Elderberry Park

Temecula, California

VICINITY MAP



PROJECT TEAM

PROJECT NAME:	ELDERBERRY PARK
LOCAL JURISDICTION:	CITY OF TEMECULA PERMIT CENTER, 1ST FLOOR 41000 MAIN STREET TEMECULA, CALIFORNIA 82590 PHONE: (951) 694-6439
BUILDER / OWNER:	TAYLOR MORRISON OF CALIFORNIA, LLC 4695 MACARTHUR COURT NEWPORT BEACH, CALIFORNIA 92660 CONTACT: NICOLE BALCHUNAS PHONE: (949) 269-3324 EMAIL: NBALCHUNAS@TAYLORMORRISON.COM
ARCHITECT:	BSB DESIGN, INC. 9105 EAST DEL CAMINO DRIVE, SUITE 105 SCOTTSDALE, ARIZONA 85258 CONTACT: JOE DEMATTEIS PHONE: (480) 498-2041 EMAIL: JDEMATTEIS@BSBDESIGN.COM
STRUCTURAL ENGINEER:	PERFORMANCE PLUS ENGINEERING, INC. 31805 TEMECULA PARKWAY, SUITE 504 TEMECULA, CALIFORNIA 92592 CONTACT: TOM CURRY PHONE: (951) 491-7120 EMAIL: tcurry@performancepluseng.com
MECHANICAL ENGINEER:	KRAL ENGINEERING COMPANY 6035 ZORA STREET LA MESA, CALIFORNIA 91942 CONTACT: ADAM KRAL PHONE: (619) 832-8827 EMAIL: ADAM@KRALENGINEERING.COM
ELECTRICAL ENGINEER:	KRAL ENGINEERING COMPANY 6035 ZORA STREET LA MESA, CALIFORNIA 91942 CONTACT: ADAM KRAL PHONE: (619) 832-8827 EMAIL: ADAM@KRALENGINEERING.COM
PLUMBING ENGINEER:	KRAL ENGINEERING COMPANY 6035 ZORA STREET LA MESA, CALIFORNIA 91942 CONTACT: ADAM KRAL PHONE: (619) 832-8827 EMAIL: ADAM@KRALENGINEERING.COM
ENERGY CONSULTANT:	KRAL ENGINEERING COMPANY 6035 ZORA STREET LA MESA, CALIFORNIA 91942 CONTACT: ADAM KRAL PHONE: (619) 832-8827 EMAIL: ADAM@KRALENGINEERING.COM
CIVIL ENGINEER:	MDS CONSULTING 5 PETERS CANYON ROAD, SUITE 305 IRVINE, CALIFORNIA 92606 CONTACT: ED LENTH PHONE: (949) 251-8821 EMAIL: ELENTH@MDSCONSULTING.NET
LANDSCAPE ARCHITECT:	SUMMERS MURPHY & PARTNERS, INC. 34197 COAST HIGHWAY, SUITE 200 DANA POINT, CALIFORNIA 92629 CONTACT: WIL PINAROC PHONE: (949) 443-1446 EMAIL: WPINAROC@SMPINC.NET

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A-7.4.1	LIGHTING SPECIFICATIONS
TOTAL NUMBER OF SHEETS: 139	

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Corona, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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A-0.0.0

BSB DESIGN

Plan Number	Square Footage	Architectural Style	Plan Summary	Options
Plan 1 (8015)				
Elevation A Elevation B	2,001 sqft 2,001 sqft	Prairie Farmhouse	1-Story 3 Bedroom 2.5 Bath 2-Car Garage	0 sqft 5 Shelves at Praimry 0 sqft Pocket Door 0 sqft 42" Refrigerator at Prep Kitchen 0 sqft Door at Primary Bath 0 sqft Cabinet at Primary Closet 0 sqft Flush Ceiling 0 sqft Fireplace at Great Room 0 sqft Door to Pantry
Plan 2 (8016)				
Elevation A Elevation B	1,993 sqft 1,993 sqft	Prairie Farmhouse	1-Story 3 Bedroom 3.5 Bath 2-Car Garage	0 sqft Cabinet at Primary Closet 0 sqft Door at Primary Bath 0 sqft Pocket Door at Laundry 0 sqft Door to Laundry from Primary Closet 0 sqft Flush Ceiling 0 sqft Exposed Beams @ 12'-0" Ceiling 0 sqft Fireplace 0 sqft Pocket Office I.L.O. Powder
Plan 3(8017)				
Elevation A Elevation B Elevation D	2,674 sqft 2,674 sqft 2,674 sqft	Prairie Farmhouse Italian Eclectic	2-Story 4 Bedroom 3.5 Bath 2-Car Garage	0 sqft Cabinet at Primary Closet 0 sqft Bedroom 5 I.L.O Loft 0 sqft 2880 FR Door 0 sqft Fireplace 0 sqft 3080 Door at Primary Bath

Plan Number	Square Footage	Architectural Style	Plan Summary	Options
Plan 4 (8018)				
Elevation B Elevation C Elevation D	2,989 sqft 2,989 sqft 2,989 sqft	Farmhouse Mediterranean Italian Eclectic	2-Story 4 Bedroom 3.5 Bath 2-Car Garage	0 sqft Bedroom Suite 5 0 sqft Pantry Door 0 sqft Primary Bath 2880 Door 0 sqft Primary Closet 2880 Door 0 sqft Cabinet at Primary Closet 0 sqft Fireplace 0 sqft Flush Ceiling
Plan 5 (8019)				
Elevation A Elevation B Elevation D	3,129 sqft 3,129 sqft 3,129 sqft	Prairie Farmhouse Italian Eclectic	2-Story 4 Bedroom 3.5 Bath 3-Car Tandem Garage	0 sqft Cabinet at Primary Closet 0 sqft Open Tread Stairs 0 sqft 42" Refrigerator at Prep Kitchen 0 sqft Door at Primary Bath 0 sqft Door to Laundry from Primary Closet 0 sqft Flush Ceiling
Plan 6 (8020)				
Elevation A Elevation B Elevation C	3,252 sqft 3,252 sqft 3,252 sqft	Prairie Farmhouse Mediterranean	2-Story 5 Bedroom 3.5 Bath 3-Car Tandem Garage	0 sqft Flush Ceiling 0 sqft Door at Primary Bath 0 sqft Cabinet at Primary Closet 0 sqft Door to Pantry 0 sqft Fireplace 0 sqft 42" Refrigerator at Prep Kitchen

HOME PRODUCT SUMMARY

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ELEVATION A - PRAIRIE

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

EAVES: TYPICAL 2'-0" OVERHANG

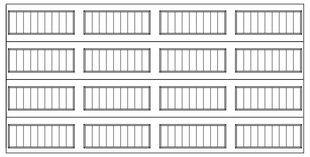
EXTERIOR MATERIALS:
STUCCO, STONE VENEER (STACKED/LEDGESTONE STYLE),
WALL PANEL - BELLBURN.

ADDITONAL DETAILING: STONE UTILIZED IN VERTICAL MASSINGS

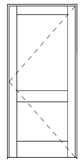


By: Visual Comfort
Collection: Fresno
Model #: CHO 2931AI-CG

STYLE SPECIFIC LIGHT FIXTURE



STYLE SPECIFIC GARAGE DOOR



STYLE SPECIFIC FRONT DOOR



STYLE SPECIFIC WINDOW GRID PATTERN AND TRIM

WINDOW FRAME COLOR: BLACK

ELEVATION B - FARMHOUSE

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

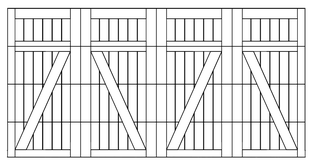
EAVES: TYPICAL 2'-0" OVERHANG & RAKE

EXTERIOR MATERIALS:
STUCCO, BOARD AND BATTEN SIDING, WALL PANEL - BELLBURN.

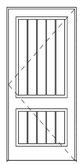


By: Visual Comfort
Collection: Ash
Model #: 700OWASHH92712DZUNV

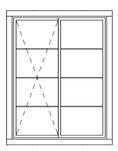
STYLE SPECIFIC LIGHT FIXTURE



STYLE SPECIFIC GARAGE DOOR



STYLE SPECIFIC FRONT DOOR



STYLE SPECIFIC WINDOW GRID PATTERN AND TRIM

WINDOW FRAME COLOR: BLACK

ELEVATION C - MEDITERRANEAN

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: BARCELONA 900

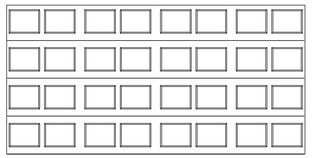
EAVES: TYPICAL 2'-0" OVERHANG

EXTERIOR MATERIALS:
STUCCO, STONE VENEER (CULTURED STONE STYLE), WALL PANEL - BELLBURN.

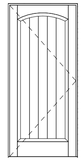


By: Visual Comfort
Collection: Warren
Model #: OL15401TXB

STYLE SPECIFIC LIGHT FIXTURE



STYLE SPECIFIC GARAGE DOOR



STYLE SPECIFIC FRONT DOOR



STYLE SPECIFIC WINDOW GRID PATTERN AND TRIM

WINDOW FRAME COLOR: BLACK

ELEVATION D - ITALIAN ECLECTIC

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

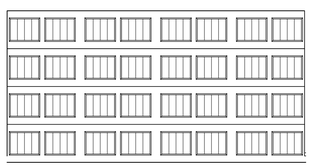
EAVES: TYPICAL 2'-0" OVERHANG & RAKE

EXTERIOR MATERIALS:
STUCCO, SIDING, WALL PANEL - BELLBURN.

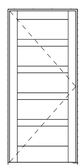


By: Visual Comfort
Collection: Galena
Model #: OL14403TXB

STYLE SPECIFIC LIGHT FIXTURE



STYLE SPECIFIC GARAGE DOOR



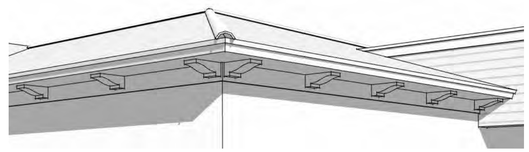
STYLE SPECIFIC FRONT DOOR



STYLE SPECIFIC WINDOW GRID PATTERN AND TRIM

WINDOW FRAME COLOR: BLACK

ADDITONAL DETAILING: CORBELS BELOW ROOF EAVES.



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ELDERBERRY PARK

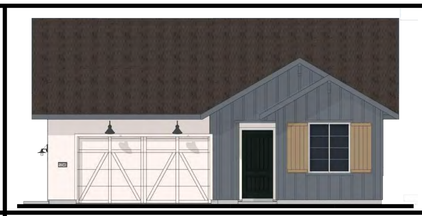
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A-0.1.0

BSB DESIGN

PLAN 1	 ELEVATION A PRAIRIE	 ELEVATION B FARMHOUSE	
PLAN 2	 ELEVATION A PRAIRIE	 ELEVATION B FARMHOUSE	
PLAN 3	 ELEVATION A PRAIRIE	 ELEVATION B FARMHOUSE	 ELEVATION D ITALIAN ECLECTIC
PLAN 4	 ELEVATION B FARMHOUSE	 ELEVATION C MEDITERRANEAN	 ELEVATION D ITALIAN ECLECTIC
PLAN 5	 ELEVATION A PRAIRIE	 ELEVATION B FARMHOUSE	 ELEVATION D ITALIAN ECLECTIC
PLAN 6	 ELEVATION A PRAIRIE	 ELEVATION B FARMHOUSE	 ELEVATION C MEDITERRANEAN

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Elevation Matrix

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A-0.1.1

BSB DESIGN



Left Elevation

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



Rear Elevation

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

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



Right Elevation

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



Front Elevation

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

Plan 1 (8015)

Elevation A - Prairie

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A-1A.0.0

BSB DESIGN



Left Elevation

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 6,10,15,45,49,51,53,55,142

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

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 - LOUVERED SHUTTERS



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 10

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



Front Elevation

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

Plan 1 (8015)

Elevation A - Prairie - Enhanced Elevations

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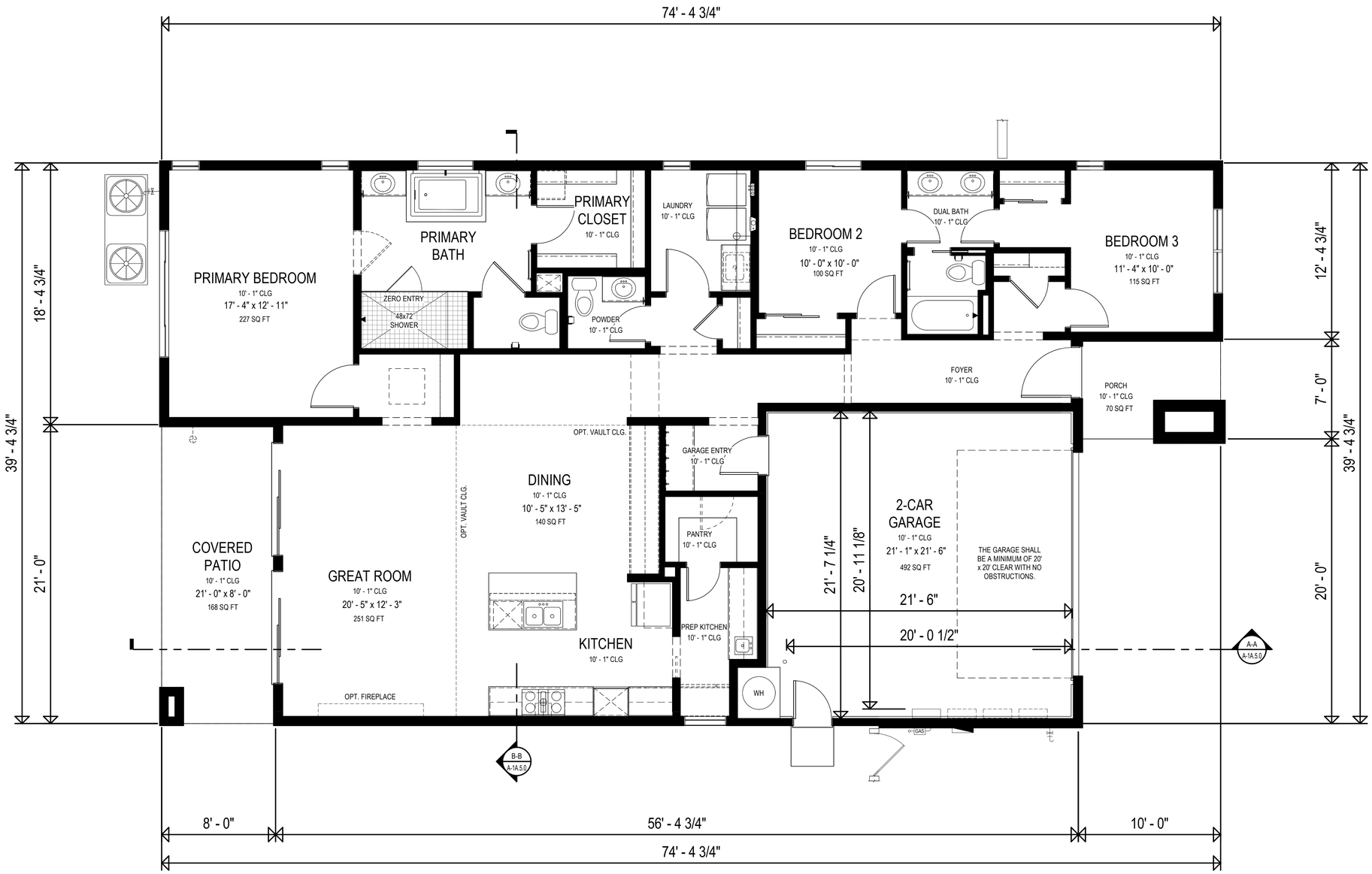
ELDERBERRY PARK

Temecula, California

January 28, 2026 | 24-0420 **A-1A.0.0B**

BSB DESIGN

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Main Floor Plan - Elevation A

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

Plan 1 (8015)

Elevation A - Prairie

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ELDERBERRY PARK

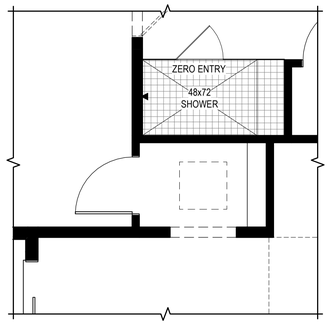
Temecula, California

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January 14, 2026 | 24-0420

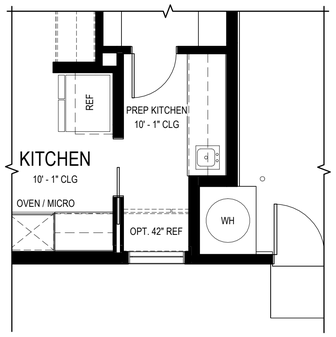
A-1A.1.0

BSB DESIGN



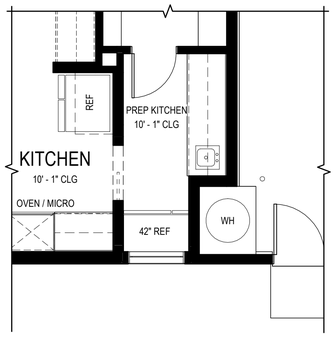
Opt. 5 Shelves at Primary
Partial Main Floor Plan

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



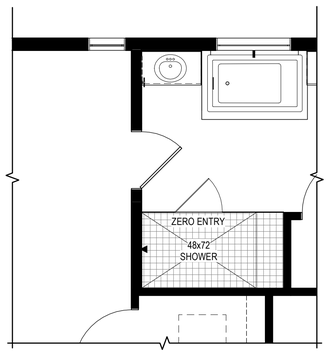
Opt. Pocket Door
Partial Main Floor Plan

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



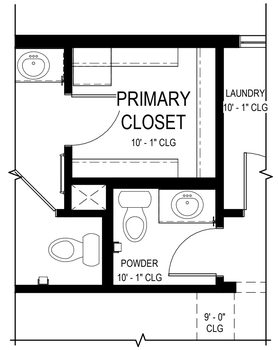
Opt. 42" Refrigerator
At Prep Kitchen
Partial Main Floor Plan

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



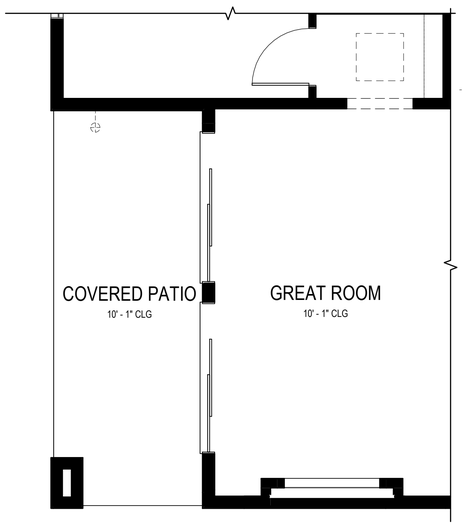
Opt. Door at
Primary Bath
Partial Main Floor Plan

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



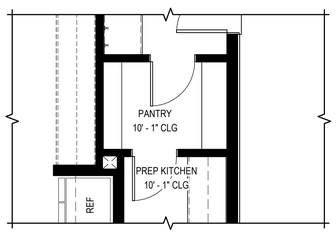
Opt. Cabinet at
Primary Closet
Partial Main Floor Plan

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



Opt. Fireplace at Great Room
Partial Main Floor Plan

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



Opt. Door to Pantry
Partial Main Floor Plan

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

Plan 1 (8015)

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

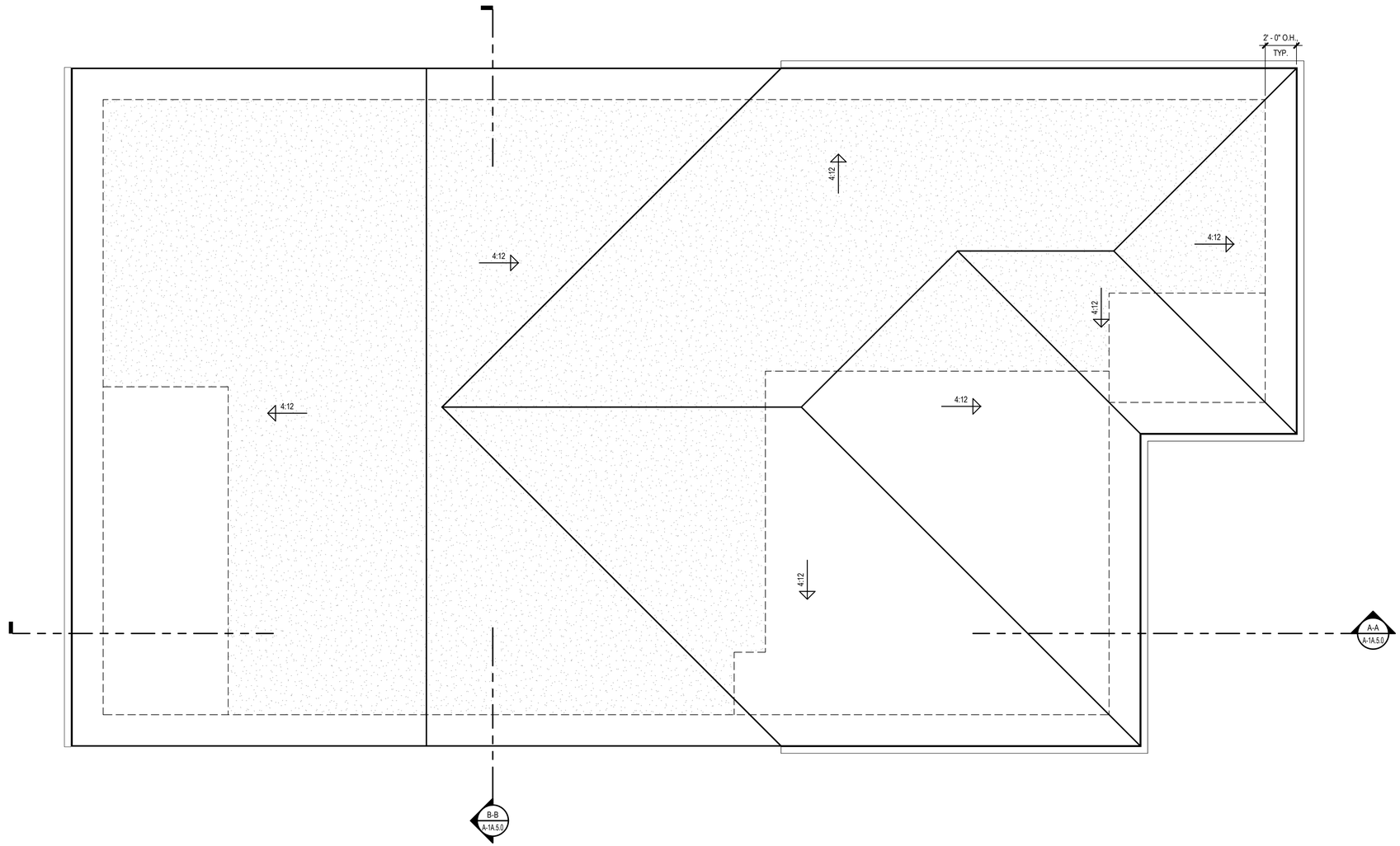
Temecula, California

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A-1A.1.1

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 1 (8015)

Elevation A - Prairie

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ELDERBERRY PARK

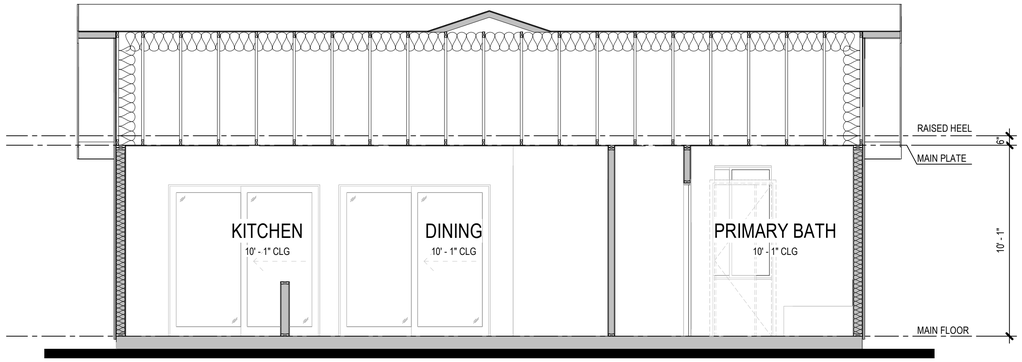
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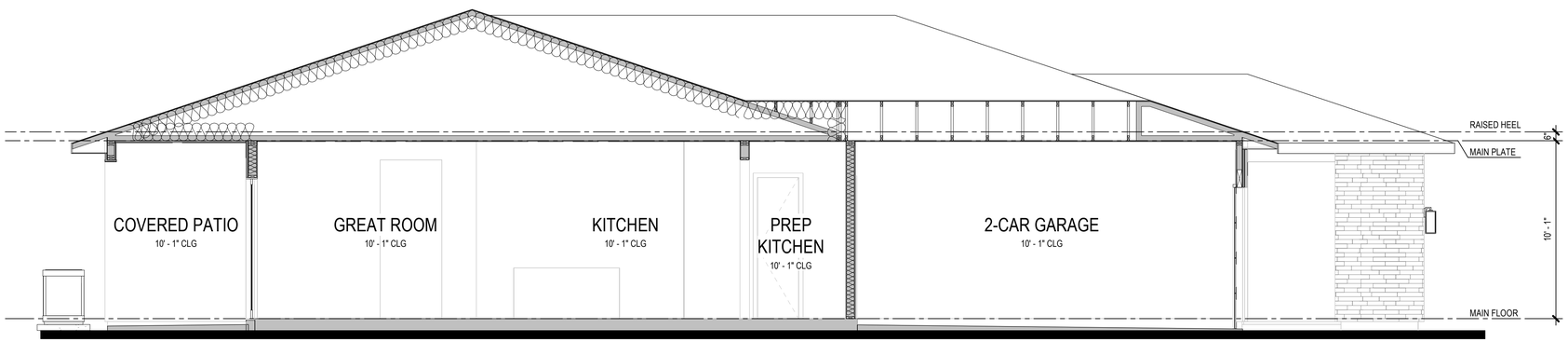
A-1A.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 1 (8015)

Elevation A - Prairie

taylor morrison

Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

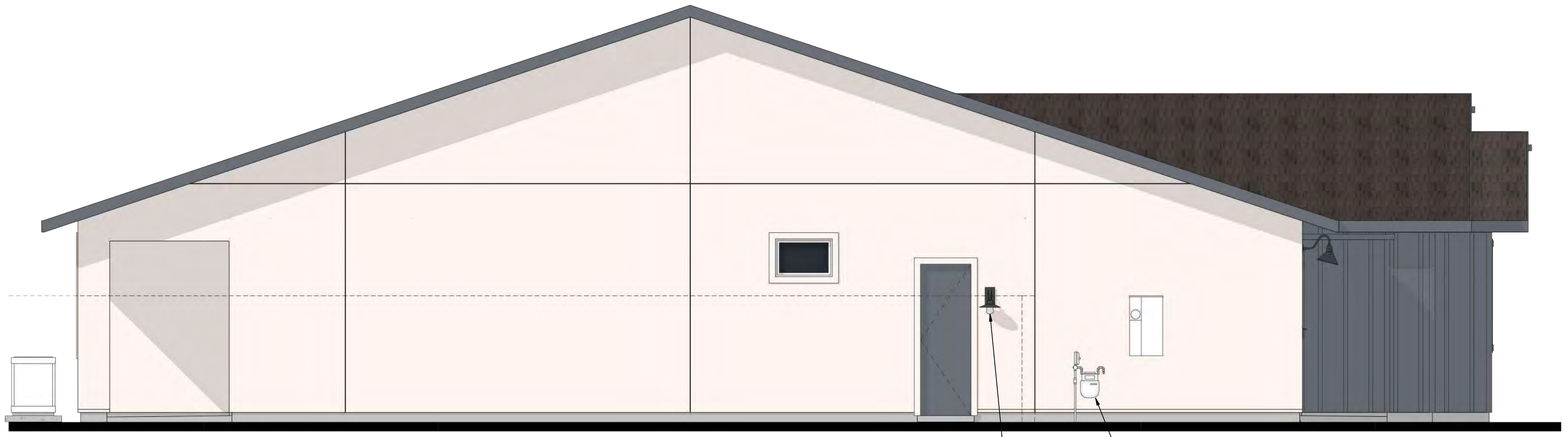
Temecula, California

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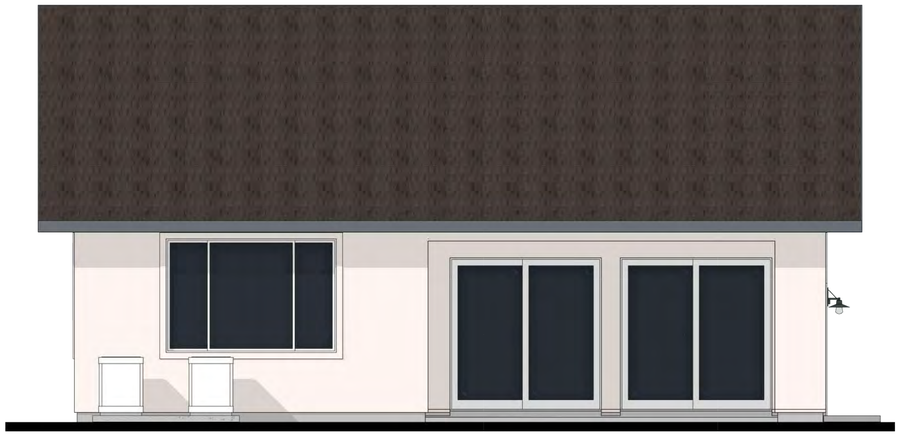
A-1A.5.0

BSB DESIGN



Left Elevation

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



Rear Elevation

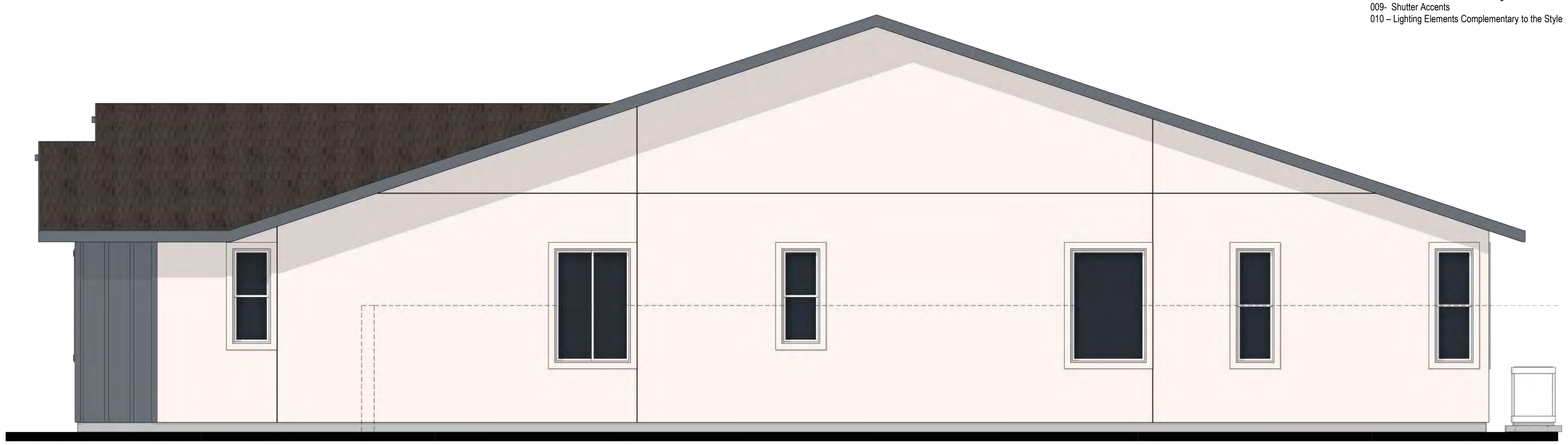
SCALE: 1/4" = 1'-0"

ELEMENTS FROM DESIGN GUIDELINES:

N/A

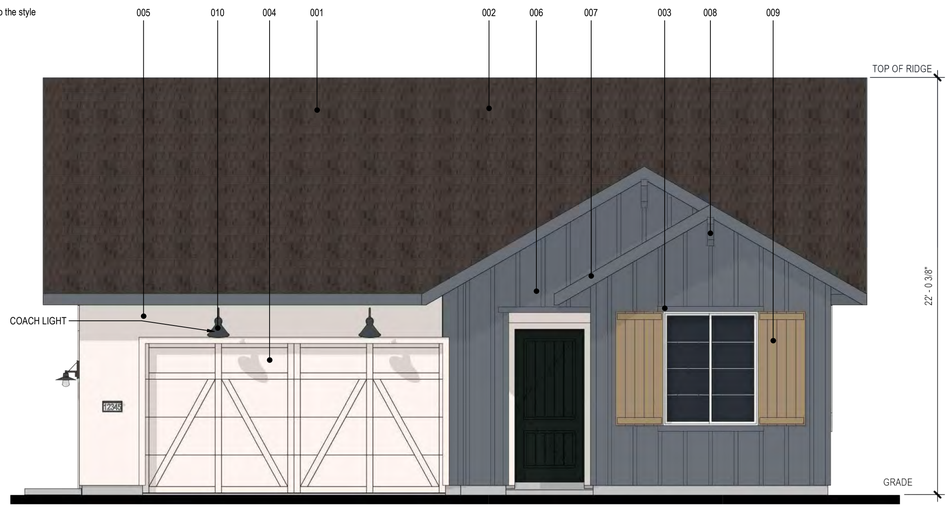
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style



Right Elevation

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



Front Elevation

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

Plan 1 (8015)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

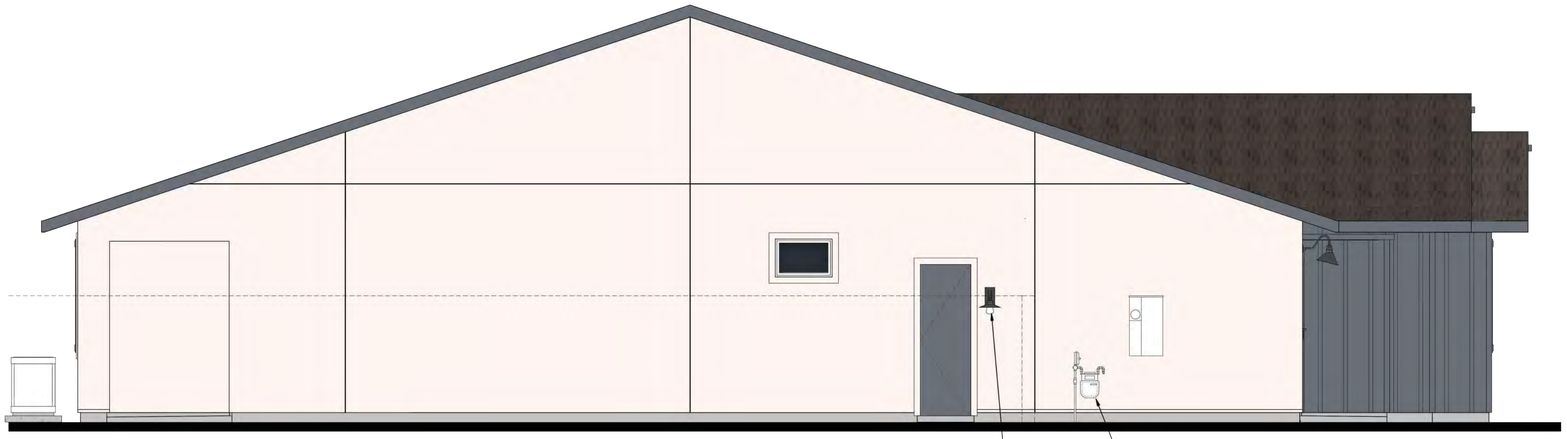
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A-1B.0.0

BSB DESIGN



Left Elevation

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 3,12,18,38,42

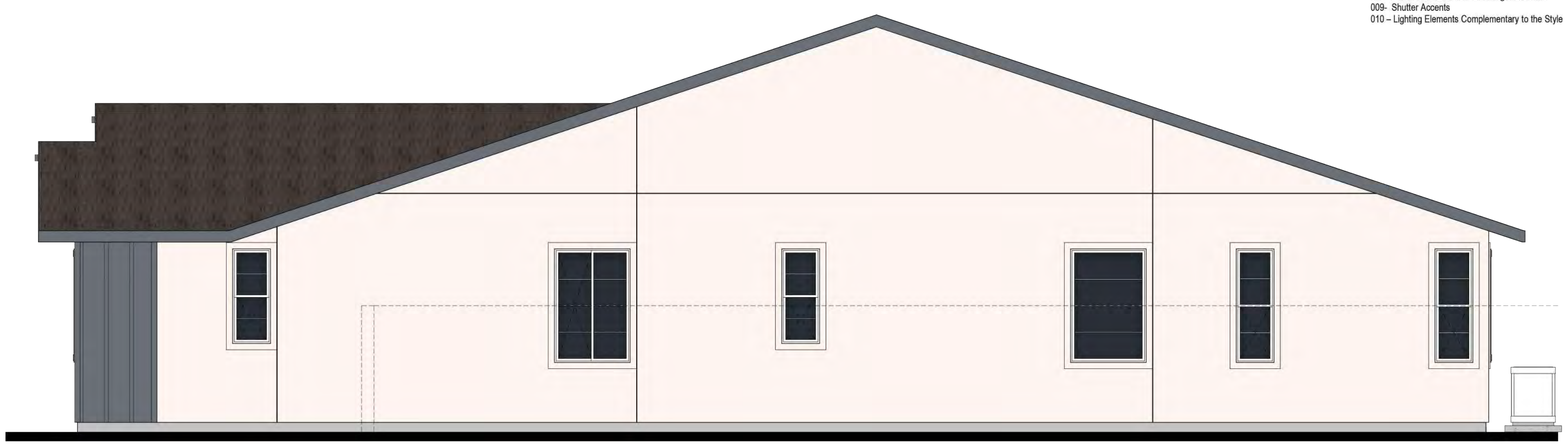
SCALE: 1/4" = 1'-0"

ELEMENTS FROM DESIGN GUIDELINES:

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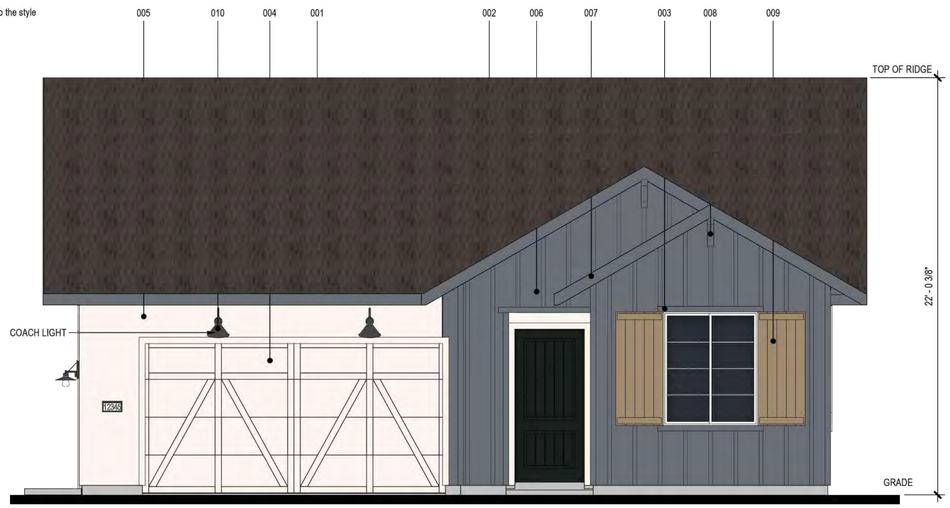
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style



Right Elevation

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



Front Elevation

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

Plan 1 (8015)

Elevation B - Farmhouse - Enhanced Elevations

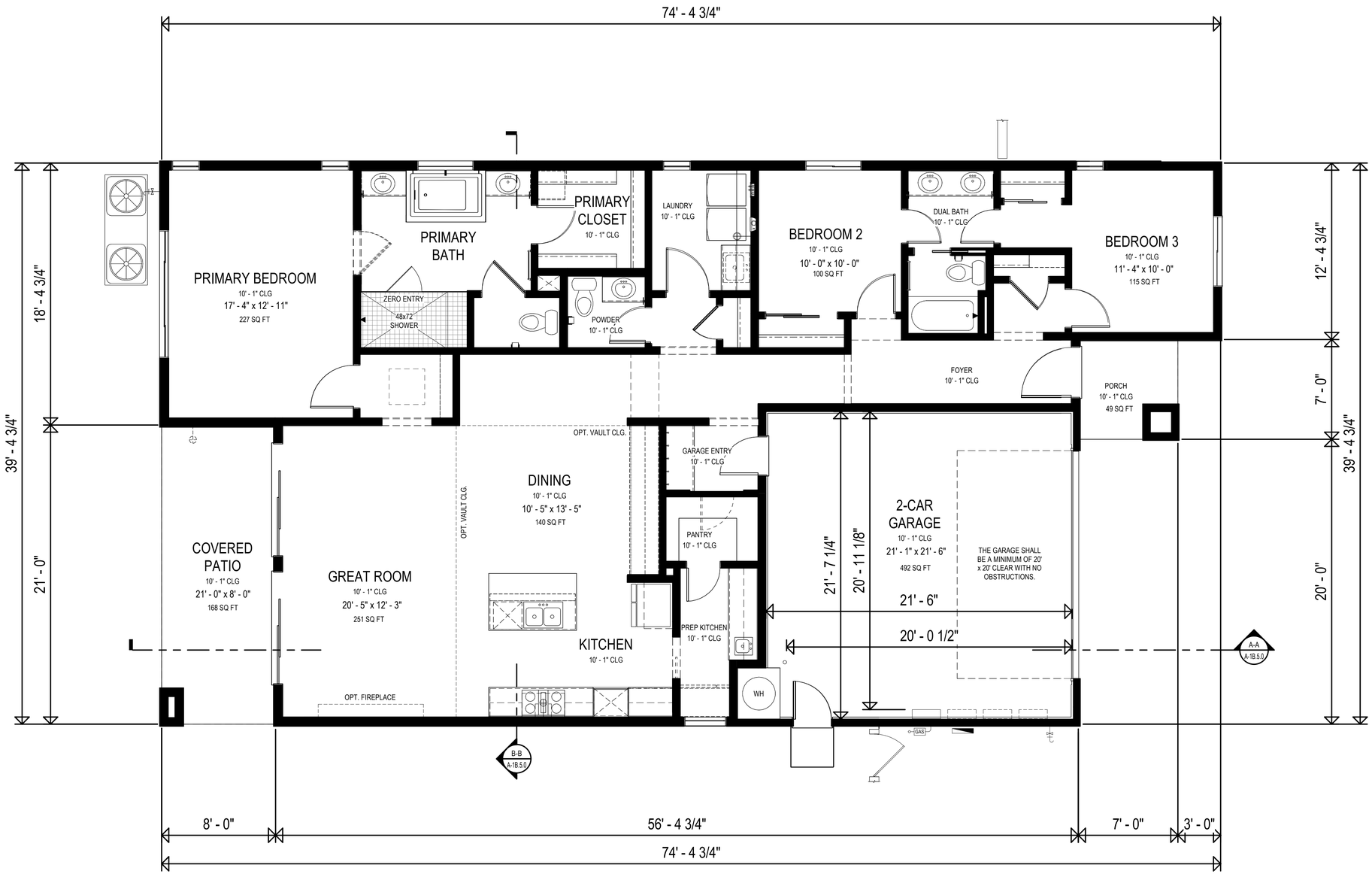
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Newport Beach, California

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ELDERBERRY PARK
Temecula, California

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BSB DESIGN



Main Floor Plan - Elevation B

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

Plan 1 (8015)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

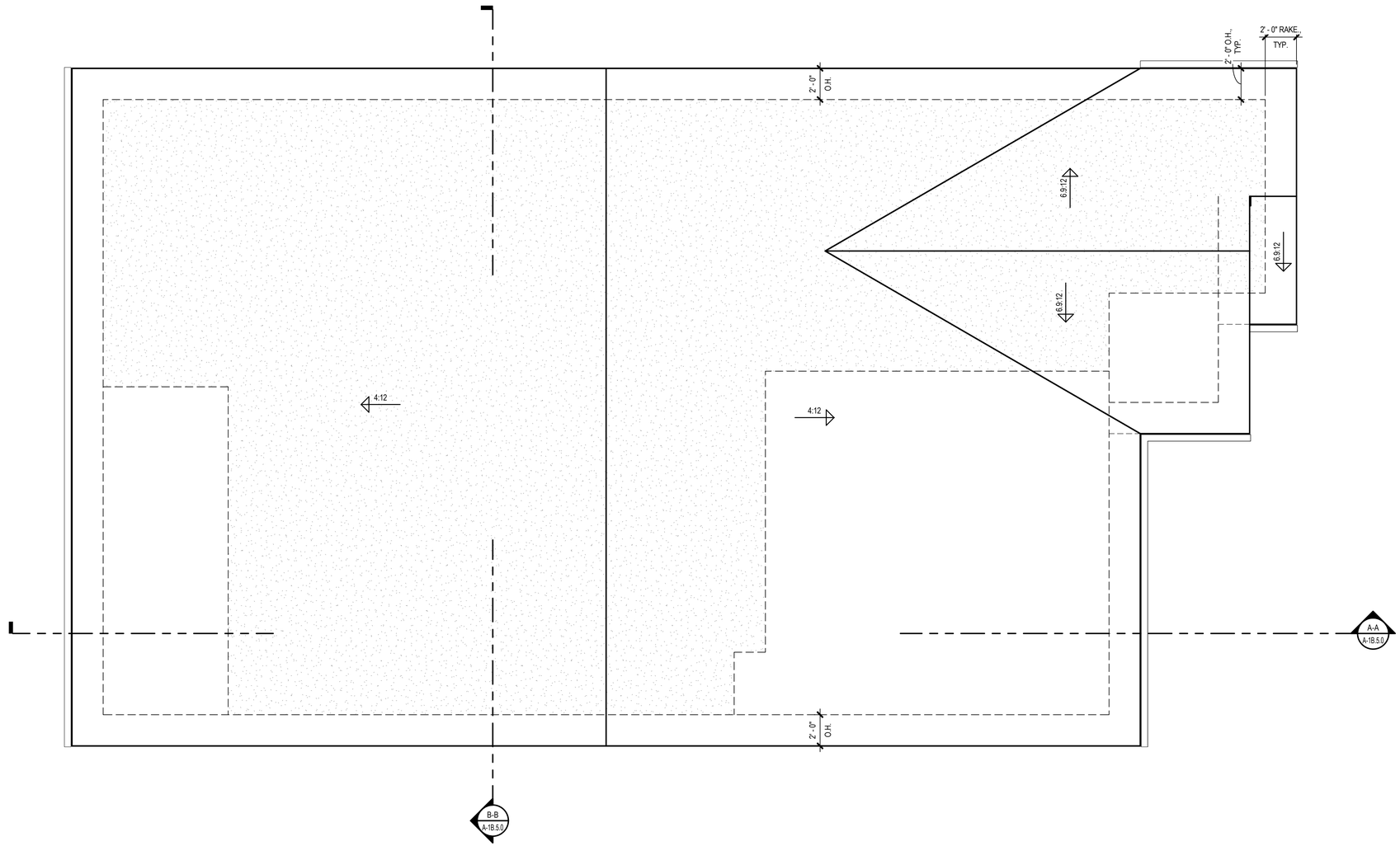
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A-1B.1.0

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 1 (8015)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

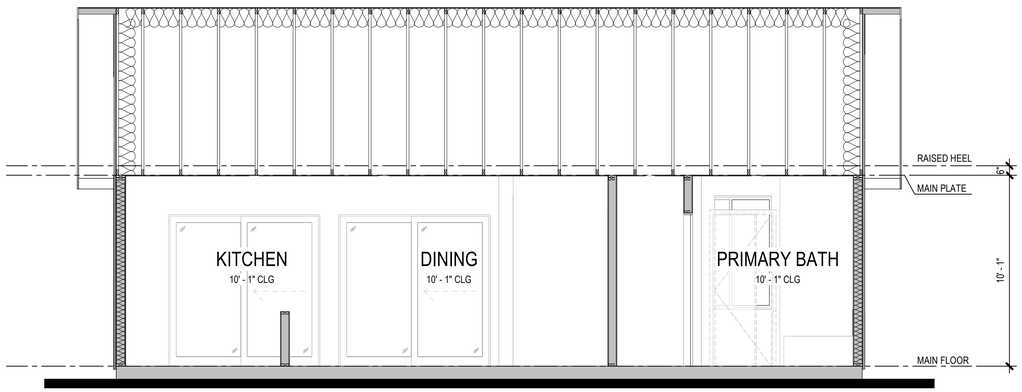
Temecula, California

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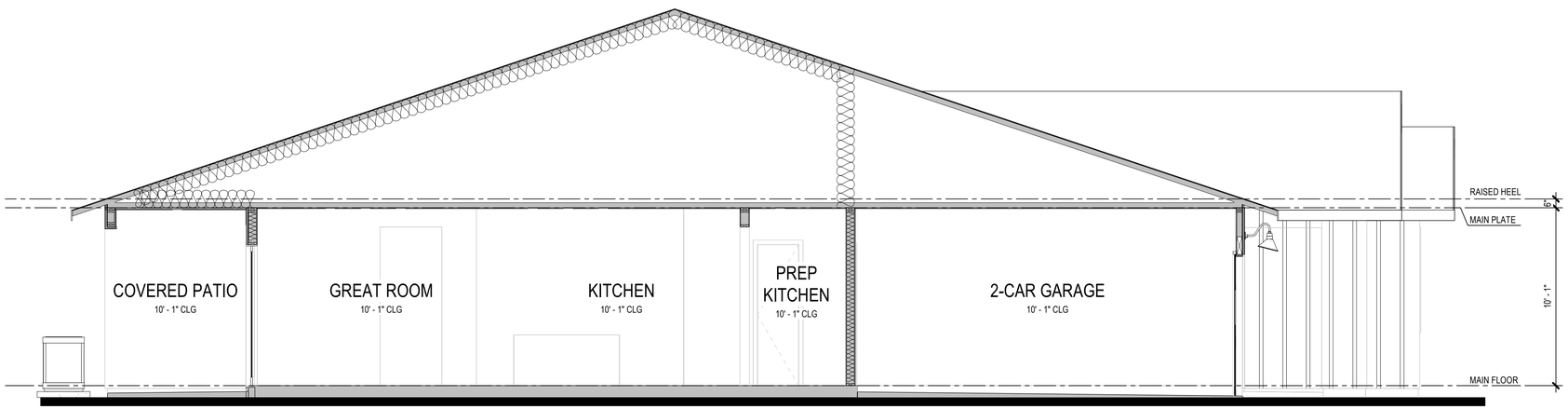
A-1B.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 1 (8015)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

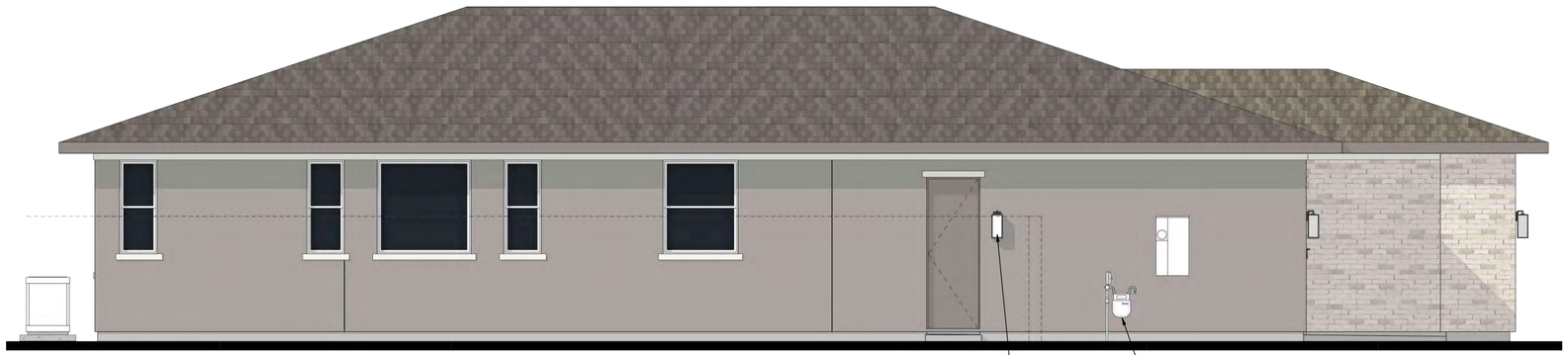
Temecula, California

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A-1B.5.0

BSB DESIGN



Left Elevation

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



Rear Elevation

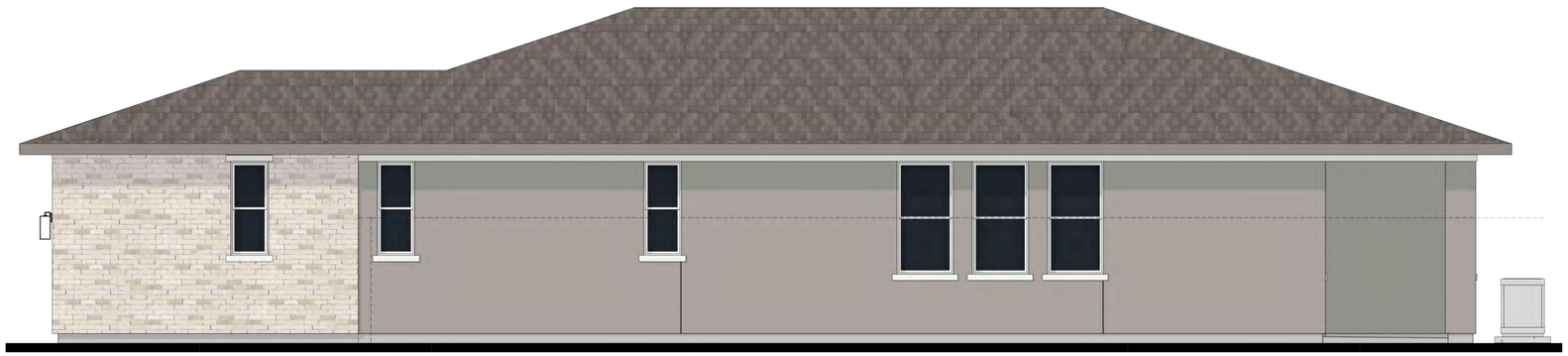
SCALE: 1/4" = 1'-0"

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



Right Elevation

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



Front Elevation

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

Plan 2 (8016)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420

A-2A.0.0

BSB DESIGN

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Left Elevation GARAGE SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 53

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 2,13,17,43,47

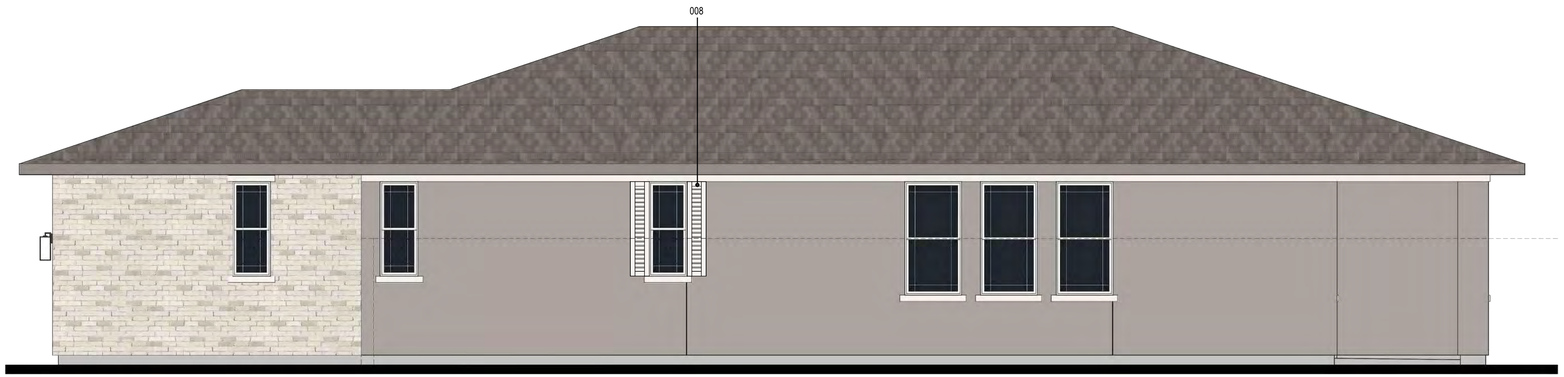
SCALE: 1/4" = 1'-0"

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 - LOUVERED SHUTTERS



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 62,77

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



Front Elevation

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

Plan 2 (8016)

Elevation A - Prairie - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

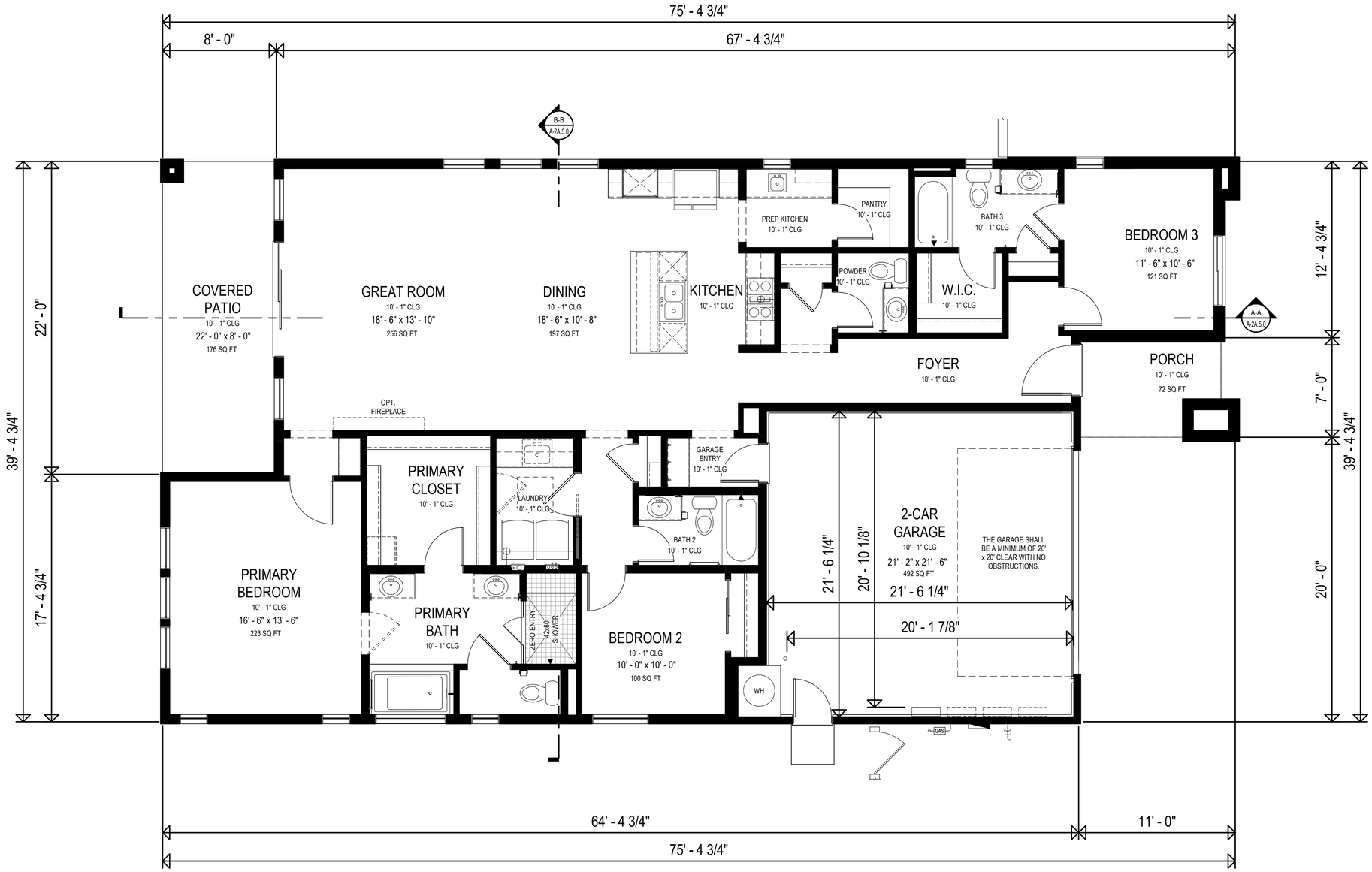
ELDERBERRY PARK

Temecula, California

January 28, 2026 | 24-0420 **A-2A.0.0B**

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Main Floor Plan - Elevation A

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

Plan 2 (8016)

Elevation A - Prairie

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Planning Application No. PA25-0168

ELDERBERRY PARK

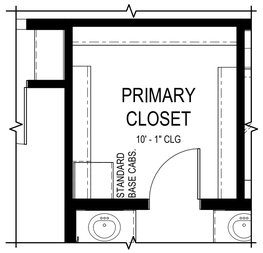
Temecula, California

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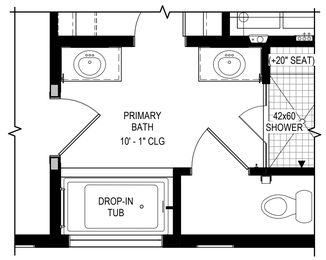
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BSB DESIGN



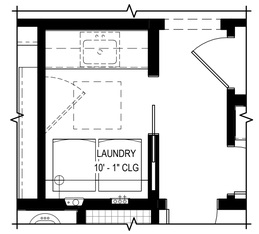
Opt. Cabinet at Primary Closet Partial Main Floor Plan

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



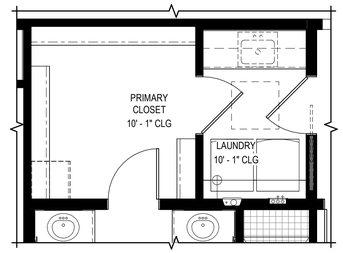
Opt. Door at Primary Bath Partial Main Floor Plan

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



Opt. Pocket Door at Laundry Partial Main Floor Plan

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



Opt. Door to Laundry from Primary Closet Partial Main Floor Plan

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

Plan 2 (8016)

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

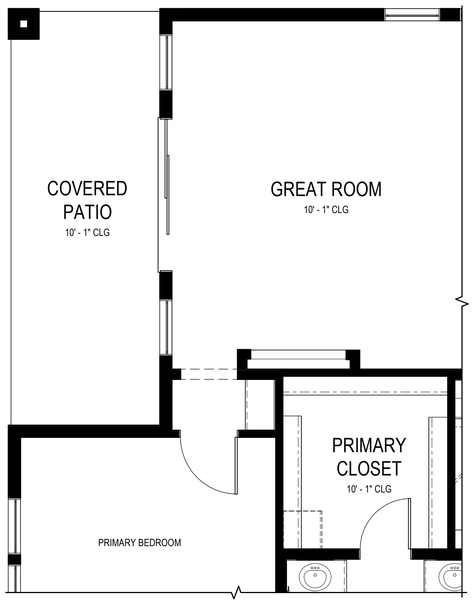
Temecula, California

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January 14, 2026 | 24-0420

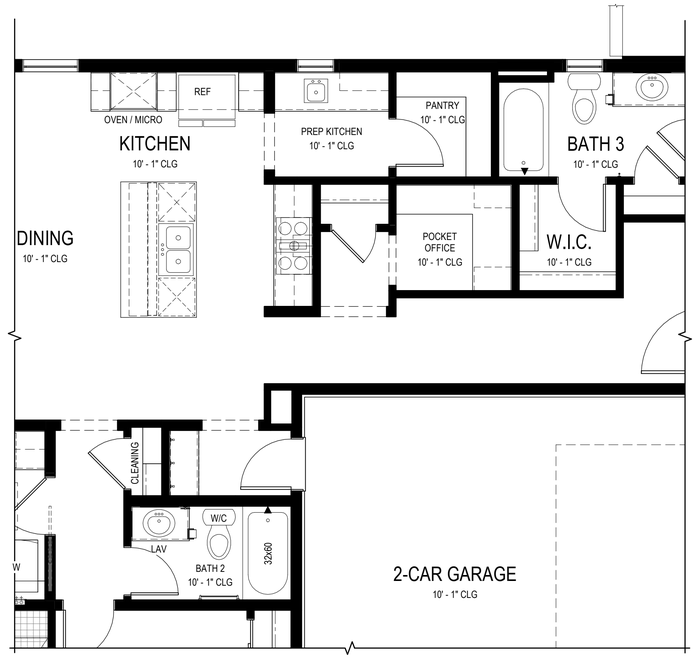
A-2A.1.1

BSB DESIGN



Opt. Fireplace
Partial Main Floor Plan

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



Opt. Pocket Office I.L.O. Powder
Partial Main Floor Plan

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

Plan 2 (8016)

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

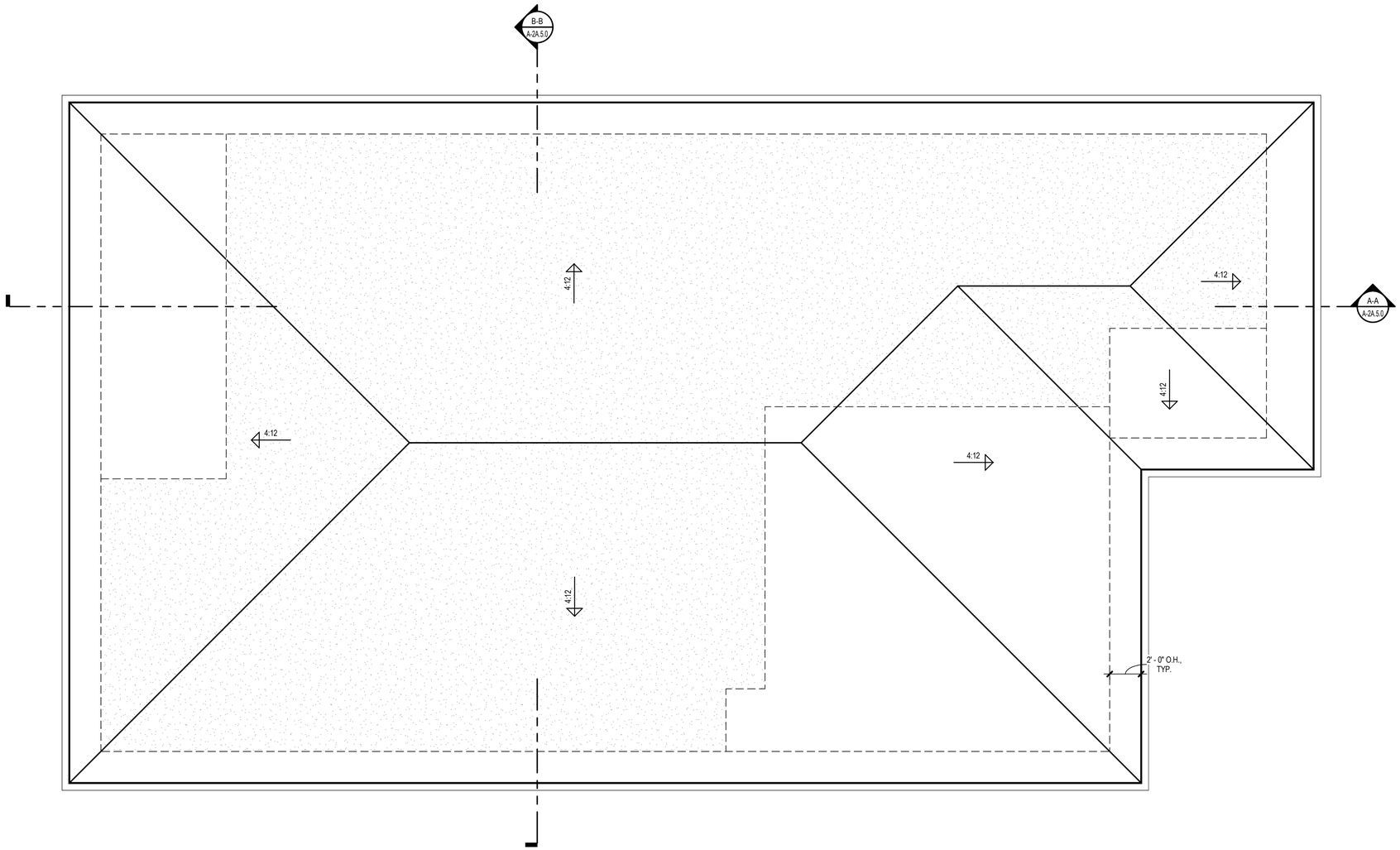
Temecula, California

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A-2A.1.2

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 2 (8016)

Elevation A - Prairie

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

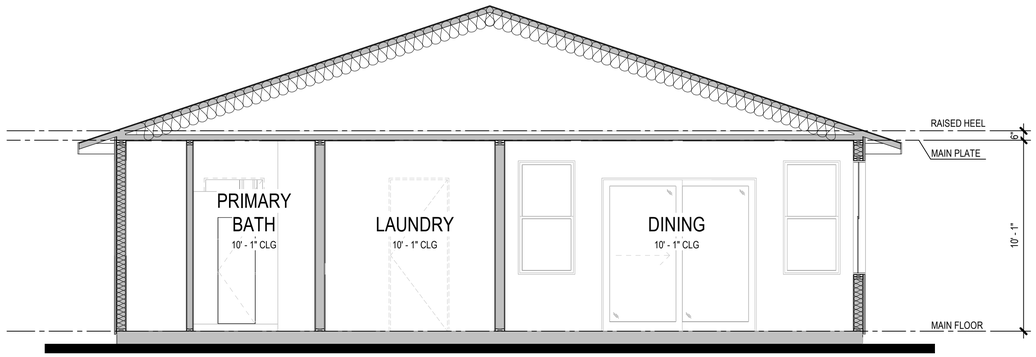
Temecula, California

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January 14, 2026 | 24-0420

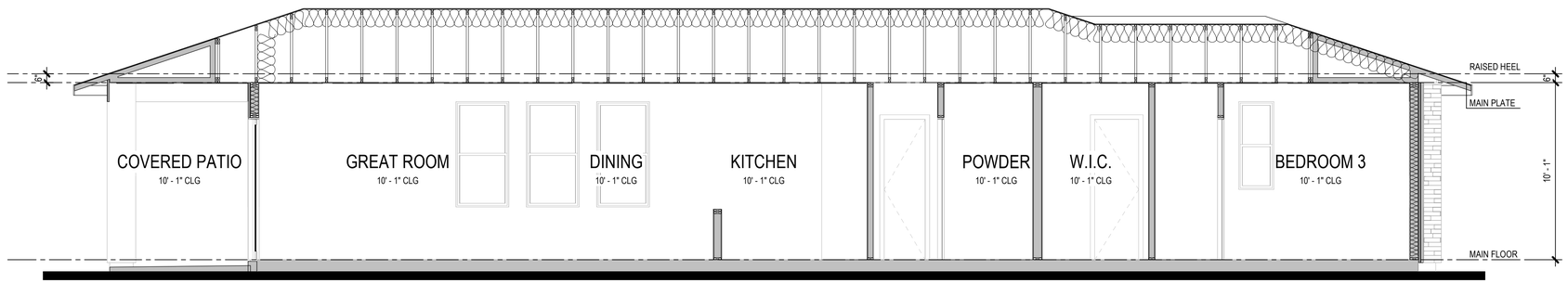
A-2A.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 2 (8016)

Elevation A - Prairie

taylor morrison

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420

A-2A.5.0

BSB DESIGN



Left Elevation

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



Rear Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

ELEMENTS NOT FROM DESIGN GUIDELINES:

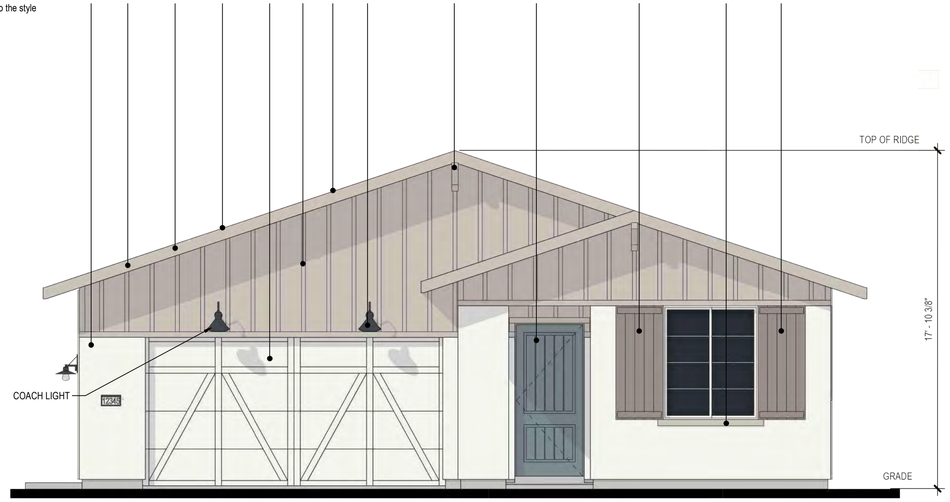
001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style

005 001 005 002 004 006 007 010 008 004 009 003 011



Right Elevation

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



Front Elevation

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

Plan 2 (8016)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

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A-2B.0.0



Left Elevation GARAGE SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 141

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 5,9,14,20,40,48,50,141,143

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

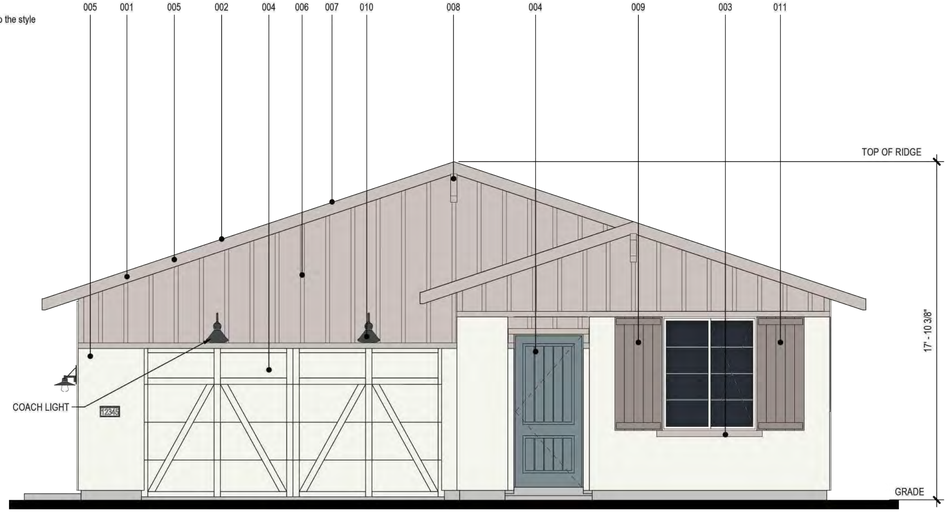
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 9,20

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



Front Elevation

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

Plan 2 (8016)

Elevation B - Farmhouse - Enhanced Elevations

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Planning Application No. PA25-0168

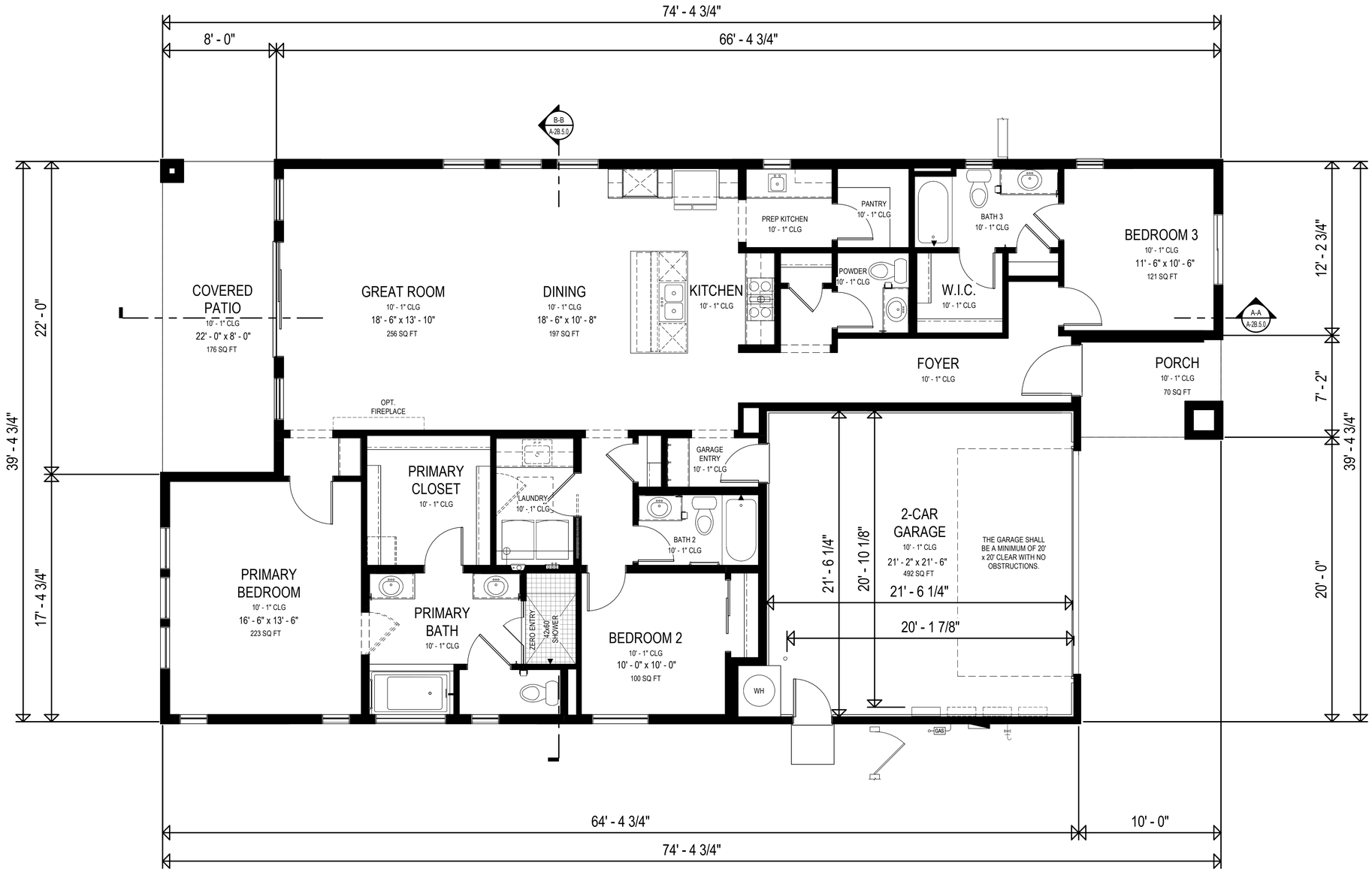
ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420 **A-2B.0.0B**

BSB DESIGN



Main Floor Plan - Elevation B

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

Plan 2 (8016)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

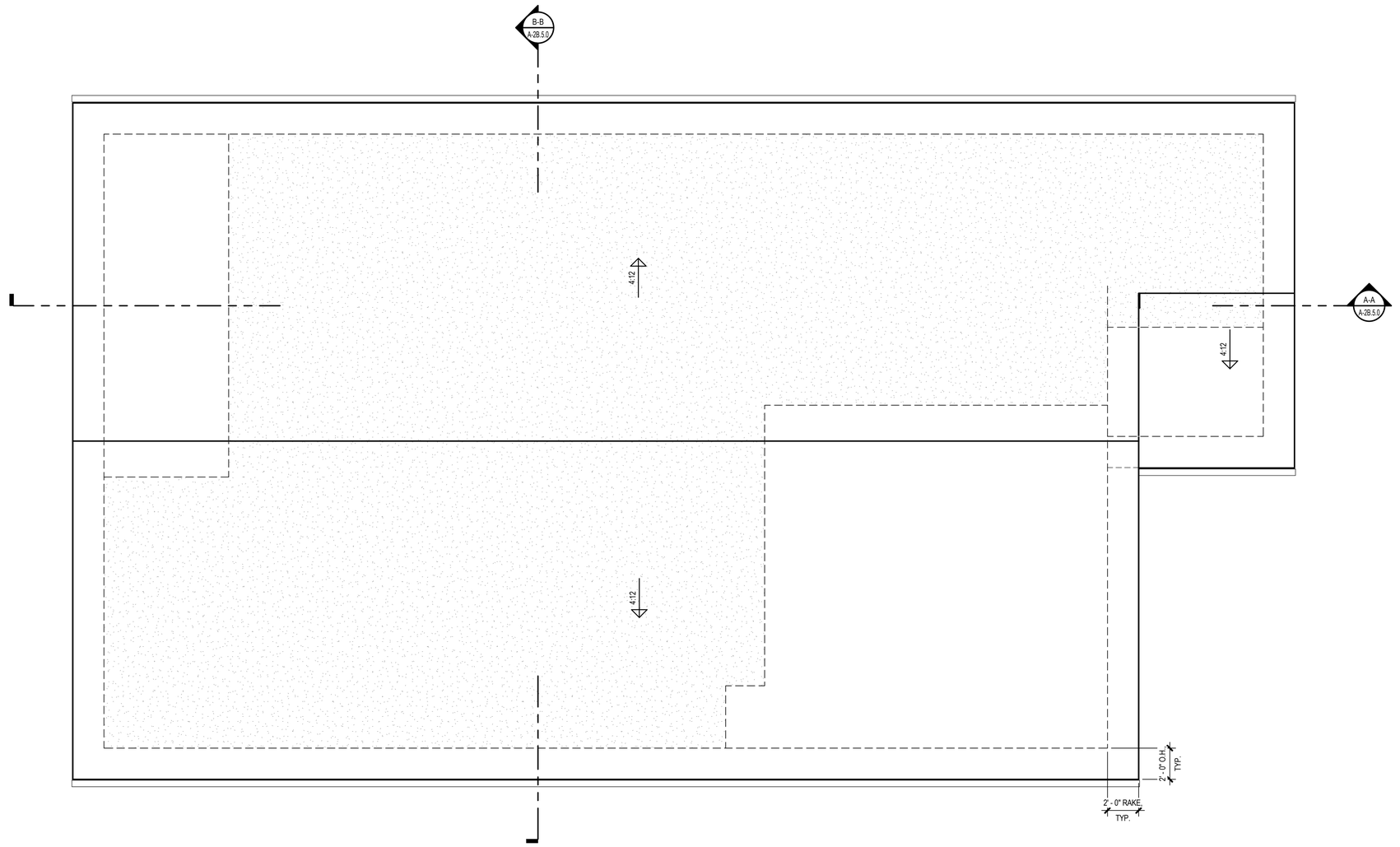
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A-2B.1.0

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 2 (8016)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

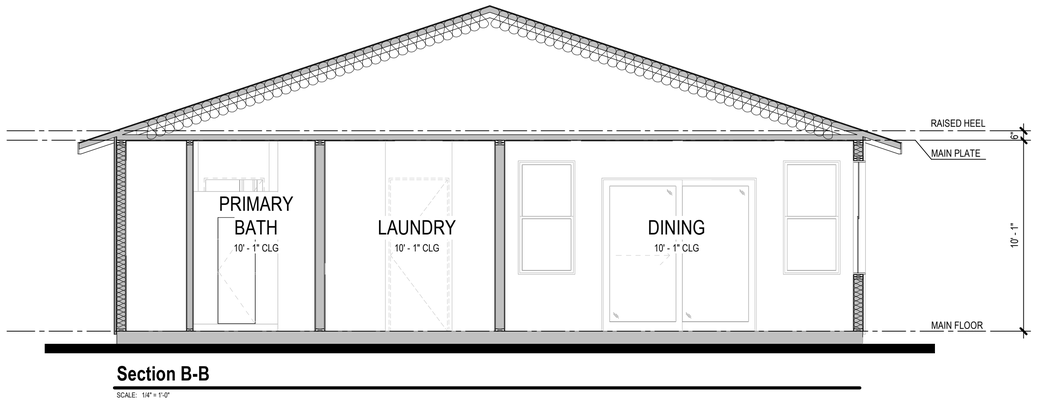
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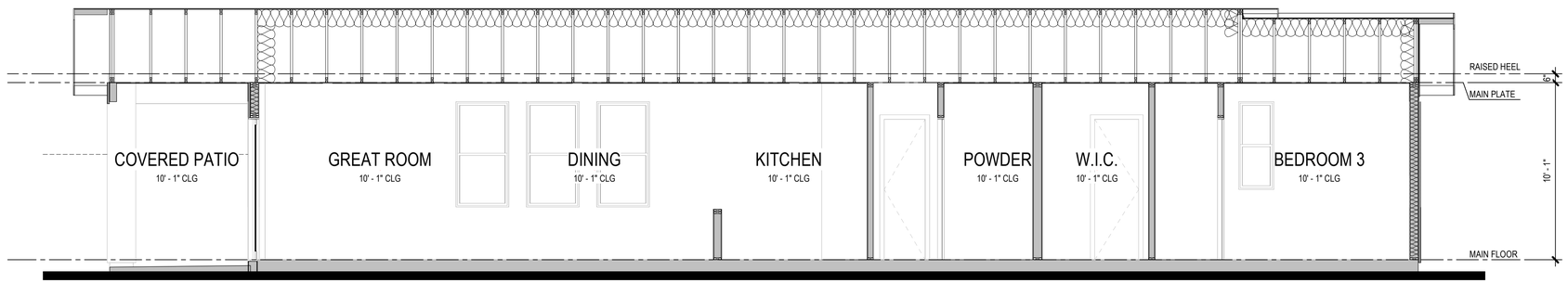
A-2B.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 2 (8016)

Elevation B - Farmhouse

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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A-2B.5.0

BSB DESIGN



Left Elevation

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

ELEMENTS IN DESIGN GUIDELINES:

N/A

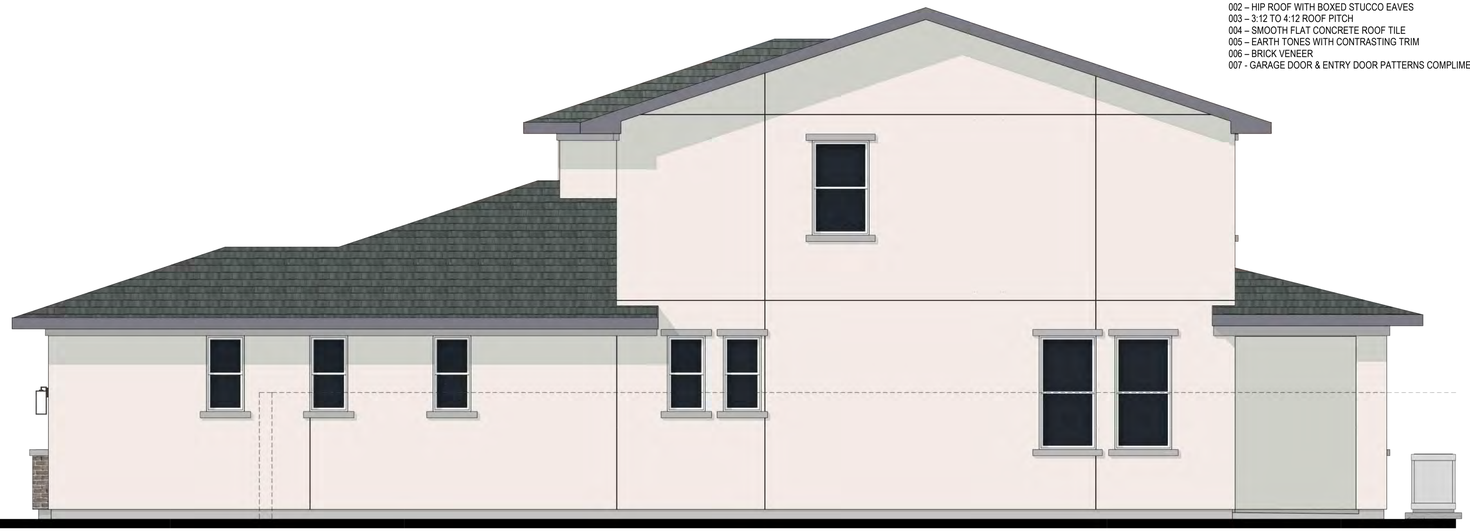
ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 3 (8017)

Elevation A - Prairie

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ELDERBERRY PARK

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A-3A.0.0

BSB DESIGN



Left Elevation

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 8,41

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

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 - LOUVERED SHUTTERS



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 65

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



Front Elevation

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

Plan 3 (8017)

Elevation A - Prairie - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

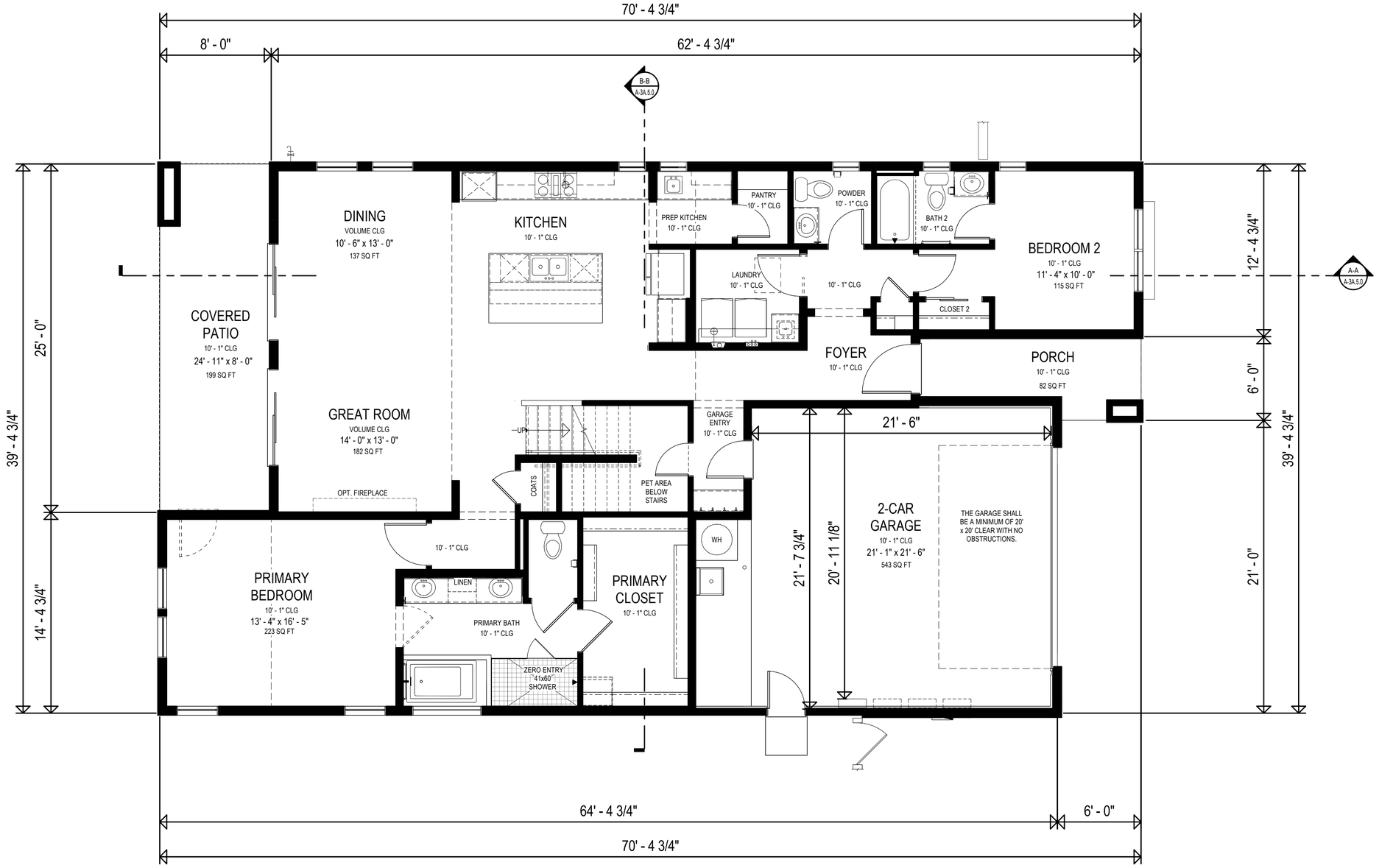
ELDERBERRY PARK

Temecula, California

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January 28, 2026 | 24-0420 **A-3A.0.0B**

BSB DESIGN



Main Floor Plan - Elevation A

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

Plan 3 (8017)

Elevation A - Prairie

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Planning Application No. PA25-0168

ELDERBERRY PARK

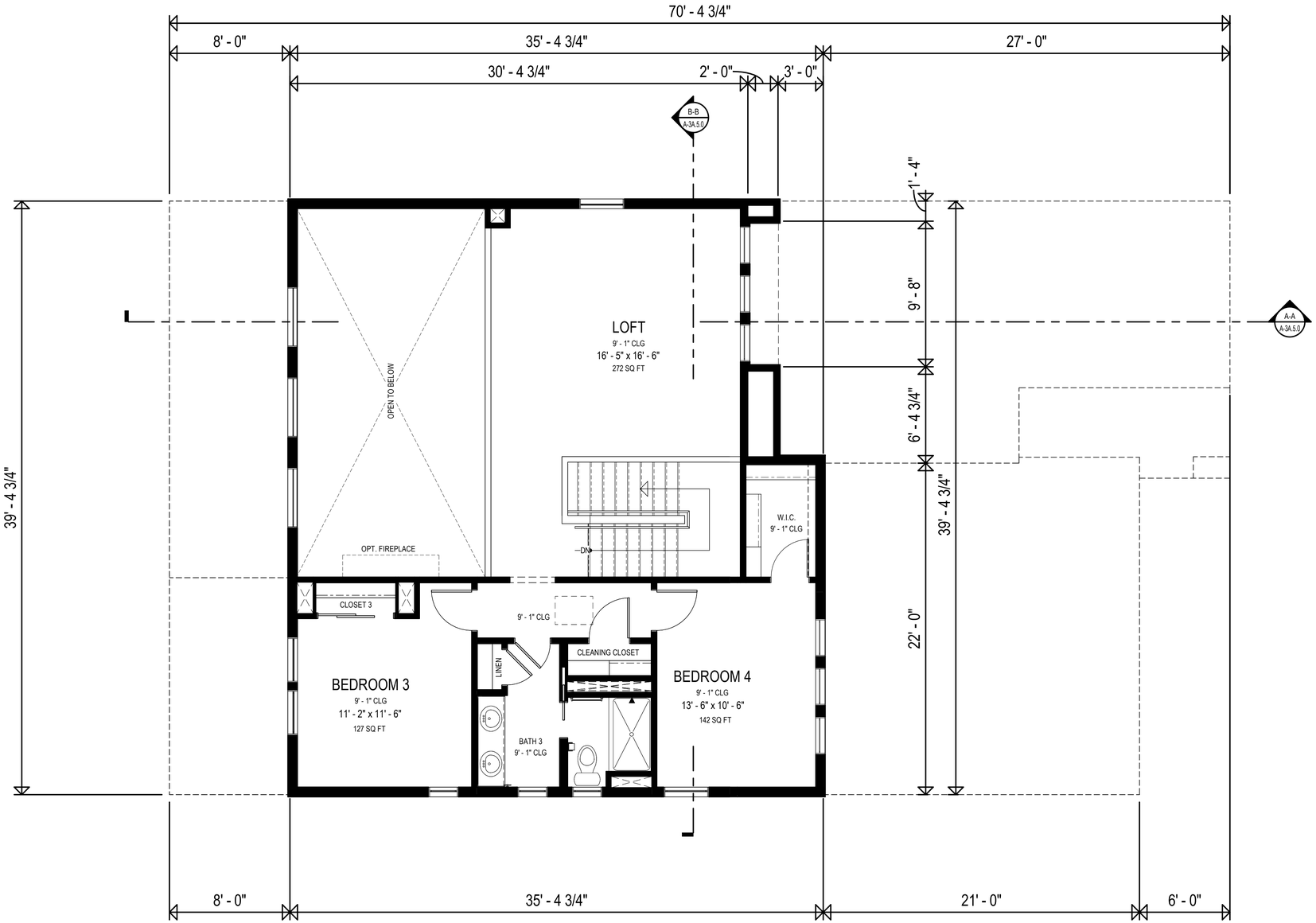
Temecula, California

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January 14, 2026 | 24-0420

A-3A.1.0

BSB DESIGN



Upper Floor Plan - Elevation A

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

Plan 3 (8017)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

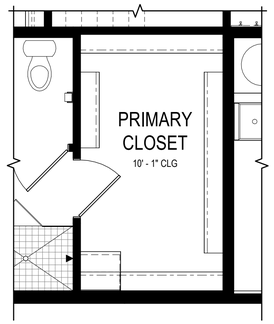
Temecula, California

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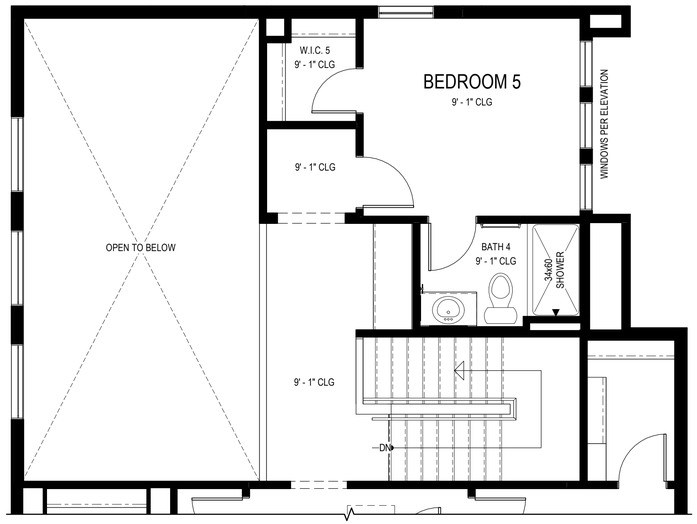
A-3A.1.1

BSB DESIGN



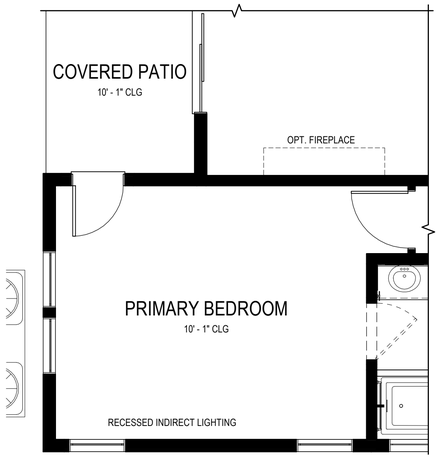
Opt. Cabinet at Primary Closet Partial Main Floor Plan

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



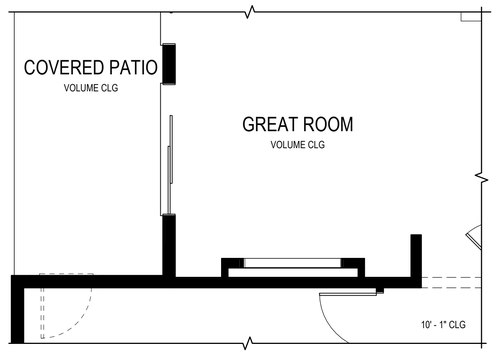
Opt. Bedroom 5 I.L.O. Loft Partial Upper Floor Plan

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



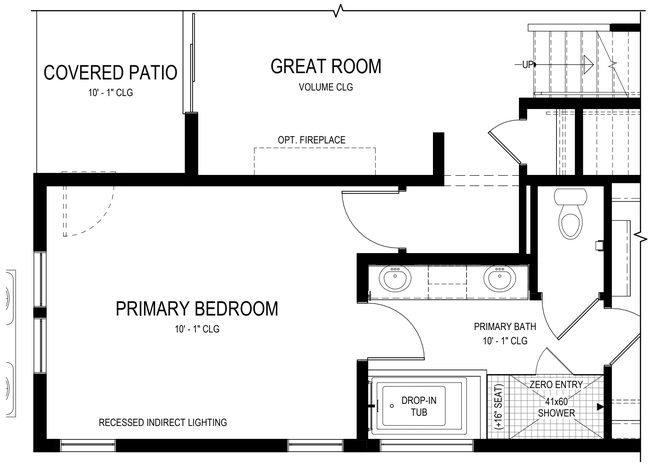
Opt. 2880 FR Door Partial Main Floor Plan

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



Opt. Fireplace Partial Main Floor Plan

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



Opt. 3080 Door at Primary Bath Partial Main Floor Plan

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

Plan 3 (8017)

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

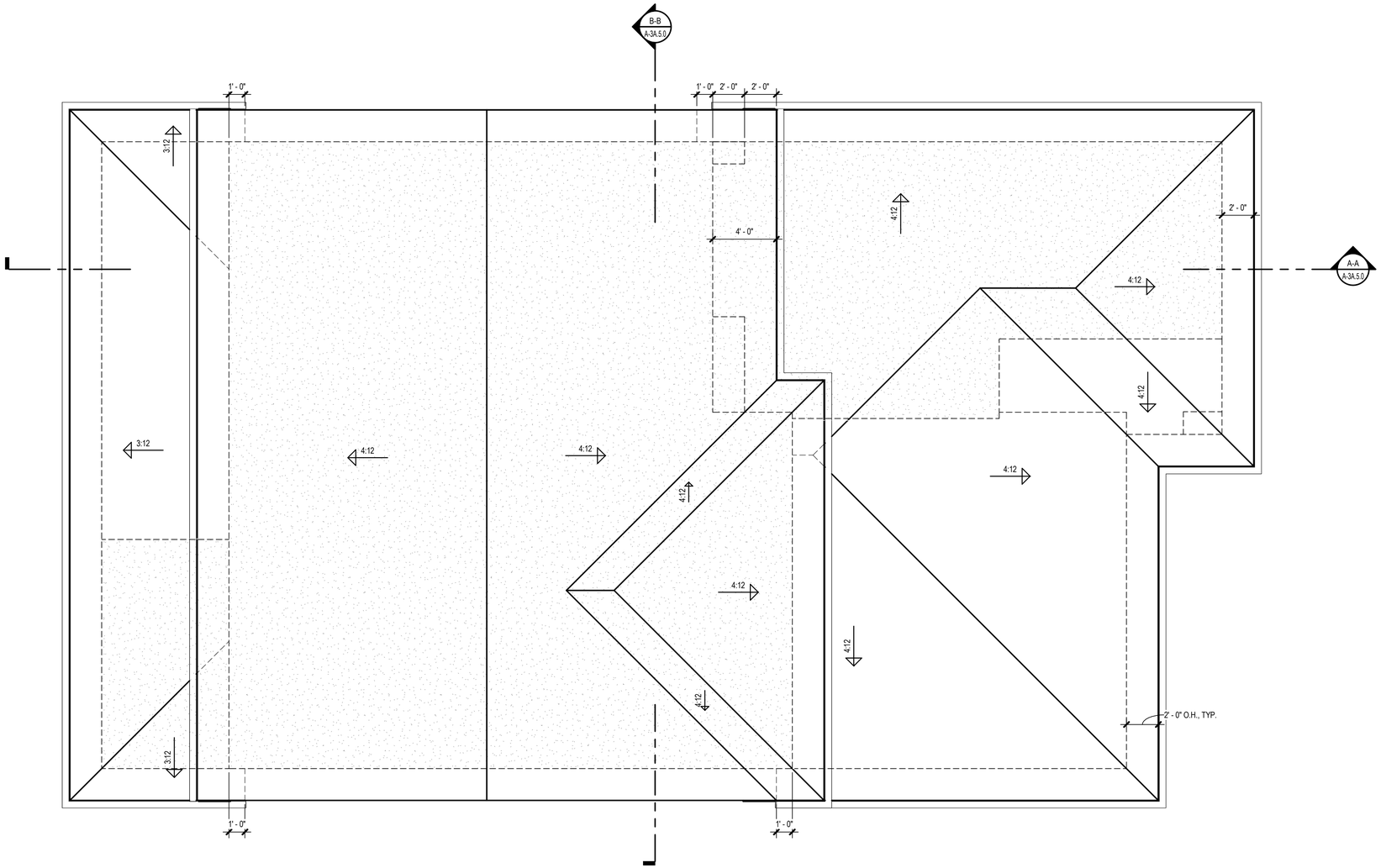
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A-3A.1.2

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 3 (8017)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

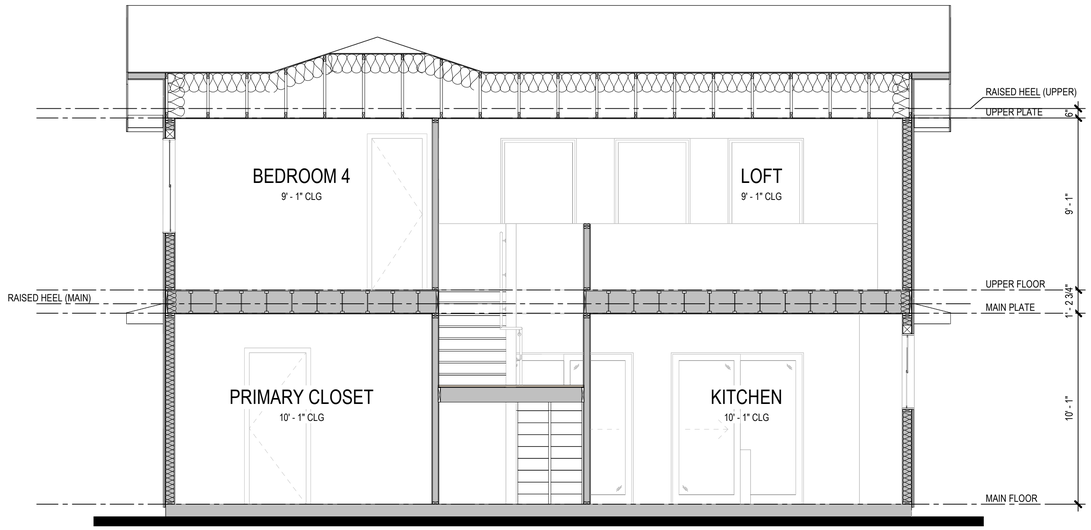
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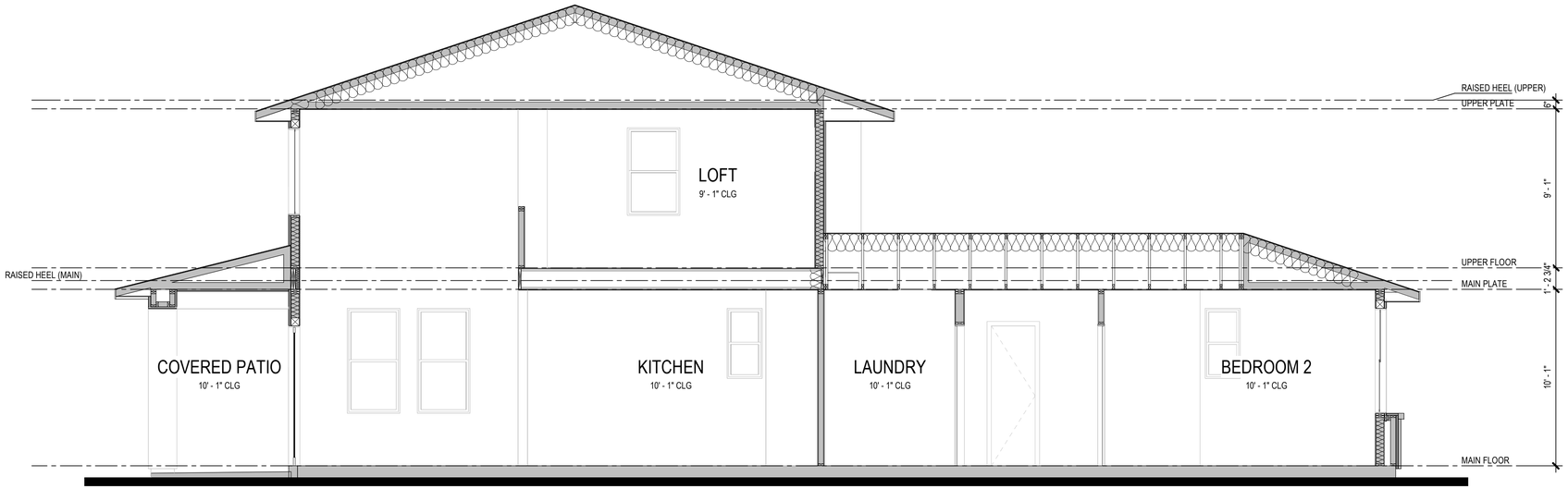
A-3A.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

taylor morrison

Homes Inspired by You

Plan 3 (8017)

Elevation A - Prairie

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

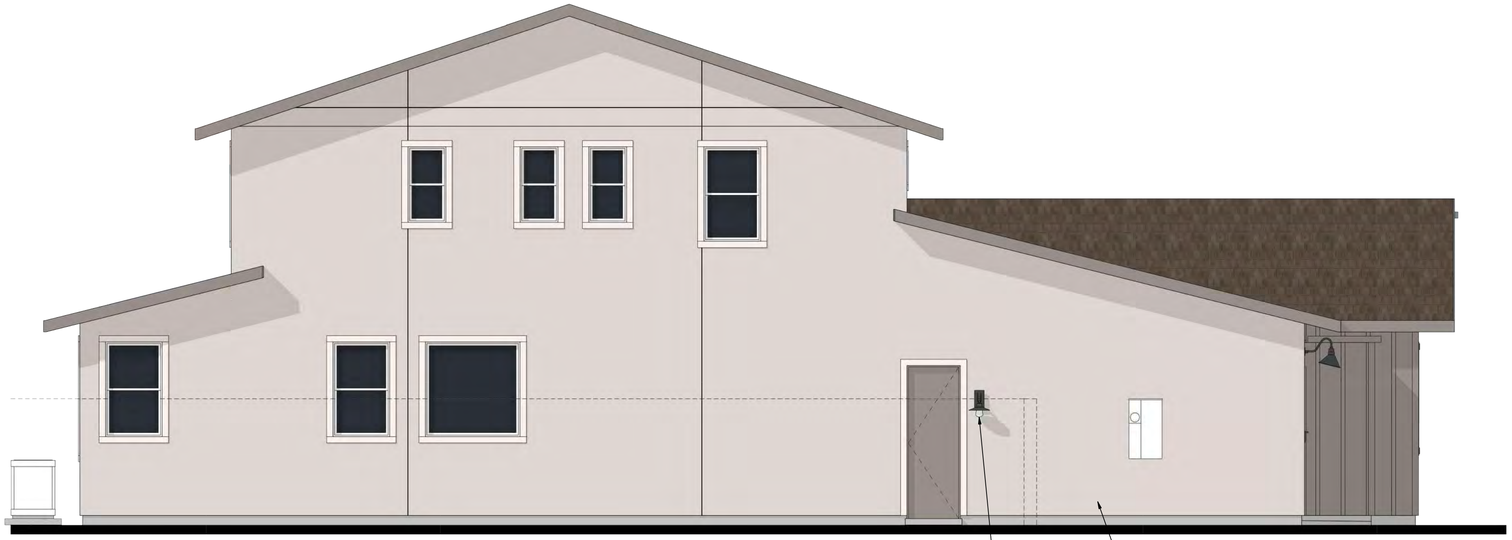
Temecula, California

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A-3A.5.0

BSB DESIGN



Left Elevation

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



Rear Elevation

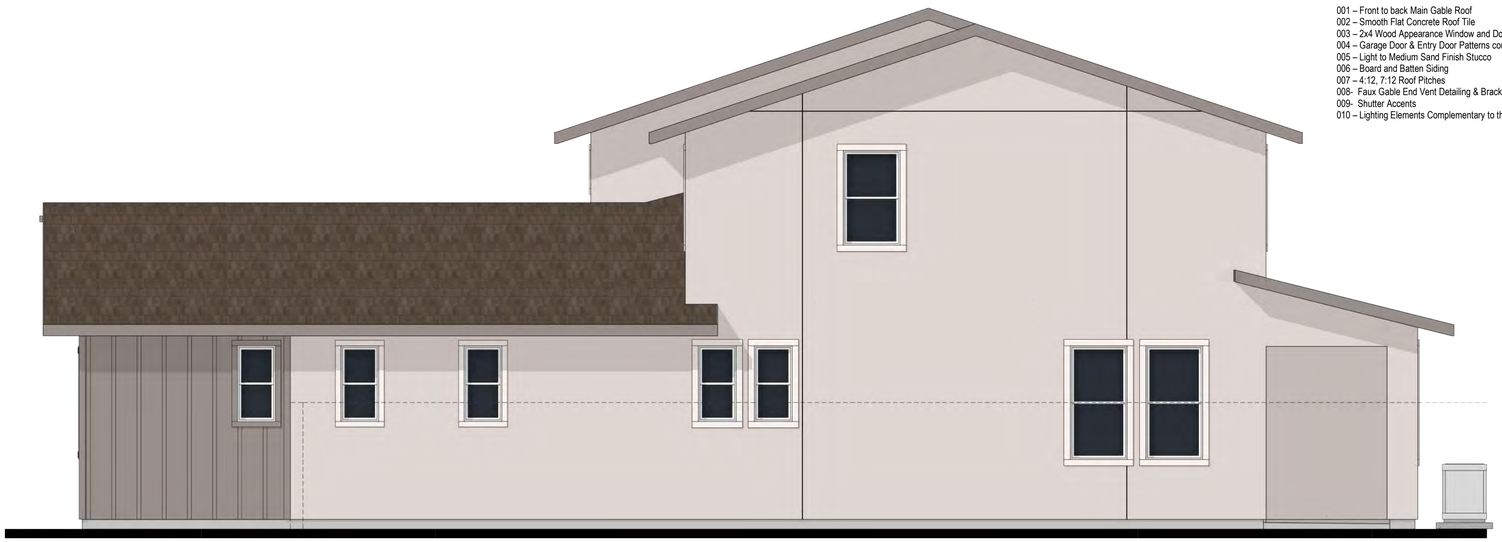
SCALE: 1/4" = 1'-0"

ELEMENTS FROM DESIGN GUIDELINES:

N/A

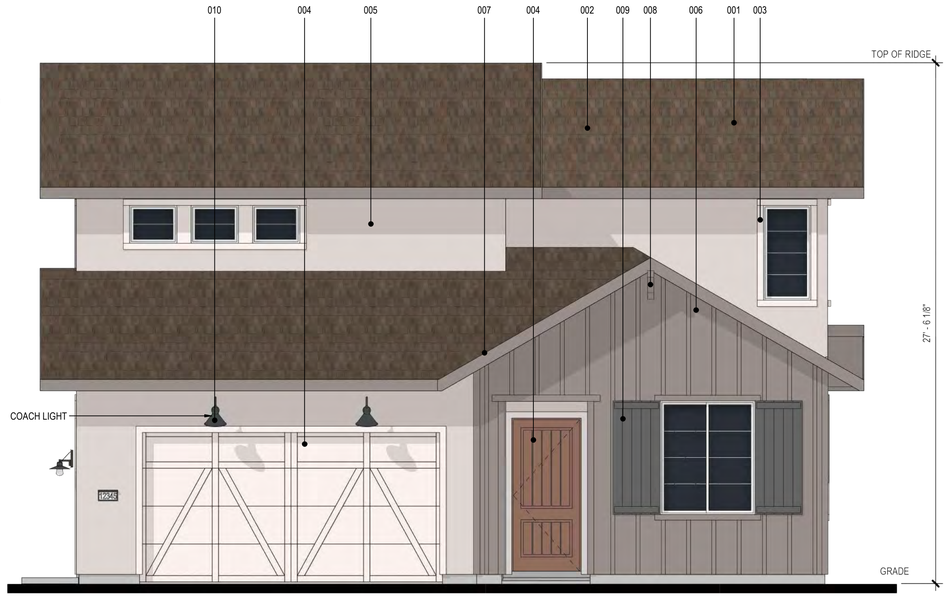
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style



Right Elevation

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



Front Elevation

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

Plan 3 (8017)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

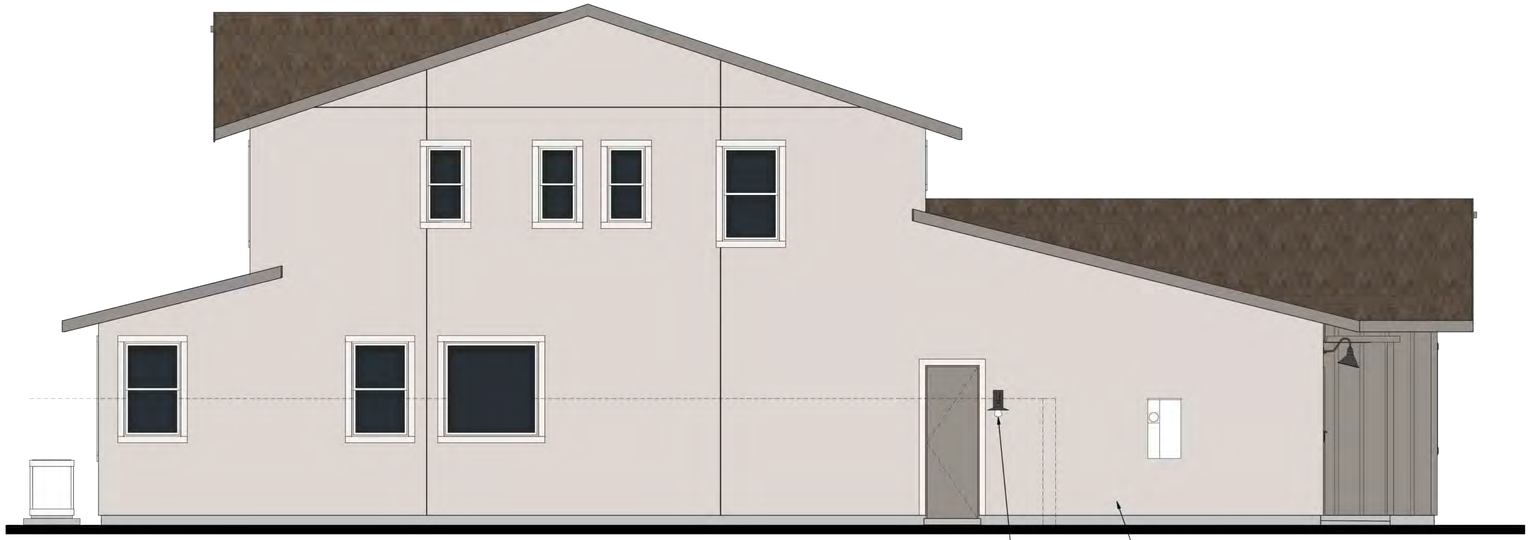
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A-3B.0.0

BSB DESIGN



Left Elevation

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 1,16,21,44,52,56

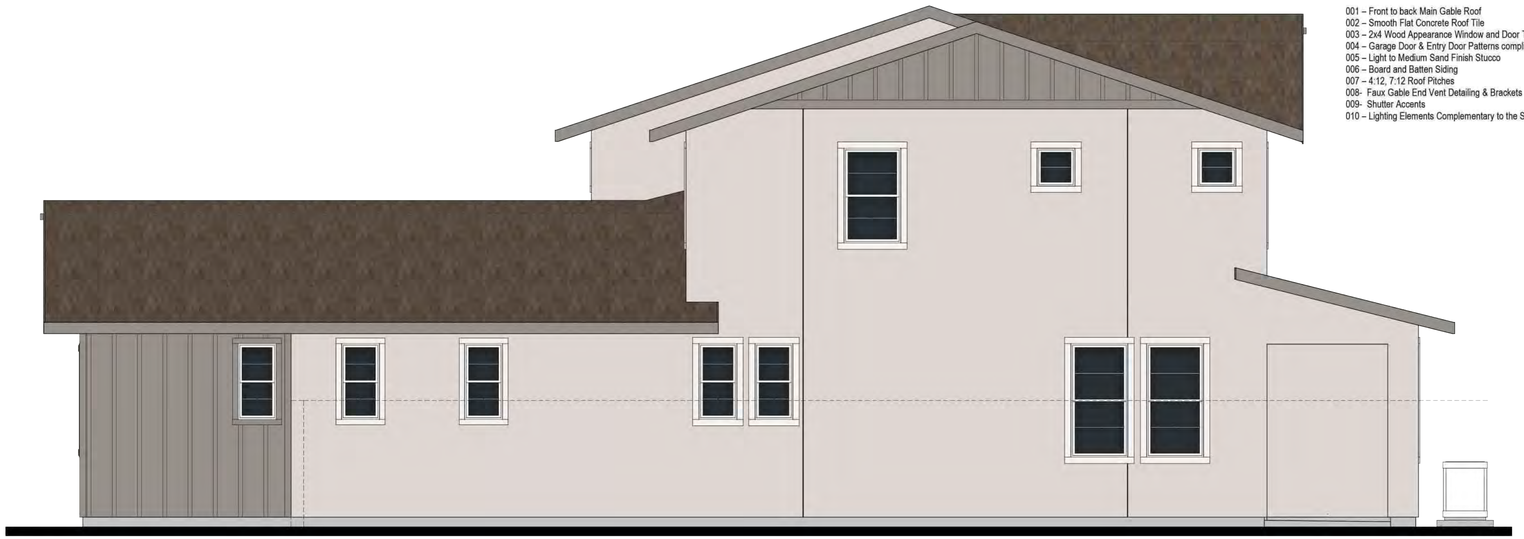
SCALE: 1/4" = 1'-0"

ELEMENTS FROM DESIGN GUIDELINES:

N/A

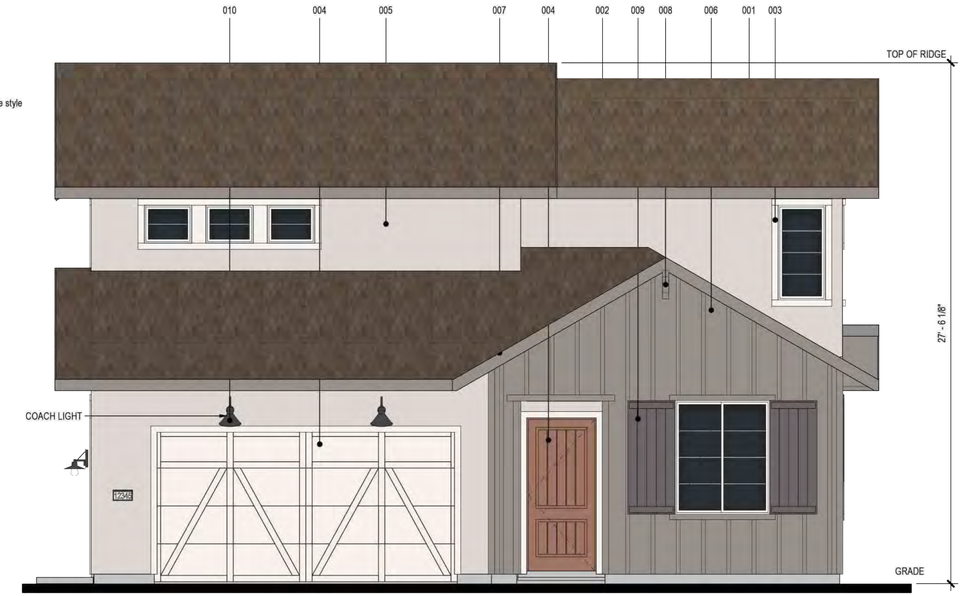
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – Front to back Main Gable Roof
002 – Smooth Flat Concrete Roof Tile
003 – 2x4 Wood Appearance Window and Door Trim
004 – Garage Door & Entry Door Patterns complimentary to the style
005 – Light to Medium Sand Finish Stucco
006 – Board and Batten Siding
007 – 4:12, 7:12 Roof Pitches
008- Faux Gable End Vent Detailing & Brackets
009- Shutter Accents
010 – Lighting Elements Complementary to the Style



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 1,21,29,71

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



Front Elevation

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

Plan 3 (8017)

Elevation B - Farmhouse - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

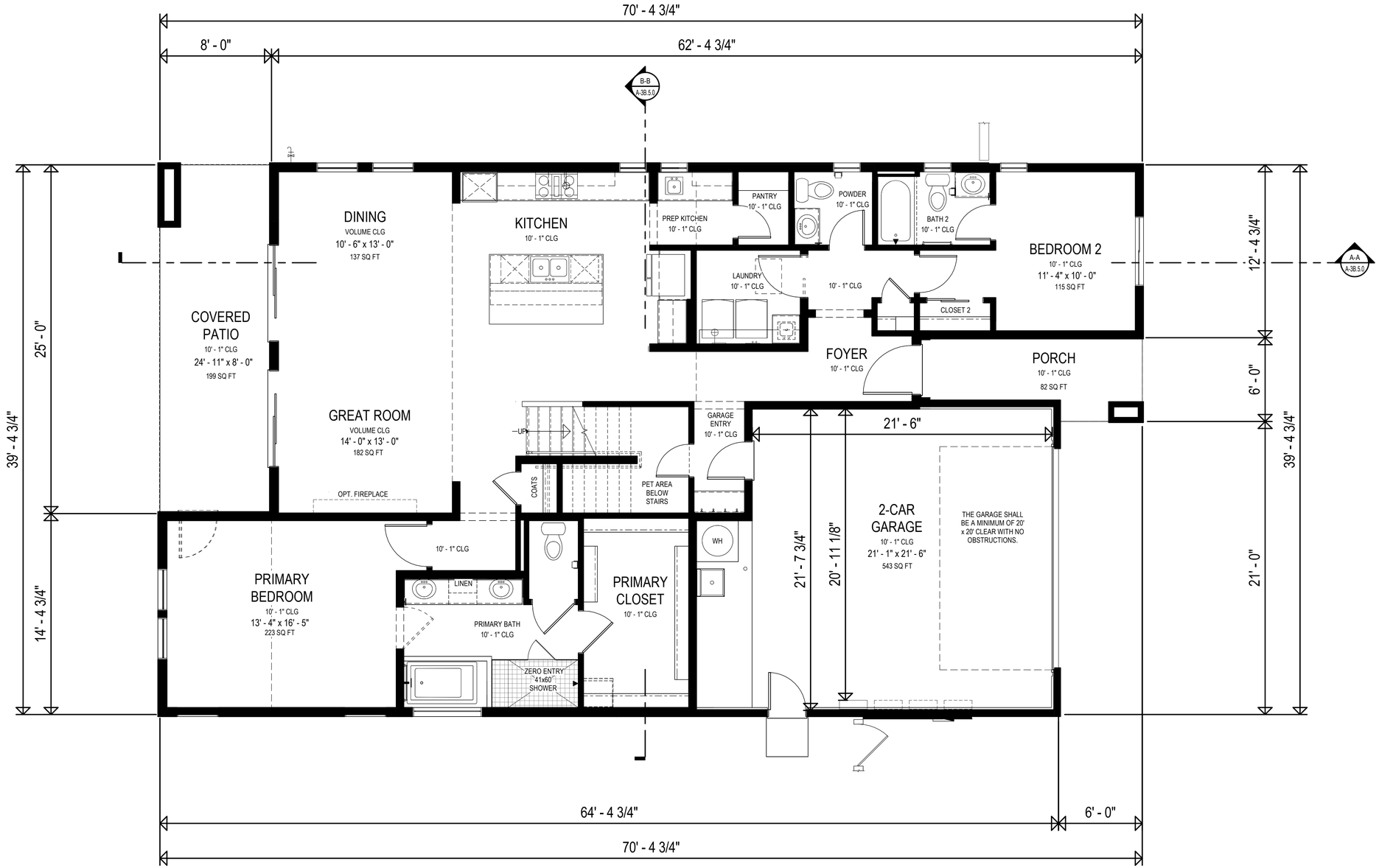
ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420 **A-3B.0.0B**

BSB DESIGN



Main Floor Plan - Elevation B

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

Plan 3 (8017)

Elevation B - Farmhouse

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

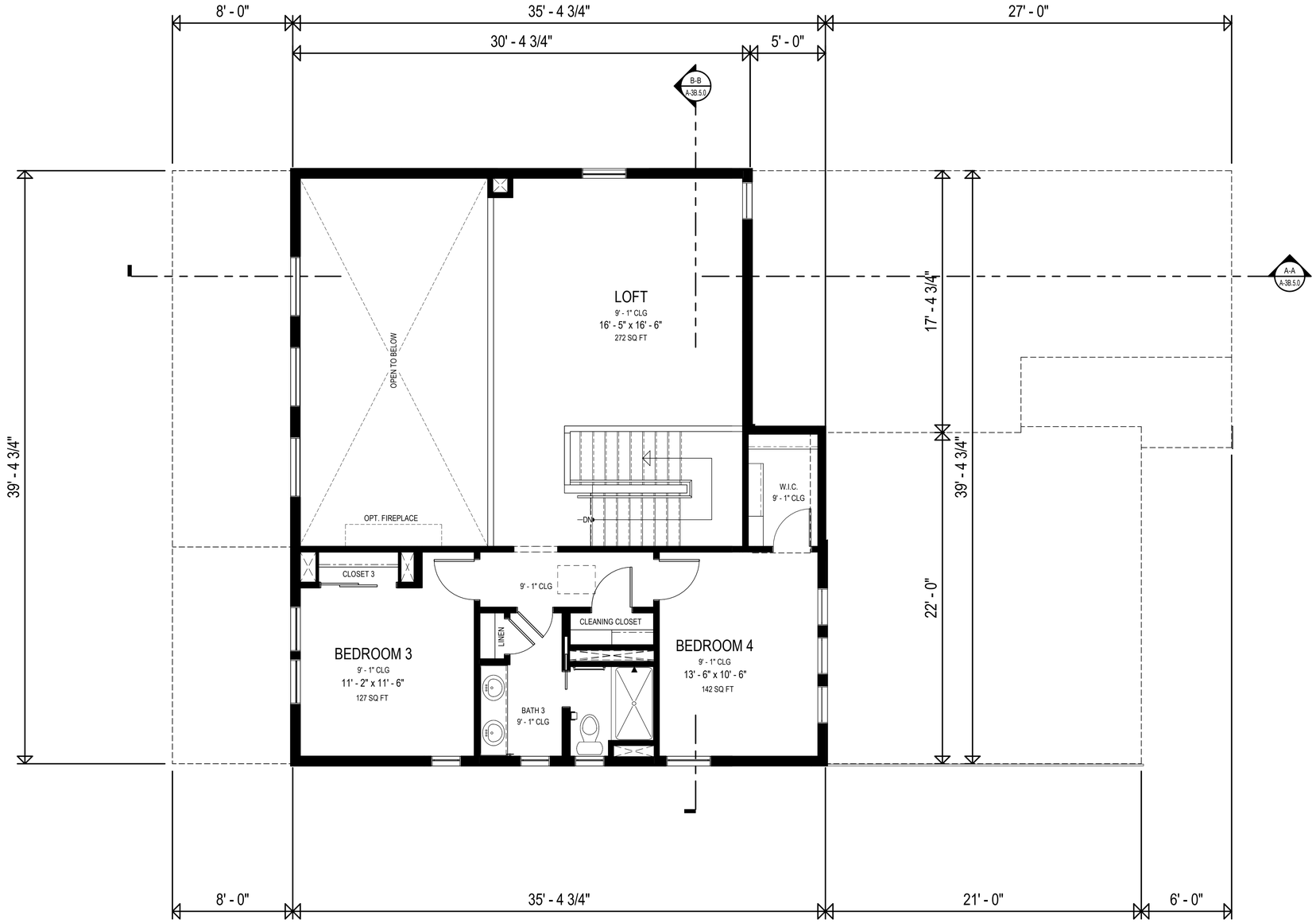
Temecula, California

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January 14, 2026 | 24-0420

A-3B.1.0

BSB DESIGN



Upper Floor Plan - Elevation B

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

Plan 3 (8017)

Elevation B - Farmhouse

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

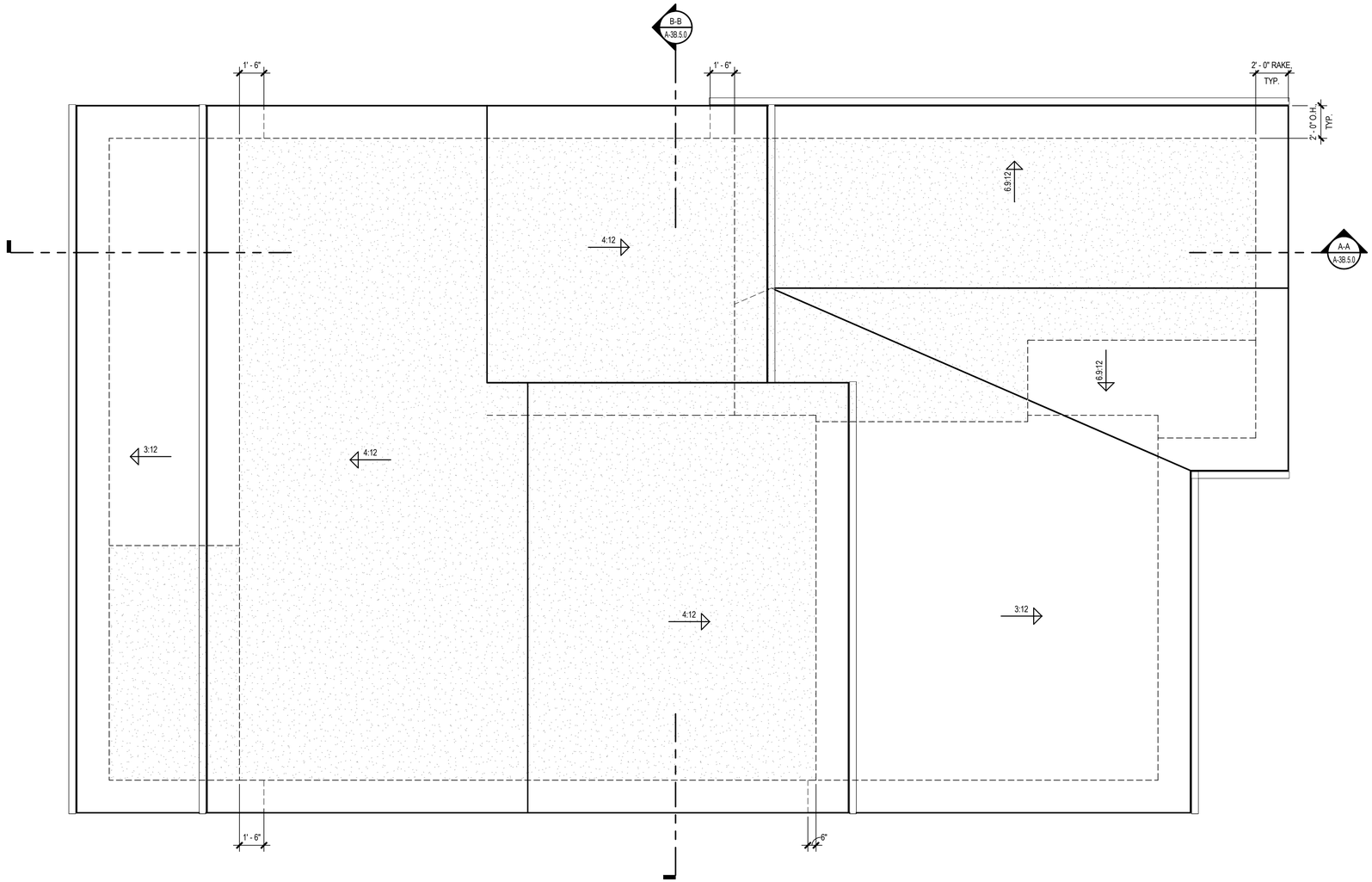
Temecula, California

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A-3B.1.1

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 3 (8017)

Elevation B - Farmhouse

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

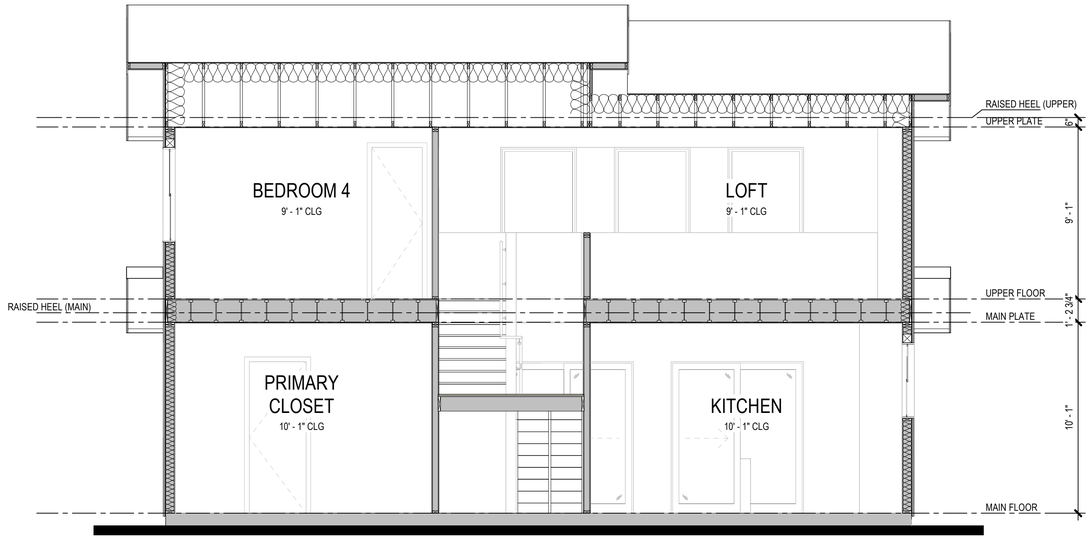
Temecula, California

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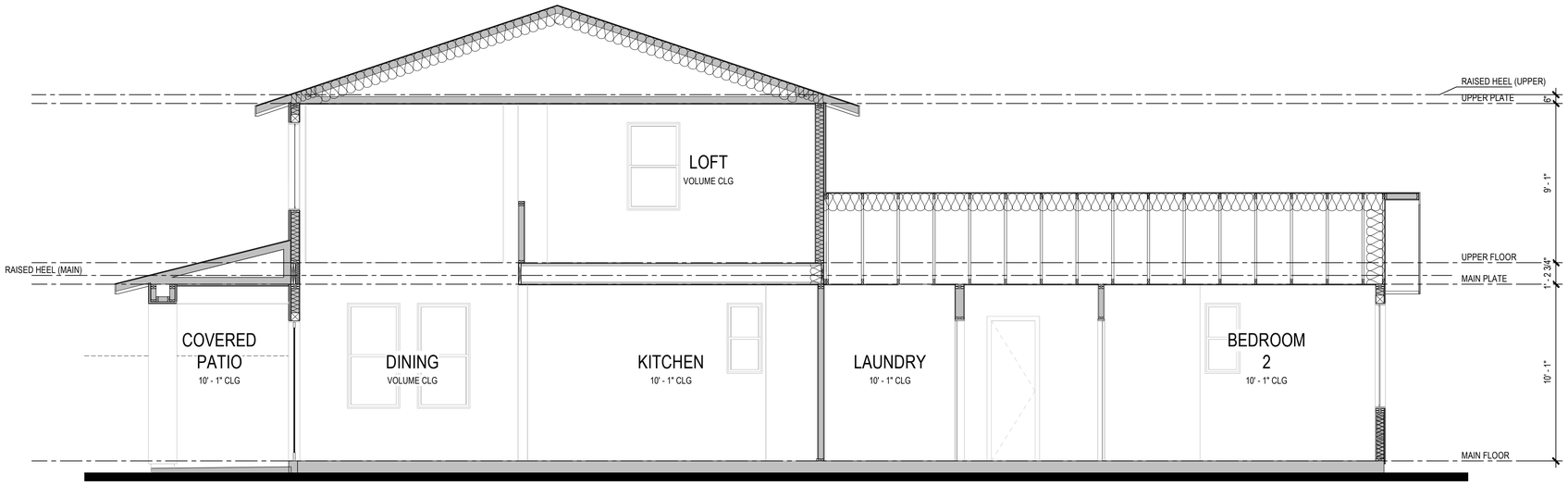
A-3B.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

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Homes Inspired by You

Plan 3 (8017)

Elevation B - Farmhouse

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

Temecula, California

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A-3B.5.0

BSB DESIGN

ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES
010 – BALUSTRADED BALCONY

ELEMENTS NOT IN DESIGN GUIDELINES:

011 - LOUVERED SHUTTERS



Left Elevation

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



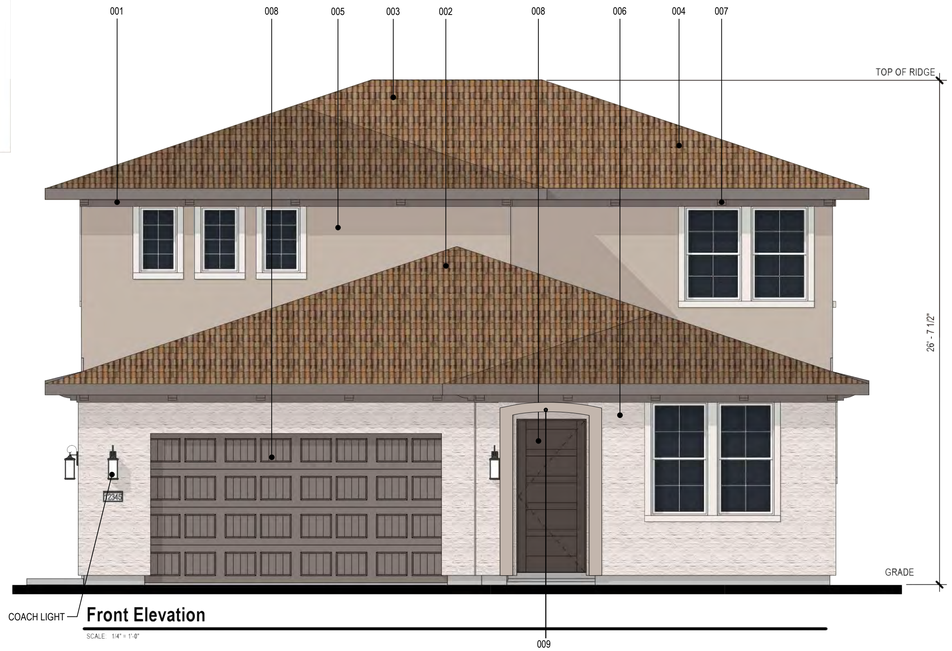
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 3 (8017)

Elevation D - Italian Eclectic

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Planning Application No. PA25-0168
ELDERBERRY PARK
Temecula, California

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January 14, 2026 | 24-0420

A-3D.0.0

BSB DESIGN

ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES AND PATIOS

ELEMENTS NOT IN DESIGN GUIDELINES:

010 – RAILING AND BALCONY WALLS COMPLEMENTARY TO STYLE
011 - LOUVERED SHUTTERS



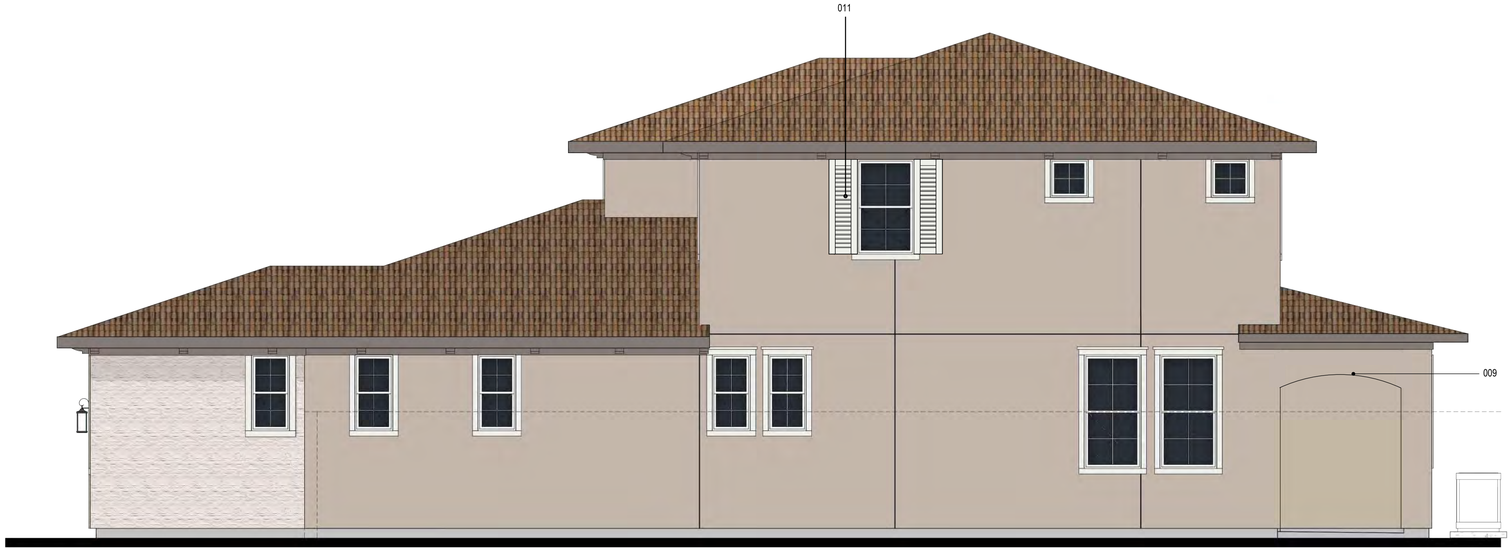
Left Elevation

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



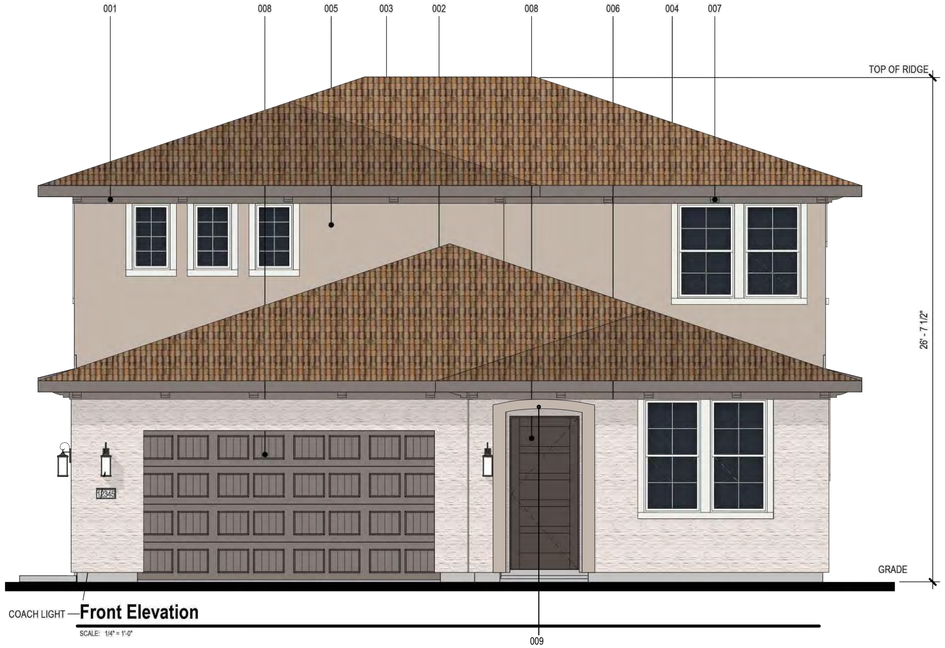
Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 4,7,11,19,39,46,54,144

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



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 30,54,144

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



Front Elevation

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

Plan 3 (8017)

Elevation D - Italian Eclectic - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

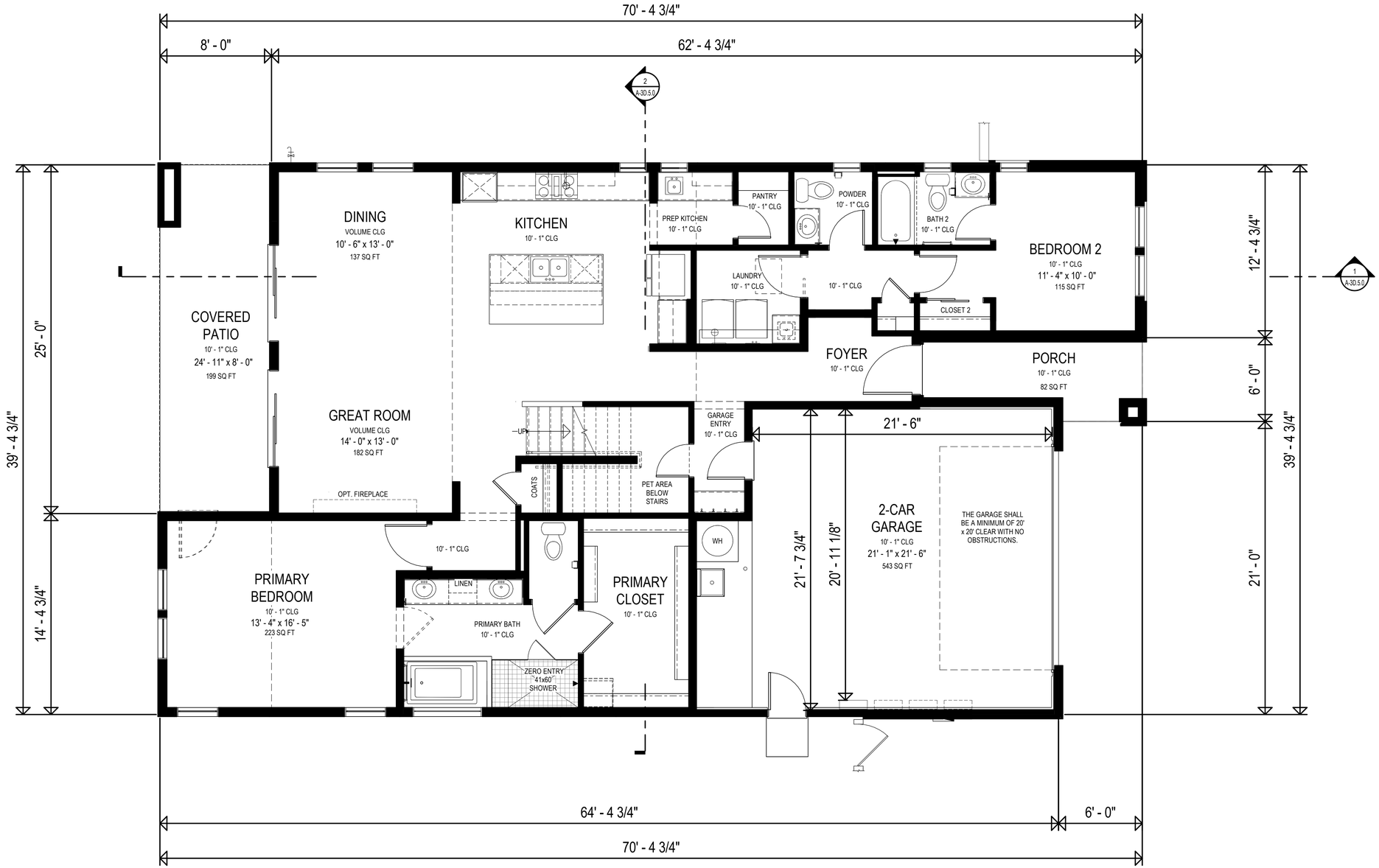
ELDERBERRY PARK

Temecula, California

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January 28, 2026 | 24-0420 **A-3D.0.0B**

BSB DESIGN



Main Floor Plan - Elevation D

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

Plan 3 (8017)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

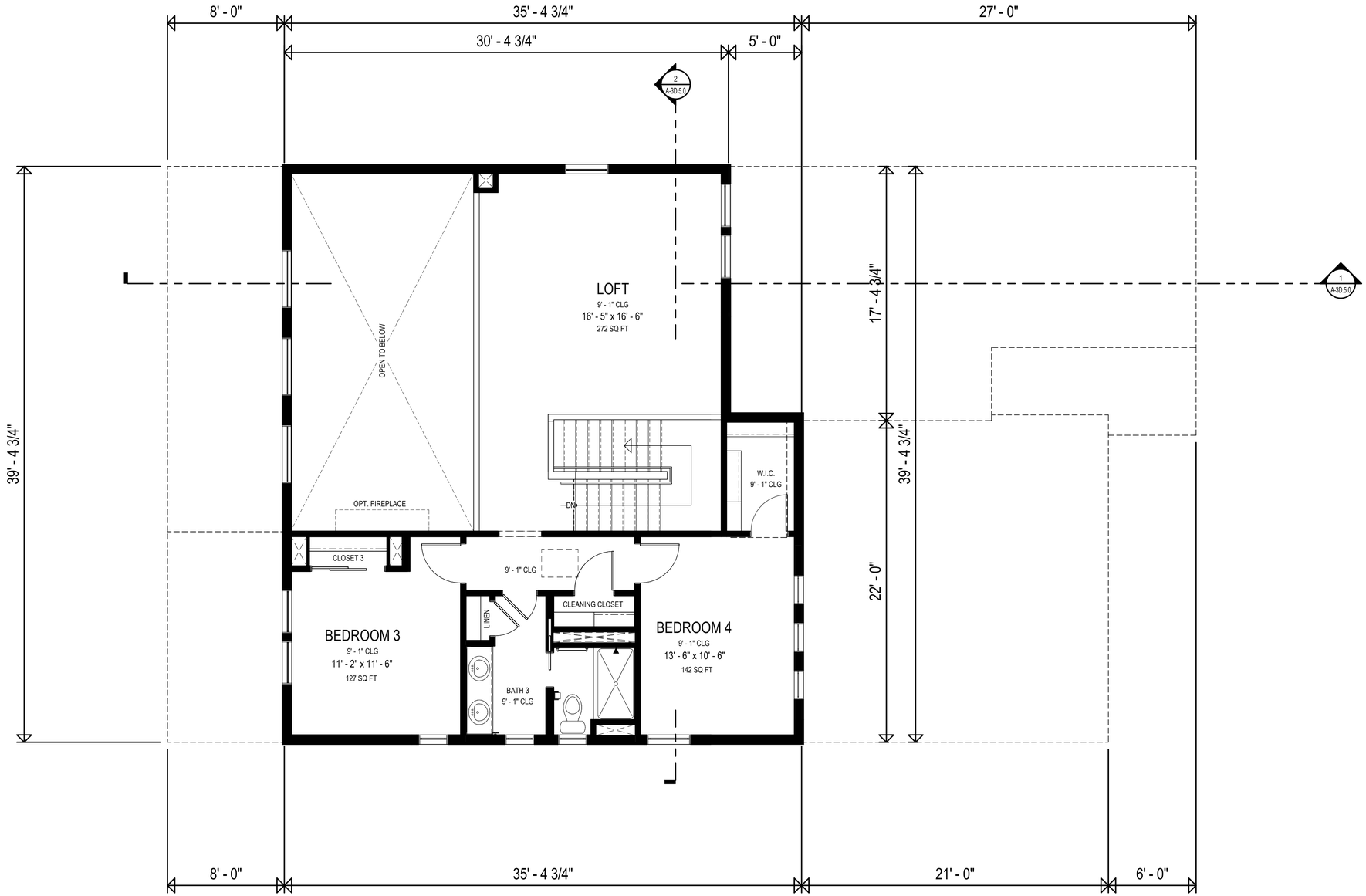
Temecula, California

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A-3D.1.0

BSB DESIGN



Upper Floor Plan - Elevation D

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

Plan 3 (8017)

Elevation D - Italian Eclectic

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

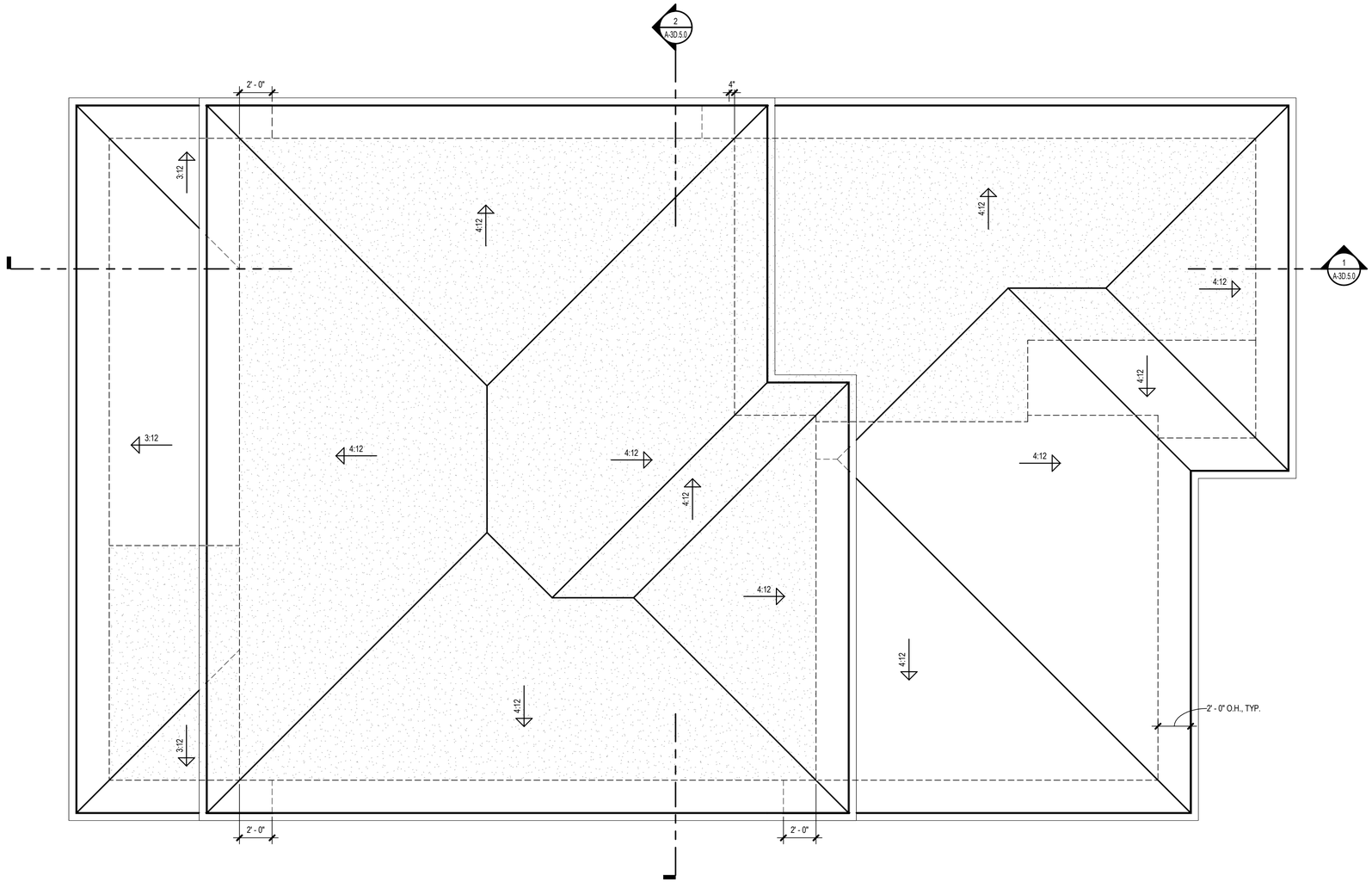
Temecula, California

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A-3D.1.1

BSB DESIGN



Roof Plan - Elevation D

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 3 (8017)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

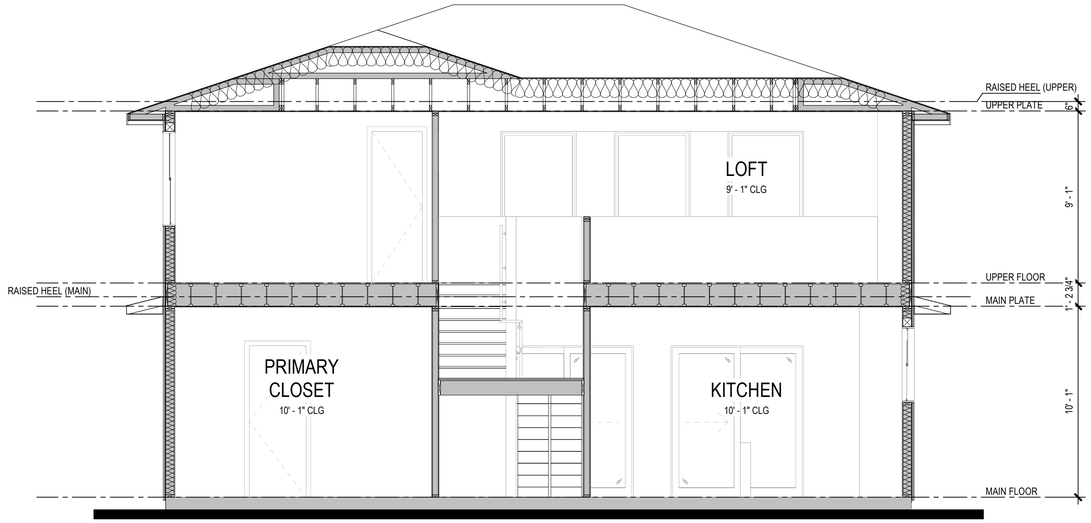
Temecula, California

BSB DESIGN

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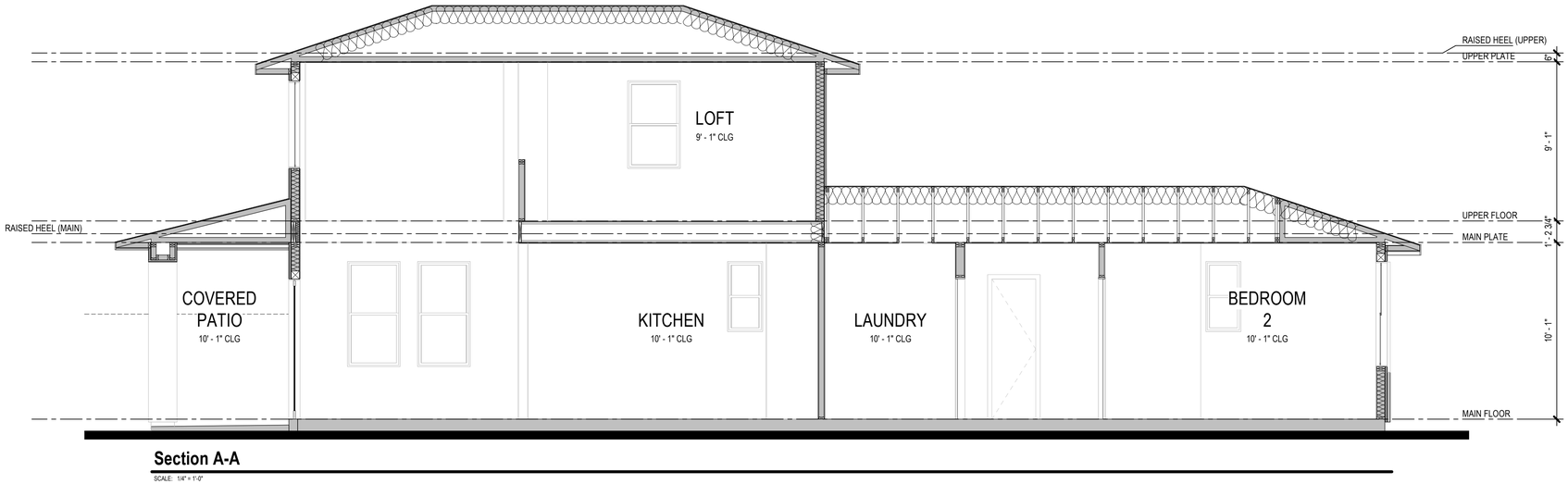
January 14, 2026 | 24-0420

A-3D.4.0



Section B-B

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



Section A-A

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

Plan 3 (8017)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

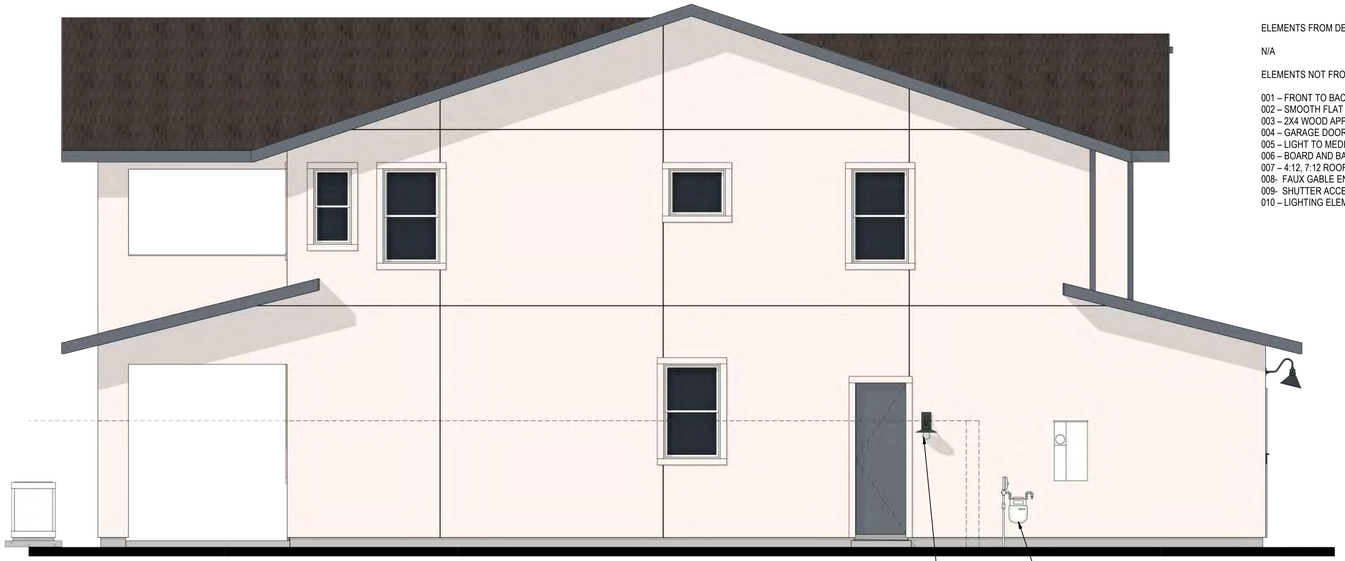
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A-3D.5.0

BSB DESIGN



Left Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

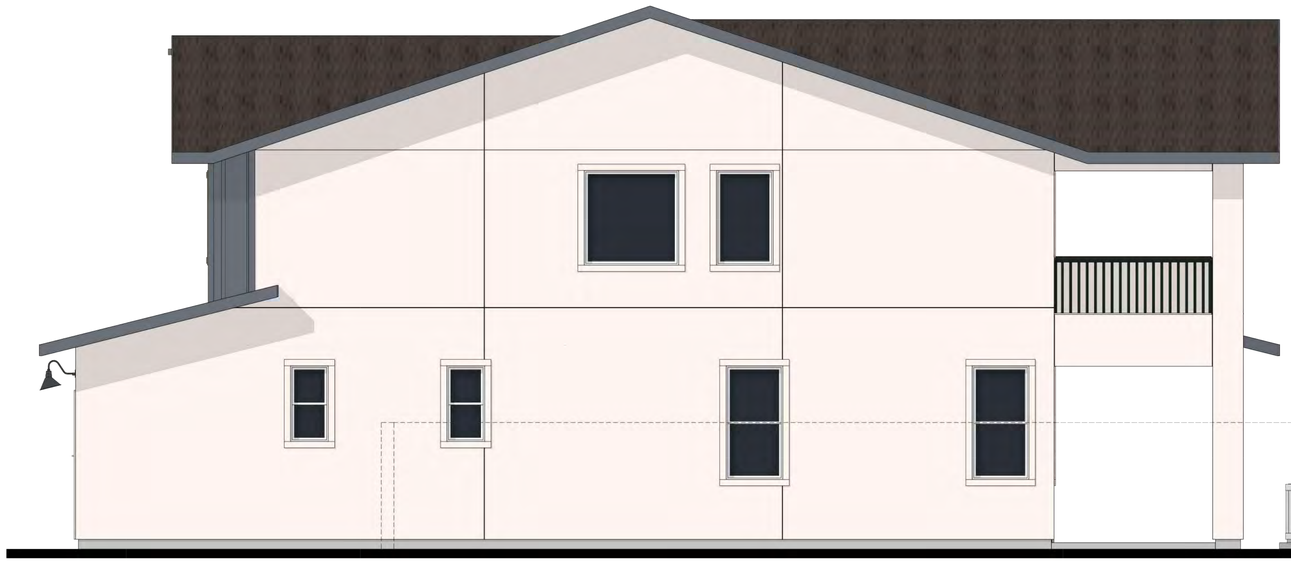
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – FRONT TO BACK MAIN GABLE ROOF
002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



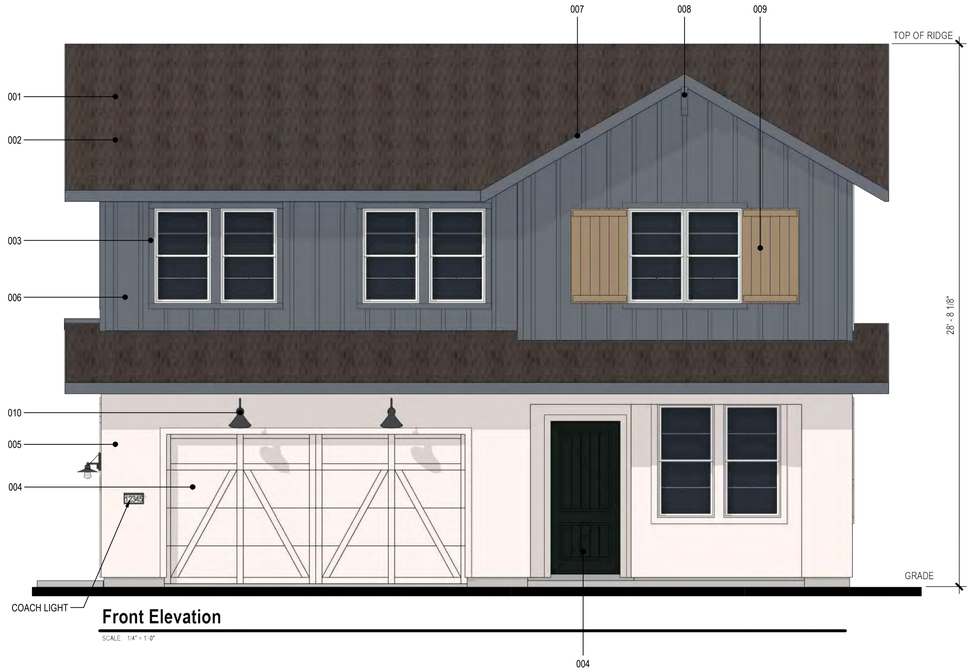
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 4 (8018)

Elevation B - Farmhouse

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

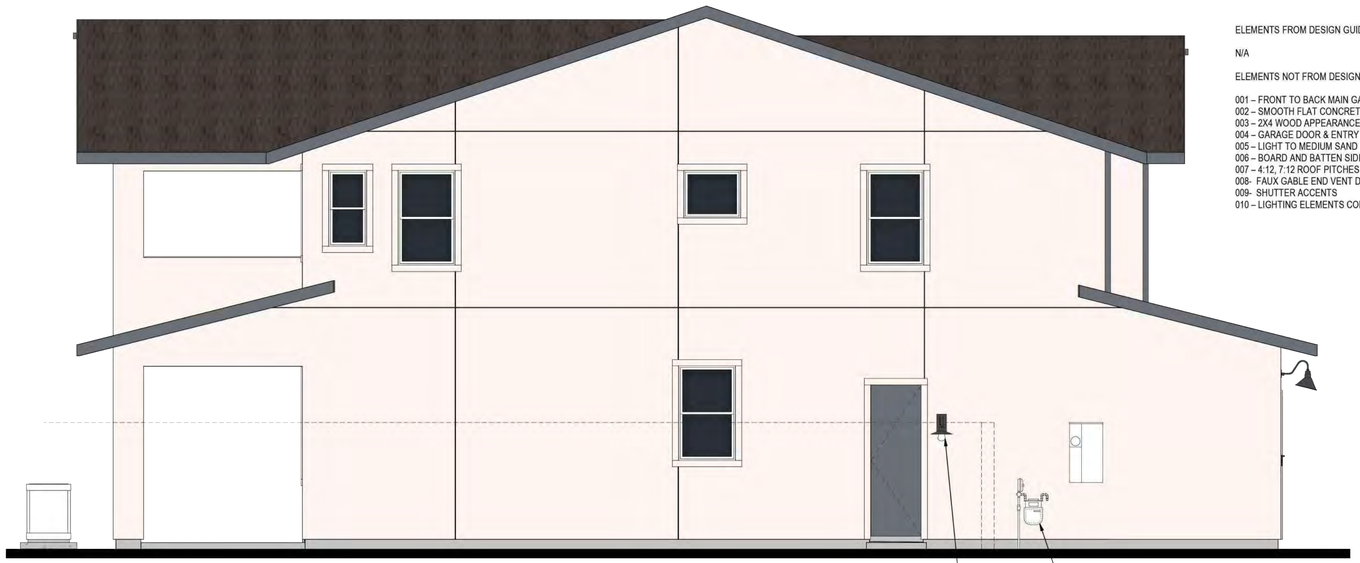
Temecula, California

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January 14, 2026 | 24-0420

A-4B.0.0

BSB DESIGN



Left Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

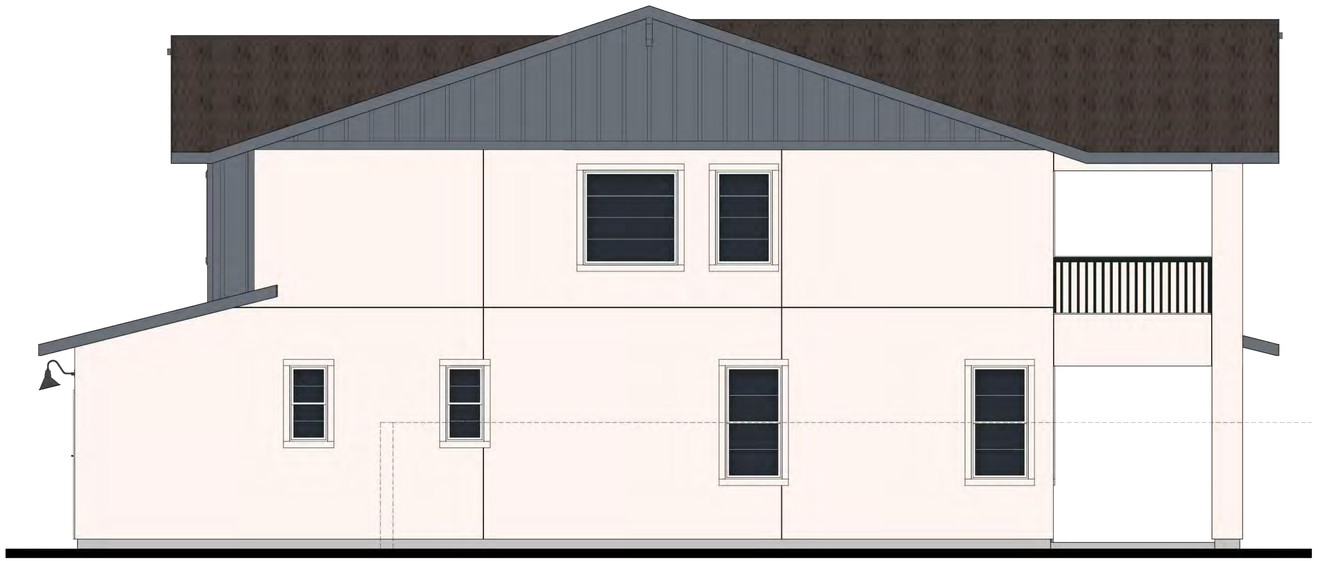
ELEMENTS NOT FROM DESIGN GUIDELINES:

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002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



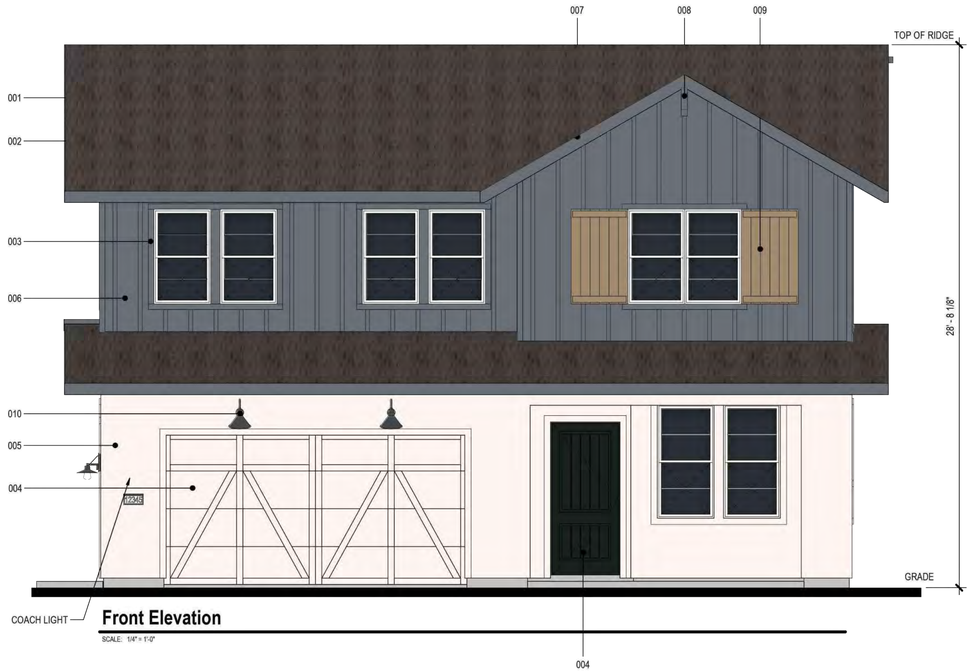
Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 84,88,131,138

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



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 88,117

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



Front Elevation

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

Plan 4 (8018)

Elevation B - Farmhouse - Enhanced Elevation

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

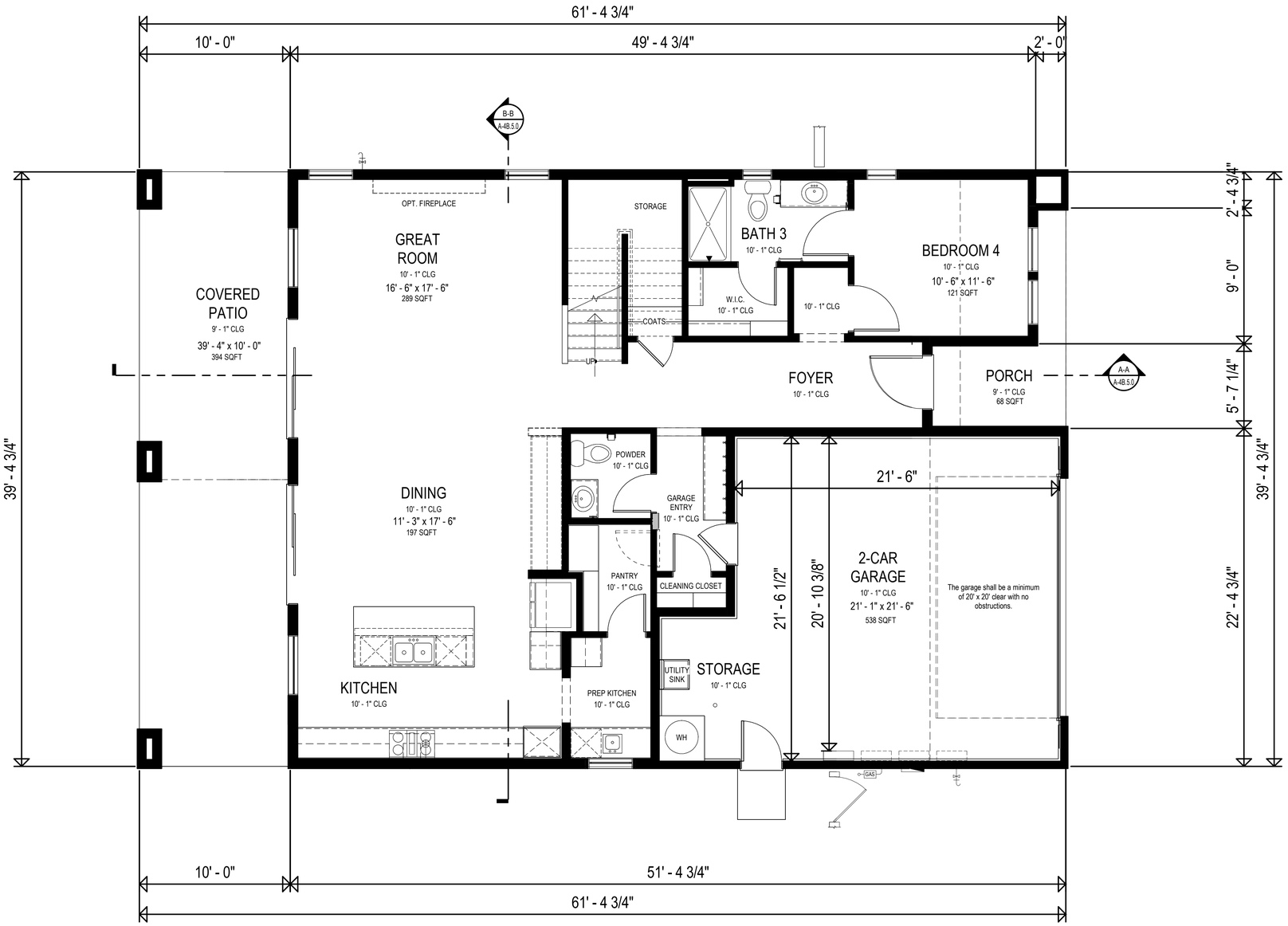
ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420 A-4B.0.0B

BSB DESIGN

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Main Floor Plan - Elevation B

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

Plan 4 (8018)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

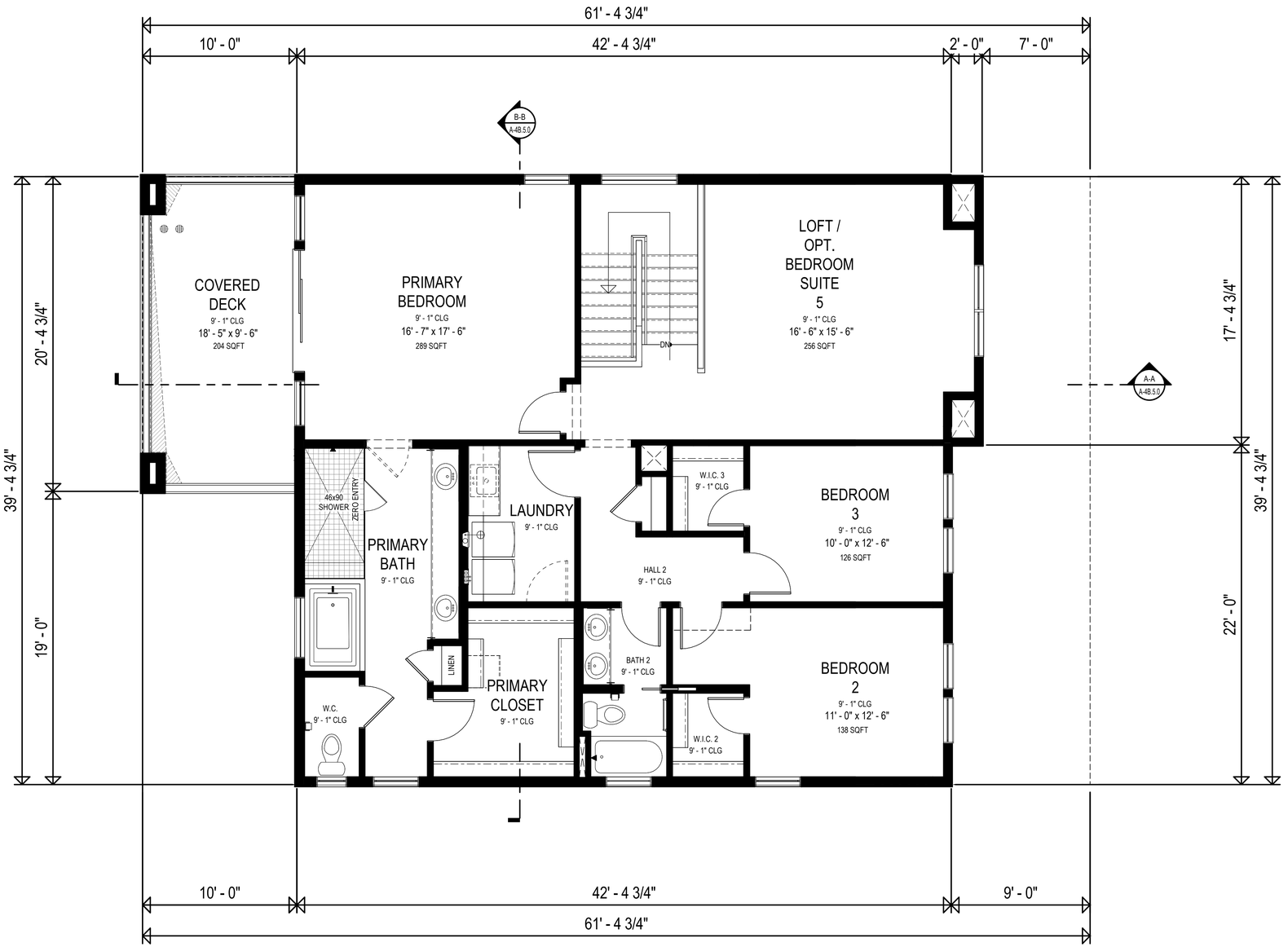
Temecula, California

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January 14, 2026 | 24-0420

A-4B.1.0

BSB DESIGN



Upper Floor Plan - Elevation B

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

Plan 4 (8018)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

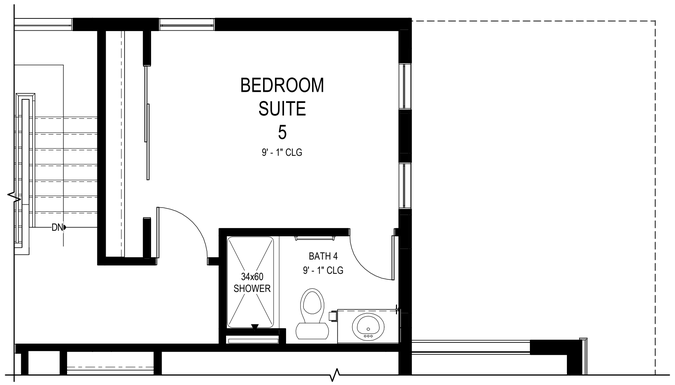
Temecula, California

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January 14, 2026 | 24-0420

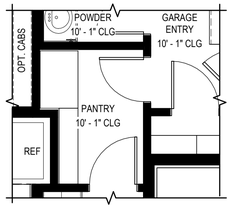
A-4B.1.1

BSB DESIGN



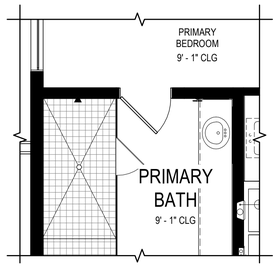
Opt. Bedroom Suite 5 at Elevation C
Partial Upper Floor Plan

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



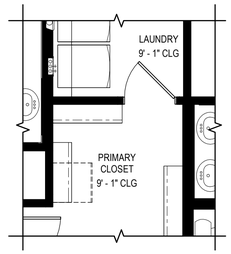
Opt. Pantry Door
Partial Main Floor Plan

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



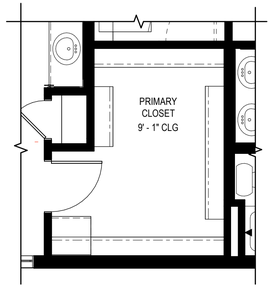
Opt. Primary Bath 2880 Door
Partial Upper Floor Plan

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



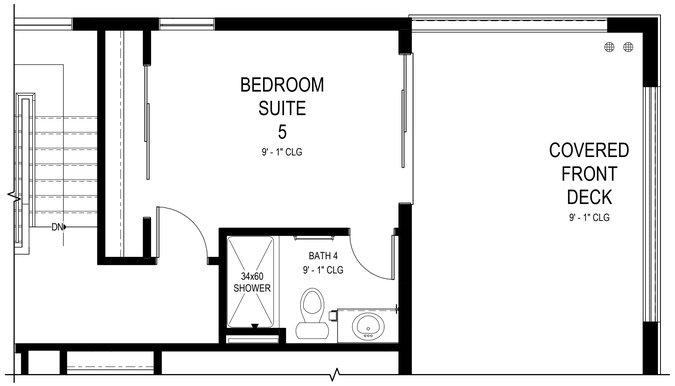
Opt. Primary Closet 2880 Door to Laundry
Partial Upper Floor Plan

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



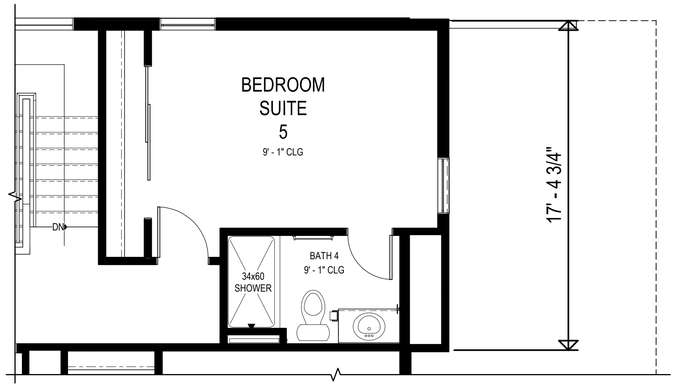
Opt. Primary Closet Cabinet
Partial Upper Floor Plan

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



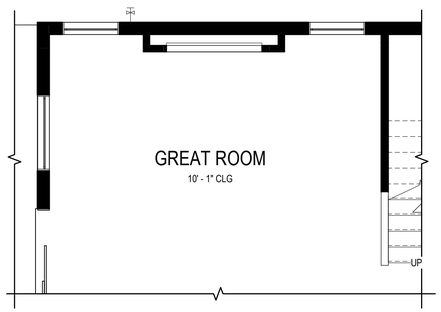
Opt. Bedroom Suite 5 at Elevation D
Partial Upper Floor Plan

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



Opt. Bedroom Suite 5 at Elevation B
Partial Upper Floor Plan

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



Opt. Fireplace
Partial Main Floor Plan

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

Plan 4 (8018)

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

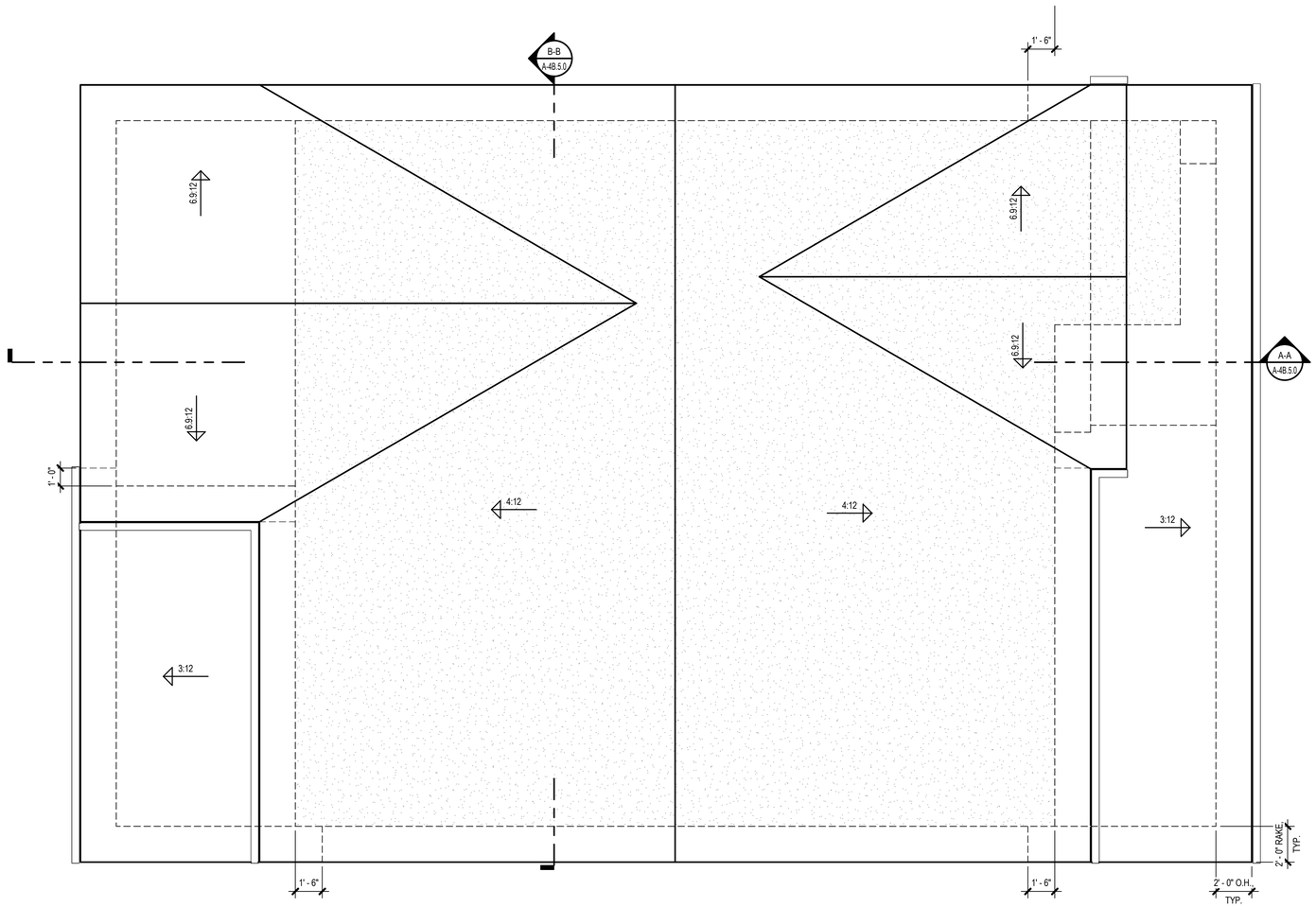
Temecula, California

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January 14, 2026 | 24-0420

A-4B.1.2

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 4 (8018)

Elevation B - Farmhouse

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

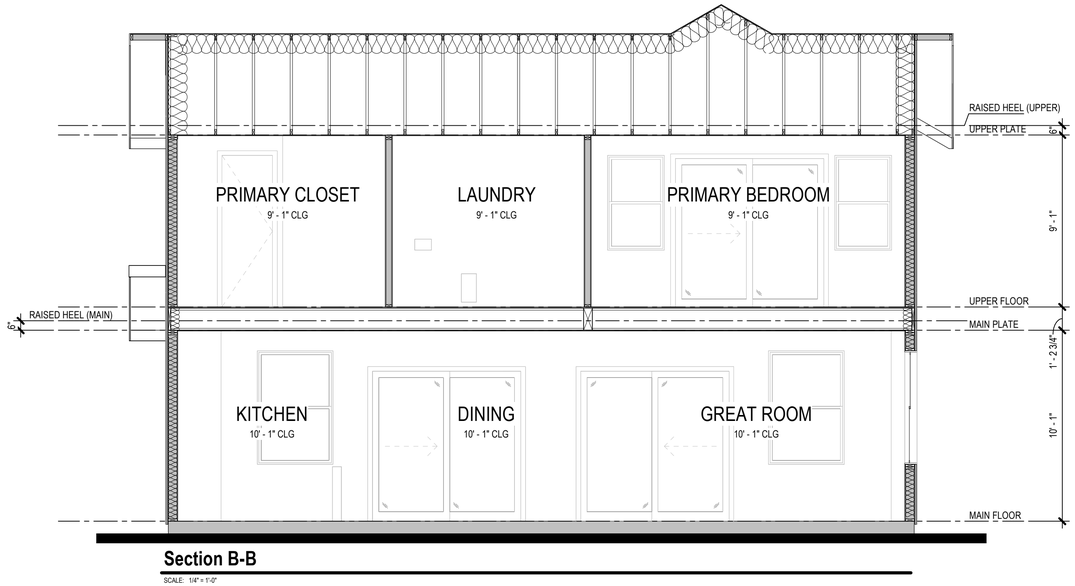
Temecula, California

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January 14, 2026 | 24-0420

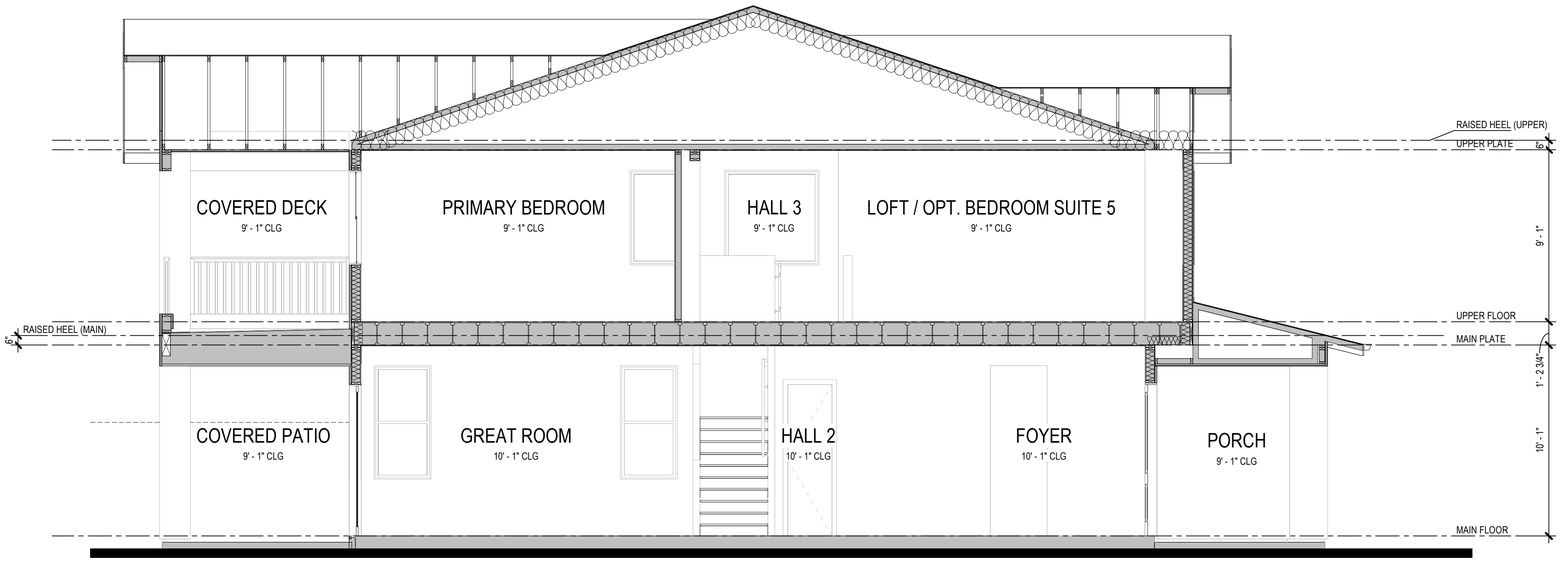
A-4B.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

taylor morrison

Homes Inspired by You

Newport Beach, California

Plan 4 (8018)

Elevation B - Farmhouse

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420

A-4B.5.0

BSB DESIGN

ELEMENTS FROM DESIGN GUIDELINES:

NONE

ELEMENTS NOT FROM DESIGN GUIDELINES:

001 - SIMPLE FACIA DETAILING
002 – 4:12 ROOF PITCH
003 – STONE VENEER
004 – LOW S CONCRETE ROOF TILE
005 – PREDOMINANTLY STUCCO FINISH
006 – RAILING AND BALCONY WALLS COMPLEMENTARY TO STYLE
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 – FAUX CORBEL FACIA DETAILING COMPLEMENTARY TO STYLE
009 - LOUVERED SHUTTERS



Left Elevation

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



Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 4 (8018)

Elevation C - Mediterranean

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420

A-4C.0.0

BSB DESIGN

ELEMENTS FROM DESIGN GUIDELINES:

NONE

ELEMENTS NOT FROM DESIGN GUIDELINES:

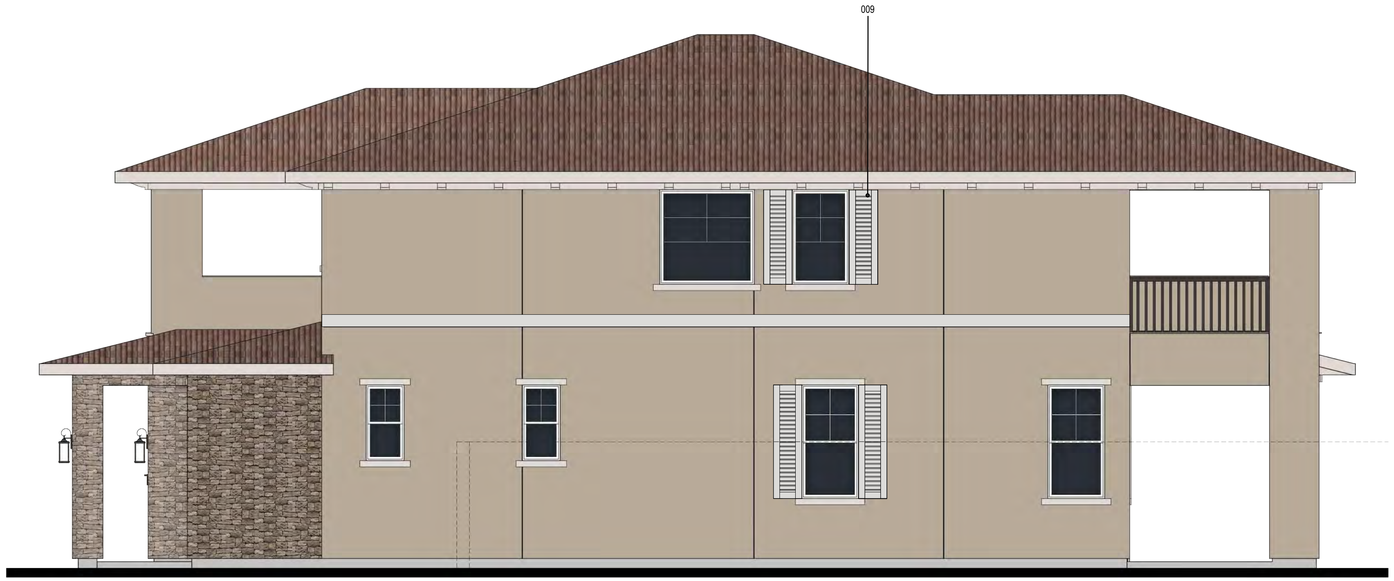
001 - SIMPLE FACIA DETAILING
002 – 4:12 ROOF PITCH
003 – STONE VENEER
004 – LOW S CONCRETE ROOF TILE
005 – PREDOMINANTLY STUCCO FINISH
006 – RAILING AND BALCONY WALLS COMPLEMENTARY TO STYLE
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 – FAUX CORBEL FACIA DETAILING COMPLEMENTARY TO STYLE
009 - LOUVERED SHUTTERS



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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 82,94
SCALE: 1/4" = 1'-0"



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 154,155
SCALE: 1/4" = 1'-0"



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

Plan 4 (8018)

Elevation C - Mediterranean - Enhanced Elevation

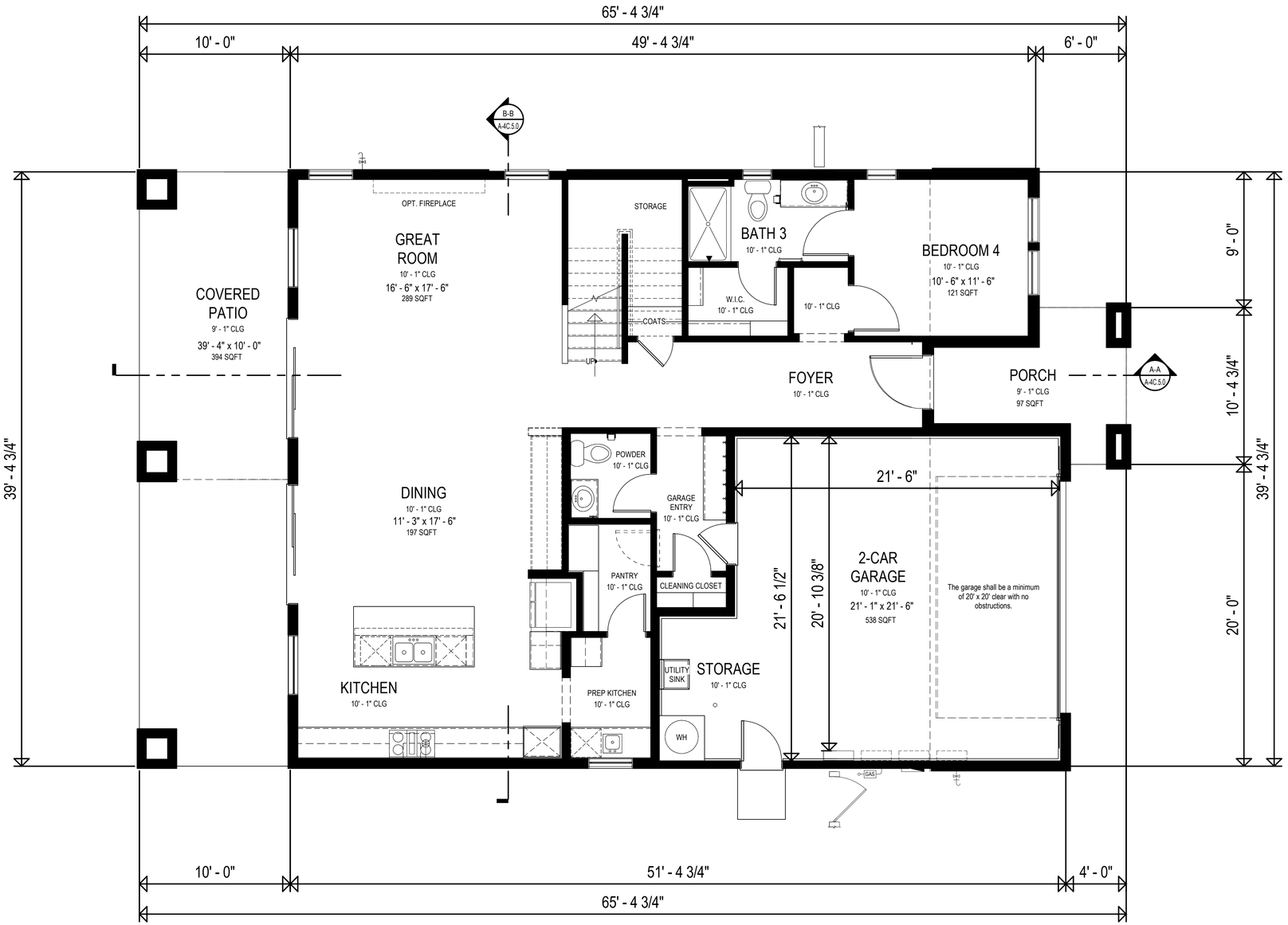
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Newport Beach, California

Planning Application No. PA25-0168
ELDERBERRY PARK
Temecula, California

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January 28, 2026 | 24-0420 **A-4C.0.0B**

BSB DESIGN



Main Floor Plan - Elevation C

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

Plan 4 (8018)

Elevation C - Mediterranean

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

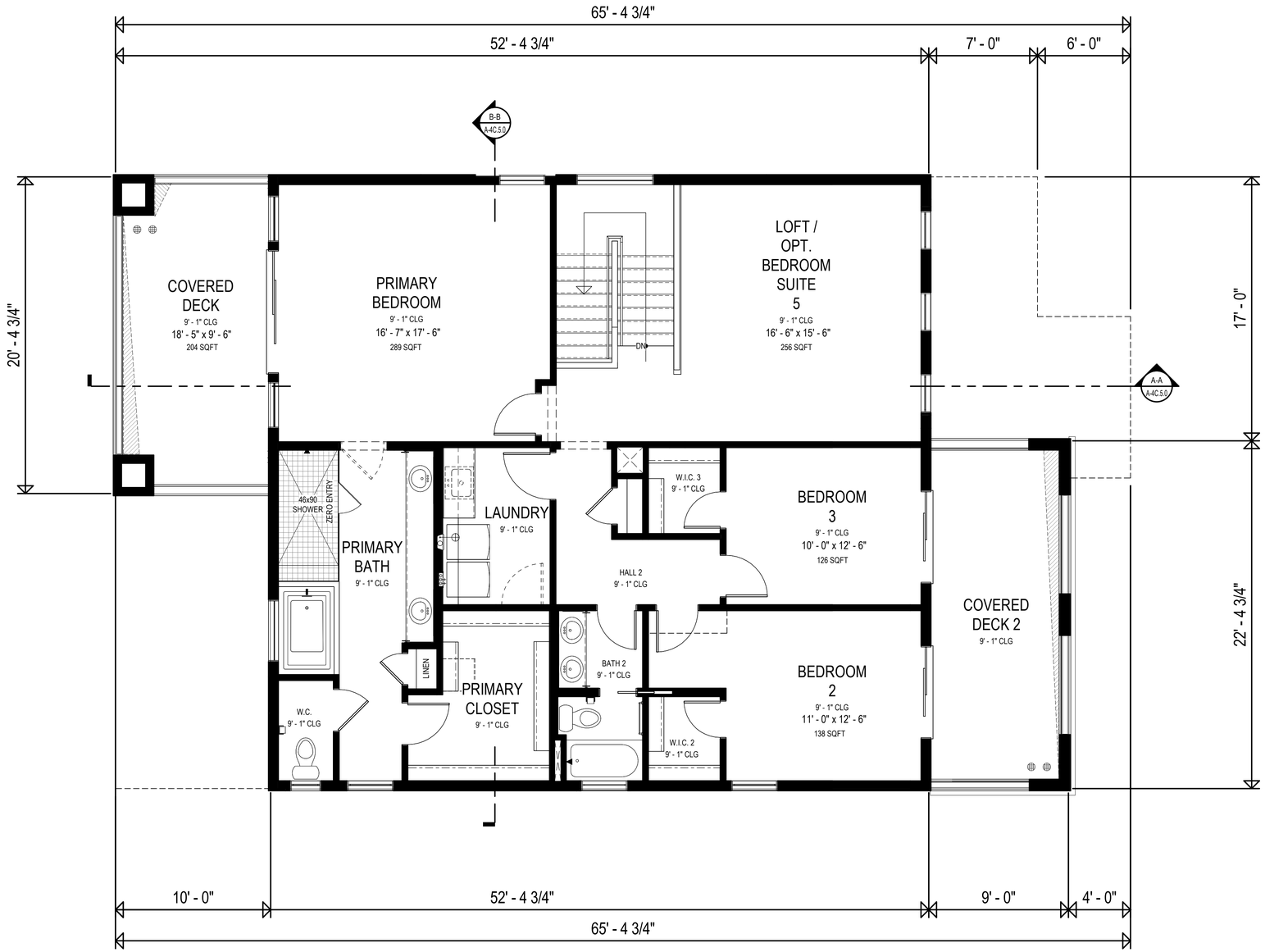
Temecula, California

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January 14, 2026 | 24-0420

A-4C.1.0

BSB DESIGN



Upper Floor Plan - Elevation C

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

Plan 4 (8018)

Elevation C - Mediterranean

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

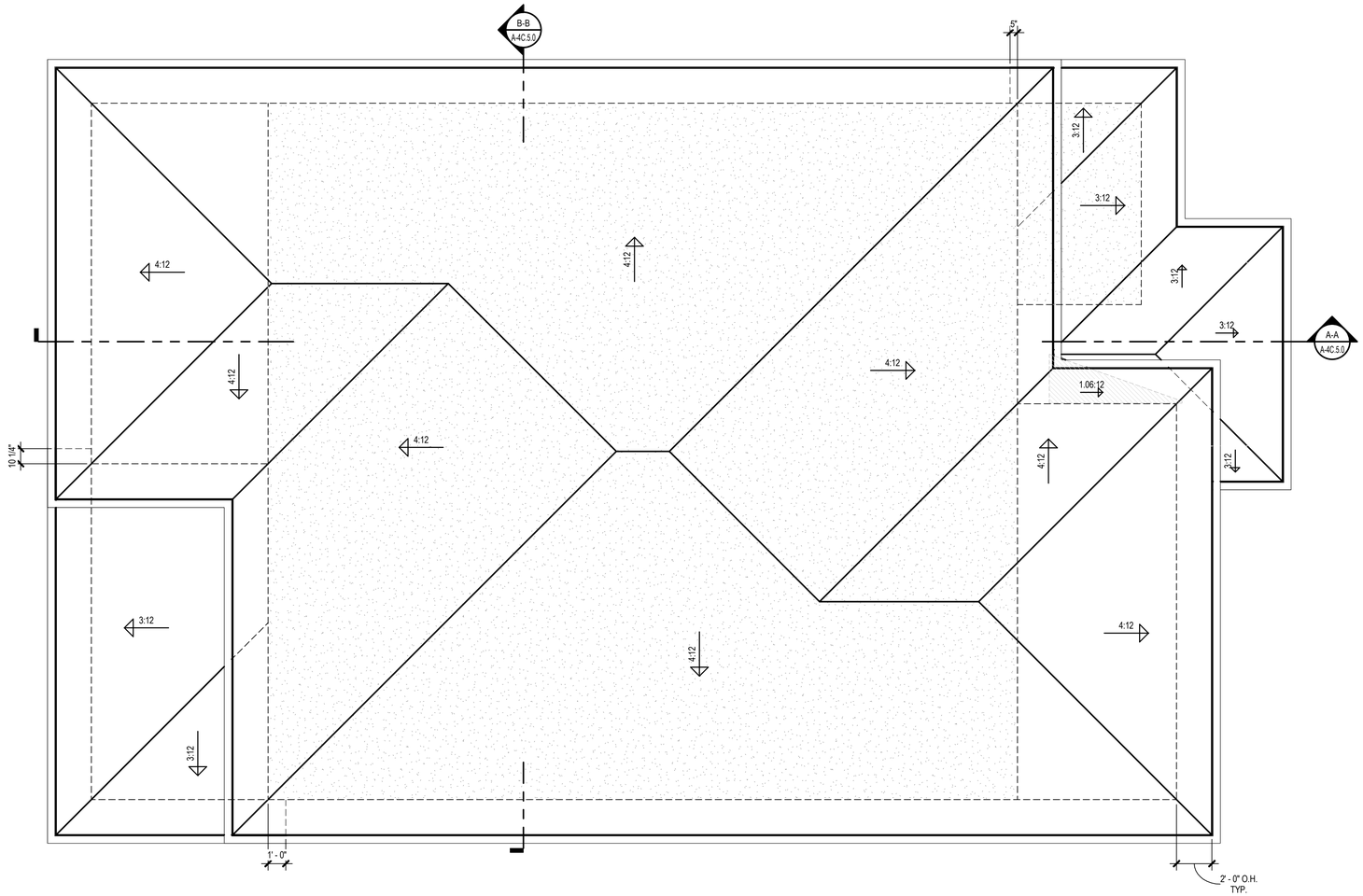
Temecula, California

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January 14, 2026 | 24-0420

A-4C.1.1

BSB DESIGN



Roof Plan - Elevation C

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: BARCELONA 900

Plan 4 (8018)

Elevation C - Mediterranean

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

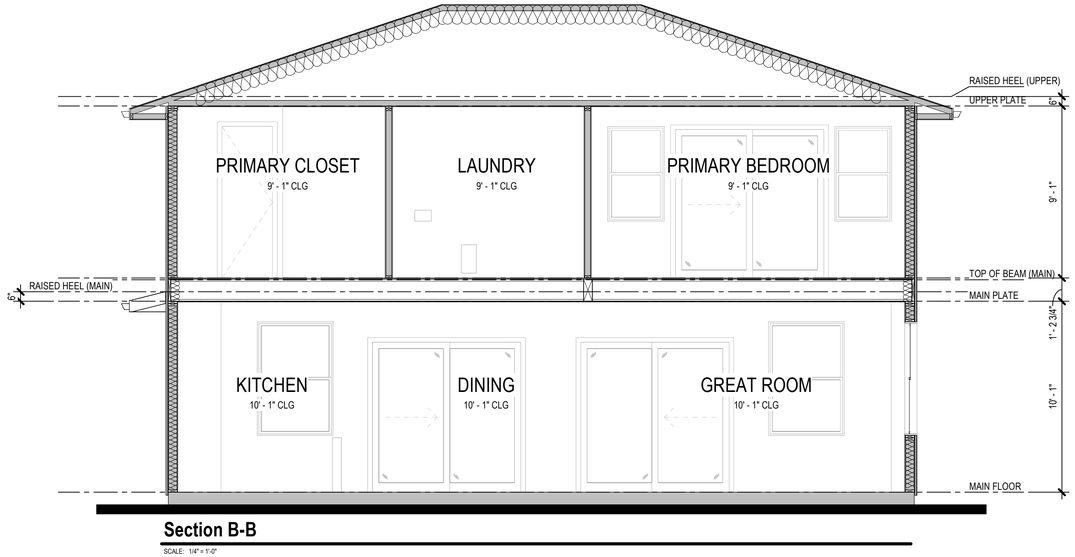
Temecula, California

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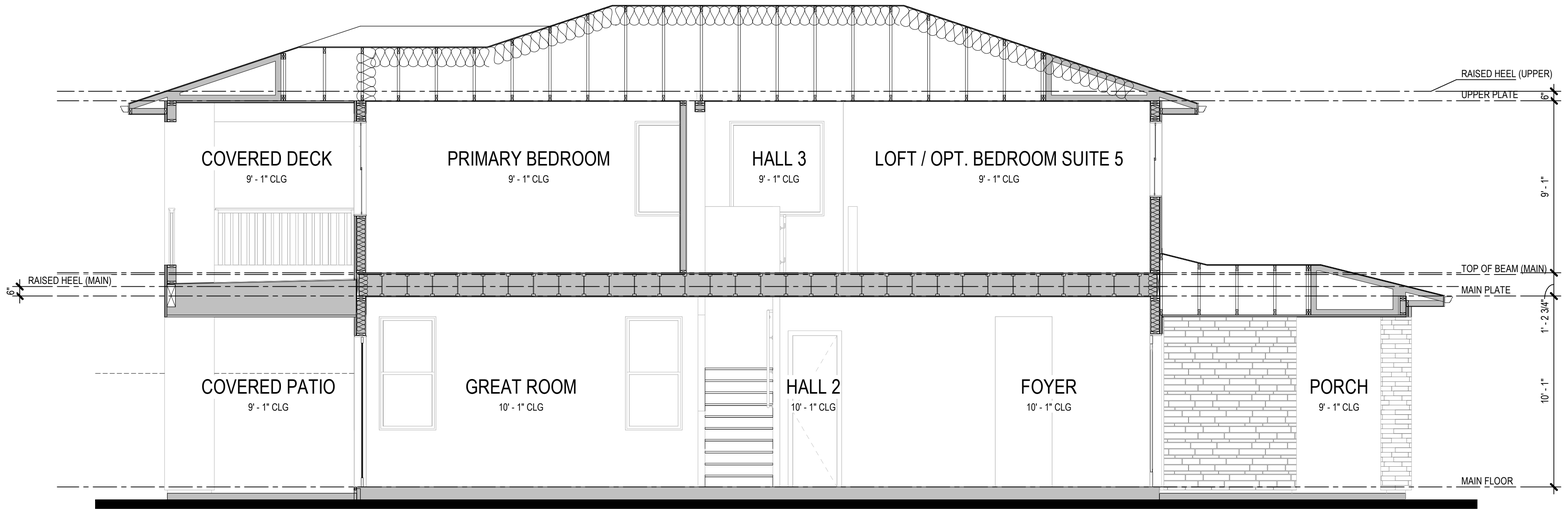
A-4C.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 4 (8018)

Elevation C - Mediterranean

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Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420

A-4C.5.0

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Left Elevation

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

ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES
010 – BALUSTRADED BALCONY

ELEMENTS NOT IN DESIGN GUIDELINES:

011 - LOUVERED SHUTTERS



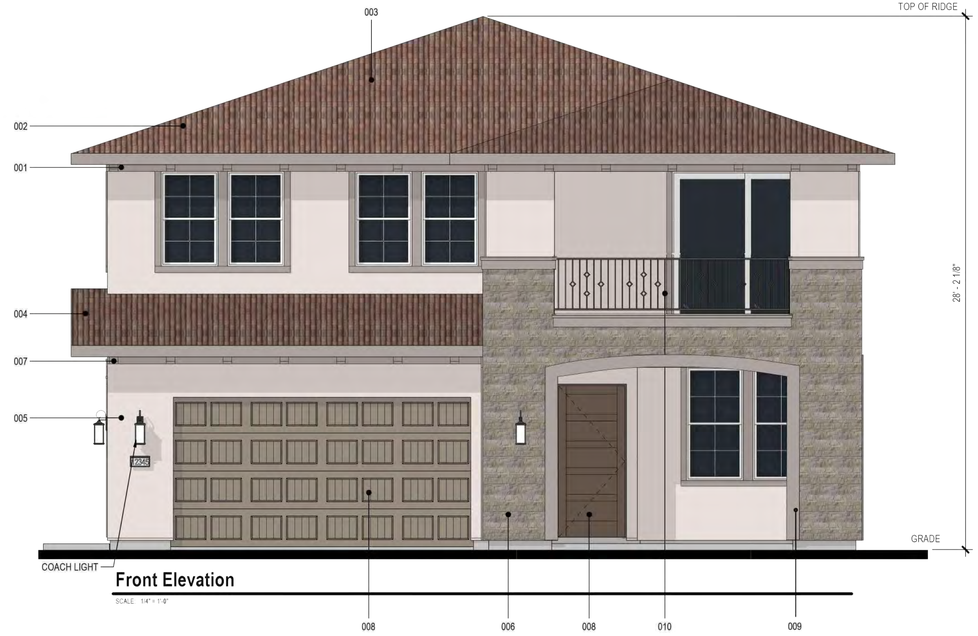
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 4 (8018)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420

A-4D.0.0

BSB DESIGN

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ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES
010 – BALUSTRADED BALCONY

ELEMENTS NOT IN DESIGN GUIDELINES:

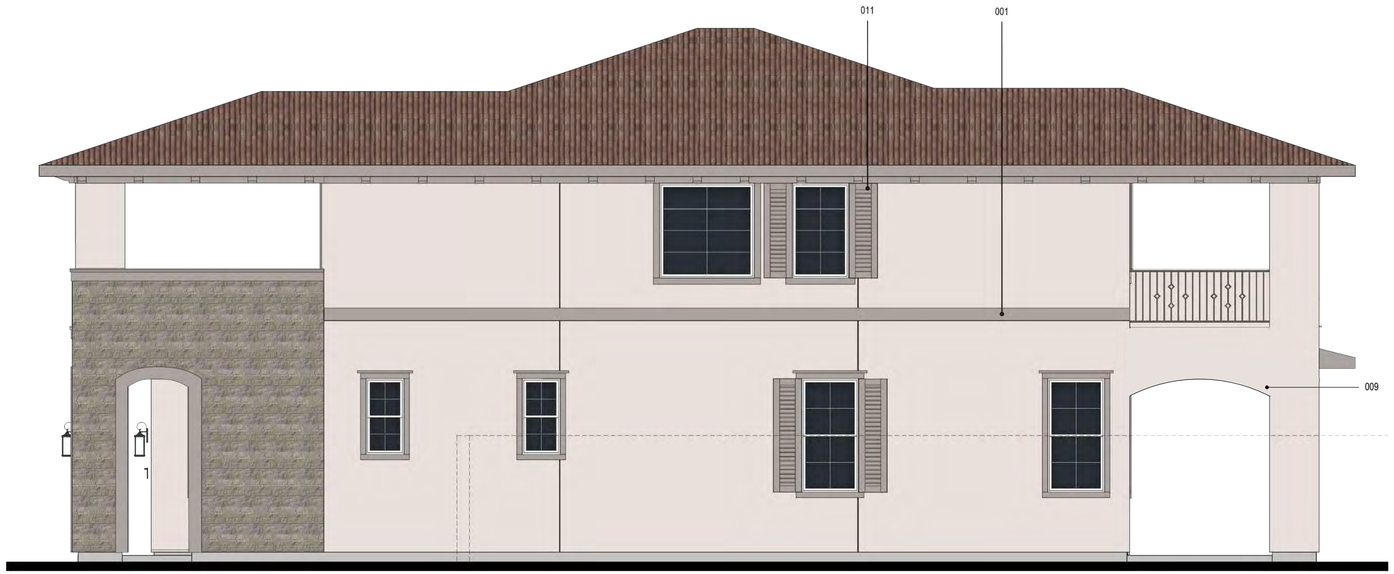
011 - LOUVERED SHUTTERS



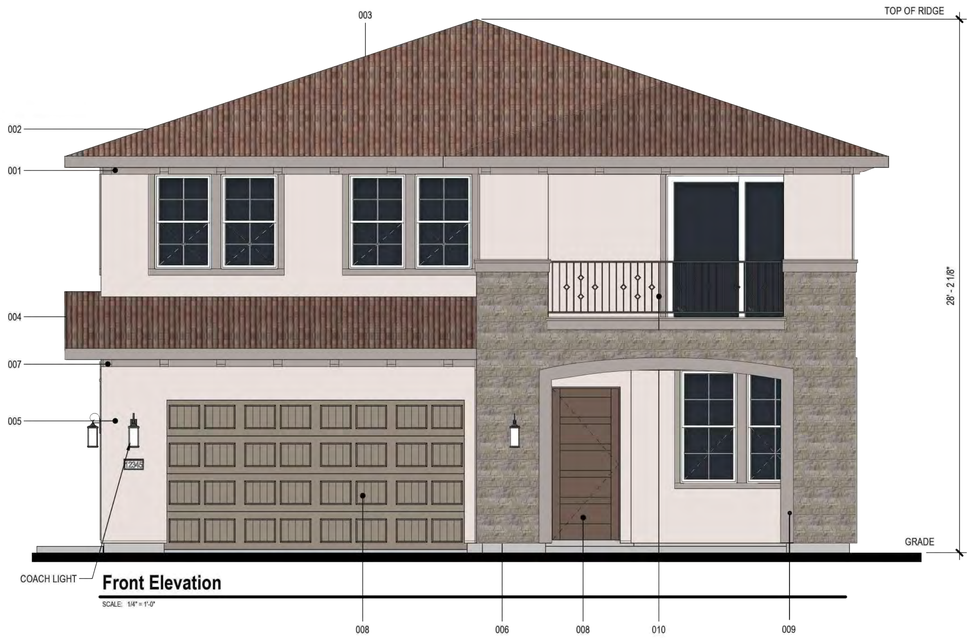
Left Elevation
SCALE: 1/4" = 1'-0"



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 78,86,91,128,134
SCALE: 1/4" = 1'-0"



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 78
SCALE: 1/4" = 1'-0"



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

Plan 4 (8018)

Elevation D - Italian Eclectic - Enhanced Elevation

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Newport Beach, California

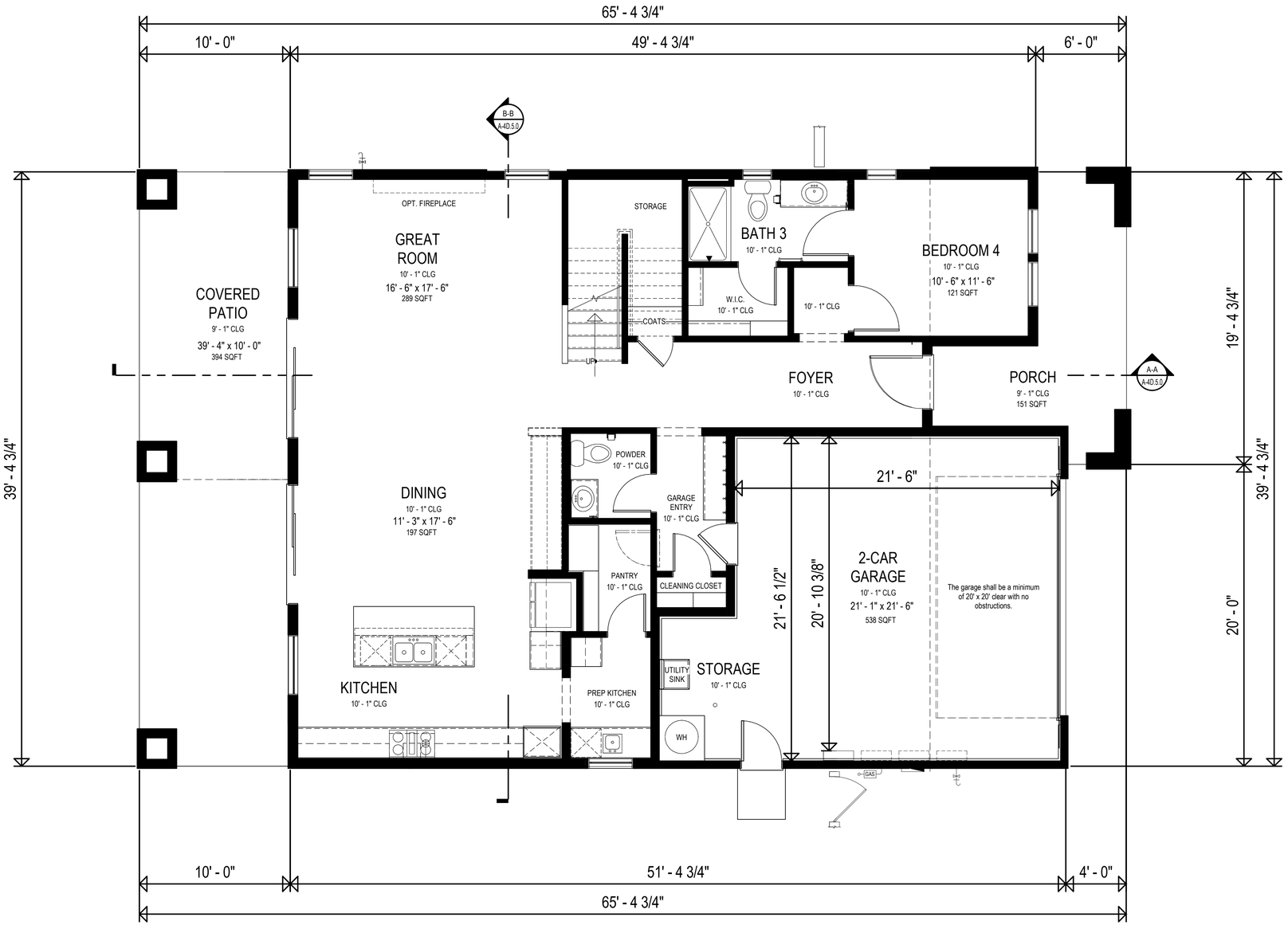
Planning Application No. PA25-0168

ELDERBERRY PARK
Temecula, California

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January 14, 2026 | 24-0420 **A-4D.0.0B**

BSB DESIGN



Main Floor Plan - Elevation D

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

Plan 4 (8018)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

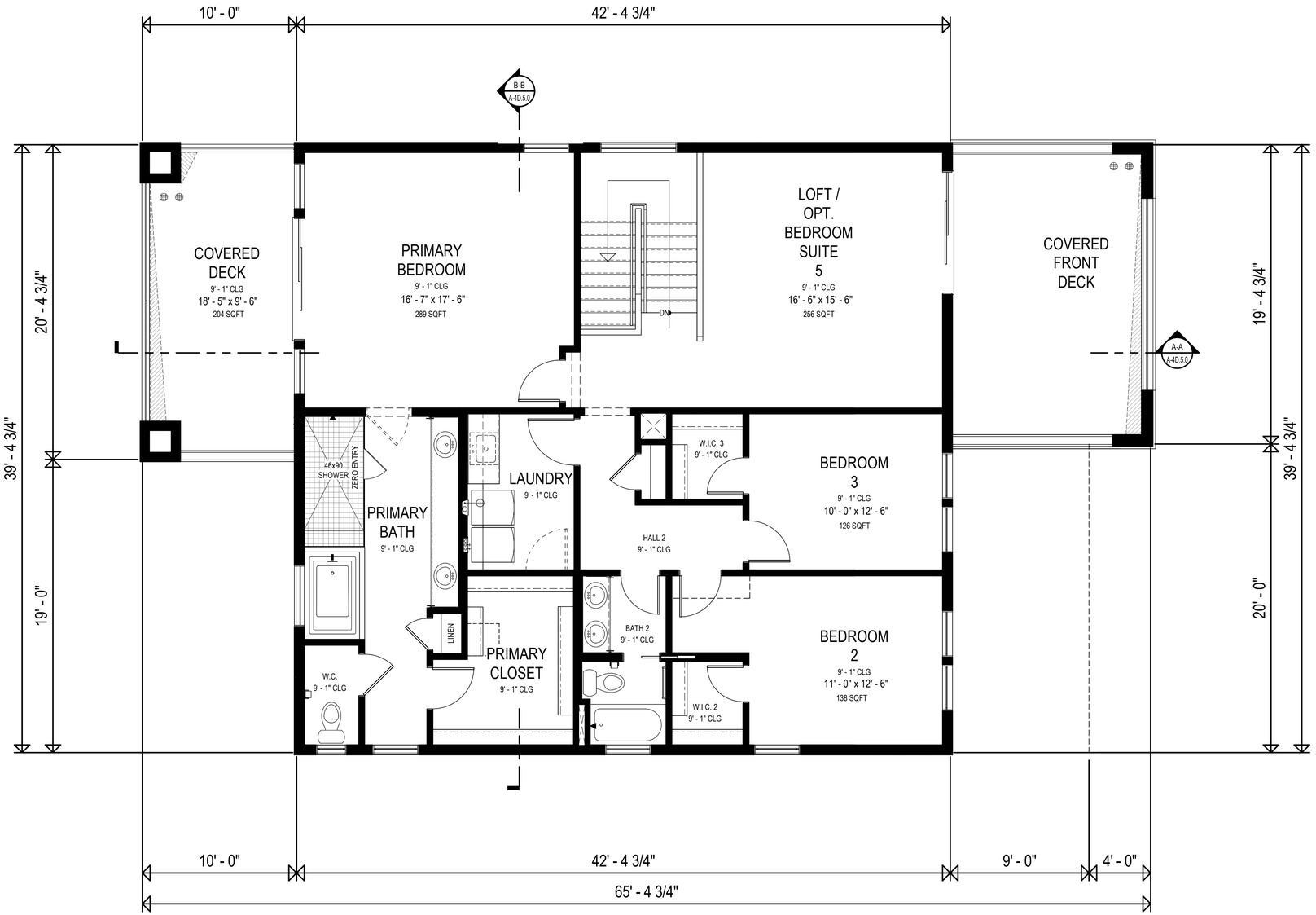
Temecula, California

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A-4D.1.0

BSB DESIGN



Upper Floor Plan - Elevation D

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

Plan 4 (8018)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

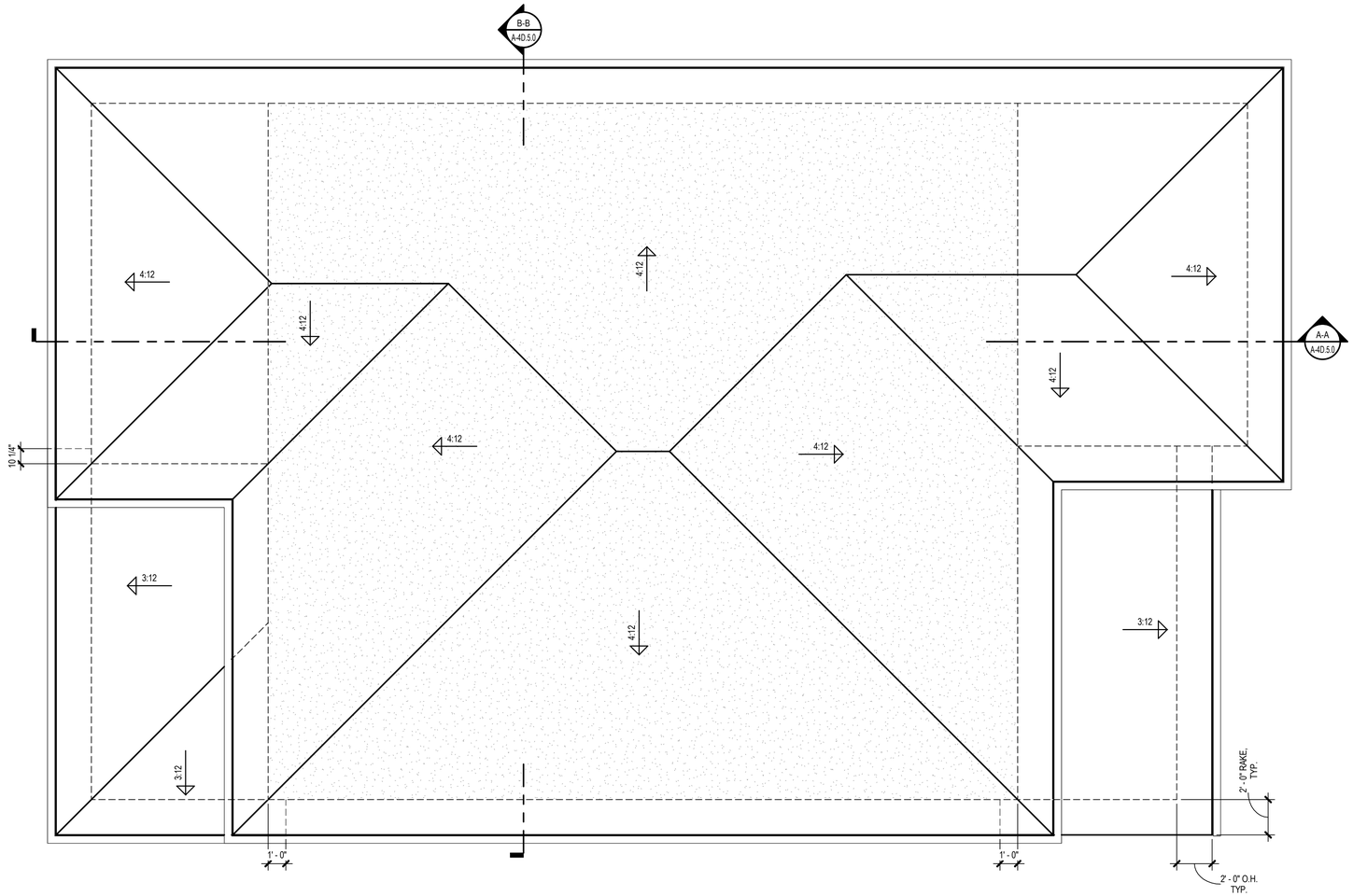
Temecula, California

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January 14, 2026 | 24-0420

A-4D.1.1

BSB DESIGN



Roof Plan - Elevation D

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 4 (8018)

Elevation D - Italian Eclectic

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

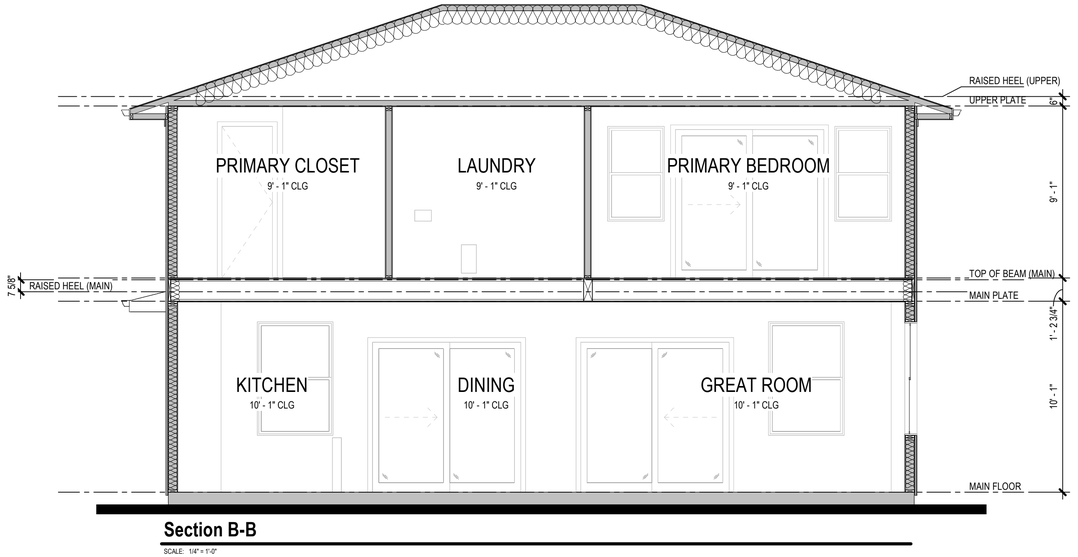
Temecula, California

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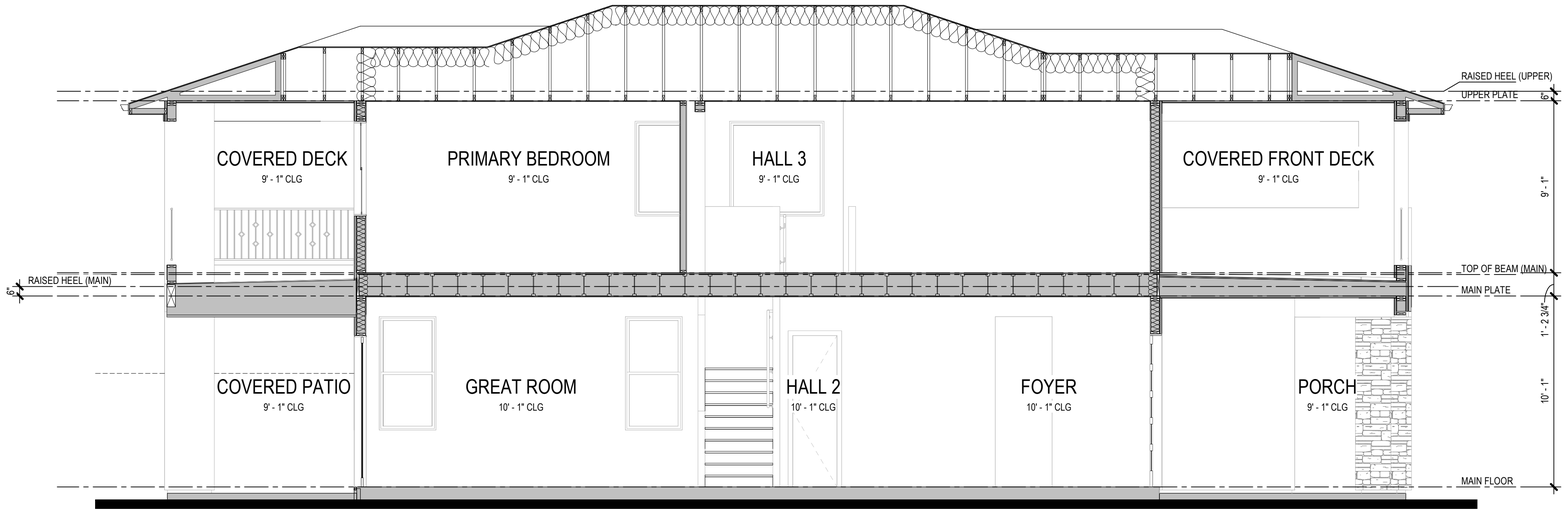
A-4D.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

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Plan 4 (8018)

Elevation D - Italian Eclectic

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

Newport Beach, California

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January 14, 2026 | 24-0420

A-4D.5.0

BSB DESIGN



Left Elevation

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



Rear Elevation

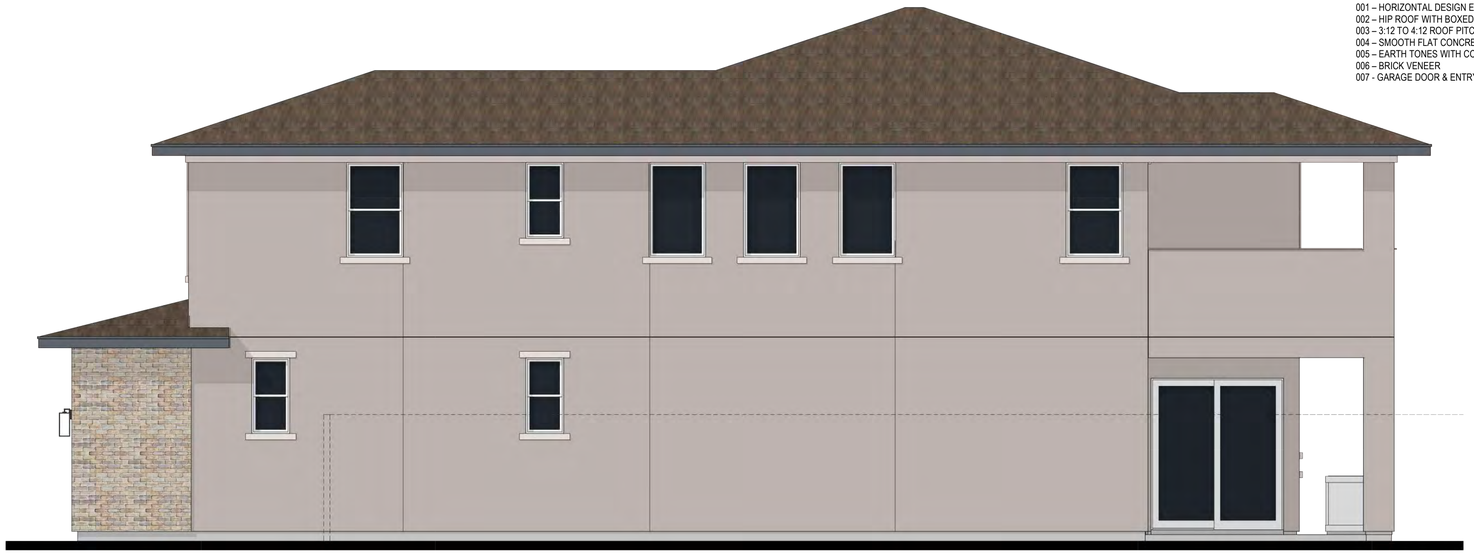
SCALE: 1/4" = 1'-0"

ELEMENTS IN DESIGN GUIDELINES:

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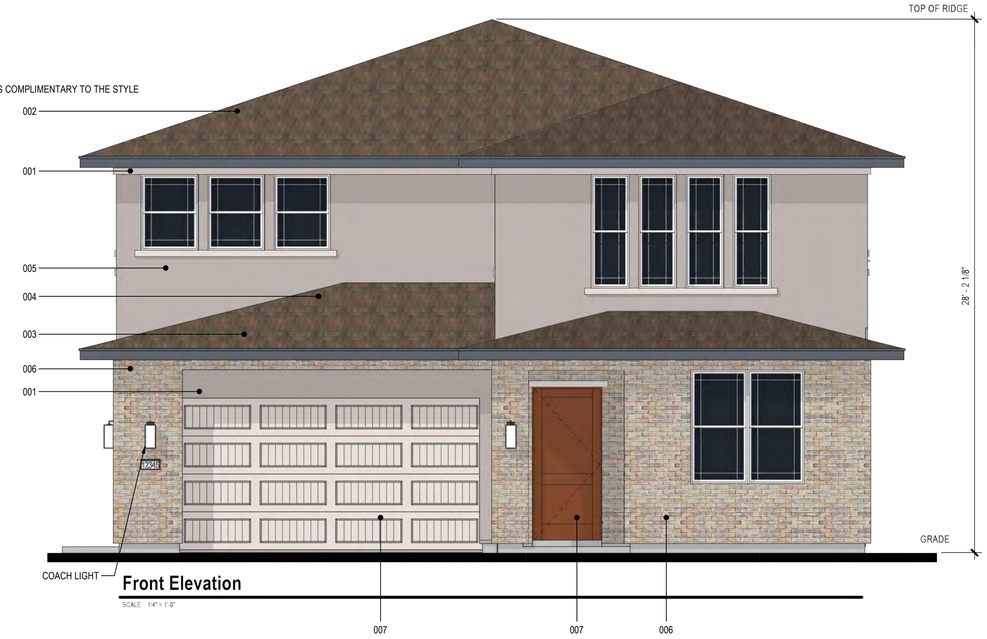
ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



Right Elevation

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



Front Elevation

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

Plan 5 (2019)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420

A-5A.0.0

BSB DESIGN

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Left Elevation

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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 81

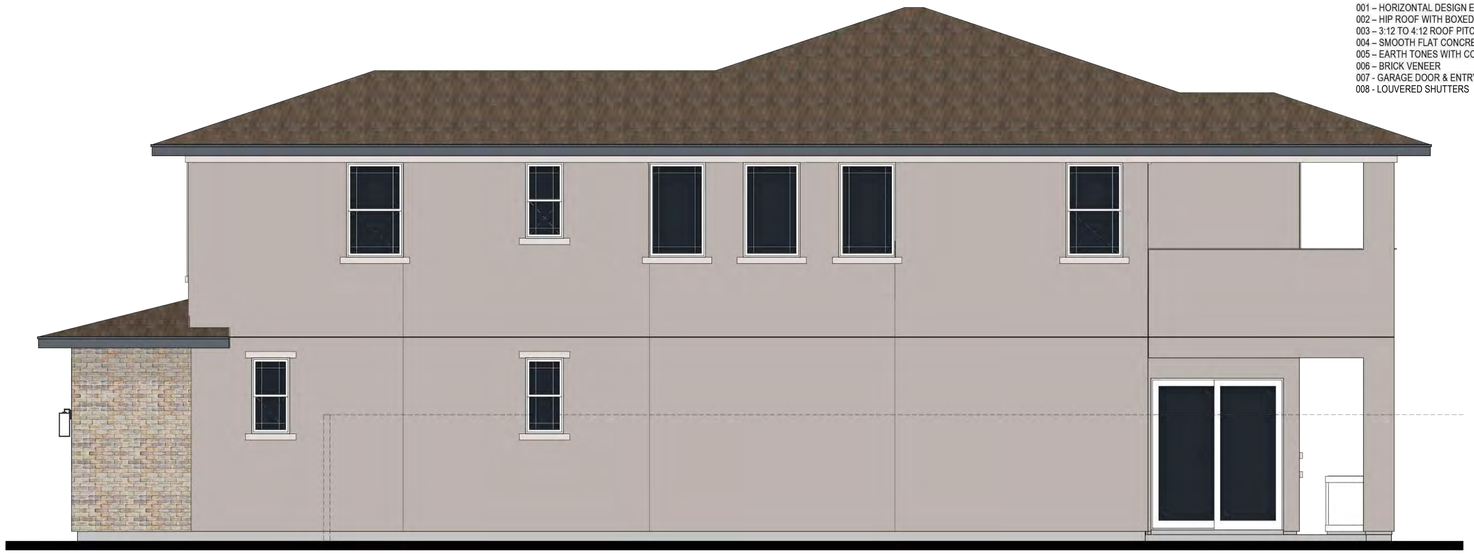
SCALE: 1/4" = 1'-0"

ELEMENTS IN DESIGN GUIDELINES:

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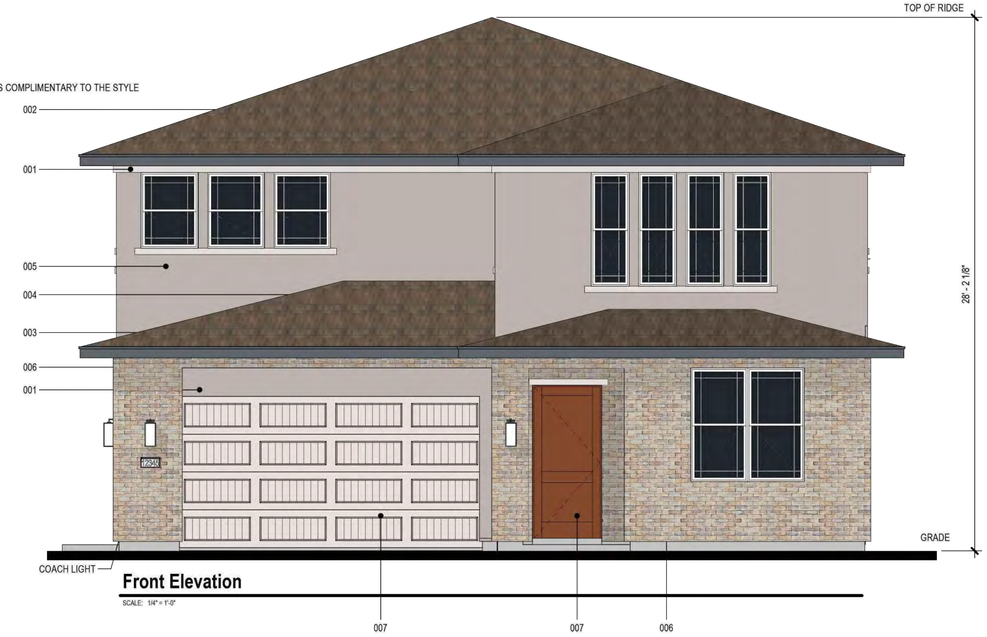
ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 - LOUVERED SHUTTERS



Right Elevation

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



Front Elevation

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

Plan 5 (2019)

Elevation A - Prairie - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

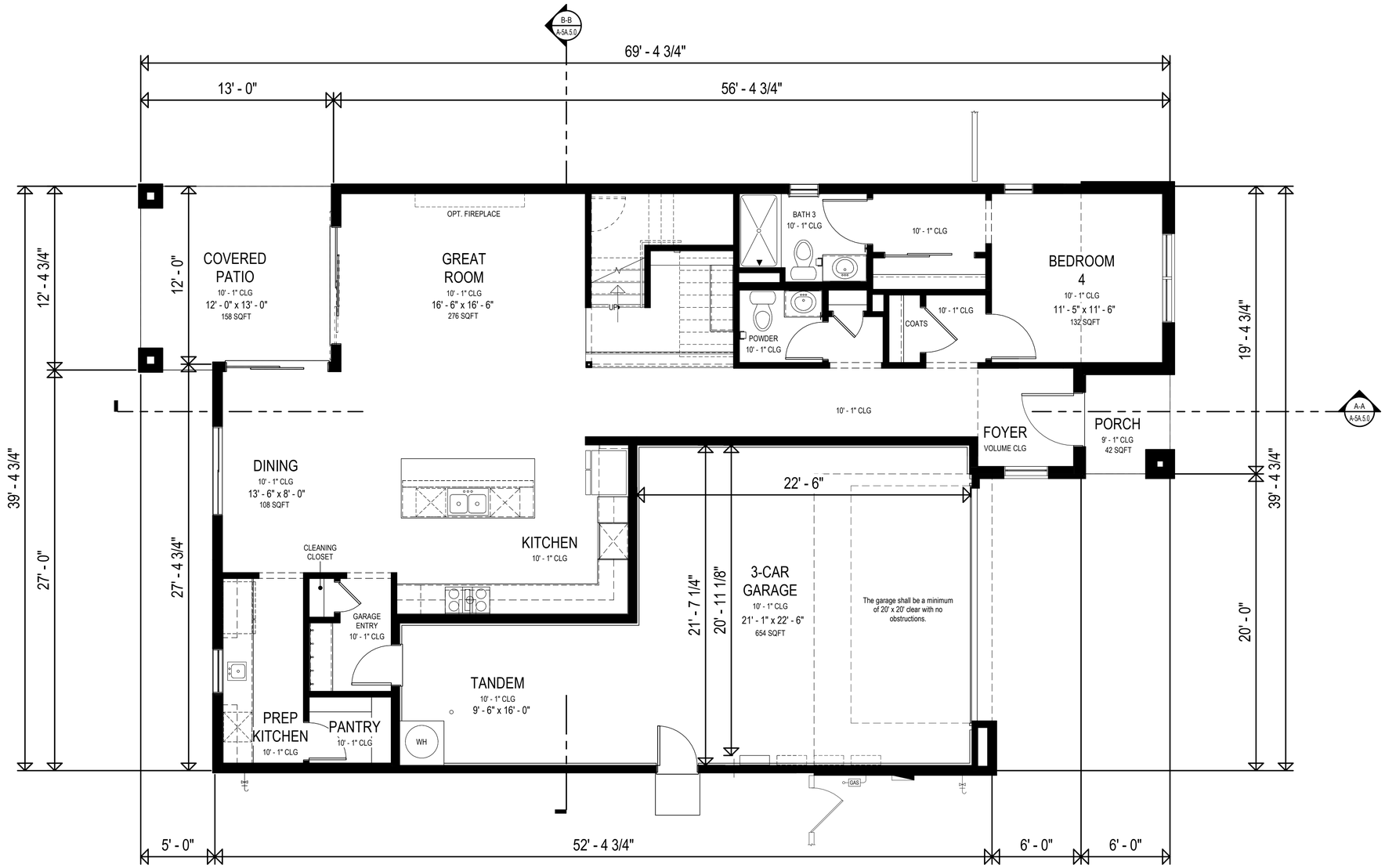
ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420 **A-5A.0.0B**

BSB DESIGN

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Main Floor Plan - Elevation A

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

Plan 5 (2019)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

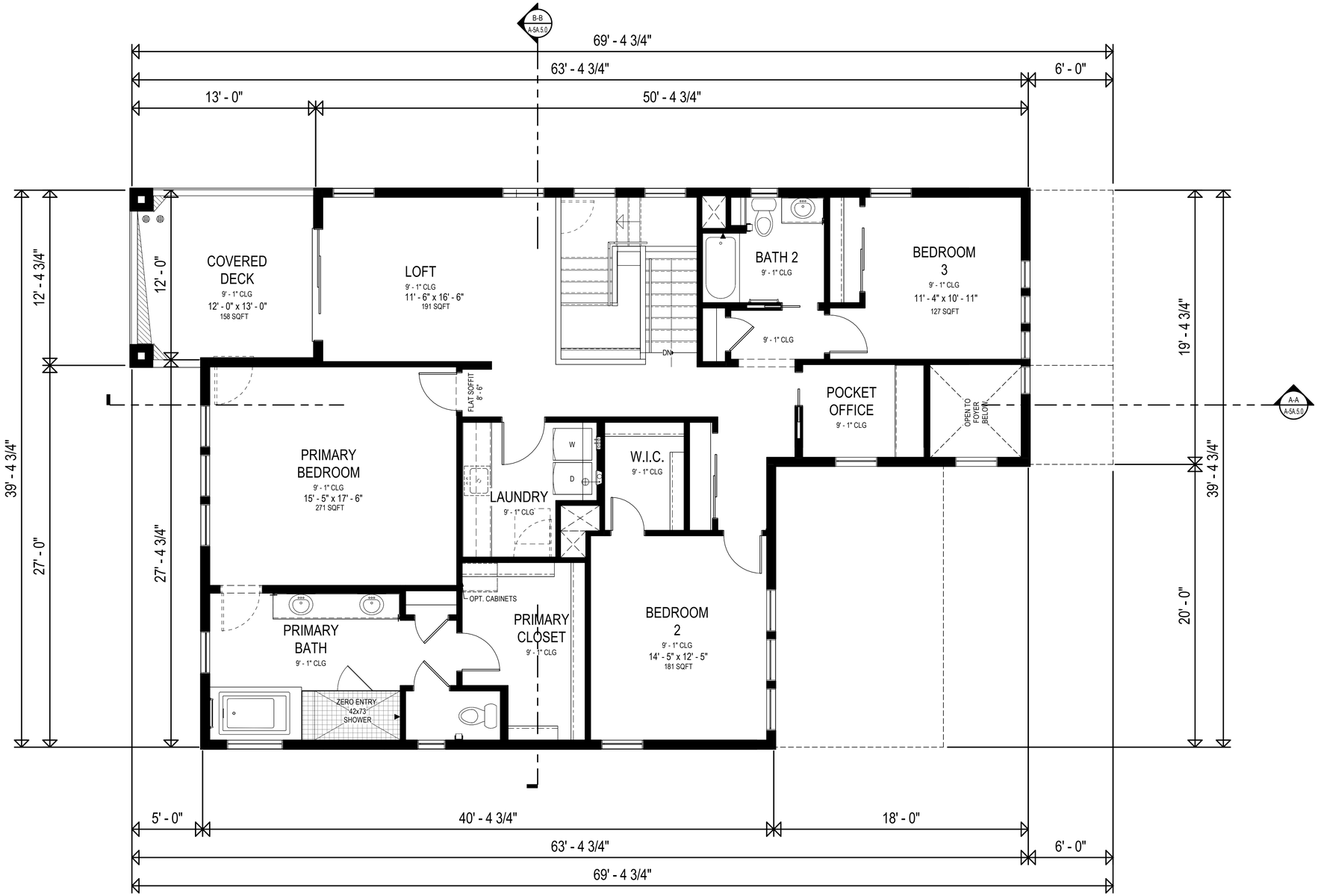
Temecula, California

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January 14, 2026 | 24-0420

A-5A.1.0

BSB DESIGN



Upper Floor Plan - Elevation A

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

Plan 5 (2019)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

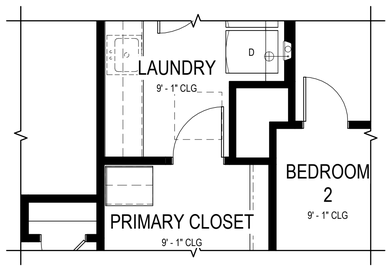
Temecula, California

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January 14, 2026 | 24-0420

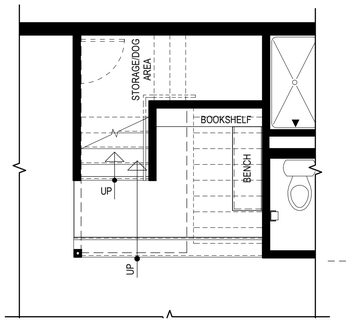
A-5A.1.1

BSB DESIGN



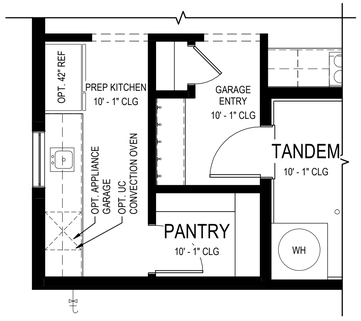
Opt. Cabinet at Primary Closet
Partial Upper Floor Plan

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



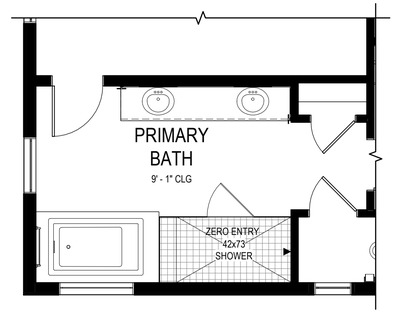
Opt. Open Tread Stairs
Partial Main Floor Plan

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



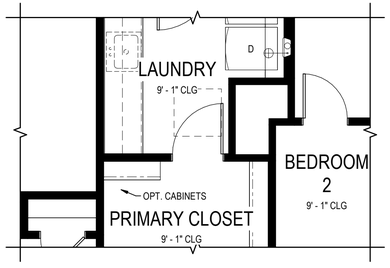
Opt. 42" Refrigerator
At Prep Kitchen
Partial Main Floor Plan

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



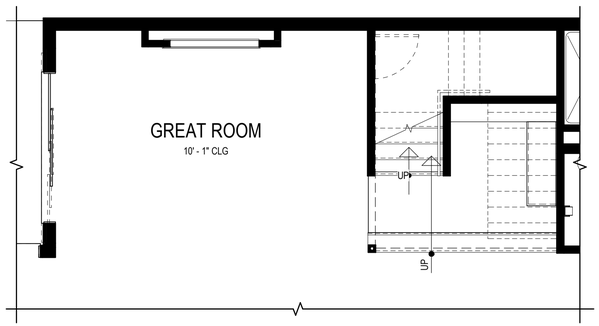
Opt. Door at Primary Bath
Partial Upper Floor Plan

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



Opt. Door to Laundry
from Primary Closet
Partial Upper Floor Plan

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



Opt. Fireplace
Partial Main Floor Plan

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

Plan 5 (2019)

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

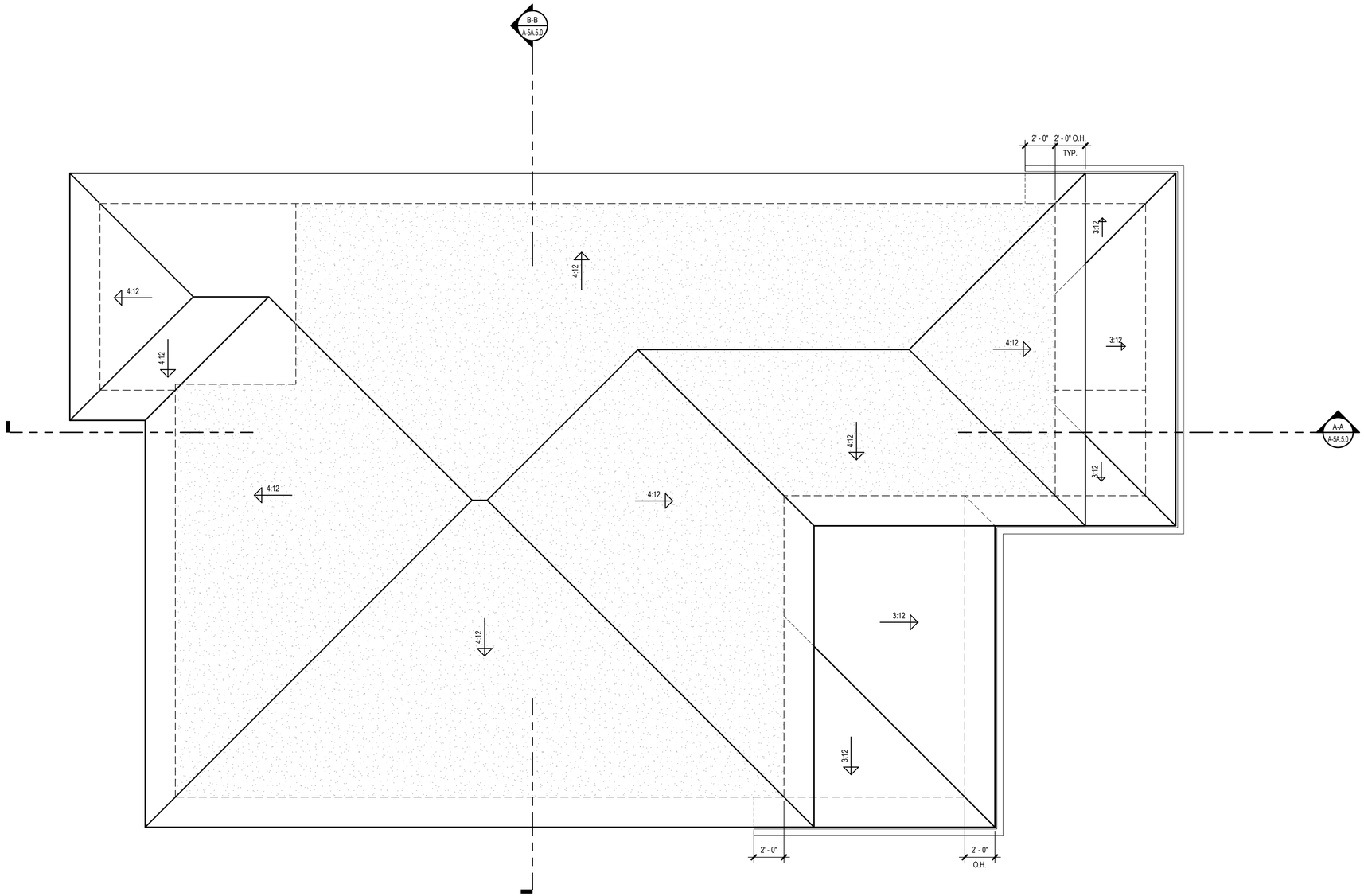
Temecula, California

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January 14, 2026 | 24-0420

A-5A.1.2

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 5 (2019)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

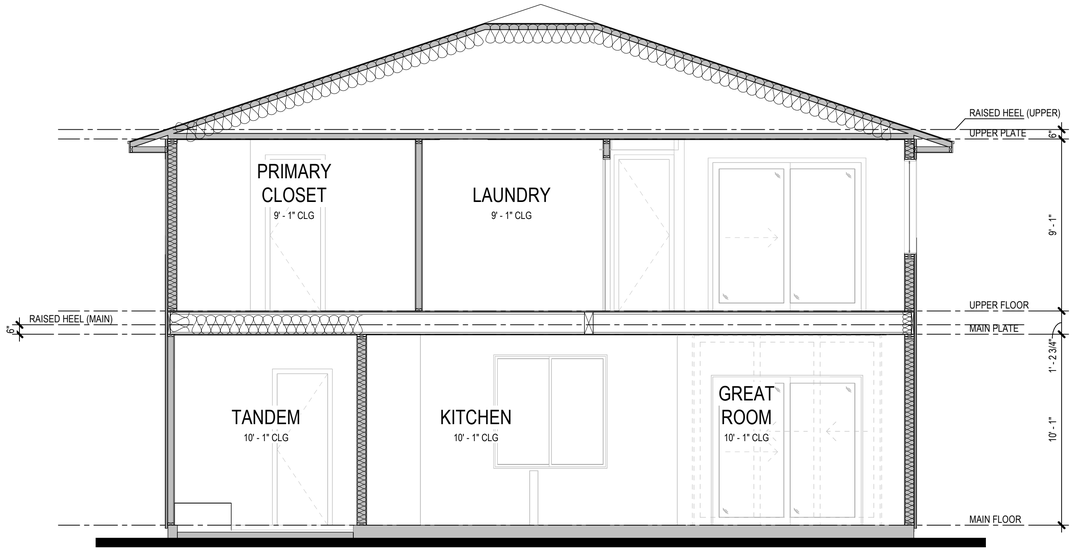
Temecula, California

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January 14, 2026 | 24-0420

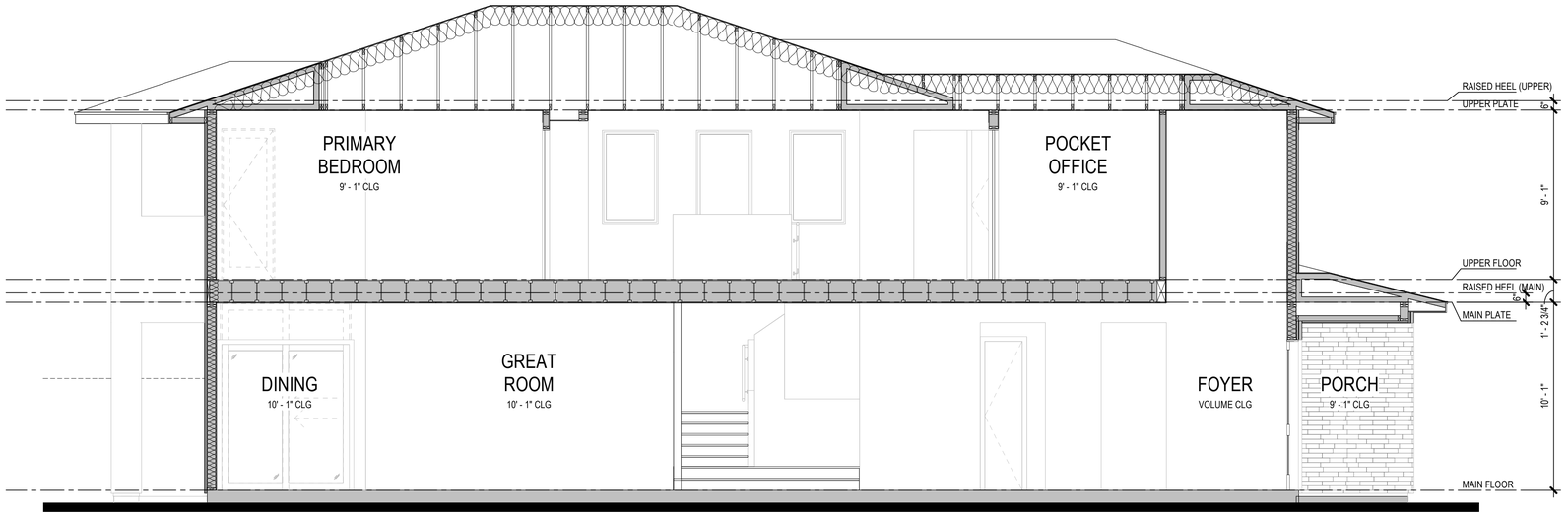
A-5A.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

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Plan 5 (2019)

Elevation A - Prairie

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

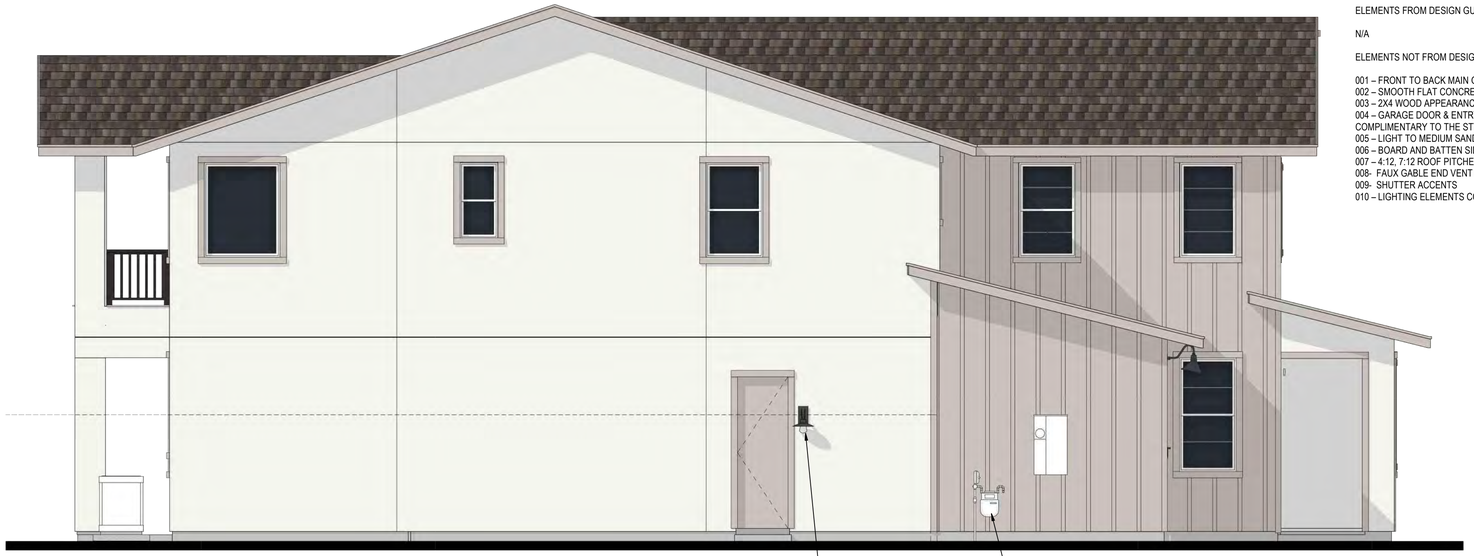
Temecula, California

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January 14, 2026 | 24-0420

A-5A.5.0

BSB DESIGN



Left Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – FRONT TO BACK MAIN GABLE ROOF
002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



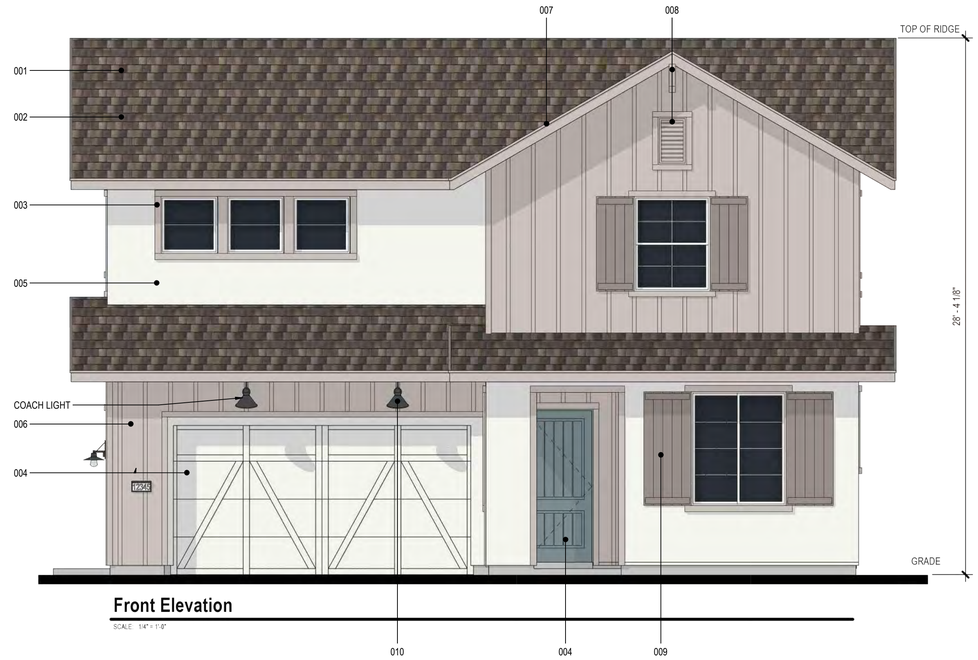
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 5 (2019)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420

A-5B.0.0

BSB DESIGN



Left Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – FRONT TO BACK MAIN GABLE ROOF
002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



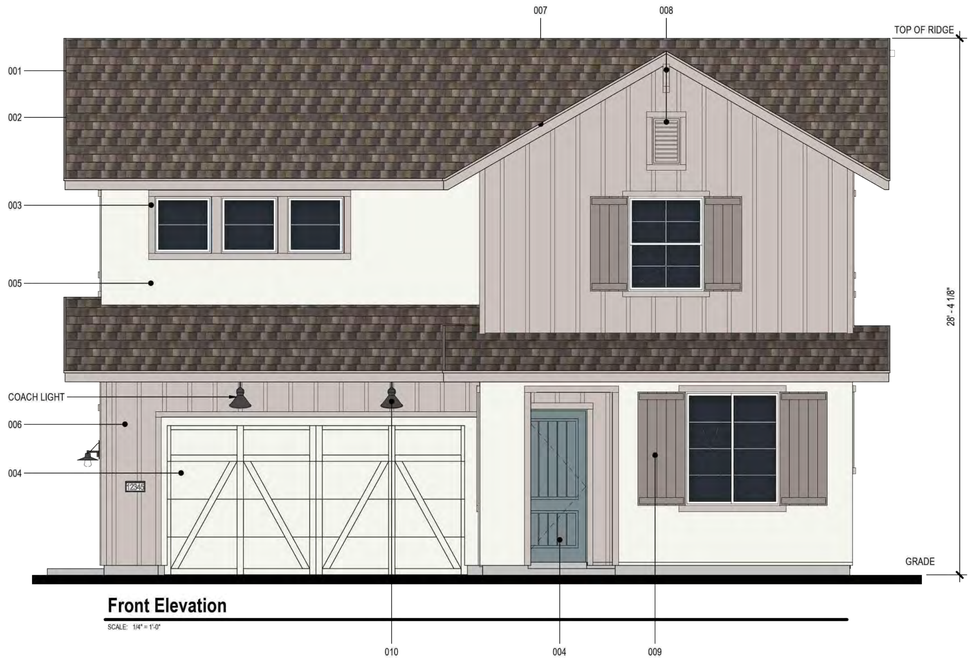
Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 79, 130, 139

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



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 118

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



Front Elevation

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

Plan 5 (2019)

Elevation B - Farmhouse - Enhanced Elevations

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Planning Application No. PA25-0168

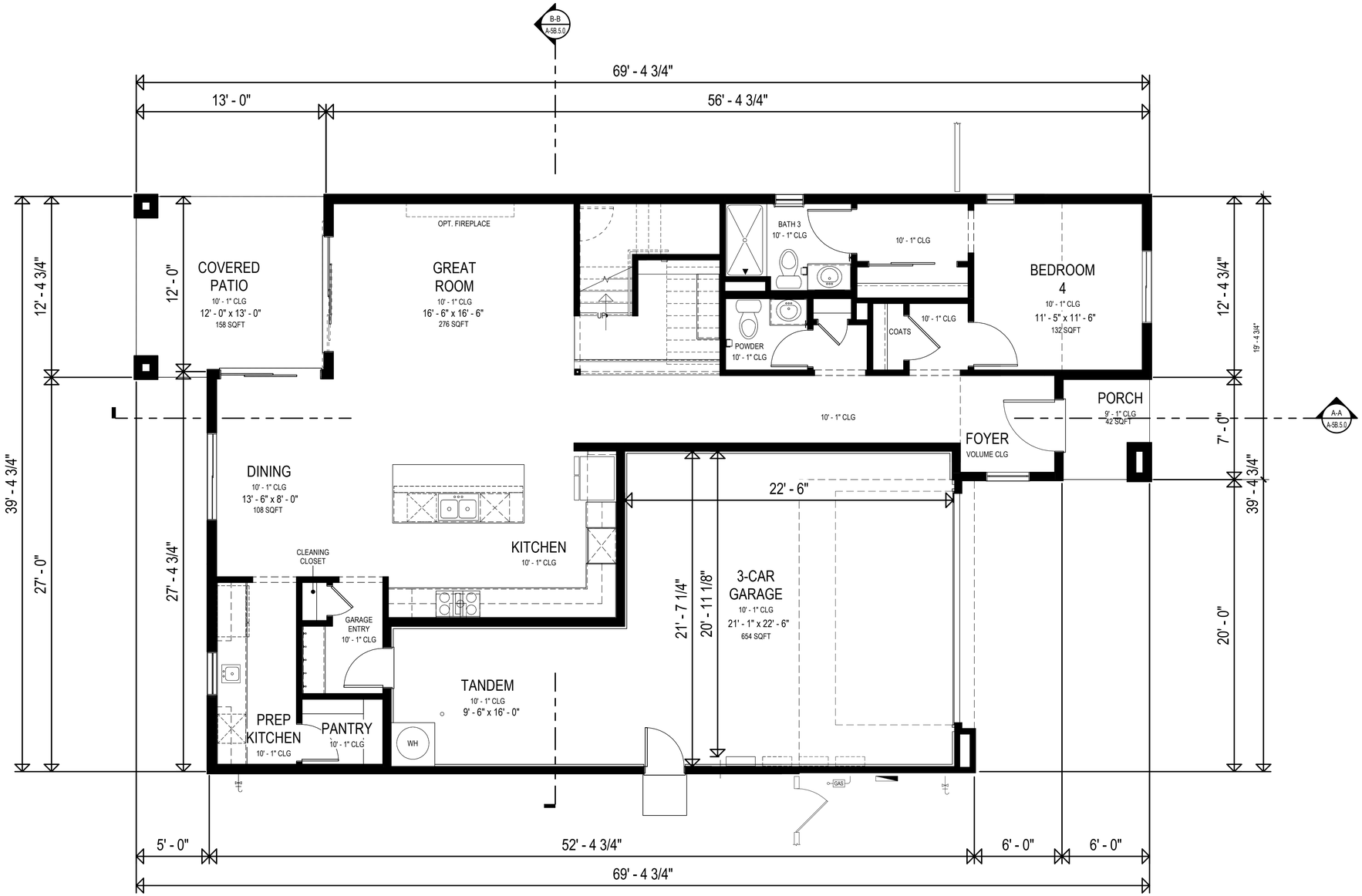
ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420 **A-5B.0.0B**

BSB DESIGN



Main Floor Plan - Elevation B

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

Plan 5 (2019)

Elevation B - Farmhouse

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ELDERBERRY PARK

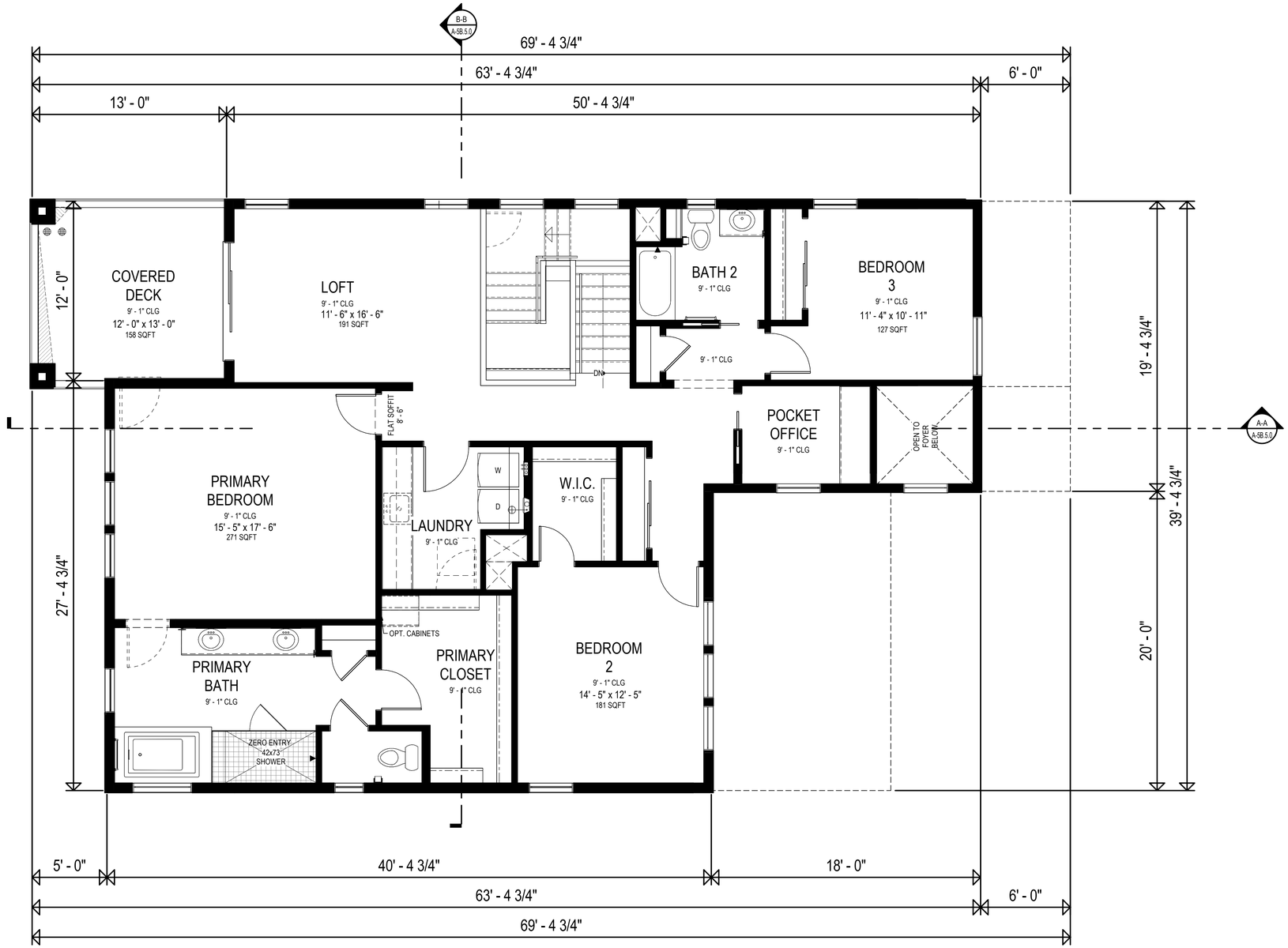
Temecula, California

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A-5B.1.0

BSB DESIGN



Upper Floor Plan - Elevation B

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

Plan 5 (2019)

Elevation B - Farmhouse

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ELDERBERRY PARK

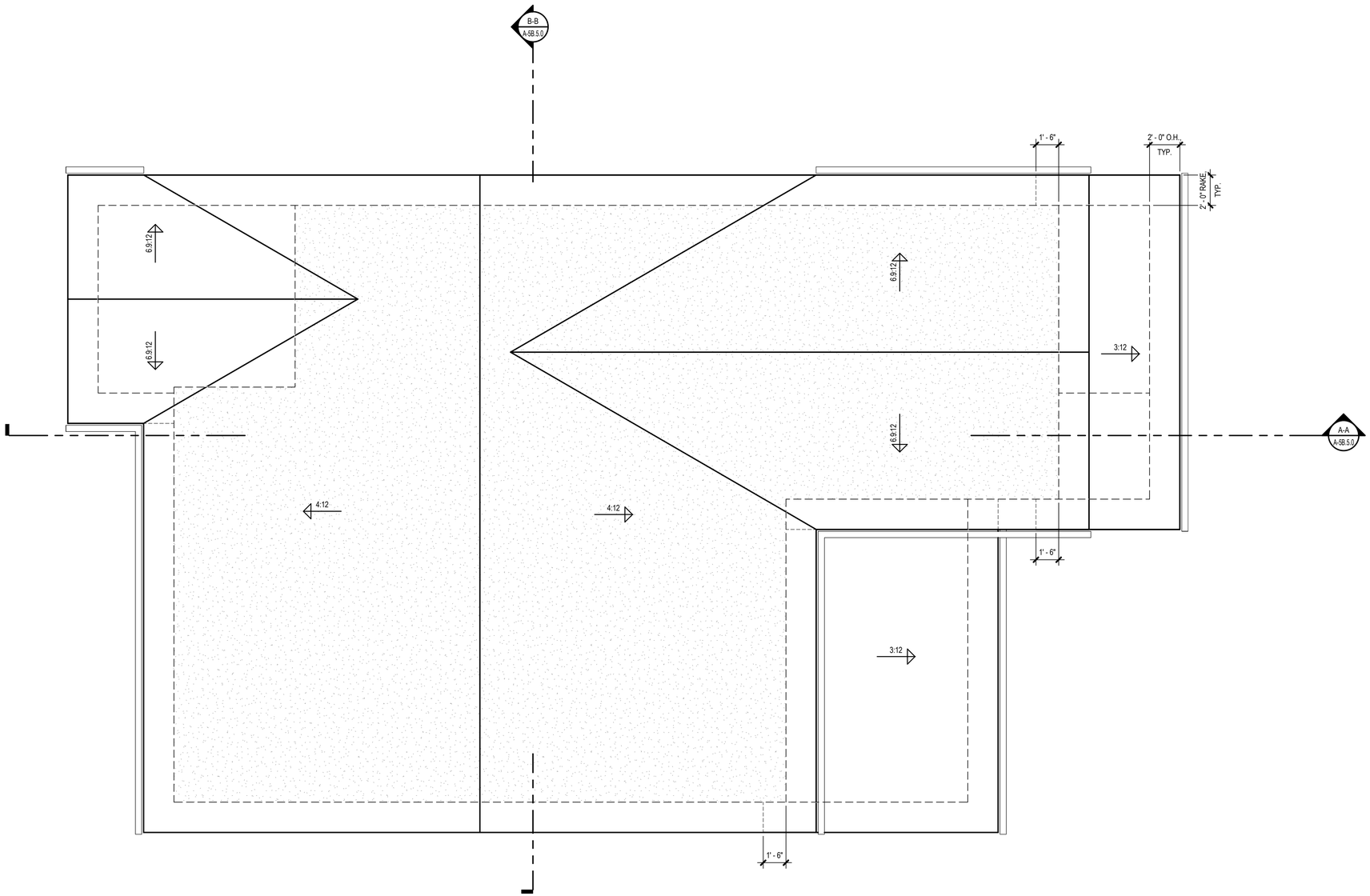
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A-5B.1.1

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 5 (2019)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

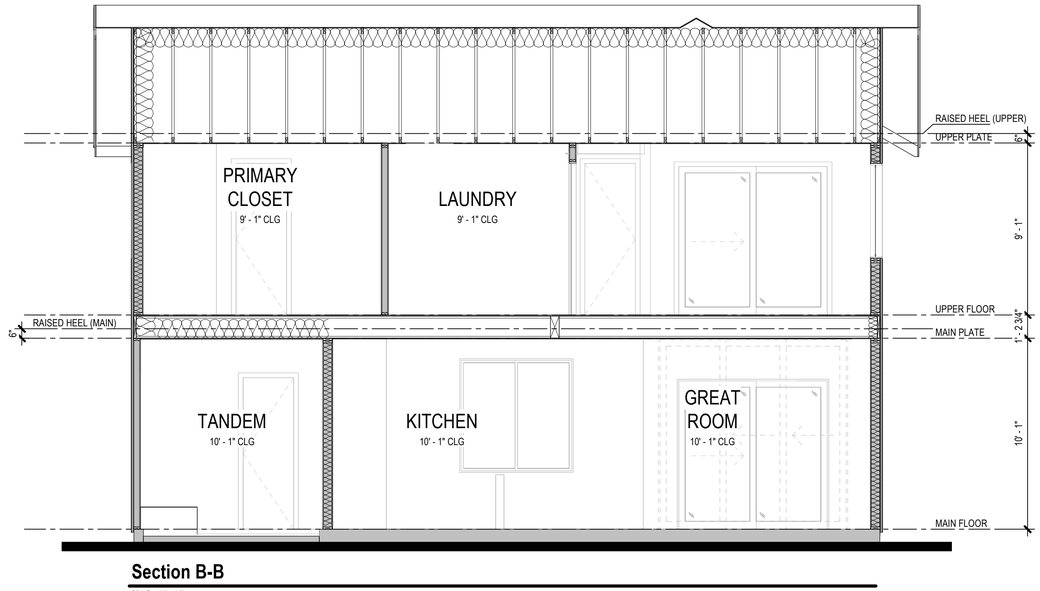
Temecula, California

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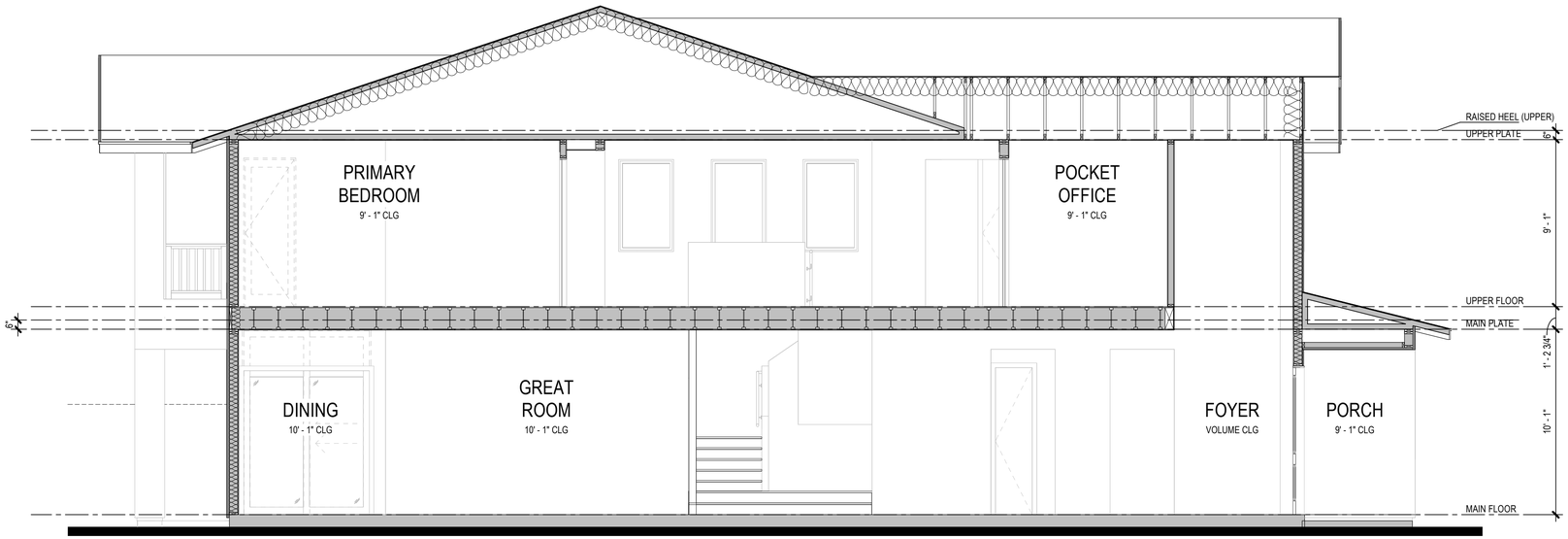
A-5B.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

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Plan 5 (2019)

Elevation B - Farmhouse

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

Temecula, California

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January 14, 2026 | 24-0420

A-5B.5.0

BSB DESIGN

ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES
010 – BALUSTRADED BALCONY

ELEMENTS NOT IN DESIGN GUIDELINES:

011 - LOUVERED SHUTTERS



Left Elevation

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



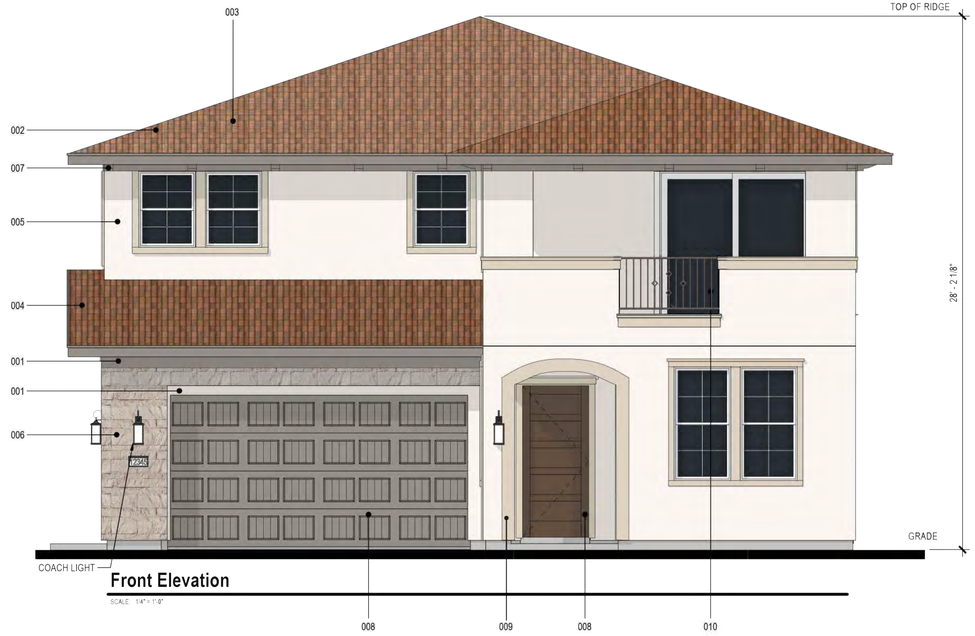
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 5 (2019)

Elevation D - Italian Eclectic

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Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

January 14, 2026 | 24-0420

A-5D.0.0

BSB DESIGN

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Left Elevation GARAGE SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 106

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

ELEMENTS IN DESIGN GUIDELINES:

001 - HORIZONTAL DESIGN ELEMENTS
002 - HIP ROOF WITH BOXED STUCCO EAVES
003 - 3:12 TO 4:12 ROOF PITCH
004 - LOW S CONCRETE ROOF TILE
005 - EARTH TONES WITH CONTRASTING TRIM
006 - STONE VENEER
007 - STUCCO FINISHED CORBELS UNDER ROOF EAVE
008 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
009 - ARCHED OPENINGS AT PORCHES
010 – BALUSTRADED BALCONY

ELEMENTS NOT IN DESIGN GUIDELINES:

011 - LOUVERED SHUTTERS



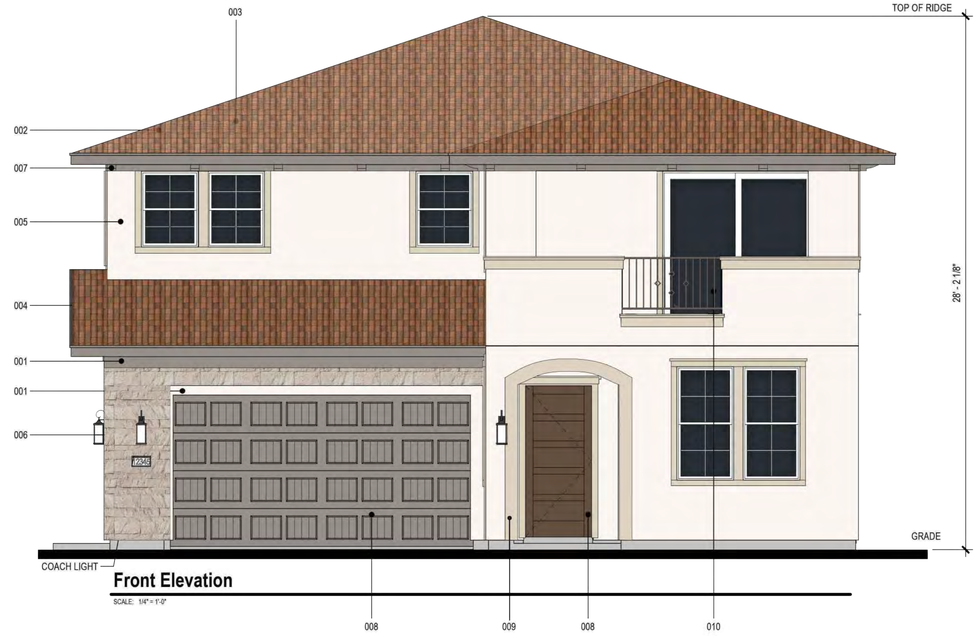
Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 85, 89, 137

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



Right Elevation

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



Front Elevation

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

Plan 5 (2019)

Elevation D - Italian Eclectic - Enhanced Elevations

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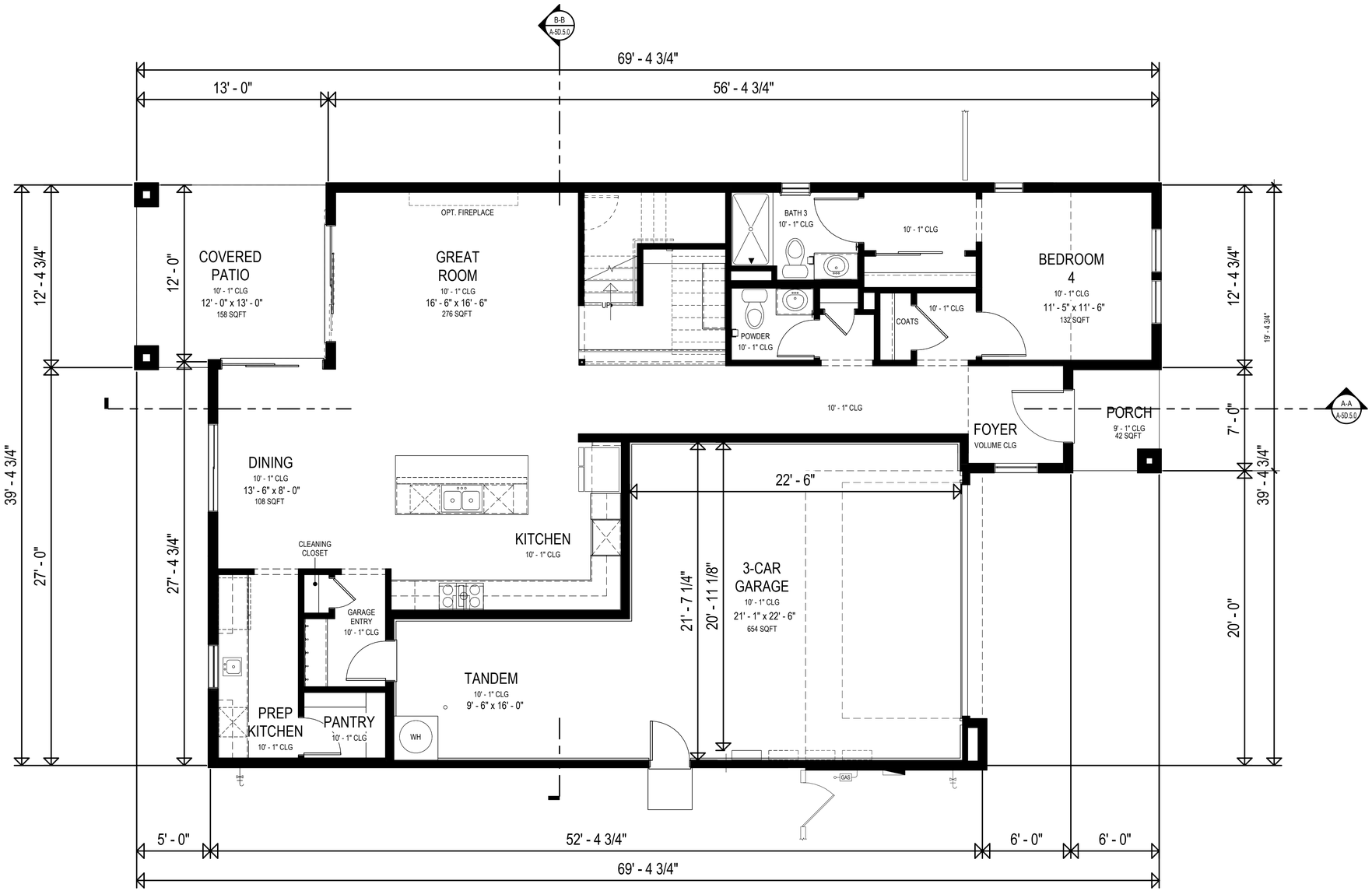
ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420 **A-5D.0.0B**



Main Floor Plan - Elevation D

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

Plan 5 (2019)

Elevation D - Italian Eclectic

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ELDERBERRY PARK

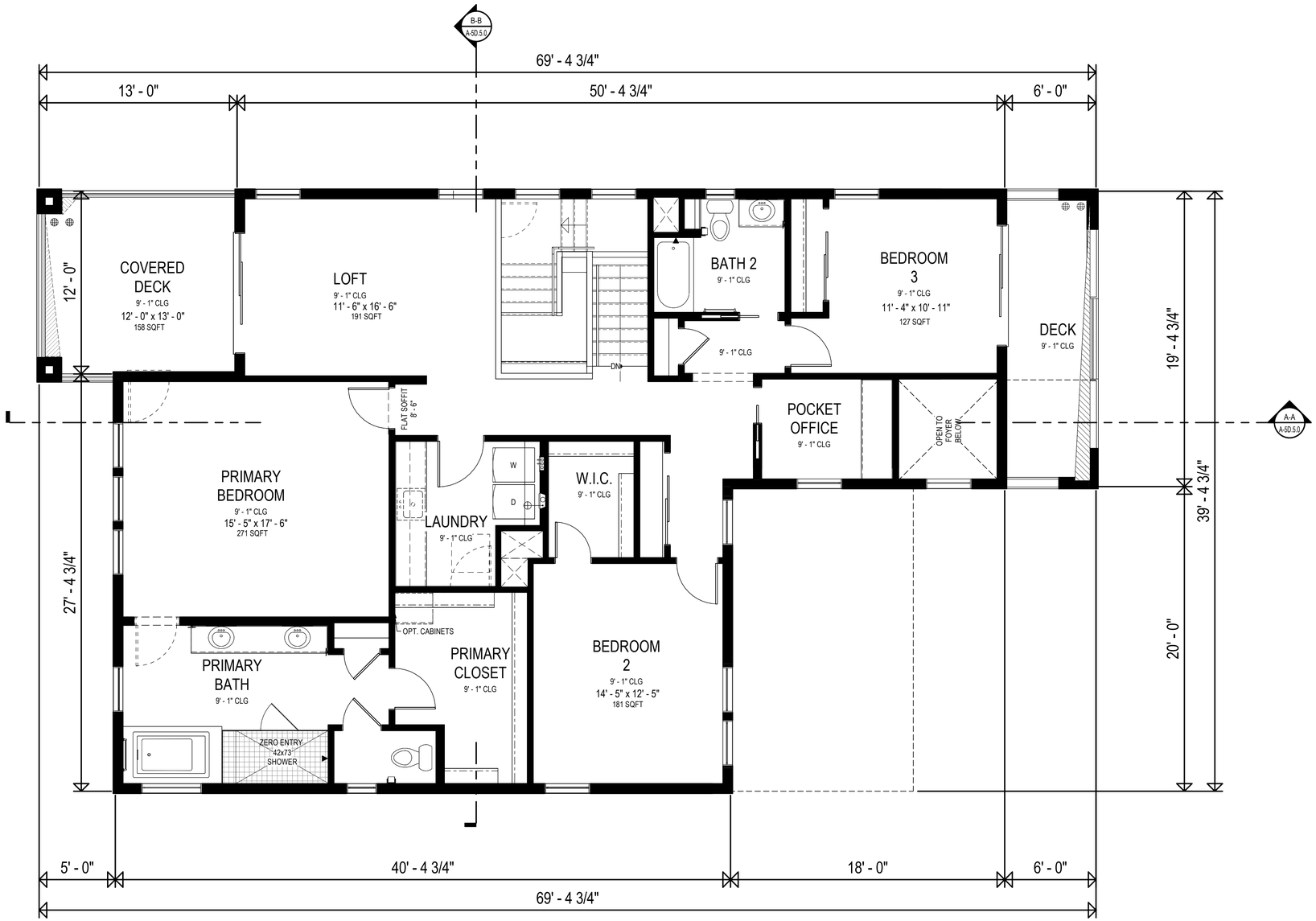
Temecula, California

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A-5D.1.0

BSB DESIGN



Upper Floor Plan - Elevation D

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

Plan 5 (2019)

Elevation D - Italian Eclectic

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Planning Application No. PA25-0168

ELDERBERRY PARK

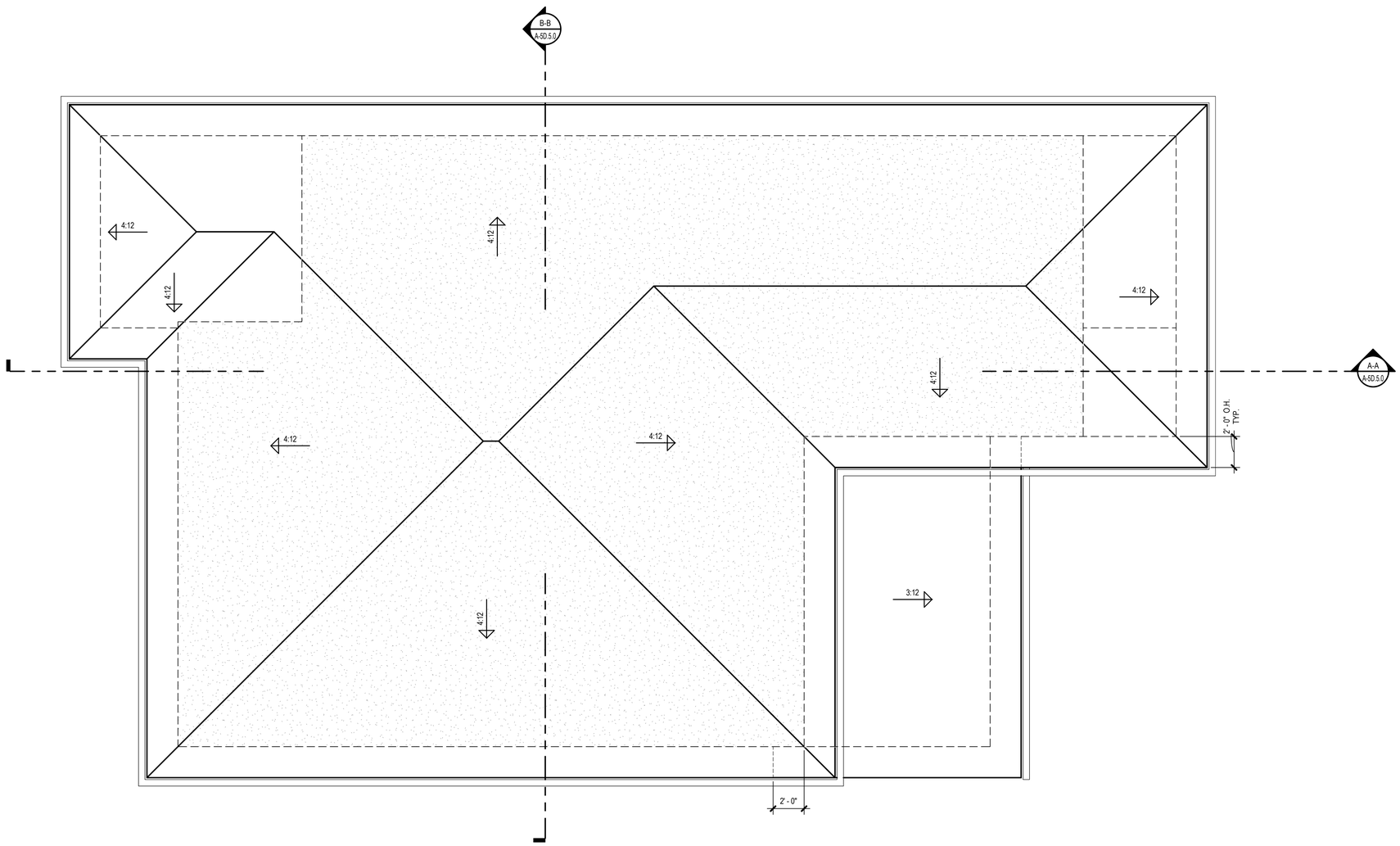
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A-5D.1.1

BSB DESIGN



Roof Plan - Elevation D

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 5 (2019)

Elevation D - Italian Eclectic

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Planning Application No. PA25-0168

ELDERBERRY PARK

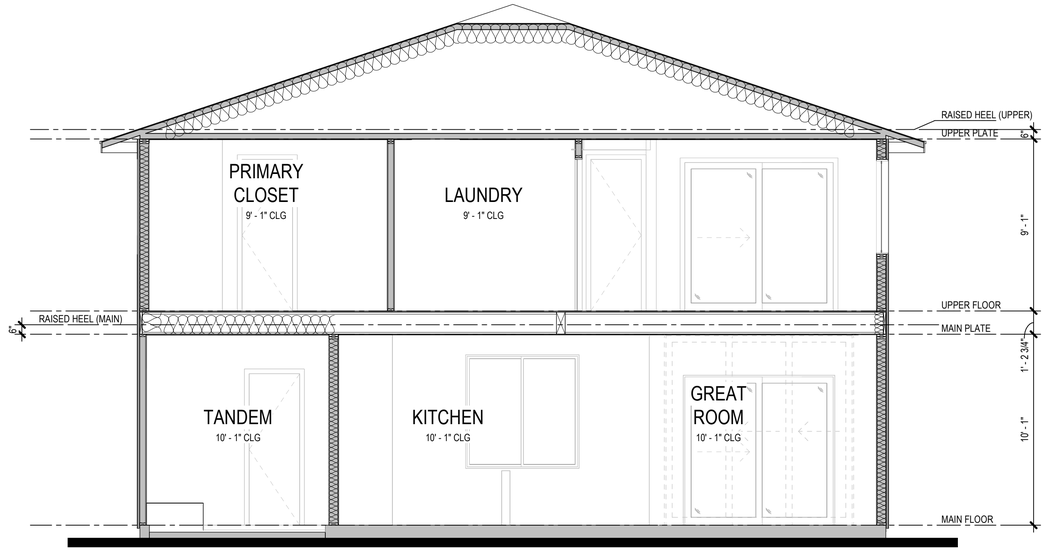
Temecula, California

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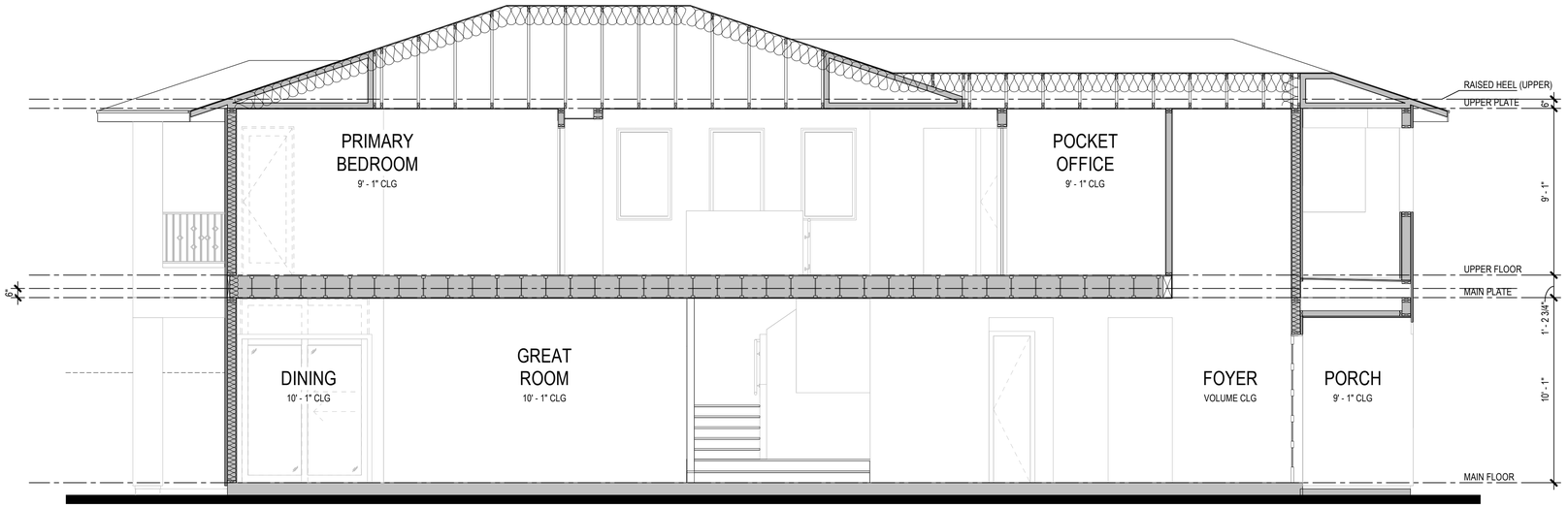
A-5D.4.0

BSB DESIGN



Section B-B

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



Section A-A

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

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Homes Inspired by You

Plan 5 (2019)

Elevation D - Italian Eclectic

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

Temecula, California

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January 14, 2026 | 24-0420

A-5D.5.0

BSB DESIGN

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



Left Elevation

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



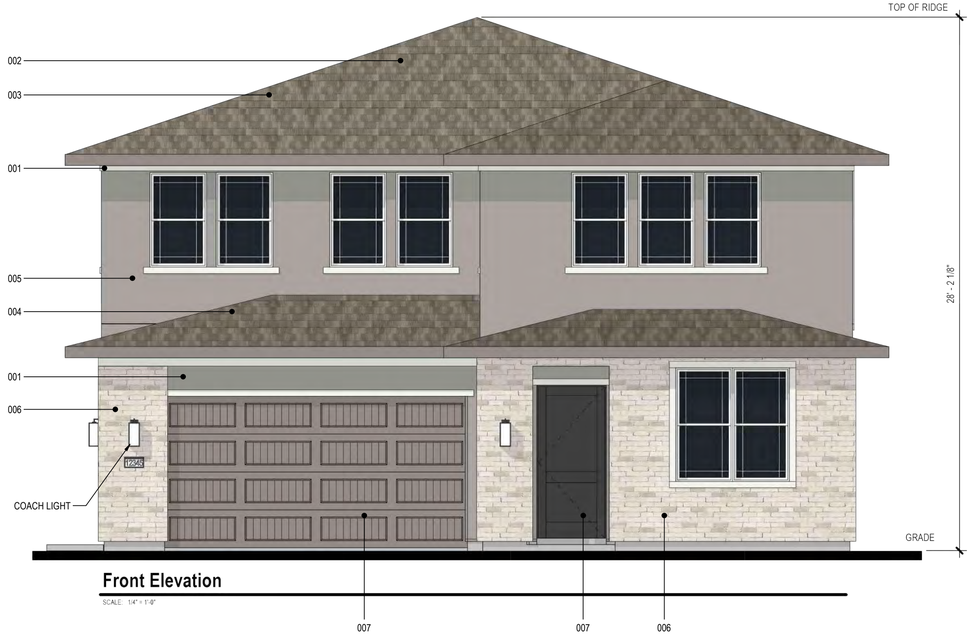
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 6 (8020)

Elevation A - Prairie

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Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2026 | 24-0420

A-6A.0.0

BSB DESIGN

ELEMENTS IN DESIGN GUIDELINES:

N/A

ELEMENTS NOT IN DESIGN GUIDELINES:

001 – HORIZONTAL DESIGN ELEMENTS
002 – HIP ROOF WITH BOXED STUCCO EAVES
003 – 3:12 TO 4:12 ROOF PITCH
004 – SMOOTH FLAT CONCRETE ROOF TILE
005 – EARTH TONES WITH CONTRASTING TRIM
006 – BRICK VENEER
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE



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



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 83, 136
SCALE: 1/4" = 1'-0"



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 95, 136
SCALE: 1/4" = 1'-0"



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

Plan 6 (8020)

Elevation A - Prairie - Enhanced Elevations

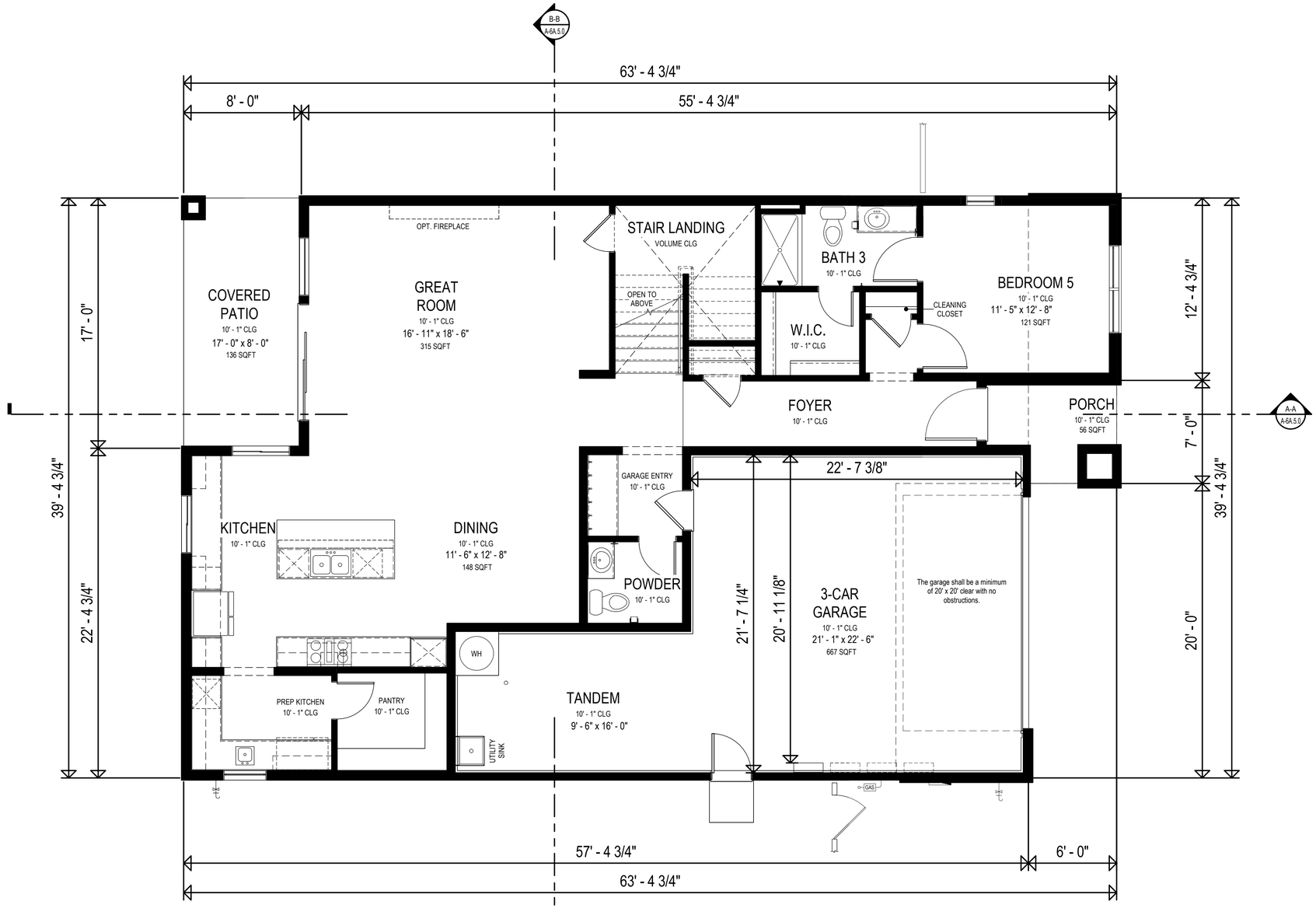
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Planning Application No. PA25-0168
ELDERBERRY PARK
Temecula, California

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January 28, 2026 | 24-0420 **A-6A.0.0B**

BSB DESIGN



Main Floor Plan - Elevation A

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

Plan 6 (8020)

Elevation A - Prairie

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Planning Application No. PA25-0168

ELDERBERRY PARK

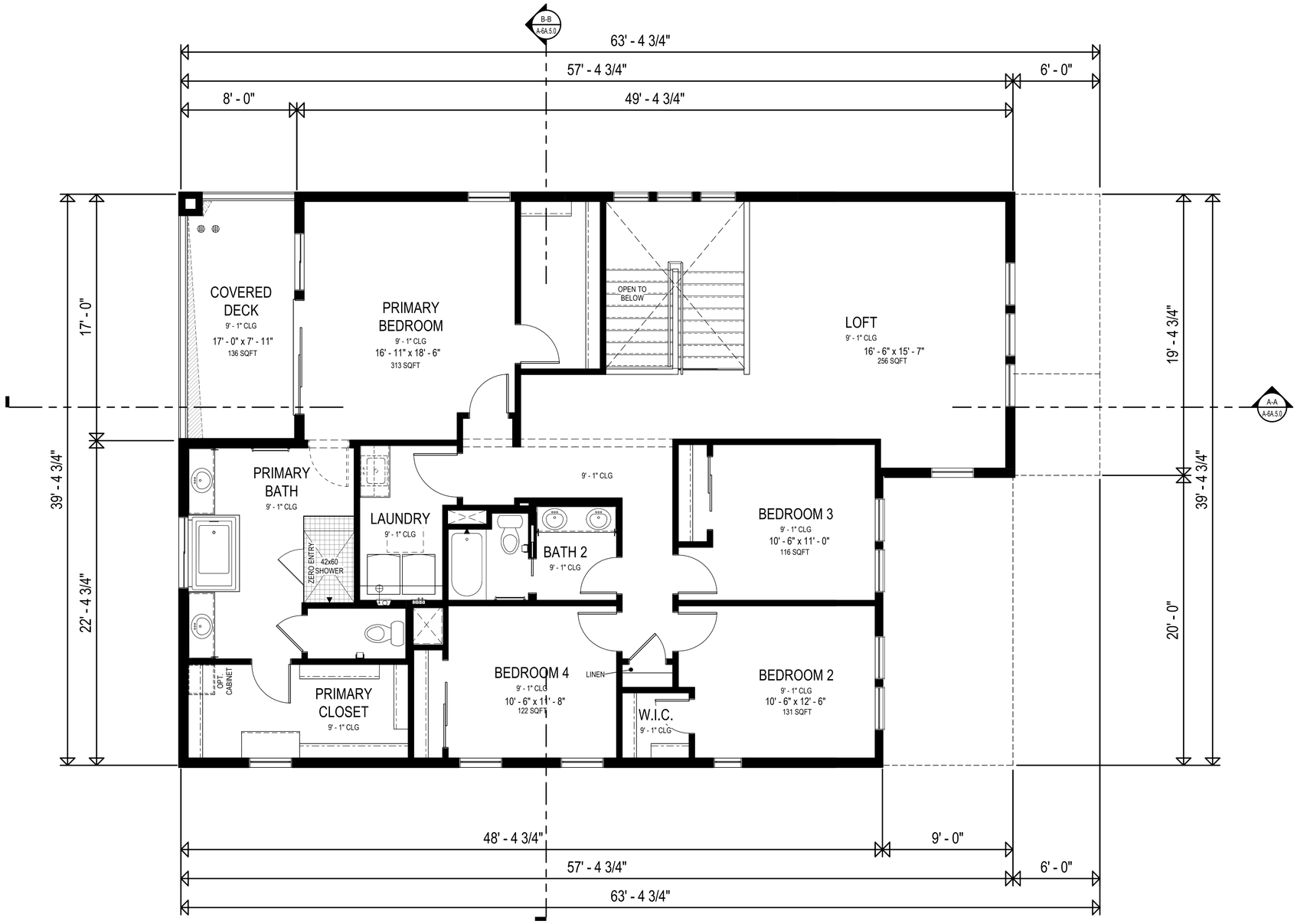
Temecula, California

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January 14, 2025 | 24-0420

A-6A.1.0

BSB DESIGN



Upper Floor Plan - Elevation A

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

Plan 6 (8020)

Elevation A - Prairie

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

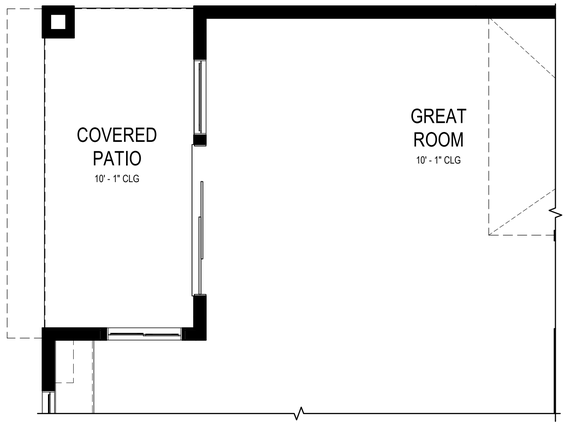
Temecula, California

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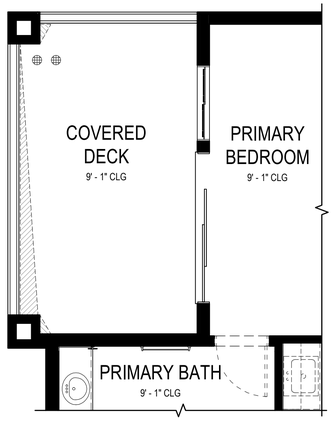
A-6A.1.1

BSB DESIGN



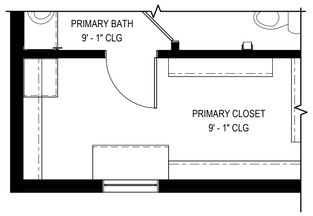
Opt. Enhanced Elevation
Partial Main Floor Plan

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



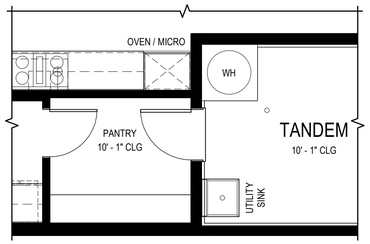
Opt. Enhanced Elevation
Partial Upper Floor Plan

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



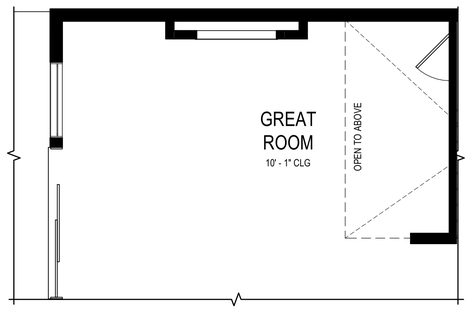
Opt. Cabinet at
Primary Closet
Partial Upper Floor Plan

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



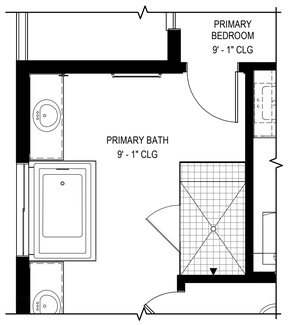
Opt. Door to Pantry
Partial Main Floor Plan

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



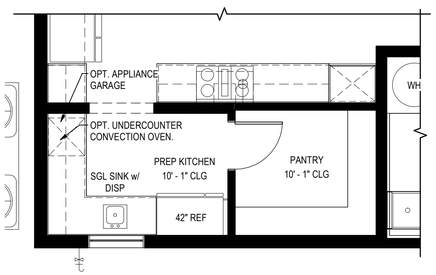
Opt. Fireplace
Partial Main Floor Plan

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



Opt. Door at
Primary Bath
Partial Upper Floor Plan

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



Opt. 42" Refrigerator
At Prep Kitchen
Partial Main Floor Plan

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

Plan 6 (8020)

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

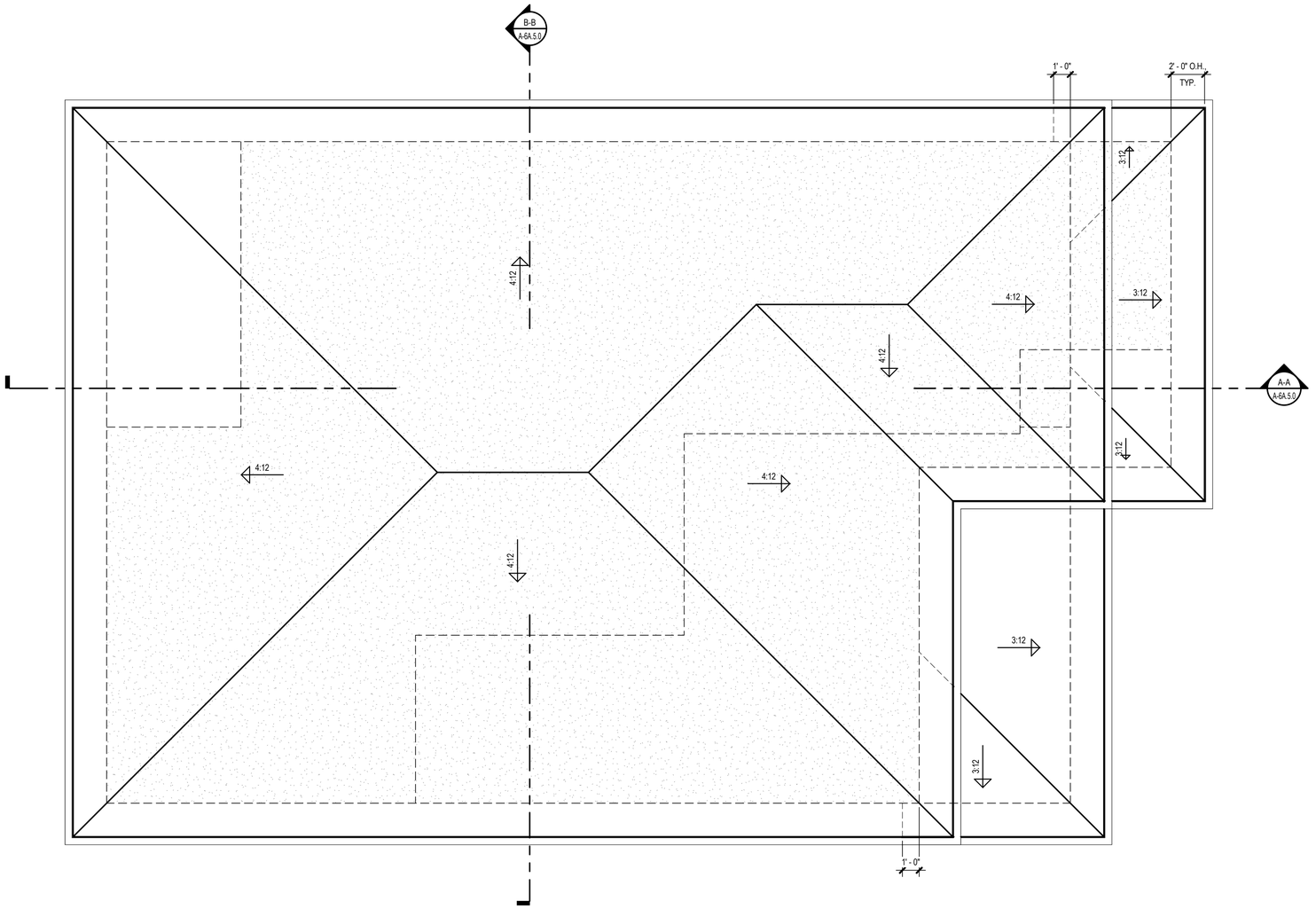
Temecula, California

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A-6A.1.2

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 6 (8020)

Elevation A - Prairie

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

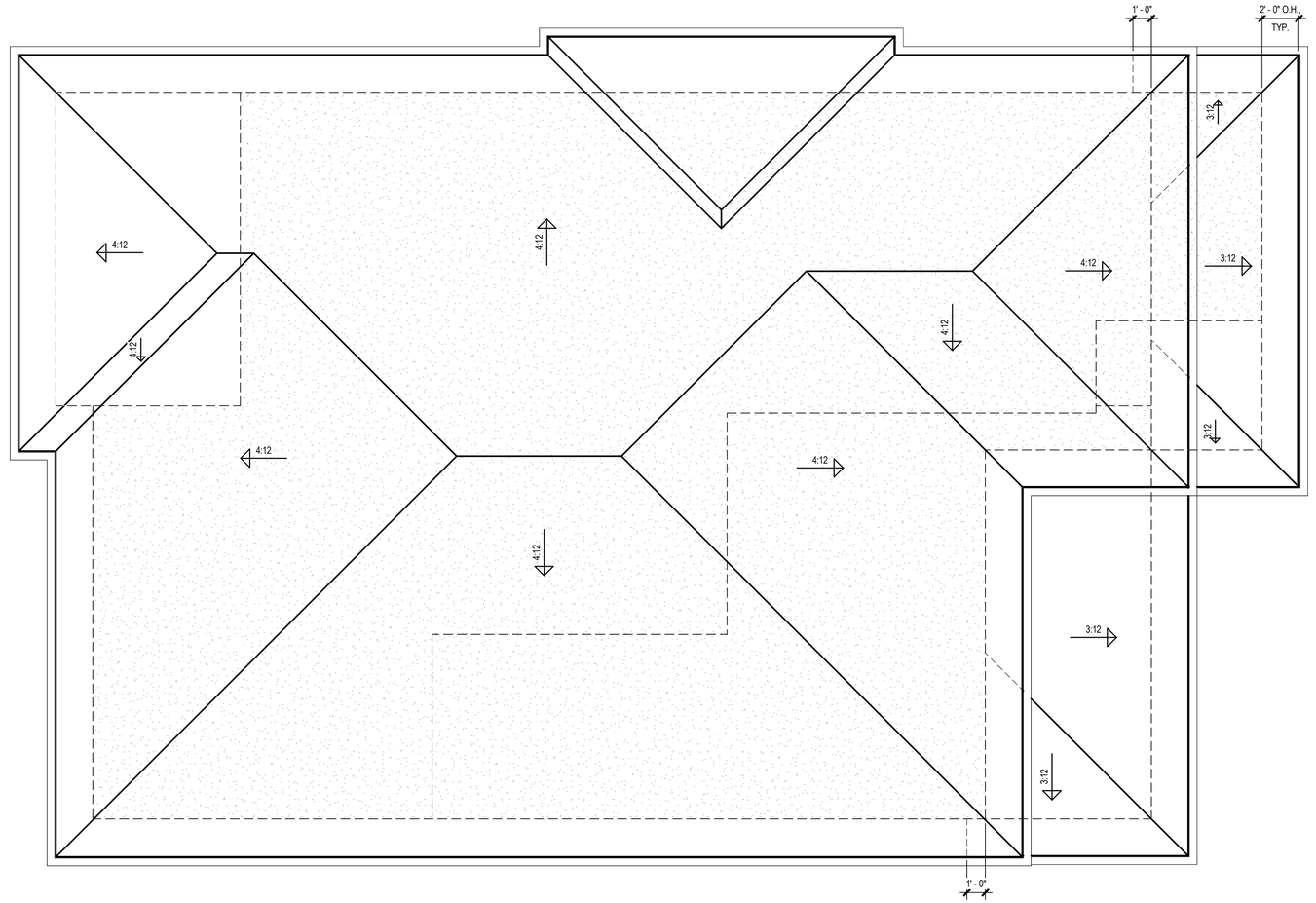
Temecula, California

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A-6A.4.0

BSB DESIGN



Roof Plan - Elevation A

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SHAKE 900

Plan 6 (8020)

Elevation A - Prairie - Enhanced Elevations

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

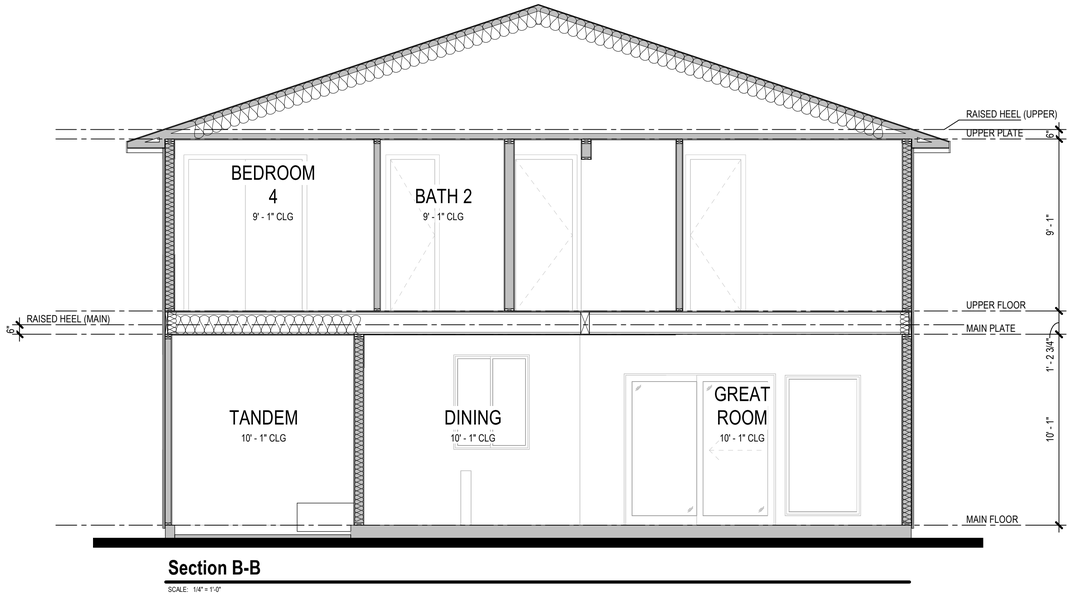
Temecula, California

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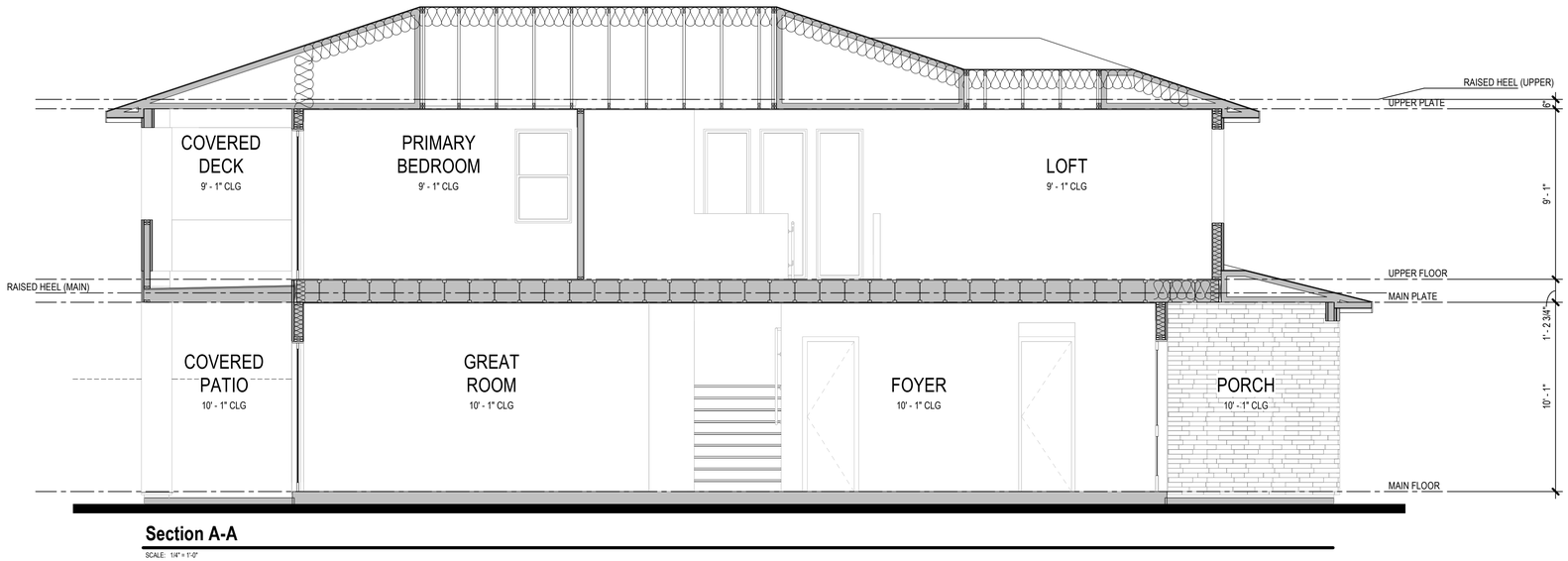
A-6A.4.1

BSB DESIGN



Section B-B

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



Section A-A

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

Plan 6 (8020)

Elevation A - Prairie

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Planning Application No. PA25-0168

ELDERBERRY PARK

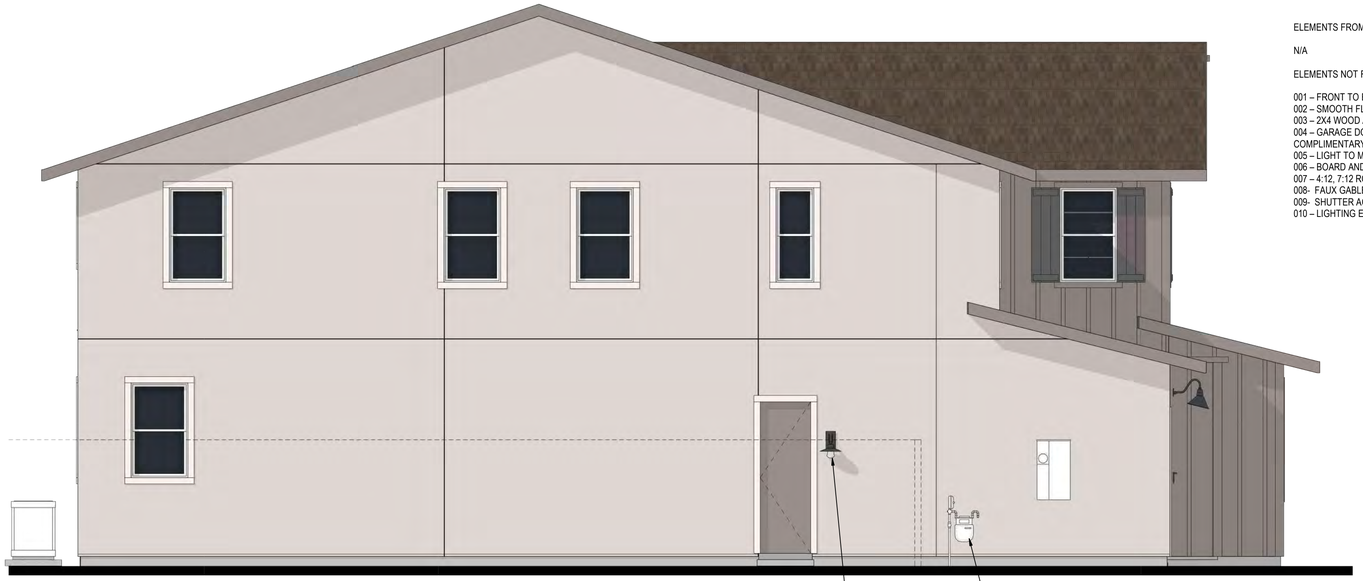
Temecula, California

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A-6A.5.0

BSB DESIGN

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Left Elevation

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

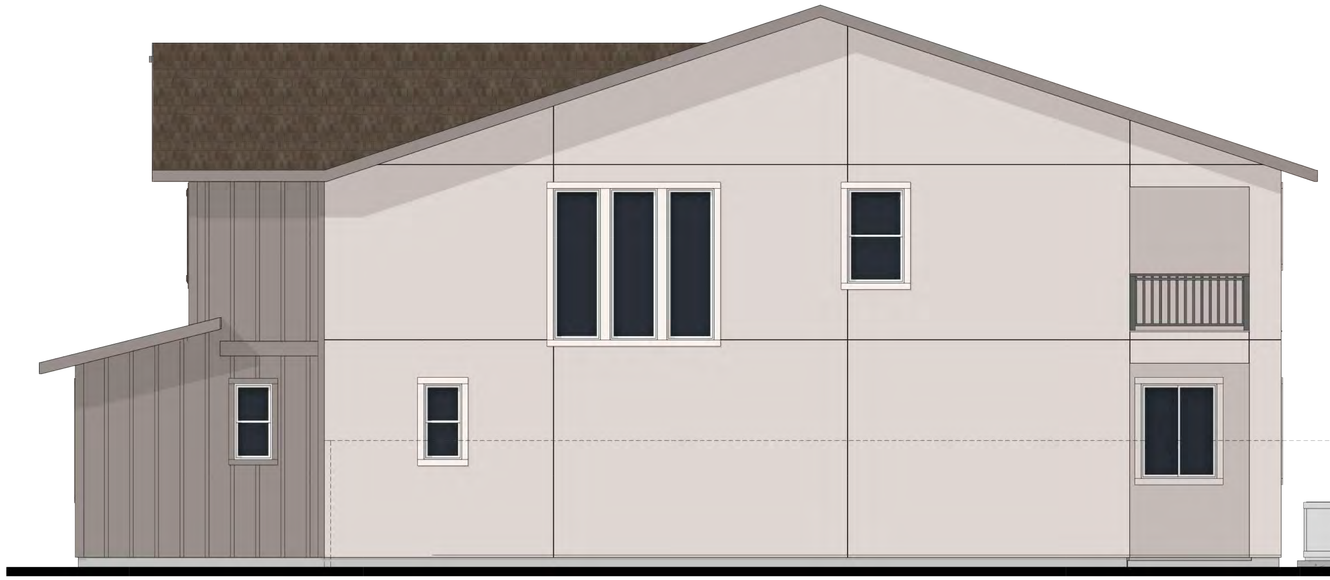
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – FRONT TO BACK MAIN GABLE ROOF
002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



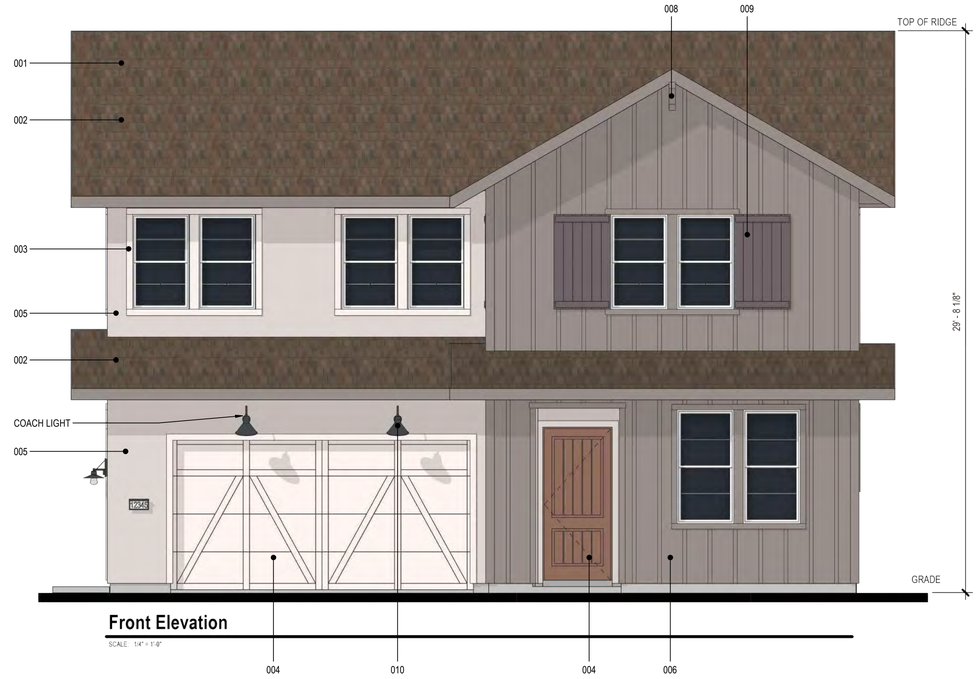
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 6 (8020)

Elevation B - Farmhouse

taylor morrison
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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

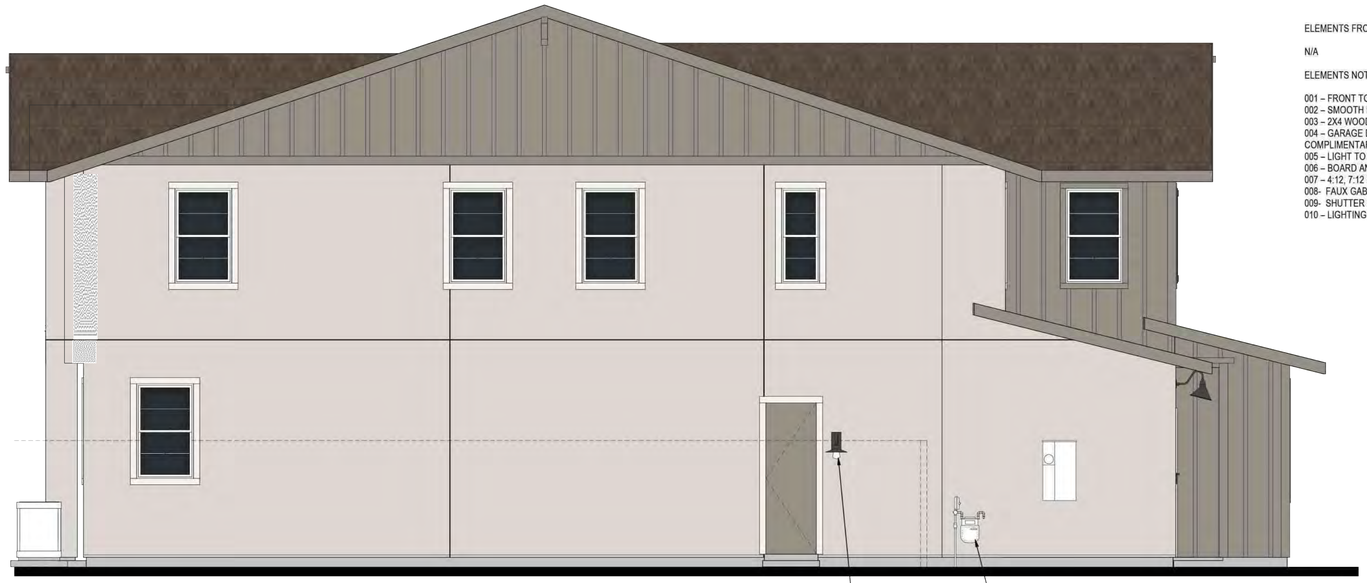
Temecula, California

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A-6B.0.0

BSB DESIGN



Left Elevation GARAGE SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 107

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

ELEMENTS FROM DESIGN GUIDELINES:

N/A

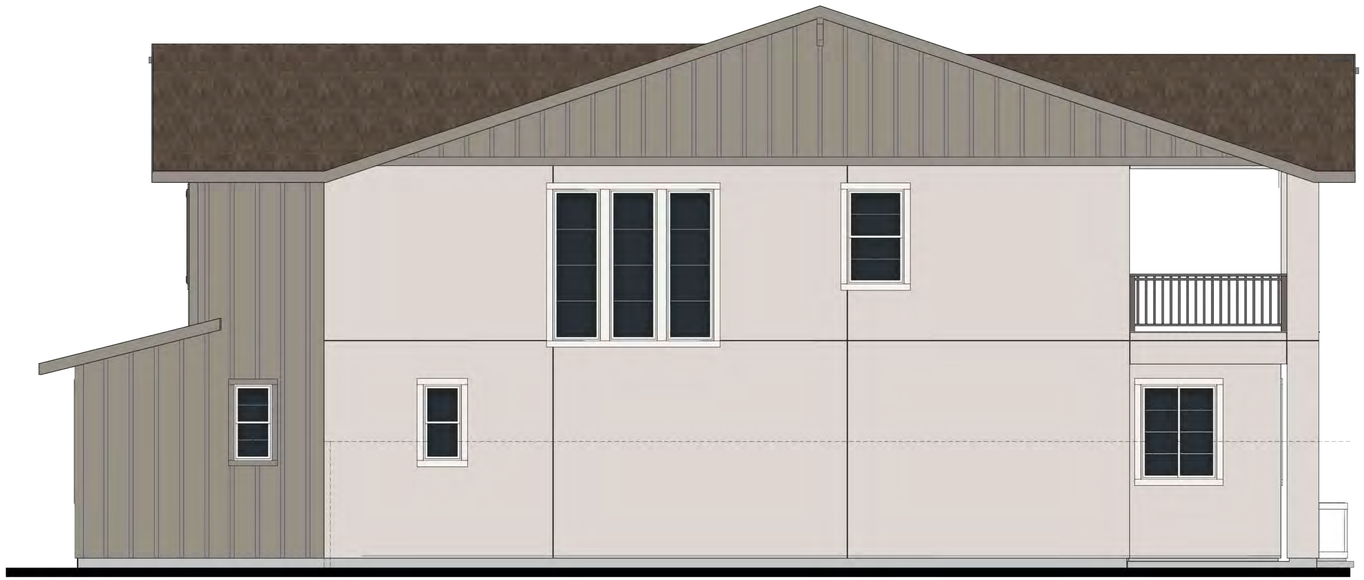
ELEMENTS NOT FROM DESIGN GUIDELINES:

001 – FRONT TO BACK MAIN GABLE ROOF
002 – SMOOTH FLAT CONCRETE ROOF TILE
003 – 2X4 WOOD APPEARANCE WINDOW AND DOOR TRIM
004 – GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
005 – LIGHT TO MEDIUM SAND FINISH STUCCO
006 – BOARD AND BATTEN SIDING
007 – 4:12, 7:12 ROOF PITCHES
008- FAUX GABLE END VENT DETAILING & BRACKETS
009- SHUTTER ACCENTS
010 – LIGHTING ELEMENTS COMPLEMENTARY TO THE STYLE



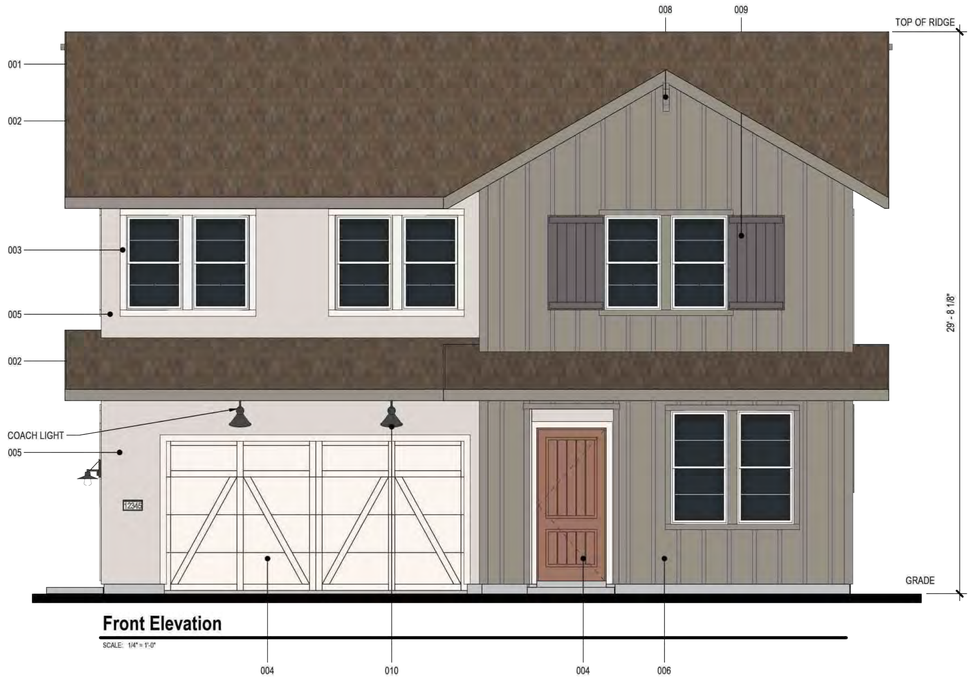
Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 87, 90, 135

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



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 135, 145

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



Front Elevation

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

Plan 6 (8020)

Elevation B - Farmhouse - Enhanced Elevations

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Newport Beach, California

Planning Application No. PA25-0168

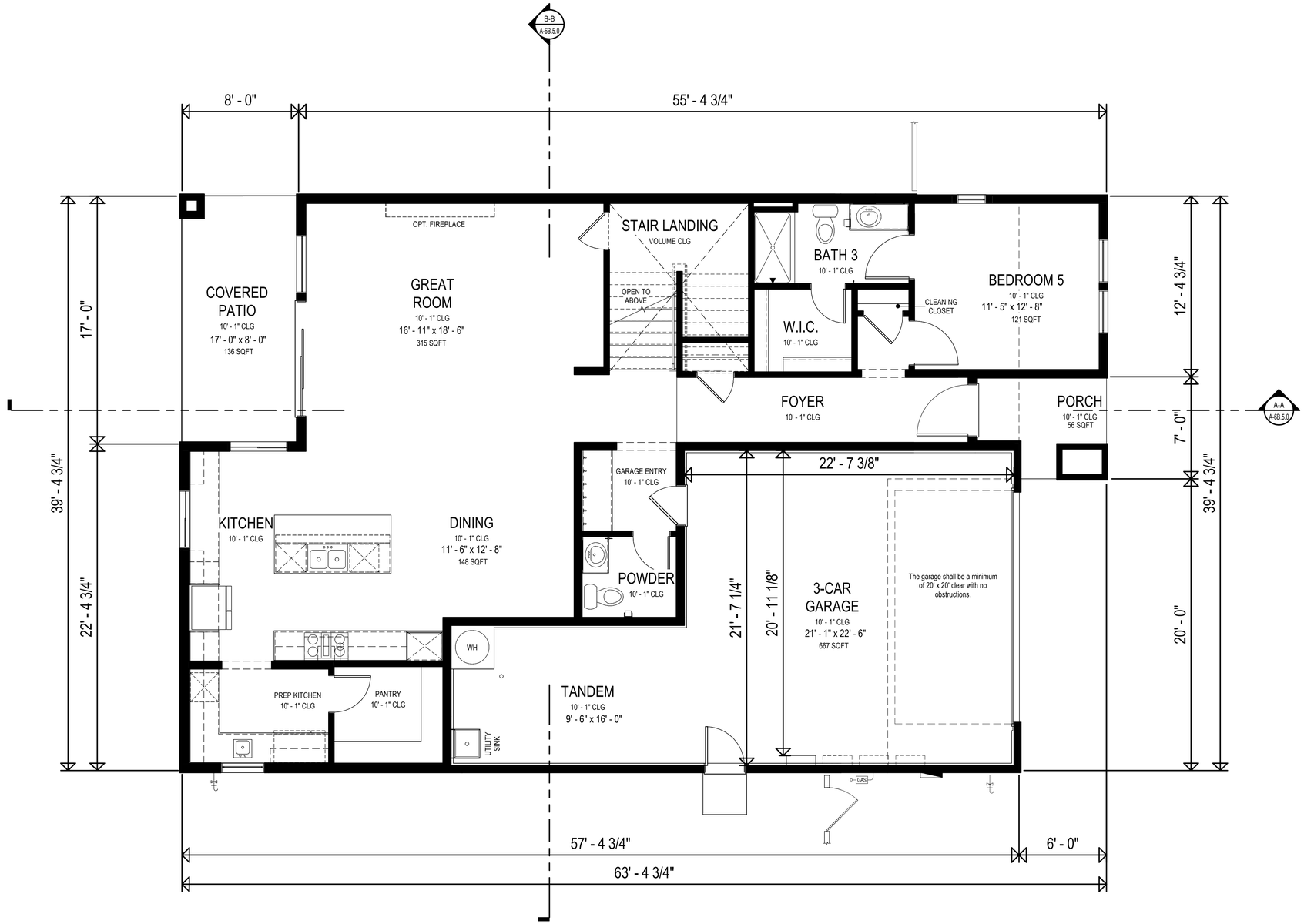
ELDERBERRY PARK

Temecula, California

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January 28, 2026 | 24-0420 **A-6B.0.0B**

BSB DESIGN



Main Floor Plan - Elevation B

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

Plan 6 (8020)

Elevation B - Farmhouse

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Planning Application No. PA25-0168

ELDERBERRY PARK

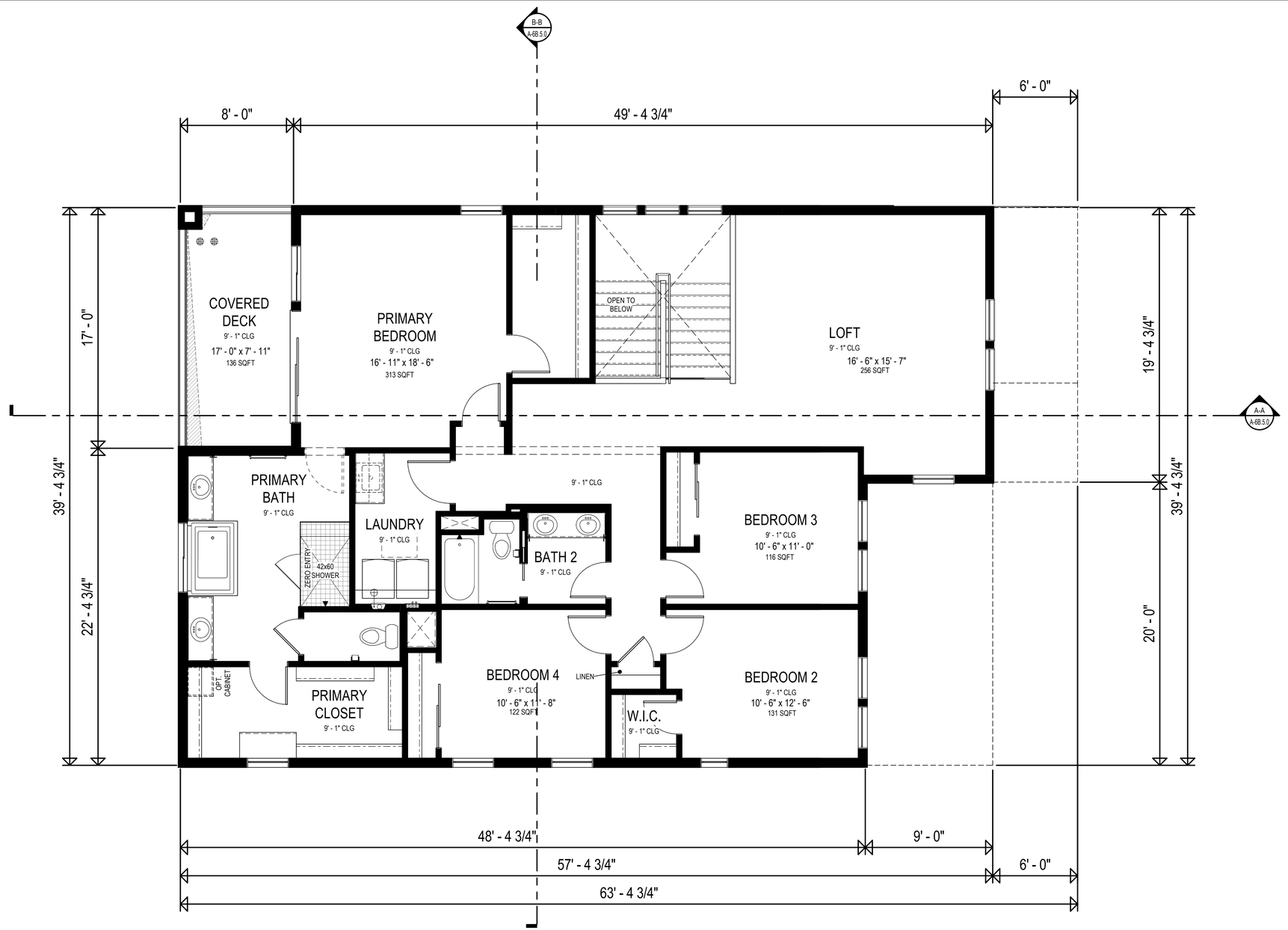
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BSB DESIGN



Upper Floor Plan - Elevation B

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

Plan 6 (8020)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

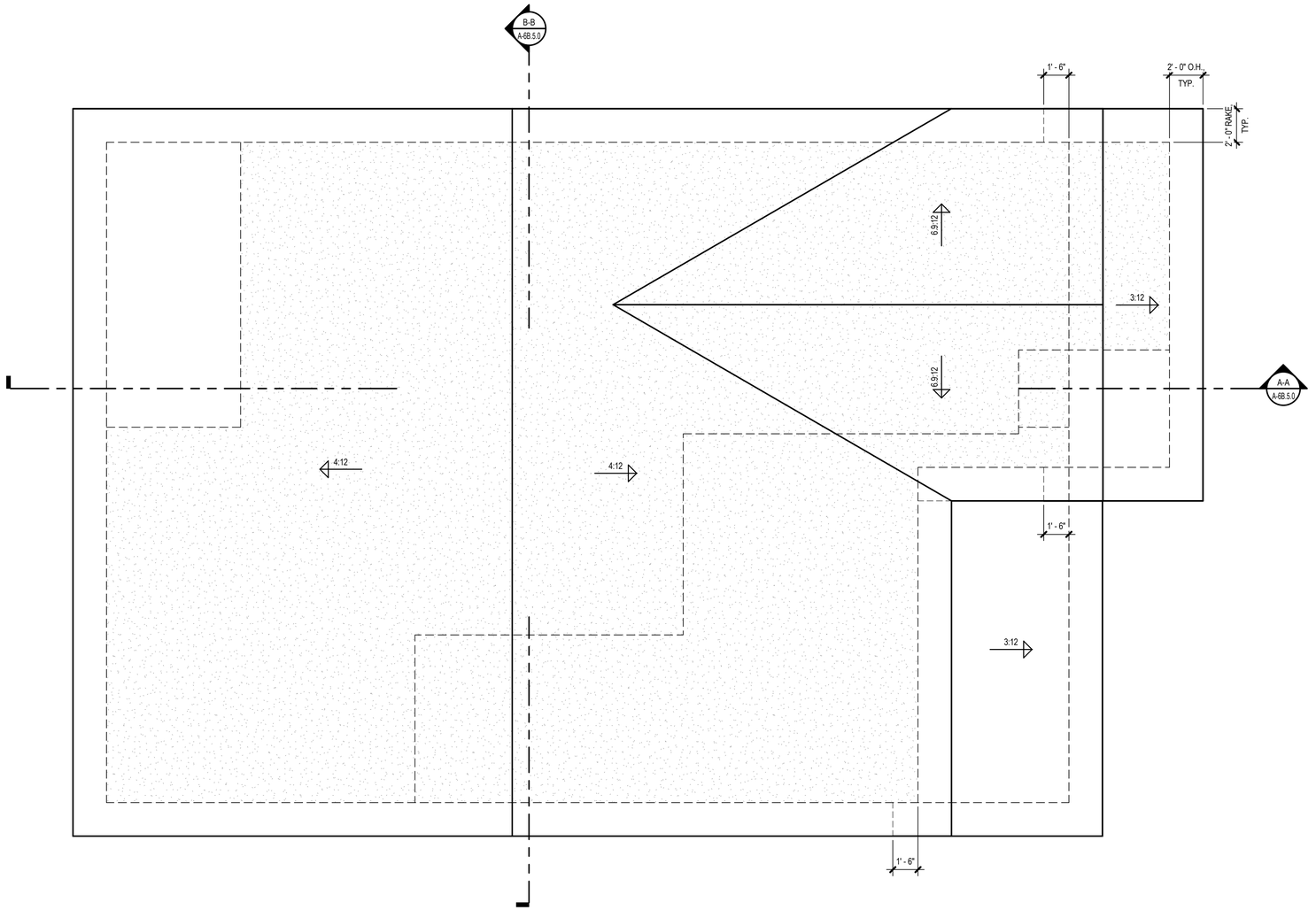
Temecula, California

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A-6B.1.1

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 6 (8020)

Elevation B - Farmhouse

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

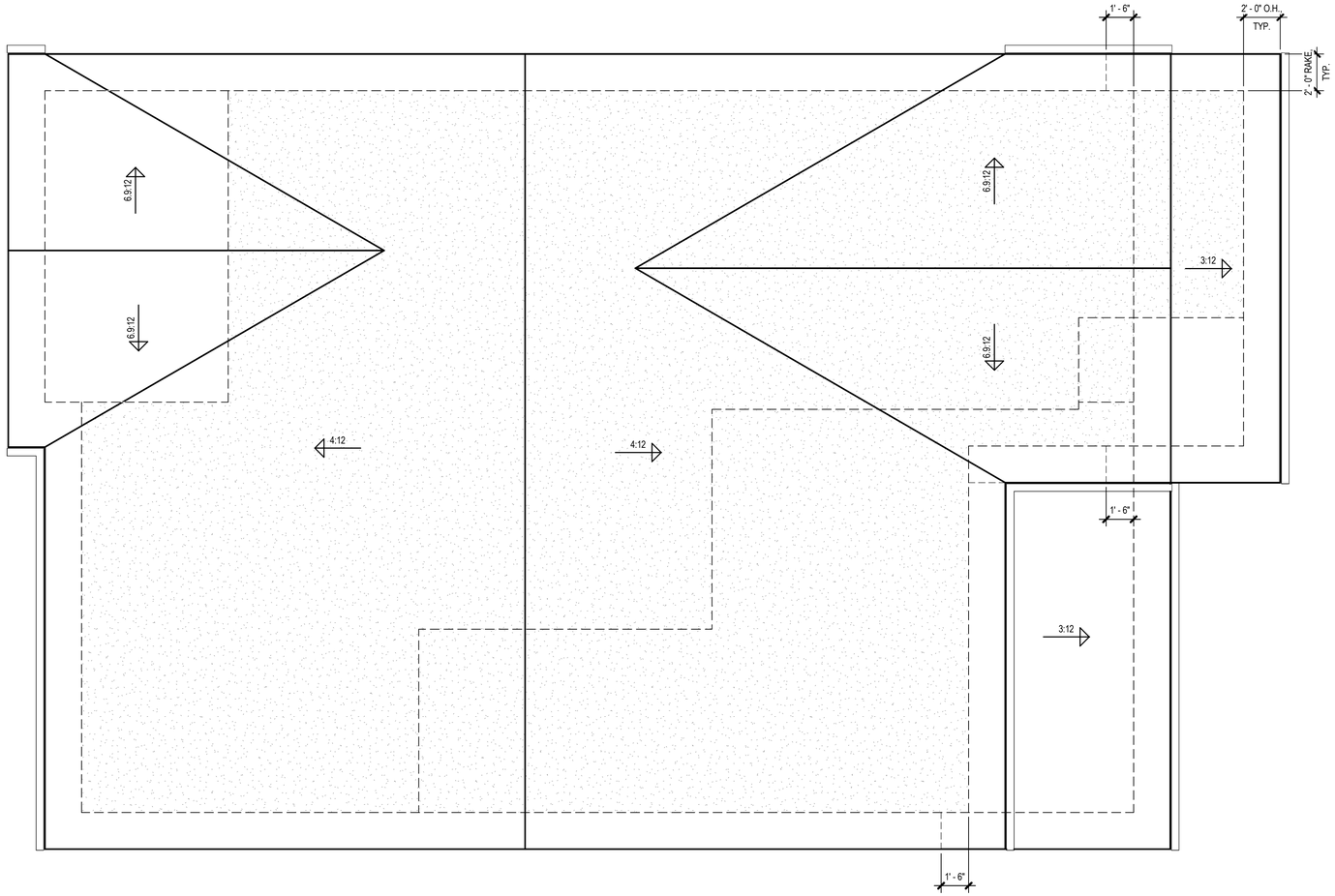
Temecula, California

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A-6B.4.0

BSB DESIGN



Roof Plan - Elevation B

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: SLATE 900

Plan 6 (8020)

Elevation B - Farmhouse - Enhanced Elevations

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

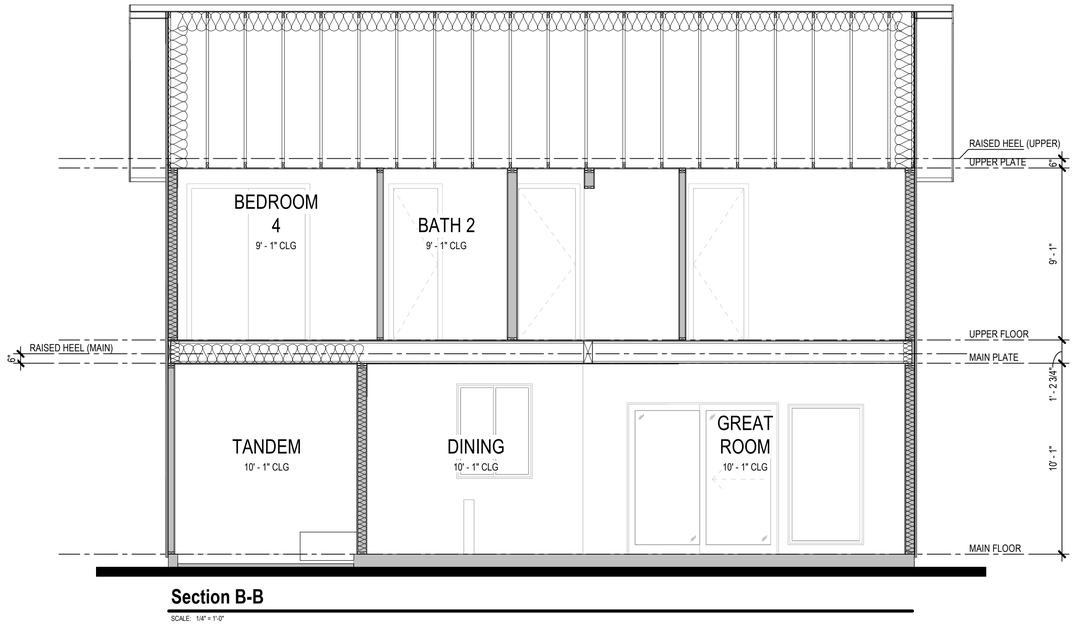
Temecula, California

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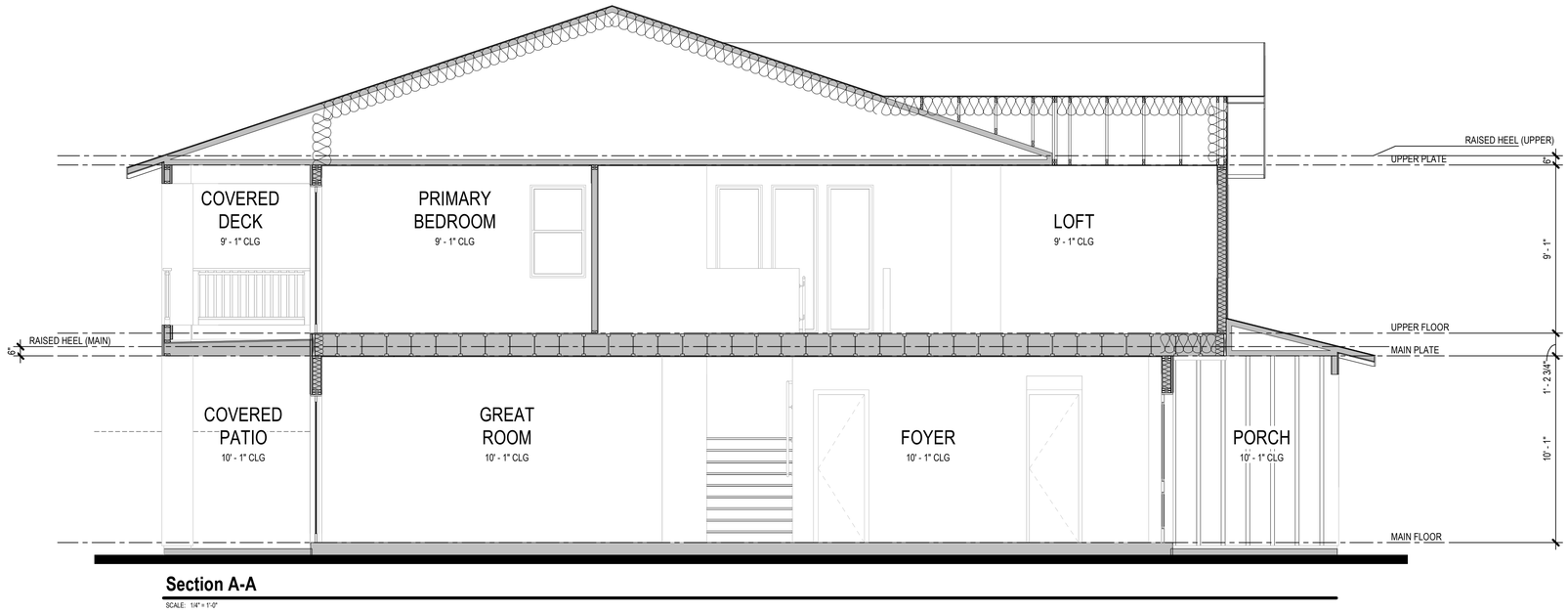
A-6B.4.1

BSB DESIGN



Section B-B

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



Section A-A

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

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Plan 6 (8020)

Elevation B - Farmhouse

Planning Application No. PA25-0168

ELDERBERRY PARK

Newport Beach, California

Temecula, California

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A-6B.5.0

BSB DESIGN

ELEMENTS FROM DESIGN GUIDELINES:

NONE

ELEMENTS NOT FROM DESIGN GUIDELINES:

001 - SIMPLE FACIA DETAILING
002 – 4:12 ROOF PITCH
003 – STONE VENEER
004 – LOW S CONCRETE ROOF TILE
005 – PREDOMINANTLY STUCCO FINISH
006 – RAILING AND BALCONY WALLS COMPLEMENTARY TO STYLE
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 – FAUX CORBEL FACIA DETAILING COMPLEMENTARY TO STYLE



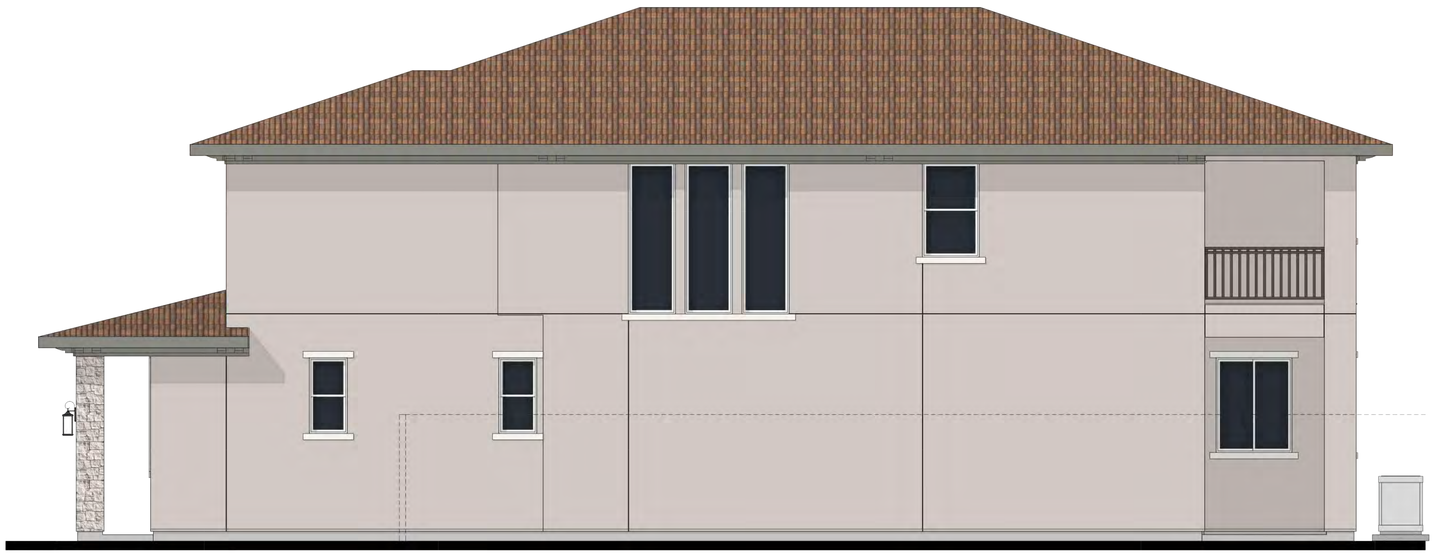
Left Elevation

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



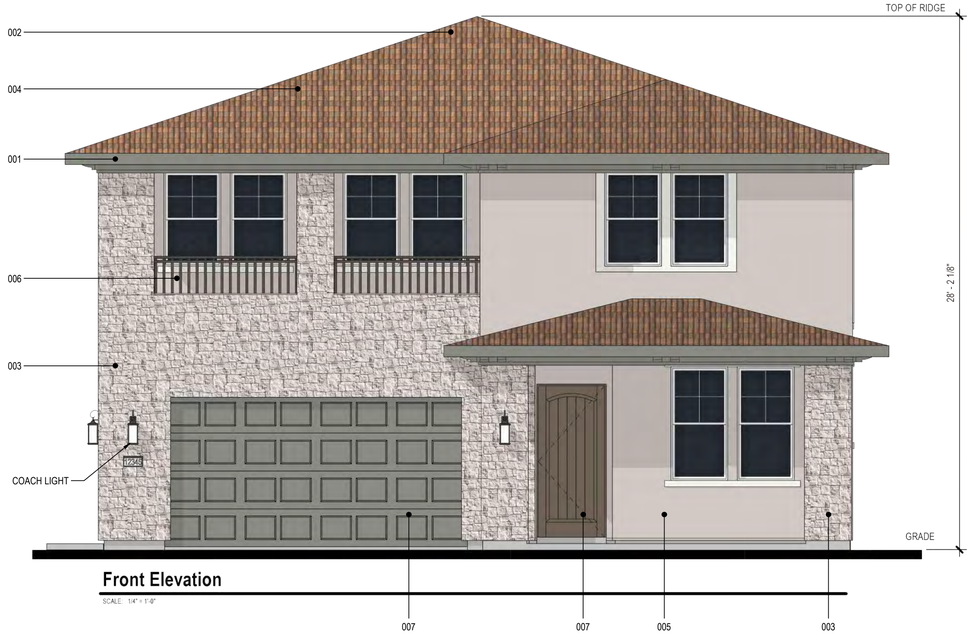
Rear Elevation

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



Right Elevation

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



Front Elevation

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

Plan 6 (8020)

Elevation C - Mediterranean

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Planning Application No. PA25-0168

ELDERBERRY PARK

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January 14, 2026 | 24-0420

A-6C.0.0

BSB DESIGN

ELEMENTS FROM DESIGN GUIDELINES:

NONE

ELEMENTS NOT FROM DESIGN GUIDELINES:

001 - SIMPLE FACIA DETAILING
002 – 4:12 ROOF PITCH
003 – STONE VENEER
004 – LOW S CONCRETE ROOF TILE
005 – PREDOMINANTLY STUCCO FINISH
006 – RAILING AND BALCONY WALLS COMPLEMENTARY TO STYLE
007 - GARAGE DOOR & ENTRY DOOR PATTERNS COMPLIMENTARY TO THE STYLE
008 – FAUX CORBEL FACIA DETAILING COMPLEMENTARY TO STYLE



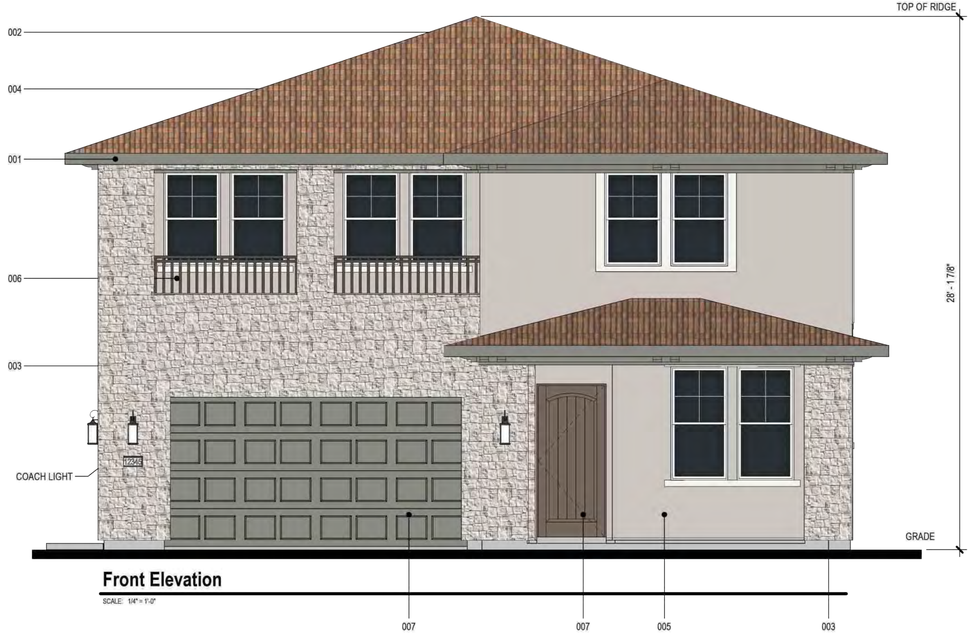
Left Elevation
SCALE: 1/4" = 1'-0"



Rear Elevation REAR ENHANCEMENT TO BE APPLIED AT LOTS: 80, 97, 104, 129, 132
SCALE: 1/4" = 1'-0"



Right Elevation LIVING SIDE ENHANCEMENT TO BE APPLIED AT LOTS: 164
SCALE: 1/4" = 1'-0"



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

Plan 6 (8020)

Elevation C - Mediterranean - Enhanced Elevations

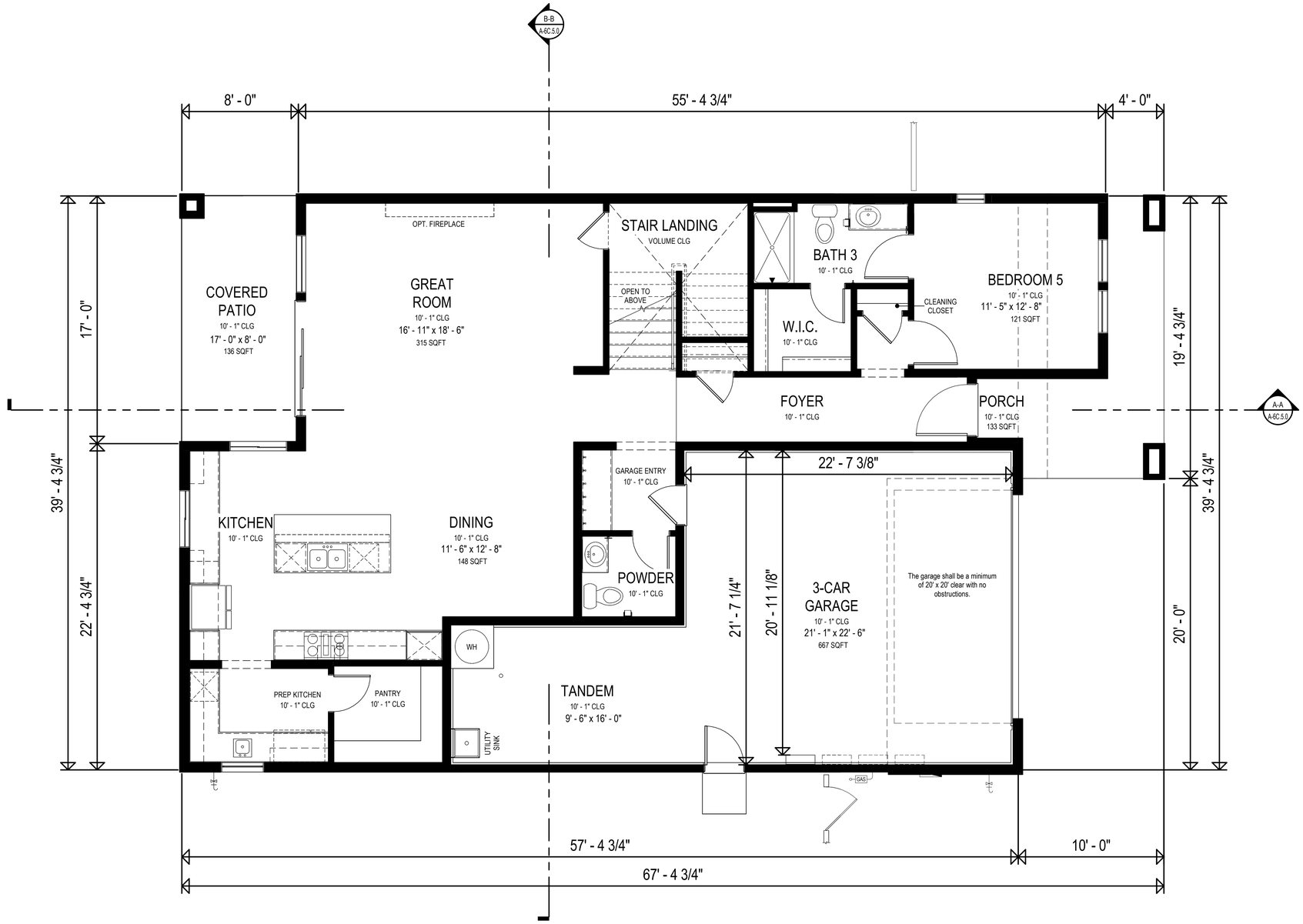
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Newport Beach, California

Planning Application No. PA25-0168
ELDERBERRY PARK
Temecula, California

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January 28, 2026 | 24-0420 **A-6C.0.0B**

BSB DESIGN



Main Floor Plan - Elevation C

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

Plan 6 (8020)

Elevation C - Mediterranean

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

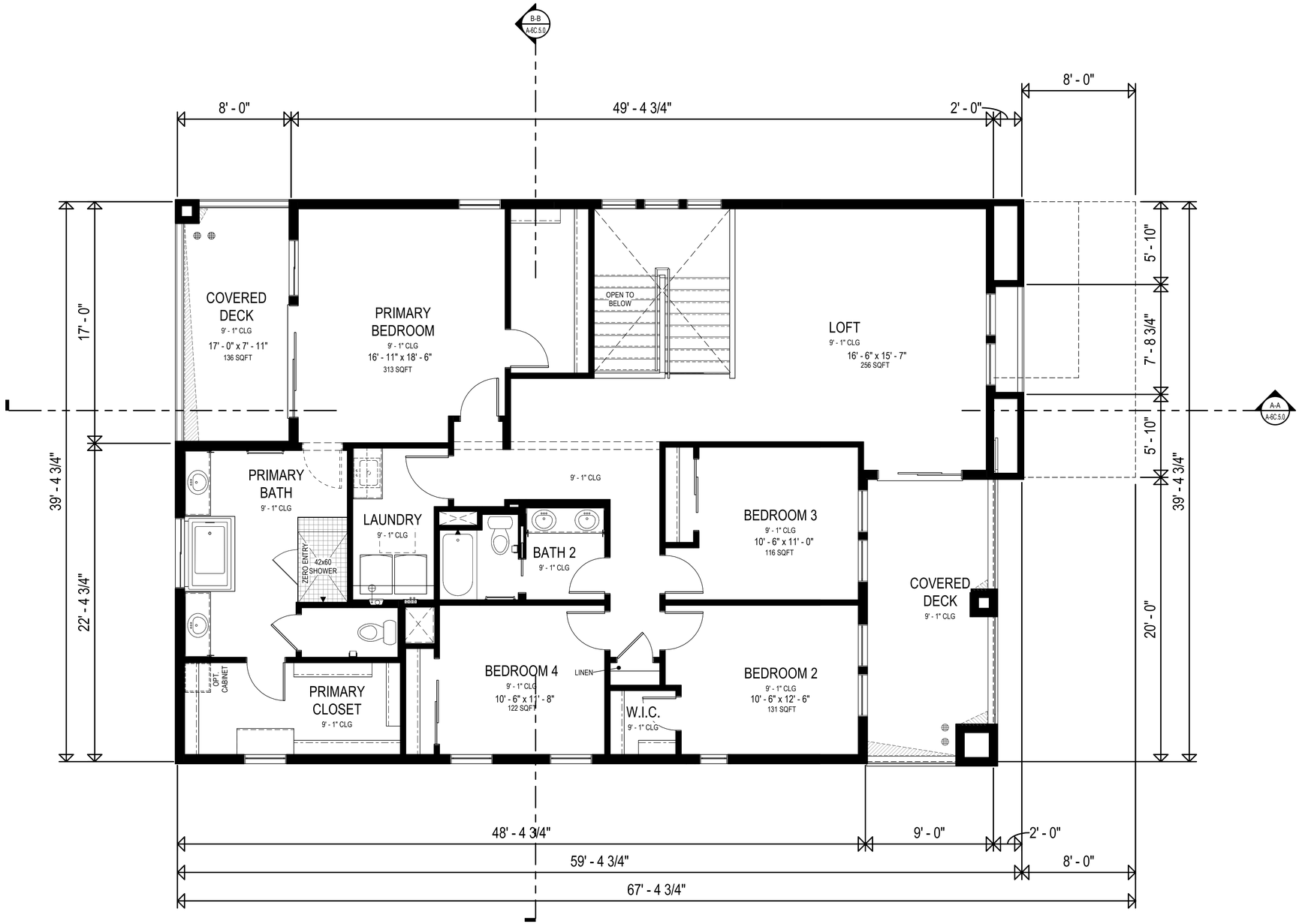
Temecula, California

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A-6C.1.0

BSB DESIGN



Upper Floor Plan - Elevation C

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

Plan 6 (8020)

Elevation C - Mediterranean

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

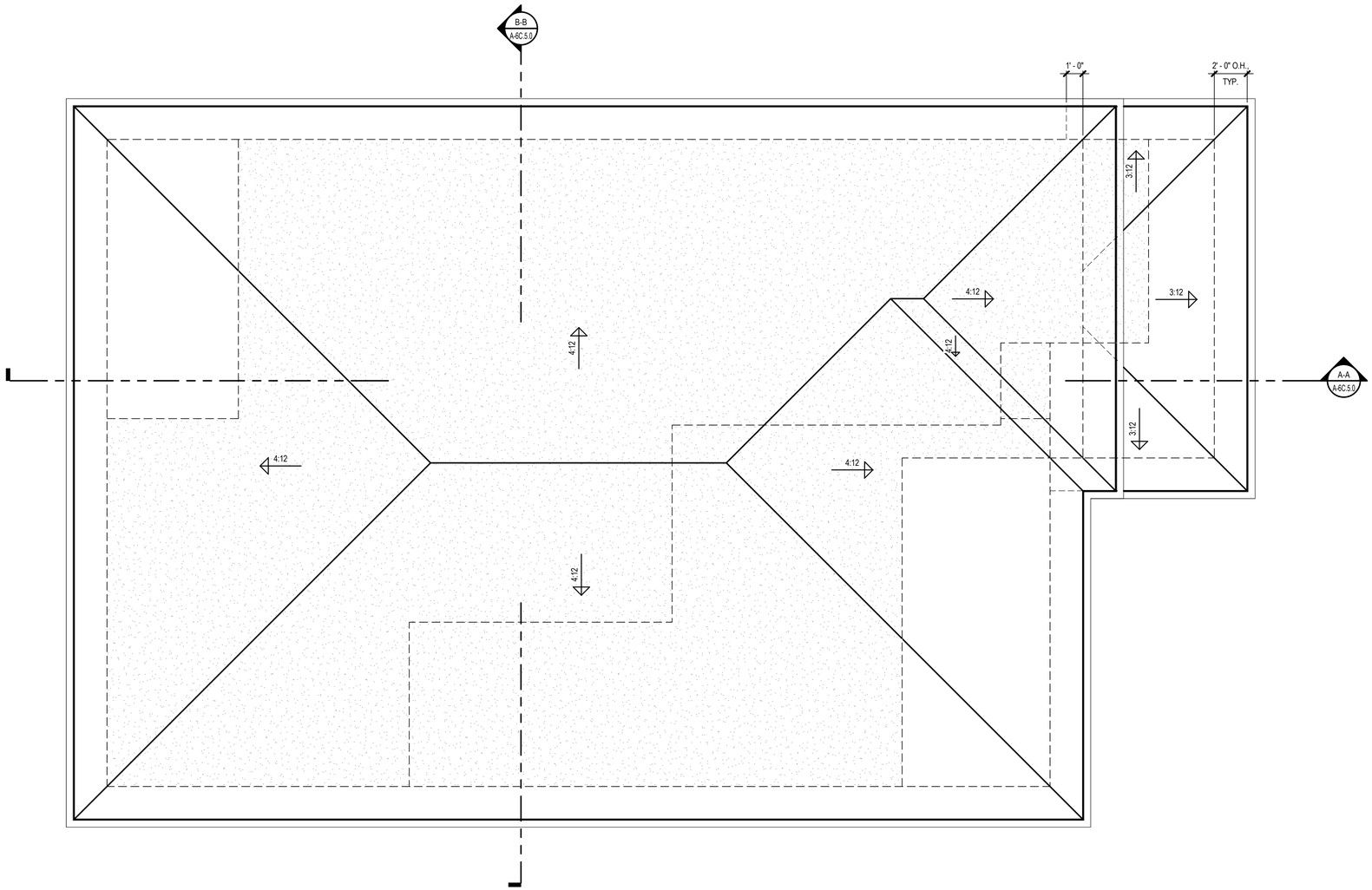
Temecula, California

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

January 14, 2025 | 24-0420

A-6C.1.1

BSB DESIGN



Roof Plan - Elevation C

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: BARCELONA 900

Plan 6 (8020)

Elevation C - Mediterranean

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

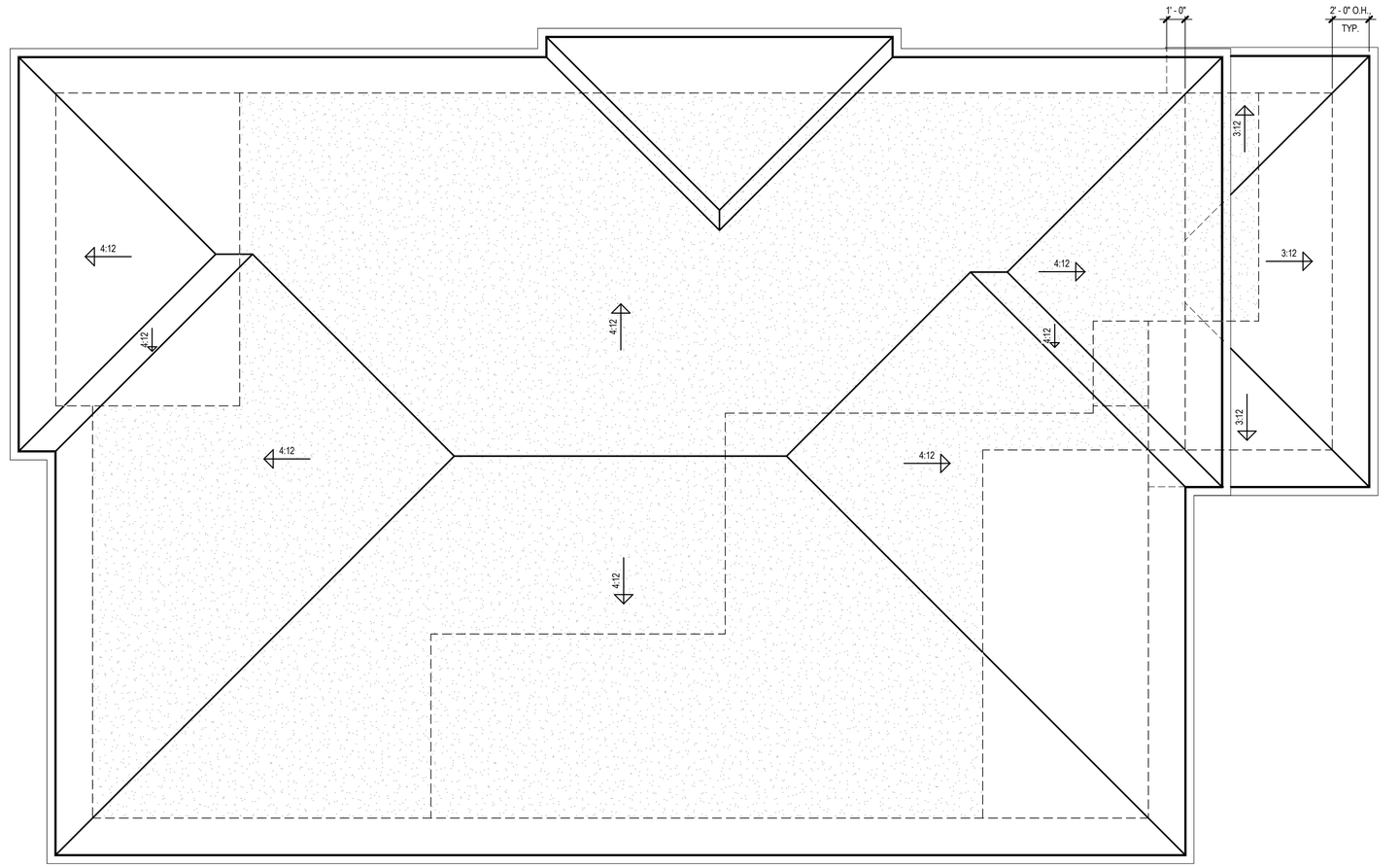
Temecula, California

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January 14, 2025 | 24-0420

A-6C.4.0

BSB DESIGN



Roof Plan - Elevation C

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

CONCRETE ROOF TILE:
WESTLAKE ROYAL ROOFING: BARCELONA 900

Plan 6 (8020)

Elevation C - Mediterranean - Enhanced Elevations

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

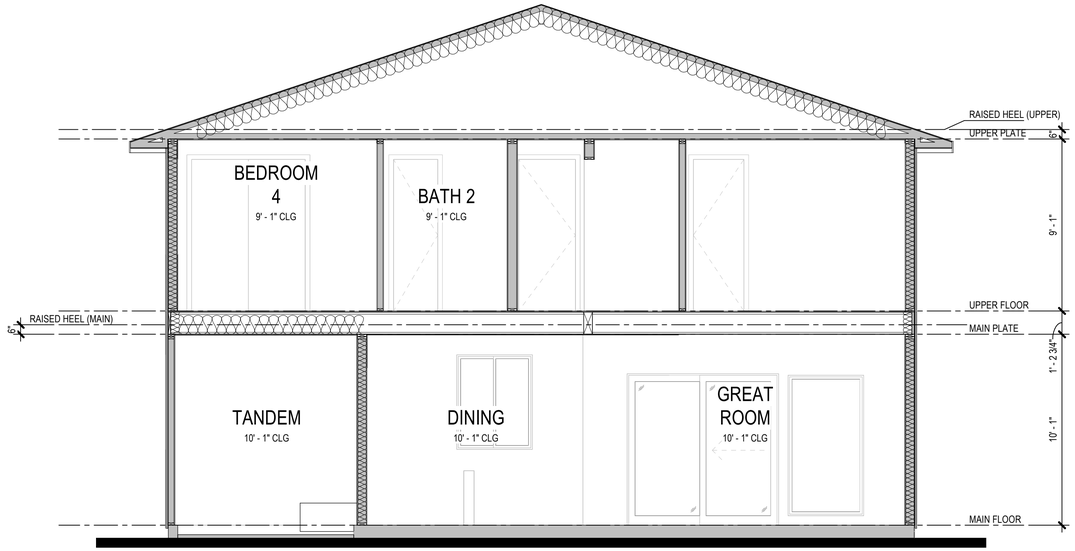
Temecula, California

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PA25-0168
January 14, 2025 | 24-0420

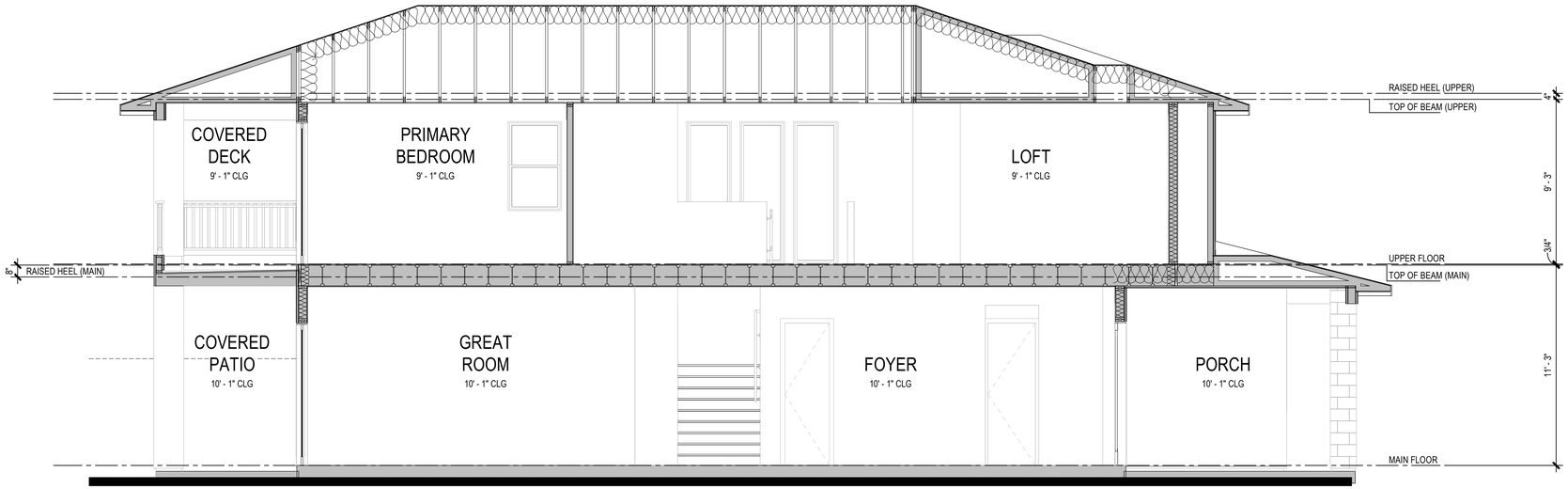
A-6C.4.1

BSB DESIGN



Section B-B

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



Section A-A

Plan 6 (8020)

Elevation C - Mediterranean

taylor morrison

Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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January 14, 2025 | 24-0420

A-6C.5.0

BSB DESIGN

LEGEND

PHASE BOUNDARY

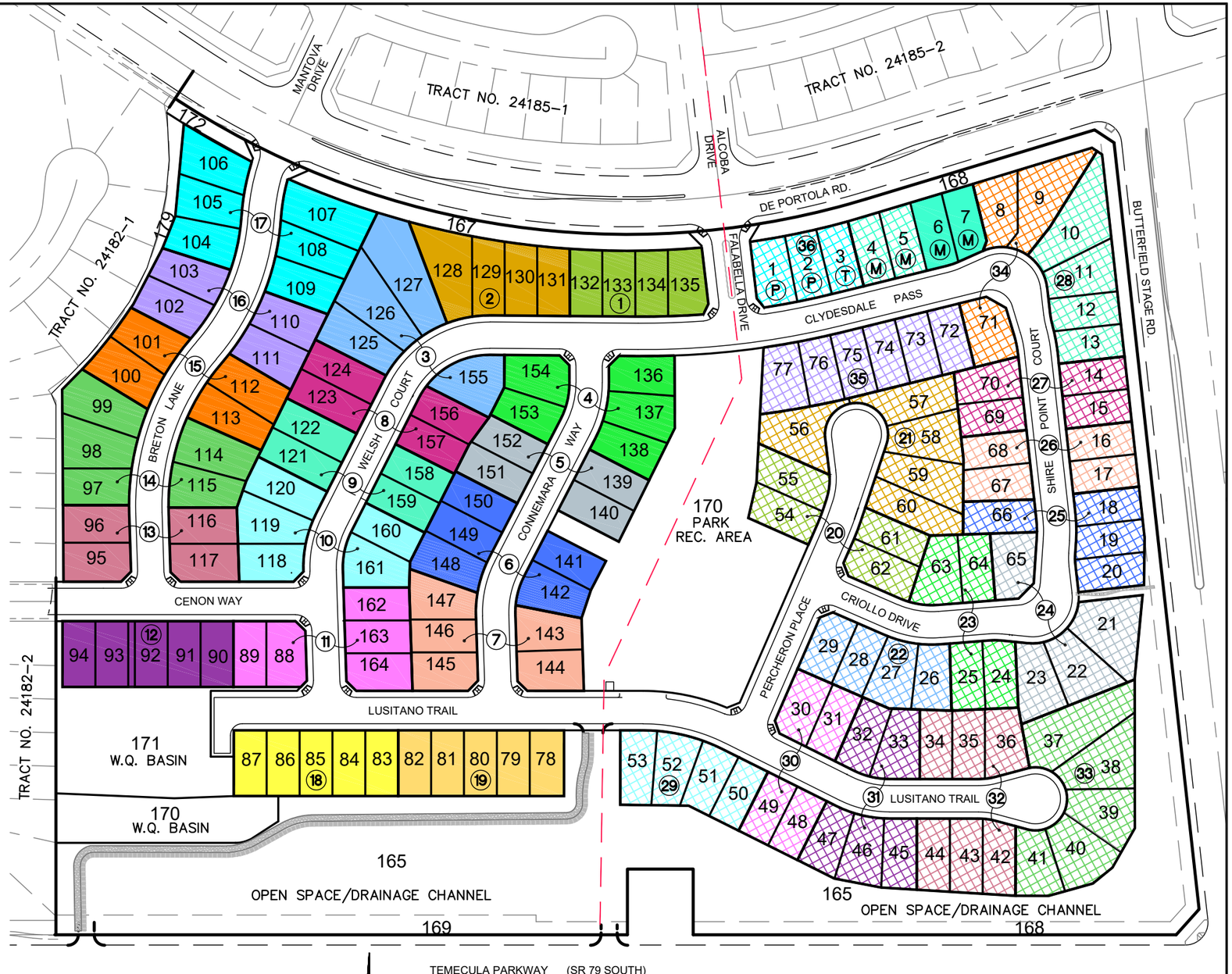
(1) PHASE NUMBER

PINE AT ELDERBERRY PARK
PRODUCT 1 PHASING

- PHASE 1 (4 LOTS) LOTS 132–135
- PHASE 2 (4 LOTS) LOTS 128–131
- PHASE 3 (4 LOTS) LOTS 125–127 & 155
- PHASE 4 (5 LOTS) LOTS 136–138 & 153–154
- PHASE 5 (4 LOTS) LOTS 139–140 & 151–152
- PHASE 6 (5 LOTS) LOTS 141–142 & 148–150
- PHASE 7 (5 LOTS) LOTS 143–147
- PHASE 8 (4 LOTS) LOTS 123–124 & 156–157
- PHASE 9 (4 LOTS) LOTS 121–122 & 158–159
- PHASE 10 (5 LOTS) LOTS 118–120 & 160–161
- PHASE 11 (5 LOTS) LOTS 88–89 & 162–164
- PHASE 12 (5 LOTS) LOTS 90–94
- PHASE 13 (4 LOTS) LOTS 95–96 & 116–117
- PHASE 14 (5 LOTS) LOTS 97–99 & 114–115
- PHASE 15 (4 LOTS) LOTS 100–101 & 112–113
- PHASE 16 (4 LOTS) LOTS 102–103 & 110–111
- PHASE 17 (6 LOTS) LOTS 104–109
- PHASE 18 (5 LOTS) LOTS 83–87
- PHASE 19 (5 LOTS) LOTS 78–82
- MODELS (2 LOTS) LOTS 6–7

SAGE AT ELDERBERRY PARK
PRODUCT 2 PHASING

- PHASE 20 (4 LOTS) LOTS 54–55 & 61–62
- PHASE 21 (5 LOTS) LOTS 56–60
- PHASE 22 (4 LOTS) LOTS 26–29
- PHASE 23 (4 LOTS) LOTS 24–25 & 63–64
- PHASE 24 (4 LOTS) LOTS 21–23 & 65
- PHASE 25 (4 LOTS) LOTS 18–20 & 66
- PHASE 26 (4 LOTS) LOTS 16–17 & 67–68
- PHASE 27 (4 LOTS) LOTS 14–15 & 69–70
- PHASE 28 (4 LOTS) LOTS 10–13
- PHASE 29 (4 LOTS) LOTS 50–53
- PHASE 30 (4 LOTS) LOTS 30–31 & 48–49
- PHASE 31 (5 LOTS) LOTS 32–33 & 45–47
- PHASE 32 (6 LOTS) LOTS 34–36 & 42–44
- PHASE 33 (5 LOTS) LOTS 37–41
- PHASE 34 (3 LOTS) LOTS 8–9 & 71
- PHASE 34 (6 LOTS) LOTS 72–77
- PHASE 36–BO (3 LOTS) LOTS 1–3
- MODELS (2 LOTS) LOTS 4–5



CITY PHASING MAP
TRACT NO. 36483

DATE PREPARED: JANUARY 20, 2026

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

OWNER/DEVELOPER

taylor morrison
6440 OAK CANYON, SUITE 200
IRVINE, CA 92618
(949) 269-3324
ATTN: NICOLE BALCHUNAS

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

I:\43618 (Also see 62150)\ENGINEERING\Exhibits\43618-TR36483 TM CITY PHASING MAP.dwg 2/23/26

EASEMENT NOTES:

Ⓐ EXISTING EASEMENT FOR DRAINAGE PURPOSES, DEDICATED TO THE PUBLIC PER DOC. REC. JUNE 16, 1989 AS INST. NO. 199267, OF O.R.

Ⓑ EXISTING EASEMENT FOR PUBLIC UTILITIES AND PUBLIC FACILITIES, RESERVED BY COUNTY OF RIVERSIDE PER DOC. REC. JULY 5, 1989 AS INST. NO. 224106, OF O.R.

Ⓒ EXISTING EASEMENT FOR SLOPE PURPOSES, GRANTED TO THE COUNTY OF RIVERSIDE PER DOC. REC. JANUARY 22, 1997 AS INST. NO. 020653, OF O.R.

Ⓓ EXISTING EASEMENT FOR UNRESTRICTED ACCESS AND INCIDENTAL PURPOSES IN FAVOR OF RCFC&WCD PER EASEMENT DEED REC. 7/2/2008, AS DOC. No. 2008-0361203, O.R. (BLANKET)

Ⓔ EXISTING EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RCFC&WCD PER EASEMENT DEED REC. 7/2/2008, AS DOC. No. 2008-0361204, OF O.R.

Ⓕ EXISTING EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RCFC&WCD PER DEED REC. 7/2/2008, AS DOC. No. 2008-0361205, OF O.R.

Ⓖ EXISTING EASEMENT FOR CONSTRUCTION, USE, MAINTENANCE AND INCIDENTAL PURPOSES, IN FAVOR OF RCFC&WCD PER DEED REC. 7/2/2008, AS DOC. No. 2008-0361206, OF O.R.

[1] – PROPOSED STORM DRAIN EASEMENT, DEDICATED TO RCFC&WCD BY THE RECORDATION OF TRACT MAP No. 36483.

[2] – PROPOSED STORM DRAIN EASEMENT, DEDICATED TO RCFC&WCD BY THE RECORDATION OF TRACT MAP No. 36483.

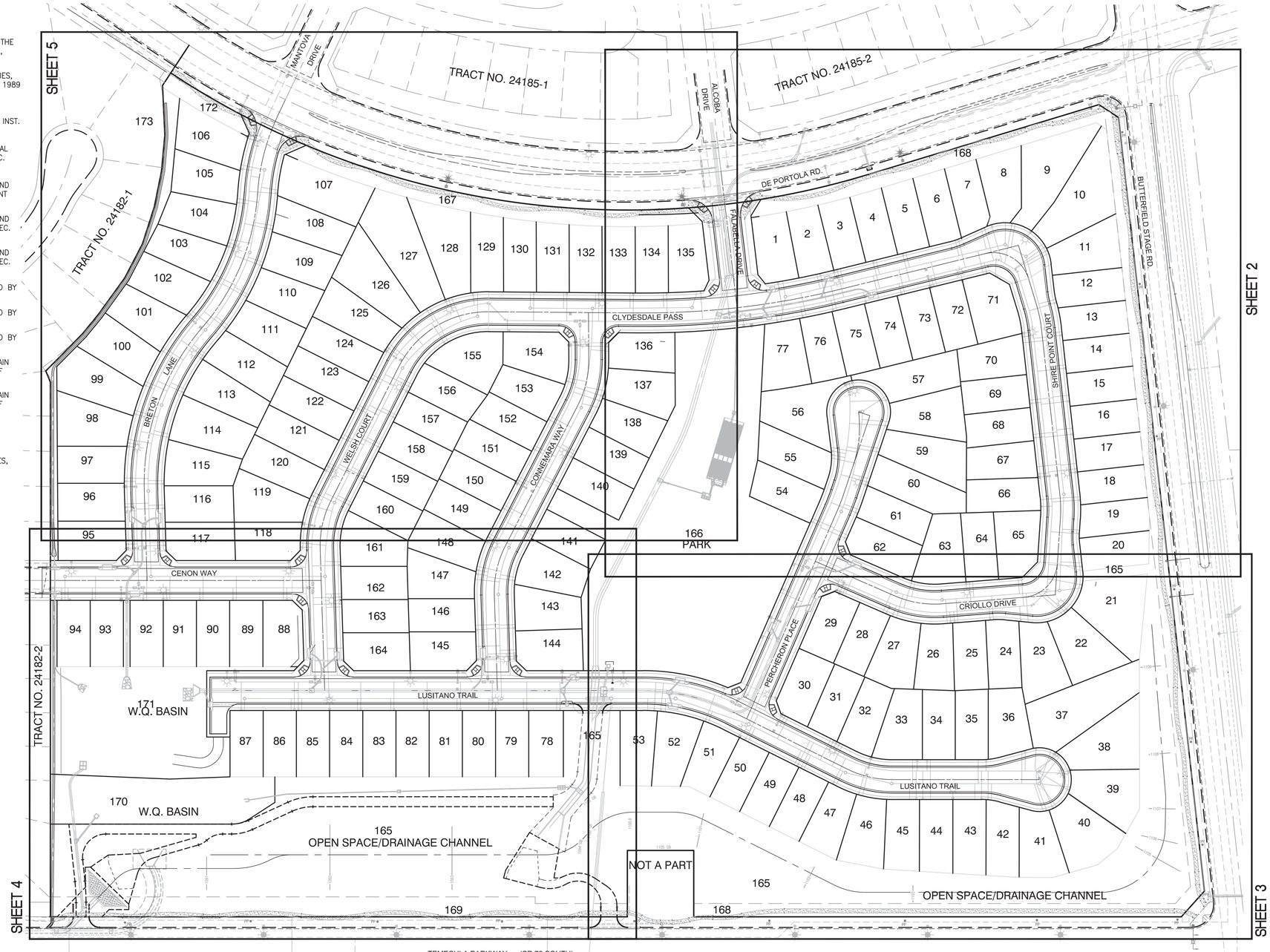
[3] – PROPOSED STORM DRAIN EASEMENT, DEDICATED TO RCFC&WCD BY THE RECORDATION OF TRACT MAP No. 36483..

[4] – PROPOSED ACCESS EASEMENT, TO AND FROM THE STORM DRAIN EASEMENT DEDICATED TO RCFC&WCD BY THE RECORDATION OF TRACT MAP No. 36483.

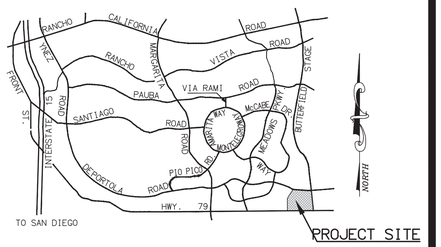
[5] – PROPOSED ACCESS EASEMENT, TO AND FROM THE STORM DRAIN EASEMENT DEDICATED TO RCFC&WCD BY THE RECORDATION OF TRACT MAP No. 36483.

[6] – PROPOSED NON-EXCLUSIVE USE EASEMENT, FOR SIDEWALK PURPOSES DEDICATED TO THE CITY OF TEMECULA, BY THE RECORDATION OF TRACT MAP No. 36483.

[7] – PROPOSED 30.00 FOOT WIDE EASEMENT FOR SEWER PURPOSES, DEDICATED TO EASTERN MUNICIPAL WATER DISTRICT, BY THE RECORDATION OF TRACT MAP No. 36483.



INDEX MAP
SCALE: 1"=80'



VICINITY MAP
N.T.S.

PROJECT INFO:

WDID# : 9 33C400725
RISK LEVEL : 2

QSD/QSP : TADD BLANCHARD
PHONE: (951) 704-6943
EMAIL: TADD@MVMENVIONMENTAL.COM

OWNER/DEVELOPER

WOODSIDE 05S, LP.
1250 CORONA POINTE COURT, SUITE 500
CORONA, CA 92879
PHONE: (951) 710-1900 (TRENT HEINER)
EMAIL: TRENTH@woodsidehomes.com

CIVIL ENGINEER:

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
EMAIL: ELENTH@MDSCONSULTING.NET

LEGAL DESCRIPTION:

PARCELS 45 AND 46 OF PARCEL MAP NO. 23432, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING NOTE:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BUTTERFIELD STAGE ROAD BEING N22°56'23"W PER PARCEL MAP NO. 23432 FILED IN BOOK 159, PAGES 38 THROUGH 61 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

959-400-001
959-400-002

SITE DATA:

TOTAL AREA OF TRACTS =	42.64 AC
TOTAL AREA DISTURBED =	42.64 AC
TOTAL AREA UNDISTURBED =	0.00 AC

EARTHWORK QUANTITIES:

CUT	248,786 CY	
FILL	273,969 CY	
	25,183 CY	IMPORT

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	CONCEPTUAL GRADING PLAN
SHEET 3	CONCEPTUAL GRADING PLAN
SHEET 4	CONCEPTUAL GRADING PLAN
SHEET 5	CONCEPTUAL GRADING PLAN
SHEET 6	DETAIL AND SECTION SHEET

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

REGISTERED PROFESSIONAL ENGINEER
EDWARD J. LENTH
No. 052496
CIVIL
STATE OF CALIFORNIA

4/15/2025
EDWARD J. LENTH RCE 052496
EXP. DATE: DECEMBER 31, 2026

ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 1 OF 6**

MDS Proj. Data: I:\82150\ENGINEERING\Exhibits\CONCEPTUAL GRADING Created: 03.28.2025 10:56:37 AM Author: ---- Last Edit: 03.28.2025 11:41:29 AM By: wscott
MDS File: TR36483-CONCEPTUAL GRADING PLAN-TITLE SHEET.dwg Plot Scale: 1" = 1" Dwg Scale: 1" = 200' Plot Date: 04.15.2025 10:52:41 AM By: wscott



CURVE DATA			
#	DELTA	RADIUS	LENGTH
C5	27°32'05"	150.00'	72.09'
C6	14°17'25"	1230.00'	306.78'
C7	6°57'23"	1230.00'	149.34'
C8	7°20'02"	1230.00'	157.44'
C9	10°31'34"	200.00'	36.74'
C10	21°45'00"	184.35'	82.14'
C11	5°00'00"	300.00'	26.18'
C12	10°07'42"	200.00'	35.35'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

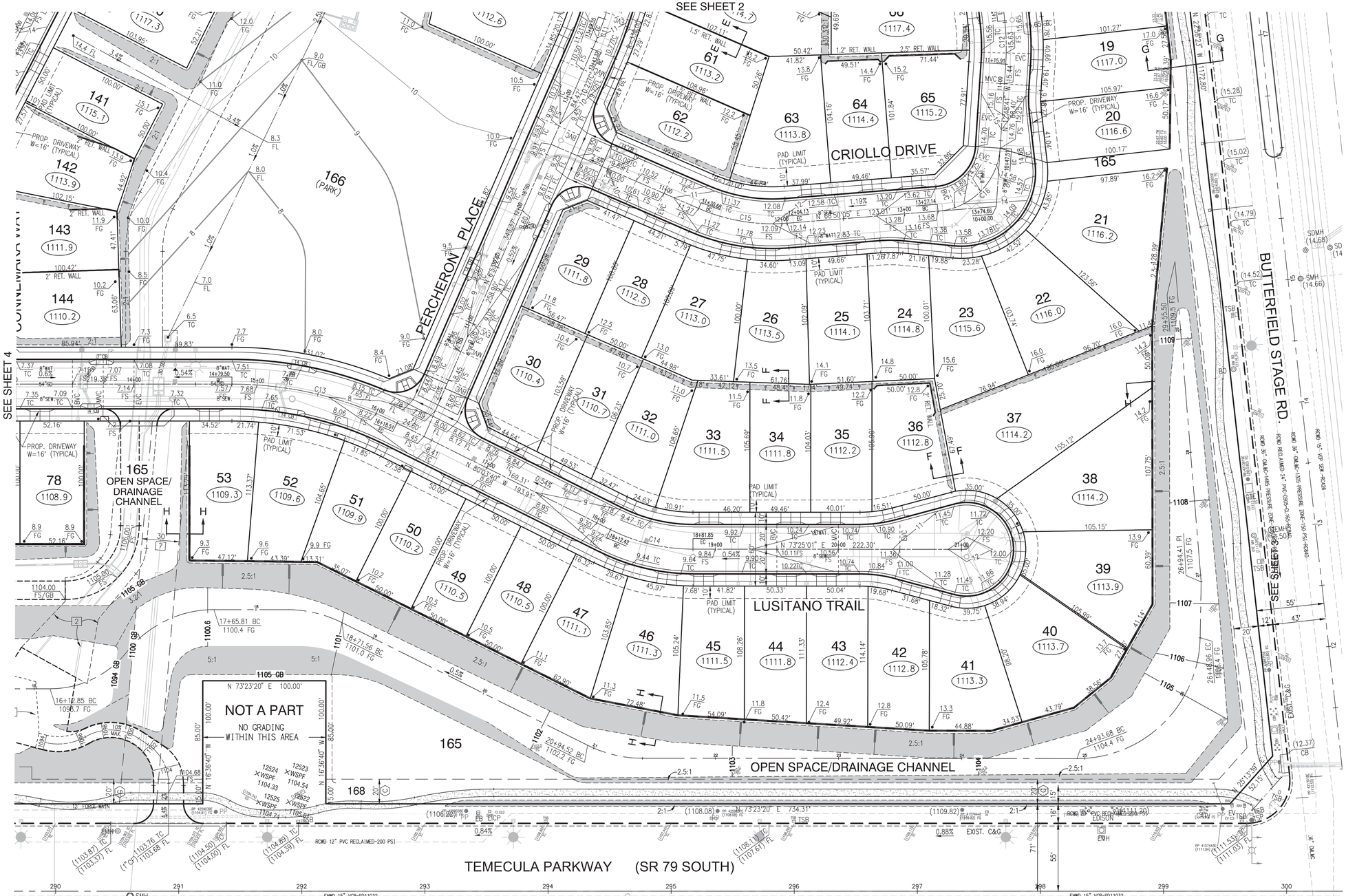
PREPARED BY:

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5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 2 OF 6**

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Plot Scale: 1" = 1' Dwg Scale: 1" = 200'
Plot Date: 04.15.2025 10:50:31 AM By: tmcott



CURB CURVE DATA			
#	DELTA	RADIUS	LENGTH
C13	26°33'00"	300.00'	139.01'
C14	26°31'19"	150.00'	69.43'
C15	28°03'19"	150.00'	73.45'
C16	81°38'46"	55.00'	78.37'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

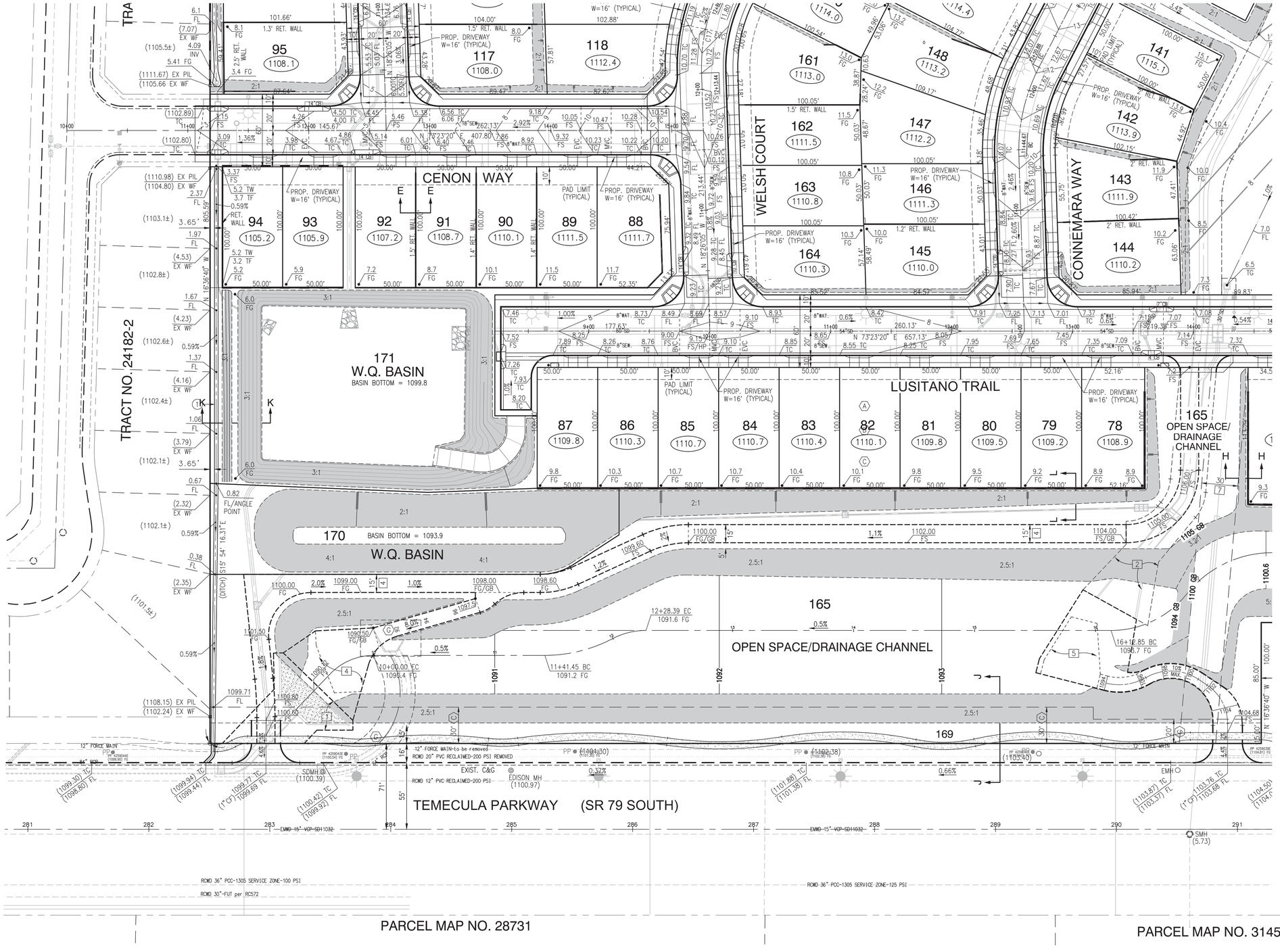
PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 3 OF 6**

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Plot Date: 04.15.2025 10:50:48 AM By: wscott



CURVE DATA			
#	DELTA	RADIUS	LENGTH
C17	28°39'40"	150.00'	75.03'
C18	29°06'41"	150.00'	76.21'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 4 OF 6**

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Plot Date: 04.15.2025 10:51:10 AM By: wscott

CURVE DATA			
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C1	42°42'07"	360.00'	268.30'
C2	37°05'54"	344.00'	222.74'
C3	21°40'11"	320.00'	121.03'
C4	63°37'47"	150.00'	166.58'
C5	27°32'05"	150.00'	72.09'

TRACT NO. 24185-1

TRACT NO. 24182-1

DE PORTOLA RD.

ALCOBA DRIVE

CLYDESDALE PASS

BRETON LANE

WELSH COURT

CONNEMARA WAY

CENON WAY

SEE SHEET 2

SEE SHEET 4

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

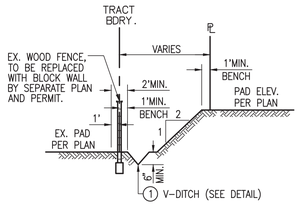
PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

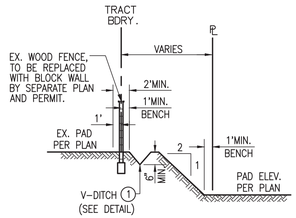
ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 5 OF 6**

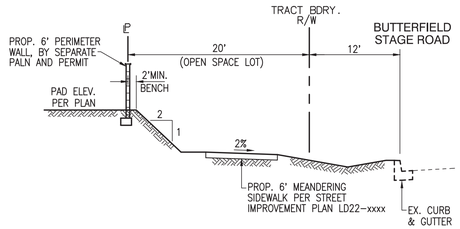
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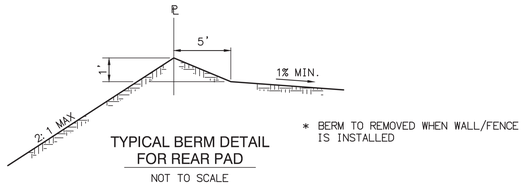
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

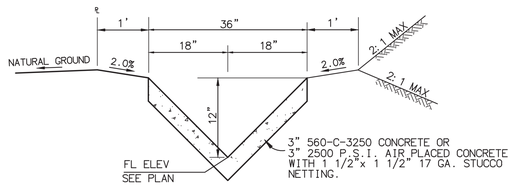


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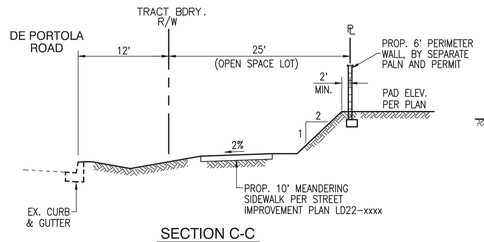
TYPICAL BERM DETAIL
FOR REAR PAD
NOT TO SCALE

* BERM TO REMOVED WHEN WALL/FENCE IS INSTALLED

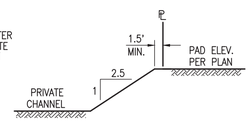


NOTE: GROUND TO BE PRE-WETTED TO THE SATISFACTION OF THE GRADING INSPECTOR PRIOR TO PLACEMENT OF CONCRETE.

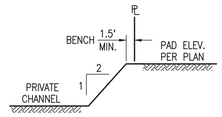
1 V-DITCH



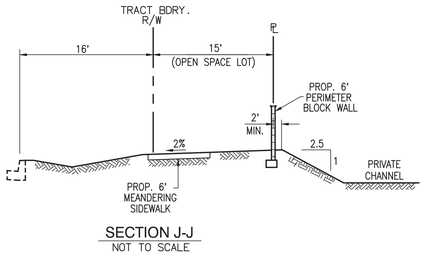
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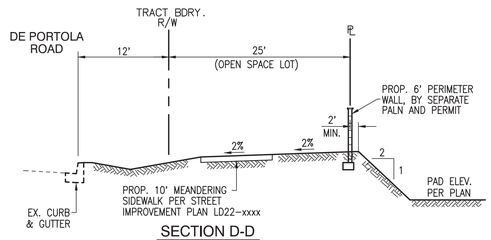
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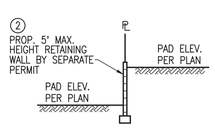
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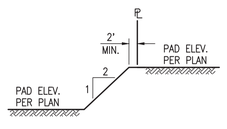
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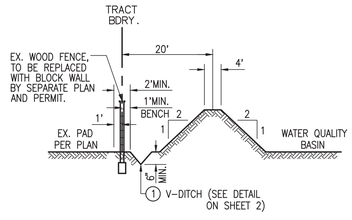
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SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE



SECTION K-K
NOT TO SCALE

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

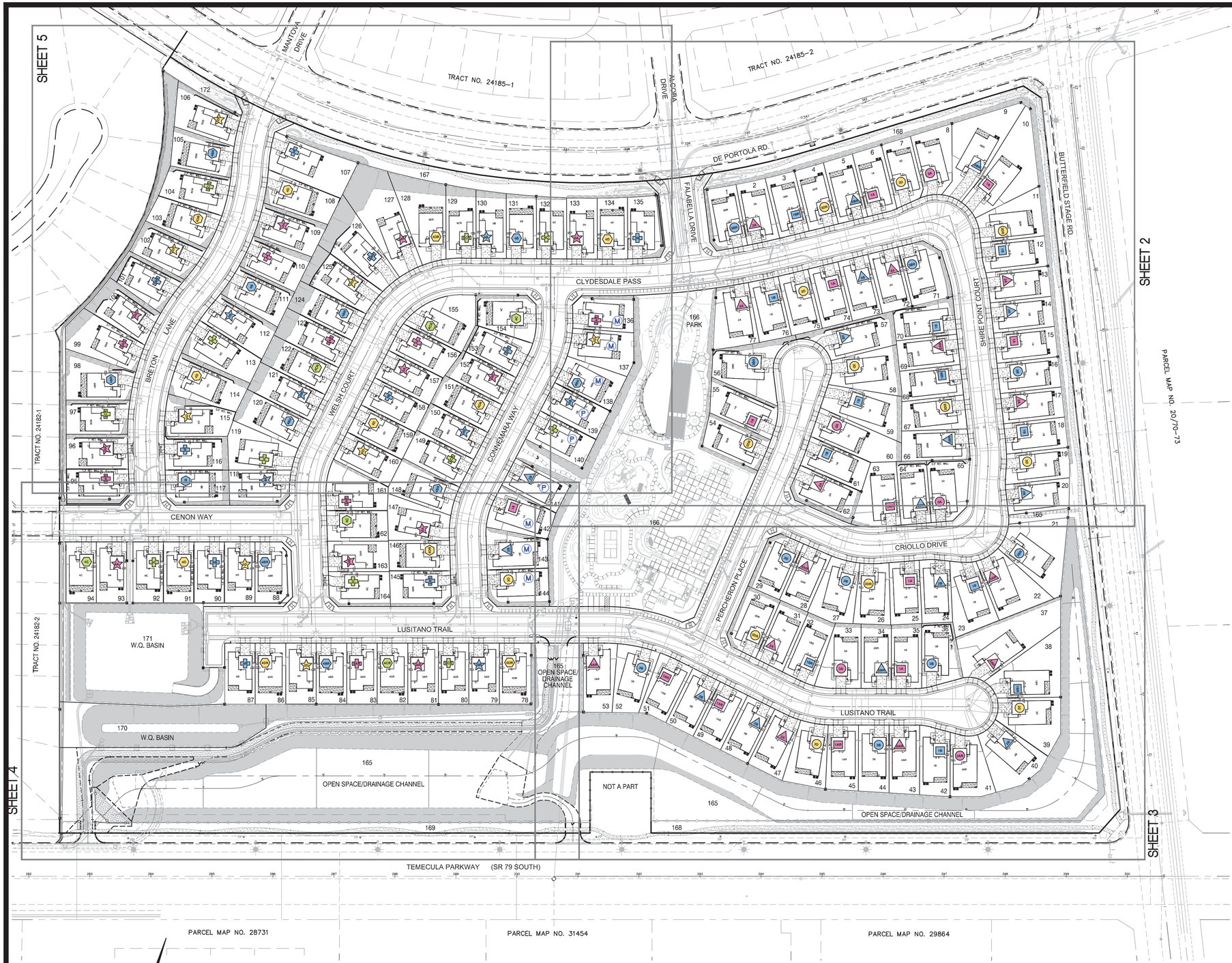
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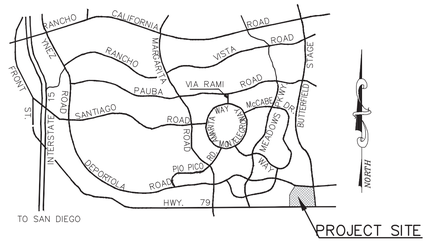
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
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ELDERBERRY
TRACT NO. 36483
CONCEPTUAL GRADING PLAN

DATE PREPARED: APRIL 15, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
Planning Application No. PA25-0168 **SHEET 6 OF 6**

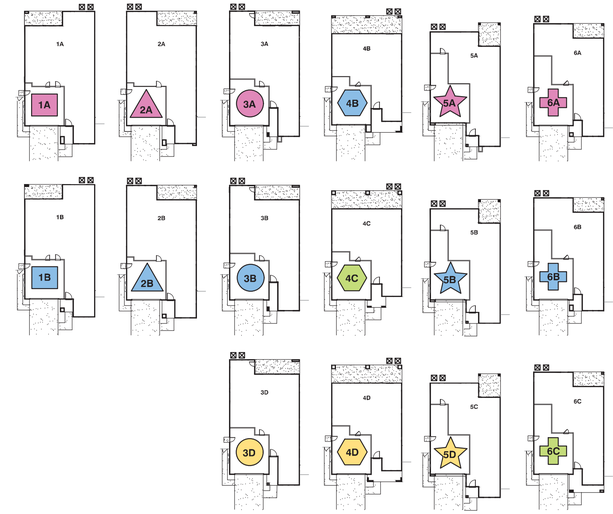
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Plot Scale: 1" = 1'- Dwg Scale: 1" = 200'
Plot Date: 04.15.2025 10:59:07 AM By: wscott





VICINITY MAP
N.T.S.

BUILDING FOOTPRINTS



PLOTTING MIX

PLAN 1A - PRAIRIE	12	PLAN 4B - FARMHOUSE	11
PLAN 1B - FARMHOUSE	12	PLAN 4C - MEDITERRANEAN	6
		PLAN 4D - ITALIAN ECLECTIC	11
TOTAL	24	TOTAL	28
PLAN 2A - PRAIRIE	14	PLAN 5A - PRAIRIE	11
PLAN 2B - FARMHOUSE	15	PLAN 5B - FARMHOUSE	7
		PLAN 5D - ITALIAN ECLECTIC	8
TOTAL	29	TOTAL	26
PLAN 3A - PRAIRIE	5	PLAN 6A - PRAIRIE	8
PLAN 3B - FARMHOUSE	10	PLAN 6B - FARMHOUSE	10
PLAN 3D - ITALIAN ECLECTIC	13	PLAN 6C - MEDITERRANEAN	11
TOTAL	28	TOTAL	29

TOTAL LOTS=164

LEGEND

- M — MODEL SITE
- P — MODEL SITE PARKING
- RETAINING WALL
- ENHANCED ELEVATION
- FH — FIRE HYDRANT
- SL — STREET LIGHT

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LEGAL DESCRIPTION:

PARCELS 45 AND 46 OF PARCEL MAP NO. 23432, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 159, PAGES 38 THROUGH 61, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARING NOTE:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF BUTTERFIELD STAGE ROAD BEING N22°56'23"W PER PARCEL MAP NO. 23432 FILED IN BOOK 159, PAGES 38 THROUGH 61 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA.

ASSESSOR'S PARCEL NUMBER

959-400-001
959-400-002

OWNER/DEVELOPER

WOODSIDE 05S, LP.
1250 CORONA POINTE COURT, SUITE 500
CORONA, CA 92879
PHONE: (951) 710-1900 (TRENT HEINER)
EMAIL: TRENTH@woodsidehomes.com

CIVIL ENGINEER:

MDS CONSULTING
5 PETERS CANYON ROAD, SUITE 305
IRVINE, CA 92606
PHONE: (949) 251-8821
EMAIL: ELENTH@MDSCONSULTING.NET

PROJECT INFO:

WDID# : 9 33C400725
RISK LEVEL : 2

QSD/QSP : TADD BLANCHARD
PHONE: (951) 704-6943
EMAIL: TADD@MVMENVIONMENTAL.COM

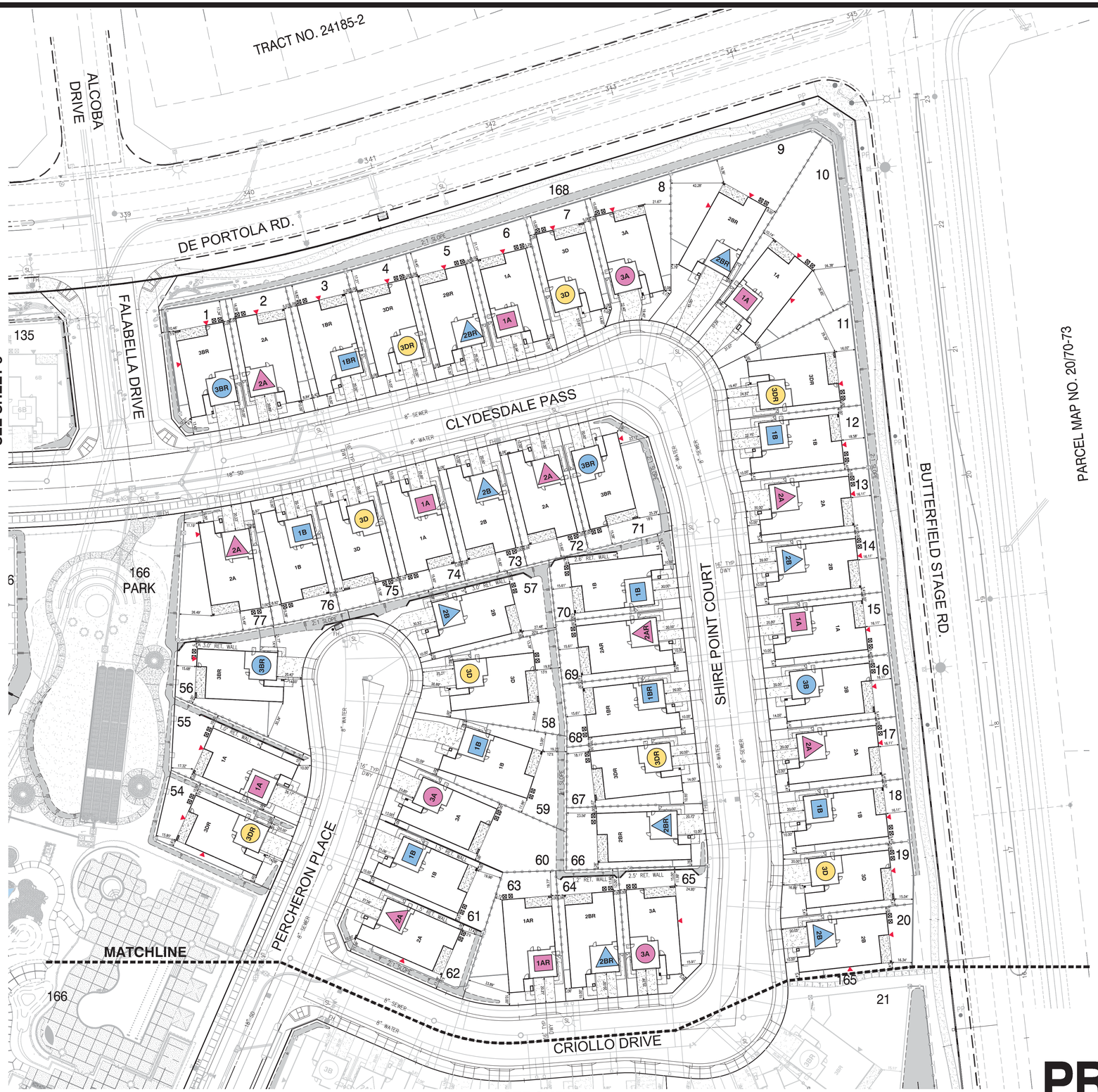
MINIMUM SETBACKS

FRONT TO BUILDING	10'
FRONT TO GARAGE	20'
SIDE	5'
SIDE CORNER LOT	10'
REAR	15'

ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

DATE PREPARED: AUGUST 13, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 1 OF 6

MDS Proj. Data: Y:\07150\ENGINEERING\Exhibits\SITE PLAN
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Last Edit: 08.12.2025 02:39:56 PM By: Wscott
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Plot Date: 08.13.2025 9:02:14 AM By: wscott



PLOTTING MIX

PLAN 1A - PRAIRIE	12	PLAN 4B - FARMHOUSE	11
PLAN 1B - FARMHOUSE	12	PLAN 4C - MEDITERRANEAN	6
TOTAL	24	PLAN 4D - ITALIAN ECLECTIC	11
		TOTAL	28
PLAN 2A - PRAIRIE	14	PLAN 5A - PRAIRIE	11
PLAN 2B - FARMHOUSE	15	PLAN 5B - FARMHOUSE	7
TOTAL	29	PLAN 5D - ITALIAN ECLECTIC	8
		TOTAL	26
PLAN 3A - PRAIRIE	5	PLAN 6A - PRAIRIE	8
PLAN 3B - FARMHOUSE	10	PLAN 6B - FARMHOUSE	10
PLAN 3D - ITALIAN ECLECTIC	13	PLAN 6C - MEDITERRANEAN	11
TOTAL	28	TOTAL	29

TOTAL LOTS=164

LEGEND

- (M) MODEL SITE
- (P) MODEL SITE PARKING
- RETAINING WALL
- ENHANCED ELEVATION
- FH FIRE HYDRANT
- SL STREET LIGHT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

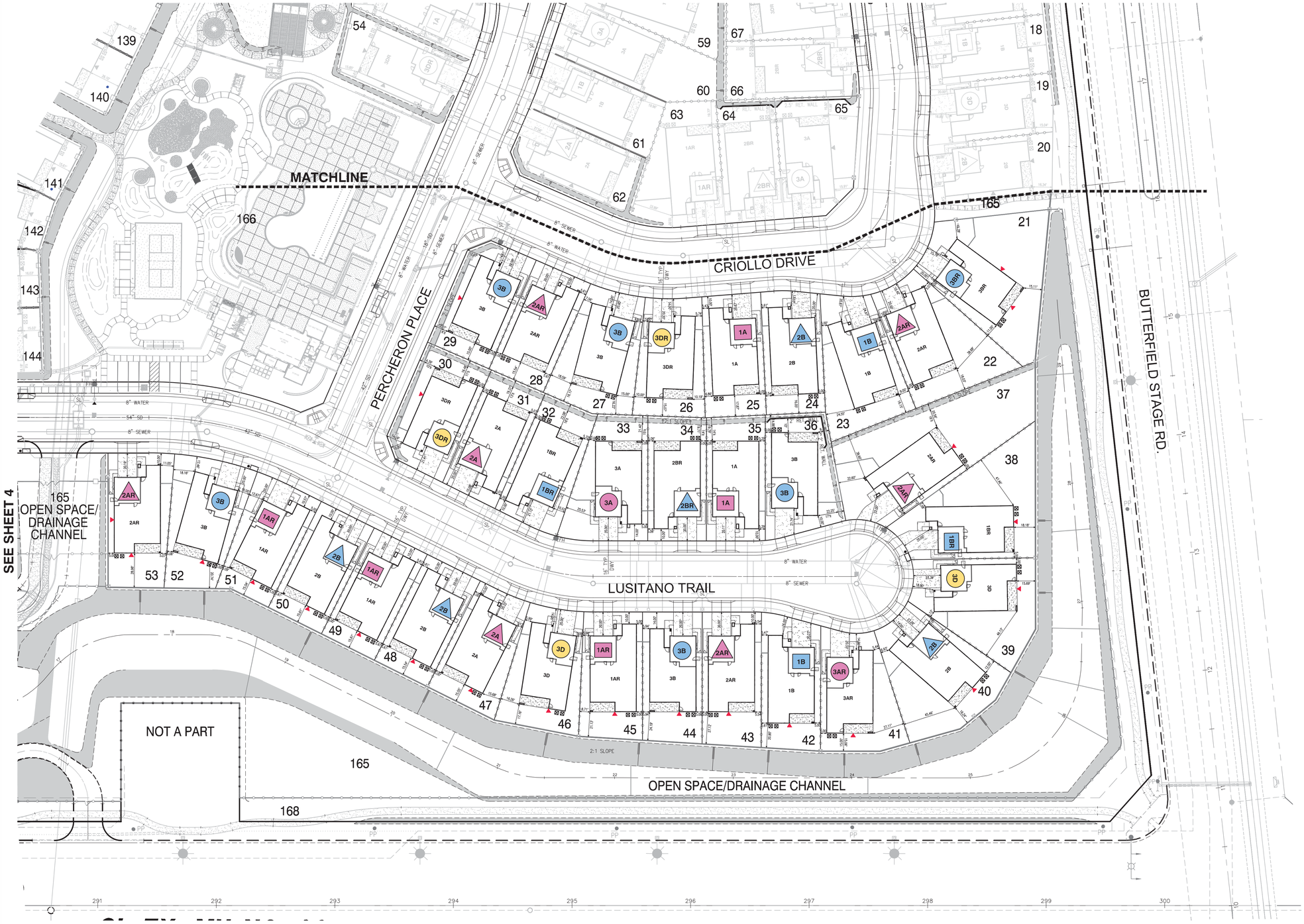
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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 2 OF 6

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Plo: Scale: 1" = 1' Dwg Scale: 1" = 200'
Plot Date: 08.13.2025 9:62:31 AM By: tvscott

SEE SHEET 2

SEE SHEET 4



PLOTTING MIX

PLAN 1A - PRAIRIE	12	PLAN 4B - FARMHOUSE	11
PLAN 1B - FARMHOUSE	12	PLAN 4C - MEDITERRANEAN	6
TOTAL	24	PLAN 4D - ITALIAN ECLECTIC	11
		TOTAL	28
PLAN 2A - PRAIRIE	14	PLAN 5A - PRAIRIE	11
PLAN 2B - FARMHOUSE	15	PLAN 5B - FARMHOUSE	7
TOTAL	29	PLAN 5D - ITALIAN ECLECTIC	8
		TOTAL	26
PLAN 3A - PRAIRIE	5	PLAN 6A - PRAIRIE	8
PLAN 3B - FARMHOUSE	10	PLAN 6B - FARMHOUSE	10
PLAN 3D - ITALIAN ECLECTIC	13	PLAN 6C - MEDITERRANEAN	11
TOTAL	28	TOTAL	29

TOTAL LOTS=164

LEGEND

- (M) MODEL SITE
- (P) MODEL SITE PARKING
- RETAINING WALL
- ENHANCED ELEVATION
- FH FIRE HYDRANT
- SL STREET LIGHT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

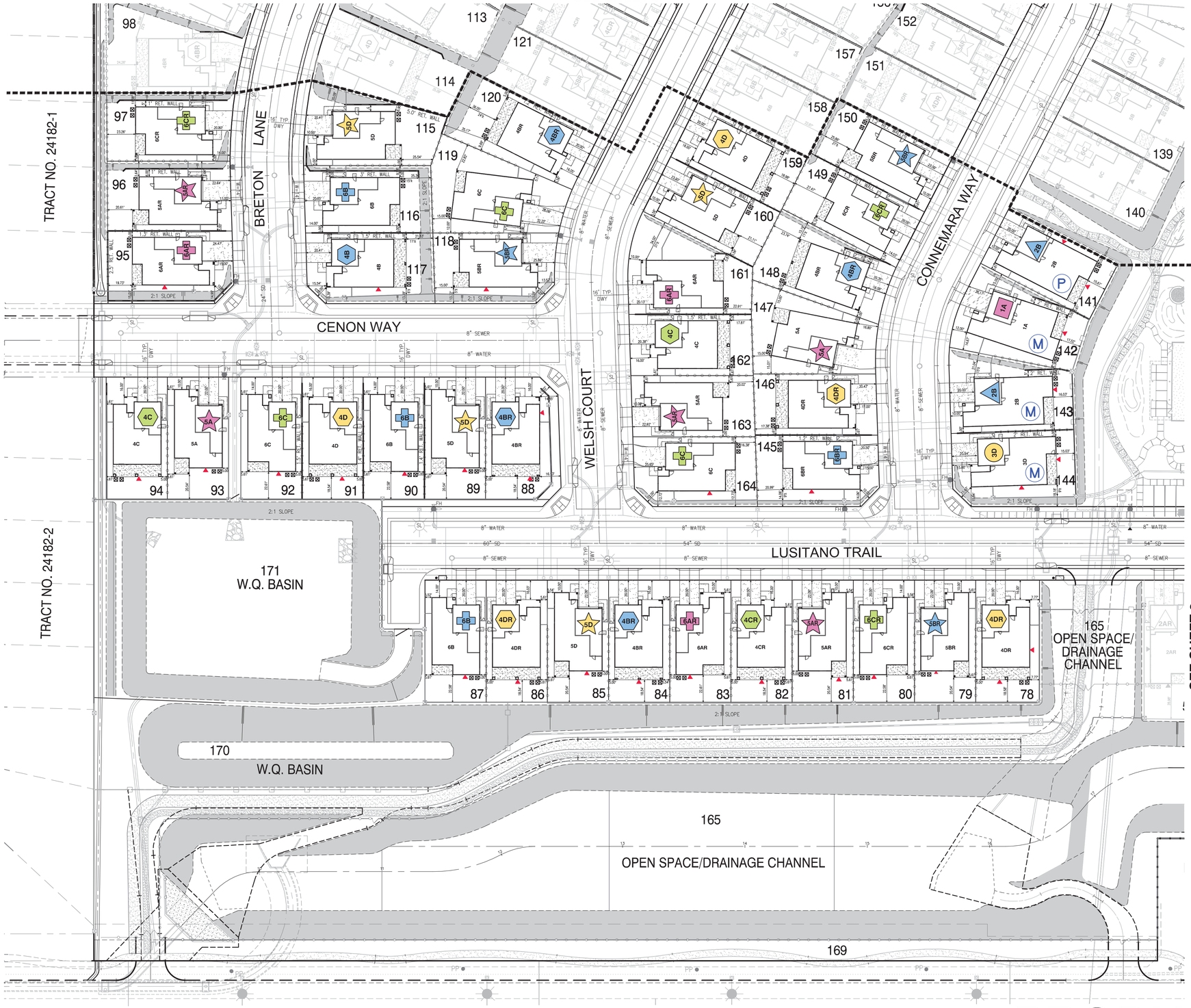
MDS CONSULTING
5 PETERS CANYON ROAD
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IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
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ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

DATE PREPARED: AUGUST 13, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 3 OF 6

MDS Proj. Data: Y:\07150\ENGINEERING\Exhibits\SITE PLAN
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Plot Date: 08.13.2025 9:62:54 AM By: wscott



PLOTTING MIX

PLAN 1A - PRAIRIE	12	PLAN 4B - FARMHOUSE	11
PLAN 1B - FARMHOUSE	12	PLAN 4C - MEDITERRANEAN	6
TOTAL	24	PLAN 4D - ITALIAN ECLECTIC	11
		TOTAL	28
PLAN 2A - PRAIRIE	14	PLAN 5A - PRAIRIE	11
PLAN 2B - FARMHOUSE	15	PLAN 5B - FARMHOUSE	7
TOTAL	29	PLAN 5D - ITALIAN ECLECTIC	8
		TOTAL	26
PLAN 3A - PRAIRIE	5	PLAN 6A - PRAIRIE	8
PLAN 3B - FARMHOUSE	10	PLAN 6B - FARMHOUSE	10
PLAN 3D - ITALIAN ECLECTIC	13	PLAN 6C - MEDITERRANEAN	11
TOTAL	28	TOTAL	29

TOTAL LOTS=164

LEGEND

- (M) MODEL SITE
- (P) MODEL SITE PARKING
- RETAINING WALL
- ENHANCED ELEVATION
- FH FIRE HYDRANT
- SL STREET LIGHT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

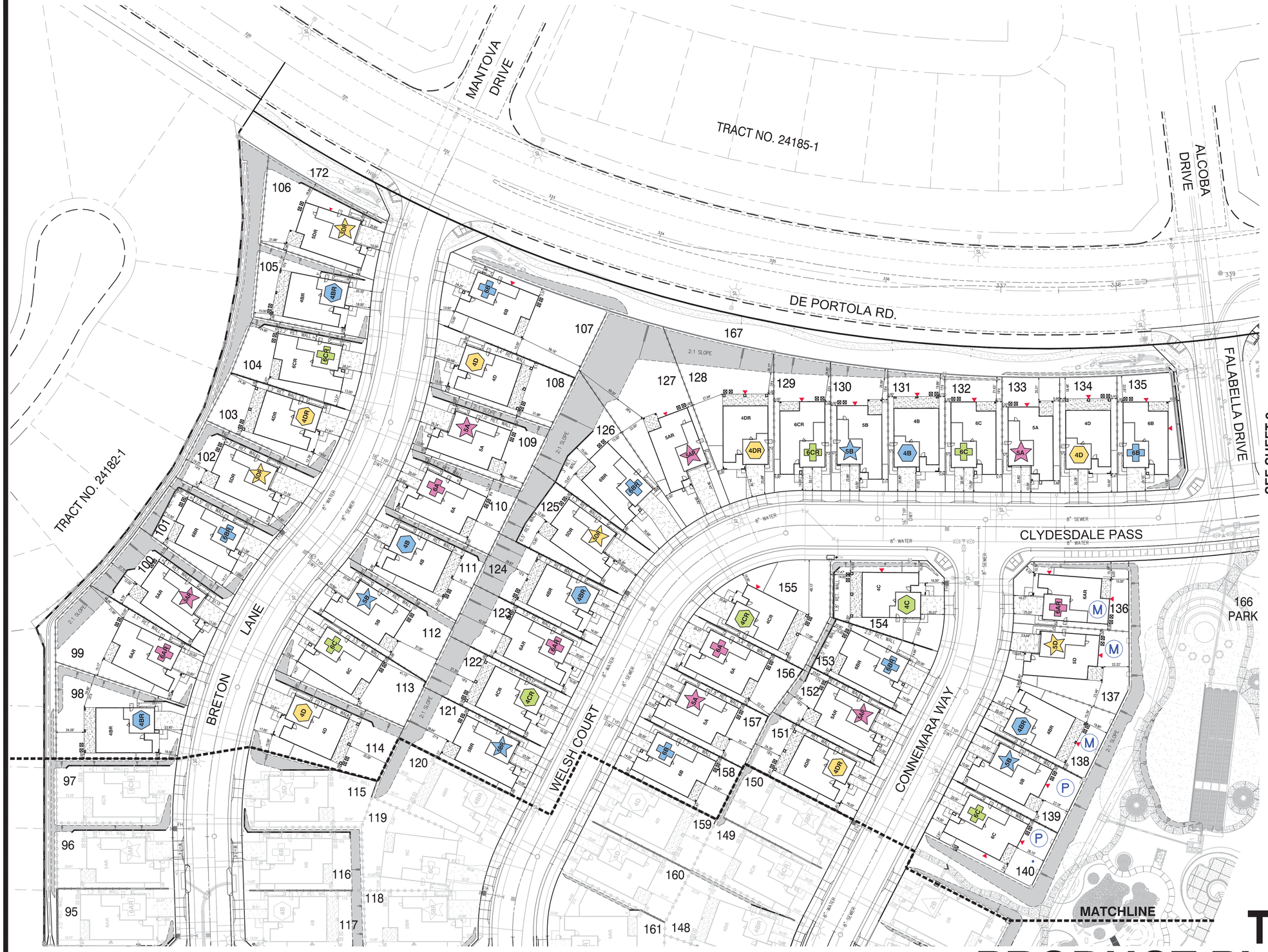
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SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
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ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

DATE PREPARED: AUGUST 13, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 4 OF 6

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Plot Date: 08.13.2025 9:04:06 AM By: wscott



PLOTTING MIX

PLAN 1A - PRAIRIE	12	PLAN 4B - FARMHOUSE	11
PLAN 1B - FARMHOUSE	12	PLAN 4C - MEDITERRANEAN	6
TOTAL	24	PLAN 4D - ITALIAN ECLECTIC	11
		TOTAL	28
PLAN 2A - PRAIRIE	14	PLAN 5A - PRAIRIE	11
PLAN 2B - FARMHOUSE	15	PLAN 5B - FARMHOUSE	7
TOTAL	29	PLAN 5D - ITALIAN ECLECTIC	8
		TOTAL	26
PLAN 3A - PRAIRIE	5	PLAN 6A - PRAIRIE	8
PLAN 3B - FARMHOUSE	10	PLAN 6B - FARMHOUSE	10
PLAN 3D - ITALIAN ECLECTIC	13	PLAN 6C - MEDITERRANEAN	11
TOTAL	28	TOTAL	29

TOTAL LOTS=164

LEGEND

- (M) MODEL SITE
- (P) MODEL SITE PARKING
- RETAINING WALL
- ENHANCED ELEVATION
- FH FIRE HYDRANT
- SL STREET LIGHT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PREPARED FOR:

Woodside HOMES
1250 CORONA POINTE COURT
SUITE 500
CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

MDS CONSULTING
5 PETERS CANYON ROAD
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IRVINE, CA 92606
(949) 251-8821
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ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

DATE PREPARED: AUGUST 13, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 5 OF 6

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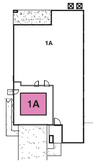
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LOT SUMMARY TABLE

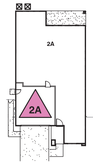
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1	5,756	5,148	2,674	2,646	46.0	3BR
2	5,197	5,197	1,993	2,735	52.6	2A
3	5,036	5,036	2,001	2,710	53.8	1BR
4	5,066	5,066	2,674	2,646	52.2	3DR
5	5,189	5,189	1,993	3,731	71.9	2BR
6	5,333	5,333	2,001	2,731	51.2	1A
7	5,094	5,094	2,674	2,646	51.9	3D
8	6,018	6,018	2,674	2,653	44.1	3A
9	9,969	9,969	1,993	3,731	37.4	2BR
10	10,635	10,635	2,001	2,731	25.7	1A
11	6,589	6,589	2,674	2,646	40.2	3DR
12	5,210	5,210	2,001	2,710	52.0	1B
13	5,023	5,023	1,993	2,735	54.5	2A
14	5,005	5,005	1,993	3,731	74.5	2B
15	5,005	5,005	2,001	2,731	54.6	1A
16	5,005	5,005	2,674	2,646	52.9	3B
17	5,005	5,005	1,993	2,735	54.6	2A
18	5,010	5,010	2,001	2,710	54.1	1B
19	5,188	5,188	2,674	2,646	51.0	3D
20	5,141	5,141	1,993	3,731	72.6	2B
21	9,425	9,425	2,674	2,646	28.1	3BR
22	7,395	7,395	1,993	2,735	37.0	2AR
23	6,797	6,797	2,001	2,710	39.9	1B
24	5,145	5,145	1,993	3,731	72.5	2B
25	5,207	5,207	2,001	2,731	52.4	1A
26	5,467	5,467	2,674	2,646	48.4	3DR
27	6,403	6,403	2,674	2,646	41.3	3B
28	5,000	5,000	1,993	2,735	54.7	2AR
29	5,534	4,874	2,674	2,646	47.8	3B
30	5,896	5,027	2,674	2,646	44.9	3DR
31	5,189	4,892	1,993	2,735	52.7	2A
32	5,635	5,345	2,001	2,710	48.1	1BR
33	6,368	6,109	2,674	2,653	41.7	3A
34	5,184	4,889	1,993	3,731	72.0	2BR
35	5,225	4,927	2,001	2,731	52.3	1A
36	5,975	5,343	2,674	2,646	44.3	3B
37	11,957	11,105	1,993	2,735	22.9	2AR
38	8,656	8,656	2,001	2,710	31.3	1BR
39	7,237	7,237	2,674	2,646	36.6	3D
40	7,717	7,717	1,993	3,731	48.3	2B
41	5,125	5,125	2,674	2,653	51.8	3AR
42	5,535	5,535	2,001	2,710	49.0	1B
43	5,634	5,634	1,993	2,735	48.5	2AR
44	5,526	5,526	2,674	2,646	47.9	3B
45	5,522	5,522	2,001	2,731	49.5	1AR
46	6,089	6,089	2,674	2,646	43.5	3D
47	5,483	5,483	1,993	2,735	49.9	2A
48	5,000	5,000	1,993	3,731	74.6	2B
49	5,000	5,000	2,001	2,731	54.6	1AR
50	5,000	5,000	1,993	3,731	74.6	2B
51	5,383	5,383	2,001	2,731	50.7	1AR
52	6,266	6,266	2,674	2,646	42.2	3B
53	5,868	5,868	1,993	2,735	46.6	2AR
54	5,779	5,138	2,674	2,646	45.8	3DR
55	6,375	5,748	2,001	2,731	42.8	1A
56	8,220	7,186	2,674	2,646	32.2	3BR
57	7,142	5,707	1,993	3,731	52.2	2B
58	7,051	6,503	2,674	2,646	37.5	3D
59	7,480	6,941	2,001	2,710	36.2	1B
60	6,999	6,742	2,674	2,653	37.9	3A
61	5,384	5,384	2,001	2,710	50.3	1B
62	6,142	5,072	1,993	2,735	44.5	2A
63	6,562	6,562	2,001	2,731	41.6	1AR
64	5,094	4,813	1,993	3,731	73.2	2BR
65	6,230	5,997	2,674	2,653	42.6	3A
66	5,490	5,490	1,993	3,731	68.0	2BR
67	5,445	5,445	2,674	2,653	48.7	3DR
68	5,036	5,036	2,001	2,710	53.8	1BR
69	5,000	5,000	1,993	2,735	54.7	2AR
70	5,576	4,950	2,001	2,710	48.6	1B
71	6,575	5,803	2,674	2,646	40.2	3BR
72	5,046	5,046	1,993	2,735	54.2	2A
73	5,046	5,046	1,993	3,731	73.9	2B
74	5,068	5,068	2,001	2,731	53.9	1A
75	5,100	5,100	2,674	2,646	51.9	3D
76	5,195	5,195	2,001	2,710	52.2	1B
77	6,510	6,391	1,993	2,735	42.0	2A
78	5,216	5,216	2,989	2,497	47.9	4DR
79	5,000	5,000	3,129	2,339	46.8	5BR
80	5,000	5,000	3,252	2,454	49.1	6CR
81	5,000	5,000	3,129	2,339	46.8	5AR
82	5,000	5,000	2,989	2,443	48.9	4CR

LOT NO.	LOT SIZE (SF)	NET LOT SIZE (SF)	TOTAL LIVABLE (SF)	HOUSE FOOTPRINT (SF)	PERCENT COVERAGE (%)	PLAN TYPE
83	5,000	5,000	3,252	2,377	47.5	6AR
84	5,000	5,000	2,989	2,414	48.3	4BR
85	5,000	5,000	3,129	2,339	46.8	5D
86	5,000	5,000	2,989	2,497	49.9	4DR
87	5,000	5,000	3,252	2,377	47.5	6B
88	5,882	5,123	2,989	2,414	41.0	4BR
89	5,000	5,000	3,129	2,339	46.8	5D
90	5,000	5,000	3,252	2,377	47.5	6B
91	5,000	5,000	2,989	2,497	49.9	4D
92	5,000	5,000	3,252	2,454	49.1	6C
93	5,000	5,000	3,129	2,339	46.8	5A
94	5,000	5,000	2,989	2,443	48.9	4C
95	5,962	4,850	3,252	2,377	39.9	6AR
96	5,759	5,078	3,129	2,339	40.6	5AR
97	5,693	4,864	3,252	2,454	43.1	6CR
98	7,217	6,107	2,989	2,414	33.5	4BR
99	7,595	6,417	3,252	2,377	31.3	6AR
100	6,619	4,739	3,129	2,339	35.3	5AR
101	6,114	4,717	3,252	2,377	38.9	6BR
102	6,271	4,983	3,129	2,339	37.3	5DR
103	5,809	5,572	2,989	2,497	43.0	4DR
104	6,143	5,678	3,252	2,454	39.9	6CR
105	5,834	5,124	2,989	2,414	41.4	4BR
106	6,679	6,003	3,129	2,339	35.0	5DR
107	8,549	8,549	3,252	2,377	27.8	6B
108	6,031	5,815	2,989	2,497	41.4	4D
109	6,096	5,098	3,129	2,339	38.4	5A
110	5,930	4,985	3,252	2,377	40.1	6A
111	6,157	5,387	2,989	2,414	39.2	4B
112	6,526	5,775	3,129	2,339	35.8	5B
113	6,409	6,139	3,252	2,454	38.3	6C
114	7,379	6,239	2,989	2,497	33.8	4D
115	6,148	5,405	3,129	2,339	38.0	5D
116	5,717	4,733	3,252	2,377	41.6	6B
117	5,904	4,701	2,989	2,414	40.9	4B
118	5,614	5,614	3,129	2,339	41.7	5BR
119	6,559	6,559	3,252	2,454	37.4	6C
120	6,173	5,507	2,989	2,414	39.1	4BR
121	5,848	4,950	3,129	2,339	40.0	5BR
122	5,881	4,847	2,989	2,443	41.5	4CR
123	5,914	4,723	3,252	2,377	40.2	6AR
124	5,947	4,655	2,989	2,414	40.6	4BR
125	6,910	5,604	3,129	2,339	33.9	5DR
126	8,879	6,319	3,252	2,377	26.8	6BR
127	11,554	7,999	3,129	2,339	20.2	5AR
128	9,039	6,948	2,989	2,497	27.6	4DR
129	5,750	5,016	3,252	2,454	42.7	6CR
130	5,400	4,910	3,129	2,339	43.3	5B
131	5,153	4,910	2,989	2,414	46.8	4B
132	5,002	4,814	3,252	2,454	49.1	6C
133	5,003	5,003	3,129	2,339	46.8	5A
134	5,002	5,002	2,989	2,497	49.9	4D
135	5,738	5,241	3,252	2,377	41.4	6B
136	5,596	5,127	3,252	2,377	42.5	6AR
137	6,272	6,272	3,129	2,339	37.3	5D
138	5,650	5,650	2,989	2,414	42.7	4BR
139	5,332	5,332	3,129	2,339	43.9	5B
140	5,401	5,401	3,252	2,454	45.4	6C
141	5,000	5,000	1,993	3,731	74.6	2B
142	6,102	5,796	2,001	2,731	44.8	1A
143	5,921	5,423	1,993	3,731	63.0	2B
144	6,066	5,179	2,674	2,646	43.6	3D
145	5,730	5,230	3,252	2,377	41.5	6BR
146	5,003	4,970	3,129	2,339	46.8	4DR
147	5,984	5,984	3,129	2,339	39.1	5A
148	5,994	5,650	2,989	2,414	40.3	4BR
149	5,363	5,279	3,252	2,454	45.8	6CR
150	5,270	4,991	3,129	2,339	44.4	5BR
151	5,399	5,066	2,989	2,497	46.2	4DR
152	5,065	4,659	3,129	2,339	46.2	5AR
153	5,337	5,032	3,252	2,377	44.5	6BR
154	6,255	5,544	2,989	2,443	39.1	4C
155	7,117	7,117	2,989	2,443	34.3	4CR
156	5,201	5,201	3,252	2,377	45.7	6A
157	5,007	5,007	3,129	2,339	46.7	5A
158	5,013	5,013	3,252	2,377	47.4	6B
159	5,019	5,019	2,989	2,497	49.8	4D
160	5,020	5,020	3,129	2,339	46.6	5D
161	6,318	5,991	3,252	2,377	37.6	6AR
162	5,003	5,003	2,989	2,443	48.8	4C
163	5,003	5,003	3,129	2,339	46.8	5AR
164	5,609	5,094	3,252	2,454	43.8	6C

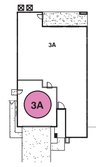
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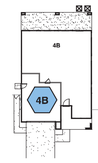
PLAN 1A - SINGLE STORY
MAIN FLOOR LIVABLE 2001 SF
2 CAR GARAGE 492 SF
COVERED PATIO 168 SF
PORCH 70 SF
TOTAL HOUSE FOOTPRINT 2731 SF



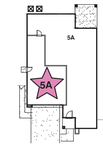
PLAN 2A - SINGLE STORY
MAIN FLOOR LIVABLE 1993 SF
2 CAR GARAGE 492 SF
COVERED PATIO 176 SF
PORCH 72 SF
ARCH. PROJECTIONS 2 SF
TOTAL HOUSE FOOTPRINT 2735 SF



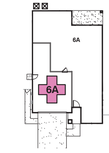
PLAN 3A - TWO STORY
MAIN FLOOR LIVABLE 1821 SF
UPPER FLOOR LIVABLE 853 SF
TOTAL LIVABLE 2674 SF
2 CAR GARAGE 543 SF
COVERED PATIO 200 SF
PORCH 82 SF
TOTAL HOUSE FOOTPRINT 2653 SF



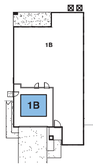
PLAN 4B - TWO STORY
MAIN FLOOR LIVABLE 1414 SF
UPPER FLOOR LIVABLE 1575 SF
TOTAL LIVABLE 2989 SF
2 CAR GARAGE 538 SF
COVERED PATIO 394 SF
PORCH 68 SF
TOTAL HOUSE FOOTPRINT 2414 SF



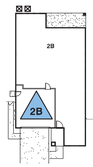
PLAN 5A - TWO STORY
MAIN FLOOR LIVABLE 1485 SF
UPPER FLOOR LIVABLE 1644 SF
TOTAL LIVABLE 3129 SF
3 CAR GARAGE 654 SF
COVERED PATIO 158 SF
PORCH 42 SF
TOTAL HOUSE FOOTPRINT 2339 SF



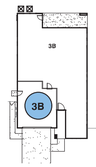
PLAN 6A - TWO STORY
MAIN FLOOR LIVABLE 1518 SF
UPPER FLOOR LIVABLE 1734 SF
TOTAL LIVABLE 3252 SF
3 CAR GARAGE 667 SF
COVERED PATIO 136 SF
PORCH 56 SF
TOTAL HOUSE FOOTPRINT 2377 SF



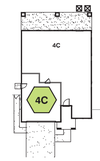
PLAN 1B - SINGLE STORY
MAIN FLOOR LIVABLE 2001 SF
2 CAR GARAGE 492 SF
COVERED PATIO 168 SF
PORCH 49 SF
TOTAL HOUSE FOOTPRINT 2710 SF



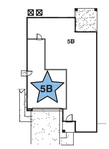
PLAN 2B - SINGLE STORY
MAIN FLOOR LIVABLE 1993 SF
2 CAR GARAGE 492 SF
COVERED PATIO 176 SF
PORCH 70 SF
TOTAL HOUSE FOOTPRINT 2731 SF



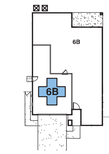
PLAN 3B
MAIN FLOOR LIVABLE 1821 SF
UPPER FLOOR LIVABLE 853 SF
TOTAL LIVABLE 2674 SF
2 CAR GARAGE 543 SF
COVERED PATIO 200 SF
PORCH 82 SF
TOTAL HOUSE FOOTPRINT 2646 SF



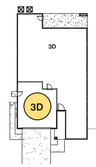
PLAN 4C - TWO STORY
MAIN FLOOR LIVABLE 1414 SF
UPPER FLOOR LIVABLE 1575 SF
TOTAL LIVABLE 2989 SF
2 CAR GARAGE 538 SF
COVERED PATIO 394 SF
PORCH 97 SF
TOTAL HOUSE FOOTPRINT 2443 SF



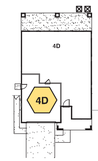
PLAN 5B - TWO STORY
MAIN FLOOR LIVABLE 1485 SF
UPPER FLOOR LIVABLE 1644 SF
TOTAL LIVABLE 3129 SF
3 CAR GARAGE 654 SF
COVERED PATIO 158 SF
PORCH 42 SF
TOTAL HOUSE FOOTPRINT 2339 SF



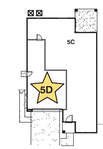
PLAN 6B - TWO STORY
MAIN FLOOR LIVABLE 1518 SF
UPPER FLOOR LIVABLE 1734 SF
TOTAL LIVABLE 3252 SF
3 CAR GARAGE 667 SF
COVERED PATIO 136 SF
PORCH 56 SF
TOTAL HOUSE FOOTPRINT 2377 SF



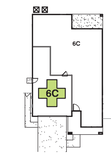
PLAN 3D
MAIN FLOOR LIVABLE 1821 SF
UPPER FLOOR LIVABLE 853 SF
TOTAL LIVABLE 2674 SF
2 CAR GARAGE 543 SF
COVERED PATIO 200 SF
PORCH 82 SF
TOTAL HOUSE FOOTPRINT 2646 SF



PLAN 4D
MAIN FLOOR LIVABLE 1414 SF
UPPER FLOOR LIVABLE 1575 SF
TOTAL LIVABLE 2989 SF
2 CAR GARAGE 538 SF
COVERED PATIO 394 SF
PORCH 151 SF
TOTAL HOUSE FOOTPRINT 2497 SF



PLAN 5D
MAIN FLOOR LIVABLE 1485 SF
UPPER FLOOR LIVABLE 1644 SF
TOTAL LIVABLE 3129 SF
3 CAR GARAGE 654 SF
COVERED PATIO 158 SF
PORCH 42 SF
TOTAL HOUSE FOOTPRINT 2339 SF



PLAN 6C
MAIN FLOOR LIVABLE 1518 SF
UPPER FLOOR LIVABLE 1734 SF
TOTAL LIVABLE 3252 SF
3 CAR GARAGE 667 SF
COVERED PATIO 136 SF
PORCH 133 SF
TOTAL HOUSE FOOTPRINT 2454 SF

PREPARED FOR:

Woodside HOMES
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CORONA, CA 95879
(951) 710-1900
ATTN: TRENT HEINER

PREPARED BY:

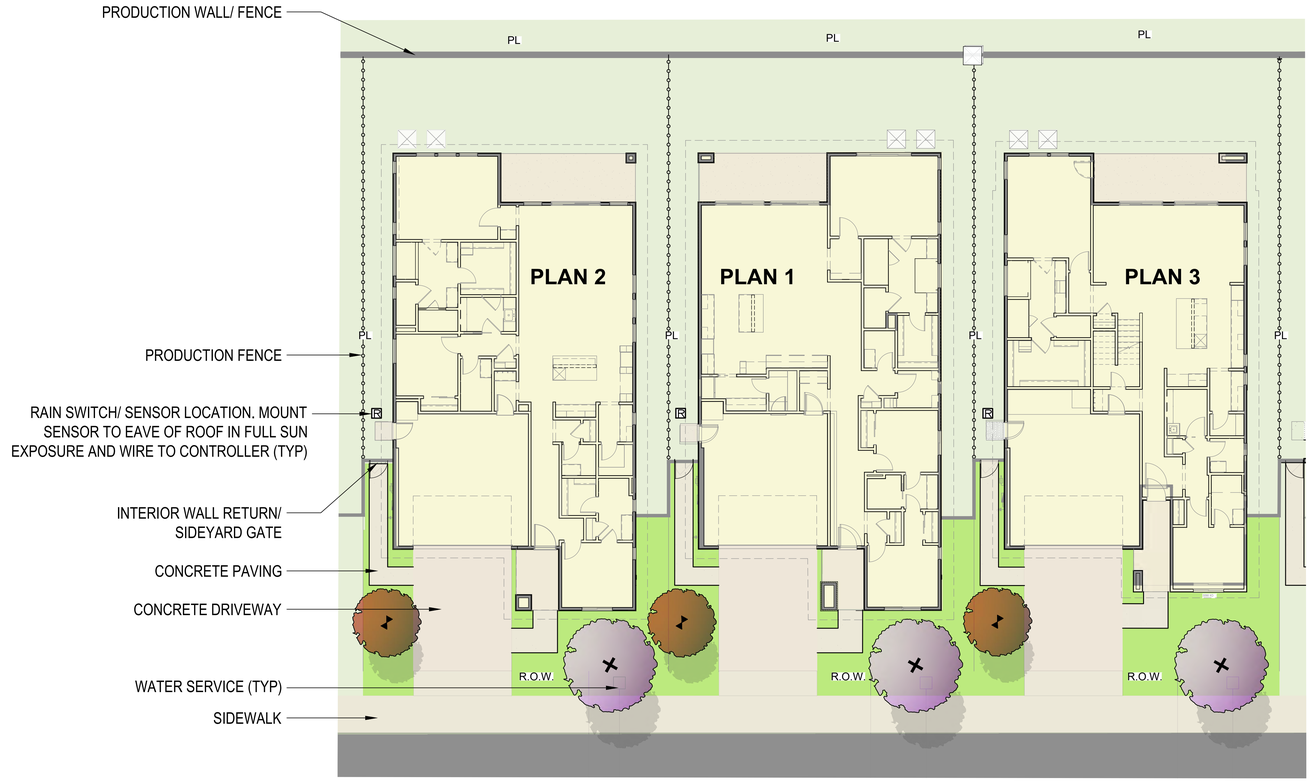
MDS CONSULTING
5 PETERS CANYON ROAD
SUITE 305
IRVINE, CA 92606
(949) 251-8821
WWW.MDSCONSULTING.NET
PLANNERS ENGINEERS SURVEYORS

ELDERBERRY
TRACT NO. 36483
PRODUCT PLACEMENT PLAN

DATE PREPARED: AUGUST 13, 2025
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SHEET 6 OF 6

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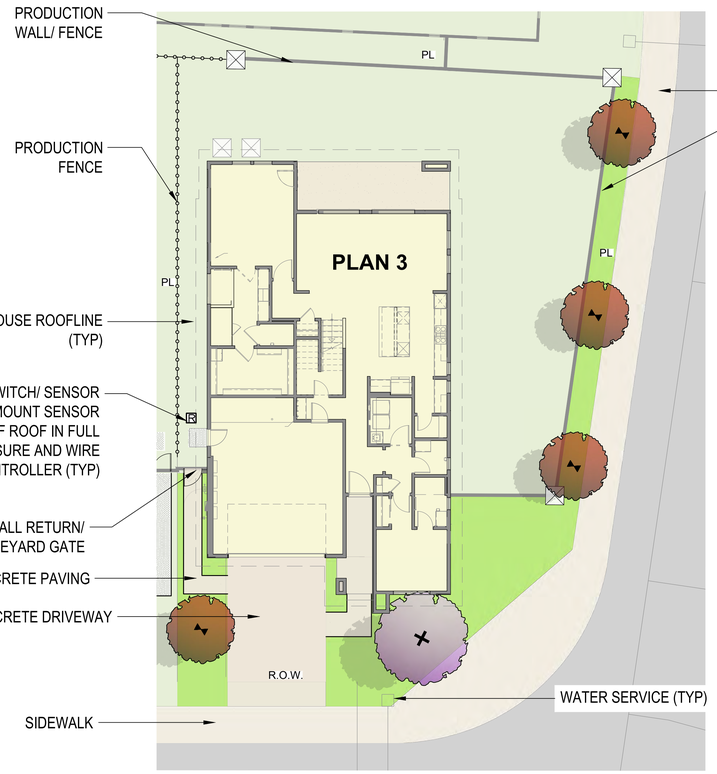
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FRONT YARD TYPICAL (PLAN 1, 2 & 3)



FRONT YARD ATYPICAL CUL-DE-SAC CONDITION



FRONT YARD TYPICAL CORNER CONDITION

PROJECT LEGEND

- FRONT YARD PLANTING AREA
- LANDSCAPE AREA (NOT A PART)

FRONT YARD TREE LEGEND

SYMBOL — BOTANICAL NAME / COMMON NAME

INTERIOR STREET TREES - 24" BOX

- GEIJERA PARVIFLORA — *AUSTRILIAN WILLOW*
- LAGERSTROEMIA I. 'MUSKOGEE' — *MUSKOGEE CRAPE MYRTLE*
- OLEA EUROPAEA 'SWAN HILL' **OR FRUITLESS EQUAL** — *SWAN HILL OLIVE*
- PARKINSONIA 'DESERT MUSEUM' — *DESERT MUSEUM PALO VERDE*

FRONT YARD TREES - 15 GAL.

- ARBUTUS 'MARINA' — *AUSTRILIAN WILLOW*
- LAGERSTROEMIA I. 'ARAPAHO' — *ARAPAHO CRAPE MYRTLE*
- LAGERSTROEMIA I. 'NATCHEZ' — *NATCHEZ CRAPE MYRTLE*
- LAURUS NOBILIS — *SWEET BAY*
- PRUNUS C. 'KRAUTER VESUVIUS' — *'K.V' FLOWERING PLUM*
- PYRUS C. 'REDSPIRE' — *REDSPIRE FLOWERING PEAR TREE*

NOTE:
ALL PLANTING AREAS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM WITH SMART CONTROLLER & A WEATHER/ RAIN SENSOR.
DRIP IRRIGATION IS REQUIRED FOR ANY NEW LANDSCAPE WHERE POSSIBLE.
NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF NON PERMEABLE SURFACE.

A MINIMUM OF 3 INCHES LAYER OF MEDIUM GRADE BARK MULCH SHALL BE INSTALLED AT ALL PLANTER. IN AREA WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAT 1 ½ INCHES.

TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5FT AWAY FROM ANY WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10FT AWAY FROM UTILITY POLES; AND A MINIMUM OF 8FT AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STAND PIPE CONNECTIONS.

FRONT YARD SHRUB LEGEND

(NOTE: SHRUB SPACING & QUANTITIES SHALL VARY DEPENDING ON SPECIFIC LOT & PLAN TYPE)

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
ABELIA G. 'EDWARD GOUCHER' PINK ABELIA	LOW	1 GAL
CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	MED.	1 GAL
CAREX DIVULSA BERKELY SEDGE	LOW.	1 GAL
EURYOUPS PECTINATUS 'VIRDIS' EURYOPS	LOW	1 GAL
FEIJOA SELLOWIANA PINEAPPLE GUAVA	MED.	1 GAL
HESPERALOE P. 'BRAKE LIGHTS' BRAKELIGHTS RED YUCCA	LOW	1 GAL
ILEX V. 'PRIDE OF HOUSTON' YAUPON HOLLY	LOW	1 GAL
LAURIS NOBILIS SWEET BAY	MED.	1 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	LOW	1 GAL
LIGUSTRUM JAPONICUM WAX LEAF PRIVET	MED	1 GAL
NANDINA D. 'GULF STREAM' HEAVENLY BAMBOO	MED.	1 GAL
PHOTINIA FRASERI FRASER PHOTINIA	MED.	1 GAL
PITTOSPORUM 'VARIEGATA' JAPANESE MOCK ORANGE	LOW	1 GAL
PRUNUS C. 'BRIGHT N TIGHT' DWARF CAROLINA CHERRY	MED.	1 GAL
RHAPHIOLEPIS INDICA 'BALLERINA' INDIA HAWTHORN	MED.	1 GAL
TEUCRIUM CHAMAEDRYS GERMANDER	MED.	1 GAL
WESTRINGIA FRUITICOSA 'SMOKEY' COAST ROSEMARY	LOW	1 GAL
XYLOSMA COMPACTA XYLOSMA	MED.	1 GAL

FRONT YARD GROUNDCOVER LEGEND

(NOTE: GROUNDCOVER SPACING & QUANTITIES VARIES BASED ON SPECIFIC LOT & PLAN TYPE)

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
LONICERA JAPONICA 'HALLIANA' JAPANESE HONEYSUCKLE	LOW	1 GAL
ROSA 'WHITE CARPET' WHITE CARPET ROSE	LOW	1 GAL
ROSMARINUS O. 'HUNTINGTON CARPET' PROSTRATE ROSEMARY	LOW	1 GAL
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	LOW	1 GAL

CITY OF TEMECULASINGLE FAMILY RESIDENTIAL REQUIREMENTS

TITLE 17. ZONING
CHAPTER 17.32. WATER EFFICIENT LANDSCAPE DESIGN
17.32.110. RESIDENTIAL REQUIREMENTS.

A. SINGLE-FAMILY RESIDENTIAL REQUIREMENTS.

1. STREET TREES SHALL BE PLANTED ALONG ALL STREETS IN RESIDENTIAL AREAS. ON ANY STREET, AT LEAST ONE STREET TREE SHALL BE PROVIDED AT THE FRONT OF EACH RESIDENTIAL LOT. IN THE STREET SIDE YARD, SLOPE, AND SIMILAR AREAS, AT LEAST ONE STREET TREE PER FORTY-FIVE LINEAR FEET OF STREET SHALL ALSO BE PROVIDED.
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3. SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES BETWEEN 5:1 AND 2:1 SHALL, AT A MINIMUM, BE IRRIGATED AND LANDSCAPED WITH A COMBINATION OF APPROPRIATE SHRUBS, VEGETATIVE GROUND COVER, AND MULCH THAT WILL ABSORB RAINWATER AND REDUCE RUNOFF FOR EROSION CONTROL. IF DRIP IRRIGATION IS USED ON SLOPES, A FERTILIZER INJECTOR SYSTEM SHALL ALSO BE USED.
   - 3.1. SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 SHALL, AT A MINIMUM, BE LANDSCAPED TO SOFTEN THEIR APPEARANCE AS FOLLOWS:
   - 3.1. ONE FIFTEEN-GALLON OR LARGER TREE PER EACH SIX HUNDRED SQUARE FEET OF SLOPE AREA.
   - 3.2. ONE GALLON OR LARGER SHRUB FOR EACH ONE HUNDRED SQUARE FEET OF SLOPE AREA.
   - 3.3. APPROPRIATE VEGETATIVE GROUND COVER OR MULCH.
   - 3.4. IN ADDITION TO THE ABOVE REQUIREMENTS, SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO PROVIDE ONE FIVE-GALLON OR LARGER TREE PER EACH ONE THOUSAND SQUARE FEET OF SLOPE AREA.
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6. RESIDENTIAL FRONT YARD TYPICAL IRRIGATION PLANS MUST DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS ON THE SPECIFIED IRRIGATION CONTROLLER TO SUPPLY ADEQUATE ADDITIONAL ZONES FOR FUTURE SIDE AND BACKYARD LANDSCAPING. MORE THAN ONE CONTROLLER PER RESIDENTIAL UNIT SHALL BE AVOIDED.
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B. RESIDENTIAL MODEL HOMES REQUIREMENTS.

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PROJECT BOUNDARY AREA: 1,855,656 SF (42.6 AC)
TOTAL LANDSCAPE SLOPE AREA: 60,984 SF (1.4 AC)
TOTAL LANDSCAPE COMMON AREA/HOA MAINTAINED AREAS: 479,160 SF (11.0 AC)
TOTAL LANDSCAPE COMMON AREA/HOA + LANDSCAPE SLOPE AREAS: 540,144 SF (12.4 AC)
TOTAL SFD UNITS: 164

TRACT # 36483 - WOODSIDE HOMES - PA25-0168

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CONTACT: ED LENTH, PE, QSD, QSP
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ELDERBERRY PARK | TYPICAL FRONT YARD LANDSCAPE PLAN

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | Sept. 29, 2025 | SMP #: 742341

APN: 959-400-001 | PA25-0168
DEVELOPMENT PLAN SUBMITTAL (3)

L-1A

SCALE: 1" = 10' - 0"
0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
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FRONT YARD TYPICAL (PLAN 4, 5 & 6)

PROJECT LEGEND

- FRONT YARD PLANTING AREA
- LANDSCAPE AREA (NOT A PART)

FRONT YARD TREE LEGEND

SYMBOL — BOTANICAL NAME / COMMON NAME

INTERIOR STREET TREES - 24" BOX

GEIJERA PARVIFLORA
AUSTRILIAN WILLOW

LAGERSTROEMIA I. 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE

OLEA EUROPAEA 'SWAN HILL' **OR FRUITLESS EQUAL**
SWAN HILL OLIVE

PARKINSONIA 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE

FRONT YARD TREES - 15 GAL.

ARBUTUS 'MARINA'
AUSTRILIAN WILLOW

LAGERSTROEMIA I. 'ARAPAHO'
ARAPAHO CRAPE MYRTLE

LAGERSTROEMIA I. 'NATCHEZ'
NATCHEZ CRAPE MYRTLE

LAURUS NOBILIS
SWEET BAY

PRUNUS C. 'KRAUTER VESUVIUS'
'K.V' FLOWERING PLUM

PYRUS C. 'REDSPIRE'
REDSPIRE FLOWERING PEAR TREE

FRONT YARD SHRUB LEGEND

(NOTE: SHRUB SPACING & QUANTITIES SHALL VARY DEPENDING ON SPECIFIC LOT & PLAN TYPE)

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
ABELIA G. 'EDWARD GOUCHER' PINK ABELIA	LOW	1 GAL
CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	MED.	1 GAL
CAREX DIVULSA BERKELY SEDGE	LOW.	1 GAL
EURYOUPS PECTINATUS 'VIRDIS' EURYOPS	LOW	1 GAL
FEIJOA SELLOWIANA PINEAPPLE GUAVA	MED.	1 GAL
HESPERALOE P. 'BRAKE LIGHTS' BRAKELIGHTS RED YUCCA	LOW	1 GAL
ILEX V. 'PRIDE OF HOUSTON' YAUPON HOLLY	LOW	1 GAL
LAURIS NOBILIS SWEET BAY	MED.	1 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	LOW	1 GAL
LIGUSTRUM JAPONICUM WAX LEAF PRIVET	MED	1 GAL
NANDINA D. 'GULF STREAM' HEAVENLY BAMBOO	MED.	1 GAL
PHOTINIA FRASERI FRASER PHOTINIA	MED.	1 GAL
PITTOSPORUM 'VARIEGATA' JAPANESE MOCK ORANGE	LOW	1 GAL
PRUNUS C. 'BRIGHT N TIGHT' DWARF CAROLINA CHERRY	MED.	1 GAL
RHAPHIOLEPIS INDICA 'BALLERINA' INDIA HAWTHORN	MED.	1 GAL
TEUCRIUM CHAMAEDRYS GERMANDER	MED.	1 GAL
WESTRINGIA FRUITICOSA 'SMOKEY' COAST ROSEMARY	LOW	1 GAL
XYLOSMA COMPACTA XYLOSMA	MED.	1 GAL

FRONT YARD GROUNDCOVER LEGEND

(NOTE: GROUNDCOVER SPACING & QUANTITIES VARIES BASED ON SPECIFIC LOT & PLAN TYPE)

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
LONICERA JAPONICA 'HALLIANA' JAPANESE HONEYSUCKLE	LOW	1 GAL
ROSA 'WHITE CARPET' WHITE CARPET ROSE	LOW	1 GAL
ROSMARINUS O. 'HUNTINGTON CARPET' PROSTRATE ROSEMARY	LOW	1 GAL
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	LOW	1 GAL

CITY OF TEMECULASINGLE FAMILY RESIDENTIAL REQUIREMENTS

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PRINCIPAL

ELDERBERRY PARK | TYPICAL FRONT YARD LANDSCAPE PLAN

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | Sept. 29, 2025 | SMP #: 742341

APN: 959-400-001 | PA25-0168
DEVELOPMENT PLAN SUBMITTAL (3)

L-1B

SCALE: 1" = 10' - 0"
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PRIVATELY OWNED SLOPE PLANTING REQUIREMENTS (CITY STD)

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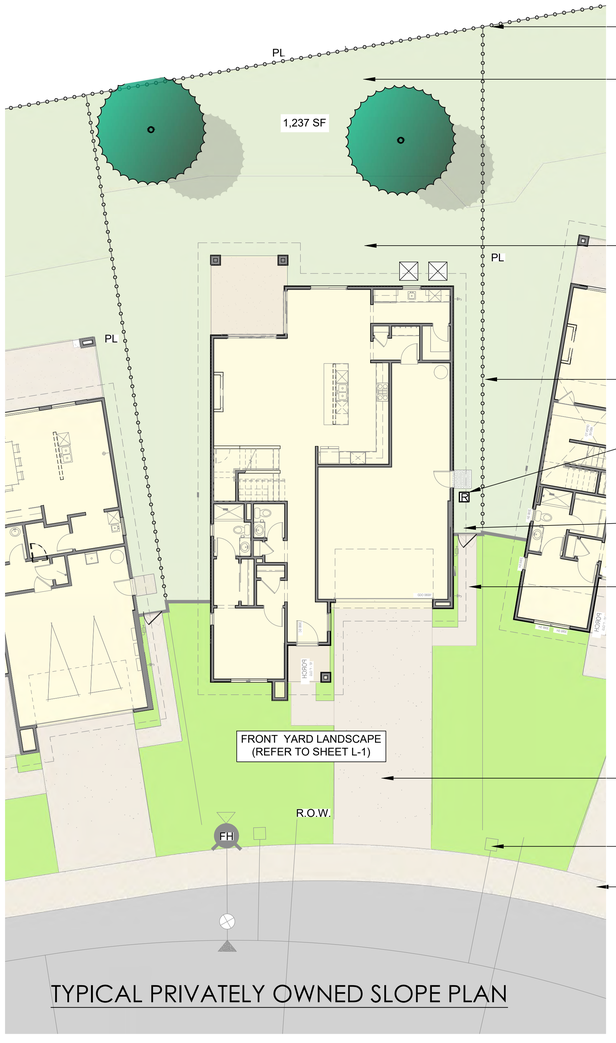
SLOPE TREE REQUIREMENTS

SLOPE CONDITION	MINIMUM REQUIREMENTS
SLOPES ≥ 3:1 WITH VERTICAL HEIGHT ≥ 5-FT	ONE-15 GAL OR LARGER TREE PER 600 SQ FT
SLOPES ≥ 2:1 WITH VERTICAL HEIGHT > 8-FT	ADDITIONAL ONE-5 GAL OR LARGER TREE PER 1,000 SQ FT

NOTE:
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PRODUCTION WALL/ FENCE
PRIVATELY OWNED SLOPE PLANTING AREA
REARYARD LANDSCAPE (NOT A PART)
PRODUCTION FENCE
RAIN SWITCH/ SENSOR LOCATION. MOUNT SENSOR TO EAVE OF ROOF IN FULL SUN EXPOSURE AND WIRE TO CONTROLLER (TYP)
INTERIOR WALL RETURN/ SIDEYARD GATE
CONCRETE PAVING
CONCRETE DRIVEWAY
WATER SERVICE (TYP)
SIDEWALK

TYPICAL PRIVATELY OWNED SLOPE PLAN

PROJECT LEGEND

- FRONT YARD PLANTING AREA (REFER TO SHEET L-1)
- REARYARD LANDSCAPE AREA (NOT A PART)
- PRIVATELY OWNED SLOPE PLANTING AREA

PRIVATE SLOPE TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE (RE: SLOPE TREE REQ)	
	FRAXINUS VELUTINA 'BONITA' ARIZONA ASH	MED	15 GAL	NATURAL LOW BRANCH
	PLATANUS A. 'BLOODGOOD' 'BLOODGOOD' LONDON PLANE	MED	15 GAL	NATURAL LOW BRANCH
	PLATANUS RACEMOSA WESTERN SYCAMORE	MED	15 GAL	NATURAL LOW BRANCH
	PINUS ELDARICA AFGHAN PINE	LOW	15 GAL	NATURAL LOW BRANCH
	SCHINUS MOLLE CALIFORNIA PEPPER TREE	LOW	15 GAL	NATURAL LOW BRANCH

PRIVATE SLOPE SHRUB LEGEND

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
ARBUTUS UNDEO 'COMPACTA' DWARF STRAWBERRY TREE (SHRUB)	LOW	1 GAL
ARCTOSTAPHYLOS 'GREEN CARPET' EMERALD CARPET MANZANITA	MED	1 GAL
BACCHARIS PILULARIS DWARF COYOTE BRUSH	LOW	1 GAL
CAREX PANSA SAND DUNE SEDGE	MED	1 GAL
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	MED	1 GAL
JUNIPERUS C. 'SEAGREEN CHINESE JUNIPER	MED	1 GAL
HESPERALOE P. 'BRAKELIGHTS' 'BRAKELIGHTS' RED YUCCA	LOW	1 GAL
IMPERATA CYLINDRICA 'RUBRA' BLOOD GRASS	MED	1 GAL
MIMULUS AURANTIACUS STICKY MONKEY FLOWER	VL	1 GAL
MUHLENBERGIA C. 'REGAL MIST' REGAL MIST PINK MUHLY GRASS	LOW	1 GAL
MYOPORUM PARVIFOLIUM MYOPORUM	LOW	1 GAL
PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	LOW	1 GAL
WESTRINGIA F. 'MORNING LIGHT' COAST ROSEMARY	LOW	1 GAL

PRIVATE SLOPE GROUNDCOVER LEGEND

BOTANICAL NAME / COMMON NAME	WUCOLS	MIN. SIZE
LONICERA JAPONICA 'HALLIANA' JAPANESE HONEYSUCKLE	LOW	1 GAL
ROSA 'WHITE CARPET' WHITE CARPET ROSE	LOW	1 GAL
ROSMARINUS O. 'HUNTINGTON CARPET' PROSTRATE ROSEMARY	LOW	1 GAL
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	LOW	1 GAL

CITY OF TEMECULASINGLE FAMILY RESIDENTIAL REQUIREMENTS

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5. TREES AND SHRUBS SHALL BE PLANTED IN A MANNER THAT AT MATURITY THEY DO NOT INTERFERE WITH UTILITY LINES, SIGHT LINES FOR TRAFFIC SAFETY, ENCROACH ON ADJACENT PROPERTY, OR CREATE BARRIERS TO THE SOLAR ACCESS RIGHTS OF ADJOINING PROPERTY OWNERS.
6. RESIDENTIAL FRONT YARD TYPICAL IRRIGATION PLANS MUST DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS ON THE SPECIFIED IRRIGATION CONTROLLER TO SUPPLY ADEQUATE ADDITIONAL ZONES FOR FUTURE SIDE AND BACKYARD LANDSCAPING. MORE THAN ONE CONTROLLER PER RESIDENTIAL UNIT SHALL BE AVOIDED.
7. THE PROJECT APPLICANT SHALL PROVIDE HOME BUYERS WITH EDUCATIONAL INFORMATION REGARDING THE DESIGN, INSTALLATION AND MAINTENANCE OF WATER EFFICIENT LANDSCAPE AND IRRIGATION LANDSCAPES AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT OR WATER PURVEYOR, UPON THE SALE OF EACH DWELLING UNIT WITHIN THE PROJECT. THE PLANS SHALL INCLUDE A KEY IDENTIFYING THE COMMON NAMES OF THE PLANTS USED IN THE LANDSCAPING.

B. RESIDENTIAL MODEL HOMES REQUIREMENTS.

1. ALL MODEL HOMES IN RESIDENTIAL SUBDIVISIONS SHALL COMPLY WITH PROVISIONS OF THIS CHAPTER.
2. THE PROJECT APPLICANT SHALL DISTRIBUTE OUTDOOR WATER CONSERVATION PAMPHLETS PROVIDED BY LOCAL WATER PURVEYORS, IF AVAILABLE, TO BUYERS UPON THE SALE OF EACH DWELLING UNIT WITHIN THE DEVELOPMENT.
3. A SIGN SHALL BE DISPLAYED IN THE FRONT YARD OF EACH MODEL HOME WHICH IS CLEARLY VISIBLE TO HOME BUYERS. THE SIGN SHALL INDICATE THAT THE MODEL HOME FEATURES WATER EFFICIENT LANDSCAPE, HYDROZONES, AND IRRIGATION EQUIPMENT WHICH CONTRIBUTES TO OVERALL WATER EFFICIENCY.

PROJECT BOUNDARY AREA: 1,855,656 SF (42.6 AC)
TOTAL LANDSCAPE SLOPE AREA: 60,984 SF (1.4 AC)
TOTAL LANDSCAPE COMMON AREA/HOA MAINTAINED AREAS: 479,160 SF (11.0 AC)
TOTAL LANDSCAPE COMMON AREA/HOA + LANDSCAPE SLOPE AREAS: 540,144 SF (12.4 AC)
TOTAL SFD UNITS: 164

TRACT # 36483 - WOODSIDE HOMES - PA25-0168

APPLICANT
WOODSIDE HOMES
1250 CORONA POINTE COURT | SUITE 500
CORONA, CA 92876
PHONE: 949.456.5044
CONTACT : TRENT HEINER
SENIOR PROJECT MANAGER

LANDSCAPE ARCHITECT
SUMMERS MURPHY & PARTNERS, INC.
34197 COAST HIGHWAY | SUITE 200
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PHONE: 949.443.1446 | EXT. 231
CONTACT: WIL PINAROC
PARTNER | CALIFORNIA RLA # 4928

ARCHITECT
BSB DESIGN
9105 E DEL CAMINO DRIVE | SUITE 105
SCOTTSDALE, AZ 85258
PHONE: 480.498.2061
CONTACT: TIM WITUCKY
PROJECT MANAGER

CIVIL ENGINEER
MDS CONSULTING
5 PETERS CANYON ROAD | SUITE 305
IRVINE, CA 92606
PHONE: 949.251.8821 | EXT. 213
CONTACT: ED LENTH, PE, QSD, QSP
PRINCIPAL

SCALE: 1" = 10' - 0"
0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

ELDERBERRY PARK | TYPICAL PRIVATELY OWNED SLOPE PLAN

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | Sept. 29, 2025 | SMP #: 742341

APN: 959-400-001 | PA25-0168
DEVELOPMENT PLAN SUBMITTAL (3)

NOTE:
ALL PLANTING AREAS SHALL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM WITH SMART CONTROLLER & A WEATHER/ RAIN SENSOR.
DRIP IRRIGATION IS REQUIRED FOR ANY NEW LANDSCAPE WHERE POSSIBLE.
NO OVERHEAD IRRIGATION IS ALLOWED WITHIN 24" OF NON PERMEABLE SURFACE.

A MINIMUM OF 3 INCHES LAYER OF MEDIUM GRADE BARK MULCH SHALL BE INSTALLED AT ALL PLANTER, IN AREA WITH GROUNDCOVER PLANTED FROM FLATS, THE MULCH DEPTH SHALL BE NO LESS THAT 1 ½ INCHES.

TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5FT AWAY FROM ANY WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10FT AWAY FROM UTILITY POLES; AND A MINIMUM OF 5FT AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STAND PIPE CONNECTIONS.

HOA MAINTAINED LANDSCAPE

SLOPED AREAS, TYP.

HOA MAINTAINED LANDSCAPE

HOA MAINTAINED LANDSCAPE

HOA MAINTAINED LANDSCAPE

HOA MAINTAINED LANDSCAPE

REFER TO SECTION M EXHIBIT - FENCE AND WALL PLANS

HOA MAINTAINED LANDSCAPE

RECREATION CENTER
REFER TO SEPARATE PLANS

ALCOBA DRIVE
DE PORTOLA RD.
FALABELLA DRIVE
BUTTERFIELD STAGE RD.
CLYDESDALE PASS
BRETON LANE
WELSH COURT
CONNEMARA WAY
SHIRE POINT COURT
CENON WAY
CRIOLLO DRIVE
PERCHERON PLACE
LUSITANO TRAIL
TRACT NO. 24182-2
TRACT NO. 24185-1
TEMECULA PARKWAY (SR 79 SOUTH)

INTERIOR STREET TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	MIN. SIZE / WUCOLS
	GELIERA PARVIFLORA / *AUSTRILIAN WILLOW*	24" BOX MOD.
	LAGERSTROEMIA I. 'MUSKOGEE' / *MUSKOGEE CRAPE MYRTLE*	24" BOX MOD.
	MAGNOLIA G. ' LITTLE GEM' / *LITTLE GEM MAGNOLIA*	24" BOX MOD.
	OLEA EUROPAEA 'SWAN HILL' / *SWAN HILL OLIVE* **OR FRUITLESS EQ.**	24" BOX LOW
	PARKINSONIA 'DESERT MUSEUM' / *DESERT MUSEUM PALO VERDE*	24" BOX LOW

FRONT YARD TREE LEGEND

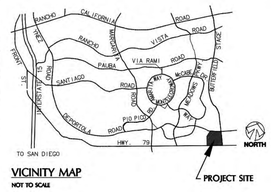
SYMBOL	BOTANICAL NAME / COMMON NAME	MIN. SIZE / WUCOLS
	ARBUTUS 'MARINA' / *AUSTRILIAN WILLOW*	15 GAL. MOD.
	LAGERSTROEMIA I. 'ARAPAHO' / *ARAPAHO CRAPE MYRTLE*	15 GAL. MOD.
	LAGERSTROEMIA I. 'NATCHEZ' / *NATCHEZ CRAPE MYRTLE*	15 GAL. MOD.
	LAURUS NOBILIS / *SWEET BAY*	15 GAL. LOW
	PRUNUS C. 'KRAUTER VESUVIUS' / *K.V.' FLOWERING PLUM*	15 GAL. MOD.
	PYRUS C. 'REDSPIRE' / *REDSPIRE FLOWERING PEAR TREE*	15 GAL. MOD.

PERIMETER/ BIORETENTION BASIN TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE / WUCOLS
	KOELREUTERIA BIPINATA - STANDARD / *CHINESE FLAME TREE*	24" BOX MOD.
	KOELREUTERIA BIPINATA - MULTI / *CHINESE FLAME TREE*	24" BOX MOD.
	FRAXINUS VELUTINA 'BONITA' / *ARIZONA ASH*	24" BOX MOD.
	PLATANUS A. 'BLOODGOOD' / *'BLOODGOOD' LONDON PLANE*	24" BOX MOD.
	PLATANUS RACEMOSA / *CALIFORNIA SYCAMORE*	24" BOX MOD.
	PINUS ELDARICA / *AFGHAN PINE*	24" BOX LOW
	SCHINUS MOLLE / *CALIFORNIA PEPPER TREE*	24" BOX LOW

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	MIN. SIZE / WUCOLS
BACKGROUND		
	ARBUTUS UNEDO 'COMPACTA' / *DWARF STRAWBERRY TREE*	1 GAL. MOD.
	CASSIA ARTEMISIOIDES / *FEATHERY CASSIA*	1 GAL. LOW
	DODONEA VISCOSA / *HOPSEED BUSH*	1 GAL. MOD.
	EREMOPHILA MACULATA 'VALENTINE' / *EMU BUSH*	1 GAL. LOW
	JUNIPERUS CHINENSIS 'SEA GREEN' / *JUNIPER*	1 GAL. LOW
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / *SAGE*	1 GAL. LOW
MIDSIZE		
	ARBUTUS UNEDO 'ELFIN KING' / *ELFIN KING STRAWBERRY TREE*	1 GAL. MOD.
	BACCHARIS X STARN 'THOMPSON' / *PROSTRATE COYOTE BUSH*	1 GAL. LOW
	CALLISTEMON VIMINALIS / *LITTLE JOHN BOTTLE BRUSH*	1 GAL. LOW
	HESPERALOE PARVIFLORA / *RED YUCCA*	1 GAL. LOW
	MUHLENBERGIA C. 'REGAL MIST' / *REGAL MIST PINK MUHLY GRASS*	1 GAL. LOW
	RHAPHIOLEPIS INDICA 'PINK LADY' / *'PINK LADY' INDIAN HAWTHORN*	1 GAL. MOD.
	WESTRINGIA F. 'MORNING LIGHT' / *COAST ROSEMARY*	1 GAL. LOW
LOW		
	BOUTELOUA GRACILIS / *BLONDE AMBITION GRASS*	1 GAL. LOW
	CALAMAGROSTIS X ACUTIFLORA / *FEATHER REED GRASS*	1 GAL. MOD.
	CAREX DIVULSA / *GRASSLAND SEDGE*	1 GAL. LOW
	HESPERALOE P. 'BRAKELIGHTS' / *'BRAKELIGHTS' RED YUCCA*	1 GAL. LOW
	MYOPORUM PARVIFOLIUM / *FINE LEAF MYOPORUM*	1 GAL. LOW
	ROSMARINUS O. 'HUNTINGTON CARPET' / *HUNTINGTON CARPET ROSEMARY*	1 GAL. LOW
	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / *TRAILING ROSEMARY*	1 GAL. LOW



VICINITY MAP
NOT TO SCALE

LEGEND

1. MINOR PROJECT MONUMENTATION
2. PRIMARY ENTRY MONUMENTATION
3. SECONDARY ENTRY MONUMENTATION
4. 6' WIDE MEANDERING SIDEWALK
5. OPEN SPACE
6. PAVED ACCESS TRAIL
7. SECONDARY ENTRY
8. DRAIN DITCH
9. EXISTING HOUSING TRACT
10. RIPARIAN SCRUB HABITAT
11. D.G. MAINTENANCE ACCESS ROAD
12. WETLAND BASIN FLOOR
13. WETLAND BASIN SLOPES
14. WATER QUALITY BASIN
15. RECREATION CENTER

CITY OF TEMECULASINGLE FAMILY RESIDENTIAL REQUIREMENTS

1. Street trees shall be planted along all streets in residential areas. On any street, at least one street tree shall be provided at the front of each residential lot. In the street side yard, slope, and similar areas, at least one street tree per forty-five linear feet of street shall also be provided.
2. Front yard landscaping shall be provided in all residential zoning districts. In addition to the street tree requirement, front yard landscaping shall include, at a minimum, one fifteen-gallon size tree per lot, one five-gallon size tree per lot, and a variety of drought tolerant shrubs and ground-cover. Shrubs shall be a minimum five gallons at the time of planting. Turf areas shall be used sparingly in response to functional needs only and shall be in compliance with the water budget formula (Appendix A in Section 17.32.200).
3. Slope banks five feet or greater in vertical height with slopes between 5:1 and 2:1 shall, at a minimum, be irrigated and landscaped with a combination of appropriate shrubs, vegetative ground cover, and mulch that will absorb rainwater and reduce runoff for erosion control. If drip irrigation is used on slopes, a fertilizer injector system shall also be used.
   a. Slope banks five feet or greater in vertical height with slopes greater than or equal to 3:1 shall, at a minimum, be landscaped to soften their appearance as follows:
   i. One fifteen-gallon or larger tree per each six hundred square feet of slope area.
   ii. One gallon or larger shrub for each one hundred square feet of slope area.
   iii. Appropriate vegetative ground cover or mulch.
   iv. In addition to the above requirements, slope banks in excess of eight feet in vertical height with slopes greater or equal to 2:1 shall also provide one five-gallon or larger tree per each one thousand square feet of slope area.
4. All trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane.
5. Trees and shrubs shall be planted in a manner that at maturity they do not interfere with utility lines, sight lines for traffic safety, encroach on adjacent property, or create barriers to the solar access rights of adjoining property owners.
6. Residential front yard typical irrigation plans must demonstrate that sufficient capacity exists on the specified irrigation controller to supply adequate additional zones for future side and backyard landscaping. More than one controller per residential unit shall be avoided.
7. The project applicant shall provide home buyers with educational information regarding the design, installation and maintenance of water efficient landscape and irrigation landscapes as approved by the director of community development or water purveyor, upon the sale of each dwelling unit within the project. The plans shall include a key identifying the common names of the plants used in the landscaping.

B. Residential Model Homes Requirements.
1. All model homes in residential subdivisions shall comply with provisions of this chapter.
2. The project applicant shall distribute outdoor water conservation pamphlets provided by local water purveyors, if available, to buyers upon the sale of each dwelling unit within the development.
3. A sign shall be displayed in the front yard of each model home which is clearly visible to home buyers. The sign shall indicate that the model home features water efficient landscape, hydrozones, and irrigation equipment which contributes to overall water efficiency.

ELDERBERRY PARK | Conceptual- Common Area Landscape Plan

Taylor Morrison | 6440 Oak Canyon Dr #200 | Irvine, CA 92618 | Jan. 21, 2026 | SMP #: 742341

APN: 959-400-001 | PA25-0168
DEVELOPMENT PLAN SUBMITTAL (4)

L-3

NORTH

SCALE: 1" = 60' - 0"
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TRACT # 36483 - WOODSIDE HOMES - PA25-0168

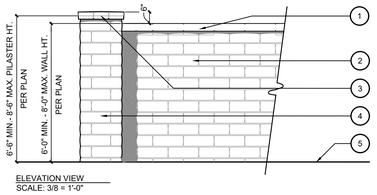
APPLICANT
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1250 CORONA POINTE COURT | SUITE 500
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PHONE: 949.456.5044
CONTACT : TRENT HEINER
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PROJECT MANAGER

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34197 COAST HWY SUITE 200
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(949) 443-1446



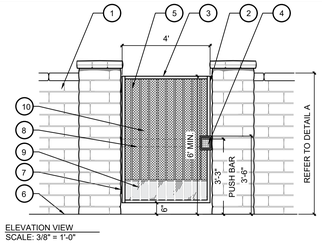
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. 8x4x8 COLORED SLUMPSTONE™ FLAT TOP WALL CAP WITH COLORED GROUT JOINTS
2. 6x6x16 COLORED SLUMPSTONE™ WALL WITH COLORED GROUT JOINTS
3. 24" SQUARE PILASTER CAP FROM 6x4x8 COLORED SLUMPSTONE™ FLAT TOP CAP WITH COLORED GROUT JOINTS
4. 22" SQUARE PILASTER FROM 6x6x16 COLORED SLUMPSTONE™ WITH COLORED GROUT JOINTS
5. FINISH GRADE.

NOTE:
ALONG DE PORTOLA / BUTTERFIELD STAGE/ TEMECULA PARKWAY ONLY

A MASONRY WALL & PILASTERS



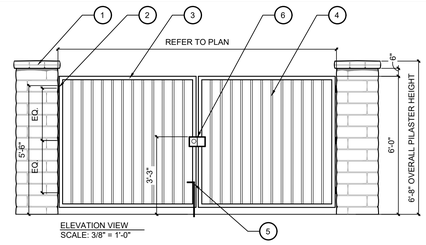
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. MASONRY WALL. REFER TO MASONRY WALL DETAIL A.
2. 1-1/2" SQUARE TUBULAR STEEL JAMBS.
3. 1-1/2" SQUARE TUBULAR STEEL TOP, BOTTOM AND SIDE RAILS.
4. KEY PAD ENTRY FOR RESIDENTS OF COMMUNITY.
5. 5/8" SQ. STEEL PICKETS @ 4-1/2" O.C.
6. FINISH GRADE.
7. (3) HEAVY DUTY HINGES SELF- CLOSING AND SELF-LATCHING.
8. INTERNAL PUSH BAR
9. 10" METAL KICK PLATE
10. STEEL MESH IN BETWEEN TUBULAR STEEL POSTS ON GATE

NOTES: ALL SURFACES SHALL BE GROUND SMOOTH.
TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL 'BLACK'

B PEDESTRIAN TUBULAR STEEL GATE
PIN PAD ENTRY WITH INTERNAL PUSH BAR



ELEVATION VIEW
SCALE: 3/8" = 1'-0"

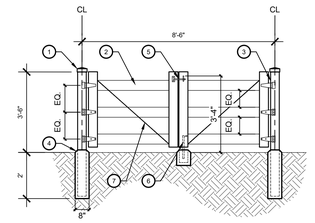
LEGEND

1. SLUMPSTONE PILASTER - REFER TO MASONRY WALL DETAIL THIS SHEET
2. GATE HINGE
3. 1-1/2" SQ. TUBULAR STEEL FRAME
4. 5/8" SQ. STEEL PICKETS @ 4-1/2" O.C.
5. GATE CANE BOLT
6. KEY ACCESS NOT PROVIDED FOR RESIDENTS ONLY FOR MAINTENANCE PURPOSES.

NOTES: ALL SURFACES SHALL BE GROUND SMOOTH.

TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE PROOF PRIMER AND (2) COATS ENAMEL 'BLACK'

C VEHICULAR TUBULAR STEEL GATE AT BASIN



ELEVATION VIEW - GATE
SCALE: 3/8" = 1'-0"

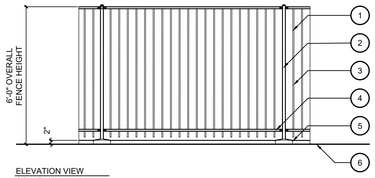
LEGEND

1. POST CAP
2. 1-1/2"X 5-1/2" OR 2" X 6" RIBBED RAILS
3. 5" X 5" POST
4. 8"X 24" DOMED CONCRETE FOOTING
5. POWDER COATED LATCH
6. CANE BOLT W/ DOMED CONCRETE FOOTING
7. TRUSS ROD FOR SUPPORT

NOTES:
- ALL SURFACES SHALL BE GROUND SMOOTH
- TREAT ALL EXPOSED SURFACES W\(2) TWO COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL (COLOR BY OWNER)
- OWNER OPTION TO HAVE GATE POWDER-COATED. (COLOR PER OWNER)
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED

COLOR: TAN
AVAILABLE THROUGH FENCE WORKS INC.
1-800-350-5620

D THREE RAIL VINYL GATE



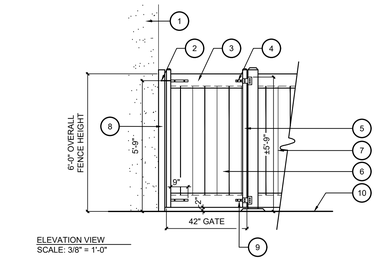
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. 1-1/2" TUBULAR STEEL TOP RAIL.
2. 2-1/2" TUBULAR STEEL POST SET IN CONCRETE FOOTING.
3. 5/8" TUBULAR STEEL PICKETS EQUALLY SPACED AT 4-1/2" ON CENTER MAX.
4. 1-1/2" TUBULAR STEEL BOTTOM RAIL.
5. CONCRETE FOOTING AND 6" WIDE CONCRETE BAND.
6. FINISH GRADE.

NOTES: ALL SURFACES SHALL BE GROUND SMOOTH. TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL 'BLACK'

E COMMUNITY METAL VIEW FENCING



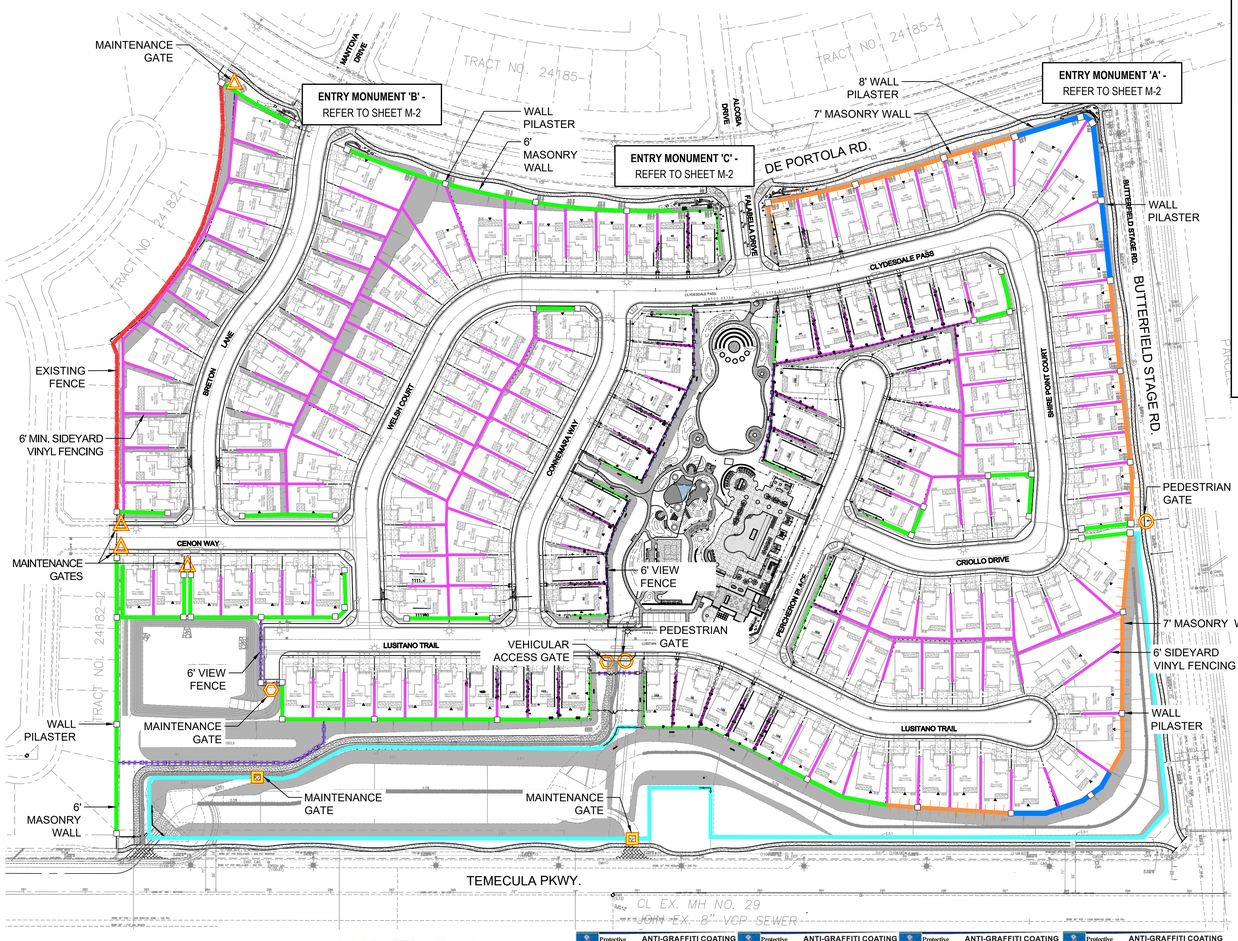
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. ADJACENT HOME
2. GATE LATCH
3. 2"X6" OR 1-1/2" X 5-1/2" PVC TOP AND BOTTOM RAILS
4. T-HINGE
5. 2" 16 GA. PRE-GALVANIZED POWDER COAT UPRIGHT OR 2"X6" PVC UPRIGHT
6. 1"X6" T&G PVC BOARD
7. VINYL FENCING -= REFER TO PRIVACY FENCE DETAIL G THIS SHEET
8. PVC JAMB
9. SQUARE METAL INSERT WELD TO UPRIGHT AND HEX SCREW AT RAIL
10. FINISH SURFACE

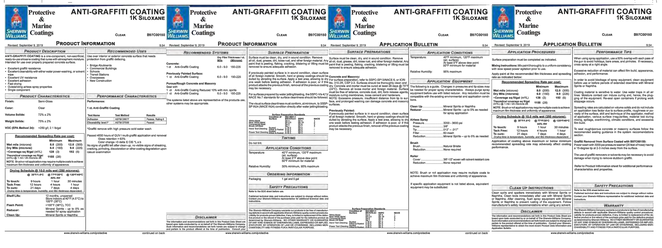
NOTE:
PVC COLOR TAN

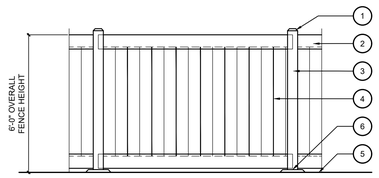
F SIDE YARD FENCING GATE





SHERWIN-WILLIAMS ANTI-GRAFFITI FOR EXTERIOR BLOCK WALLS





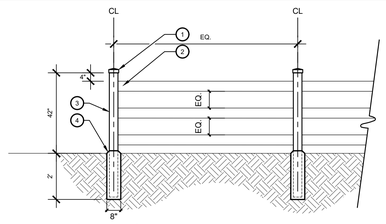
ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. DOMED CAP
2. 2"X6" TOP & BOTTOM RAIL
3. 5"X5" VINYL POST
4. 6" TONGUE AND GROOVE FENCE BOARD
5. FINISH GRADE
6. DOMED CONCRETE FOOTING

NOTE:
PVC COLOR TAN

G SIDE YARD PRIVACY FENCING



ELEVATION VIEW - FENCE
SCALE: 3/8" = 1'-0"

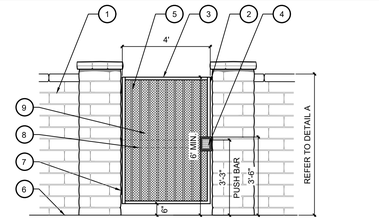
LEGEND

1. POST CAP
2. 1-1/2"X 5-1/2" OR 2" X 6" RIBBED RAILS
3. 5" X 5" POST
4. 8"X 24" DOMED CONCRETE FOOTING

NOTES:
- ALL SURFACES SHALL BE GROUND SMOOTH
- TREAT ALL EXPOSED SURFACES W\(2) TWO COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL (COLOR BY OWNER)
- OWNER OPTION TO HAVE GATE POWDER-COATED. (COLOR PER OWNER)
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED

COLOR: TAN
AVAILABLE THROUGH FENCE WORKS INC.
1-800-350-5620

H THREE - RAIL VINYL FENCING



ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

1. MASONRY WALL. REFER TO MASONRY WALL DETAIL A.
2. 1-1/2" SQUARE TUBULAR STEEL JAMBS.
3. 1-1/2" SQUARE TUBULAR STEEL TOP, BOTTOM AND SIDE RAILS.
4. KEY PAD ENTRY FOR MAINTENANCE ONLY.
5. 5/8" SQ. STEEL PICKETS @ 4-1/2" O.C.
6. FINISH GRADE.
7. (3) HEAVY DUTY HINGES SELF- CLOSING AND SELF-LATCHING.
8. INTERNAL PUSH BAR
9. STEEL MESH IN BETWEEN TUBULAR STEEL POSTS ON GATE

NOTES: ALL SURFACES SHALL BE GROUND SMOOTH.
TREAT ALL EXPOSED SURFACES W/ (2) COATS MOISTURE-PROOF PRIMER AND (2) COATS ENAMEL 'BLACK'

I MAINTENANCE TUBULAR STEEL GATE
PIN PAD ENTRY WITH INTERNAL PUSH BAR

WALL & FENCE EXHIBIT LEGEND:

SYMBOL:	DESCRIPTION:	REFERENCE:
	6'-0" MASONRY WALL 6' MINIMUM HEIGHT 6x6x16 SLUMPSTONE™ CONCRETE BLOCK WALL WITH 8x4x16 COLORED SLUMPSTONE™ CAP AND 22" SQ. SLUMPSTONE™ PILASTERS. WALL COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL PILASTER COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL CAP COLOR: ANGELUS BLOCK COMPANY, INC. 'MISSION BROWN' OR APPROVED EQUAL	DETAIL 'A'
	7'-0" MASONRY SOUND WALL 7' MINIMUM HEIGHT 6x6x16 SLUMPSTONE™ CONCRETE BLOCK WALL WITH 6x4x16 COLORED SLUMPSTONE™ CAP AND 22" SQ. SLUMPSTONE™ PILASTERS WALL COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL PILASTER COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL CAP COLOR: ANGELUS BLOCK COMPANY, INC. 'MISSION BROWN' OR APPROVED EQUAL	DETAIL 'A'
	8'-0" MASONRY SOUND WALL 8' MINIMUM HEIGHT 6x6x16 SLUMPSTONE™ CONCRETE BLOCK WALL WITH 6x4x16 COLORED SLUMPSTONE™ CAP AND 22" SQ. SLUMPSTONE™ PILASTERS WALL COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL PILASTER COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL CAP COLOR: ANGELUS BLOCK COMPANY, INC. 'MISSION BROWN' OR APPROVED EQUAL	DETAIL 'A'
	METAL VIEW FENCING AND GATES 6' MINIMUM HEIGHT TUBULAR STEEL FENCING WITH 2-1/2" SQ. POSTS METAL COLOR: RUST-INHIBITING ENAMEL 'BLACK'	DETAIL 'E'
	TYPICAL SIDE YARD PRIVACY VINYL FENCING AND GATES 6' MINIMUM HEIGHT PVC FENCING PVC COLOR: TAN	DETAIL 'G'
	EXISTING WOOD FENCE TO BE REPLACED WITH VINYL	N/A
	THREE RAIL VINYL FENCE 42" MIN HEIGHT PVC FENCING COLOR: TAN	DETAIL 'H'
	WALL PILASTER 22" SQ. SLUMPSTONE™ PILASTER COLOR: ANGELUS BLOCK COMPANY, INC. 'LA PAZ' OR APPROVED EQUAL CAP COLOR: ANGELUS BLOCK COMPANY, INC. 'MISSION BROWN' OR APPROVED EQUAL	DETAIL 'A'
	VEHICULAR TUBULAR STEEL GATE AT BASIN TUBULAR STEEL COLOR: BLACK	DETAIL 'C'
	MAINTENANCE TUBULAR STEEL GATE WITH PIN PAD ENTRY / INTERNAL PUSH BAR TUBULAR STEEL COLOR: BLACK	DETAIL 'I'
	PEDESTRIAN TUBULAR STEEL GATE WITH PIN PAD ENTRY / INTERNAL PUSH BAR TUBULAR STEEL COLOR: BLACK	DETAIL 'B'
	VINYL GATE THREE RAIL VINYL FENCING 42" MIN HEIGHT PVC GATE COLOR: TAN	DETAIL 'D'

ALL BLOCK SIZES, COLORS, AND FINISHES ARE AVAILABLE FROM ANGELUS BLOCK COMPANY, INC. (OR APPROVED EQUAL SUPPLIER).

REC FACILITY BOUNDARY AREA: 114,171 SF (2.6 AC)
TOTAL REC FACILITY LANDSCAPE AREA: 107,884 SF (2.5 AC)

PROJECT BOUNDARY AREA: 1,855,656 SF (42.6 AC)
TOTAL LANDSCAPE SLOPE AREA: 60,984 SF (1.4 AC)
TOTAL LANDSCAPE COMMON AREA/HOA MAINTAINED AREAS: 479,160 SF (11.0 AC)
TOTAL LANDSCAPE COMMON AREA/HOA + LANDSCAPE SLOPE AREAS: 540,144 SF (12.4 AC)
TOTAL SFD UNITS: 164

SCALE: 1" = 100' - 0"

0 100 200 300 400

TRACT # 36483 - WOODSIDE HOMES - PA25-0163

APPLICANT
WOODSIDE HOMES
1250 CORONA POINTE COURT | SUITE 500
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PRINCIPAL

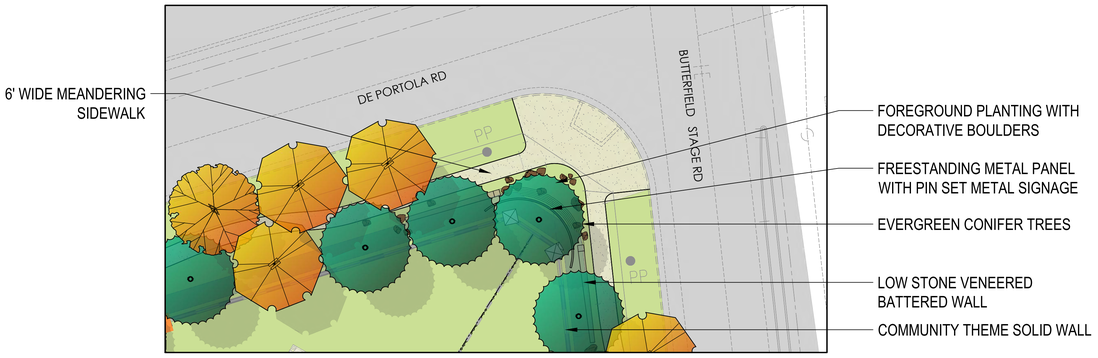
SMP ENVIRONMENTAL DESIGN
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ELDERBERRY PARK | FENCE AND WALL PLAN

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | August 25, 2025 | SMP #: 742341

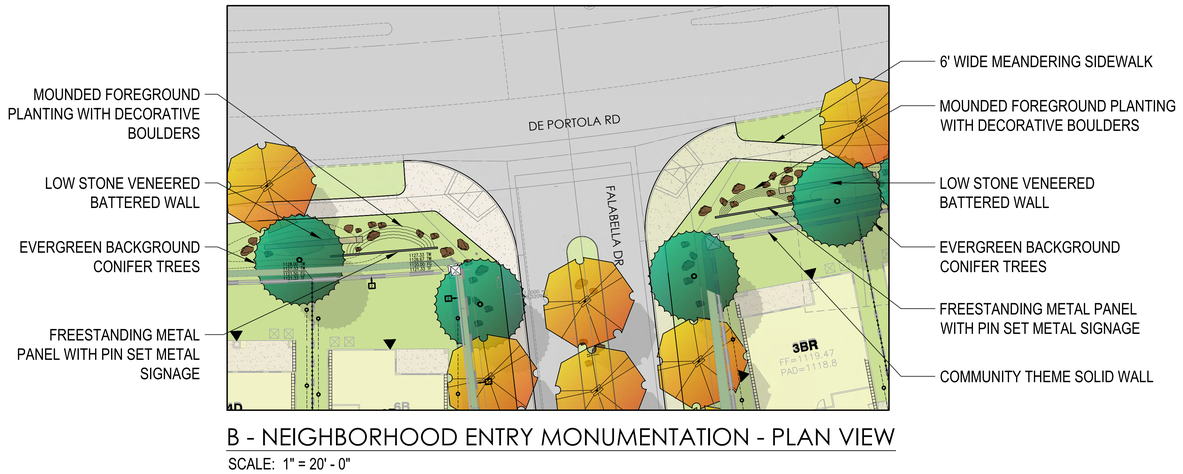
APN: 959-400-001 | PA25-0163
DEVELOPMENT PLAN SUBMITTAL (2)

M-A



A - COMMUNITY ENTRY MONUMENTATION - PLAN VIEW

SCALE: 1" = 20' - 0"



B - NEIGHBORHOOD ENTRY MONUMENTATION - PLAN VIEW

SCALE: 1" = 20' - 0"



C - MINOR NEIGHBORHOOD ENTRY MONUMENTATION - PLAN VIEW

SCALE: 1" = 20' - 0"



COMMUNITY ENTRY



NEIGHBORHOOD ENTRY

MINOR ENTRY

CONCEPTUAL ENTRY MONUMENT ELEVATIONS

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

ELDERBERRY PARK | FENCE AND WALL PLAN

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | Sept. 29, 2025 | SMP #: 742341

APN: 959-400-001 | PA25-0168
DEVELOPMENT PLAN SUBMITTAL (3)

M-B

SCALE: AS NOTED

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

TRACT # 36483 - WOODSIDE HOMES - PA25-0168

APPLICANT
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CONTACT: ED LENTH, PE, QSD, QSP
PRINCIPAL

MATERIAL AND FINISH LEGEND

TABLES AND CHAIRS

IMAGE	PRODUCT NAME	COLOR / FINISH	SUPPLIERS
	MADISON THERMORY CONVERSATION TABLE ITEM #THMT4	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM
	MIXX 34" X 72" THERMORY TABLE ITEM #MIX2940T	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM
	TUSCANY THERMORY CHAIR ITEM #T2235T	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM

MATERIAL AND FINISH LEGEND

BENCHES

IMAGE	PRODUCT NAME/MANUFACTURE	COLOR / FINISH	SUPPLIERS
	GENERATION 50 BENCH CANTILEVRED W/ ARMREST	TBD	LANDSCAPE FORMS 800.430.6209 WWW.LANDSCAPEFORMS.COM
	GENERATION 50 BENCH CANTILEVRED W/O ARMREST	TBD	LANDSCAPE FORMS 800.430.6209 WWW.LANDSCAPEFORMS.COM

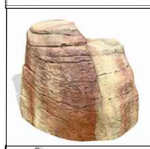
MATERIAL AND FINISH LEGEND

TRASH RECEPTACLES

IMAGE	PRODUCT NAME	COLOR / FINISH	SUPPLIERS
	PARKWAY 40 GALLON RECYCLED PLASTIC RECEPTACLE	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM
	MADISON 35 GALLON THERMORY TRASH RECEPTACLE, VISOR HOOD TOP	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM
	MADISON 35 GALLON THERMORY TRASH RECEPTACLE, OPEN HOOD TOP	TBD	ANOVA 800.325.3047 WWW.ANOVAFURNISHINGS.COM

MATERIAL AND FINISH LEGEND

PLAYGROUND EQUIPMENT

IMAGE	PRODUCT NAME	COLOR / FINISH	SUPPLIERS
	WALKING TREE MODEL AP040	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	LINKIN' LOG MODELAP031	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	LOG SCRAMBLE MODEL AP041	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	ROCK STEPPER XL MODEL CB028	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	HOME TREE MODEL AP004	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	DRIFTWOOD FORT MODEL AP081	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM
	WOODLAND FORT MODEL AP018	N/A	PACIFIC PLAY SYSTEMS 760.599.7355 WWW.PACIFICPLAYINC.COM

MATERIAL AND FINISH LEGEND

BIKE RACKS

IMAGE	PRODUCT NAME/MANUFACTURE	COLOR / FINISH	SUPPLIERS
	MULTIPLICITY BIKE RACK	TBD	LANDSCAPE FORMS 800.430.6209 WWW.LANDSCAPEFORMS.COM

SHAWOOD AT ELDERBERRY PARK | SPECIFICATION SHEETS - LANDSCAPE

Woodside Homes | 1250 Corona Pointe Ct. Suite 500 | Corona, CA 92879 | April 15, 2025 | SMP #: 742341

Planning Application No. PA25-0168

N

Planning Application No. PA25-0168

TRACT # 36483 - WOODSIDE HOMES - PAXX-XXXX

APPLICANT
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PLAN 2B - FARMHOUSE | SCHEME 5

PLAN 4CR - MEDITERRANEAN | SCHEME 9

PLAN 1A - PRAIRIE | SCHEME 3

PLAN 5D - ITALIAN ECLECTIC | SCHEME 10

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Newport Beach, California

STREETSCAPE

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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August 7, 2025 | 25-0420

A-7.2.2

BSB DESIGN

A - PRAIRIE COLOR SCHEMES

SCHEME 1

STUCCO BODY
PPG: 0997-1 ALLEGHENY RIVER

BRICK
ELDORADO: TUNDRA BRICK, ASHLAND



FASCIA & EAVES
PPG: 0996-6 SLATE MINE

TRIM
PPG: 1007-5 LAZY AFTERNOON

GARAGE DOOR
PPG: 1007-5 LAZY AFTERNOON

FRONT DOOR
PPG: 1084-6 COCOA PECAN

ROOF TILE
WRR: SHAKE 900, CHARCOAL BLEND



METAL RAILINGS
PPG: 1011-7 ONYX

WINDOWS
GREENWORLD: WHITE

SCHEME 2

STUCCO BODY
PPG: 0998-4 SHADOWY

BRICK
ELDORADO: TUNDRA BRICK, CHALK DUST



FASCIA & EAVES
PPG: 1000-5 BEAR CUB

TRIM
PPG: 1006-2 SHARK

GARAGE DOOR
PPG: 1000-5 BEAR CUB

FRONT DOOR
PPG: 1011 ONYX

ROOF TILE
WRR: SHAKE 900, PLATINUM PEAK



METAL RAILINGS
PPG: 1011-7 ONYX

WINDOWS
GREENWORLD: WHITE

SCHEME 3

STUCCO BODY
PPG: 1023-4 DESERT DUNE

BRICK
ELDORADO: TUNDRA BRICK, LATIGO



FASCIA & EAVES
PPG: 1009-6 ARMORY

TRIM
PPG: 1000-1 DUST BUNNY

GARAGE DOOR
PPG: 1000-1 DUST BUNNY

FRONT DOOR
PPG: 1071-7 SPICED CINNAMON

ROOF TILE
WRR: SHAKE 900, URBAN DIRFTWOOD



METAL RAILINGS
PPG: 0997-7 BLACK WIDOW

WINDOWS
GREENWORLD: WHITE

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Colors seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual materials for color & texture accuracy.

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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August 7, 2025 | 25-0420

A-7.3.0

BSB DESIGN

B - FARMHOUSE COLOR SCHEMES

SCHEME 4

STUCCO BODY
PPG: 1097-1 COLD FOAM

BOARD & BATTEN SIDING
PPG: 0994-7 PENCILPOINT

FASCIA & EAVES
PPG: 0994-7 PENCILPOINT

TRIM
PPG: 1097-1 COLD FOAM

GARAGE DOOR
PPG: 1097-1 COLD FOAM

FRONT DOOR
PPG: 0995-7 STARLESS SKY

SHUTTERS
PPG: 1097-6 RAIN BARREL

METAL RAILINGS
PPG: 0995-7 STARLESS SKY

ROOF TILE
WRR: SLATE 900, CHARCOAL BLEND

WINDOWS
GREENWORLD: WHITE

SCHEME 5

STUCCO BODY
PPG: 0999-1 IN THE CLOUD

BOARD & BATTEN SIDING
PPG: 0999-3 BOULDER CREEK

FASCIA & EAVES
PPG: 0999-3 BOULDER CREEK

TRIM
PPG: 0999-3 BOULDER CREEK

GARAGE DOOR
PPG: 0999-1 IN THE CLOUD

FRONT DOOR
PPG: 10-06 THUNDERBOLT

SHUTTERS
PPG: 0999-5 SWEATER WEATHER

METAL RAILINGS
PPG: 1001-7 BLACK MAGIC

ROOF TILE
WRR: SLATE 900, APPALACHIAN BLEND

WINDOWS
GREENWORLD: WHITE

SCHEME 6

STUCCO BODY
PPG: 1008-2 STORM'S COMING

BOARD & BATTEN SIDING
PPG: 0999-5 SWEATER WEATHER

FASCIA & EAVES
PPG: 0999-5 SWEATER WEATHER

TRIM
PPG: 1008-1 FOCUS

GARAGE DOOR
PPG: 1008-1 FOCUS

FRONT DOOR
PPG: 1072-6 SUEDE LEATHER

SHUTTERS
PPG: 0997-7 BLACK WIDOW

METAL RAILINGS
PPG: 0997-7 BLACK WIDOW

ROOF TILE
WRR: SLATE 900, URBAN DIRFTWOOD

WINDOWS
GREENWORLD: WHITE

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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August 7, 2025 | 25-0420

A-7.3.1

BSB DESIGN

C - MEDITERRANEAN COLOR SCHEMES

SCHEME 7

STUCCO BODY
PPG: 1021-2 SYNCHRONICITY

STONE
ELDORDO STONE, ROUGHCUT CASA BLANCA



CORBELS, FASCIA & EAVES
PPG: 1000-6 THUNDERSTRUCK

TRIM
PPG: 0999-1 IN THE CLOUD

GARAGE DOOR
PPG: 1000-6 THUNDERSTRUCK

FRONT DOOR
PPG: 1077-6 SALTED PRETZEL

ROOF TILE
WRR: BARCELONA 900, AUTUMN BLEND



METAL RAILINGS
PPG: 0999-7 DARK WOODS

WINDOWS
GREENWORLD: WHITE

SCHEME 8

STUCCO BODY
PPG: 1007-3 GHOST WRITER

STONE
ELDORDO STONE, ROUGHCUT LOIRE VALLEY



CORBELS, FASCIA & EAVES
PPG: 1007-6 COOL CHARCOAL

TRIM
PPG: 1006-2 SHARK

GARAGE DOOR
PPG: 1007-6 COOL CHARCOAL

FRONT DOOR
PPG: 1022-6 GRANITE

ROOF TILE
WRR: BARCELONA 900, MONTE SERENO BLEND



METAL RAILINGS
PPG: 0998-7 UNDERCOVER

WINDOWS
GREENWORLD: WHITE

SCHEME 9

STUCCO BODY
PPG: 14-13 OYSTER SHELL

STONE
ELDORDO STONE, ROUGHCUT MOONLIGHT



CORBELS, FASCIA & EAVES
PPG: 14-32 OSTRICH FEATHER

TRIM
PPG: 14-32 OSTRICH FEATHER

GARAGE DOOR
PPG: 0999-6 STOLEN ROCK

FRONT DOOR
PPG: 0998-7 UNDERCOVER

ROOF TILE
WRR: BARCELONA 900, GARNET BLEND



METAL RAILINGS
PPG: 0998-7 UNDERCOVER

WINDOWS
GREENWORLD: WHITE

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Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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August 7, 2025 | 25-0420

A-7.3.2

BSB DESIGN

D - ITALIAN ECLECTIC COLOR SCHEMES

SCHEME 10

STUCCO BODY
PPG: 1023-1 OATMEAL

STONE
CULTURED STONE, HEWNSTONE, FOUNDATION



CORBELS, FASCIA & EAVES
PPG: 1008-5 ROLLER COASTER

TRIM
PPG: 14-14 SUMMER SUEDE

GARAGE DOOR
PPG: 1008-5 ROLLER COASTER

FRONT DOOR
PPG: 15-18 INTROSPECTIVE:

ROOF TILE
WRR: BARCELONA 900, TESORO BLEND



METAL RAILINGS
PPG: 0999-7 DARK WOODS

WINDOWS
GREENWORLD: WHITE

SCHEME 11

STUCCO BODY
PPG: 1000-1 DUST BUNNY

STONE
CULTURED STONE, HEWNSTONE, SPAN



CORBELS, FASCIA & EAVES
PPG: 0999-4 STEEPED TEA

TRIM
PPG: 0999-4 STEEPED TEA

GARAGE DOOR
PPG: 1008-5 ROLLER COASTER

FRONT DOOR
PPG: 15-21 CURLEW

ROOF TILE
WRR: BARCELONA 900, GARNET BLEND



METAL RAILINGS
PPG: 1008-7 STONE'S THROW

WINDOWS
GREENWORLD: WHITE

SCHEME 12

STUCCO BODY
PPG: 1097-4 DUSTY TRAIL

STONE
CULTURED STONE, HEWNSTONE, ARCTIC



CORBELS, FASCIA & EAVES
PPG: 1000-6 THUNDERSTRUCK

TRIM
PPG: 14-31 PARAFFIN

GARAGE DOOR
PPG: 1000-6 THUNDERSTRUCK

FRONT DOOR
PPG: 0999-7 DARK WOODS

ROOF TILE
WRR: BARCELONA 900, CLIEFFSIDE BLEND



METAL RAILINGS
PPG: 0999-7 DARK WOODS

WINDOWS
GREENWORLD: WHITE

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Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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A - PRAIRIE STYLE



Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and surface for brick installation.

Field Brick Lay-Up: Running bond in horizontal orientation with very straight lines.

Brick Vertical Joints: Vertical grout joints to be 1/4" and

Brick Horizontal Joints: Horizontal grout joints to be 3/4" with struck joints to create a shadow effect.

Trim Brick Lay-Up & Joints: Row-lock with 1/4" mortar

Brick Face: All brick face and edge must remain clean, not mortar washed or sponged.

Sample image on left is for brick lay-up style reference only. For brick color, refer to each individual color scheme.

C - MEDITERRANEAN STYLE



Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and surface for brick installation.

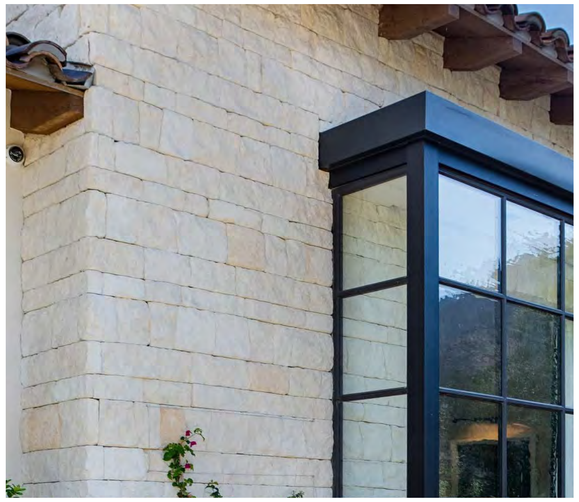
Stone Lay-Up: Set stone in a horizontal orientation but vary slightly to accommodate stone shape and size.

Stone Joints: Joints to be random width to accommodate stone shape and size, approximately .5" to 2.0" when stone mortar application is completed. Mortar should be with stone edge detail. Joint to be full grout, mortar to be worked with a stick, allowed to set up, then the joints should be brushed and sponged to bring out the sand.

Stone Face & Edge Detail: Stone face should not be covered with mortar. Some stone edge detail may be covered slightly with mortar due to stone's natural shape.

Sample image on left is for stone lay-up style reference only. For stone color, refer to each individual color scheme.

D - ITALIAN ECLECTIC



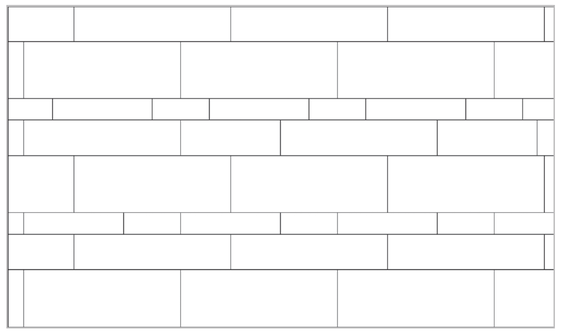
Bonding Surface: All surfaces must be clean, free of any dirt, loose debris to create an even and surface for stone installation.

Stone Lay-Up: Dry-stack stones in a tight horizontal orientation. Stone must be randomly staggered.

Stone Joints: Mortar to be used for levelling and adhering purposes only. Mortar should be non-existent and stone shadows should read strong.

Stone Face: Stone face must remain clean, not mortar washed or sponged. DO NOT cover stone face or stone edge detail with mortar. Use clean water to sponge stone face.

Sample image on left is for stone lay-up style reference only. For stone color, refer to each individual color scheme.



Stone Pattern: HSP35809
Flats*: Flats*: 3" x 8" - 7% 3" x 14" - 12% 5" x 14" - 6% 5" x 22" - 25% 8" x 22" - 50%

Corner Returns*: 3" x 3" x 7" - 18% 5" x 3" x 10" - 32% 8" x 3" x 10" - 50%

* Percentages are based on 100 sf wall sections. Final requirements may vary.

taylor morrison
Homes Inspired by You

Newport Beach, California

Planning Application No. PA25-0168

ELDERBERRY PARK

Temecula, California

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ADDRESS NUMBERS & LIGHT FIXTURES

ALL ELEVATION TYPES

0123456789

FLOATING ADDRESS NUMBERS

By: Modern Address Numbers
Font: Palm Springs
Color: Black
Size: 5" High. Co
Confirm size with CITY

A - PRAIRIE



FRONT ELEVATION USE

By: Visual ComfortCol-
lection: Fresno
Model #: CHO 2931AI-CG
Finish: Aged Iron
Size: 6" W x 16" H



SIDES & REAR ELEVATION USE

By: Visual ComfortCol-
lection: Fresno
Model #: CHO 2931AI-CG
Finish: Aged Iron
Size: 6" W x 16" H

B - FARMHOUSE



FRONT ELEVATION USE

By: Visual Comfort
Collection: Ash
Model #: 700OWASHH92712DZUNV
Finish: Charcoal
Size: 14.6" W x 12.1" H



SIDES & REAR ELEVATION USE

By: Visual Comfort
Collection: Ash
Model #: 700OWASHH92712DZUNV
Finish: Charcoal
Size: 14.6" W x 12.1" H

C - MEDITERRANEAN



FRONT ELEVATION USE

By: Visual Comfort
Collection: Warren
Model #: OL15401TXB
Finish: Textured Black
Size: 8.5" W x 19.5" H



SIDES & REAR ELEVATION USE

By: Visual Comfort
Collection: Warren
Model #: OL15400TXB
Finish: Textured Black
Size: 6.5" W x 14.375" H

D - ITALIAN ECLECTIC



FRONT ELEVATION USE

By: Visual Comfort
Collection: Galena
Model #: OL14403TXB
Finish: Textured Black
Size: 9.5" W x 19" H



SIDES & REAR ELEVATION USE

By: Visual Comfort
Collection: Galena
Model #: OL14402TXB
Finish: Textured Black
Size: 8" W x 16" H

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