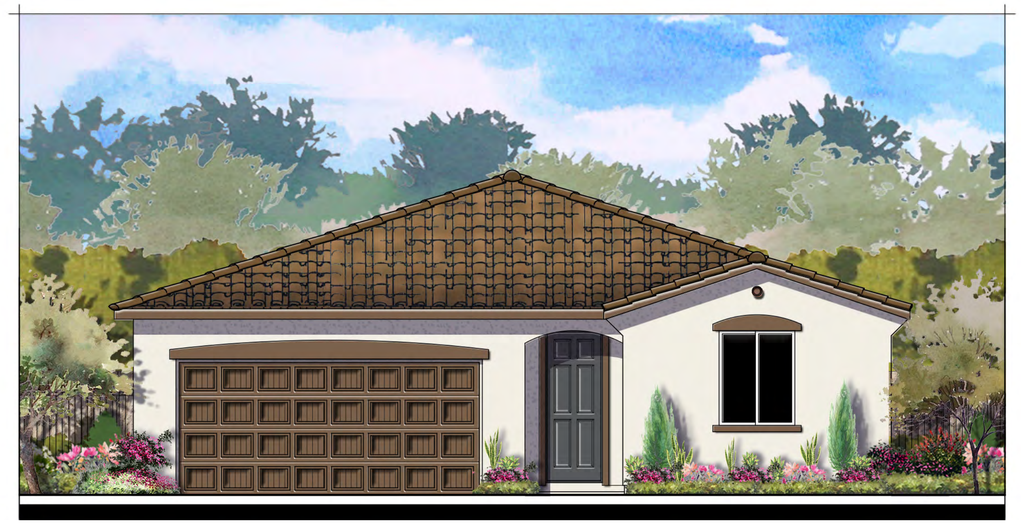
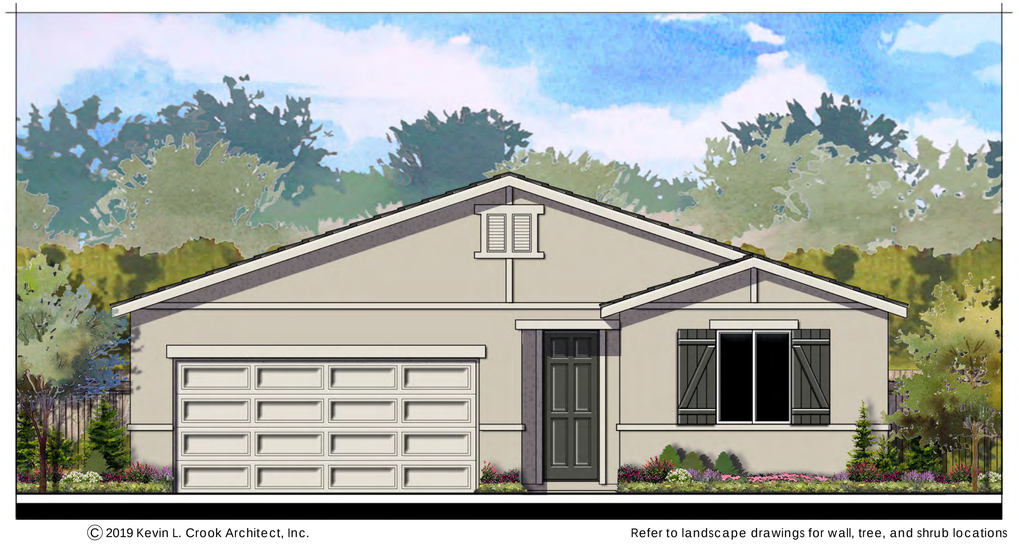


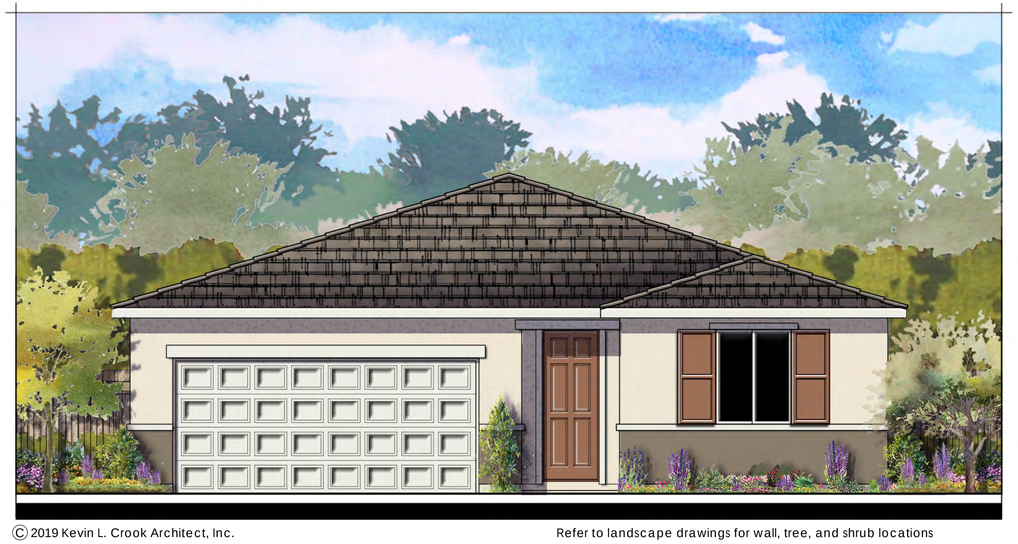
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN

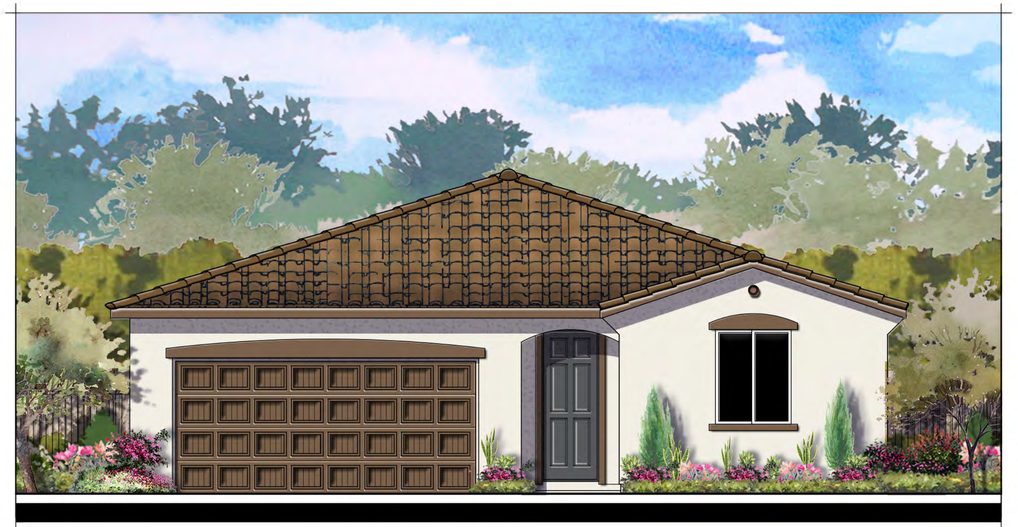


Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

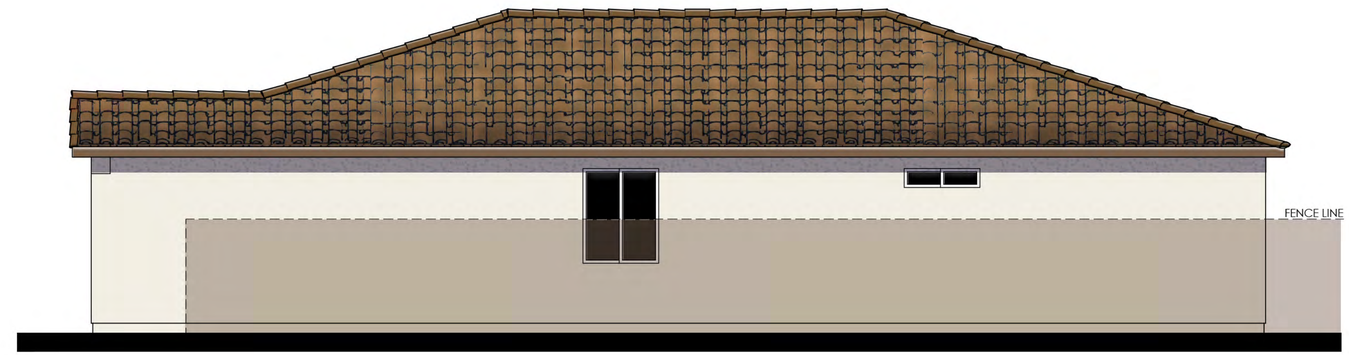
PLAN 1
FRONT - ELEVATIONS

0 2 4 8 12



Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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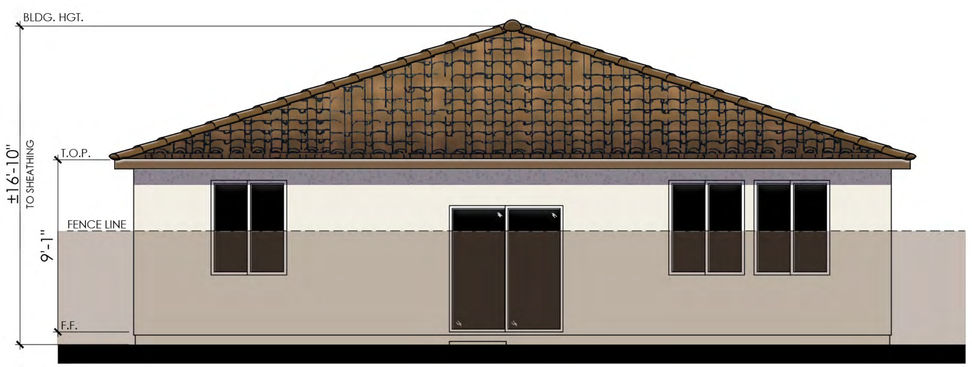

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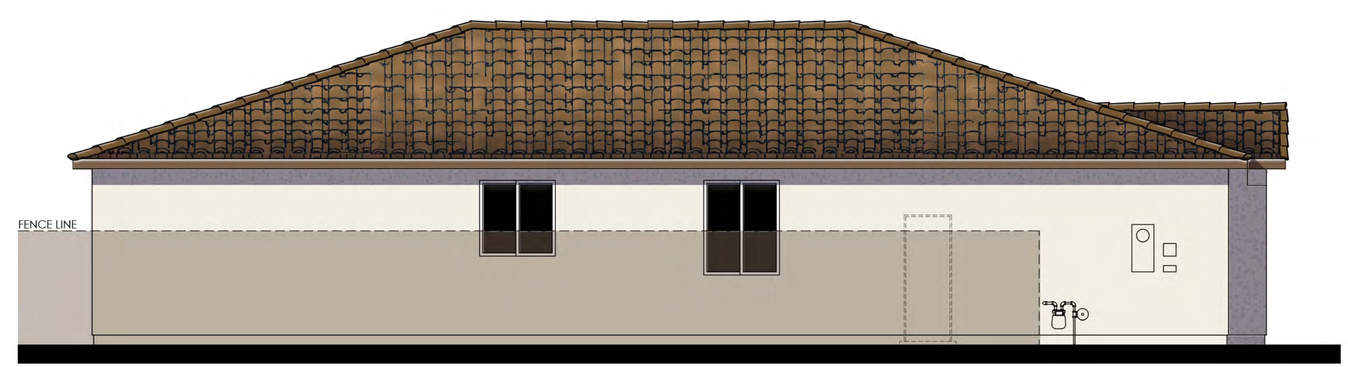

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 2

PLAN 1

SPANISH "A"- ELEVATION

0 2 4 8 12

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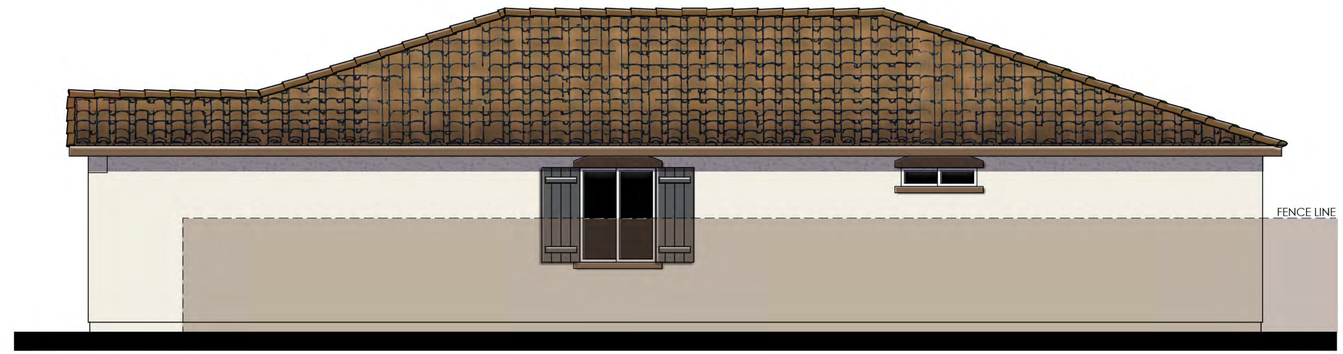

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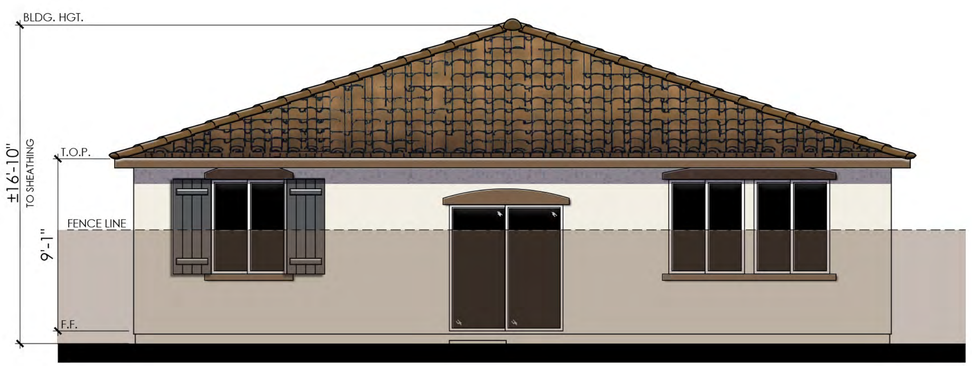

REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 2

PLAN 1

SPANISH "A"- ENHANCED ELEVATION

0 2 4 8 12

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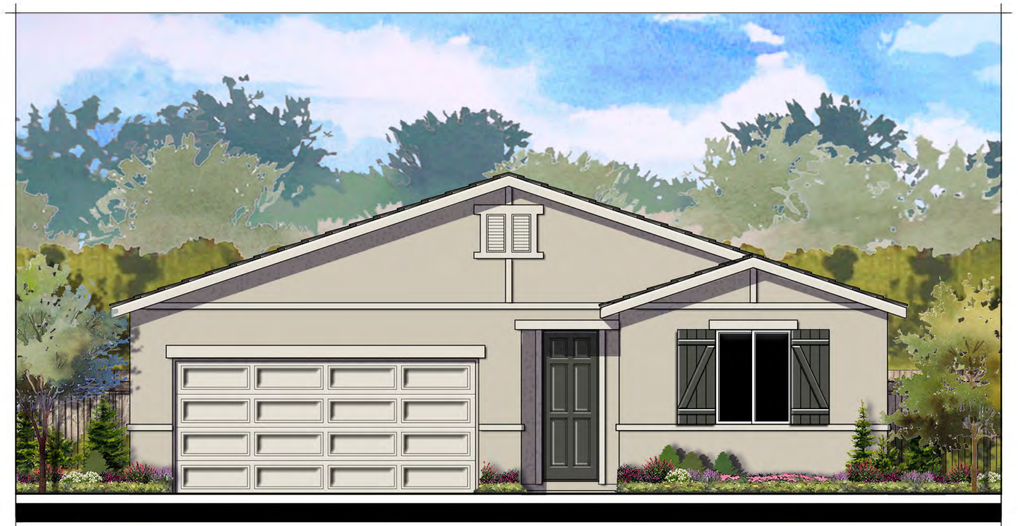

Refer to landscape drawings for wall, tree, and shrub locations

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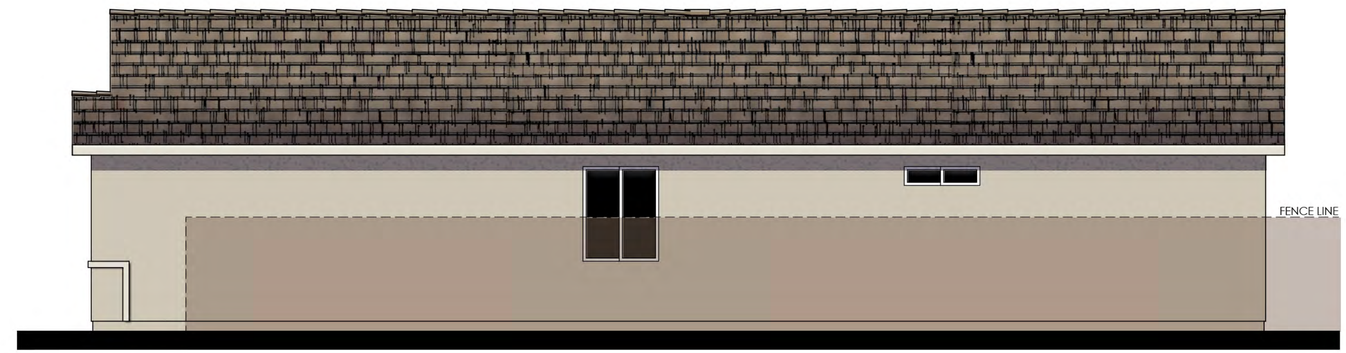

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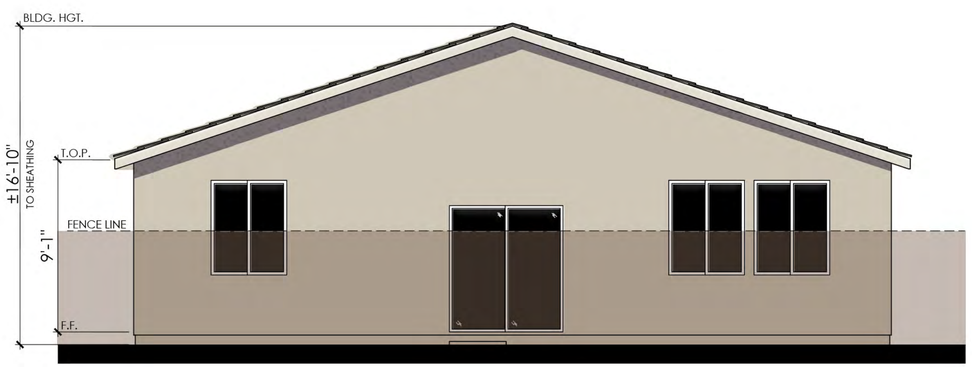

REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 5

PLAN 1

CRAFTSMAN "B"- ELEVATION

0 2 4 8 12

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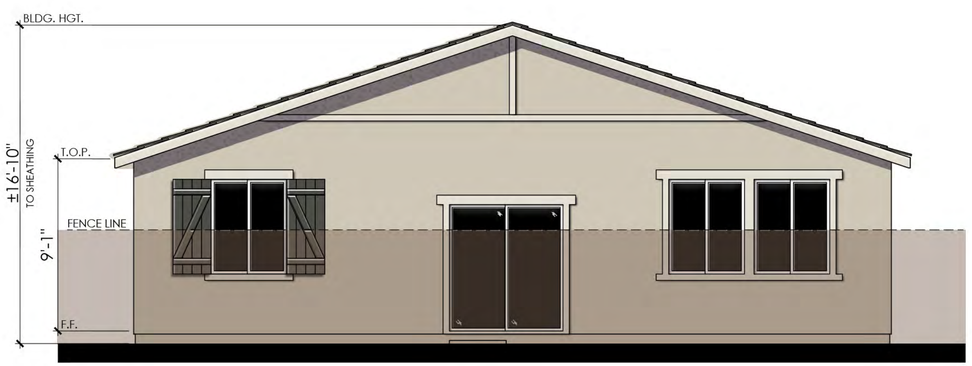
RIGHT



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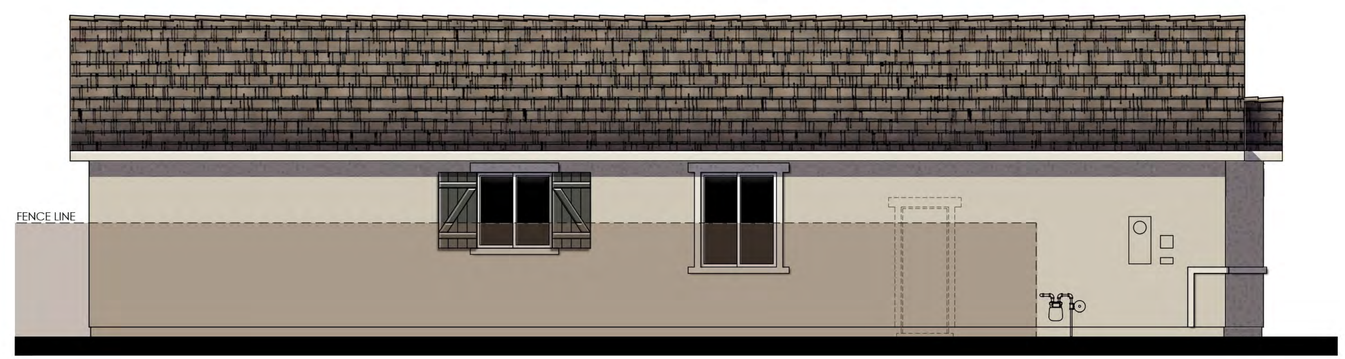

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 5

PLAN 1

CRAFTSMAN "B"- ENHANCED ELEVATION

0 2 4 8 12

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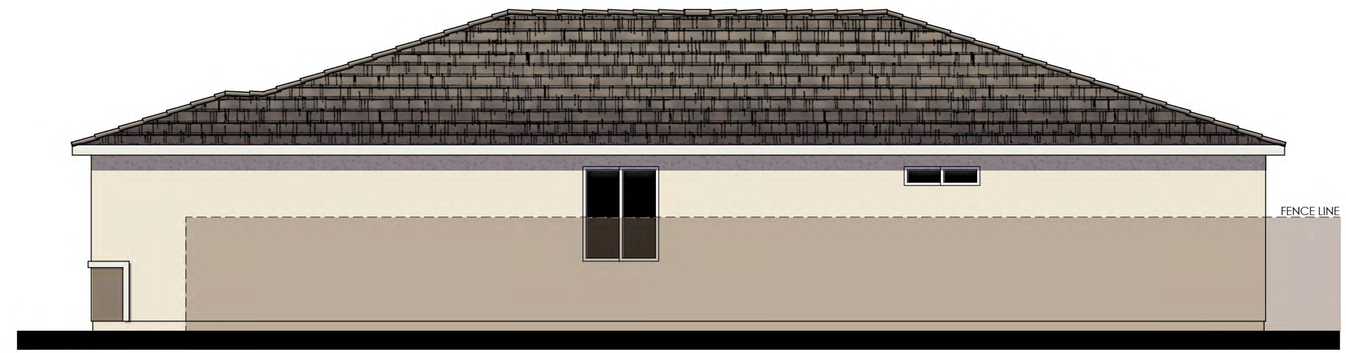
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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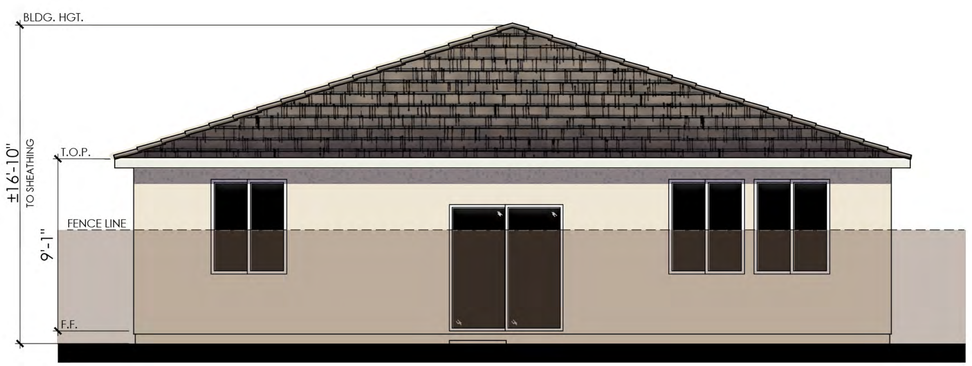

REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 8

PLAN 1

TRADITIONAL "C"- ELEVATION

0 2 4 8 12

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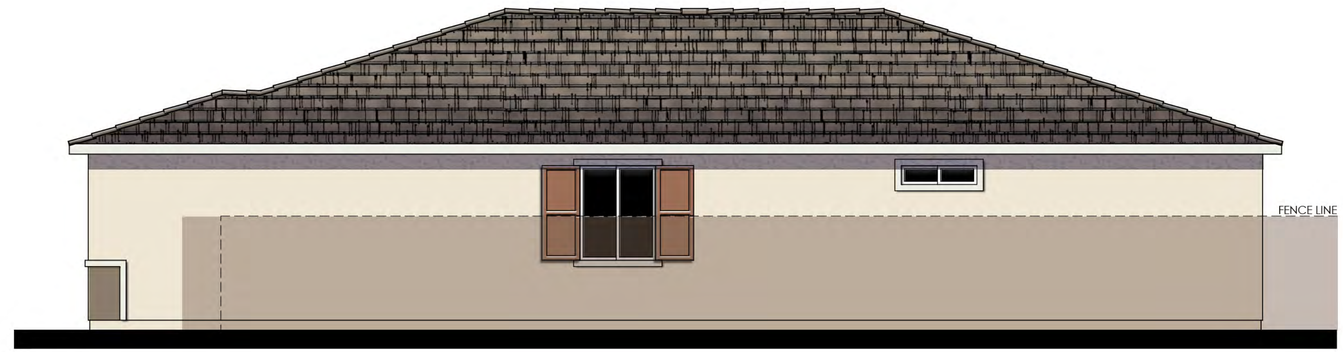

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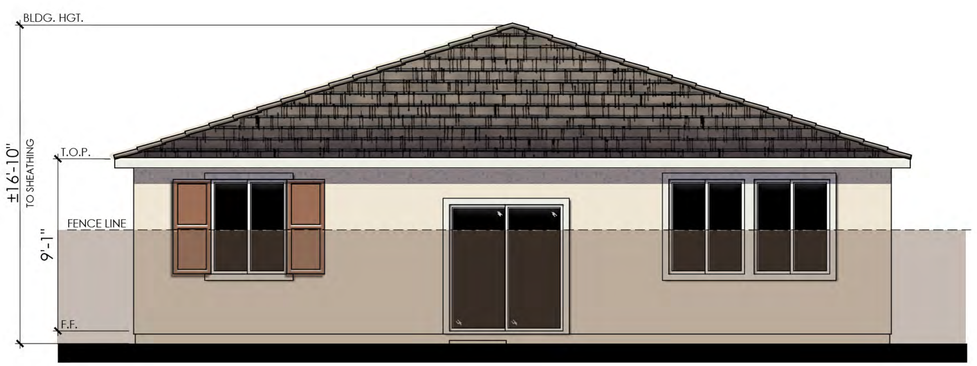

REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 8

PLAN 1

TRADITIONAL "C"- ENHANCED ELEVATION

0 2 4 8 12

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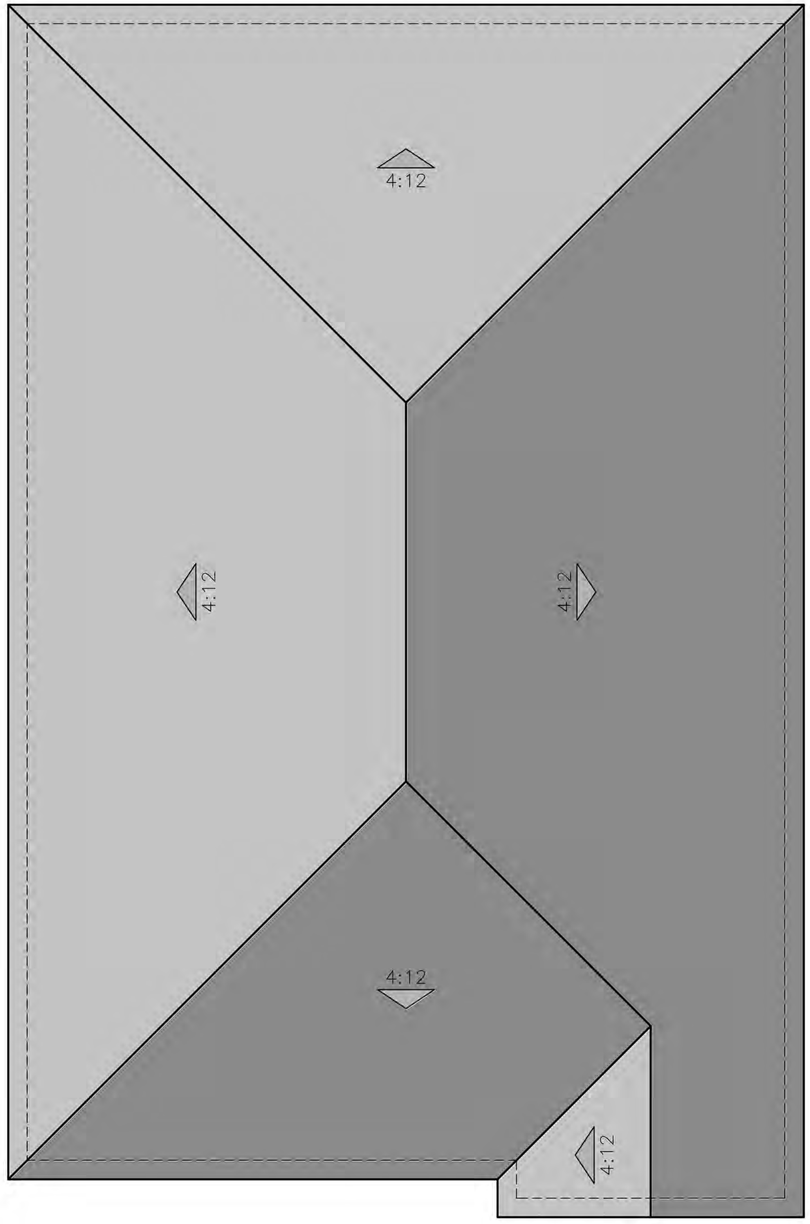

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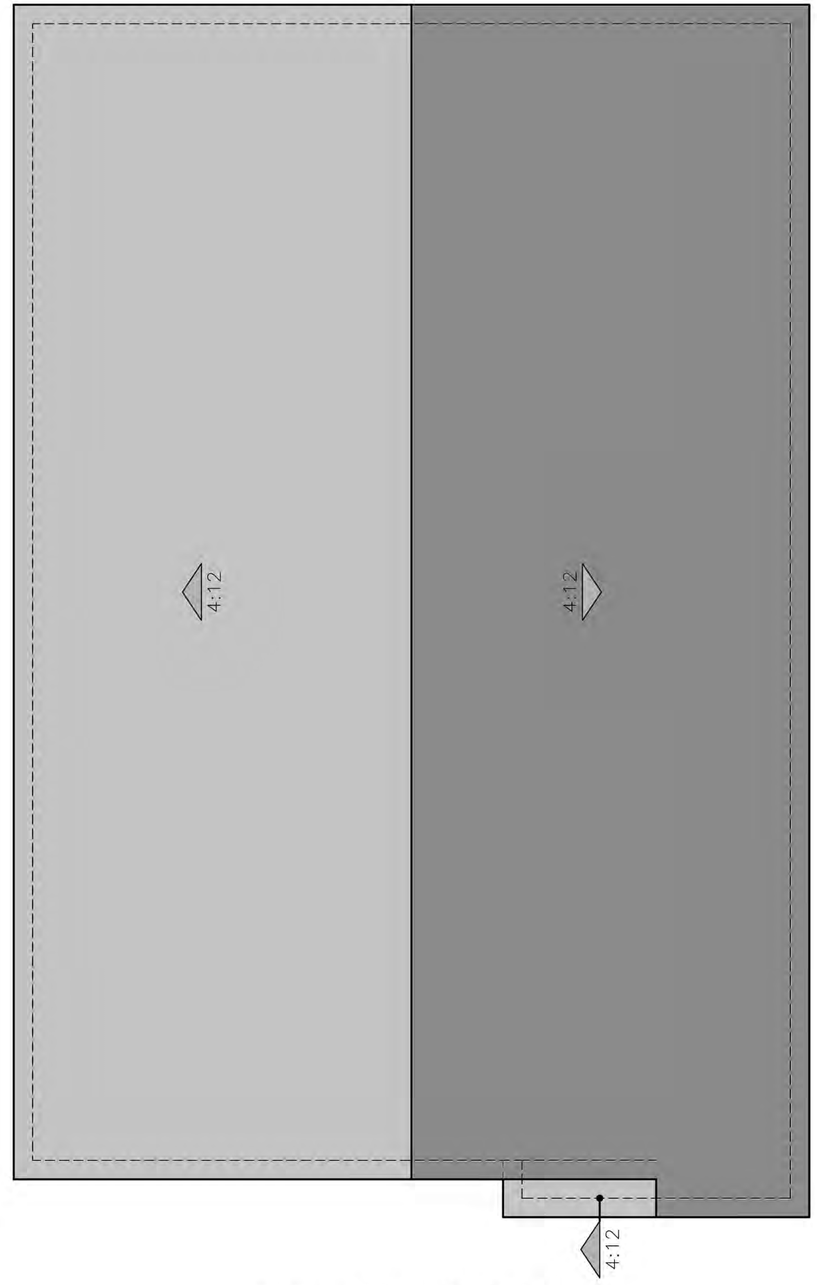
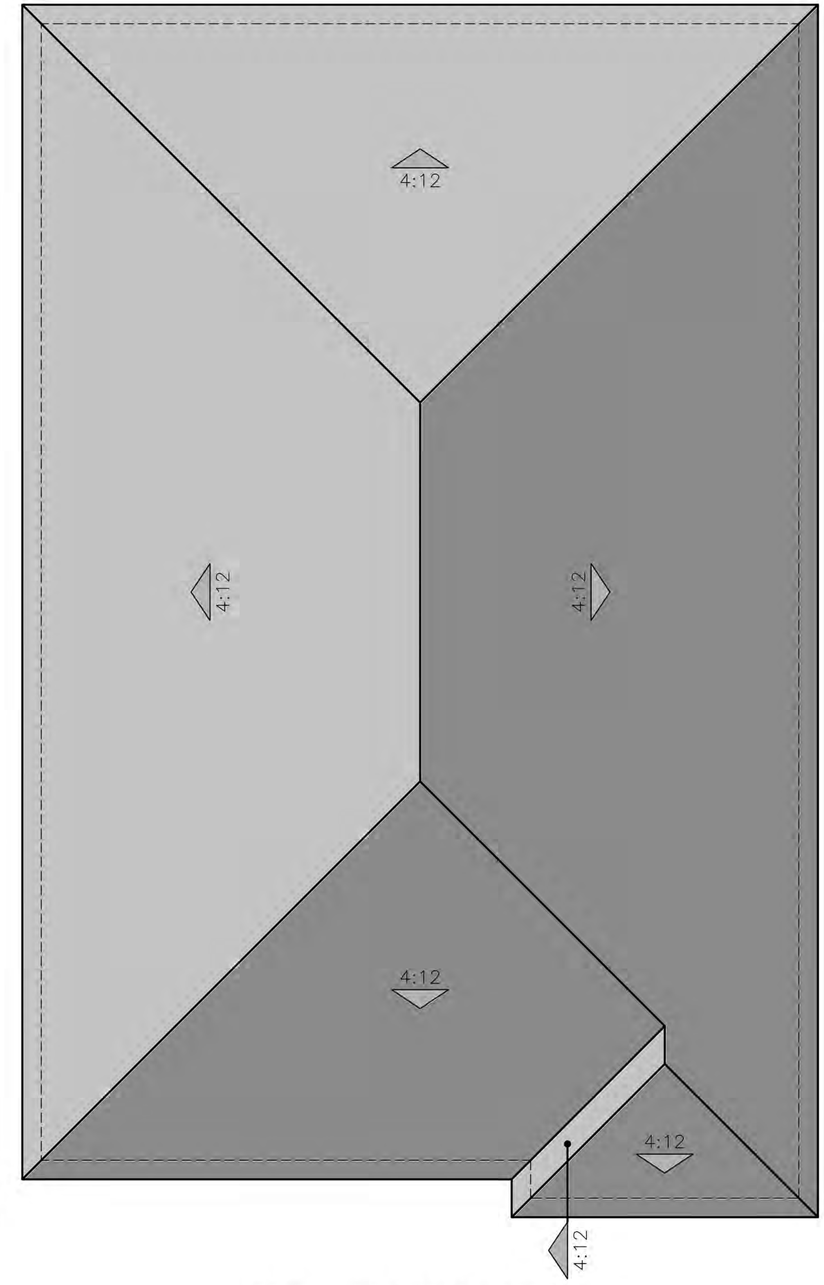


"B" - CRAFTSMAN



"C" - TRADITIONAL

ROOF PLANS

PLAN 1

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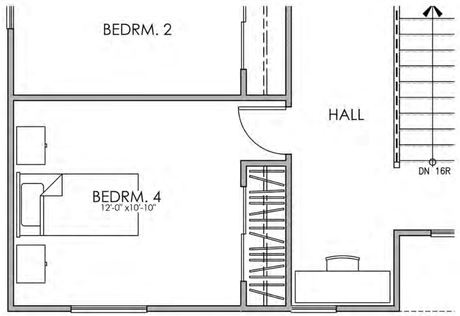
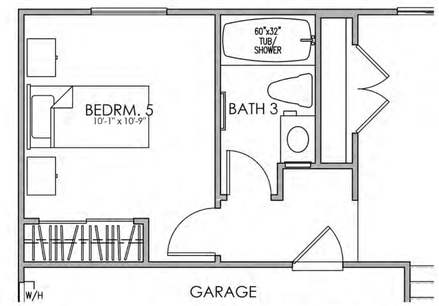
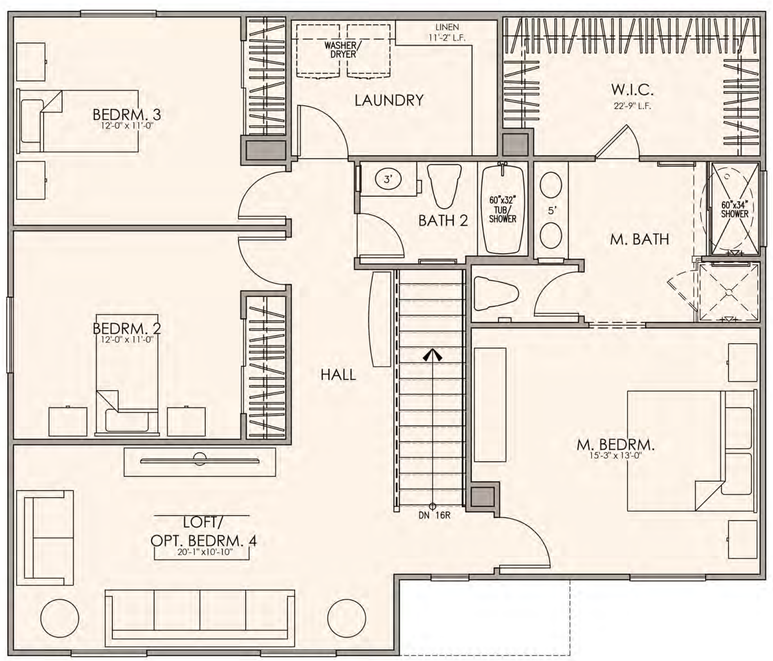


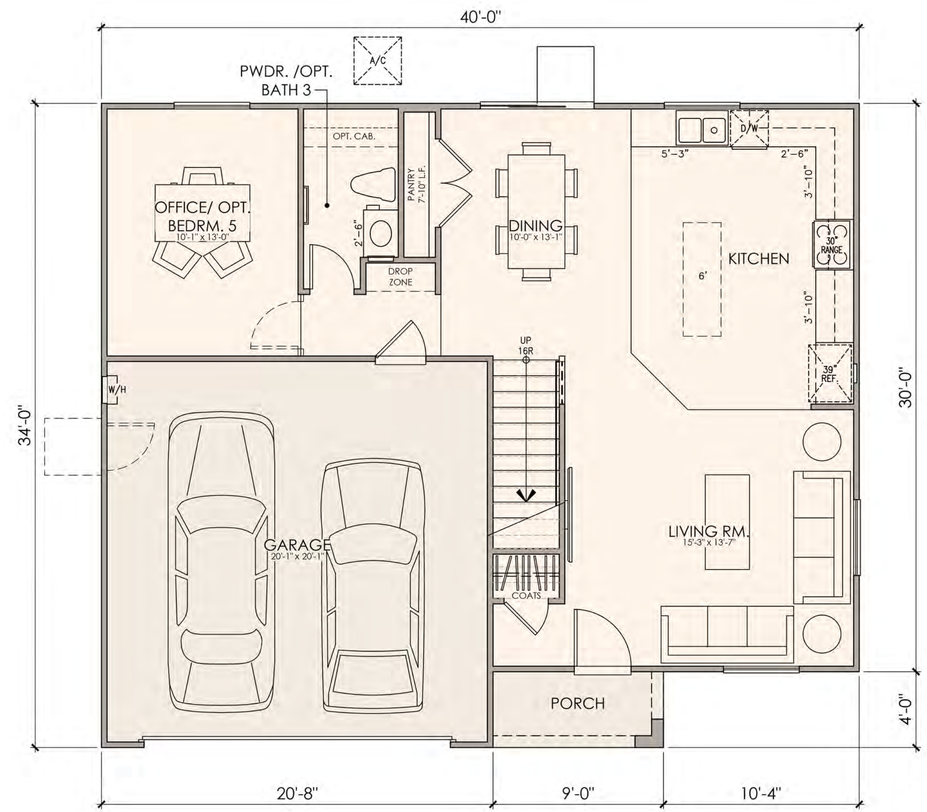
OPT. BEDROOM 4



OPT. BEDROOM 5/ BATH 3



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	866 SQ. FT.
SECOND FLOOR AREA	1,239 SQ. FT.
TOTAL DWELLING	2,105 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "A", "B" & "C"	36 SQ. FT.

PLAN 2

3 BEDROOM, 2.5 BATH, 2 CAR GARAGE, LOFT OPTIONAL BEDROOM 4, OFFICE OPTIONAL BEDROOM 5 BATH 3

0 2 4 8 12

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A-10

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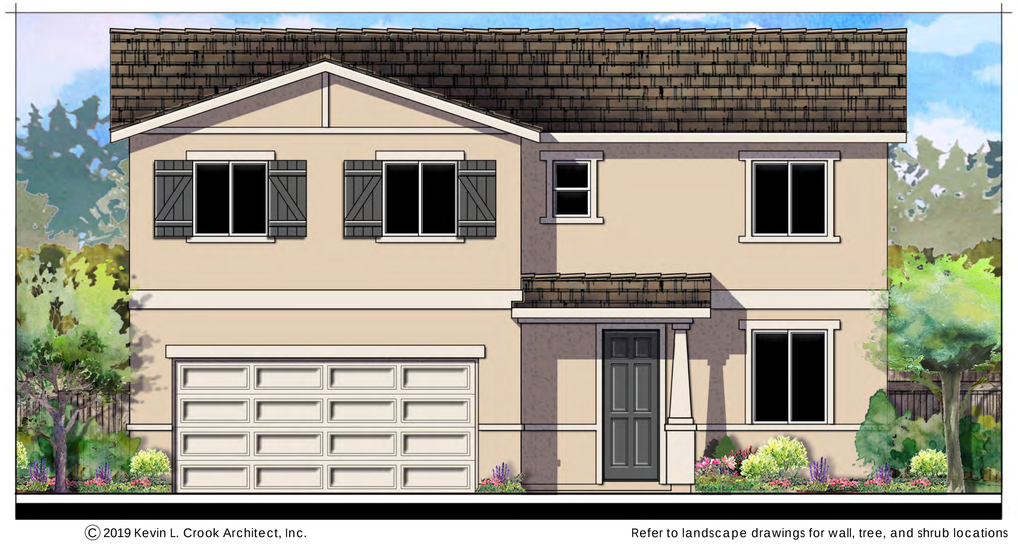
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN

Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

PLAN 2
FRONT - ELEVATIONS

0 2 4 8 12

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09/09/19
A-11

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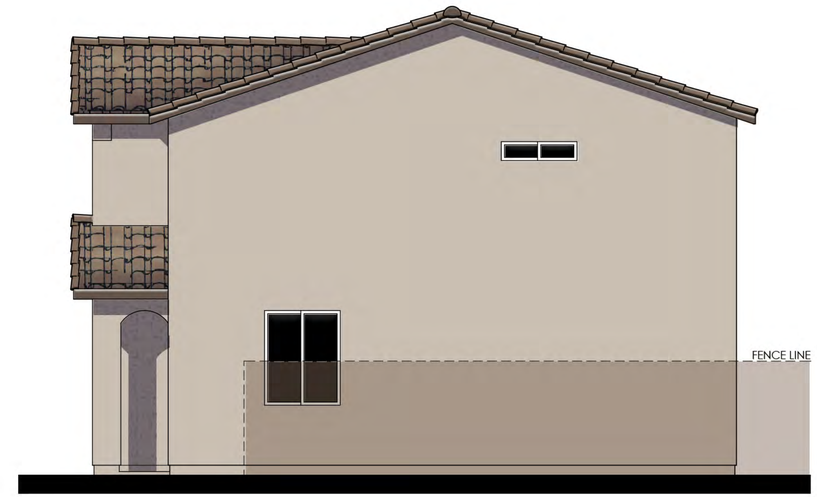
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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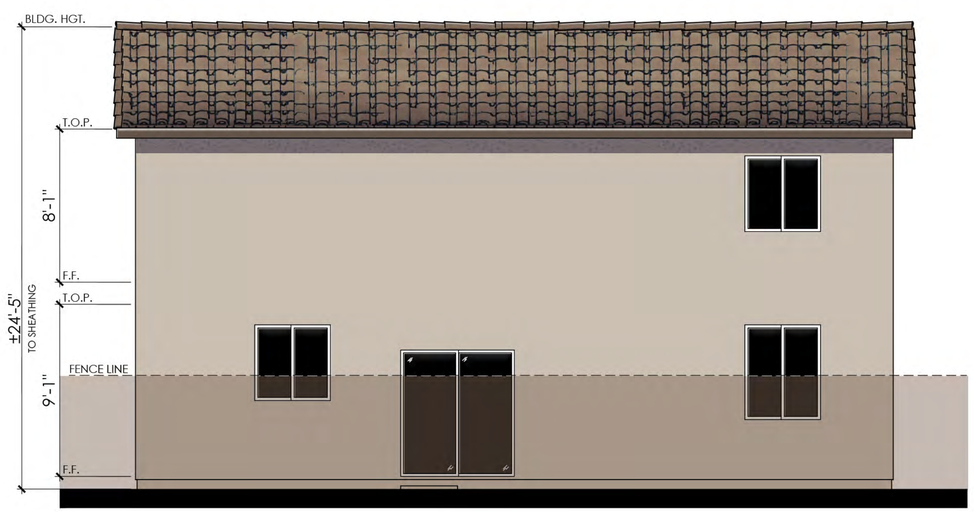

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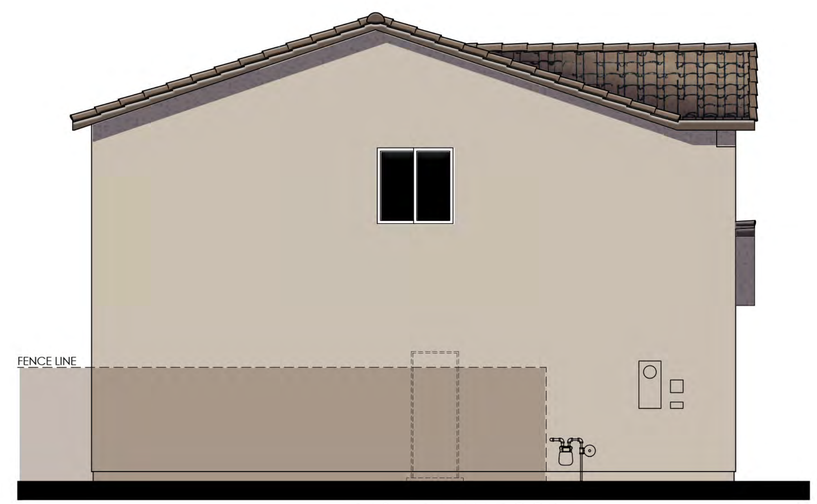

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 3

PLAN 2

SPANISH "A"- ELEVATION

0 2 4 8 12

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09/09/19
A-12

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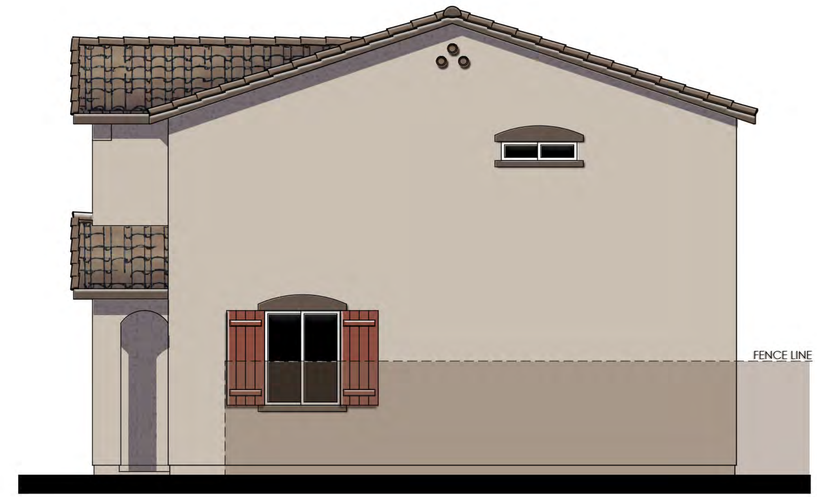

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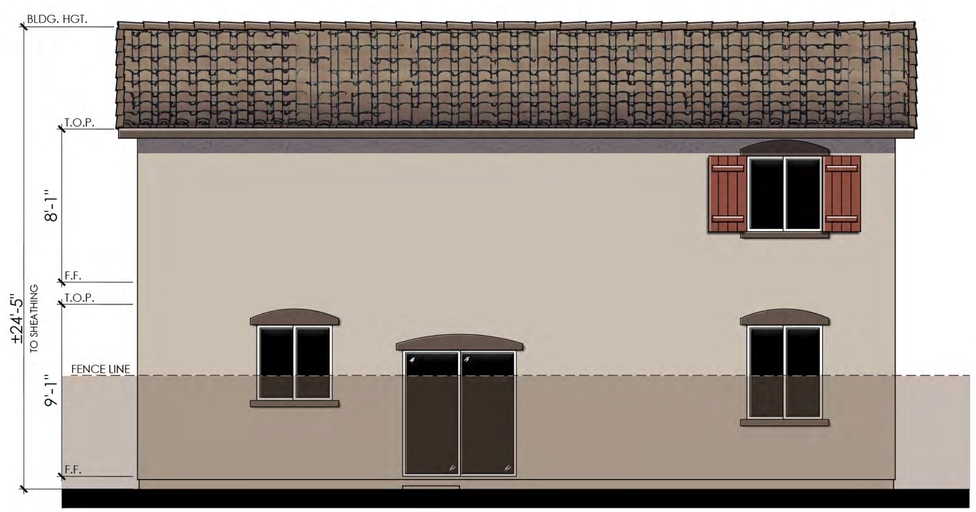

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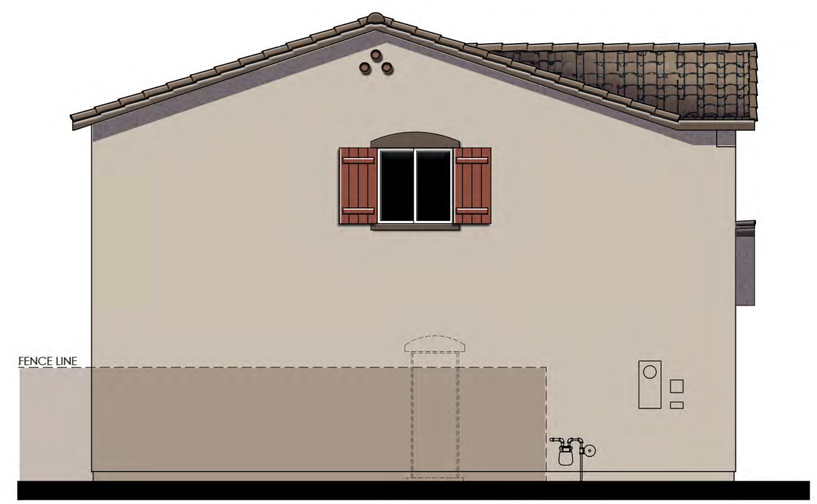

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 3

PLAN 2

SPANISH "A"- ENHANCED ELEVATION

0 2 4 8 12

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A-13

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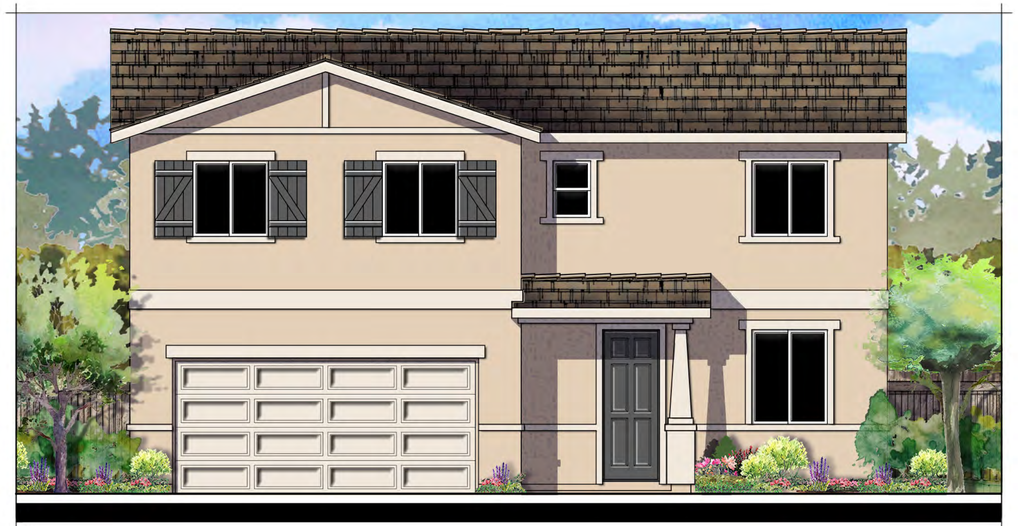
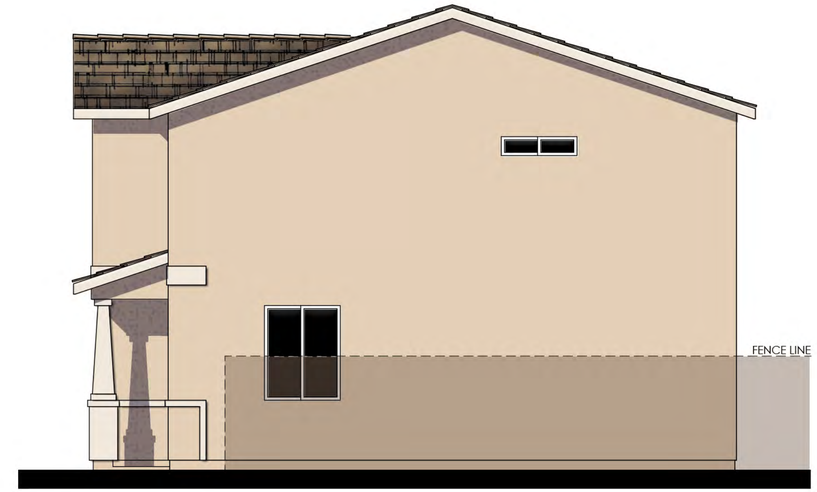


Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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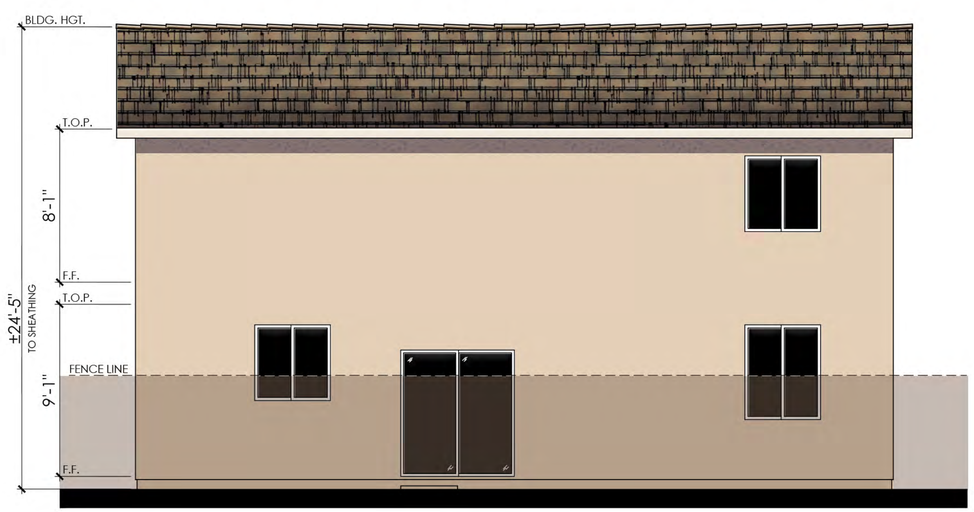

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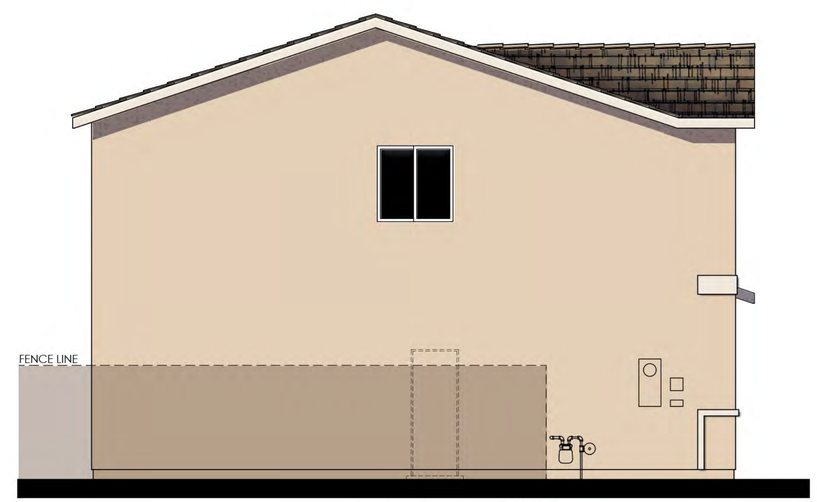

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 6

PLAN 2

CRAFTSMAN "B"- ELEVATION

0 2 4 8 12

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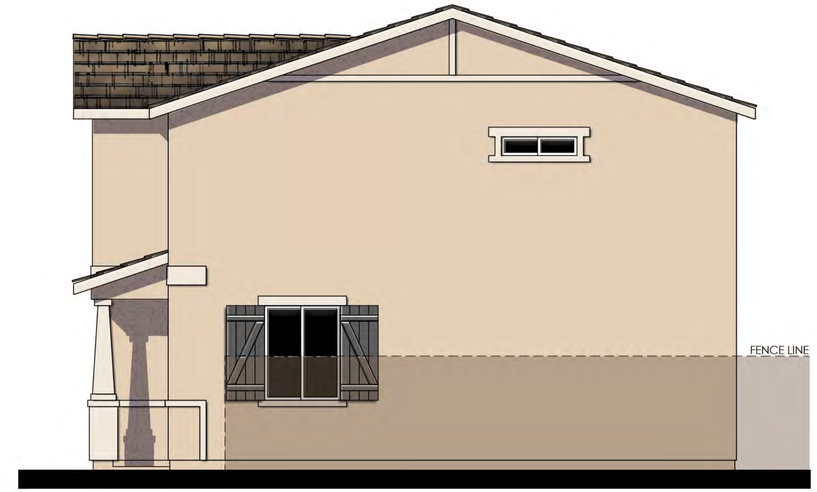

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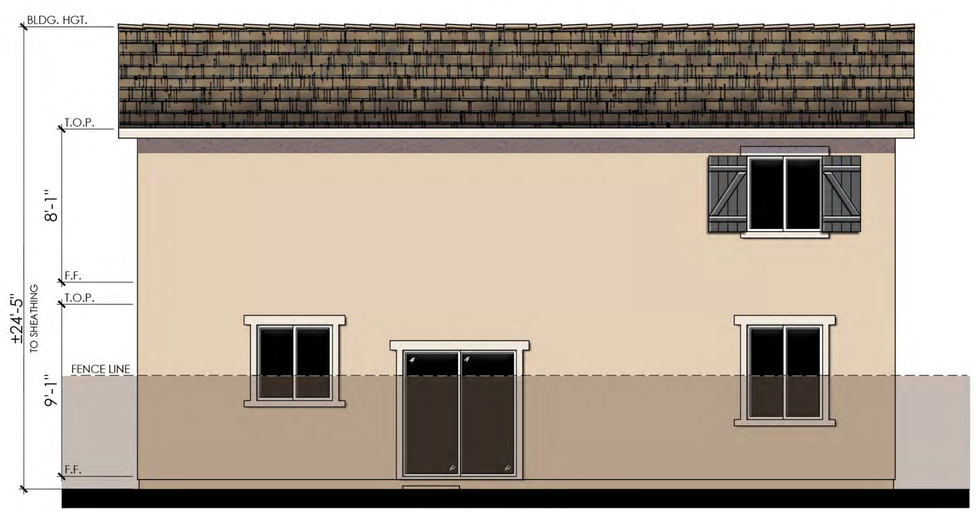

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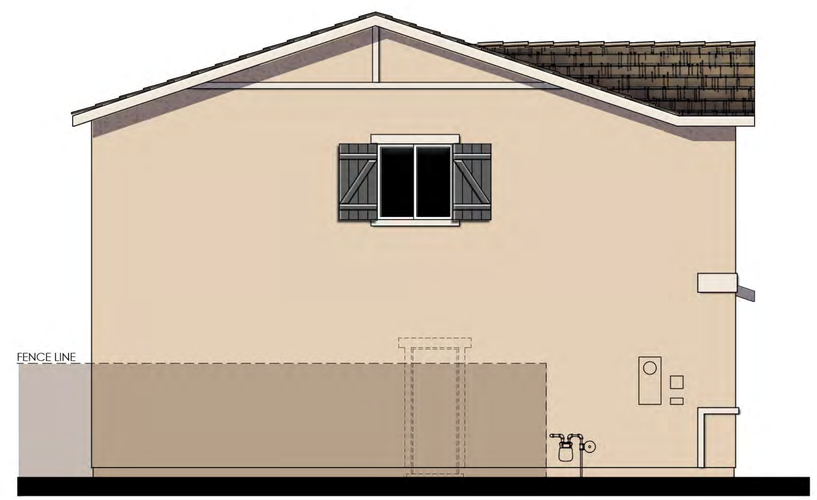

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 6

PLAN 2

CRAFTSMAN "B"- ENHANCED ELEVATION

0 2 4 8 12

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09/09/19
A-15

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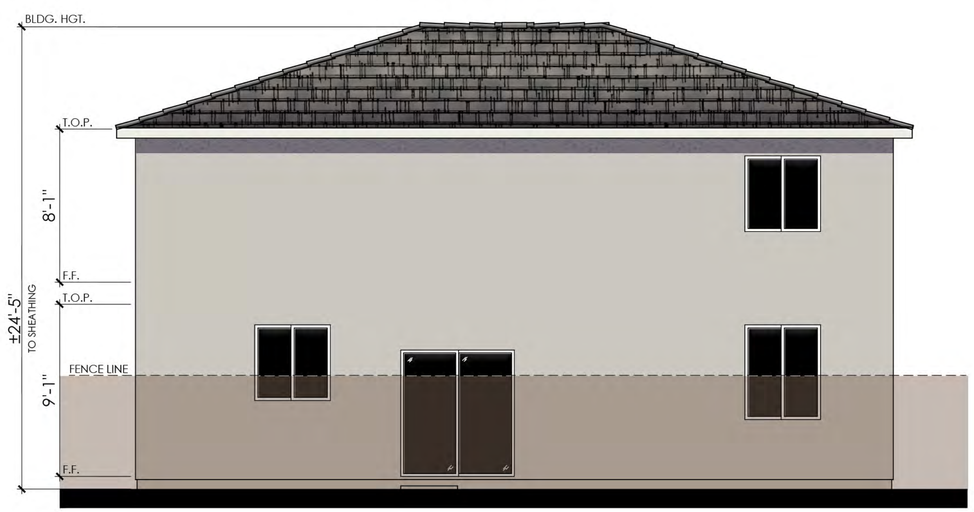
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT



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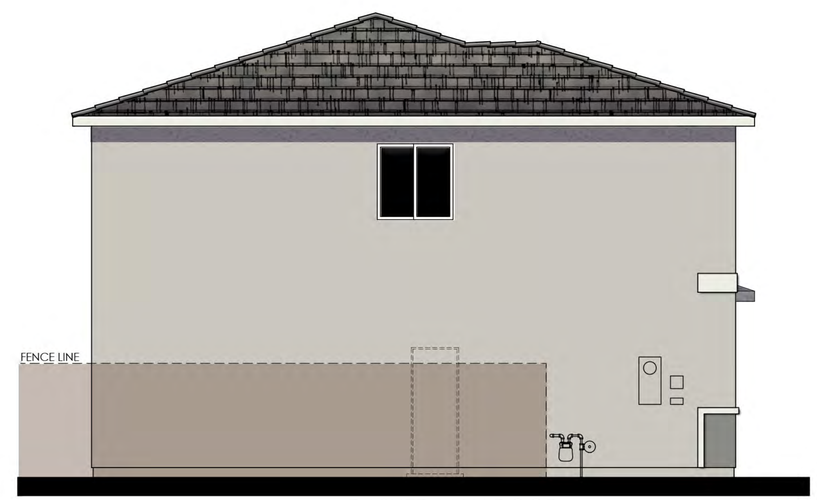

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 9

PLAN 2

TRADITIONAL "C"- ELEVATION

0 2 4 8 12

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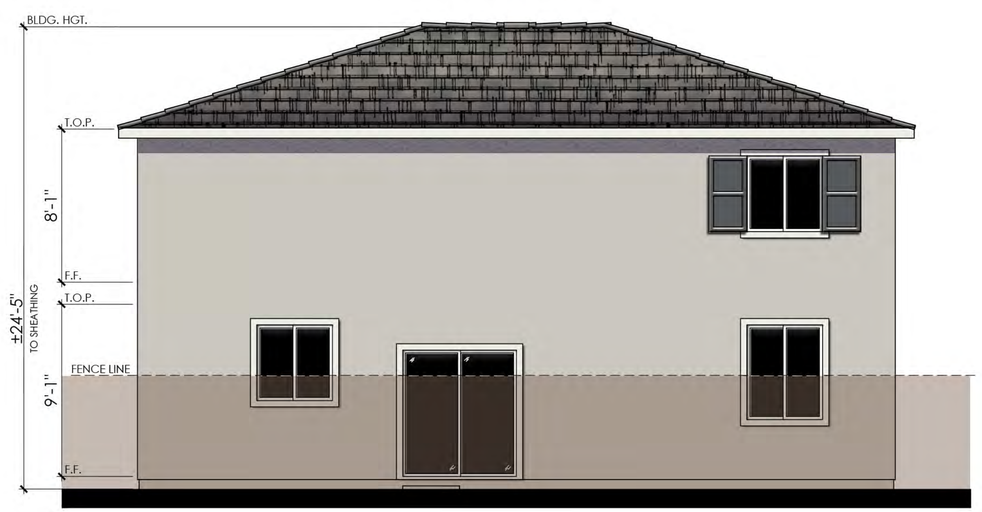
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-16

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#19053

RIGHT



REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 9

PLAN 2

TRADITIONAL "C"- ENHANCED ELEVATION

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-17

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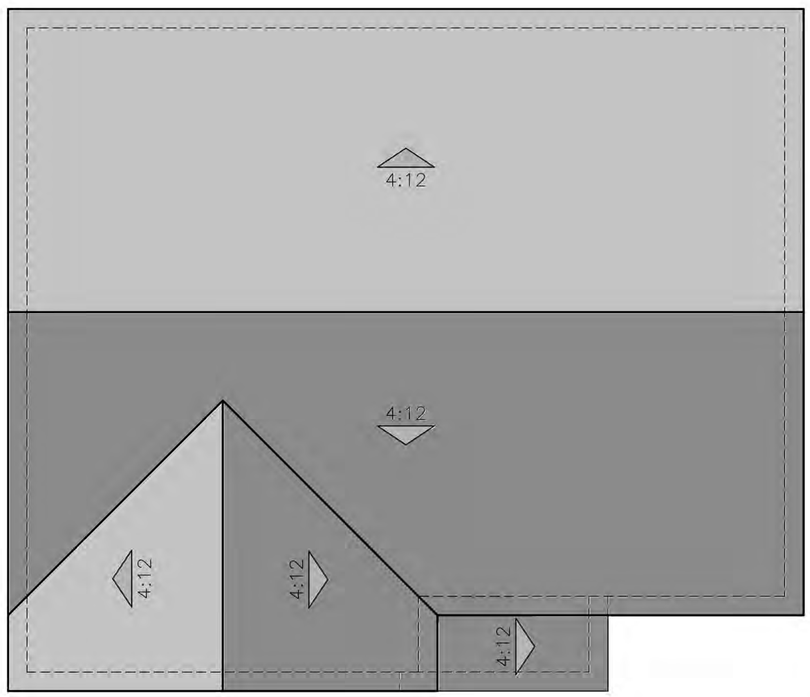
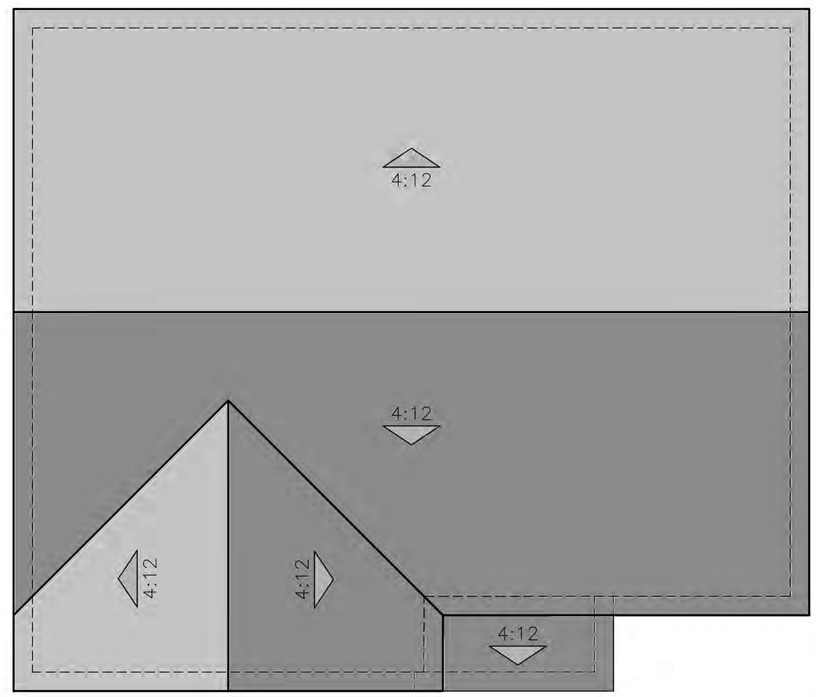
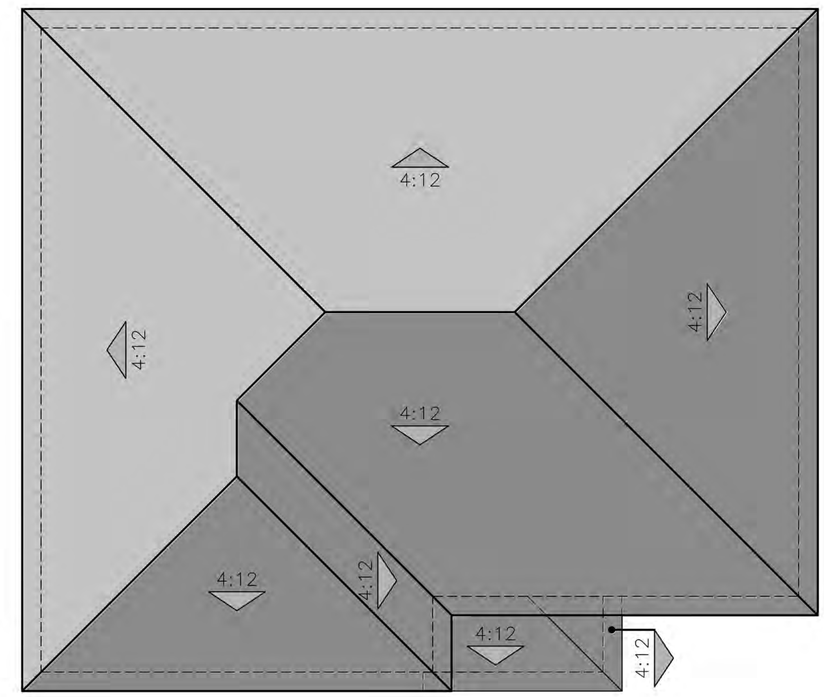


"A" - SPANISH



"B" - CRAFTSMAN



"C" - TRADITIONAL

ROOF PLANS

PLAN 2

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
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09/09/19
A-18

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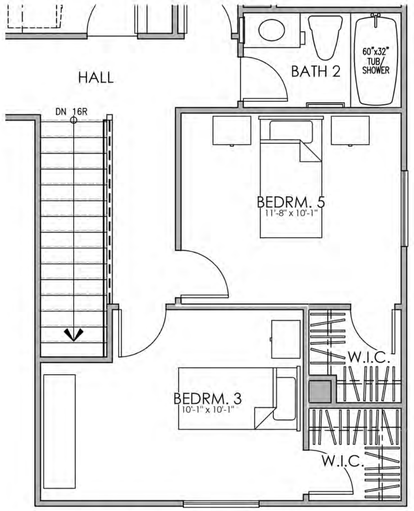
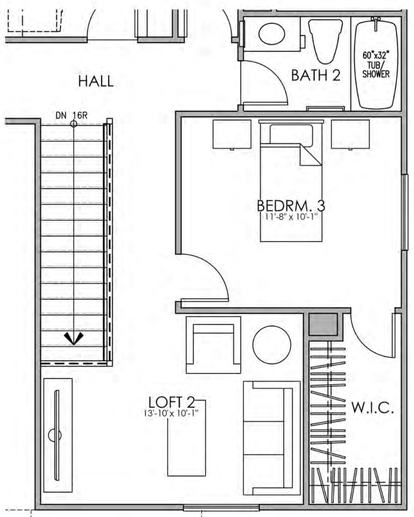
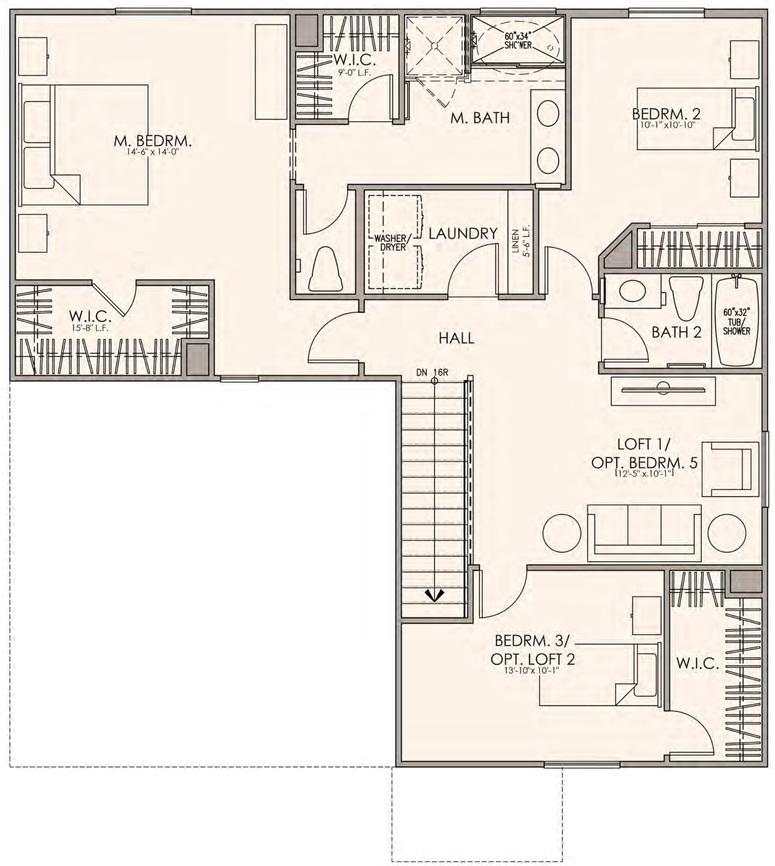


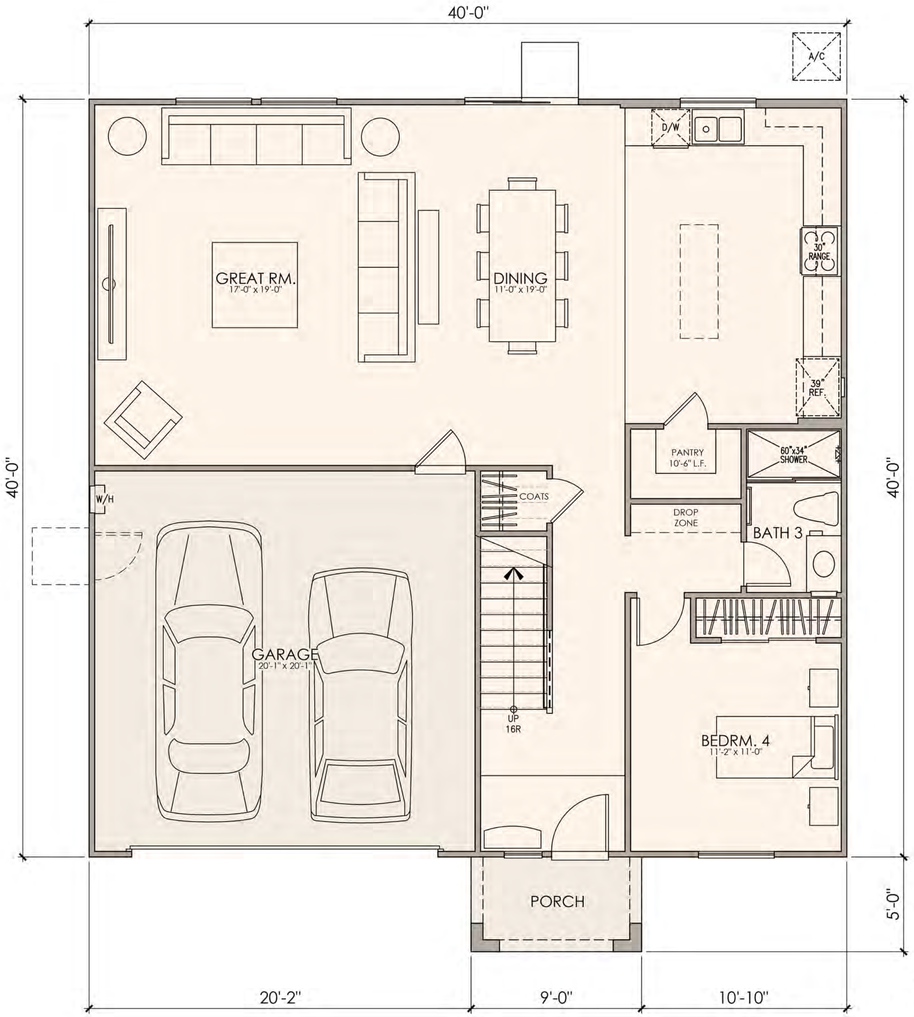
OPT. BEDROOM 5



OPT. LOFT "B"



SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,185 SQ. FT.
SECOND FLOOR AREA	1,137 SQ. FT.
TOTAL DWELLING	2,322 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	415 SQ. FT.
PORCH "A", "B" & "C"	40 SQ. FT.

PLAN 3

4 BEDROOM, 3 BATH, 2 CAR GARAGE, LOFT OPTIONAL BEDROOM 5

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-19

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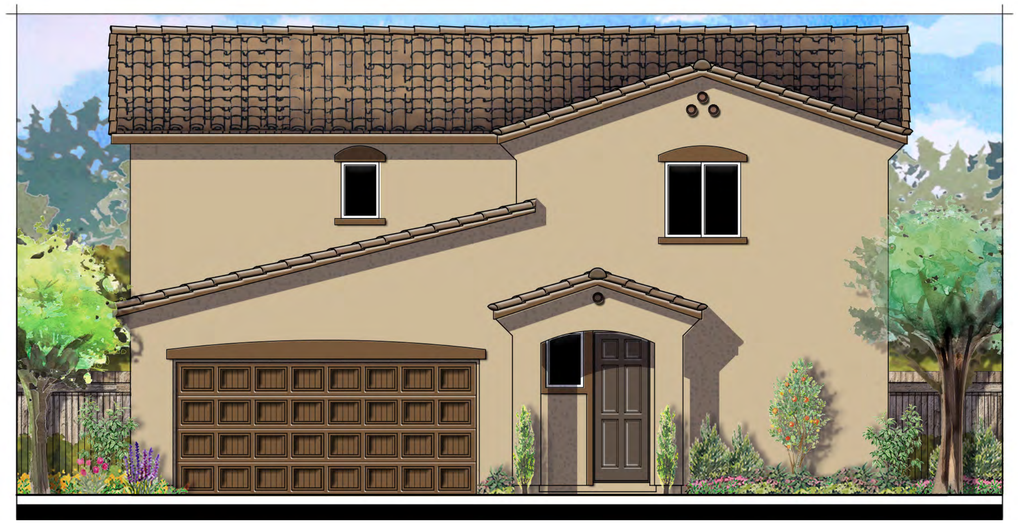
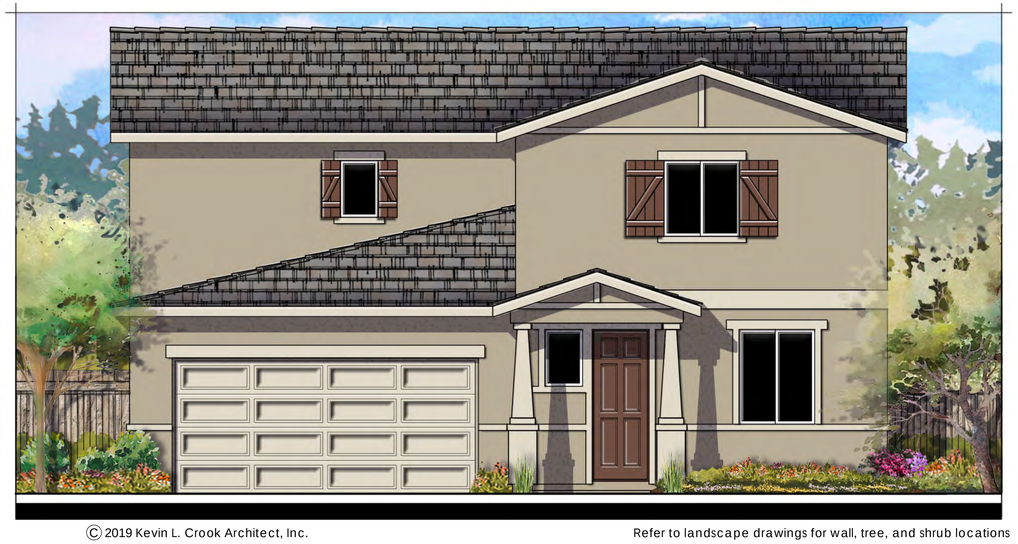
#19053



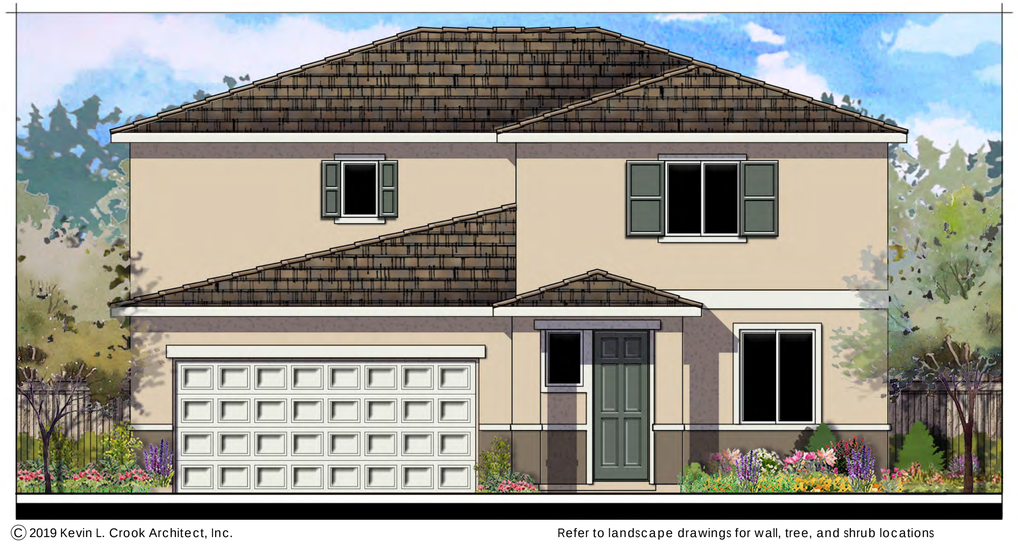
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH



Refer to landscape drawings for wall, tree, and shrub locations

CRAFTSMAN



Refer to landscape drawings for wall, tree, and shrub locations

TRADITIONAL

PLAN 3
FRONT - ELEVATIONS

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
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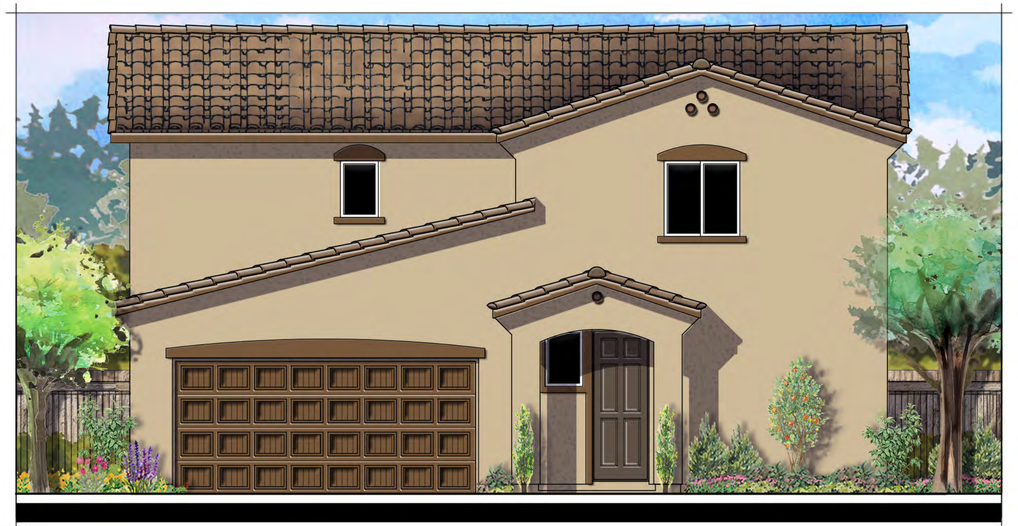
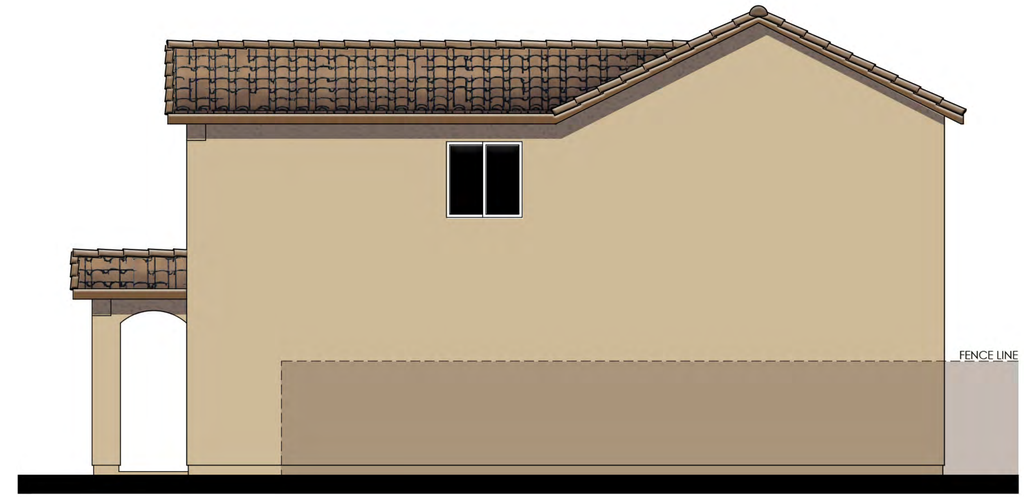


Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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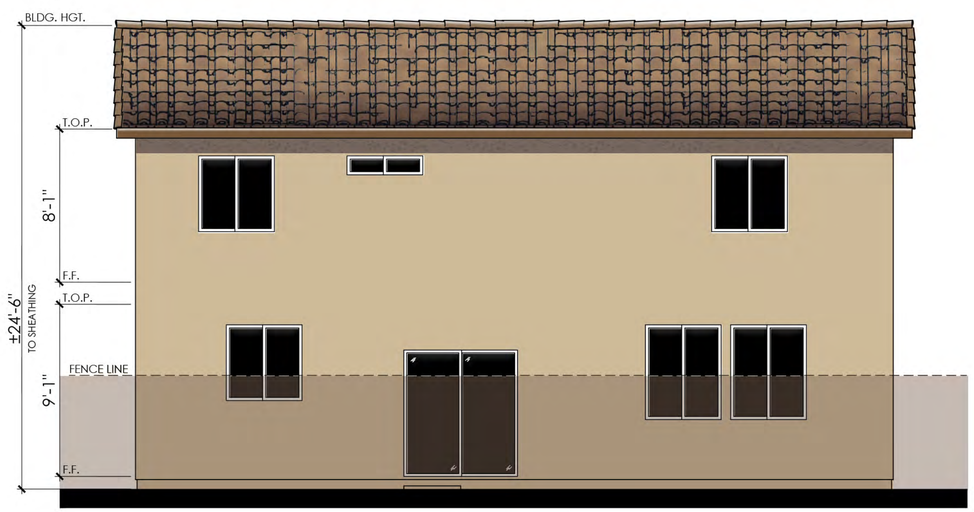

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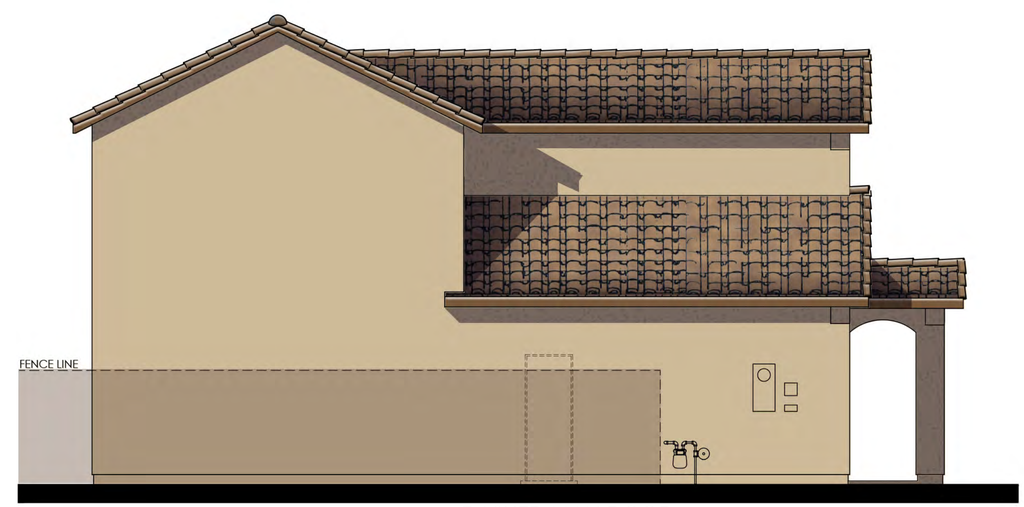

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 1

PLAN 3

SPANISH "A"- ELEVATION

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-21

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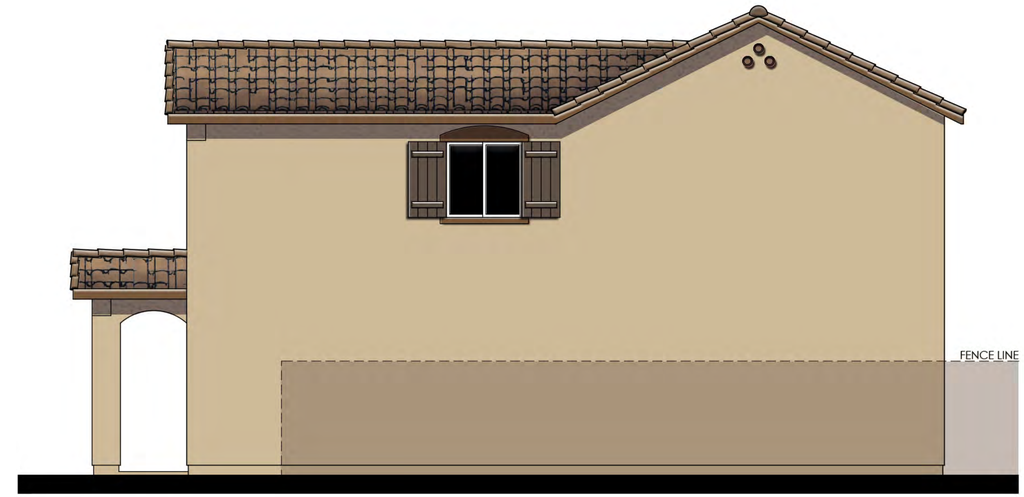
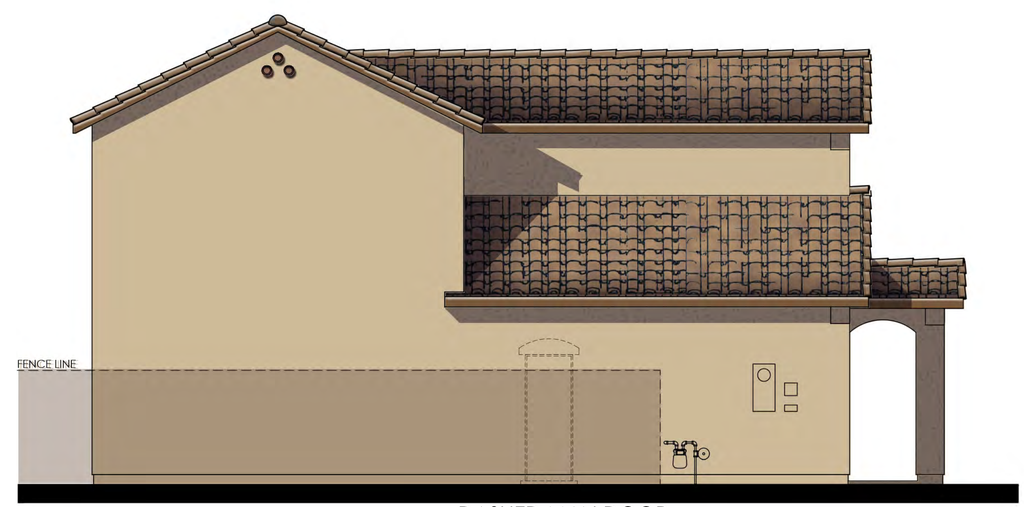
#19053



RIGHT

REAR



DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 1

PLAN 3

SPANISH "A"- ENHANCED ELEVATION

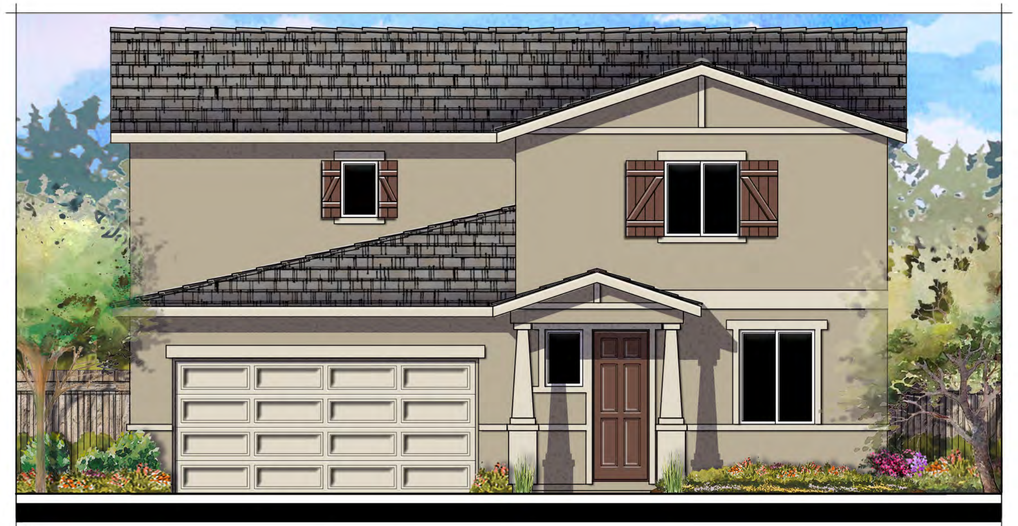
0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

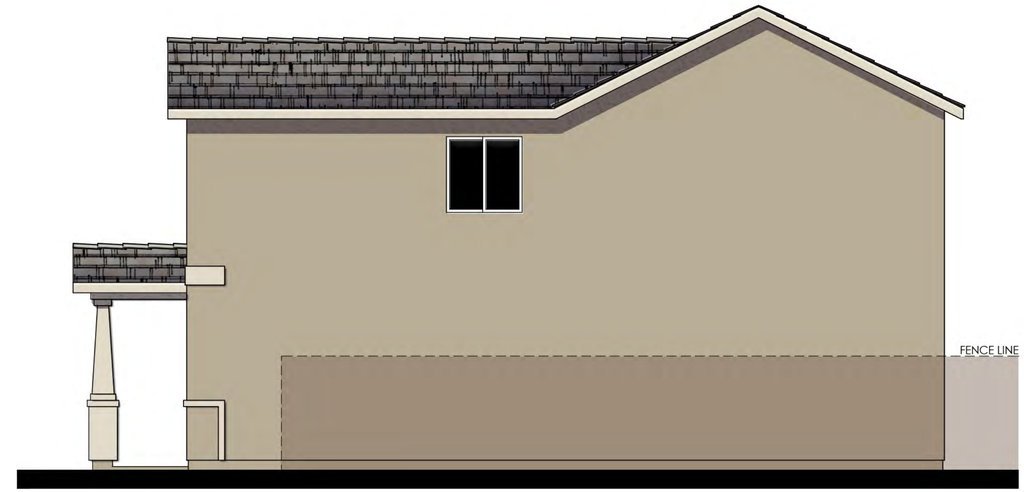
09/09/19
A-22

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#19053



Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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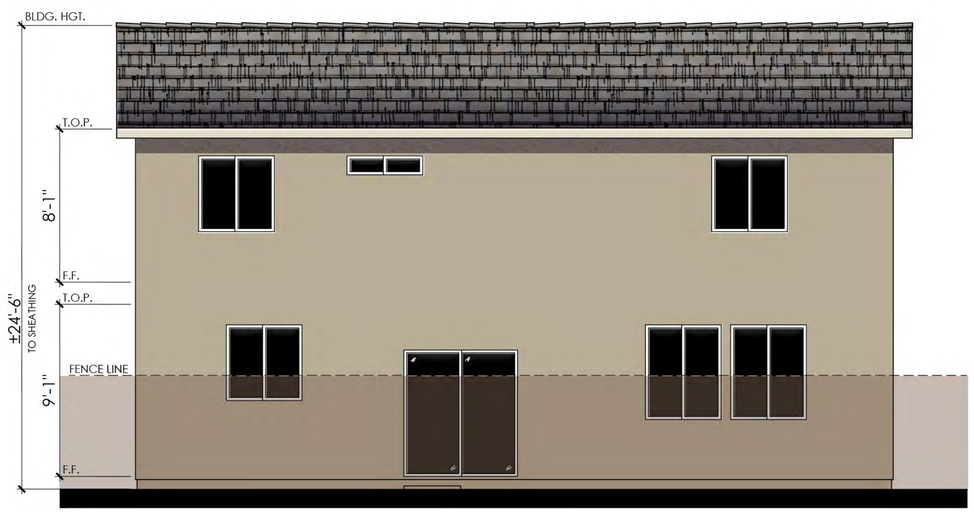


REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 4

PLAN 3

CRAFTSMAN "B"- ELEVATION

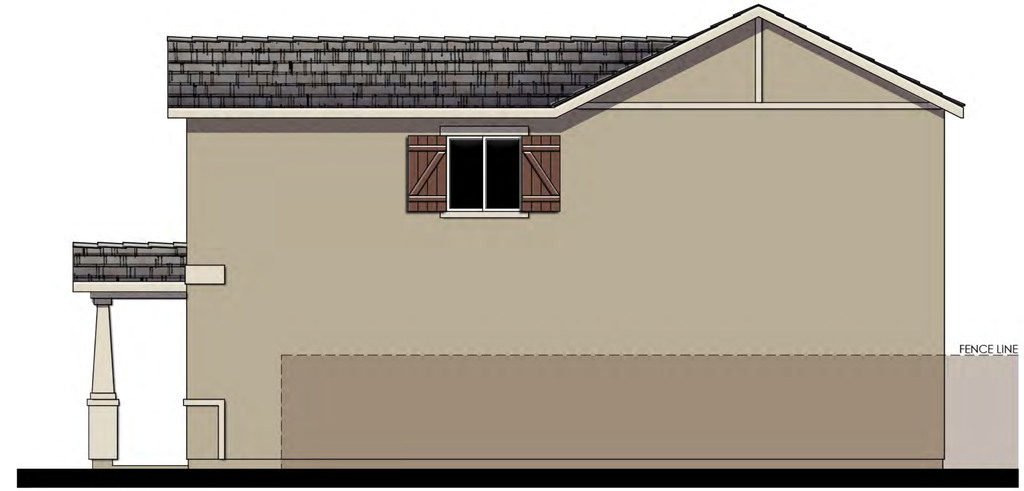
0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-23

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#19053



RIGHT

REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 4

PLAN 3

CRAFTSMAN "B"- ENHANCED ELEVATION

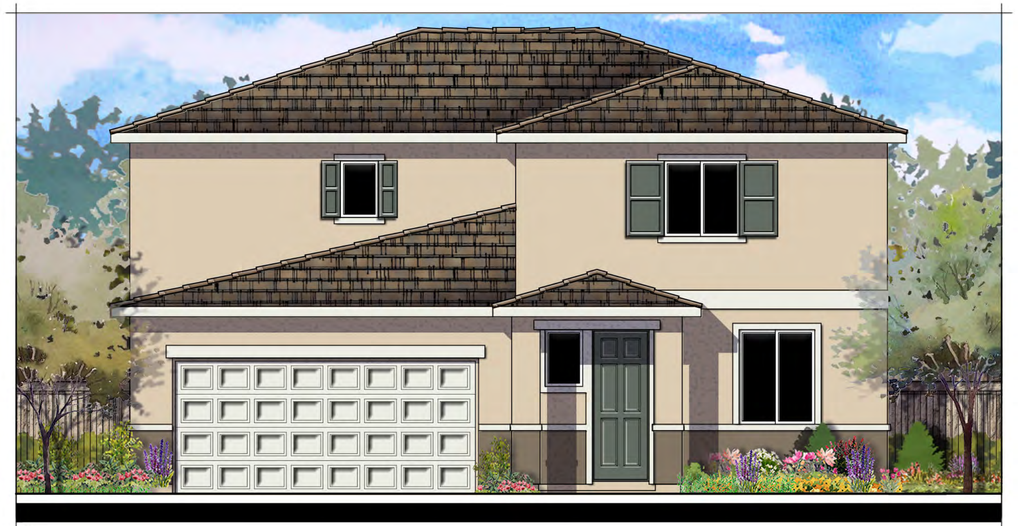
0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

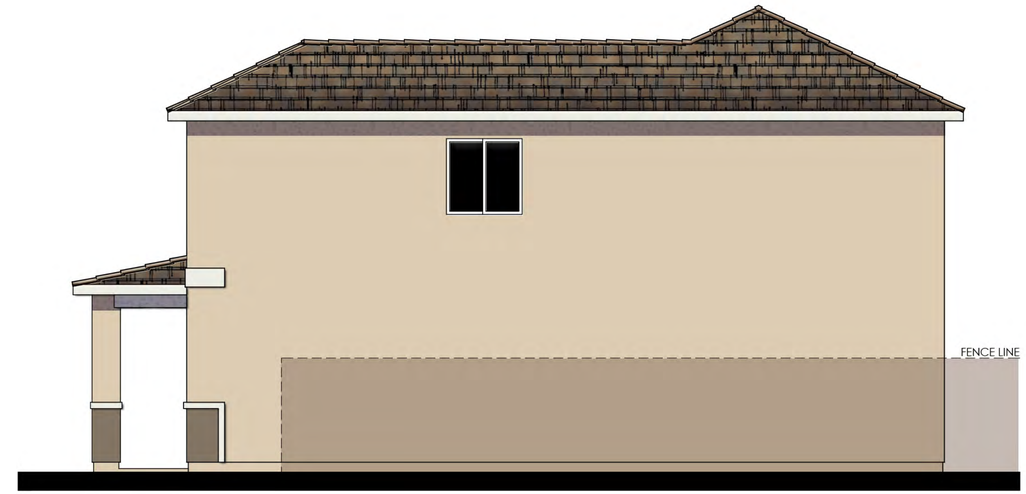
09/09/19
A-24

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#19053



Refer to landscape drawings for wall, tree, and shrub locations

FRONT



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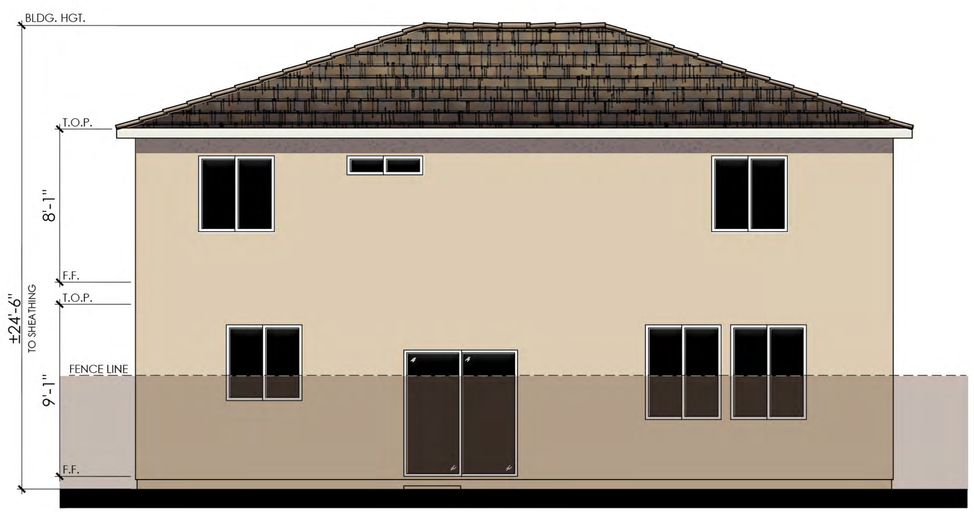

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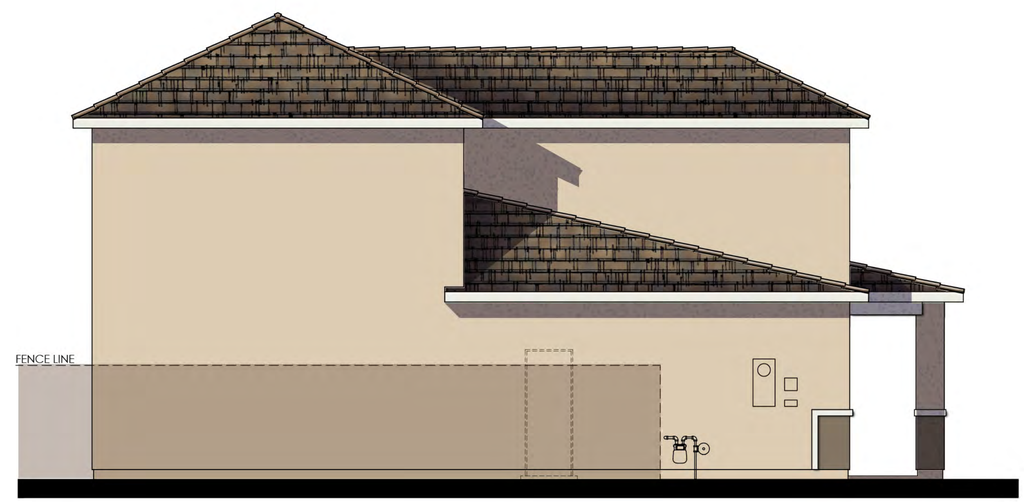

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 7

PLAN 3

TRADITIONAL "C"- ELEVATION

0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

Summerly
Lake Elsinore, CA

09/09/19
A-25

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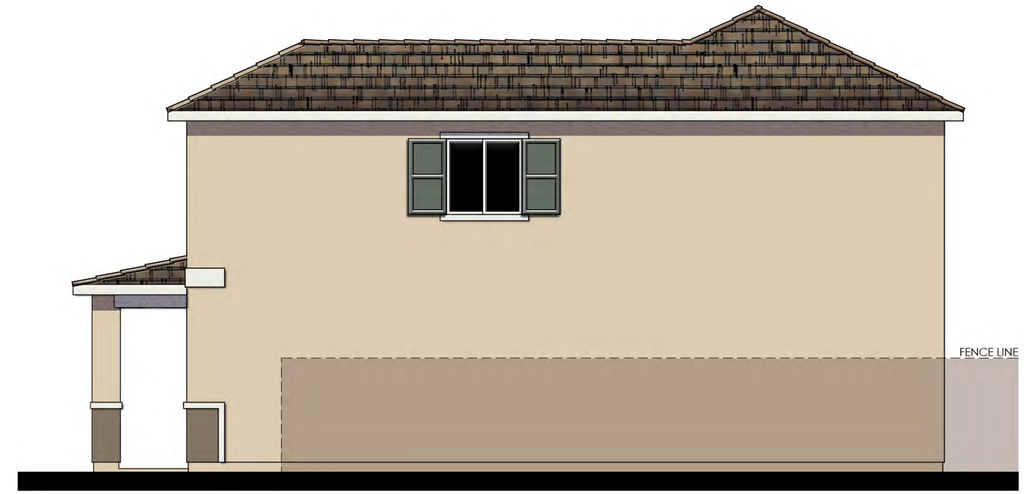
PLANNING + ARCHITECTURE
#19053



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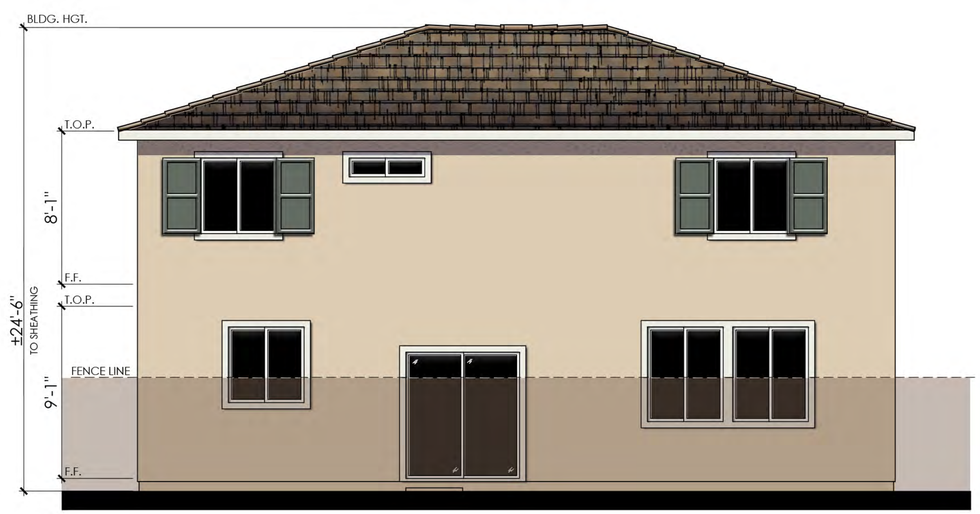


REAR

DASHED MAN DOOR
TO BE OPTIONAL

LEFT

COLOR SCHEME 7

PLAN 3

TRADITIONAL "C"- ENHANCED ELEVATION

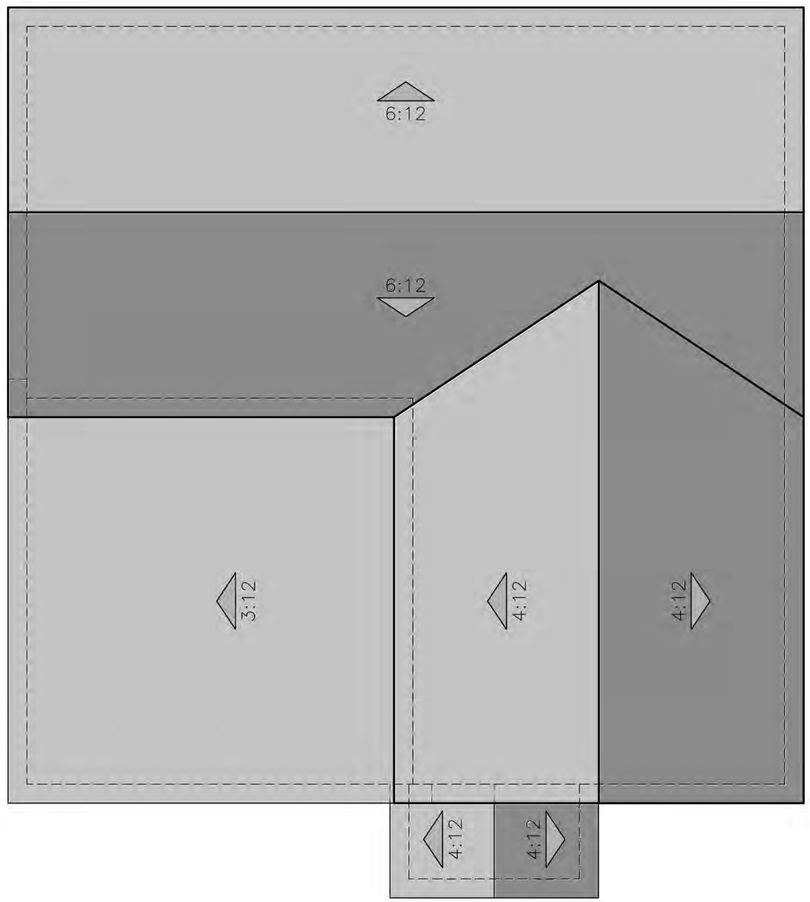
0 2 4 8 12

Woodside Homes
BETTER BY DESIGN

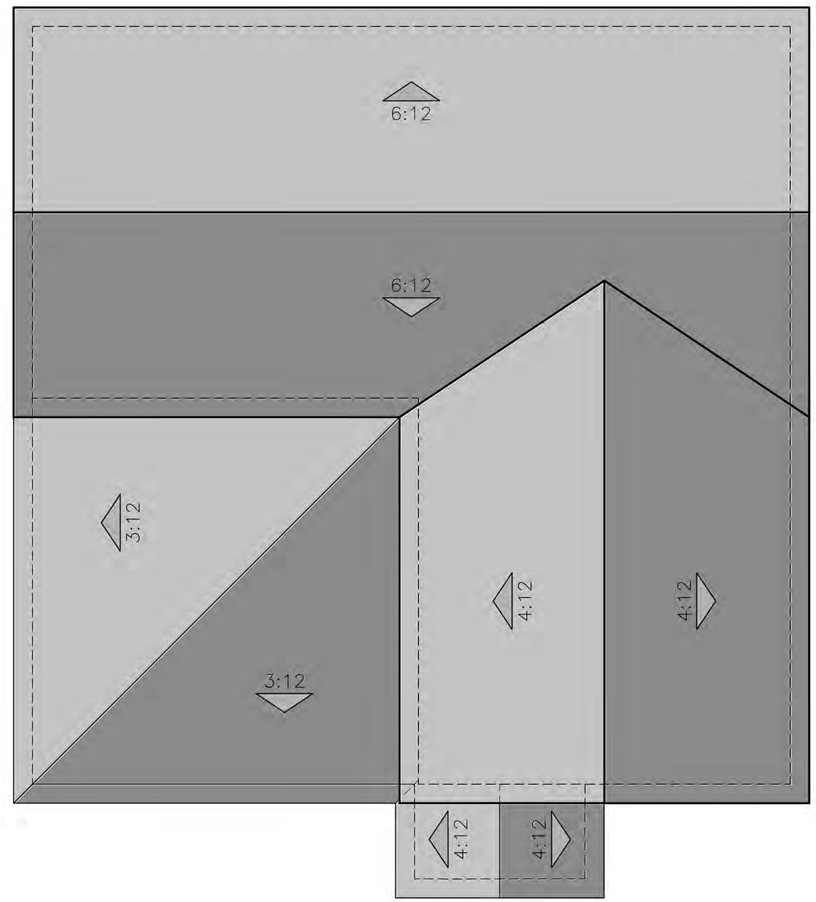
Summerly
Lake Elsinore, CA

09/09/19
A-26

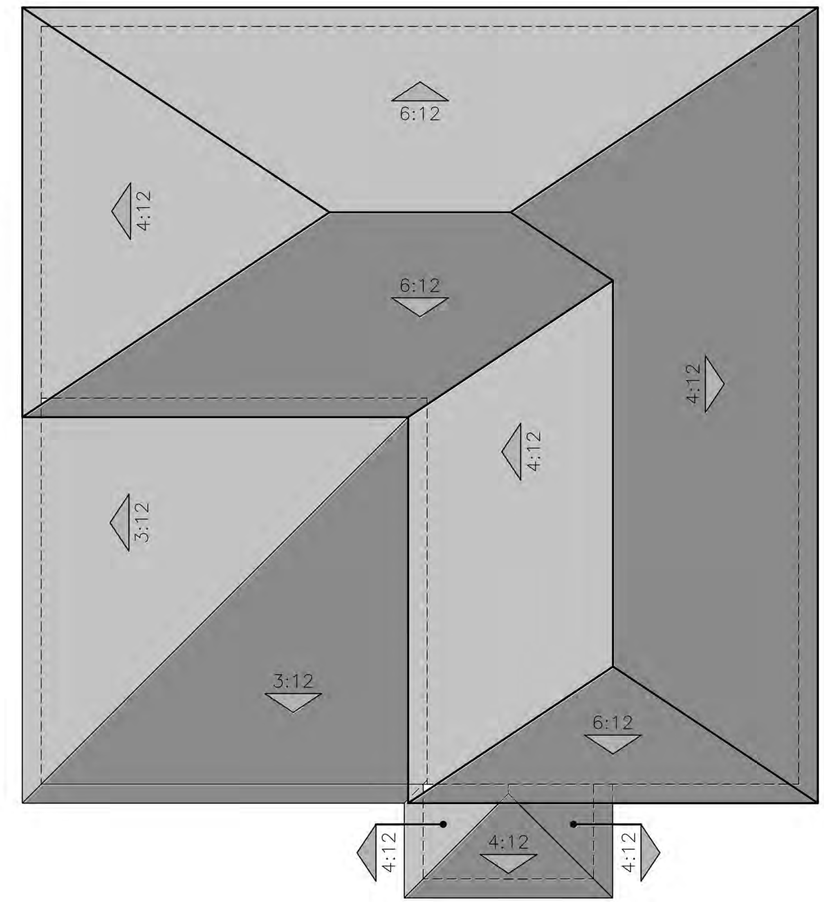
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#19053



"A" - SPANISH



"B" - CRAFTSMAN



"C" - TRADITIONAL

ROOF PLANS

PLAN 3

0 2 4 8 12

SUMMERLY

LAKE ELSINORE, CA

JOB #	19053
CREATED	8/28/19
Client Rev.	9/30/19

"A" ELEVATIONS SPANISH		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO		1558	1501	1624
STUCCO PAINT MATCH**		PPG1098-4 SPICED VINEGAR	PPG1020-1 ATRIUM WT	PPG1023-3 ASHEN
FASCIA / TRIM / GARAGE DOOR		PPG1084.7 MAPLE SYRUP	PPG1085-7 FIG BRANCHES	PPG1076-7 GROUND COFFEE
FRONT DOOR / SHUTTERS		PPG1021-7 CABIN FEVER	PPG1010-7 ZOMBIE	PPG1066-7 BAKED BEAN
CLAY PIPES		PPG16-07 SOUTHERN WOOD	PPG16-07 SOUTHERN WOOD	PPG16-07 SOUTHERN WOOD
ROOF: "S" MALIBU		2702 CALABAR BLEND	2605 SAN BENITO BLEND	SCM8825 CORONA DEL MAR BLD
ROOF: "S" VILLA 900		APPLE BARK *	CASA GRANDE *	GARNET BLEND *

STUCCO:	OMEGA *
PAINT:	PPG PAINTS *
BRICK / STONE:	CORONADO *
ROOF:	EAGLE *
ROOF (ALT):	BORAL *

*** OR BUILDER APPROVED EQUAL**

"B" ELEVATIONS CRAFTSMAN		SCHEME 4	SCHEME 5	SCHEME 6
STUCCO		1596	1605	1510
STUCCO PAINT MATCH**		PPG14-27 TRUE KHAKI	PPG14-32 OSTRICH FEATHER	PPG1078-3 COMFORT
FASCIA / TRIM / GARAGE DOOR		PPG1024-2 ANTIQUE WHITE	PPG1022-1 HOURGLASS	PPG1084-1 SUGAR SOAP
FRONT DOOR / SHUTTERS		PPG1061-7 BIGFOOT	PPG1009-7 LICORICE	PPG1001-6 KNIGHT'S ARMOR
ROOF: (SHAKE)		8802 NANTUCKET BLEND	5808 TOMBSTONE BLEND	5671 VILLAGE BLEND
ROOF: (SHAKE)		SMOKEY TOPAZ *	DESERT BREEZE *	TOFFEE *

"C" ELEVATIONS TRADITIONAL		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO		1509	1502	1565
STUCCO PAINT MATCH**		PPG1085-3 SRSLY SAND	PPG1096-1 INSTANT RELIEF	PPG1006-3 EARLY EVENING
SECONDARY STUCCO		PPG1023-6 CLAM SHELL	PPG1024-6 PATCHES	PPG1010-5 DOWNPOUR
FASCIA / TRIM / GARAGE DOOR		PPG1006-1 GYPSUM	PPG1006-1 GYPSUM	PPG1006-1 GYPSUM
FRONT DOOR / SHUTTERS		PPG1033-6 GUNMETAL GRAY	PPG16-07 SOUTHERN WOOD	PPG1010-7 ZOMBIE
ROOF: (SLATE)		4671 VILLAGE BLEND	4687 BROWN GRAY RANGE	4697 SLATE RANGE
ROOF: (SLATE)		LA TERRA *	CHARCOAL BRW BLD *	CHARCOAL BLEND *

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

SIDE AND REAR ELEVATIONS TO RECEIVE SAME TREATMENT AS FRONT ELEVATIONS

** FOR PHOTOSHOP USE ONLY, DO NOT USE IN THE FIELD

Written Color Schemes

SPANISH
SCHEME #1

Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

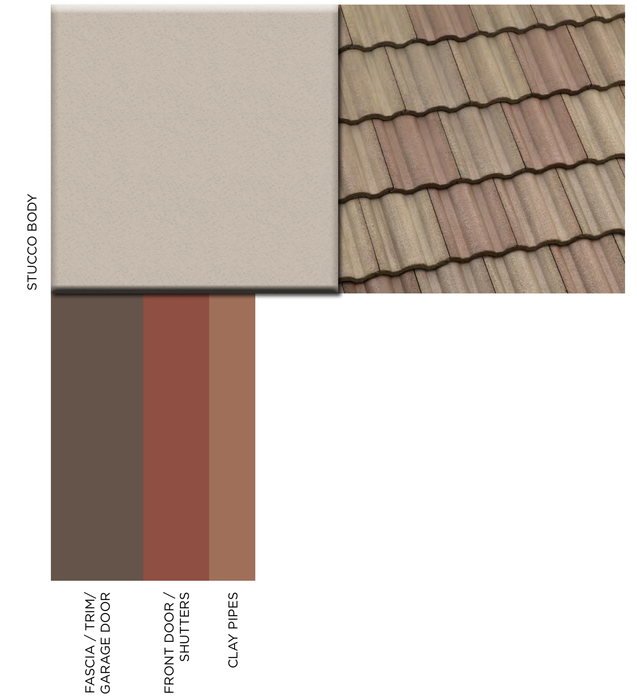
SPANISH
SCHEME #2

Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SPANISH
SCHEME #3



Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

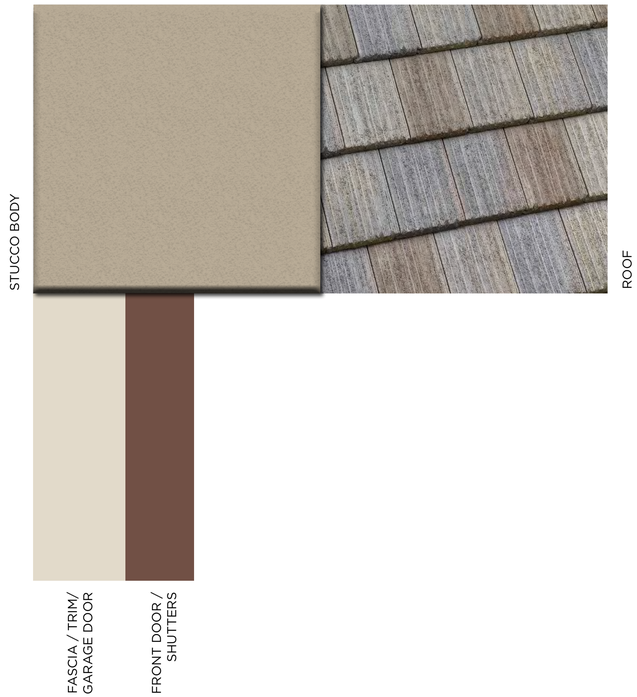
SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

Color Boards - Spanish

CRAFTSMAN
SCHEME #4



Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #5

Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CRAFTSMAN
SCHEME #6

Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

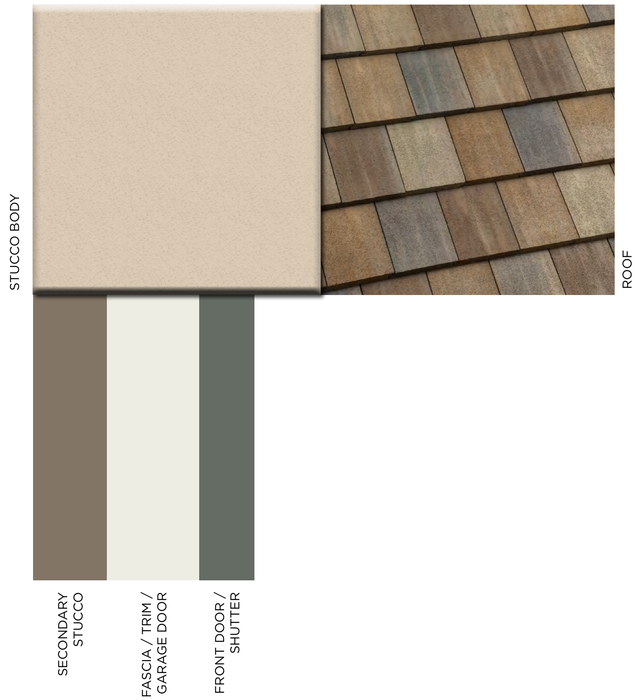
SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

Color Boards - Craftsman

TRADITIONAL
SCHEME #7



Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

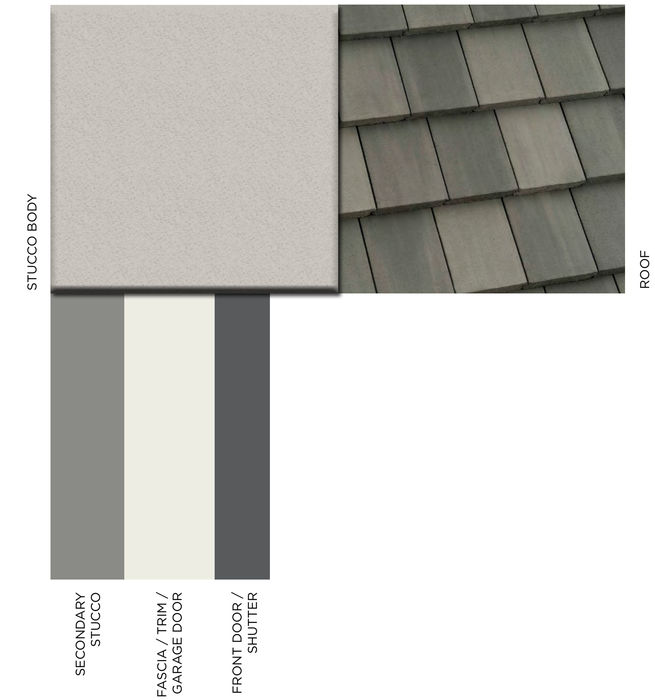
TRADITIONAL
SCHEME #8

Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

TRADITIONAL
SCHEME #9



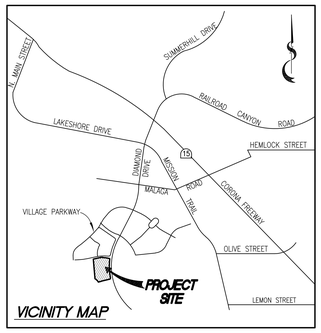
Woodside Homes
BETTER BY DESIGN
#19053
SEP 4, 2019

SUMMERLY
LAKE ELSINORE, CA

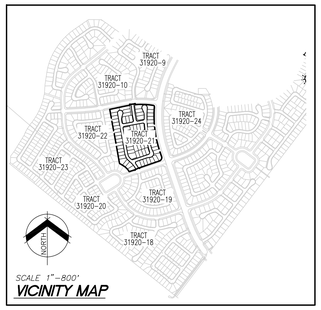
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIALS BOARDS FOR ACTUAL COLORS.

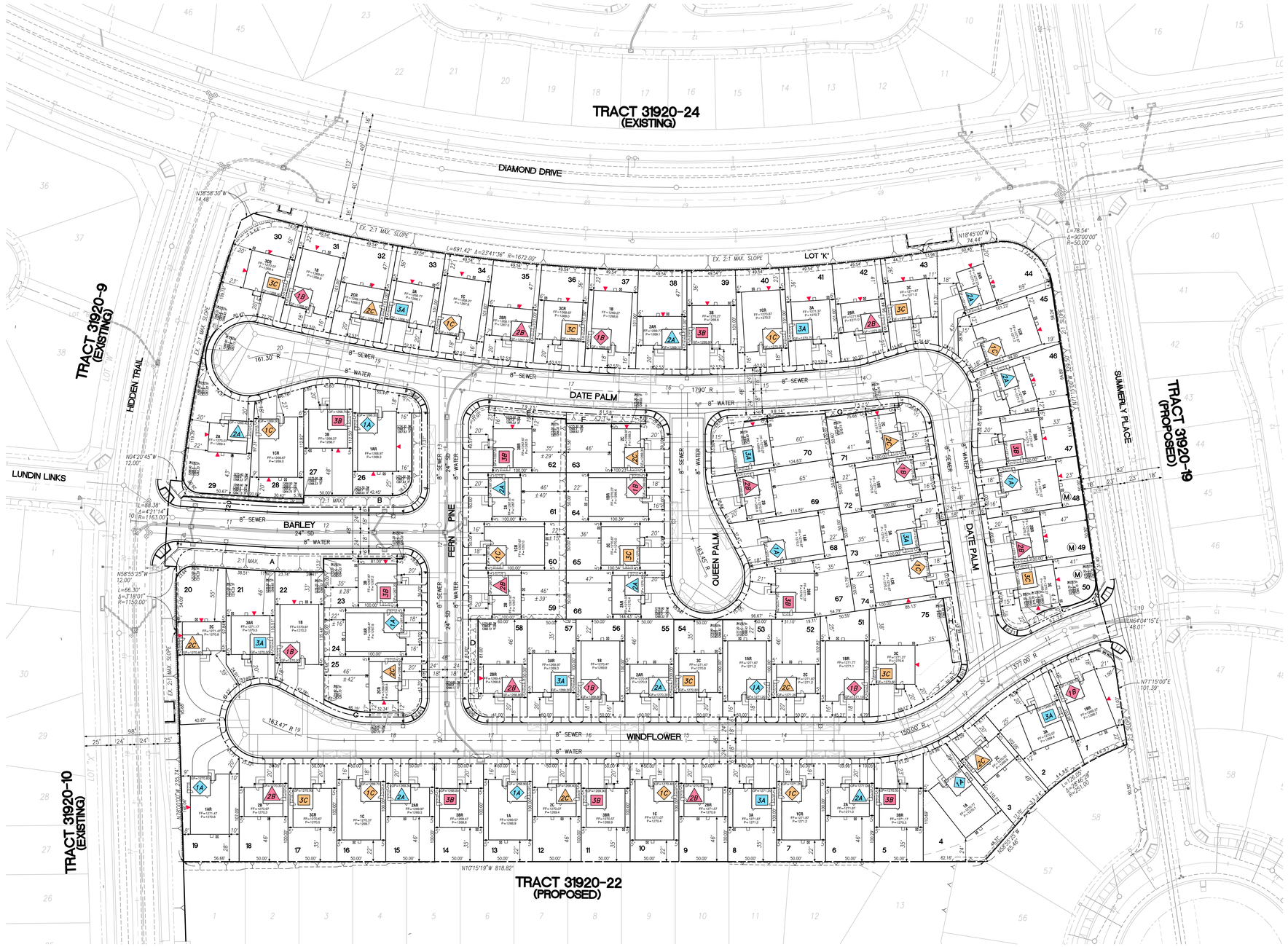
Color Boards - Traditional



VICINITY MAP



SCALE 1"=800'
VICINITY MAP



LOT SUMMARY

LOT NO.	PLAN TYPE	GROSS LOT AREA	PAD AREA	TOTAL PLAN TYPE	PLAN FOOTPRINT AREA (W/GARAGE)	% COVERAGE (W/FOOTPRINT & GARAGE)
1	1B	5935	5765	2,429	2,429	40.9
2	3A	6296	6133	2,777	1,640	26.0
3	2C	5234	5104	2,476	1,278	24.4
4	1A	7658	7392	2,429	2,429	31.7
5	3B	5210	5210	2,777	1,640	31.5
6	2A	5001	5001	2,476	1,278	25.6
7	1C	5000	5000	2,429	2,429	48.6
8	3A	5000	5000	2,777	1,640	32.8
9	2B	5000	5000	2,476	1,278	25.6
10	1C	5000	5000	2,429	2,429	48.6
11	3B	5000	5000	2,777	1,640	32.8
12	2C	5000	5000	2,476	1,278	25.6
13	1A	5000	5000	2,429	2,429	48.6
14	3B	5000	5000	2,777	1,640	32.8
15	2A	5000	5000	2,476	1,278	25.6
16	1C	5000	5000	2,429	2,429	48.6
17	3C	5000	5000	2,777	1,640	32.8
18	2B	5055	5055	2,476	1,278	25.3
19	1A	7829	7829	2,429	2,429	31.0
20	2C	8029	8029	2,476	1,278	15.9
21	3A	5524	5524	2,777	1,640	29.7
22	1B	6132	6132	2,429	2,429	39.6
23	3B	5018	4707	2,777	1,640	32.7
24	1A	5000	4711	2,429	2,429	48.6
25	2C	5476	5189	2,476	1,278	23.3
26	1A	6529	6369	2,429	2,429	37.2
27	3B	5663	5663	2,777	1,640	29.0
28	1C	5562	5562	2,429	2,429	43.7
29	2A	7038	7038	2,476	1,278	18.2
30	3C	7229	6455	2,777	1,640	22.7
31	1B	5155	4857	2,429	2,429	47.1
32	2C	5155	4857	2,476	1,278	24.8
33	3A	5155	4757	2,777	1,640	31.8
34	1C	5155	4757	2,429	2,429	47.1
35	2B	5155	4857	2,476	1,278	24.8
36	3C	5155	4857	2,777	1,640	31.8
37	1B	5155	4857	2,429	2,429	47.1
38	2A	5155	4857	2,476	1,278	24.8
39	3B	5155	4857	2,777	1,640	31.8
40	1C	5155	4857	2,429	2,429	47.1
41	3A	5155	4857	2,777	1,640	31.8
42	2B	5035	4737	2,476	1,278	25.4
43	3C	5003	4653	2,777	1,640	32.8
44	2A	7478	6641	2,476	1,278	17.1
45	1C	5871	5871	2,429	2,429	41.4
46	2A	5210	5210	2,476	1,278	24.5
47	3B	5055	5055	2,777	1,640	32.4
48	1A	5000	5000	2,429	2,429	48.6
49	2B	5064	5064	2,476	1,278	25.2
50	3C	5732	5732	2,777	1,640	28.6
51	1B	5328	5328	2,429	2,429	45.6
52	2C	5027	5027	2,476	1,278	25.4
53	1A	5000	5000	2,429	2,429	48.6
54	3C	5000	5000	2,777	1,640	32.8
55	2A	5000	5000	2,476	1,278	25.6
56	1B	5000	5000	2,429	2,429	48.6
57	3A	5000	5000	2,777	1,640	32.8
58	2B	5113	5113	2,476	1,278	25.0
59	3C	5000	4244	2,777	1,640	32.8
60	1B	5000	4648	2429	2429	48.6
61	2A	5000	4679	2476	1278	25.6
62	3B	5919	5490	2777	1640	27.7
63	2C	5081	4945	2476	1278	25.2
64	1B	5016	5016	2429	2429	48.4
65	3C	5023	5023	2777	1640	32.6
66	2A	5443	5443	2476	1278	23.5
67	3B	6197	6197	2476	1278	20.6
68	1A	5311	5299	2476	1278	24.1
69	2B	6081	5979	2476	1278	21.0
70	3A	6610	5766	2777	1640	24.8
71	2C	5000	5000	2476	1278	25.6
72	1B	5000	5000	2476	1278	25.6
73	3A	5000	5000	2476	1278	25.6
74	1C	5000	5000	2476	1278	25.6
75	3C	8672	8672	2777	1640	18.9

EARTHWORK QUANTITIES

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

UTILITIES

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

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

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

GAS
THE GAS COMPANY
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CABLE
TIME WARNER CABLE
53017 CRESSIDA STREET
LAKE ELSINORE, CA. 92530

TELEPHONE
VERIZON CALIFORNIA
1-800-483-3000

SCHOOL DISTRICT

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

LAND USE

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

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOT 24 AND A PORTION OF LOT "CCC" OF TR. NO. 31920-1, PER MAP FILED IN BOOK 394 OF MAPS, AT PAGES 41 THROUGH 51, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE SUMMARY

GROSS: 13.01 ACRES
NET: 13.01 ACRES

LOT SUMMARY

NO. OF SF RESIDENTIAL LOTS:	75
MIN. LOT AREA:	5,000 SF
MAX. LOT AREA:	8,672 SF
AVG. LOT SIZE:	5,484 SF
GROSS ACREAGE:	13.01 AC
NET ACREAGE:	13.01 AC
GROSS DENSITY:	5.8 DU/AC
NET DENSITY:	5.8 DU/AC

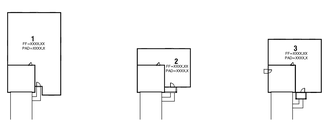
DATE PREPARED: AUGUST 1, 2019

LEGEND

- ℄ — CENTERLINE
- FF — FINISH FLOOR
- FS — FINISH SURFACE
- FL — FLOW LINE
- GF — GARAGE FLOOR
- P — PAD ELEVATION
- PL — PROPERTY LINE
- HP — HIGH POINT
- MH — MANHOLE
- RW — RIGHT-OF-WAY
- TC — TOP OF CURB
- — DIRECTION OF FLOW
- ⊠ — AIR CONDITIONING PAD
- 61 — LOT NUMBER
- LOT 'A' — H.O.A. MAINTAINED LANDSCAPED OPEN SPACE
- ▶ — ENHANCED ELEVATION
- — PROPOSED 8" WATER LINE
- — PROPOSED 8" SEWER LINE
- — PROPOSED STORM DRAIN LINE
- — EXISTING STORM DRAIN LINE
- — PROPSOED FIRE HYDRAINT
- — PROPOSED STREET LIGHT
- — PROPOSED DRIVEWAY DEPRESSION
- — EXISTING PREIMETER BLOCK WALL
- — PROPOSED RETAINING WALL
- — SLOPE
- — PROPOSED STREET PARKING SPACE
- Ⓜ — MODELSITE

ELEVATION SYMBOL LEGEND

- 1A PLAN 1A, 2A PLAN 2A, 3A PLAN 3A
- 1B PLAN 1B, 2B PLAN 2B, 3B PLAN 3B
- 1C PLAN 1C, 2C PLAN 2C, 3C PLAN 3C



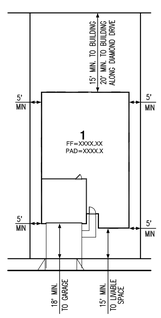
PLAN 1
(25 UNITS)
1-STORY
1ST FLOOR: 1,989 SF
GARAGE: 417 SF
PORCH: 23 SF
TOTAL: 2,429 SF
TOTAL FOOTPRINT: 2,429 SF

PLAN 2
(25 UNITS)
2-STORY
1ST FLOOR: 826 SF
2ND FLOOR: 1,198 SF
SUBTOTAL: 2,024 SF
GARAGE: 416 SF
PORCH: 36 SF
TOTAL: 2,476 SF
TOTAL FOOTPRINT: 1,278 SF

PLAN 3
(25 UNITS)
2-STORY
1ST FLOOR: 1,185 SF
2ND FLOOR: 1,137 SF
SUBTOTAL: 2,322 SF
GARAGE: 415 SF
PORCH: 40 SF
TOTAL: 2,777 SF
TOTAL FOOTPRINT: 1,640 SF

PROPOSED PLAN FOOTPRINTS

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



TYPICAL LOT DETAIL

NTS

PARKING SPACES

PLAN TYPE	# OF UNITS	# OF COVERED (GARAGE) SPACES	# OF OPEN SPACES (DRIVEWAY)	TOTAL
1	25	50	50	100
2	25	50	50	100
3	25	50	50	100
TOTAL	75	150	150	300

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

PLAN SUMMARY

PLAN NO.	NO. OF BLDGS.	PERCENT %
1	25	33.3%
2	25	33.3%
3	25	33.3%
TOTAL	75	100%

PLAN ELEVATION SUMMARY

ELEVATION TYPE	PLAN 1	PLAN 2	PLAN 3	SUBTOTAL	PERCENT %
(A)	8	9	8	25	33.3%
(B)	8	8	9	25	33.3%
(C)	9	8	8	25	33.3%
TOTAL	25	25	25	75	100%

PROVIDED PARKING SPACES

COVERED SPACES	
GARAGES	150
UNCOVERED SPACES	
DRIVEWAYS	150
ON-STREET	94
TOTAL	394
AVERAGE PER UNIT	5

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

APN

371-040-015-9 AND 371-040-NOT ASSESSED

APPLICANT/DEVELOPER

WOODSIDE HOMES
11870 Pierce Street, Suite 250 Riverside, CA 92505
Phone (951) 710-1900 Fax (951) 688-8681

OWNER

WOODSIDE 05S, L.P.
11870 PIERCE STREET, SUITE 250
RIVERSIDE, CA 92505
TEL: (949) 939-9564
ATTN: MICHAEL JAGELS

PREPARED BY:

MDS CONSULTING
MORSE SCHULTZ
27201 Puerta Real, Suite 350
Mission Viejo, CA 92691
Voice: 949-220-0825
FAX: 949-220-0828
PLANNERS ENGINEERS SURVEYORS

ED LENTH R.C.E. 052496

TRACT NO. 31920-21
SUMMERLY 21 AT EASTLAKE
SITE PLAN

CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN - TR 31920-21

Date	By	App'd	REVISIONS

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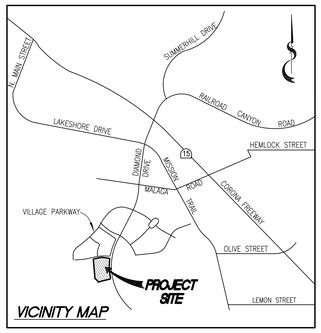
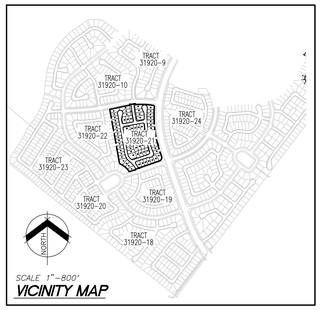


VICINITY MAP



SCALE 1"=800'

VICINITY MAP

LEGEND

℄	CENTERLINE
FF	FINISH FLOOR
FS	FINISH SURFACE
FL	FLOW LINE
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P	PAD ELEVATION
PL	PROPERTY LINE
HP	HIGH POINT
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	PROPOSED RETAINING WALL
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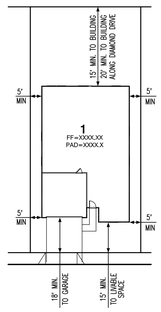

TYPICAL LOT DETAIL

NTS

EARTHWORK QUANTITIES

NOTE:
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31315 CHANEY STREET
LAKE ELSINORE, CA. 92530

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

TELEPHONE
VERIZON CALIFORNIA
1-800-483-3000

SCHOOL DISTRICT

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

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EXISTING ZONING:	EAST LAKE SPECIFIC PLAN / LDR
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	EAST: SF RESIDENTIAL / EXISTING
	SOUTH: SF RESIDENTIAL / PROPOSED
	WEST: SF RESIDENTIAL / PROPOSED

LEGAL DESCRIPTION

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ACREAGE SUMMARY

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NET: 13.01 ACRES

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DATE PREPARED:AUGUST 1, 2019

APN

371-040-015-9 AND 371-040-NOT ASSESSED

APPLICANT/DEVELOPER

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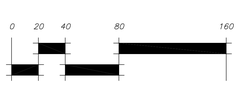
ED LENTH R.C.E. 052496



Date	By	App'd	REVISIONS

TRACT NO. 31920-21
SUMMERLY 21 AT EASTLAKE
PRELIMINARY GRADING PLAN
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN - TR. 31920-21

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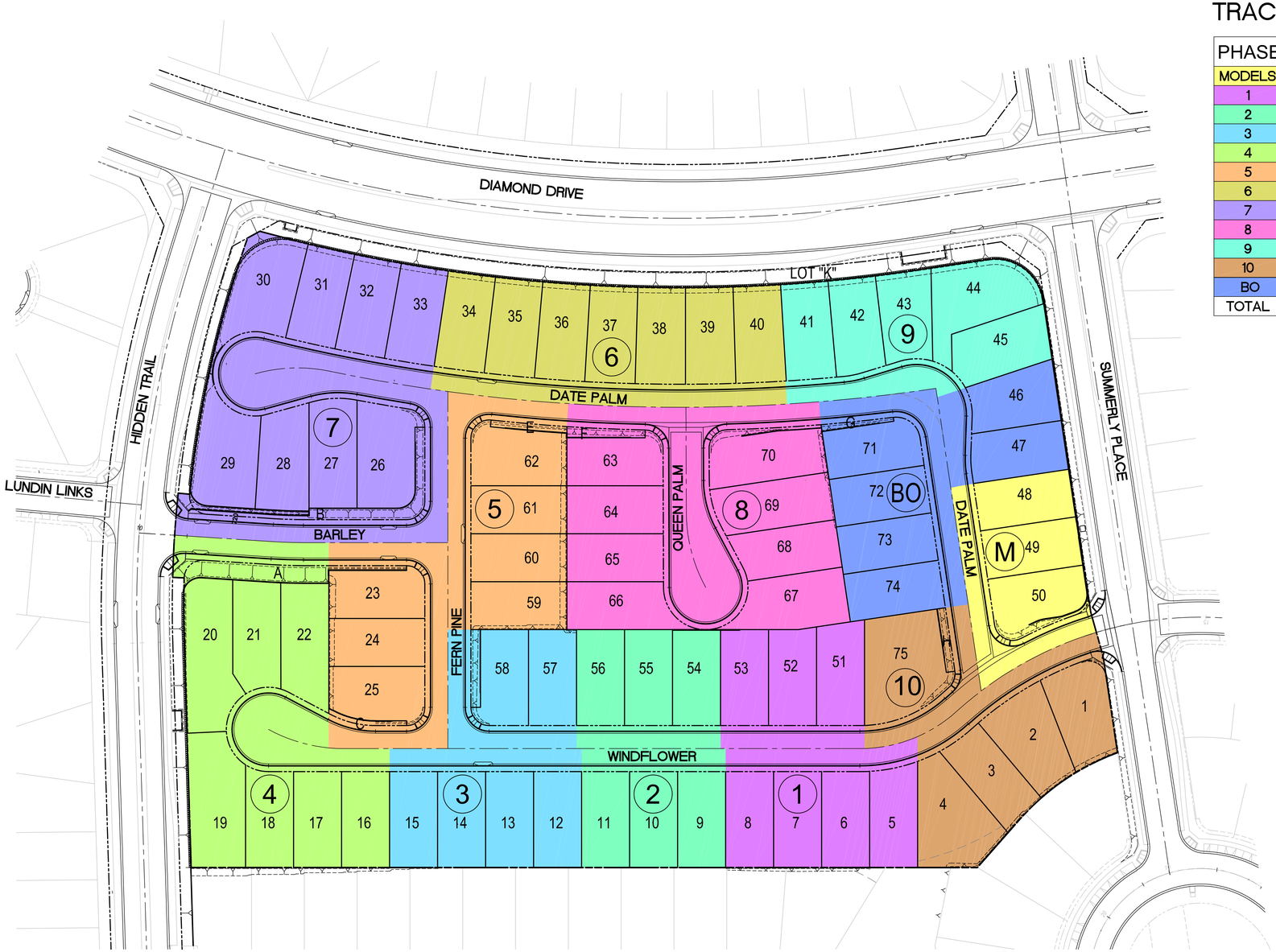
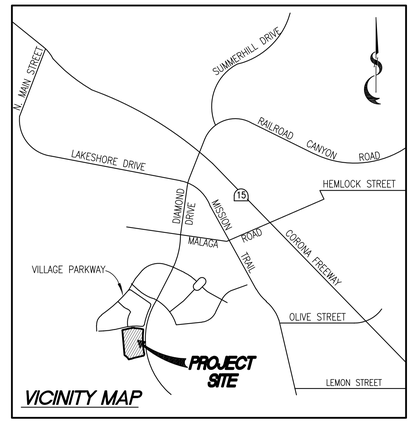
SUMMERLY 21

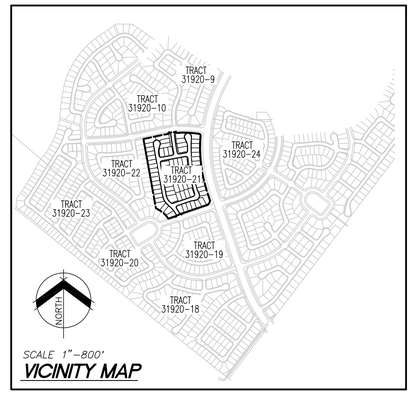
TRACT 31920-21

PHASE	COUNT	HS
MODELS	3	48-50
1	7	5-8, 51-53
2	6	9-11, 54-56
3	6	12-15, 57-58
4	7	16-22
5	7	23-25, 59-62
6	7	34-40
7	8	26-33
8	8	63-70
9	5	41-45
10	5	1-4, 75
BO	6	46-47, 71-74
TOTAL	75	





VICINITY MAP



SCALE 1"=800'

VICINITY MAP

PREPARED FOR:

WOODSIDE HOMES

11870 Pierce Street, Suite 200 Riverside, CA 92505
Phone (951) 710-1900 Fax (951) 688-8681

ENGINEER OF WORK:

MDS CONSULTING
MORSE SCHULTZ
17320 Redhill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
FAX: 949-251-0516
PLANNERS ENGINEERS SURVEYORS

NORTH

0 60 120 240

DATE:	NO.	REVISIONS

SUMMERLY 21 PHASING EXHIBIT

TENTATIVE TRACT 31920-21
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 1

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SUMMERLY 21 PHASING EXHIBIT - TENTATIVE TRACT No. 31920-21

STREET TREES

PLANT PALETTE

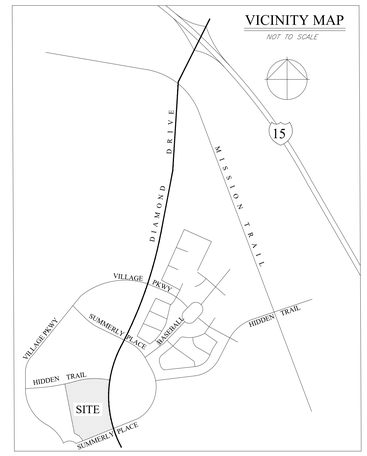
SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENT
STREET TREES / FRONT YARD TREES			
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	
LAGERSTROEMIA SPP.	CRAPE MYRTLE	24" BOX	
MELALEUCA QUINQUINERVIA	CAJEPUT	24" BOX	
PINUS ELDARICA	AFGHAN PINE	24" BOX	
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	
RHUS LANCEA	AFRICAN SUMAC	24" BOX	
ARUBUTUS MARINA	STRAWBERRY TREE	24" BOX	
SHRUBS			
ARBUTUS UNEDO	STRAWBERRY BUSH	5 GAL.	
BACCHARIS P. 'TWIN PEAKS'	COYOTE BRUSH	5 GAL.	
PITTOSPORUM VARIEGATA	VARIEGATED TOBIRA	5 GAL.	
DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	
COTONEASTER SPP.	COTONEASTER	5 GAL.	
DALEA GREGGII	DALEA	5 GAL.	
SALVIA GREGGII	AUTUMN SAGE	5 GAL.	
ELEAGNUS PUNGENS	SILVERBERRY	5 GAL.	
EUONYMUS JAPONICUM SPP.	EUONYMOUS	5 GAL.	
ILEX VOMITORIA 'NANA'	YAUPON	5 GAL.	
LAVANDULA 'STOECHAS'	LAVANDER	5 GAL.	
LEUCOPHYLLUM SPP.	SAGE	5 GAL.	
LIGUSTRUM JAPONICUM	PRIVET	5 GAL.	
MYRTUS COMMUNIS	MYRTLE	5 GAL.	
PHOTINIA FRASERI	PHOTINIA	5 GAL.	
PRUNUS CAROLINIANA	CAROLINA CHERRY	5 GAL.	
ROSA SPP.	ROSE	5 GAL.	
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	
VIBURNUM SP.	VIBURNUM	5 GAL.	
SALVIA GREGII	AUTUMN SAGE	5 GAL.	
GROUNDCOVERS / ACCENTS			
DALEA GREGGII	DALEA	1 GAL	
FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL	
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	
HEMEROCALLIS SP.	DAYLILY	1 GAL	
ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	FLATS	

NOTES:

- ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES.
- ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY GUIDELINES. RAIN SENSORS WILL BE USED IN CONJUNCTION WITH AUTOMATIC CONTROLLERS FOR EACH LOT.

VICINITY MAP

NOT TO SCALE



FENCING LEGEND	DETAIL REF.
VINYL OR WOOD ACCESS GATE	A, SHEET 2
COMMUNITY WALL (EXIST.)	BY OTHERS
RETURN WALLS	C & D, SHEET 2
VINYL OR WOOD PRIVACY FENCE	B, SHEET 2
RET'G WALL (EXIST.)	BY OTHERS
BENDA BOARD TEAK HEADER LOT 45	E , SHEET 2

SUMMERLY - Tr. 31920-21
WOODSIDE HOMES

STREET TREE/FENCING PLAN

SHEET INDEX

OWNER /DEVELOPER:

WOODSIDE HOME
2280 WARDLOW CIRCLE SUITE 100
CORONA, CA 92880
(951) 255-6535
CONTACT: RYAN CUMMINS

LANDSCAPE ARCHITECT

SJA INC.
31726 RANCHO VIEJO ROAD, SUITE 201
SAN JUAN CAPISTRANO, CA 92675
(949) 276-6500
CONTACT: JACK NORTON

GRAPHIC SCALE

40' 0 40' 120'

SCALE: 1" = 40'

September 10,2019
SHEET 1 OF 3

EXHIBIT PREPARER

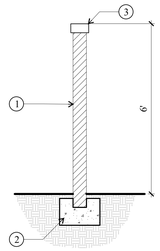
SJA

landscape architecture
land planning

31726 Rancho Viejo Road | Suite 201
San Juan Capistrano, CA 92675
TEL 949 276 6500 | FAX 949 276 6505
www.sjainc.com

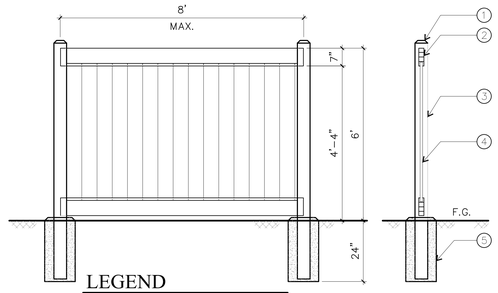
LEGEND

1. SPLIT FACE BLOCK WALL (SINGLE SIDED) TO MATCH COMMUNITY WALLS
2. FOOTING - PER STRUCTURAL ENG.
3. PRECISION BLOCK CAP TO MATCH PERIMETER WALLS



NON-RETAINING

C RETURN WALL W/ CAP



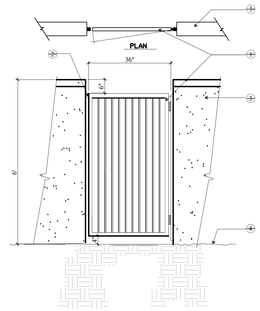
LEGEND

1. DOMED CAP
2. 2" X 7" TOP & BOTTOM RAIL
3. 5" X 5" VINYL POST
4. 6" TONGUE & GROOVE
5. 8" X 24" DOMED CONCRETE FOOTING

NOTES:

- COLOR TO BE TAN OR WHITE (BUILDERS CHOICE)

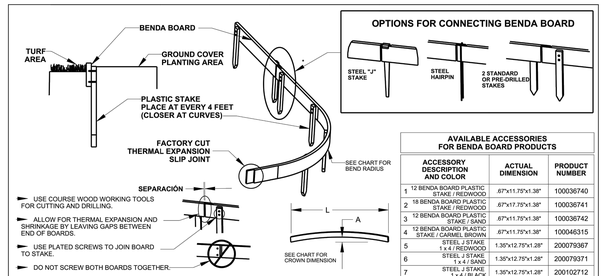
B VINYL OR WOOD PRIVACY FENCE (BUILDERS CHOICE)



LEGEND

1. GATE
2. GATE LATCH (LOCKABLE)
3. CMU RETURN WALL
4. F.G.

A VINYL OR WOOD GATE (BUILDERS CHOICE)



AVAILABLE ACCESSORIES FOR BENDA BOARD PRODUCTS

	ACCESSORY DESCRIPTION AND COLOR	ACTUAL DIMENSION	PRODUCT NUMBER
1	12 BENDA BOARD PLASTIC STAKE / REDWOOD	.67"x11.75"x1.38"	100036740
2	18 BENDA BOARD PLASTIC STAKE / REDWOOD	.67"x17.75"x1.38"	100036741
3	12 BENDA BOARD PLASTIC STAKE / SAND	.67"x11.75"x1.38"	100036742
4	12 BENDA BOARD PLASTIC STAKE / CARMEL BROWN	.67"x11.75"x1.38"	100046315
5	STEEL J STAKE 1 x 4 / REDWOOD	1.35"x12.75"x1.28"	200079367
6	STEEL J STAKE 1 x 4 / SAND	1.35"x12.75"x1.28"	200079371
7	STEEL J STAKE 1 x 4 / BLACK	1.35"x12.75"x1.28"	200102712
8	STEEL J STAKE 2 x 4 / REDWOOD	1.5"x11"x1.75"	200079370
9	12 PRE-DRILLED STAKE / TEAK BROWN	.67"x11.75"x1.38"	200102648
10	18 PRE-DRILLED STAKE / TEAK BROWN	.67"x17.75"x1.38"	200102649
11	12 REDWOOD STAKE (ACTUAL REDWOOD)	.68"x11.5"x1.45	200079372
12	18 REDWOOD STAKE (ACTUAL REDWOOD)	.68"x17.5"x1.45	200109153
13	1x 4 STEEL HAIRPIN	.14"x13"x1.25"	200079368
14	2 x 4 STEEL HAIRPIN	.16"x13"x1.8"	200079369
15	# GALVANIZED SCREWS	1-1/4"	200079375
16	# GALVANIZED SCREWS	2"	200079376

NOMINAL DESCRIPTION	PRODUCT NUMBER	COLOR	ACTUAL DIMENSION D x H x L	MINIMUM RADIUS	GAP	MAXIMUM CROWN H / L	RECOMMENDED ACCESSORIES (REFER TO NEXT CHART)
1 x 4 x 20	100036729	REDWOOD	.72" x 3.35" x 20'	24",	1/4" - 1/2"	19" / 20'	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 15
	100036733	SAND					
	100059386	TEAK					
	100051993	BLACK					
2 x 4 x 20	100036731	REDWOOD	1.37" x 3.4" x 20'	36"	1/2" - 3/4"	16" / 20'	1, 2, 4, 8, 9, 10, 11, 12, 14, 16
	100059389	TEAK					
1 x 6 x 20	100036730	REDWOOD	.75" x 5.35" x 20'	24"	1/2" - 3/4"	9" / 20'	1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 15
	100059387	TEAK					
2 x 6 x 16	100036732	REDWOOD	1.35" x 5.4" x 16'	36"	3/4" - 1"	N/A	1, 2, 4, 8, 9, 10, 11, 12, 14, 16

BENDA BOARD HEADER BOARD DETAIL # 110

MADE IN USA by EPIC PLASTICS
104 E. TURNER RD, LODI CA 95240
www.epicplastics.com

BENDA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY

E BENDA BOARD HEADER

EXHIBIT PREPARER

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San Juan Capistrano, CA 92675
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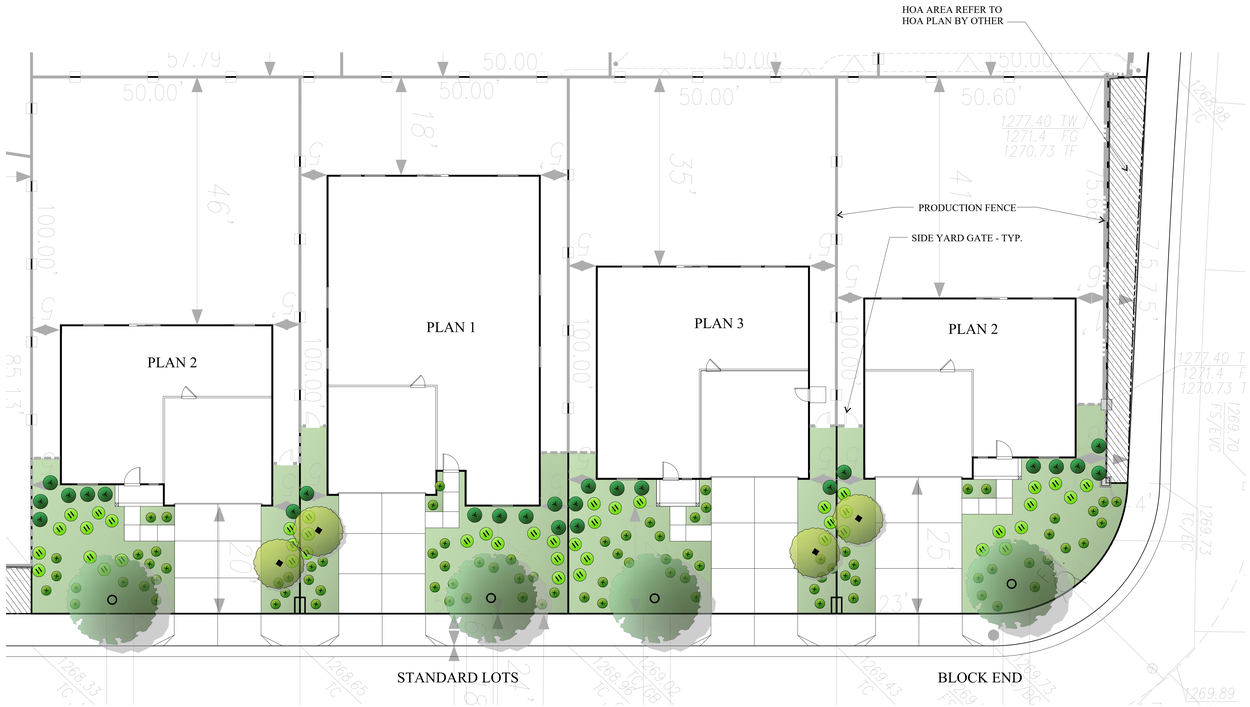
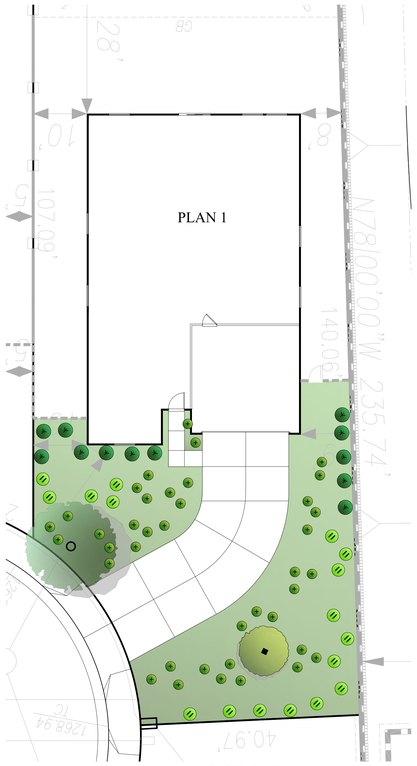
www.sjainc.com

SUMMERLY - Tr. 31920-21
WOODSIDE HOMES

WALL/ FENCING DETAILS

September 10,2019
SHEET 2 OF 3





PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
PALETTE 'A'									
■	PHOTINIA FRASERI	PHOTINIA	15 GAL	M		HEMEROCALLIS 'RED'	DAYLILY	1 GAL	M
						ROSA FLOWER CARPET 'RED'	CARPET ROSE	5 GAL	M
						LIGUSTRUM JAPONICUM	PRIVET	5 GAL	M
						DISTICTUS BUCCINATORIA	RED TRUMPET VINE	5 GAL	M
PALETTE 'B'									
■	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL	M		AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL	M
						RHAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORNE	5 GAL	M
						ARBUTUS U. 'COMPACTA'	STRAWBERRY	5 GAL	M
						HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	M
■	LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	15 GAL	M		FESTUCA MAIREI	ATLAS FESCUE	1 GAL	M
						PITTOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	5 GAL	M
						RHAPHIOLEPIS I. 'CLARA'	INDIA HAWTHORNE	5 GAL	M
						GELSEMIUM SEMPERVIRONS	CAROLINA JASMINE	5 GAL	M
PALETTE 'D' - SHADE TOLERANT									
■	MAGNOLIA G. 'LITTLE GEM'	PHOTINIA	15 GAL	M		LIRIOPE M. 'SILVER DRAGON'	LILY TURF	1 GAL	M
						TRACHELOSPERMUM J.	STAR JASMINE	1 GAL	M
						PITTOSPORUM T. 'VARIEGATA'	VAREIGATED TOBIRA	5 GAL	M
						HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	M
○	STREET TREE	REFER TO STREET TREE PLANS FOR STREET TREES				GROUNDCOVER			
						3" SHREDDED WOOD MULCH	ALL SHRUB AREAS	NOT SHOWN	

NOTES:

- ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE, FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES.
- ALL PLANTING AREAS WILL BE SUPPLIED WITH AUTOMATIC IRRIGATION PER COUNTY OF RIVERSIDE CALIFORNIA FRIENDLY GUIDELINES. RAIN SENSORS WILL BE USED IN CONJUNCTION WITH AUTOMATIC CONTROLLERS FOR EACH LOT.
- SLOPES WHICH EXCEED 3:1 SHALL BE PLANTED WITH ROSEMARINUS OFFICINALIS PROSTRATUS @ 24" O.C. FROM FLATS IN ADDITION TO PLANTING SHOWN ON TYPICAL FRONT YARD AND SLOPE PLANTING PLAN.

SUMMERLY - Tr. 31920-21
WOODSIDE HOMES

TYPICAL FRONT YARD

GRAPHIC SCALE

10' 0 10' 30'

SCALE: 1" = 10'

September 10,2019
SHEET 3 OF 3

EXHIBIT PREPARER

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