



PLAN 1/1X | CRAFTSMAN

PLAN 3 | AMERICAN FARMHOUSE

PLAN 2 | FRENCH COTTAGE



# SOMMERS BEND | PA-15 | TRACT 37341-2

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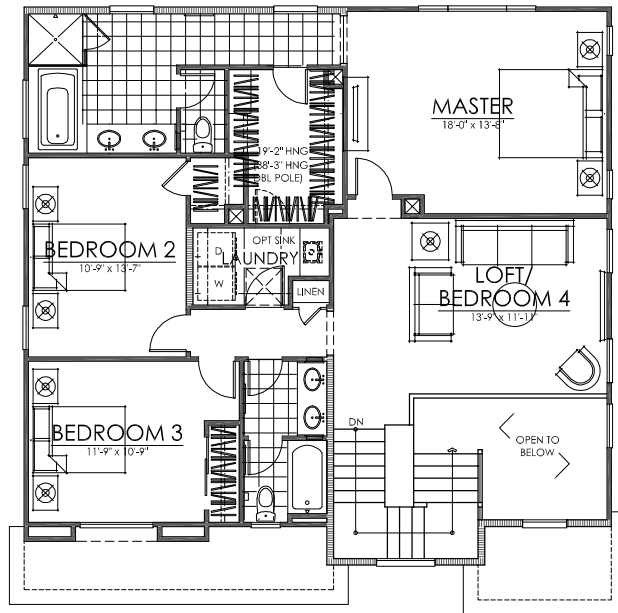
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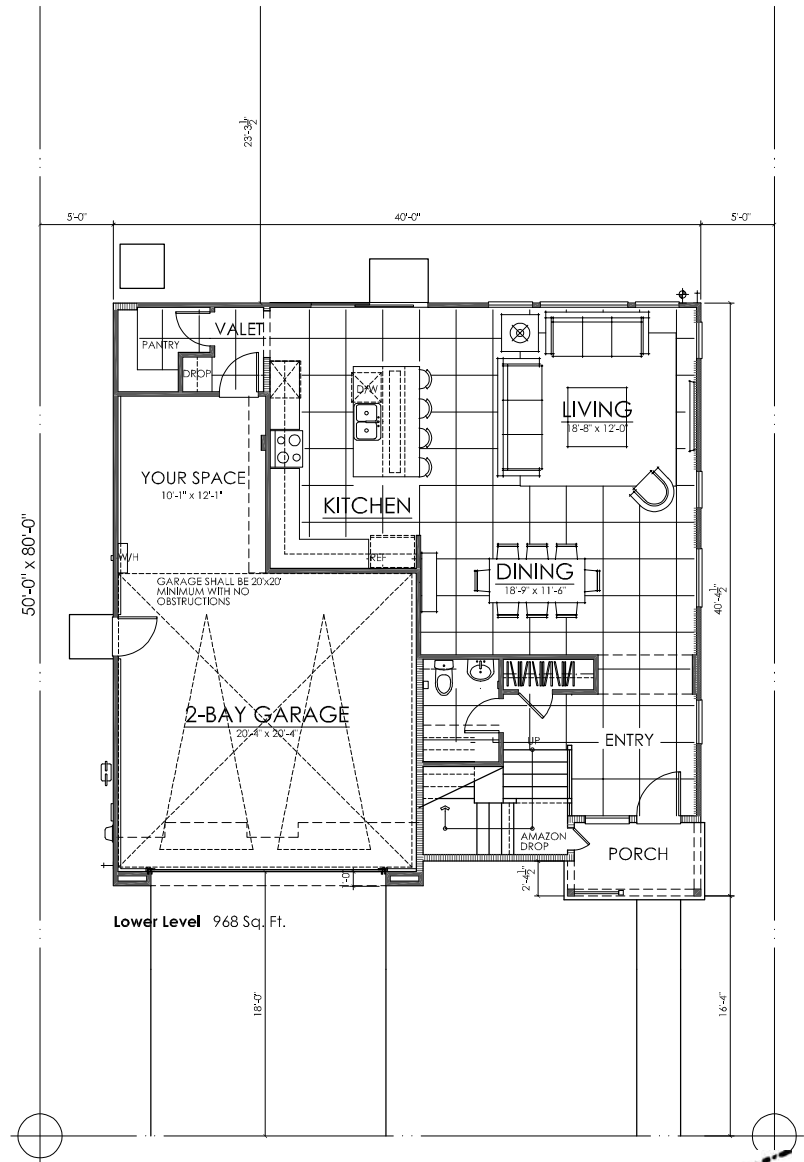


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Upper Level 1261 Sq. Ft.



Lower Level 968 Sq. Ft.

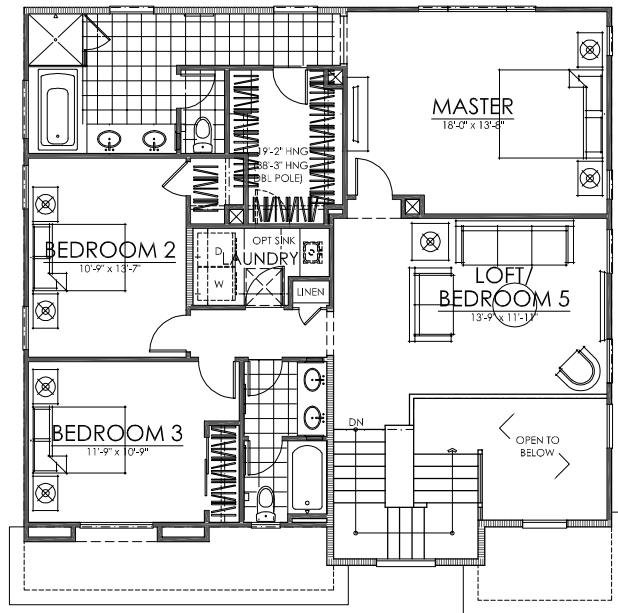
PLAN 1  
3 BEDROOM | 2.5 BATH  
2 CAR GARAGE  
2229 SQ. FT.

# PLAN 1 | Floor Plan 'A' **SOMMERS BEND | PA-15 | TRACT 37341-2**

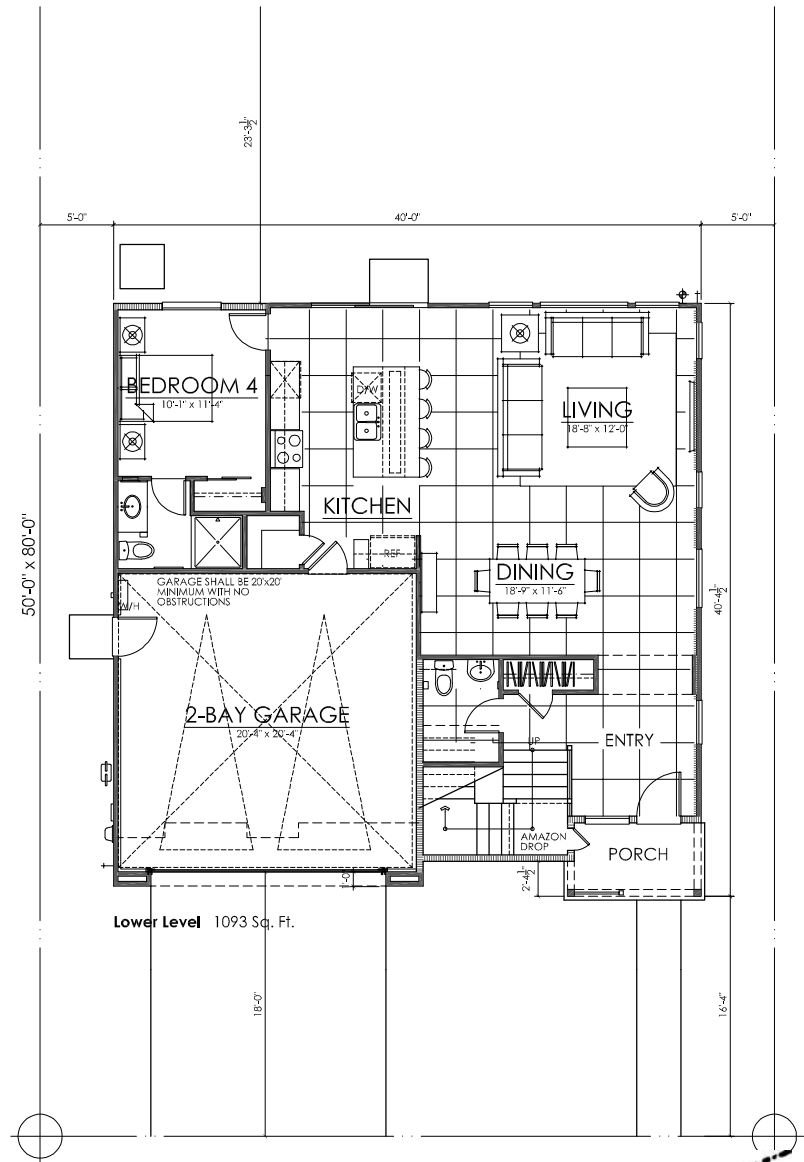
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Upper Level 1261 Sq. Ft.



Lower Level 1093 Sq. Ft.

**PLAN 1X**  
4 BEDROOM | 3.5 BATH  
2 CAR GARAGE  
2354 SQ. FT.

# PLAN 1X | Floor Plan 'A' **SOMMERS BEND | PA-15 | TRACT 37341-2**

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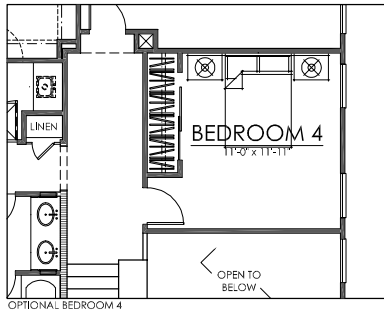
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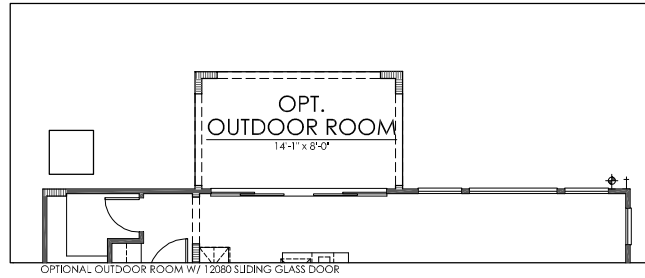


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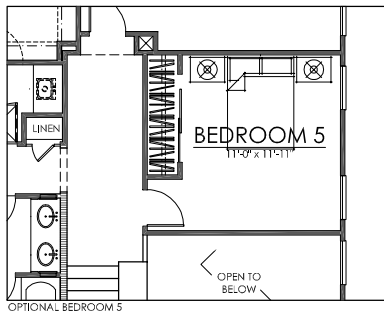
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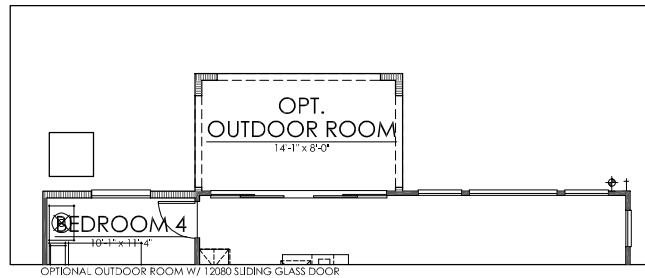
PLAN 1



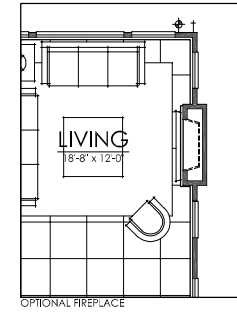
PLAN 1



PLAN 1X



PLAN 1X



PLAN 1/1X

PLAN 1  
3 BEDROOM | 2.5 BATH  
2 CAR GARAGE  
2229 SQ. FT.

PLAN 1X  
4 BEDROOM | 3.5 BATH  
2 CAR GARAGE  
2354 SQ. FT.

## PLAN 1/1X | Floor Plan Options SOMMERS BEND | PA-15 | TRACT 37341-2

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A-4

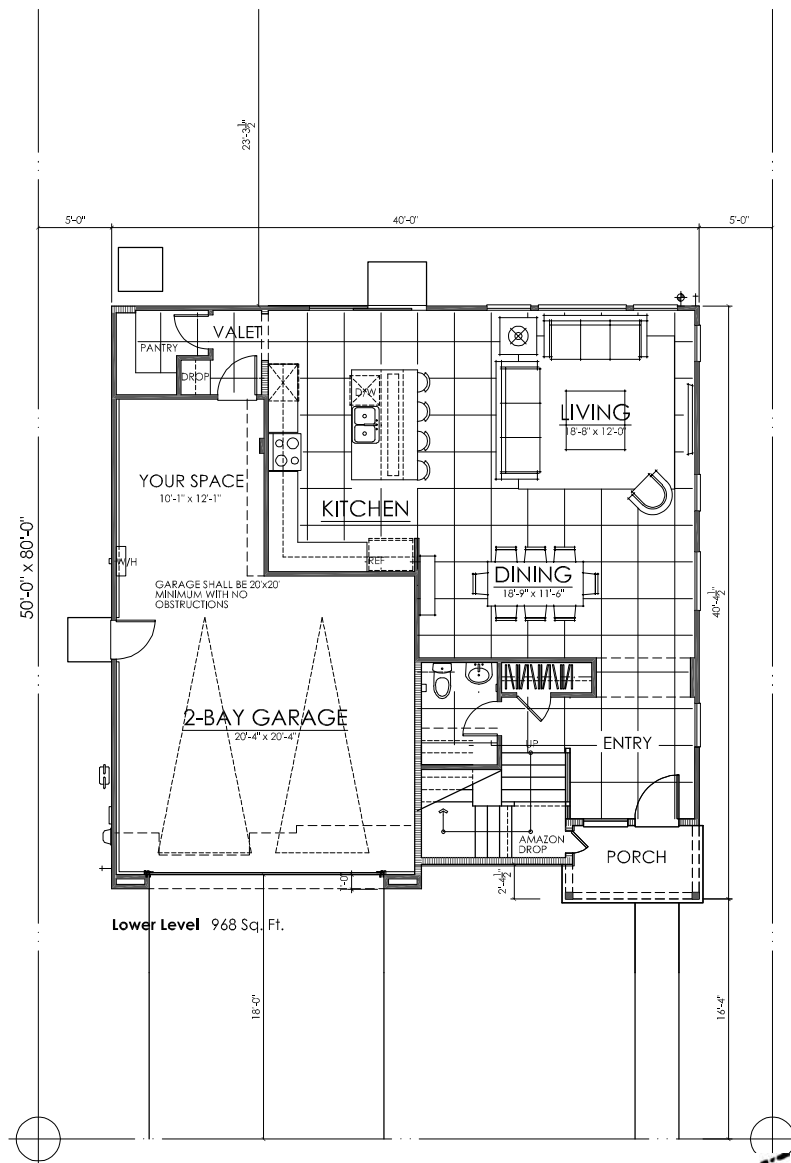
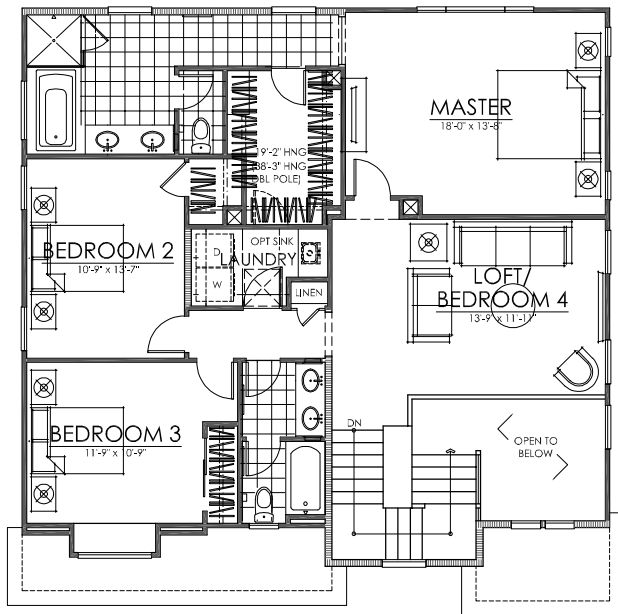
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PLAN 1  
3 BEDROOM | 2.5 BATH  
2 CAR GARAGE  
2229 SQ. FT.

# PLAN 1 | Floor Plan 'B' **SOMMERS BEND | PA-15 | TRACT 37341-2**

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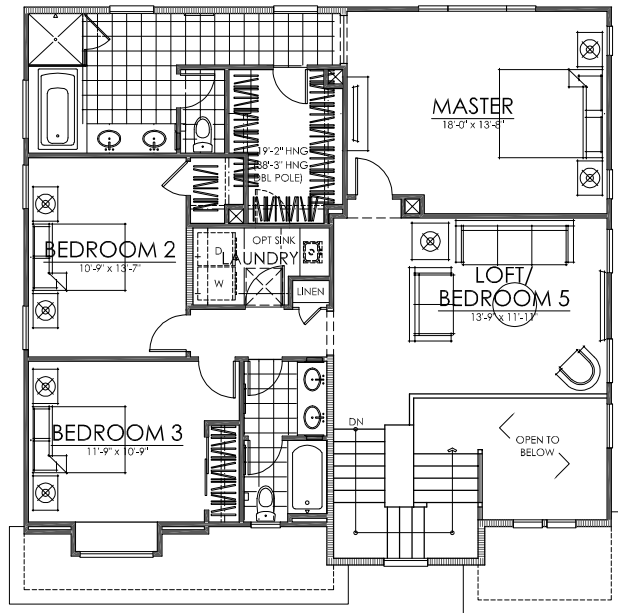
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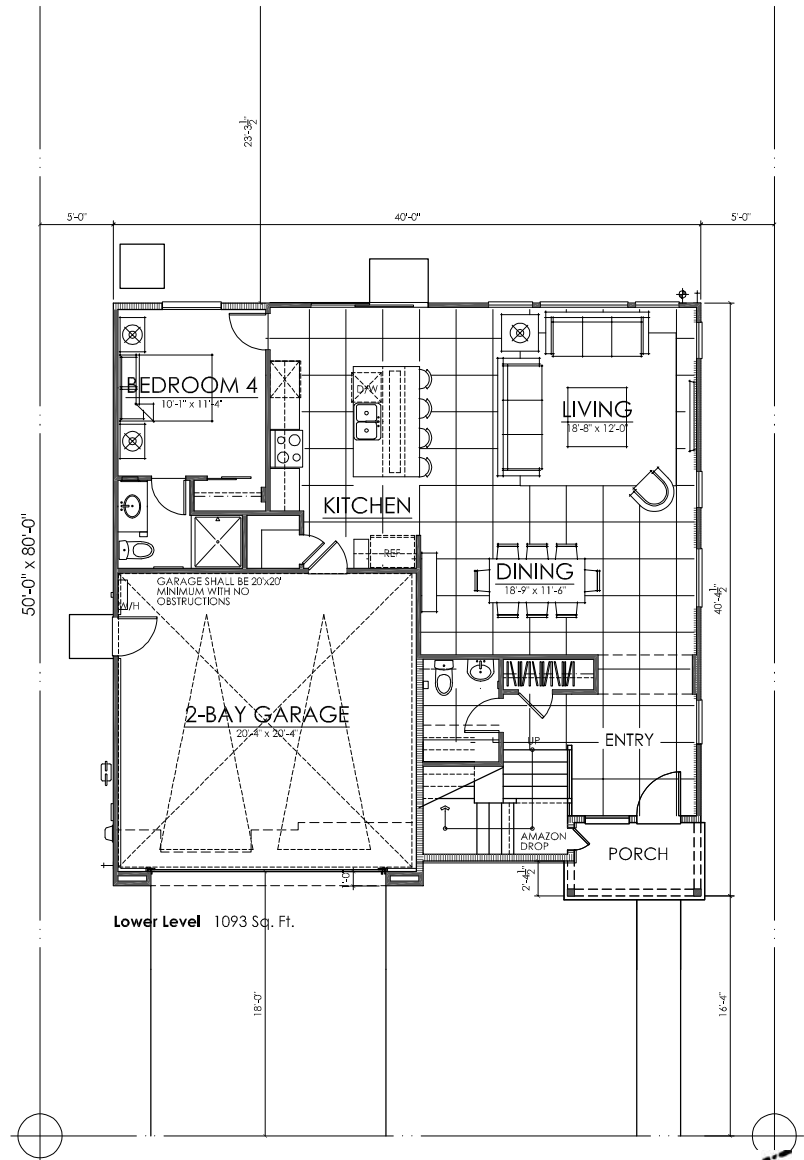
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Upper Level 1261 Sq. Ft.



Lower Level 1093 Sq. Ft.

PLAN 1X  
4 BEDROOM | 3.5 BATH  
2 CAR GARAGE  
2354 SQ. FT.

# PLAN 1X | Floor Plan 'B' **SOMMERS BEND | PA-15 | TRACT 37341-2**

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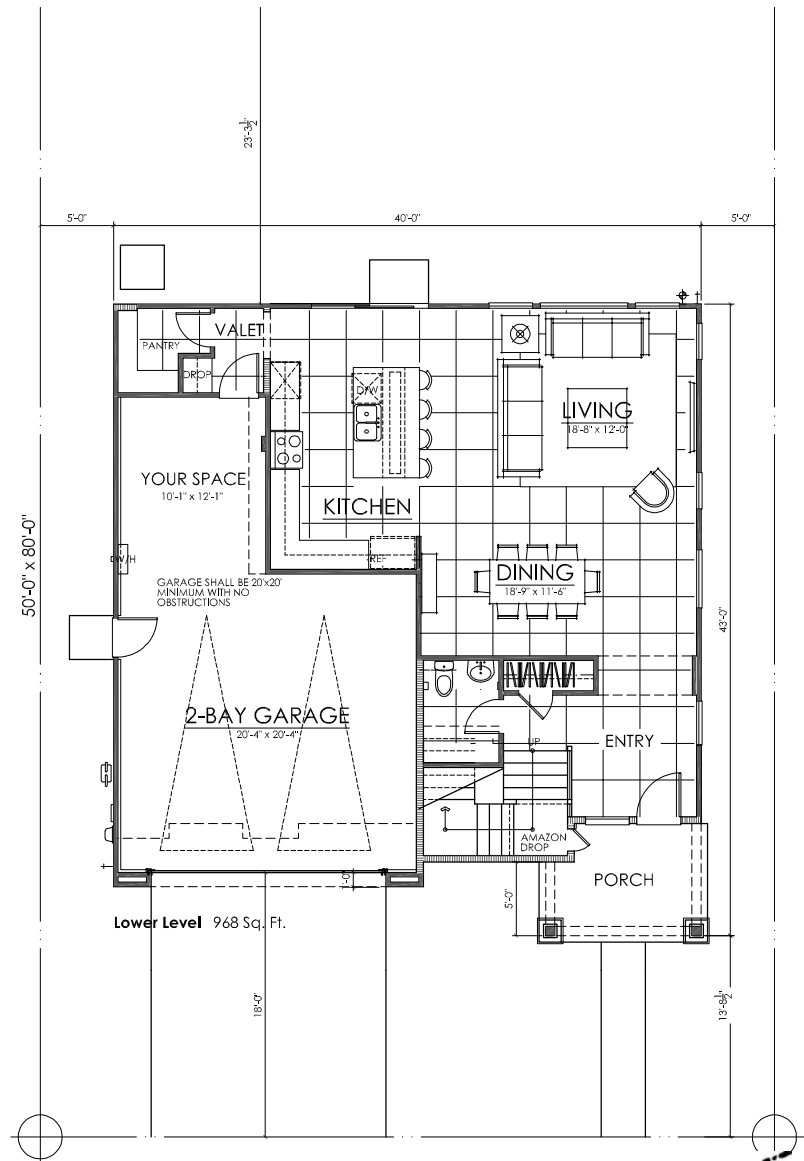
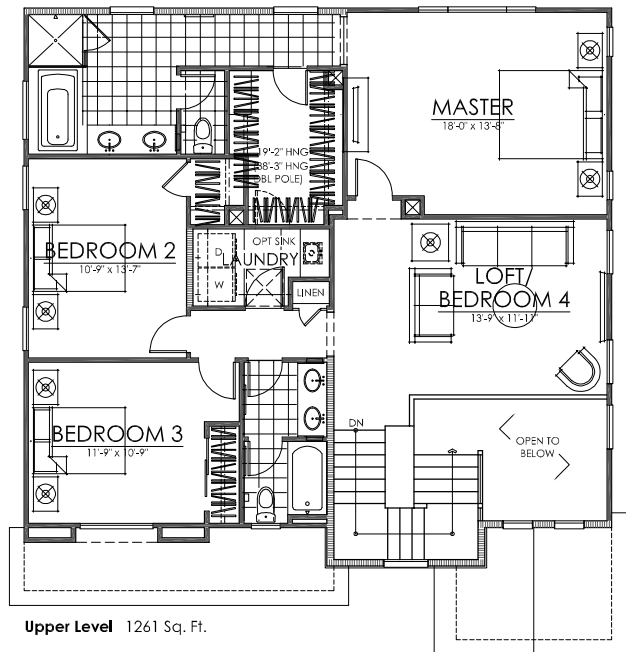
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**PLAN 1**  
3 BEDROOM | 2.5 BATH  
2 CAR GARAGE  
2229 SQ. FT.

# PLAN 1 | Floor Plan 'C' **SOMMERS BEND | PA-15 | TRACT 37341-2**

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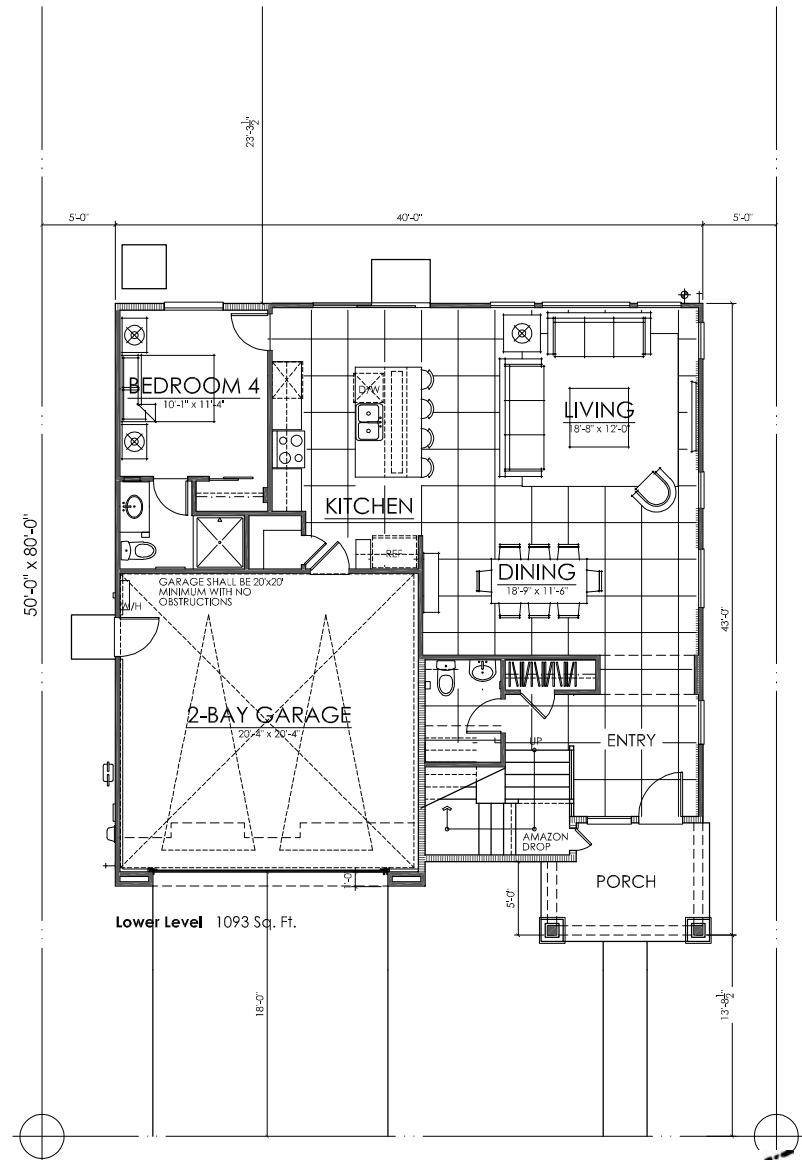
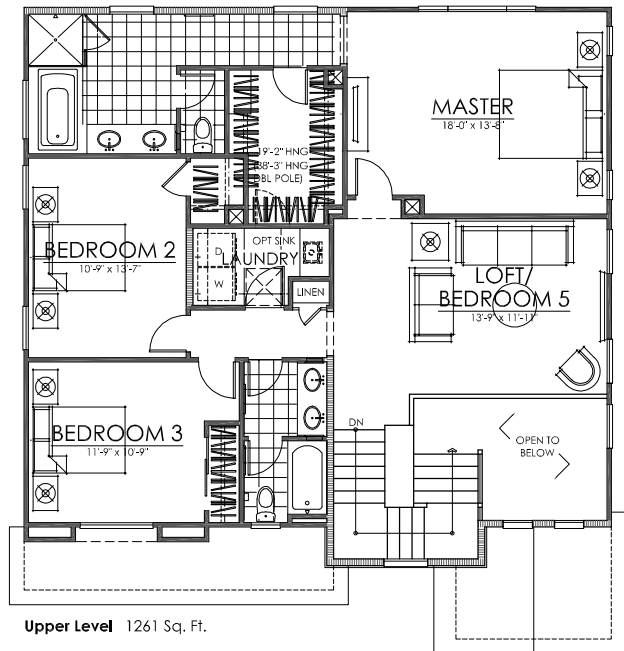
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A-7

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**PLAN 1X**  
4 BEDROOM | 3.5 BATH  
2 CAR GARAGE  
2354 SQ. FT.

**PLAN 1X | Floor Plan 'C'**  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

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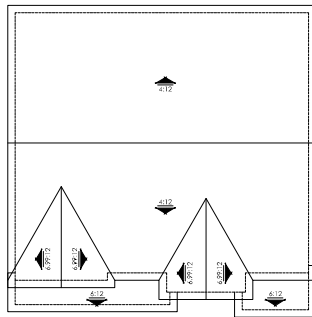
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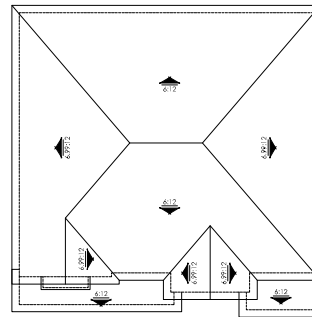
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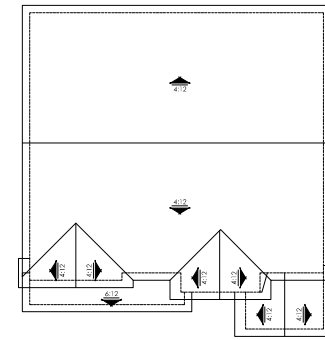
1A | American Farmhouse

Eave 12" | Rake 12"  
Concrete Slate Tile



1B | French Cottage

Eave 12"  
Concrete Shake Tile



1C | Craftsman

Eave 18" | Rake 12"  
Concrete Shake Tile

## PLAN 1/1X | Roof Plans

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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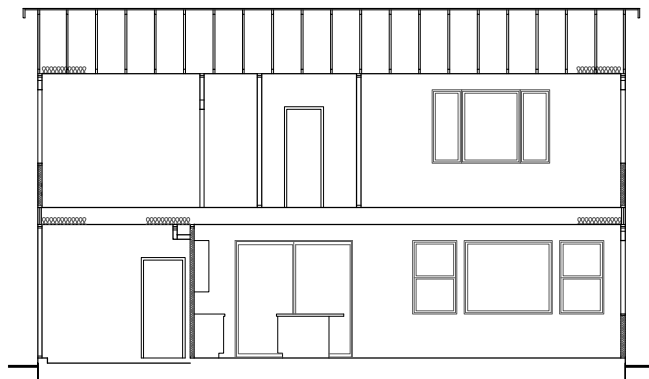
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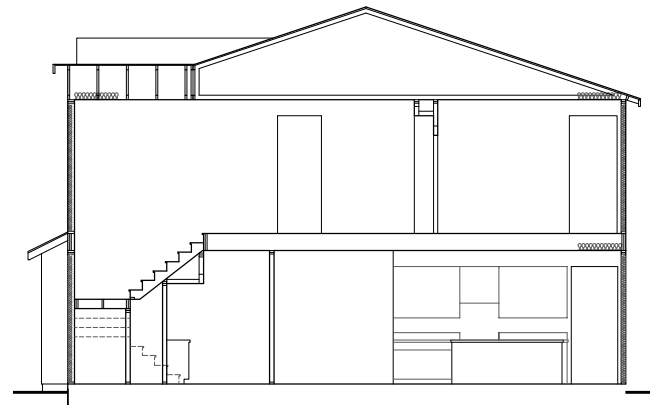


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Section I



Section II

PLAN 1/1X | SECTIONS  
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A-10

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1A | American Farmhouse



1B | French Cottage



1C | Craftsman

PLAN 1/1X | Front Elevations

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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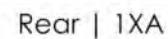
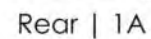
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- CONCRETE FLAT ROOF TILE
- STUCCO
- BOARD & BATT
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- GARAGE DOOR W/ GLASS AT TOP PANEL
- COVERED PORCH W/ WOOD POSTS & RAILING
- STYLE SPECIFIC EXTERIOR LIGHTING
- DECORATIVE SHUTTERS

### Exterior Color & Materials

| Material                                                                      | Color                      | Manufacturer |
|-------------------------------------------------------------------------------|----------------------------|--------------|
| Roofing<br>Concrete (Gray Blue)                                               | 4000<br>Brass Bronze       | Fibre        |
| Vinyl Windows (Lightly Tinted)                                                | Tan                        | Green Wall   |
| Gutters & Downspouts (Lightly Tinted)                                         | TR3                        |              |
| Staircase (50/50 paint mix)                                                   | 1/2-1/8                    | Design       |
| Siding Color (Shedder Top)<br>Steel & Rebar<br>Concrete Slabs<br>Laid Indoors | PPG 1002-1<br>Silk Neutral | PPG          |
| Trim Color (Painted Top)<br>Roofs<br>Energy Doors<br>Trim                     | PPG 1002-4<br>Herald II    | PPG          |
| Accent Color (Applied Top)<br>Front Slats<br>Baffles                          | PPG 1012-7<br>Eclipse      | PPG          |
| Garage Door Weatherstripping (Lightly Tinted)                                 | Warm Green Seal (Dark)     | TR3          |

**Garage Door Weatherstrip (Factory Equip.)**  
 MSRP: \$69.99MSRP \$ any variation occurs between these



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A-12

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Optional Outdoor Room Left



Optional Outdoor Room Rear | 1A



Optional Outdoor Room Rear | 1XA

## PLAN 1A/1XA Options | American Farmhouse Exterior Elevations

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Rear | 1XA



Rear | 1A



OPTIONAL FIREPLACE

Right

PLAN 1A/1XA | American Farmhouse Enhanced Exterior Elevations at Rear and Corner Lots



**SOMMERS BEND | PA-15 | TRACT 37341-2**

A-14

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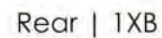
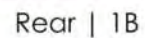
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- CONCRETE FLAT ROOF TILE
- STUCCO
- STUCCO OVER FOAM TRIM
- GARAGE DOOR W/ DECORATIVE PANEL
- STYLE SPECIFIC EXTERIOR LIGHTING
- BRICK VENEER
- DECORATIVE SHUTTERS
- METAL ROOF
- WOOD POSTS W/ DECORATIVE CORBELS

## B' ELEVATIONS ONLY, FRENCH COTTAGE

| Material                                        | Color                            | Manufacture                        |
|-------------------------------------------------|----------------------------------|------------------------------------|
| <b>Roofing</b><br>Concrete Slabs                | Light<br>Grey Color              | Engle                              |
| <b>Wood Work</b>                                | Dark Grey                        | Cusum+H. Winkels                   |
| <b>Wind Windows</b> (Acrylic Sheet)             | tan                              | Brown Wood                         |
| <b>Gutters &amp; Downspouts</b> (Acrylic Sheet) | Tan                              | TBD                                |
| <b>Brick</b> (standard white joints)            | Highly reflective + black joints | Shaw City Bricks,<br>Hempstead, NY |
| <b>Mortar</b> for brick                         | Light Grey                       | Delta                              |
| <b>Flashes</b> (PVC) joint flash                | White                            | Shawco                             |
| <b>Trim Color</b> (applied to)                  |                                  |                                    |
| Fascia                                          |                                  |                                    |
| Gutter Down                                     | PPG 6413                         | PPG                                |
| Sill                                            | Opus 544                         |                                    |
| Door Siding                                     |                                  |                                    |
| <b>Accent Color</b> (applied to)                |                                  |                                    |
| Sill Door                                       | PPG 11460                        | PPG                                |
| Batten                                          | Scotchgard                       |                                    |
| <b>Gutter Down Weathering</b> (Acrylic Sheet)   | Water Grade Dark Grey            | TBD                                |

**SOMMERS BEND | PA-15 | TRACT 37341-2**

RE FOOTAGE MAY VARY BASED ON ARTICULATION METHODS

NOTE: SQUARE FOOTAGE MAY VARY DUE TO DIFFERENCES IN MEASUREMENTS.

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Optional Outdoor Room Left



Optional Outdoor Room Rear | 1B



Optional Outdoor Room Rear | 1XB

## PLAN 1B/1XB Options | French Cottage Exterior Elevations

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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NOTE: SQUARE FOOTAGE MAY VARY BASED ON ARTICULATION METHODS

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A-16

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OPTIONAL FIREPLACE

Right

PLAN 1B/1XB | French Cottage Enhanced Exterior Elevations at Corner Lots

**SOMMERS BEND | PA-15 | TRACT 37341-2**

A-17

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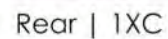
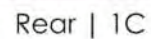
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- CONCRETE FLAT ROOF TILE
- STUCCO
- VERTICAL SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- WOOD OUTLOOKERS
- GARAGE DOOR W/ DECORATIVE PANEL
- COVERED PORCH W/ WOOD POSTS & STONE BASE
- STYLE SPECIFIC EXTERIOR LIGHTING
- STONE VENEER

## SCHEME 15 OF 20

SCHEMME 15 OF 20 'C' ELEVATIONS ONLY, CRAFTSMAN

[illegible]

Right

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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NOTE: SQUARE FOOTAGE MAY VARY BASED ON ARTICULATION METHODS

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A-18

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Optional Outdoor Room Left



Optional Outdoor Room Rear | 1C



Optional Outdoor Room Rear | 1XC

## PLAN 1C/1XC Options | Craftsman Exterior Elevations

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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A-19

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Rear | 1XC



Rear | 1C



OPTIONAL FIREPLACE  
Right

PLAN 1C/1XC | Craftsman Enhanced Exterior Elevations at Rear and Corner Lots



**SOMMERS BEND | PA-15 | TRACT 37341-2**

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A-20

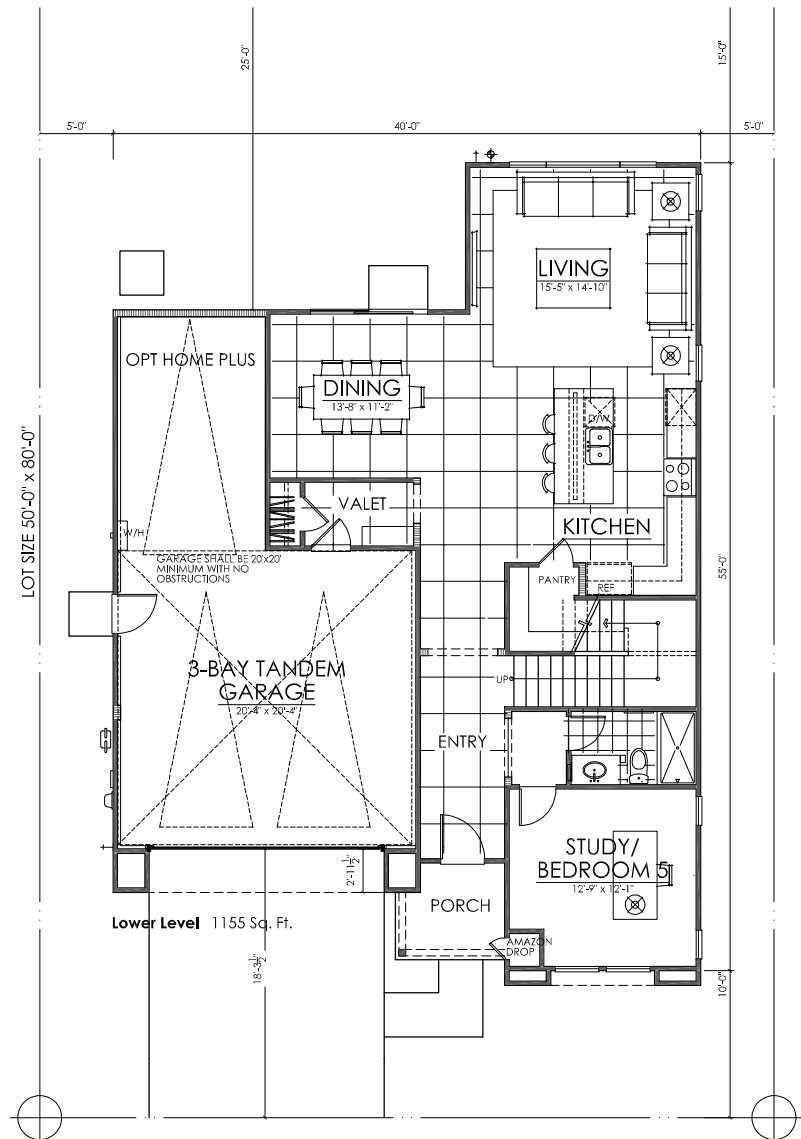
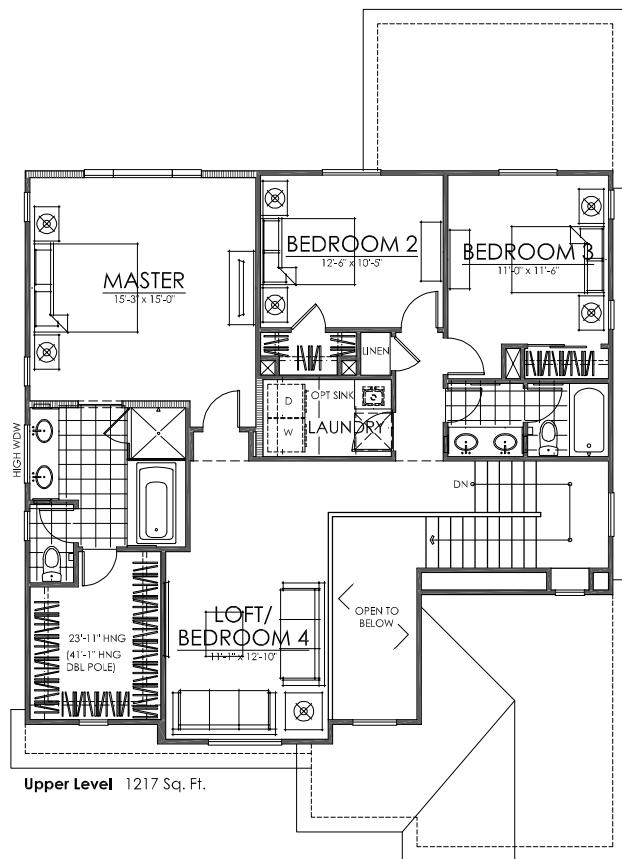
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**PLAN 2**  
3 BEDROOM | 3 BATH  
3 CAR GARAGE  
2372 SQ. FT.

PLAN 2 | Floor Plan 'A'

TEMECULA, CA

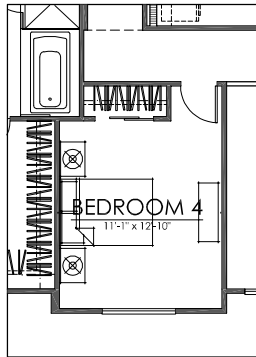
## HOME PRODUCT REVIEW

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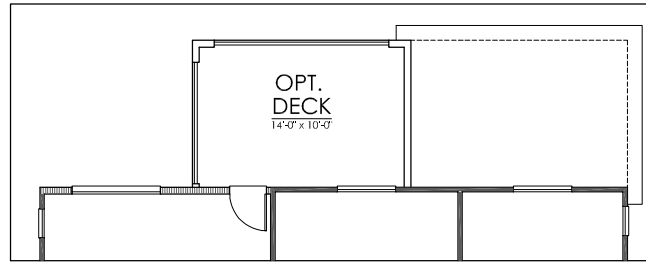
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HPR SUBMITTAL #2

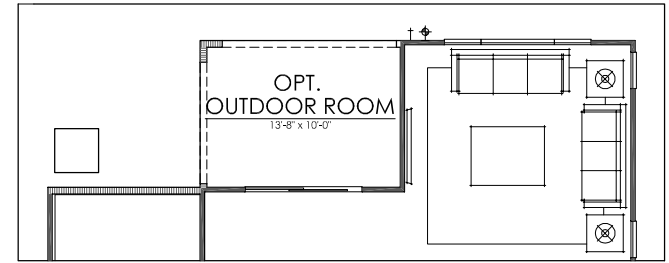
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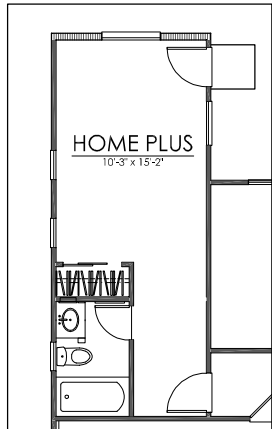
OPTIONAL BEDROOM 4



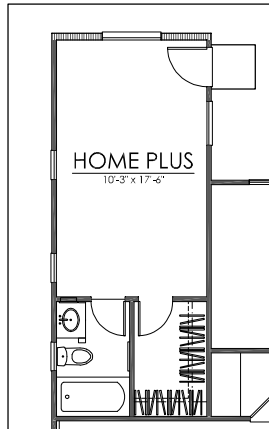
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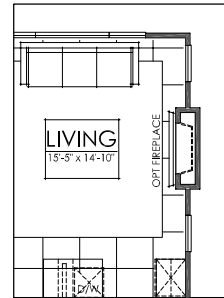
OPTIONAL OUTDOOR ROOM



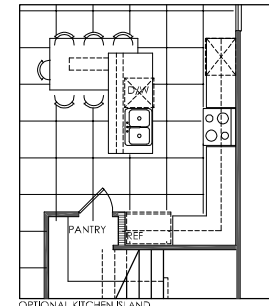
OPTIONAL HOME PLUS 2



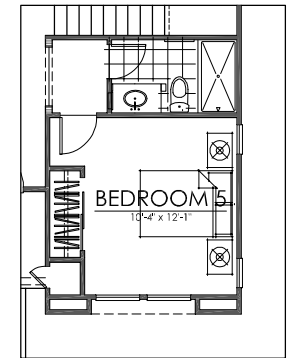
OPTIONAL HOME PLUS 1



OPTIONAL FIREPLACE



OPTIONAL KITCHEN ISLAND



OPTIONAL BEDROOM 5

PLAN 2  
3 BEDROOM | 3 BATH  
3 CAR GARAGE  
2372 SQ. FT.

## PLAN 2 | Floor Plan Options SOMMERS BEND | PA-15 | TRACT 37341-2

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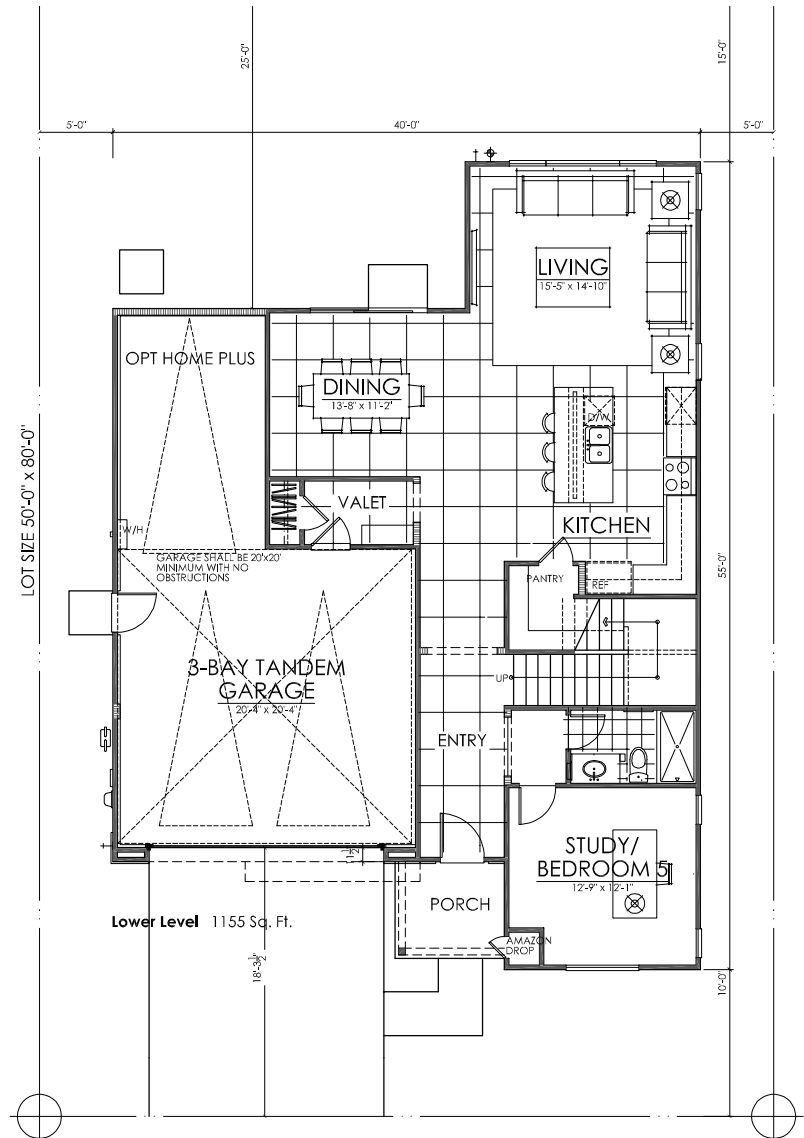
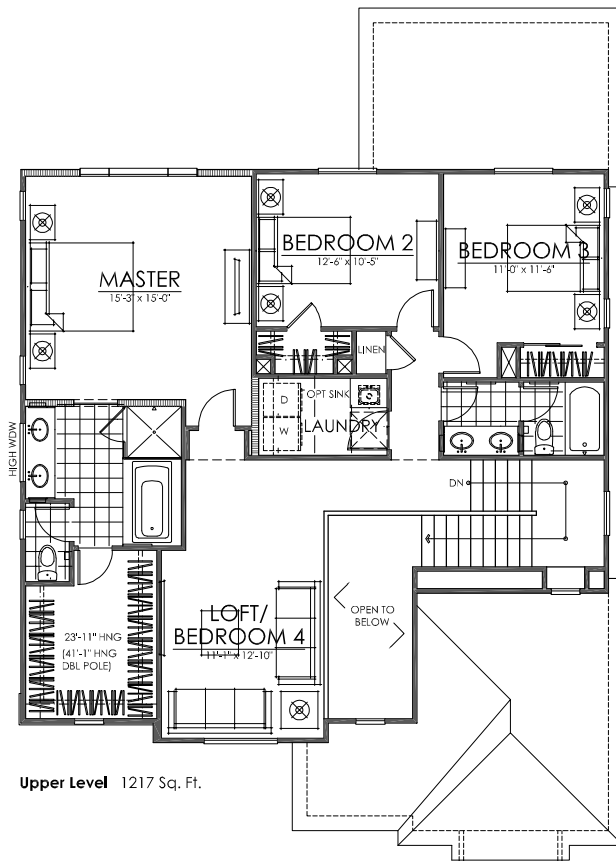
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PLAN 2  
3 BEDROOM | 3 BATH  
3 CAR GARAGE  
2372 SQ. FT.

PLAN 2 | Floor Plan 'B'  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

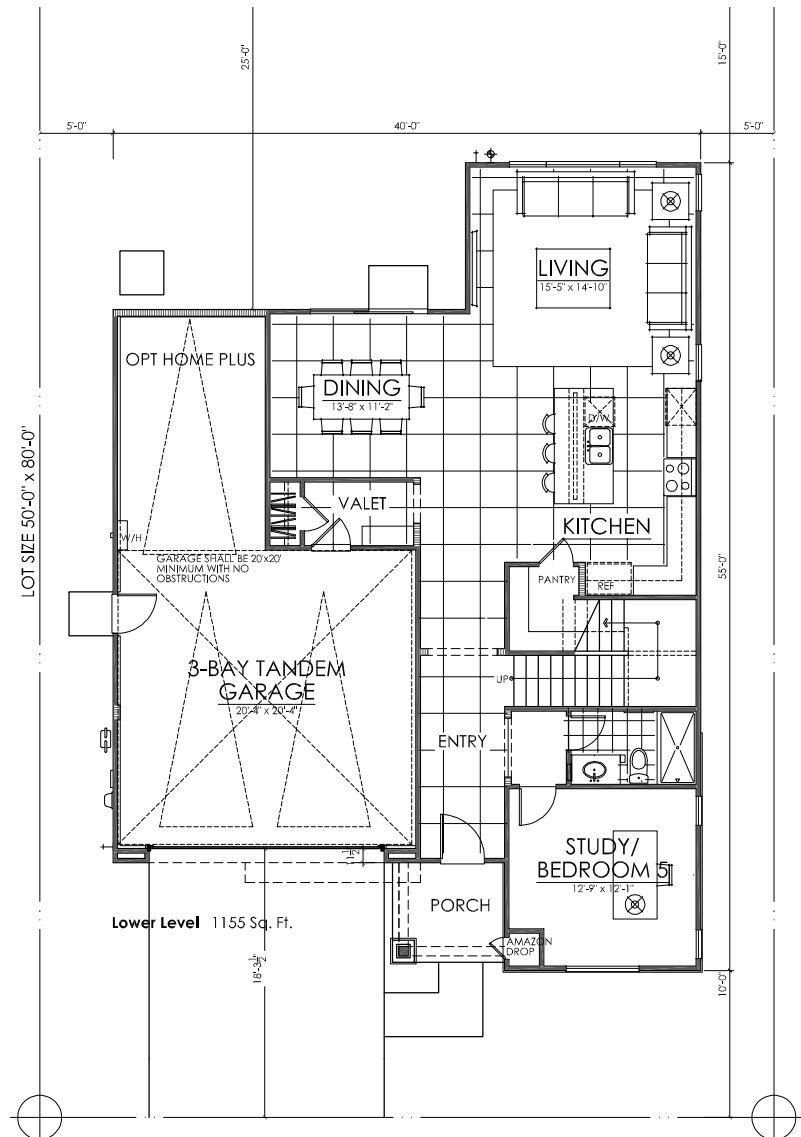
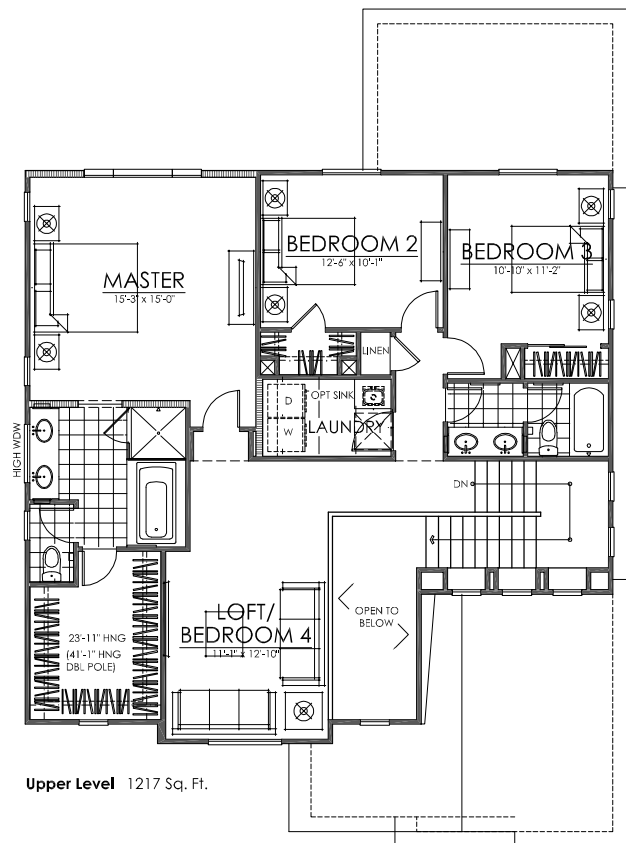
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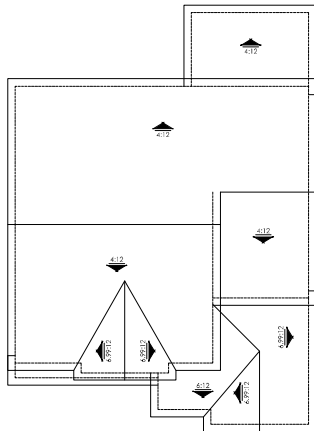
**PLAN 2**  
3 BEDROOM | 3 BATH  
3 CAR GARAGE  
2372 SQ. FT.

PLAN 2 | Floor Plan 'C'

TEMECULA, CA

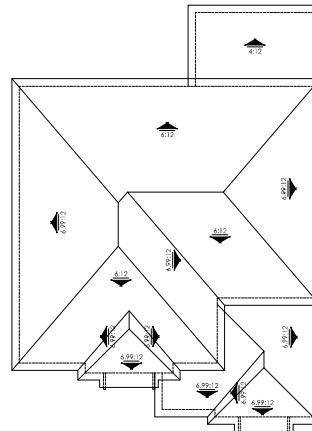
## HOME PRODUCT REVIEW

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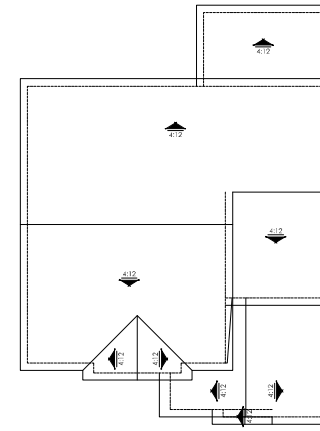
2A | American Farmhouse

Eave 12" | Rake 12"  
Concrete Slate Tile



2B | French Cottage

Eave 12"  
Concrete Shake Tile



2C | Craftsman

Eave 18" | Rake 12"  
Concrete Shake Tile

## PLAN 2 | Roof Plans

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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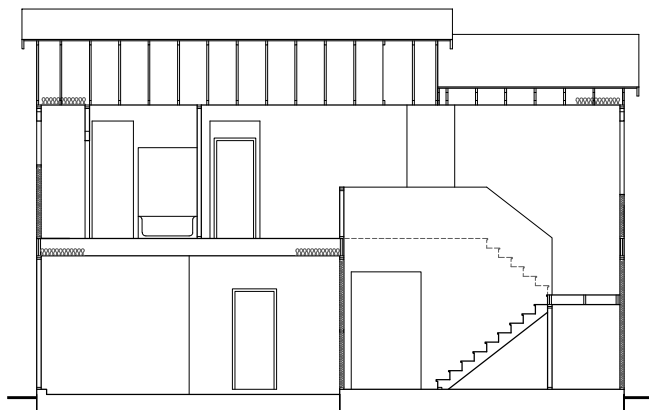
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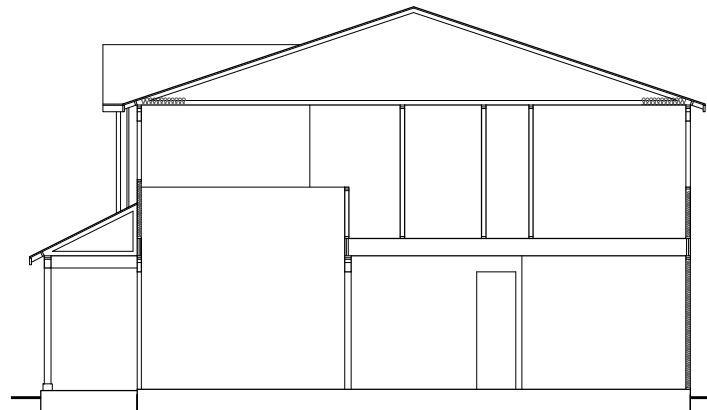


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Section I



Section II

## PLAN 2 | SECTIONS

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2A | American Farmhouse



2B | French Cottage



2C | Craftsman

PLAN 2 | Front Elevations  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

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A-27  
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- CONCRETE FLAT ROOF TILE
- STUCCO
- BOARD & BATT
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- GARAGE DOOR W/ GLASS AT TOP PANEL
- COVERED PORCH W/ WOOD POSTS
- STYLE SPECIFIC EXTERIOR LIGHTING

## SCHEME 2 OF 20

## W ELEVATIONS ONLY, AMERICAN FARMHOUSE

[illegible]

Contact: Karen Meyer (942) 253-2602.



OPTIONAL FIREPLACE

Right

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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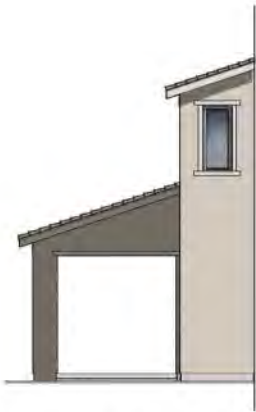
Optional Outdoor Room



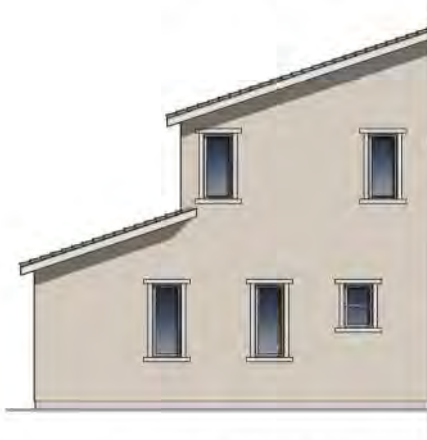
Optional Deck Left Side



Optional Deck Rear



Optional Outdoor Room Left Side



Optional Home Plus Left Side



Optional Home Plus Rear

## PLAN 2A Options | American Farmhouse Exterior Elevations

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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- CONCRETE FLAT ROOF TILE
- STUCCO
- STUCCO OVER FOAM TRIM
- GARAGE DOOR W/ DECORATIVE PANEL
- STYLE SPECIFIC EXTERIOR LIGHTING
- BRICK VENEER

## SCHEME 9 OF 20

## ' B' ELEVATIONS ONLY, FRENCH COTTAGE

| Material         |                           | Unit                | Quantity | Unit Price | Cost |
|------------------|---------------------------|---------------------|----------|------------|------|
| Rebar            | Concrete Slab             | Chopped Rods        | 1        | 1.00       | 1.00 |
| Nail Bar         |                           | Reinforced Concrete | 1        | 1.00       | 1.00 |
| Formwork         | Factory Supply            | Wales               | 1        | 1.00       | 1.00 |
| Grout & Overlays | Factory Supply            | TSD                 | 1        | 1.00       | 1.00 |
| Bricks           | Bricks (1000 x 200 x 100) | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | Bricks                    | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
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| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Mortar           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Slabs            | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Formwork         | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Grout & Overlays | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |
| Bricks           | 1000 x 200 x 100          | 1000 x 200 x 100    | 1        | 1.00       | 1.00 |

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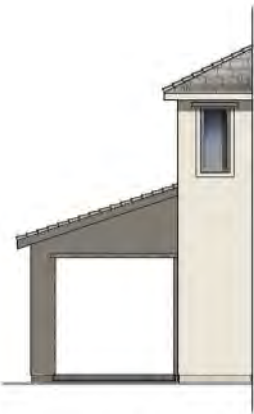
Optional Outdoor Room



Optional Deck Left Side



Optional Deck Rear



Optional Outdoor Room Left Side



Optional Home Plus Left Side



Optional Home Plus Rear

## PLAN 2B Options | French Cottage Exterior Elevations

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A-31

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A-32



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- CONCRETE FLAT ROOF TILE
- STUCCO
- VERTICAL SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- WOOD OUTLOOKERS
- GARAGE DOOR W/ DECORATIVE PANEL
- COVERED PORCH W/ WOOD POSTS & STONE BASE
- STYLE SPECIFIC EXTERIOR LIGHTING
- STONE VENEER

## SCHEME 13 OF 20 V' ELEVATIONS ONLY, CRAFTSMAN

[illegible]

DOI: 10.1002/for



## A-33

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Optional Outdoor Room



Optional Deck Left Side



Optional Deck Rear



Optional Outdoor Room Left Side



Optional Home Plus Left Side



Optional Home Plus Rear

## PLAN 2C Options | Craftsman Exterior Elevations

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A-34  
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Rear



Right

PLAN 2C | Craftsman Enhanced Exterior Elevations at Rear and Corner Lots

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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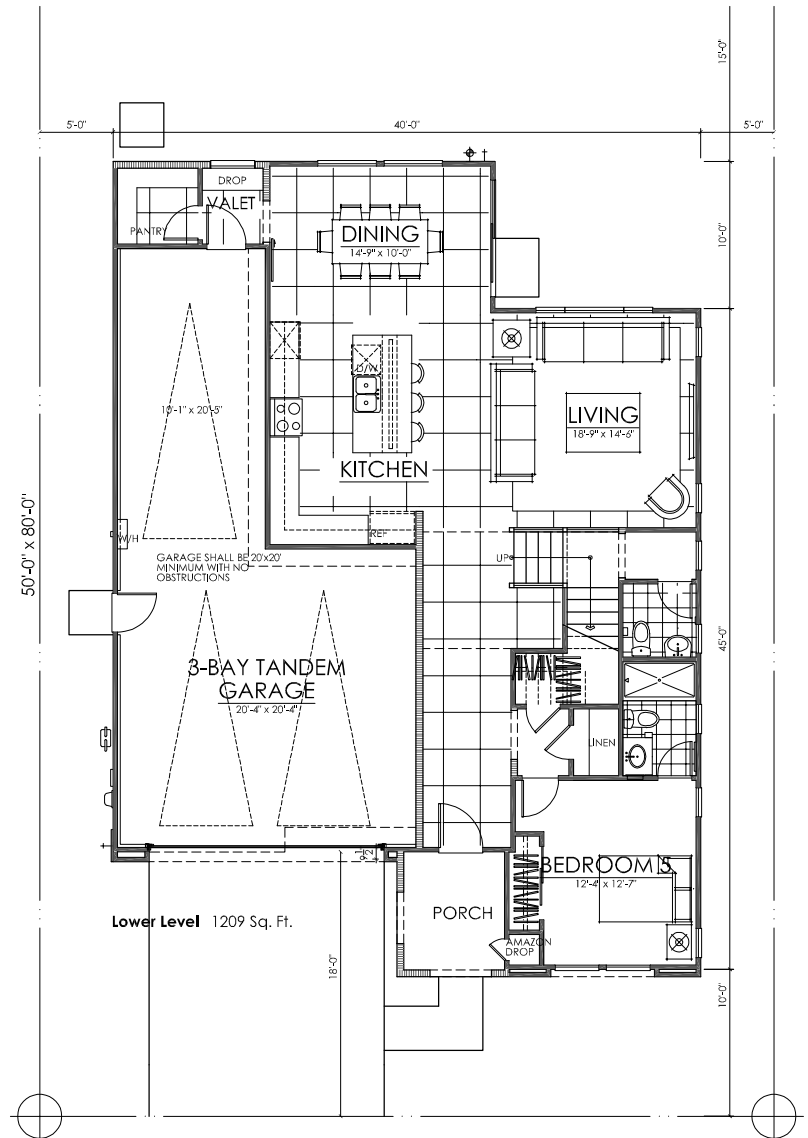
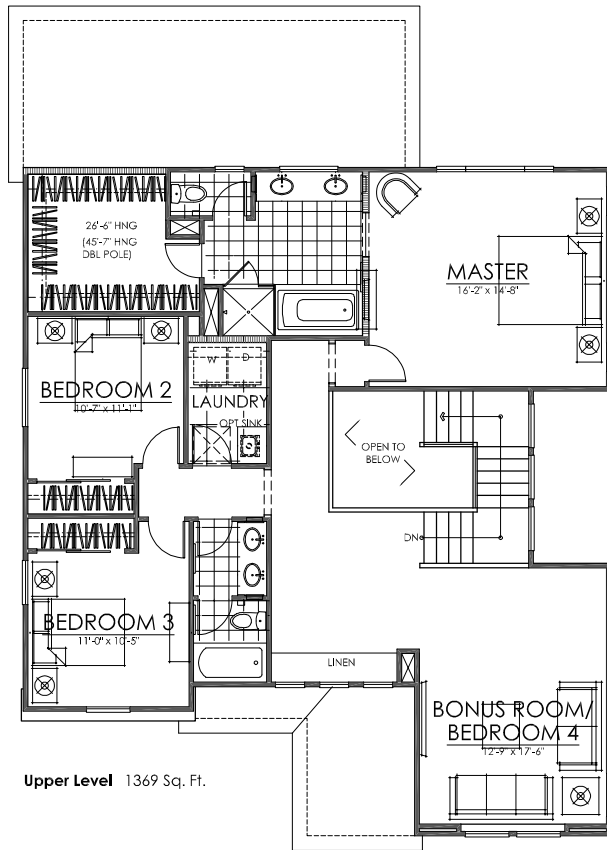


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**PLAN 3**  
4 BEDROOM | 4 BATH  
3 CAR GARAGE  
2578 SQ. FT.

PLAN 3 | Floor Plan 'A'  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

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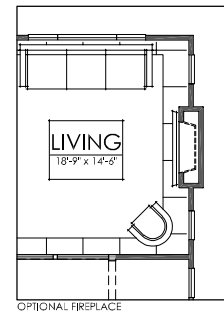
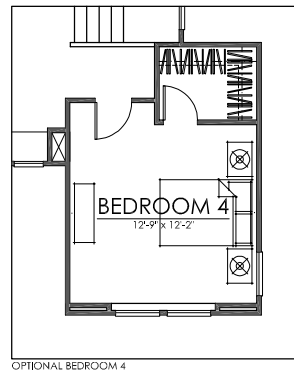
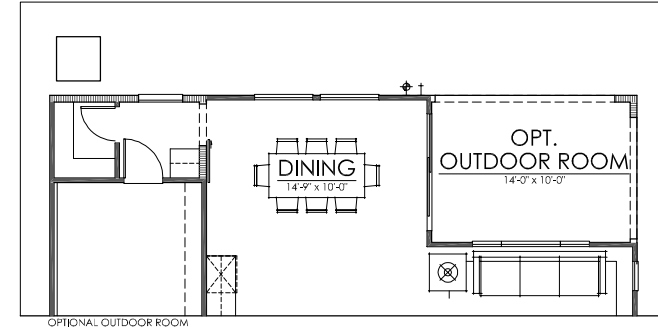
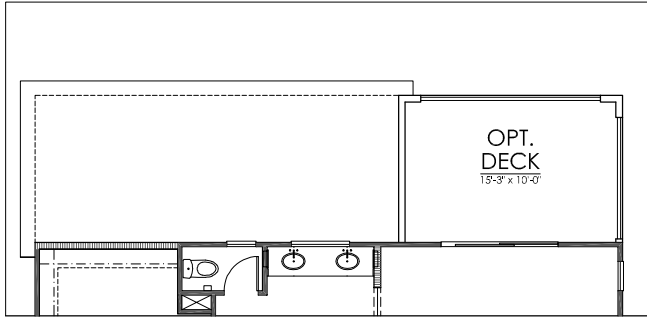


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PLAN 3  
4 BEDROOM | 4 BATH  
3 CAR GARAGE  
2578 SQ. FT.

## PLAN 3 | Floor Plan Options SOMMERS BEND | PA-15 | TRACT 37341-2

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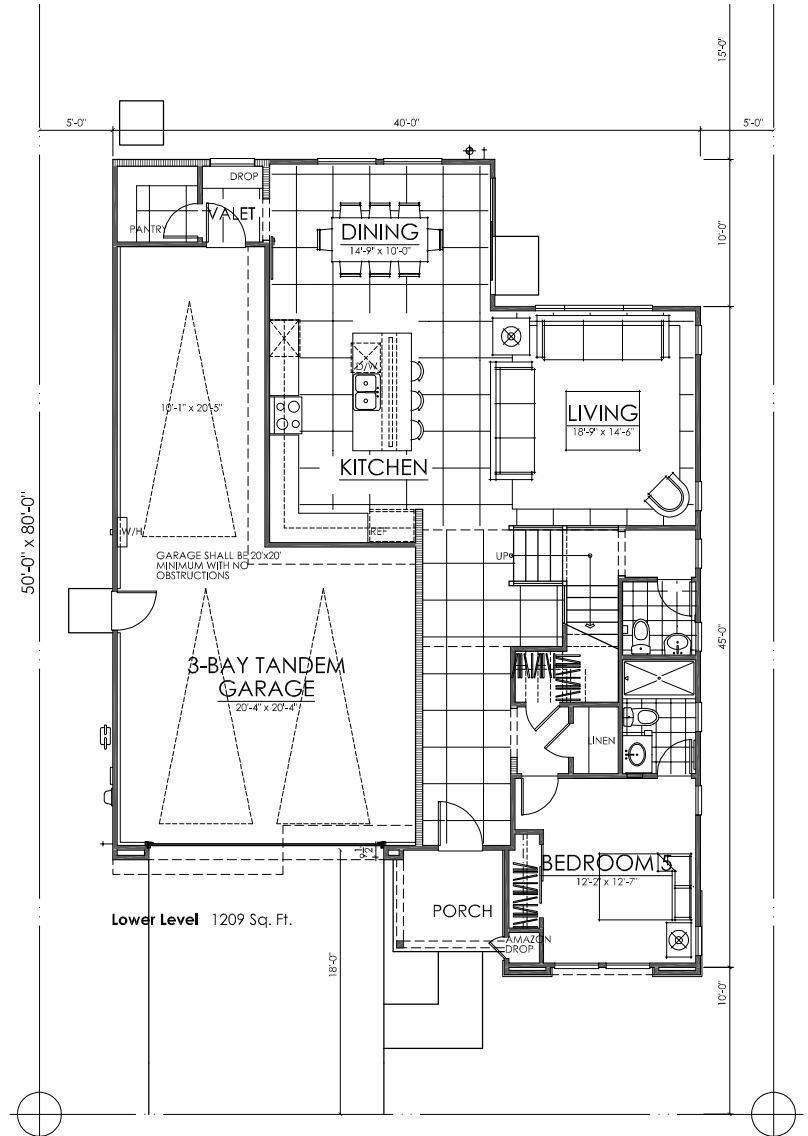
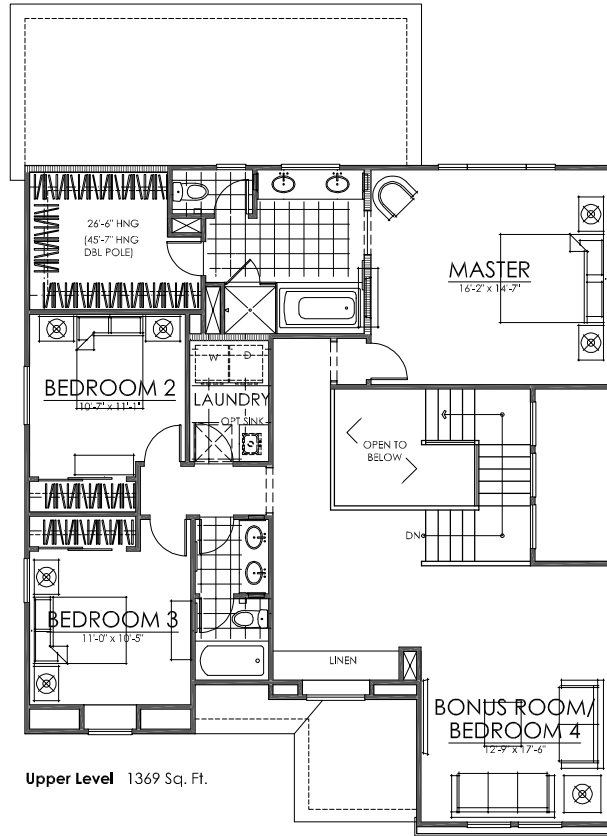
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**PLAN 3**  
4 BEDROOM | 4 BATH  
3 CAR GARAGE  
2578 SQ. FT.

PLAN 3 | Floor Plan 'B'  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

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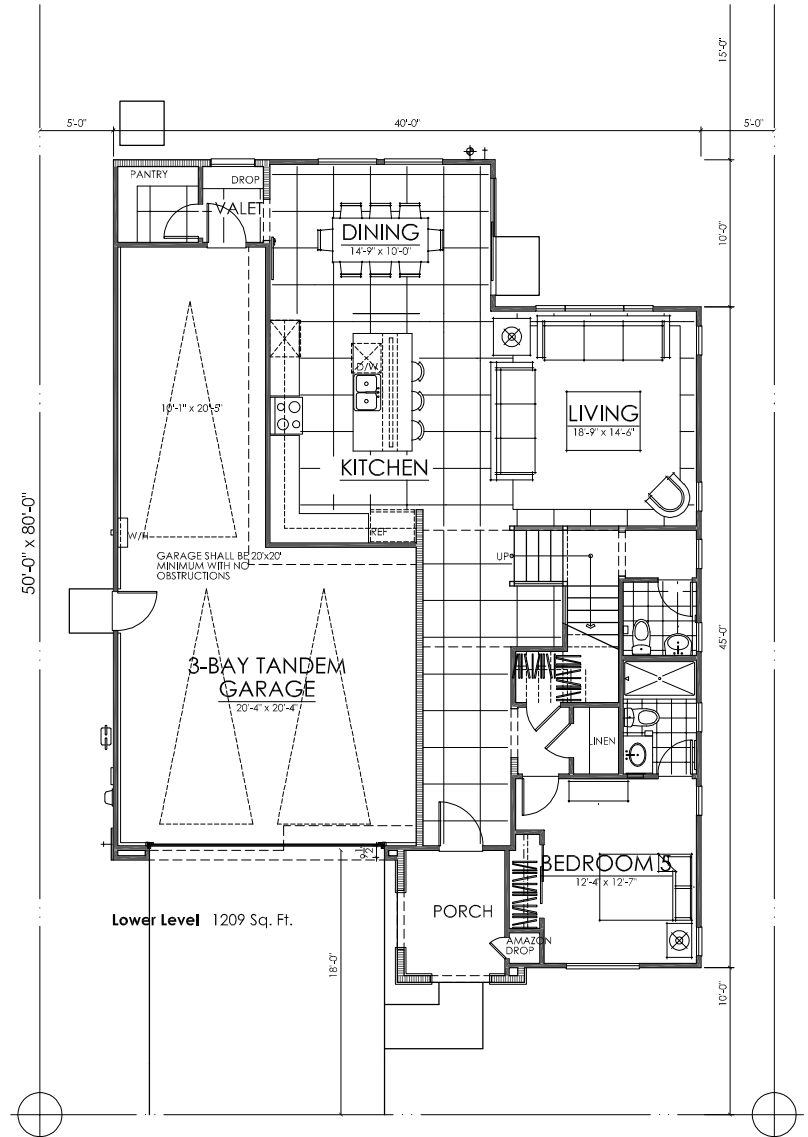
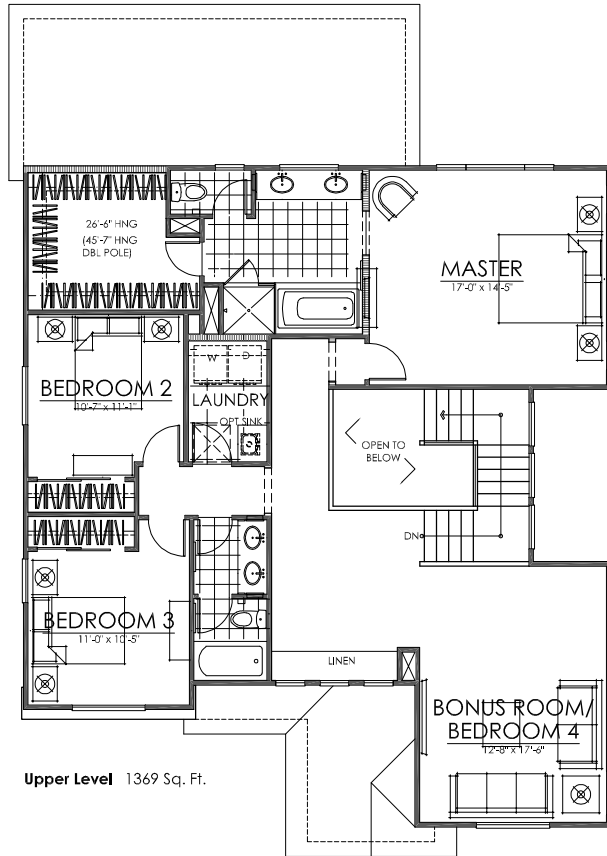


A-38  
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PLAN 3  
4 BEDROOM | 4 BATH  
3 CAR GARAGE  
2578 SQ. FT.

PLAN 3 | Floor Plan 'C'  
**SOMMERS BEND | PA-15 | TRACT 37341-2**

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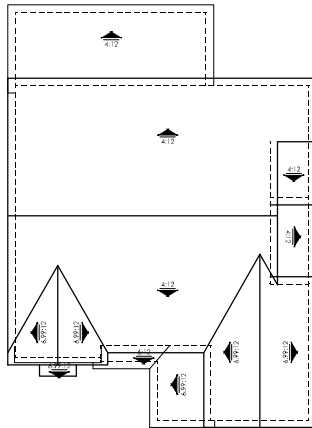
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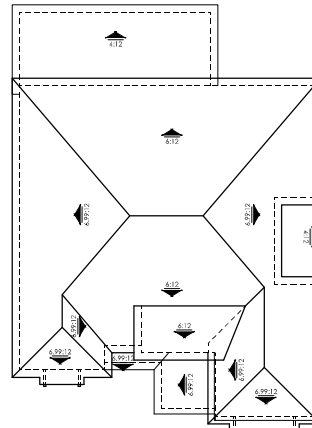
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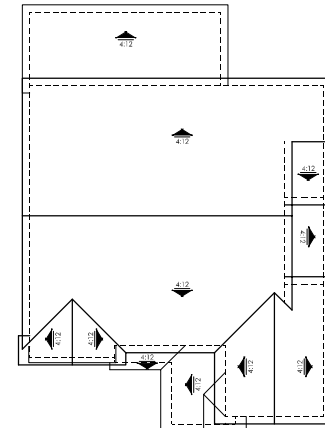
3A | American Farmhouse

Eave 12" | Rake 12"  
Slate Concrete Tile



3B | French Cottage

Eave 12"  
Shake Concrete Tile



3C | Craftsman

Eave 18" | Rake 12"  
Shake Concrete Tile

## PLAN 3 | Roof Plans

**SOMMERS BEND | PA-15 | TRACT 37341-2**

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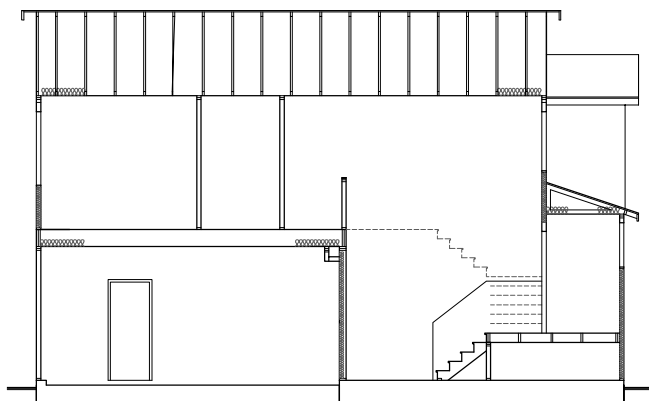
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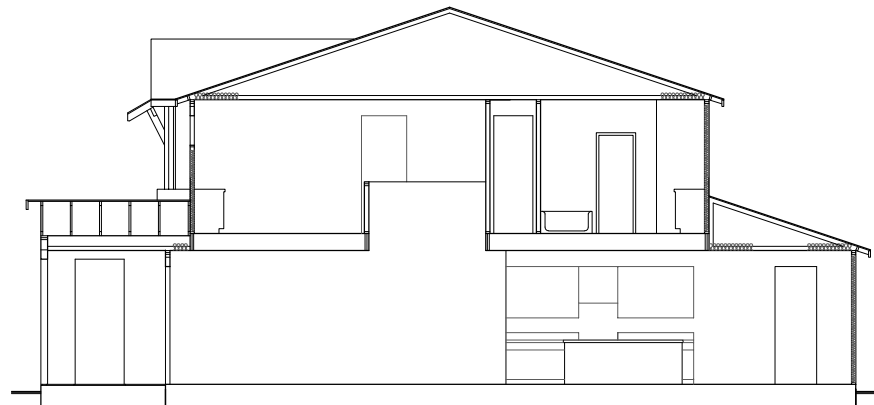
A-40  
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Section I



Section II

# PLAN 3 | SECTIONS

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A-41

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- CONCRETE FLAT ROOF TILE
- STUCCO
- BOARD & BATT
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- GARAGE DOOR W/ GLASS AT TOP PANEL
- STYLE SPECIFIC EXTERIOR LIGHTING

## SCHEME 4 OF 20 W ELECTIONS ONLY, AMERICAN FARMHOUSE

| Material                                                                                | Color                    | Manufacturer |
|-----------------------------------------------------------------------------------------|--------------------------|--------------|
| Roofing<br>Extruded Polystyrene                                                         | 504 H827<br>Socorex Duro | Extrud       |
| Vinyl Windows (Exterior Siding)                                                         | tan                      | Omega        |
| Curtains & Drapery (Exterior Siding)                                                    | TBD                      | TBD          |
| Flashing (Exterior Siding)                                                              | Orange                   | Omega        |
| Siding Sides (Exterior Siding)<br>Exterior Siding<br>Exterior Siding<br>Exterior Siding | PTG 14-21<br>Hemlock     | PPG          |
| Trim Siding (Exterior Siding)<br>Exterior Siding<br>Exterior Siding                     | PPG 1022-6<br>Coral Cove | PPG          |
| Accent Siding (Exterior Siding)<br>Exterior Siding<br>Exterior Siding                   | PPG 1302-6<br>Coral Cove | PPG          |
| Garage Door (Exterior Siding)                                                           | White Garage Door Color  | TBD          |

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Optional Outdoor Room Rear



Optional Outdoor Room Right Side



Optional Outdoor Room Rear



Optional Deck Right Side

## PLAN 3A Options | American Farmhouse Exterior Elevations

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A-44

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01-29-21

- CONCRETE FLAT ROOF TILE
- STUCCO
- STUCCO OVER FOAM TRIM
- GARAGE DOOR W/ DECORATIVE PANEL
- STYLE SPECIFIC EXTERIOR LIGHTING
- BRICK VENEER
- VERTICAL SIDING ACCENTS
- WOOD POSTS

## B' ELEVATIONS ONLY, FRENCH COTTAGE

| Material                                                   | Color                                                | Manufacturer                |
|------------------------------------------------------------|------------------------------------------------------|-----------------------------|
| <b>Roofing</b><br>Concrete Shingles                        | Grey                                                 | Dakota                      |
| <b>Wall Board</b><br>Vinyl Siding (Factory Finish)         | White                                                | Continental Shingles        |
| <b>Wood Windows</b> (Factory Finish)                       | Dark Grey                                            | Green Glazed                |
| <b>Roofs &amp; Downspouts</b> (Factory Finish)             | Grey                                                 | TSD                         |
| <b>Brick</b> (factory of choice)                           | Light Grey Painted Brick<br>Black Brick<br>Red Brick | Concrete Mason - PPG Paints |
| <b>Mortar</b> of Brick                                     | White<br>White-Gray                                  | None                        |
| <b>Stucco</b> (70/20 paint finish)                         | 1/4" GED                                             | Orange                      |
| <b>Trim Color</b><br>Vinyl Siding<br>Trim<br>Vinyl Siding  | PPG 10054<br>Gray By Mo<br>White                     | PPG                         |
| <b>Acousti-C44</b> (optional)<br>Sound Damp<br>Electronics | PPG 15-21<br>French Teal                             |                             |
| <b>Garage Door</b> (Manufacturer's choice)                 | White<br>Sage Green<br>Teal                          | TSD                         |

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A-45

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NOTE: QUANTIFY FOOT-PILE IMPACT, BASED ON AN INDICATION OF THE REFLECTION



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Optional Outdoor Room Rear



Optional Outdoor Room Right Side



Optional Outdoor Room Rear



Optional Deck Right Side

## PLAN 3B Options | French Cottage Exterior Elevations

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A-46

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Rear

PLAN 3B | French Cottage Enhanced Exterior Elevations at Rear Lots

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A-47

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- CONCRETE FLAT ROOF TILE
- STUCCO
- VERTICAL SIDING
- STUCCO OVER FOAM TRIM
- WOOD TRIM
- WOOD OUTLOOKERS
- GARAGE DOOR W/ DECORATIVE PANEL
- COVERED PORCH W/ STONE COLUMNS
- STYLE SPECIFIC EXTERIOR LIGHTING
- STONE VENER

## SCHEME 14 OF 20 'C' ELEVATIONS ONLY, CRAFTSMAN

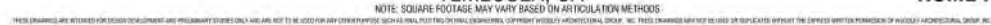
| Rating:                              | Material:          | Color:        | Manufacturer:  |
|--------------------------------------|--------------------|---------------|----------------|
| Good (8.0 to 8.9)                    | Cast Polypropylene | Black or Blue | PPG            |
| Good                                 | End Grain Plywood  | White         | PPG            |
| Satisfactory & Adequate (7.0 to 7.9) | Paint              | White         | PPG            |
| Manufactured Steel (7.0 - 7.9)       | Galvanized         |               | Coatings Steel |
| End Cap (6.0 to 6.9) - PAPER         | Cardboard          | Black         | PPG, Borden    |
| End Cap (6.0 to 6.9) - PAPER         | Cardboard          | Black         | PPG            |
| End Cap (6.0 to 6.9) - PAPER         | Cardboard          | Black         | PPG            |
| Master or Gun                        | Light Gun Metal    |               | QCS            |
| Steel (7.0 to 7.9) - Steel           | AST                |               | Drumco         |
| Ising Clay #1 (6.0 to 6.9)           | PPG 102-1          |               | PPG            |
| Ising Clay #2 (6.0 to 6.9)           | PPG 102-2          |               | PPG            |
| Ising Clay #3 (6.0 to 6.9)           | PPG 102-3          |               | PPG            |
| Ising Clay #4 (6.0 to 6.9)           | PPG 102-4          |               | PPG            |
| Ising Clay #5 (6.0 to 6.9)           | PPG 102-5          |               | PPG            |
| Ising Clay #6 (6.0 to 6.9)           | PPG 102-6          |               | PPG            |
| Ising Clay #7 (6.0 to 6.9)           | PPG 102-7          |               | PPG            |
| Ising Clay #8 (6.0 to 6.9)           | PPG 102-8          |               | PPG            |
| Ising Clay #9 (6.0 to 6.9)           | PPG 102-9          |               | PPG            |
| Ising Clay #10 (6.0 to 6.9)          | PPG 102-10         |               | PPG            |
| Ising Clay #11 (6.0 to 6.9)          | PPG 102-11         |               | PPG            |
| Ising Clay #12 (6.0 to 6.9)          | PPG 102-12         |               | PPG            |
| Ising Clay #13 (6.0 to 6.9)          | PPG 102-13         |               | PPG            |
| Ising Clay #14 (6.0 to 6.9)          | PPG 102-14         |               | PPG            |
| Ising Clay #15 (6.0 to 6.9)          | PPG 102-15         |               | PPG            |
| Ising Clay #16 (6.0 to 6.9)          | PPG 102-16         |               | PPG            |
| Ising Clay #17 (6.0 to 6.9)          | PPG 102-17         |               | PPG            |
| Ising Clay #18 (6.0 to 6.9)          | PPG 102-18         |               | PPG            |
| Ising Clay #19 (6.0 to 6.9)          | PPG 102-19         |               | PPG            |
| Ising Clay #20 (6.0 to 6.9)          | PPG 102-20         |               | PPG            |
| Ising Clay #21 (6.0 to 6.9)          | PPG 102-21         |               | PPG            |
| Ising Clay #22 (6.0 to 6.9)          | PPG 102-22         |               | PPG            |
| Ising Clay #23 (6.0 to 6.9)          | PPG 102-23         |               | PPG            |
| Ising Clay #24 (6.0 to 6.9)          | PPG 102-24         |               | PPG            |
| Ising Clay #25 (6.0 to 6.9)          | PPG 102-25         |               | PPG            |
| Ising Clay #26 (6.0 to 6.9)          | PPG 102-26         |               | PPG            |
| Ising Clay #27 (6.0 to 6.9)          | PPG 102-27         |               | PPG            |
| Ising Clay #28 (6.0 to 6.9)          | PPG 102-28         |               | PPG            |
| Ising Clay #29 (6.0 to 6.9)          | PPG 102-29         |               | PPG            |
| Ising Clay #30 (6.0 to 6.9)          | PPG 102-30         |               | PPG            |
| Ising Clay #31 (6.0 to 6.9)          | PPG 102-31         |               | PPG            |
| Ising Clay #32 (6.0 to 6.9)          | PPG 102-32         |               | PPG            |
| Ising Clay #33 (6.0 to 6.9)          | PPG 102-33         |               | PPG            |
| Ising Clay #34 (6.0 to 6.9)          | PPG 102-34         |               | PPG            |
| Ising Clay #35 (6.0 to 6.9)          | PPG 102-35         |               | PPG            |
| Ising Clay #36 (6.0 to 6.9)          | PPG 102-36         |               | PPG            |
| Ising Clay #37 (6.0 to 6.9)          | PPG 102-37         |               | PPG            |
| Ising Clay #38 (6.0 to 6.9)          | PPG 102-38         |               | PPG            |
| Ising Clay #39 (6.0 to 6.9)          | PPG 102-39         |               | PPG            |
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| Ising Clay #46 (6.0 to 6.9)          | PPG 102-46         |               | PPG            |
| Ising Clay #47 (6.0 to 6.9)          | PPG 102-47         |               | PPG            |
| Ising Clay #48 (6.0 to 6.9)          | PPG 102-48         |               | PPG            |
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| Ising Clay #54 (6.0 to 6.9)          | PPG 102-54         |               | PPG            |
| Ising Clay #55 (6.0 to 6.9)          | PPG 102-55         |               | PPG            |
| Ising Clay #56 (6.0 to 6.9)          | PPG 102-56         |               | PPG            |
| Ising Clay #57 (6.0 to 6.9)          | PPG 102-57         |               | PPG            |
| Ising Clay #58 (6.0 to 6.9)          | PPG 102-58         |               | PPG            |
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| Ising Clay #60 (6.0 to 6.9)          | PPG 102-60         |               | PPG            |
| Ising Clay #61 (6.0 to 6.9)          | PPG 102-61         |               | PPG            |
| Ising Clay #62 (6.0 to 6.9)          | PPG 102-62         |               | PPG            |
| Ising Clay #63 (6.0 to 6.9)          | PPG 102-63         |               | PPG            |
| Ising Clay #64 (6.0 to 6.9)          | PPG 102-64         |               | PPG            |
| Ising Clay #65 (6.0 to 6.9)          | PPG 102-65         |               | PPG            |



## A-48

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Optional Outdoor Room Rear



Optional Outdoor Room Right Side



Optional Outdoor Room Rear



Optional Deck Right Side

## PLAN 3C Options | Craftsman Exterior Elevations

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A-49

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### AMERICAN FARMHOUSE 'A'

1. 6:99:12 roof pitch
2. Front to back main gable roof
3. 12" overhangs
4. Smooth flat concrete tiles
5. Light to medium sand finish stucco
6. Vertical multi-paned windows
7. White-vinyl wrap aluminum windows
8. Side elevation gable form
9. Main gable roof with one large intersecting gable roof
10. Vertical siding accents
11. Build up header trims at front windows
12. 2 x 4 wood window and door trim
13. Porches with simple wood columns
14. Garage door patterns complimentary to style with windows at top panel
15. One body color and two accents colors
16. Corbels



PLAN 1/1X | AMERICAN FARMHOUSE



PLAN 2 | AMERICAN FARMHOUSE



PLAN 3 | AMERICAN FARMHOUSE

### FRENCH COTTAGE 'B'

1. Rectangular plan from massing with one offset entry
2. Main roof hip only
3. 6:99:12 roof pitch
4. Architectural wood elements
5. Light to medium sand finish or light face finish stucco
6. Vertical shaped mullions
7. Smooth flat concrete tiles
8. Simple wood 2x trim at front elevation and at high visibility areas
9. White vinyl wrap aluminum windows
10. Stucco over foam window and door trim
11. Brick Accents
12. Garage door patterns to compliment style, optional windows at top panel per homeowner selection
13. One body color with one color accent on front door
14. Metal roof
15. Kickers



PLAN 1/1X | FRENCH COTTAGE



PLAN 2 | FRENCH COTTAGE



PLAN 3 | FRENCH COTTAGE

### CRAFTSMAN 'C'

1. Simple 2 story boxed massing
2. 4:12 roof pitch
3. 18" overhangs at front elevation
4. Texture flat concrete tiles
5. Basic gable roof side to side or front facing gable roof forms
6. Light to medium sand finish stucco finish
7. Vertical siding accents
8. Stone veneer
9. Varied plan shapes
10. Vertical shaped mullioned windows
11. White vinyl wrap aluminum windows
12. Shaped wood header trim at windows and doors
13. Simple knee braces or outlookers
14. One body color with two accent colors
15. Decorative beams
16. Garage door patterns to compliment style, optional windows at top panel per homeowner selection
17. Corbels



PLAN 1/1X | CRAFTSMAN



PLAN 2 | CRAFTSMAN



PLAN 3 | CRAFTSMAN

## STYLE GUIDE

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A-50

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TREE SCHEDULE

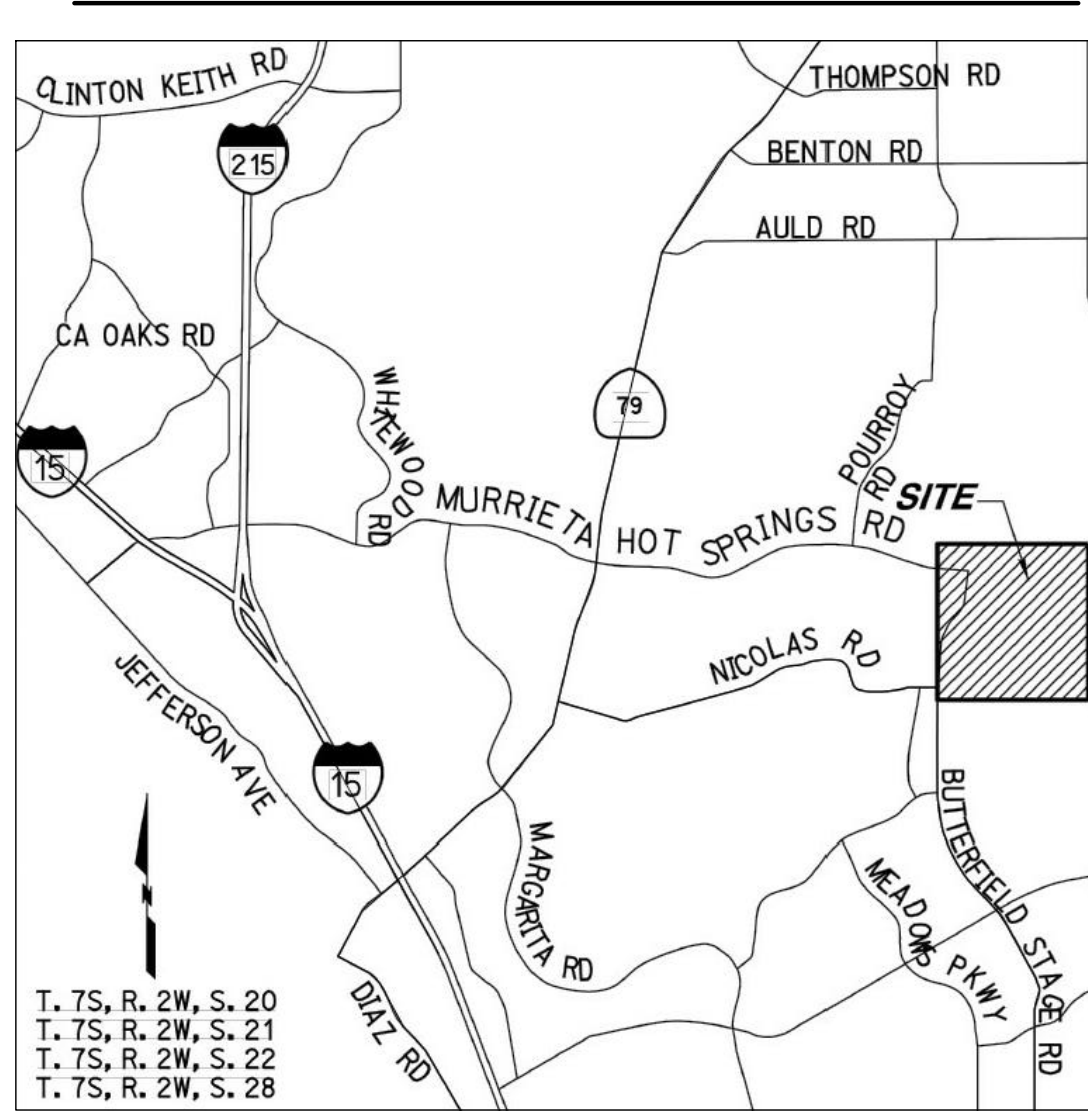
| SCIENTIFIC NAME                            | COMMON NAME         | QUANTITY | SIZE    | SPACING  | REMARKS                   |
|--------------------------------------------|---------------------|----------|---------|----------|---------------------------|
| ARBUTUS 'MARINA' - MULTI TRUNK             | MARINA ARBUTUS      | -        | 36" BOX | PER PLAN | MULTI-TRUNK               |
| CERCIS OCCIDENTALIS                        | WESTERN REDBUD      | -        | 15 GAL. | PER PLAN | MULTI-TRUNK               |
| LAURUS NOBILIS 'SARATOGA'                  | SWEET BAY           | -        | 24" BOX | PER PLAN | SINGLE TRUNK, FULL CANOPY |
| GEIJERA PARVIFLORA                         | AUSTRALIAN WILLOW   | -        | 24" BOX | PER PLAN |                           |
| HETEROMELES ARBUTIFOLIA                    | TOYON               | -        | 15 GAL. | PER PLAN | MULTI-TRUNK               |
| OLEA EUROPAEA 'SWAN HILL'                  | FRUITLESS OLIVE     | -        | 24" BOX | PER PLAN | STANDARD FORM             |
| PISTACHIA CHINENSIS                        | CHINESE PISTACHE    | -        | 24" BOX | PER PLAN |                           |
| PLATANUS RACEMOSA                          | CALIFORNIA SYCAMORE | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
| QUERCUS AGRIFOLIA                          | COAST LIVE OAK      | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
| QUERCUS ENGLEMANII                         | ENGELMANN OAK       | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
| QUERCUS ILEX                               | HOLLY OAK           | -        | 24" BOX | PER PLAN |                           |
| RHUS LANCEA                                | AFRICAN SUMAC       | -        | 24" BOX | PER PLAN |                           |
| RHUS OVATA                                 | SUGAR BUSH          | -        | 15 GAL. | PER PLAN |                           |
| SAMBUCUS MEXICANA (S. NIGRA SPP. CAERULEA) | BLUE ELDERBERRY     | -        | 15 GAL. | PER PLAN |                           |

OPTIONAL ALTERNATIVE TREE SPECIES (TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS)

|                                   |                            |   |         |          |             |
|-----------------------------------|----------------------------|---|---------|----------|-------------|
| CERCIS OCCIDENTALIS               | WESTERN REDBUD             | - | 24" BOX | PER PLAN | MULTI-TRUNK |
| CHILOPSIS LINEARIS 'WARREN JONES' | WARREN JONES DESERT WILLOW | - | 24" BOX | PER PLAN |             |
| GEIJERA PARVIFLORA                | AUSTRALIAN WILLOW          | - | 24" BOX | PER PLAN |             |
| ULMUS PARVIFOLIA 'TRUE GREEN'     | CHINESE EVERGREEN ELM      | - | 24" BOX | PER PLAN |             |

NOTE: PLANT PALETTE IS NOT ALL INCLUSIVE. ADDITIONAL PLANTS MAY BE UTILIZED DURING CONSTRUCTION DOCUMENTS IF APPROVED BY THE PLANNING DEPARTMENT.

VICINITY MAP



PLANTING NOTES

- SLOPES FIVE FEET OR GREATER IN VERTICAL HEIGHT AND GREATER THAN OR EQUAL TO 3:1 WILL BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER OR HYDROSEED MIX, ONE 15 GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPES IN EXCESS OF EIGHT IN VERTICAL HEIGHT AND GREATER OR EQUAL TO 3:1 WILL ALSO BE PROVIDED WITH ONE 24" BOX OF LARGER TREE PER 1,000 SQUARE FEET OF SLOPE IN ADDITION TO THE ABOVE REQUIREMENTS (UNLESS PROHIBITED BY FUEL MODIFICATION REQUIREMENTS). TREES SHOULD BE LOCATED TO PRESERVE VIEWS AND TO PROVIDE NATURALIZED GROUPINGS. SLOPES THAT ARE GREATER THAN 3:1 MAY REQUIRE ADDITIONAL NETTING TO STABILIZE THE SOIL AND PREVENT SOIL EROSION.
- CONTRACTOR SHALL PROVIDE A 3" LAYER OF "EVERBLOOM MULCH" MANUFACTURED BY AGRI-SERVICE, INC. OR APPROVED EQUAL FOR ALL NEW PLANTING AREAS.
- CONTRACTOR SHALL MODIFY THE TYPICAL LAYOUT FOR EACH FLOOR PLAN BASED ON THE UNIQUE CONDITIONS OF EACH LOT'S SIZE AND SHAPE.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- CITY OF TEMECULA REQUIRED FIELD OBSERVATION: A MINIMUM OF THREE INSPECTIONS WILL BE REQUIRED PER CONSTRUCTION PHASING. THE FIRST IS AN IRRIGATION INSPECTION TO VERIFY PIPE DEPTHS AND IRRIGATION MATERIAL CONFORMANCE. THE SECOND IS A LANDSCAPE INSPECTION TO VERIFY IRRIGATION COVERAGE AND OPERATION, AND TO VERIFY THAT ALL PLANTINGS HAVE BEEN INSTALLED CONSISTENT WITH THE APPROVED CONSTRUCTION PLANS. THE THIRD IS A FINAL INSPECTION ONCE MULCH HAS BEEN LAID AND ALL PLANT MATERIAL AND IRRIGATION SYSTEMS ARE IN PLACE. CONTACT THE PLANNING DEPARTMENT TO SCHEDULE REQUIRED LANDSCAPE INSPECTIONS.

IRRIGATION METHOD

IRRIGATION WILL BE DESIGNED USING INLINE DRIP TUBING ALONG PAVEMENT AREAS AND AREAS NARROWER THAN 8' WIDE. MP ROTATORS WILL BE USED IN AREAS GREATER THAN 8' WIDE. IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC 'SMART CONTROLLER'.

NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF A NON-PERMEABLE SURFACE

A RAIN SENSOR IS PROVIDED FOR EACH IRRIGATION CONTROLLER IN AN OPEN LOCATION EXPOSED TO SUN AND RAIN.



PROJECT DATA TABLE

|                                                                                                        |             |
|--------------------------------------------------------------------------------------------------------|-------------|
| TOTAL NET PROJECT ACREAGE                                                                              | 9.3 ACRES   |
| TOTAL SINGLE FAMILY UNITS                                                                              | 45 UNITS    |
| HOA MAINTAINED LANDSCAPE AREA (MASTER & ALL AGES)                                                      | 50,267 S.F. |
| PRIVATE HOMEOWNER MAINTAINED LANDSCAPED SLOPES                                                         | 23,400 S.F. |
| TOTAL SQUARE FOOTAGE OF HOA MAINTAINED LANDSCAPE AREA & PRIVATE HOMEOWNER MAINTAINED LANDSCAPED SLOPES | 73,667 S.F. |

LEGEND

|              |                                                             |             |
|--------------|-------------------------------------------------------------|-------------|
|              | SINGLE FAMILY UNITS                                         | 45 UNITS    |
| SLOPE VARIES | ALL AGES HOA MAINTAINED LANDSCAPE AREA                      | 38,946 S.F. |
| SLOPE VARIES | ALL AGES HOA MAINTAINED FUEL MODIFICATION ZONE 1            |             |
| SLOPE VARIES | MASTER HOA MAINTAINED FUEL MODIFICATION ZONE 2 (NATIVE OS)  | 11,321 S.F. |
| SLOPE VARIES | PRIVATE HOMEOWNER MAINT. SIDE YARD PARKWAY LANDSCAPE AREA   | 1,279 S.F.  |
| SLOPE VARIES | PRIVATE HOMEOWNER MAINT. FRONT YARD LANDSCAPE AREA          | 39,975 S.F. |
| 2:1 SLOPE    | PRIVATE HOMEOWNER MAINT. SLOPE AND SIDE YARD LANDSCAPE AREA | 23,400 S.F. |

FOR PLANT SCHEDULE, SEE SHEET L-2.0

WALL LEGEND

|     |                                                                                                                                                                |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| --- | NEIGHBORHOOD WALL AND PLASTERS<br>REFER TO WALL AND FENCE EXHIBIT PREPARED BY SMP<br>STRUCTURAL DETAILS BY ANGELUS BLOCK COMPANY, INC<br>SEE DETAIL C-01, L3.0 |
| --- | TYPICAL SIDE YARD PRIVACY FENCE:<br>REFER TO WALL AND FENCE EXHIBIT PREPARED BY SMP<br>SEE DETAIL C-02, L3.0                                                   |
| --- | PROJECT HABITAT FENCING AND GATES<br>REFER TO WALL AND FENCE EXHIBIT PREPARED BY SMP<br>STRUCTURAL DETAILS PER MANUFACTURER<br>SEE DETAIL C-03, L3.0           |
| --- | RETAINING WALL<br>REFER TO CIVIL PLAN                                                                                                                          |
| --- | SIDE YARD GATE<br>REFER TO WALL AND FENCE EXHIBIT PREPARED BY SMP<br>SEE DETAIL C-04, L3.0                                                                     |

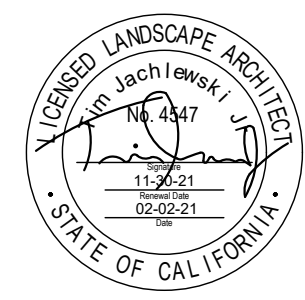
CONCEPTUAL-TYPICAL PRIVATELY OWNED SLOPE PLAN  
TRACT # 37341-2  
WOODSIDE HOMES - PA20-1454 (PA15)

|          |                               |
|----------|-------------------------------|
| 12/19/20 | DEVELOPMENT PLAN SUBMITTAL #1 |
| 02/02/21 | DEVELOPMENT PLAN SUBMITTAL #2 |
| DATE     | REVISIONS                     |



OWNER/DEVELOPER

WOODSIDE HOMES  
11870 PIERCE STREET, SUITE 250  
RIVERSIDE, CA 92505



2907 Shelter Island Drive #105-417  
San Diego, CA 92106 619-795-7603  
www.insitearch.com

CONCEPTUAL  
LANDSCAPE PLAN

PA15

SHEET

L-1.0

APN 964661001 TO 964661010 AND 964660001 TO 964660035

PA20-1454 PA15

DEVELOPMENT PLANS SUBMITTAL #2  
PRINT DATE: 02-02-21

PLANT SCHEDULE

|  | SIDE YARD<br>PRIVATE<br>PARKWAYS | TYPICAL<br>FRONT YARD | PRIVATE<br>SLOPE OVER<br>3' IN HEIGHT | SCIENTIFIC NAME                          | COMMON NAME                  | QUANTITY | SIZE    |
|--|----------------------------------|-----------------------|---------------------------------------|------------------------------------------|------------------------------|----------|---------|
|  |                                  |                       |                                       | SHRUBS                                   |                              |          |         |
|  |                                  |                       |                                       | AGAVE SPP.                               | AGAVE                        | -        | 15 GAL. |
|  |                                  |                       |                                       | ARCTOSTAPHYLOS 'SUNSET'                  | SUNSET MANZANITA             | -        | 1 GAL.  |
|  |                                  |                       |                                       | ARISTIDA PURPUREA                        | PURPLE THREE AWN             | -        | 1 GAL.  |
|  |                                  |                       |                                       | BACCHARIS STARN 'THOMPSON'               | THOMPSON BACCHARIS           | -        | 1 GAL.  |
|  |                                  |                       |                                       | BOUTELOUA GRACILIS 'BLOND AMBITION'      | BLOND AMBITION BLUE GRAMA    | -        | 1 GAL.  |
|  |                                  |                       |                                       | BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'    | GREEN BEAUTY BOXWOOD         | -        | 5 GAL.  |
|  |                                  |                       |                                       | CALLIANDRA CALIFORNICA                   | BAJA FAIRY DUSTER            | -        | 5 GAL.  |
|  |                                  |                       |                                       | CALLIANDRA ERIOPHYLLA                    | FAIRY DUSTER                 | -        | 5 GAL.  |
|  |                                  |                       |                                       | CALLISTEMON VIMINALIS 'LITTLE JOHN'      | LITTLE JOHN BOTTLEBRUSH      | -        | 5 GAL.  |
|  |                                  |                       |                                       | CAREX DIVULSA                            | BERKELEY SEDGE               | -        | 1 GAL.  |
|  |                                  |                       |                                       | CEANOTHUS 'CONCHA'                       | WILD LILAC                   | -        | 5 GAL.  |
|  |                                  |                       |                                       | CISTUS X PURPUREUS                       | ORCHID ROCKROSE              | -        | 5 GAL.  |
|  |                                  |                       |                                       | CISTUS SKANBERGII                        | PINK ROCKROSE                | -        | 5 GAL.  |
|  |                                  |                       |                                       | CONVOLVULUS CNEORUM                      | BUSH MORNING GLORY           | -        | 1 GAL.  |
|  |                                  |                       |                                       | CUPRESSUS SEMPERVIRENS 'TINY TOWER'      | TINY TOWERS CYPRESS          | -        | 15 GAL. |
|  |                                  |                       |                                       | DASYLIRION LONGISSIMA                    | MEXICAN GRASS TREE           | -        | 15 GAL. |
|  |                                  |                       |                                       | DASYLIRION WHEELERI                      | DESERT SPOON                 | -        | 15 GAL. |
|  |                                  |                       |                                       | DIANELLA REVOLUTA 'LITTLE REV'           | LITTLE REV FLAX LILY         | -        | 5 GAL.  |
|  |                                  |                       |                                       | ECHIUM CANDICANS (FASTUOSUM)             | PRIDE OF MADEIRA             | -        | 5 GAL.  |
|  |                                  |                       |                                       | ELAEAGNUS PUNGENS                        | SILVERBERRY                  | -        | 5 GAL.  |
|  |                                  |                       |                                       | EREMOPHILA HYGROPHANA 'BLUE BELLS'       | BLUE BELLS EMU BUSH          | -        | 5 GAL.  |
|  |                                  |                       |                                       | EREMOPHILA MACULATA 'VALENTINE'          | VALENTINE EMU BUSH           | -        | 1 GAL.  |
|  |                                  |                       |                                       | FESTUCA 'SISKIYOU BLUE'                  | SISKIYOU BLUE FESCUE         | -        | 1 GAL.  |
|  |                                  |                       |                                       | GALVEZIA SPECIOSA 'FIRECRACKER'          | ISLAND BUSH SNAPDRAGON       | -        | 5 GAL.  |
|  |                                  |                       |                                       | GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' | WHITE GUARA                  | -        | 1 GAL.  |
|  |                                  |                       |                                       | GREVILLEA LANIGERA 'MT. TAMBORITHA'      | WOLLY GREVILLEA              | -        | 5 GAL.  |
|  |                                  |                       |                                       | GREVILLEA 'NOELLI'                       | GREVILLEA                    | -        | 5 GAL.  |
|  |                                  |                       |                                       | HESPERALOE PARVIFLORA                    | RED YUCCA                    | -        | 5 GAL.  |
|  |                                  |                       |                                       | HETEROMELES ARBUTIFOLIA                  | TOYON, CHRISTMAS BERRY       | -        | 5 GAL.  |
|  |                                  |                       |                                       | ILEX VOMITORIA 'STOKES DWARF'            | STOKES DWARF YAUPON          | -        | 5 GAL.  |
|  |                                  |                       |                                       | LANTANA 'NEW GOLD'                       | NEW GOLD LANTANA             | -        | 1 GAL.  |
|  |                                  |                       |                                       | LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'        | ENGLISH LAVENDER             | -        | 1 GAL.  |
|  |                                  |                       |                                       | LAVANDULA 'GOODWIN CREEK GREY'           | GOODWIN CREEK LAVENDER       | -        | 1 GAL.  |
|  |                                  |                       |                                       | LEUCOPHYLLUM FRUTESCENS                  | TEXAS RANGER                 | -        | 5 GAL.  |
|  |                                  |                       |                                       | LEYMUS CONDENSATUS 'CANYON PRINCE'       | BLUE LYME GRASS              | -        | 1 GAL.  |
|  |                                  |                       |                                       | LIGUSTRUM JAPONICUM 'TEXANUM'            | JAPANESE PRIVET              | -        | 5 GAL.  |
|  |                                  |                       |                                       | LOMANDRA LONGIFOLIA 'BREEZE'             | 'BREEZE' DWARF MAT RUSH      | -        | 1 GAL.  |
|  |                                  |                       |                                       | LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'    | VARIEGATED DWARF MAT RUSH    | -        | 1 GAL.  |
|  |                                  |                       |                                       | MAHONIA AQUIFOLIUM 'REPENS'              | CREEPING BARBERRY            | -        | 5 GAL.  |
|  |                                  |                       |                                       | MUHLENBERGIA CAPILLARIS 'REGAL MIST'     | REGAL MIST MUHLENBERGIA      | -        | 1 GAL.  |
|  |                                  |                       |                                       | MUHLENBERGIA DUBIA                       | PINE MUHLY                   | -        | 1 GAL.  |
|  |                                  |                       |                                       | MUHLENBERGIA RIGENS                      | DEER GRASS                   | -        | 1 GAL.  |
|  |                                  |                       |                                       | MYRTUS COMMUNIS                          | MYRTLE                       | -        | 5 GAL.  |
|  |                                  |                       |                                       | PODOCARPUS GRACILIOR TRELLISED ESPALIER  | FERN PINE TRELLISED ESPALIER | -        | 15 GAL. |
|  |                                  |                       |                                       | PODOCARPUS MACROPHYLLUS 'MAKI'           | YEW PINE                     | -        | 15 GAL. |
|  |                                  |                       |                                       | RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'    | COFFEEBERRY                  | -        | 5 GAL.  |
|  |                                  |                       |                                       | RHAPHIOLEPIS UMBELLATA 'MINOR'           | YEDDO HAWTHORN               | -        | 5 GAL.  |
|  |                                  |                       |                                       | RHUS INTEGRIFOLIA                        | LEMONADE BERRY               | -        | 1 GAL.  |
|  |                                  |                       |                                       | ROSA 'ICEBERG'                           | WHITE ICEBERG ROSE           | -        | 5 GAL.  |
|  |                                  |                       |                                       | ROSMARINUS OFFICINALIS 'BLUE SPIRES'     | BLUE SPIRES ROSEMARY         | -        | 5 GAL.  |
|  |                                  |                       |                                       | SALVIA GREGGII 'FURMANS RED'             | AUTUMN SAGE                  | -        | 1 GAL.  |
|  |                                  |                       |                                       | SALVIA LEUCANTHA                         | MEXICAN BUSH SAGE            | -        | 5 GAL.  |
|  |                                  |                       |                                       | SALVIA CLEVELANDII 'POZO BLUE'           | CLEVELAND SAGE               | -        | 1 GAL.  |
|  |                                  |                       |                                       | SANTOLINA CHAMAECYPARISSUS               | LAVENDER COTTON              | -        | 1 GAL.  |

PLANT SCHEDULE, CONTINUED

|  | SIDE YARD<br>PRIVATE<br>PARKWAYS | TYPICAL<br>FRONT YARD | PRIVATE<br>SLOPE OVER<br>3' IN HEIGHT | SCIENTIFIC NAME                         | COMMON NAME                | QUANTITY | SIZE    |
|--|----------------------------------|-----------------------|---------------------------------------|-----------------------------------------|----------------------------|----------|---------|
|  |                                  |                       |                                       | SENNA ARTEMISIOIDES                     | FEATHERY CASSIA            | -        | 5 GAL.  |
|  |                                  |                       |                                       | TEUCRIUM COSSONII                       | GERMANDER                  | -        | 4" POTS |
|  |                                  |                       |                                       | TEUCRIUM CHAMAEDRY'S                    | GERMANDER                  | -        | 1 GAL.  |
|  |                                  |                       |                                       | VERBENA LILACINA 'DE LA MINA'           | CEDROS ISLAND VERBENA      | -        | 5 GAL.  |
|  |                                  |                       |                                       | WESTRINGIA FRUTICOSA                    | COAST ROSEMARY             | -        | 5 GAL.  |
|  |                                  |                       |                                       | GROUNDCOVERS                            |                            |          |         |
|  |                                  |                       |                                       | BACCHARIS PILULARIS 'PIGEON POINT'      | DWARF COYOTE BRUSH         | -        | 1 GAL.  |
|  |                                  |                       |                                       | DYMONDIA MARGARETAE                     | DYMONDIA                   | -        | FLATS   |
|  |                                  |                       |                                       | ROSMARINUS OFF. 'HUNTINGTON CARPET'     | HUNTINGTON CARPET ROSEMARY | -        | 1 GAL.  |
|  |                                  |                       |                                       | SALVIA 'BEE'S BLISS'                    | BEE'S BLISS SAGE           | -        | 1 GAL.  |
|  |                                  |                       |                                       | THYMUS PRAECOX ARCTICUS 'CREEPING PINK' | CREEPING PINK THYME        | -        | FLATS   |
|  |                                  |                       |                                       | THYMUS PRAECOX ARCTICUS 'REITER'S'      | REITER'S CREEPING THYME    | -        | FLATS   |
|  |                                  |                       |                                       | VINES                                   |                            |          |         |
|  |                                  |                       |                                       | FICUS PUMILA                            | CREEPING FIG               | -        | 5 GAL.  |
|  |                                  |                       |                                       | PARTHENOCISSUS TRICUSPIDATA             | BOSTON IVY                 | -        | 5 GAL.  |
|  |                                  |                       |                                       | VITIS CALIFORNIA 'ROGER'S RED'          | CALIFORNIA WILD GRAPE      | -        | 1 GAL.  |

TREE SCHEDULE

|                                                                                                                                          | SCIENTIFIC NAME                            | COMMON NAME                | QUANTITY | SIZE    | SPACING  | REMARKS                   |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------|----------|---------|----------|---------------------------|
|                                                                                                                                          | ARBUTUS 'MARINA' - MULTI TRUNK             | MARINA ARBUTUS             | -        | 36" BOX | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | CERCIS OCCIDENTALIS                        | WESTERN REDBUD             | -        | 15 GAL. | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | LAURUS NOBILIS 'SARATOGA'                  | SWEET BAY                  | -        | 24" BOX | PER PLAN | SINGLE TRUNK, FULL CANOPY |
|                                                                                                                                          | GEJERA PARVIFLORA                          | AUSTRALIAN WILLOW          | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | HETEROMELES ARBUTIFOLIA                    | TOYON                      | -        | 15 GAL. | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | OLEA EUROPAEA 'SWAN HILL'                  | FRUITLESS OLIVE            | -        | 24" BOX | PER PLAN | STANDARD FORM             |
|                                                                                                                                          | PISTACHIA CHINENSIS                        | CHINESE PISTACHE           | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | PLATANUS RACEMOSA                          | CALIFORNIA SYCAMORE        | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | QUERCUS AGRIFOLIA                          | COAST LIVE OAK             | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | QUERCUS ENGLEMANII                         | ENGELMANN OAK              | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | QUERCUS ILEX                               | HOLLY OAK                  | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | RHUS LANCEA                                | AFRICAN SUMAC              | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | RHUS OVATA                                 | SUGAR BUSH                 | -        | 15 GAL. | PER PLAN |                           |
|                                                                                                                                          | SAMBUCUS MEXICANA (S. NIGRA SPP. CAERULEA) | BLUE ELDERBERRY            | -        | 15 GAL. | PER PLAN |                           |
| OPTIONAL ALTERNATIVE TREE SPECIES (TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS)                                                       |                                            |                            |          |         |          |                           |
|                                                                                                                                          | CERCIS OCCIDENTALIS                        | WESTERN REDBUD             | -        | 24" BOX | PER PLAN | MULTI-TRUNK               |
|                                                                                                                                          | CHILOPSIS LINEARIS 'WARREN JONES'          | WARREN JONES DESERT WILLOW | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | GEJERA PARVIFLORA                          | AUSTRALIAN WILLOW          | -        | 24" BOX | PER PLAN |                           |
|                                                                                                                                          | ULMUS PARVIFOLIA 'TRUE GREEN'              | CHINESE EVERGREEN ELM      | -        | 24" BOX | PER PLAN |                           |
| NOTE: PLANT PALETTE IS NOT ALL INCLUSIVE. ADDITIONAL PLANTS MAY BE UTILIZED DURING CONSTRUCTION DOCUMENTS IF APPROVED BY THE PLANNING DE |                                            |                            |          |         |          |                           |

PROJECT DATA TABLE

|                                                                                                        |             |
|--------------------------------------------------------------------------------------------------------|-------------|
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LEGEND

|                                     |                                                             |             |
|-------------------------------------|-------------------------------------------------------------|-------------|
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| 2:1 SLOPE                           | PRIVATE HOMEOWNER MAINT. SLOPE AND SIDE YARD LANDSCAPE AREA | 23,400 S.F. |
| FOR PLANT SCHEDULE, SEE SHEET L-2.0 |                                                             |             |

CONCEPTUAL-TYPICAL PRIVATELY OWNED SLOPE PLAN  
TRACT # 37341-2  
WOODSIDE HOMES - PA20-1454 (PA15)

|          |                               |
|----------|-------------------------------|
| 12/19/20 | DEVELOPMENT PLAN SUBMITTAL #1 |
| 02/02/21 | DEVELOPMENT PLAN SUBMITTAL #2 |
|          |                               |
|          |                               |
|          |                               |
|          |                               |
| DATE     | REVISIONS                     |



WOODSIDE HOMES  
BETTER BY DESIGN

OWNER/DEVELOPER

WOODSIDE HOMES  
11870 PIERCE STREET, SUITE 250  
RIVERSIDE, CA 92505



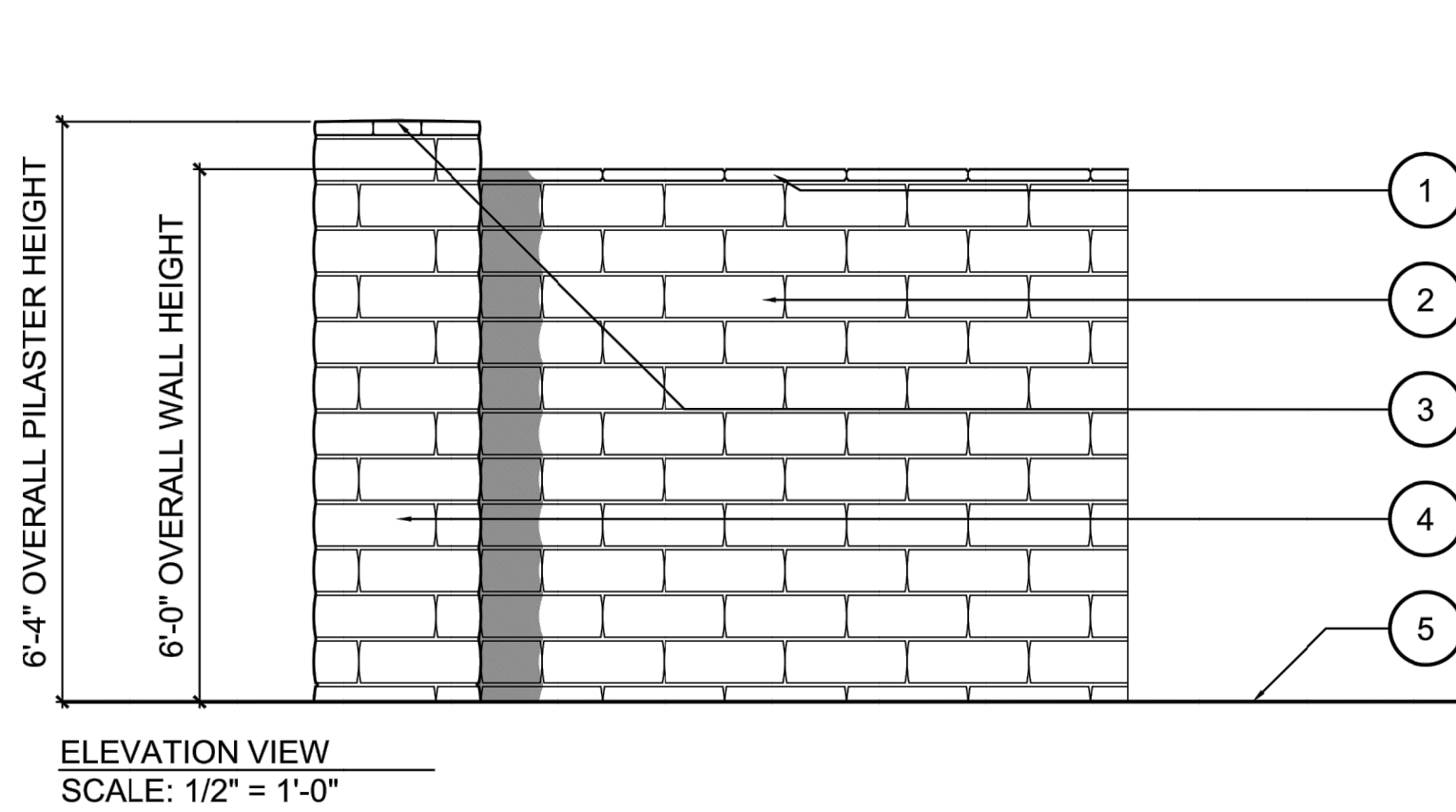
2907 Shelter Island Drive #105-417  
San Diego, CA 92106 619-795-7603  
www.insidelandscape.com

PLANT PALETTE

PA17A

SHEET

L-2.0

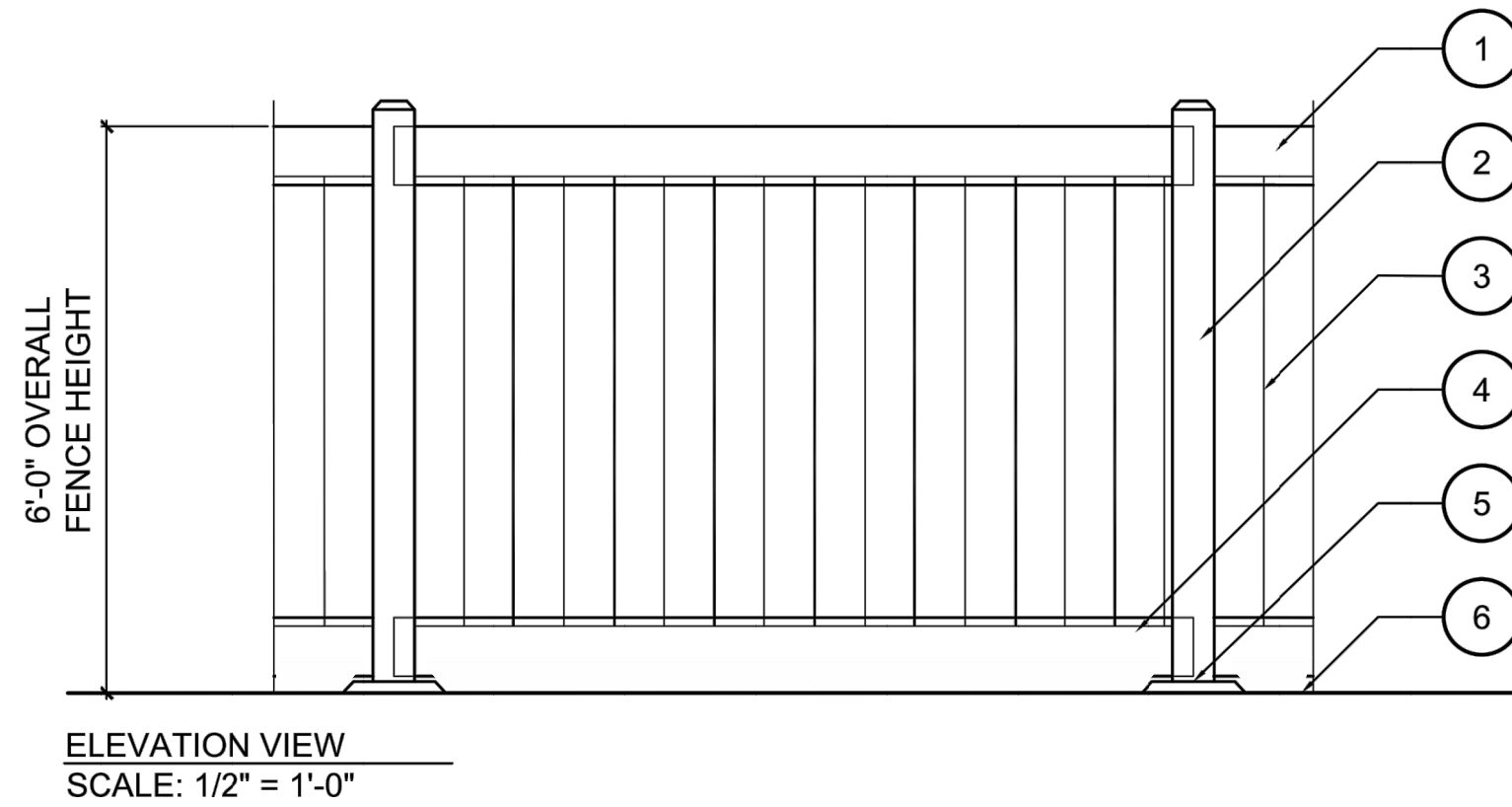


- LEGEND**
1. 6x2x16 COLORED SLUMPSTONE™ FLAT TOP WALL CAP WITH COLORED GROUT JOINTS.
  2. 6x6x16 COLORED SLUMPSTONE™ WALL WITH COLORED GROUT JOINTS.
  3. 24" SQUARE CAP FROM 6x4x8 COLORED SLUMPSTONE™ FLAT TOP PILASTER CAP WITH COLORED GROUT JOINTS.
  4. 22" SQUARE PILASTER FROM 6x6x16 COLORED SLUMPSTONE™ WITH COLORED GROUT JOINTS.
  5. FINISH GRADE.

### NEIGHBORHOOD WALL & PILASTERS

PER MASTER WALL & FENCE PLAN

SCALE: 1/2" = 1'-0"

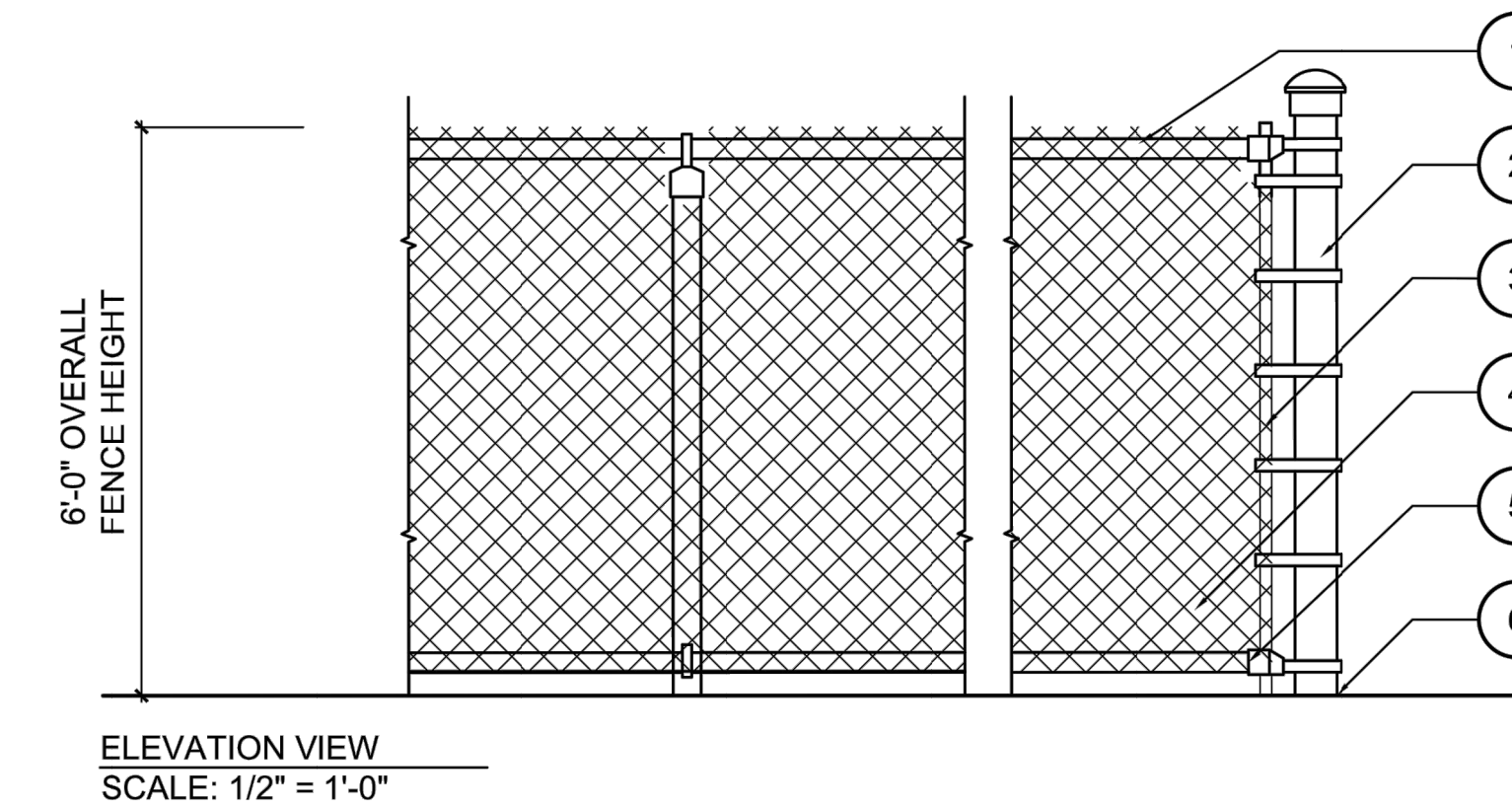


- LEGEND**
1. VINYL TOP RAIL.
  2. VINYL POST SET IN CONCRETE FOOTING.
  3. VINYL FENCE PANELS
  4. VINYL BOTTOM RAIL.
  5. CONCRETE FOOTING.
  6. FINISH GRADE.

### SIDE YARD PRIVACY FENCING

PER MASTER WALL & FENCE PLAN

SCALE: 1/2" = 1'-0"

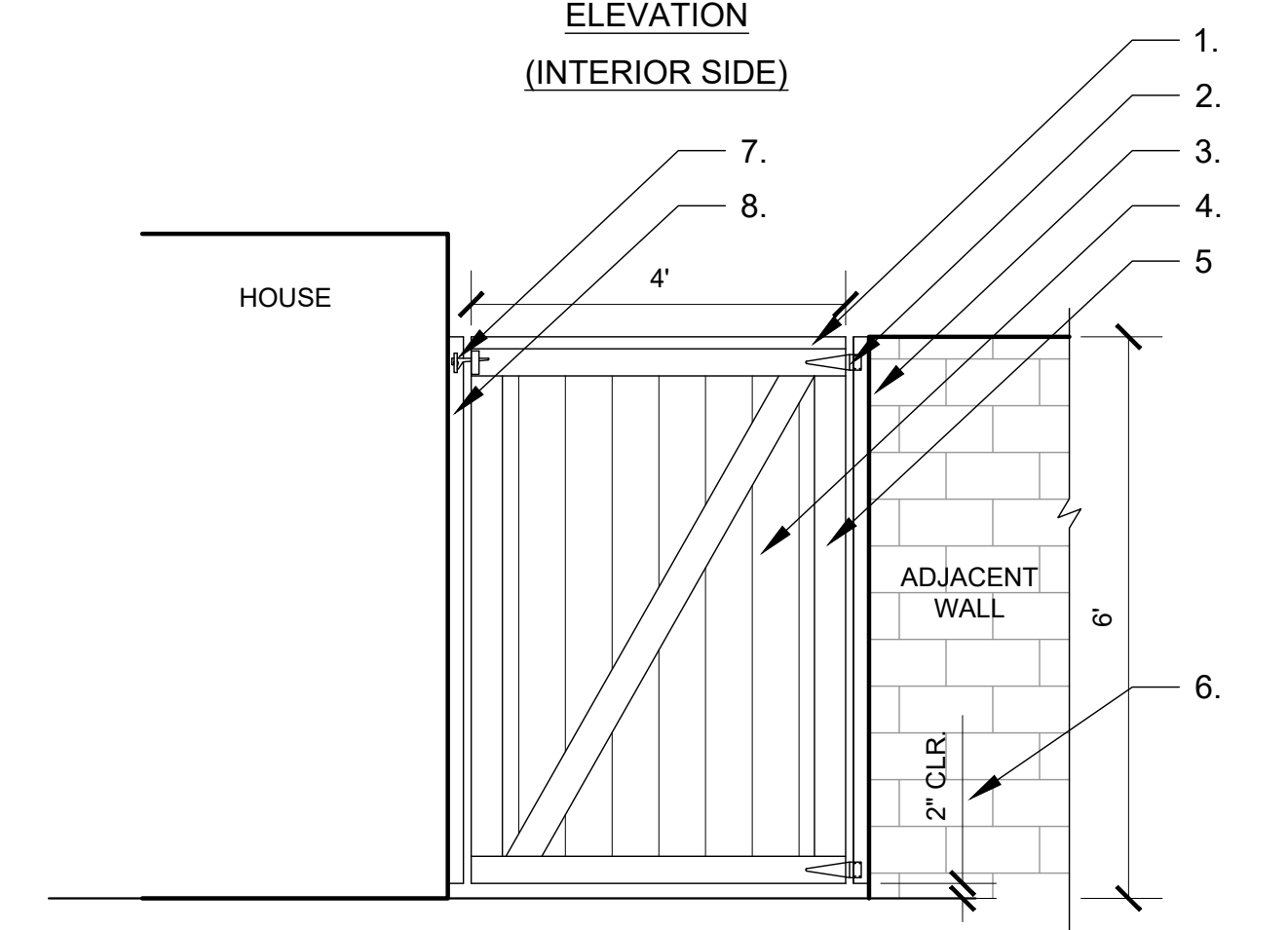


- LEGEND**
1. METAL TOP RAIL
  2. METAL POST SET IN CONCRETE FOOTING.
  3. METAL TENSION BAR
  4. 2" SQUARE VINYL-COATED CHAIN-LINK.
  5. METAL BOTTOM RAIL.
  6. FINISH GRADE.

### HABITAT FENCING

PER MASTER WALL & FENCE PLAN

SCALE: 1/2" = 1'-0"



- LEGEND**
1. 2" x 6" VINYL CAP RAIL
  2. GALVANIZED STEEL HINGE (2X) - POWDER COATED BLACK
  3. 2" X 4" VINYL POST - SECURE TO WALL
  4. 1" X 6" VINYL FENCE PANEL (EXTERIOR SIDE OF GATE)
  5. 2" X 4" VINYL GATE FRAME AND ANGLE BRACE
  6. ADJACENT WALL
  7. GALVANIZED STEEL BOLT LATCH - POWD. COAT. BLACK
  8. 2" X 4" VINYL LATCH POST - SECURE TO HOUSE

### VINYL GATE AT PRIVATE SIDE YARD

6' HEIGHT PICTURE FRAMED

SCALE: 1/2" = 1'-0"

CONCEPTUAL-TYPICAL PRIVATELY OWNED SLOPE PLAN  
TRACT # 37341-2  
WOODSIDE HOMES - PA20-1454 (PA15)

|          |                               |
|----------|-------------------------------|
| 12/19/20 | DEVELOPMENT PLAN SUBMITTAL #1 |
| 02/02/21 | DEVELOPMENT PLAN SUBMITTAL #2 |
|          |                               |
|          |                               |
|          |                               |
| DATE     | REVISIONS                     |



OWNER/DEVELOPER

WOODSIDE HOMES  
11870 PIERCE STREET, SUITE 250  
RIVERSIDE, CA 92505



2907 Shelter Island Drive #105-417  
San Diego, CA 92106 619-795-7603  
www.insidelandscape.com

CONCEPTUAL  
WALL & FENCE  
DETAILS

PA 17A

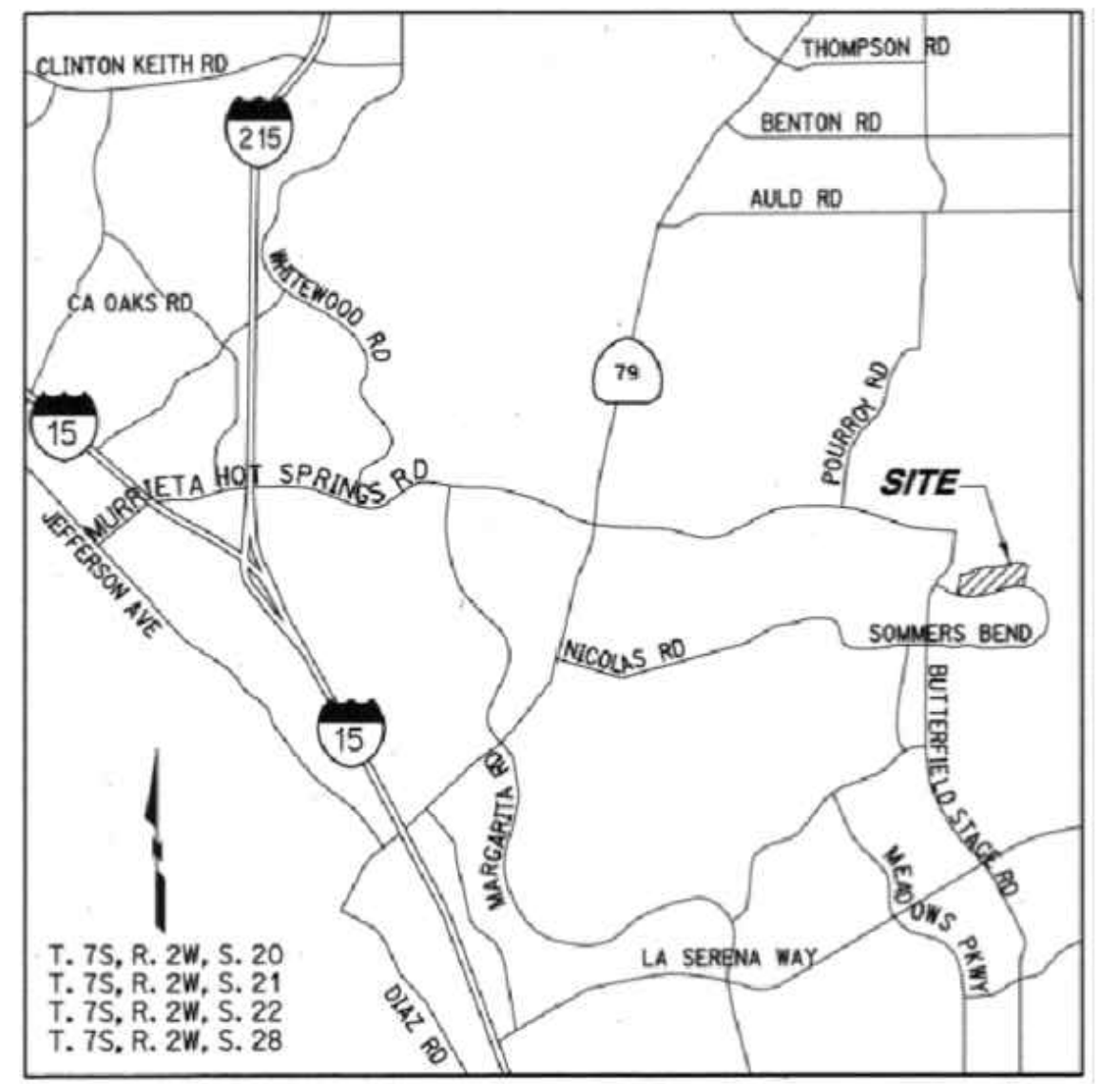
SHEET

L-2.0

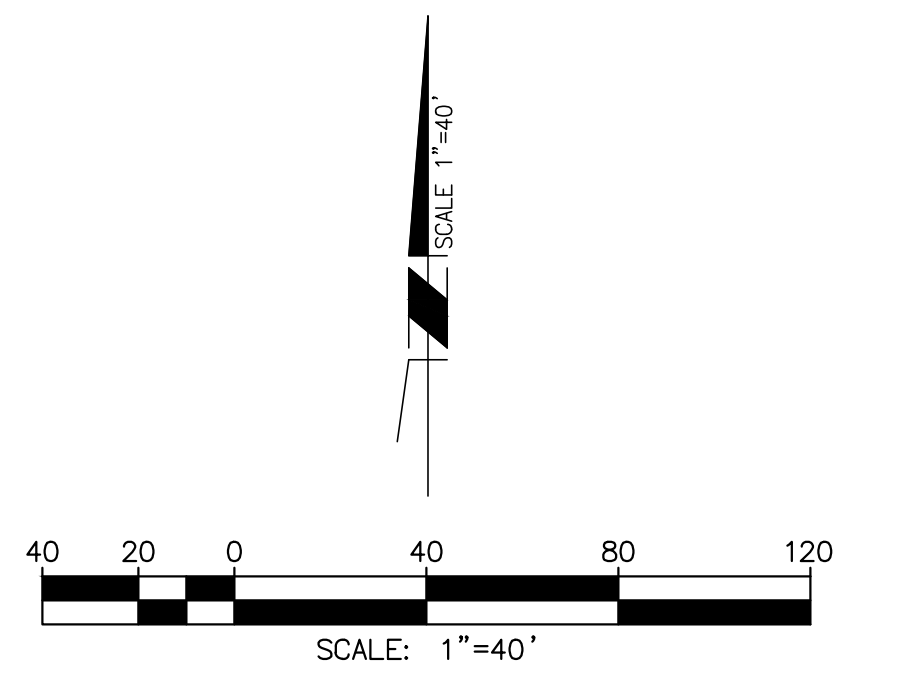
APN 964661001 TO 964661010 AND 964660001 TO 964660035 PA20-1454 PA15

DEVELOPMENT PLANS SUBMITTAL #2  
PRINT DATE: 02-02-21

CITY OF TEMECULA  
SOMMERS BEND  
TRACT MAP NO. 37341-2  
PLANNING AREA 15  
**PRODUCT PLACEMENT PLAN**



VICINITY MAP  
N.T.S.



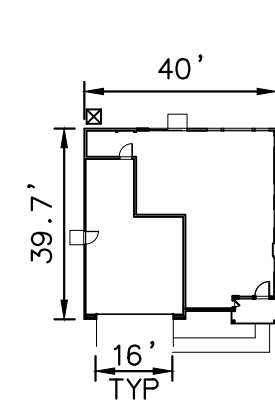
NOTES:

1. MINIMUM SETBACKS FROM PROPERTY LINES OR STREET R/W:  
 REAR YARD = 15'  
 SIDE YARD = 5'  
 CORNER SIDE YARD = 15'  
 GARAGE = 18'  
 BUILDING = 10'
2. ALL PLAN 1'S SHOWN HEREON SHALL HAVE THE OPTION  
 TO BE BUILT AS A PLAN 1 OR PLAN 1X

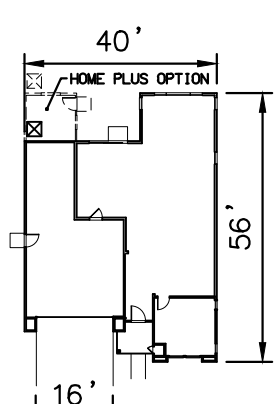
### LEGEND

- TRACT BOUNDARY  
RIGHT-OF-WAY  
CENTERLINE  
PROPERTY LINE  
MAILBOX  
2: 1 SLOPE UNLESS NOTED  
LOT NUMBER  
PLAN ELEVATION  
REVERSE NOTED WITH 'R'  
ENHANCED ELEVATION  
(HOME SIDE INDICATED ON PLAN)  
WATER METER  
STREET LIGHT  
WATER LINE  
SEWER LINE  
STORM DRAIN LINE  
FIRE HYDRANT  
ELECTRIC TRANSFORMER  
HVAC  
HANDHOLE  
PULL BOX

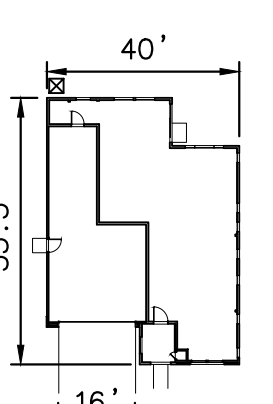
## FOOTPRINTS



- PLAN 1/1X (2-STORY)  
16 UNITS
-  ELEVATION "A"  
AMERICAN FARMHOUSE
-  ELEVATION "B"  
FRENCH COTTAGE
-  ELEVATION "C"  
CRAFTSMAN



- PLAN 2 (2-STORY)  
15 UNITS
-  ELEVATION "A"  
AMERICAN FARMHOUSE
-  ELEVATION "B"  
FRENCH COTTAGE
-  ELEVATION "C"  
CRAFTSMAN



- PLAN 3 (2-STORY)  
14 UNITS
-  ELEVATION "A"  
AMERICAN FARMHOUSE
  -  ELEVATION "B"  
FRENCH COTTAGE
  -  ELEVATION "C"  
CRAFTSMAN

### BUILDING PLAN COUNT

| ELEVATION TYPE                       | COUNT |
|--------------------------------------|-------|
| ELEVATION "A"<br>AMERICAN FARMHOUSE: | 14    |
| ELEVATION "B"<br>FRENCH COTTAGE:     | 17    |
| ELEVATION "C"<br>CRAFTSMAN:          | 14    |

OWNER/ DEVELOPER

WOODSIDE HOMES  
1250 CORONA POINTE COURT, STE 500  
CORONA, CA 92879  
PHONE: 951-710-1916  
EMAIL: TRENT@WOODSIDEHOMES.COM

## ENGINEER

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40810 COUNTY CENTER DRIVE, SUITE 200  
TEMECULA, CA 92591  
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**LANDSCAPE ARCHITECT**

IN-SITE LANDSCAPE ARCHITECTURE  
2850 WOMBLE ROAD, SUITE 100-403  
SAN DIEGO, CA 92106  
PHONE: 619-795-7603  
EMAIL: RON@INSITELANDARCH.COM

|      |           |
|------|-----------|
| DATE | REVISIONS |
|------|-----------|



# Michael Baker

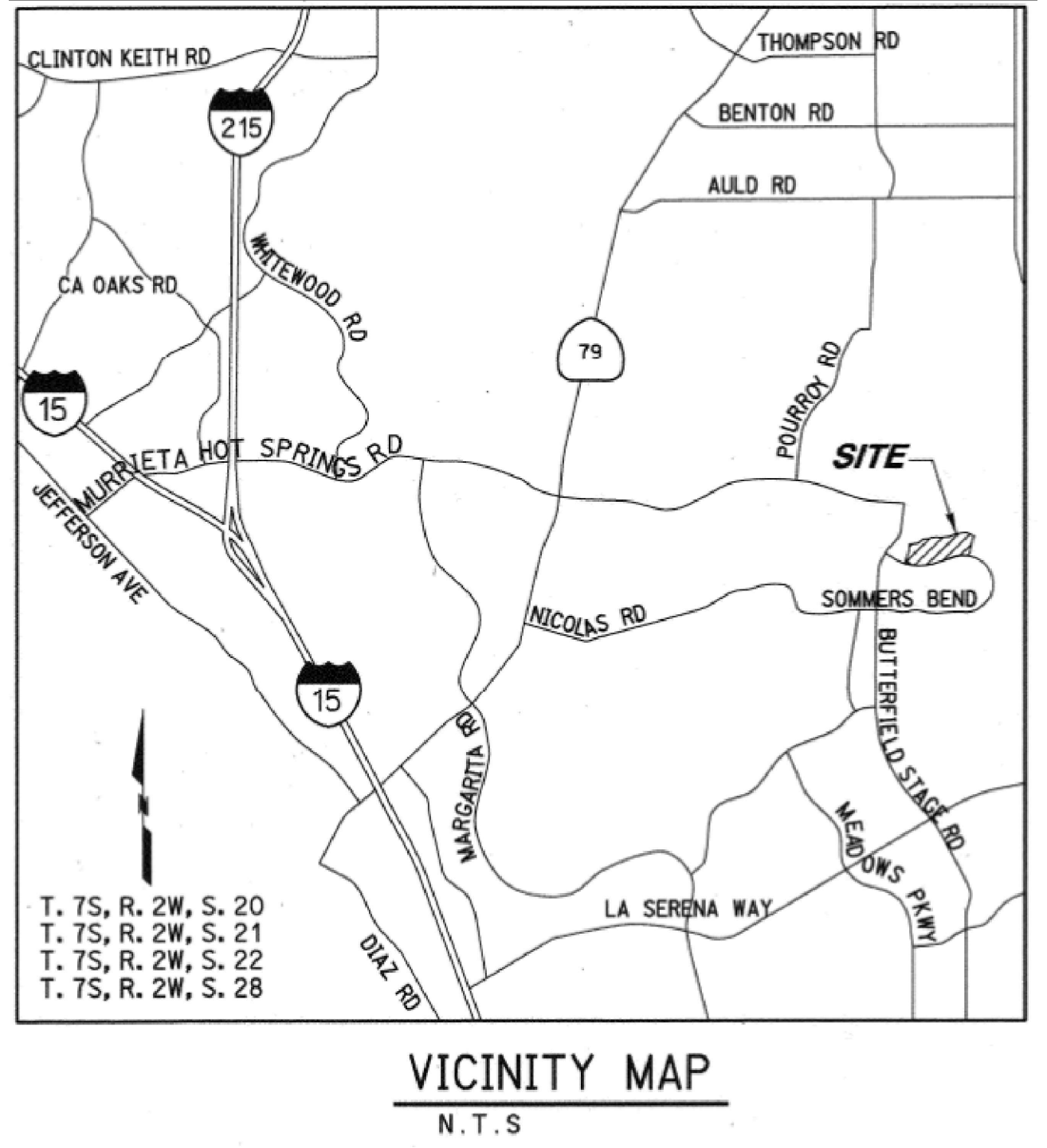
INTERNATIONAL

## SOMMERS BEND

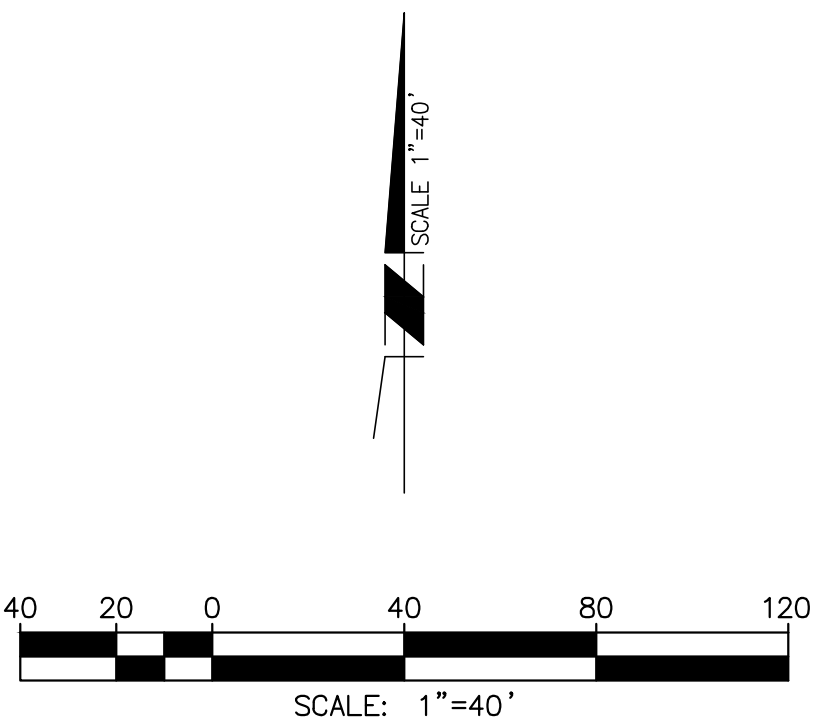
TRACT MAP NO. 37341-2

# PLANNING AREA 15 PRODUCT PLACEMENT PLAN

**CITY OF TEMECULA  
SOMMERS BEND  
TRACT MAP NO. 37341-2  
PLANNING AREA 15**



| PHASE | LOT NUMBERS  | TOTAL NUMBER OF BUILDINGS |
|-------|--------------|---------------------------|
| 1     | 33-38        | 6                         |
| 2     | 31-32, 39-41 | 5                         |
| 3     | 29-30, 42-44 | 5                         |
| 4     | 25-28, 45    | 5                         |
| 5     | 20-24        | 5                         |
| 6     | 15-19        | 5                         |
| 7     | 1-2, 13-14   | 4                         |
| 8     | 3-4, 11-12   | 4                         |
| 9     | 5-10         | 6                         |



### LEGEND

TRACT BOUNDARY  
LOT NUMBER  
PHASE BOUNDARY  
PROPERTY LINE  
RIGHT-OF-WAY  
CENTERLINE  
PHASE NUMBER

3

OWNER/ DEVELOPER

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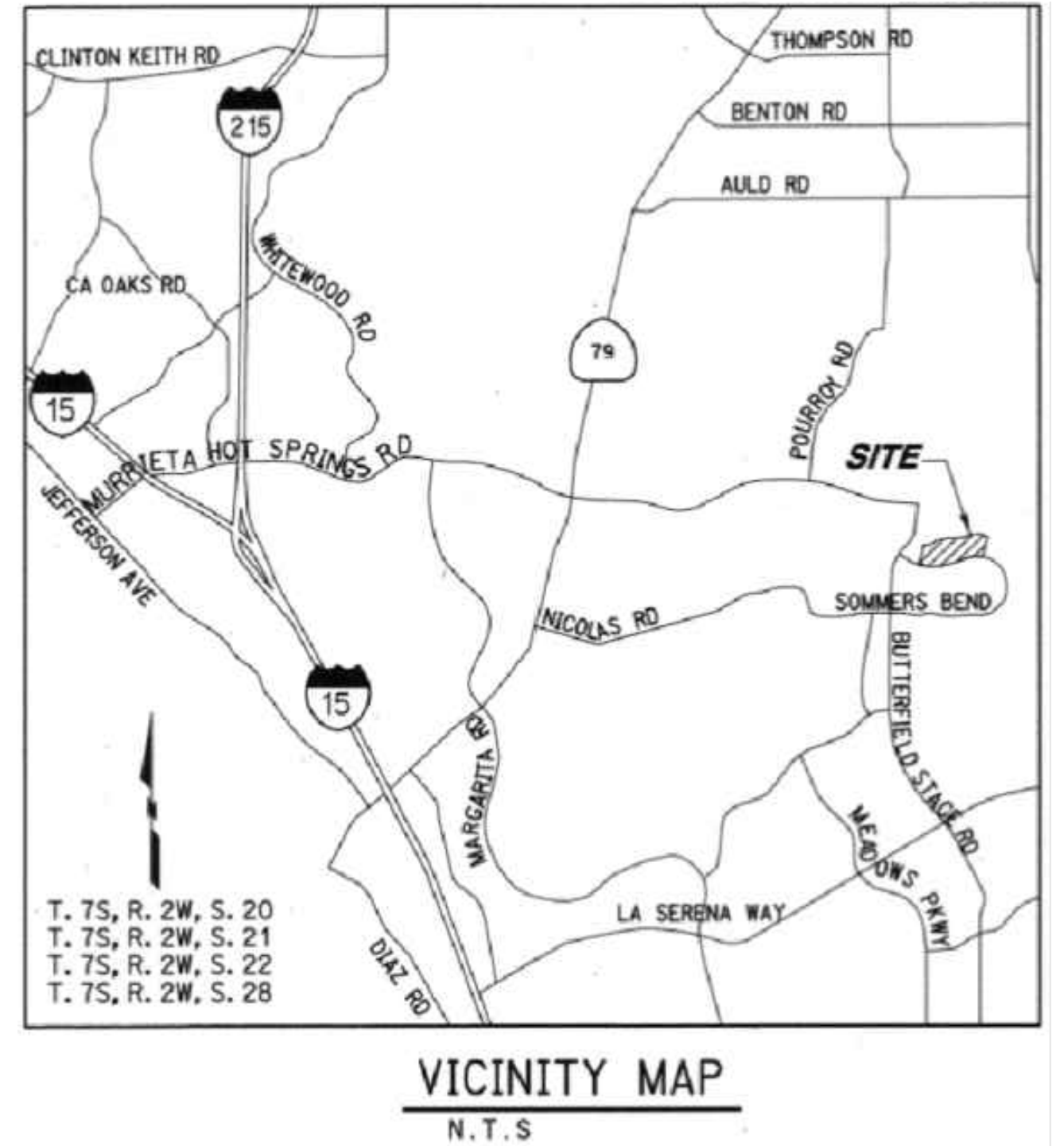
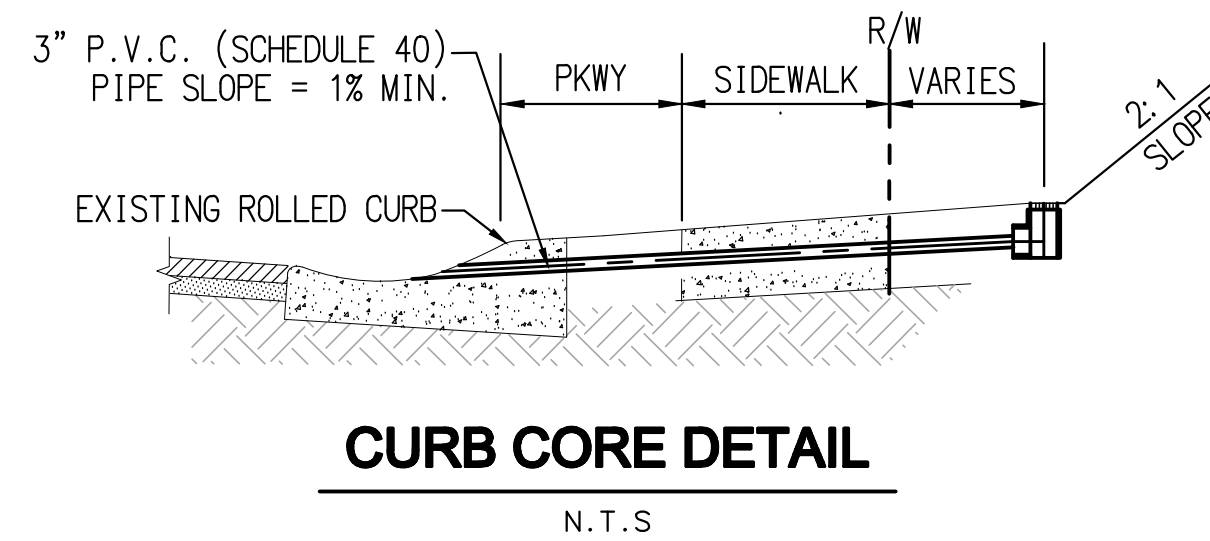
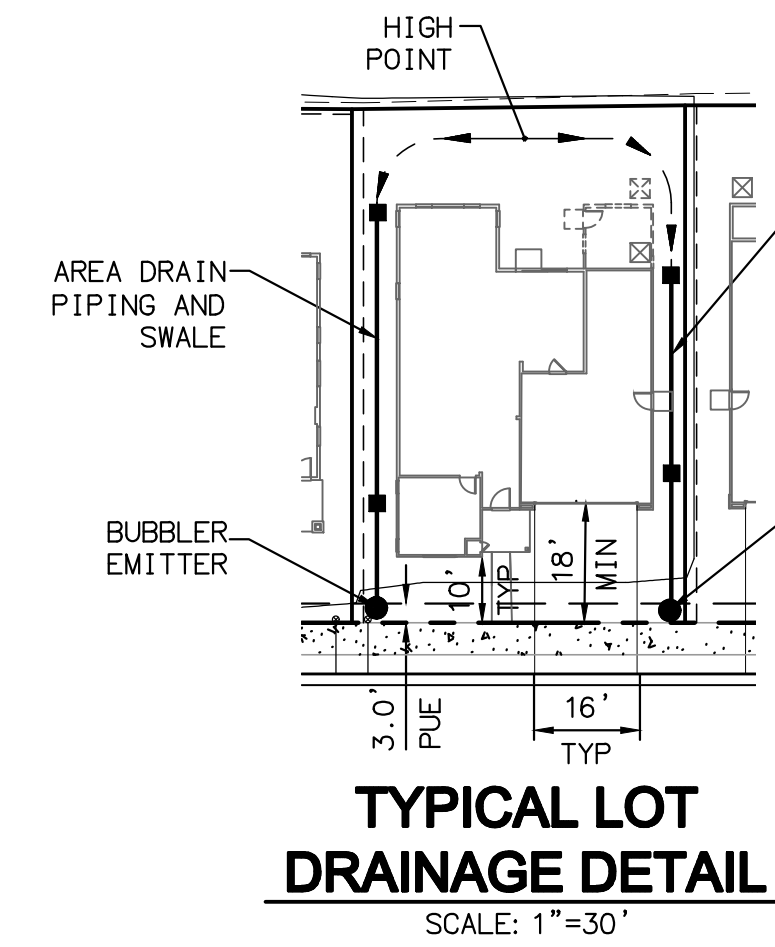
**Woodside Homes**  
BETTER BY DESIGN

## Michael Baker

INTERNATIONAL

**SOMMERS BEND**  
TRACT MAP NO. 37341-2  
PLANNING AREA 15  
PHASING PLAN

CITY OF TEMECULA  
SOMMERS BEND  
TRACT MAP NO. 37341-2  
PLANNING AREA 15  
**CONCEPTUAL GRADING PLAN**



**NOTE**  
1. PROPOSED WALL AND FENCES ARE SHOWN PER SEPARATE WALL AND FENCE PLAN.

**DATA TABLE**

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. ASSESSORS PARCEL NUMBERS:         | 964-660-001 TO 035, 964-661-001 TO 010                                                                                                                                                                                                                                                                                                                                                                                       |
| 2. PROJECT NAME:                     | SOMMERS BEND                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3. LEGAL DESCRIPTION:                | THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF TEMECULA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: BEING A SUBDIVISION OF LOT 2 OF TRACT MAP NO. 37368, AS FILED IN BOOK 468, PAGE 89 THROUGH 98, INCLUSIVE, OF MAPS, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 21, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN. |
| 4. APPROXIMATE EARTHWORK QUANTITIES: | IMPORT: 100 CY<br>EXPORT: 100 CY                                                                                                                                                                                                                                                                                                                                                                                             |
| 5. TOPOGRAPHICAL SOURCE:             | AERIAL TOPOGRAPHY, 10-12-2016 COMPILED BY RICK ENGINEERING FOR ROUGH GRADE.                                                                                                                                                                                                                                                                                                                                                  |

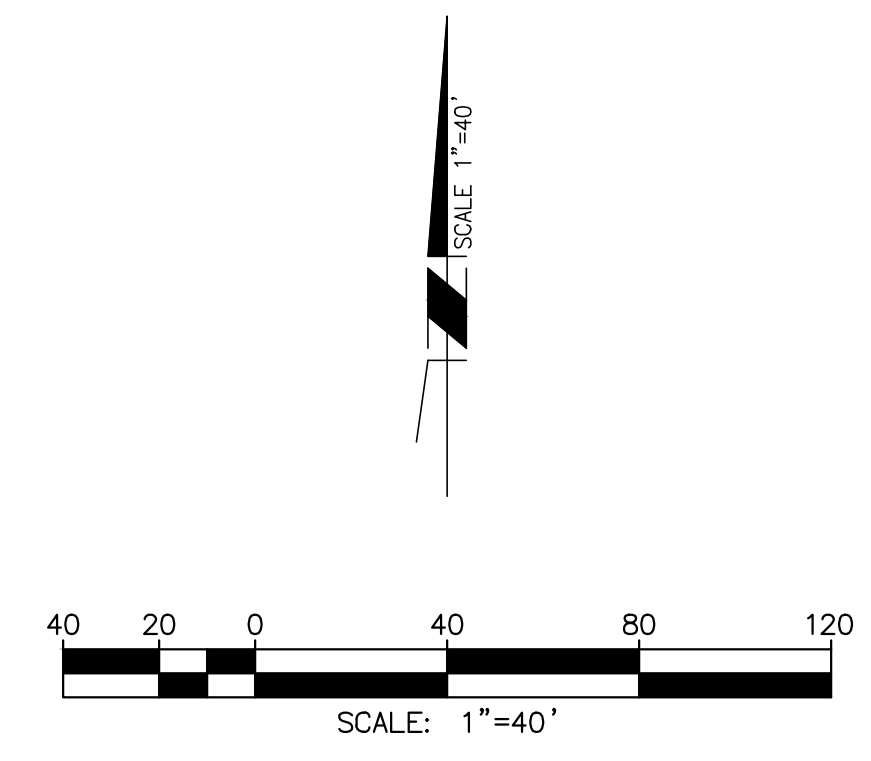
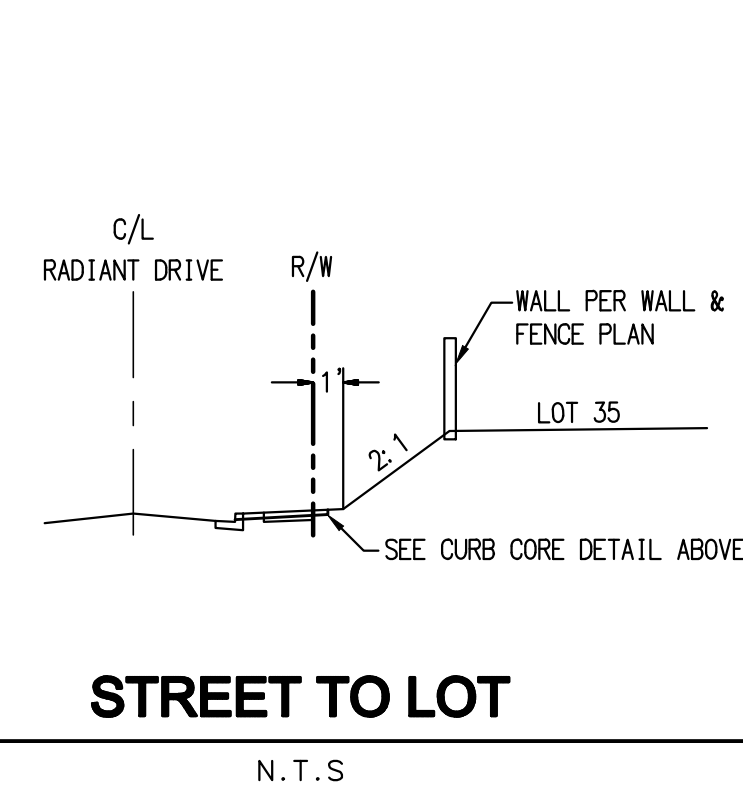
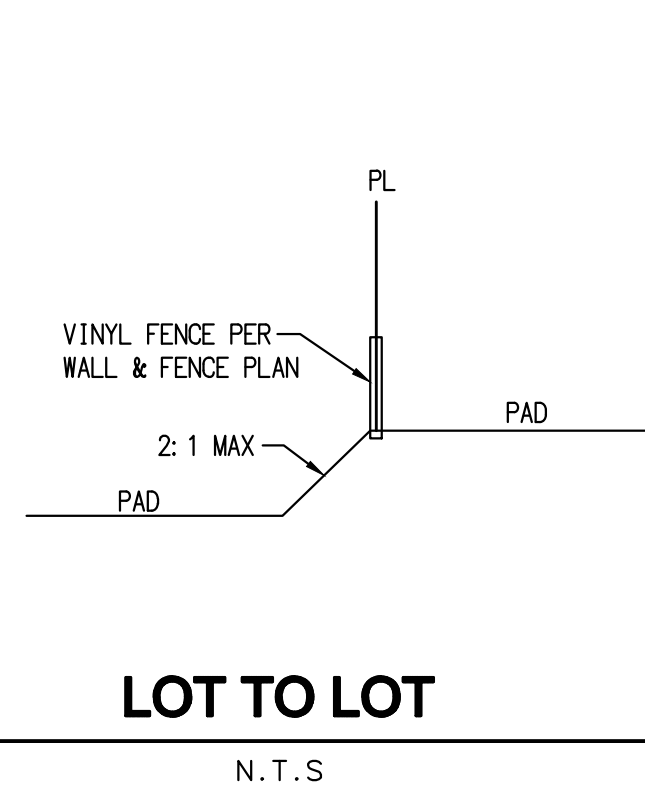
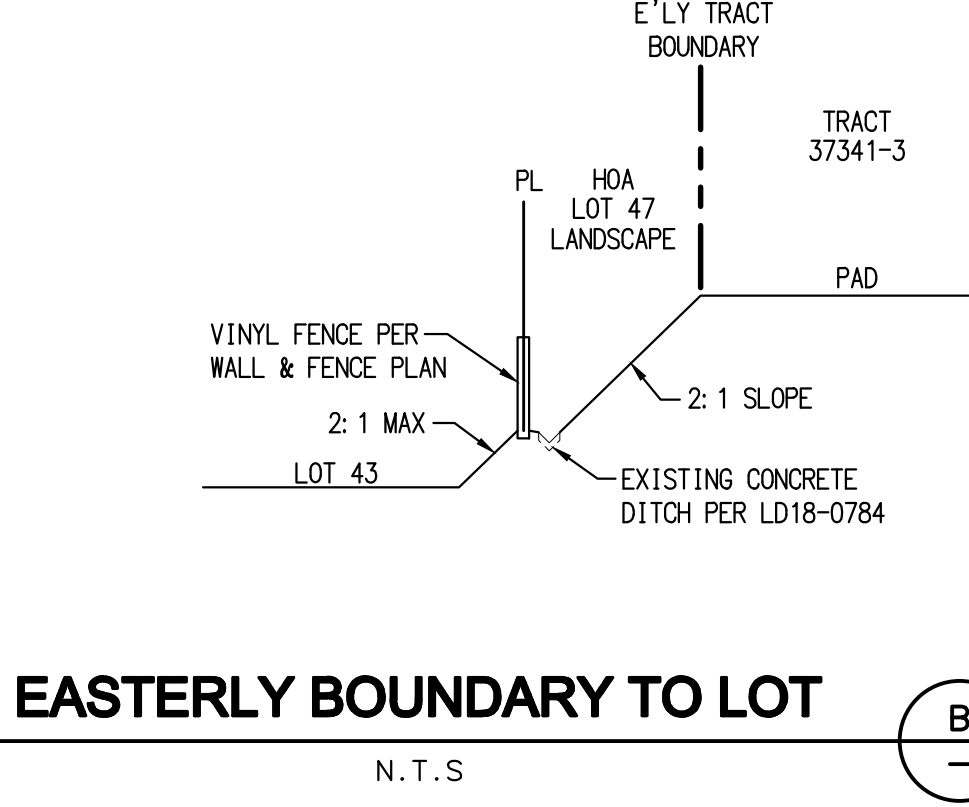
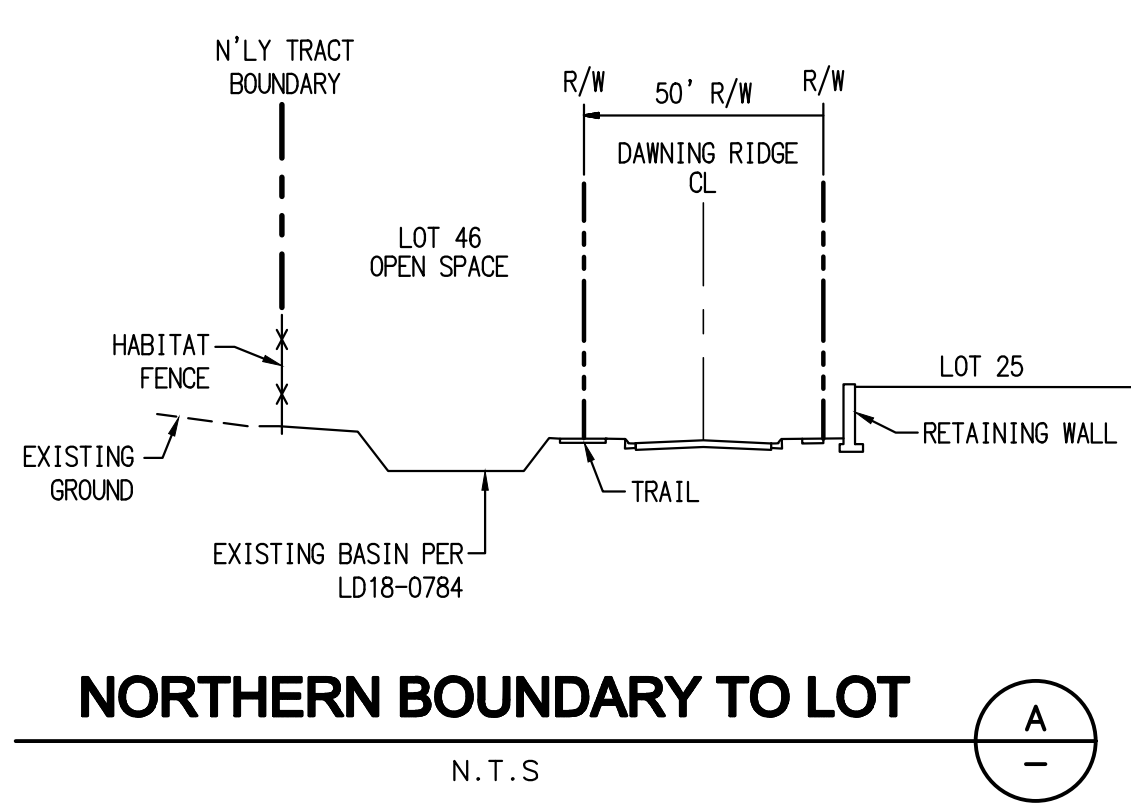
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**LEGEND**

|                        |          |
|------------------------|----------|
| TRACT BOUNDARY         | ---      |
| RIGHT-OF-WAY           | ---      |
| CENTERLINE             | ---      |
| PROPERTY LINE          | ---      |
| FLOW LINE              | ---      |
| 2:1 SLOPE UNLESS NOTED | ---      |
| LOT NUMBER             | 14       |
| PAD ELEVATION          | PE=287.4 |
| FINISH FLOOR           | FF=288.1 |
| MAILBOX                | MB       |
| WATER METER            | W        |
| STREET LIGHT           | S        |
| CONTOUR                | 320      |
| WATER LINE             | W        |
| SEWER LINE             | S        |
| STORM DRAIN LINE       | SD       |
| FLOW ARROW             | ---      |
| FIRE HYDRANT           | ---      |
| RETAINING WALL         | ---      |
| AREA DRAIN             | ---      |
| BUBBLER EMITTER        | ---      |



DATE: \_\_\_\_\_ REVISIONS: \_\_\_\_\_

**Woodside Homes**  
BETTER BY DESIGN

**Michael Baker**  
INTERNATIONAL

**SOMMERS BEND**  
TRACT MAP NO. 37341-2  
PLANNING AREA 15  
CONCEPTUAL GRADING PLAN