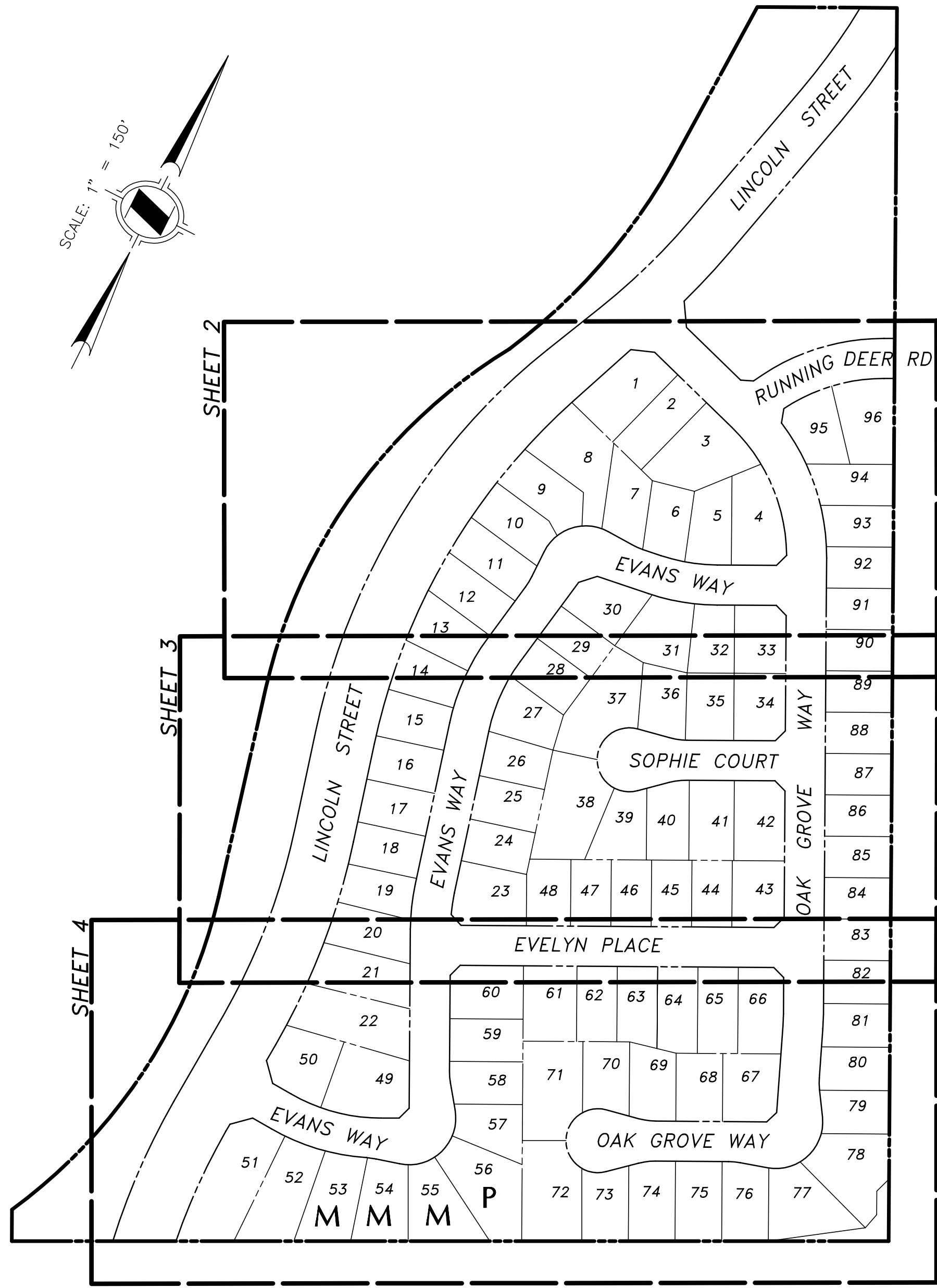


RUNNING DEER TRACT 31957 SUMMARY OF AREAS					
Lot No.	Plan	Elevation	Lot Area (SF)	1st Floor Area (SF)	Lot Coverage (Ratio)
1	S24P	A	10,958	3,095	0.28
2	S22D	B	8,430	2,783	0.33
3	S24P	C	12,614	3,095	0.25
4	S24P	B	10,267	3,095	0.30
5	S20D	A	7,550	2,490	0.33
6	S22D	C	6,904	2,783	0.40
7	S21D	A	7,610	2,665	0.35
8	S22D	B	12,140	2,783	0.23
9	S24P	C	8,415	3,095	0.37
10	S22D	A	7,666	2,783	0.36
11	S24P	A	7,728	3,095	0.40
12	S22D	B	7,630	2,783	0.36
13	S24P	C	7,810	3,095	0.40
14	S20D	A	7,012	2,490	0.36
15	S21D	B	7,055	2,665	0.38
16	S22D	C	6,907	2,783	0.40
17	S20D	C	6,812	2,490	0.37
18	S22D	A	6,735	2,783	0.41
19	S21D	B	6,543	2,665	0.41
20	S22D	C	7,833	2,783	0.36
21	S24P	B	9,580	3,095	0.32
22	S22D	A	12,582	2,783	0.22
23	S22D	B	9,315	2,783	0.30
24	S21D	C	6,370	2,665	0.42
25	S20D	A	6,650	2,490	0.37
26	S21D	C	6,418	2,665	0.42
27	S20D	B	7,219	2,490	0.34
28	S21D	A	6,910	2,665	0.39
29	S20D	C	6,025	2,490	0.41
30	S21D	B	7,689	2,665	0.35
31	S20D	C	9,095	2,490	0.27
32	S22D	B	6,679	2,783	0.42
33	S20D	A	7,782	2,490	0.32
34	S21D	A	7,705	2,665	0.35
35	S20D	B	7,225	2,490	0.34
36	S21D	A	7,066	2,665	0.38
37	S22D	C	12,853	2,783	0.22
38	S24P	B	13,952	3,095	0.22
39	S20D	A	7,414	2,490	0.34
40	S24P	C	7,342	3,095	0.42
41	S22D	B	8,100	2,783	0.34
42	S24P	A	9,007	3,095	0.34
43	S21D	C	7,713	2,665	0.35
44*	S22D	A	6,050	2,783	0.46
45*	S21D	B	6,050	2,665	0.44
46*	S20D	C	6,050	2,490	0.41
47*	S21D	A	6,050	2,665	0.44
48	S20D	B	6,591	2,490	0.38
49	S20D	B	11,494	2,490	0.22
50	S21D	C	9,078	2,665	0.29
51**	S24P	A	16,100	3,095	0.19
52	S22D	B	11,656	2,783	0.24
53	S24P	C	9,763	3,095	0.32
54	S22D	A	8,898	2,783	0.31
55	S21D	B	9,906	2,665	0.27
56	S24P	B	12,683	3,095	0.24
57	S20D	A	7,058	2,490	0.35
58	S22D	B	6,892	2,783	0.40
59	S24P	B	7,040	3,095	0.44
60	S20D	A	8,687	2,490	0.29
61	S22D	C	9,059	2,783	0.31
62	S21D	B	6,836	2,665	0.39
63	S22D	A	7,036	2,783	0.40
64	S24P	A	7,736	3,095	0.40
65	S20D	C	7,833	2,490	0.32
66	S23T	B	8,638	2,762	0.32
67	S20D	C	8,444	2,490	0.29
68	S22D	B	7,140	2,783	0.39
69	S20D	A	7,612	2,490	0.33
70	S21D	B	7,299	2,665	0.37
71	S22D	A	12,656	2,783	0.22
72	S21D	C	12,833	2,665	0.21
73	S20D	B	7,457	2,490	0.33
74	S24P	A	8,301	3,095	0.37
75	S20D	C	8,372	2,490	0.30
76	S24P	B	8,099	3,095	0.38
77	S22D	A	10,616	2,783	0.26
78	S24P	C	11,776	3,095	0.26
79	S21D	A	6,622	2,665	0.40
80	S22D	C	6,789	2,783	0.41
81	S20D	B	6,549	2,490	0.38
82	S21D	A	6,500	2,665	0.41
83	S20D	C	6,200	2,490	0.40
84	S21D	B	6,200	2,665	0.43
85	S20D	A	6,200	2,490	0.40
86	S21D	C	6,200	2,665	0.43
87	S20D	B	6,200	2,490	0.40
88	S21D	A	6,200	2,665	0.43
89	S20D	C	6,200	2,490	0.40
90	S21D	B	6,200	2,665	0.43
91	S20D	A	6,200	2,490	0.40
92	S21D	C	6,202	2,665	0.43
93	S20D	B	6,449	2,490	0.39
94	S24P	A	7,408	3,095	0.42
95	S23T	C	7,962	2,762	0.35
96	S24P	B	10,177	3,095	0.30
AVERAGE			8,162		

- LEGEND:**
- AC UNIT
 - FIREHYDRANT
 - AIR VAC/BLOW OFF VALVE
 - STREET LIGHT
 - WATER LATERAL
 - SEWER LATERAL
 - RETAINING WALL
 - R GARAGE RIGHT
 - L GARAGE LEFT
 - M MODELS
 - P PARKING
 - * MINIMUM LOT SIZE
 - ** MAXIMUM LOT SIZE

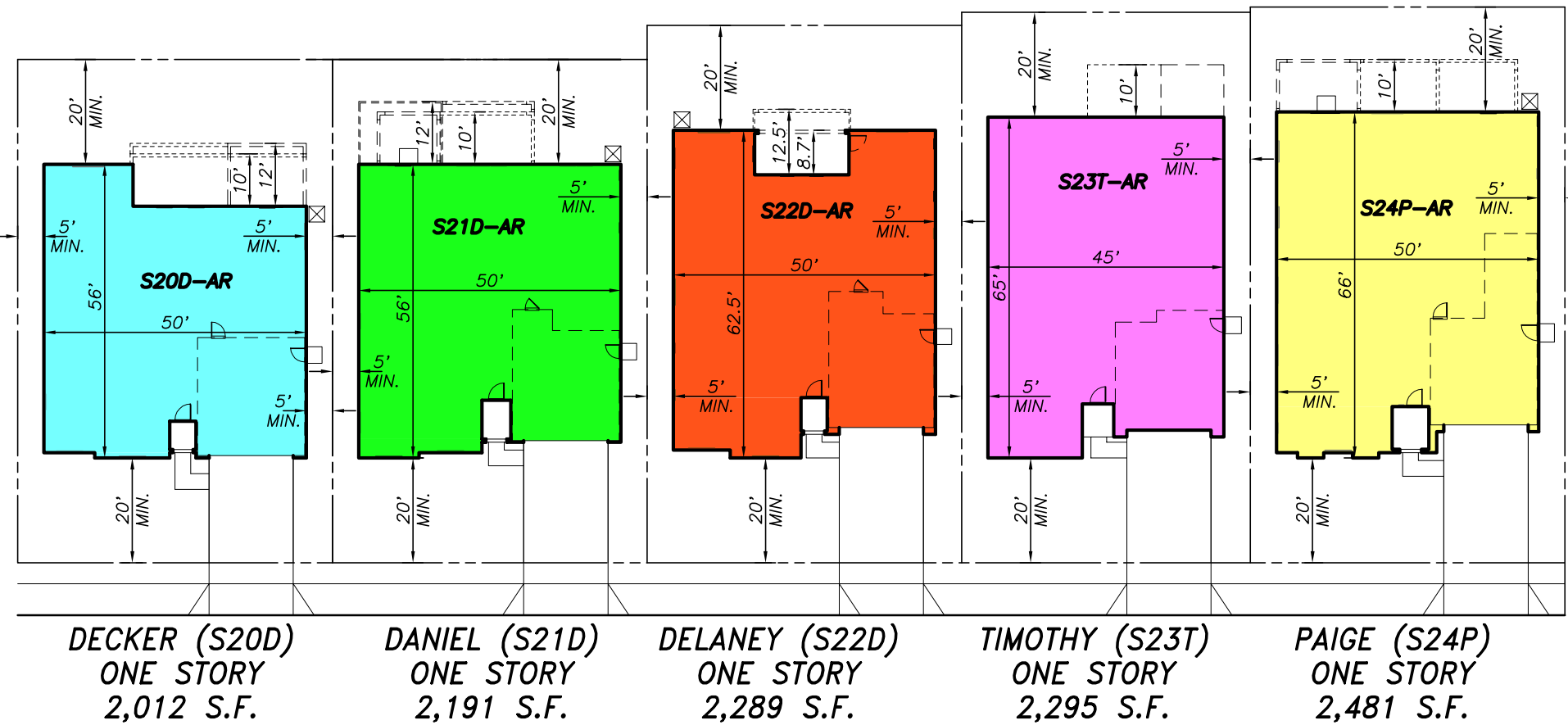
RUNNING DEER - PRODUCT MIX SUMMARY							
ELEVATION	PAIGE S24P	DANIEL S21D	DELANEY S22D	DECKER S20D	TIMOTHY S23T	TOTAL	PERCENT
A	7	8	7	10	0	32	33.3%
B	7	9	8	9	1	34	35.4%
C	6	7	8	8	1	30	31.3%
TOTAL	20	24	23	27	2	96	100%
PERCENT	20.8%	25.0%	23.9%	28.1%			

FINAL SITE PLAN OF DEVELOPMENT RUNNING DEER ESTATES TRACT NO. 31957, LOTS 1-96



SHEET INDEX MAP

SCALE: 1" = 150'

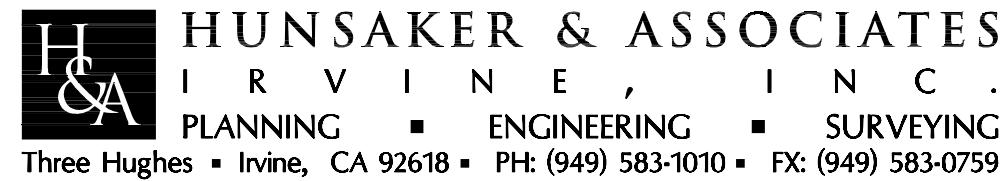


THE PROJECT APPROVAL INCLUDES
VARIANCE APPLICATION FOR LOT 7
AND MINOR EXCEPTION FOR LOTS
32, 39, 44, 57, 68 AND 95.

OWNER/APPLICANT:

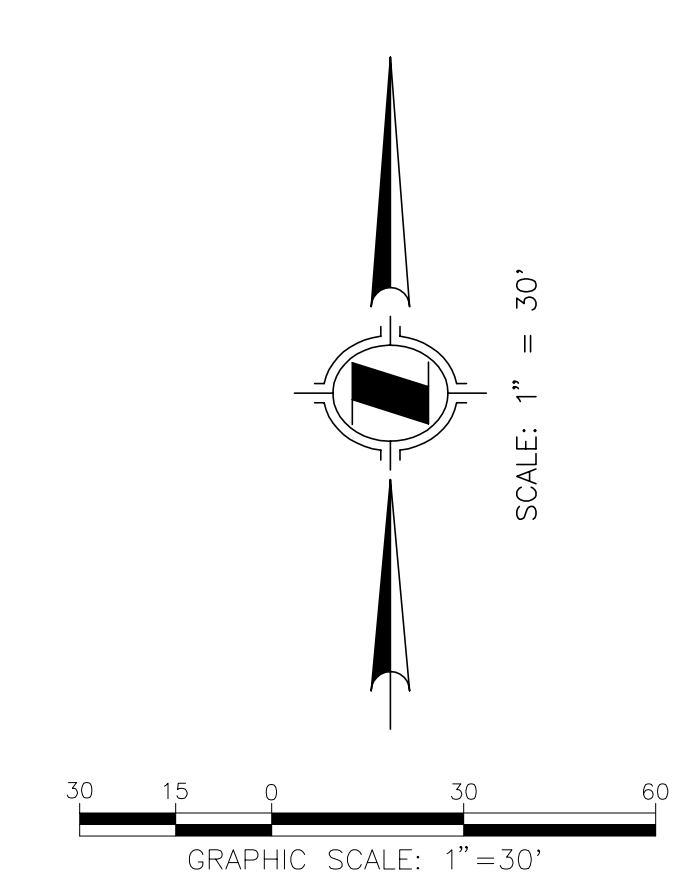


PREPARED BY:



SHEET 1 OF 4

SEE SHEET 4



W.O. 76-31957 TRACT 31957 SITE PLAN
TR BIN DOC

EVELYN WAY

LINCOLN STREET

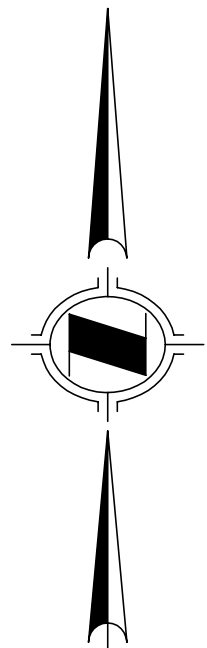
EVANS WAY

OAK GROVE WAY

EVANS WAY

OAK GROVE WAY

LOT



SCALE: 1" = 30'

MAP DATE IDENTIFIER	
DATE OF LATEST CHANGE TO THIS MAP	
04/29/21	BY: SP
DATE OF THIS PLOT	
04/29/21	

GRAPHIC SCALE: 1"=30'

SHEET 4 OF 4

RUNNING DEER ESTATES

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- COVER PAGE -

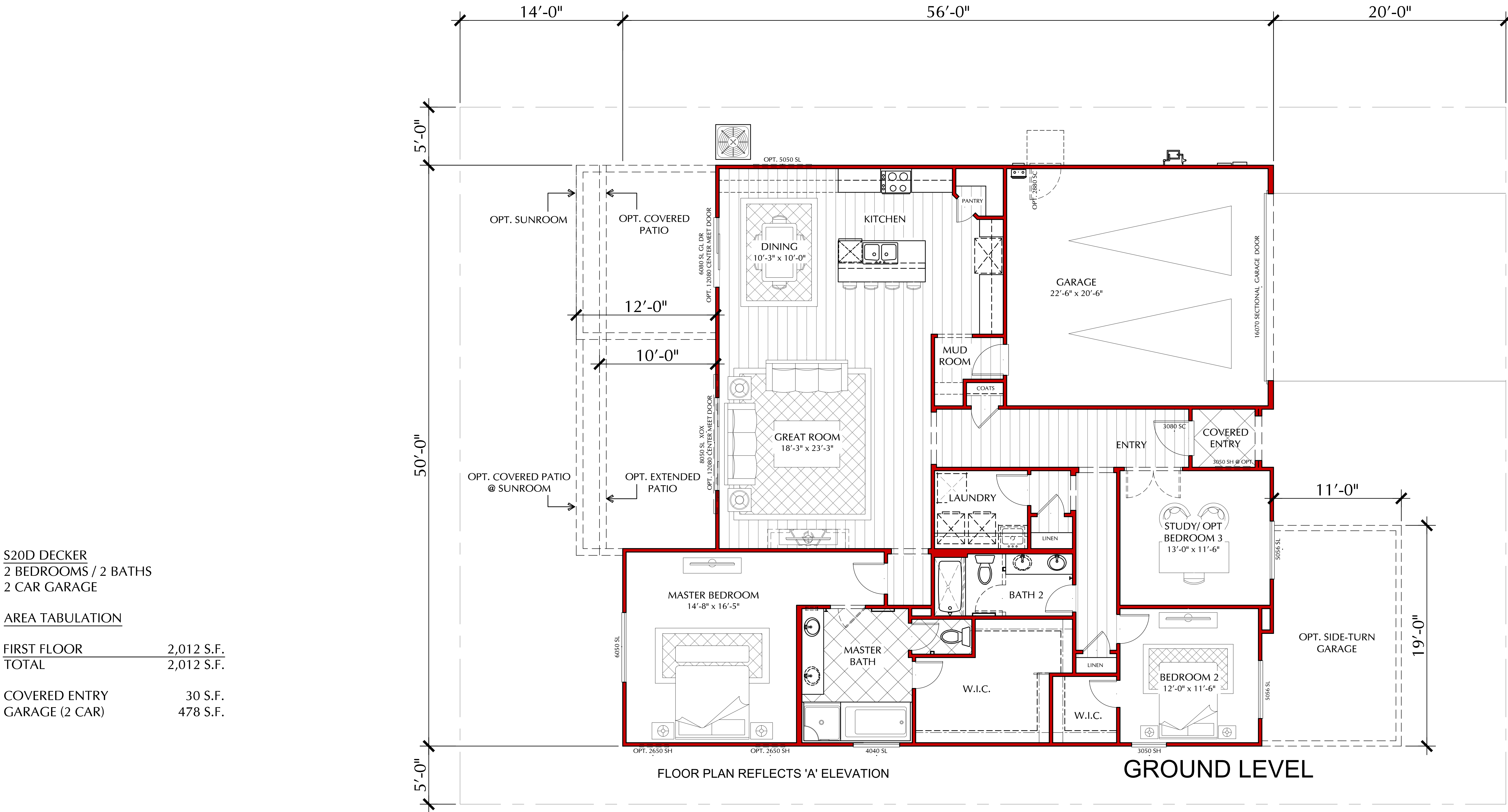
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S20D DECKER
2 BEDROOMS / 2 BATHS
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,012 S.F.
TOTAL	2,012 S.F.
COVERED ENTRY	30 S.F.
GARAGE (2 CAR)	478 S.F.



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



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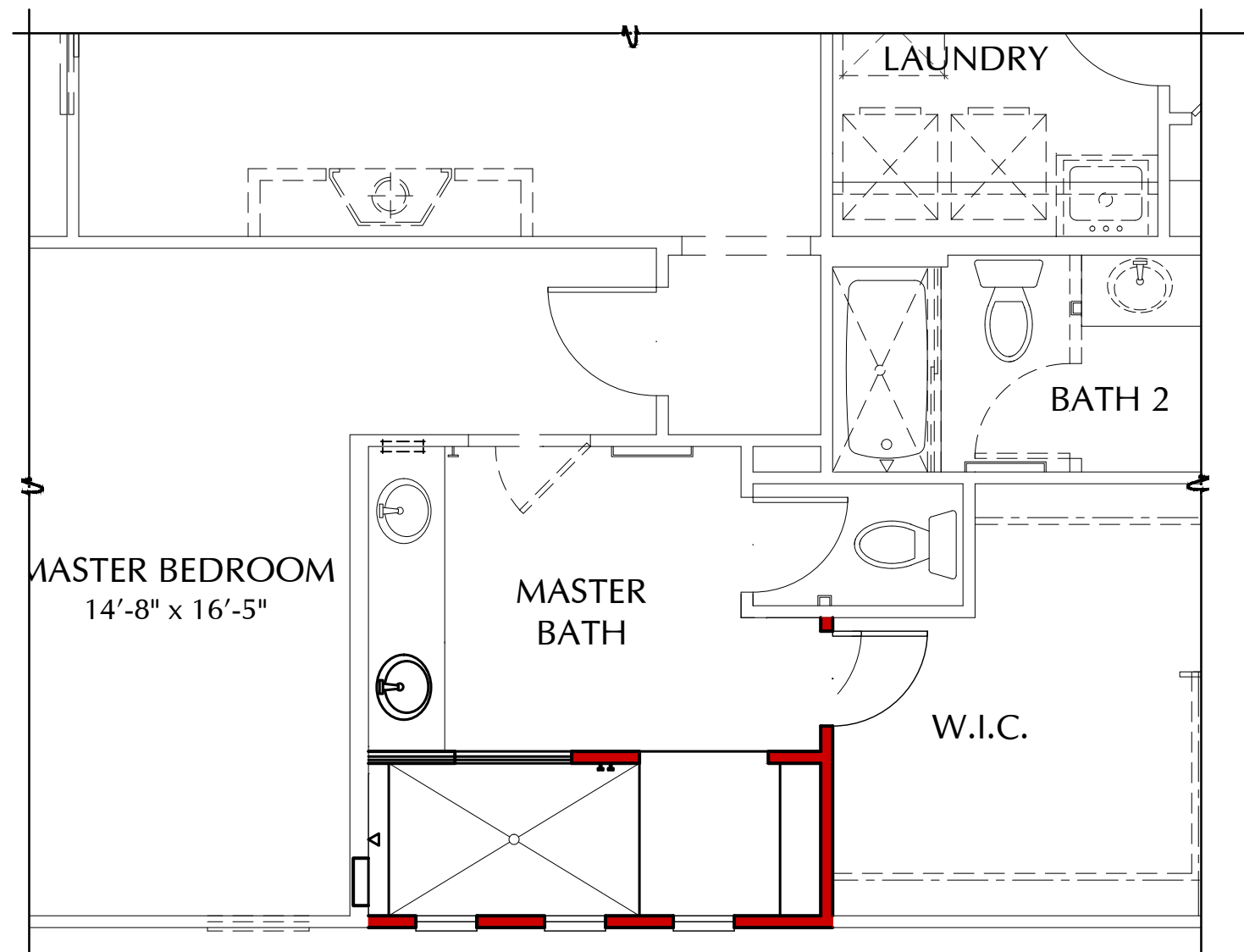
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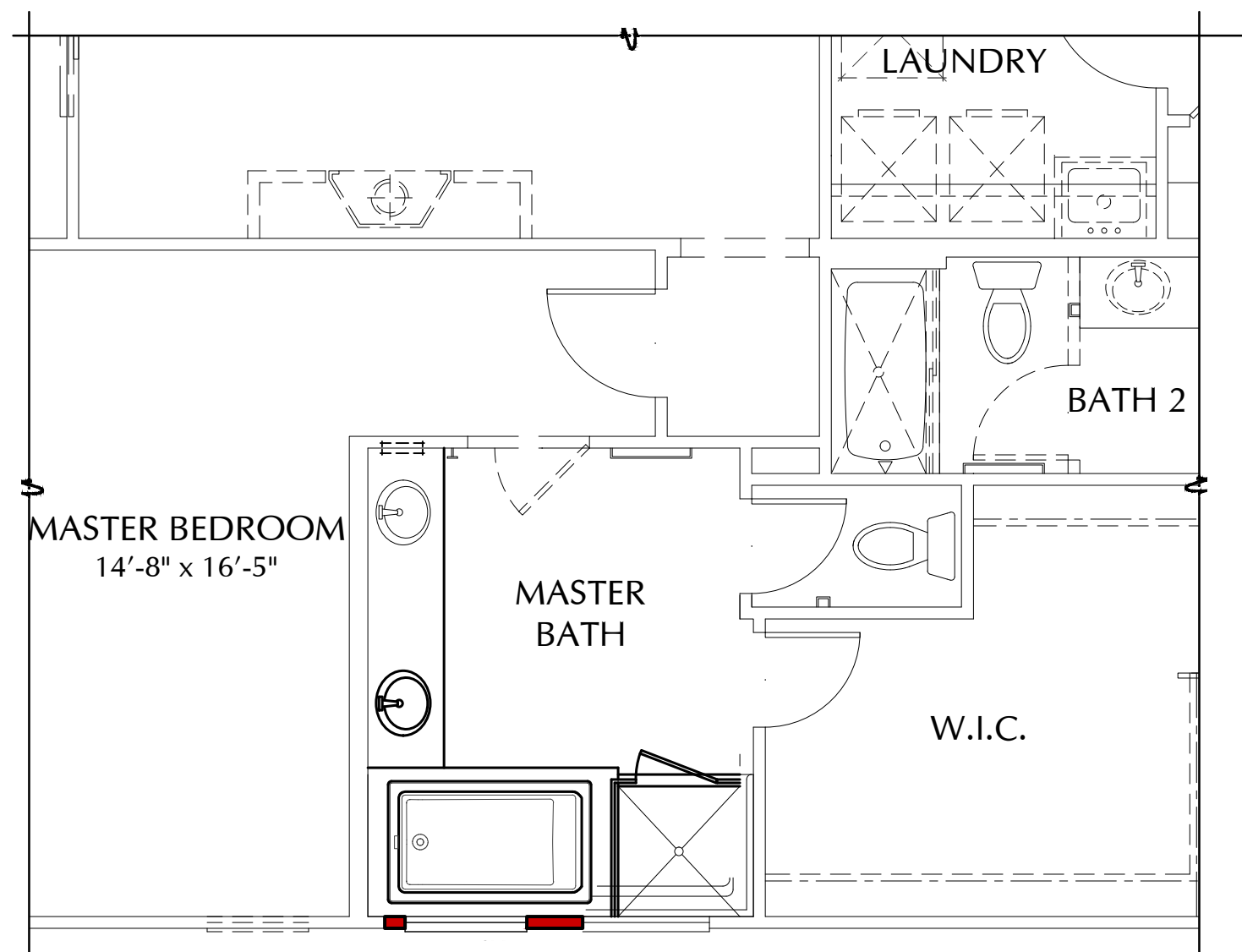
- S20D DECKER -
FLOOR PLAN



OPT. WALK - IN
SHOWER

PLAN S20D

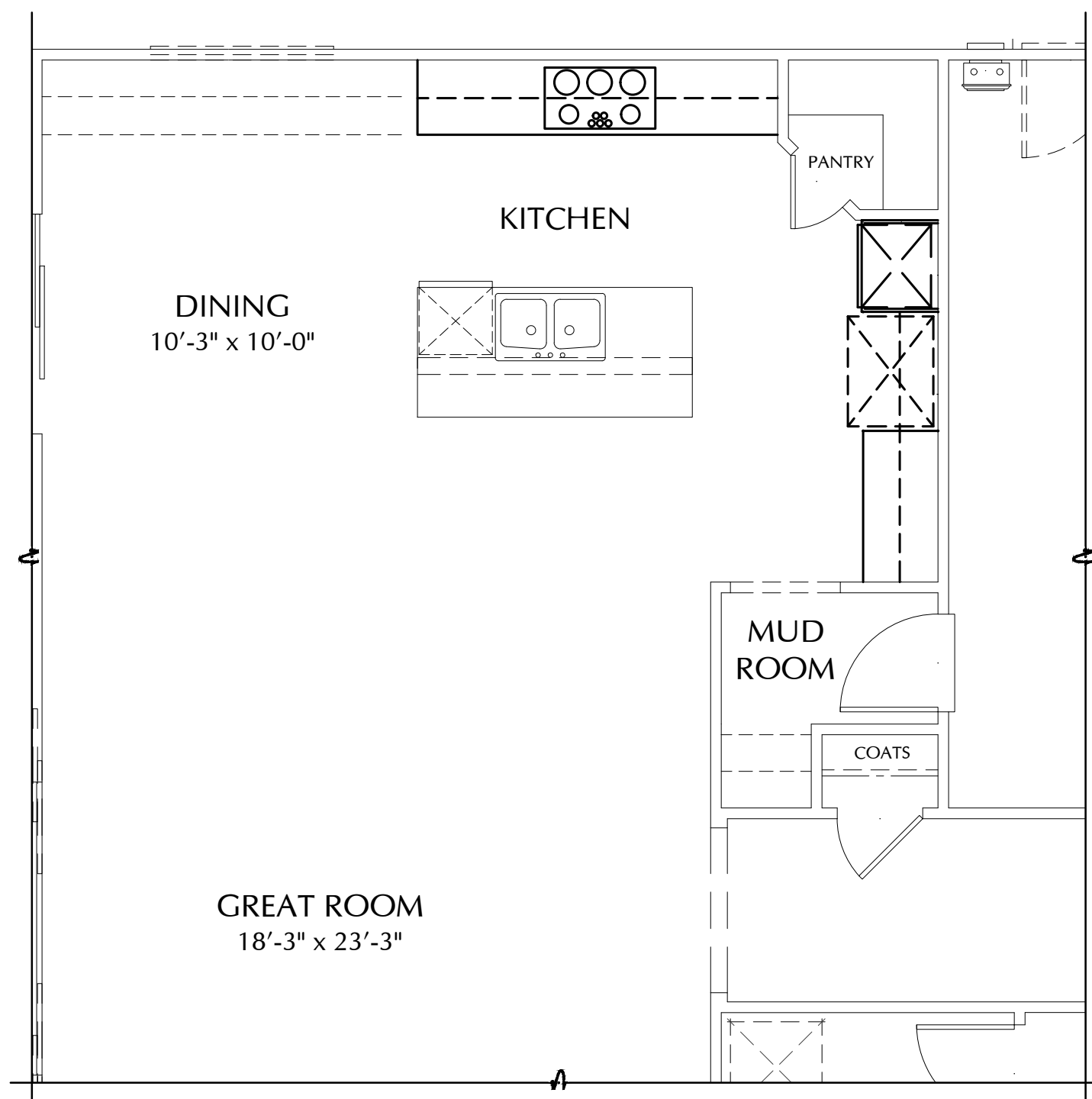
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OPT. DELUXE MASTER BATH

PLAN S20D

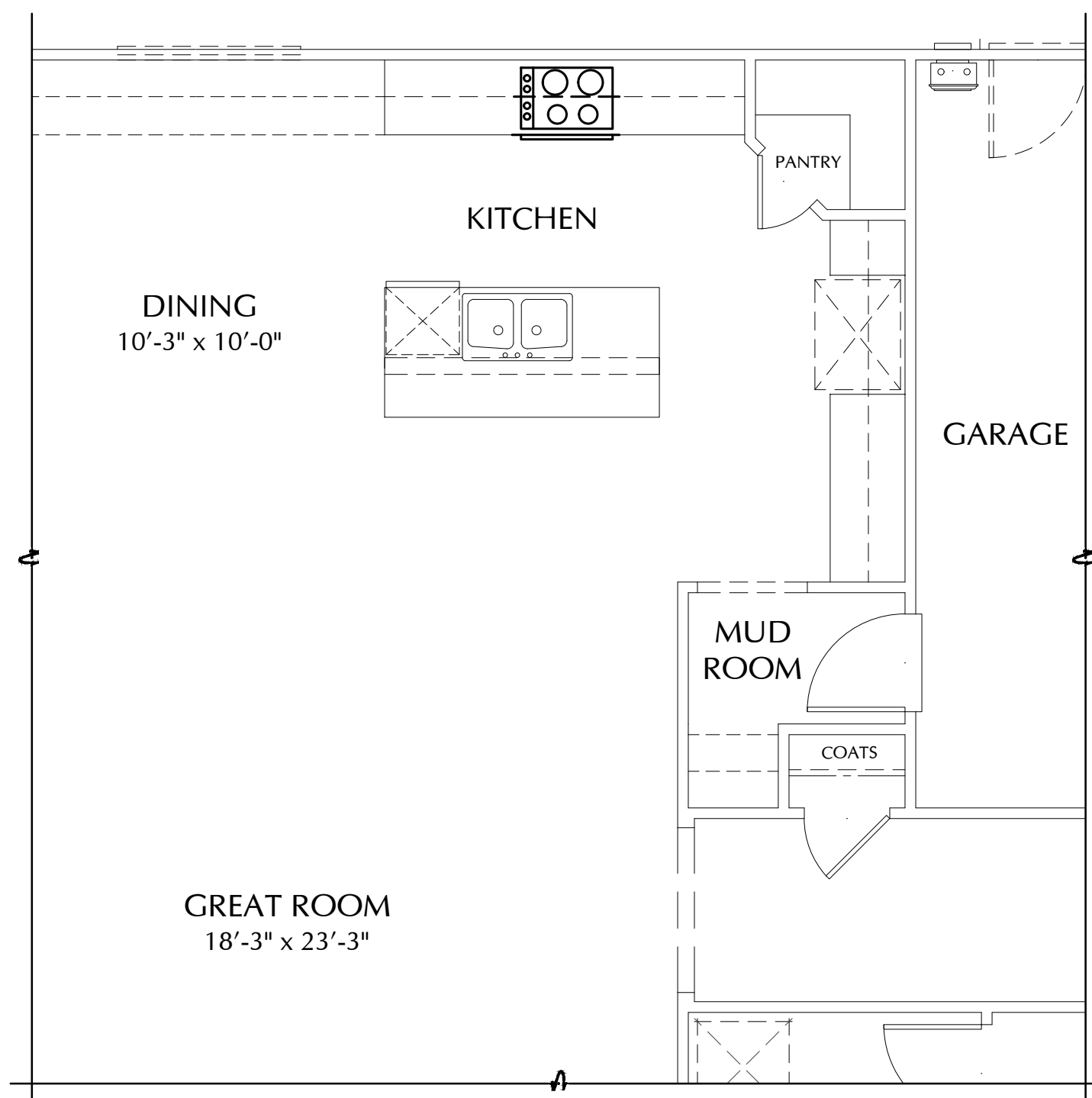
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN

PLAN S20D

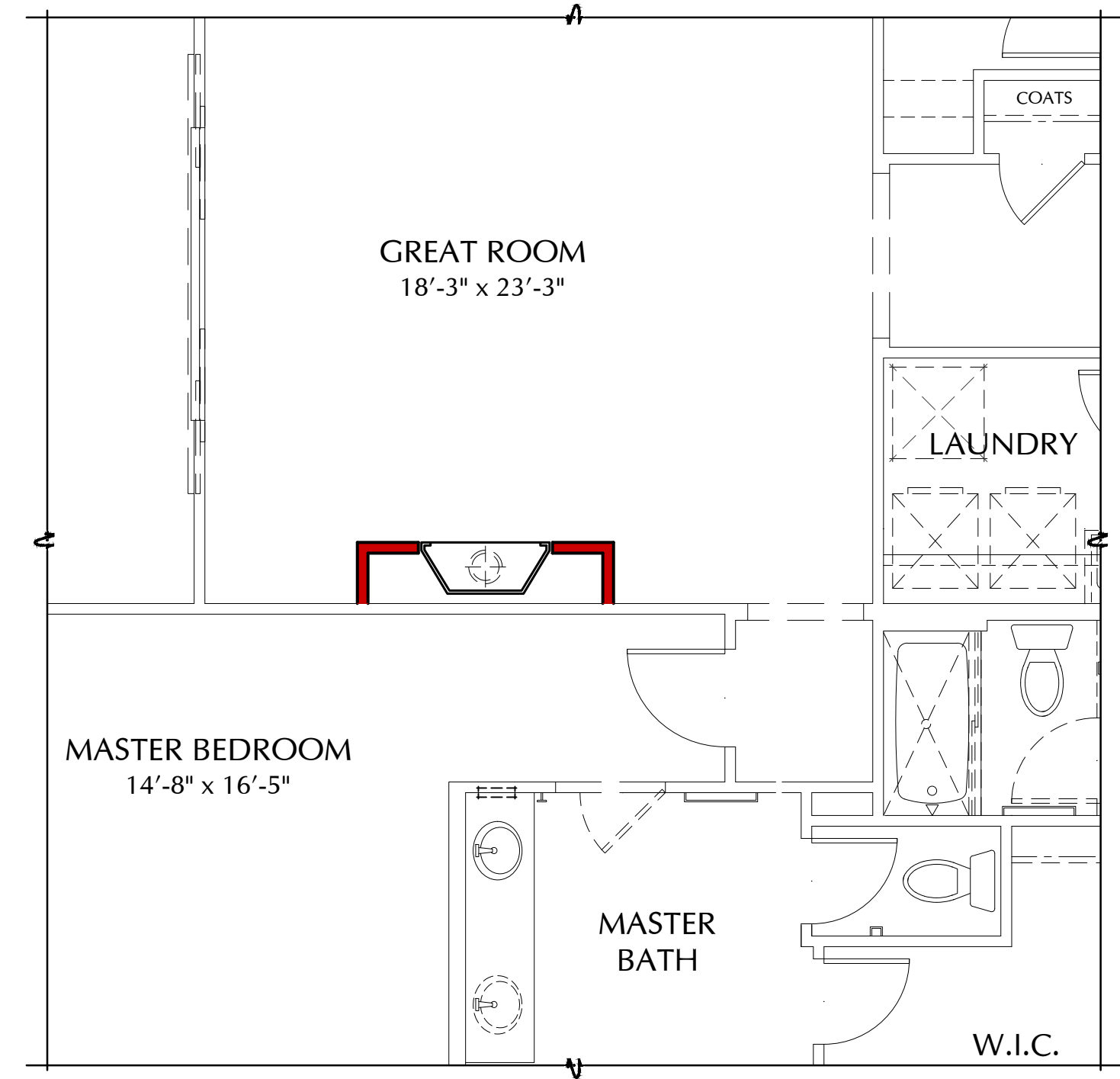
SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN

PLAN S20D

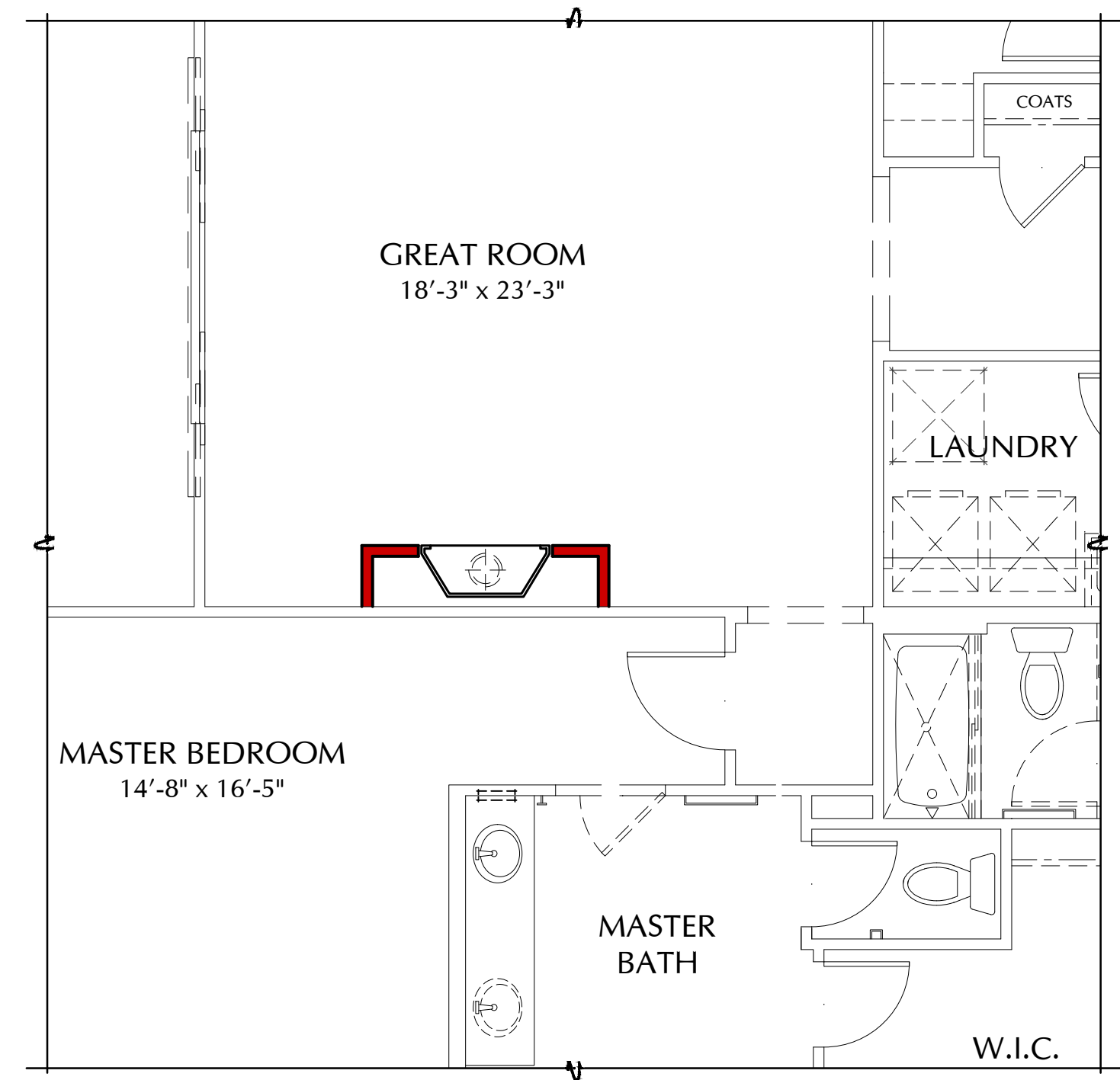
SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL
FIREPLACE

PLAN S20D

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



OPT. CONTEMPORARY
FIREPLACE

PLAN S20D

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

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



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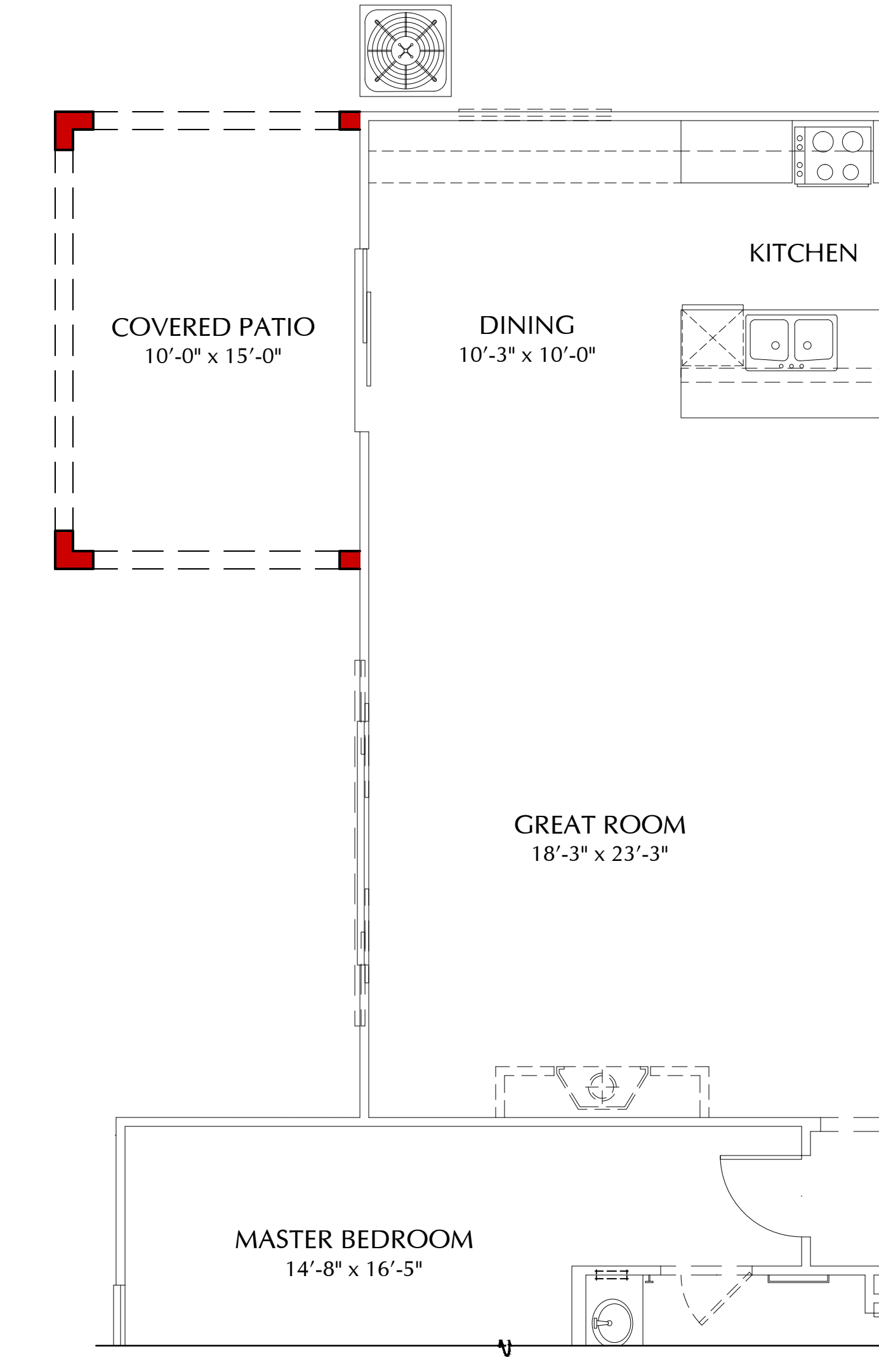
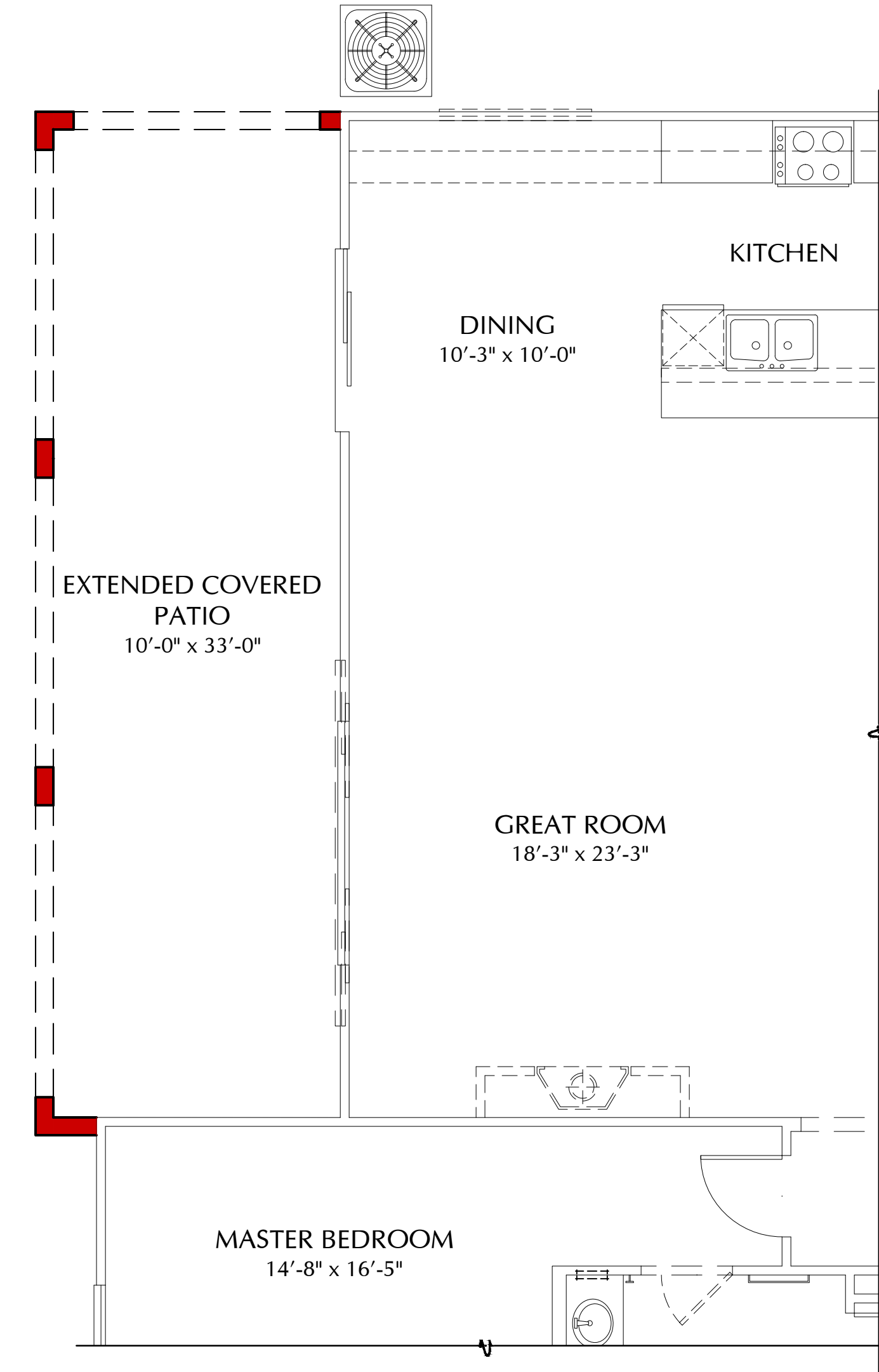
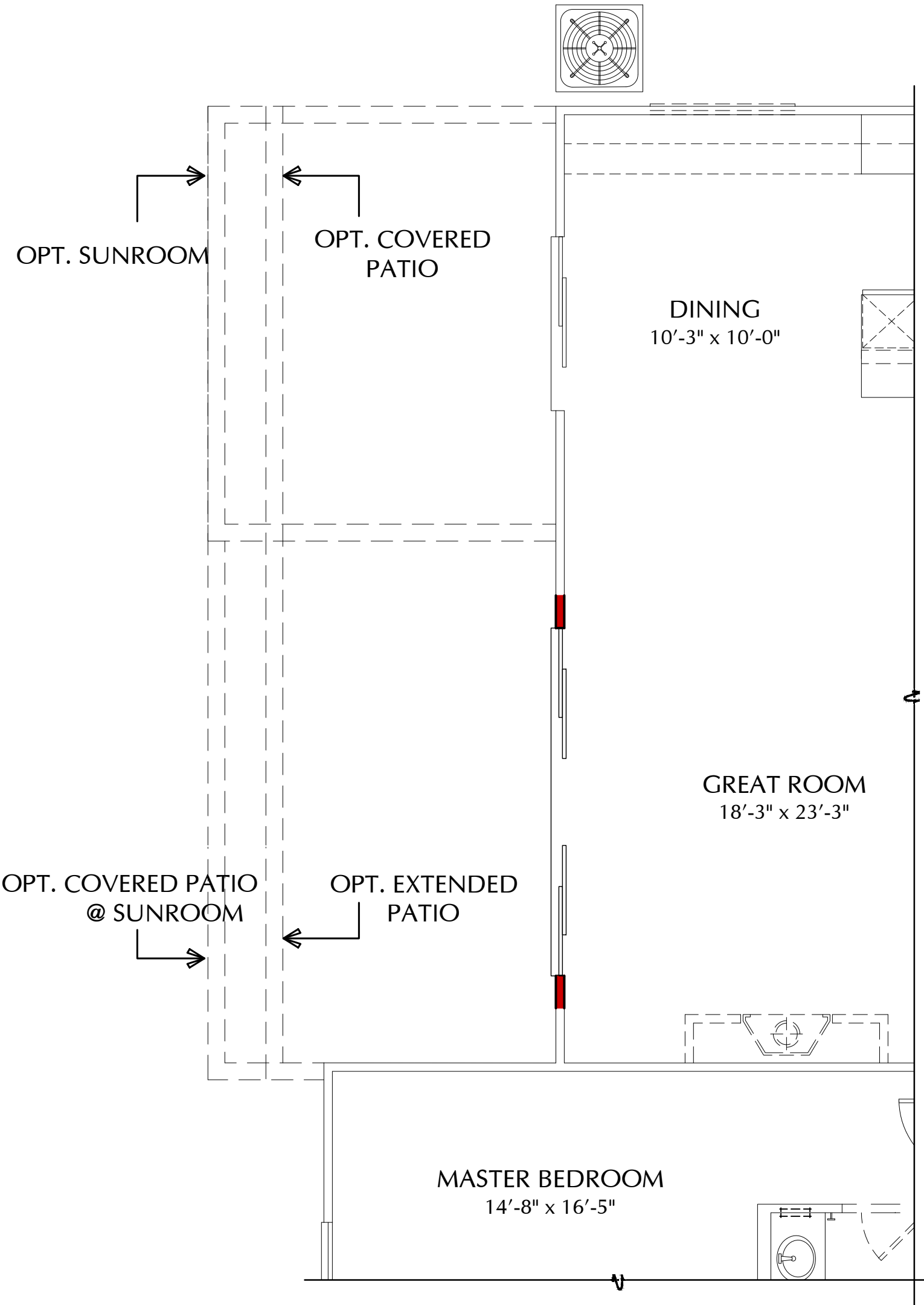
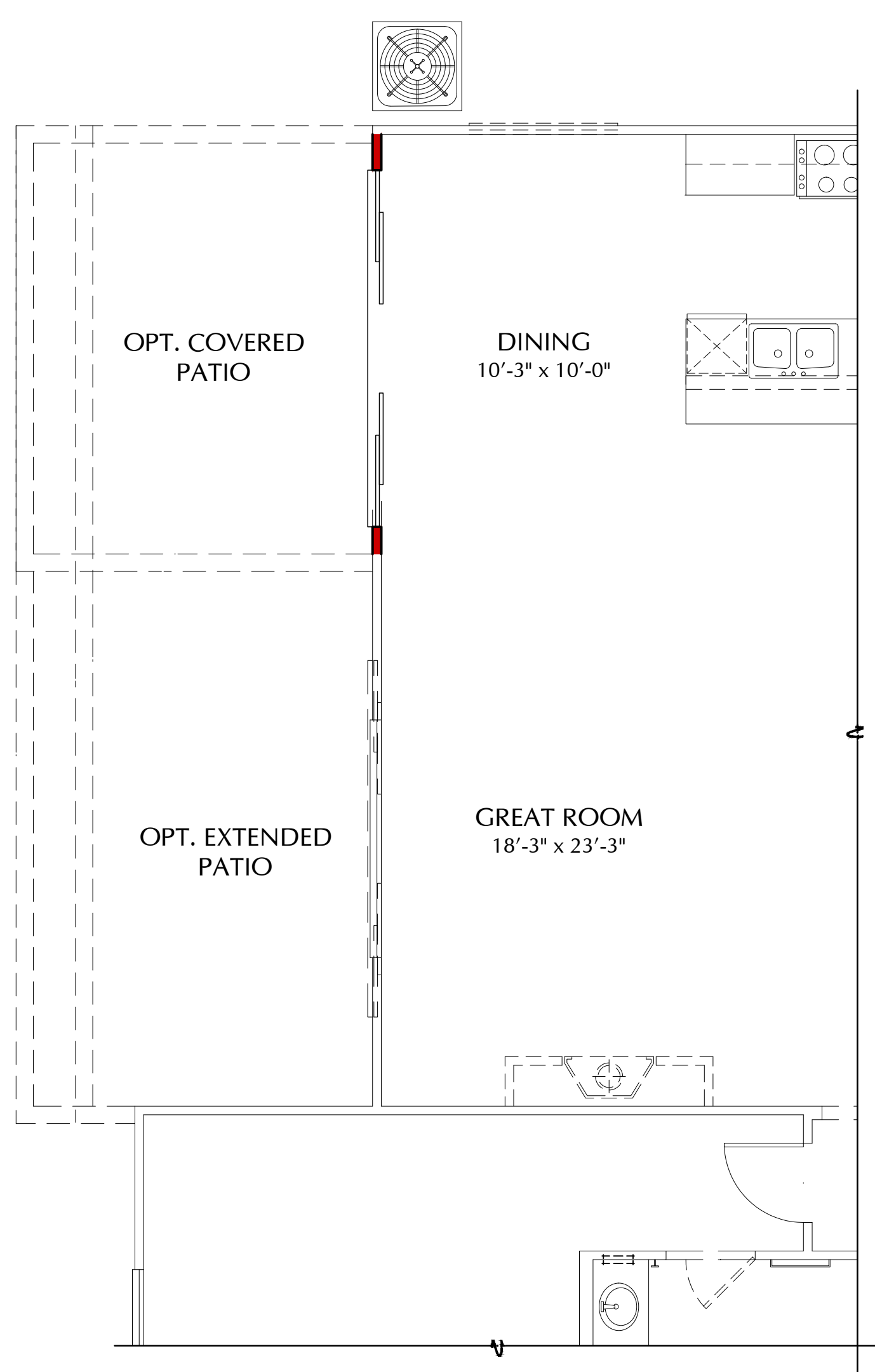
RUNNING DEER ESTATES

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- S20D DECKER -
FLOOR PLAN OPTIONS



OPT. 12080 CENTER-MEET DR. PLAN S20D
AT DINING SCALE: 1/4" = 1'-0"

OPT. 12080 CENTER-MEET DR. PLAN S20D
AT GREAT ROOM SCALE: 1/4" = 1'-0"

OPT. EXT. COVERED PATIO PLAN S20D
SCALE: 1/4" = 1'-0"

OPT. COVERED PATIO PLAN S20D
SCALE: 1/4" = 1'-0"

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



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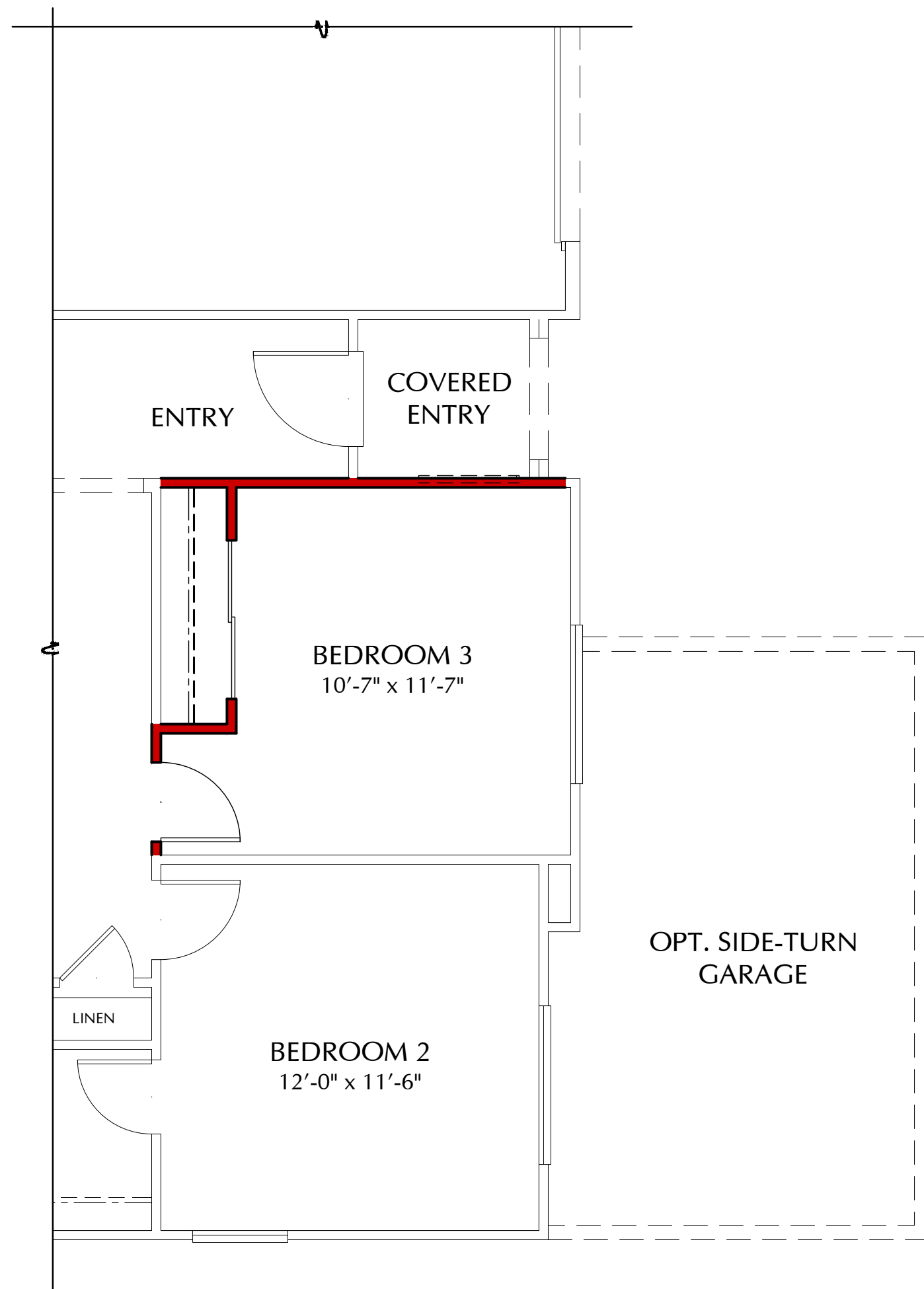


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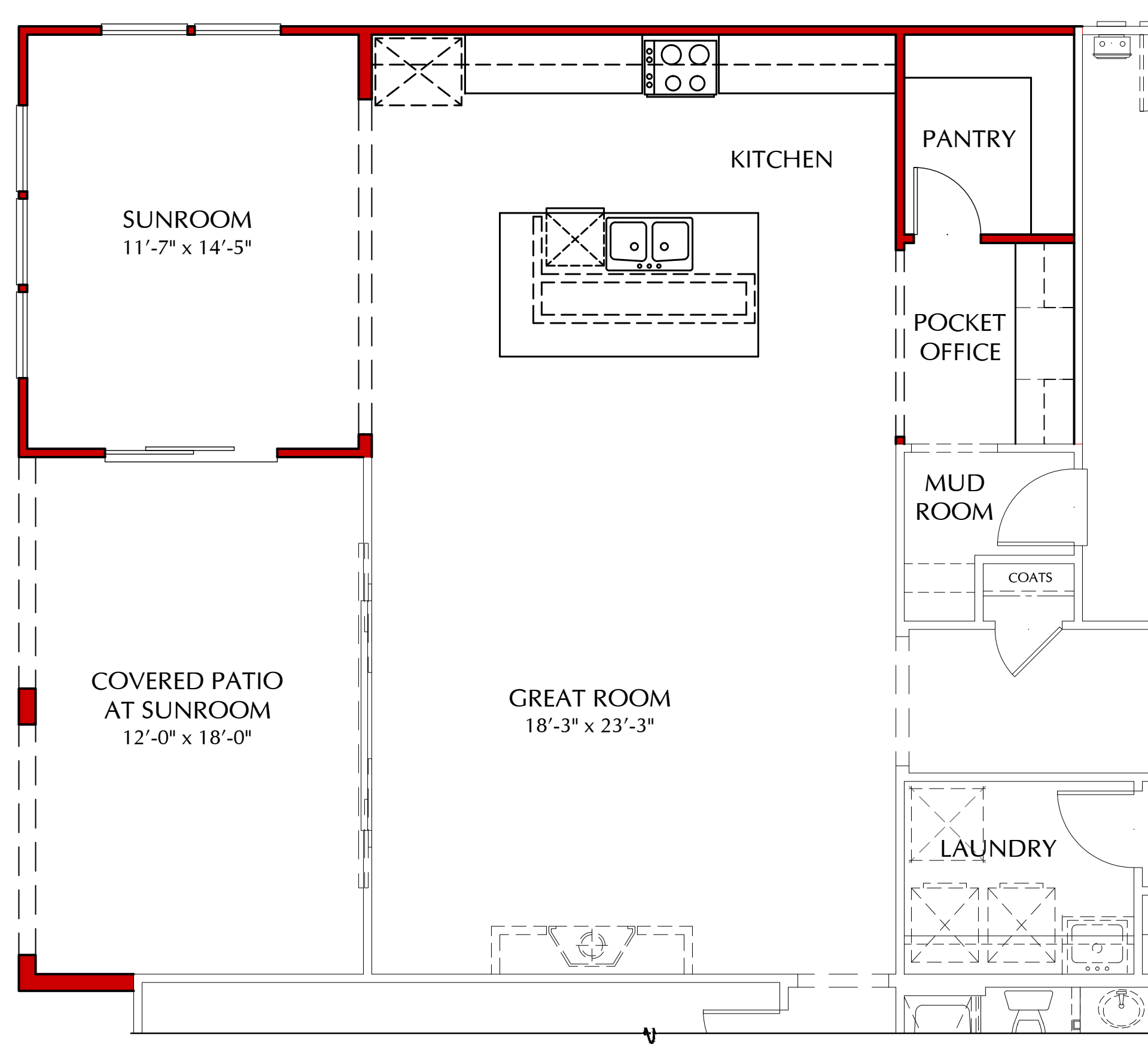
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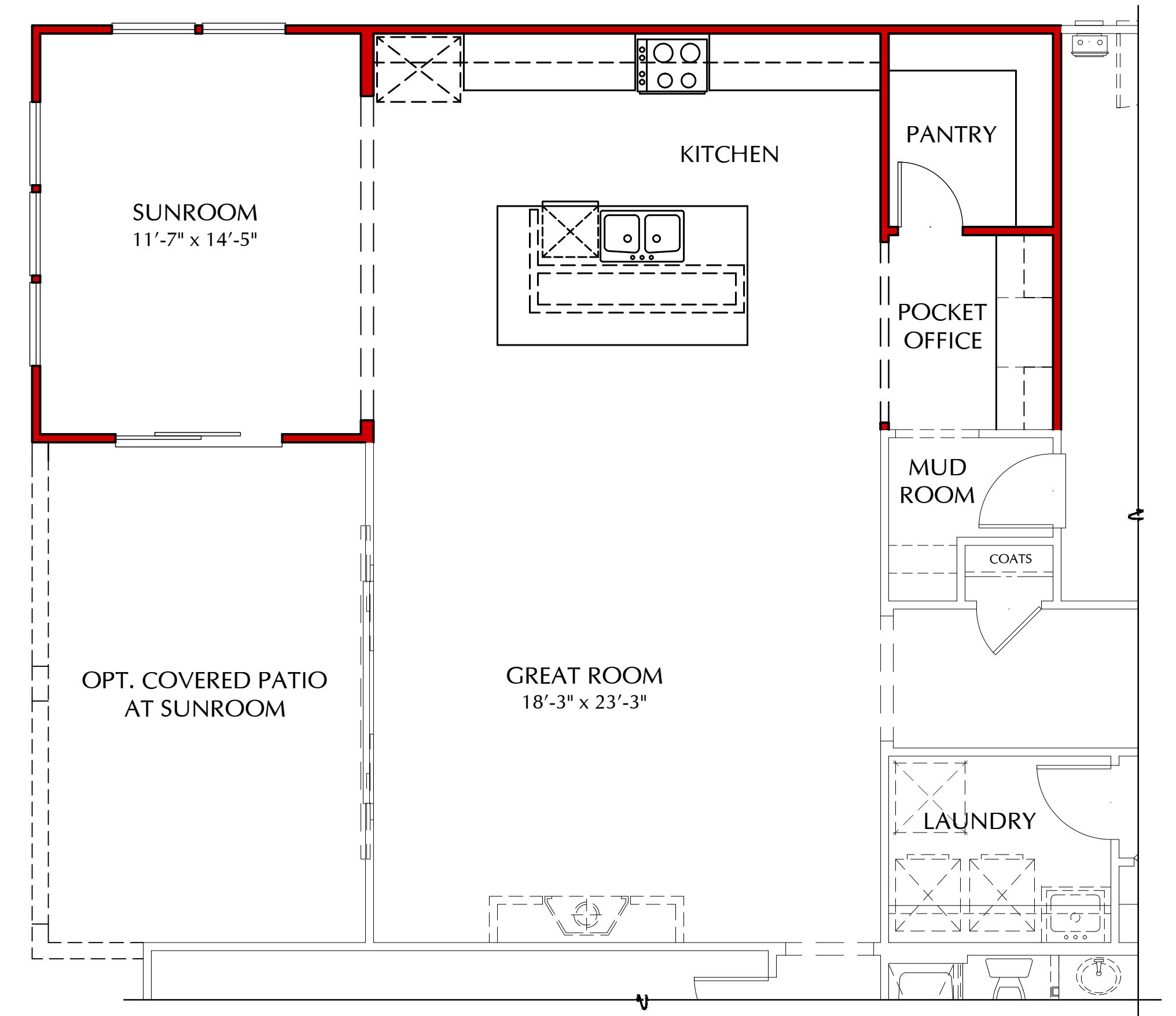
- S20D DECKER - FLOOR PLAN OPTIONS



OPT. BEDROOM 3 **PLAN S20D**
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



OPT. COVERED PATIO AT SUNROOM **PLAN S20D**
SCALE: 1/4" = 1'-0"



OPT. SUNROOM **PLAN S20D**
SCALE: 1/4" = 1'-0"

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



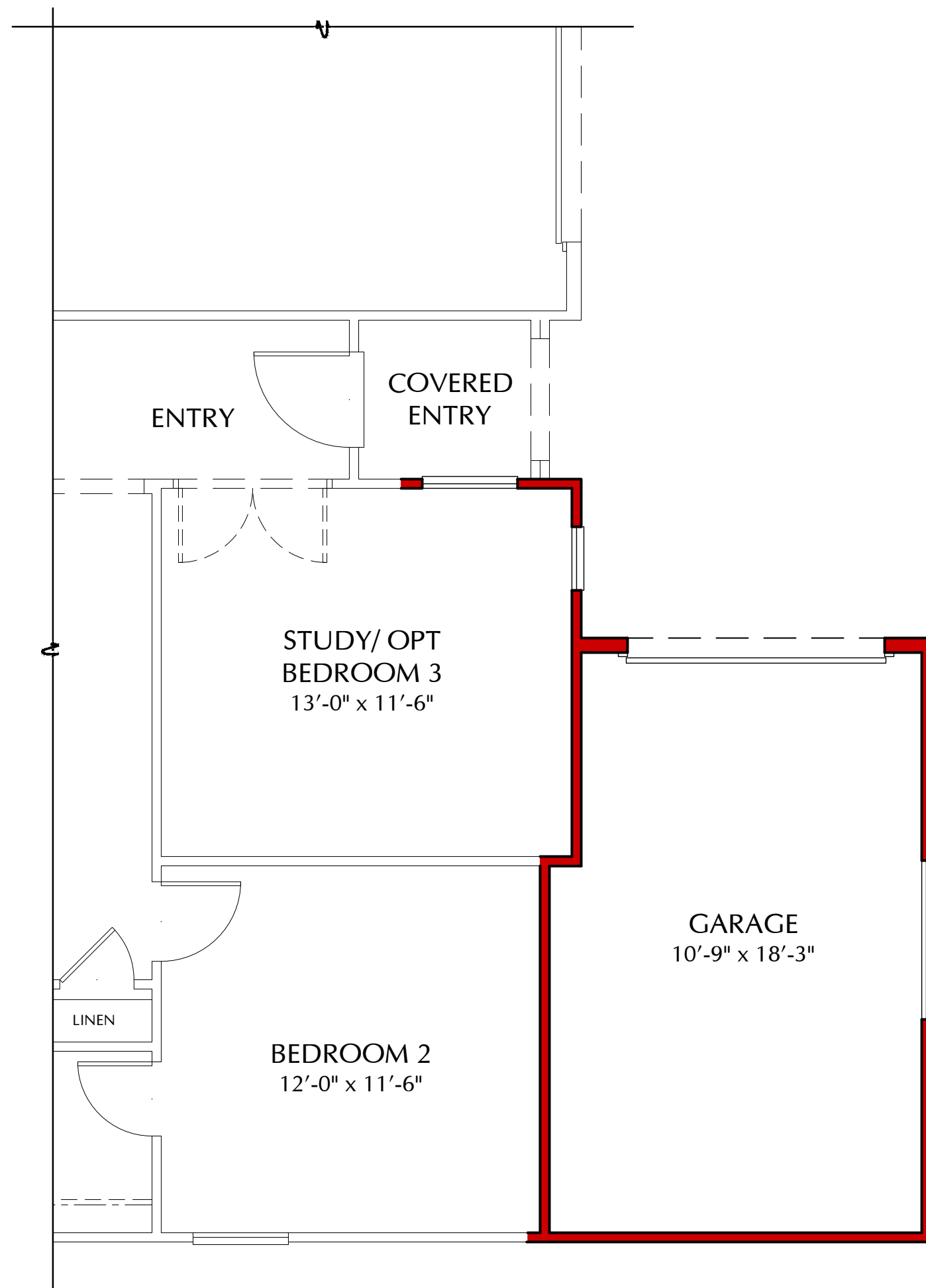
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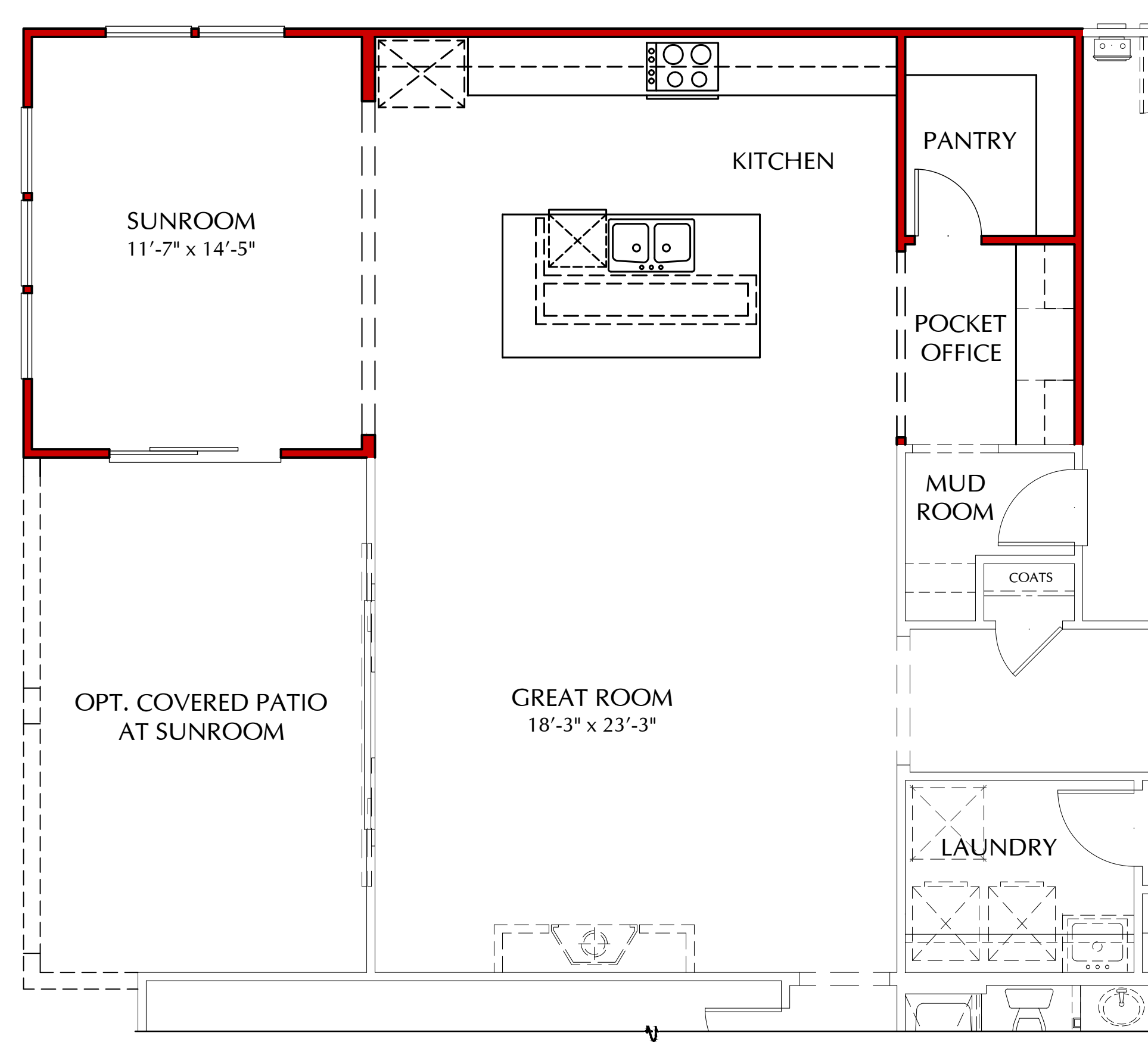
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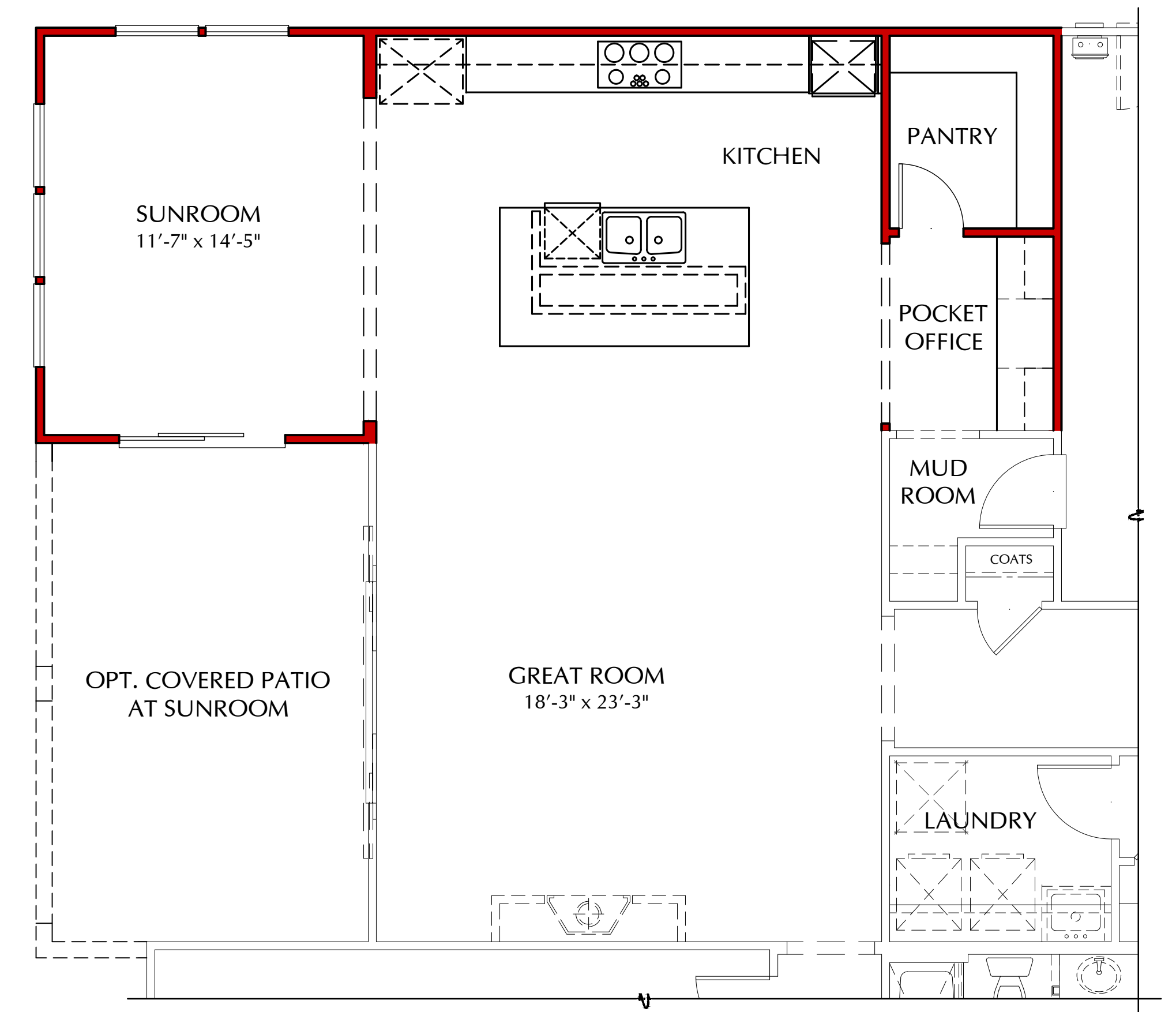
**- S20D DECKER -
FLOOR PLAN OPTIONS**



OPT. SIDE-TURN GARAGE **PLAN S20D**
SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN **PLAN S20D**
SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN **PLAN S20D**
SCALE: 1/4" = 1'-0"

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



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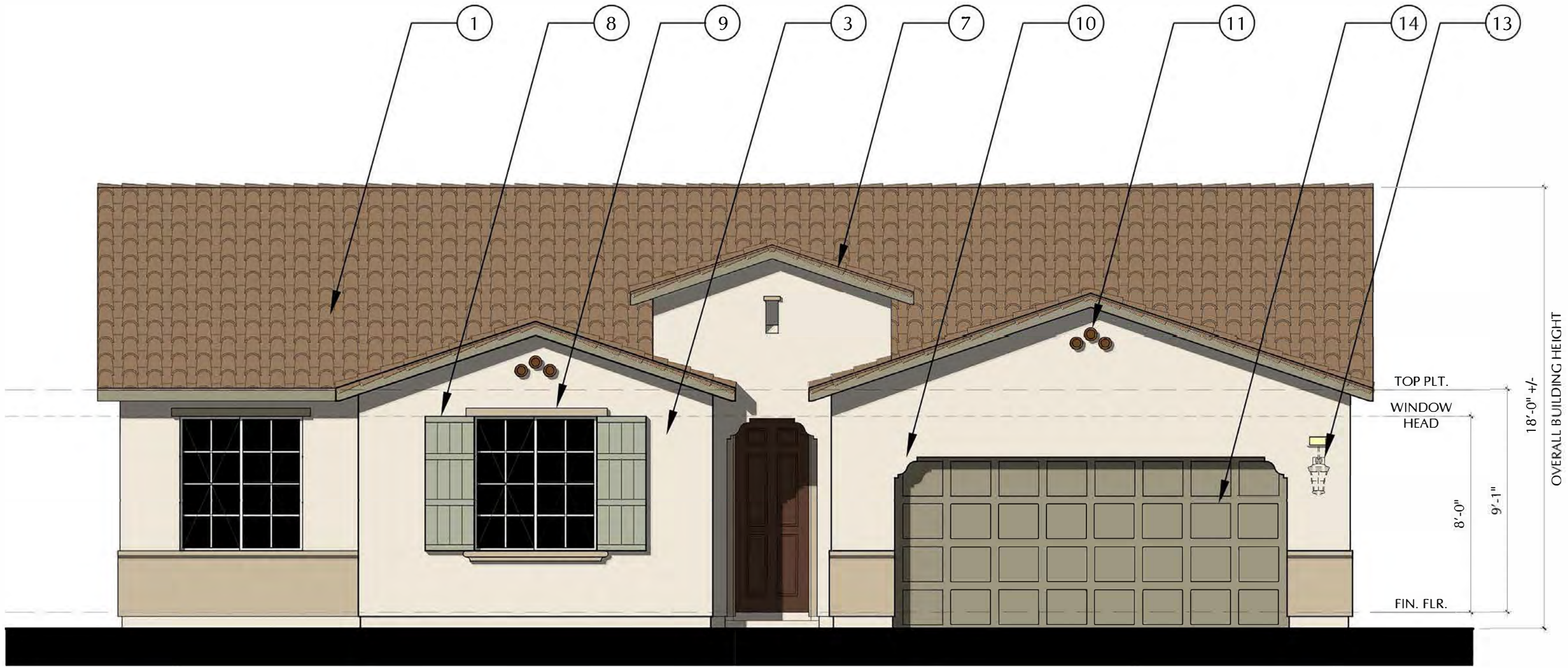
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- S20D DECKER -
FLOOR PLAN OPTIONS

MATERIAL CALLOUTS

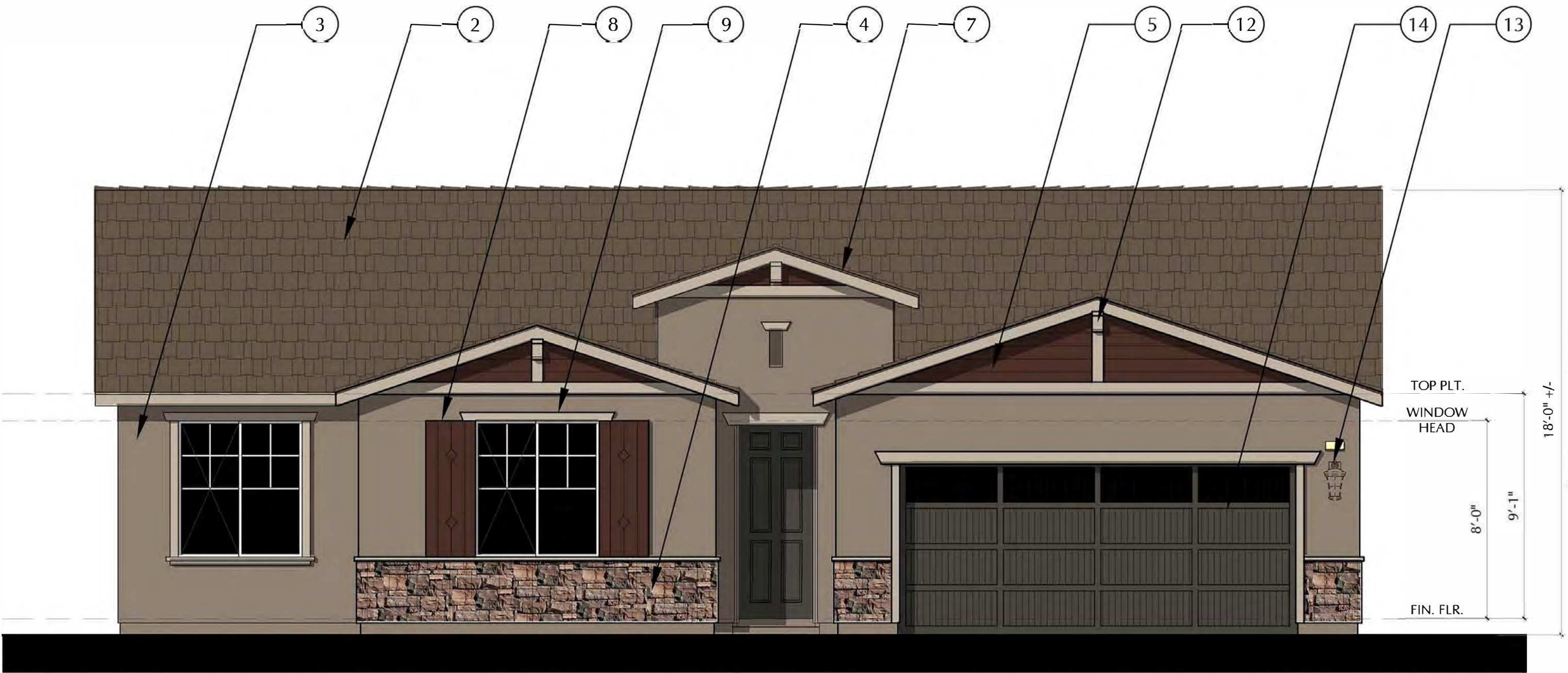
- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - FOAM DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR
- 15 - BOARD AND BATTEN



FRONT ELEVATION

S20D - DECKER - A

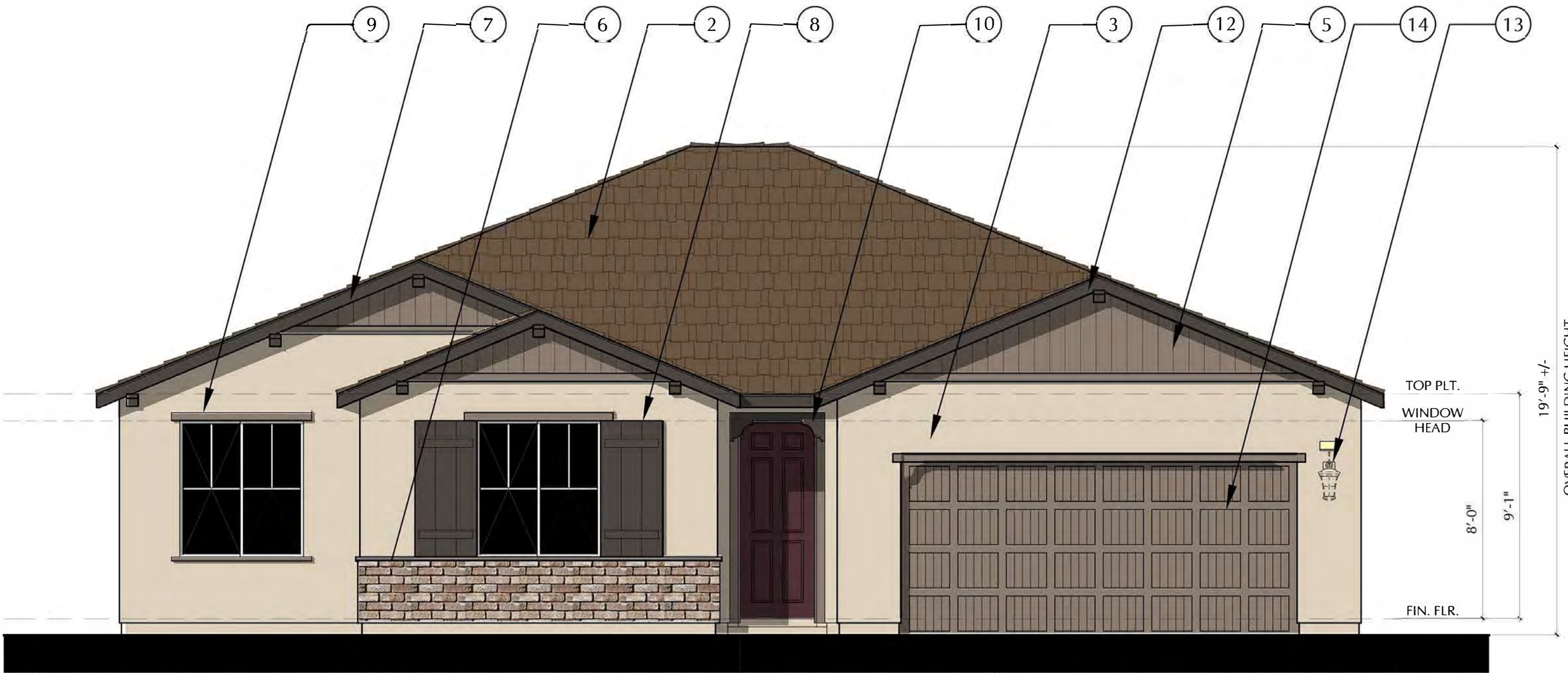
SCALE: 1/4"=1'-0"



FRONT ELEVATION

S20D - DECKER - C

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



FRONT ELEVATION

S20D - DECKER - B

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

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



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RUNNING DEER ESTATES
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- S20D DECKER -
FRONT ELEVATIONS

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S20D - DECKER - A

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S20D - DECKER - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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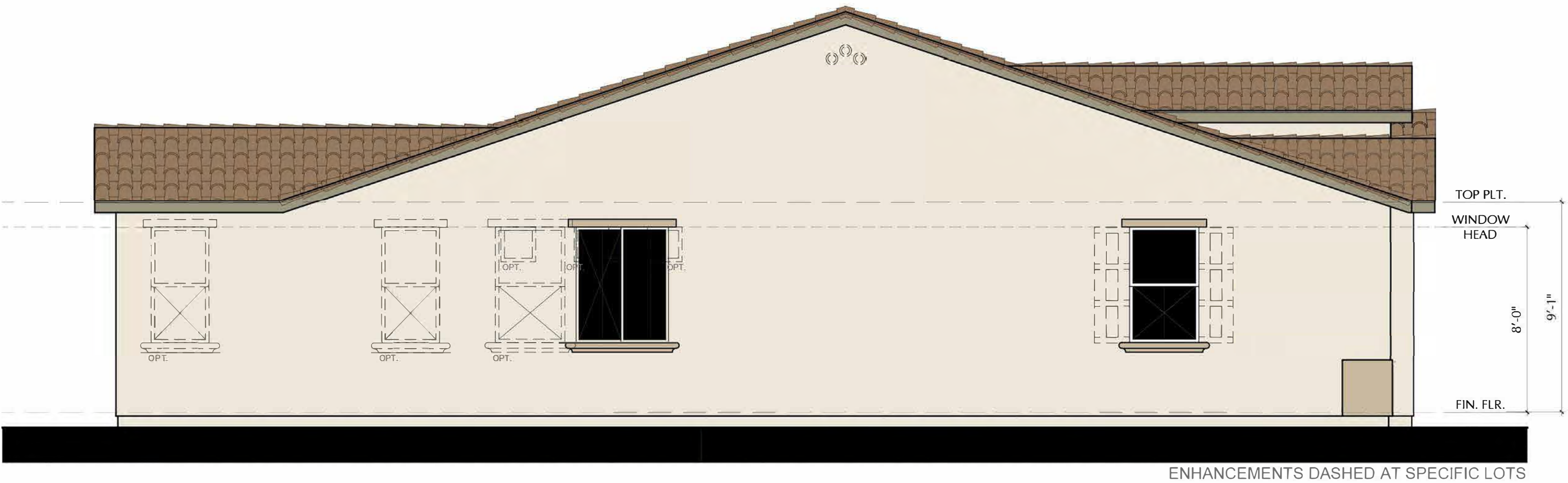
JOB # : 109-20121

DATE: MARCH 26, 2021

- S20D DECKER -
ELEVATION A
FRONT AND REAR

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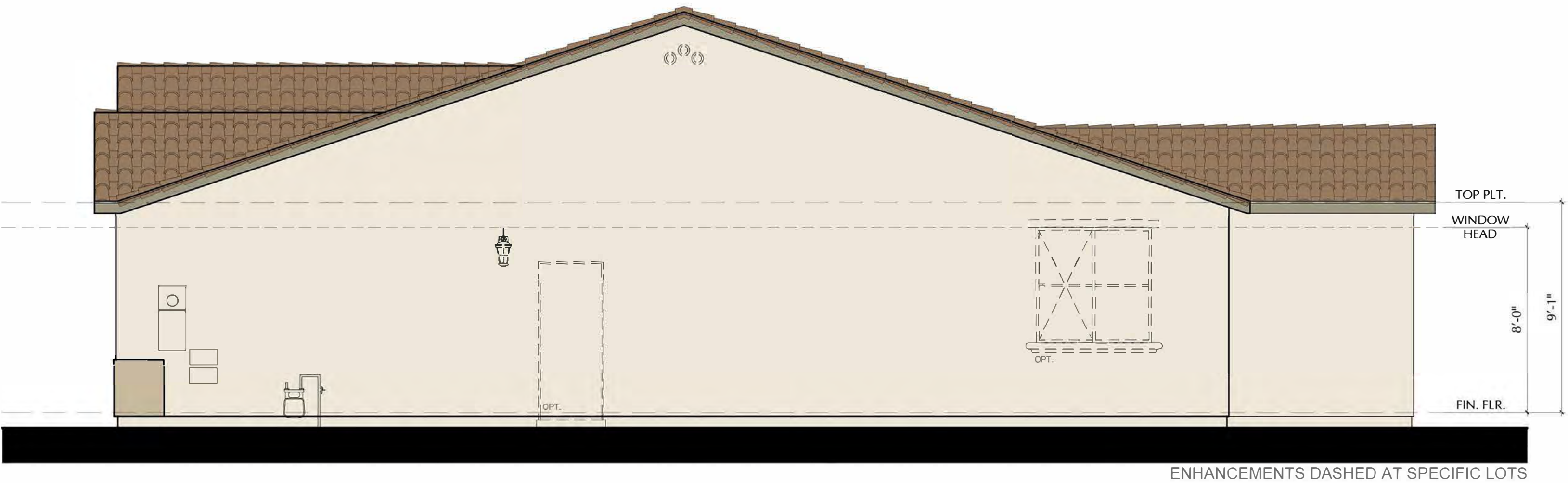
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S20D - DECKER - A

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



RIGHT ELEVATION

S20D - DECKER - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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RUNNING DEER ESTATES
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JOB # : 109-20121
DATE: MARCH 26, 2021

- S20D DECKER -
ELEVATION A
SIDES

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S20D - DECKER - B

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



REAR ELEVATION

S20D - DECKER - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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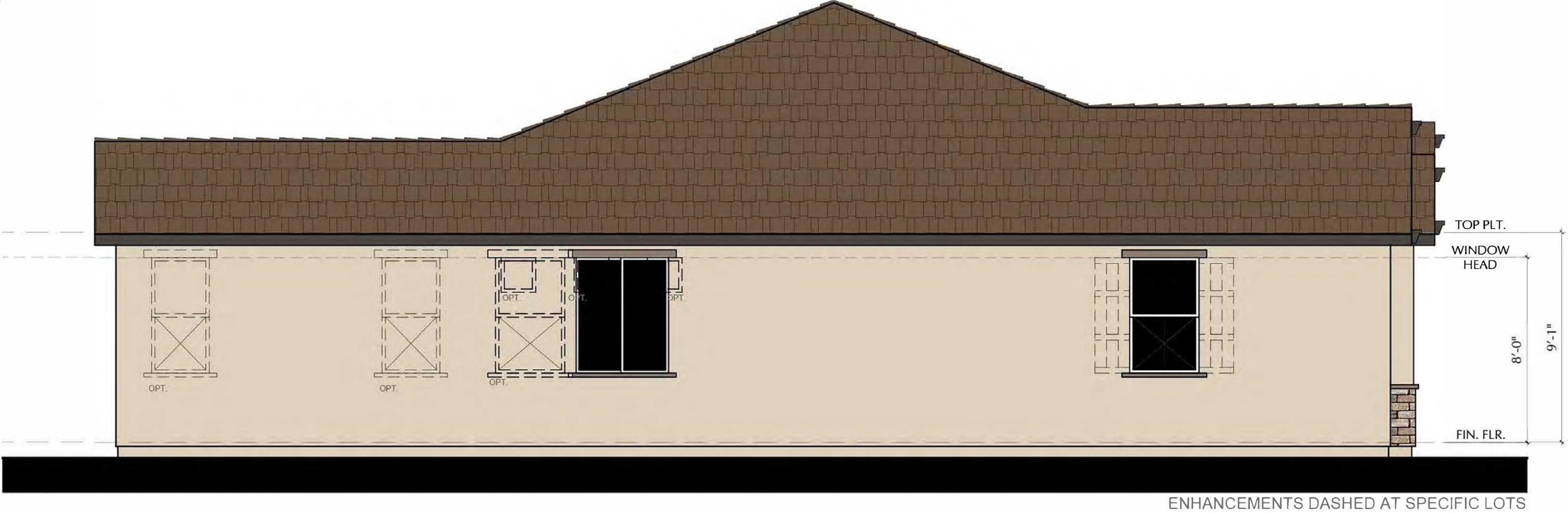
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RUNNING DEER ESTATES
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- S20D DECKER -
ELEVATION B
FRONT AND REAR

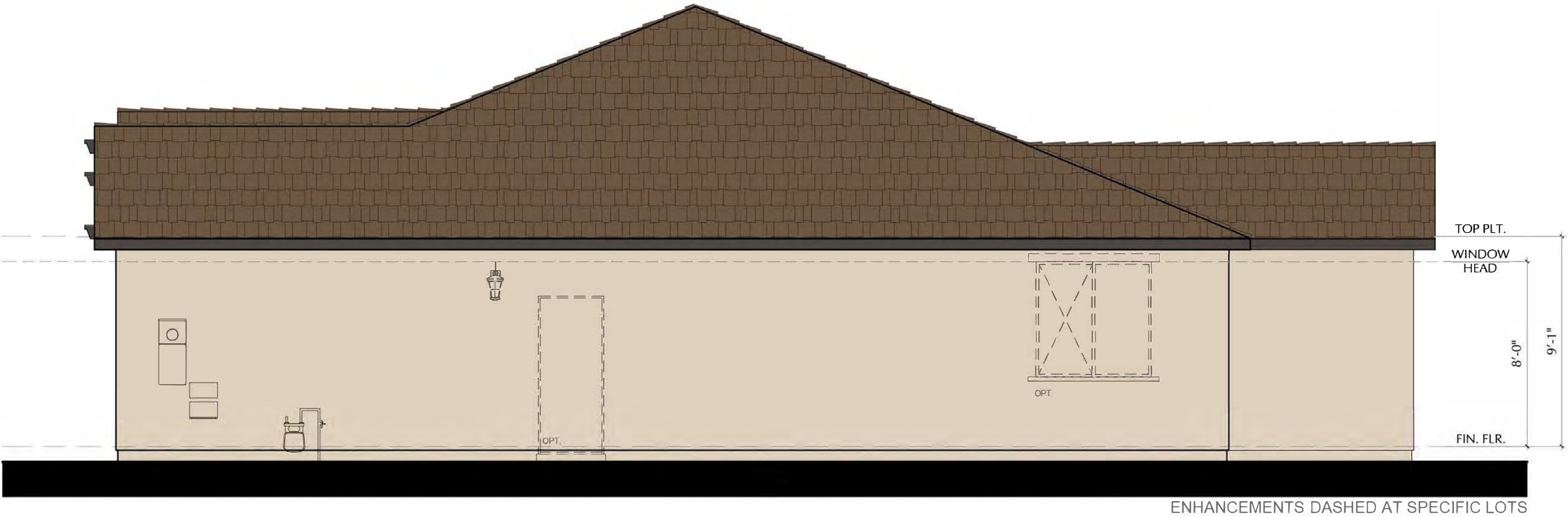
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S20D - DECKER - B

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



RIGHT ELEVATION

S20D - DECKER - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S20D DECKER -
ELEVATION B
SIDES

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S20D - DECKER - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S20D - DECKER - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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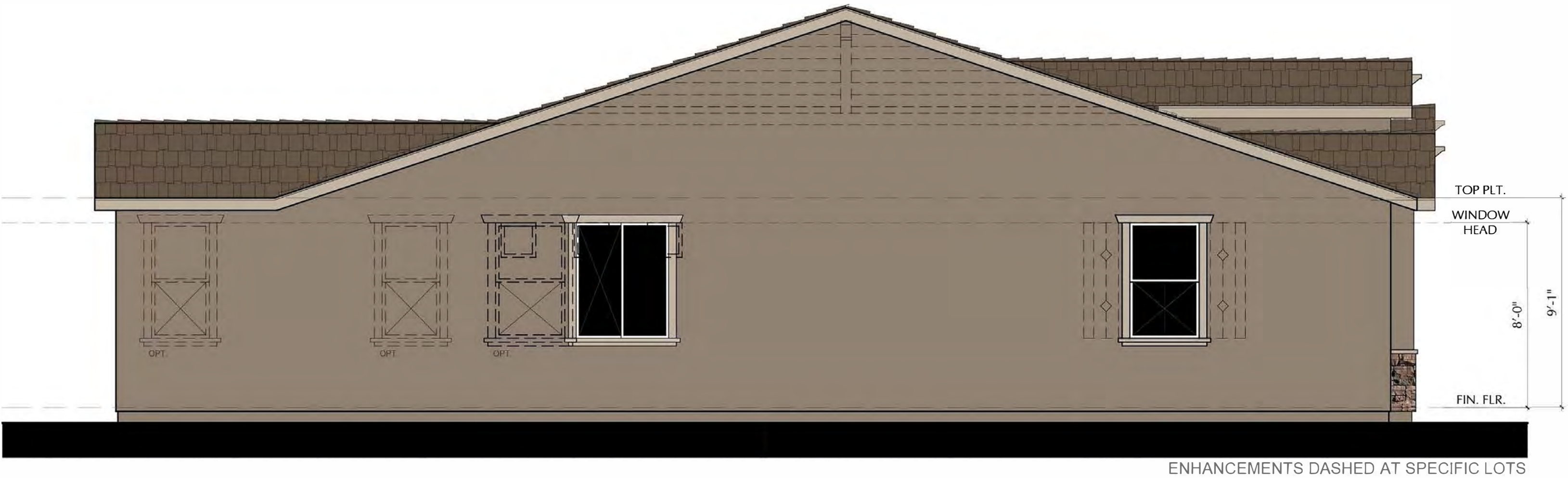
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RUNNING DEER ESTATES
LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121
DATE: MARCH 26, 2021

- S20D DECKER -
ELEVATION C
FRONT AND REAR

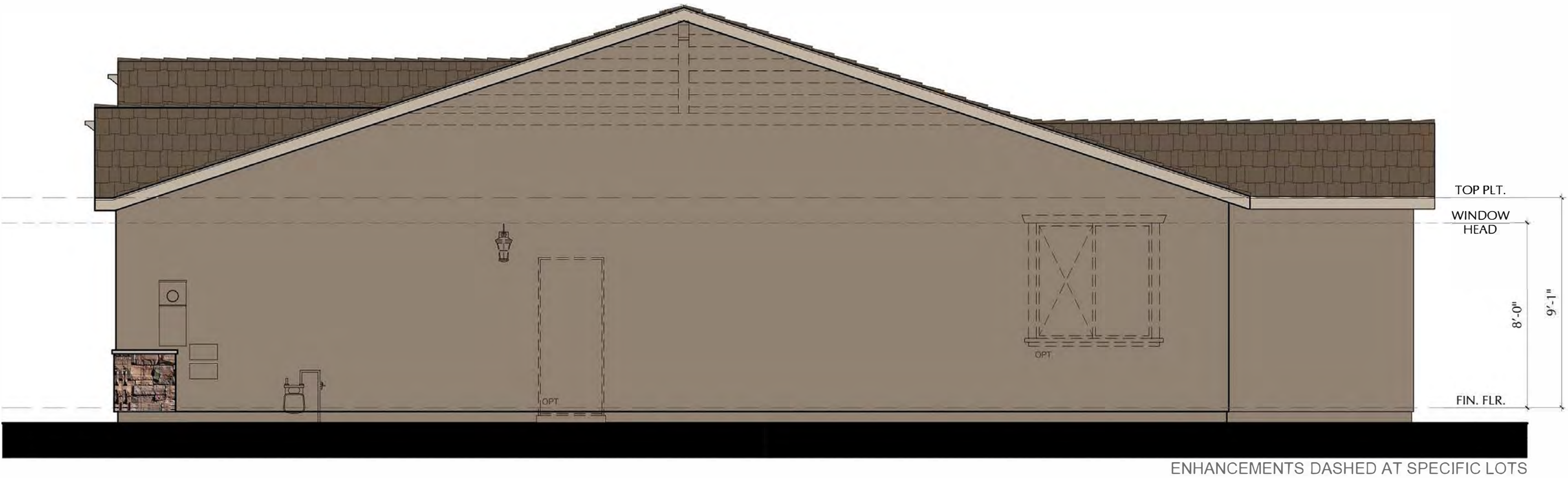
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S20D - DECKER - C

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



RIGHT ELEVATION

S20D - DECKER - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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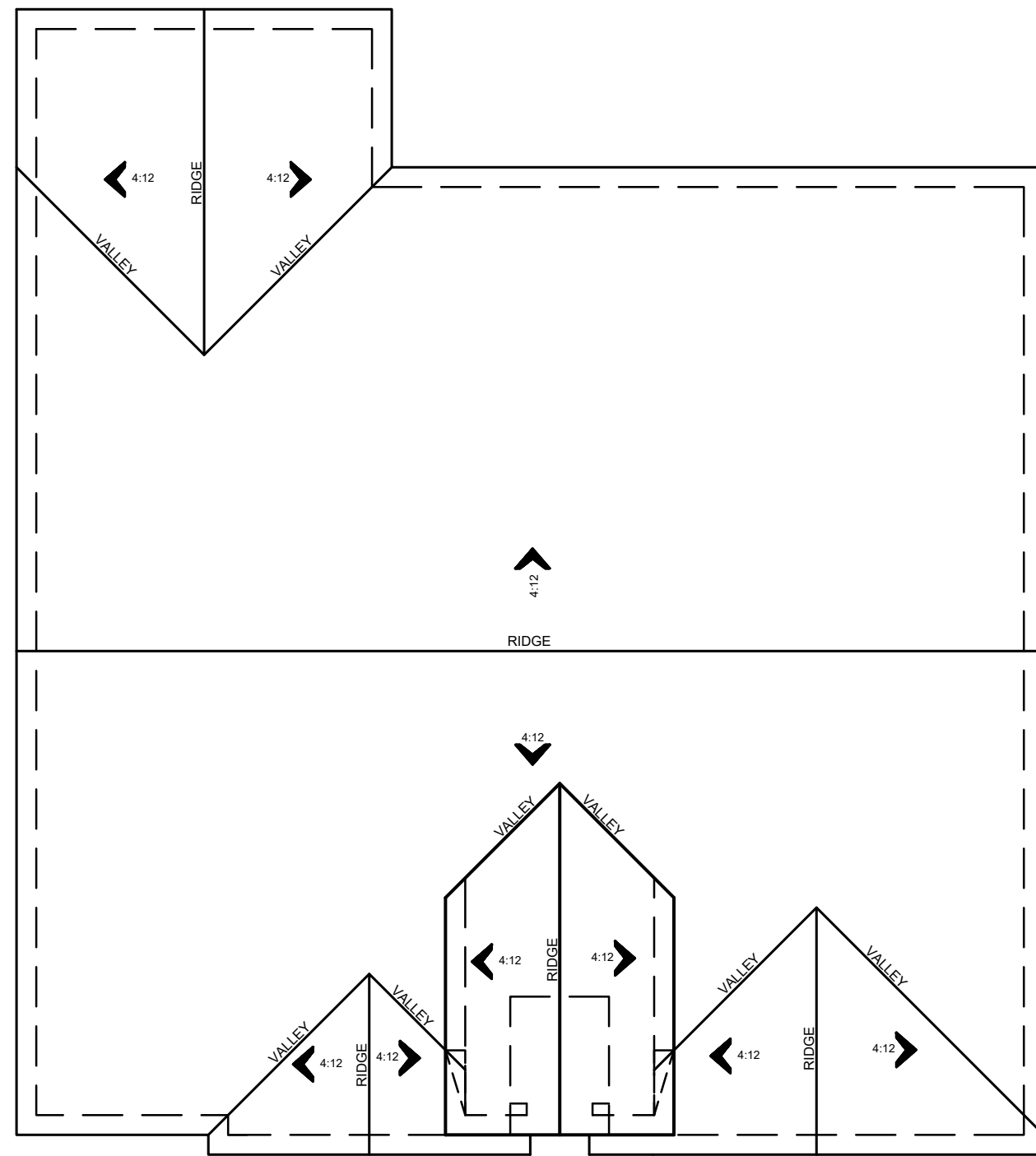


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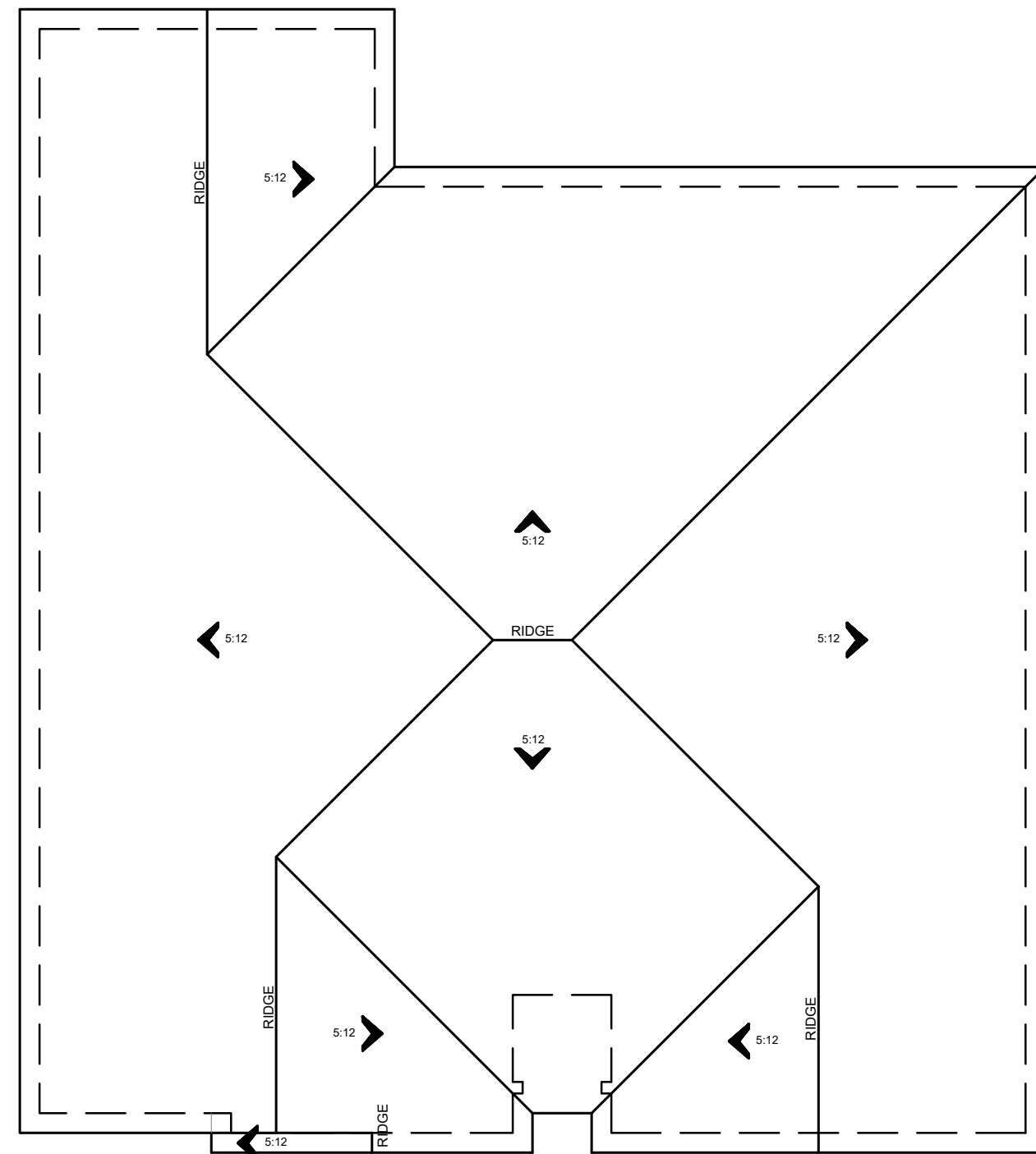
RUNNING DEER ESTATES
LAKE ELSINORE, CALIFORNIA

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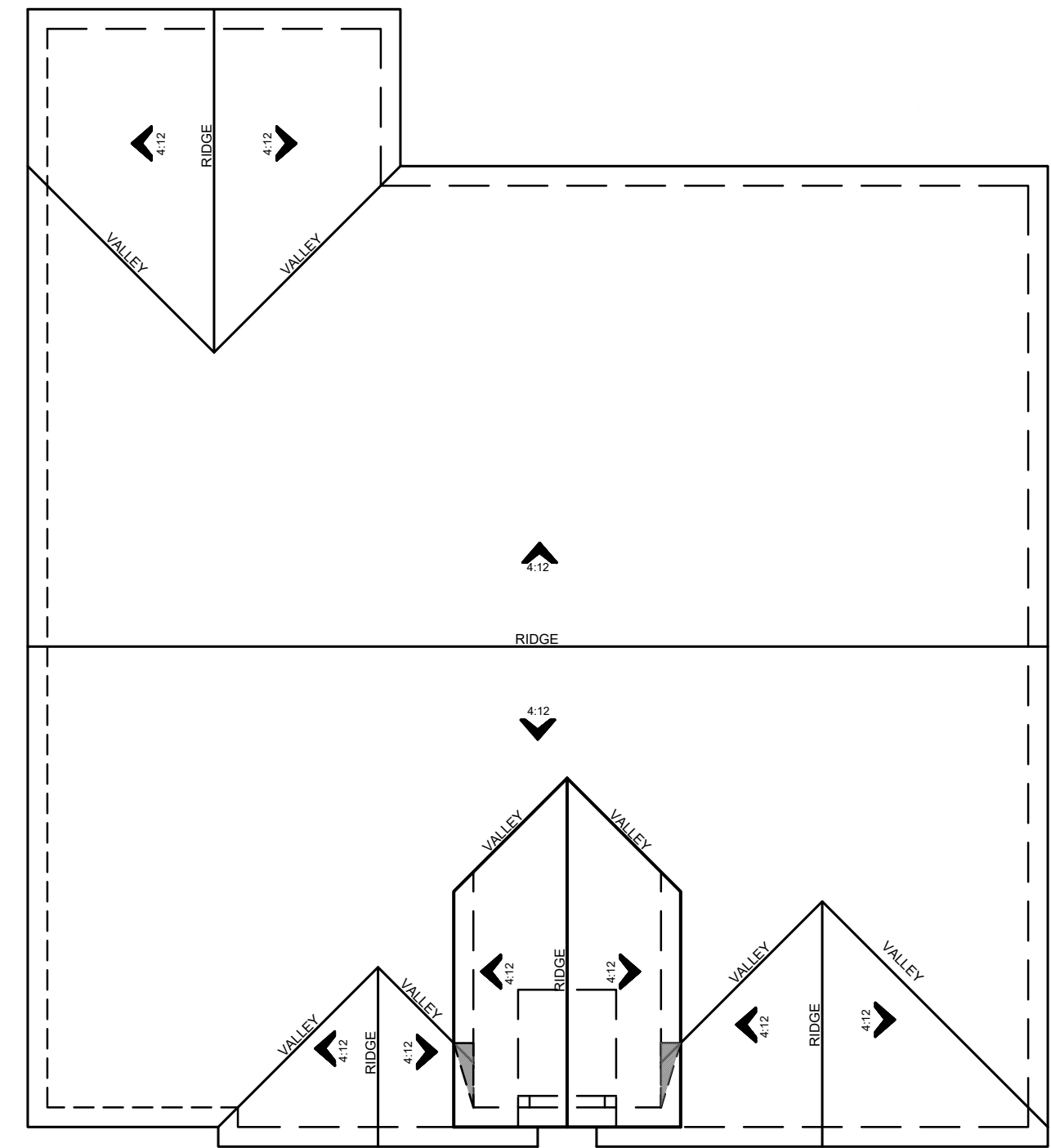
- N20D DECKER -
ELEVATION C
SIDES



ROOF PLAN C
SCALE: 1/8"=1'-0"



ROOF PLAN B
SCALE: 1/8"=1'-0"



ROOF PLAN A
SCALE: 1/8"=1'-0"



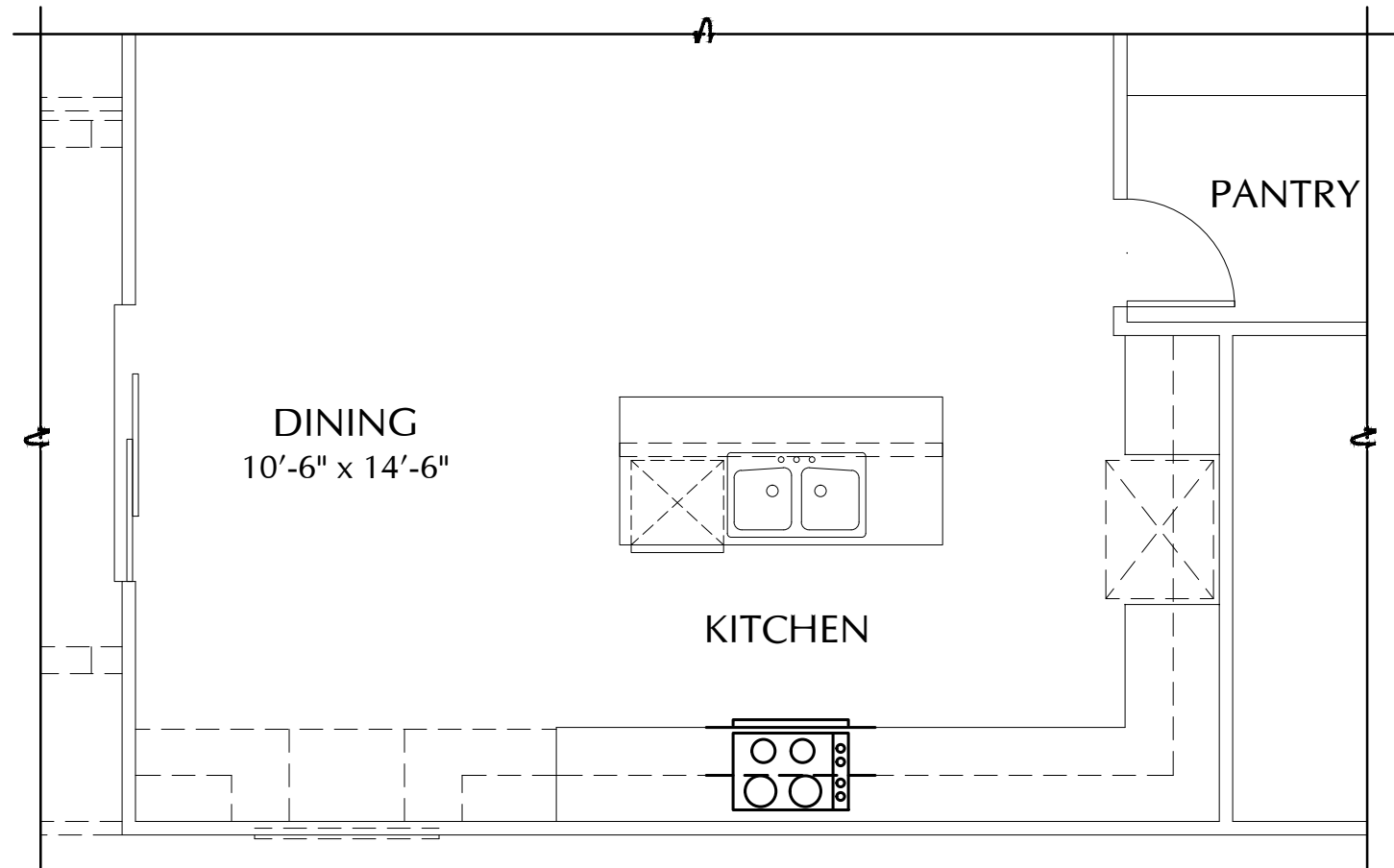
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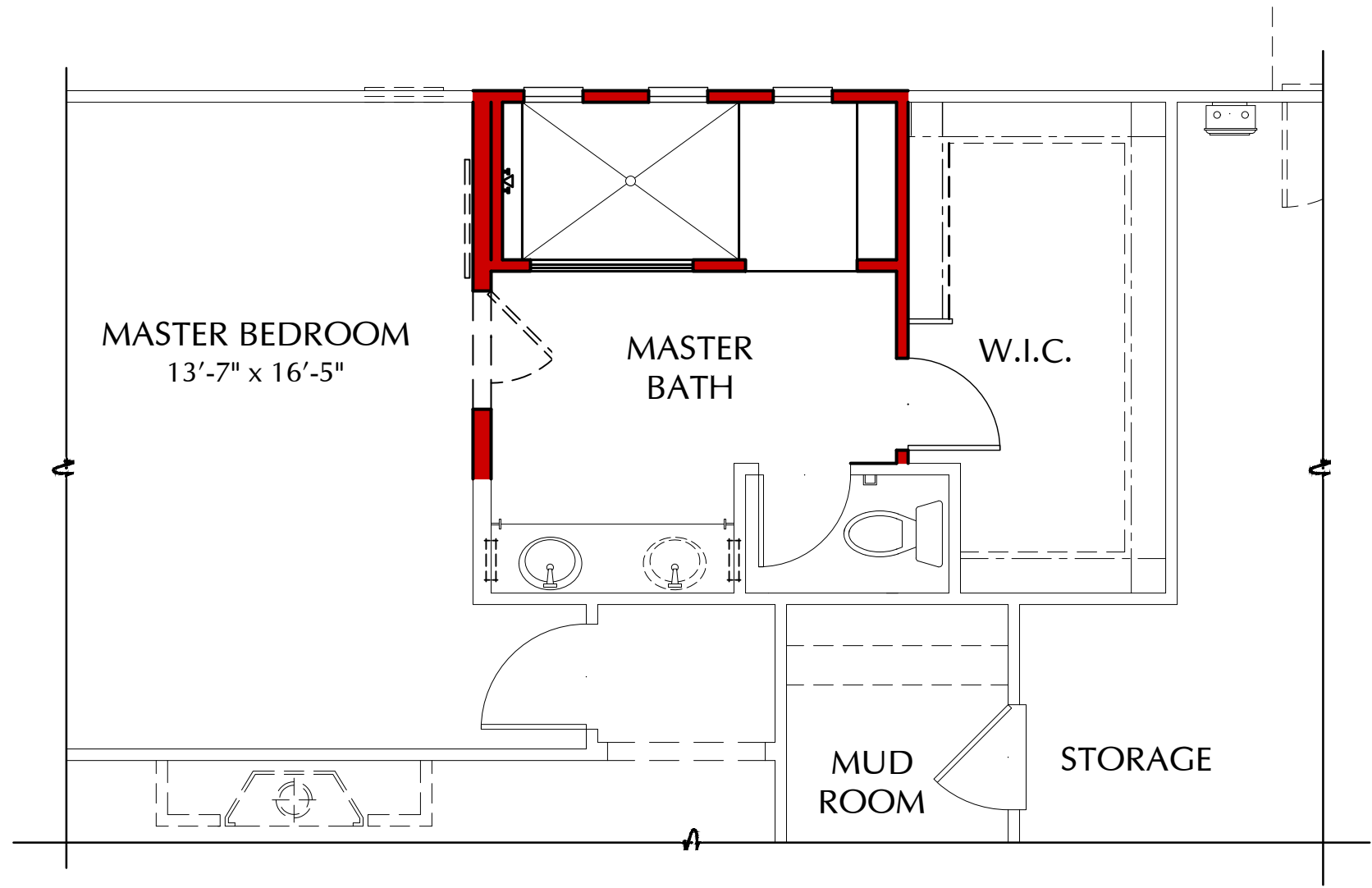
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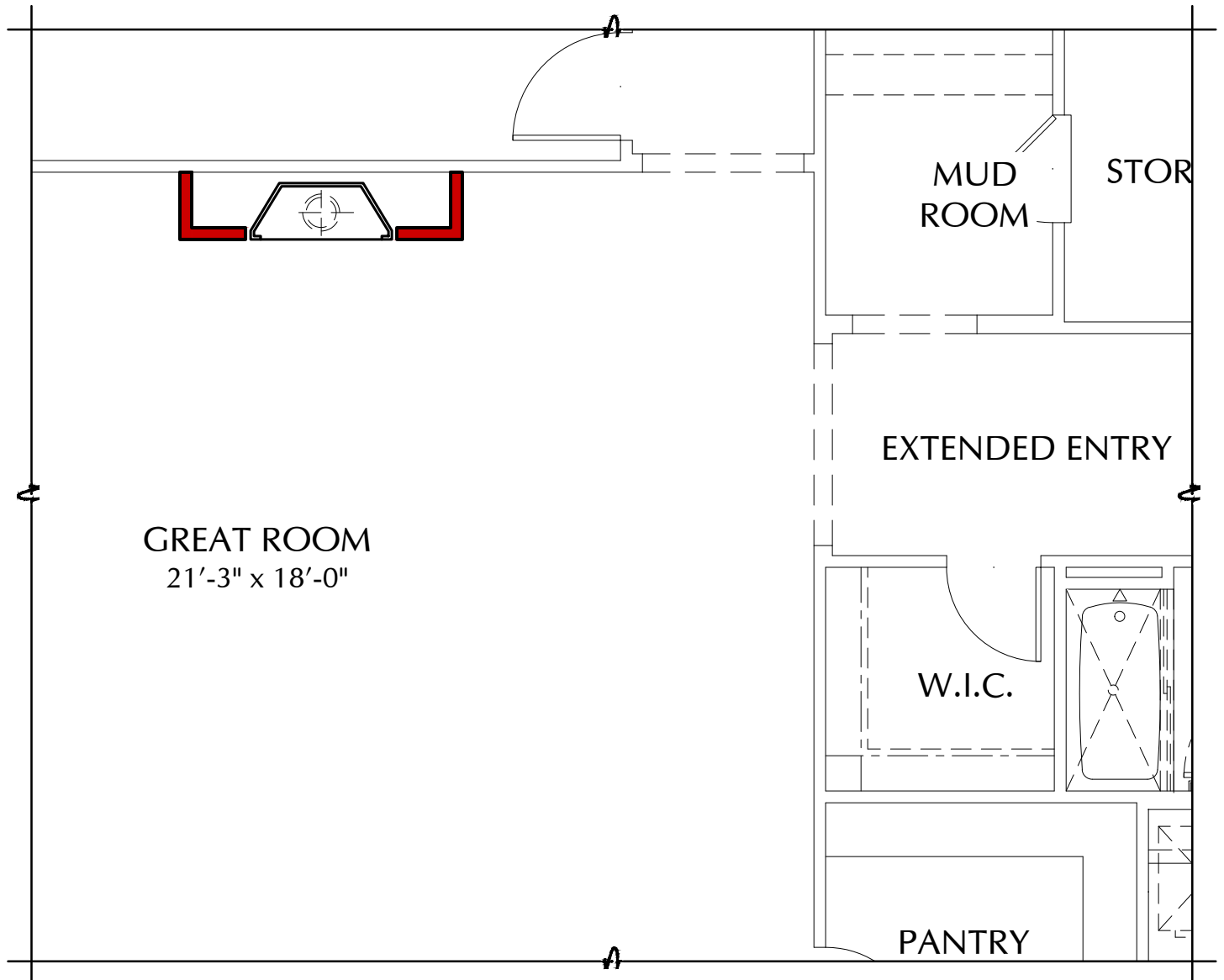
- N20D DECKER -
ROOF PLANS



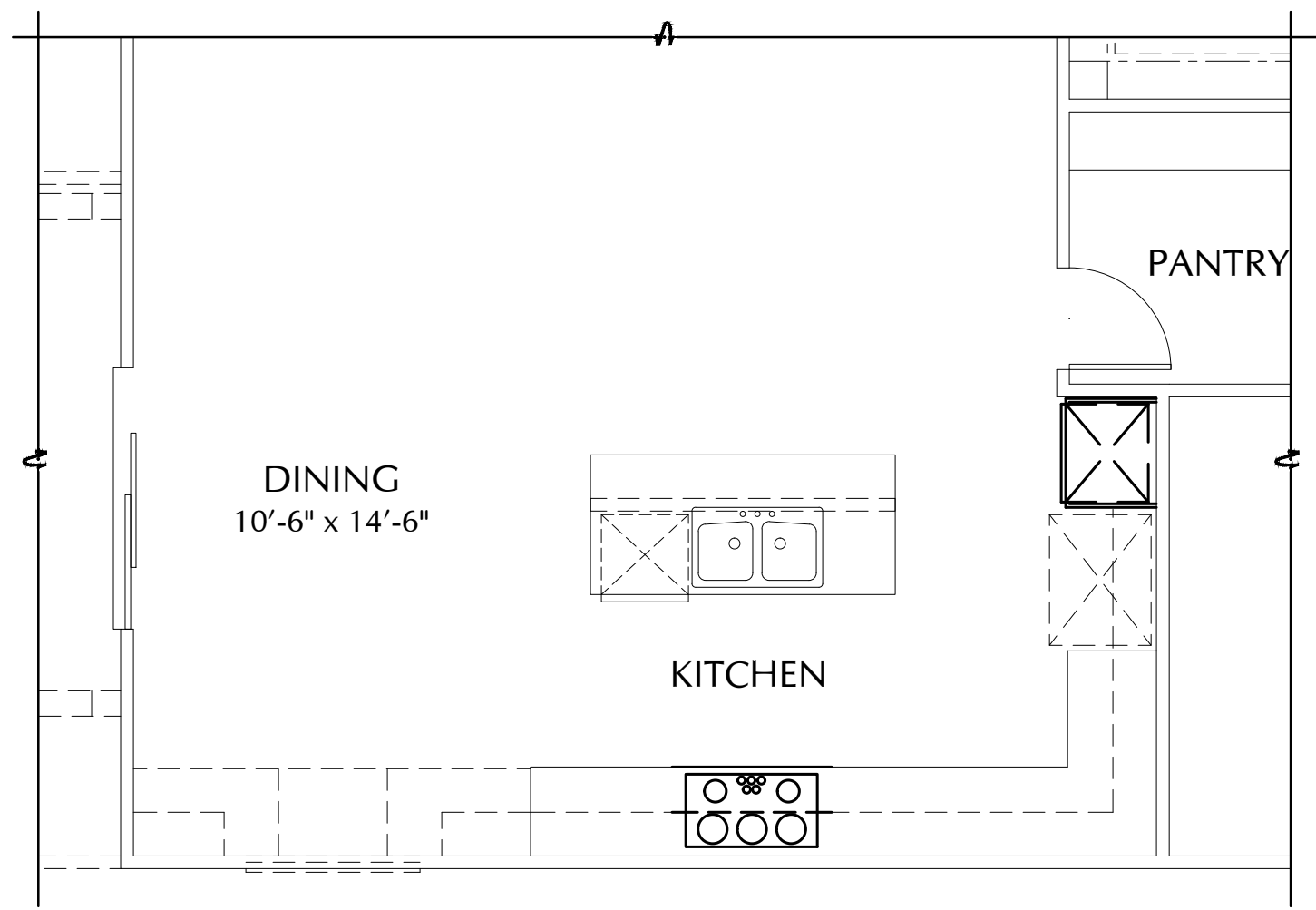
OPT. GOURMET LITE KITCHEN **PLAN S21D**
SCALE: 1/4" = 1'-0"



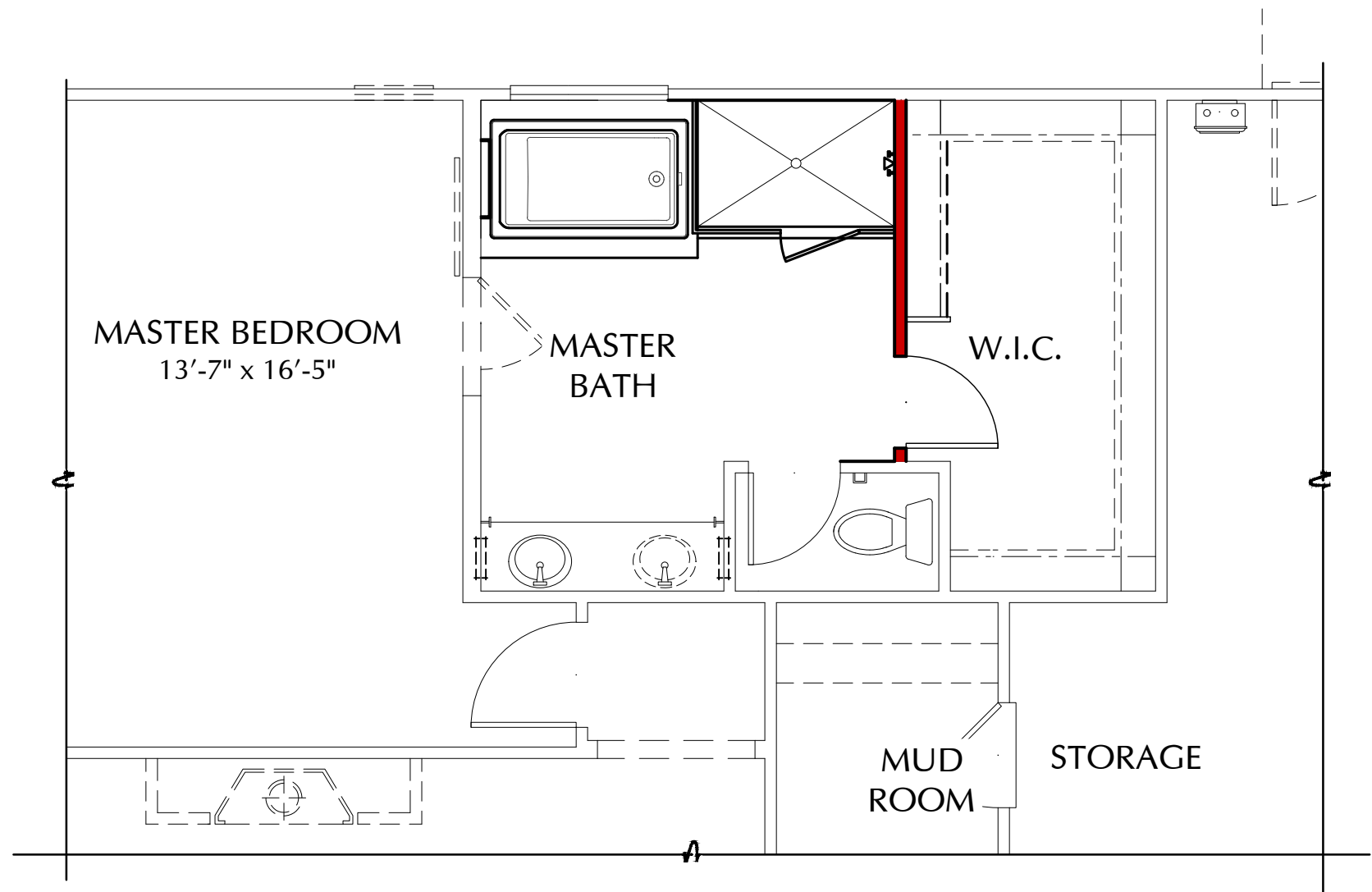
OPT. WALK-IN SHOWER **PLAN S21D**
SCALE: 1/4" = 1'-0"



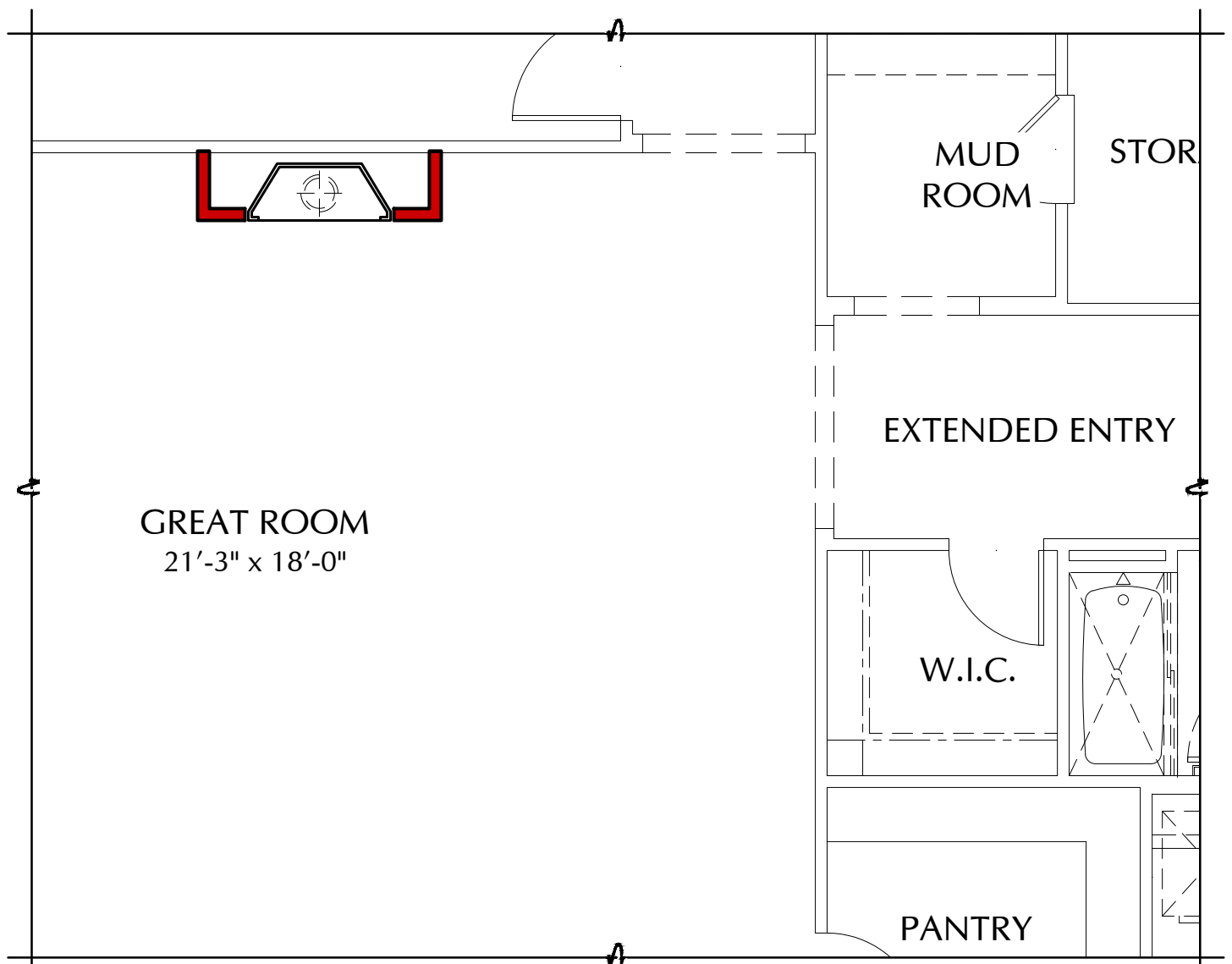
OPT. CONTEMPORARY FIREPLACE **PLAN S21D**
AT GREAT ROOM SCALE: 1/4" = 1'-0"



OPT. GOURMET KITCHEN **PLAN S21D**
SCALE: 1/4" = 1'-0"



OPT. WALK-IN SHOWER **PLAN S21D**
SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL FIREPLACE **PLAN S21D**
AT GREAT ROOM SCALE: 1/4" = 1'-0"

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



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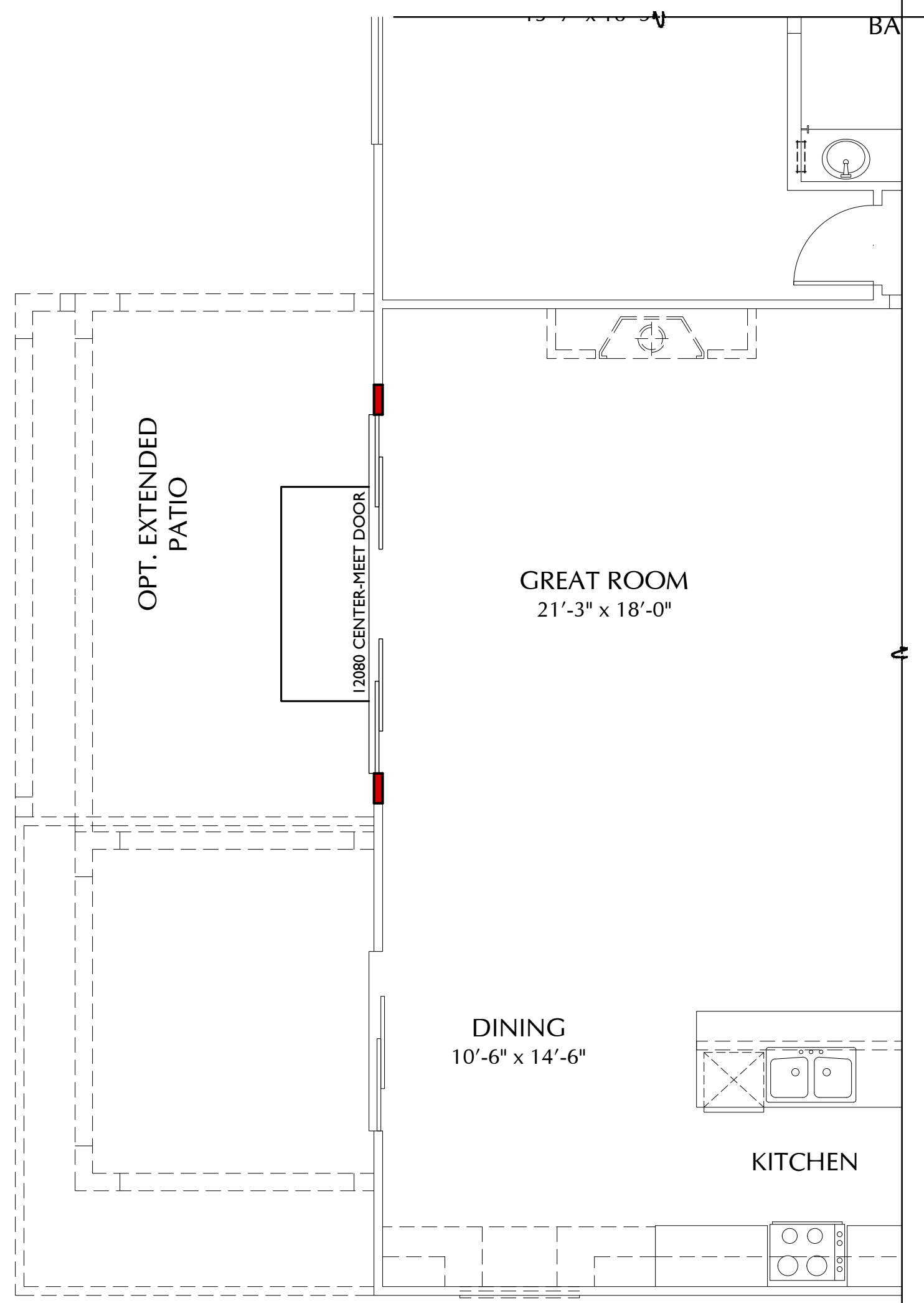


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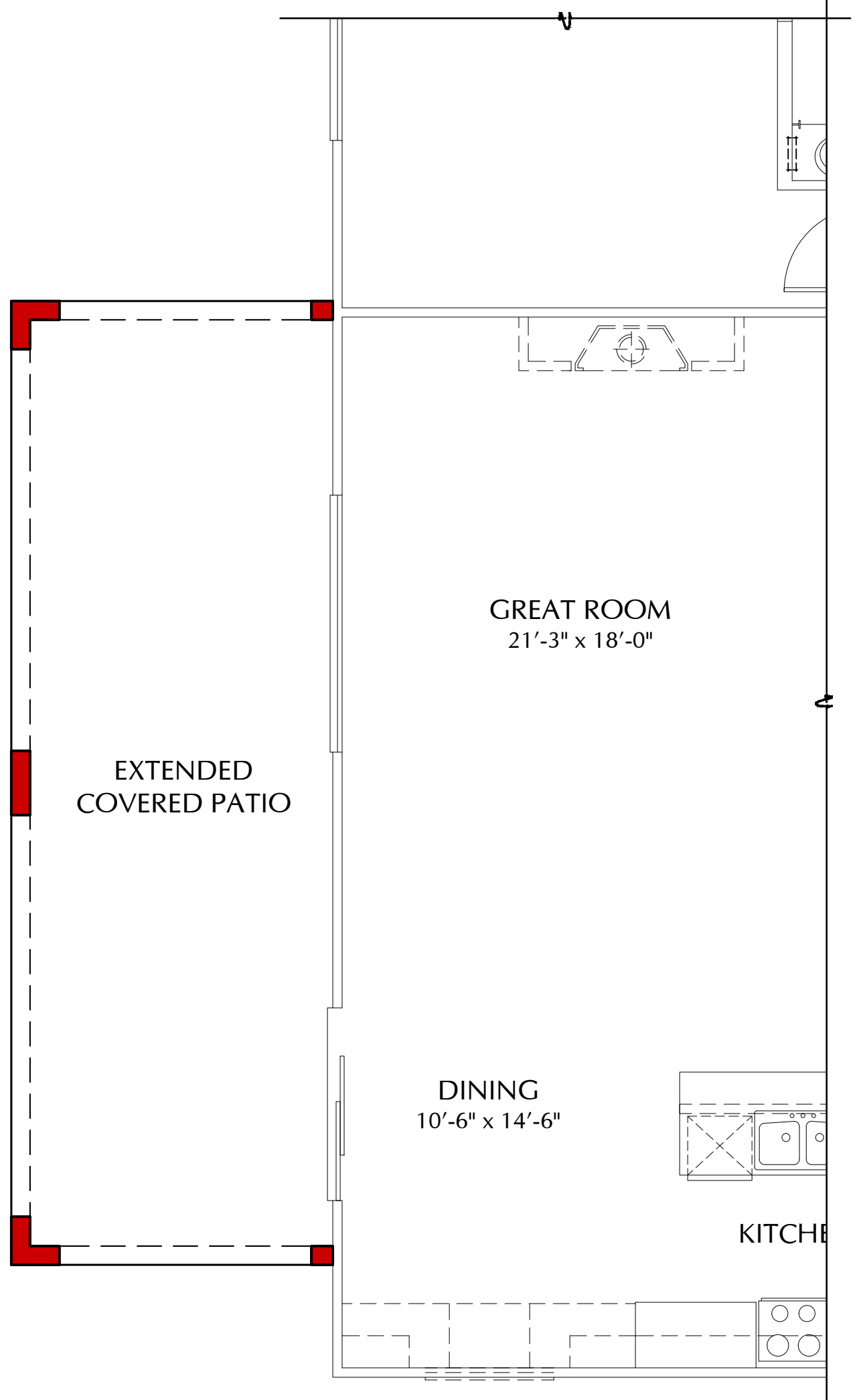
RUNNING DEER ESTATES **LAKE ELSINORE, CALIFORNIA**

JOB # : 109-20121
DATE: MARCH 26, 2021

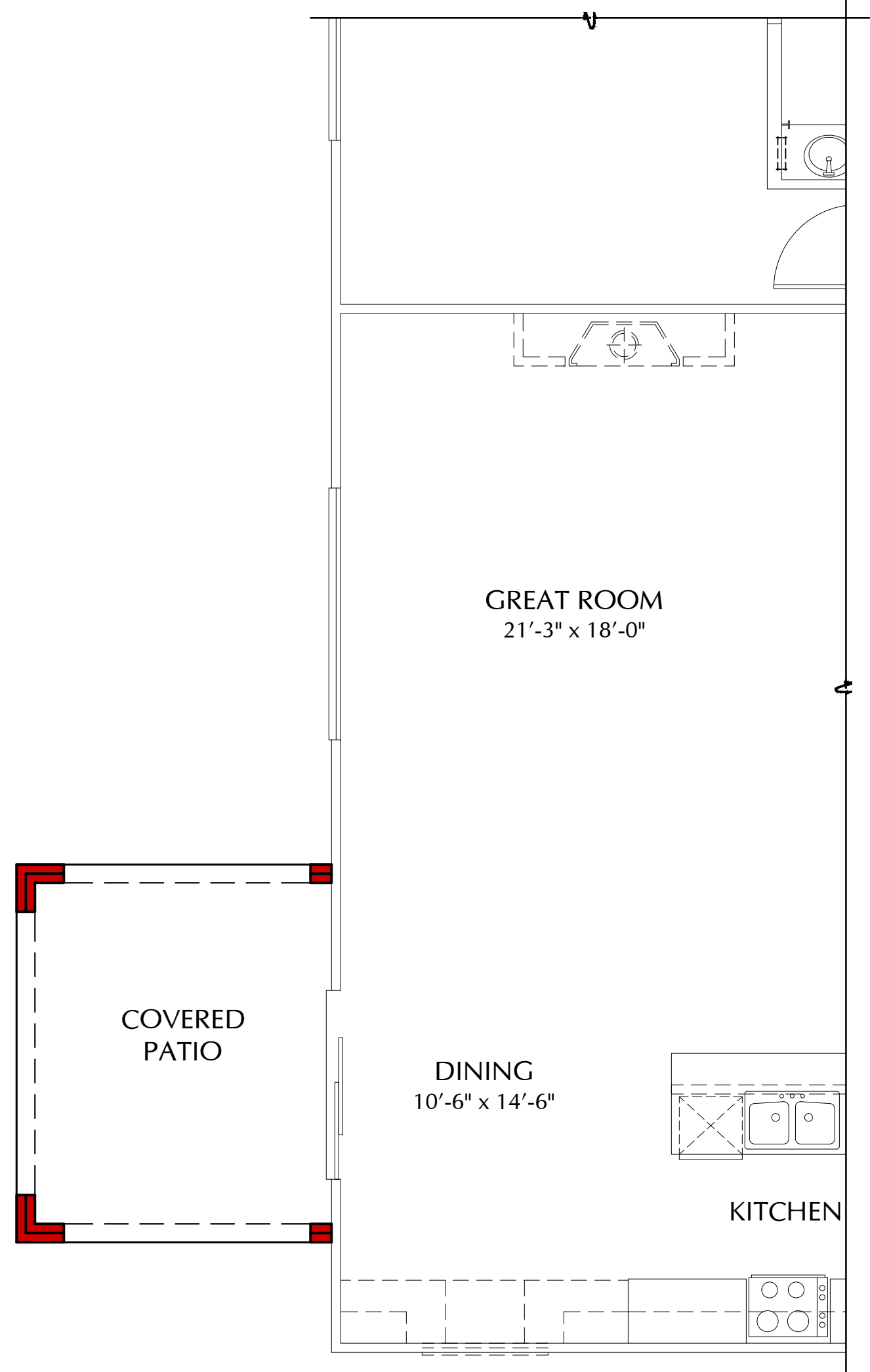
- S21D DANIEL - **FLOOR PLAN OPTIONS**



OPT. 12080 CENTER-MEET DR. PLAN S21D
SCALE: 1/4" = 1'-0"



OPT. EXT. COVERED PATIO PLAN S21D
SCALE: 1/4" = 1'-0"

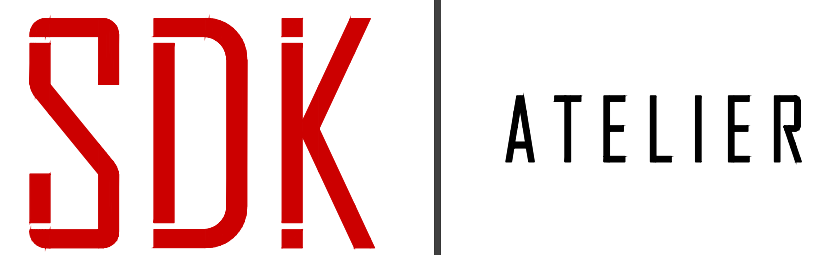


OPT. COVERED PATIO PLAN S21D
SCALE: 1/4" = 1'-0"

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



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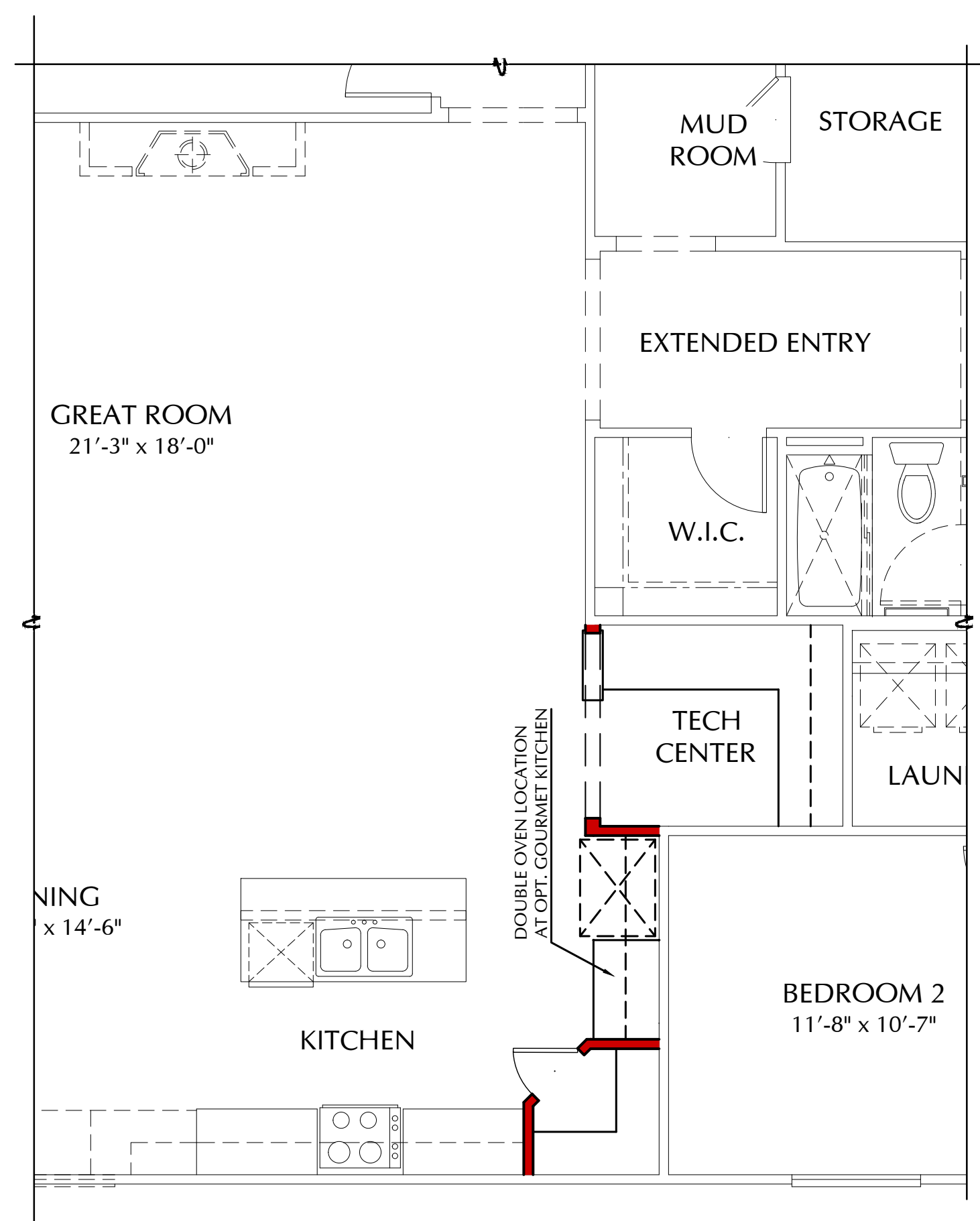


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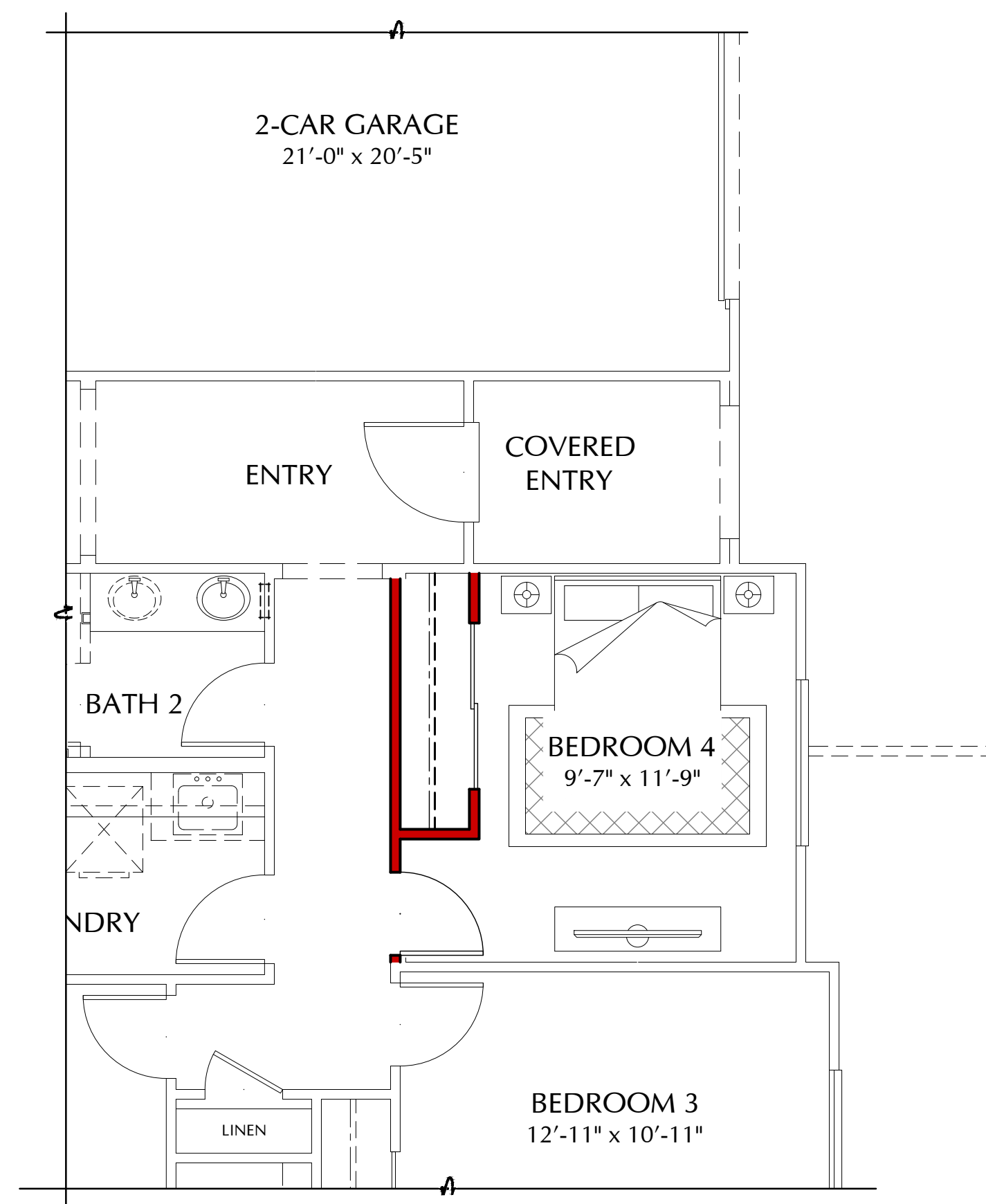
RUNNING DEER ESTATES LAKE ELSINORE, CALIFORNIA

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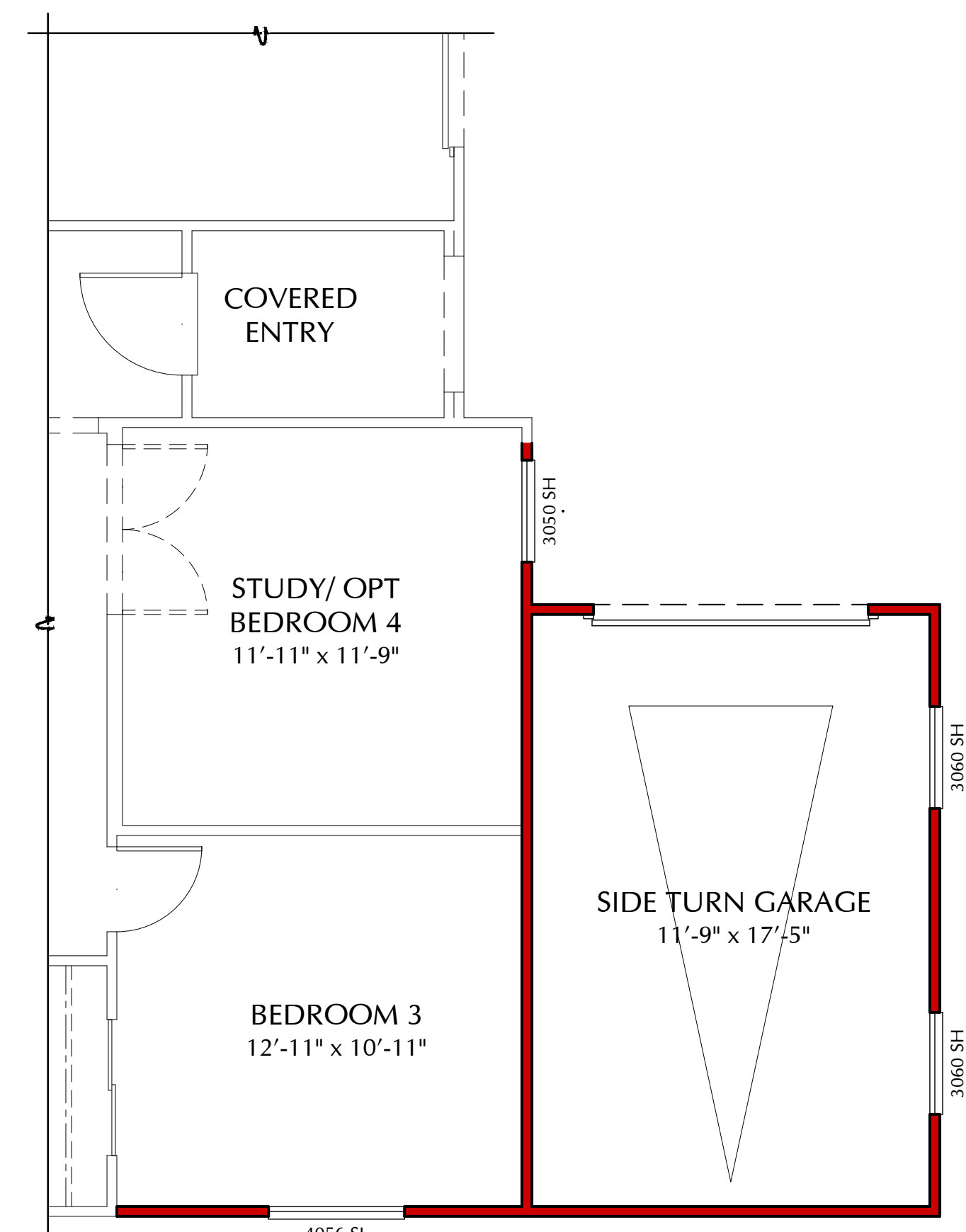
- S21D DANIEL - FLOOR PLAN OPTIONS



OPT. TECH CENTER **PLAN S21D**
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4 **PLAN S21D**
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



OPT. SIDE-TURN GARAGE **PLAN S21D**
SCALE: 1/4" = 1'-0"

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



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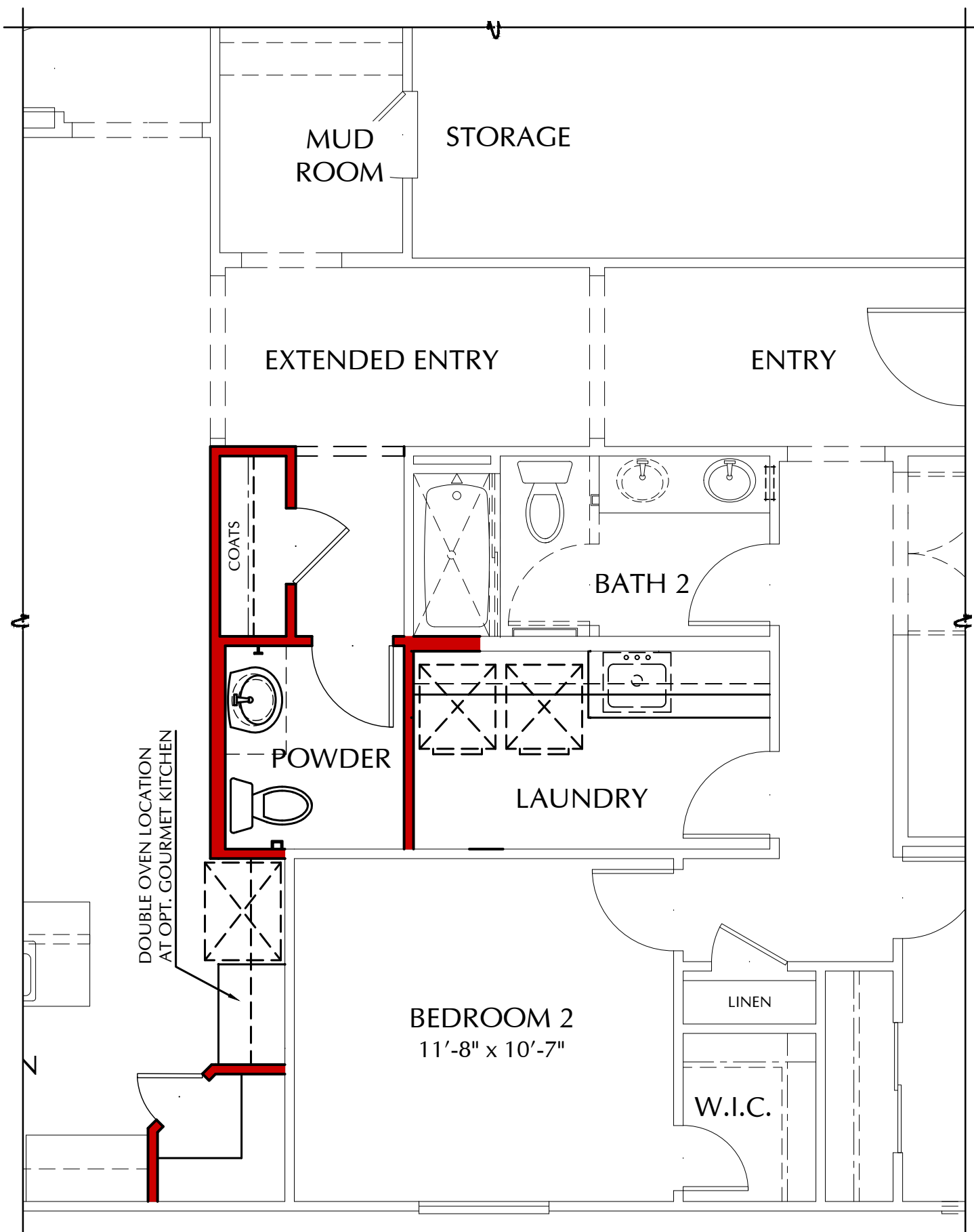
RUNNING DEER ESTATES

LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121

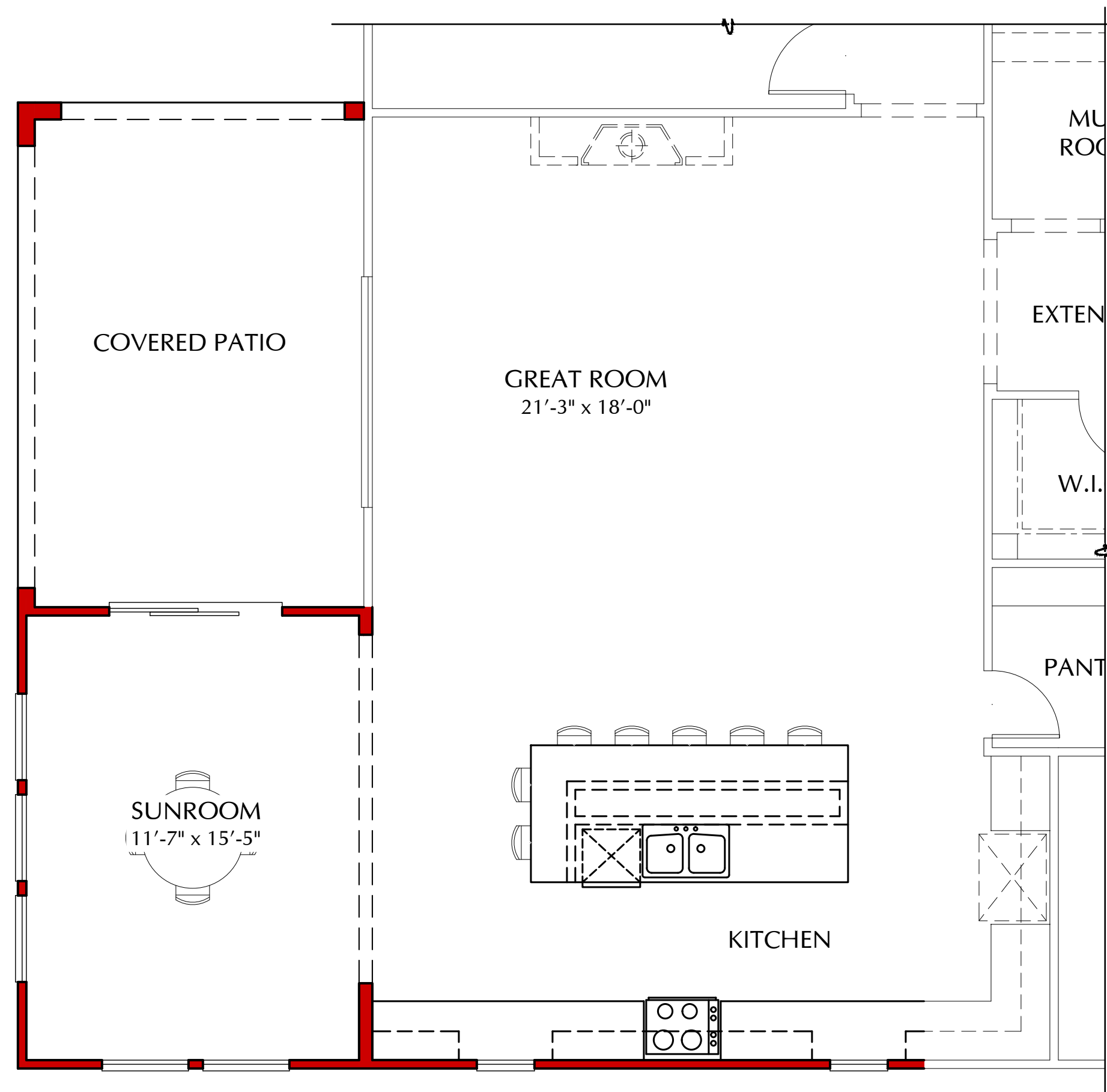
DATE: MARCH 26, 2021

- S21D DANIEL -
FLOOR PLAN OPTIONS



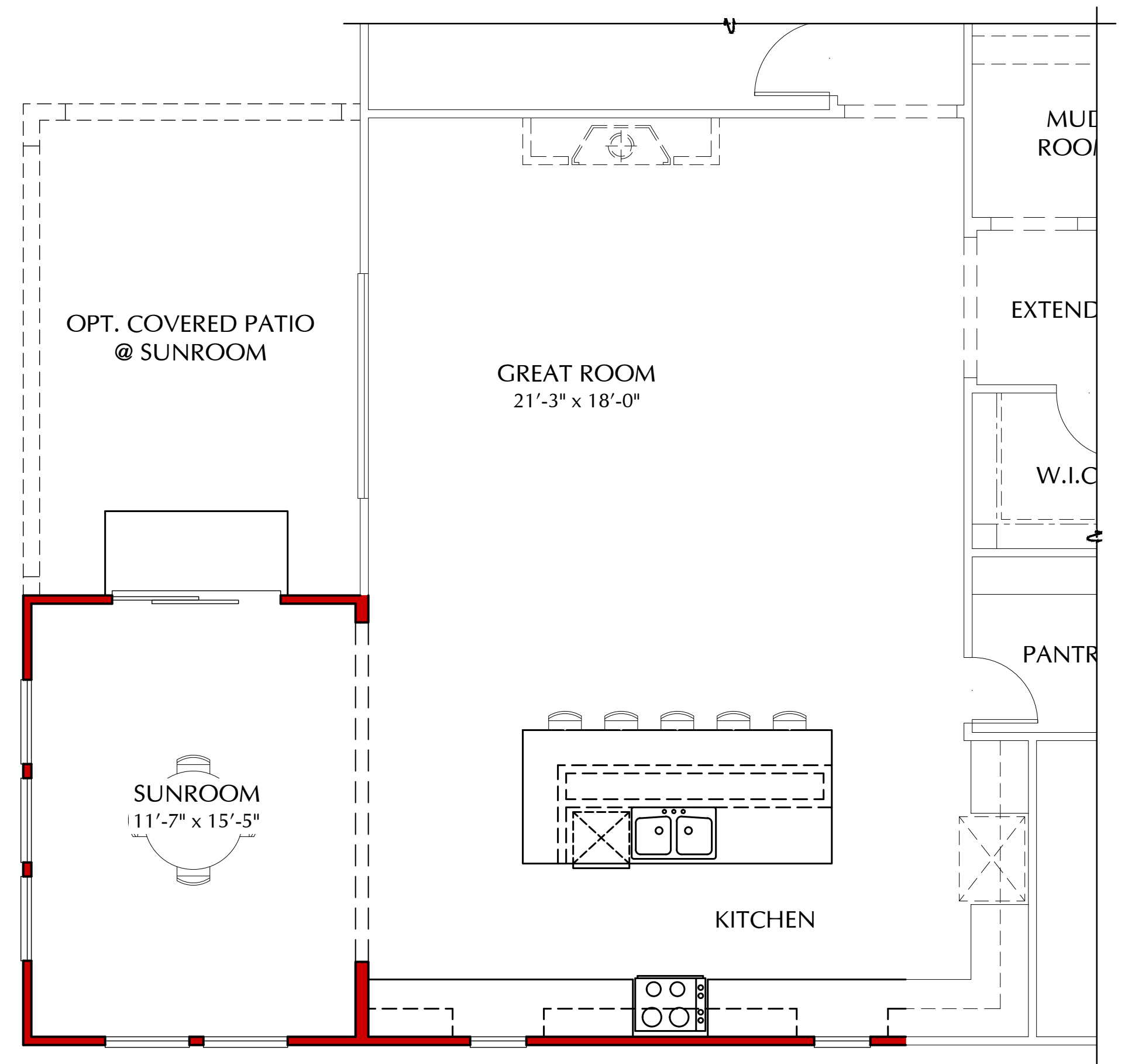
OPT. POWDER
IN LIEU OF WIC

PLAN S21D
SCALE: 1/4" = 1'-0"



OPT. COVERED PATIO AT SUNROOM

PLAN S21D
SCALE: 1/4" = 1'-0"



OPT. SUNROOM

PLAN S21D
SCALE: 1/4" = 1'-0"

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



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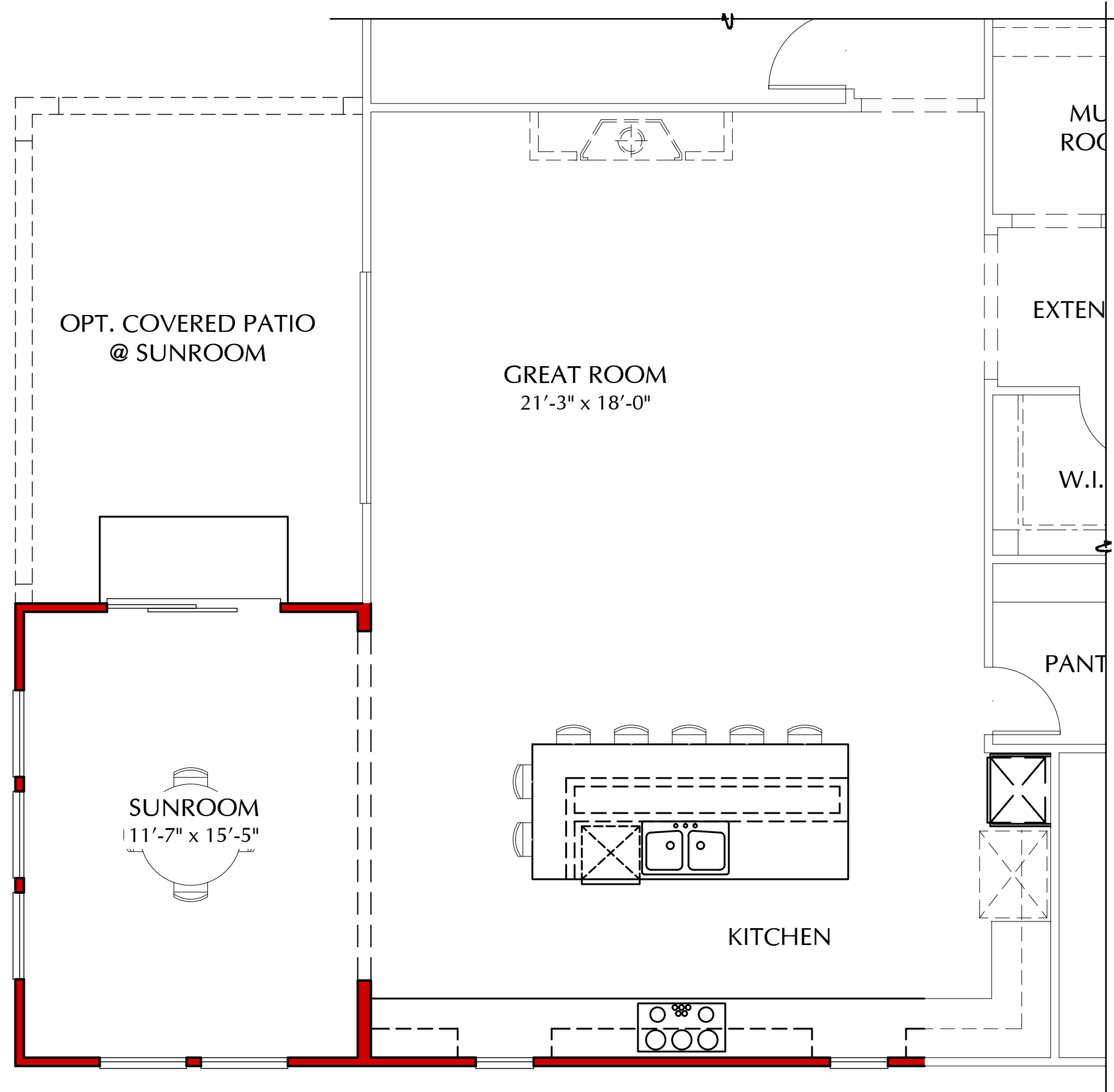


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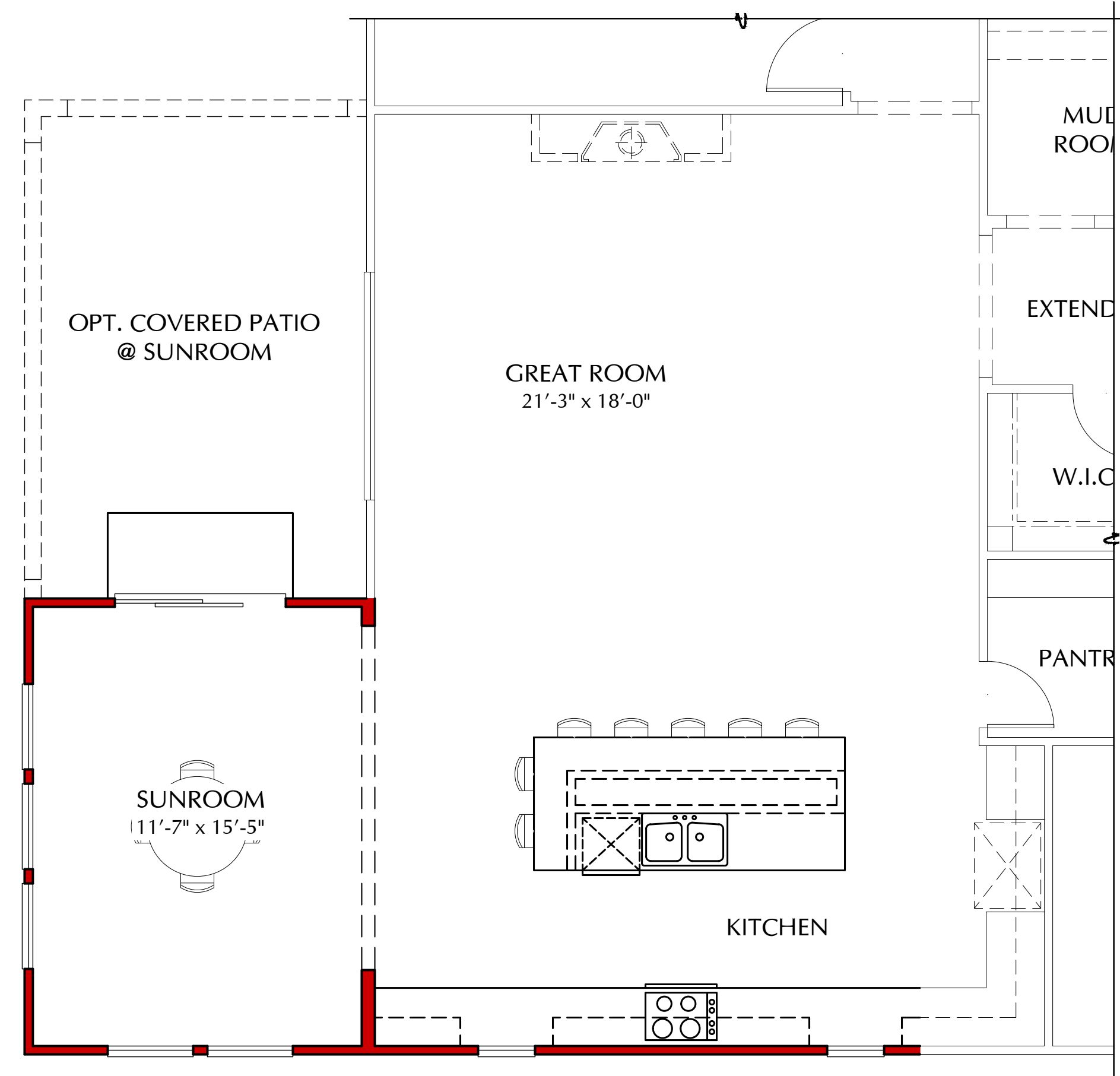
RUNNING DEER ESTATES LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121
DATE: MARCH 26, 2021

- S21D DANIEL - FLOOR PLAN OPTIONS



OPT. GOURMET KITCHEN AT SUNROOM PLAN S21D
SCALE: 1/4" = 1'-0"



OPT. GOURMET LITE KITCHEN AT SUNROOM PLAN S21D
SCALE: 1/4" = 1'-0"

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



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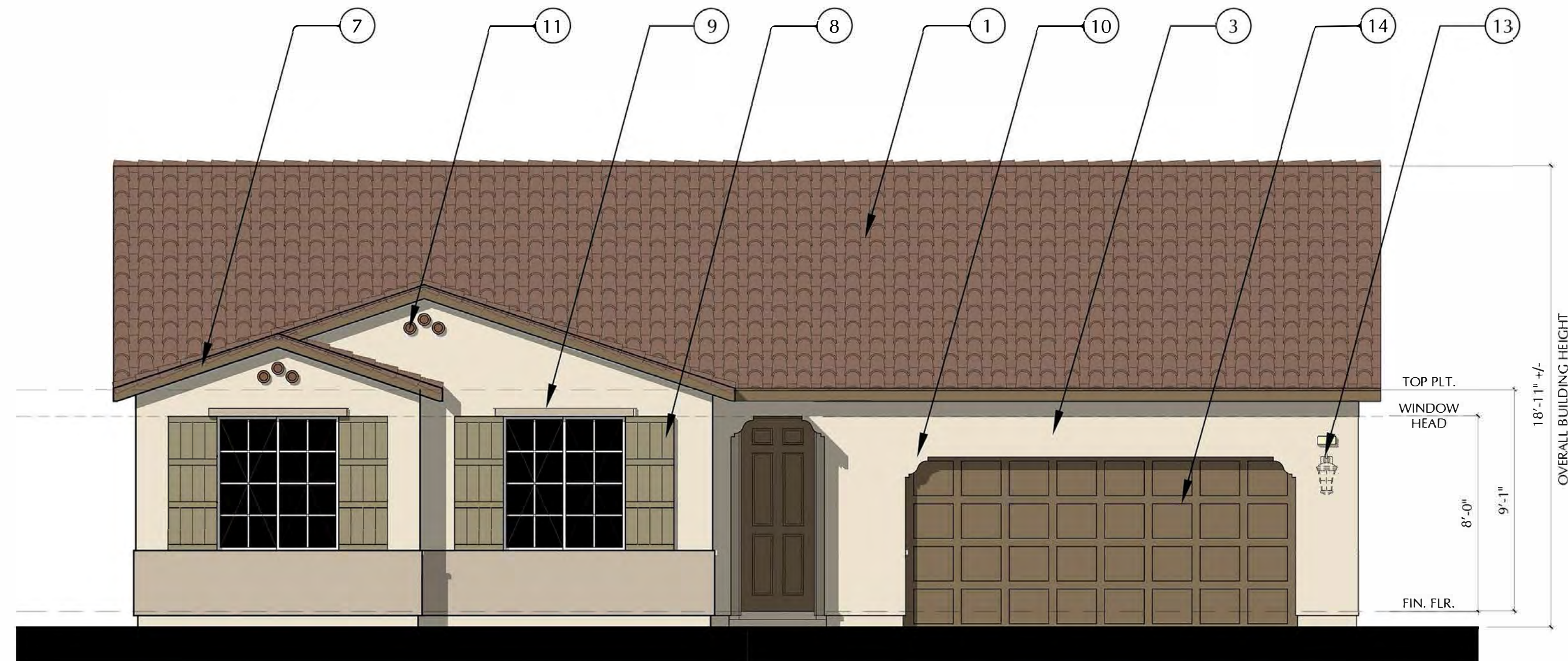


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LAKE ELSINORE, CALIFORNIA

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- S21D DANIEL -
FLOOR PLAN OPTIONS



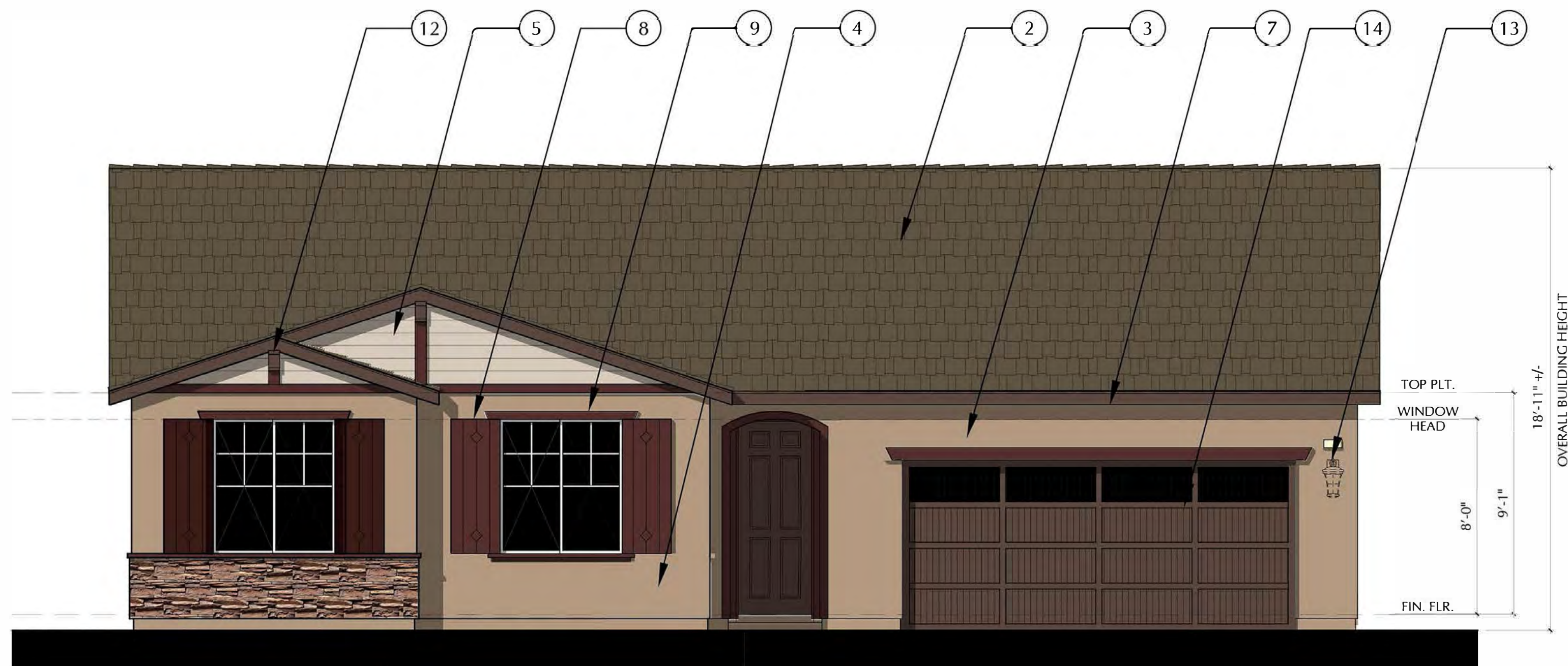
FRONT ELEVATION

S21D - DANIEL - A

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

MATERIAL CALLOUTS

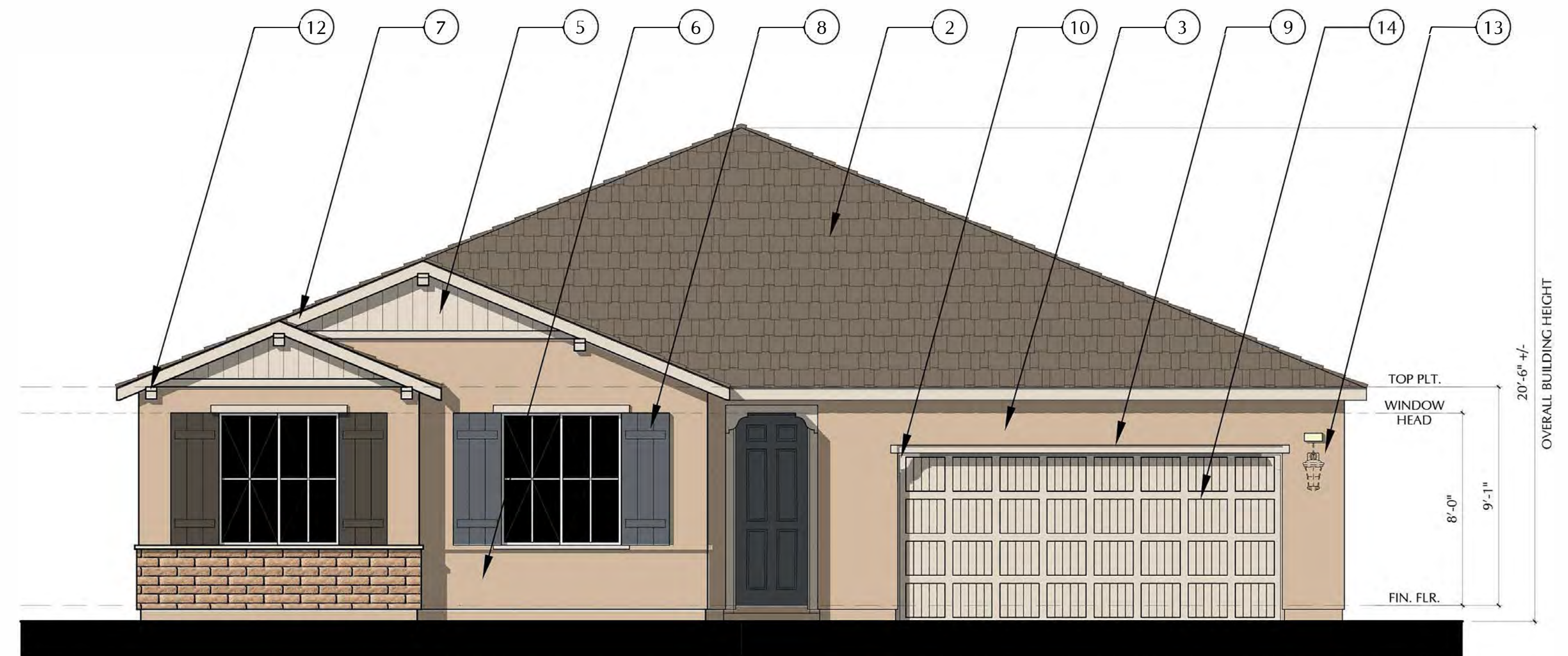
- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR



FRONT ELEVATION

S21D - DANIEL - C

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



FRONT ELEVATION

S21D - DANIEL - B

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

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



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RUNNING DEER ESTATES

LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121

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- S21D DANIEL - FRONT ELEVATIONS

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S21D - DANIEL - A

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S21D - DANIEL - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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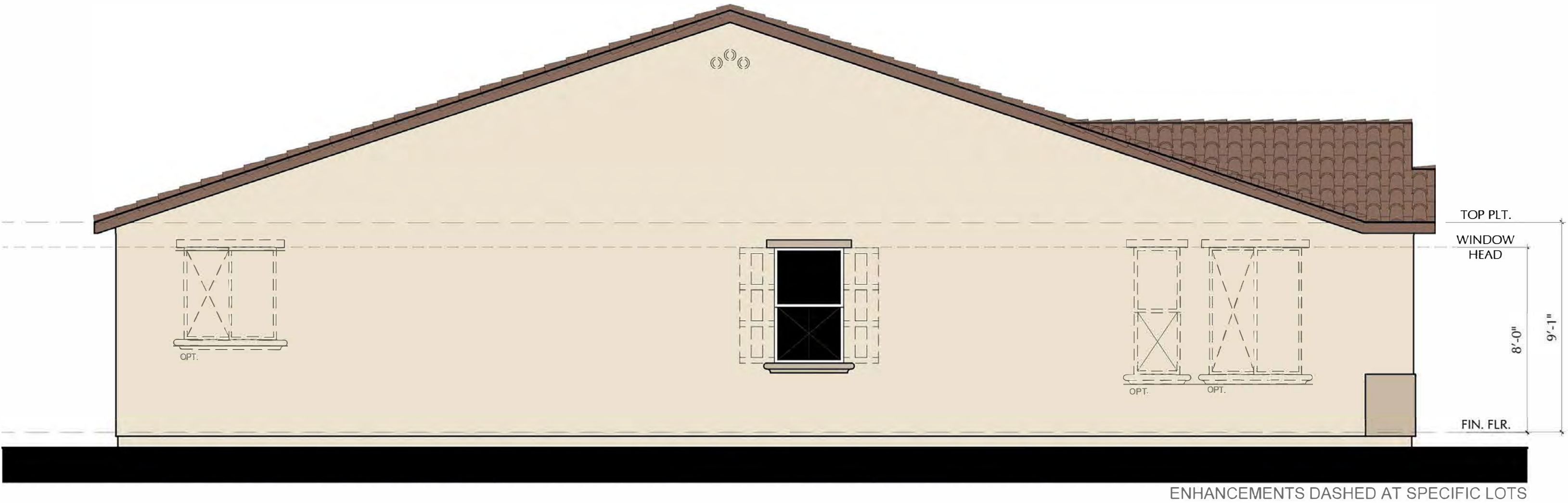
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RUNNING DEER ESTATES
LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121
DATE: MARCH 26, 2021

- S21D DANIEL -
ELEVATION A
FRONT AND REAR

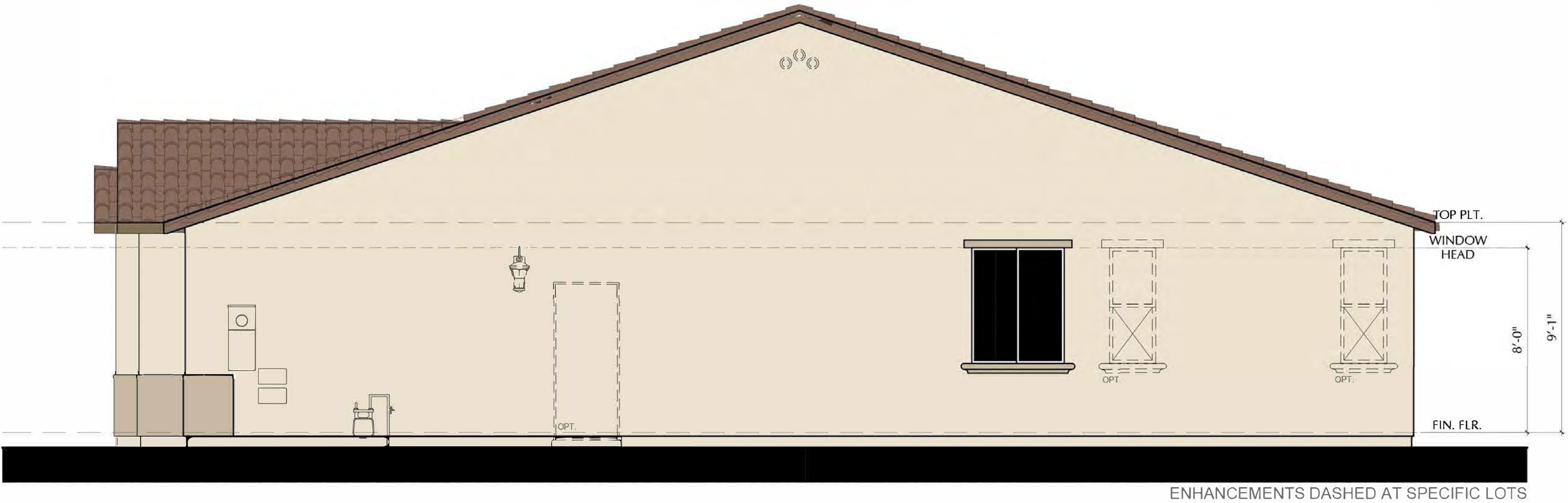
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S21D - DANIEL - A

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



RIGHT ELEVATION

S21D - DANIEL - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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RUNNING DEER ESTATES
LAKE ELSINORE, CALIFORNIA

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- S21D DANIEL -
ELEVATION A
SIDES

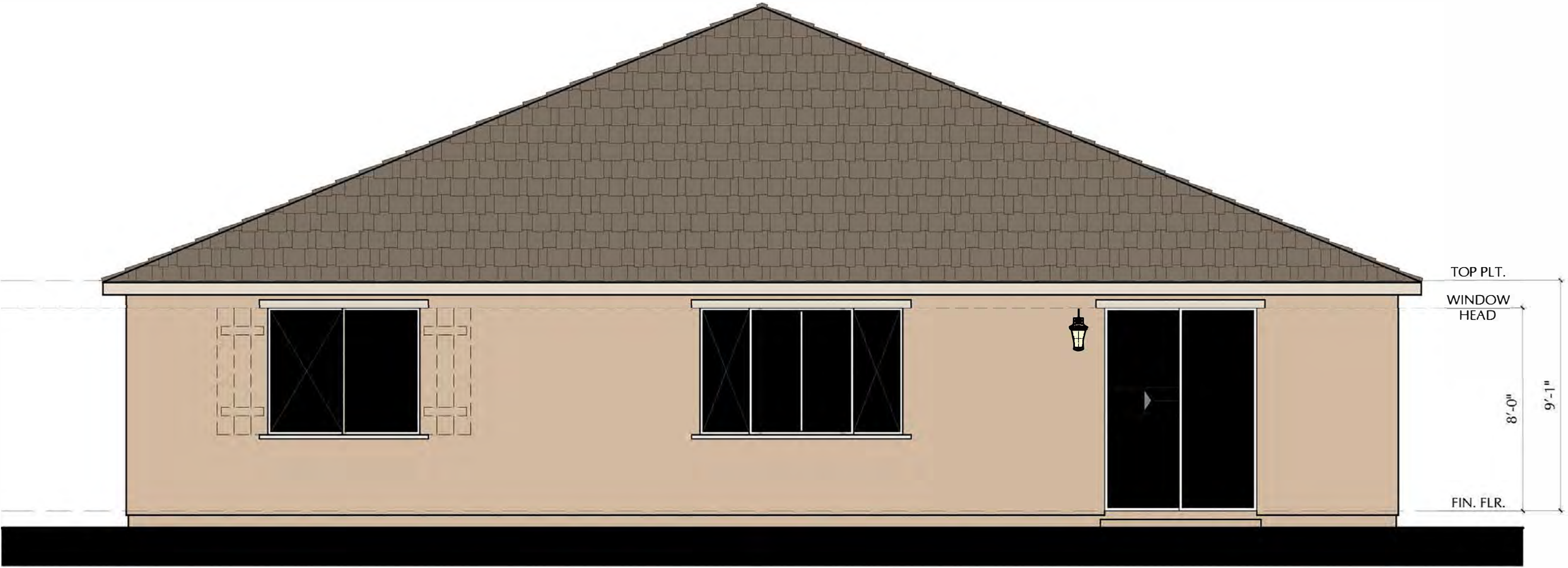
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S21D - DANIEL - B

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



REAR ELEVATION

S21D - DANIEL - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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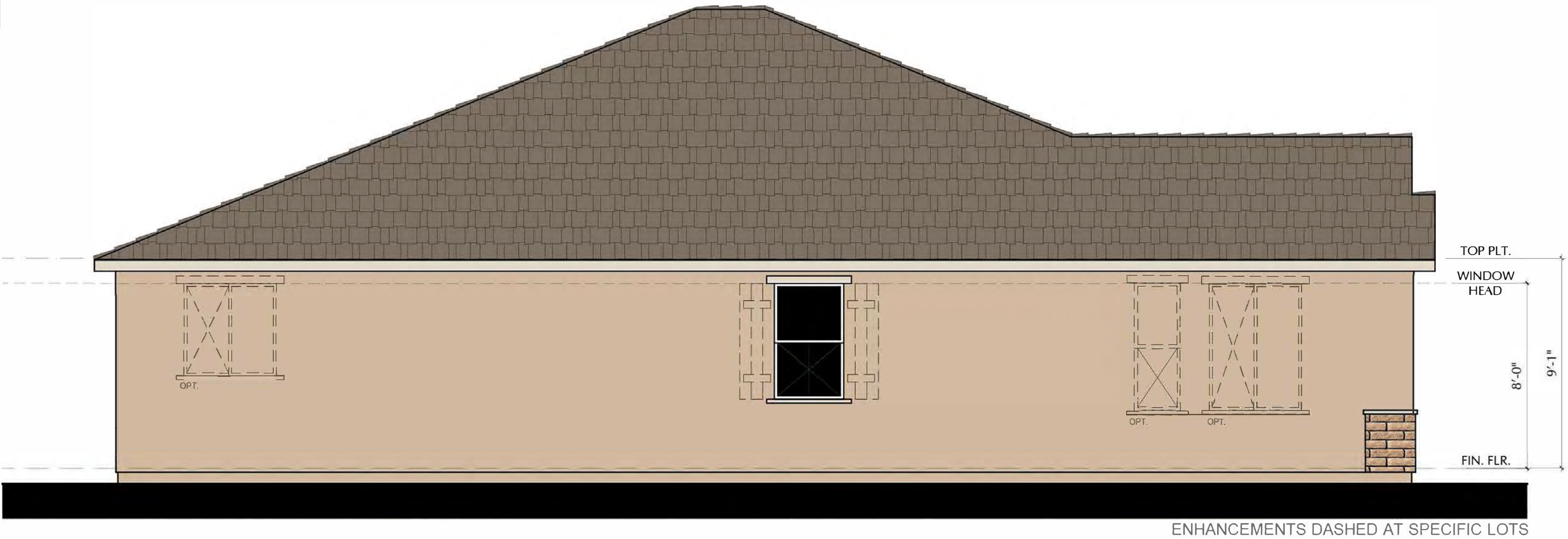
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- S21D DANIEL -
ELEVATION B
FRONT AND REAR

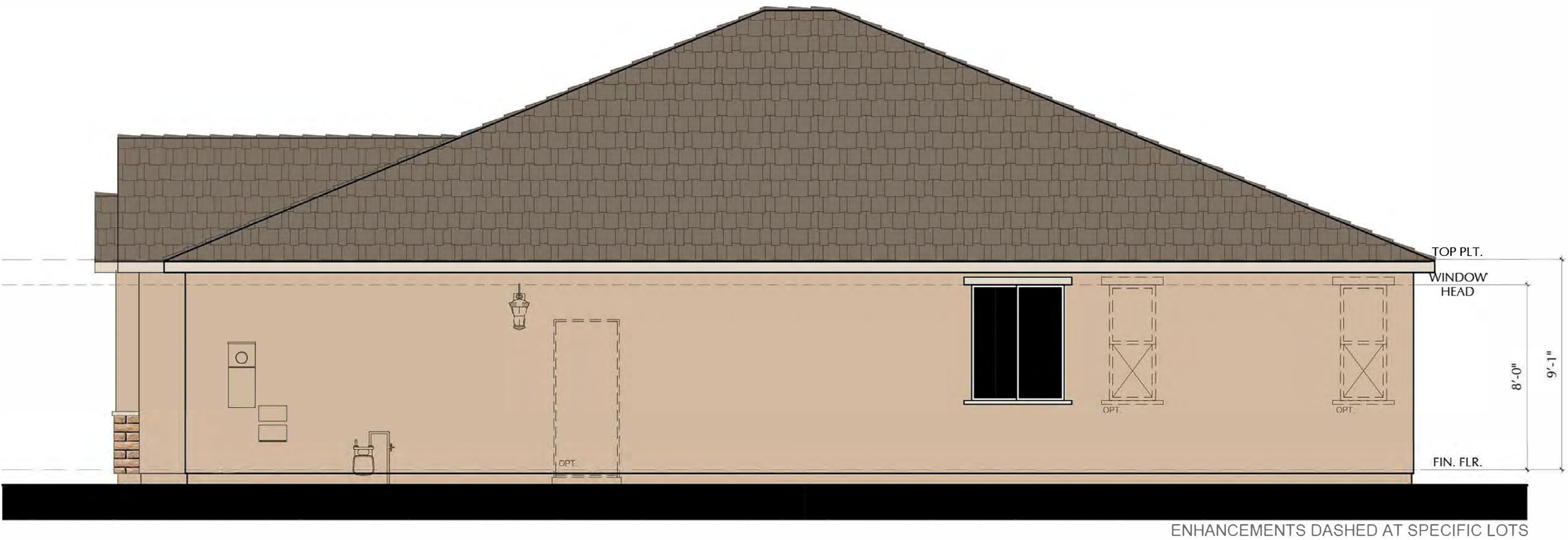
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S21D - DANIEL - B

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



RIGHT ELEVATION

S21D - DANIEL - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S21D DANIEL -
ELEVATION B
SIDES

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S21D - DANIEL - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S21D - DANIEL - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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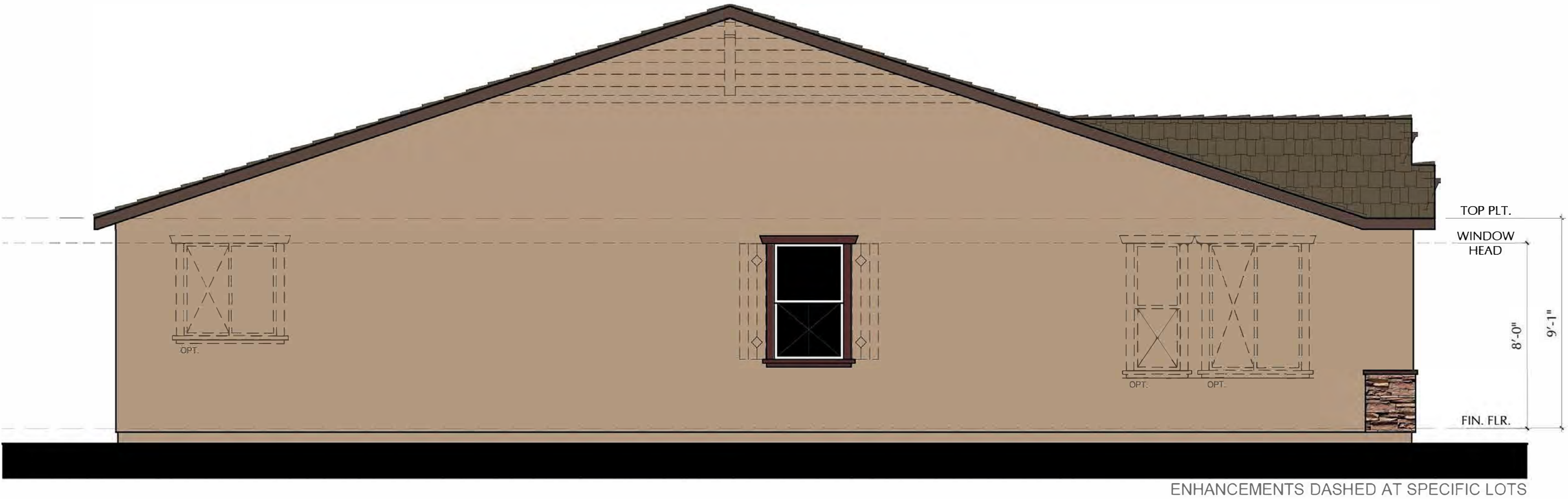
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- S21D DANIEL -
ELEVATION C
FRONT AND REAR

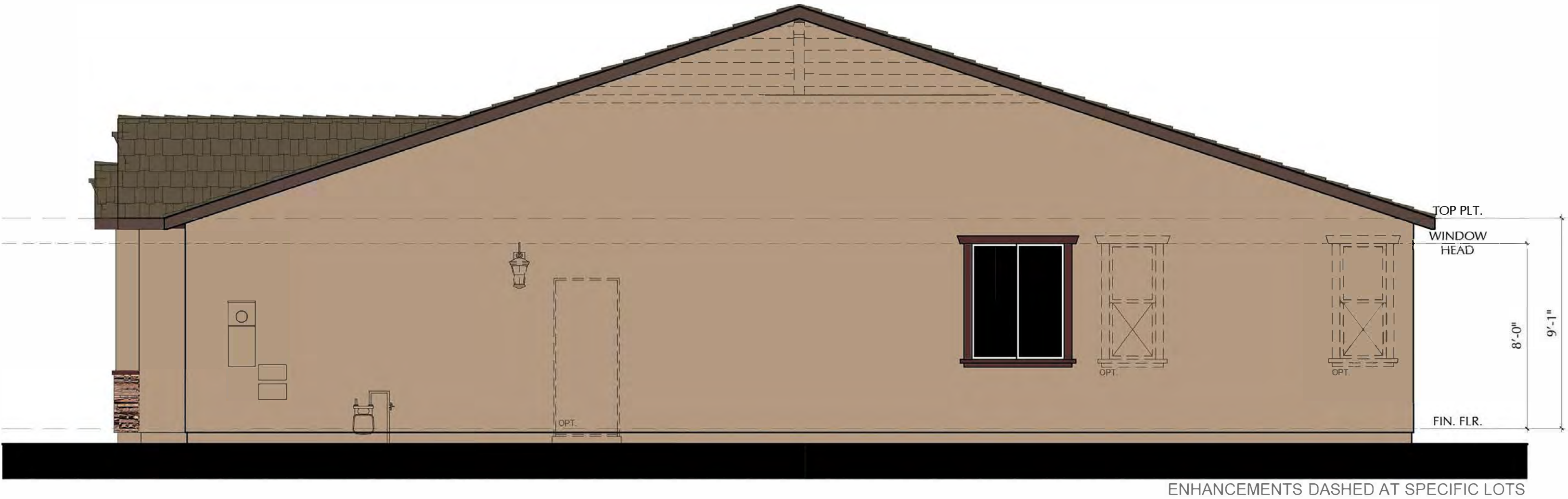
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LEFT ELEVATION

S21D - DANIEL - C

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



RIGHT ELEVATION

S21D - DANIEL - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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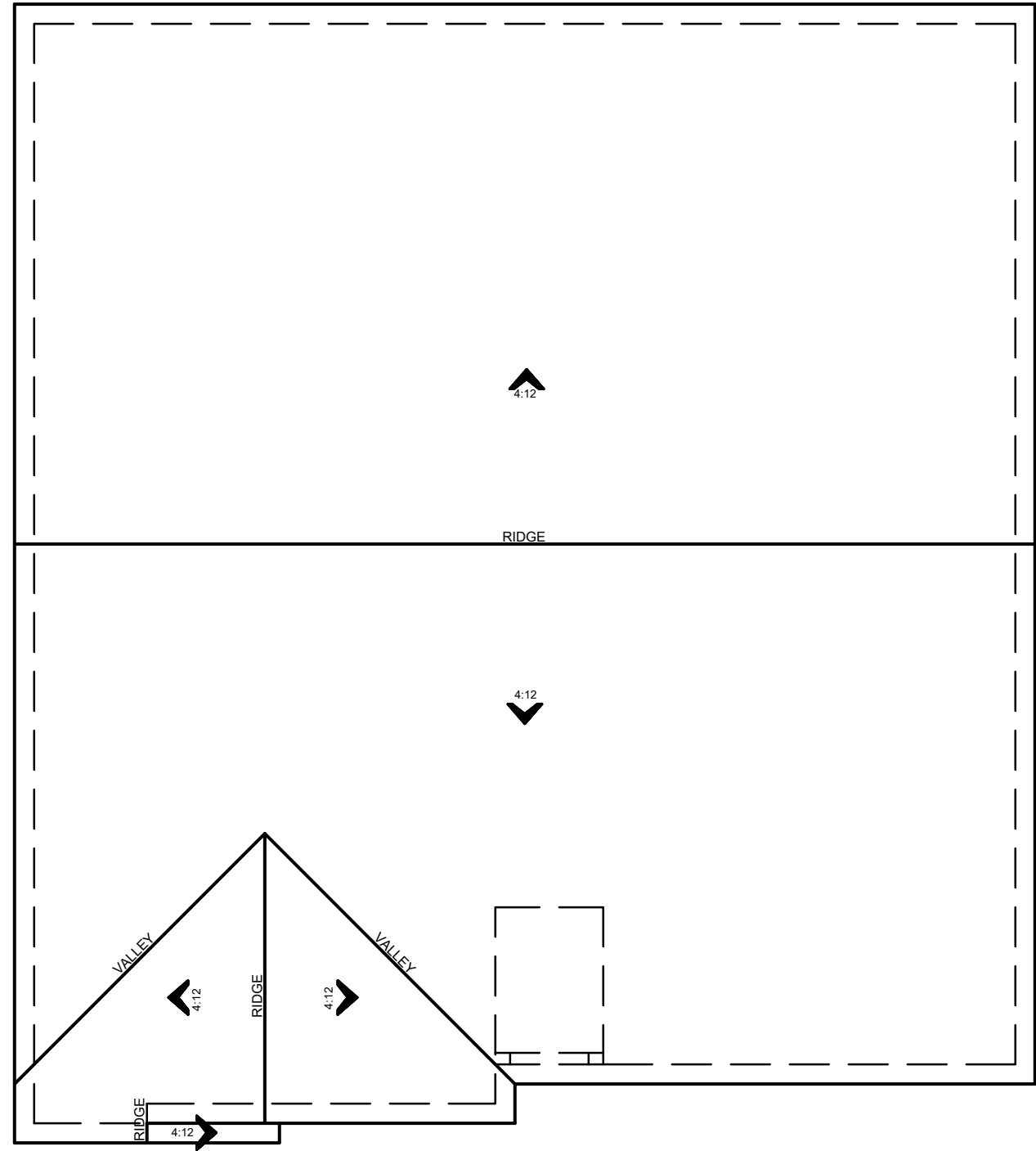


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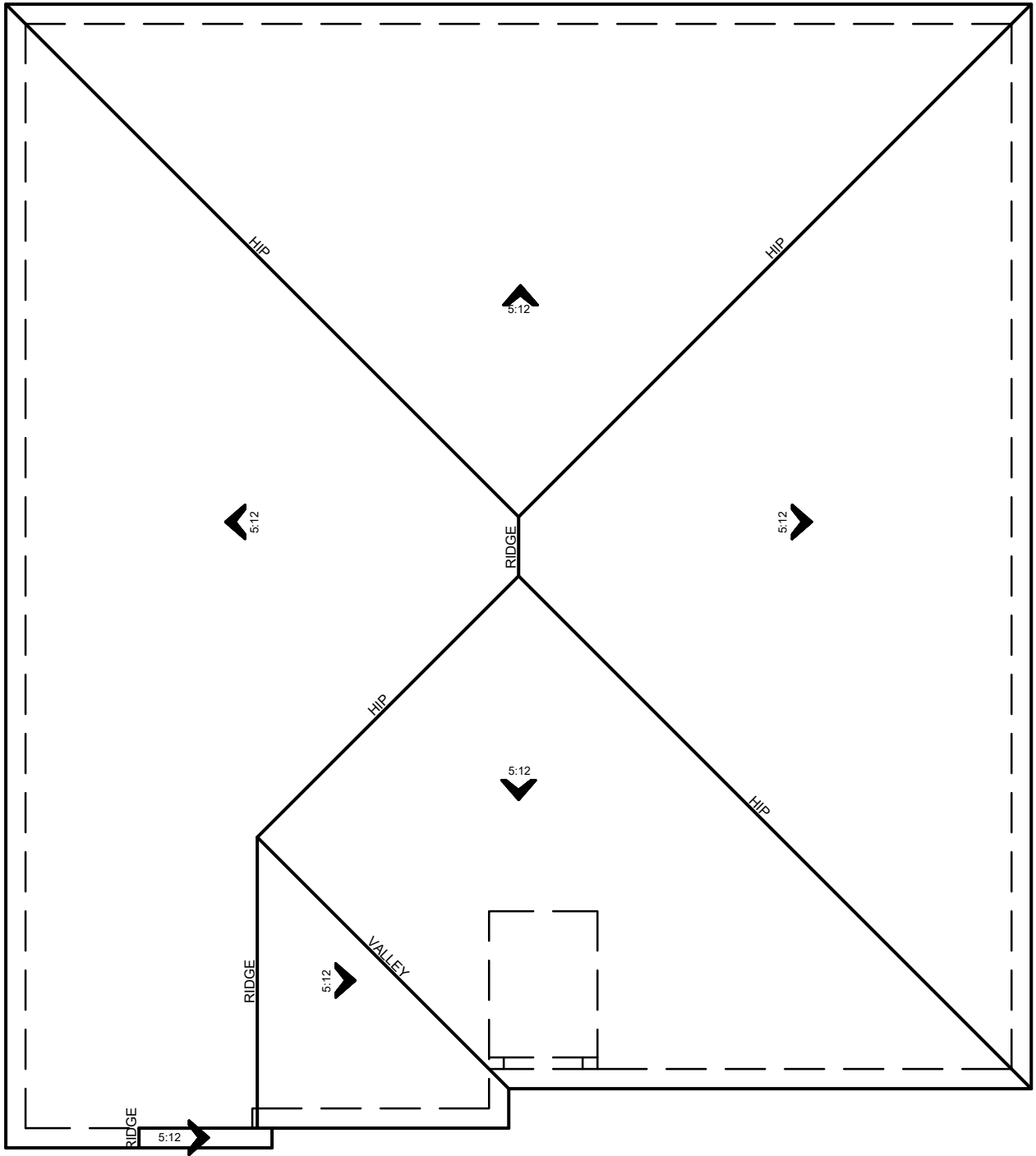
RUNNING DEER ESTATES
LAKE ELSINORE, CALIFORNIA

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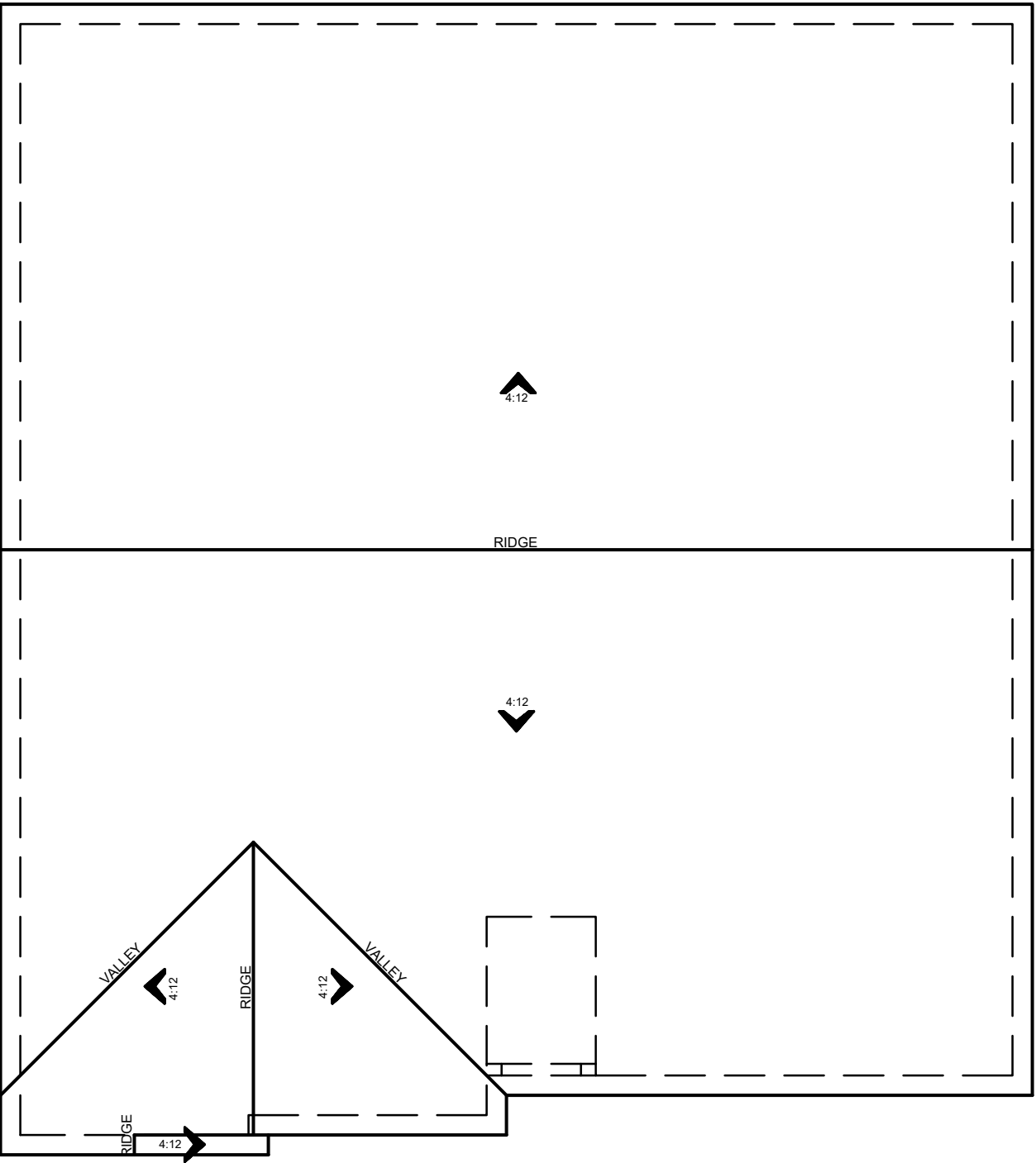
- S21D DANIEL -
ELEVATION C
SIDES



ROOF PLAN C
SCALE: 1/8"=1'-0"



ROOF PLAN B
SCALE: 1/8"=1'-0"



ROOF PLAN A
SCALE: 1/8"=1'-0"



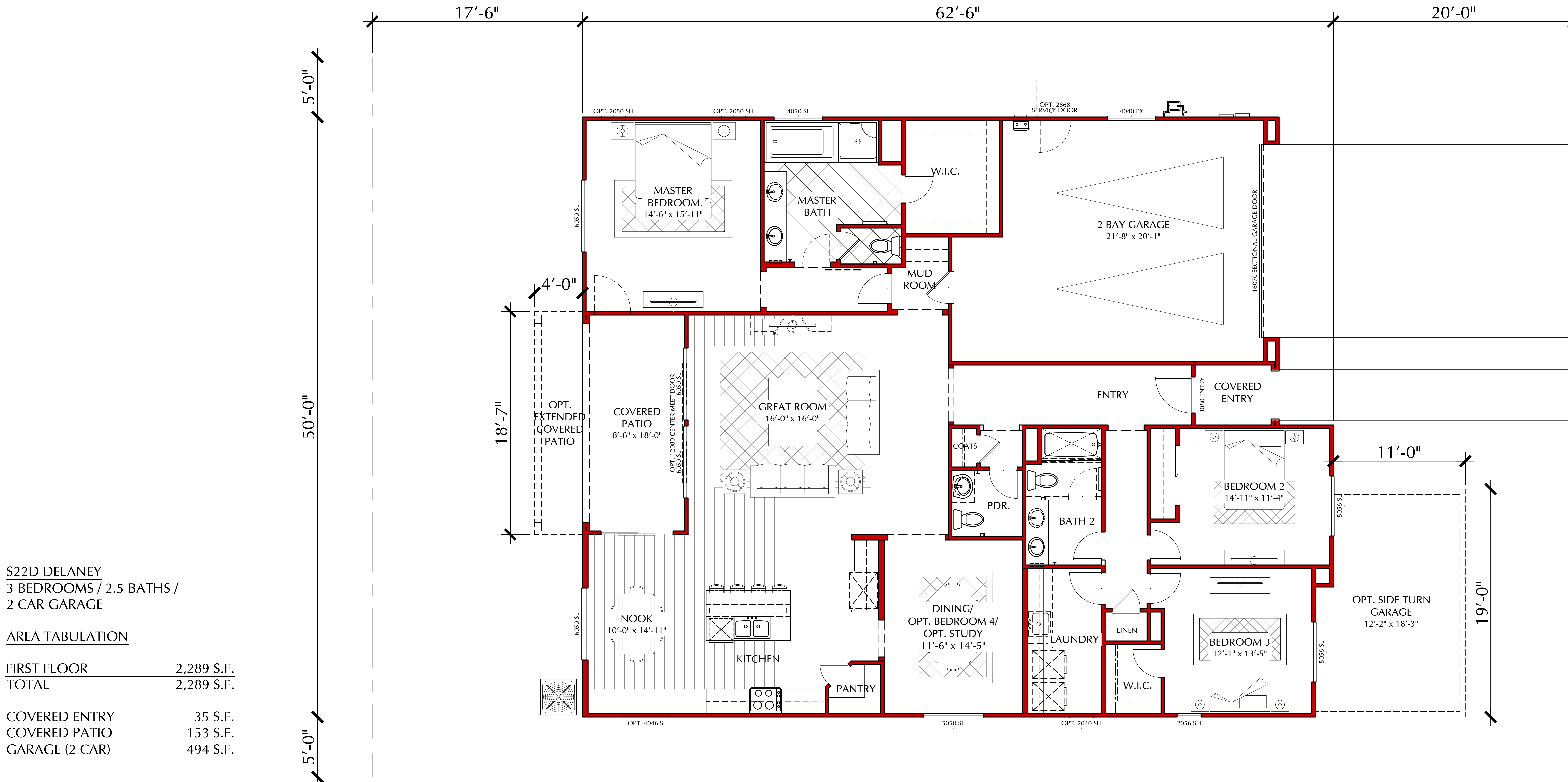
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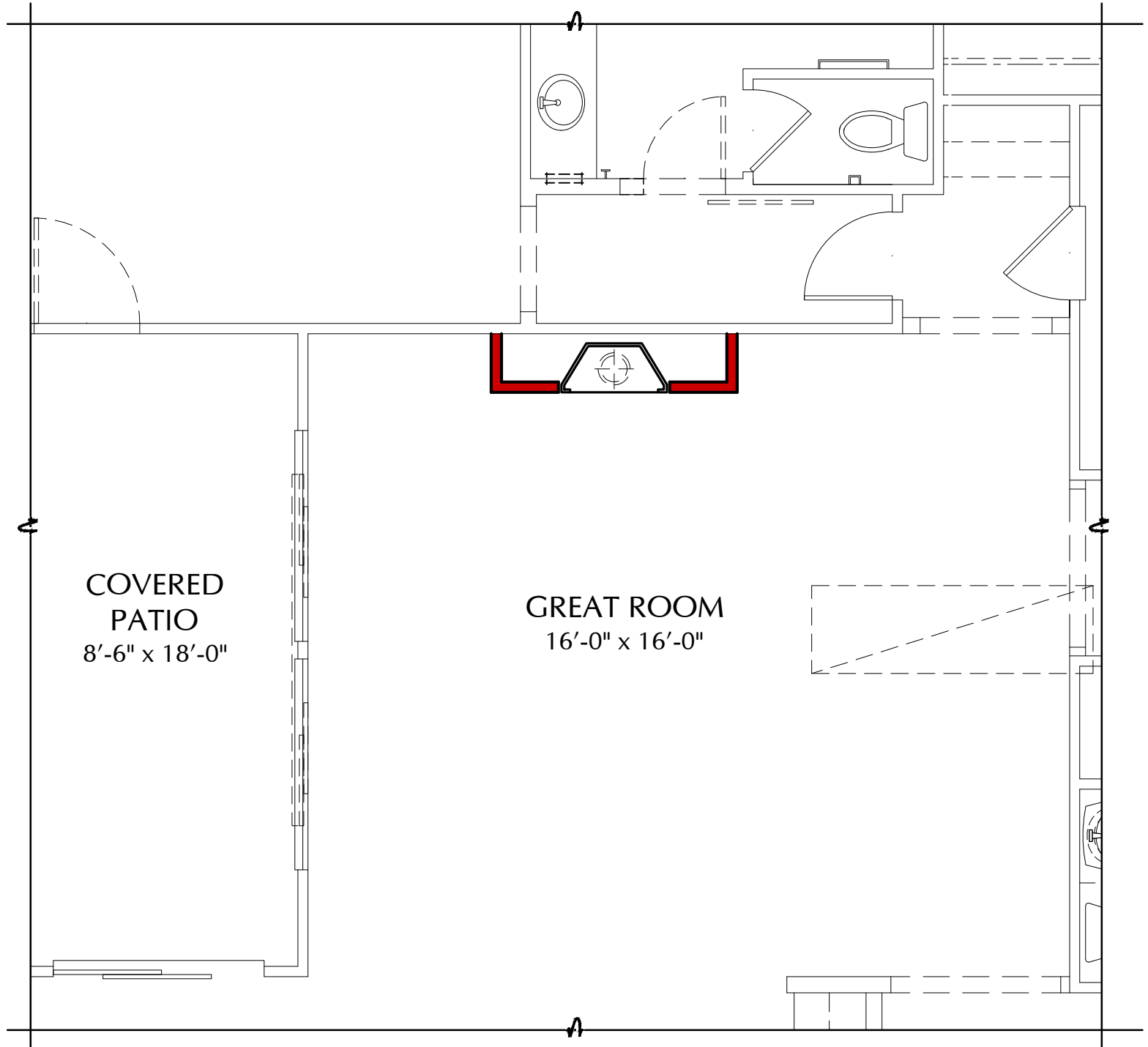
- S21D DANIEL -
ROOF PLANS



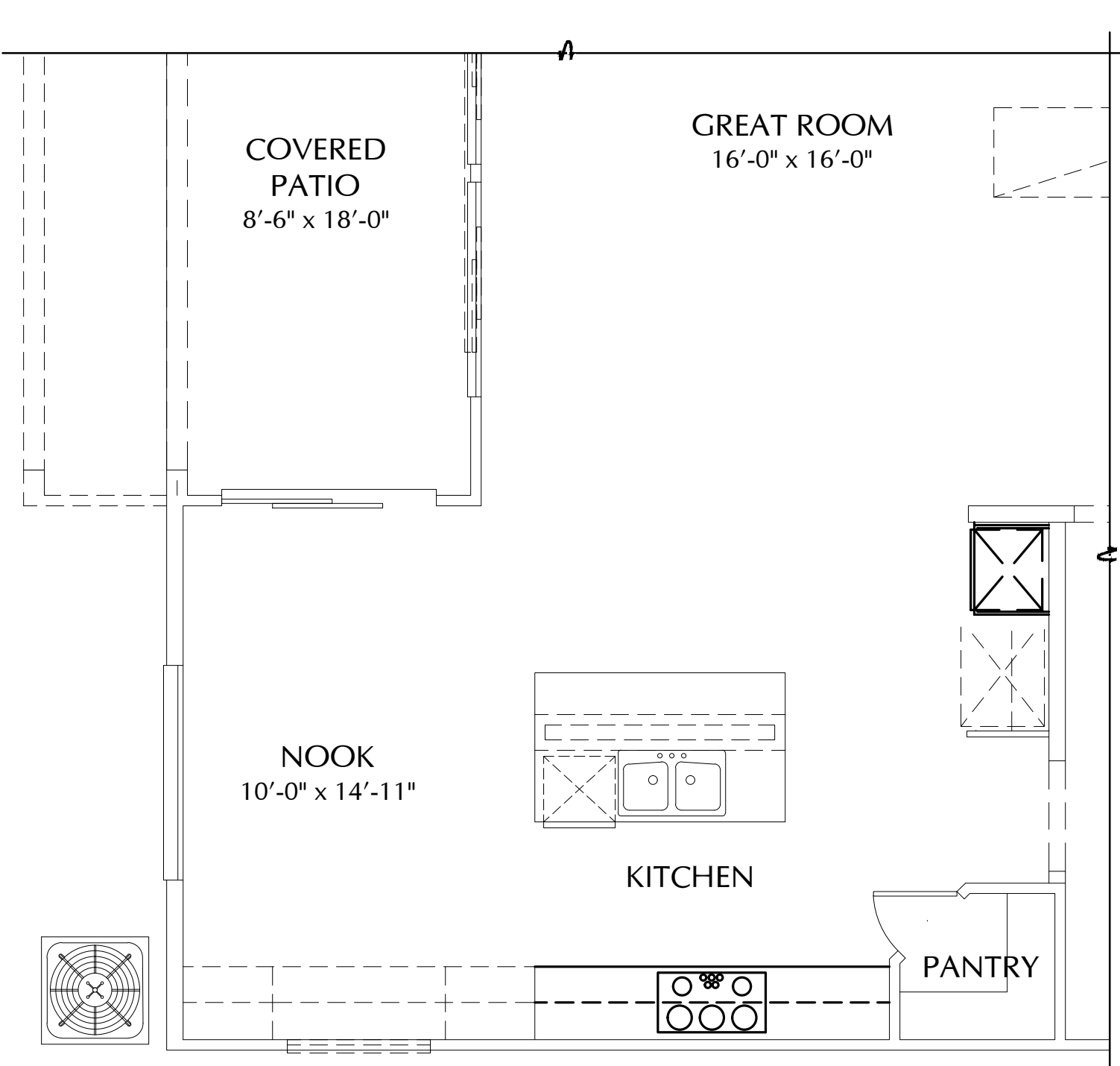
S22D DELANEY
3 BEDROOMS / 2.5 BATHS /
2 CAR GARAGE

AREA TABULATION

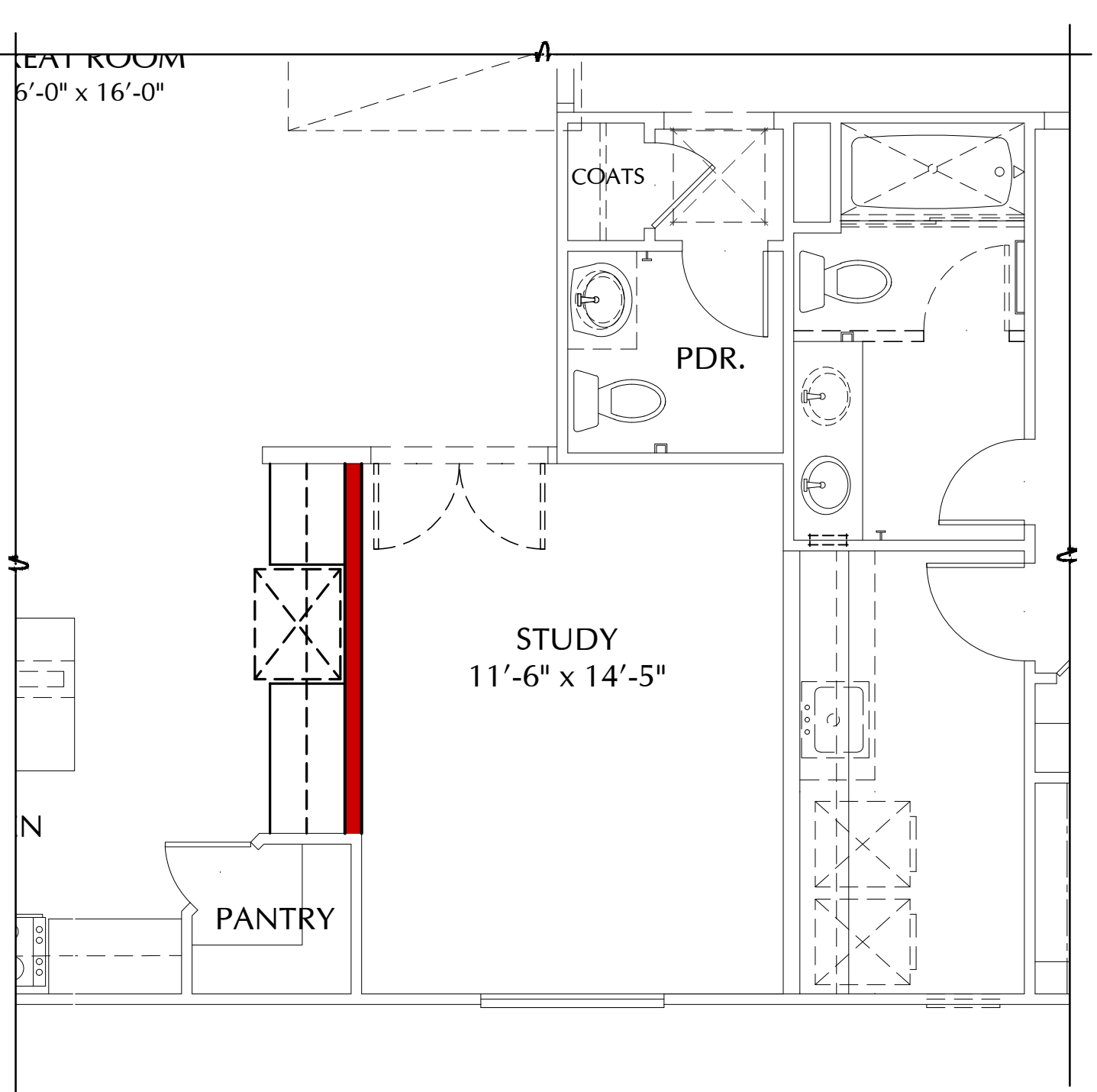
FIRST FLOOR	2,289 S.F.
TOTAL	2,289 S.F.
COVERED ENTRY	35 S.F.
COVERED PATIO	153 S.F.
GARAGE (2 CAR)	494 S.F.



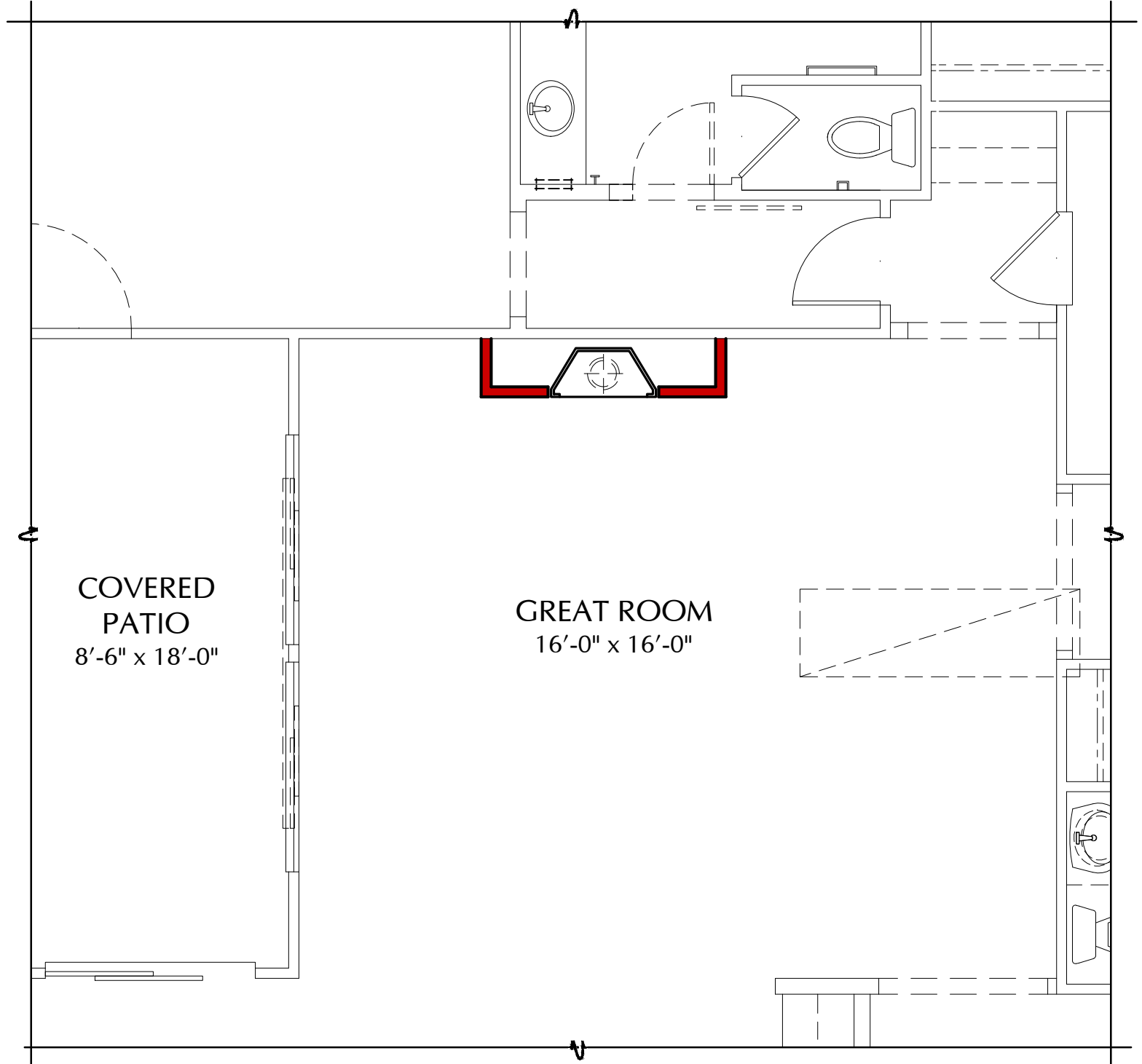
OPT. CONTEMPORARY FIREPLACE
PLAN S22D
SCALE: 1/4" = 1'-0"



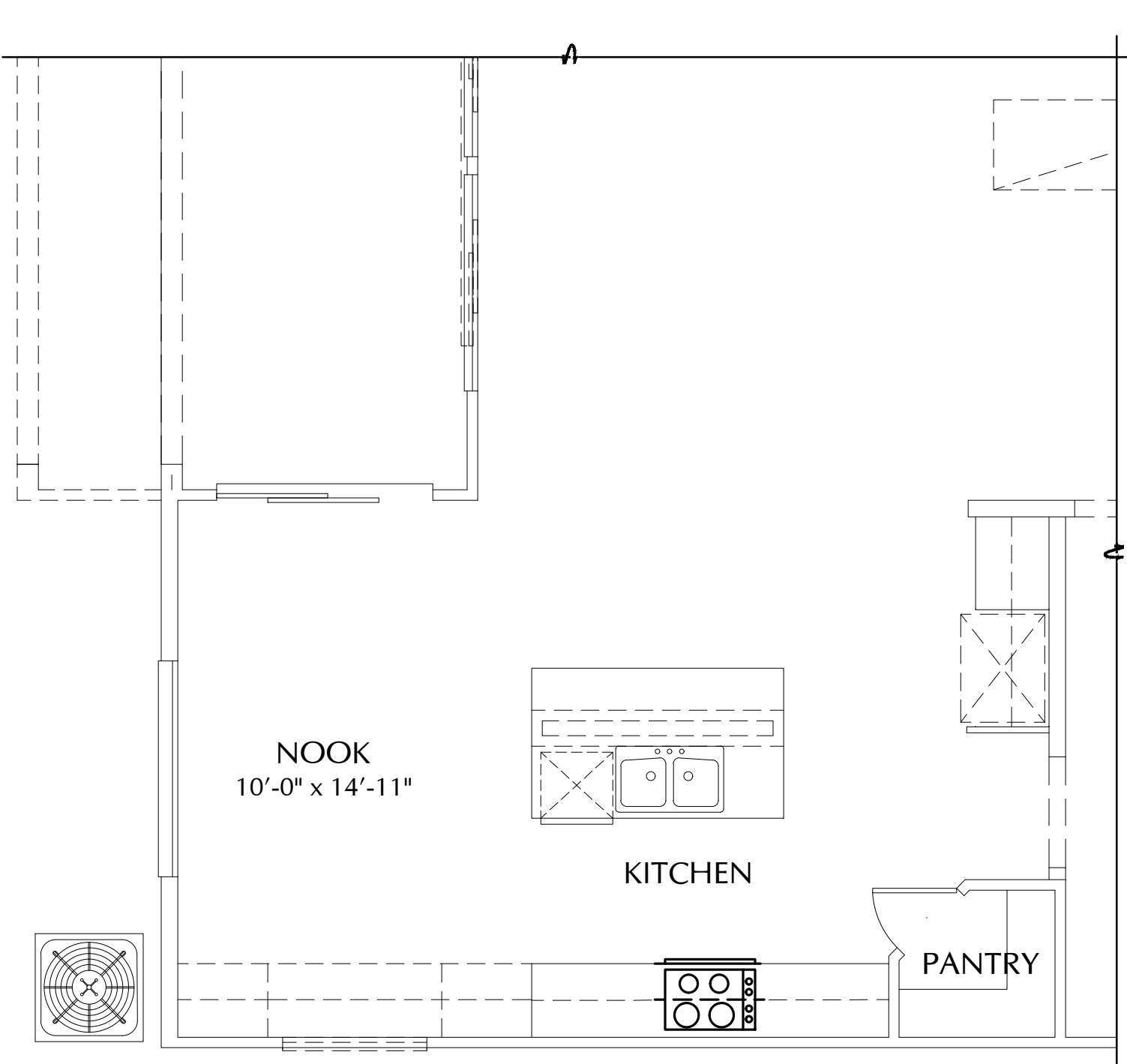
OPT. GOURMET KITCHEN
WITH COOKTOP AND DOUBLE OVEN
PLAN S22D
SCALE: 1/4" = 1'-0"



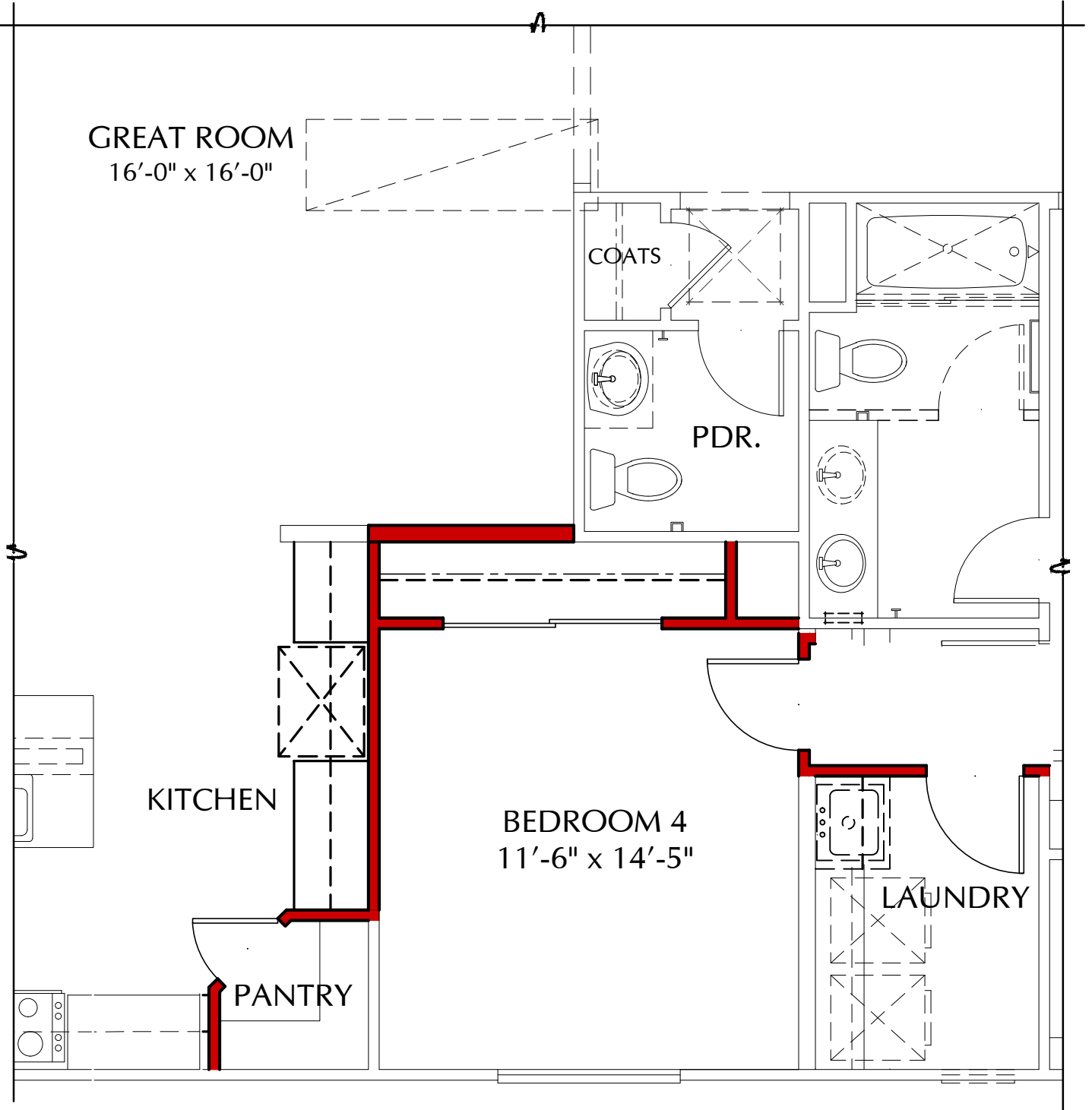
OPT. STUDY
IN LIEU OF DINING
PLAN S22D
SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL FIREPLACE
PLAN S22D
SCALE: 1/4" = 1'-0"



OPT. GOURMET LIT KITCHEN
PLAN S22D
SCALE: 1/4" = 1'-0"



OPT. BEDROOM 4
IN LIEU OF DINING
PLAN S22D
SCALE: 1/4" = 1'-0"

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



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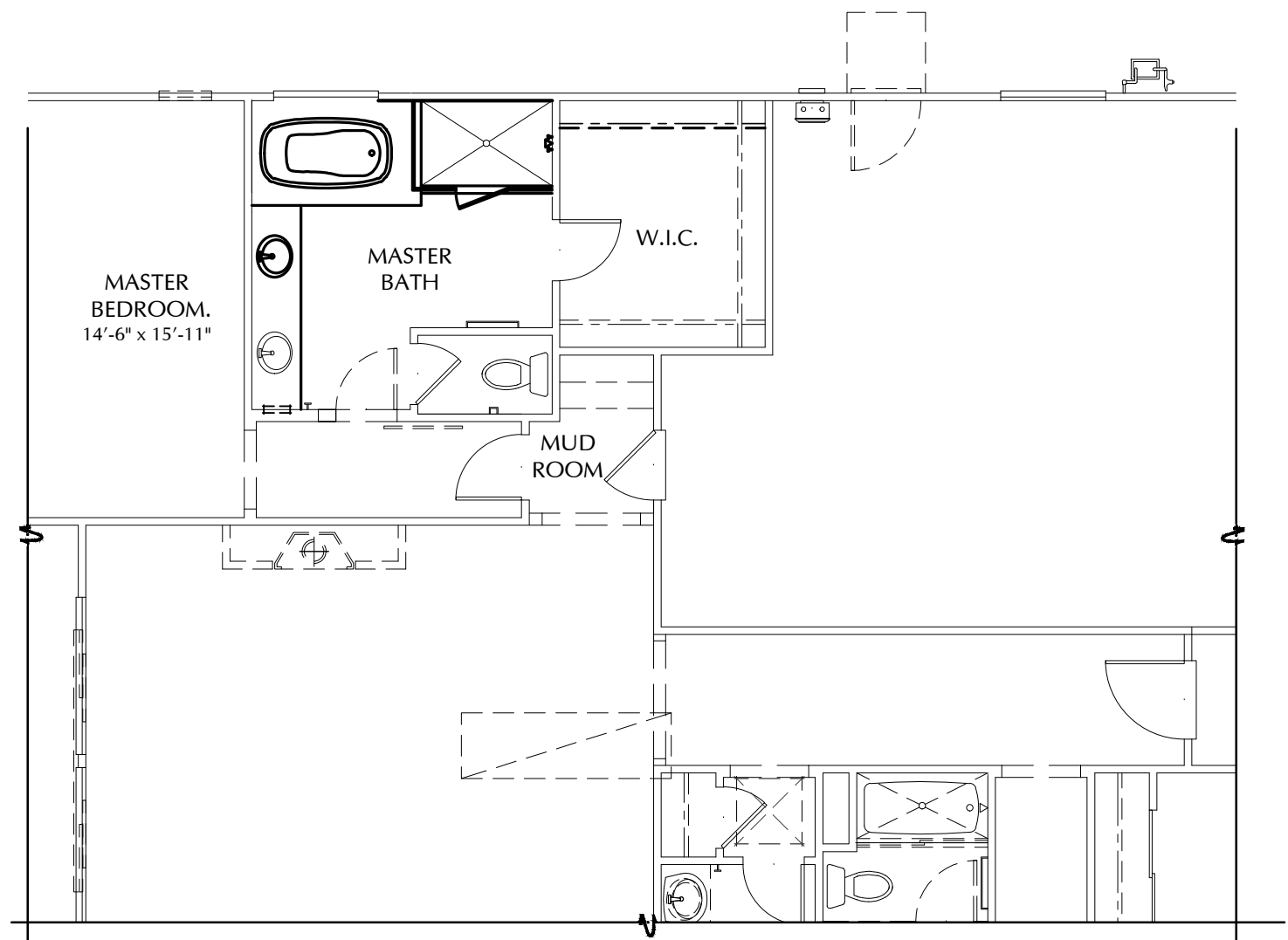


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RUNNING DEER ESTATES LAKE ELSINORE, CALIFORNIA

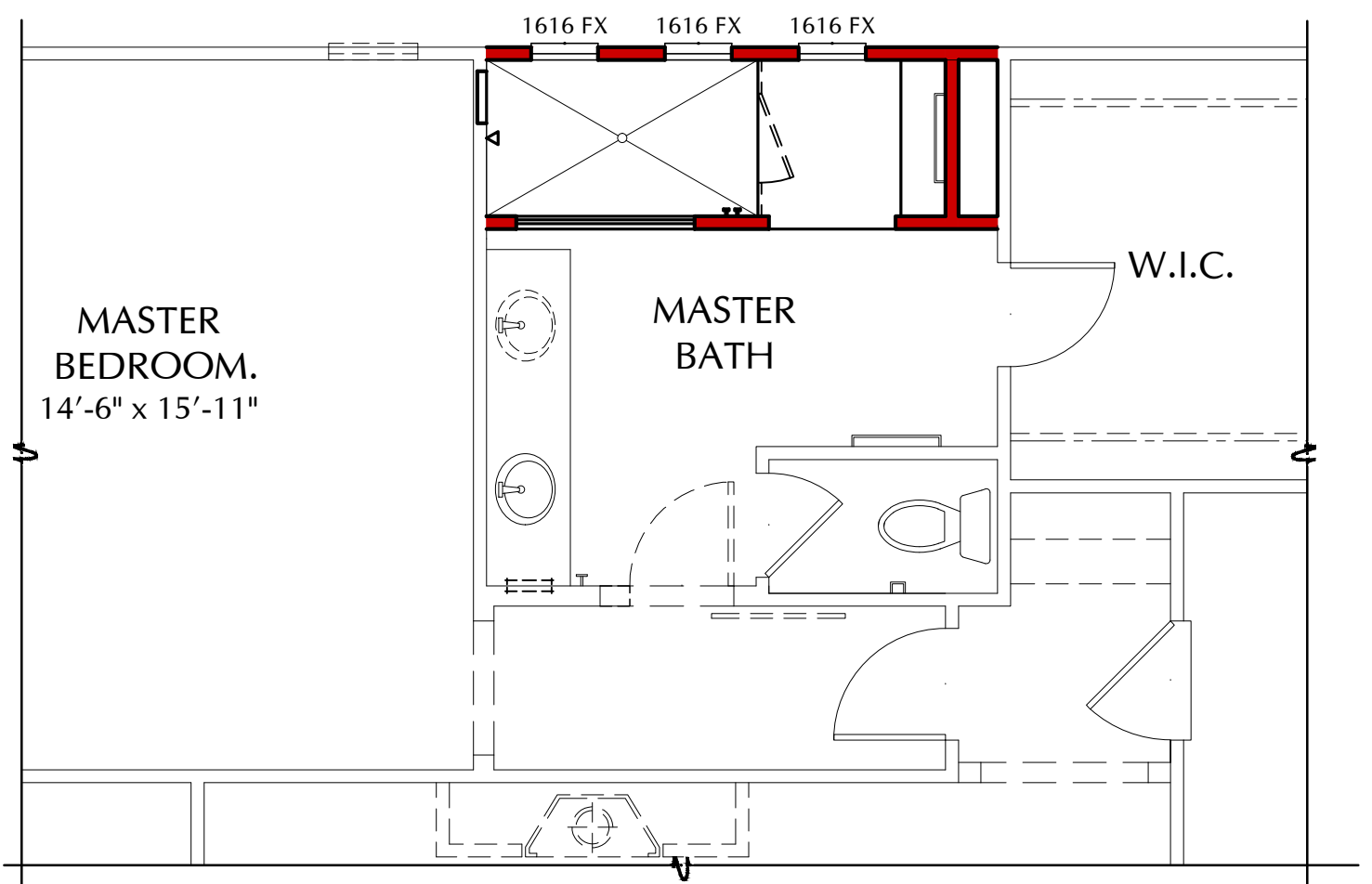
JOB # : 109-20121
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- S22D DELANEY - FLOOR PLAN OPTIONS



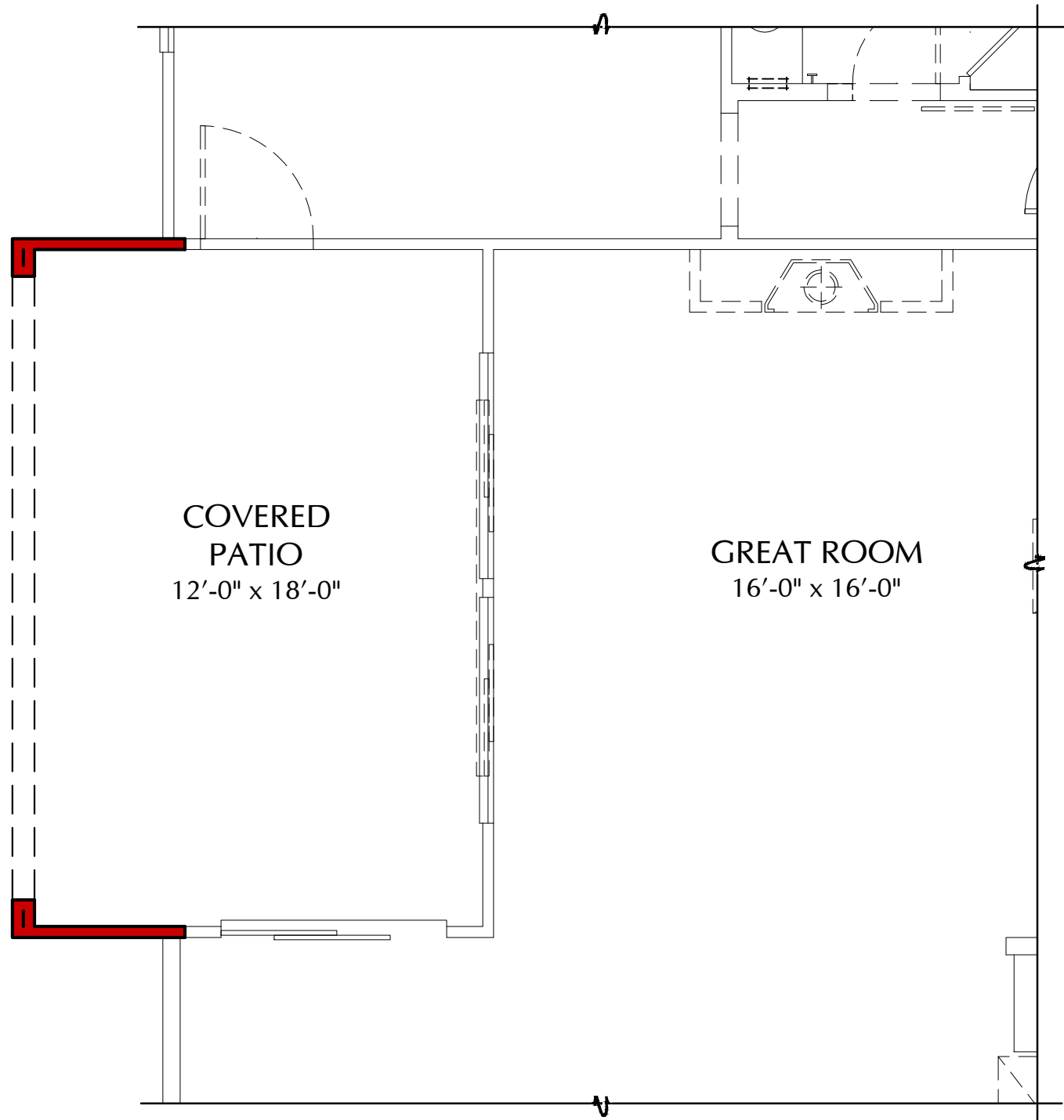
OPT. WALK - IN
SHOWER

PLAN S22D
SCALE: 1/4" = 1'-0"



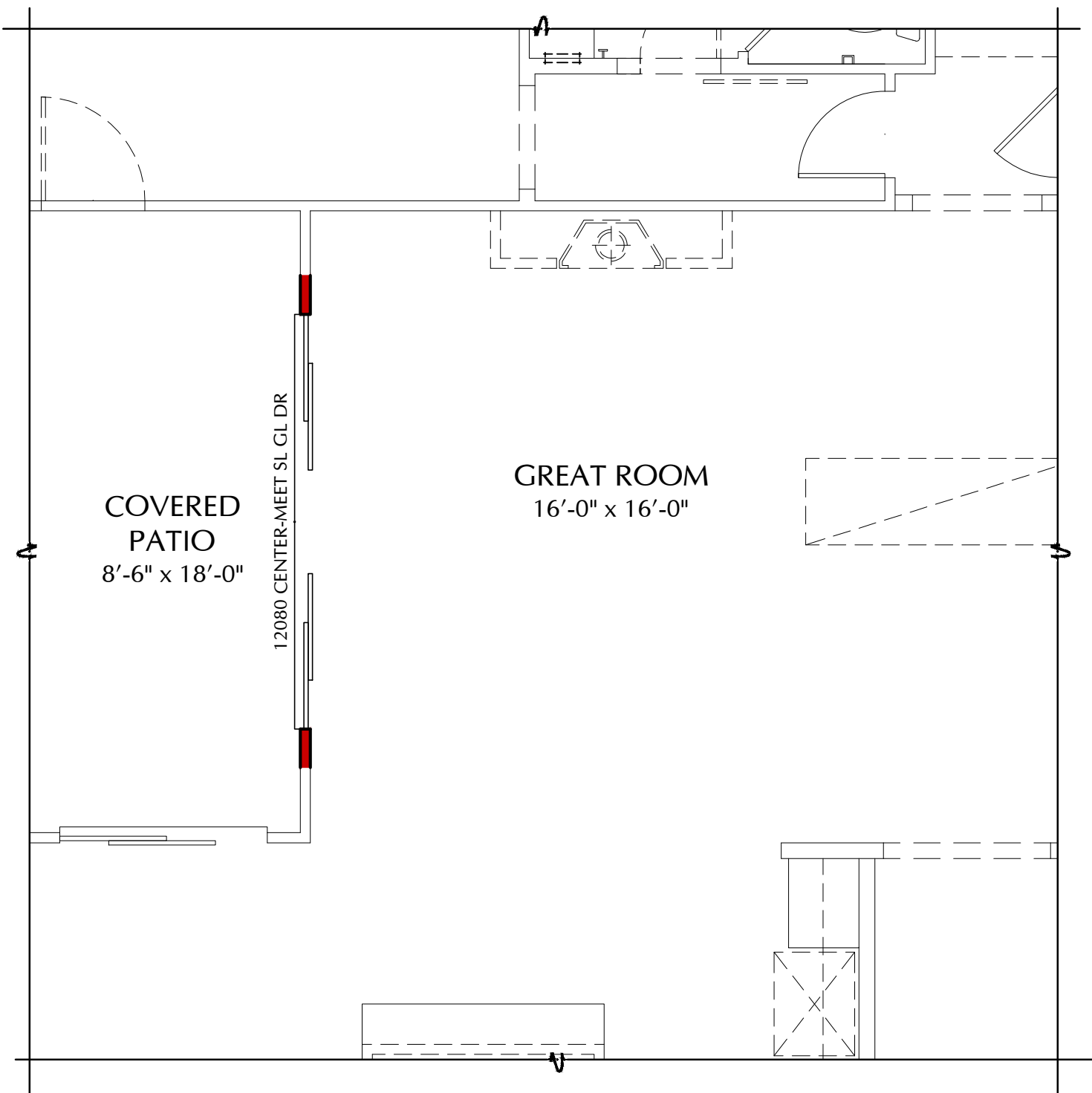
OPT. WALK - IN
SHOWER

PLAN S22D
SCALE: 1/4" = 1'-0"



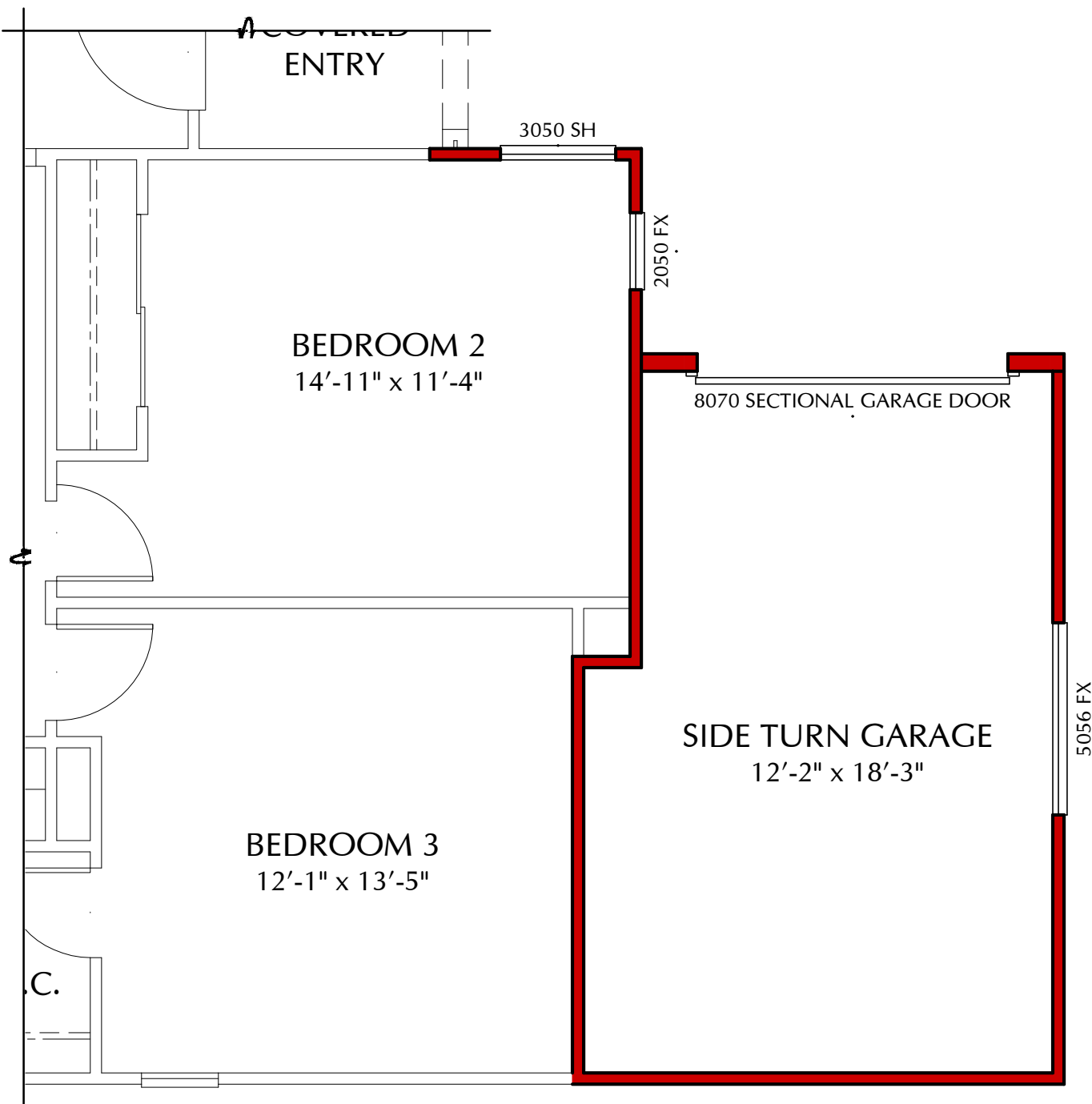
OPT. EXTENDED PATIO

PLAN S22D
SCALE: 1/4" = 1'-0"



OPT. 12080 CENTER LOCK DOOR
AT GREAT ROOM

PLAN S22D
SCALE: 1/4" = 1'-0"



OPT. SIDE TURN GARAGE

PLAN S22D
SCALE: 1/4" = 1'-0"

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



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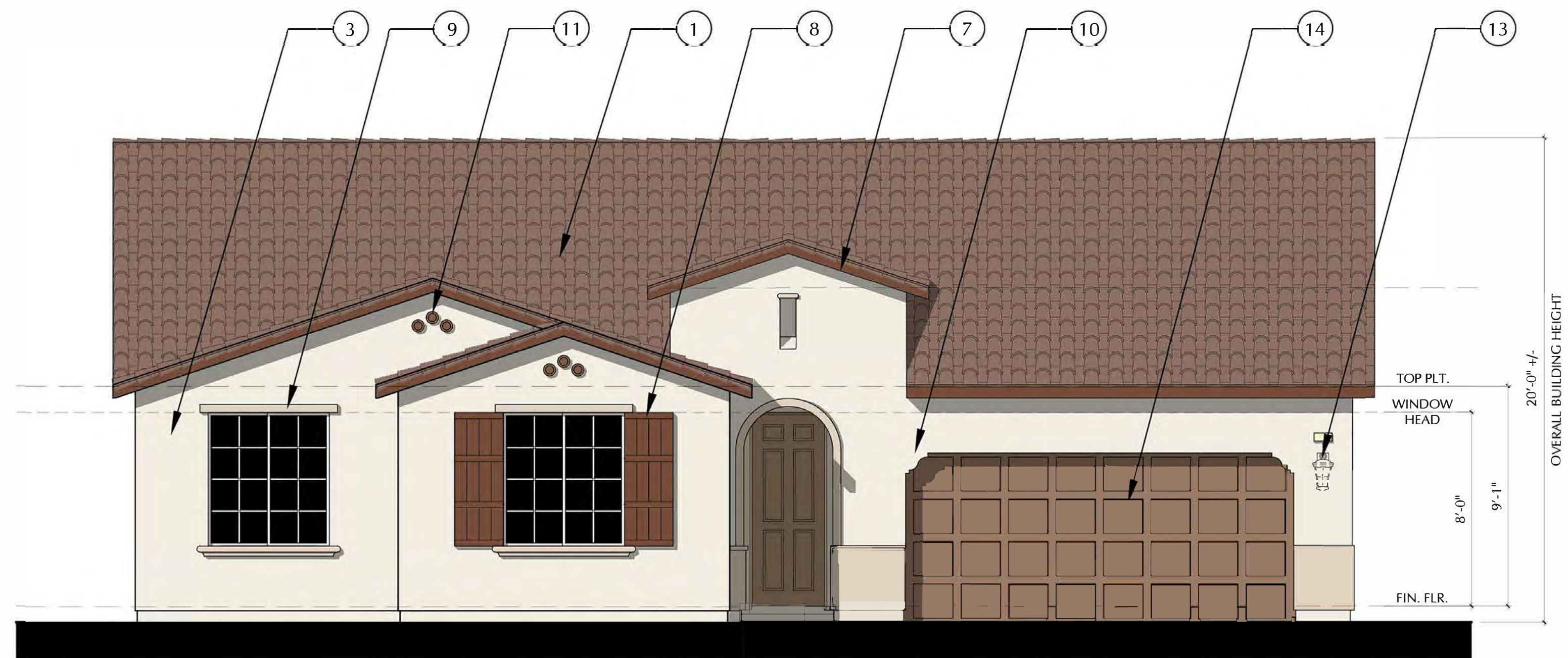


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- S22D DELANEY - FLOOR PLAN OPTIONS



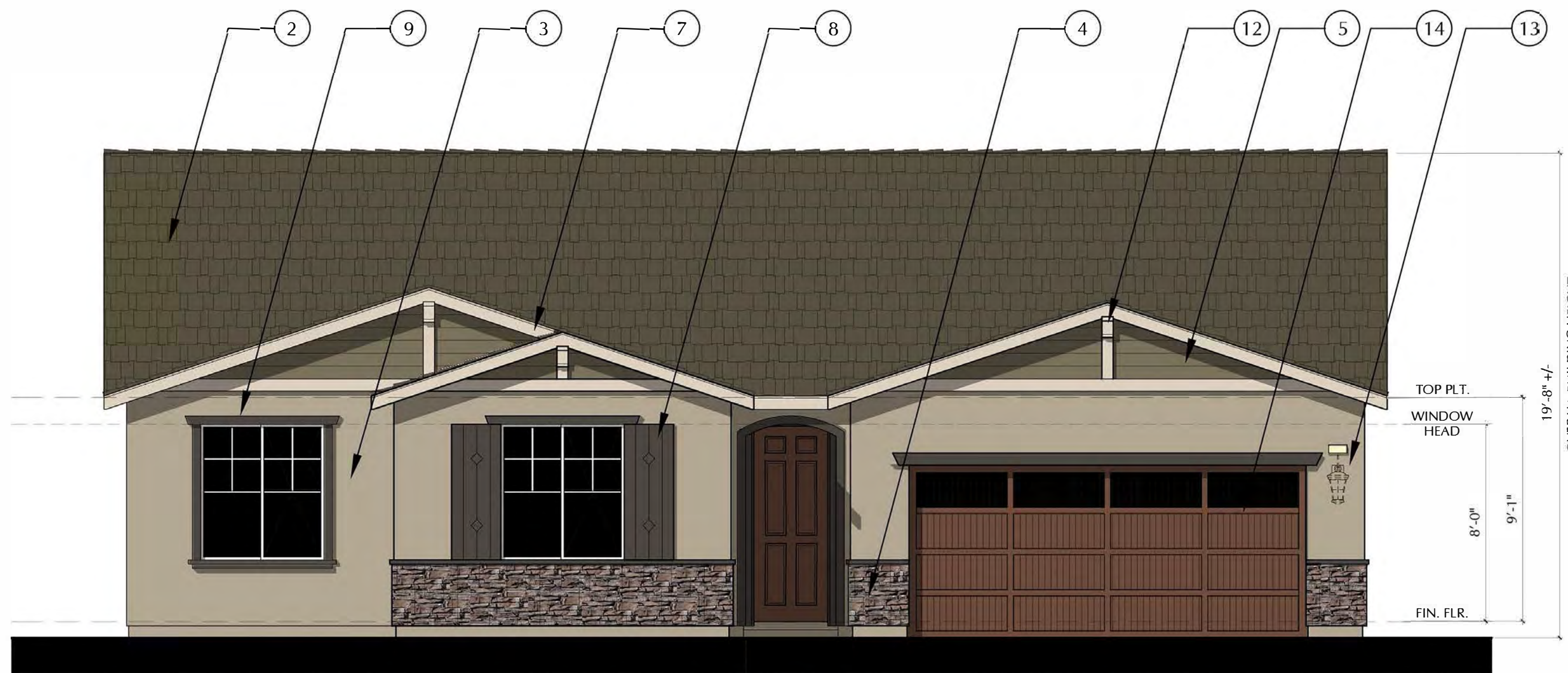
FRONT ELEVATION

S22D - DELANEY - A

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

MATERIAL CALLOUTS

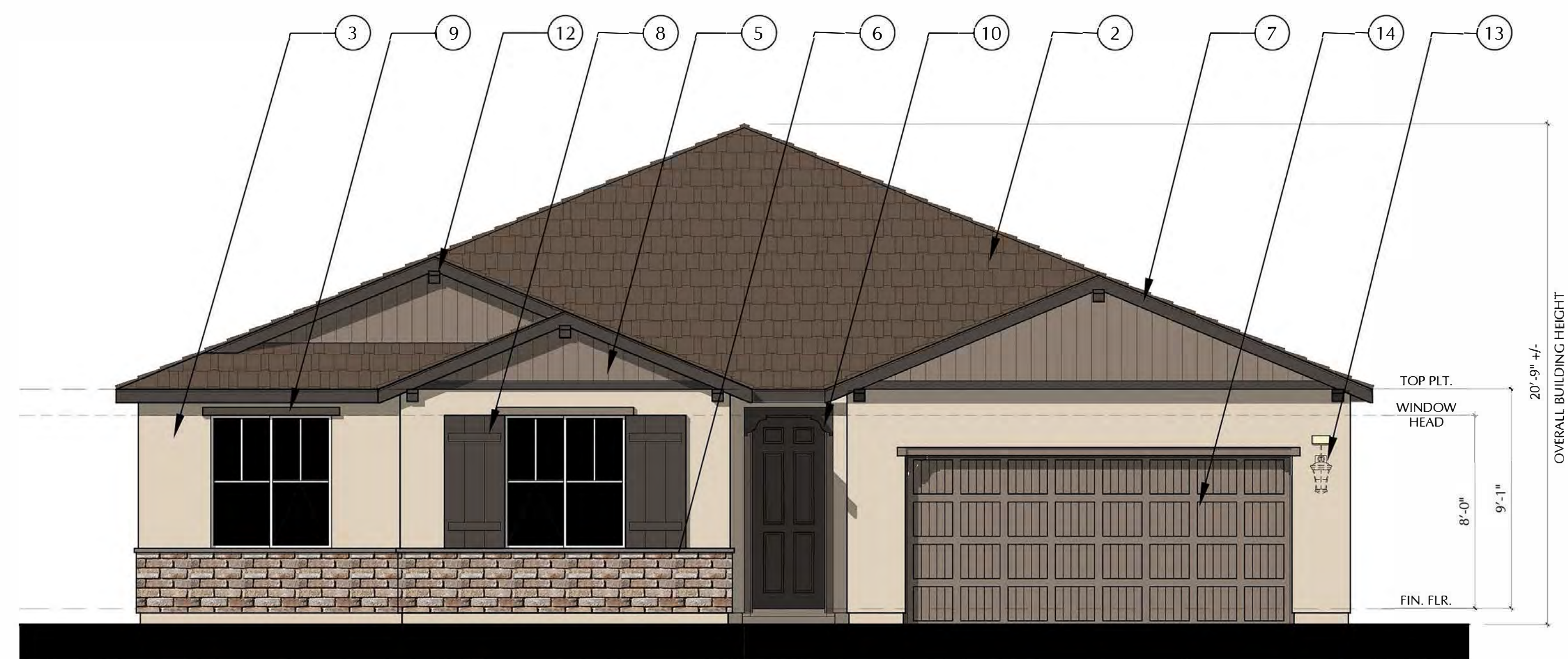
- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR



FRONT ELEVATION

S22D - DELANEY - C

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



FRONT ELEVATION

S22D - DELANEY - B

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

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



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RUNNING DEER ESTATES

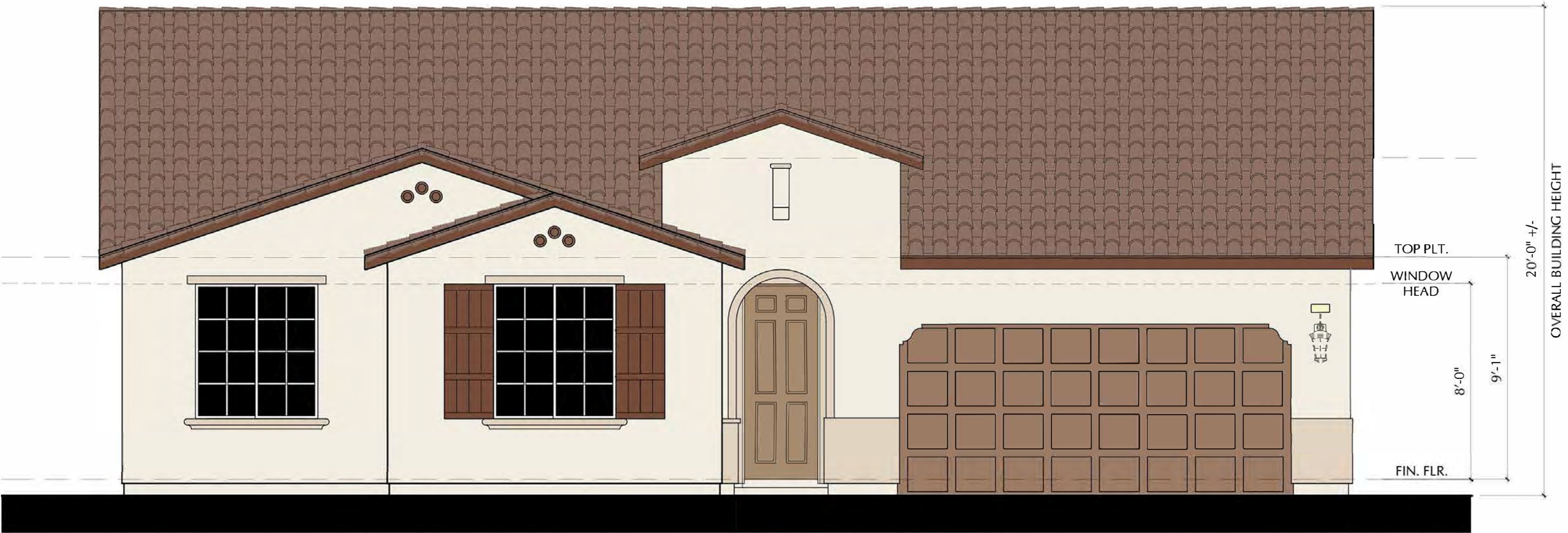
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- S22D DELANEY - FRONT ELEVATIONS

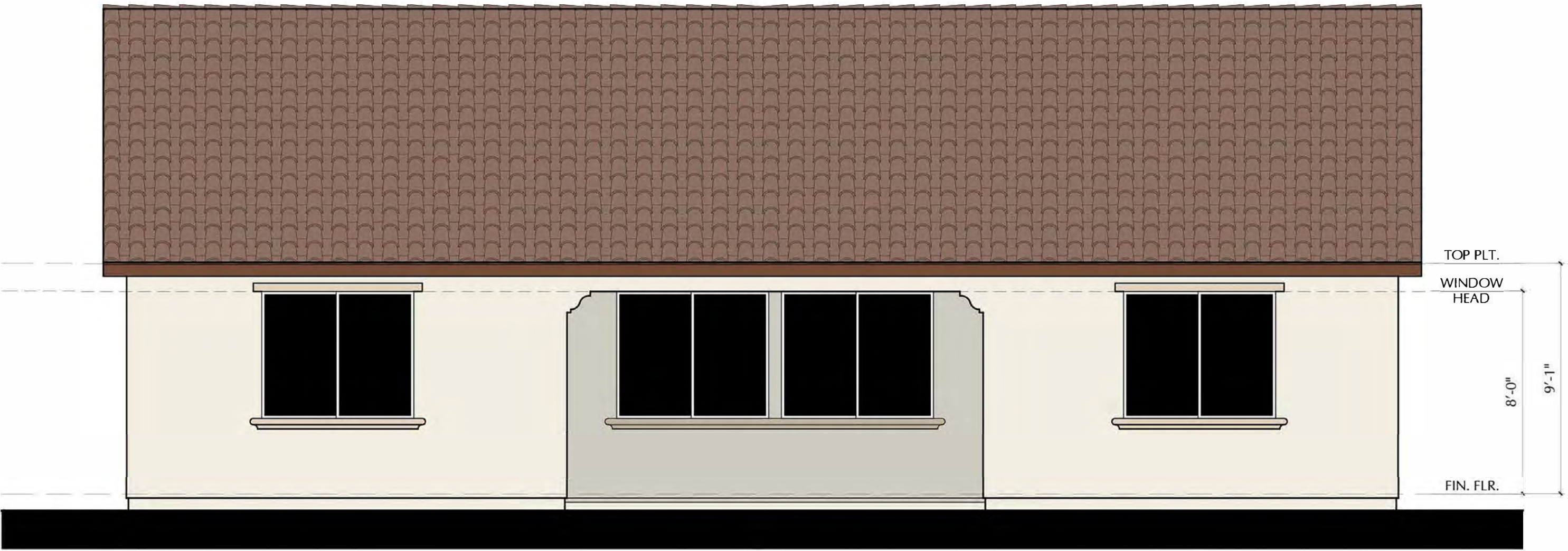
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S22D - DELANEY - A

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



REAR ELEVATION

S22D - DELANEY - A

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

ENHANCEMENTS DASHED AT SPECIFIC LOTS

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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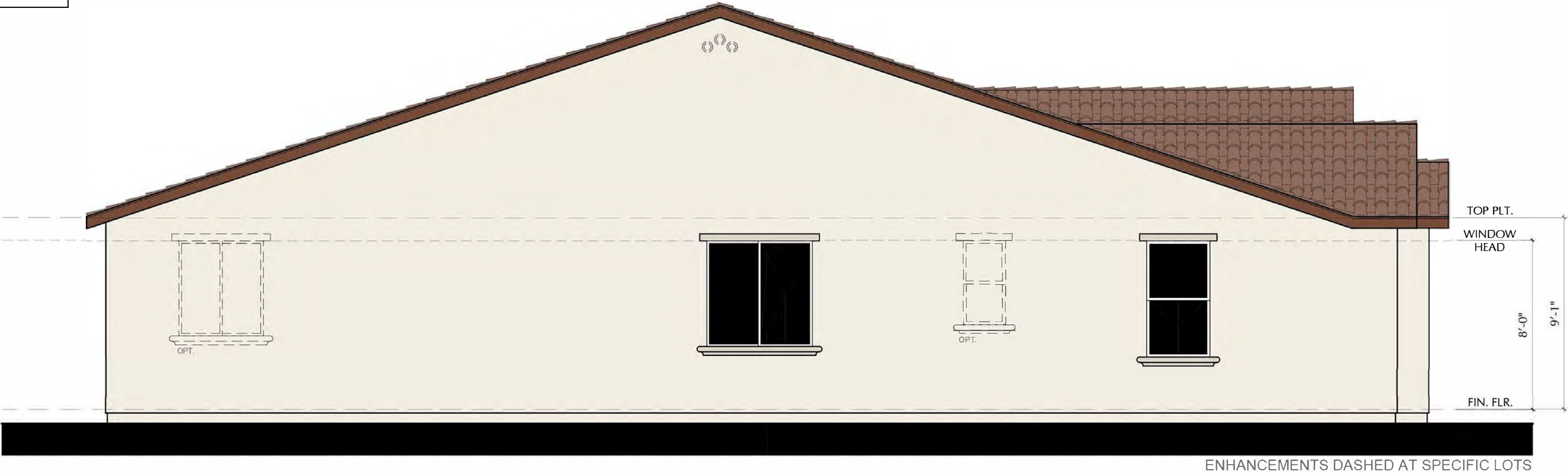
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- S22D DELANEY -
ELEVATION A
FRONT AND REAR

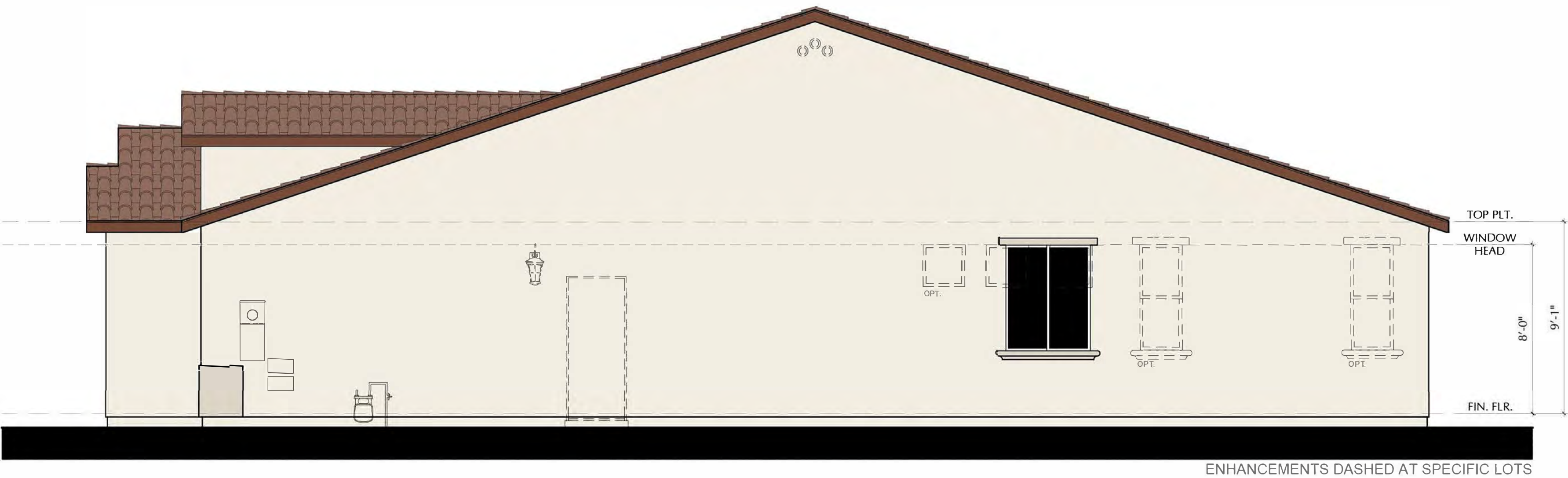
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S22D - DELANEY - A

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



RIGHT ELEVATION

S22D - DELANEY - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S22D DELANEY -
ELEVATION A
SIDES

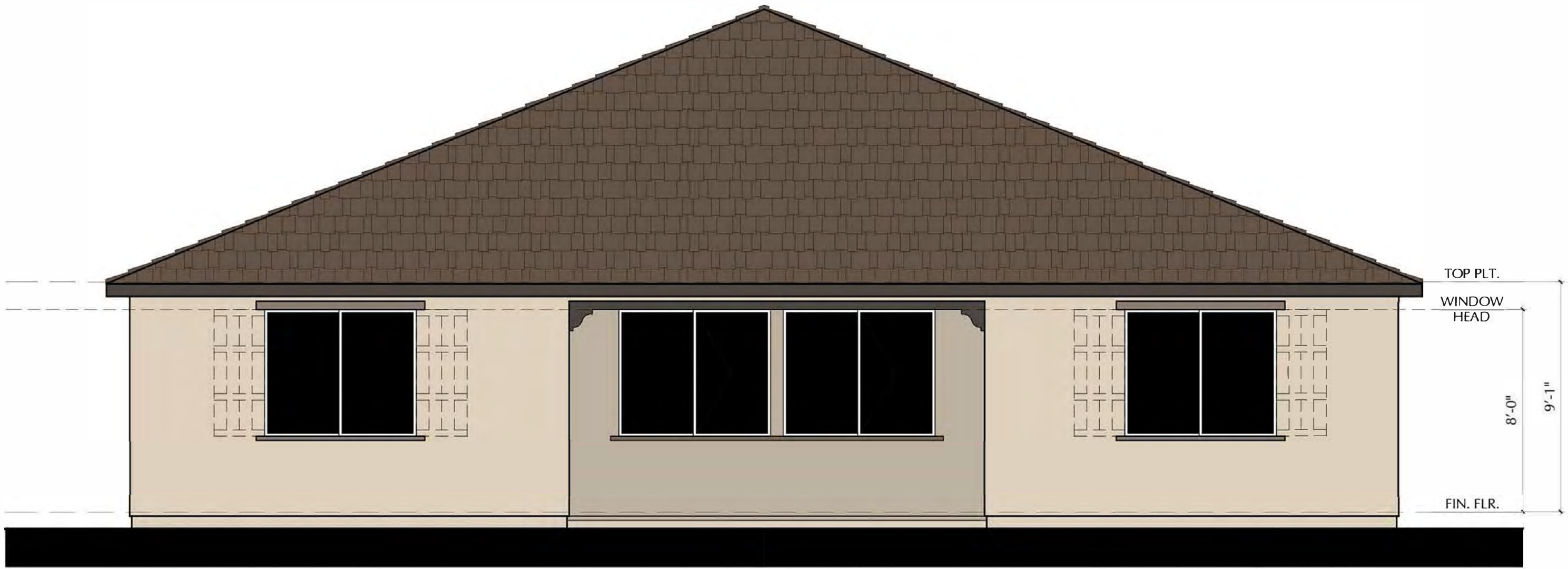
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S22D - DELANEY - B

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S22D - DELANEY - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S22D DELANEY -
ELEVATION B
FRONT AND REAR

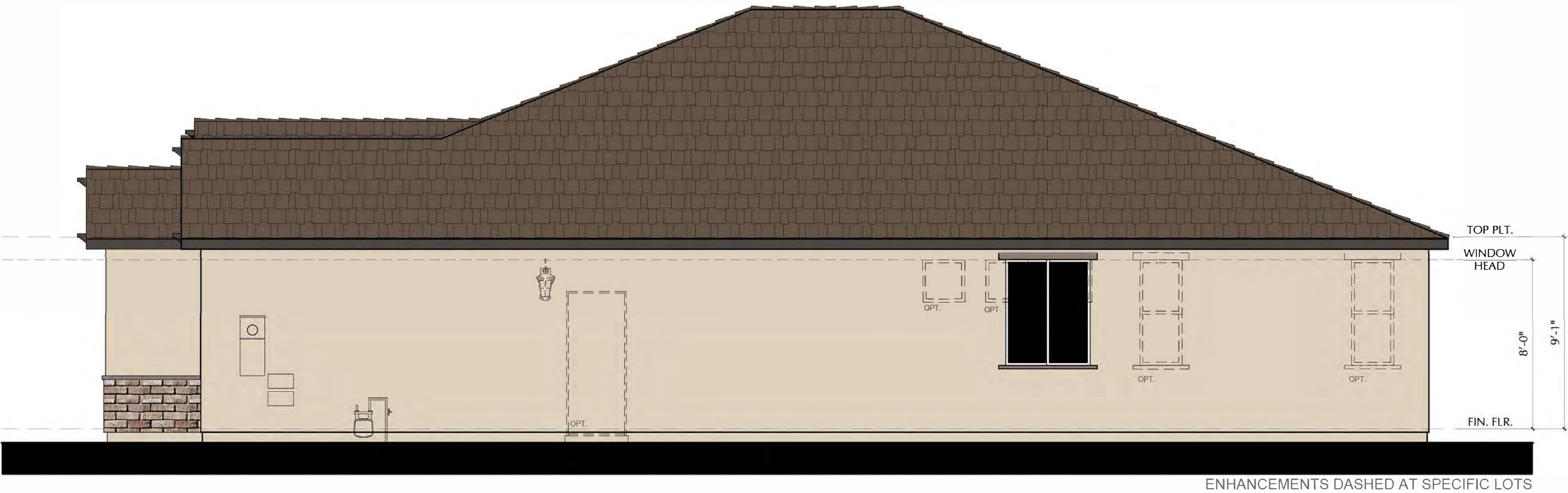
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S22D - DELANEY - B

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



RIGHT ELEVATION

S22D - DELANEY - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S22D DELANEY -
ELEVATION B
SIDES

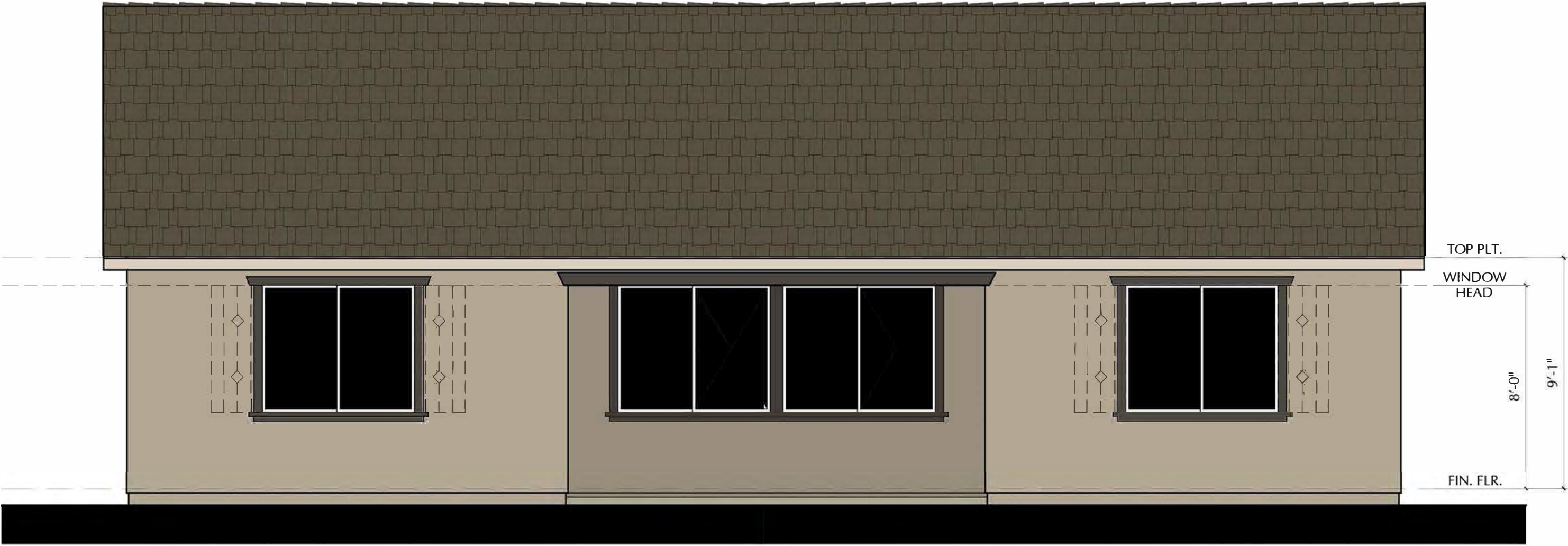
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S22D - DELANEY - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S22D - DELANEY - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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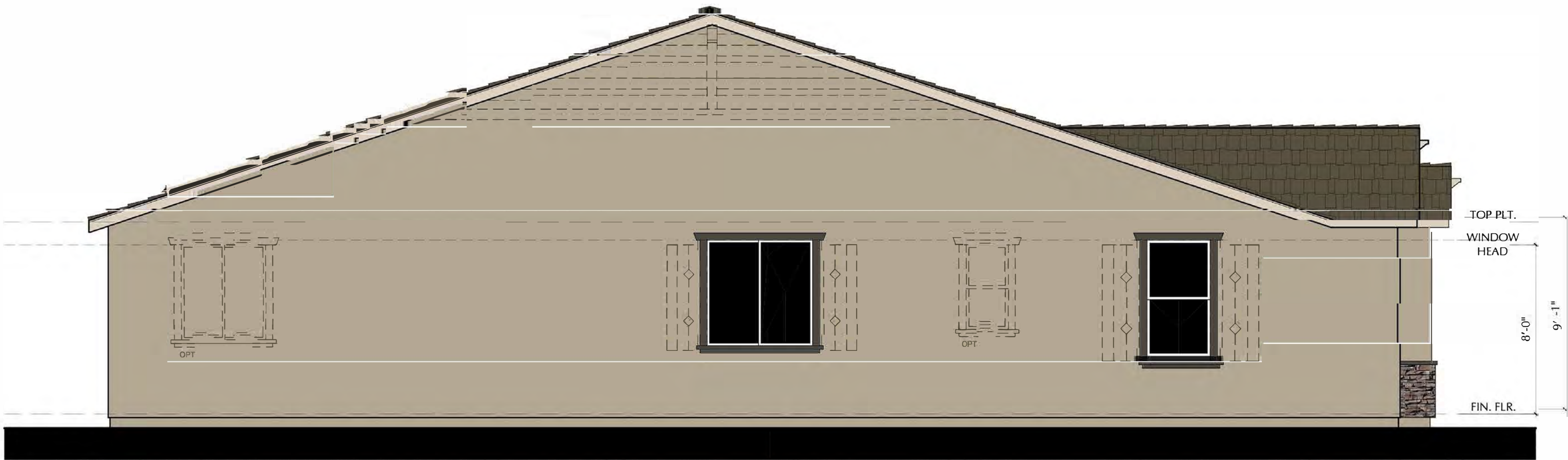
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- S22D DELANEY -
ELEVATION C
FRONT AND REAR

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.

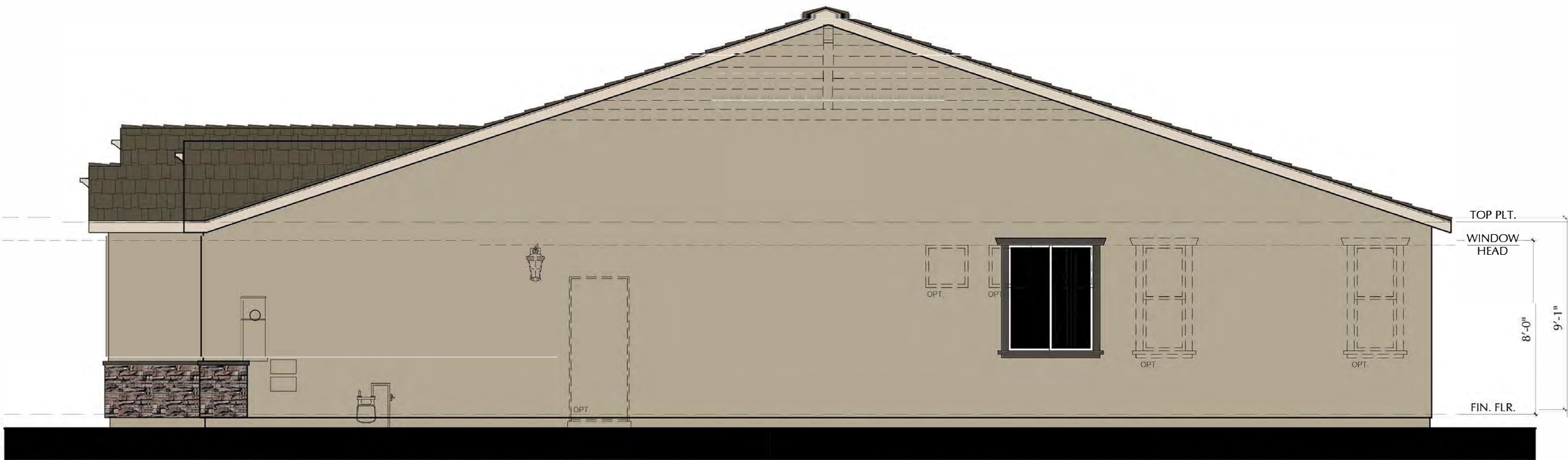


ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

S22D - DELANEY - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

S22D - DELANEY - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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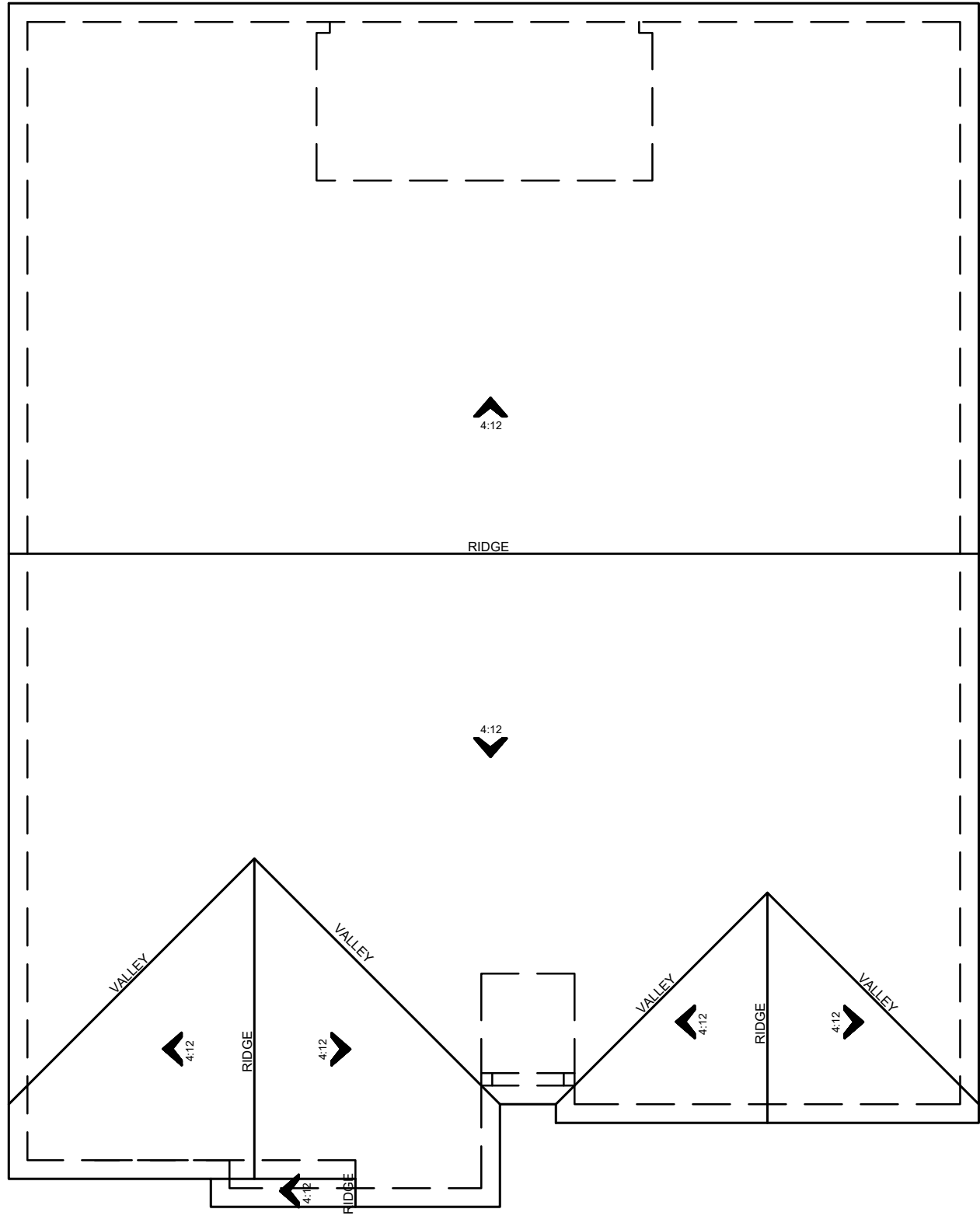


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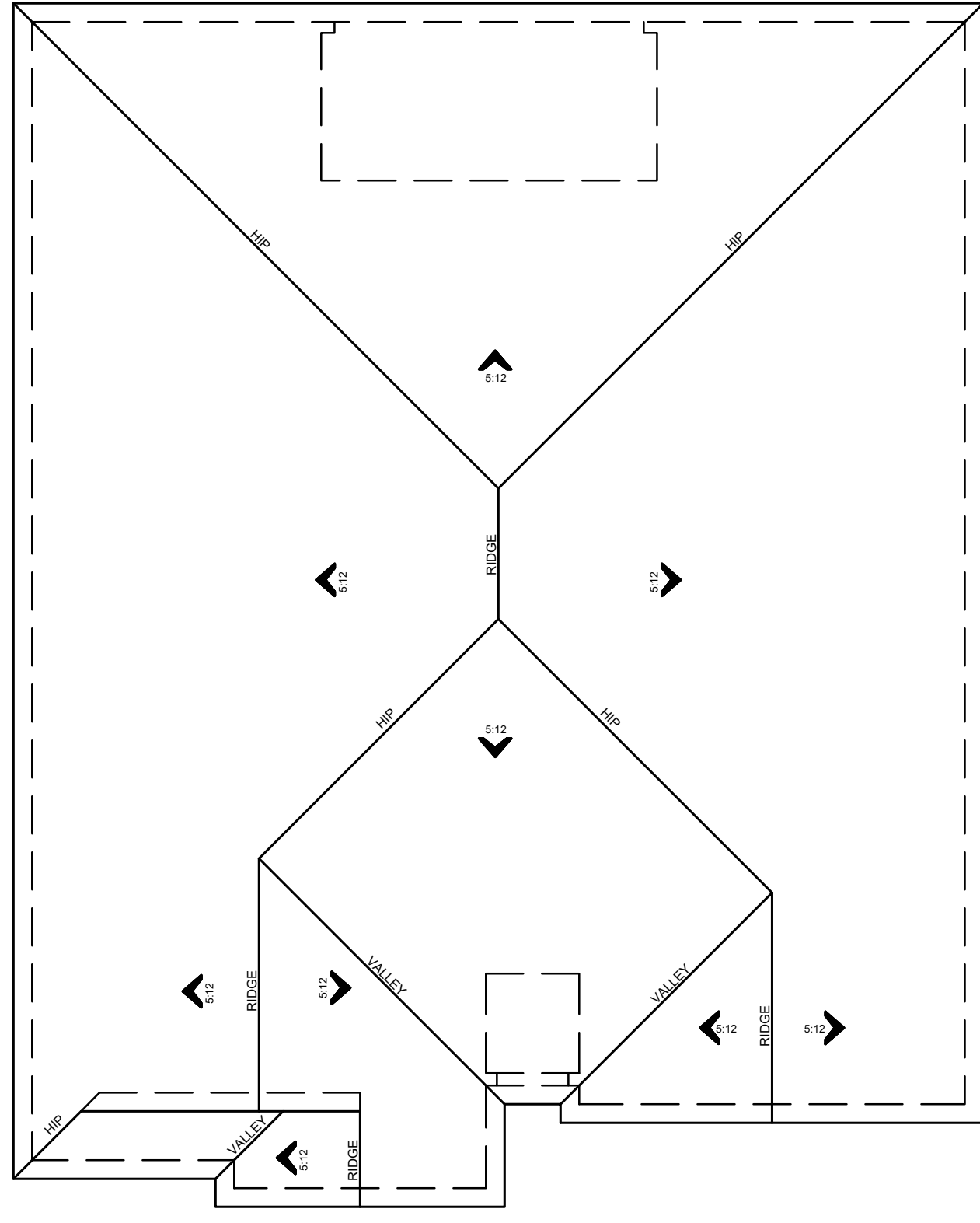
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LAKE ELSINORE, CALIFORNIA

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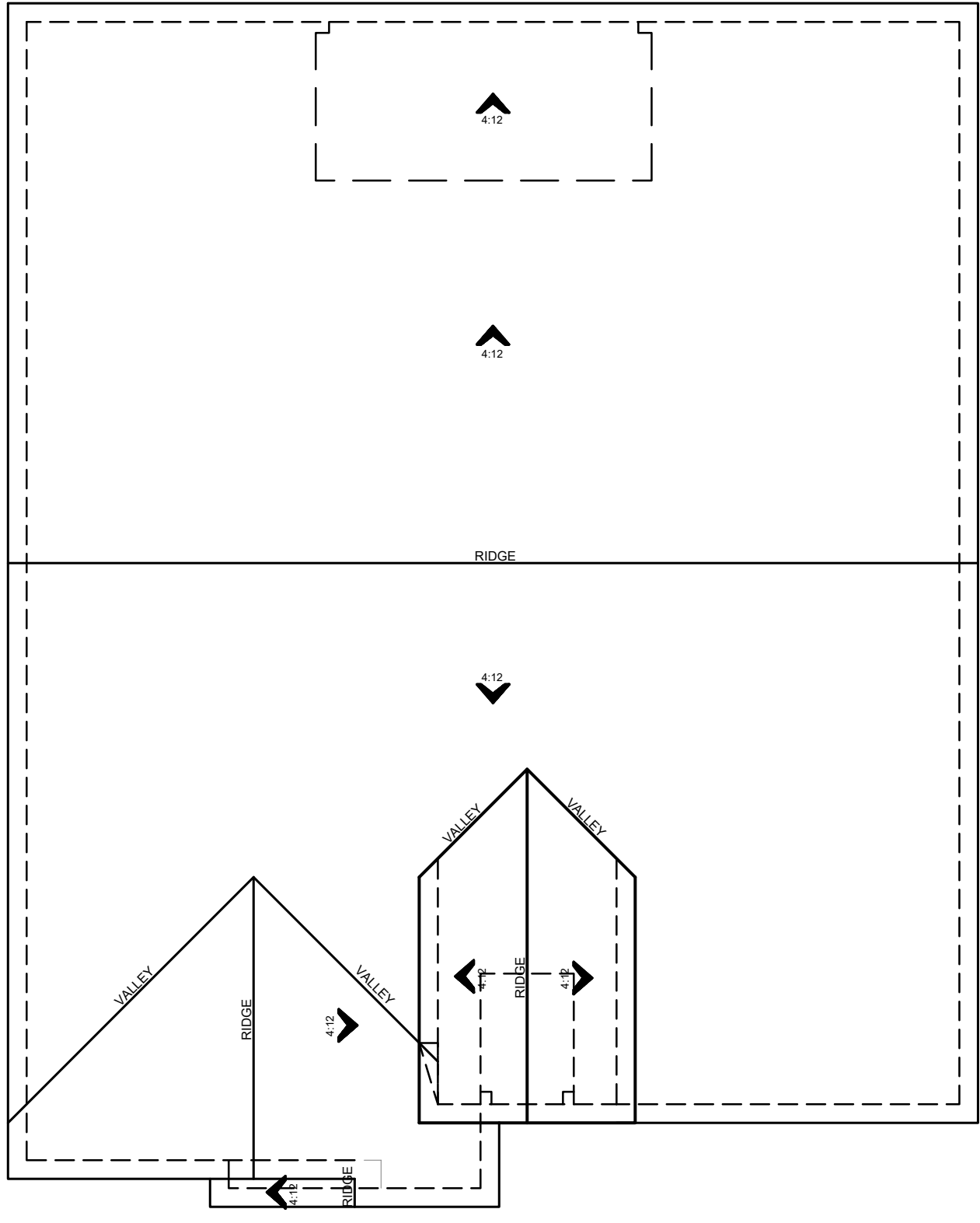
- S22D DELANEY -
ELEVATION C
SIDES



ROOF PLAN C
SCALE: 1/8"=1'-0"



ROOF PLAN B
SCALE: 1/8"=1'-0"



ROOF PLAN A
SCALE: 1/8"=1'-0"



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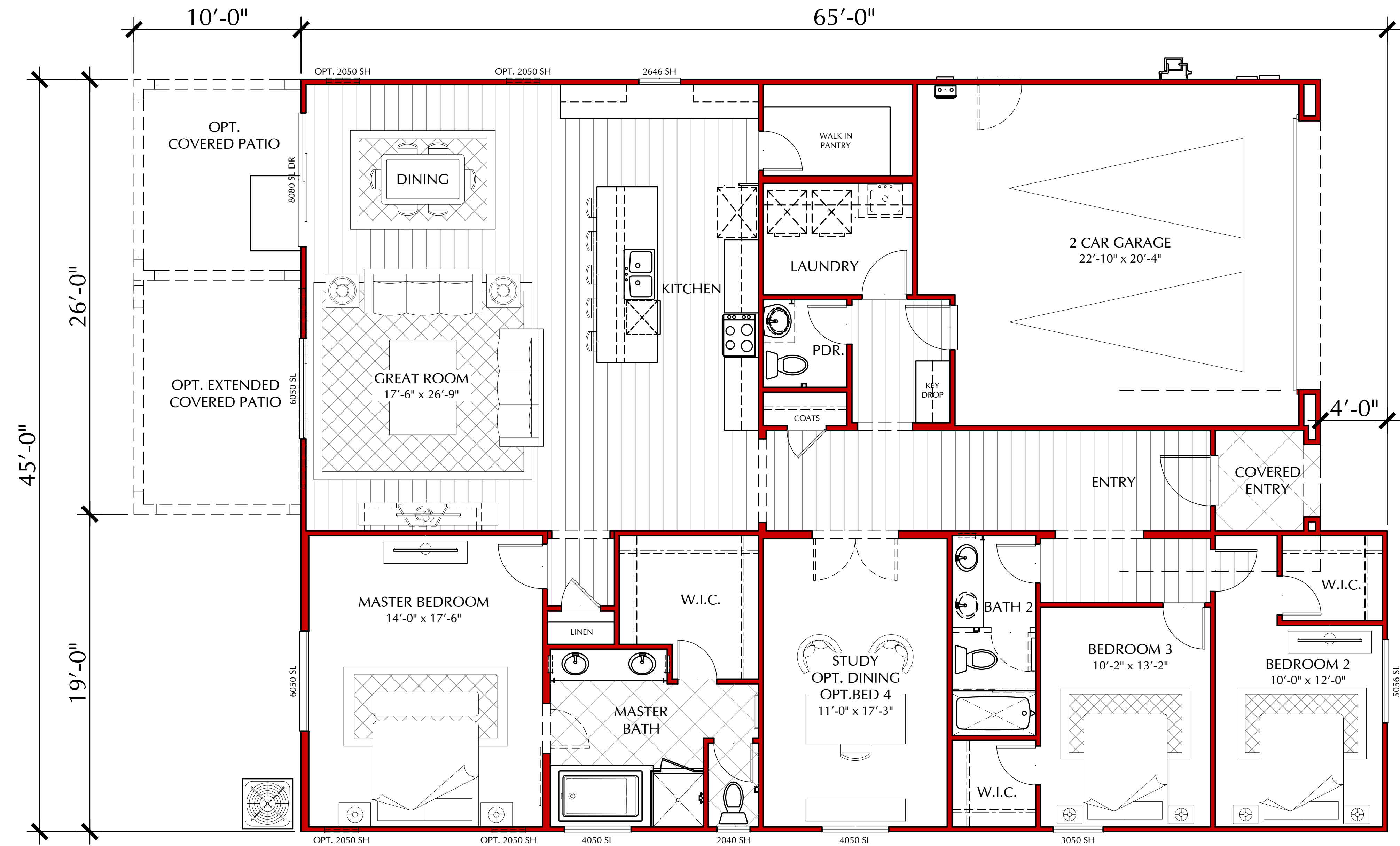
- S22D DELANEY -
ROOF PLANS

S23T TIMOTHY
3 BEDROOMS / 2.5 BATHS /
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,295 S.F.
TOTAL	2,295 S.F.

COVERED ENTRY	38 S.F.
GARAGE (2 CAR)	463 S.F.



FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

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



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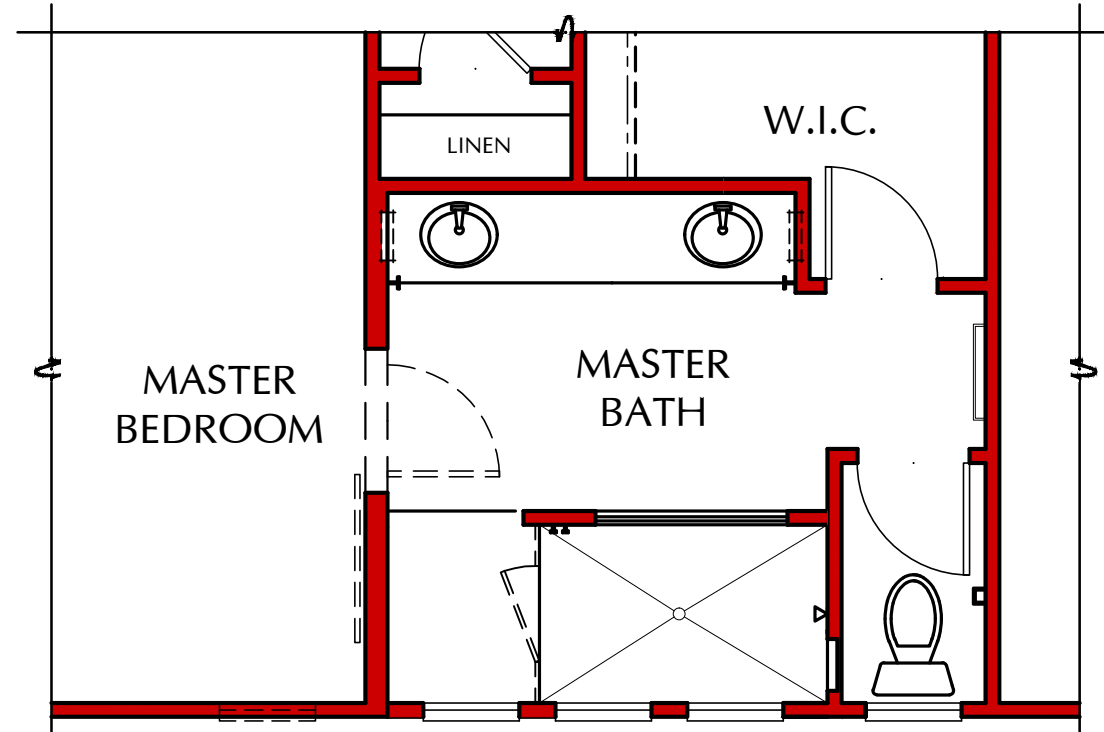


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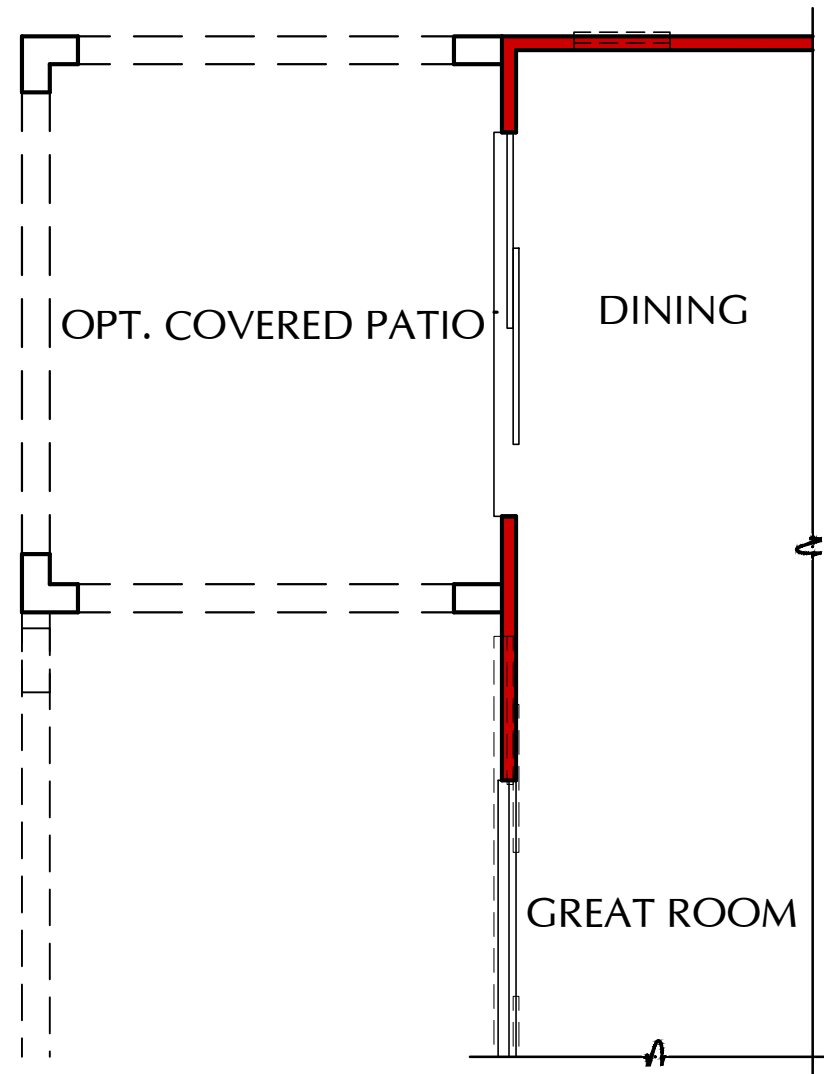
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- S23T TIMOTHY -
FLOOR PLAN



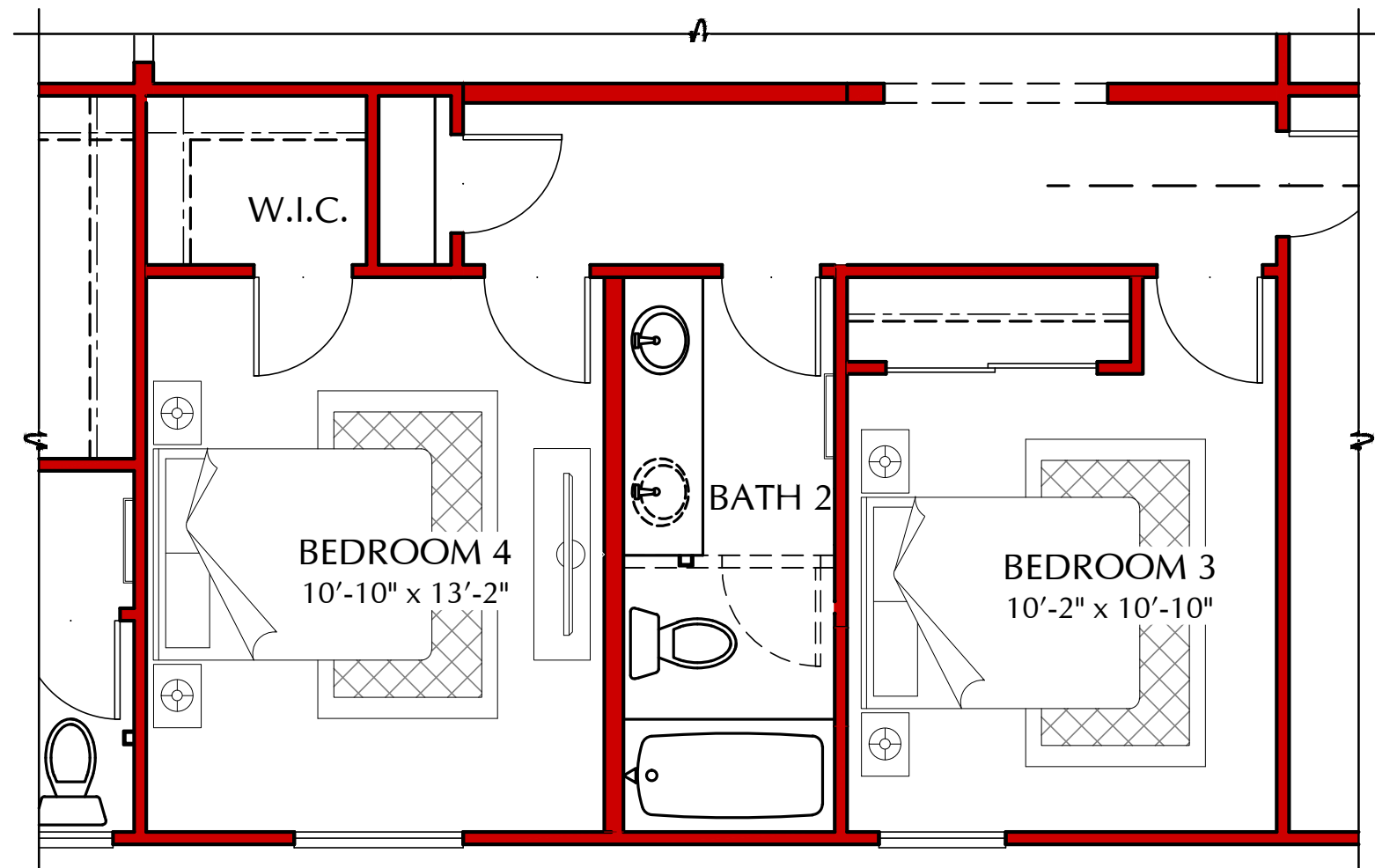
OPT. DELUXE MASTER BATH W/ TILE SHOWER

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



OPT. COVERED PATIO

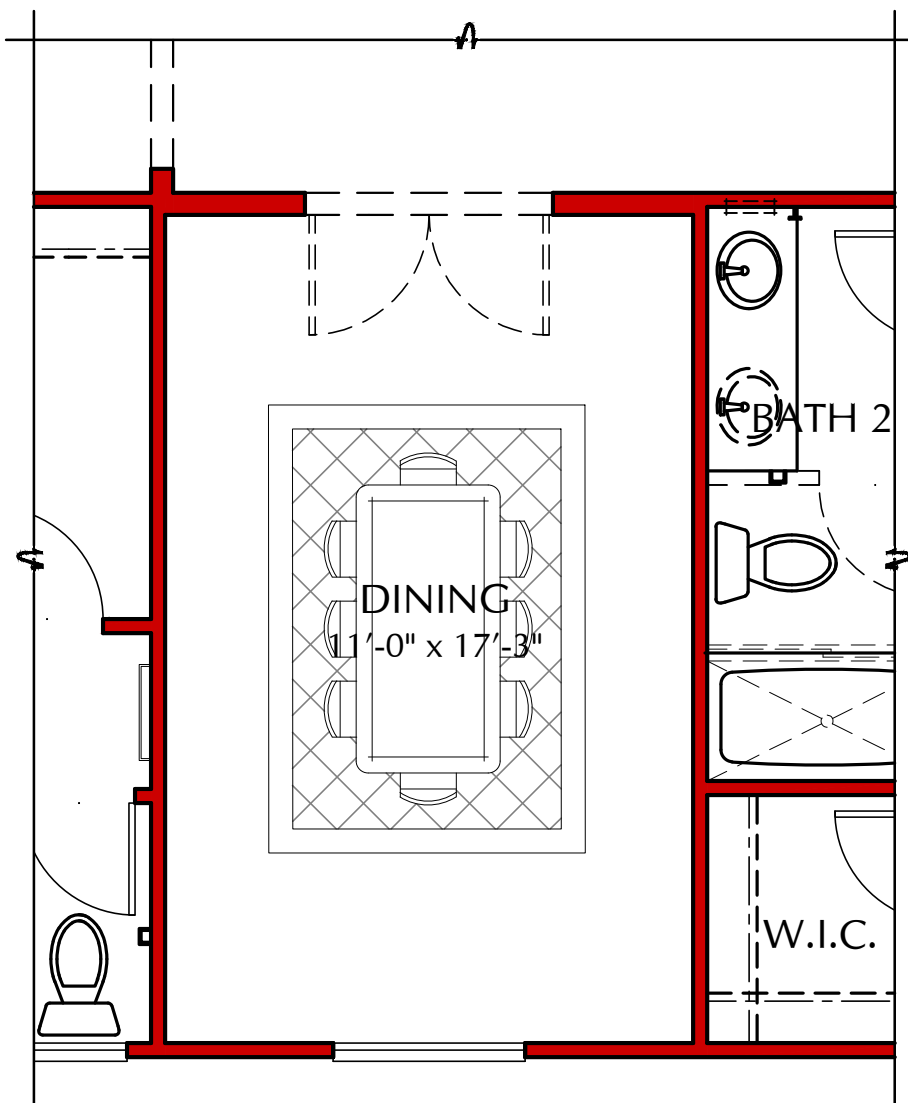
SCALE: 1/4"=1'-0"



OPT. BEDROOM 4

IN LIEU OF STUDY

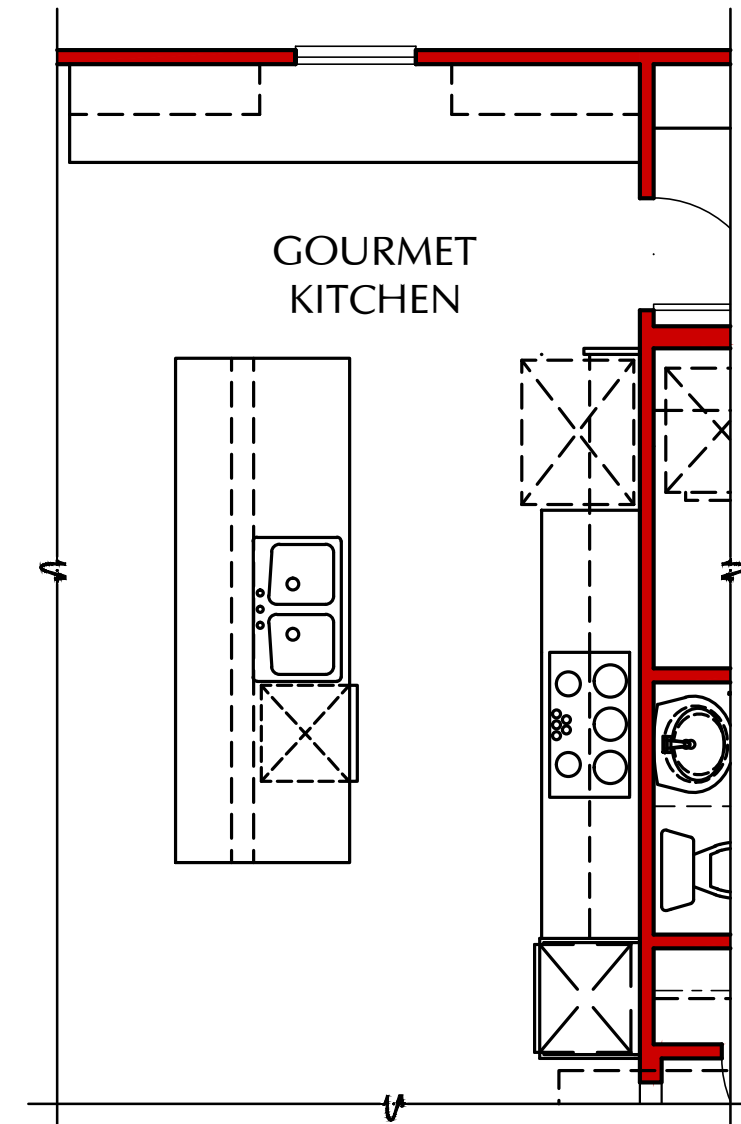
SCALE: 1/4"=1'-0"



OPT. DINING

IN LIEU OF STUDY

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



OPT. GOURMET KITCHEN

W/ ADDED DOUBLE OVEN & 36" COOKTOP

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

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



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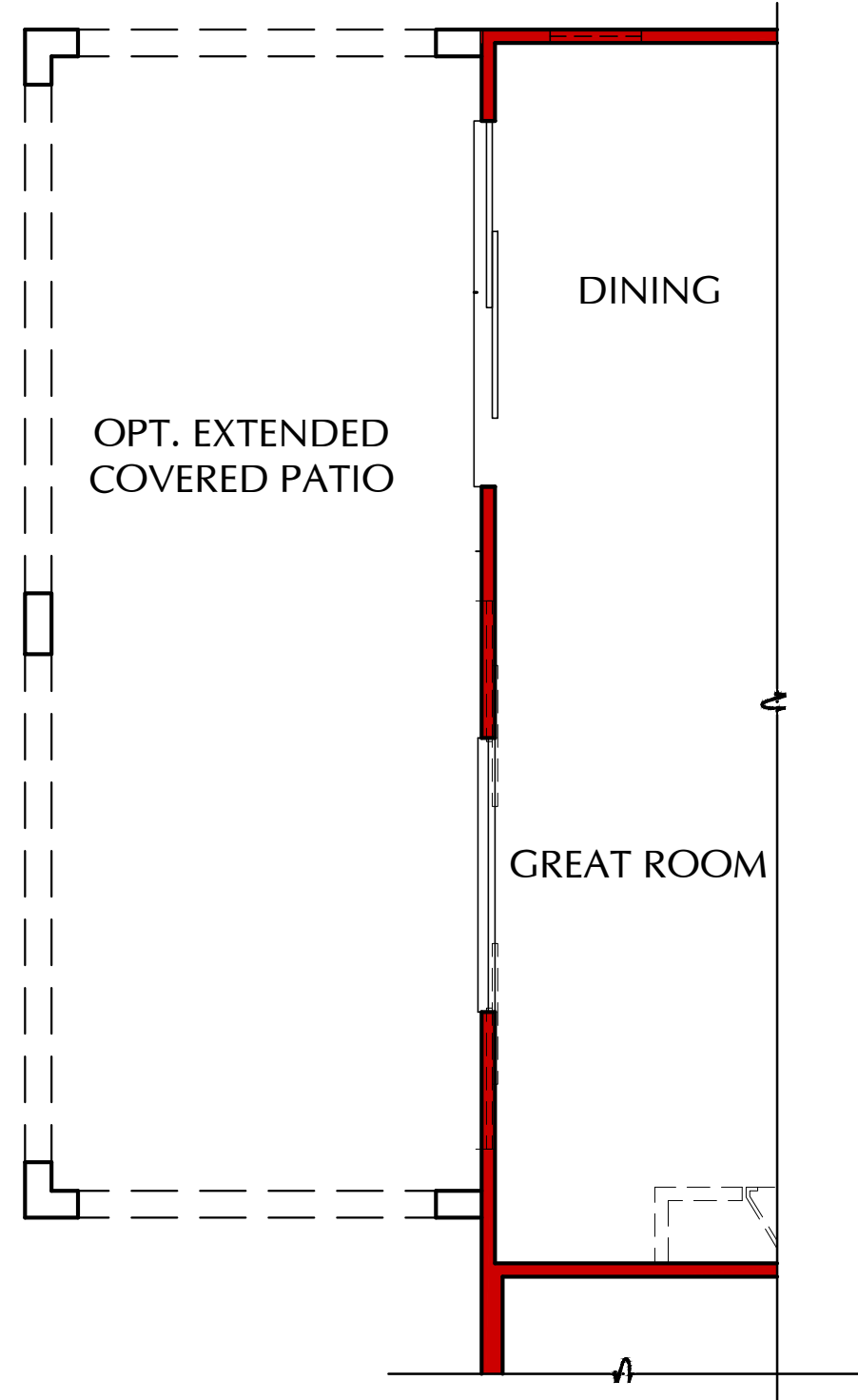
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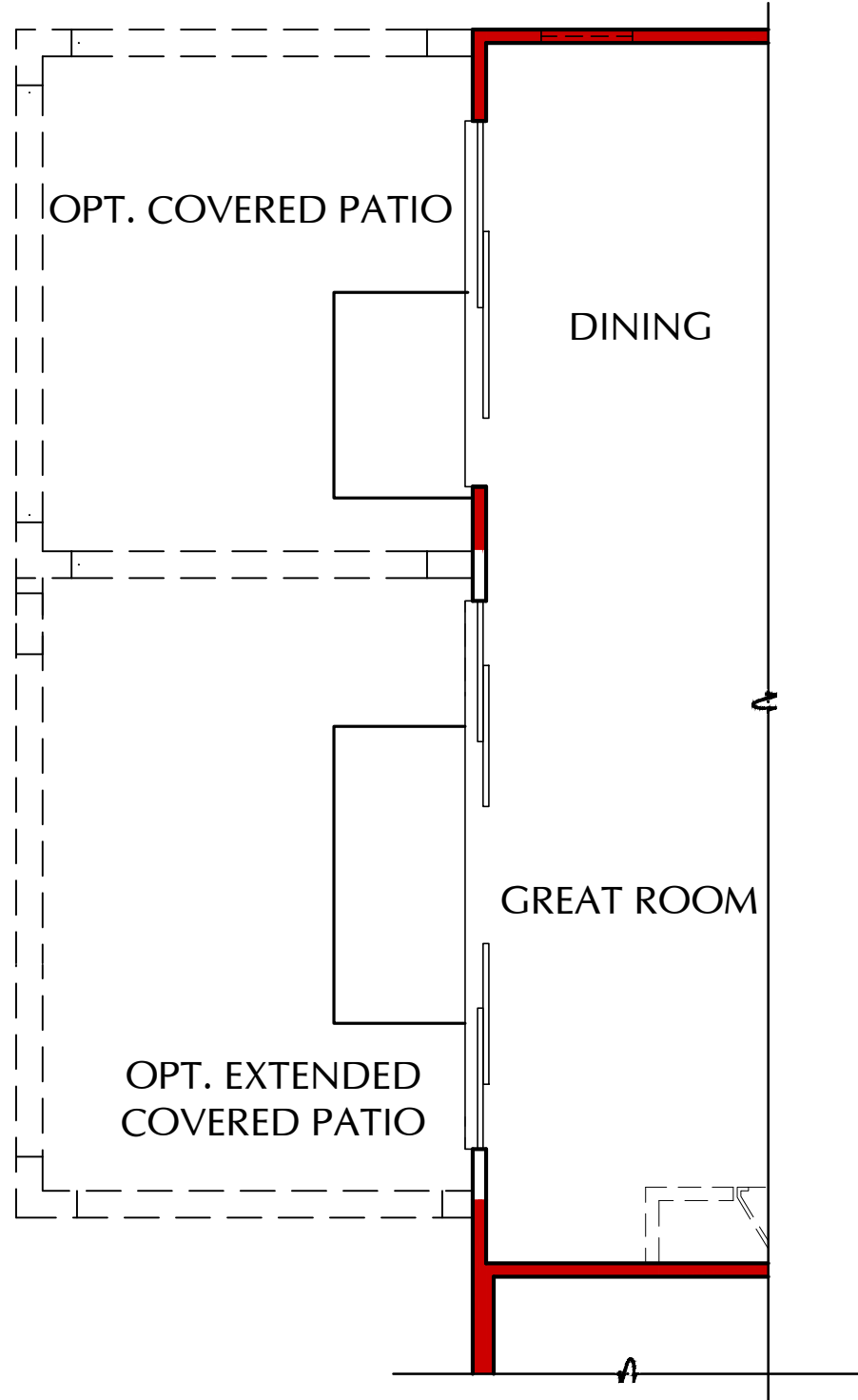
DATE: MARCH 26, 2021

- S23T TIMOTHY - FLOOR PLAN OPTIONS



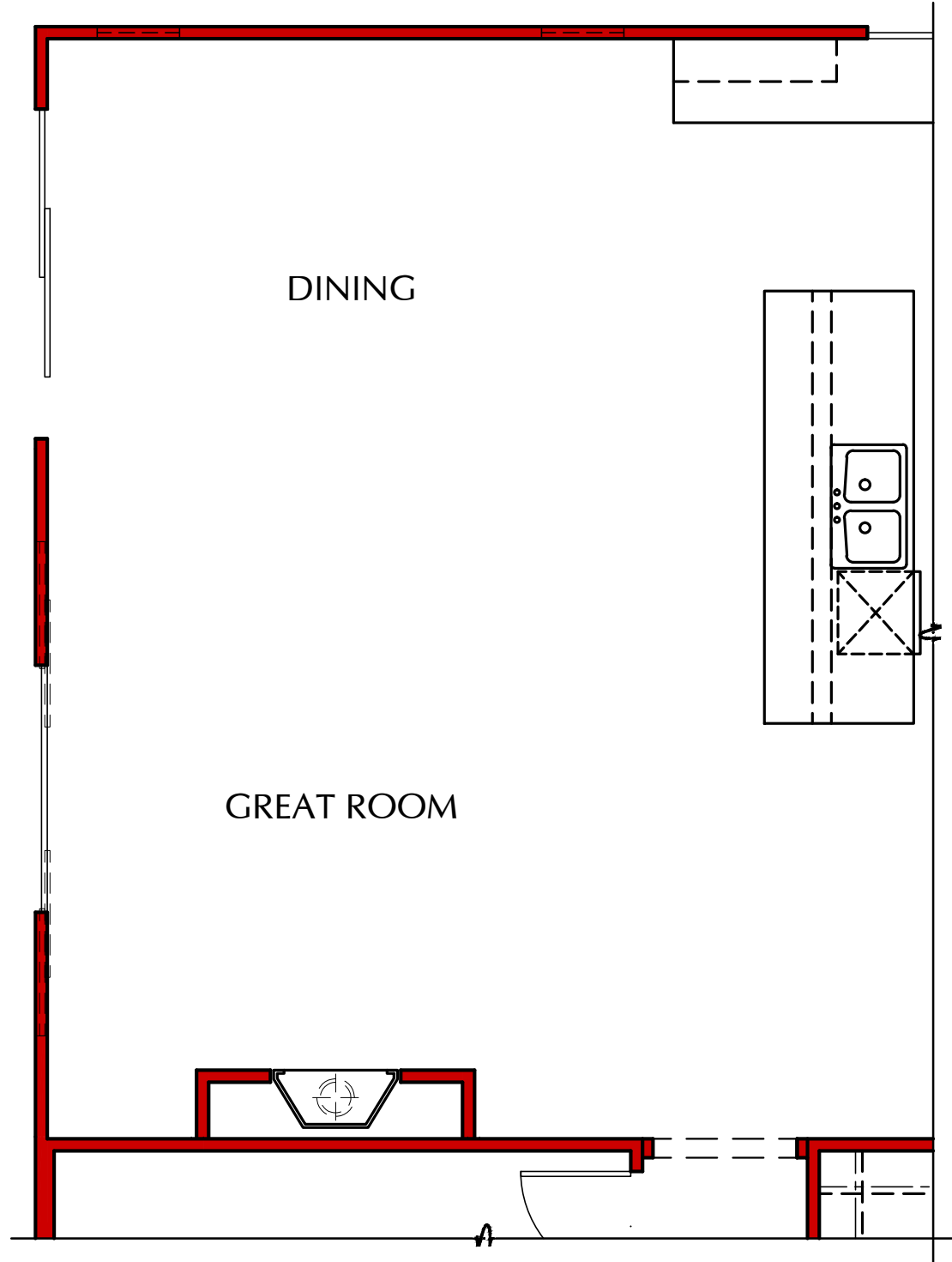
OPT. EXTENDED COVERED PATIO

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



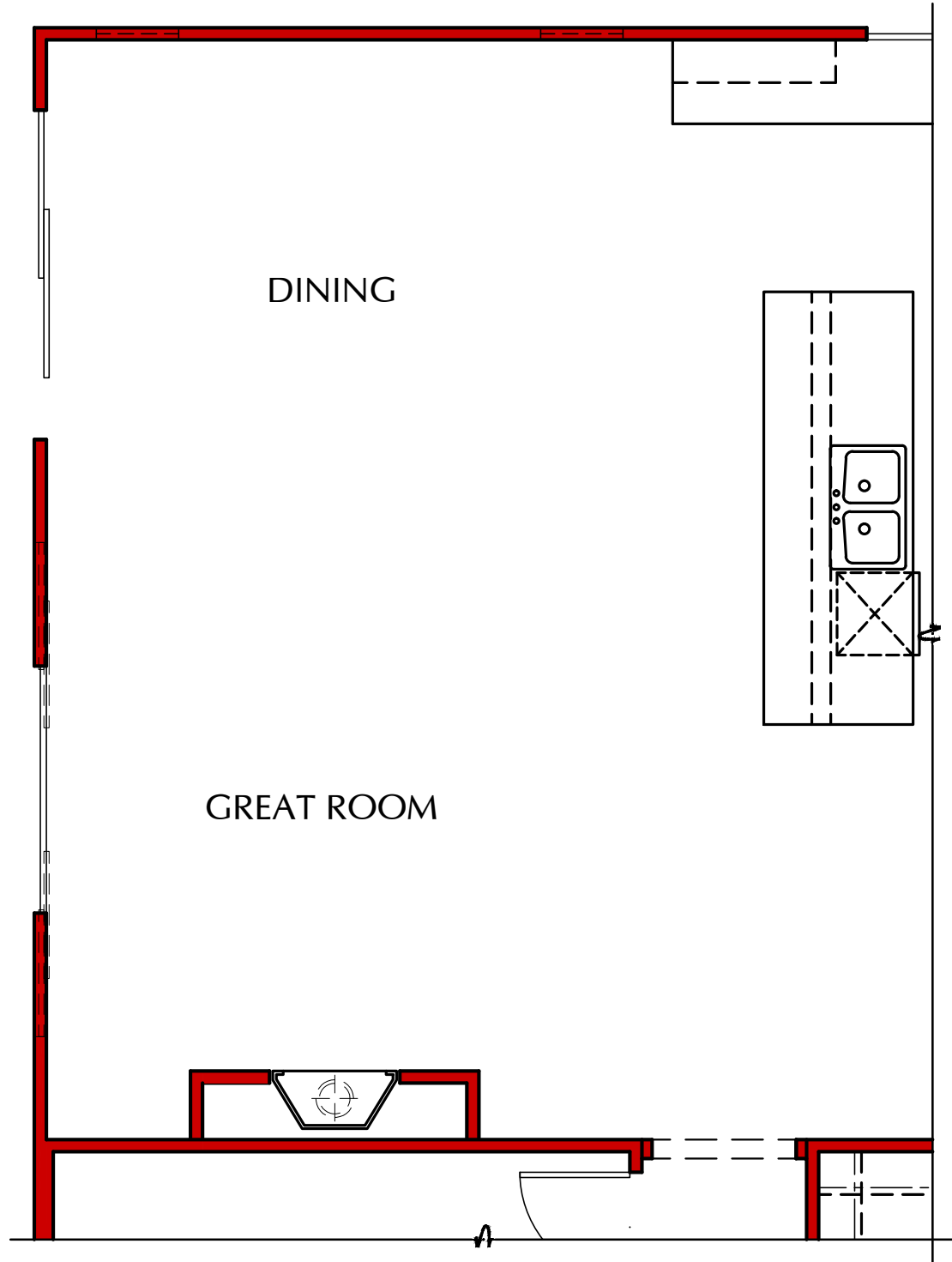
OPT. CENTER-MEET SLIDING GLASS DOOR

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



OPT. CONTEMPORARY FIREPLACE

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



OPT. TRADITIONAL FIREPLACE

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

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



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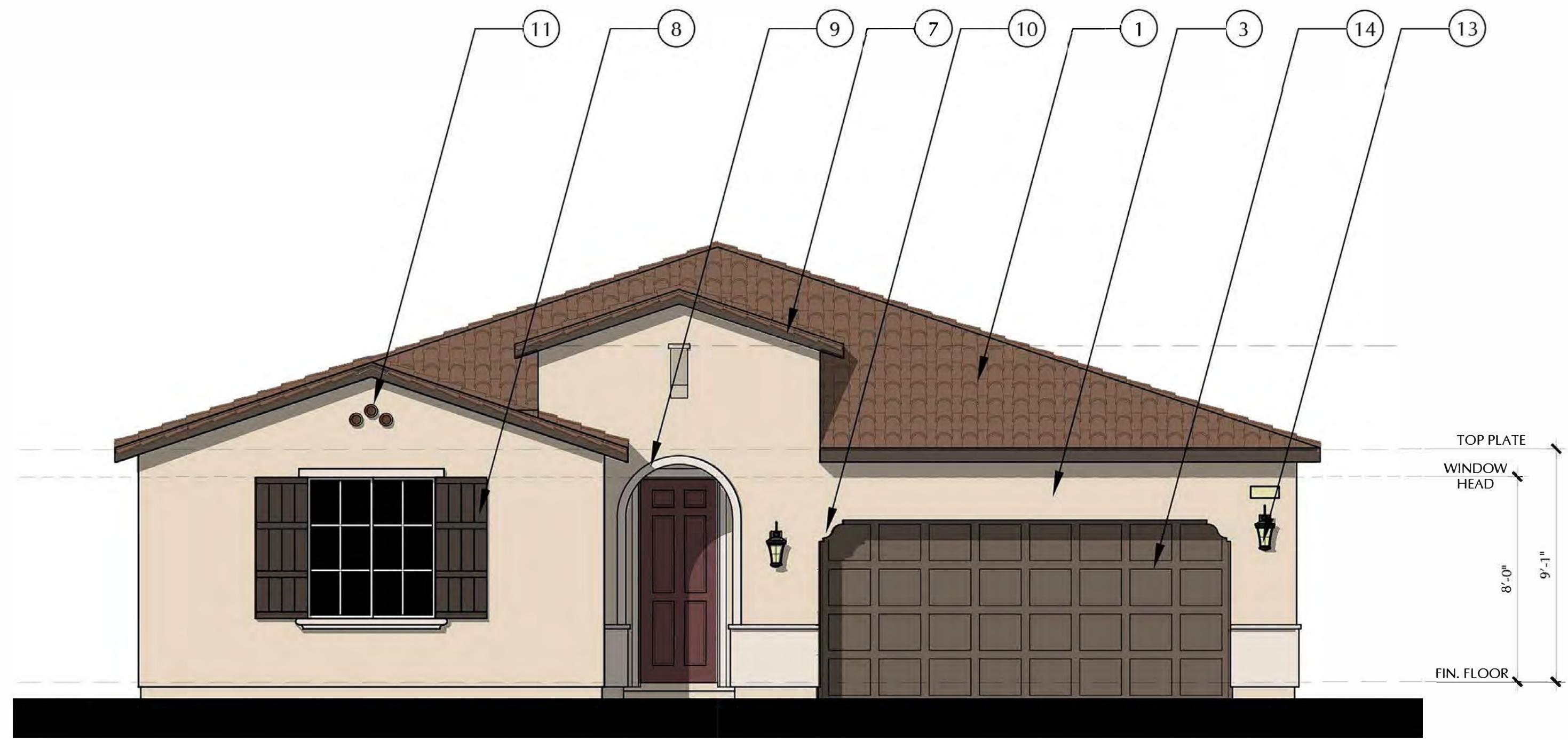
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- S23T TIMOTHY -
FLOOR PLAN OPTIONS

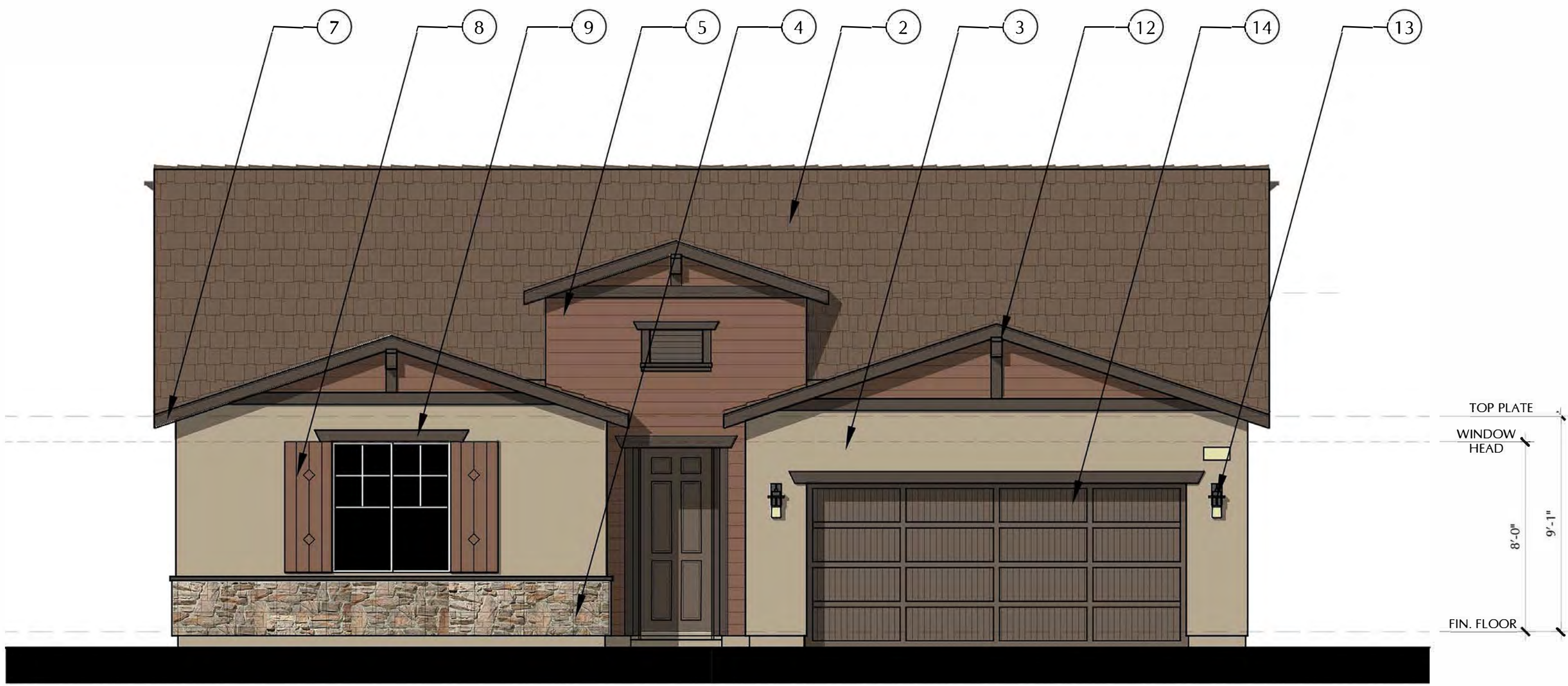


- MATERIAL CALLOUTS**
- 1 - CONCRETE 'S' ROOF TILE
 - 2 - CONCRETE FLAT ROOF TILE
 - 3 - STUCCO
 - 4 - STONE VENEER
 - 5 - CEMENTETIOUS SIDING
 - 6 - BRICK VENEER
 - 7 - WOOD FASCIA/BARGE
 - 8 - FOAM SHUTTER
 - 9 - FOAM TRIM
 - 10 - FOAM CORBEL
 - 11 - DECORATIVE DETAIL
 - 12 - OUTLOOKERS
 - 13 - OPT. EXTERIOR LIGHT
 - 14 - ROLL UP GARAGE DOOR

FRONT ELEVATION

S23T - TIMOTHY - A

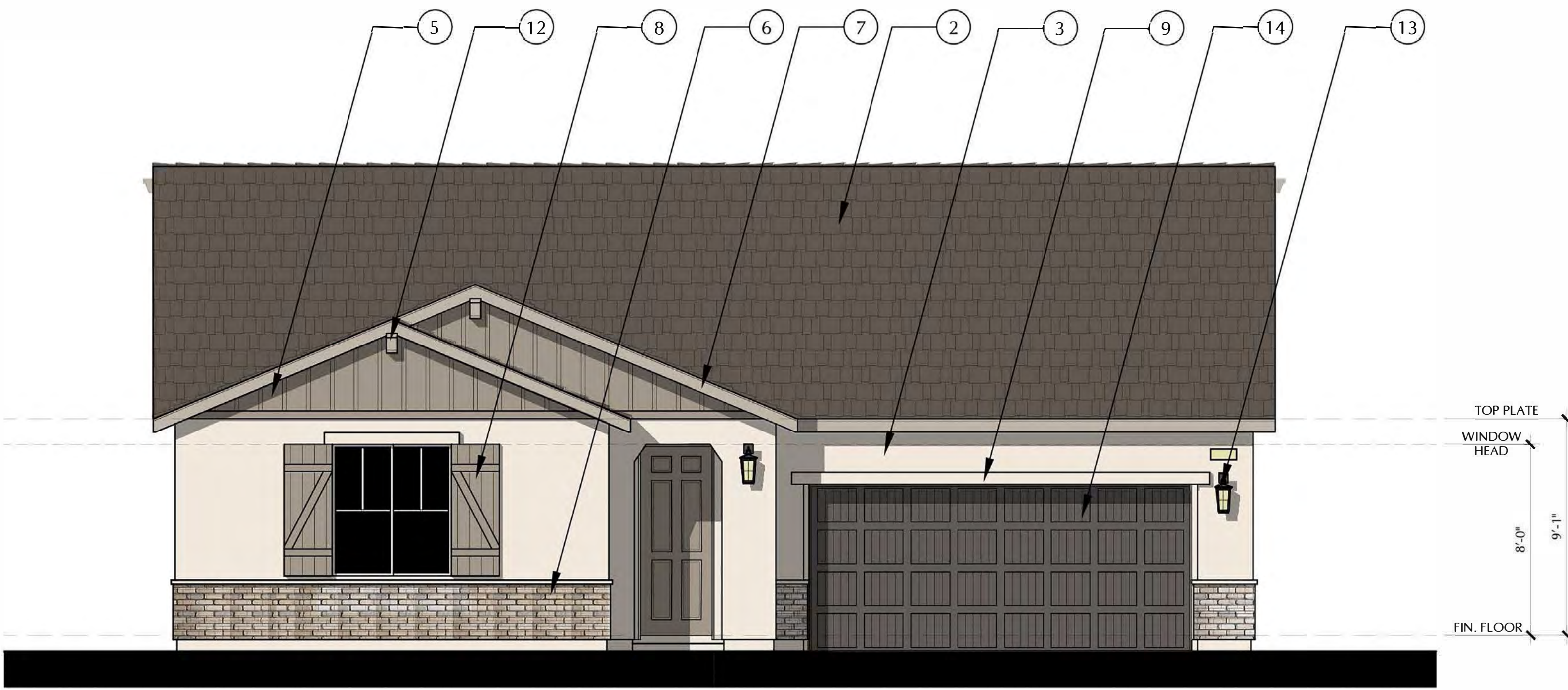
SCALE: 1/4"=1'-0"



FRONT ELEVATION

S23T - TIMOTHY - C

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



FRONT ELEVATION

S23T - TIMOTHY - B

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

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



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- S23T TIMOTHY -
FRONT ELEVATIONS



FRONT ELEVATION

S23T - TIMOTHY - A

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



REAR ELEVATION

S23T - TIMOTHY - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S23T TIMOTHY -
ELEVATION A
FRONT AND REAR

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LEFT ELEVATION

S23T - TIMOTHY - A

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



RIGHT ELEVATION

S23T - TIMOTHY - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S23T TIMOTHY -
ELEVATION A
SIDES

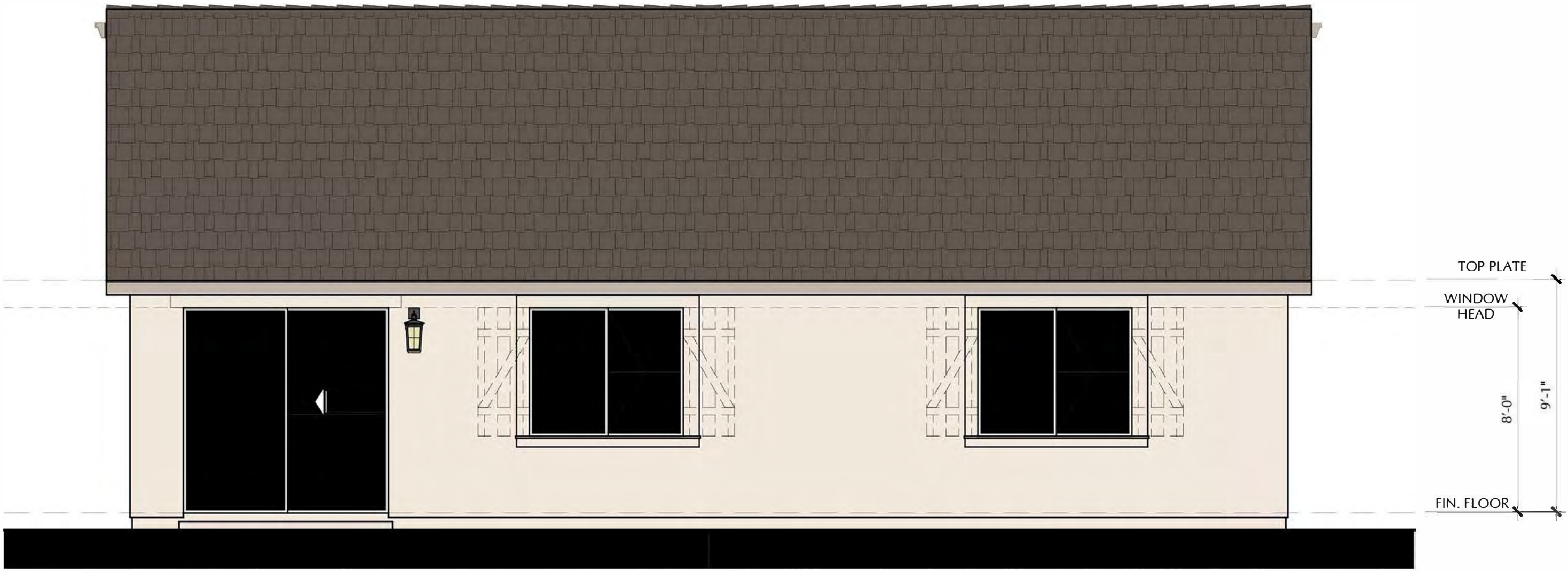
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S23T - TIMOTHY - B

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



REAR ELEVATION

S23T - TIMOTHY - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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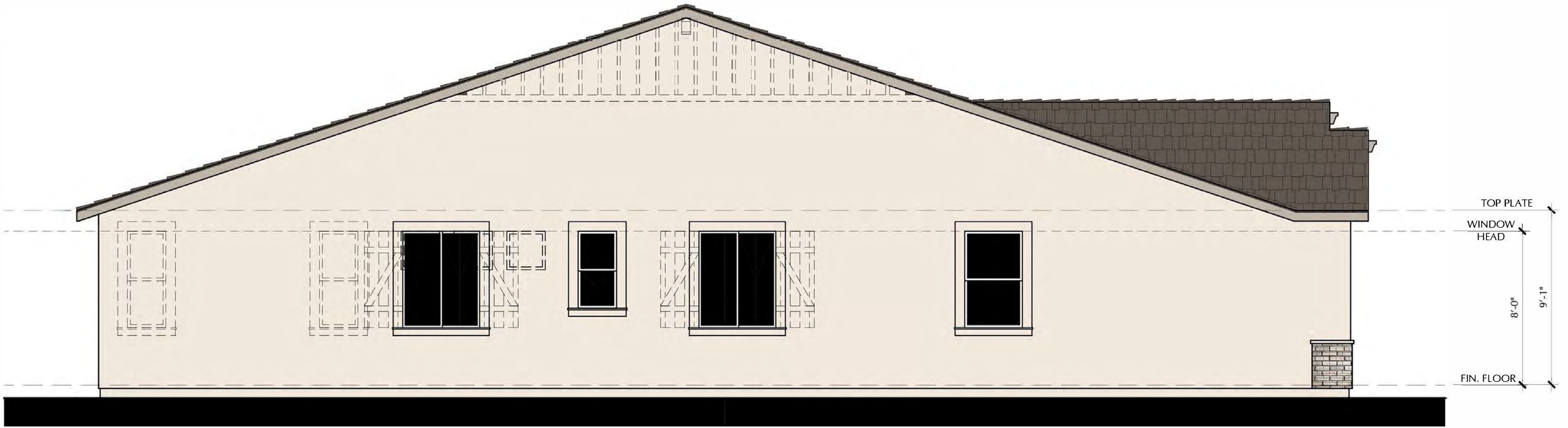
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- S23T TIMOTHY -
ELEVATION B
FRONT AND REAR

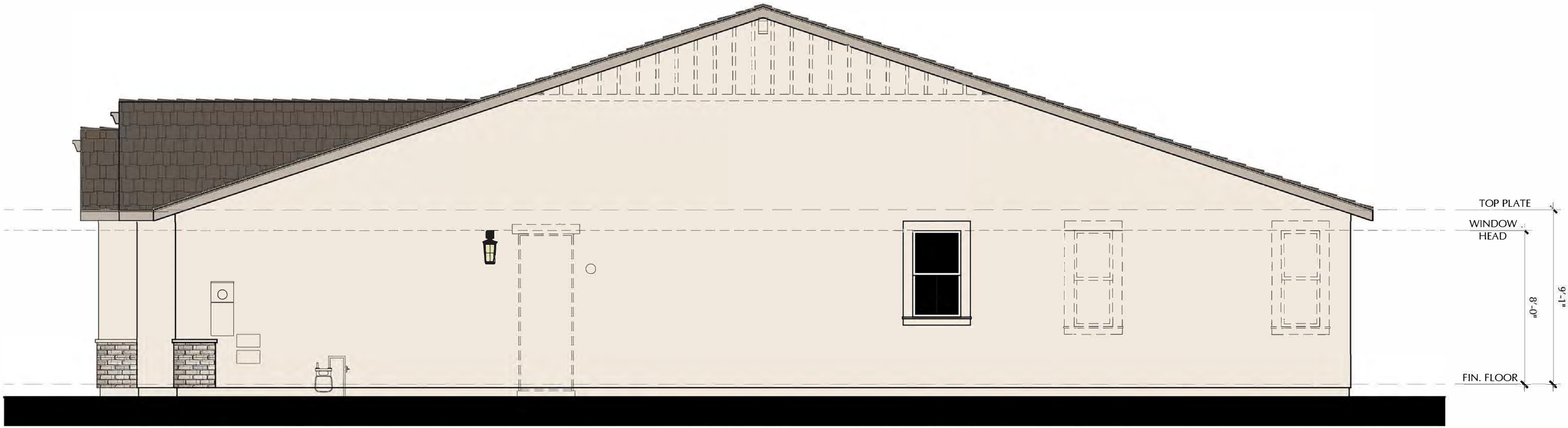
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S23T - TIMOTHY - B

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



RIGHT ELEVATION

S23T - TIMOTHY - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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RUNNING DEER ESTATES

LAKE ELSINORE, CALIFORNIA

JOB # : 109-20121

DATE: MARCH 26, 2021

- S23T TIMOTHY -
ELEVATION B
SIDES

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S23T - TIMOTHY - C

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



REAR ELEVATION

S23T - TIMOTHY - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S23T TIMOTHY -
ELEVATION C
FRONT AND REAR

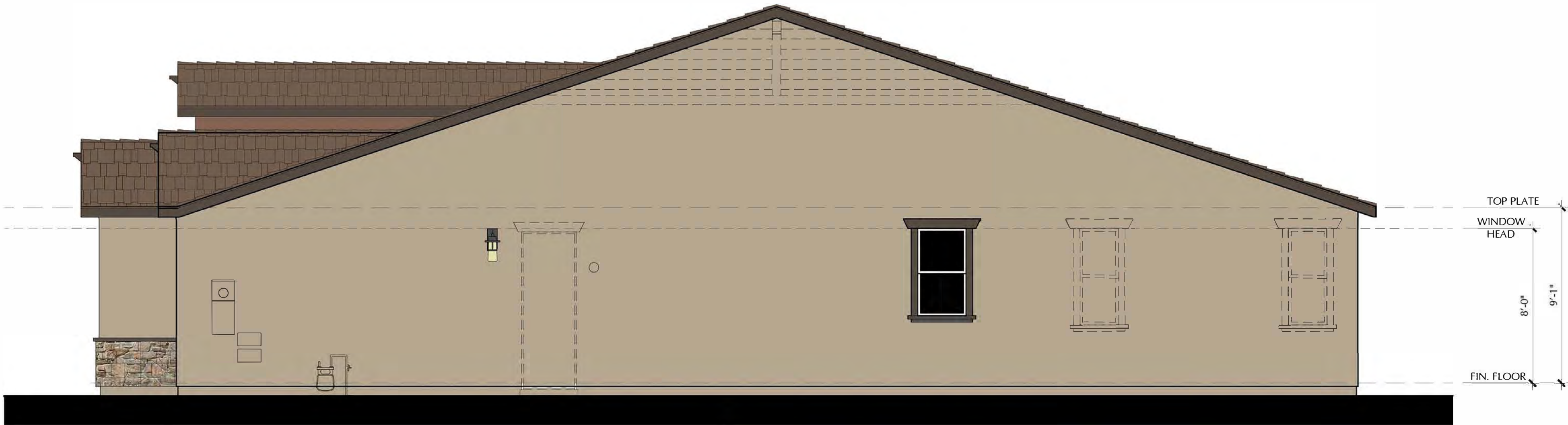
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LEFT ELEVATION

S23T - TIMOTHY - C

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



RIGHT ELEVATION

S23T - TIMOTHY - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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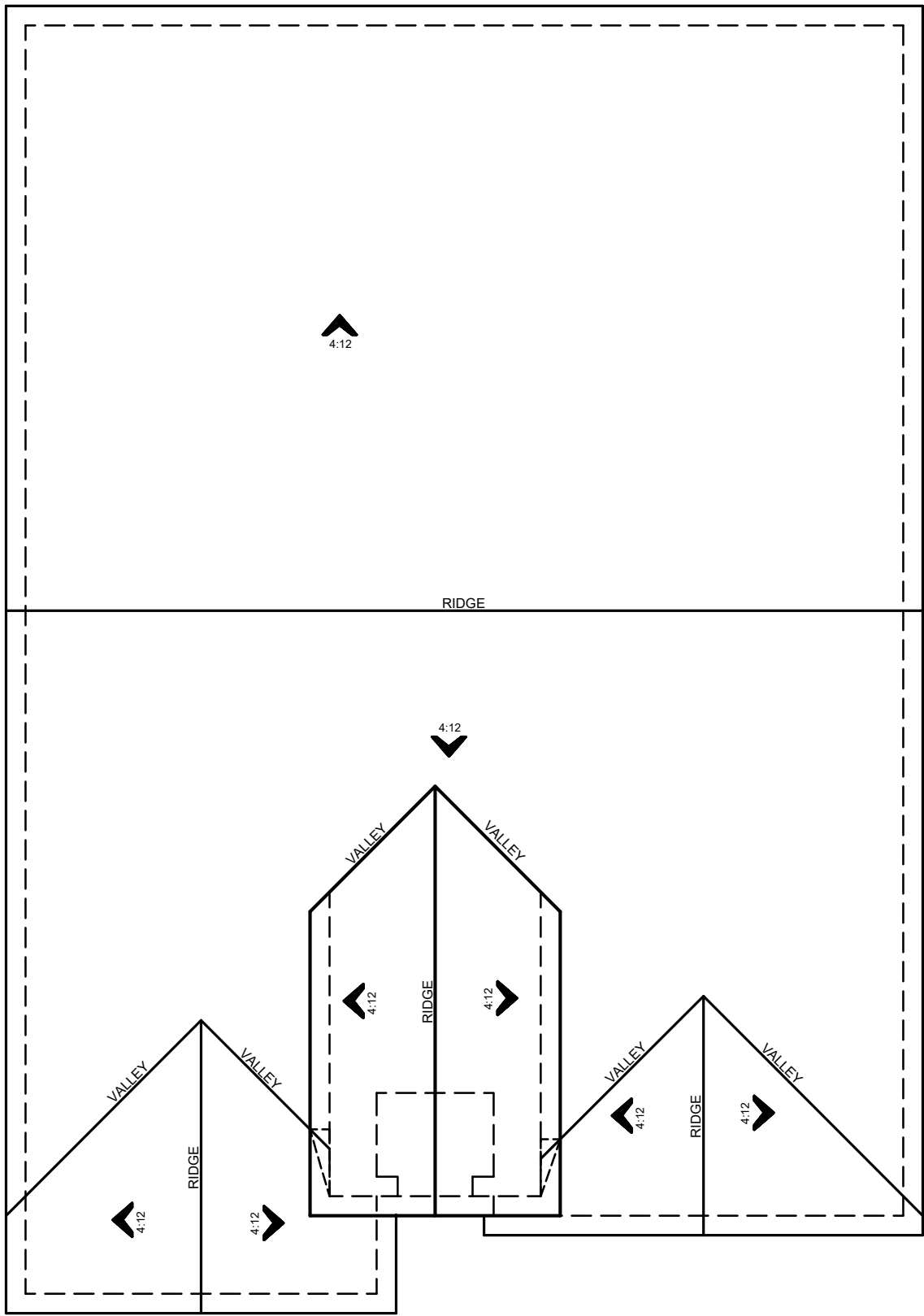


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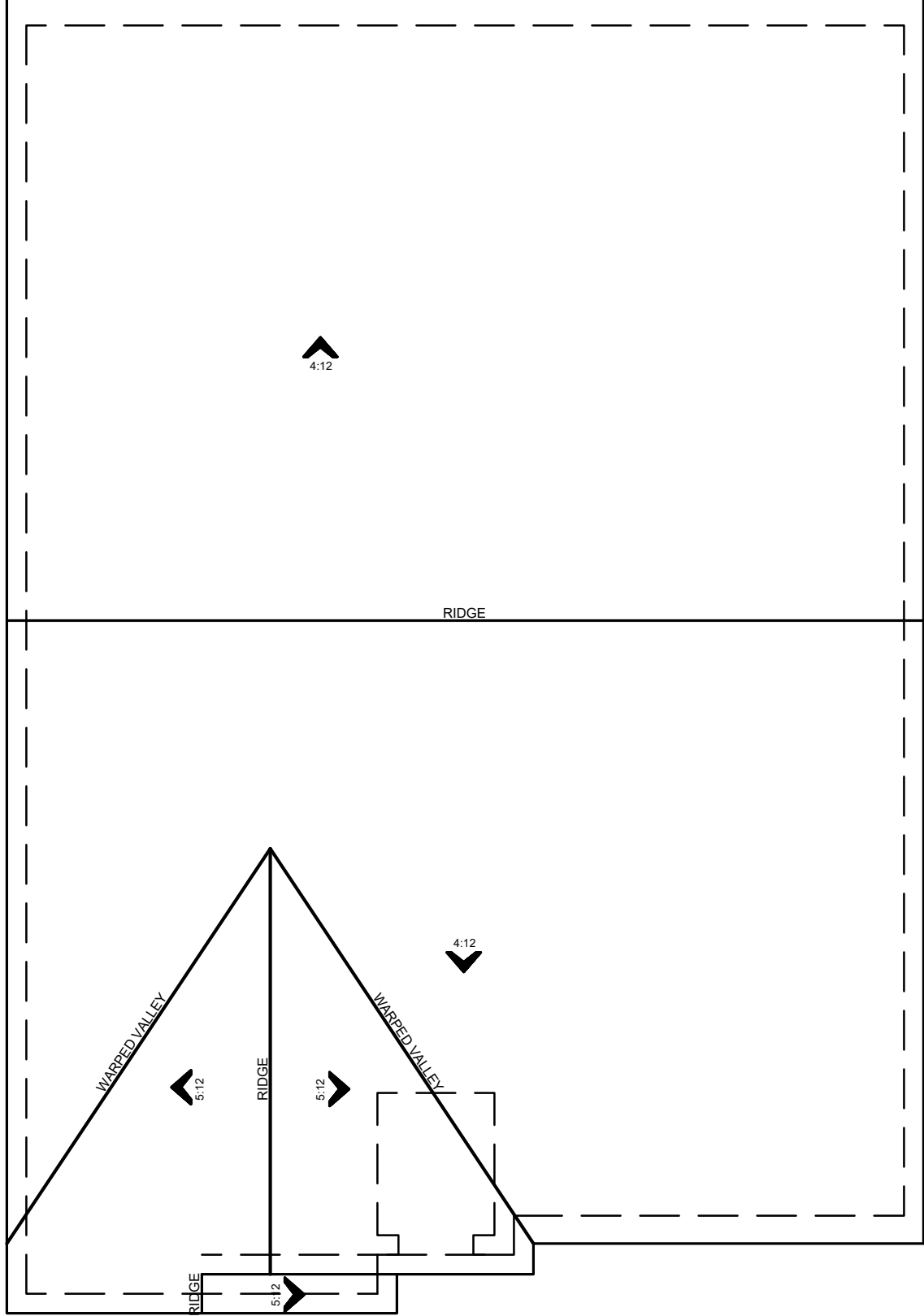
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LAKE ELSINORE, CALIFORNIA

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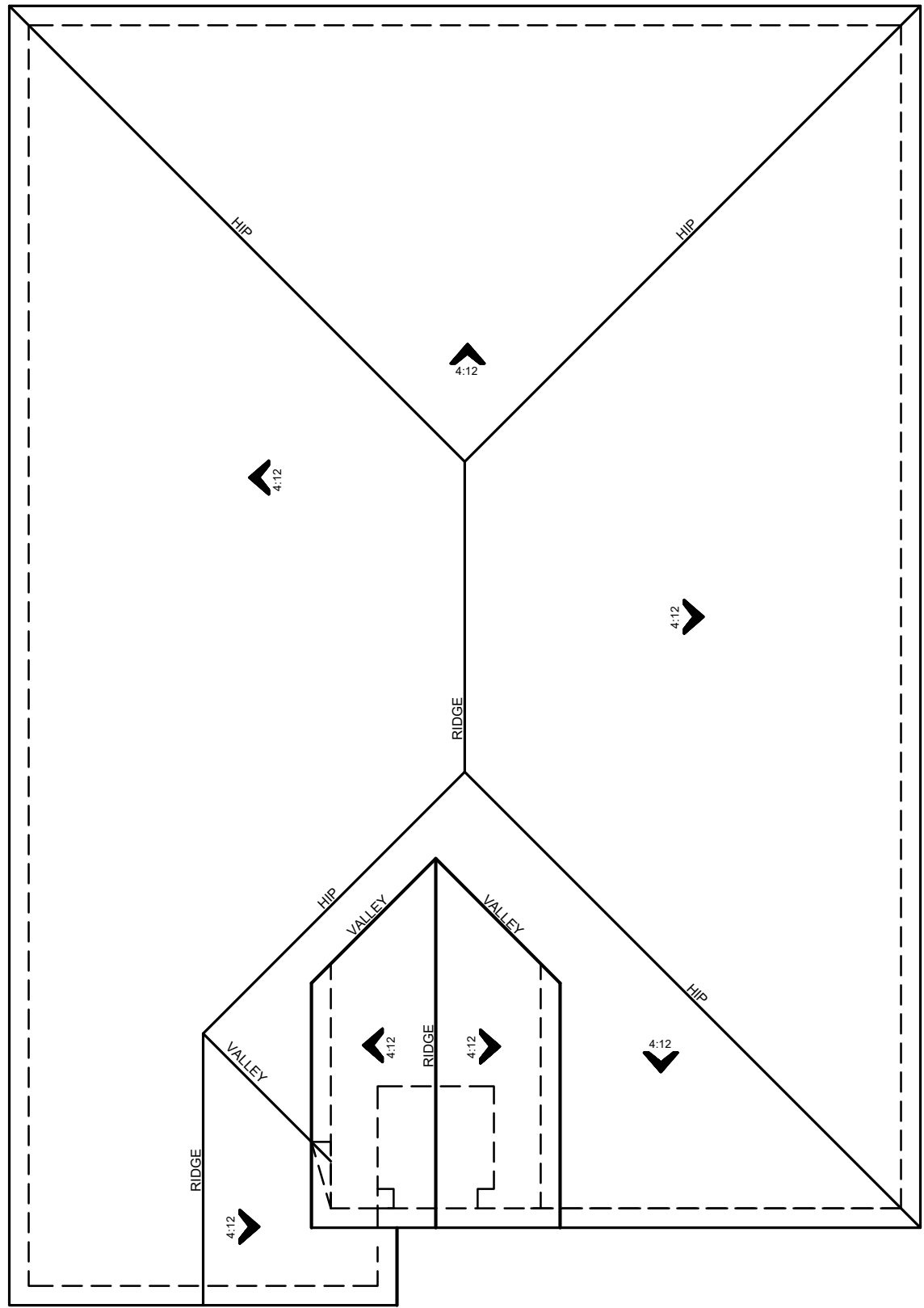
- S23T TIMOTHY -
ELEVATION C
SIDES



ROOF PLAN C
SCALE: 3/8" = 1'-0"



ROOF PLAN B
SCALE: 3/8" = 1'-0"



ROOF PLAN A
SCALE: 3/8" = 1'-0"

SCALE: $\frac{1}{4}" = 1'-0"$



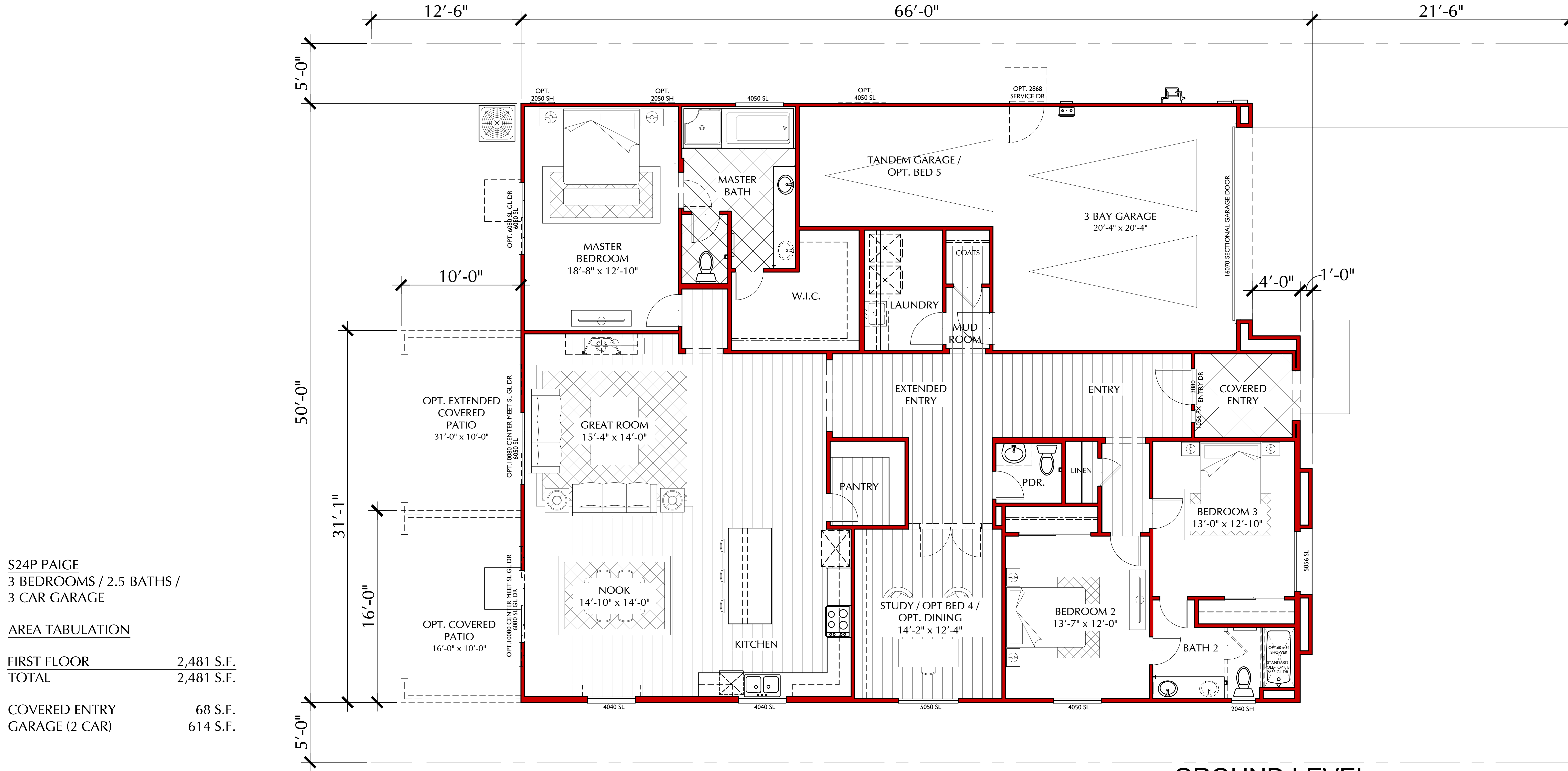
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- S2ET TIMOTHY -
ROOF PLANS



FLOOR PLAN REFLECTS 'A' ELEVATION

GROUND LEVEL

S24P PAIGE
3 BEDROOMS / 2.5 BATHS /
3 CAR GARAGE

AREA TABULATION

FIRST FLOOR	2,481 S.F.
TOTAL	2,481 S.F.
COVERED ENTRY	68 S.F.
GARAGE (2 CAR)	614 S.F.

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



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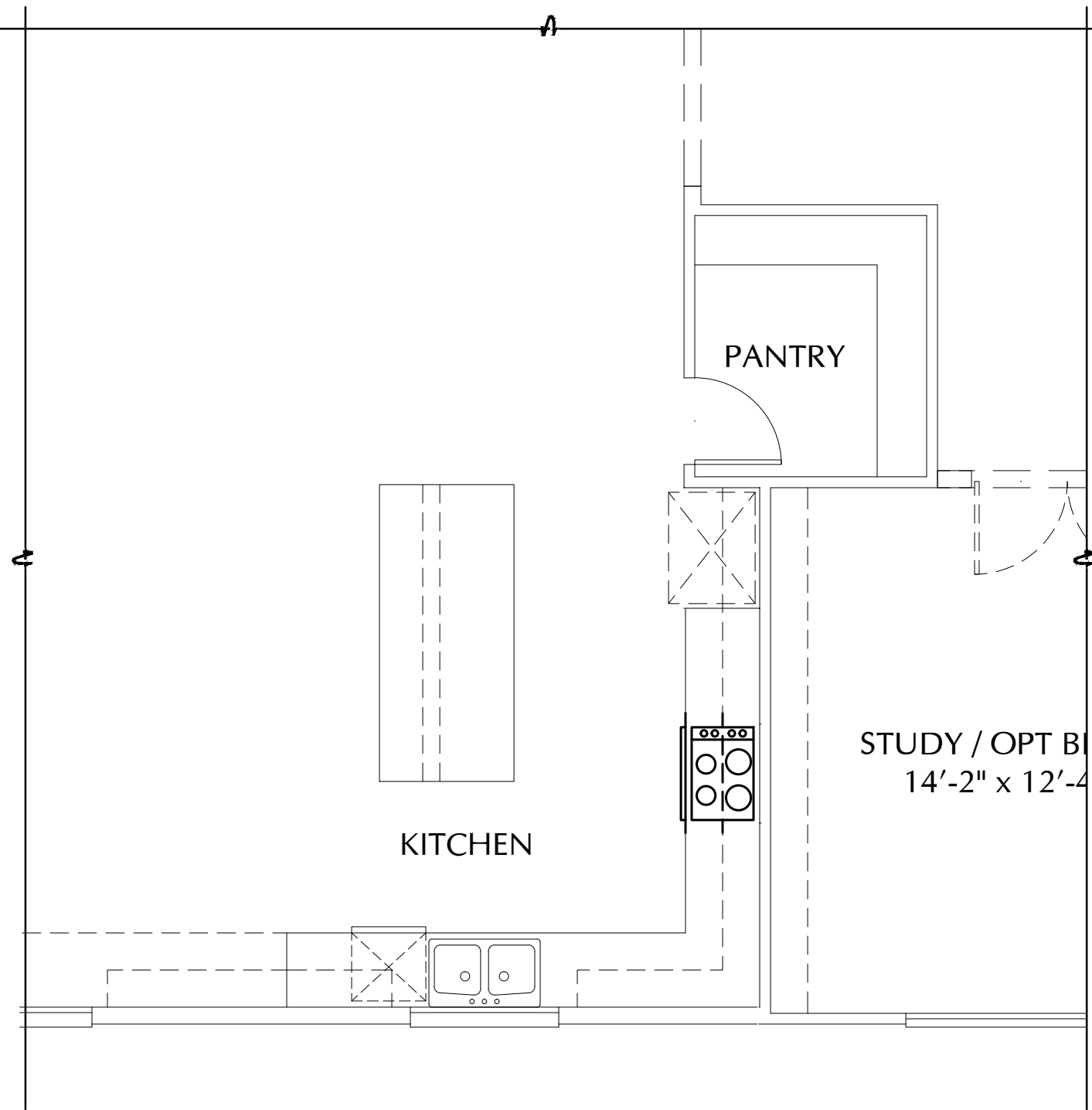


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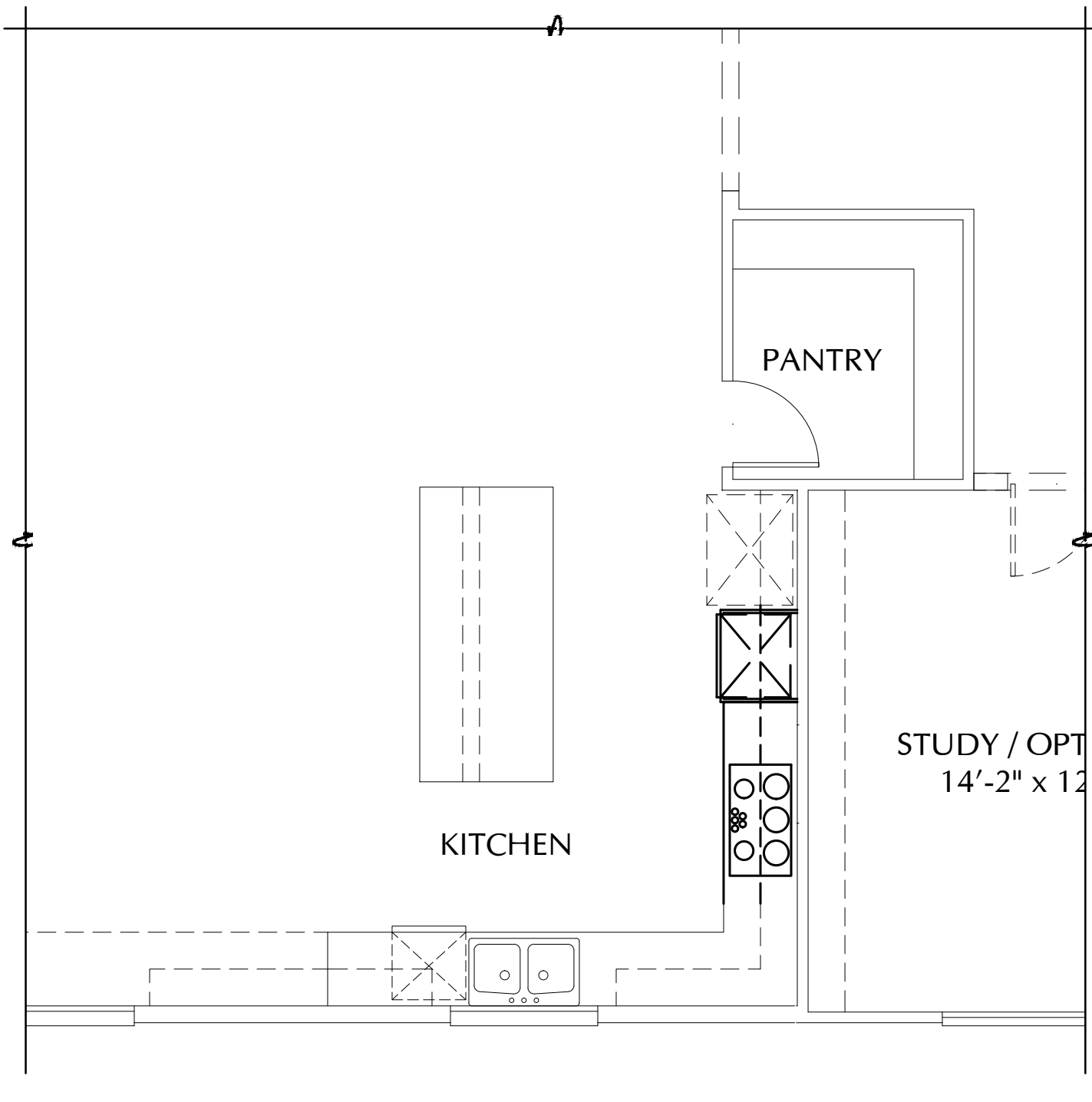
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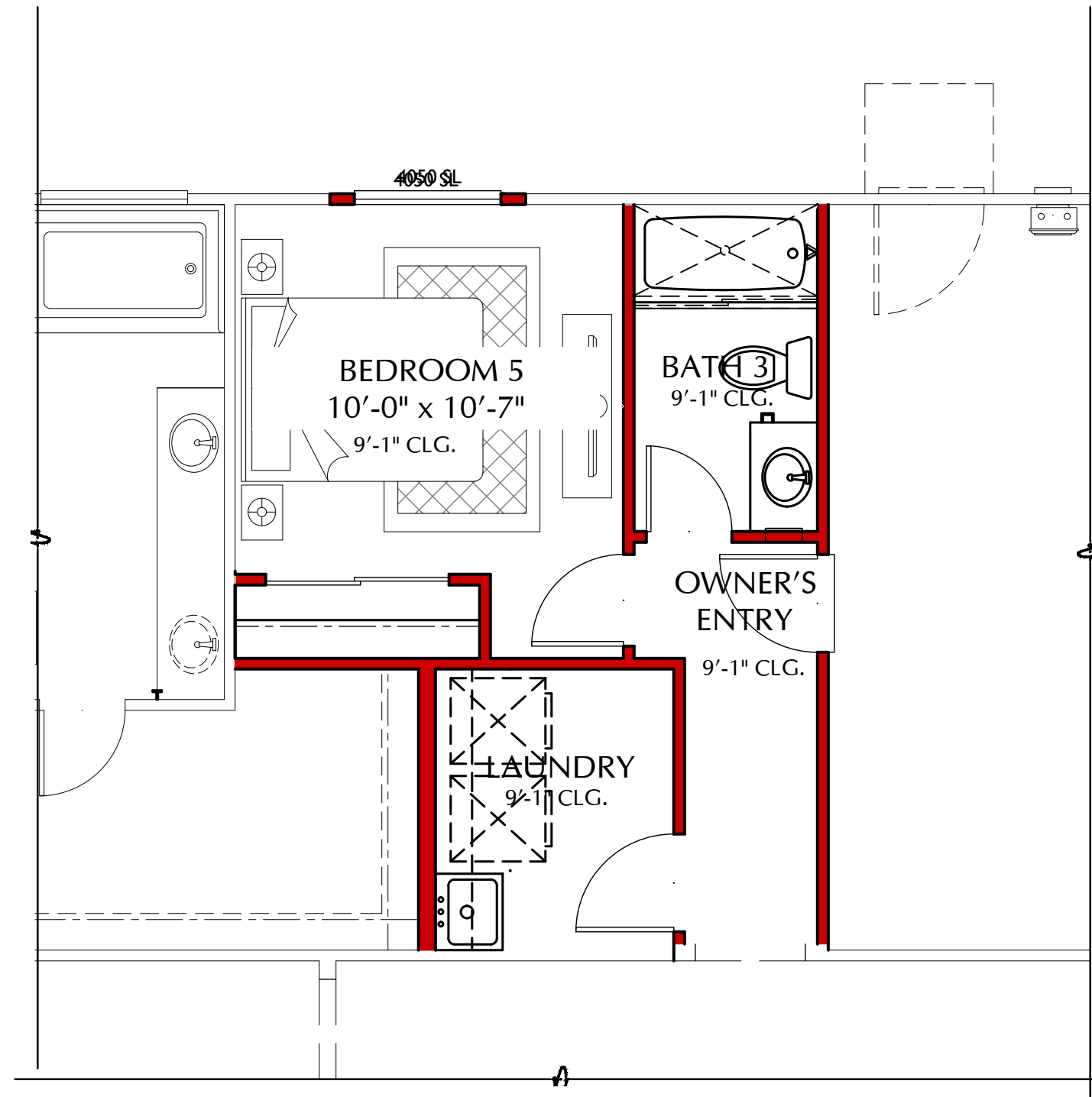
- S24P PAIGE -
FLOOR PLAN



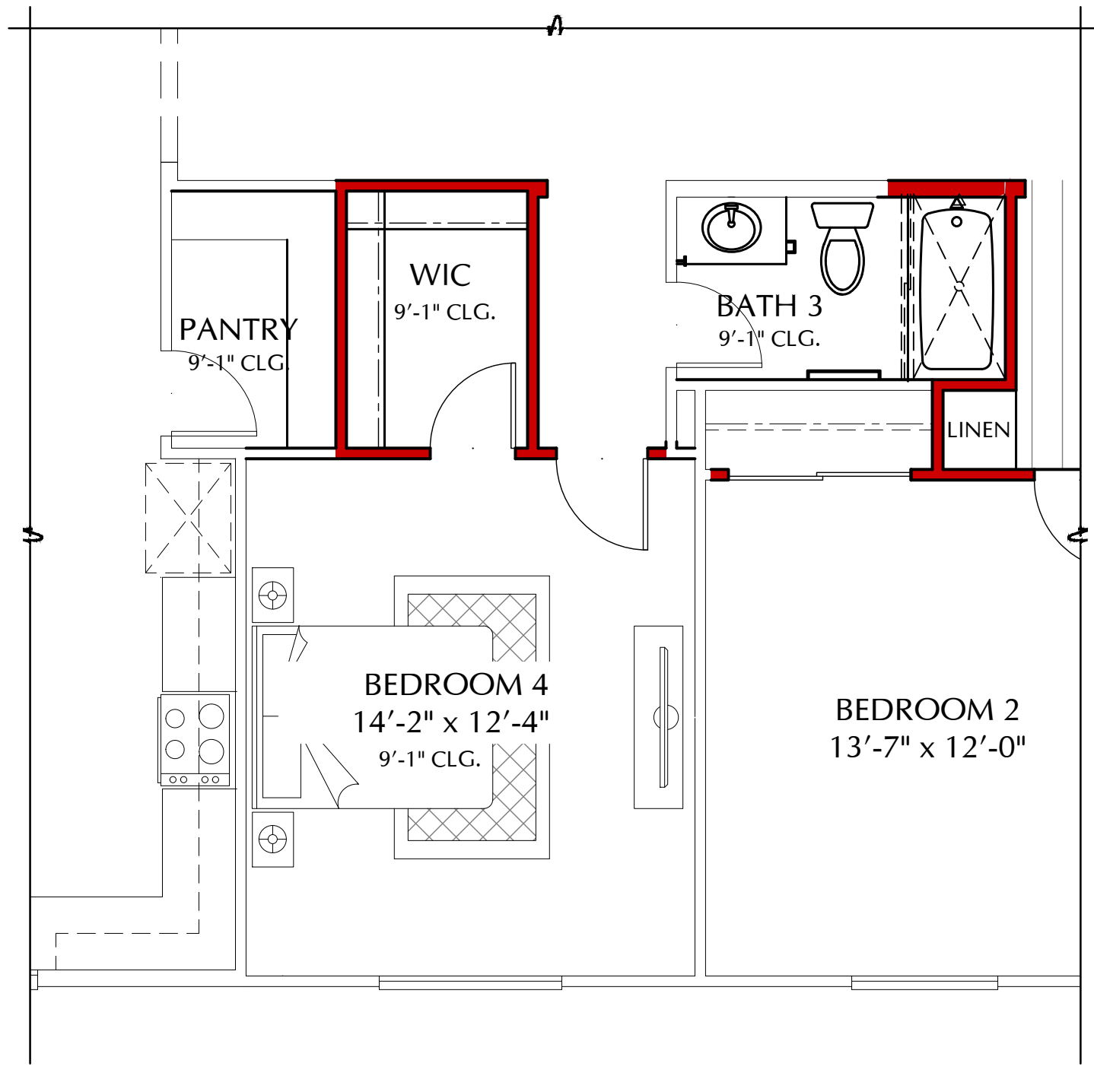
OPT. GOURMET LITE KIT. PLAN S24P
WITH 30" COOKTOP SCALE: 1/4" = 1'-0"



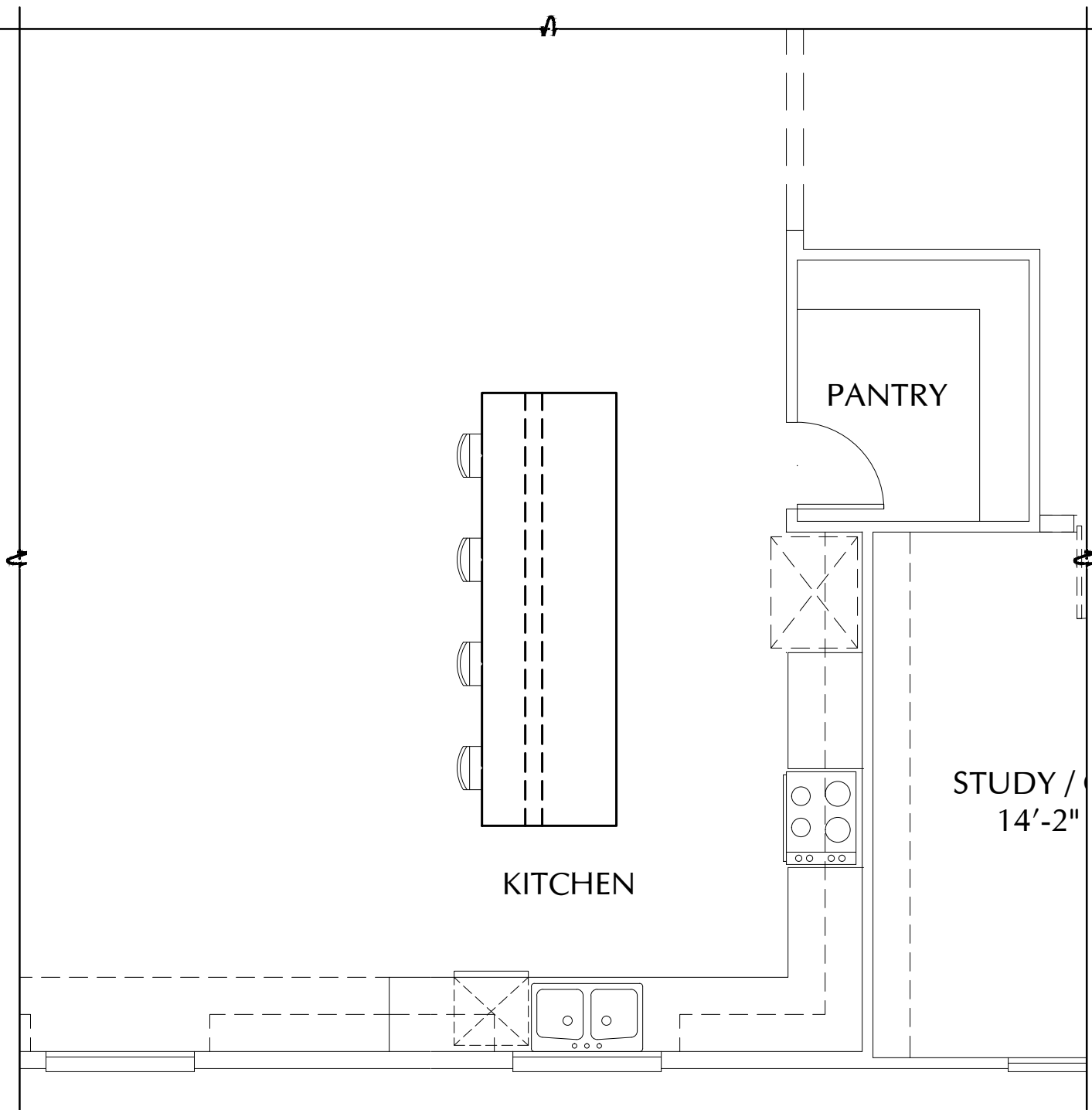
OPT. GOURMET KITCHEN PLAN S24P
WITH 36" COOKTOP AND DOUBLE OVEN SCALE: 1/4" = 1'-0"



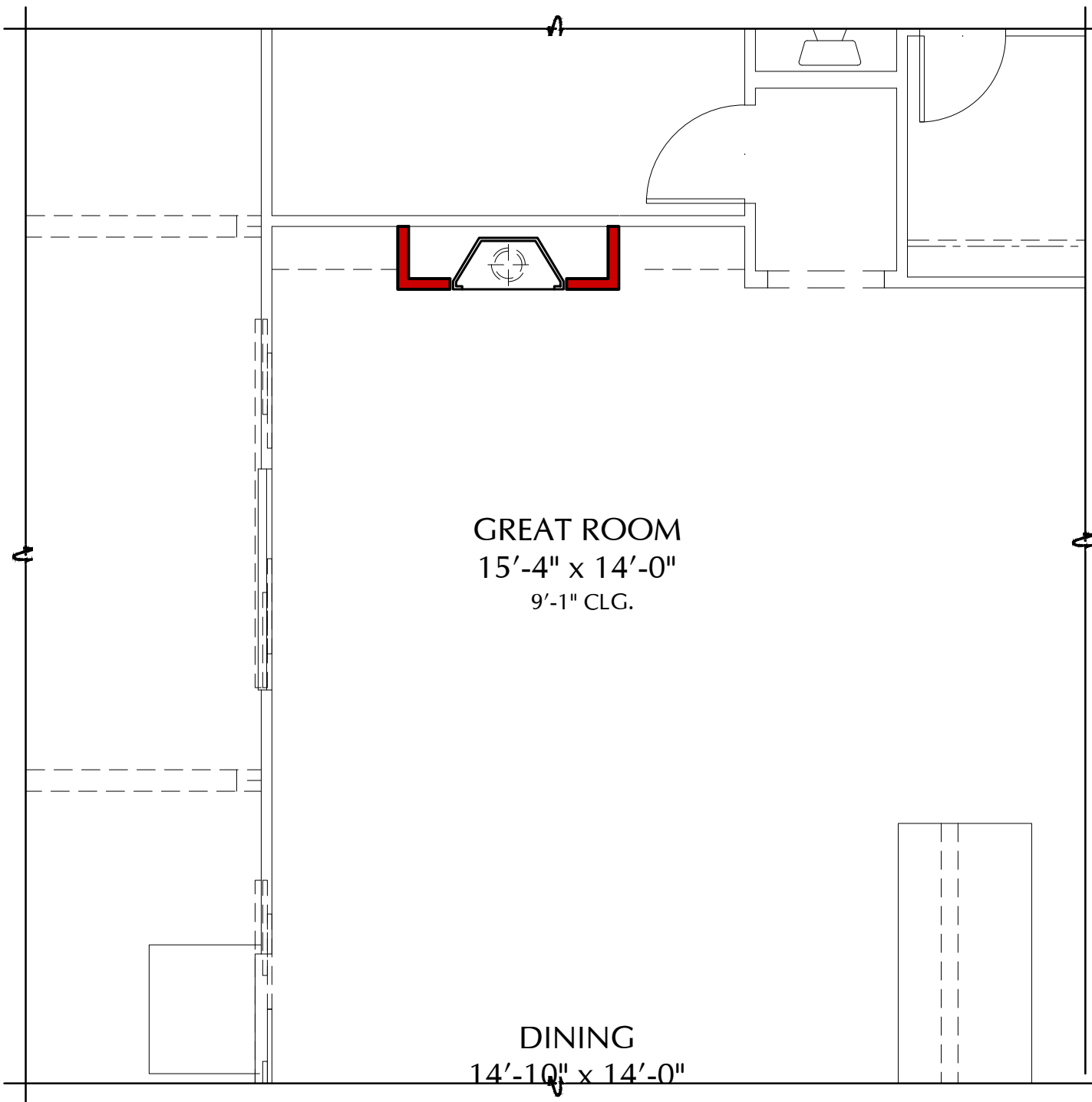
OPT. BEDROOM 5/ BATH 4 PLAN S24P
IN LIEU OF 3RD CAR CARPORT SCALE: 1/4" = 1'-0"



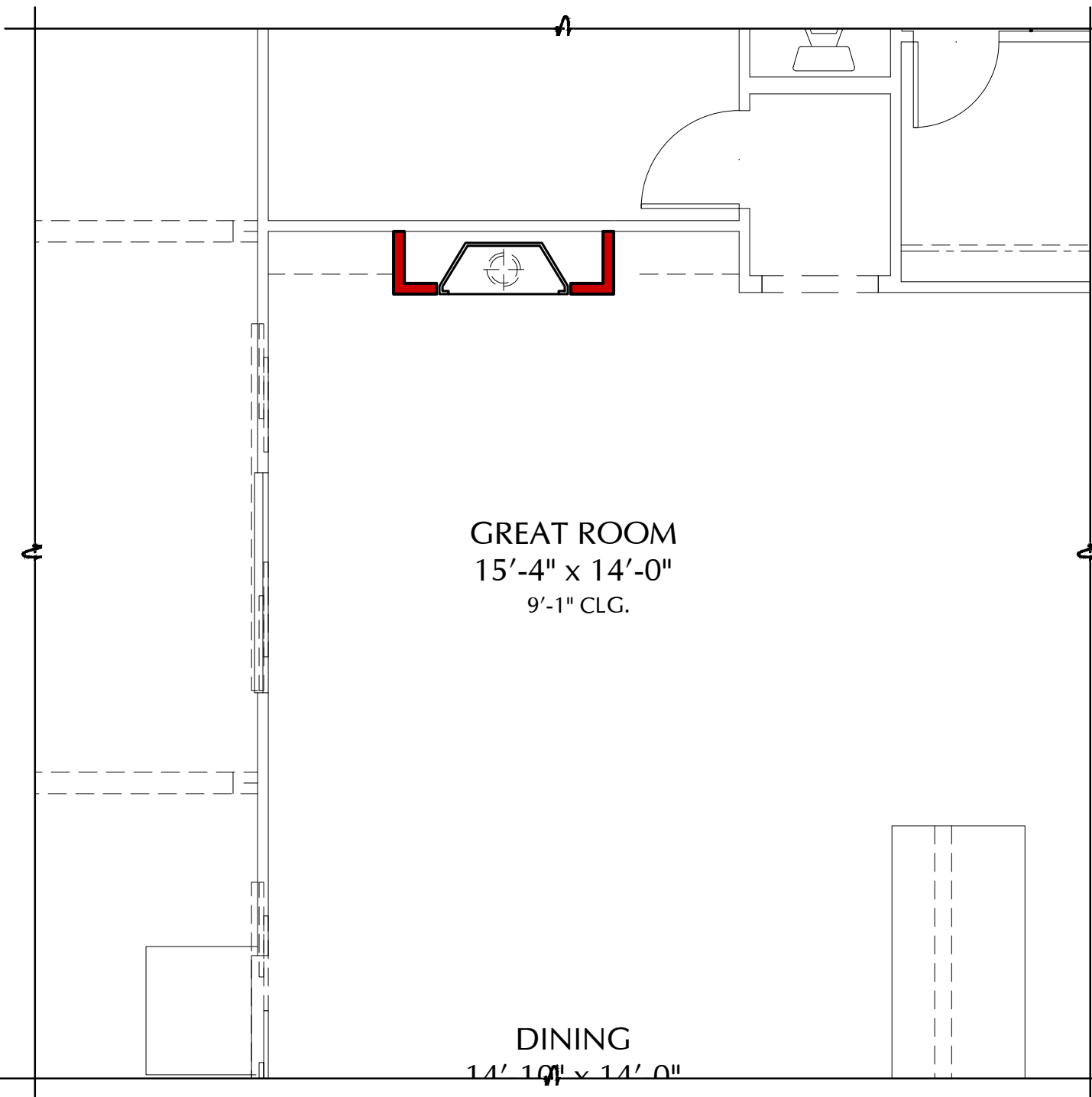
OPT. BEDROOM 4/ BATH 3 PLAN S24P
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



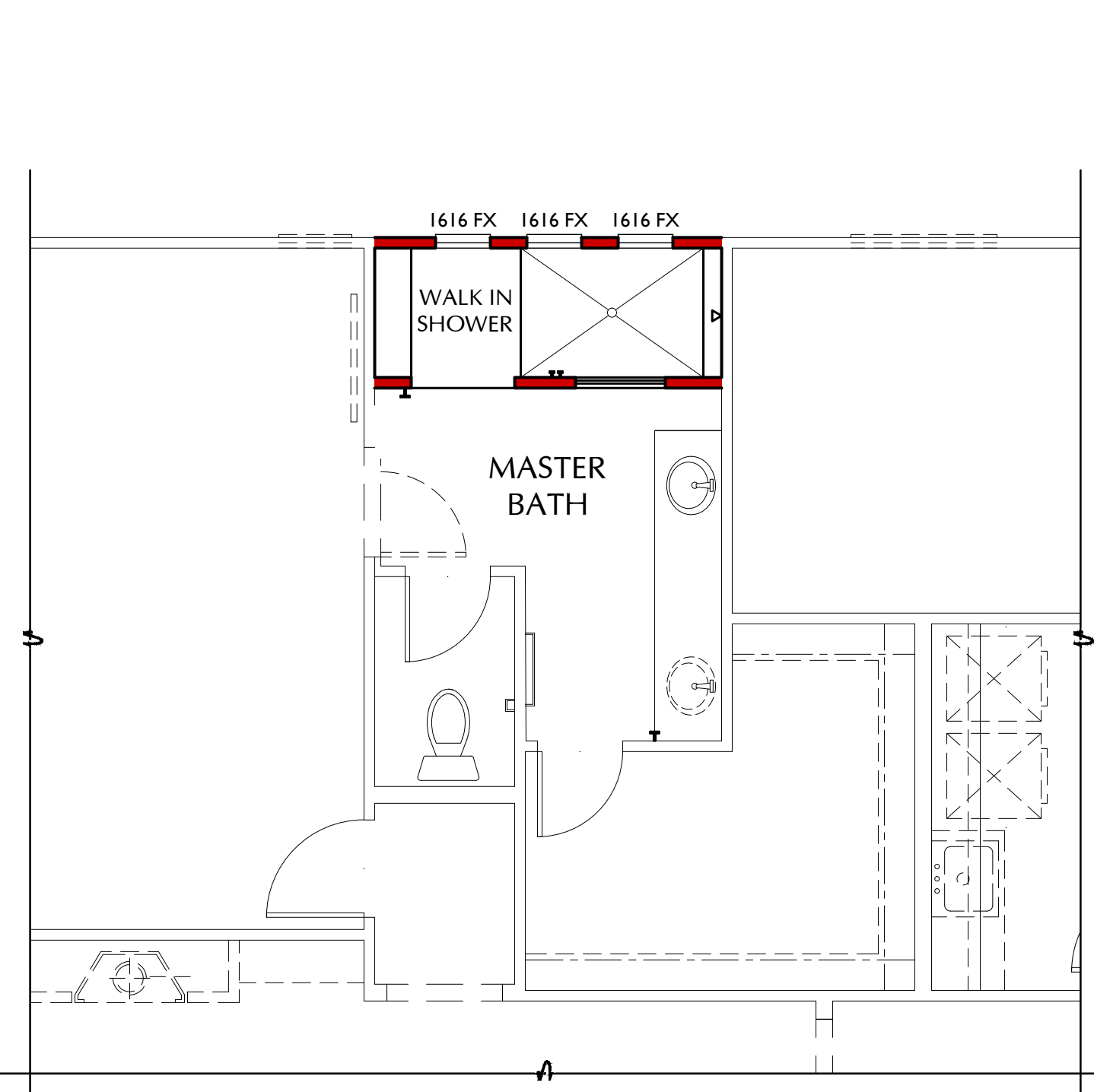
OPT. EXTENDED ISLAND PLAN S24P
SCALE: 1/4" = 1'-0"



OPT. TRADITIONAL FIREPLACE PLAN S24P
SCALE: 1/4" = 1'-0"



OPT. CONTEMPORARY FIREPLACE PLAN S24P
SCALE: 1/4" = 1'-0"



OPT. WALK IN SHOWER PLAN S24P
IN LIEU OF TUB / SHOWER SCALE: 1/4" = 1'-0"

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



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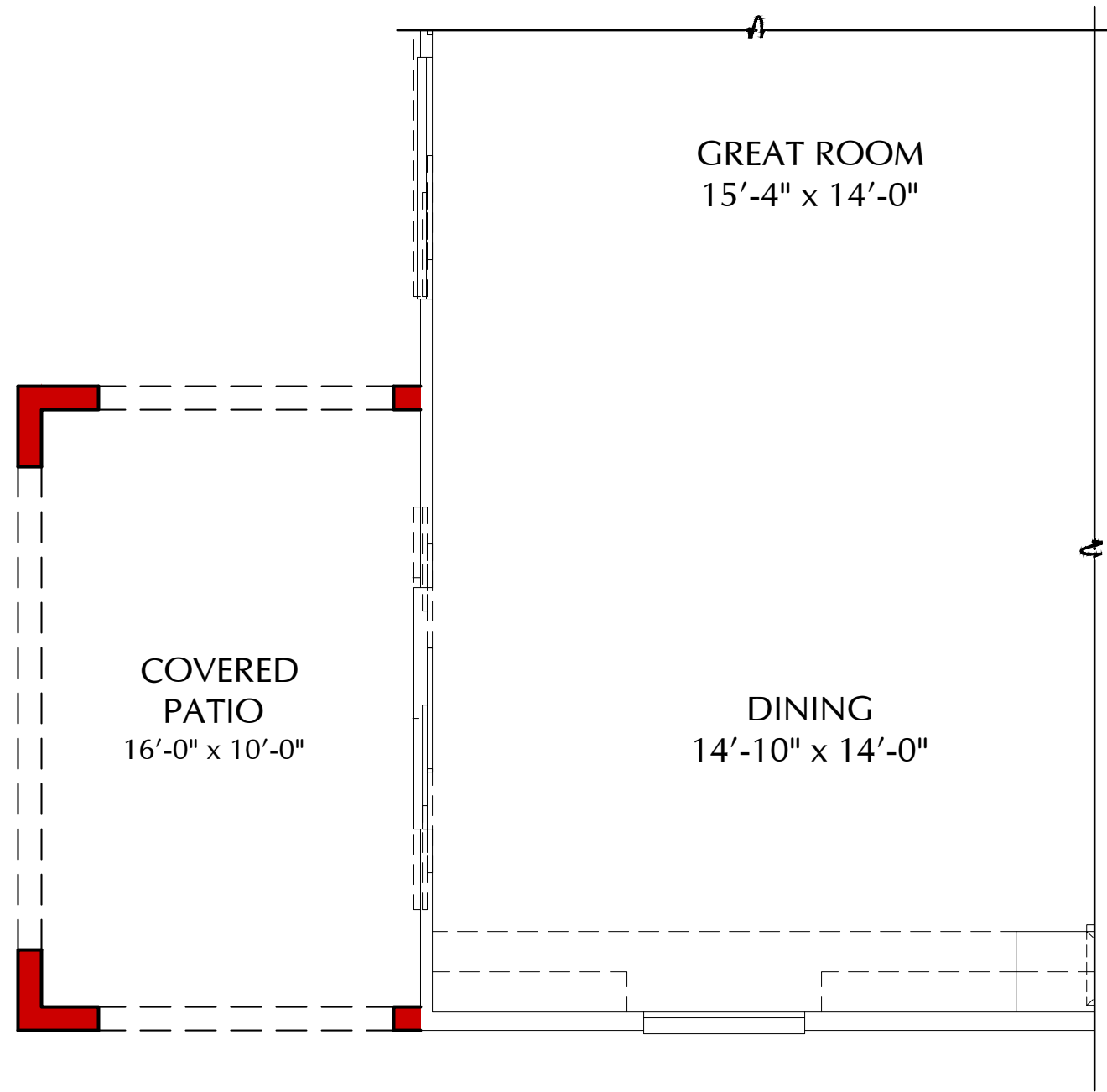
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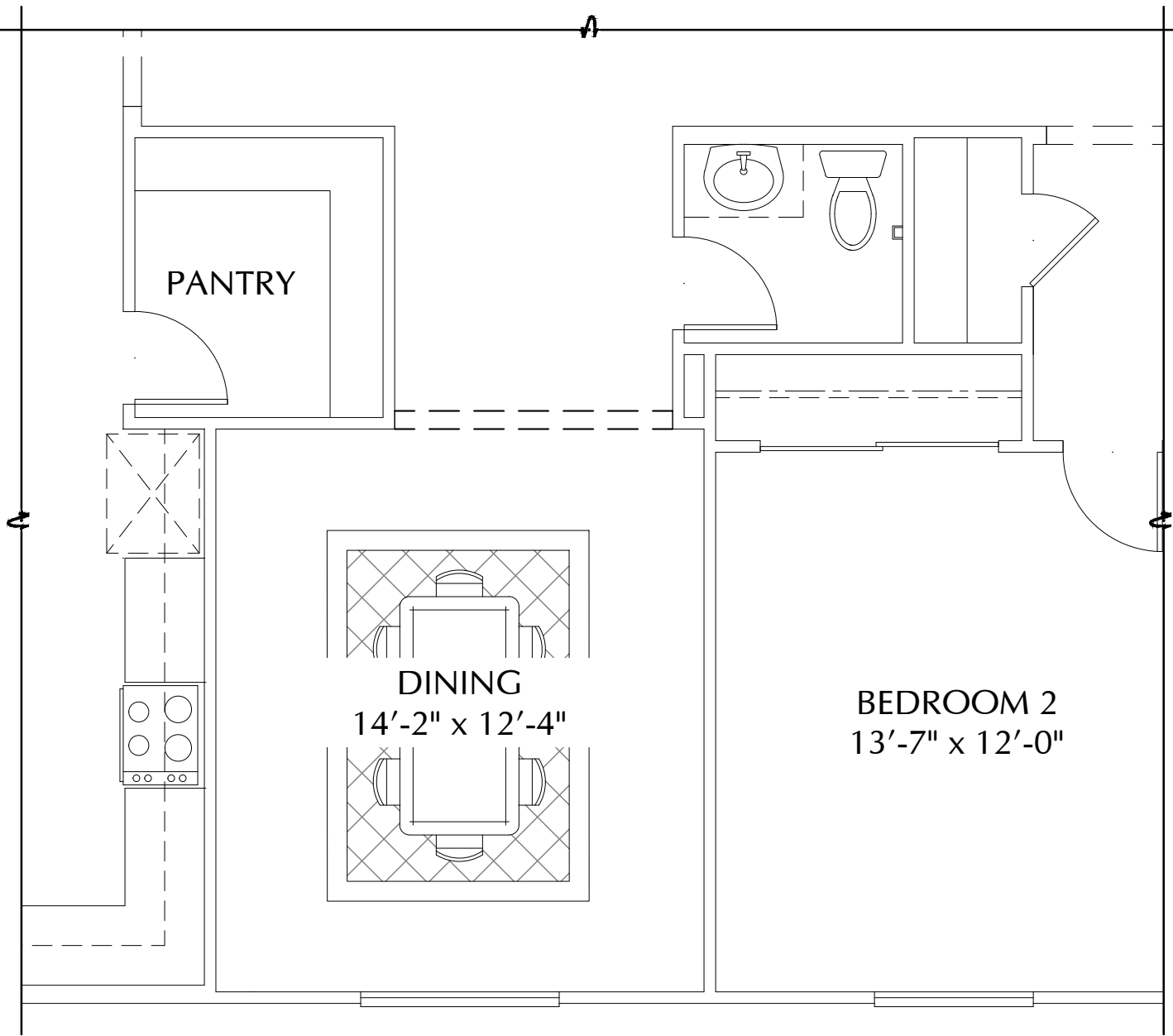
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- S24P PAIGE -
FLOOR PLAN OPTIONS

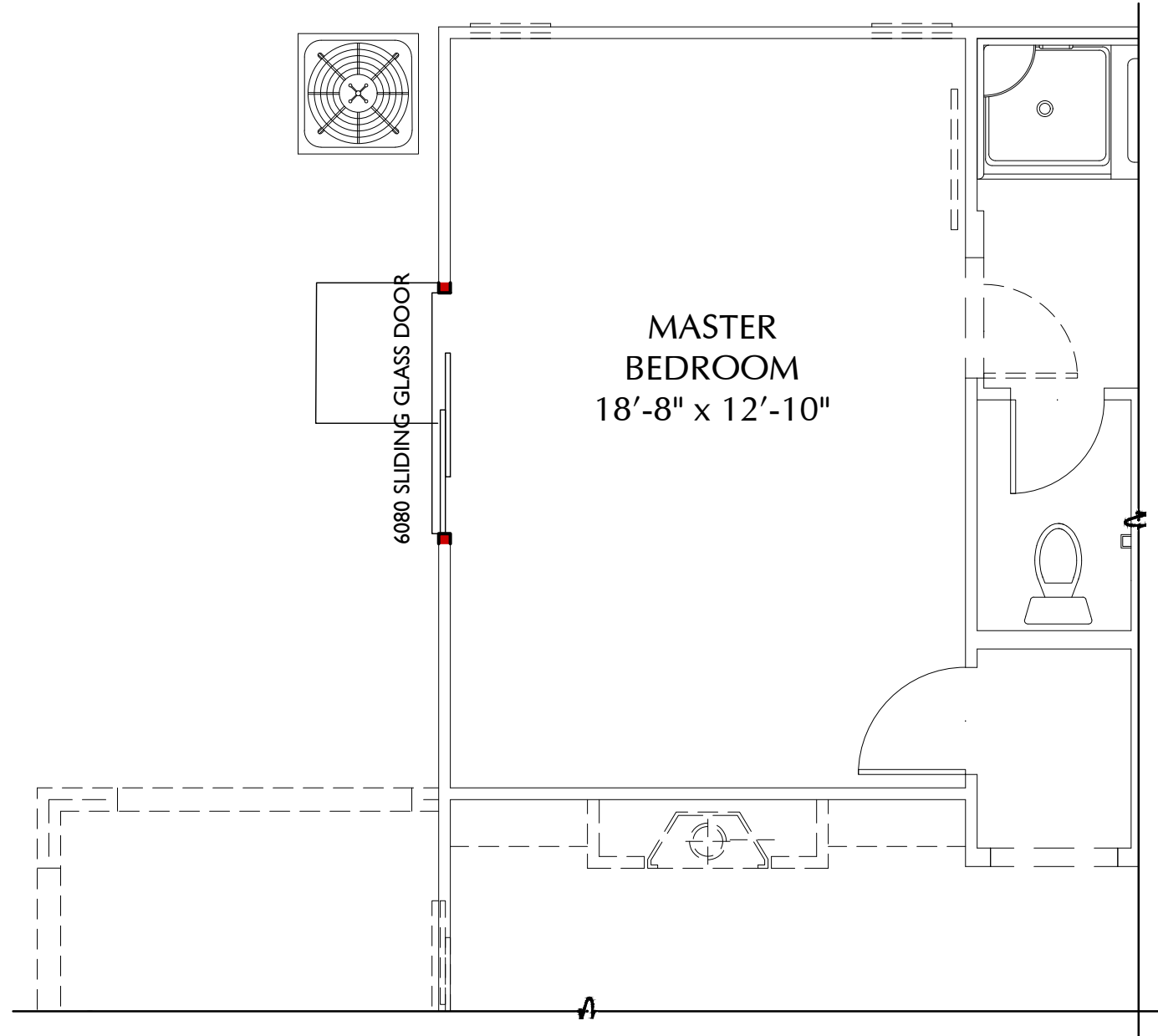
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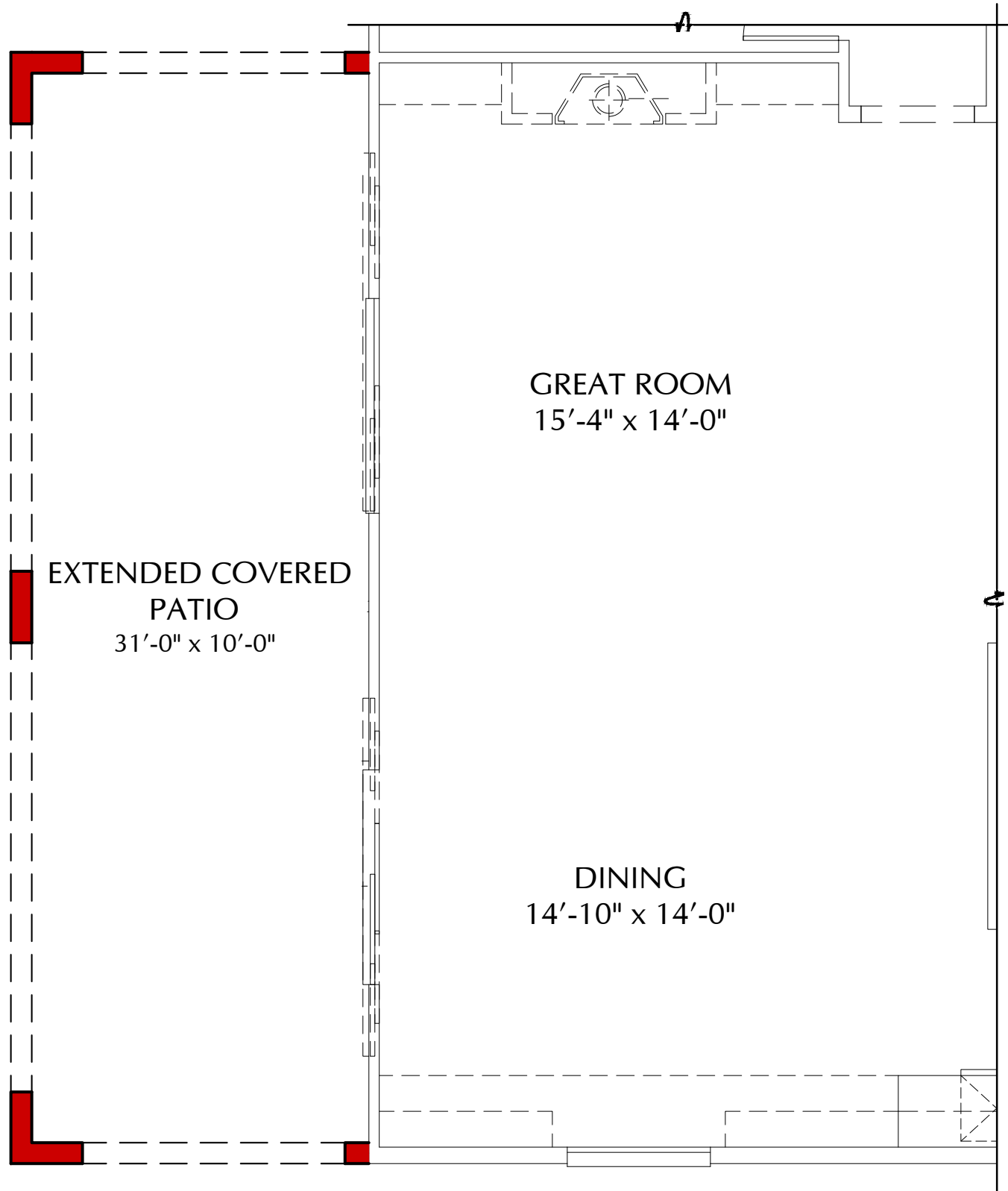
OPT. COVERED PATIO **PLAN S24P**
SCALE: 1/4" = 1'-0"



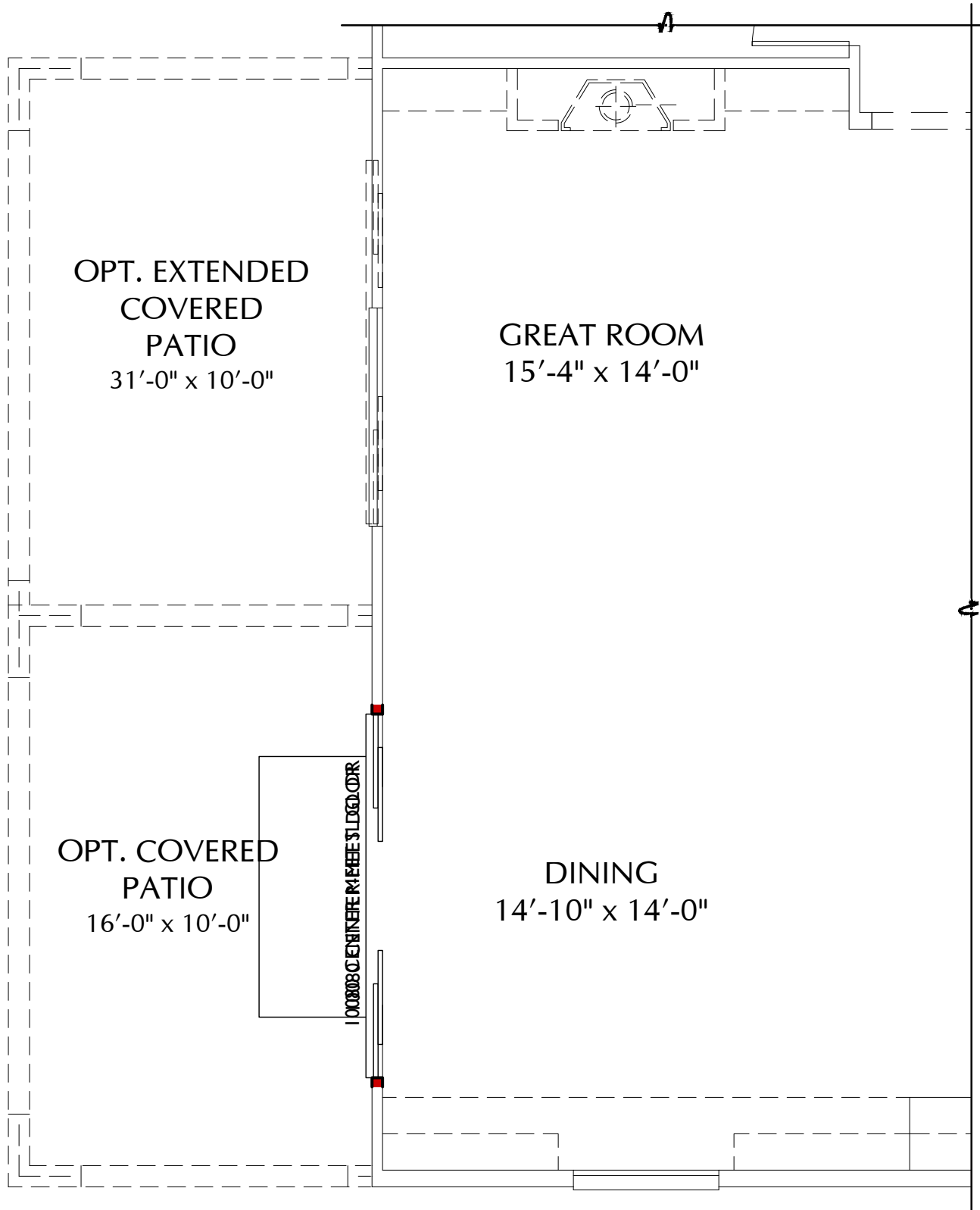
OPT. DINING **PLAN S24P**
IN LIEU OF STUDY SCALE: 1/4" = 1'-0"



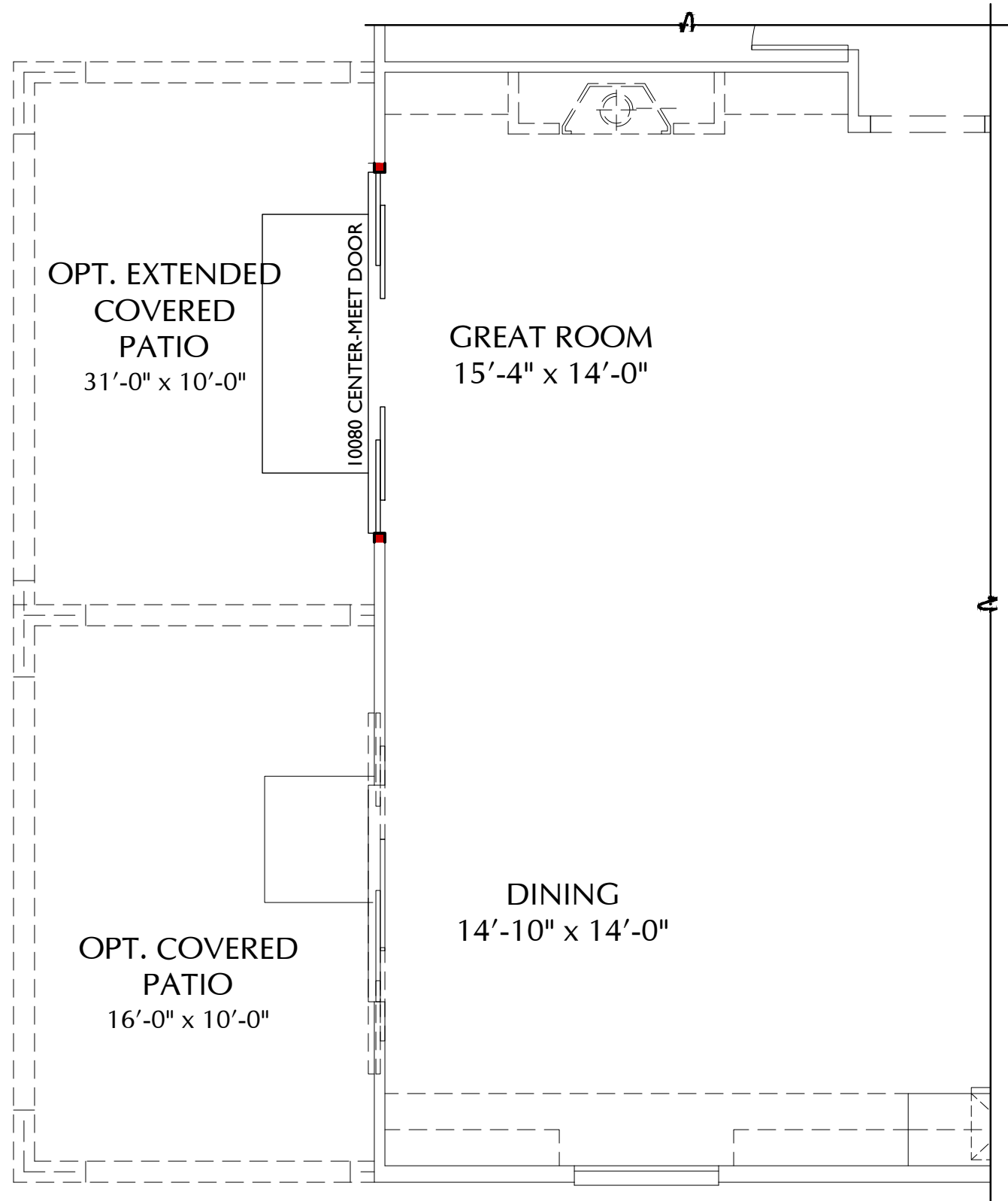
OPT. SINGLE GLASS DOOR **PLAN S24P**
AT MASTER BEDROOM SCALE: 1/4" = 1'-0"



OPT. EXTENDED PATIO **PLAN S24P**
SCALE: 1/4" = 1'-0"



OPT. 10080 CENTER-MEET **PLAN S24P**
DOORS AT DINING SCALE: 1/4" = 1'-0"



OPT. 10080 CENTER-LOCK **PLAN S24P**
DOORS AT GREAT ROOM SCALE: 1/4" = 1'-0"

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



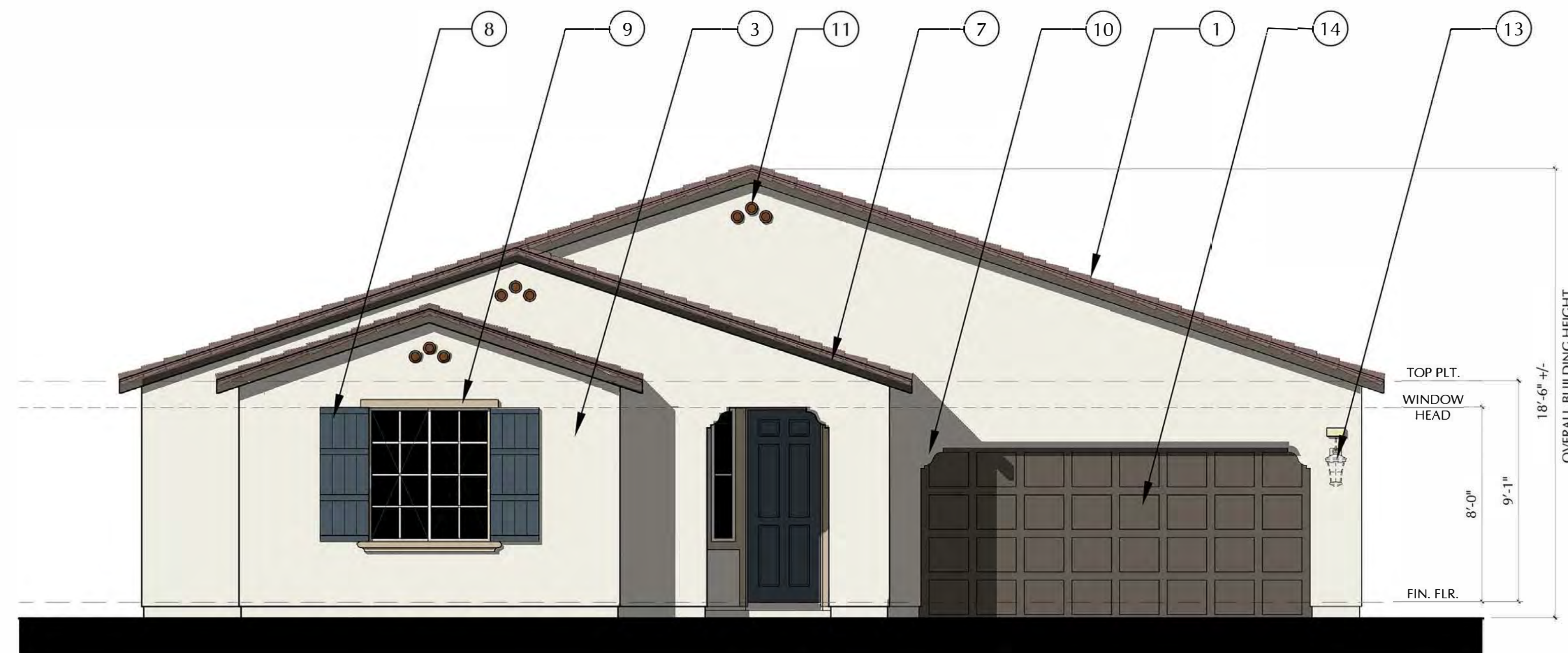
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- S24P PAIGE -
FLOOR PLAN OPTIONS



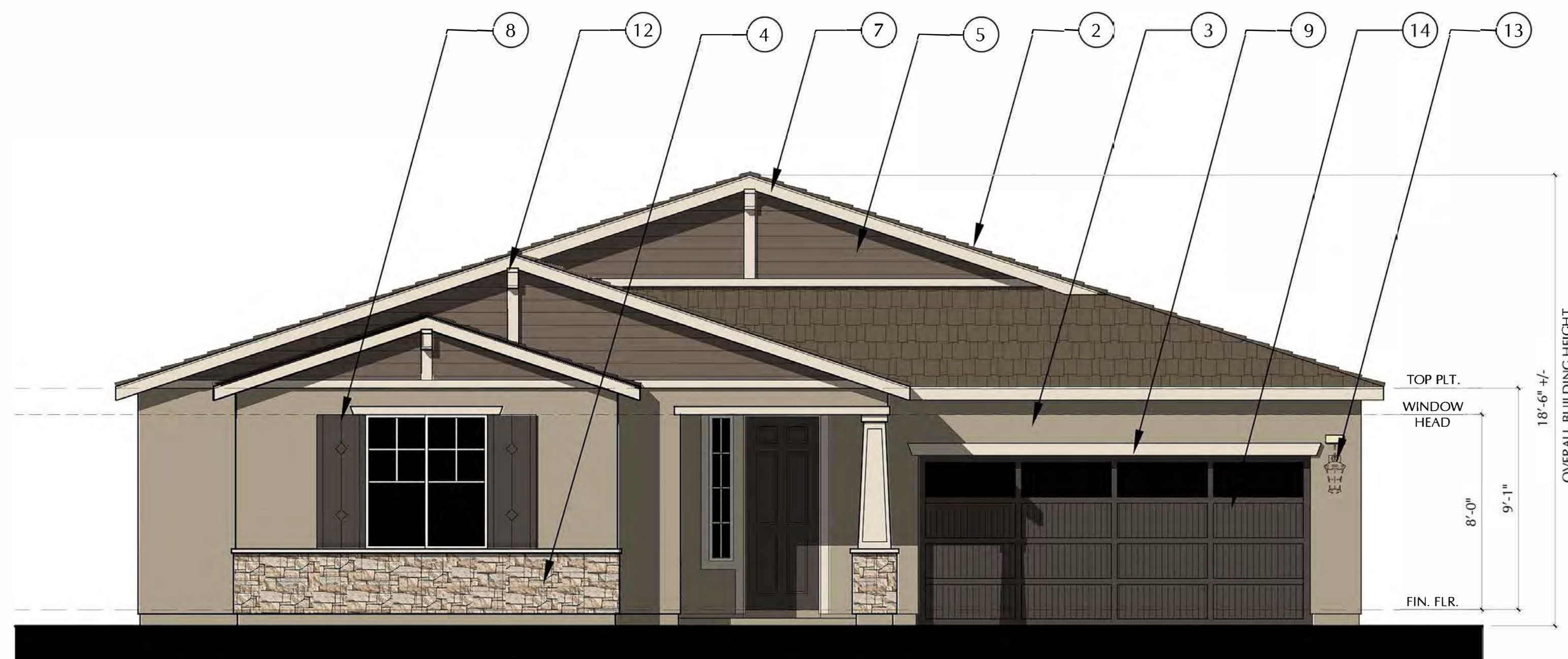
FRONT ELEVATION

S24P - PAIGE - A

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

MATERIAL CALLOUTS

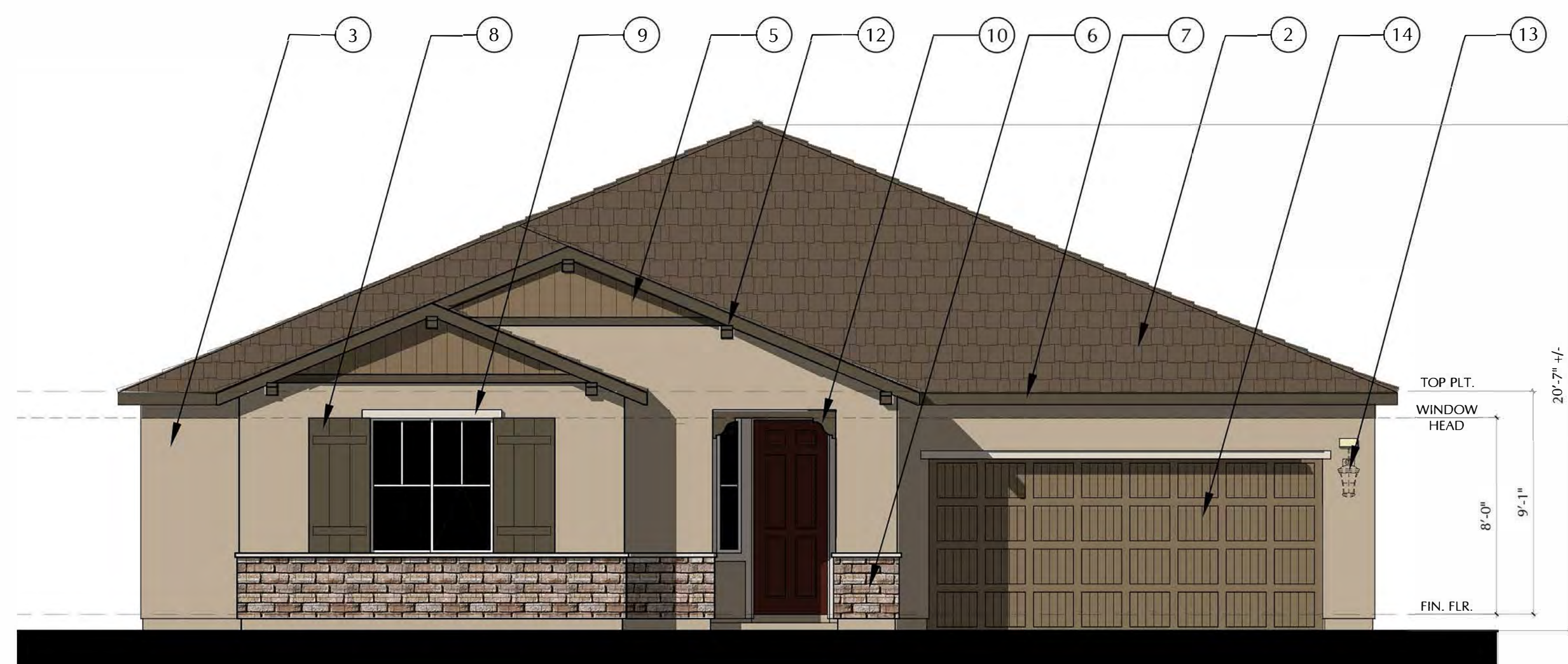
- 1 - CONCRETE 'S' ROOF TILE
- 2 - CONCRETE FLAT ROOF TILE
- 3 - STUCCO
- 4 - STONE VENEER
- 5 - CEMENTETIOUS SIDING
- 6 - BRICK VENEER
- 7 - WOOD FASCIA/BARGE
- 8 - FOAM SHUTTER
- 9 - FOAM TRIM
- 10 - FOAM CORBEL
- 11 - DECORATIVE DETAIL
- 12 - OUTLOOKERS
- 13 - OPT. EXTERIOR LIGHT
- 14 - ROLL UP GARAGE DOOR



FRONT ELEVATION

S24P - PAIGE - C

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



FRONT ELEVATION

S24P - PAIGE - B

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

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



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RUNNING DEER ESTATES

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- S24P PAIGE - FRONT ELEVATIONS

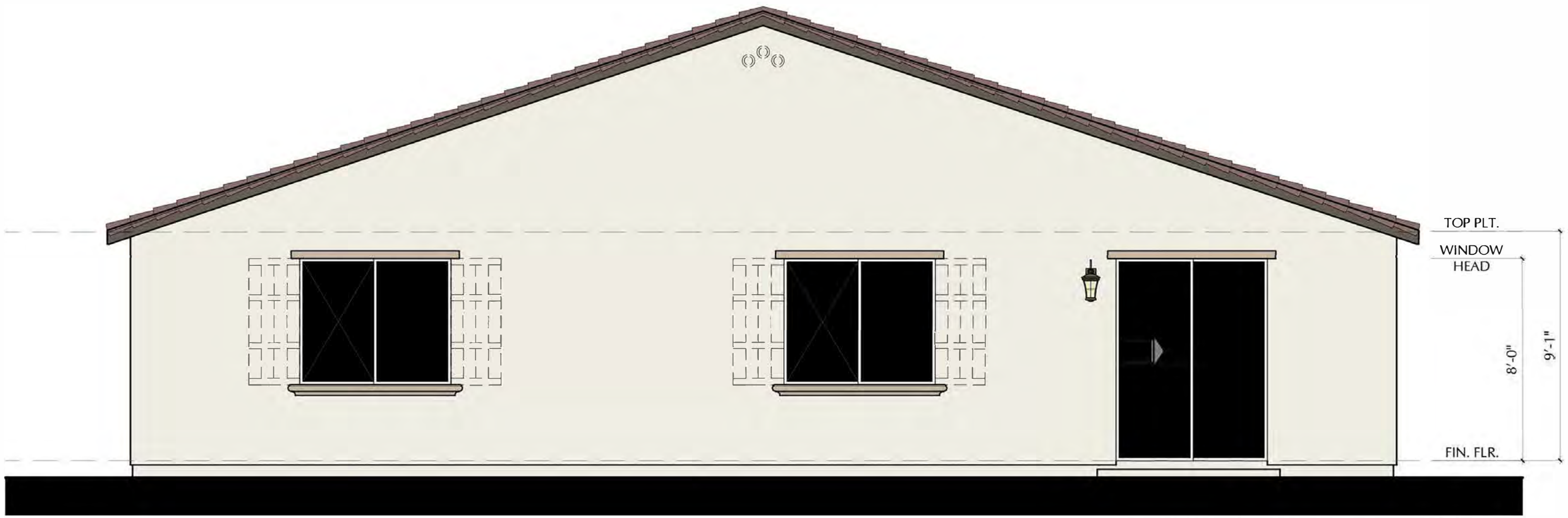
NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



FRONT ELEVATION

S24P - PAIGE - A

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S24P - PAIGE - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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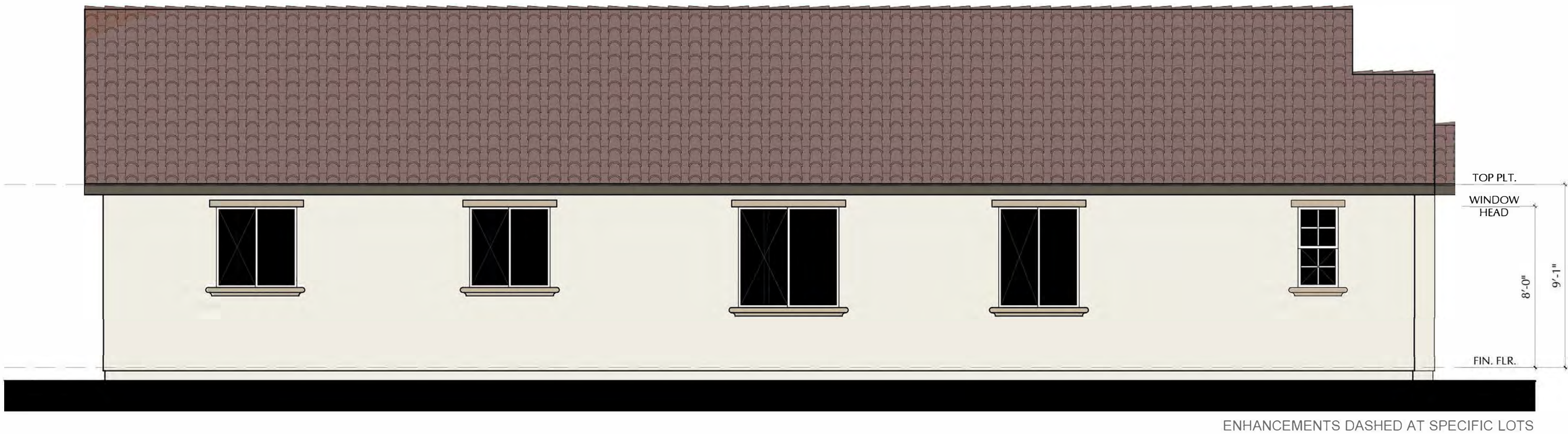
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- S24P PAIGE -
ELEVATION A

FRONT AND REAR

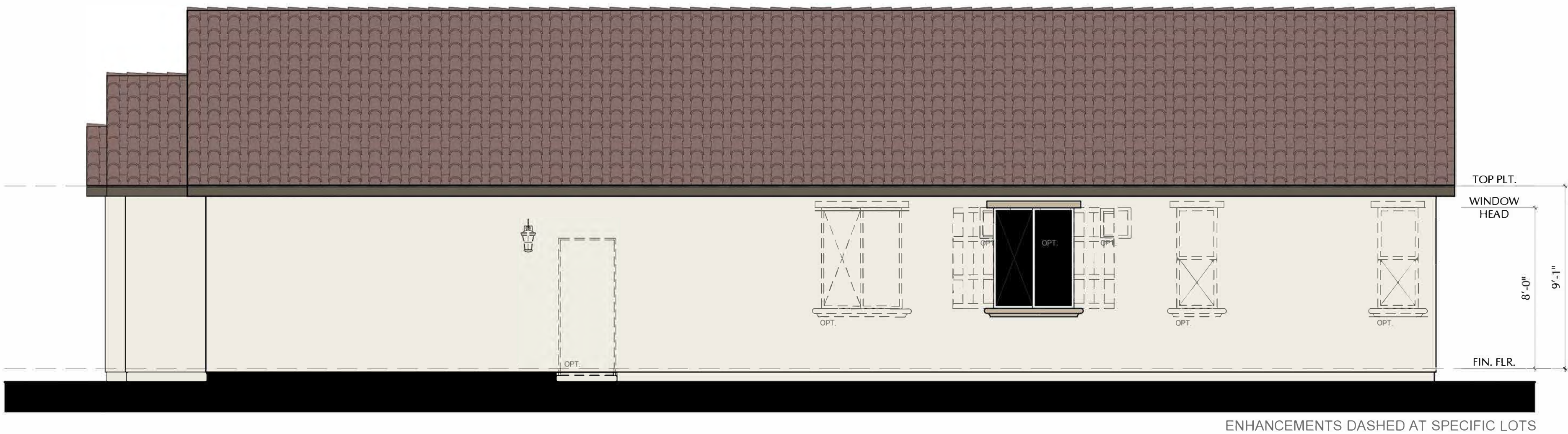
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LEFT ELEVATION

S24P - PAIGE - A

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



RIGHT ELEVATION

S24P - PAIGE - A

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S24P PAIGE -
ELEVATION A
SIDES

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FRONT ELEVATION

S24P - PAIGE - B

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

REAR ELEVATION

S24P - PAIGE - B

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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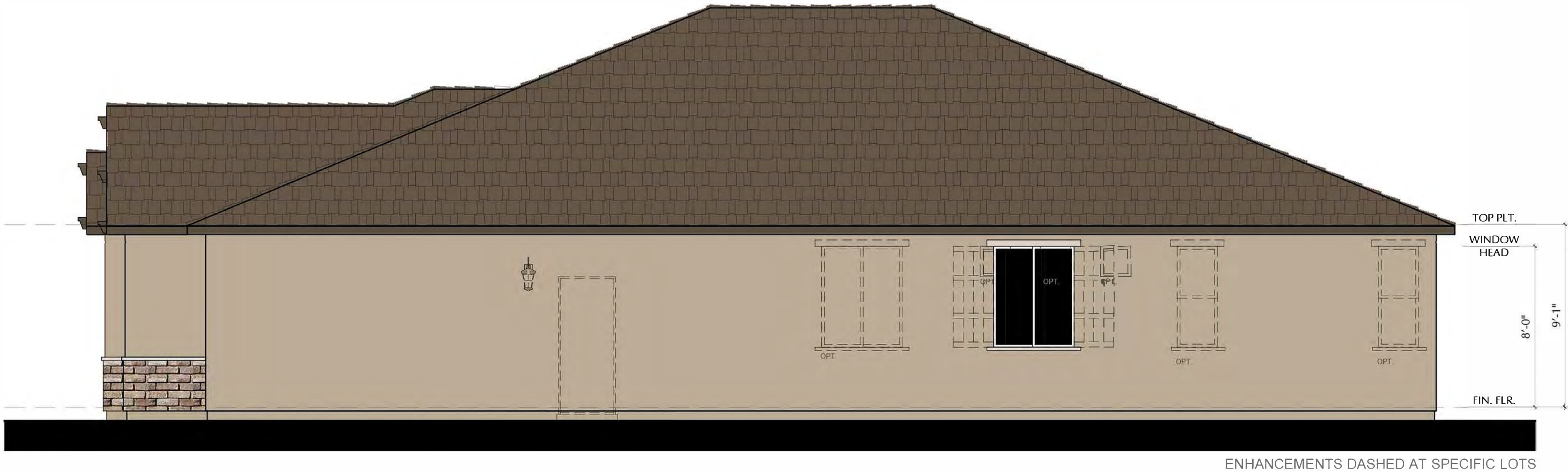
- S24P PAIGE -
ELEVATION B
FRONT AND REAR

NOTE: THE ENHANCED ELEVATION CONDITION IS TO BE PROVIDED ON LOTS ADJACENT TO A RIGHT-OF-WAY AND TO LOTS VISABLE FROM PUBLIC VIEW.



LEFT ELEVATION

S24P - PAIGE - B
SCALE: 1/4"=1'-0"



RIGHT ELEVATION

S24P - PAIGE - B
SCALE: 1/4"=1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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ELEVATION B
SIDES

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FRONT ELEVATION

S24P - PAIGE - C
SCALE: 1/4"=1'-0"



REAR ELEVATION

S24P - PAIGE - C
SCALE: 1/4"=1'-0"

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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- S24P PAIGE -
ELEVATION C
FRONT AND REAR

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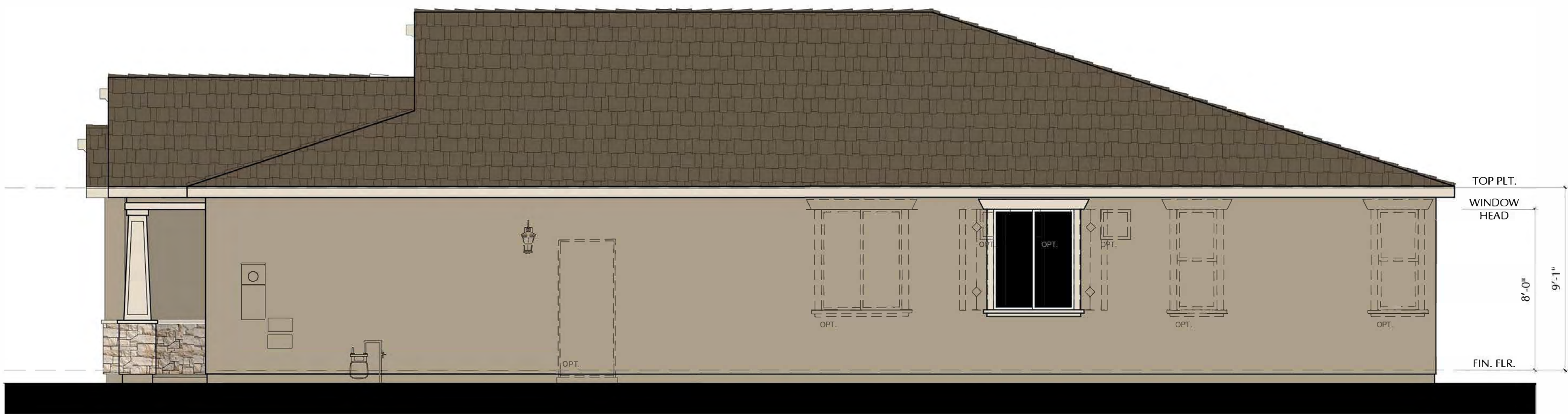


ENHANCEMENTS DASHED AT SPECIFIC LOTS

LEFT ELEVATION

S24P - PAIGE - C

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



ENHANCEMENTS DASHED AT SPECIFIC LOTS

RIGHT ELEVATION

S24P - PAIGE - C

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

NOTE: DASHED SHUTTERS ARE STANDARD ON ENHANCED LOTS

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



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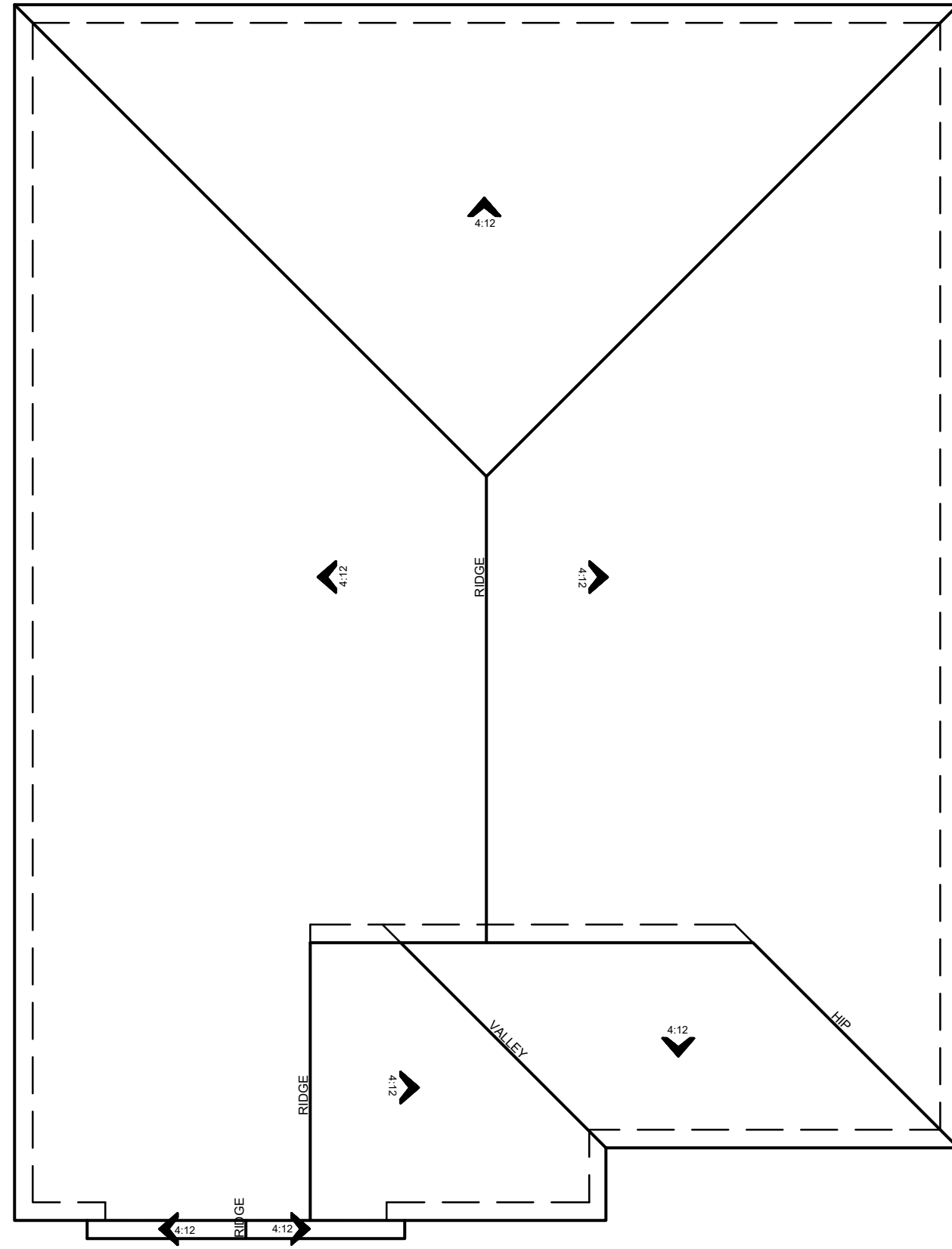
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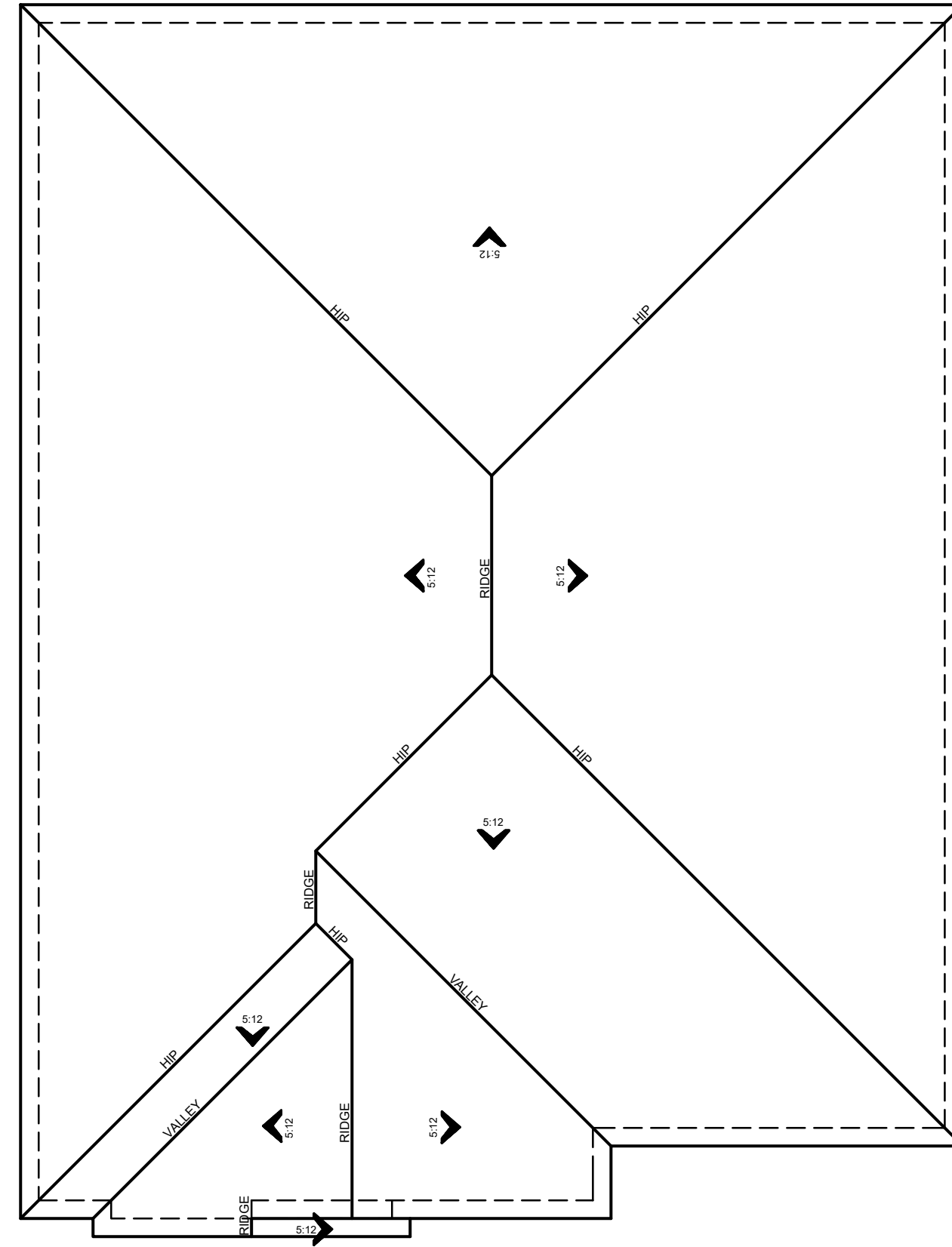
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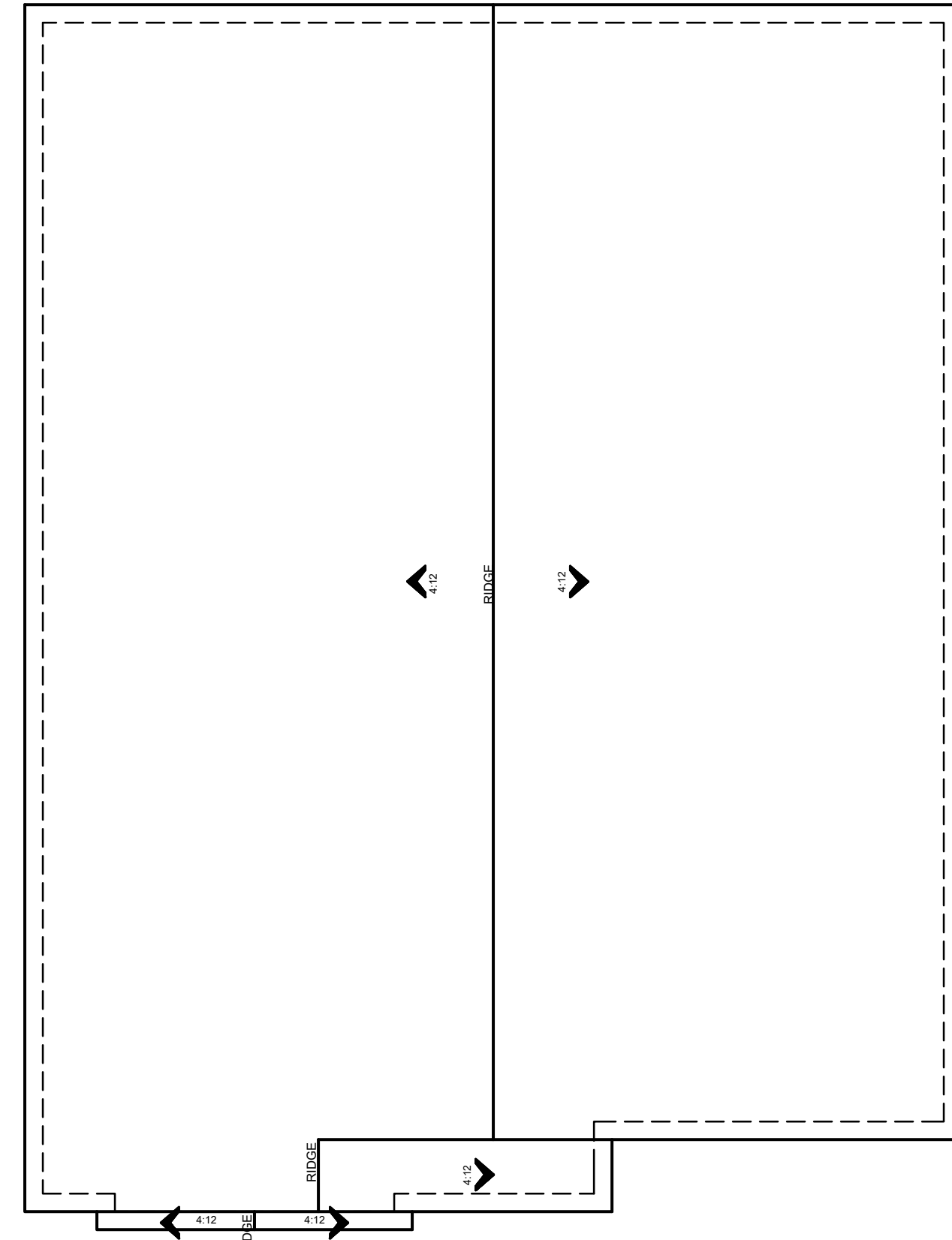
- S24P PAIGE -
ELEVATION C
SIDES



ROOF PLAN C
SCALE: 1/8"=1'-0"



ROOF PLAN B
SCALE: 1/8"=1'-0"



ROOF PLAN A
SCALE: 1/8"=1'-0"



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- S24P PAIGE -
ROOF PLANS

STREET TREES:
MAY INCLUDE, BUT NOT LIMITED TO: 24" BOX MIN
TREE TYPE TO BE BUILDER'S CHOICE

BOTANICAL NAME	COMMON NAME
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
GINGKO BILOBA 'GOLDEN COLONNADE'	GINGKO
KOELREUTERIA PANICULATA	GOLDENRAIN TREE
LAGERSTROEMIA 'WATERMELON RED'	CRAPE MYRTLE
LAURUS NOBILIS 'SARATOGA'	SWEET BAY
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE
PLATANUS ACERIFOLIA 'MORTON CIRCLE'	LONDON PLANE TREE
PODOCARPUS GRACILIOR	AFRICAN FERN PINE
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
QUERCUS ILICE	HOLLY OAK
RHUS LANCEA	AFRICAN SUMAC
TRISTANIA CONFERTUS	BRISBANE BOX

MAY INCLUDE, BUT NOT LIMITED TO: 24" BOX MIN.
TREE TYPE TO BE BUILDER'S CHOICE

BOTANICAL NAME	COMMON NAME
ARBUTUS 'MARINA'	STRAWBERRY TREE
GEUERA PARVIFOLIA	AUSTRALIAN WILLOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE
LAGERSTROEMIA 'L. WATERMELON RED'	CRAPE MYRTLE
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM
RHUS LANCEA	AFRICAN SUMAC
TRISTANIA CONFERTUS	BRISBANE BOX

[illegible]

AGAVE ATTENUATA	FOX TAIL AGAVE
ALOE STRIATA	CORAL ALOE
BOUGHAINVILLEA	BOUGHAINVILLEA
BULBINE FRUTESCENS	STALKED BULBINE
CALLISTEMON VIMINALIS 'SLIM'	SLIM BOTTLEBRUSH
CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH
CISTUS PURPUREUS	ROCKROSE
DIETES BICOLOR	FORTNIGHT Lily
ELAEAGNUS PUNGENS	SILVERBERRY
ELAEAGNUS x EBBINGE 'GILT EDGE'	SILVER BERRY
ESCALONIA 'FRASERI'	ESCALONIA
EUONYMUS JAPONICUS 'SILVER KING'	EUONYMUS

SHRUB TYPE TO BE BUILDER'S CHOICE

GREVILLEA X 'NOLLI'	COMPACTA
HEMEROCALLIS HYBRID	NOLLI GREVILLEA
HESPERALOE PARVIFLORA	DAUL
LEX 'BURFORDI'	BURF YUCCA
LEX 'HOLLY'	BURFORD HOLLY
LEX 'JUNIPERUS'	YUPOON CHINESE HOLL
LEX VOMITORIA 'STOKES'	YAUPOON HOLLY STOKES
JUNIPERUS PATENS 'ELF BLUE'	CALIFORNIA GRAY RUS
JUNIPERUS CHINENSIS 'GOLD COLE'	GOLD COLE JUNIPER
JUNIPERUS CHINENSIS 'GOLD LANE'	GOLD LANE JUNIPER
JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER
LAURUS NOBILIS	SWEEET BAY
LAURUS NOBILIS 'ROY BRAVO'	ROYAL BAY
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT R
MUHLBENIA C. C. 'REGAL MIST'	PINK MUHLY GRASS
MYRTUS COMMUNIS	TRUE MYRTLE
MYRTUS COMMUNIS 'NABOOC'	NABOOC BAMBOO
NERIUM 'PETITE PINK'	CLEANDER
PHOTINIA FRASER	PHOTINIA
PHOTINIA 'TOBIRA VARIEGATA'	TOBIRA
PRUNUS C. 'BRIGHT N TIGHT'	BRIGHT N TIGHT
PRUNUS ALTA SPECIES	FIRETHORN
RHAPHIOLIPS L. 'BALLERNA'	INDIAN HAWTHORNE
RHAPHIOLIPS UMBELLATA 'MINOR'	YEDDA HAWTH
RHUS OVATA	SUGAR BUSH
ROSMARINUS OFFICINALIS	ROSEMARY
RUSCUS EQUISETIFORMIS	CORAL FOUNTAIN
SALVIA GREGGII	ROYAL SAGE
SALVIA CHAMAEDRYOIDES	GERMANDER SAGE
TEUCCARIUM CHAMAEDRYS	GERMANDER
TEUCCARIUM CHAMAEDRYS 'COMPACTA'	COMPACTA
WESTRINGIA F. 'MUNDI'	COASTAL ROSEMARY
XYLOSMA CONGESTA 'COMPACTA'	SHINY XYLOSMA

BOTANICAL NAME	COMMON NAME
BACCHARIS PILULARIS	COYOTE BRUSH
BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA
MACFADYENA UNGUI-CATI	CAT'S CLAW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
ROSMARINUS O. 'HUNTINGTON CARPET'	TRAILING ROSEMARY

STREET TREES TO BE INSTALLED PER CITY OF LAKE ELSINORE GUIDELINES:

- OR GAS METER AND SEVER LATERALS. THIS MAY VARY DEPENDING ON PROJECT DESIGN AND REQUIREMENTS WITH PRIOR APPROVAL.
- 2. 15 FT (MIN) BETWEEN CENTER OF TREES AND BEGINNING OF CURB RETURNS AT INTERSECTIONS.
- 3. 25 FT (MIN) BETWEEN CENTER OF TREES TO UTILITY POLES AND STREET LIGHTS.
- 4. 10 FT (MIN) BETWEEN CENTER OF TREES TO FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- 5. A MINIMUM OF 6 FT CLEARANCE SHALL BE MAINTAINED BETWEEN ALL TREES AND ADJOINING HARDSCAPE AREAS, WALLS, OR OTHER STRUCTURE, OR ELSE ROOT-BARRIERS SHALL BE INSTALLED EXTENDING A MINIMUM OF 1 LINEAR FEET IN BOTH DIRECTIONS MEASURED HORIZONTALLY FROM CENTER OF THE TREE TRUNK ALONG SUCH HARDSCAPE OR STRUCTURE.
- FOR ALL WALL AND FENCE INFORMATION REFER TO APPROVED WALL AND FENCE PLANS PREPARED BY CIVIL ENGINEER

- FOR ALL WALL AND FENCE INFORMATION REFER TO APPROVED WALL AND FENCE PLANS PREPARED BY CIVIL ENGINEER

ALL LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCES AND GUIDELINES. WATER USE CALCULATIONS SHALL BE COMPLETED AND SHOWN ON FINAL LANDSCAPE PLANS FOR FINAL APPROVAL BY CITY.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

(PER CITY OF LAKE ELSINORE: CITY WIDE LANDSCAPE DESIGN GUIDELINE)

- ALL PROPOSED SLOPES WITH A GRADIENT GREATER THAN 6:1 WITH A VERTICAL HEIGHT OF THREE (3) FEET OR GREATER SHALL BE PERMANENTLY REVEGETATED.
- ALL LANDSCAPED REAR YARD OR SIDE YARD SLOPES SHALL HAVE MINIMUM OF TWO (2) 15 GALLON TREES. 15 GALLON TREES SHALL BE DOUBLE STAKED AND 24" BOX BRACKETED. REAR YARD SLOPES SHALL BE REVEGETATED WITH ONE (1) 15 GALLON TREE OR LARGER FOR EACH 400' SQUARE FEET OF SLOPE. NO LESS THAN 50% OF THE TREES SHALL BE GREEN TREES.
- TWO SHRUBS FOR EACH 64 SQUARE FEET OF SLOPE AREA. THE RATIO SHALL BE 60% 1 GALLON CONTAINER SIZE AND 40% 5 GALLON CONTAINER SIZE.
- GROUND COVER, ROOTED PERENNIALS OR WINTERING SHALL BE PLANTED AT 12" O.C. MINIMUM AND 24" O.C. MAXIMUM (TRIANGULAR SPACED).
- IN ADDITION TO SLOPE GROUND COVER REQUIREMENT, A HYDRO SEED MIX IS REQUIRED FOR IMMEDIATE EROSION CONTROL OF SLOPE.

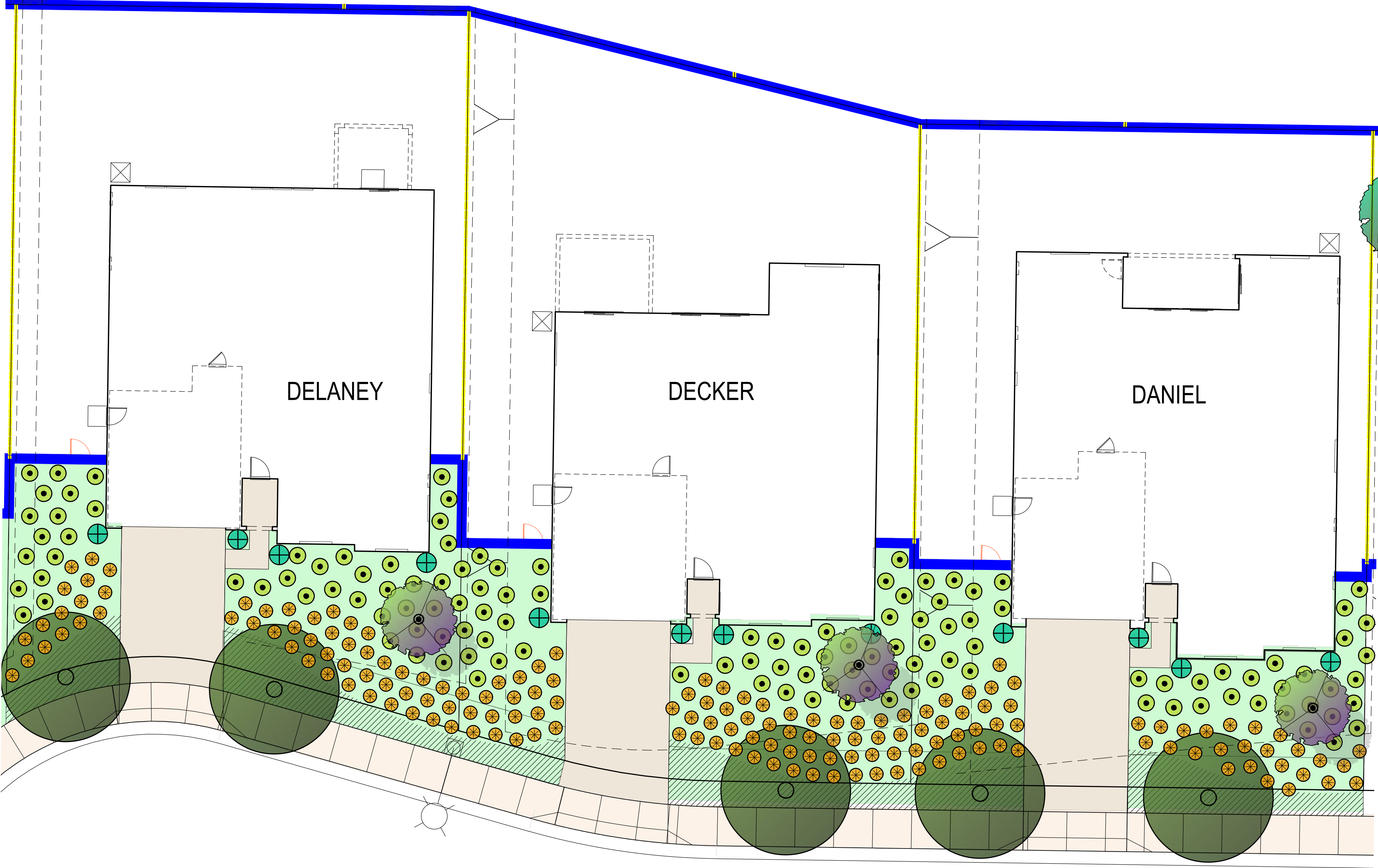
 HOMEOWNER MAINTAINED AND IRRIGATED SLOPE AREA
 CFD MAINTAINED AND IRRIGATED LANDSCAPE AREA
 HOMEOWNER MAINTAINED AND IRRIGATED FRONT YARD LANDSCAPE AREA

	6'-0" HIGH SOLID MASONRY WALL
	6'-0" HIGH SOLID MASONRY WALL ON RETAINING WALL
	6'-0" HIGH VINYL SIDE YARD FENCE
	6'-0" HIGH VINYL FENCE ON RETAINING WALL
	6' HIGH TUBULAR STEEL VIEW FENCE WITH MASONRY PILLARS
	6'-0" HIGH TUBULAR STEEL DOUBLE GATE
	6'-0" VINYL SINGLE GATE
	6'-8" HIGH CMU BLOCK PILLAR

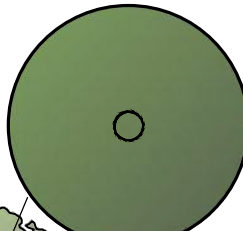


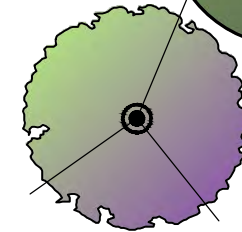
SCALE: 1" = 50' - 0"

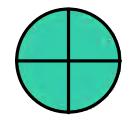




PLANT SYMBOL LEGEND
REFER TO OVERALL CONCEPTUAL SITE PLAN FOR PLANT SPECIES

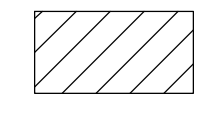
 STREET TREE

 FRONT YARD ACCENT TREE

 15 GALLON COLUMNAR SHRUB PLANT

 5 GALLON MID-GROUND SHRUB PLANT

 1 GALLON FOREGROUND SHRUB PLANT

 1 GALLON GROUNDCOVER PLANT

WALL & FENCE LEGEND

 6'-0" HIGH SOLID MASONRY WALL

 6'-0" HIGH SOLID MASONRY WALL ON RETAINING WALL

 6'-0" HIGH VINYL SIDE YARD FENCE

 6'-0" HIGH VINYL FENCE ON RETAINING WALL

 6' HIGH TUBULAR STEEL VIEW FENCE WITH MASONRY PILASTERS

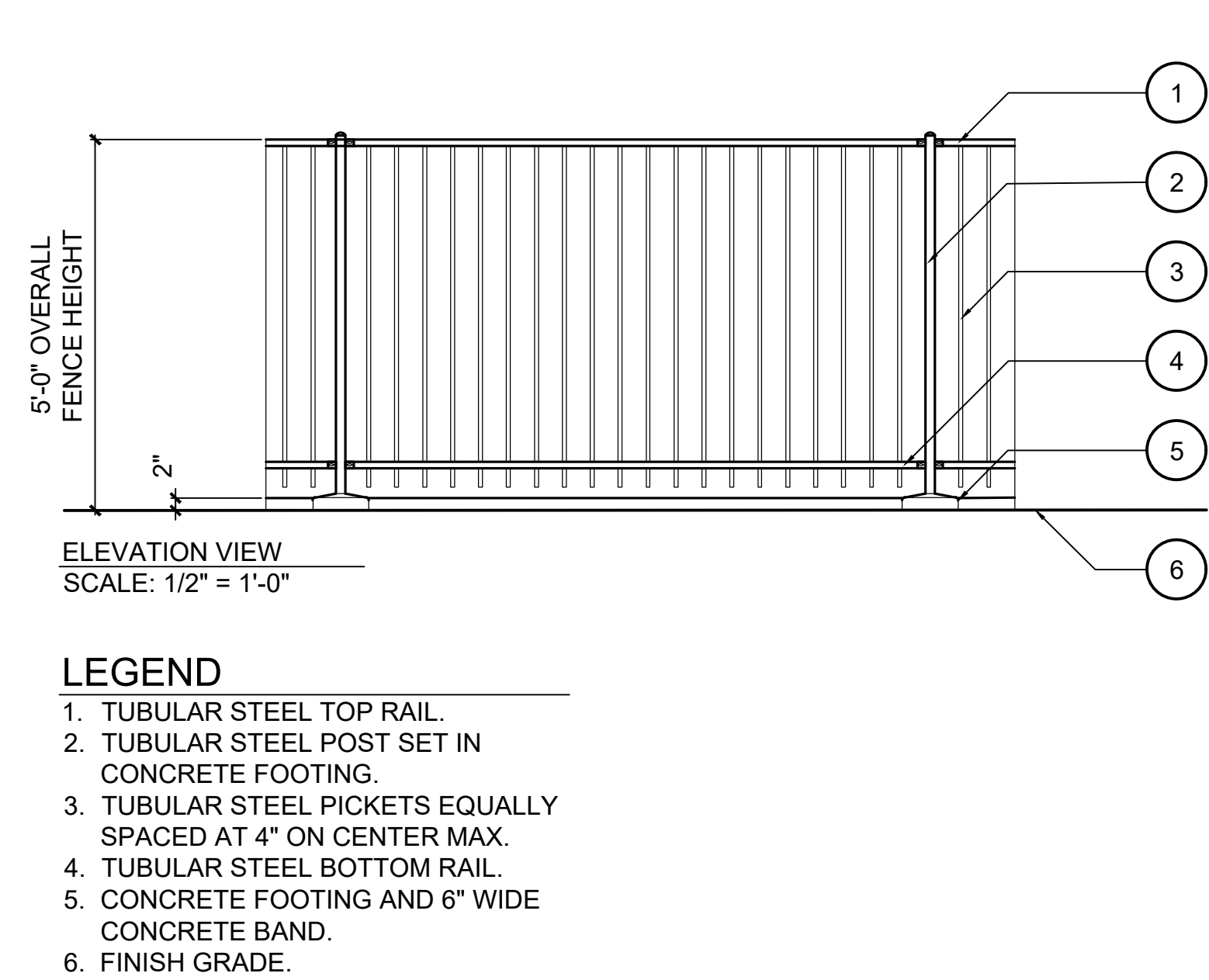
 6'-0" HIGH TUBULAR STEEL DOUBLE GATE

 6'-0" VINYL SINGLE GATE

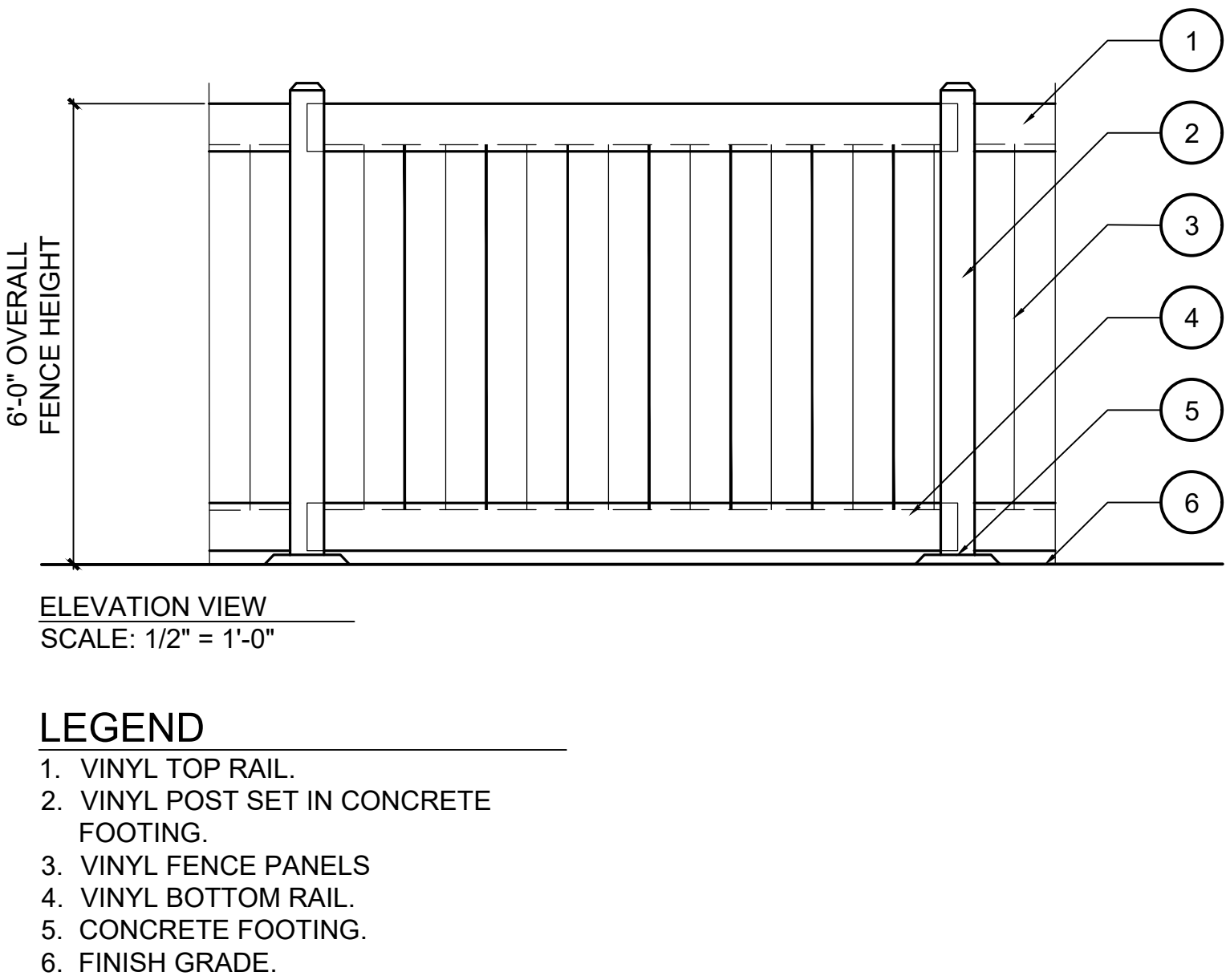
NOTES:
ALL PLANT MATERIAL SHOWN IN THE LEGEND MAY NOT BE USED ON THE PROJECT BUT IS A PRELIMINARY PALETTE FOR DESIGN INTENT. ALL PLANT MATERIAL USED ON THE PROJECT WILL FOLLOW THE CURRENT COUNTY OF RIVERSIDE COMPREHENSIVE PLANT LIST FOR CALIFORNIA FRIENDLY LANDSCAPES

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.

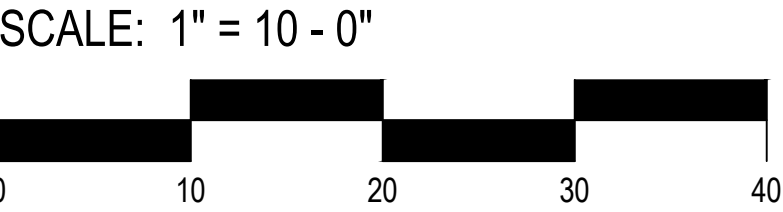
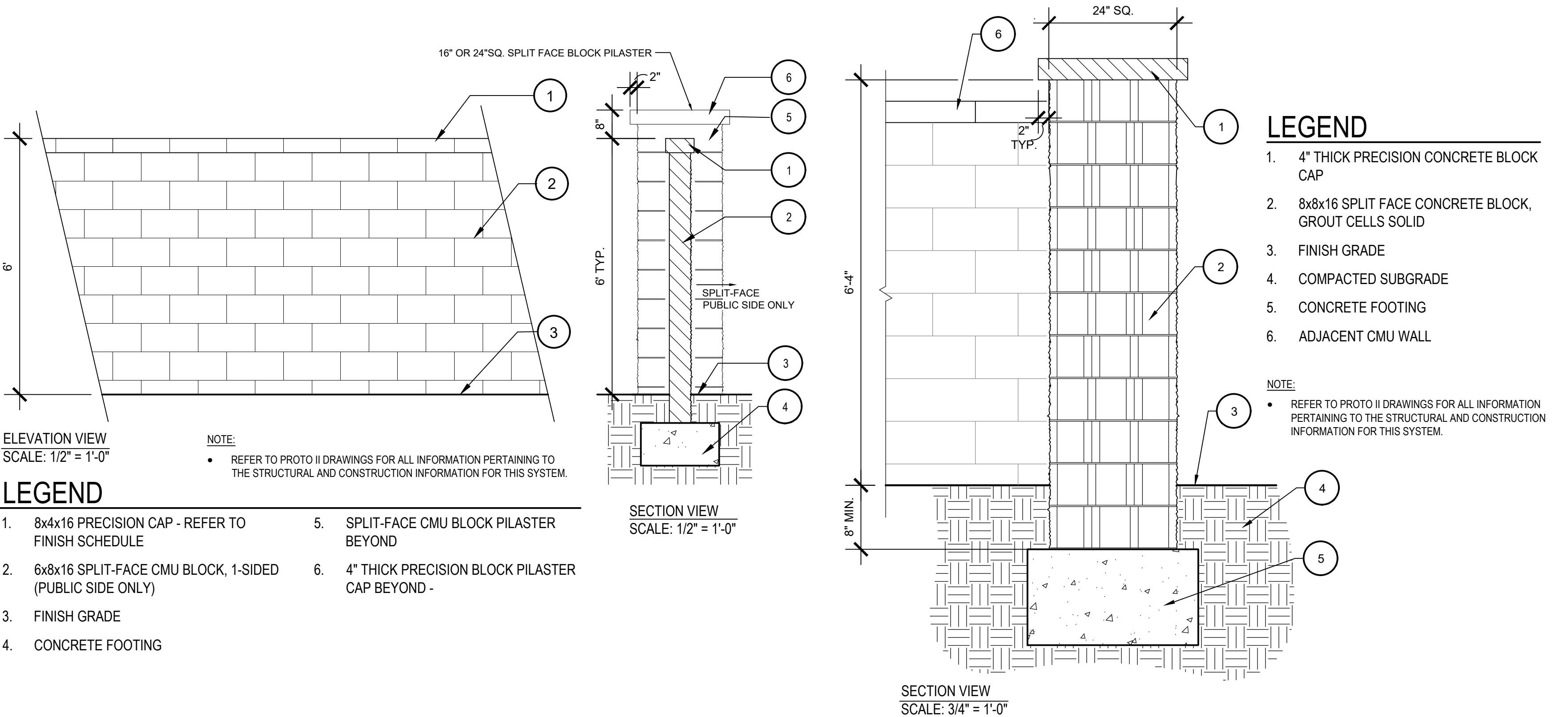
SLOPES WHICH EXCEED 3:1 SHALL BE PLANTED WITH ROSMARINUS OFFICINALIS PROSTRATUS @ 24" O.C. FROM FLATS IN ADDITION TO PLANTING SHOWN ON TYPICAL FRONT YARD AND SLOPE PLANTING PLAN.



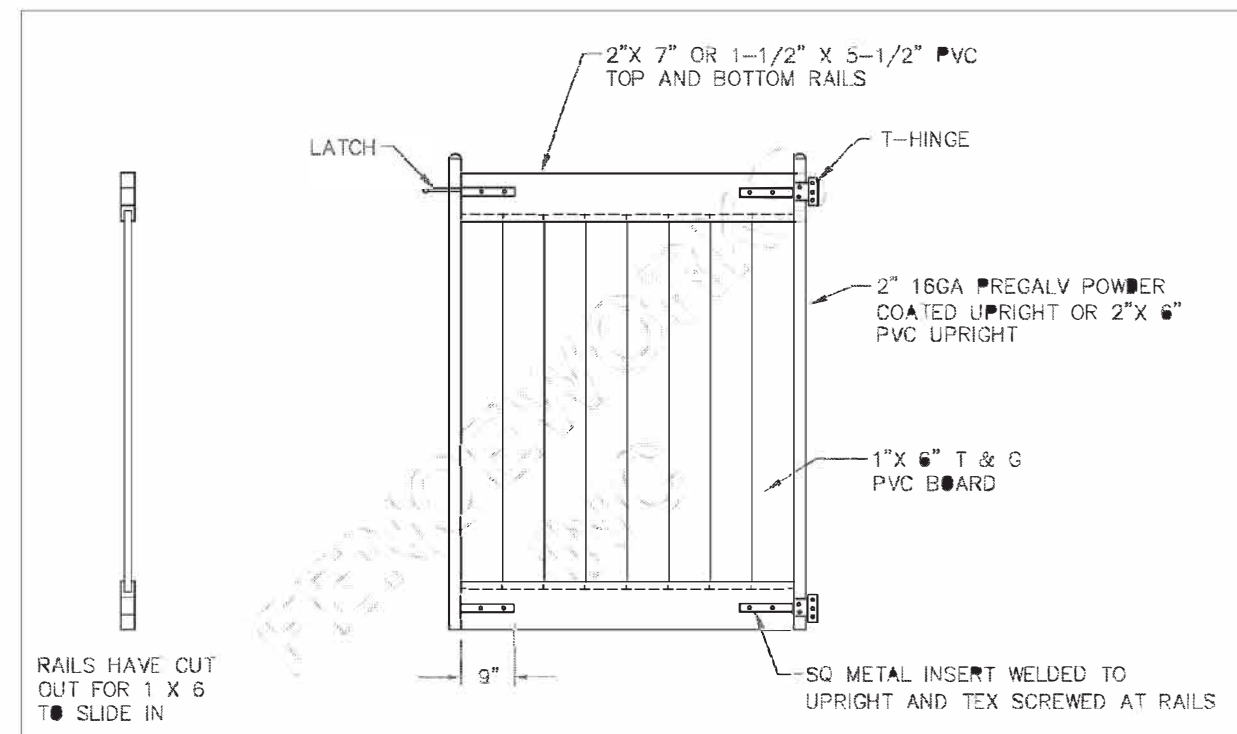
METAL VIEW FENCE WITH MASONRY PILASTER



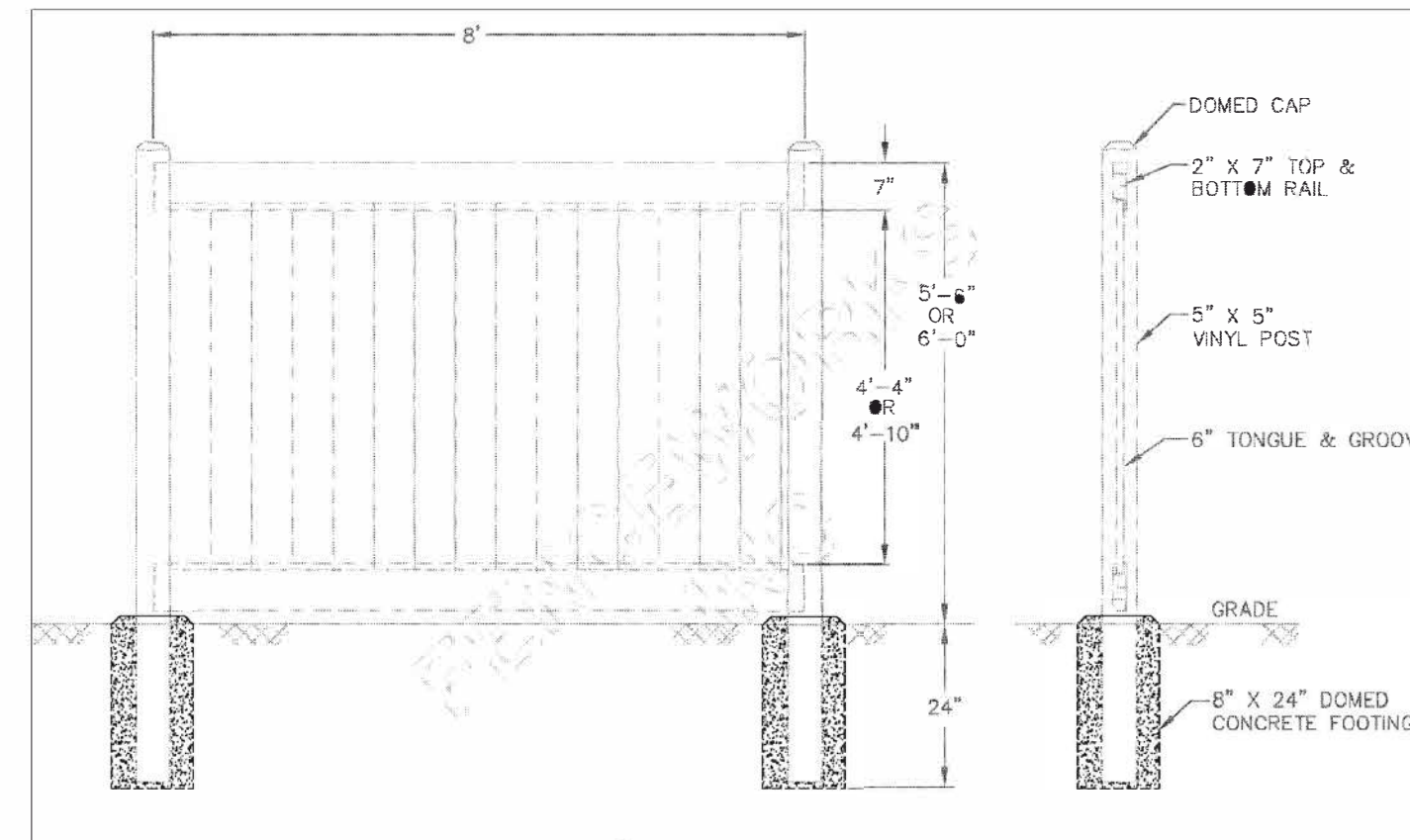
SIDE YARD PRIVACY FENCING



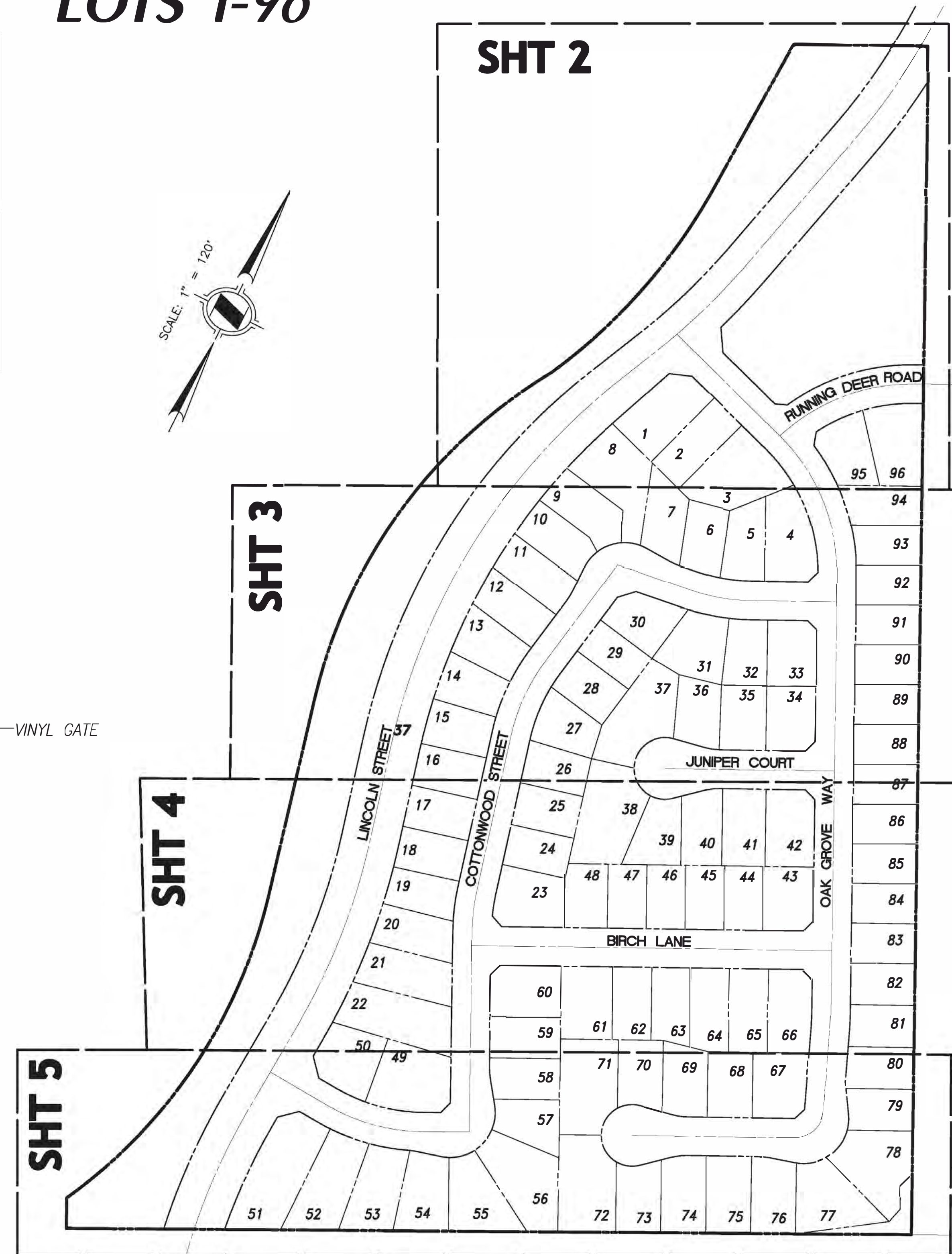
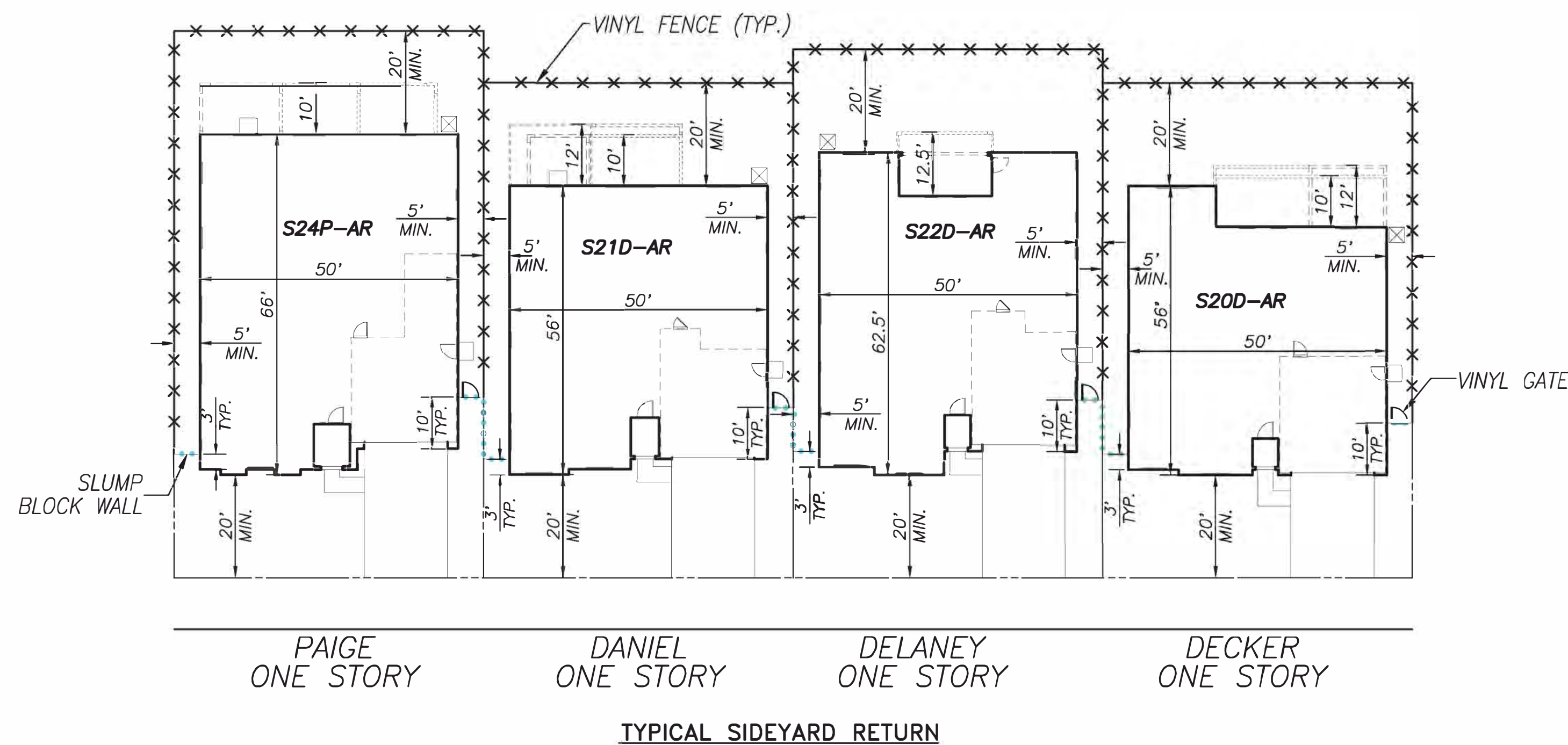
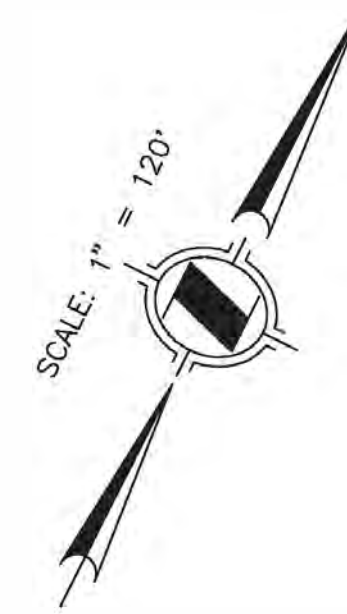
WALL & FENCE PLAN
RUNNING DEER, TRACT 31957
LOTS 1-96



VINYL GATE DETAIL

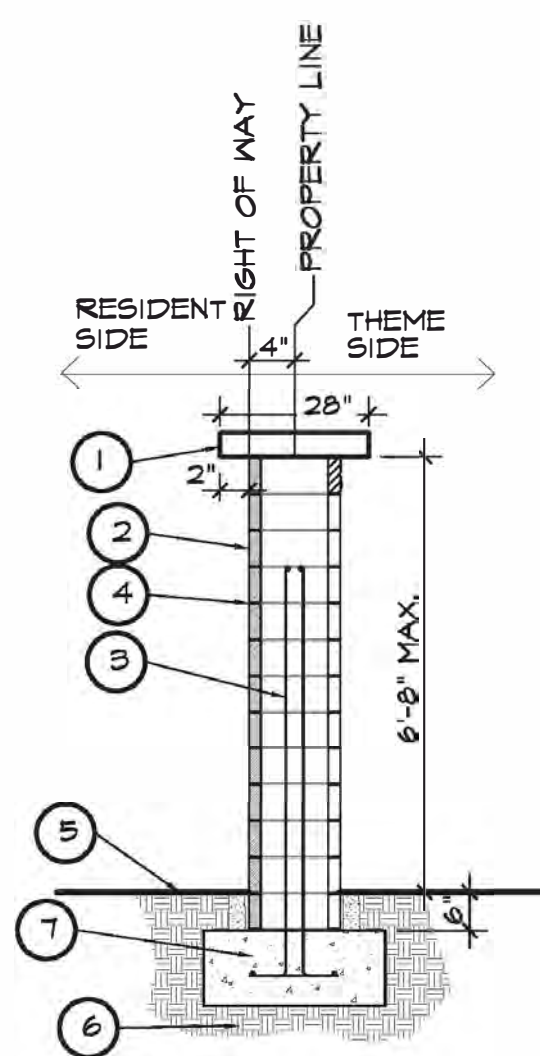


VINYL FENCE DETAIL



SHEET INDEX MAP

SCALE: 1"= 120'



LEGEND

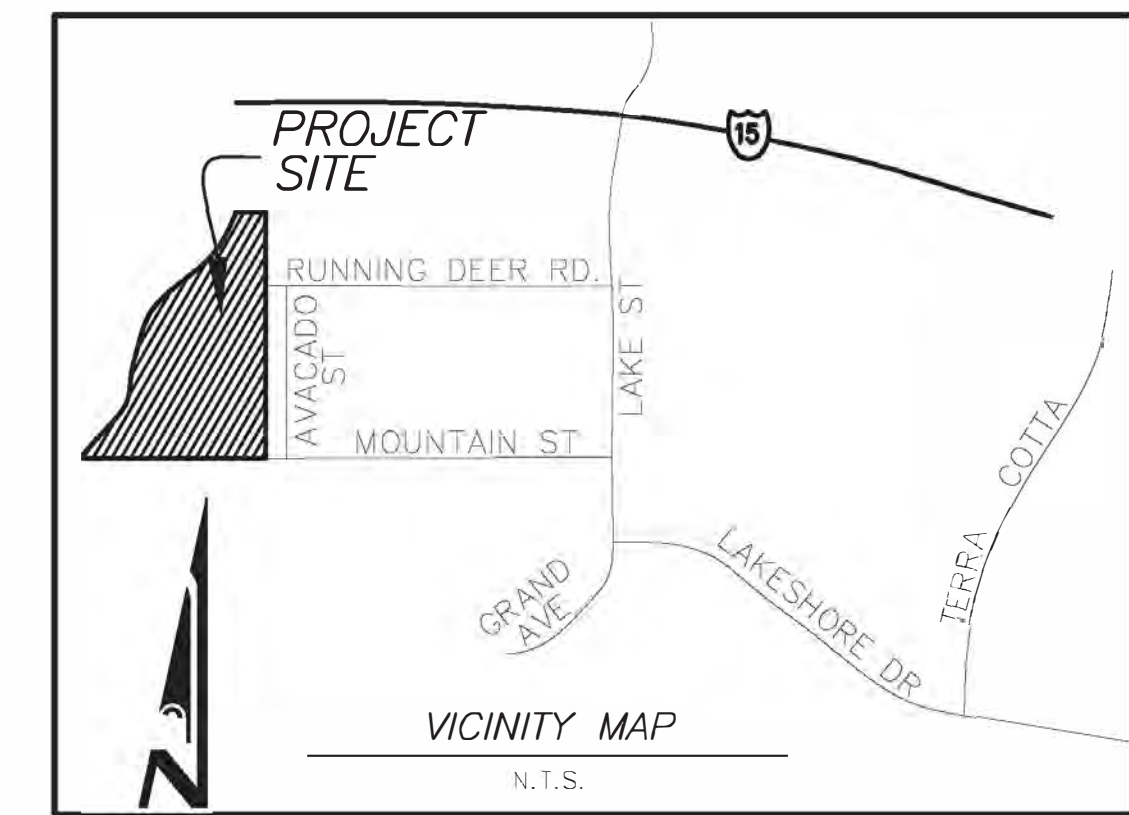
1. 12"x14"x16" SPLIT FACE BLOCK CAP IN PIN WHEEL CONFIG. COLOR: TAN GROUT TOP TO MATCH COLOR OF SPLIT FACE BLOCK.
2. 8"x8"x16" SPLIT FACE CMU BLOCK, PINWHEEL CONFIG. ALTERNATE COURSES COLOR: TAN
3. MASONRY GROUT FILL AND STEEL REINFORCEMENT PER STRUCTURAL DETAILS.
4. CONCAVE GROUT LINES COLOR: SUMMER WHEAT #45
5. FINISHED GRADE
6. COMPACTED SUBGRADE PER SOIL ENGINEERS REPORT.
7. CONCRETE FOOTINGS AND REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.

NOTE:

1. SEE STRUCTURAL DESIGN AND DETAILS FOR THE SIZE OF THE RETAINING WALL BLOCKS.
2. ALIGN THE CENTER OF PILASTER WITH THE PRIVACY WALL.

SPLIT FACE PILASTER W/CAP

N.T.S.



PLAN INDEX

<i>SHEET</i>	<i>NO.</i>
<i>TITLE SHEET</i>	<i>1</i>
<i>WALL & FENCE PLAN</i>	<i>2-5</i>
<i>ORCO BLOCK WALL SYSTEMS DETAILS</i>	<i>S-1</i>

NOTES:

1. SITE ACREAGE: GROSS AREA: 34.3 ACRES
2. ASSESSOR'S PARCEL NO.: APN 394-120-07, 08, 012 & 013
3. EXISTING ZONING AND LAND USE:
ZONING: SINGLE FAMILY RESIDENTIAL (R-1)
LAND USE: LOW MEDIUM DENSITY RESIDENTIAL (1-6 DU/AC), 6,000 S.F. MIN.
4. THOMAS GUIDE REFERENCE: RIVERSIDE COUNTY 2009, PAGE 865, GRID E-1 & F-1
5. CASE NUMBER:

LEGAL DESCRIPTION:

LOTS 1-96 OF TRACT NO. 31957 IN THE CITY OF LAKE
ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AS PER MAP RECORDED IN BOOK 475 PAGES 30
THROUGH 38, INCLUSIVE OF MAPS IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

UTILITY AND SERVICE AGENCIES

WATER & SEWER:

ELSORRE VALLKY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSORRE, CA 92531

ELECTRIC:

SOUTHERN CALIFORNIA EDISON
24487 PRIELIPP ROAD
WILDOMAR, CA 92595

GAS:

SOUTHERN CALIFORNIA GAS COMPANY
25620 JEFFERSON AVENUE
MURRIETA, CA 92562

TELEPHONE:

FRONTIER
9 SOUTH FOURTH STREET
REDLANDS, CA 92379

CABLE SERVICE:



HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

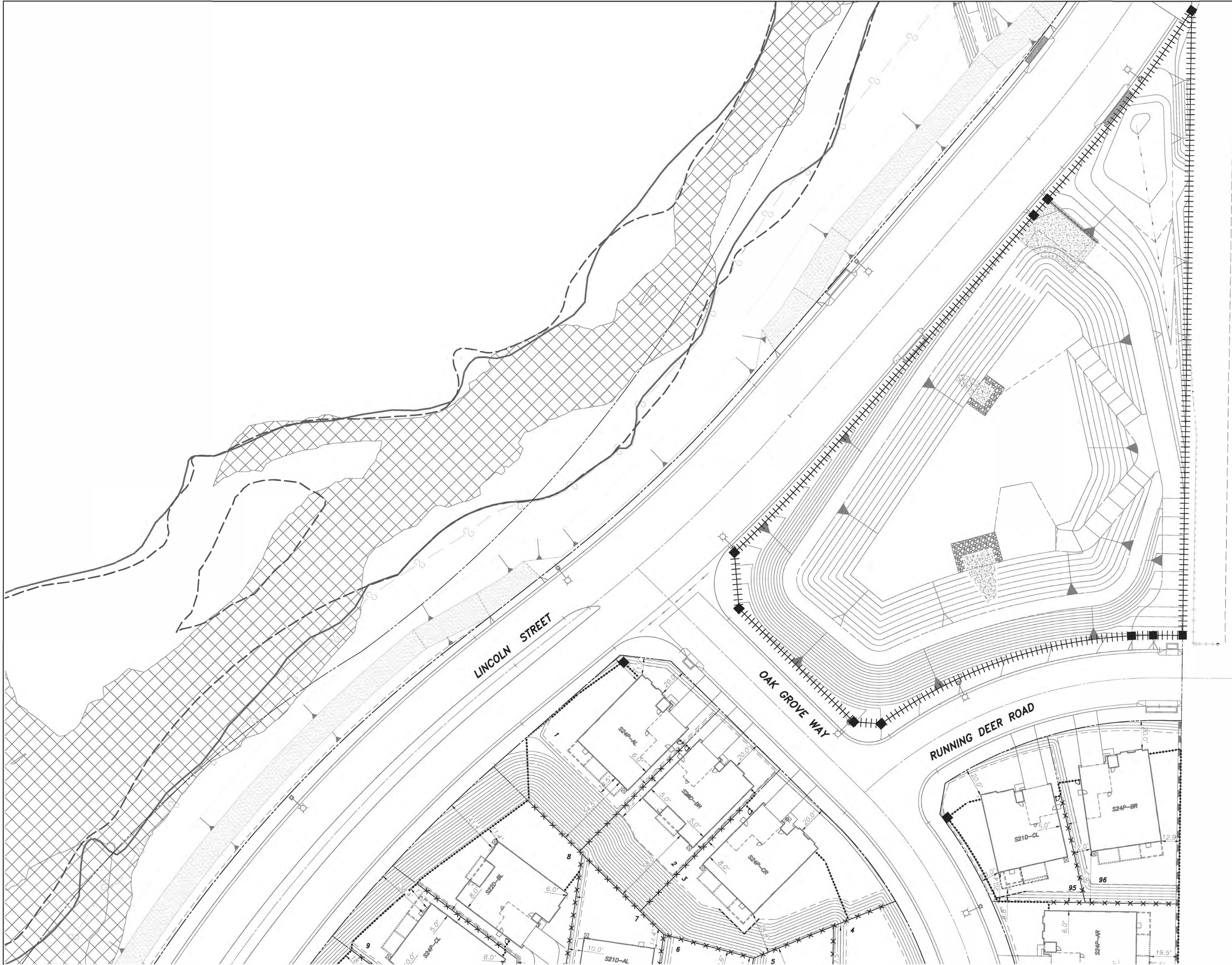
OWNER/APPLICANT:



RICHMOND
AMERICAN HOMES[®]
391 N. Main Street
Suite 205
Corona, California 92880
(951) 386-4114

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP
02/04/2021 BY: SP
DATE OF THIS PLOT
02/04/21

SHEET 1 OF 5



LEGEND

-  PROPOSED VINYL GATE
PER DETAIL SHOWN ON SHEET 1
-  PROPOSED 16" SPLIT FACE BLOCK
PILASTER PER DETAIL ON SHEET 1
-  PROPOSED 6' VINYL FENCE
PILASTER PER DETAIL ON SHEET 1
-  PROPOSED 6' SPLIT FACE MASONRY
BLOCK WALL PER SEPARATE ORCO
DETAILS ON SHEET S-1.
-  PROPOSED VINYL FENCE OVER
THE TOP OF RETAINING WALL
-  PROPOSED TUBULAR STEEL FENCE



SCALE: 1" = 30'

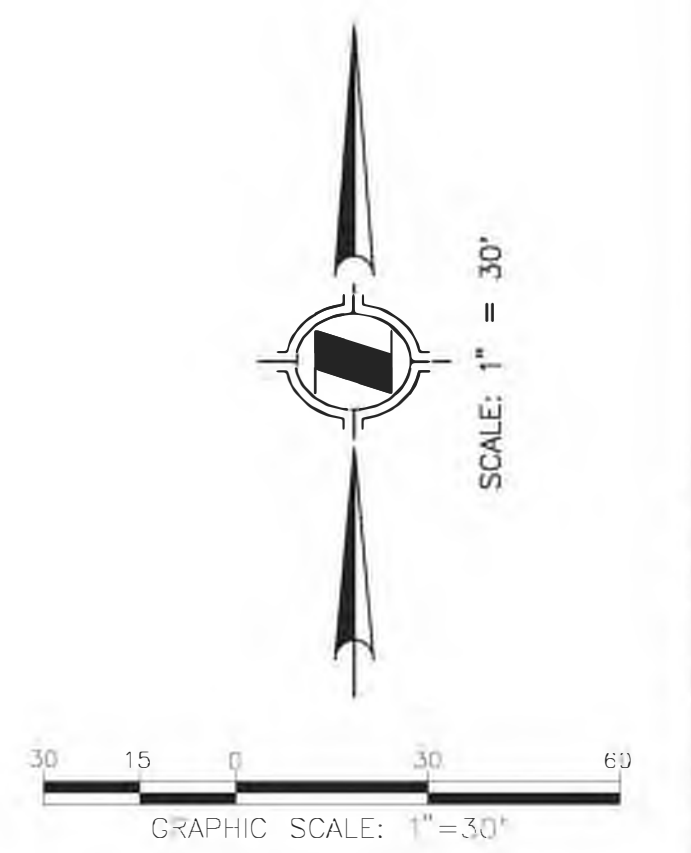


SEE SHEET 3

SEE SHEET 2



- LEGEND**
- PROPOSED VINYL GATE
PER DETAIL SHOWN ON SHEET 1
 - PROPOSED 16" SPLIT FACE BLOCK
PILASTER PER DETAIL ON SHEET 1
 - PROPOSED 6' VINYL FENCE
PILASTER PER DETAIL ON SHEET 1
 - PROPOSED 6' SPLIT FACE MASONRY
BLOCK WALL PER SEPARATE ORCO
DETAILS ON SHEET S-1.
 - PROPOSED VINYL FENCE OVER
THE TOP OF RETAINING WALL
 - PROPOSED TUBULAR STEEL FENCE



SEE SHEET 4

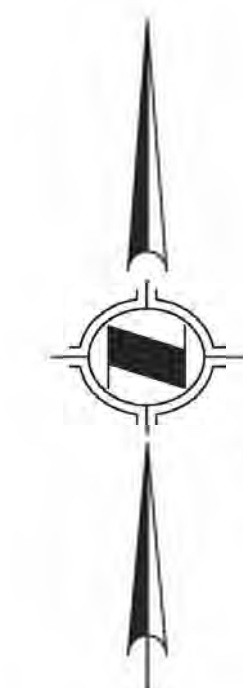
SEE SHEET 3



SEE SHEET 5

LEGEND

- PROPOSED VINYL GATE
PER DETAIL SHOWN ON SHEET 1
- PROPOSED 16" SPLIT FACE BLOCK
PILASTER PER DETAIL ON SHEET 1
- PROPOSED 6' VINYL FENCE
PILASTER PER DETAIL ON SHEET 1
- PROPOSED 6' SPLIT FACE MASONRY
BLOCK WALL PER SEPARATE ORCO
DETAILS ON SHEET S-1.
- PROPOSED VINYL FENCE OVER
THE TOP OF RETAINING WALL
- PROPOSED TUBULAR STEEL FENCE

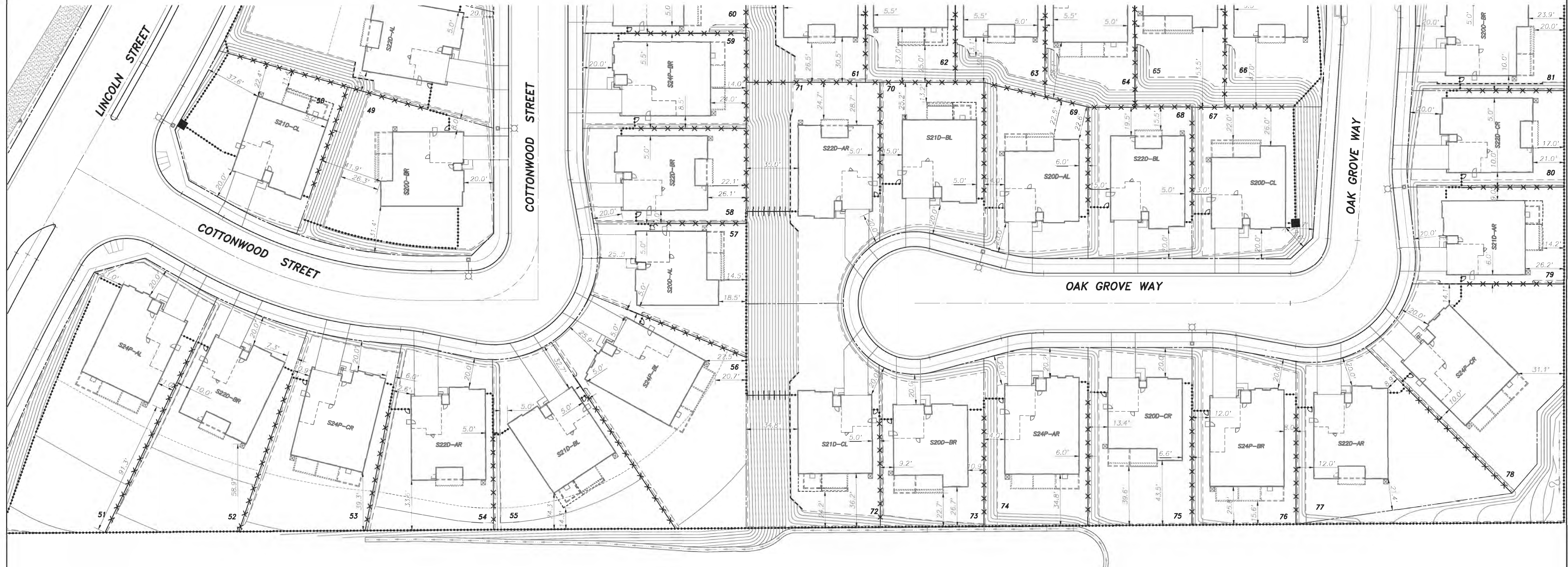


SCALE: 1" = 30'



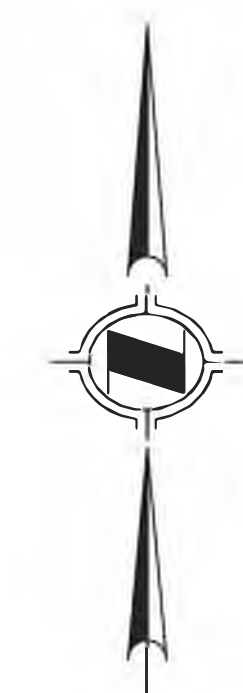
SHEET 4 OF 5

SEE SHEET 4



LEGEND

- 
 PROPOSED VINYL GATE
 PER DETAIL SHOWN ON SHEET 1
- 
 PROPOSED 16' SPLIT FACE BLOCK
 PILASTER PER DETAIL ON SHEET 1
- 
 PROPOSED 6' VINYL FENCE
 PILASTER PER DETAIL ON SHEET 1
- 
 PROPOSED 6' SPLIT FACE MASONRY
 BLOCK WALL PER SEPARATE ORCO
 DETAILS ON SHEET S-1.
- 
 PROPOSED VINYL FENCE OVER
 THE TOP OF RETAINING WALL
- 
 PROPOSED TUBULAR STEEL FENCE



SCALE: 1" = 30'



SHEET 5 OF 5