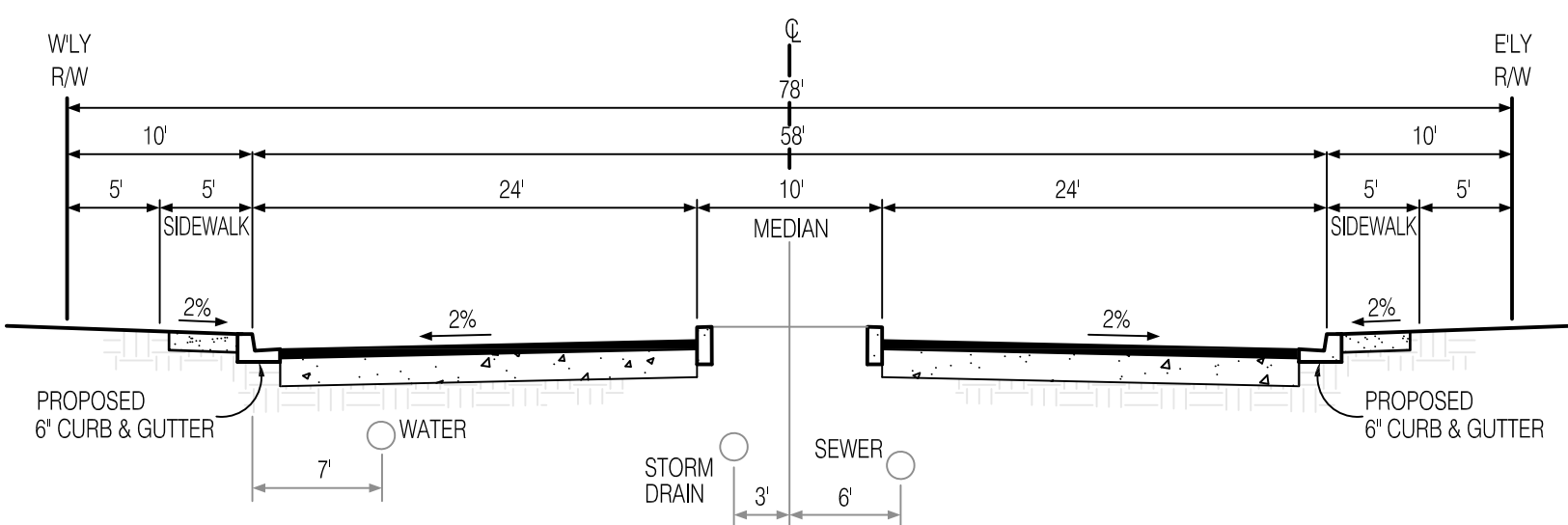
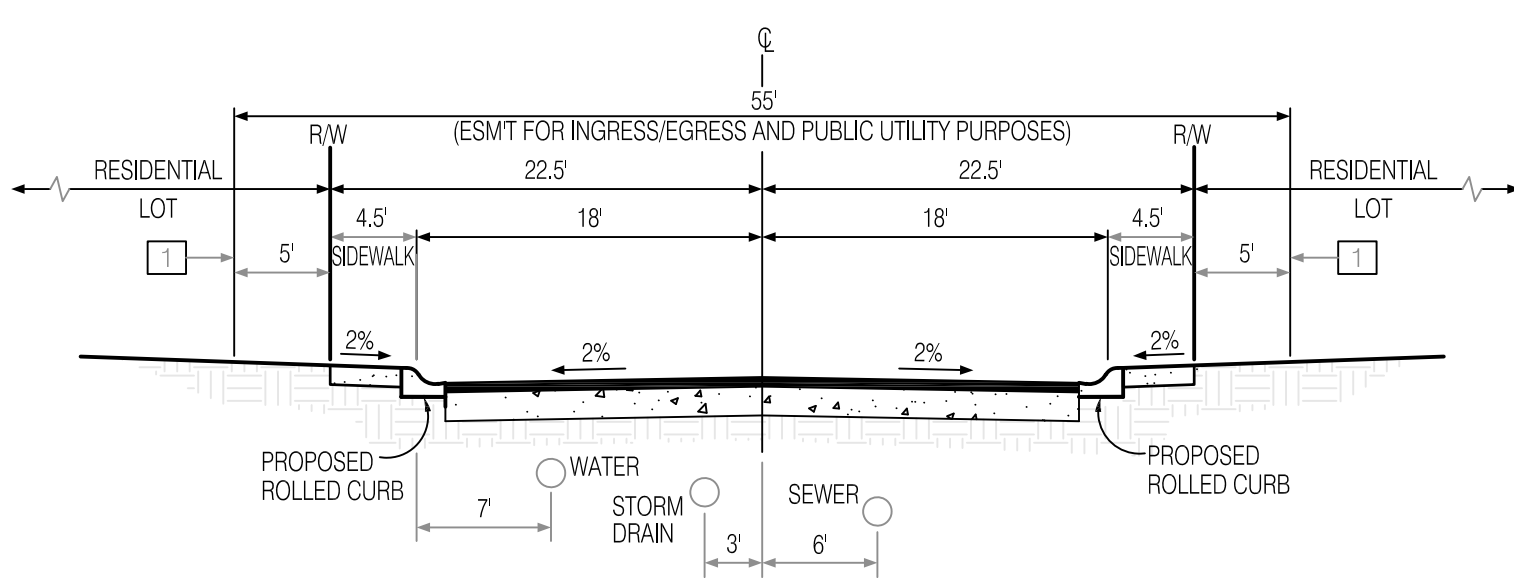


UNIT NO.	UNIT SIZE (SF)	UNIT PAD SIZE (SF)	TOTAL HOUSE SIZE (SF)	HOUSE FOOTPRINT (SF)	PERCENT COVERAGE (%)	PLAN TYPE	UNIT WIDTH ROW (FT)
1	5,654	4,486	2,314	1,235	21.8	1B	28
2	3,810	3,810	2,751	1,407	36.9	3C	47
3	3,615	3,615	2,314	1,235	34.2	1A	40
4	3,981	3,981	2,751	1,407	35.3	3B	44
5	3,798	3,595	2,458	1,306	34.4	2A	42
6	3,615	3,317	2,314	1,235	34.2	1C	40
7	3,981	3,563	2,751	1,407	35.3	3A	44
8	3,798	3,307	2,458	1,306	34.4	2C	42
9	3,615	3,077	2,314	1,235	34.2	1B	40
10	3,981	3,320	2,751	1,407	35.3	3C	44
11	3,797	3,090	2,458	1,306	34.4	2B	42
12	3,614	2,882	2,314	1,235	34.2	1C	40
13	3,980	3,127	2,751	1,407	35.4	3A	44
14	3,798	2,957	2,458	1,306	34.4	2B	42
15	3,615	2,809	2,314	1,235	34.2	1A	40
16	3,981	3,108	2,751	1,407	35.3	3C	44
17	3,798	2,999	2,458	1,306	34.4	2A	42
18	3,617	2,909	2,314	1,235	34.1	1B	33
19	3,736	3,086	2,751	1,407	37.7	3C	44
20	3,488	2,908	2,458	1,306	37.4	2B	42
21	3,345	2,826	2,314	1,235	36.9	1A	40
22	3,806	3,208	2,751	1,407	37.0	3C	44
23	4,146	2,603	2,751	1,407	33.9	3A	44
24	3,570	3,123	2,458	1,306	36.6	2B	42
25	3,400	2,938	2,314	1,235	36.3	1A	40
26	3,740	3,192	2,751	1,407	37.6	3C	44
27	3,570	3,007	2,458	1,306	36.6	2A	42
28	3,400	2,828	2,314	1,235	36.3	1C	40
29	3,740	3,071	2,751	1,407	37.6	3B	44
30	3,570	2,892	2,458	1,306	36.6	2C	42
31	3,400	2,719	2,314	1,235	36.3	1B	40
32	5,407	3,725	2,751	1,407	26.0	3A	51
33	3,404	3,404	2,458	1,306	38.4	2BR	32
34	2,860	2,860	2,751	1,407	49.2	3CR	44
35	2,600	2,600	2,314	1,235	47.5	1BR	40
36	2,730	2,730	2,458	1,306	47.8	2AR	42
37	2,860	2,860	2,751	1,407	49.2	3CR	44
38	2,600	2,600	2,314	1,235	47.5	1AR	40
39	2,730	2,730	2,458	1,306	47.8	2CR	42
40	2,860	2,860	2,751	1,407	49.2	3BR	44
41	2,860	2,860	2,314	1,235	43.2	1CR	40
42	2,730	2,730	2,458	1,306	47.8	2AR	42
43	2,860	2,860	2,751	1,407	49.2	3BR	44
44	2,730	2,730	2,458	1,306	47.8	2CR	42
45	2,600	2,600	2,314	1,235	47.5	1AR	40
46	3,027	3,027	2,751	1,407	46.5	3AR	50
47	2,895	2,895	2,458	1,306	45.1	2BR	48
48	2,755	2,755	2,314	1,235	44.8	1CR	46
49	3,034	3,034	2,751	1,407	46.4	3BR	50
50	2,895	2,895	2,458	1,306	45.1	2AR	50
51	2,755	2,755	2,314	1,235	44.8	1CR	46
52	3,034	3,034	2,751	1,407	46.4	3AR	50
53	2,895	2,895	2,458	1,306	45.1	2BR	48
54	2,755	2,755	2,314	1,235	44.8	1AR	46
55	3,034	3,034	2,751	1,407	46.4	3BR	50
56	2,895	2,895	2,458	1,306	45.1	2CR	48
57	2,755	2,755	2,314	1,235	44.8	1BR	46
58	4,714	4,044	2,458	1,306	27.7	2AR	49
59	4,744	4,043	2,458	1,306	27.5	2AR	42
60	3,551	3,074	2,314	1,235	34.8	1BR	40
61	3,906	3,364	2,751	1,407	36.0	3CR	44
62	3,728	3,190	2,458	1,306	35.0	2BR	42
63	3,551	3,018	2,314	1,235	34.8	1CR	40
64	3,906	3,295	2,751	1,407	36.0	3BR	44
65	3,728	3,120	2,458	1,306	35.0	2AR	42
66	3,551	2,947	2,314	1,235	34.8	1CR	40
67	3,906	3,213	2,751	1,407	36.0	3AR	44
68	3,669	2,998	2,458	1,306	35.6	2CR	42
69	3,200	2,629	2,314	1,235	38.6	1BR	40
70	3,520	2,565	2,751	1,407	40.0	3CR	44

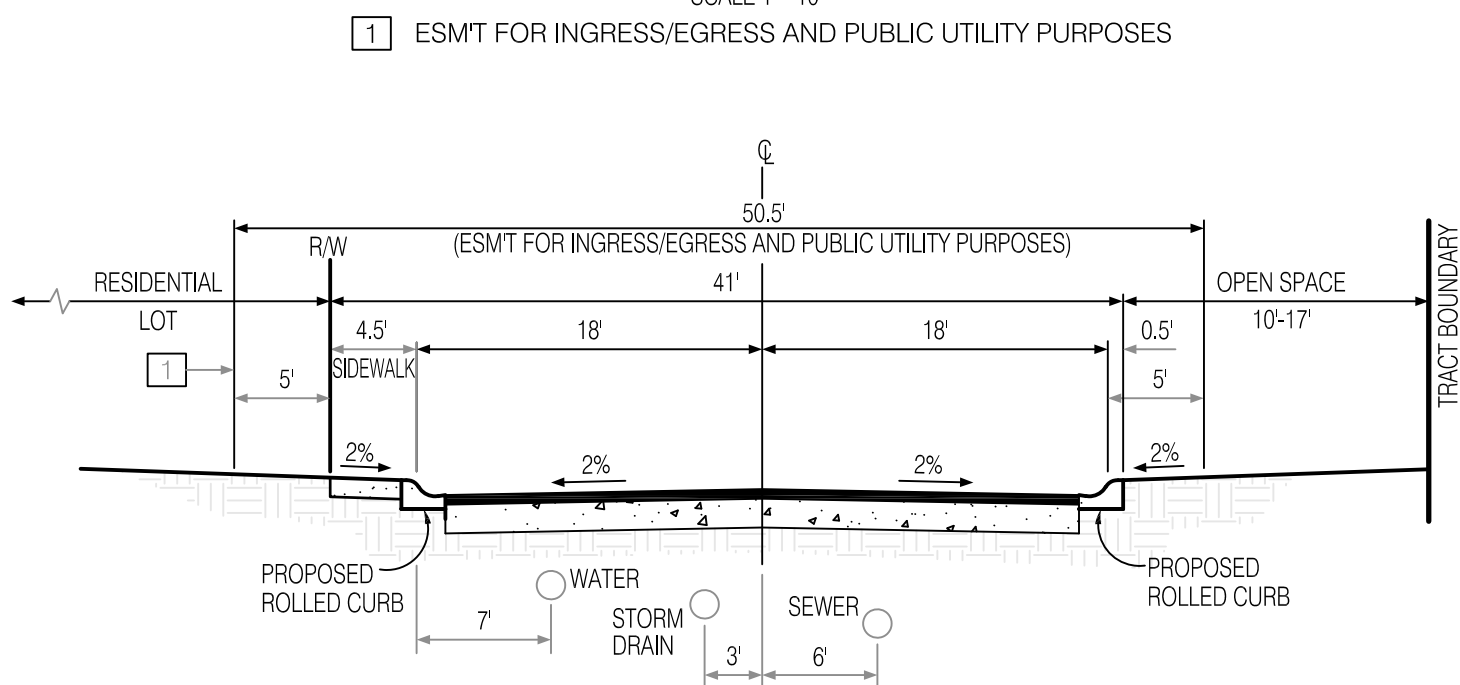
UNIT NO.	UNIT SIZE (SF)	UNIT PAD SIZE (SF)	TOTAL HOUSE SIZE (SF)	HOUSE FOOTPRINT (SF)	PERCENT COVERAGE (%)	PLAN TYPE	UNIT WIDTH ROW (FT)
71	3,360	2,710	2,458	1,306	38.9	2BR	42
72	3,520	2,812	2,314	1,235	35.1	1AR	40
73	3,840	3,140	2,751	1,407	36.6	3BR	44
74	3,200	2,658	2,314	1,235	38.6	1CR	40
75	3,360	2,831	2,458	1,306	38.9	2AR	42
76	3,520	3,010	2,751	1,407	40.0	3BR	44
77	3,200	2,776	2,314	1,235	38.6	1AR	40
78	3,360	2,956	2,458	1,306	38.9	2BR	42
79	3,520	3,141	2,751	1,407	40.0	3AR	44
80	3,200	2,895	2,314	1,235	38.6	1BR	40
81	4,440	4,093	2,458	1,306	29.4	2CR	36
82	3,727	3,084	2,314	1,235	33.1	1A	30
83	2,730	2,730	2,458	1,306	47.8	2C	42
84	2,600	2,600	2,314	1,235	47.5	1B	40
85	2,730	2,730	2,458	1,306	47.8	2A	42
86	2,860	2,860	2,751	1,407	49.2	3B	44
87	2,600	2,600	2,314	1,235	47.5	1C	40
88	2,730	2,730	2,458	1,306	47.8	2B	42
89	2,860	2,860	2,751	1,407	49.2	3C	44
90	2,600	2,600	2,314	1,235	47.5	1A	40
91	2,730	2,730	2,458	1,306	47.8	2C	42
92	3,120	3,120	2,751	1,407	45.1	3A	44
93	2,730	2,730	2,458	1,306	47.8	2C	42
94	2,600	2,600	2,314	1,235	47.5	1A	40
95	2,863	2,863	2,751	1,407	49.1	3B	44
96	3,135	3,135	2,458	1,306	41.7	2A	50
97	3,106	3,106	2,314	1,235	39.8	1B	50
98	3,924	3,724	2,751	1,407	35.9	3C	42
99	4,844	4,311	2,458	1,306	27.0	2CR	57
100	5,726	4,285	2,751	1,407	24.6	3AR	90
101	4,794	4,269	2,751	1,407	29.3	3CR	71
102	4,648	3,406	2,751	1,407	30.3	3AR	34
103	3,718	3,245	2,314	1,235	33.2	1BR	38
104	3,554	3,114	2,458	1,306	36.7	2CR	40
105	3,666	3,334	2,751	1,407	38.4	3BR	44
106	3,360	3,066	2,458	1,306	38.9	2AR	42
107	3,520	3,212	2,314	1,235	35.1	1CR	40
108	3,200	2,920	2,314	1,235	38.6	1BR	42
109	3,520	3,212	2,751	1,407	40.0	3BR	44
110	3,200	2,920	2,314	1,235	38.6	1CR	40
111	3,360	3,066	2,458	1,306	38.9	2BR	42
112	3,520	3,212	2,751	1,407	40.0	3AR	44
113	3,200	2,920	2,314	1,235	38.6	1AR	40
114	3,360	3,066	2,458	1,306	38.9	2CR	42
115	3,520	3,212	2,751	1,407	40.0	3BR	44
116	3,200	2,920	2,314	1,235	38.6	1CR	40
117	4,838	4,236	2,751	1,407	40.0	3AR	32
118	4,227	4,227	2,458	1,306	38.9	2AR	54
119	3,873	3,873	2,751	1,407	36.3	1CR	72
120	2,975	2,975	2,314	1,235	41.5	1AR	35
121	2,860	2,860	2,751	1,407	49.2	3B	44
122	3,055	2,766	2,458	1,306	42.7	2C	47
123	3,055	2,785	2,458	1,306	42.7	2BR	47
124	2,600	2,600	2,314	1,235	47.5	1AR	40
125	3,185	3,185	2,751	1,407	44.2	3C	43
126	2,925	2,925	2,314	1,235	42.2	1CR	39
127	2,860	2,860	2,751	1,407	49.2	3B	44
128	3,055	2,766	2,458	1,306	42.7	2A	47
129	3,055	2,785	2,458	1,306	42.7	2CR	47
130	2,600	2,600	2,314	1,235	47.5	1BR	40
131	3,185	3,185	2,751	1,407	44.2	3A	43
132	2,925	2,925	2,314	1,235	42.2	1AR	39
133	2,860	2,860	2,751	1,407	49.2	3C	44
134	3,055	2,766	2,458	1,306	42.7	2B	47
135	3,055	2,785	2,458	1,306	42.7	2AR	47
136	2,600	2,600	2,314	1,235	47.5	1CR	40
137	3,185	3,185	2,458	1,306	41.0	2B	43
138	3,025	3,025	2,314	1,235	40.8	1BR	39
139	3,115	3,115	2,751	1,407	45.2	3A	44
140	3,499	3,162	2,458	1,306	37.3	2C	47



STREET "A" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'



STREETS "B" - "D" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'



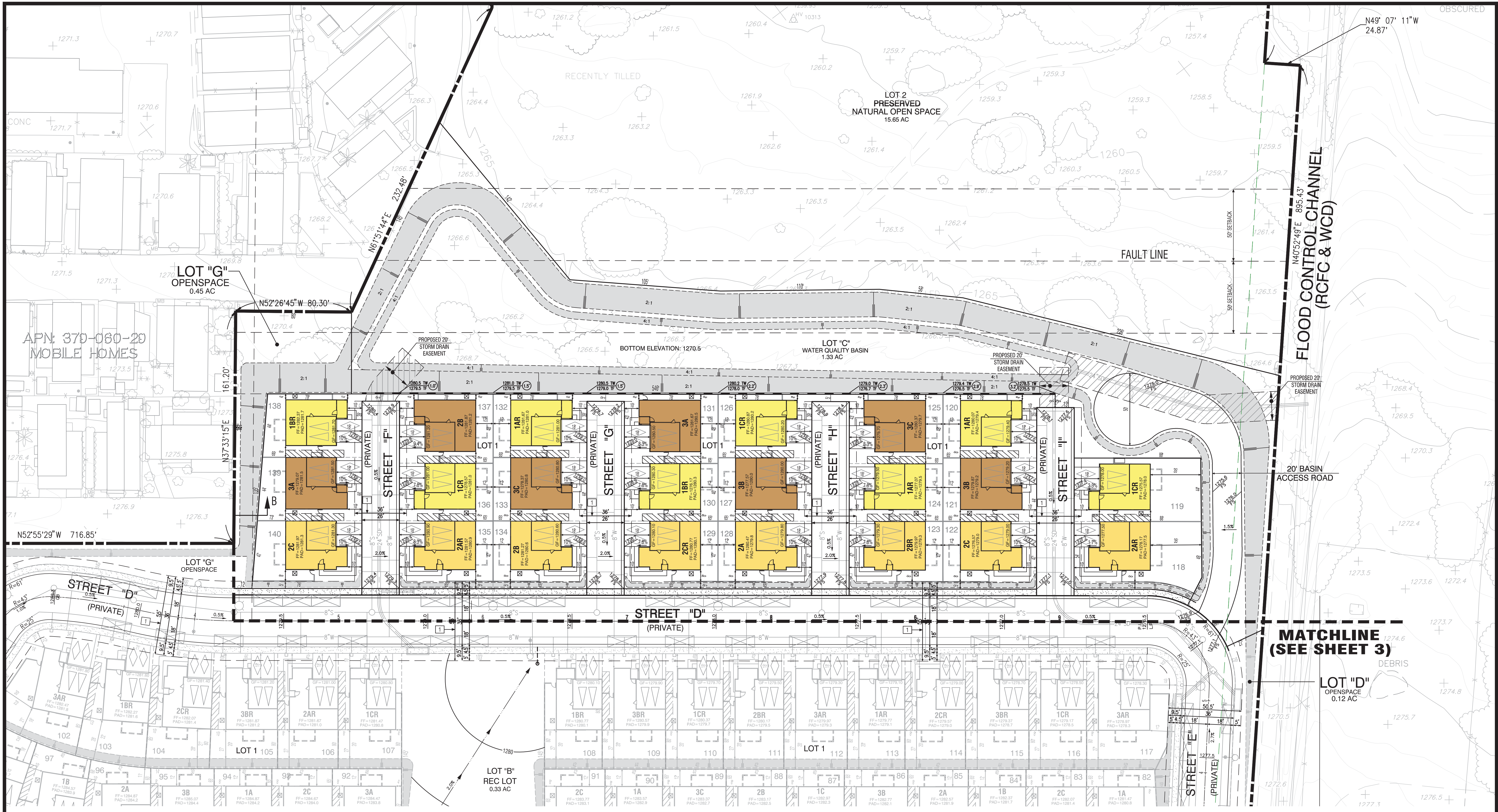
STREET "E" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'

PLAN TYPES

	PLAN 1A (16 UNITS) 2-STORY 3 BEDROOM 1st FLOOR 714 2nd FLOOR 1,079 SUBTOTAL 1,793 GARAGE 422 PORCH 99 TOTAL 2,314		PLAN 2A (15 UNITS) 2-STORY 3 BEDROOM - OPTIONAL 4TH 1st FLOOR 869 2nd FLOOR 1,152 SUBTOTAL 2,021 GARAGE 421 PORCH 16 TOTAL 2,458		PLAN 3A (16 UNITS) 2-STORY 4 BEDROOM - OPTIONAL 5TH 1st FLOOR 944 2nd FLOOR 1,344 SUBTOTAL 2,288 GARAGE 422 PORCH 41 TOTAL 2,751
	PLAN 1B (16 UNITS) 2-STORY 3 BEDROOM 1st FLOOR 714 2nd FLOOR 1,079 SUBTOTAL 1,793 GARAGE 422 PORCH 99 TOTAL 2,314		PLAN 2B (15 UNITS) 2-STORY 3 BEDROOM - OPTIONAL 4TH 1st FLOOR 869 2nd FLOOR 1,152 SUBTOTAL 2,021 GARAGE 421 PORCH 16 TOTAL 2,458		PLAN 3B (16 UNITS) 2-STORY 4 BEDROOM - OPTIONAL 5TH 1st FLOOR 944 2nd FLOOR 1,346 SUBTOTAL 2,288 GARAGE 422 PORCH 41 TOTAL 2,751
	PLAN 1C (15 UNITS) 2-STORY 3 BEDROOM 1st FLOOR 714 2nd FLOOR 1,079 SUBTOTAL 1,793 GARAGE 422 PORCH 99 TOTAL 2,314		PLAN 2C (16 UNITS) 2-STORY 3 BEDROOM - OPTIONAL 4TH 1st FLOOR 869 2nd FLOOR 1,152 SUBTOTAL 2,021 GARAGE 421 PORCH 16 TOTAL 2,458		PLAN 3C (15 UNITS) 2-STORY 4 BEDROOM - OPTIONAL 5TH 1st FLOOR 944 2nd FLOOR 1,346 SUBTOTAL 2,288 GARAGE 422 PORCH 41 TOTAL 2,751

PLAN SUMMARY

PLAN 1A	2-STORY	16 UNITS	11.42%
PLAN 1B	2-STORY	15 UNITS	10.72%
PLAN 1C	2-STORY	16 UNITS	11.42%
PLAN 2A	2-STORY	16 UNITS	11.42%
PLAN 2B	2-STORY	15 UNITS	10.72%



DATE:	NO.	REVISIONS

PREPARED FOR:

tri pointe
HOMES

1250 Corona Pointe Court
Suite 600
Corona, CA 92879
(951) 428-4400

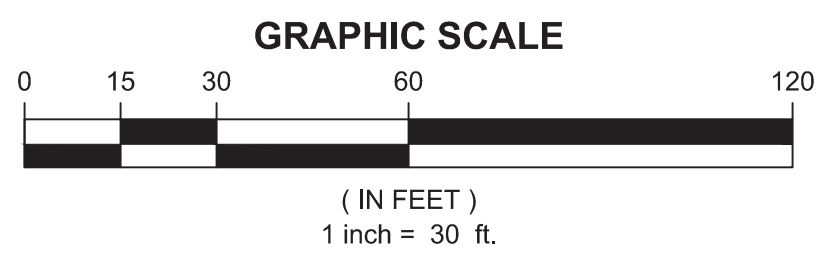
PREPARED BY:

M D S
CONSULTING

PLANNERS ENGINEERS SURVEYORS

MORSE
SCHULTZ

17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821

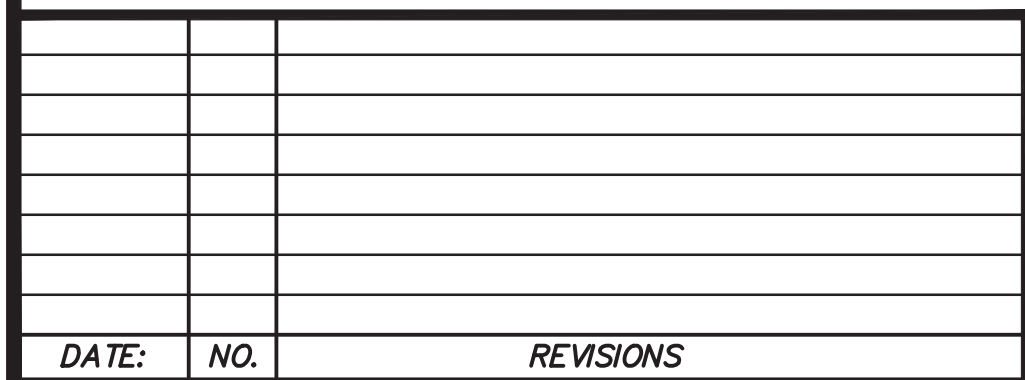


LAKESIDE TENTATIVE TRACT NO. 38116 FOR CONDOMINIUM PURPOSES TECHNICAL SITE PLAN


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

SHEET 5 OF 6

TTM NO. 38116 - TECHNICAL SITE PLAN



PREPARED BY:

	MORSE	17320 Redhill Avenue Suite 350 Irvine, CA 92614
	SCHULTZ	Voice: 949-251-8821
PLANNERS	ENGINEERS	SURVEYORS

APN:
387-090-58

1298.5
1294.6
1294.6
1294.6
1295

LAKE

TENTATIVE TRACT NO. 38116

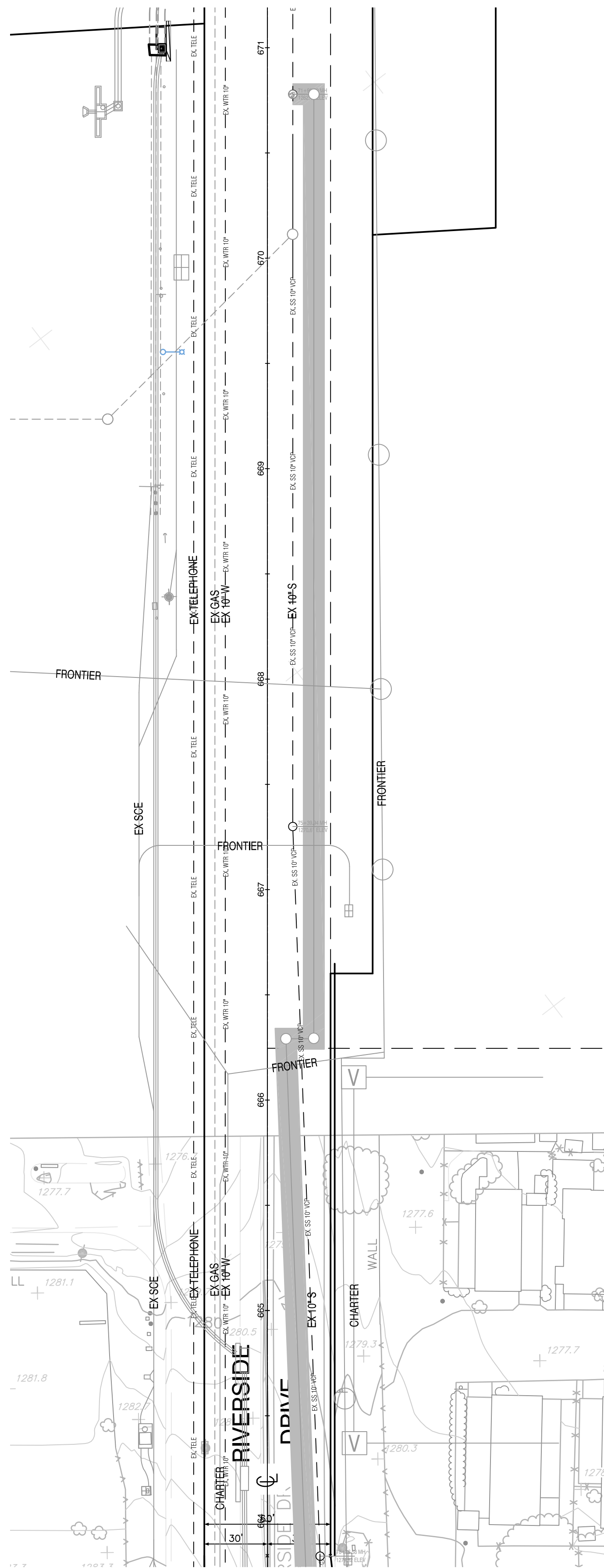
FOR CONDOMINIUM PURPOSES

COMPOSITE SITE PLAN

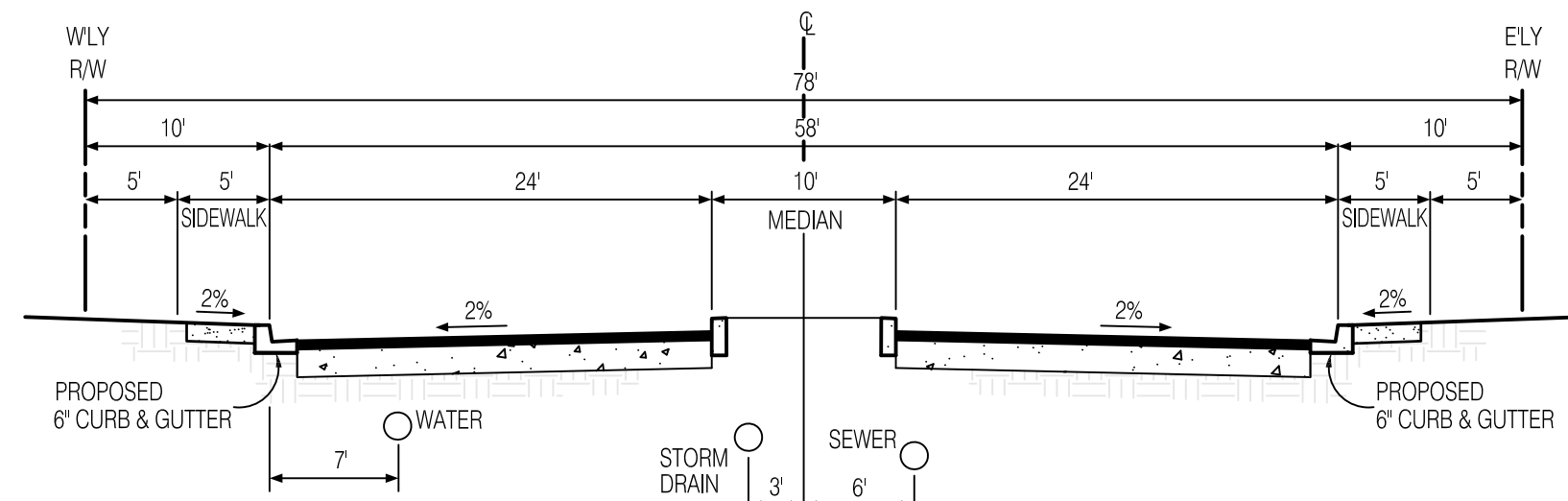
LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 6 OF 6

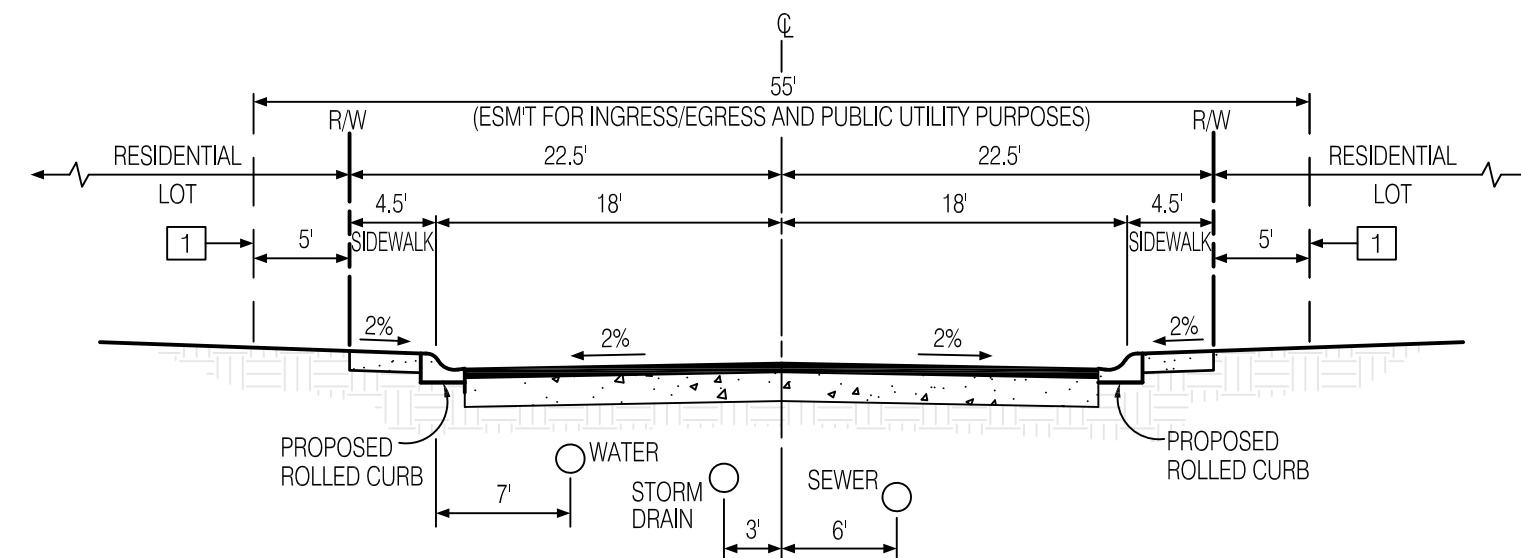
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(SEE SHEET 4)

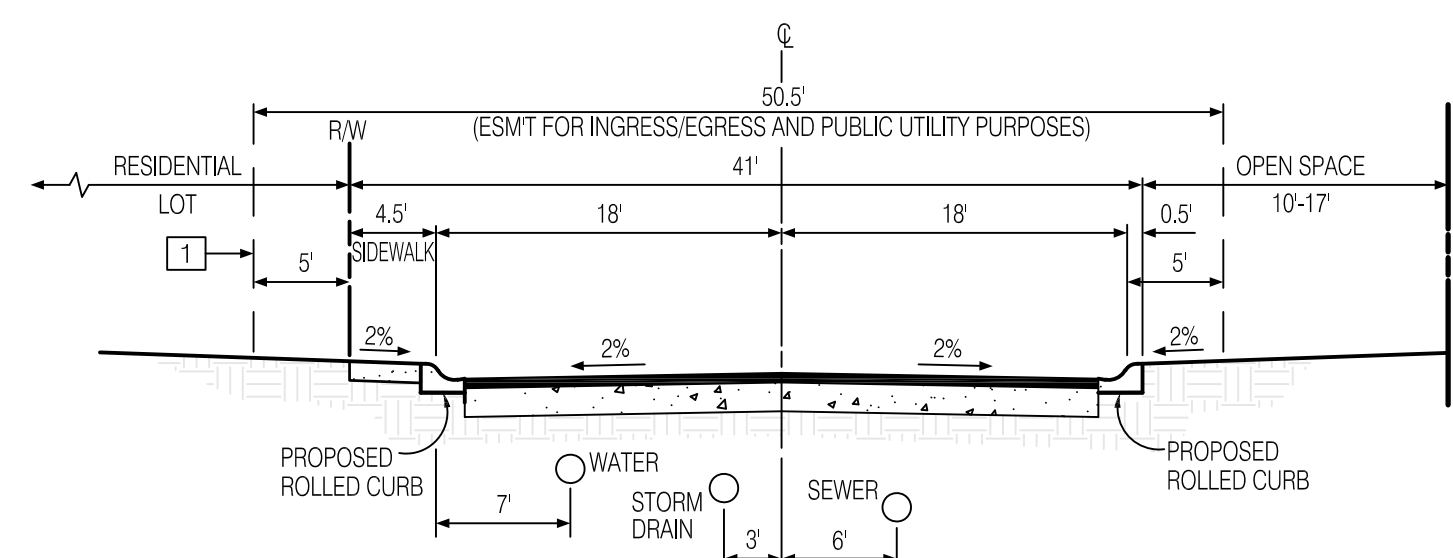


STREET "A" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'



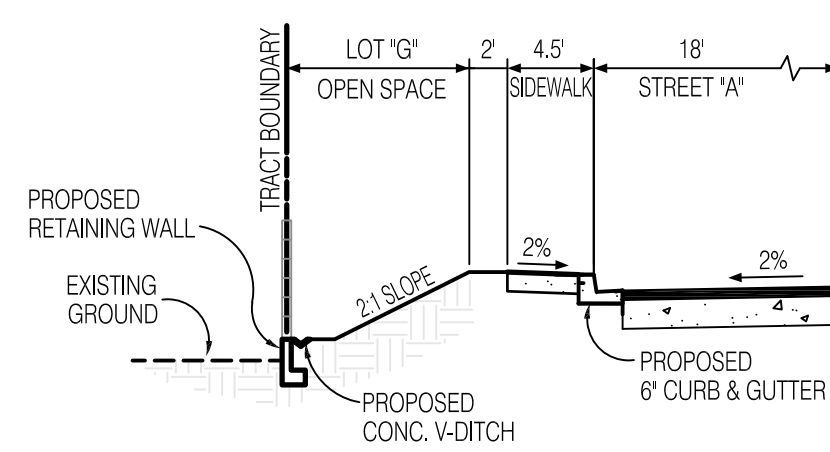
STREETS "B" - "D" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'

1 ESM/T FOR INGRESS/EGRESS AND PUBLIC UTILITY PURPOSES

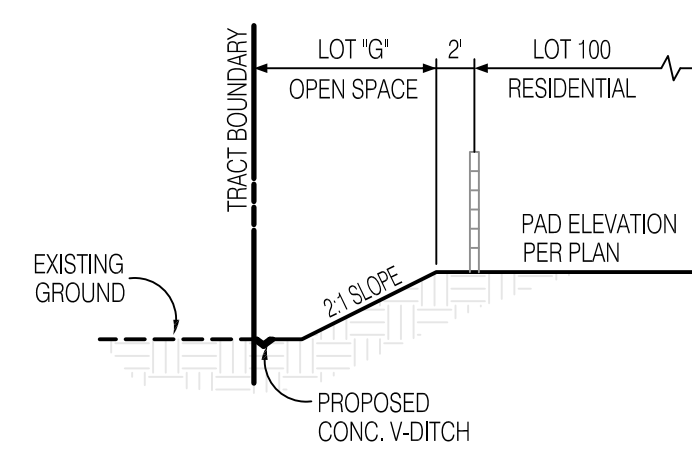


STREET "E" (PRIVATE)
(MODIFIED LOCAL RESIDENTIAL STREET)
SCALE 1"=10'

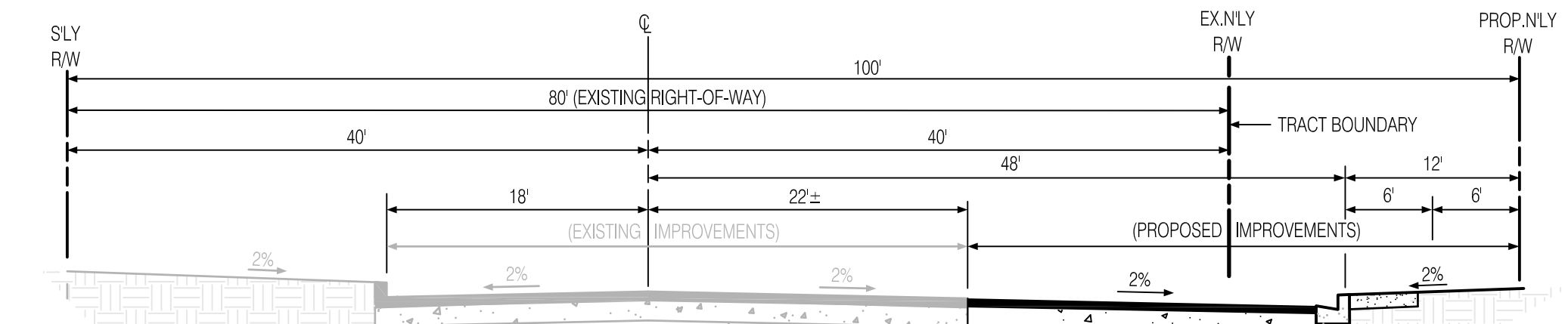
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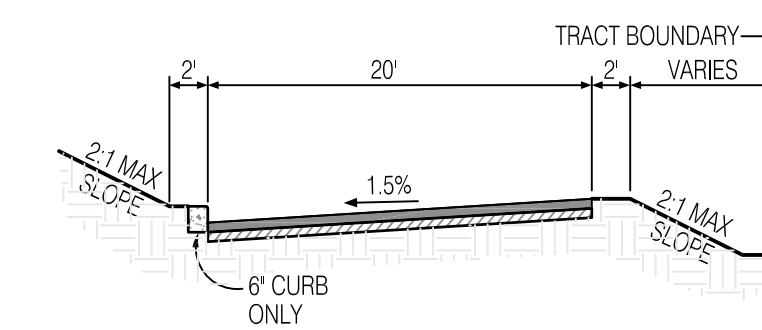
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NTS



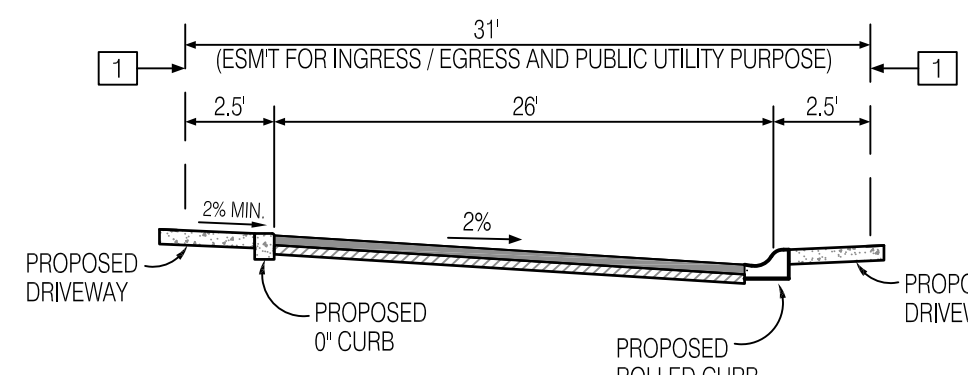
SECTION B-B
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PROPOSED GRAND AVENUE (PUBLIC)
SCALE 1"=10'

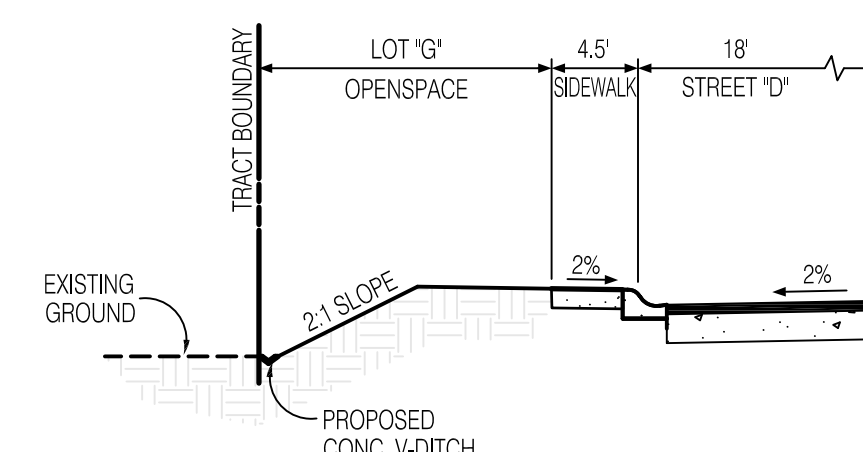


ACCESS ROAD (PRIVATE)
FOR WATER QUALITY BASIN
NTS

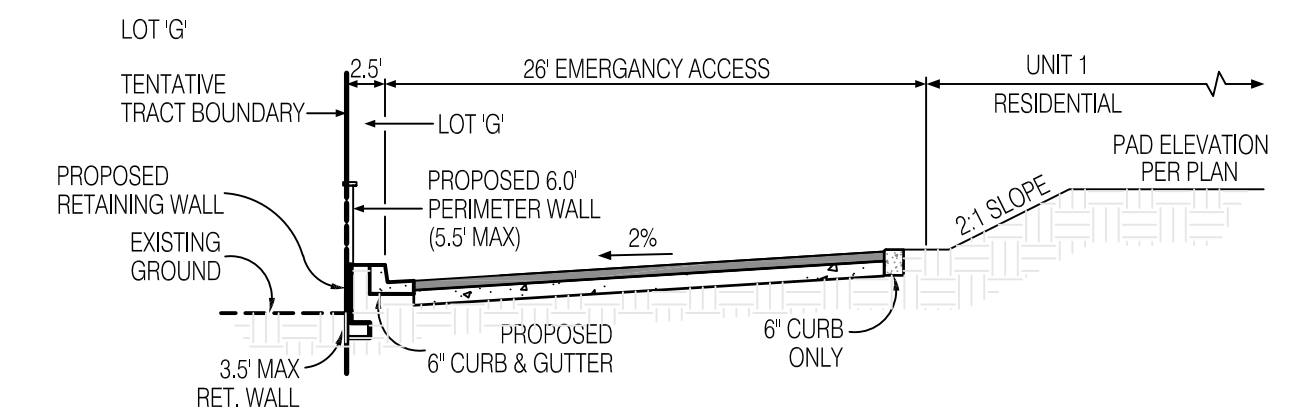


STREETS "F", "G", "H" & "I" (PRIVATE)
FOR LOTS 120 AND 138
NTS

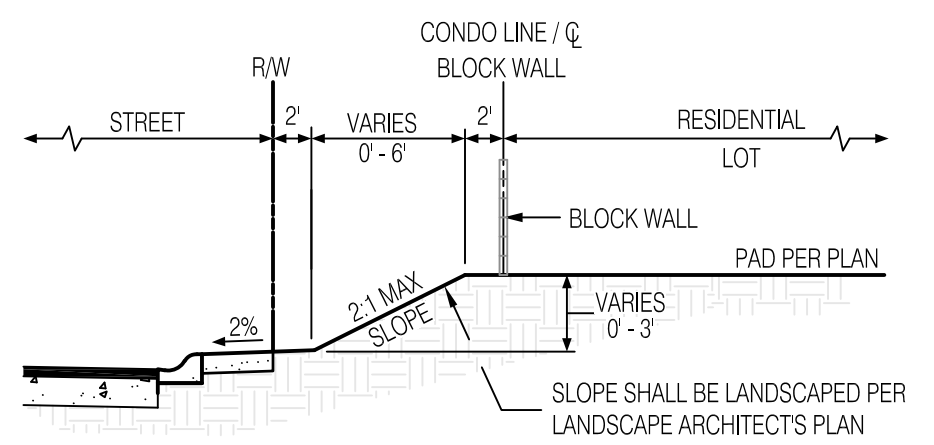
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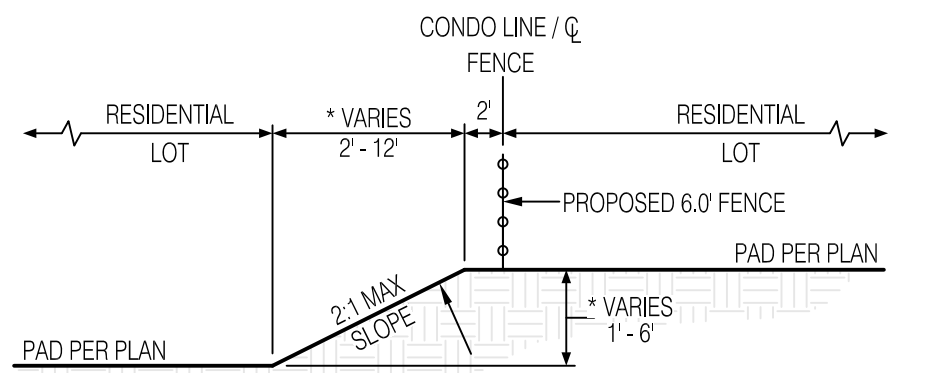
SECTION C-C
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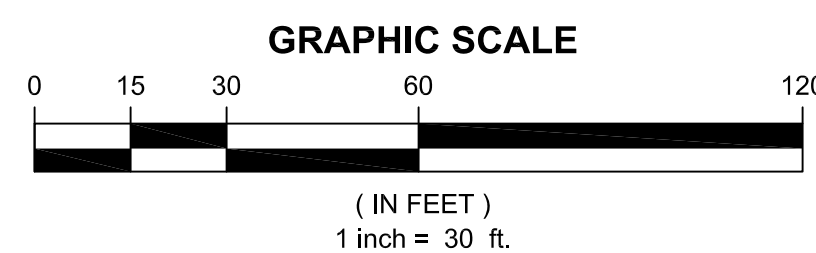
PROPOSED 26' EMERGENCY ACCESS ROAD
(PRIVATE)
NTS



TYPICAL SIDE-YARD SLOPE SECTION
AT STREET CORNER LOT
NTS



TYPICAL REAR-YARD SLOPE SECTION
NTS

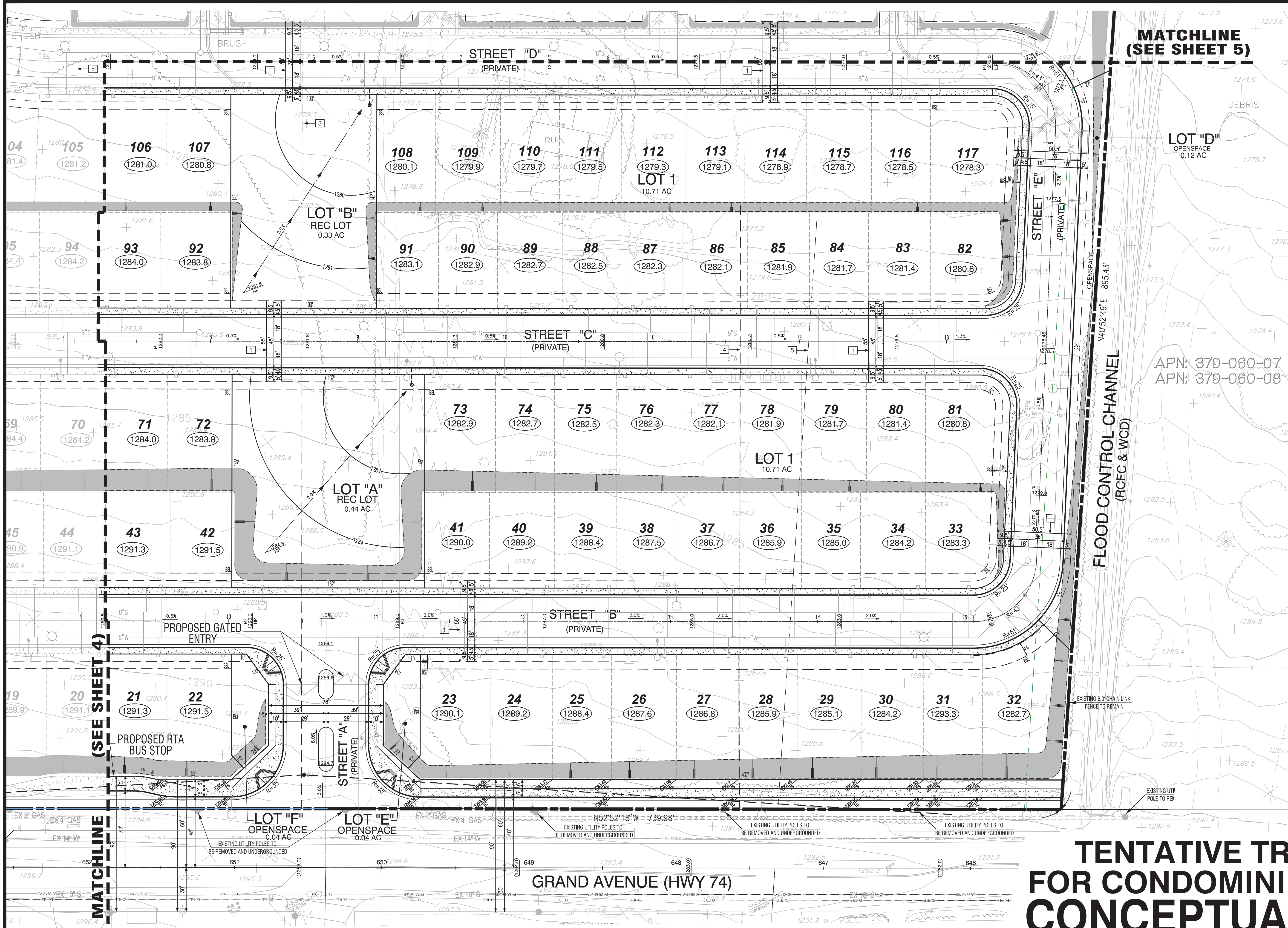


DATE:	NO.	REVISIONS

PREPARED FOR:
tri pointe
HOMES
1250 Corona Pointe Court
Suite 600
Corona, CA 92879
(951) 428-4400

PREPARED BY:
M D S
CONSULTING
MORSE
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
PLANNERS ENGINEERS SURVEYORS

LAKE SIDE TENTATIVE TRACT NO. 38116 FOR CONDOMINIUM PURPOSES CONCEPTUAL GRADING DRAINAGE AND UTILITIES PLAN CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SHEET 2 OF 5

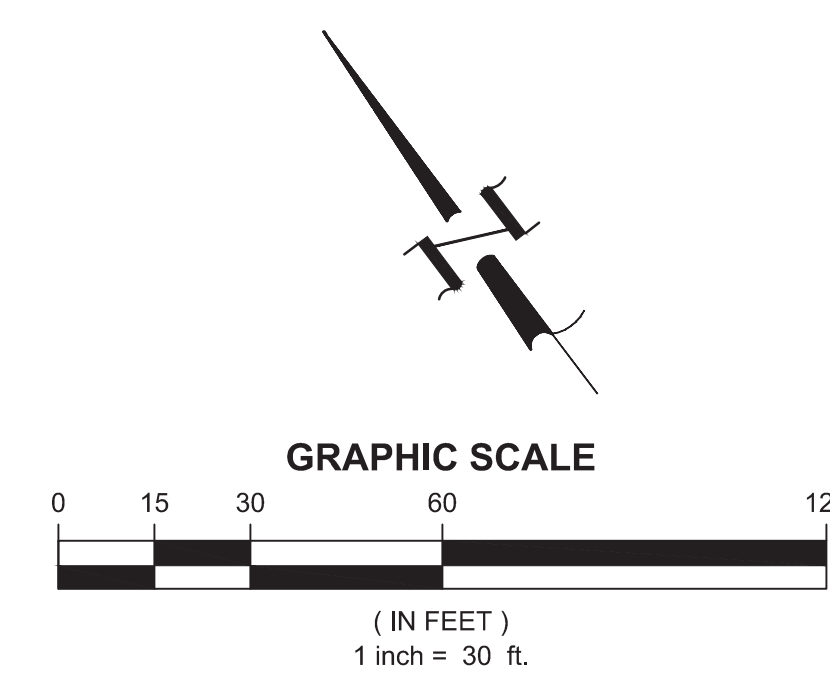


MATCHLINE
(SEE SHEET 5)

LOT "D"
OPENSOURCE
0.12 AC

APN: 379-060-07
APN: 379-060-08

FLOOD CONTROL CHANNEL
(FCFC & WCD)



LAKE SIDE TENTATIVE TRACT NO. 38116 FOR CONDOMINIUM PURPOSES CONCEPTUAL GRADING DRAINAGE AND UTILITIES PLAN CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SHEET 3 OF 5

DATE:	NO.	REVISIONS

PREPARED FOR:

tri pointe
HOMES

1250 Corona Pointe Court
Suite 600
Corona, CA 92879
(951) 428-4400

PREPARED BY:

M D S
CONSULTING

MORSE
SCHULTZ

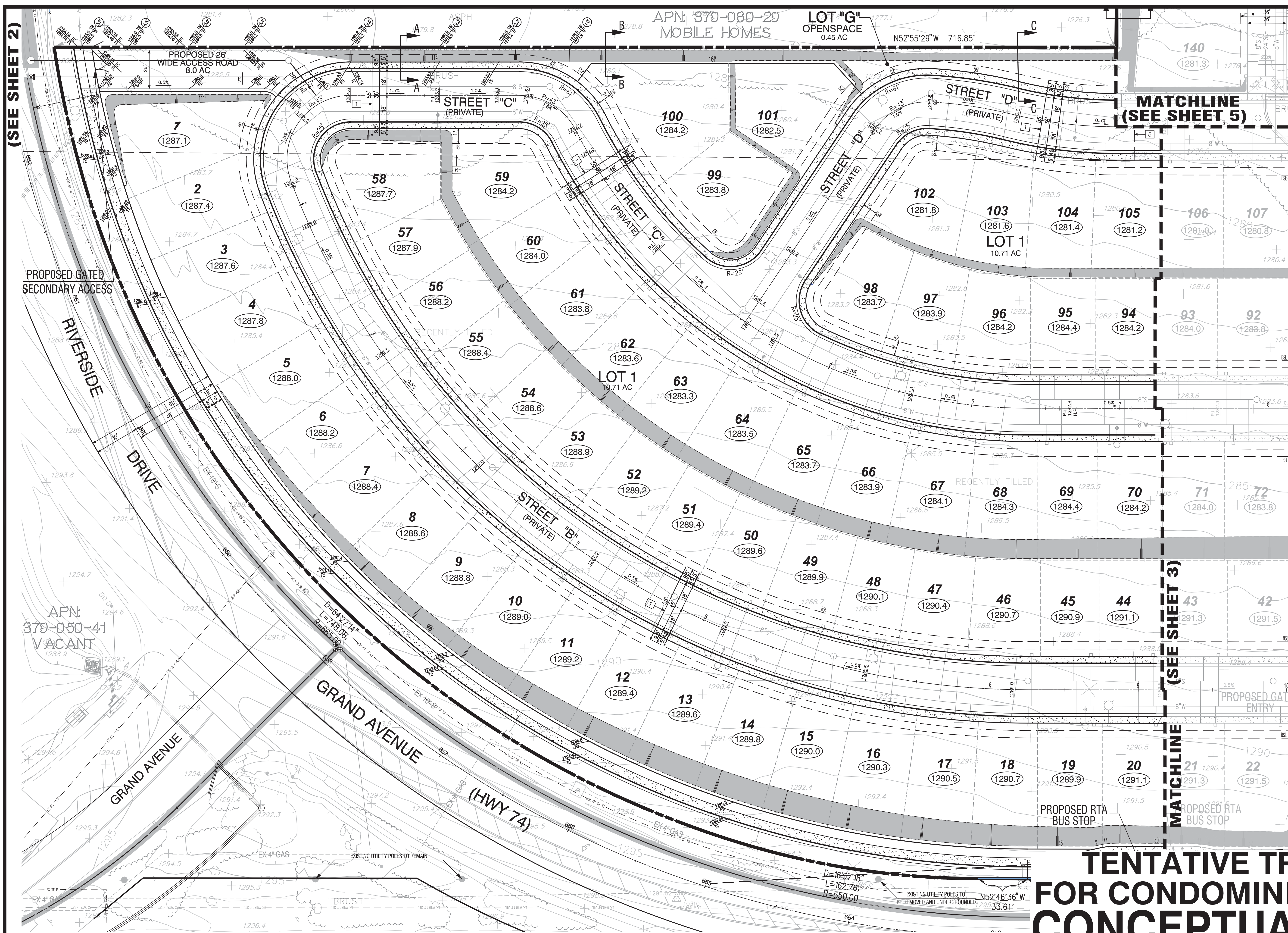
17320 Redhill Avenue
Suite 350
Irvine, CA 92614
Voice: 949-251-8821

PLANNERS ENGINEERS SURVEYORS

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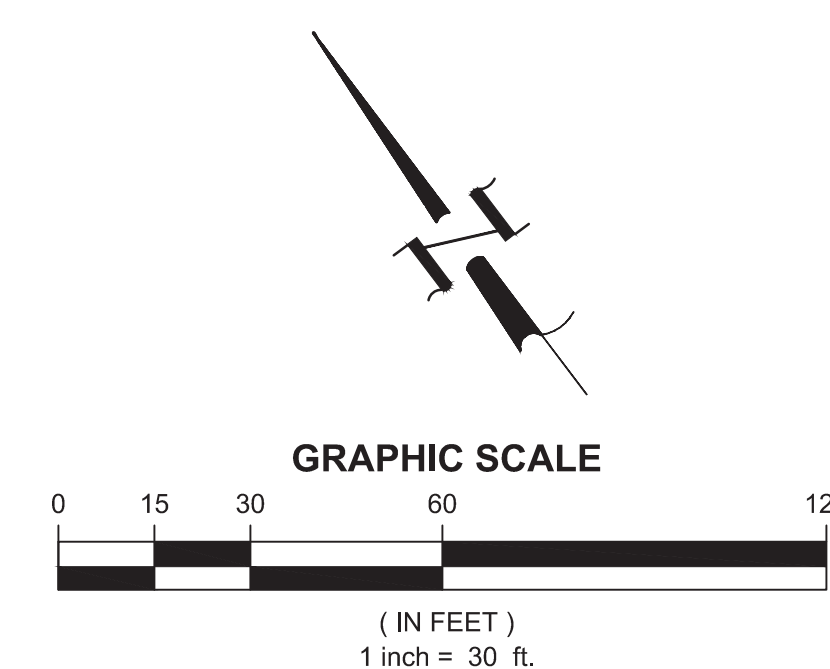
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Plot Scale: 1" = 1' Dig Scale: 1" = 60'
Plot Date: 12/16/2021 11:04:12 AM By: STATION39

(SEE SHEET 2)



**MATCHLINE
(SEE SHEET 5)**

(SEE SHEET 3)




LAKESIDE
TENTATIVE TRACT NO. 38116
FOR CONDOMINIUM PURPOSES
CONCEPTUAL GRADING
DRAINAGE AND UTILITIES PLAN
 CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 4 OF 5

<i>DATE:</i>	<i>NO.</i>	<i>REVISIONS</i>

PREPARED FOR:

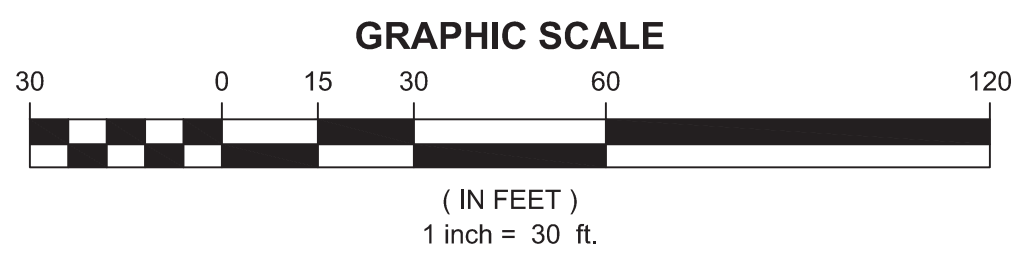
tri pointe®
HOMES

1250 Corona Pointe Court
Suite 600
Corona, CA 92879
(951) 428-4400

PREPARED BY:		
	MORSE	17320 Redhill Avenue, Suite 350 Irvine, CA 92614 Voice: 949-251-8821
	SCHULTZ	
PLANNERS	ENGINEERS	SURVEYORS



<p>PREPARED FOR:</p> <p>tri pointe[®] HOMES</p> <p>1250 Corona Pointe Court Suite 600 Corona, CA 92879 (951) 428-4400</p>	<p>PREPARED BY:</p> <table border="1"> <tr> <td data-bbox="805 1843 976 1868"> <p>M D S CONSULTING</p> </td><td data-bbox="976 1843 1074 1868"> <p>MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 SCHULTZ Voice: 949-251-8821</p> </td></tr> <tr> <td data-bbox="805 1868 976 1868"> <p>PLANNERS</p> </td><td data-bbox="976 1868 1074 1868"> <p>ENGINEERS SURVEYORS</p> </td></tr> </table>	<p>M D S CONSULTING</p>	<p>MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 SCHULTZ Voice: 949-251-8821</p>	<p>PLANNERS</p>	<p>ENGINEERS SURVEYORS</p>
<p>M D S CONSULTING</p>	<p>MORSE 17320 Redhill Avenue Suite 350 Irvine, CA 92614 SCHULTZ Voice: 949-251-8821</p>				
<p>PLANNERS</p>	<p>ENGINEERS SURVEYORS</p>				

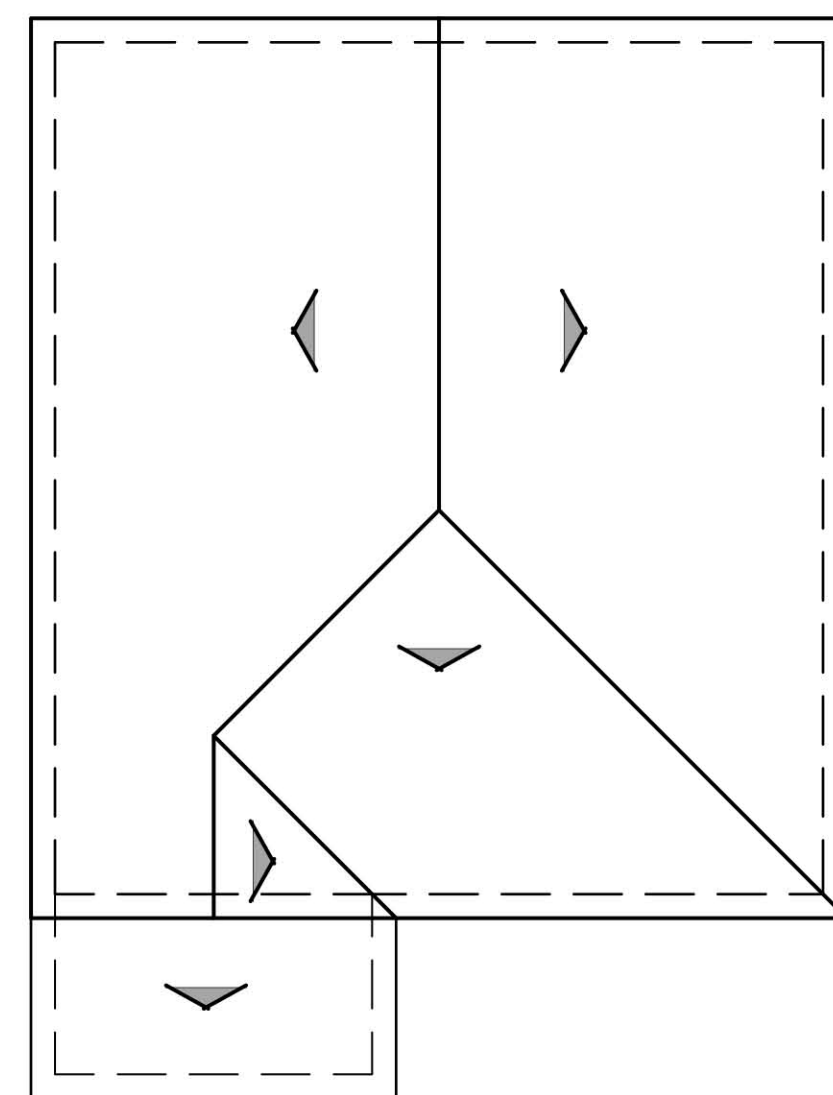


DRAINAGE AND UTILITIES PLAN

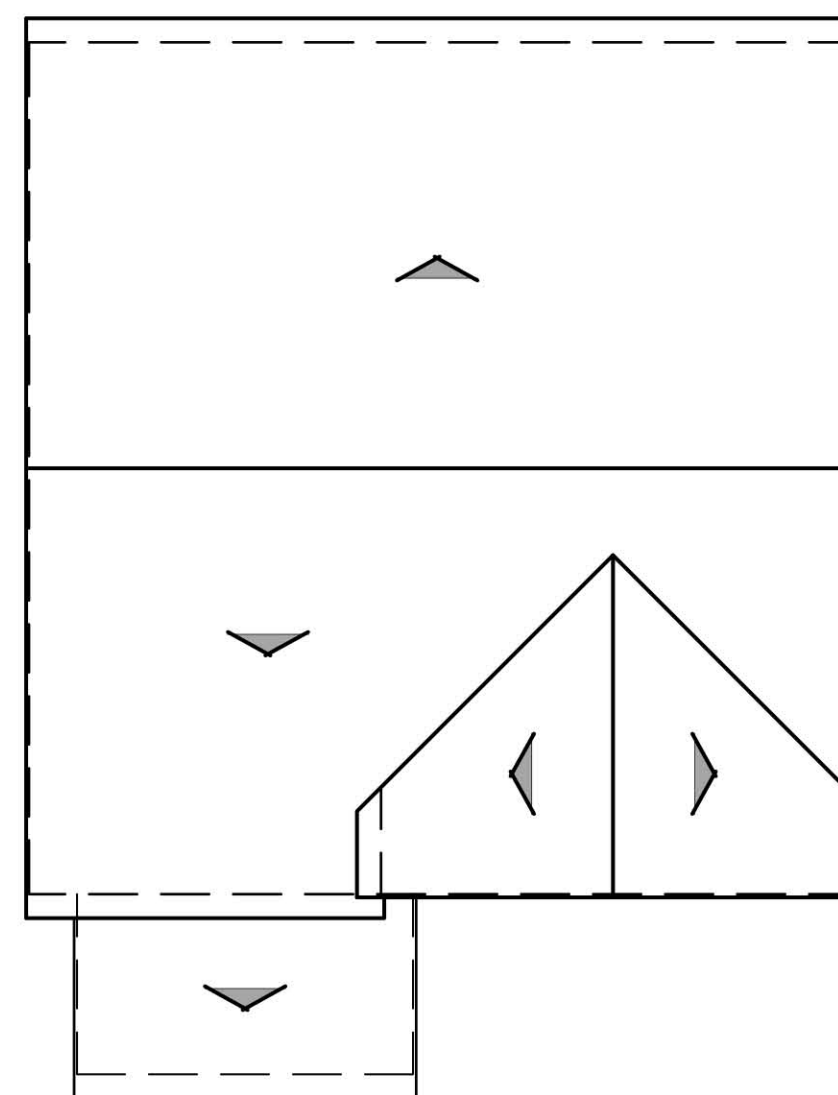
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 5

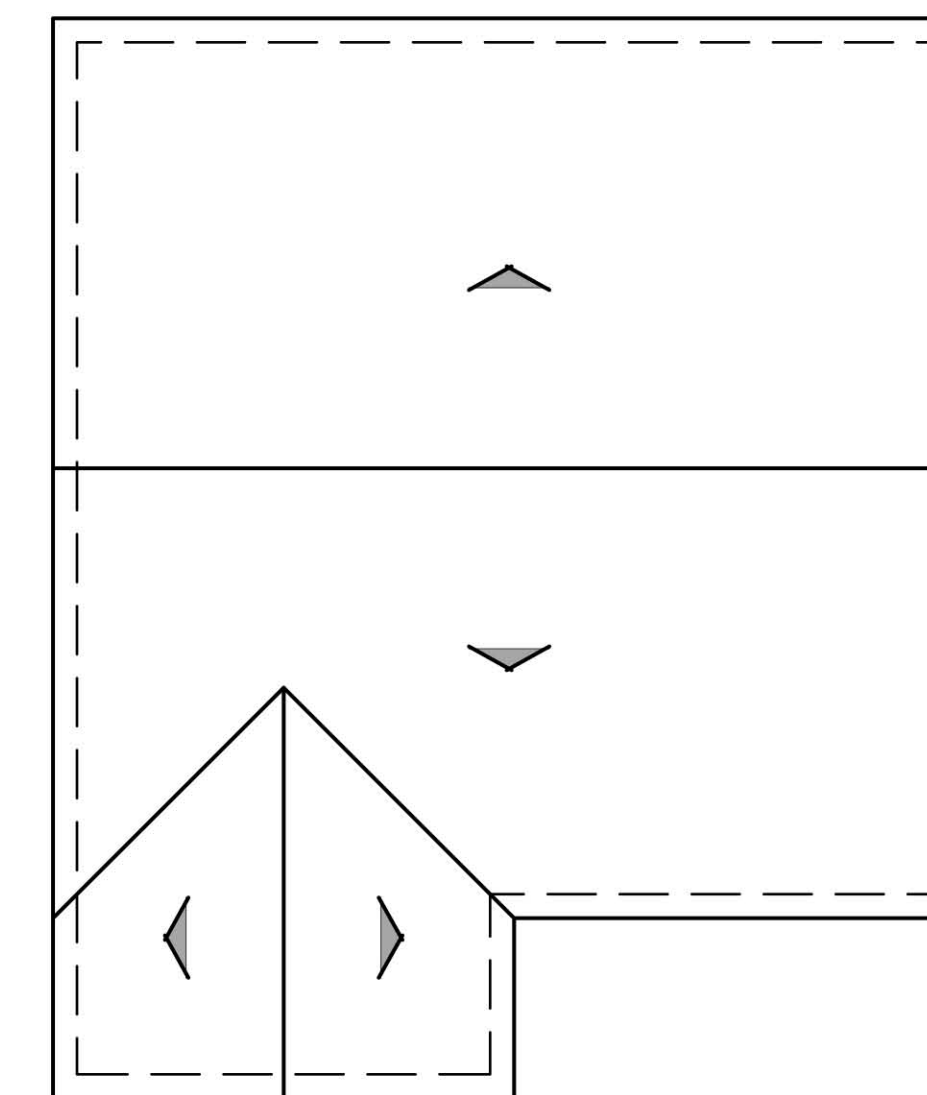
TTM NO. 38116 - TECHNICAL SITE PLAN



ROOF PLAN A
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



ROOF PLAN B
 PITCH: 4:12
 RAKE: TIGHT
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



ROOF PLAN C
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

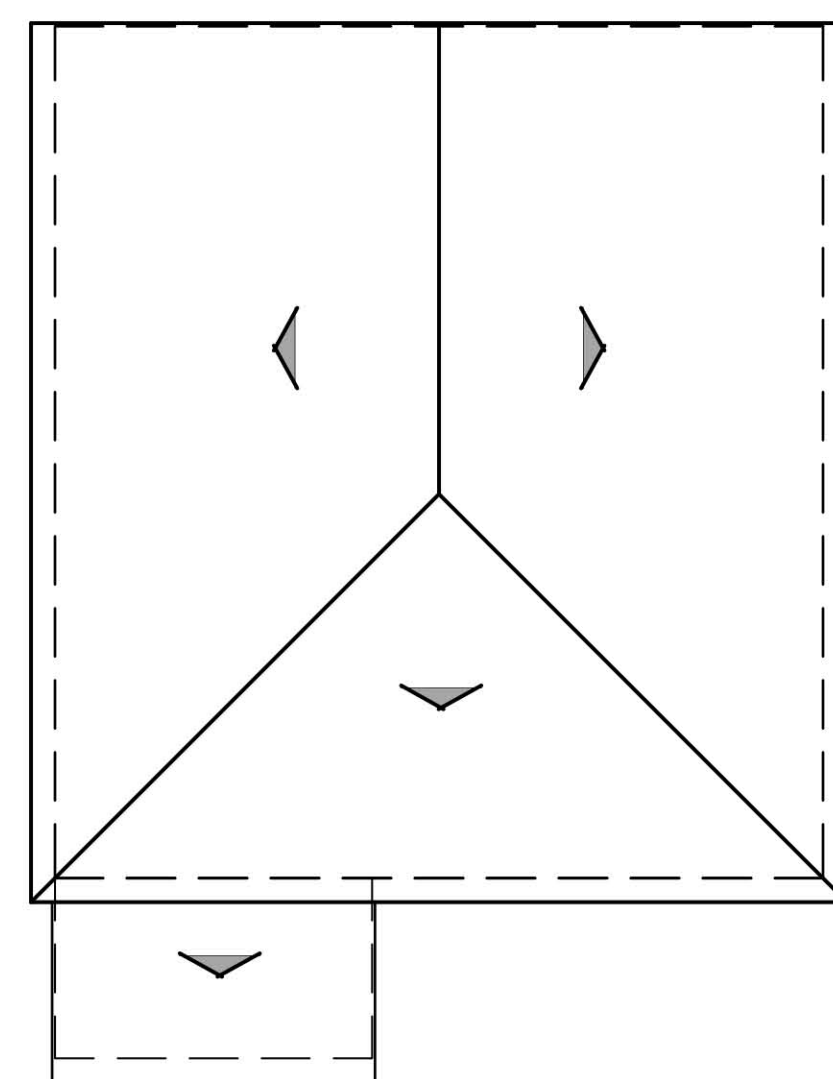


PLAN 1A
 SPANISH COLONIAL

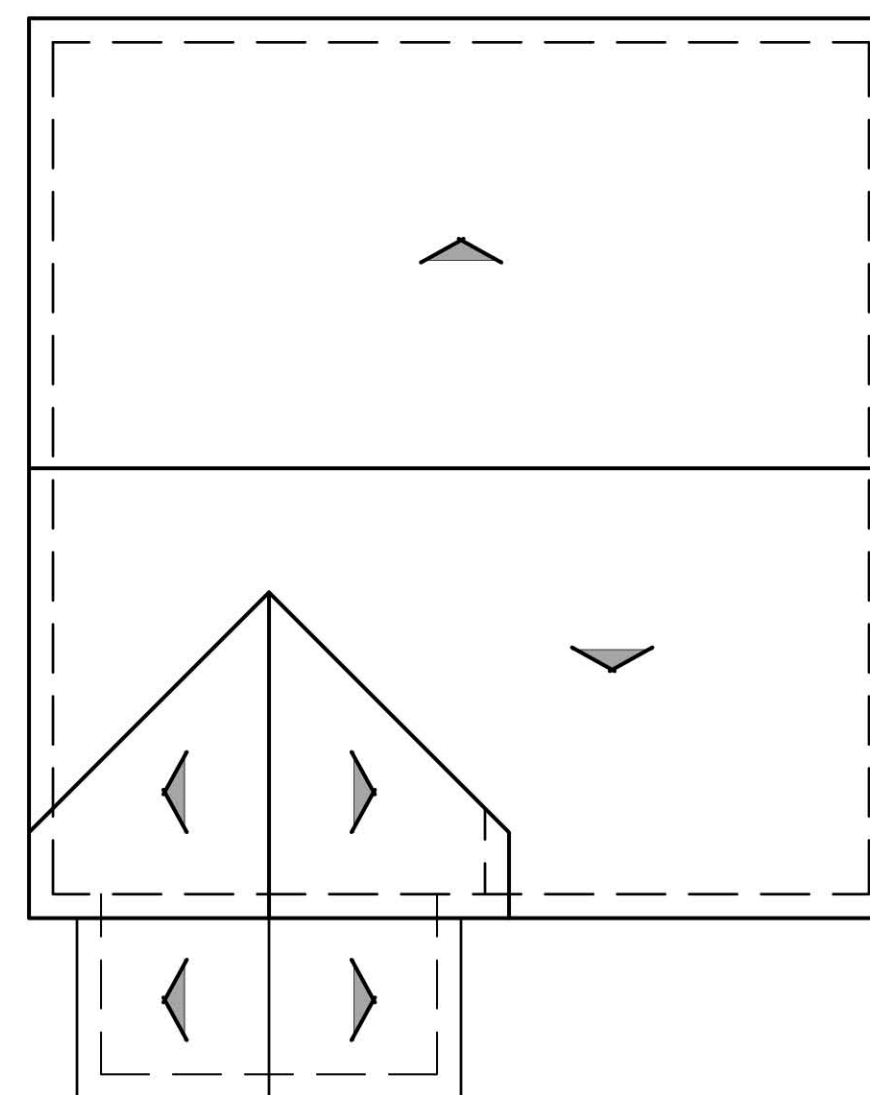
PLAN 2B
 SANTA BARBARA

PLAN 3C
 CRAFTSMAN

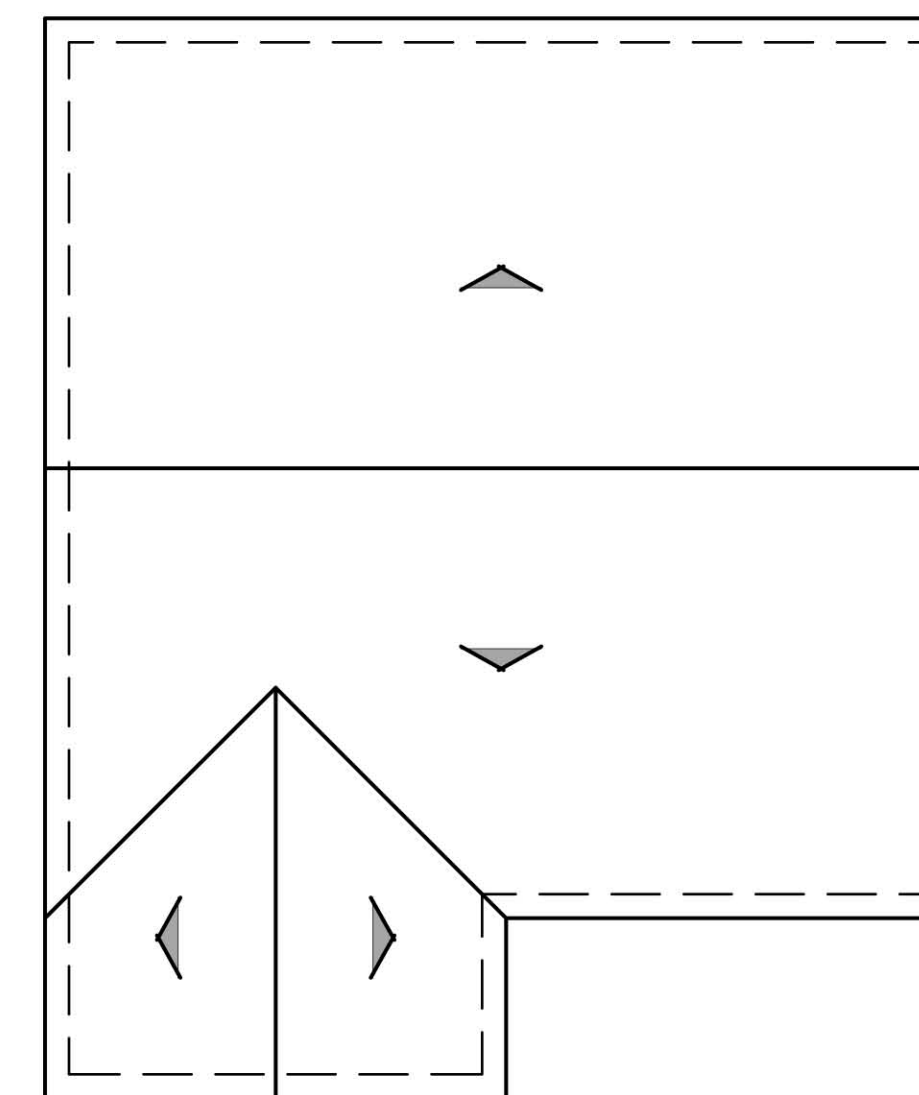
NOTE: OPTIONAL COACH LIGHTS SHOWN



ROOF PLAN B
 PITCH: 4:12
 RAKE: 1-1/2"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



ROOF PLAN C
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN A
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE

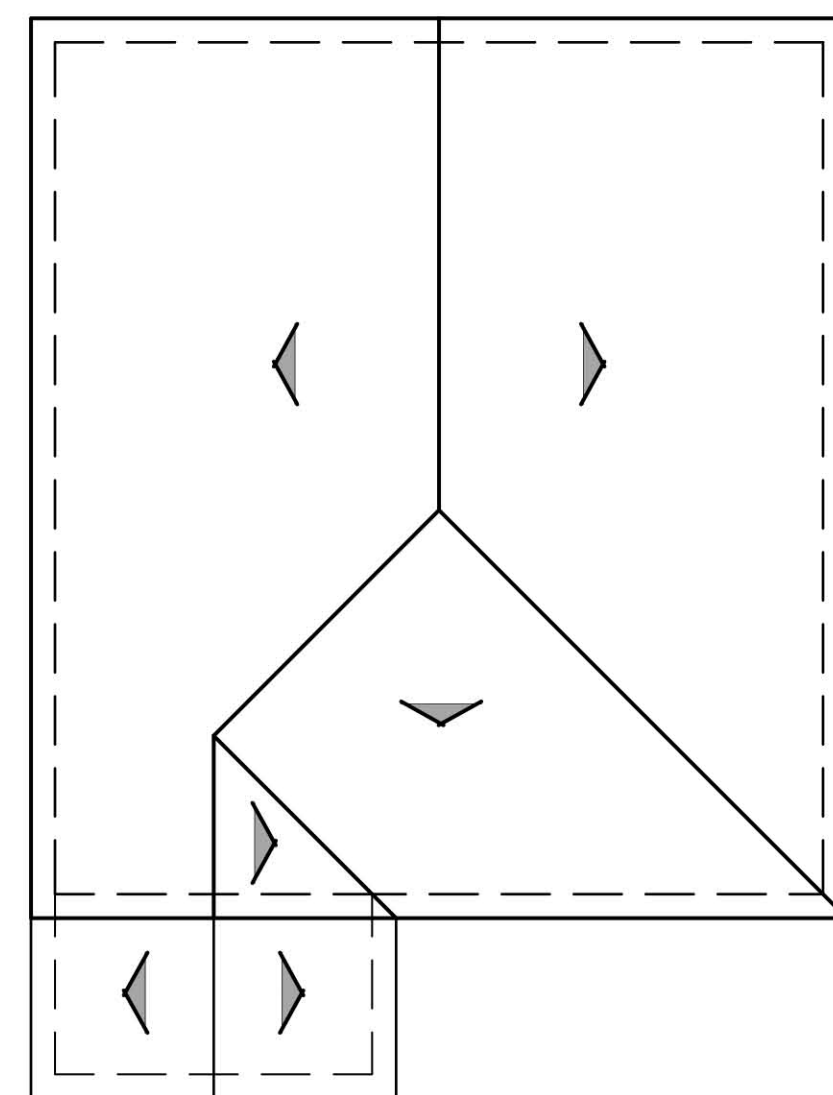


PLAN 1B
 SANTA BARBARA

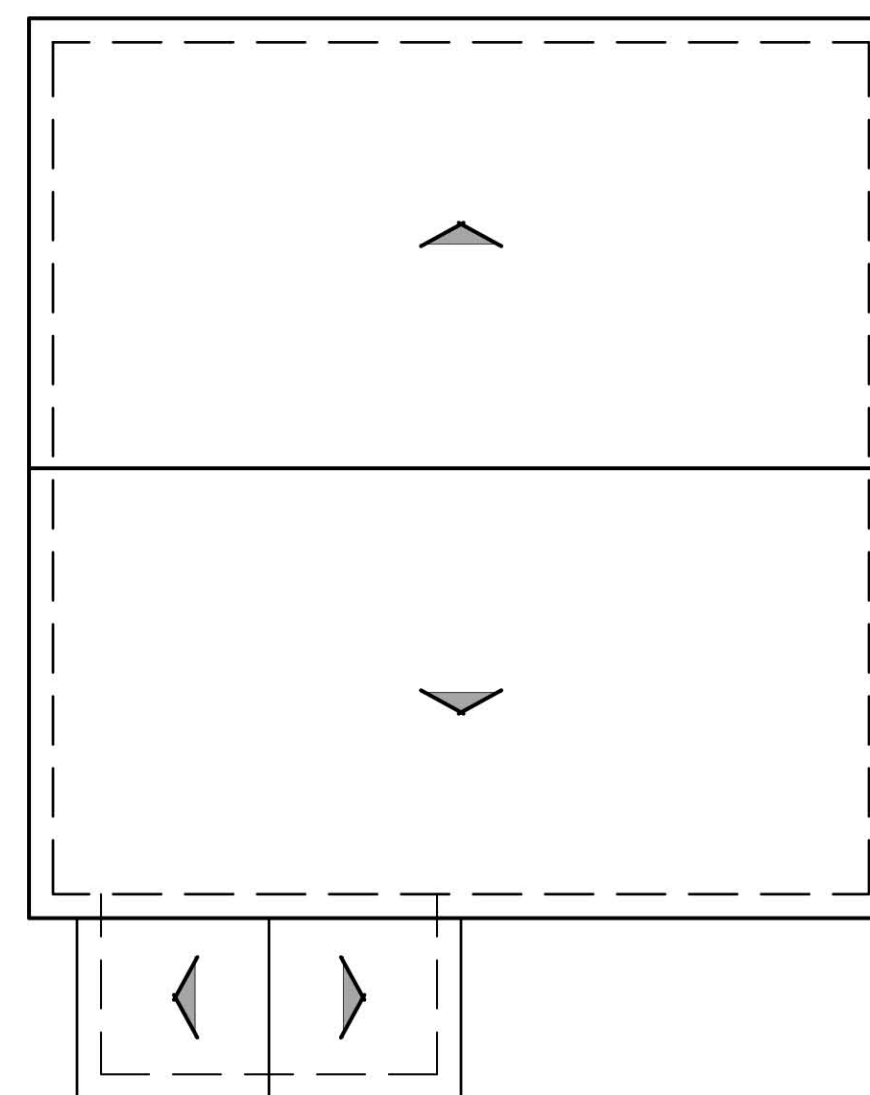
PLAN 2C
 CRAFTSMAN

PLAN 3A
 SPANISH COLONIAL

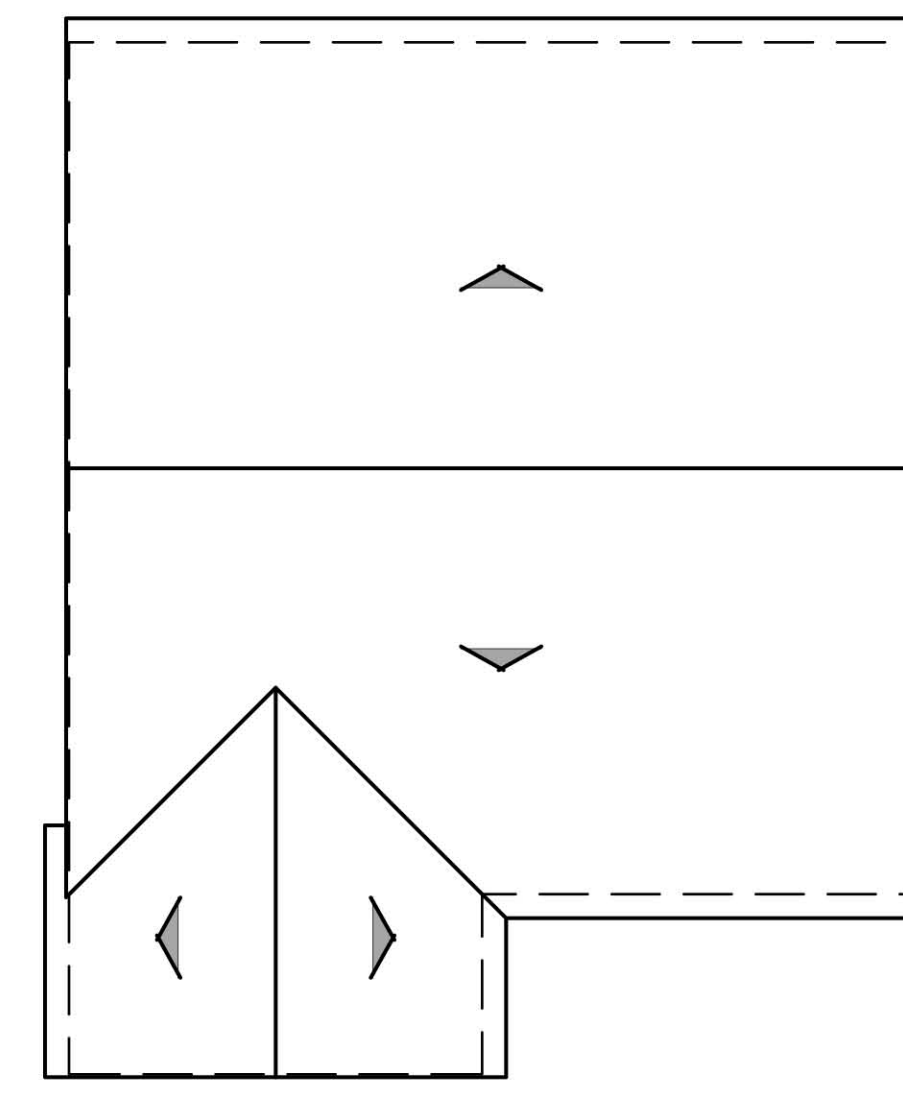
NOTE: OPTIONAL COACH LIGHTS SHOWN



ROOF PLAN C
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



ROOF PLAN A
 PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE



ROOF PLAN B
 PITCH: 4:12
 RAKE: TIGHT
 EAVE: 12"
 ROOF MATERIAL: CONCRETE 'S' TILE







FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

A - SPANISH COLONIAL
1/4"=1'-0"



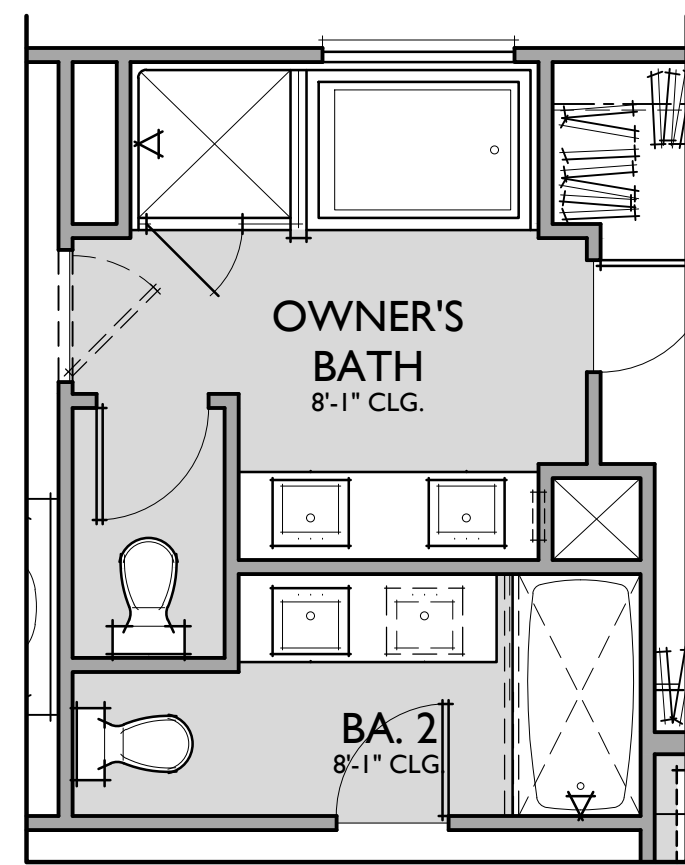
FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

B - SANTA BARBARA
1/4"=1'-0"

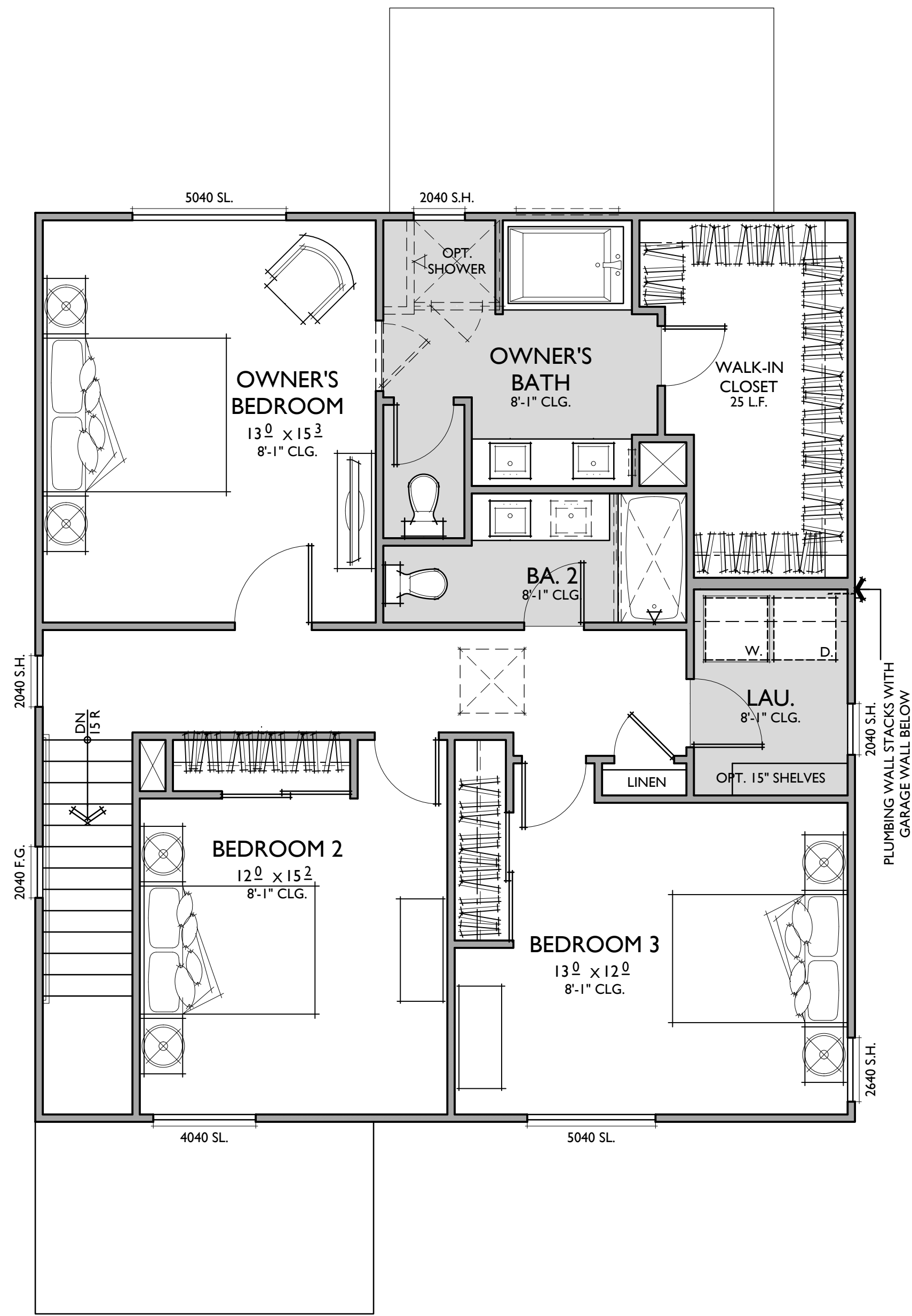


FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

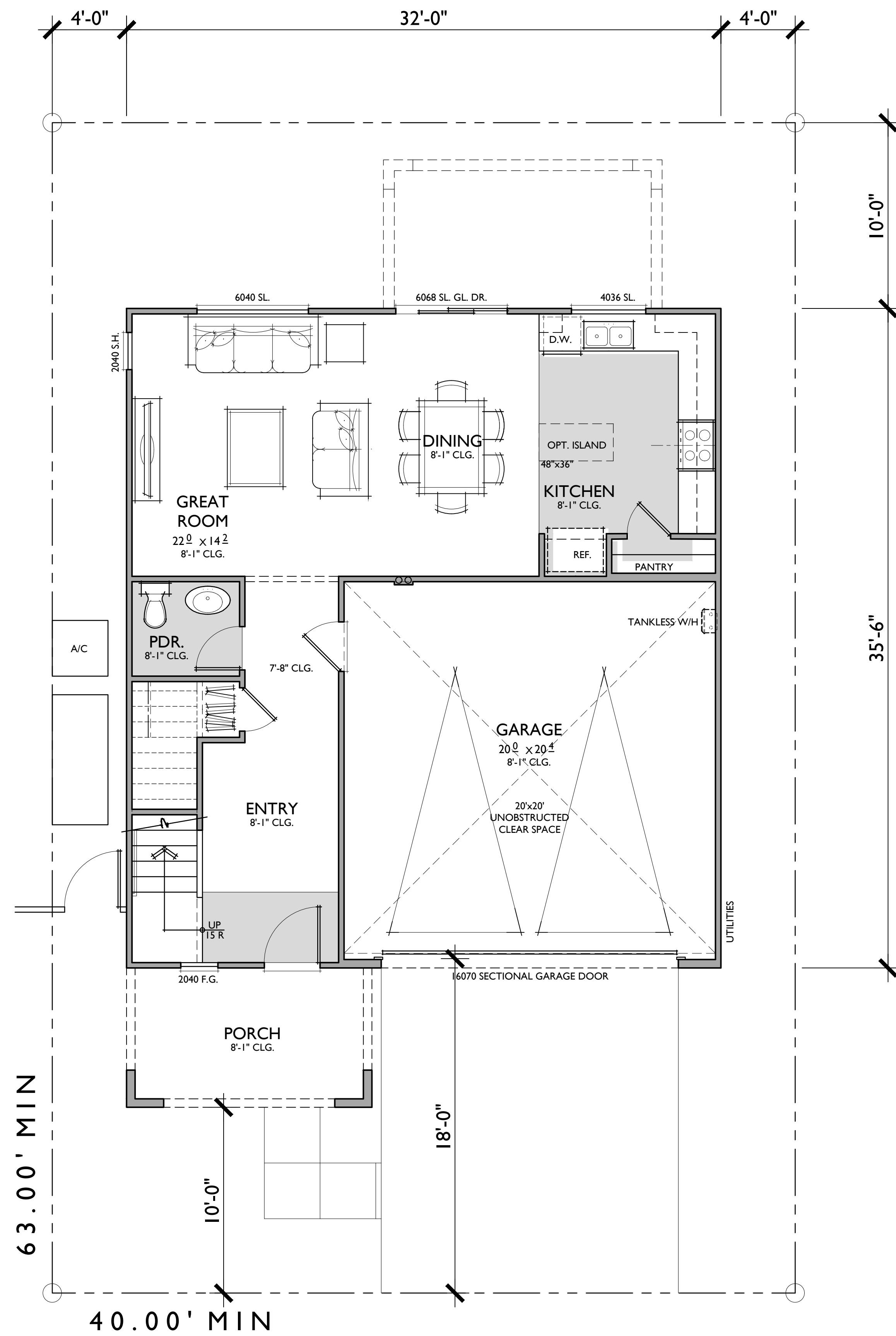
C - CRAFTSMAN
1/4"=1'-0"



OPT. SHOWER
AT OWNER'S BATH



SECOND FLOOR



FIRST FLOOR

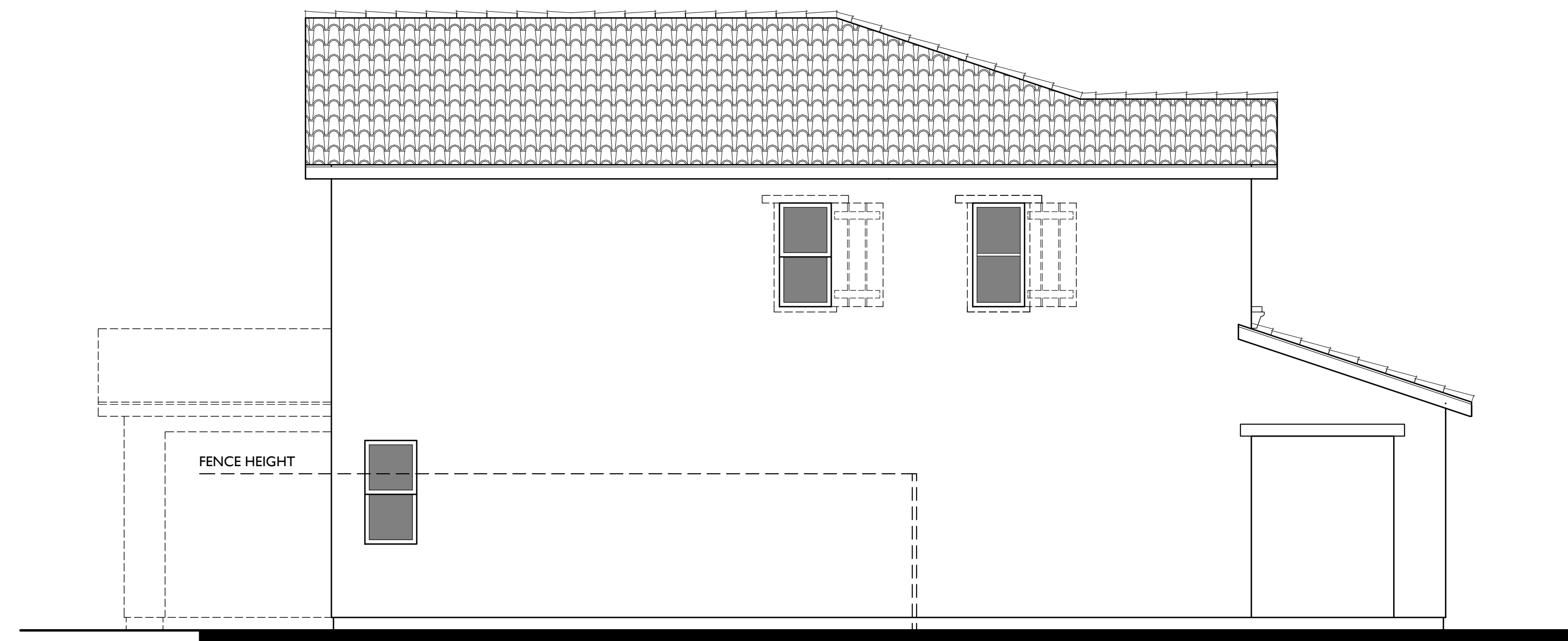
PLAN I
1,793 SQ. FT.
TARGET: 1,789 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,079 SQ. FT.
TOTAL LIVING	1793 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	99 SQ. FT.

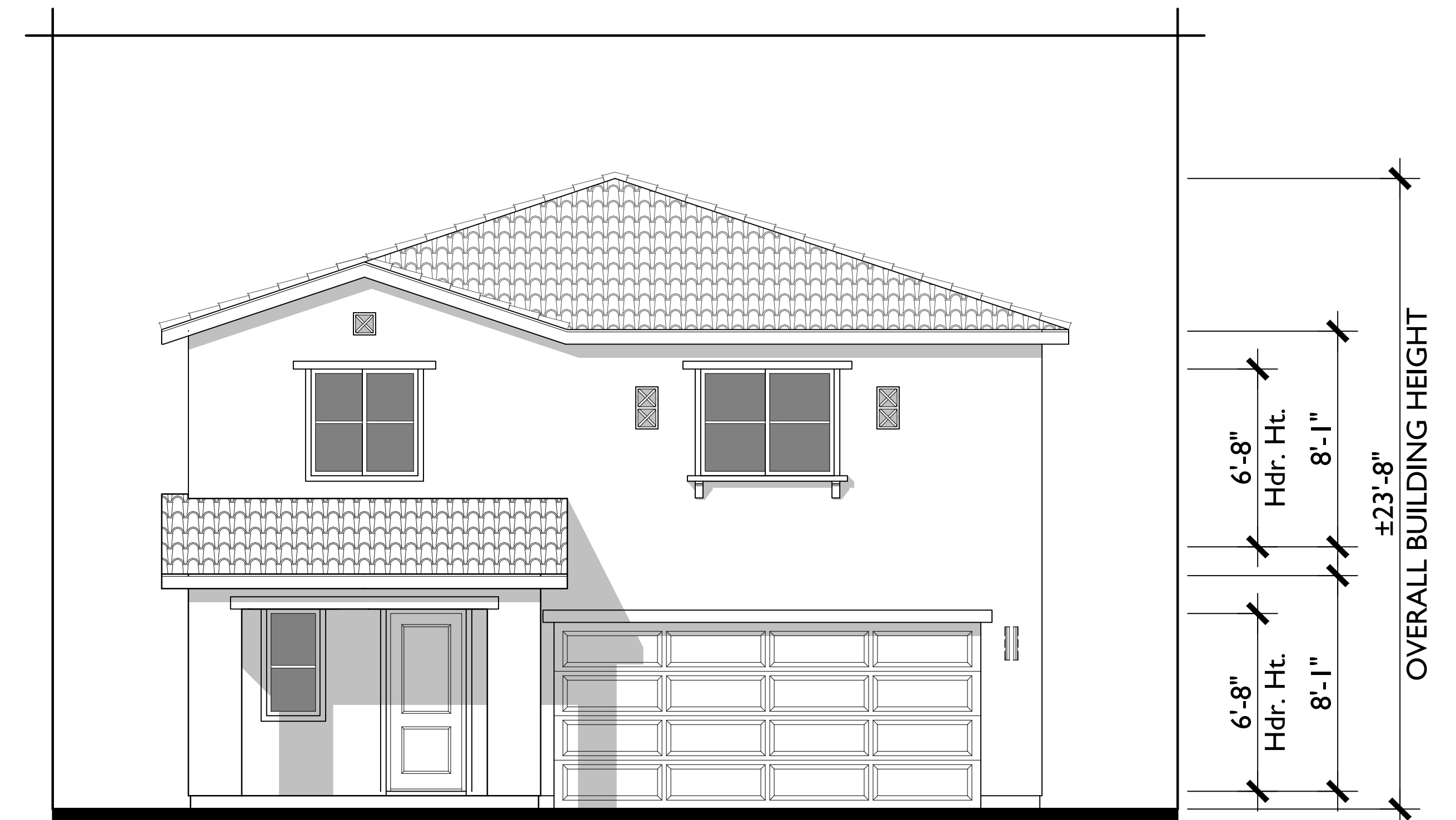
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

WINDOW SCHEDULE	
2040 S.H.	4
2040 F.G.	2
2640 F.G.	1
4036 SL.	1
4040 SL.	1
5040 SL.	2
6040 SL.	1
TOTAL	13

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-2"
UPPER CABINETS	14'-4"



LEFT

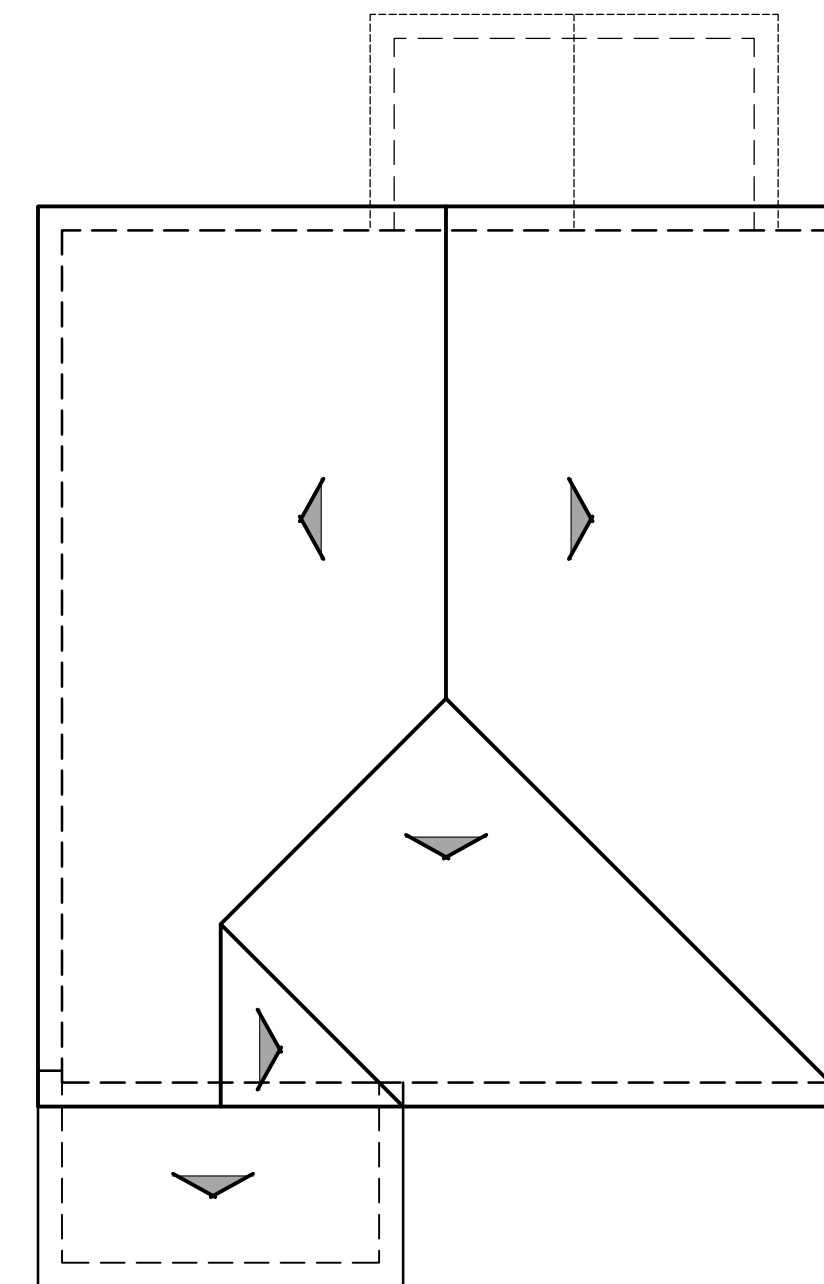


FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

A - SPANISH COLONIAL

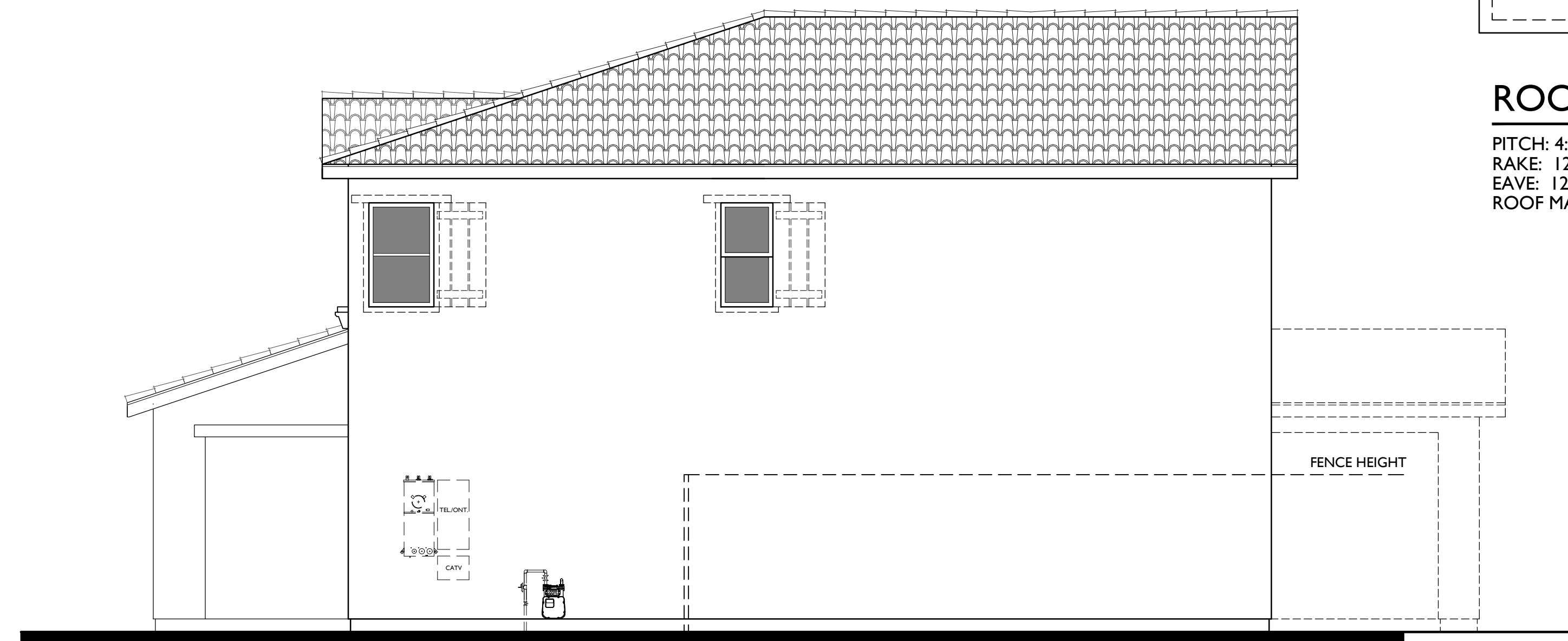
1/4"=1'-0"



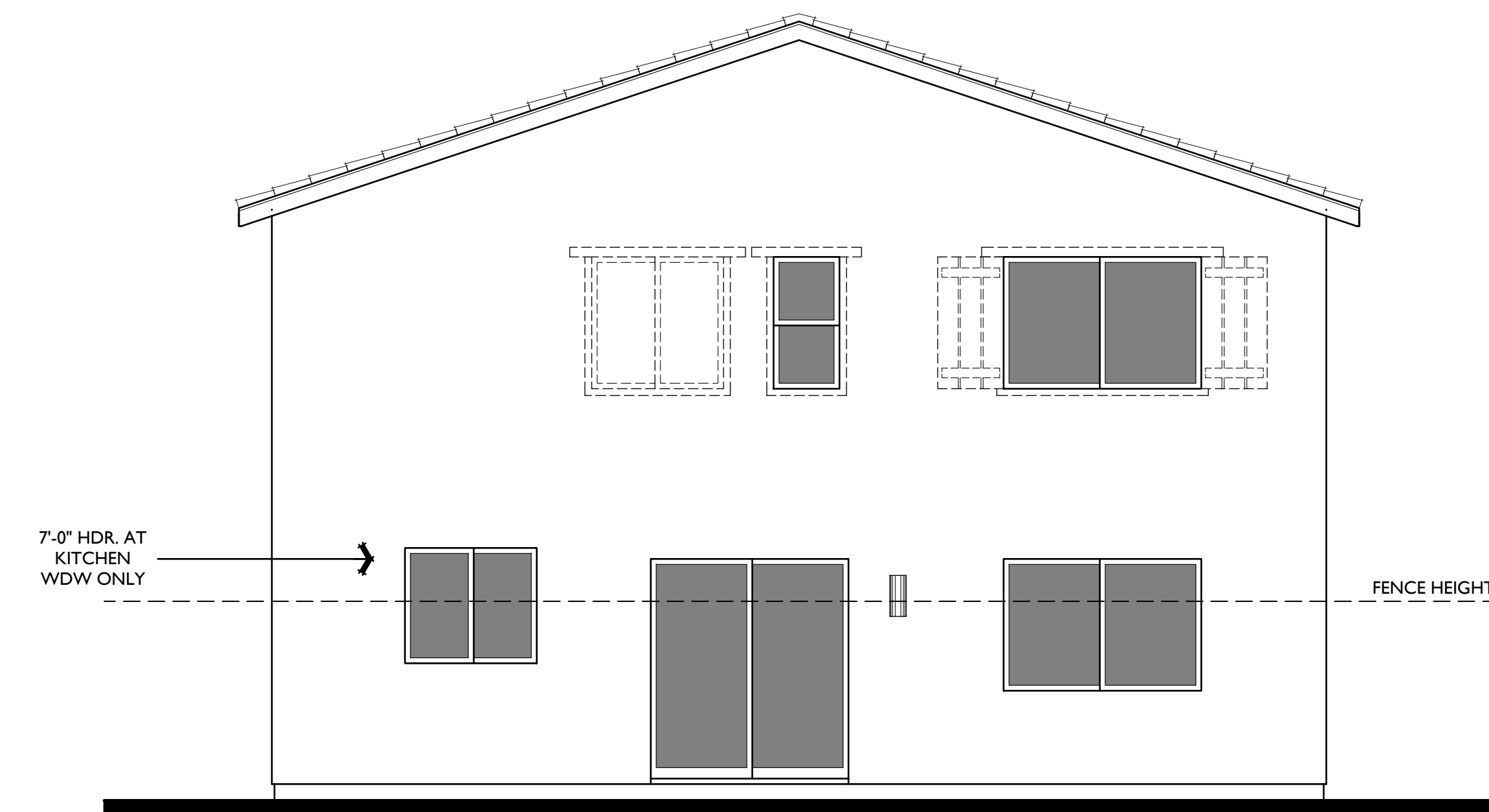
ROOF PLAN

A

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

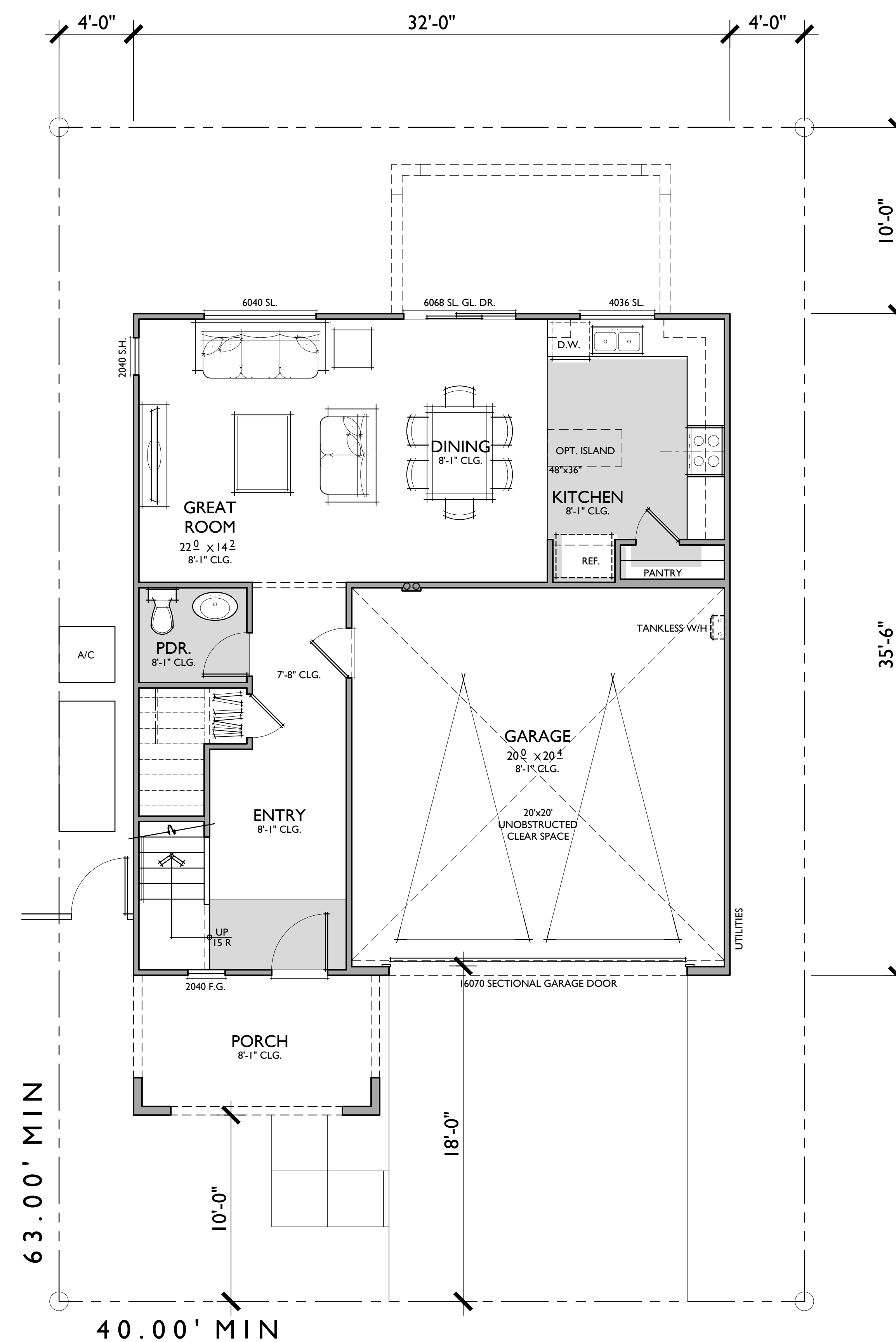
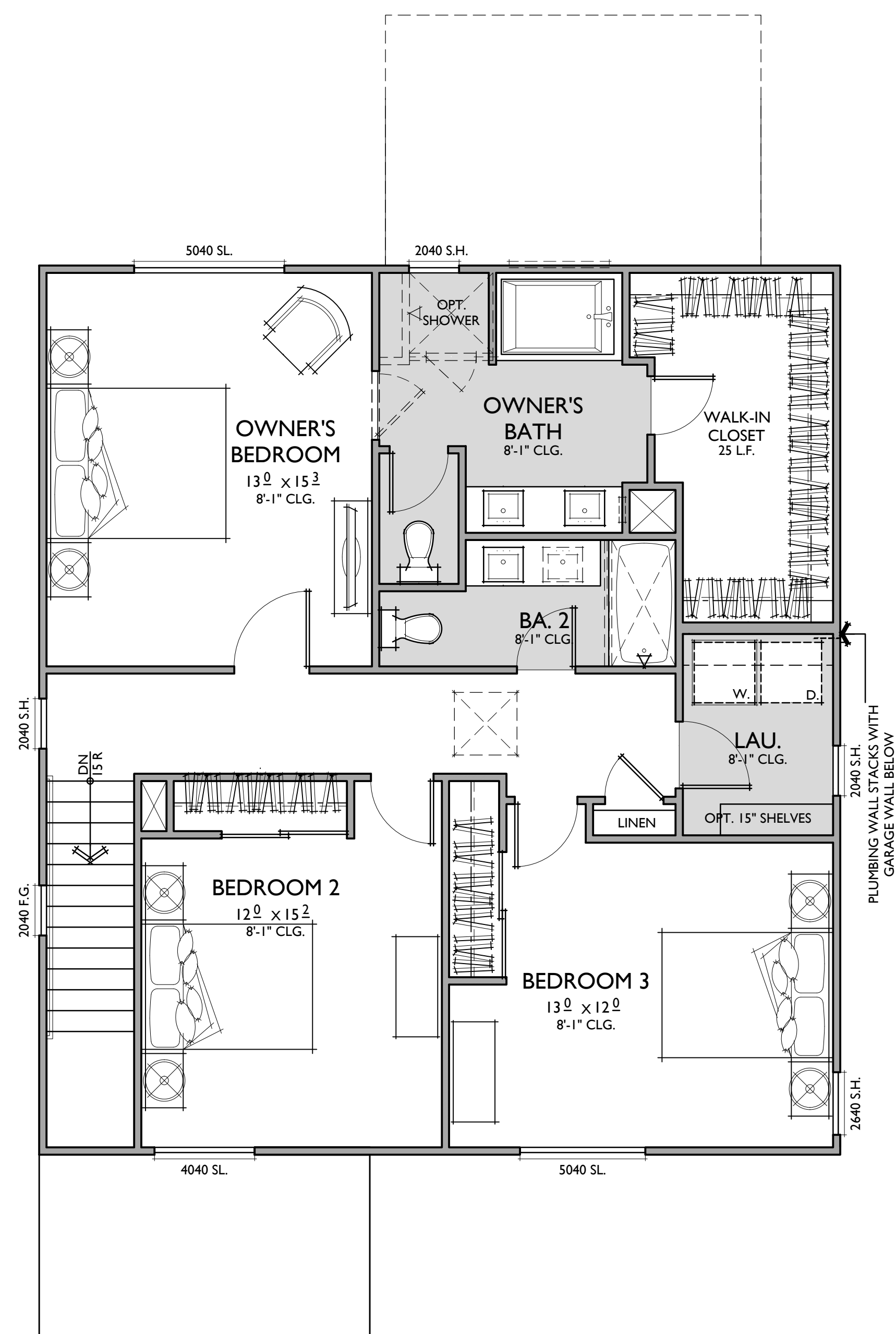


RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



PLAN I
I,793 SQ. FT.

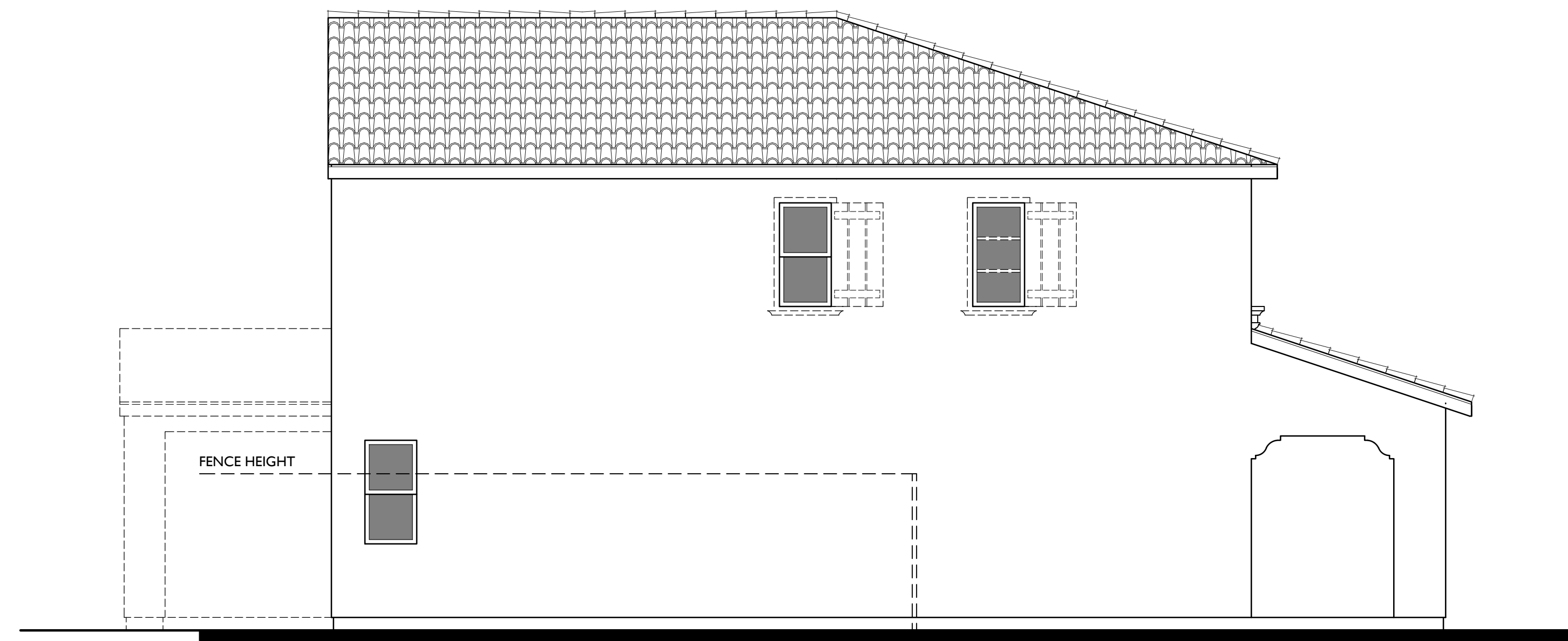
TARGET: 1,789 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,079 SQ. FT.
TOTAL LIVING	1793 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	99 SQ. FT.

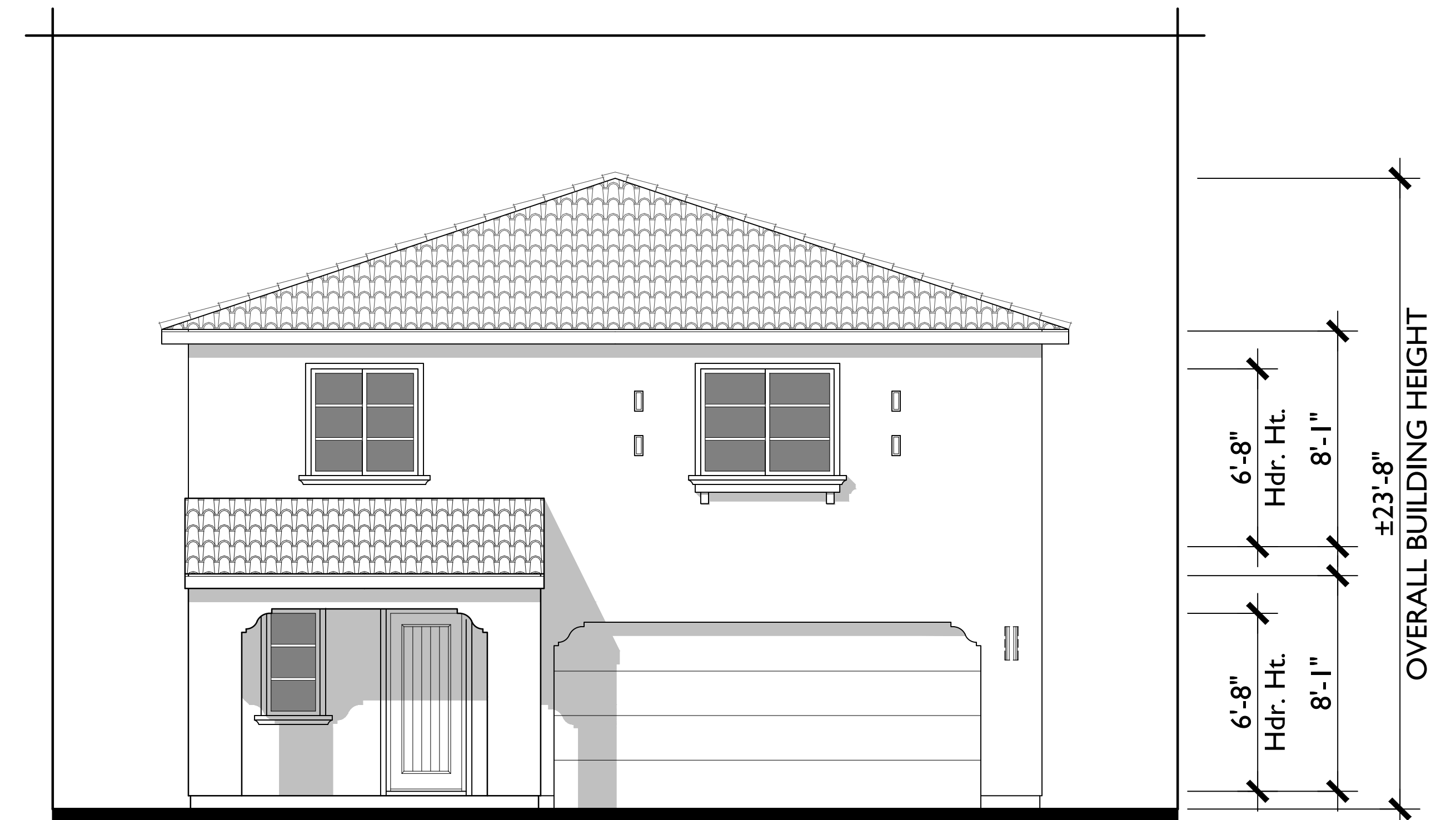
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

<u>WINDOW SCHEDULE</u>	
2040 S.H.	4
2040 F.G.	2
2640 F.G.	1
4036 SL.	1
4040 SL.	1
5040 SL.	2
6040 SL.	1
TOTAL	13

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-2"
UPPER CABINETS	14'-4"



LEFT

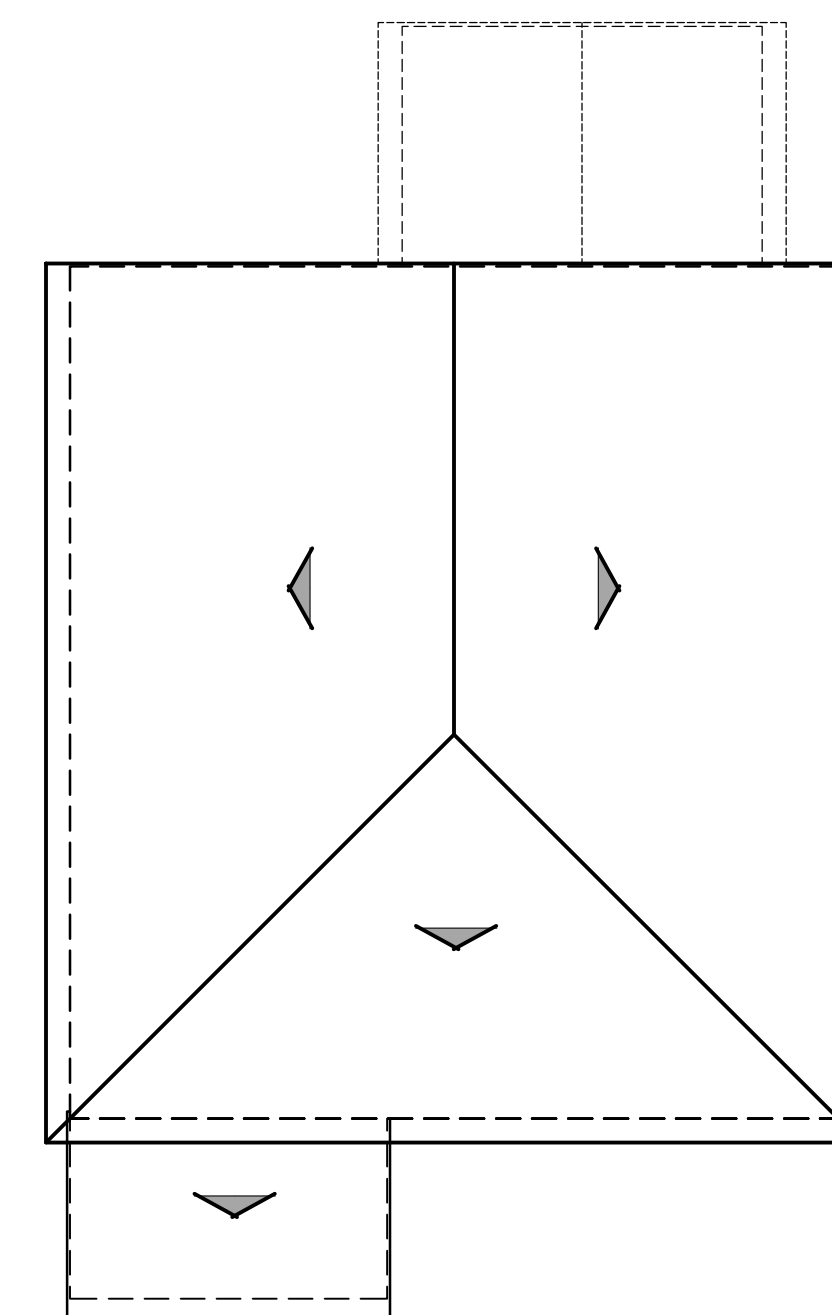


FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

B - SANTA BARBARA

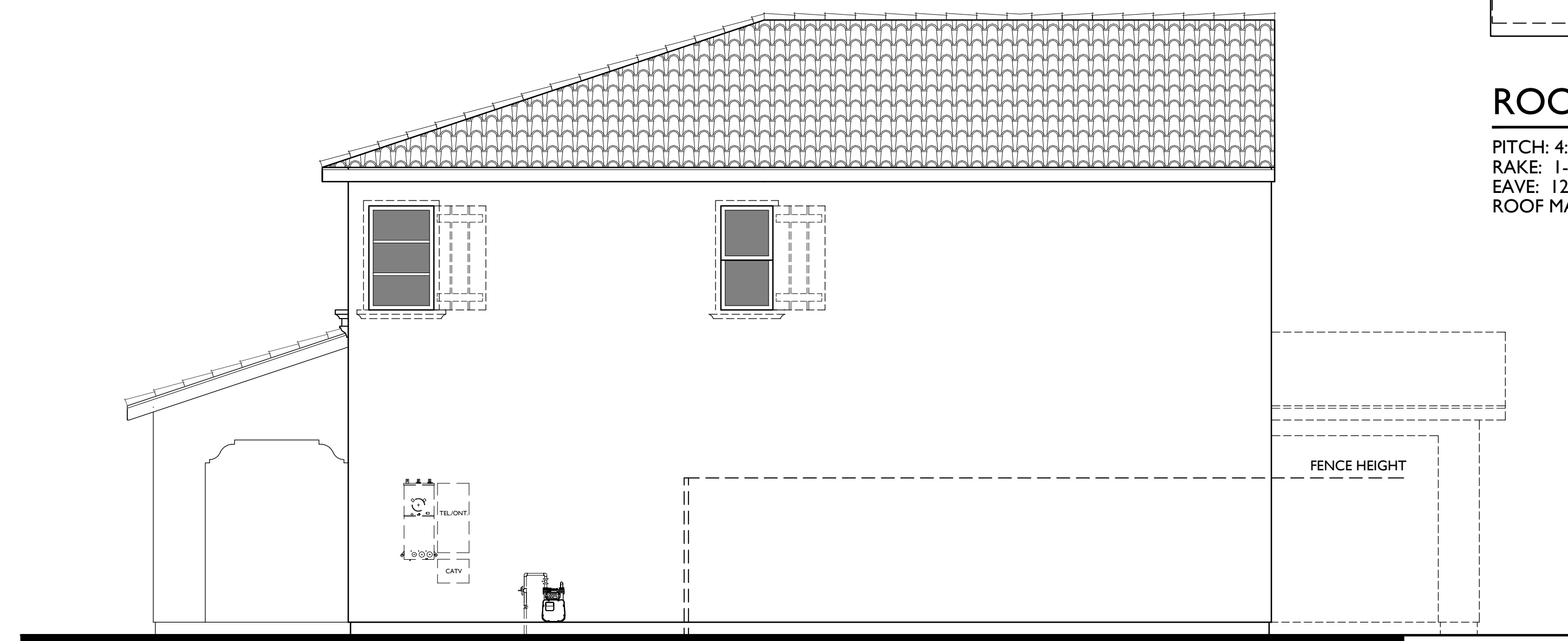
1/4"=1'-0"



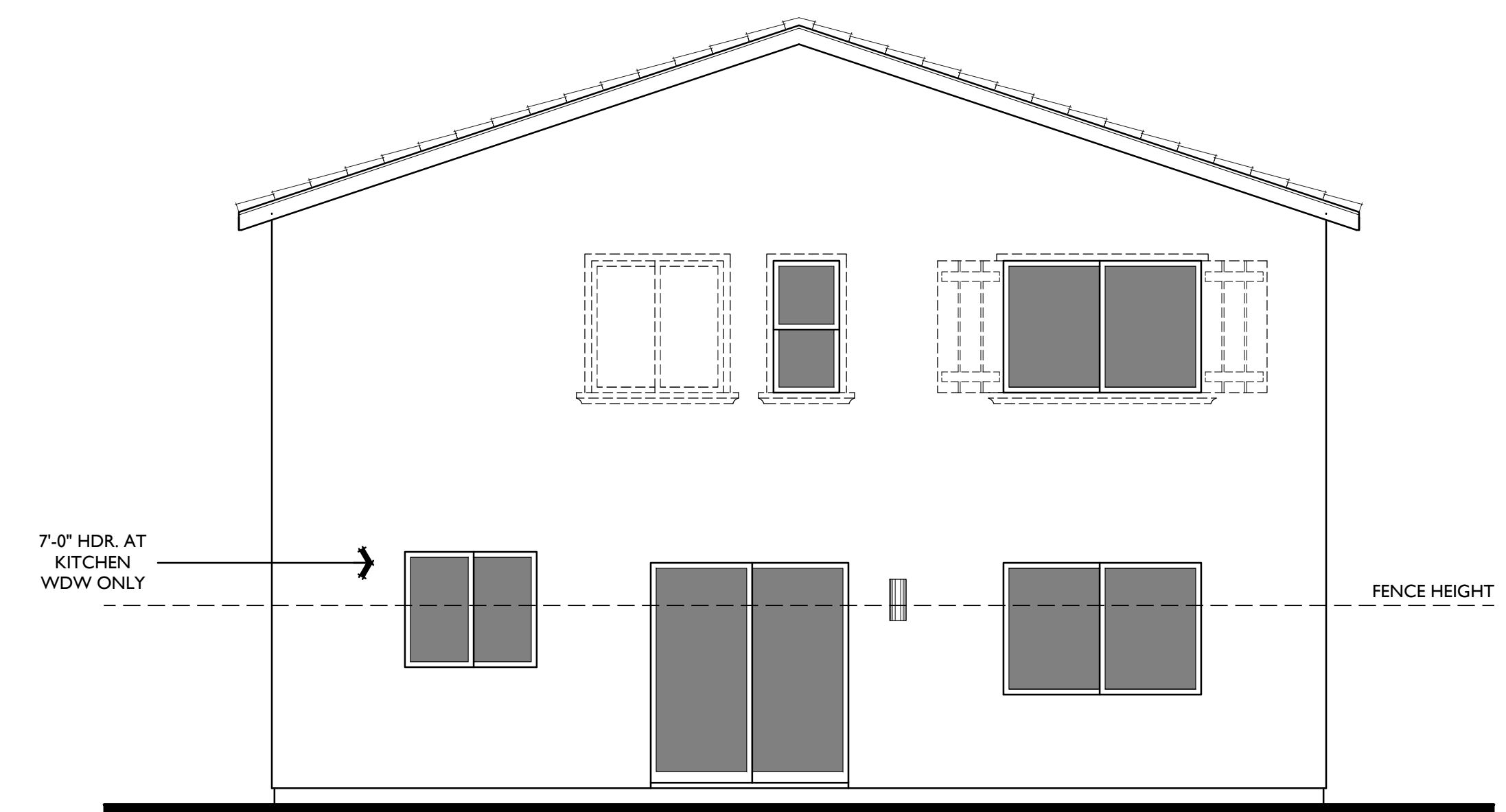
ROOF PLAN

B

PITCH: 4:12
RAKE: 1-1/2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

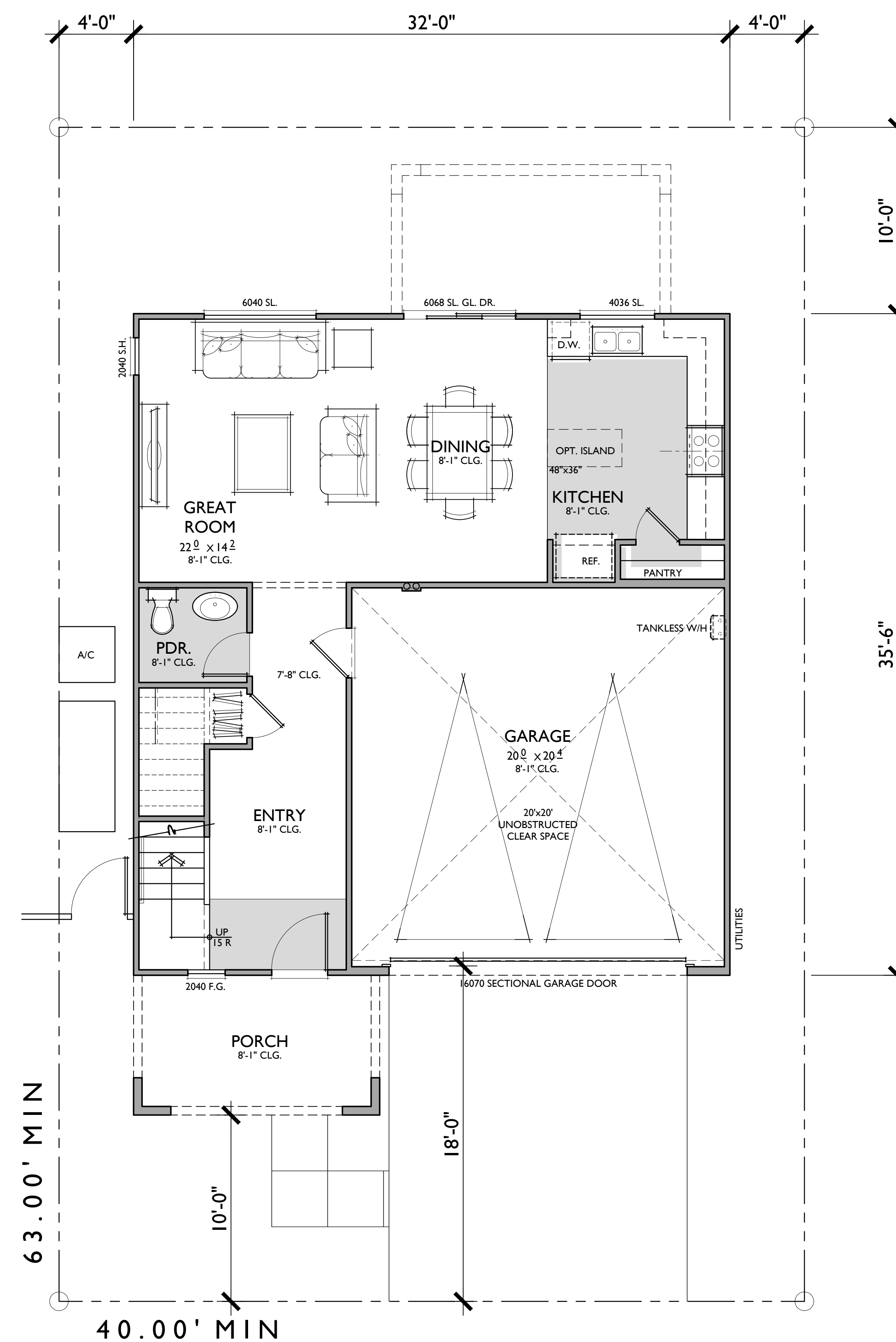
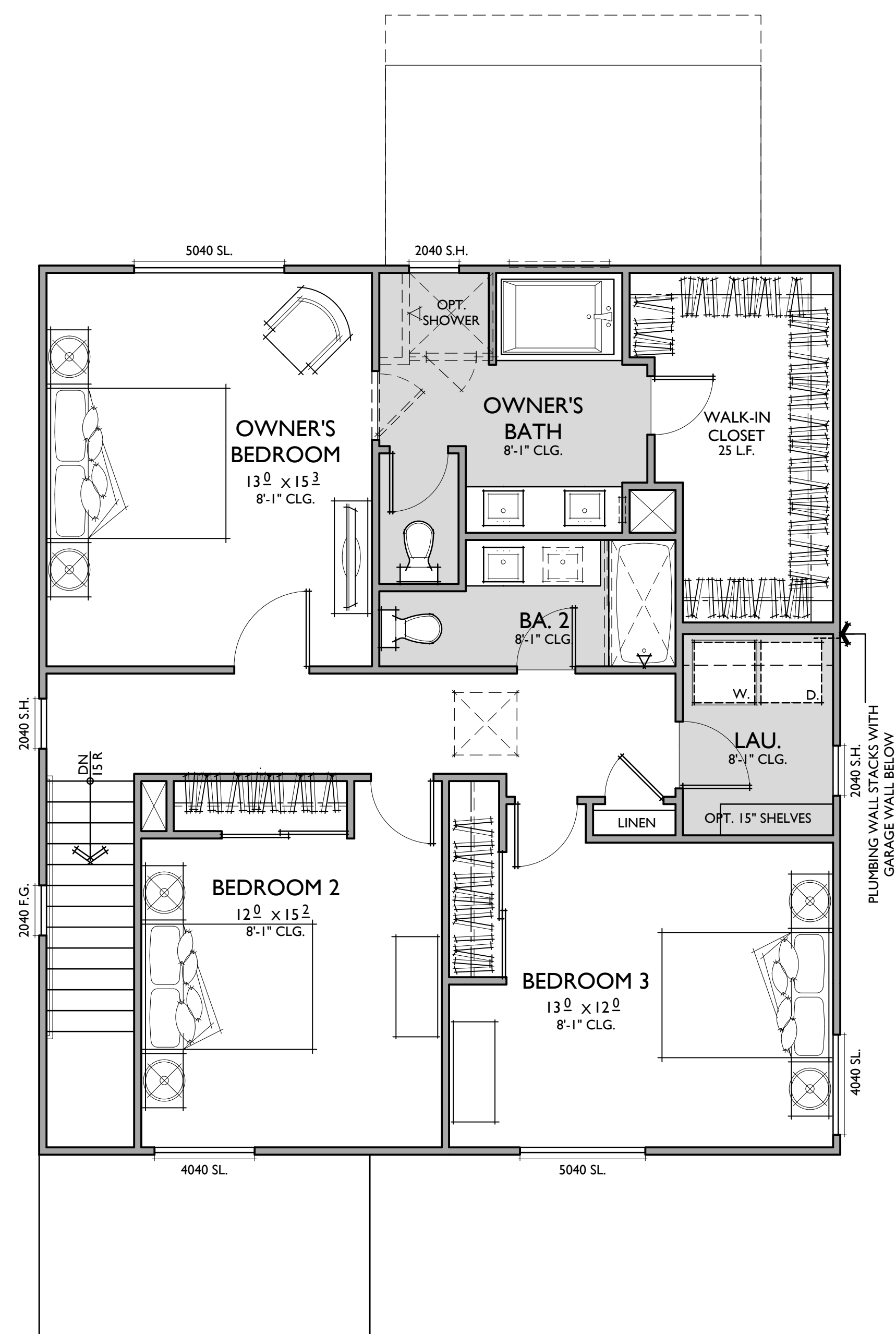


RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



PLAN I
I,793 SQ. FT.

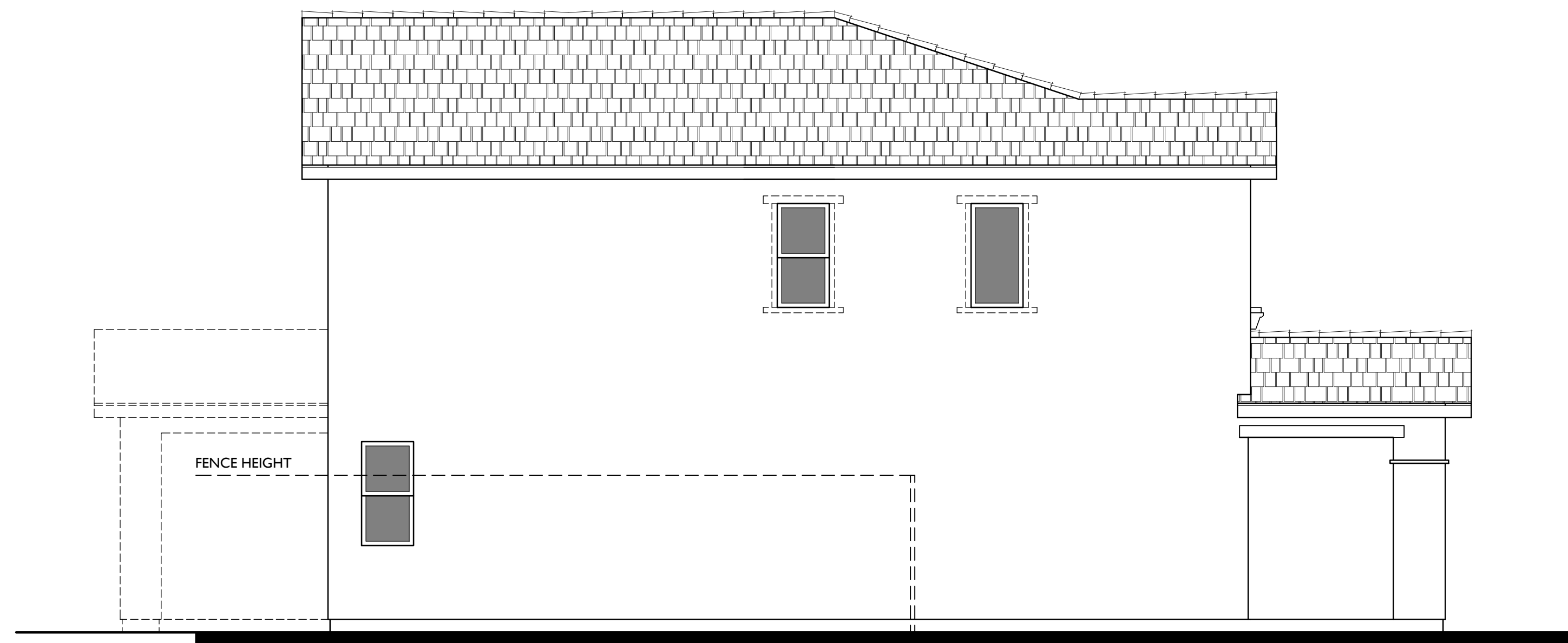
TARGET: 1,789 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	714 SQ. FT.
2ND FLOOR	1,079 SQ. FT.
TOTAL LIVING	1793 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	99 SQ. FT.

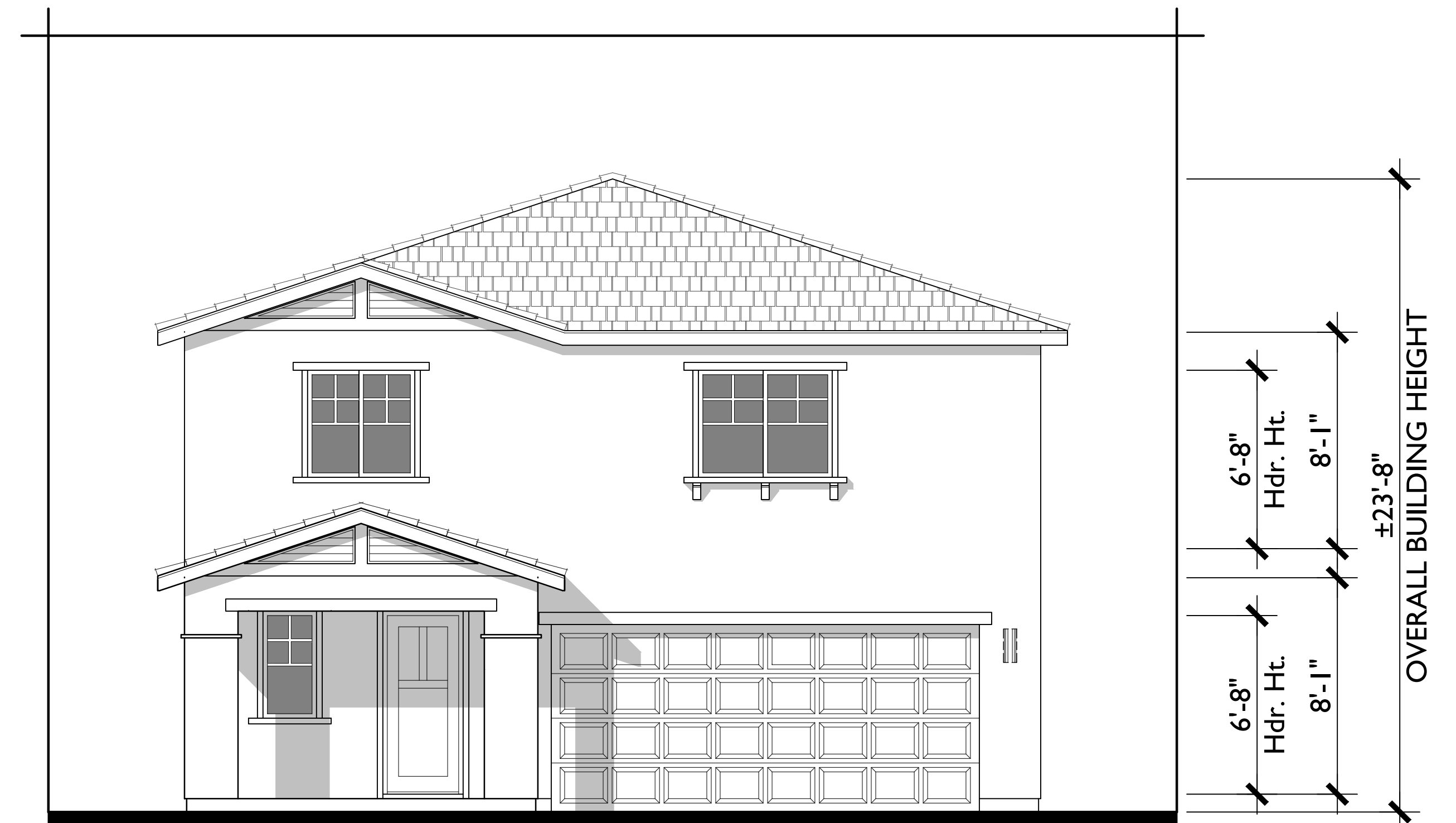
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

<u>WINDOW SCHEDULE</u>	
2040 S.H.	4
2040 F.G.	2
4036 SL.	1
4040 SL.	2
5040 SL.	2
6040 SL.	1
TOTAL	13

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-2"
UPPER CABINETS	14'-4"



LEFT

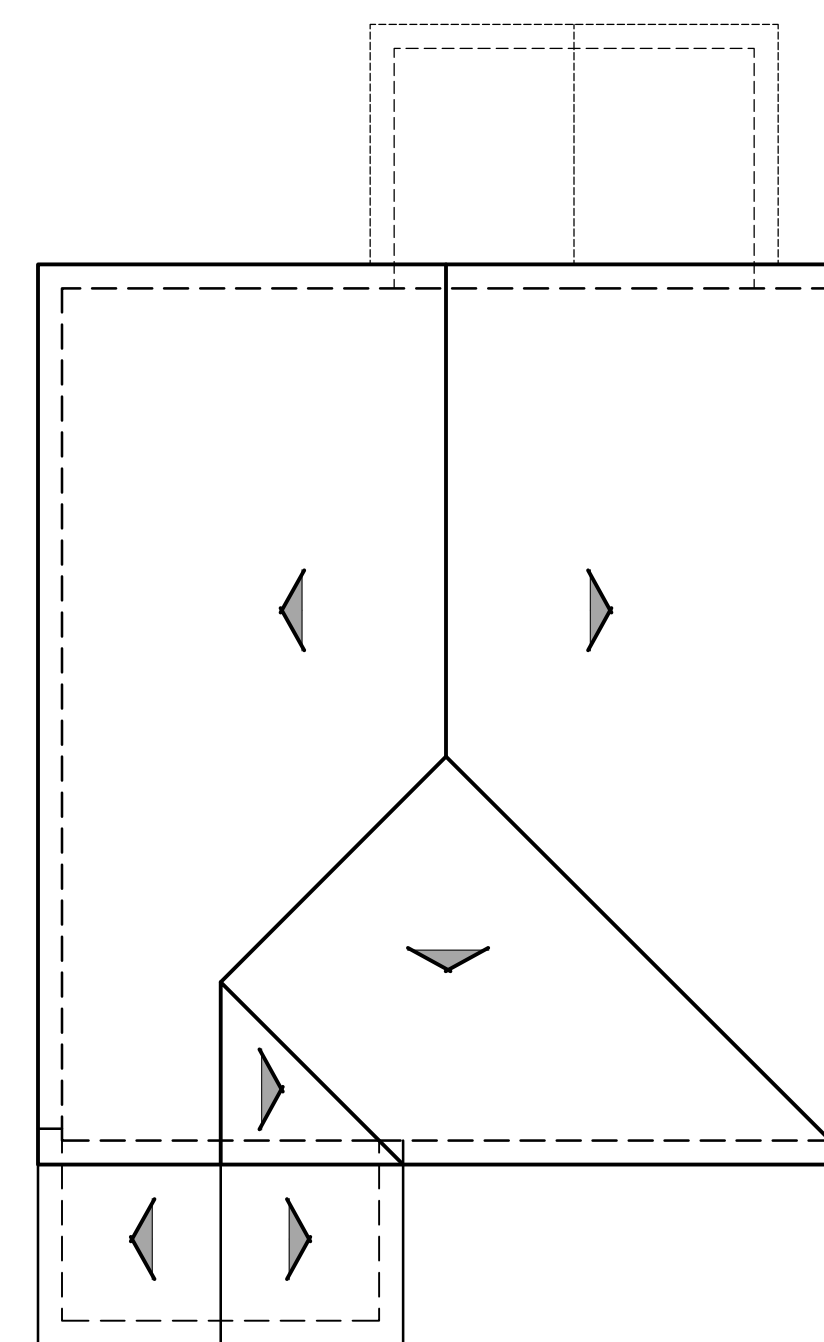


FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

C - CRAFTSMAN

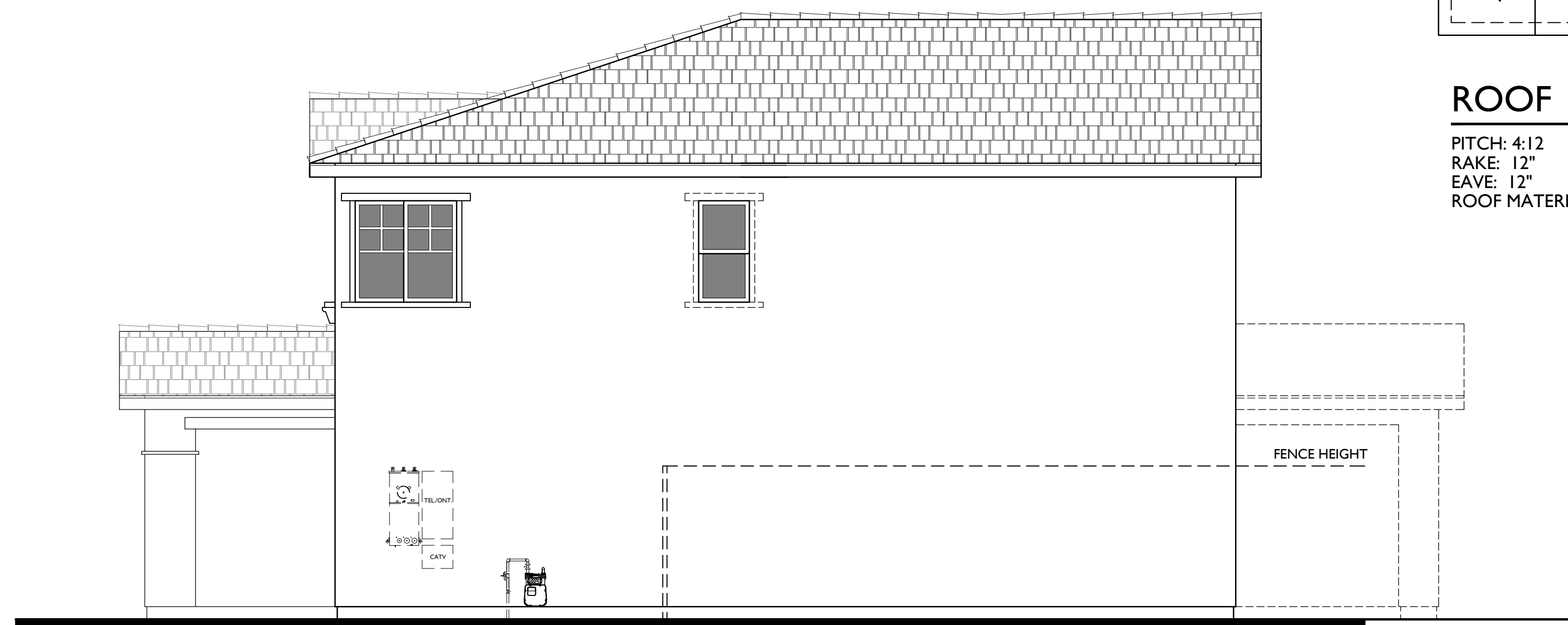
1/4"=1'-0"



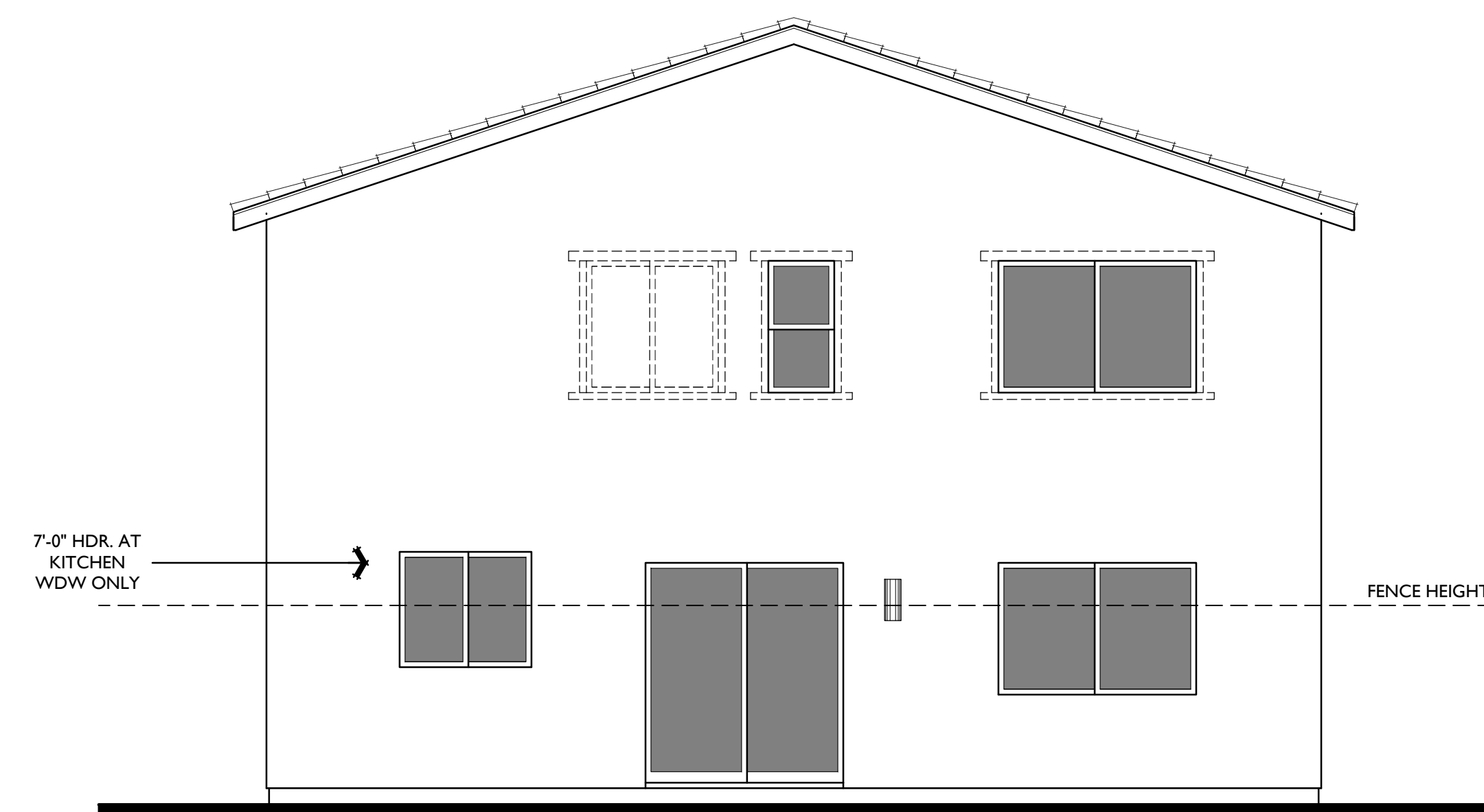
ROOF PLAN

C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

A - SPANISH COLONIAL
1/4"=1'-0"



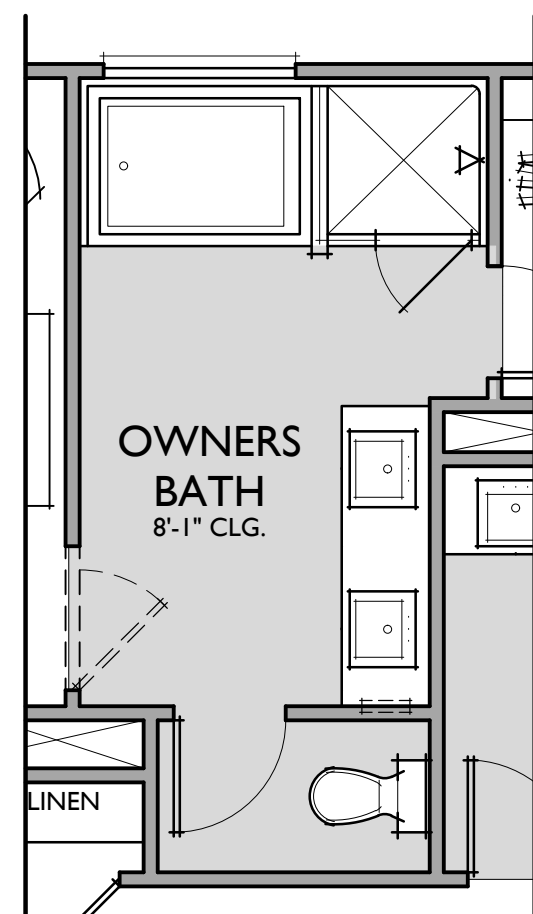
FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

B - SANTA BARBARA
1/4"=1'-0"

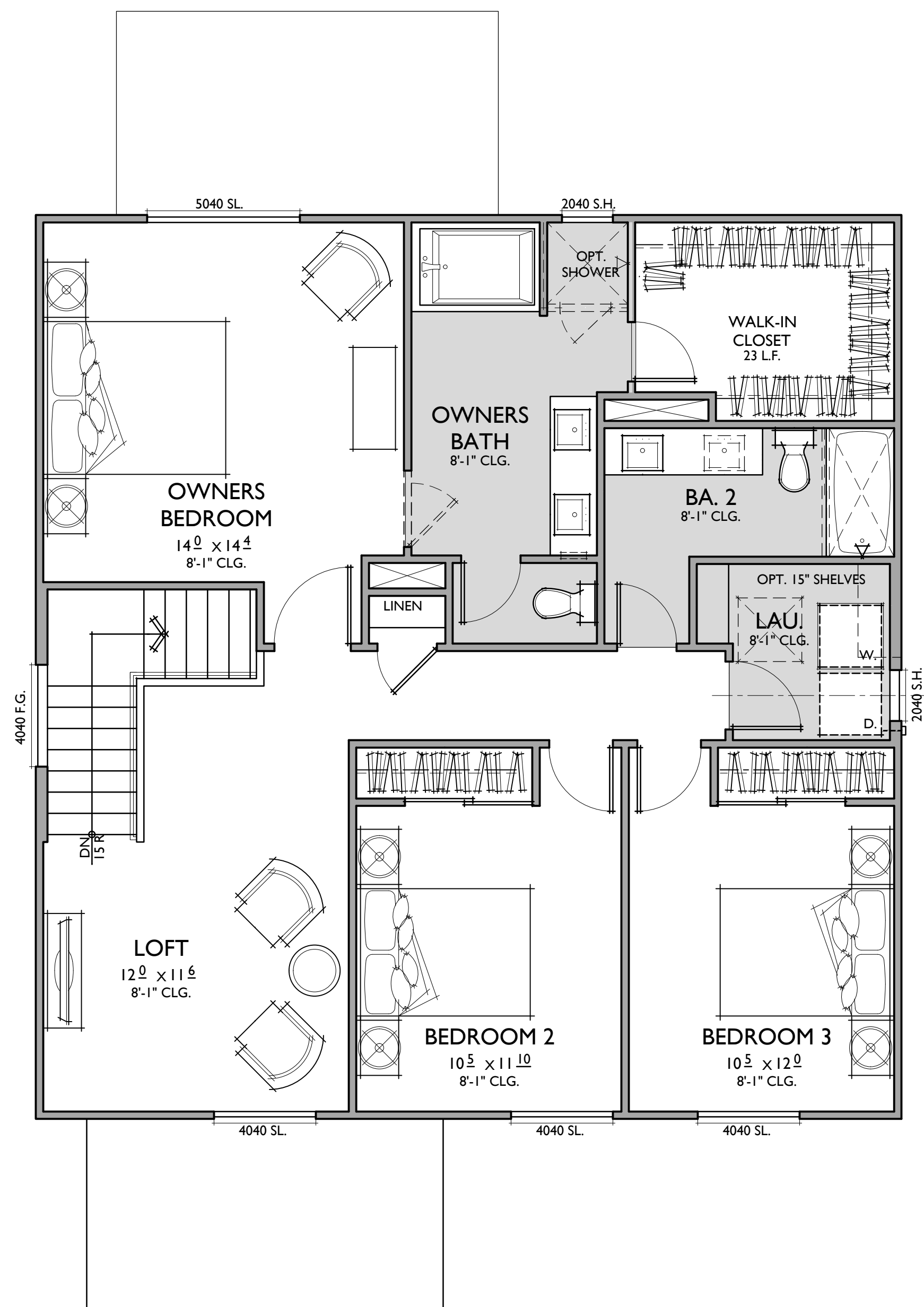


FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

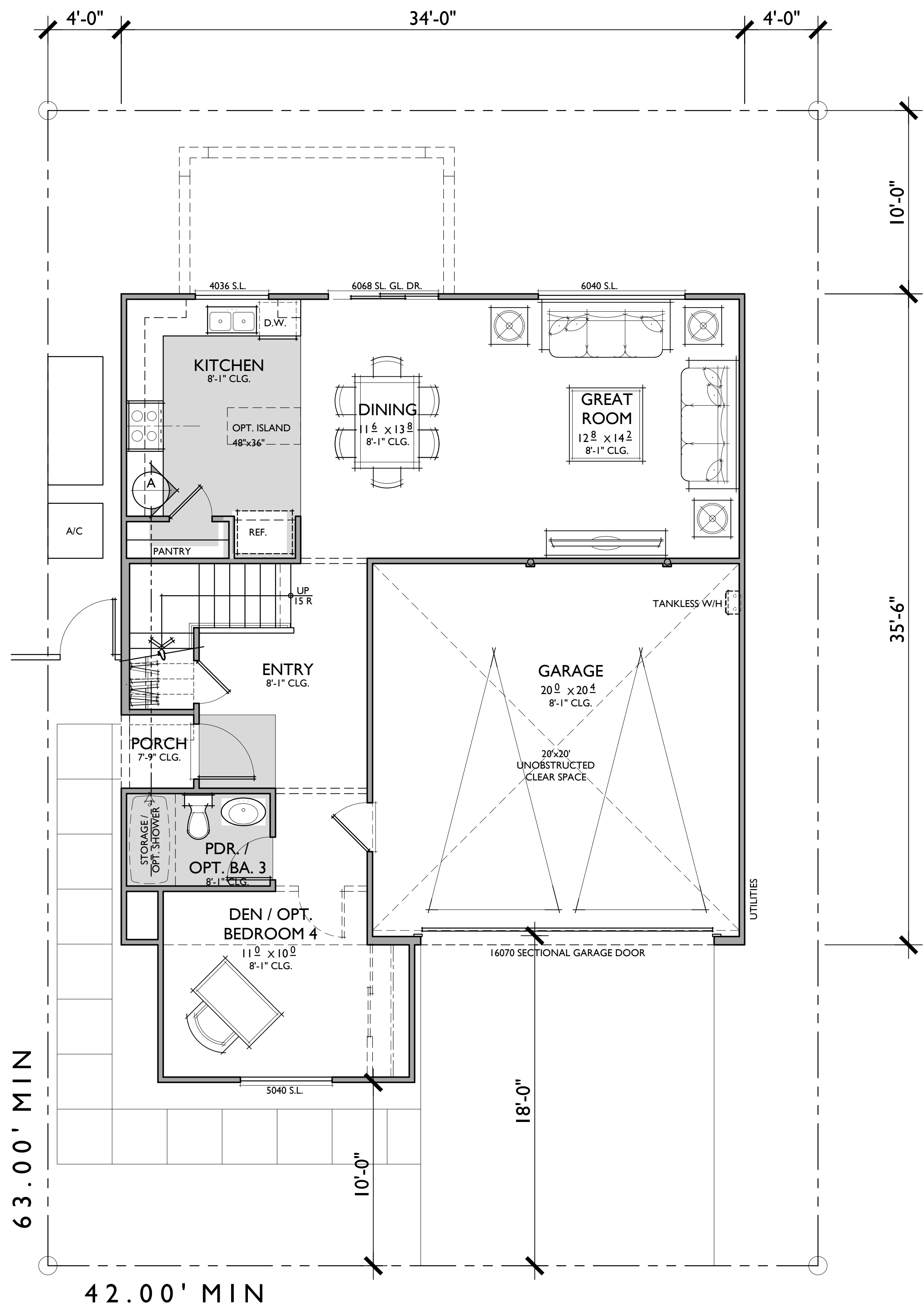
C - CRAFTSMAN
1/4"=1'-0"



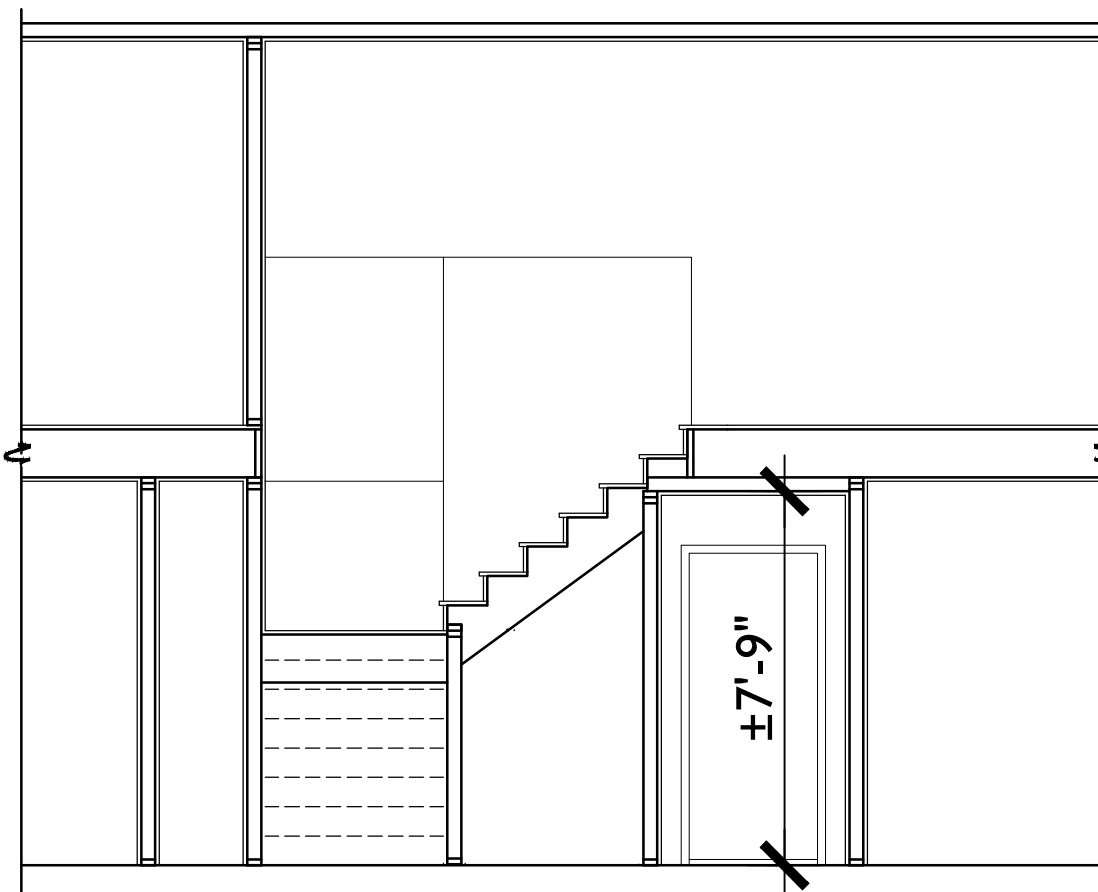
OPT. SHOWER
AT OWNERS BATH



SECOND FLOOR



FIRST FLOOR



SECTION A
AT STAIR OVER PORCH (3068 ENTRY DOOR SHOWN)

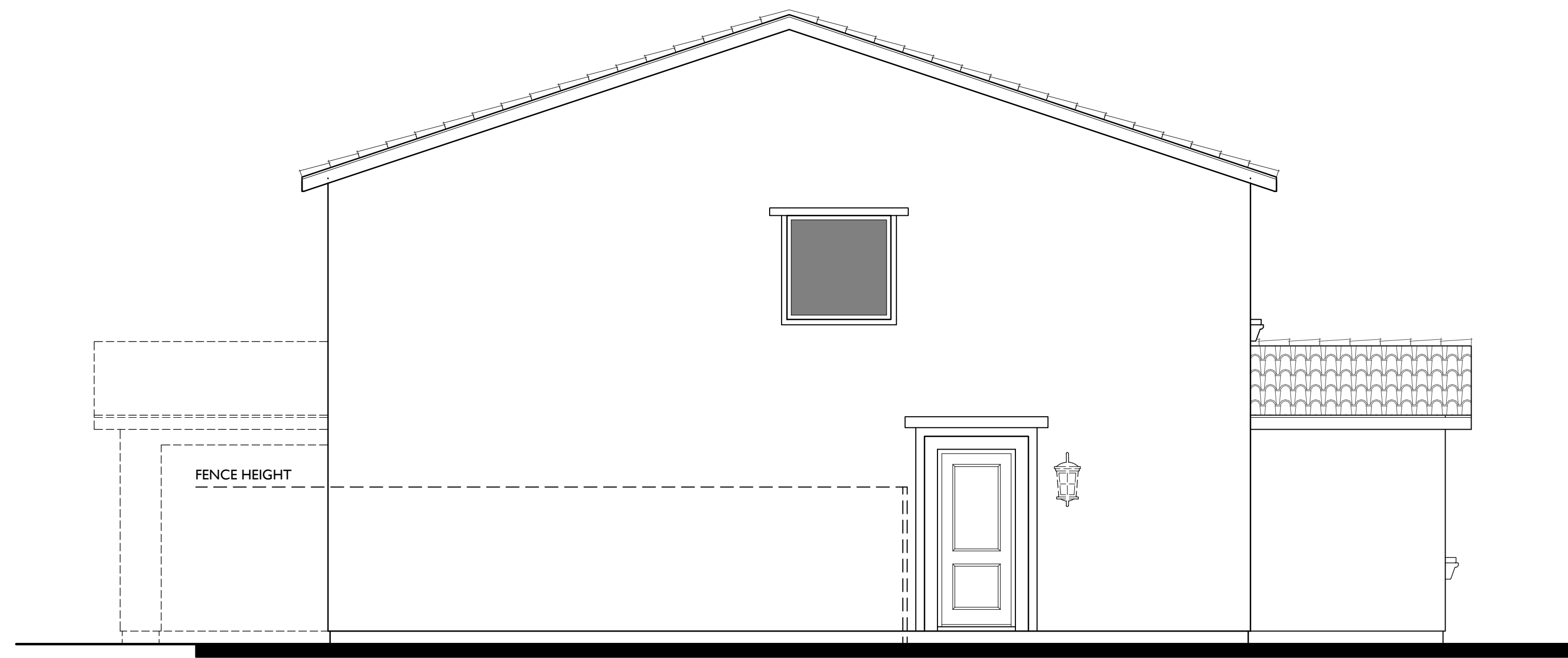
PLAN 2
2,021 SQ. FT.
TARGET: 2,000 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + DEN / OPT.
BEDROOM 4 AND BATH 3
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	1,152 SQ. FT.
TOTAL LIVING	2021 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
PORCH	16 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

WINDOW SCHEDULE	
2040 S.H.	2
4040 F.G.	1
4036 S.L.	1
4040 S.L.	3
5040 S.L.	2
6040 S.L.	1
TOTAL	11

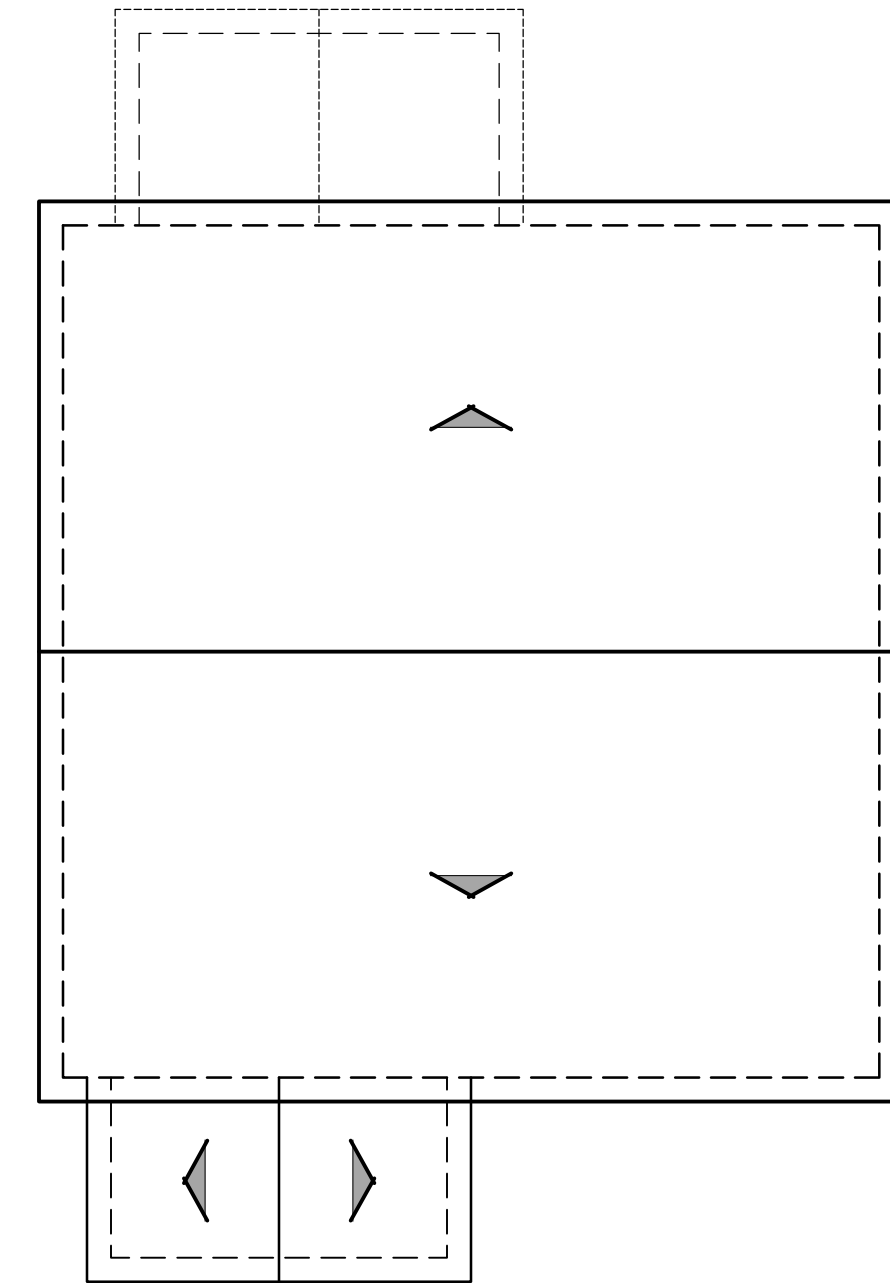
LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-4"
UPPER CABINETS	14'-4"



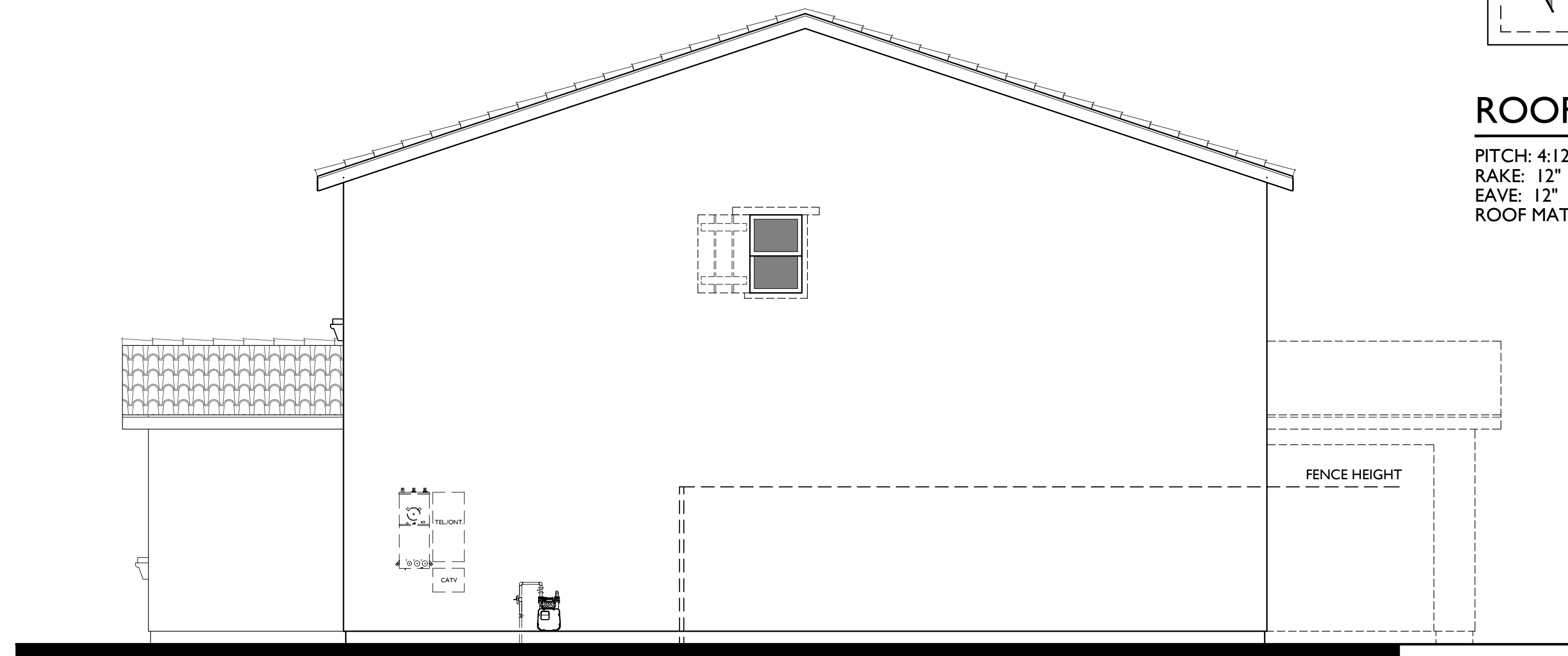
LEFT
NOTE: OPTIONAL COACH LIGHT SHOWN



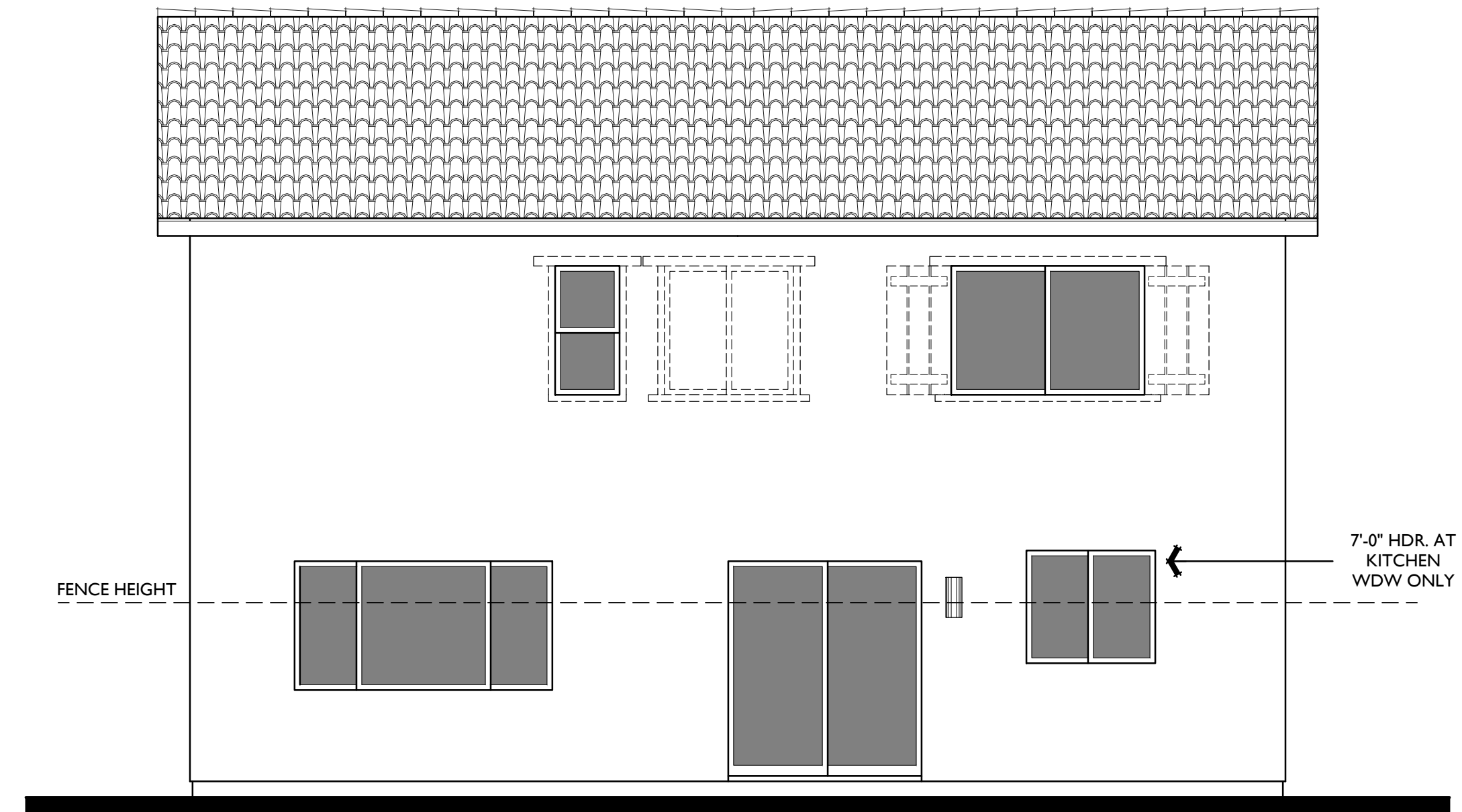
FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN
A - SPANISH COLONIAL
1/4"=1'-0"



ROOF PLAN
PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE
A
1/8"=1'-0"

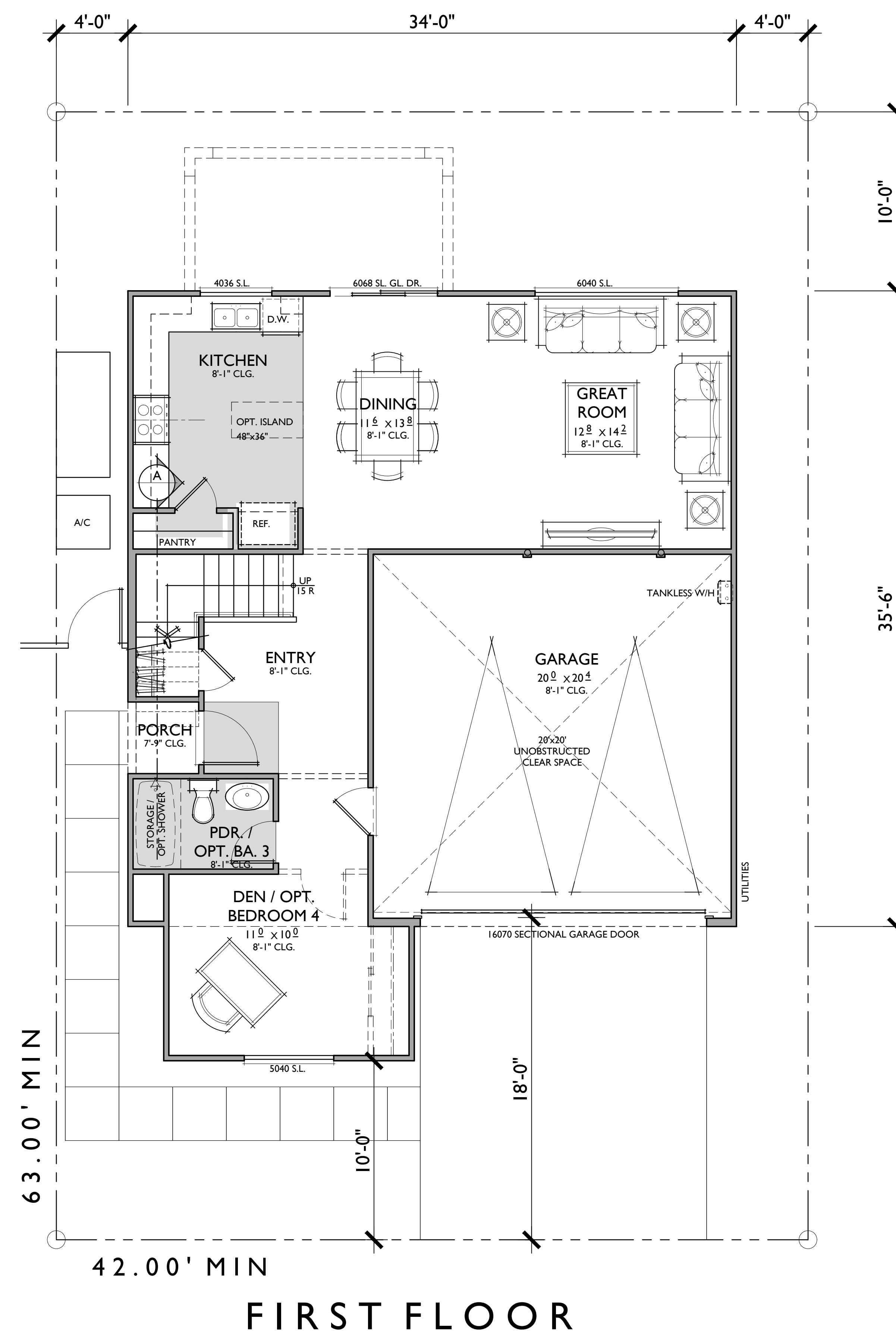
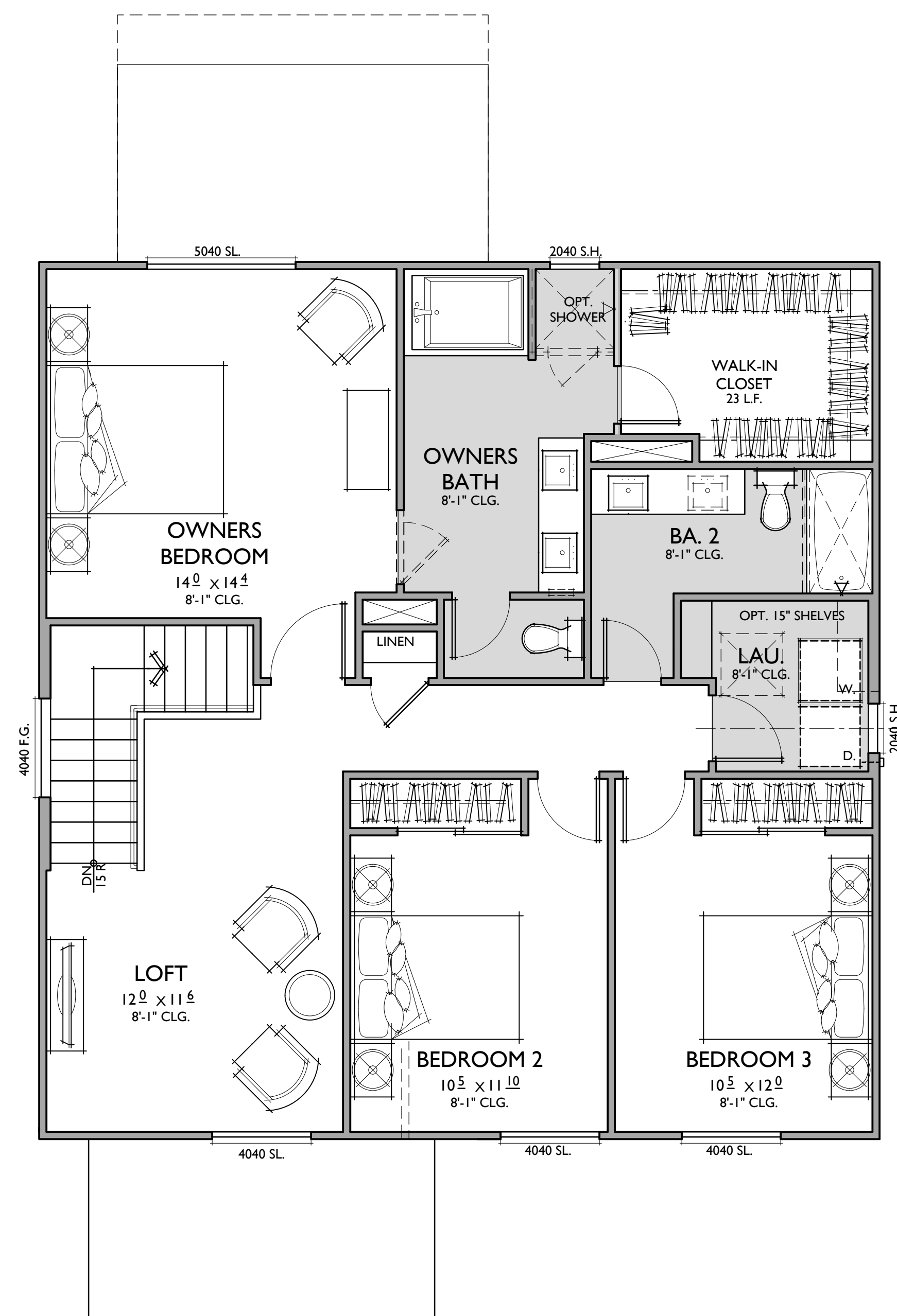


RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



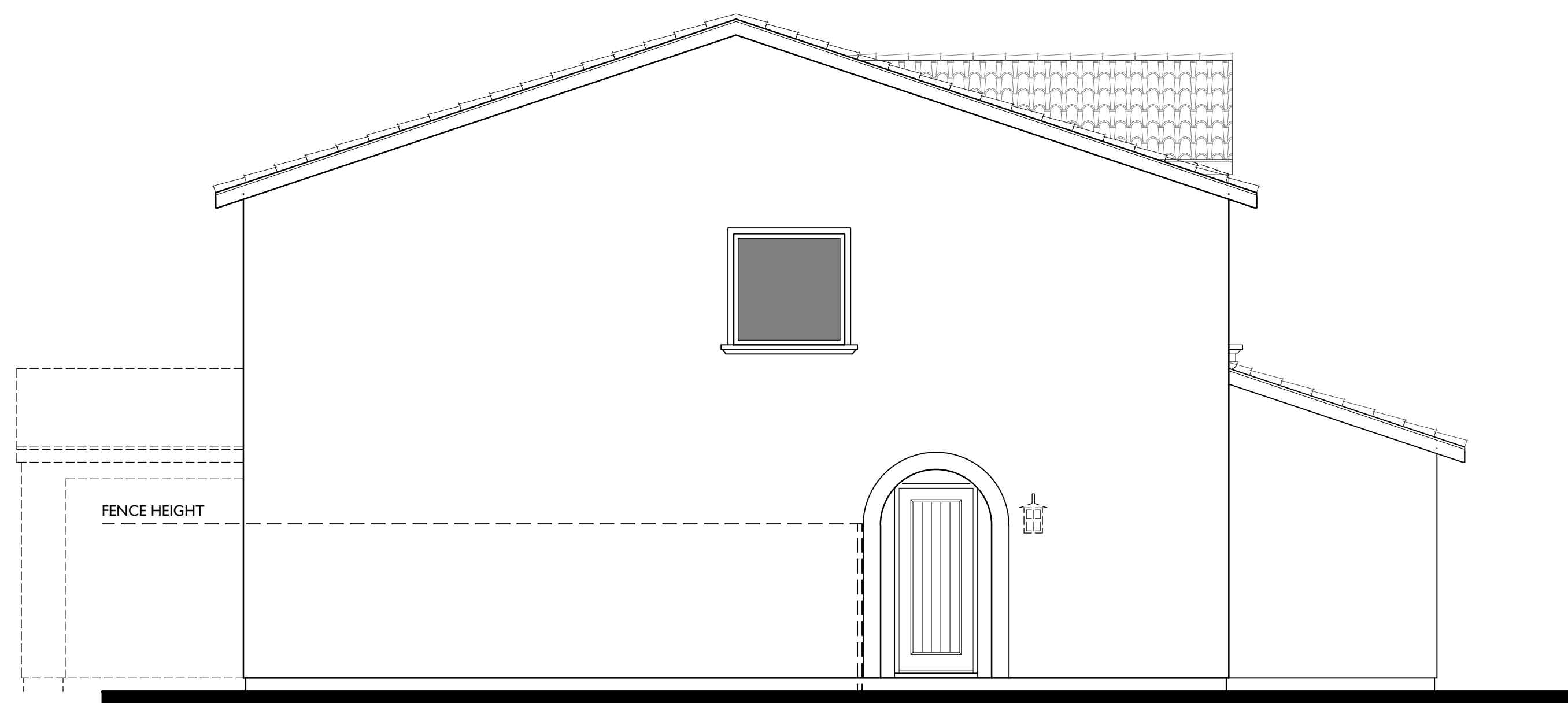
PLAN 2
2,021 SQ. FT.

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	1,152 SQ. FT.
TOTAL LIVING	2021 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
PORCH	16 SQ. FT.

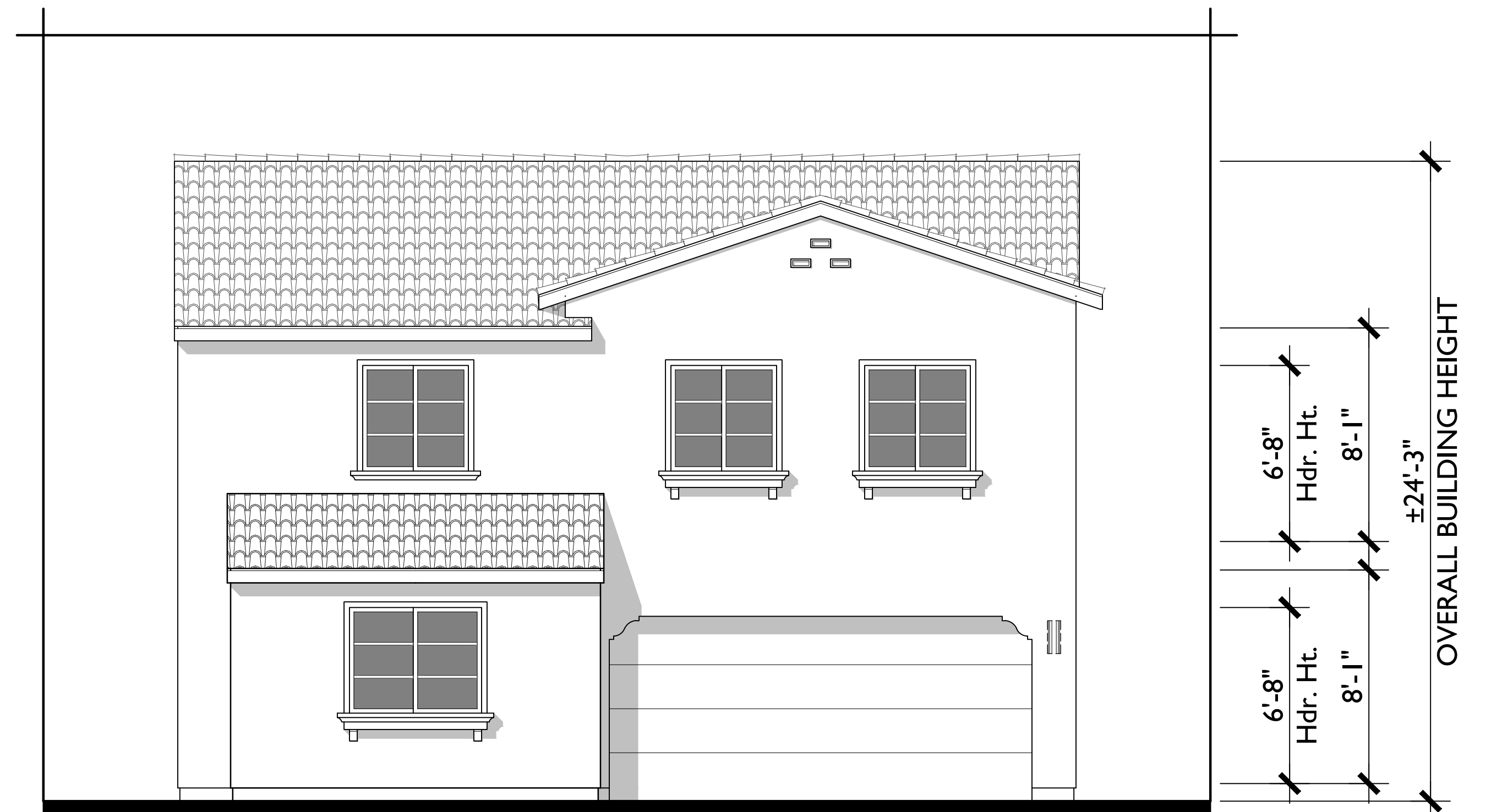
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

<u>WINDOW SCHEDULE</u>	
2040 S.H.	2
4040 F.G.	1
4036 SL.	1
4040 SL.	3
5040 SL.	2
6040 SL.	1
TOTAL	11

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-4"
UPPER CABINETS	14'-4"

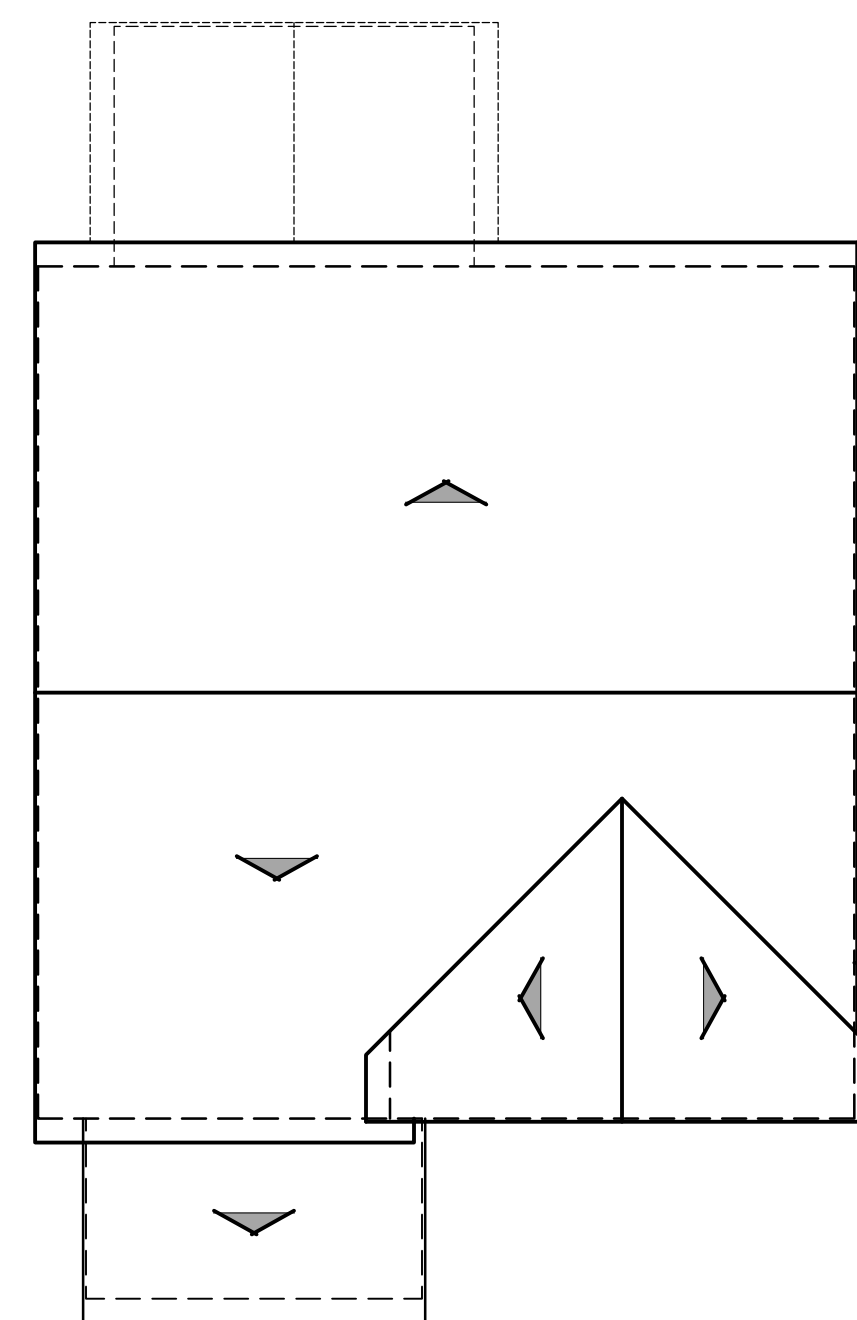


LEFT
NOTE: OPTIONAL COACH LIGHT SHOWN

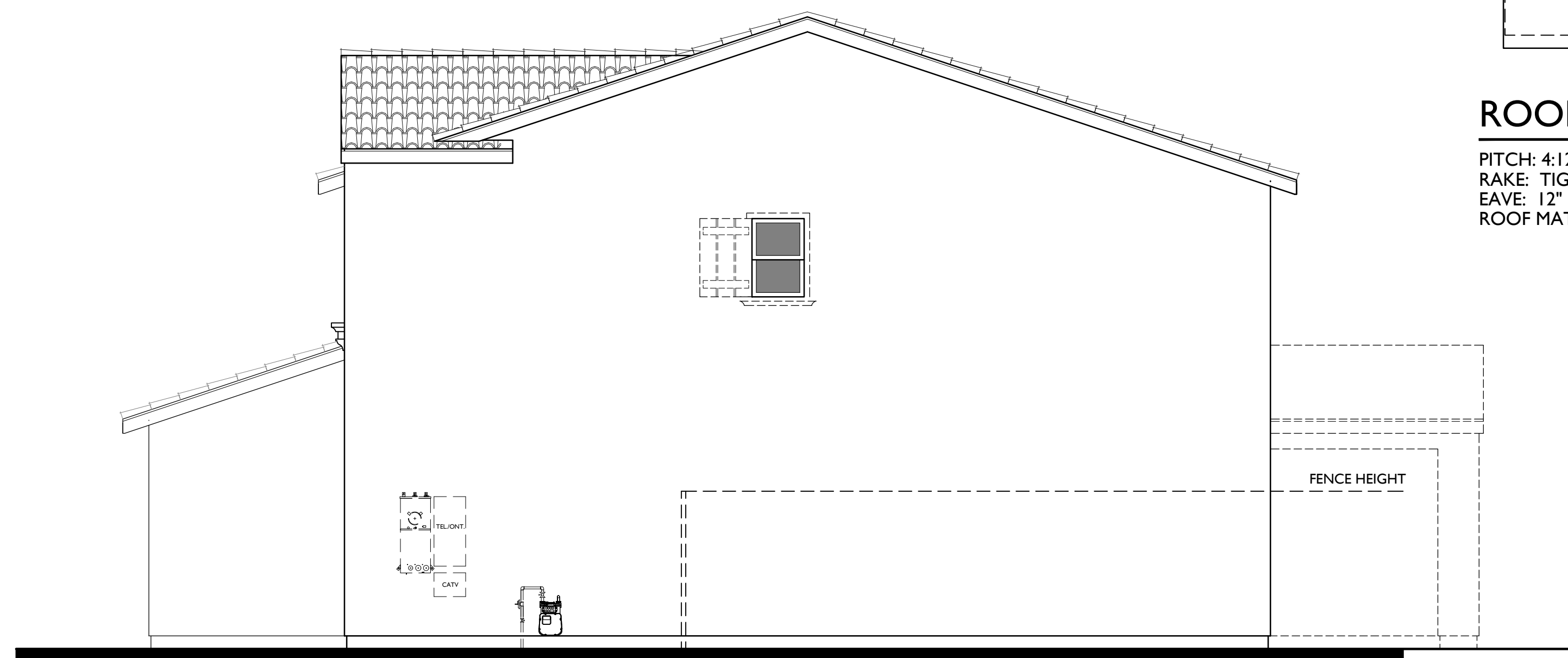


FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN

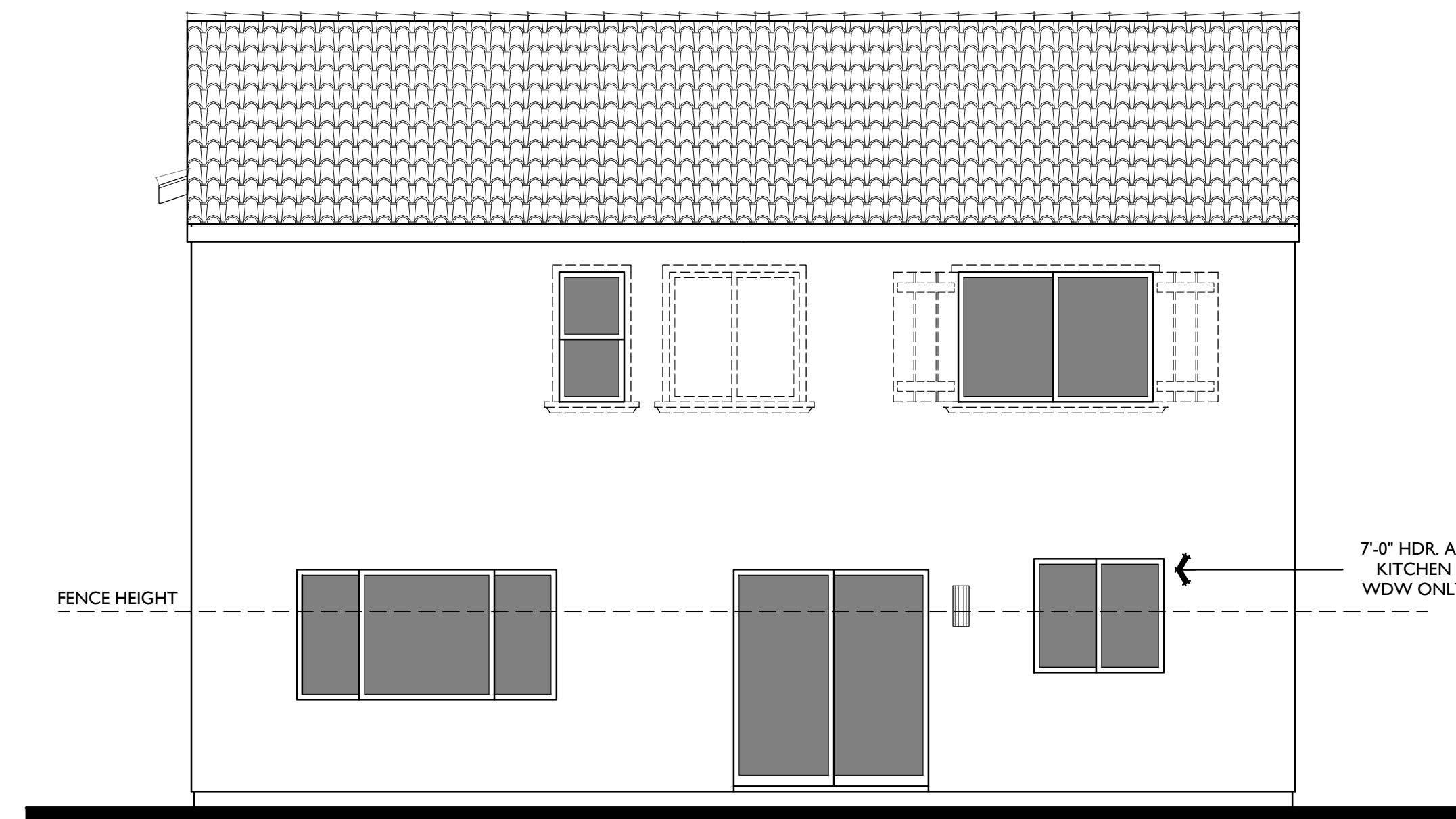
B - SANTA BARBARA
1/4"=1'-0"



ROOF PLAN **B**
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

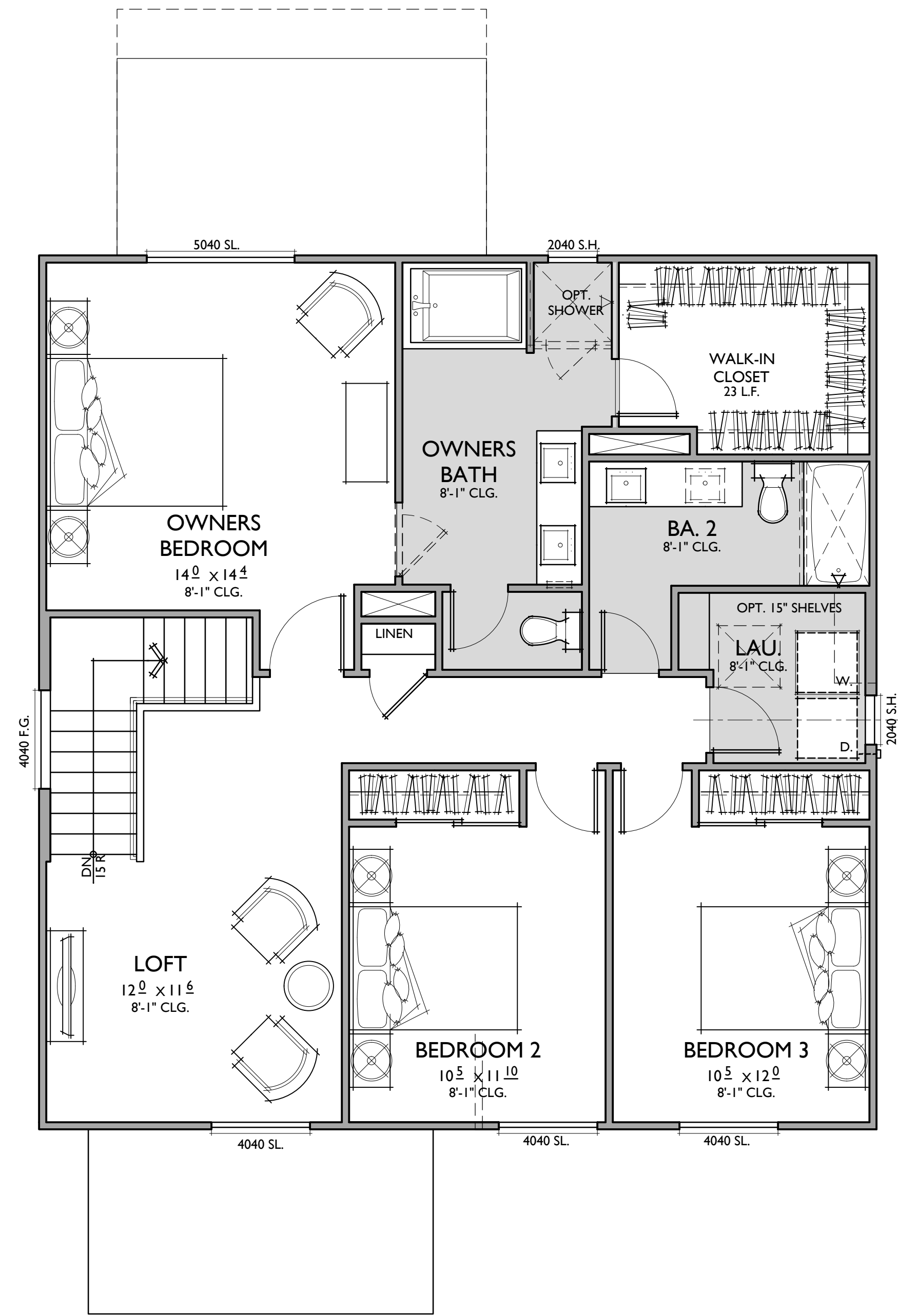


RIGHT

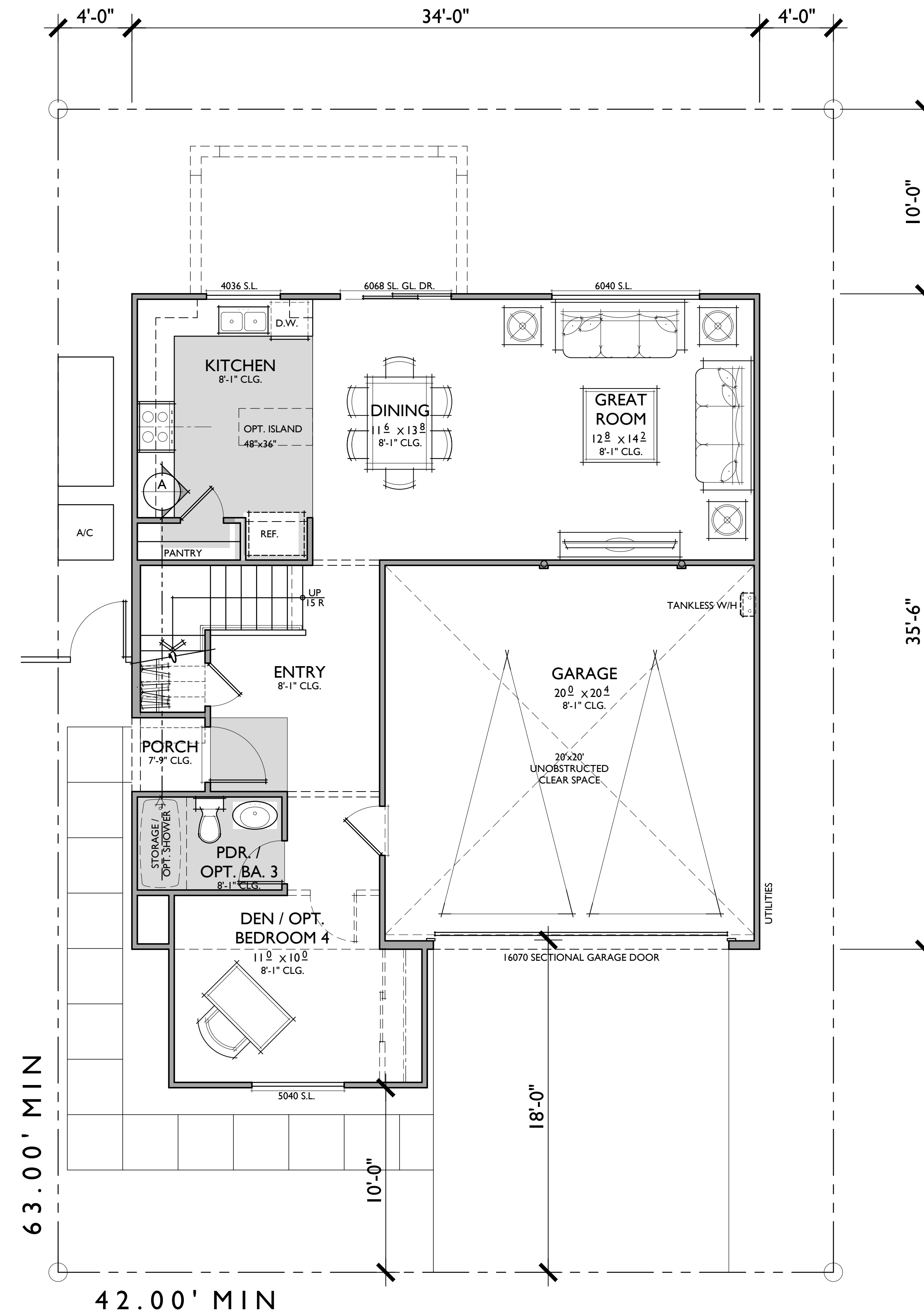


REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



SECOND FLOOR



FIRST FLOOR

PLAN 2 2,021 SQ. FT.

TARGET: 2,000 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + DEN / OPT.
BEDROOM 4 AND BATH 3
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	869 SQ. FT.
2ND FLOOR	1,152 SQ. FT.
TOTAL LIVING	2021 SQ. FT.
2 - CAR GARAGE	421 SQ. FT.
PORCH	16 SQ. FT.

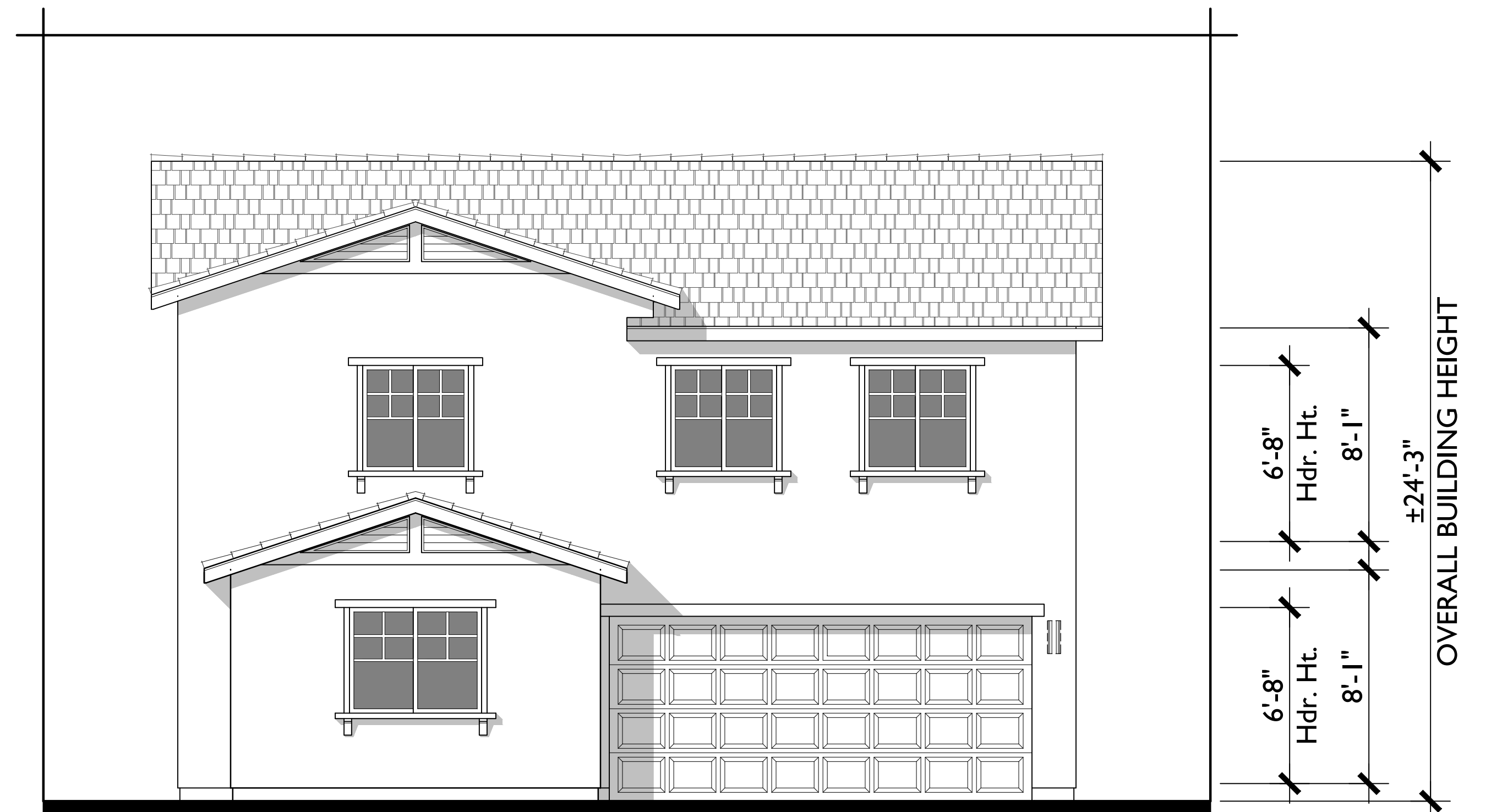
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

WINDOW SCHEDULE	
2040 S.H.	2
4040 F.G.	1
4036 S.L.	1
4040 S.L.	3
5040 S.L.	2
6040 S.L.	1
TOTAL	11

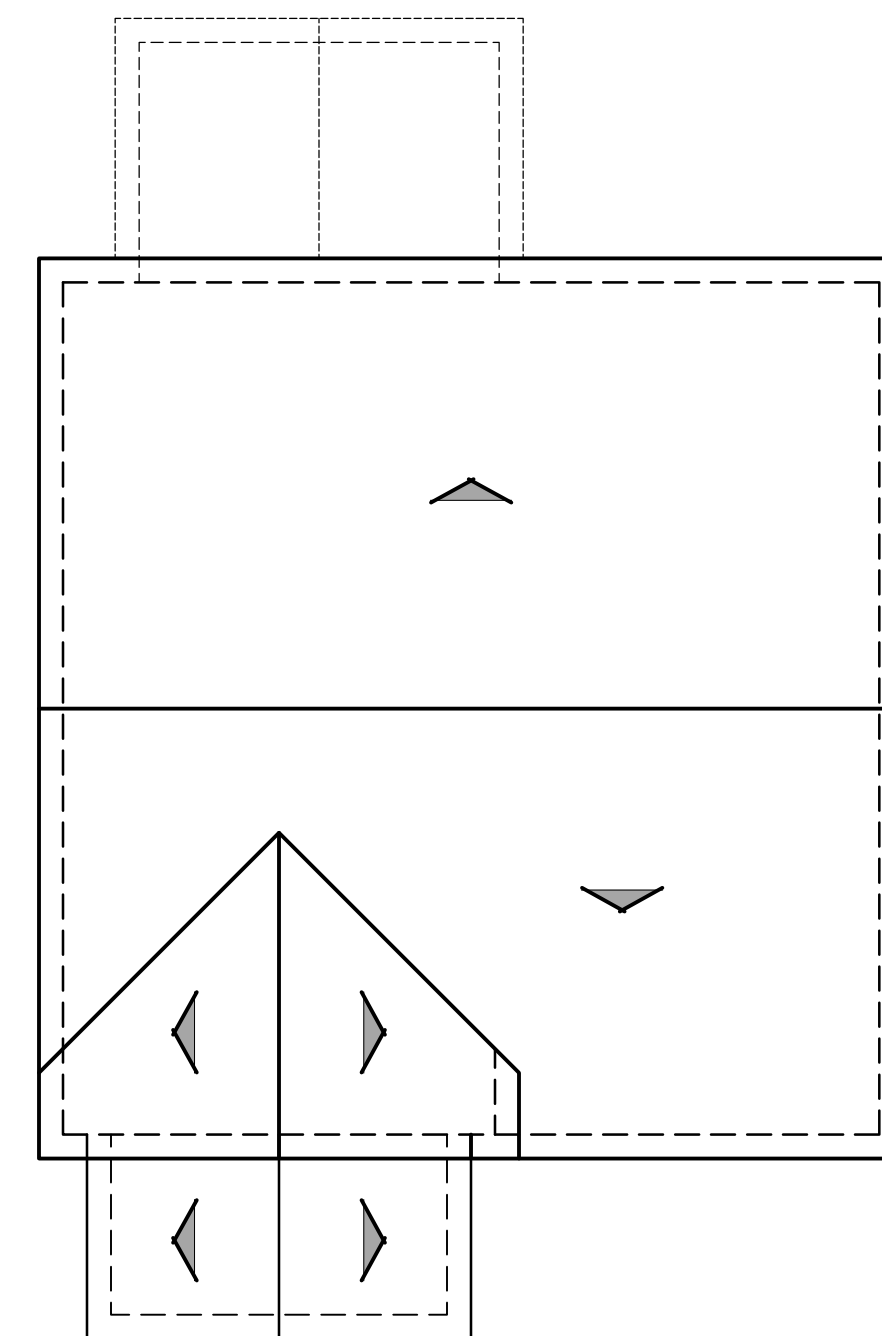
LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	17'-4"
UPPER CABINETS	14'-4"



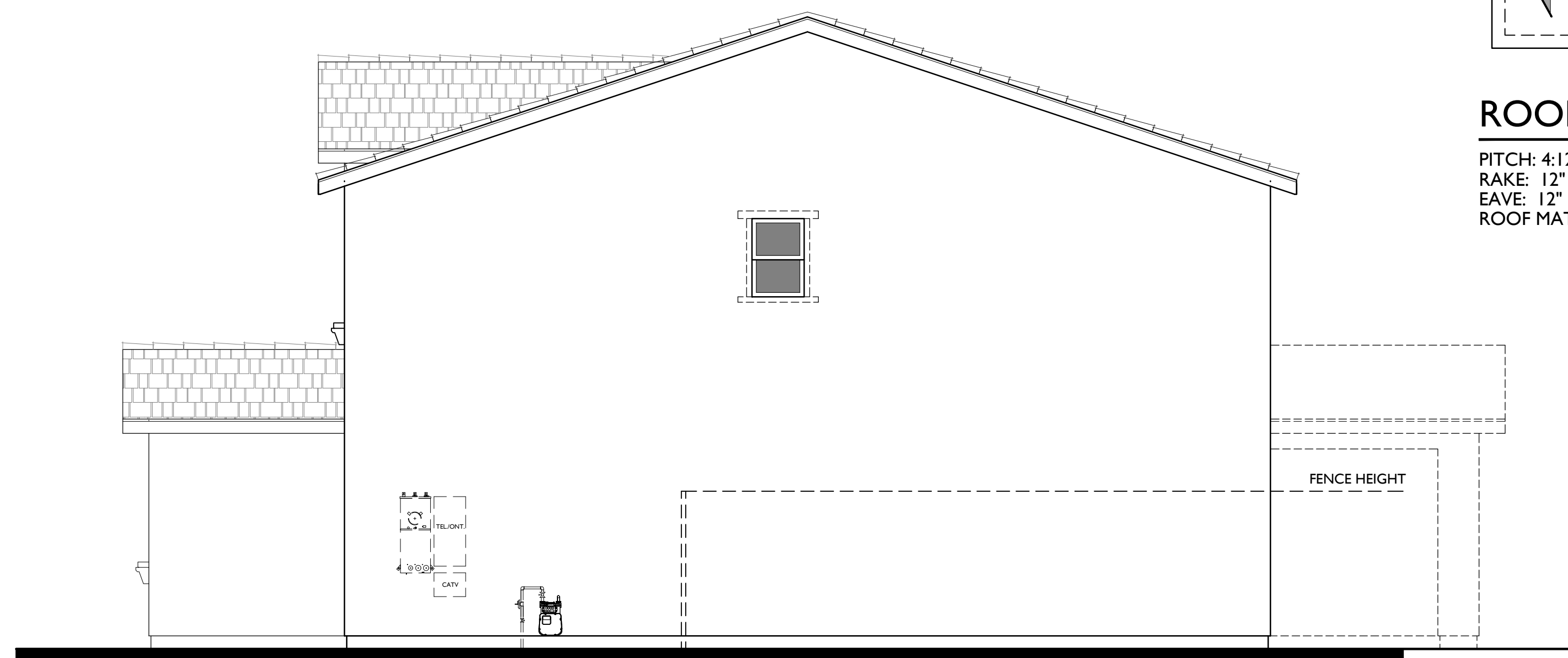
LEFT
NOTE: OPTIONAL COACH LIGHT SHOWN



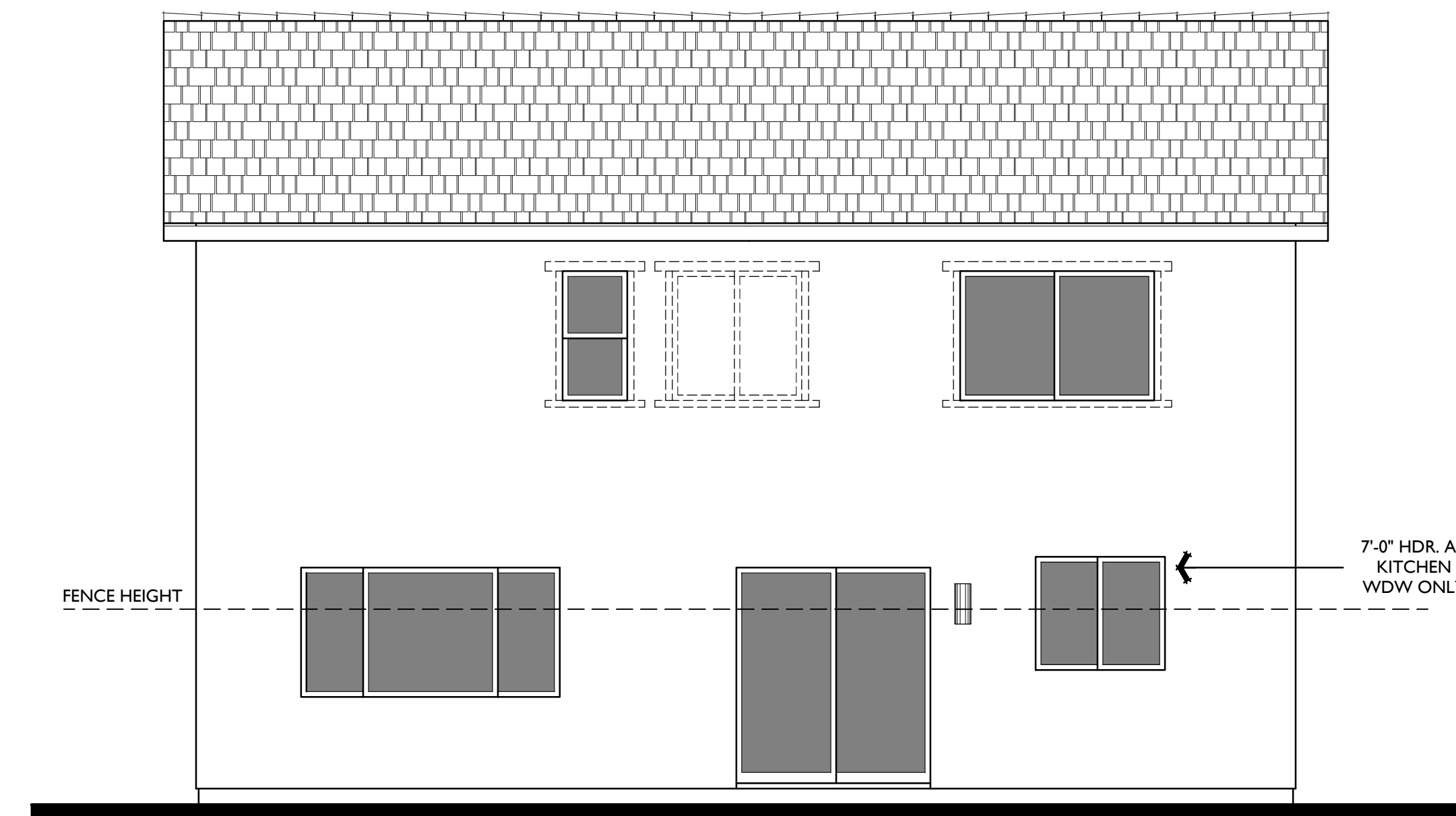
FRONT
NOTE: OPTIONAL COACH LIGHT SHOWN
C - CRAFTSMAN
1/4"=1'-0"



ROOF PLAN
PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE
C
1/8"=1'-0"



RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

A - SPANISH COLONIAL

1/4"=1'-0"



FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

B - SANTA BARBARA

1/4"=1'-0"

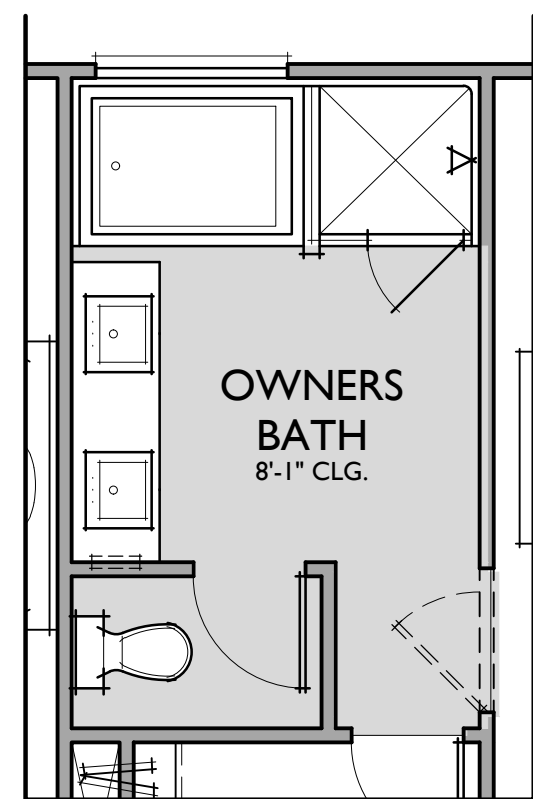


FRONT

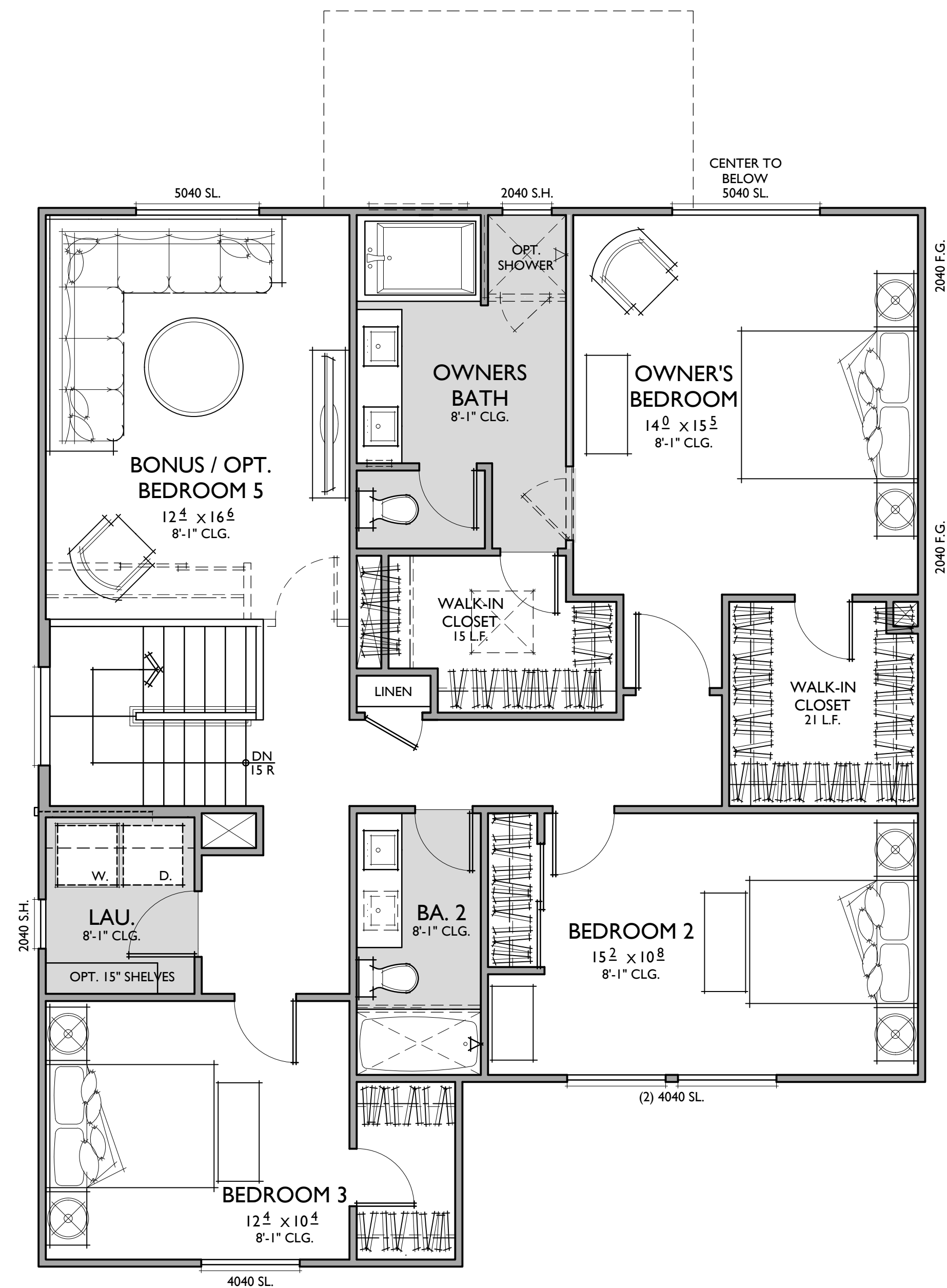
NOTE: OPTIONAL COACH LIGHT SHOWN

C - CRAFTSMAN

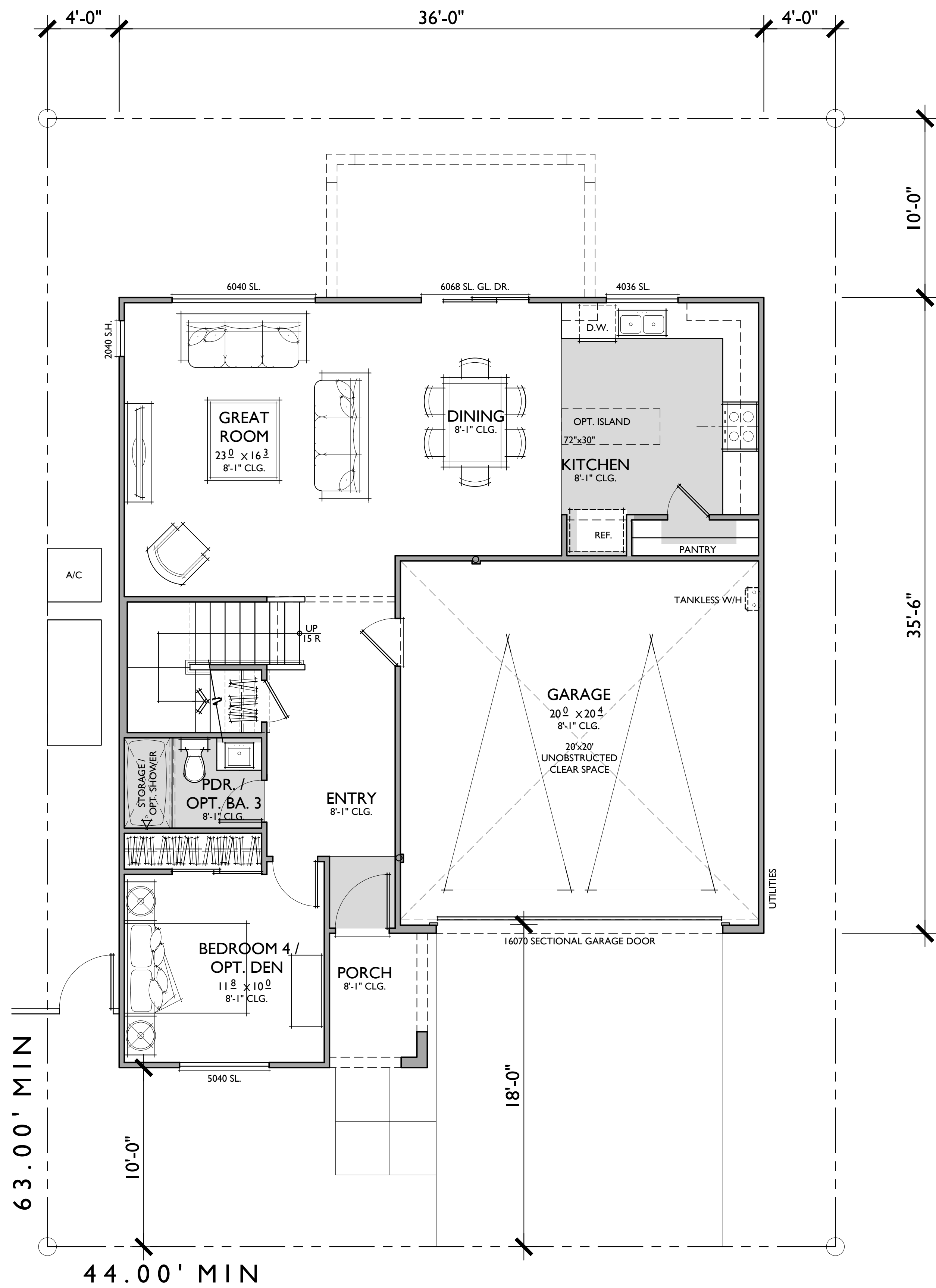
1/4"=1'-0"



OPT. SHOWER
AT OWNERS BATH



SECOND FLOOR



FIRST FLOOR

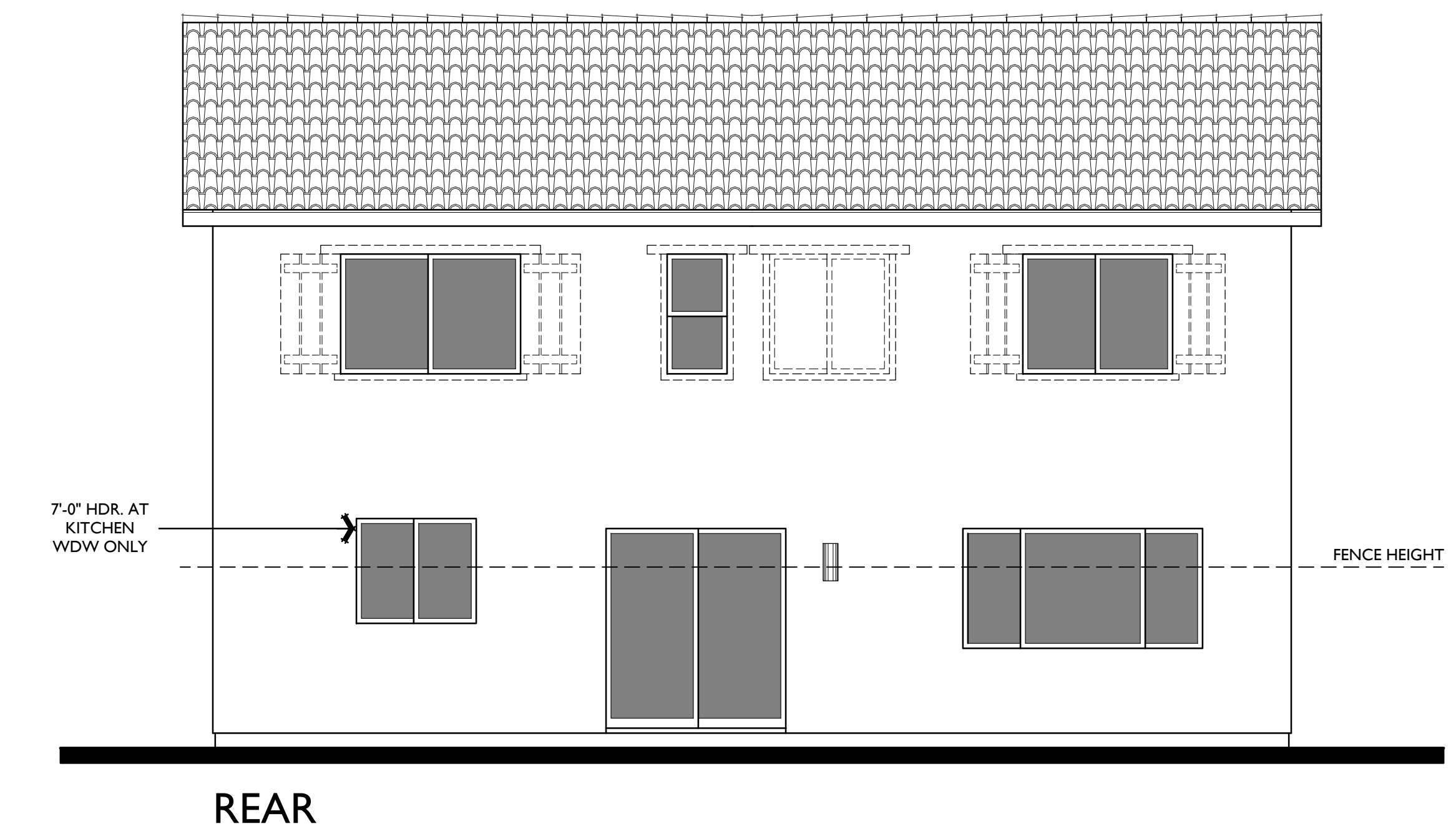
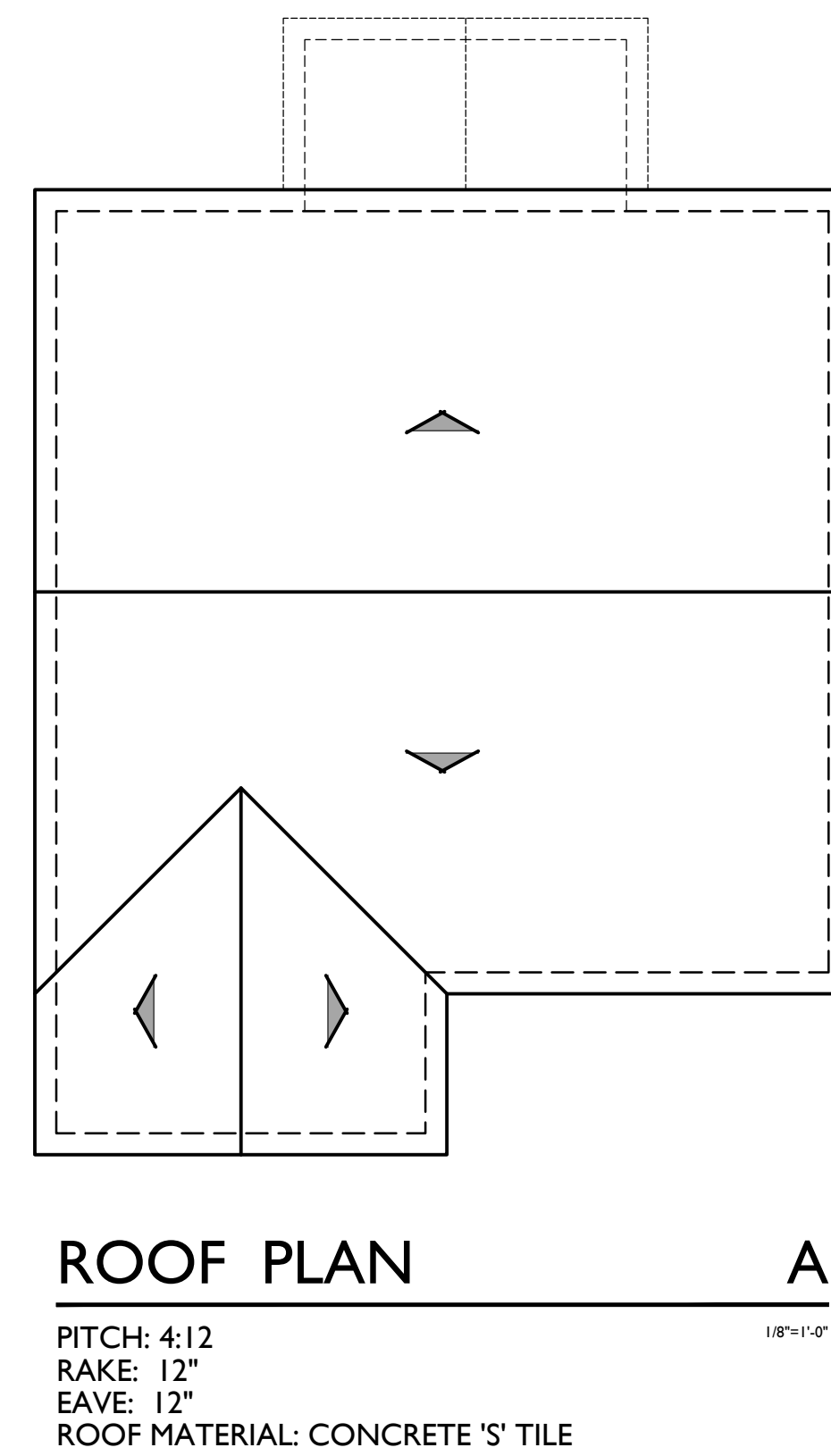
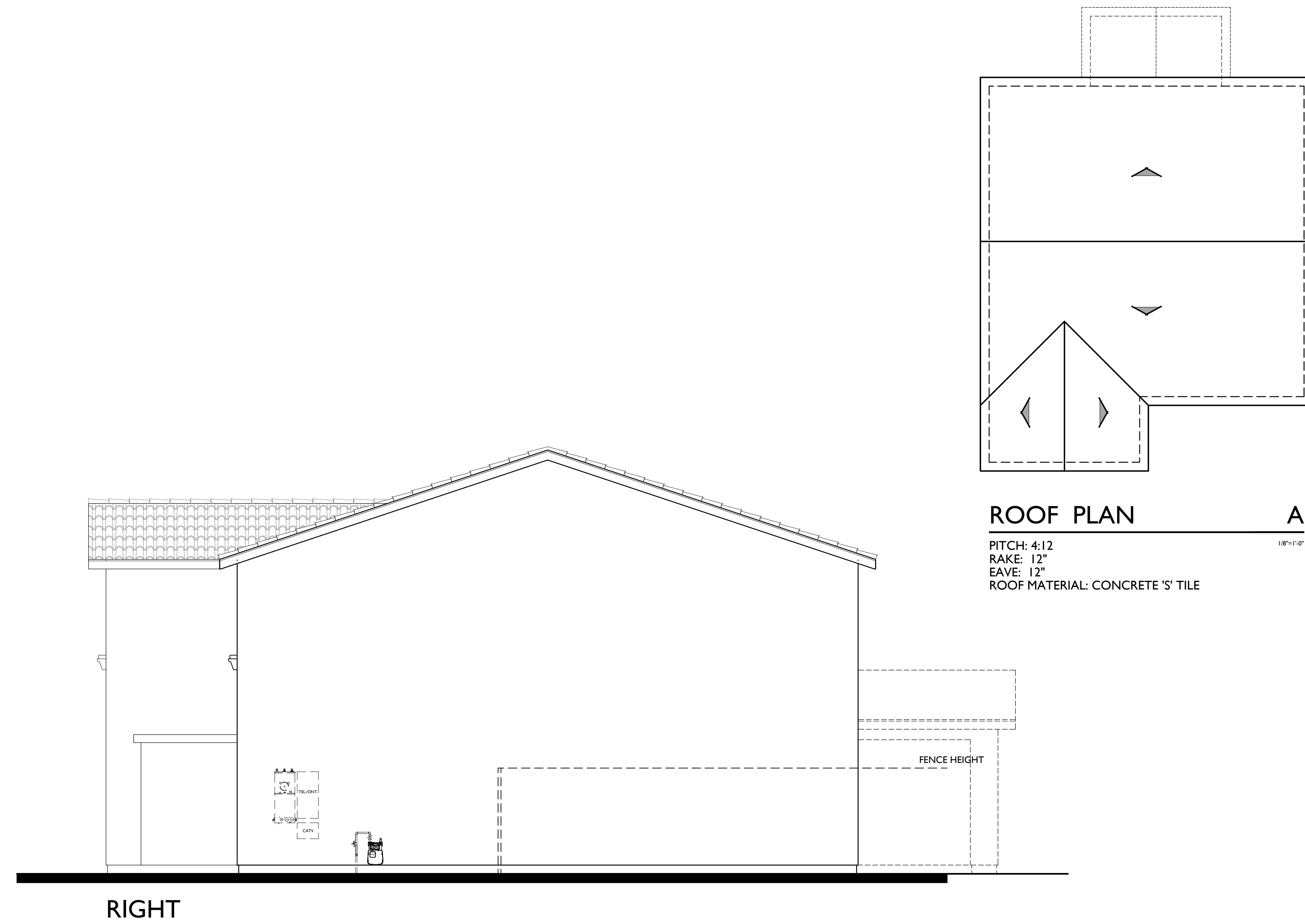
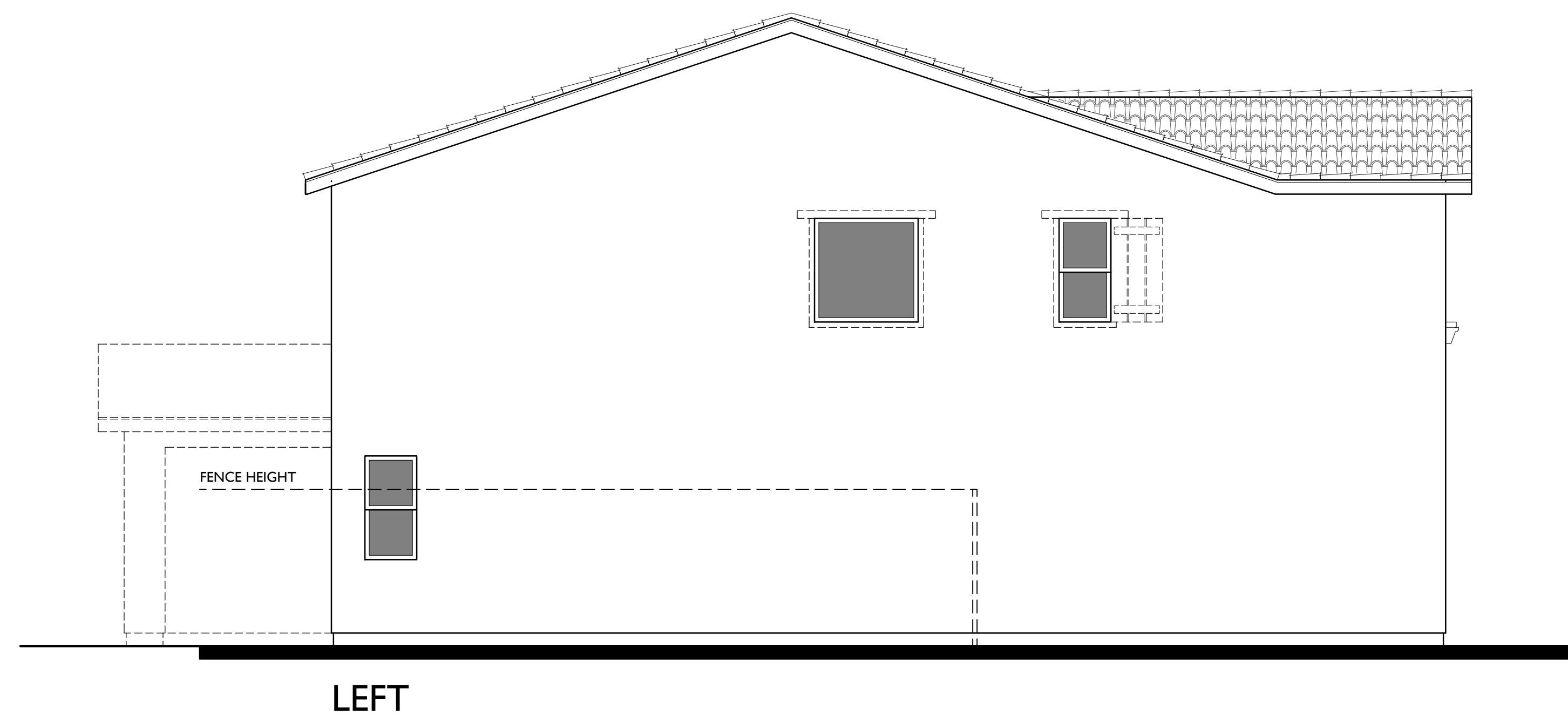
PLAN 3
2,288 SQ. FT.
TARGET: 2,203 SQ. FT.
4 BEDROOMS / 2.5 BATHS + LOFT / OPT.
BEDROOM 5 + OPT. DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	944 SQ. FT.
2ND FLOOR	1,344 SQ. FT.
TOTAL LIVING	2288 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	41 SQ. FT.

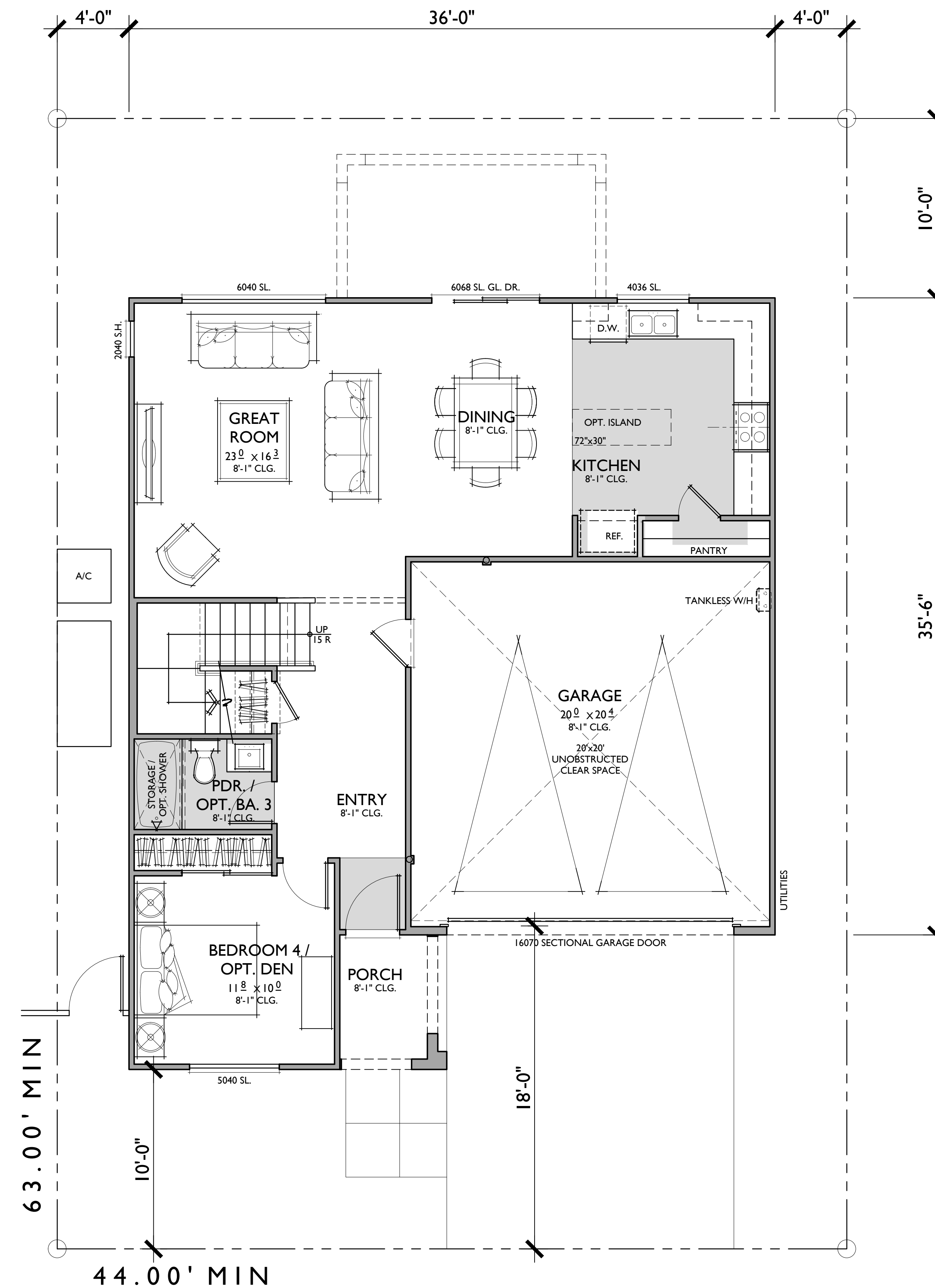
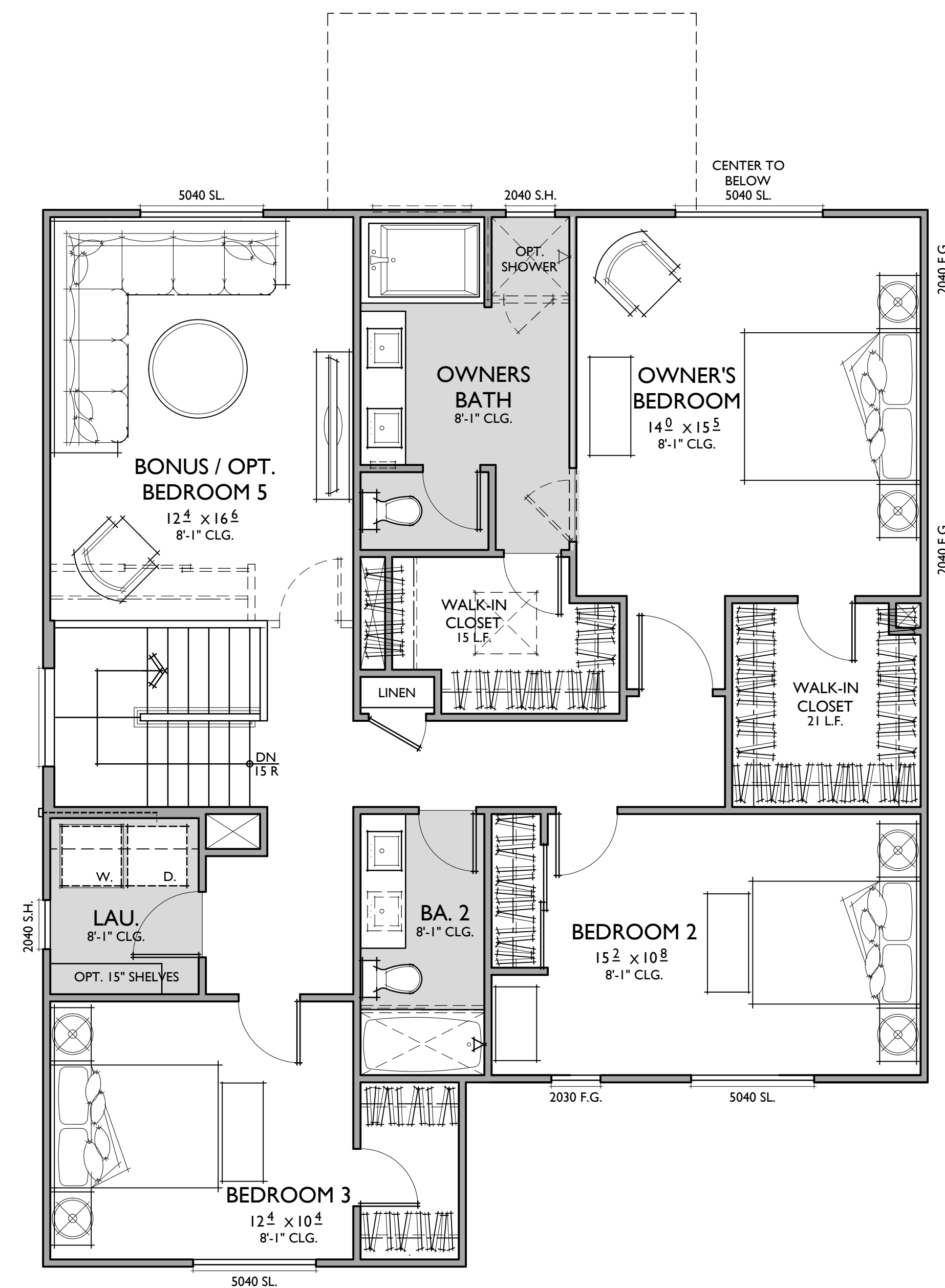
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

WINDOW SCHEDULE	
2040 S.H.	3
2040 F.G.	2
4040 F.G.	1
4036 SL.	1
4040 SL.	3
5040 SL.	3
6040 SL.	1
TOTAL	14

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	18'-10"
UPPER CABINETS	15'-10"



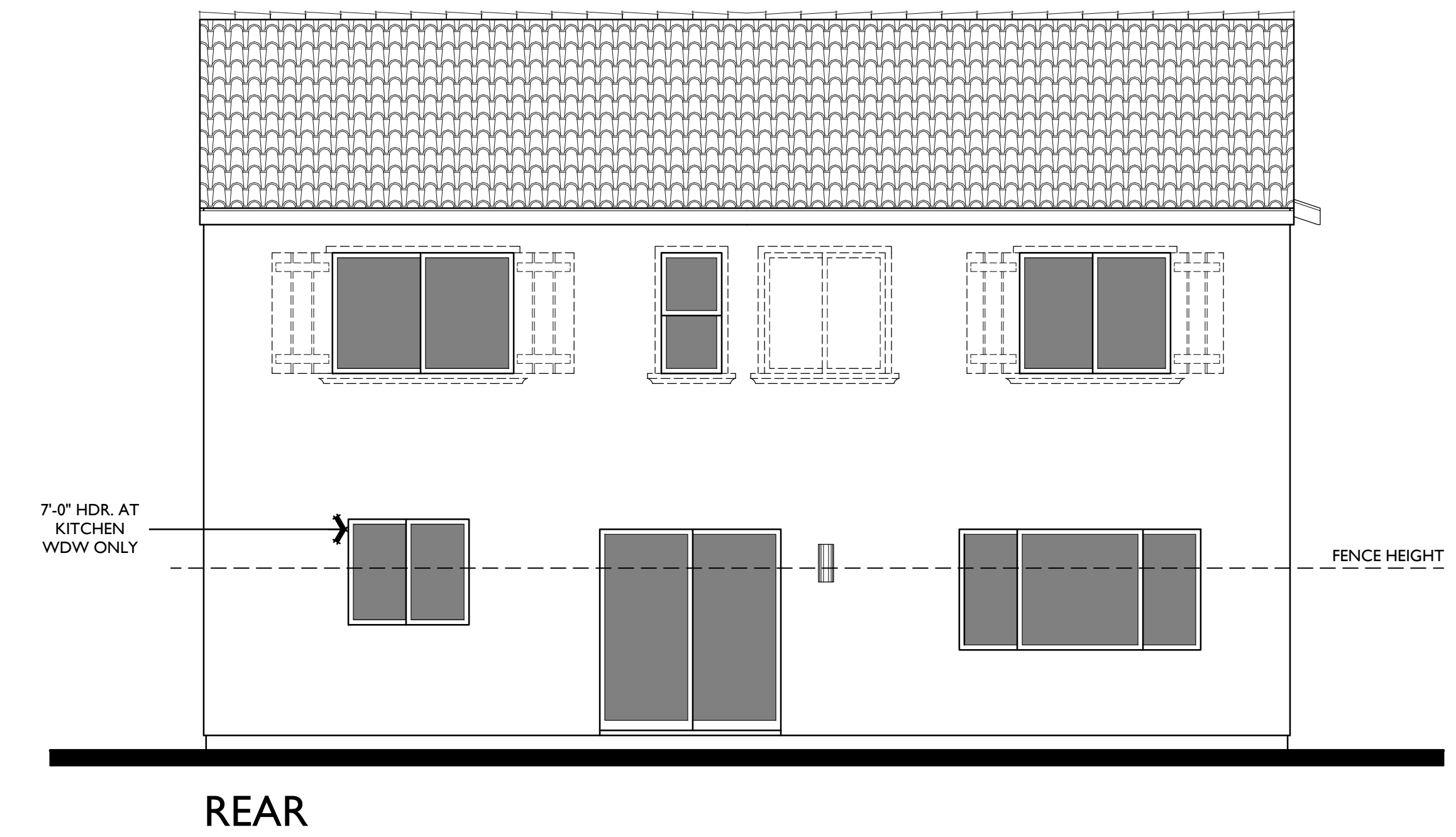
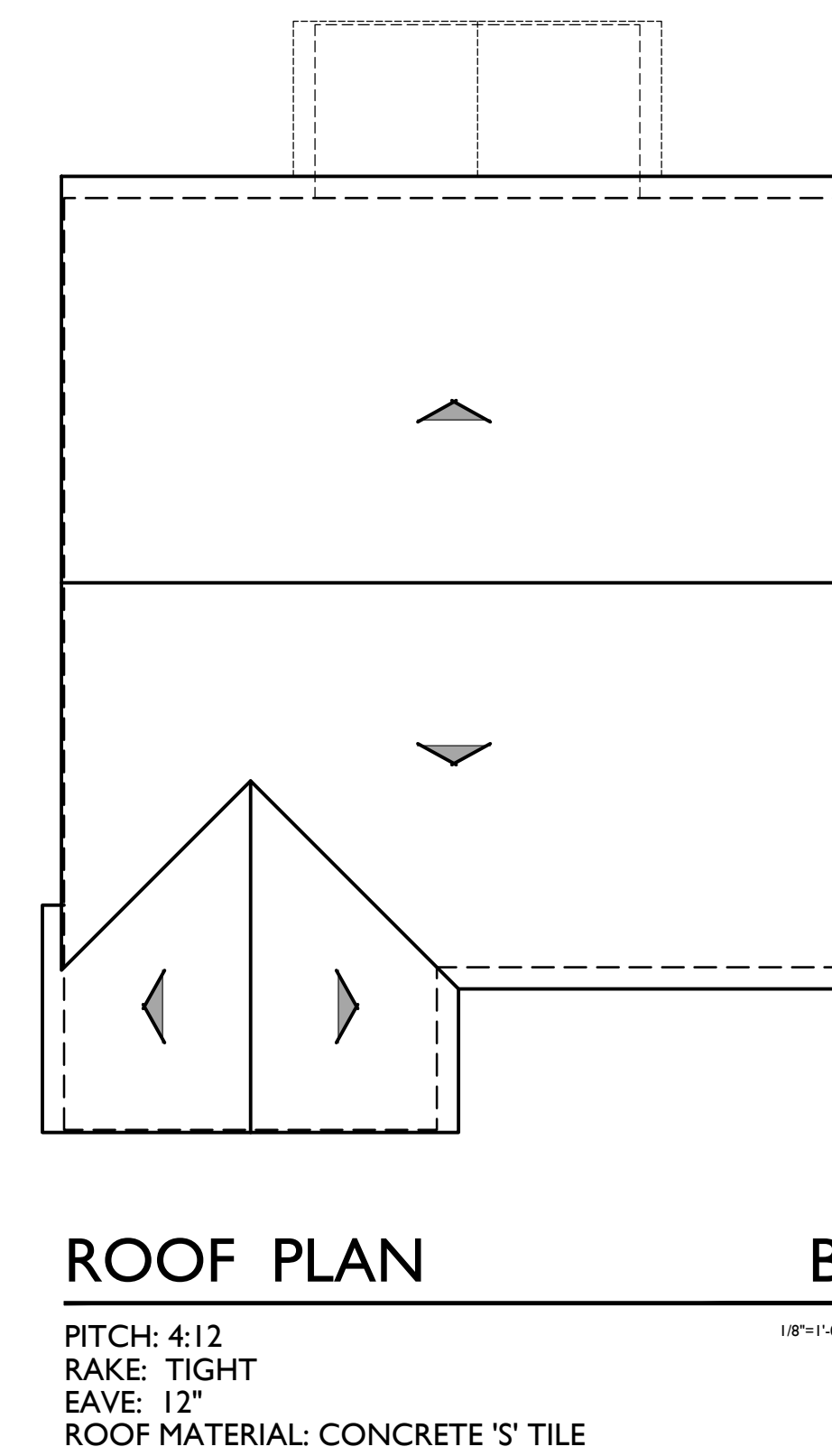
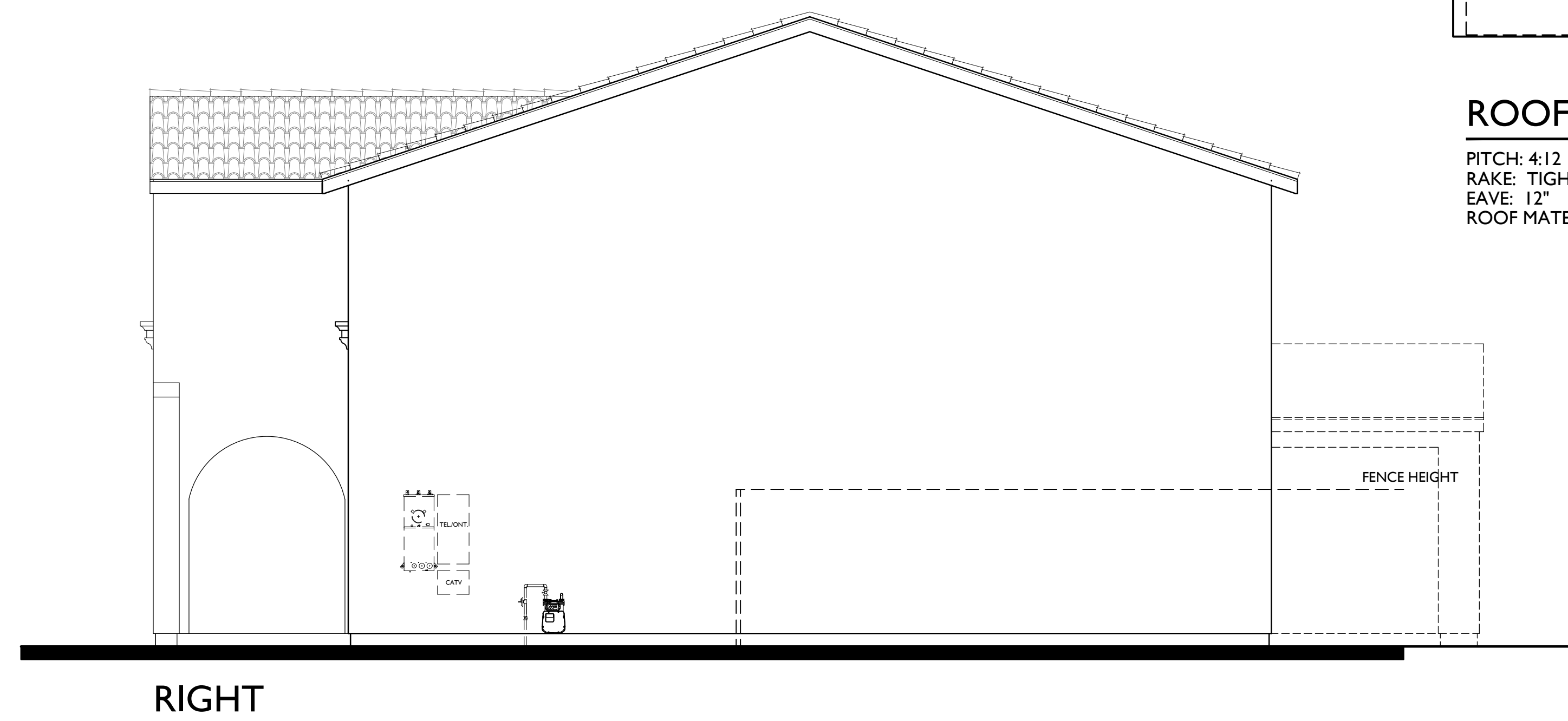
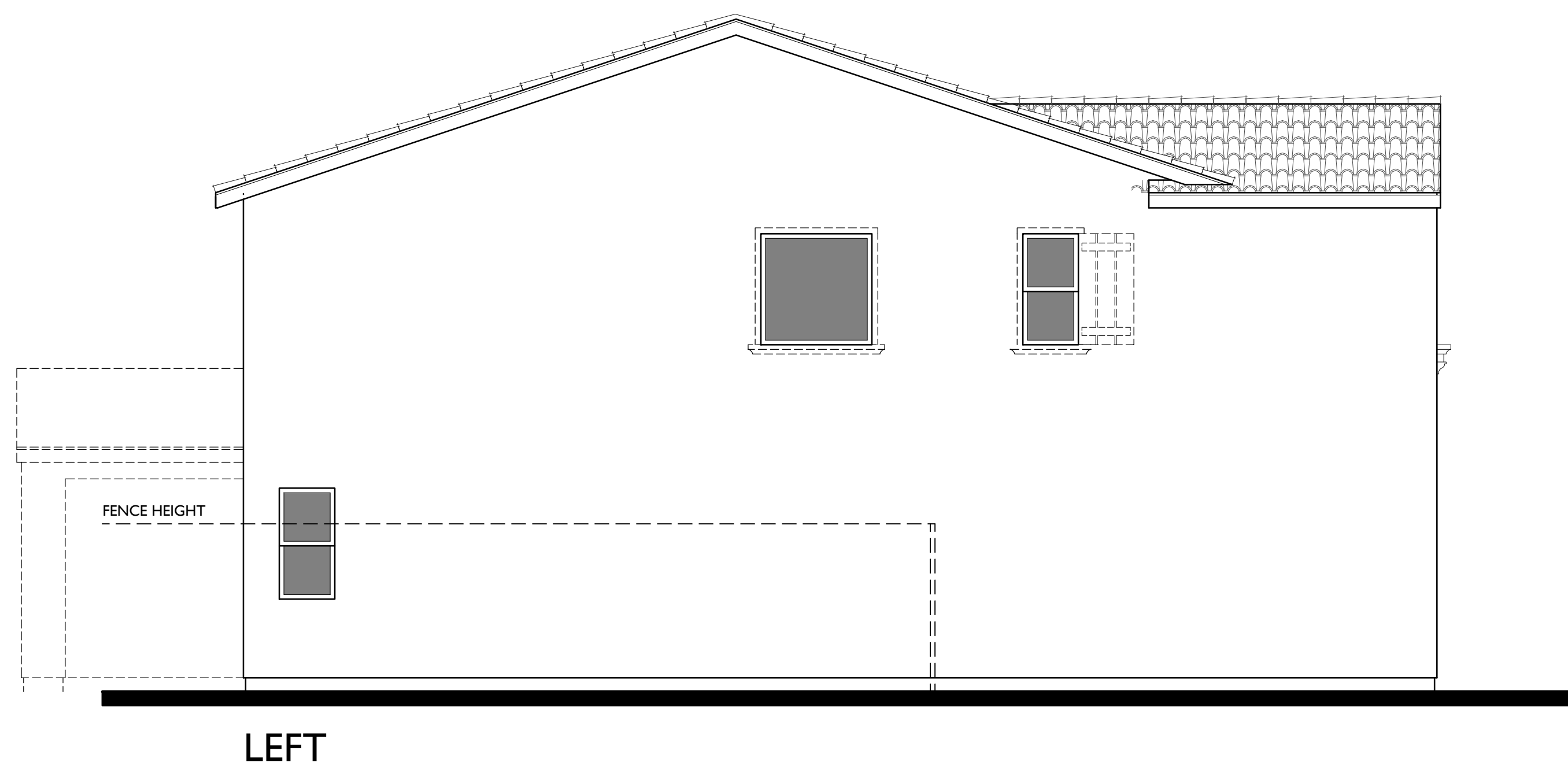
NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



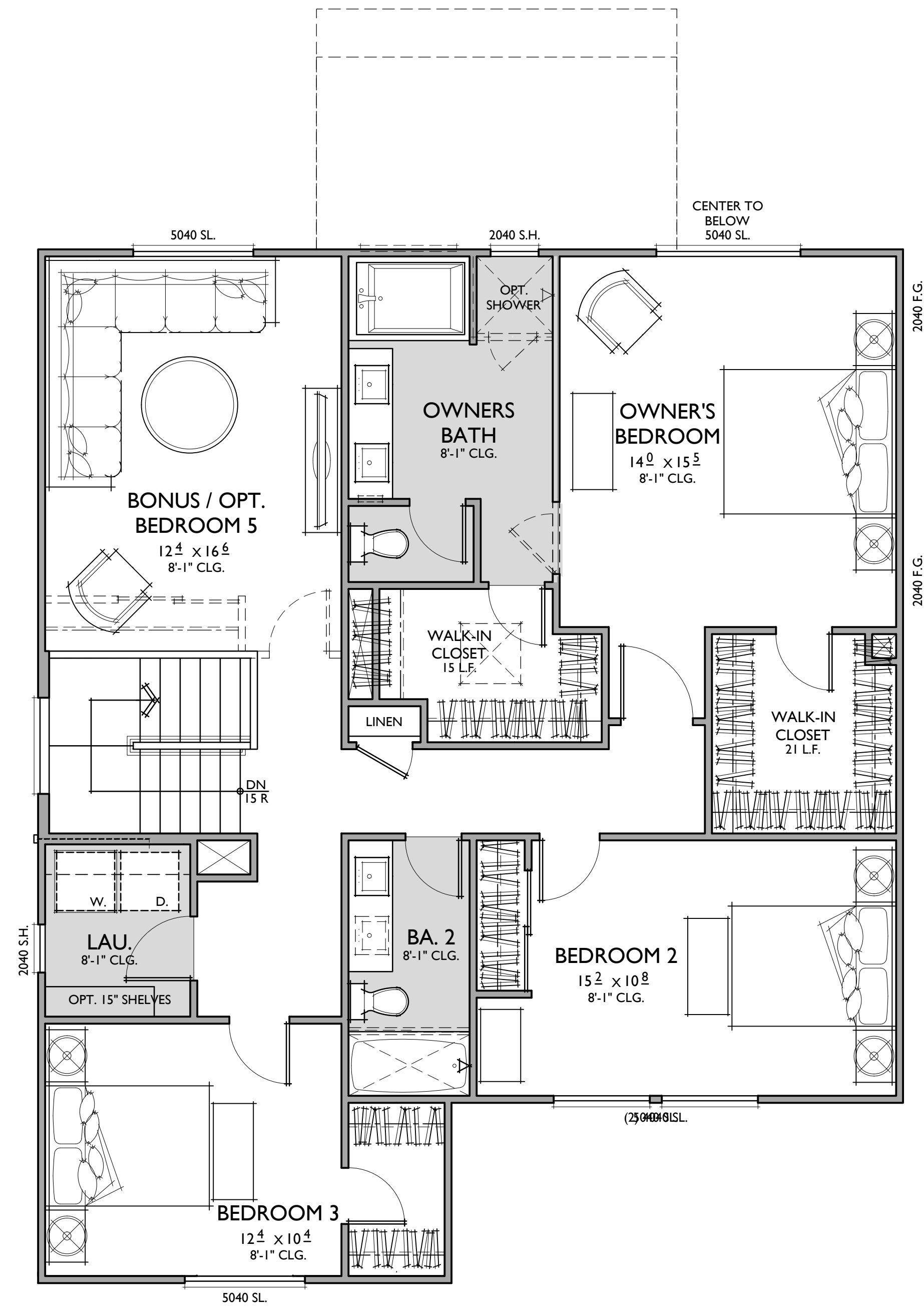
PLAN 3
2,288 SQ. FT.

FLOOR AREA TABLE	
1ST FLOOR	944 SQ. FT.
2ND FLOOR	1,344 SQ. FT.
TOTAL LIVING	2288 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	41 SQ. FT.

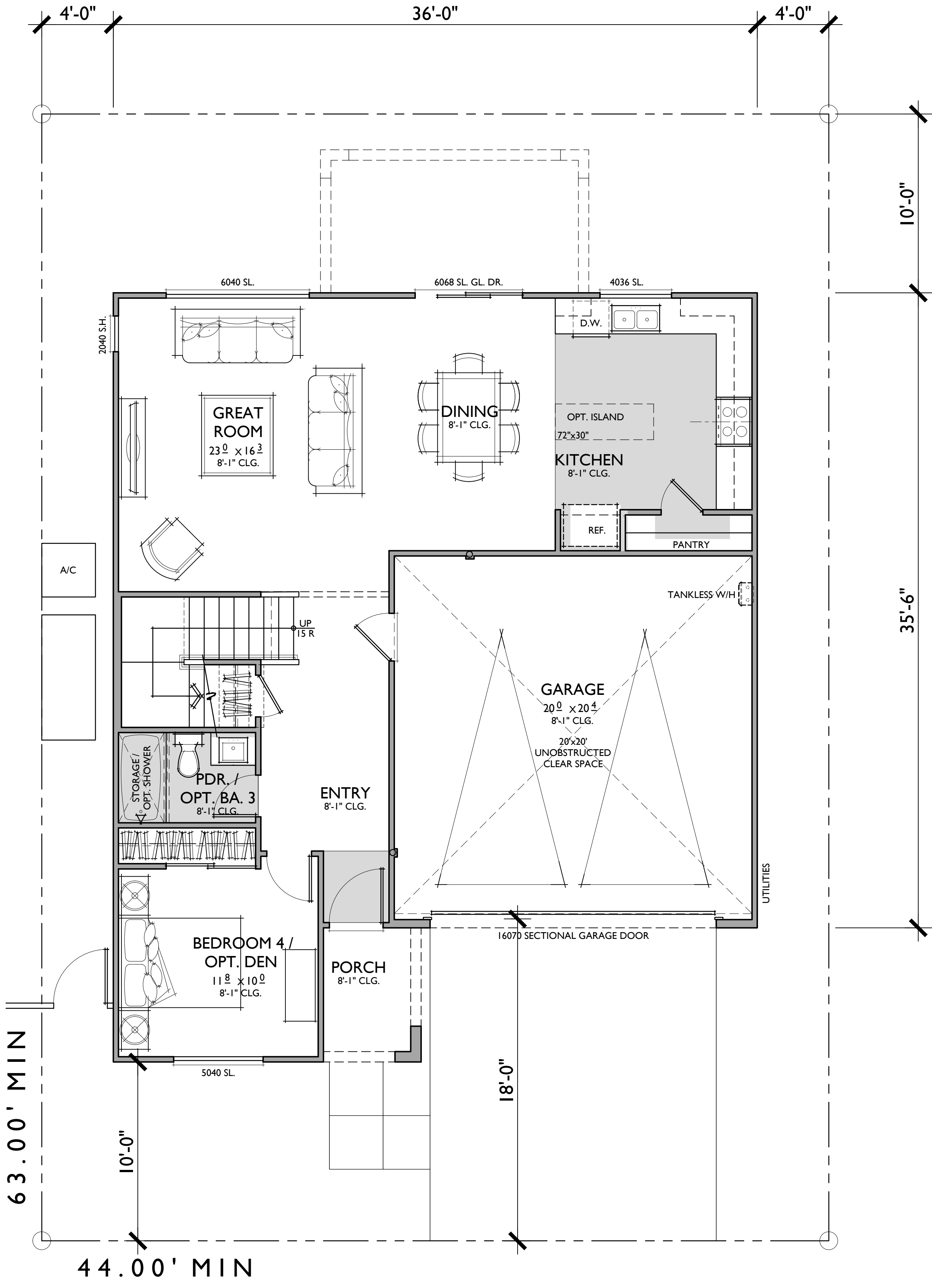
<u>WINDOW SCHEDULE</u>	
2040 S.H.	1
2040 F.G.	2
4040 F.G.	1
4036 SL.	1
2030 F.G.	1
5040 SL.	5
6040 SL.	1
TOTAL	14



NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC



SECOND FLOOR



FIRST FLOOR

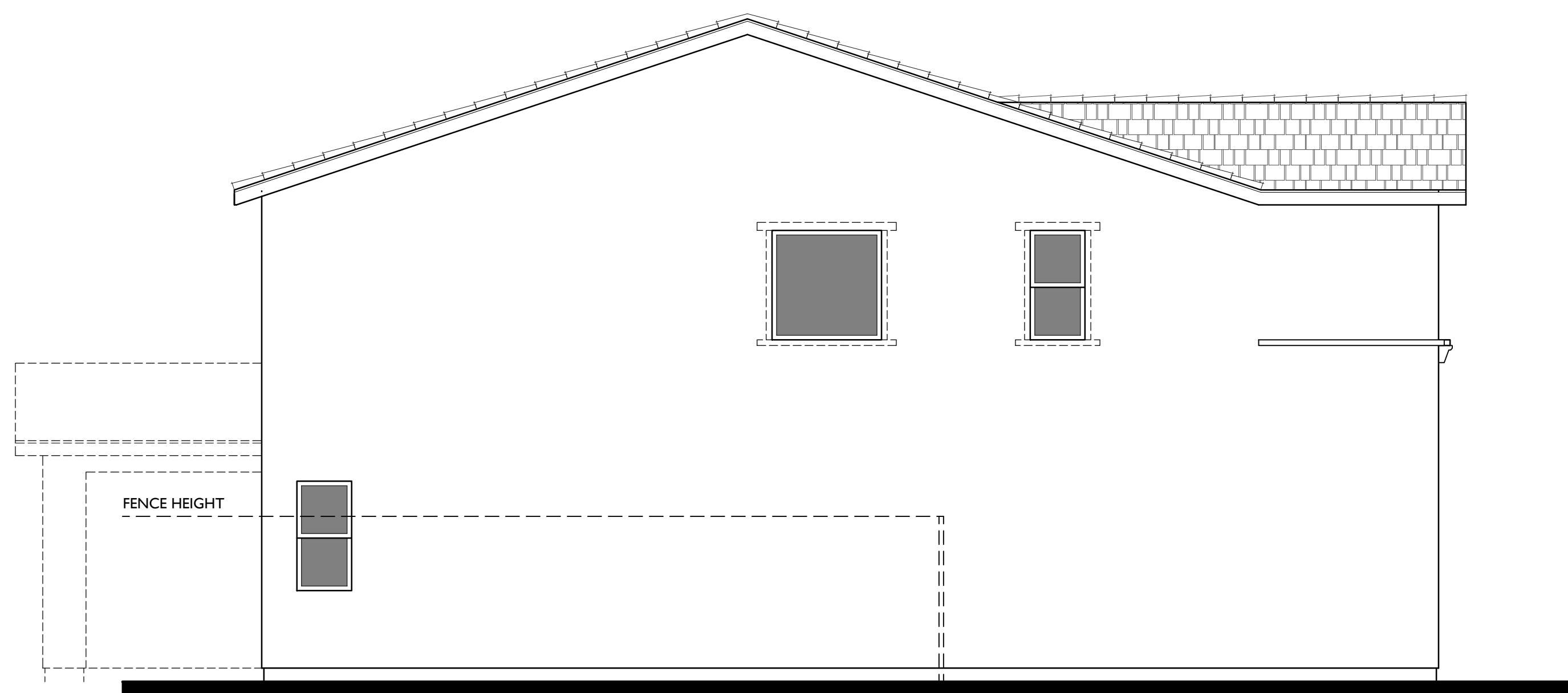
PLAN 3
2,288 SQ. FT.
 TARGET: 2,203 SQ. FT.
 4 BEDROOMS / 2.5 BATHS + LOFT / OPT.
 BEDROOM 5 + OPT. DEN
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	944 SQ. FT.
2ND FLOOR	1,344 SQ. FT.
TOTAL LIVING	2288 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

WINDOW SCHEDULE	
2040 S.H.	3
2040 F.G.	2
4040 F.G.	1
4036 SL.	1
5040 SL.	5
6040 SL.	1
TOTAL	13

LINEAR FEET OF KITCHEN CABS	
BASE CABINETS	18'-10"
UPPER CABINETS	15'-10"



LEFT

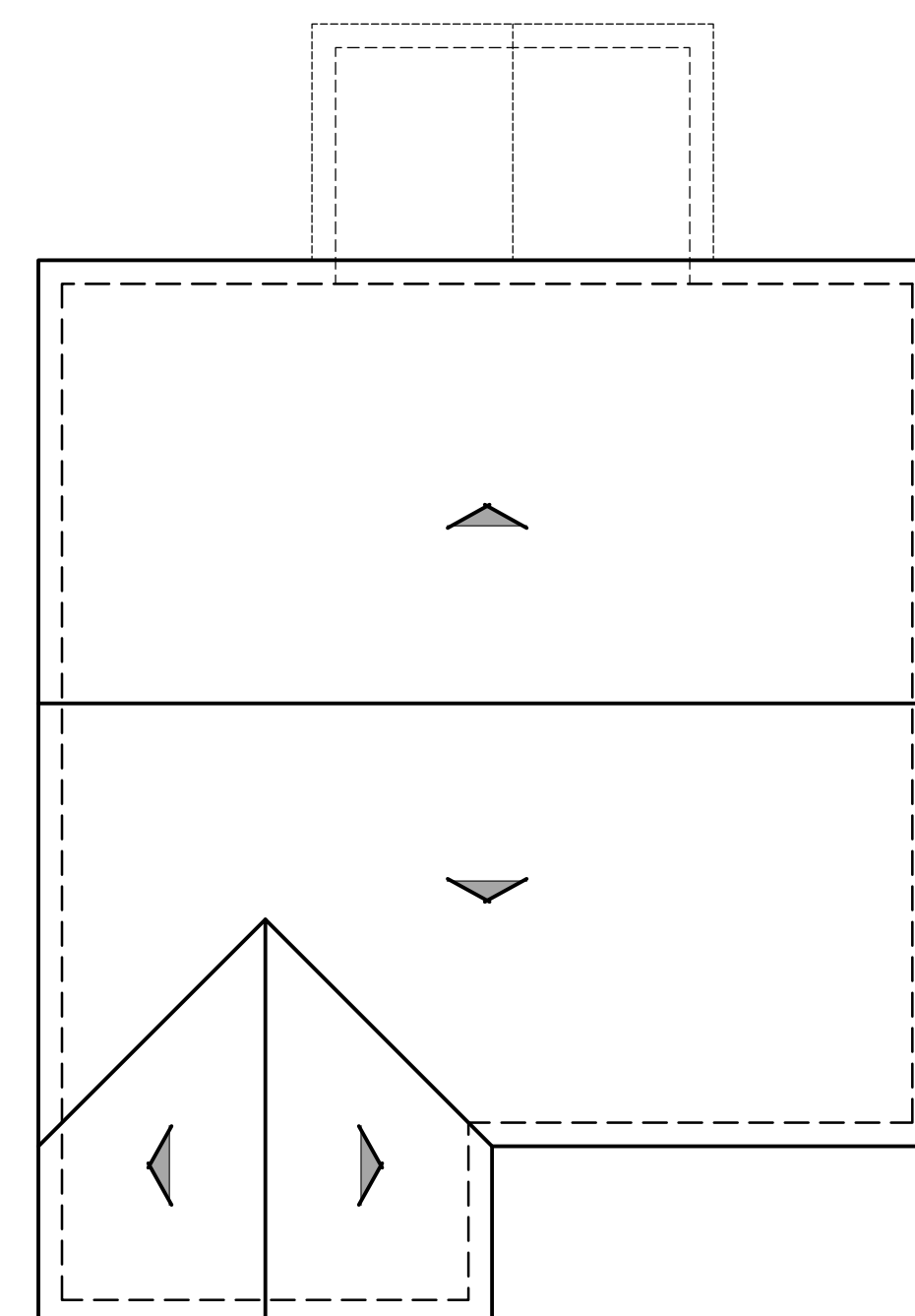
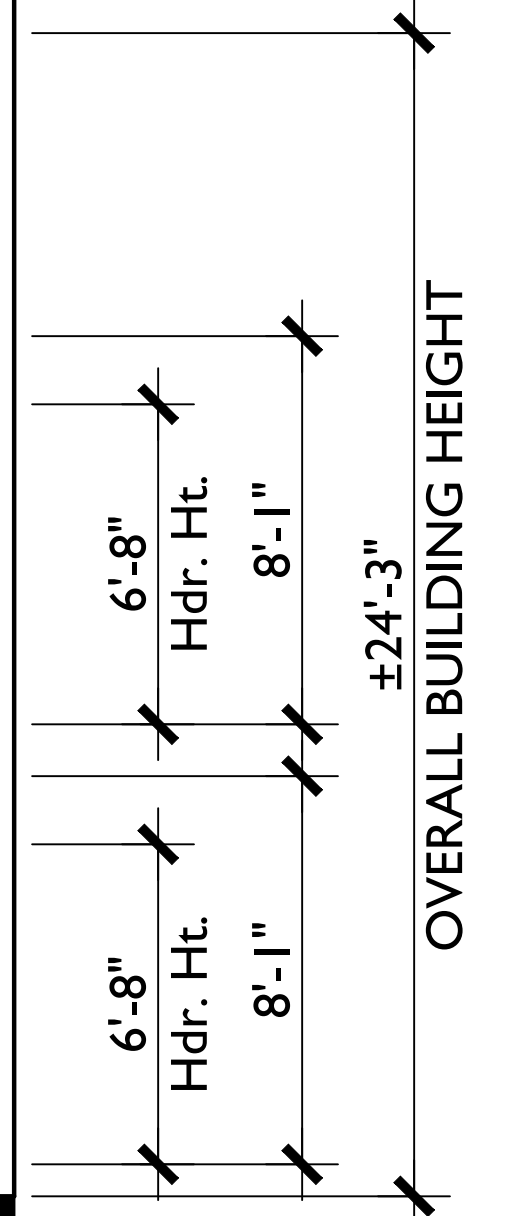


FRONT

NOTE: OPTIONAL COACH LIGHT SHOWN

C - CRAFTSMAN

1/4"=1'-0"

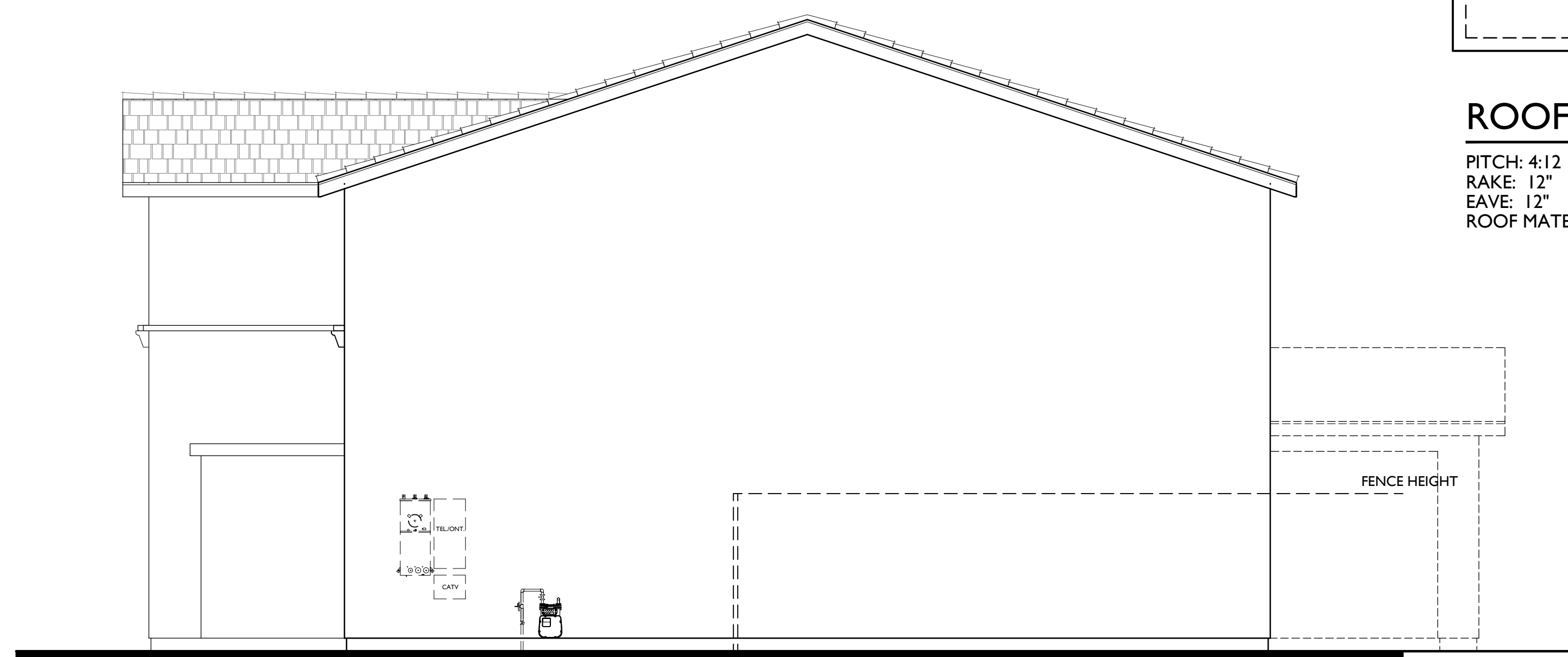


ROOF PLAN

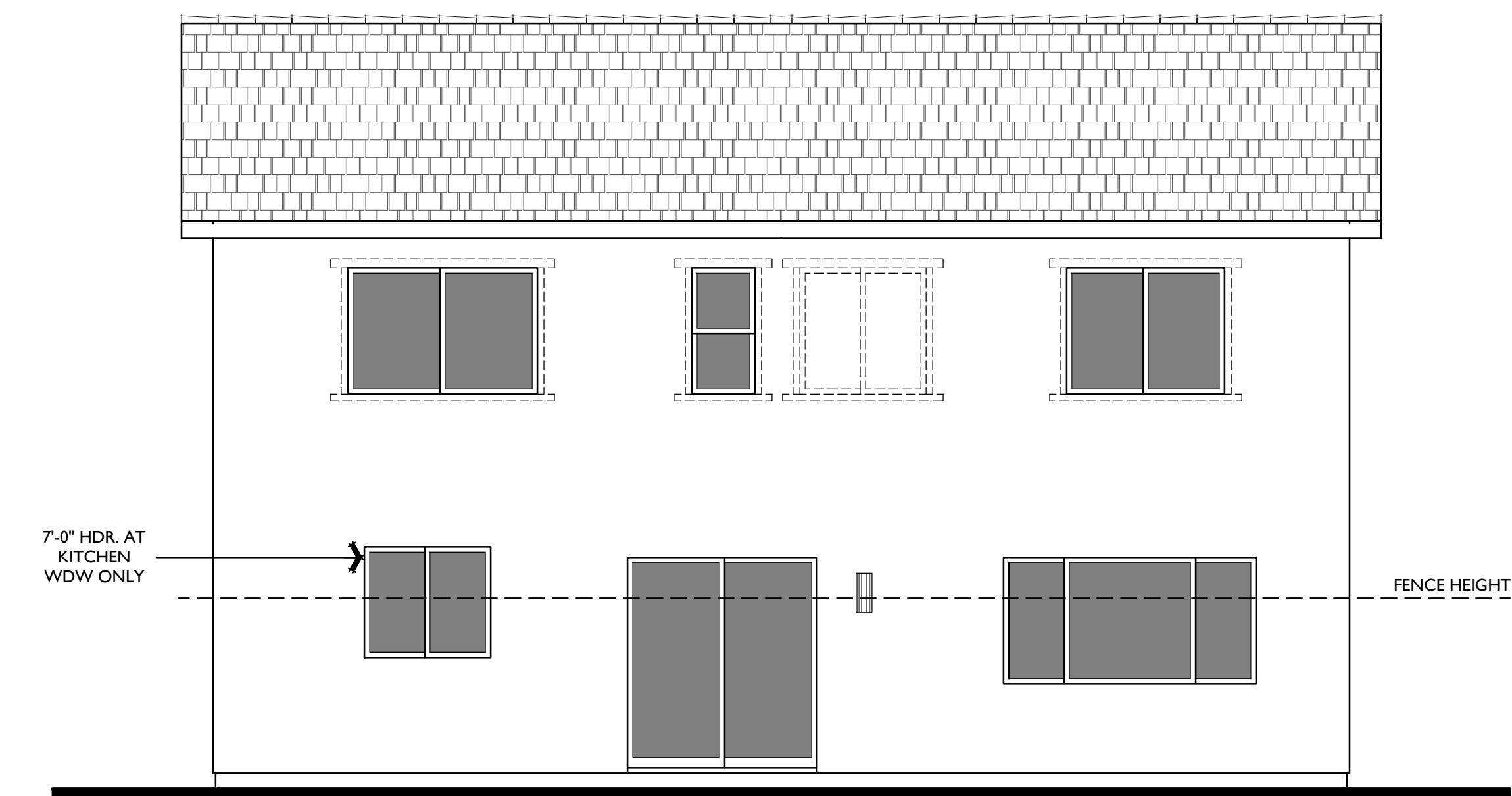
C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

1/8"=1'-0"



RIGHT



REAR

NOTE: DASHED LINE REPRESENTS ADDITIONAL ARTICULATION (SHUTTERS, POTSHelf, AND/OR WINDOW BREAK-UPS) AT LOTS THAT ARE VISIBLE TO PUBLIC

CONCEPTUAL PLANT PALETTE LEGEND

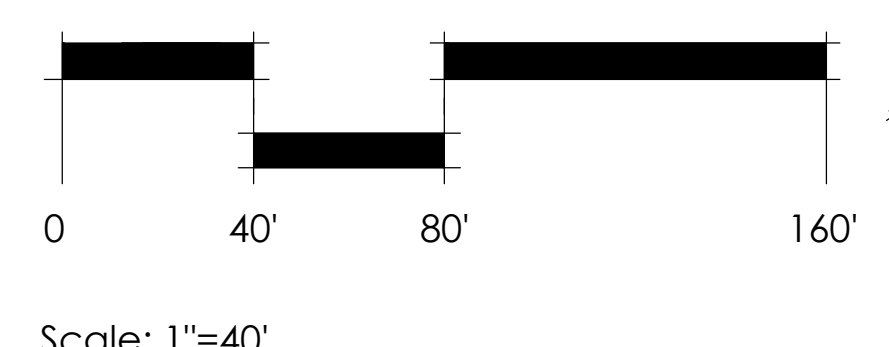
BOTANICAL NAME	COMMON NAME	
ACCENT PALMS		
PHOENIX DACTYLIFERA	DATE PALM	
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	
STREET TREES		
PLATANUS A. "COLUMBIA"	LONDON PLANE TREE	
PYRUS "BRADFORD"	BRADFORD PEAR	
ULMUS PARVIFOLIA	EVERGREEN ELM	
ARBUTUS "MARINA"	MARINA ARBUTUS	
MAGNOLIA "ST. MARY'S"	SOUTHERN MAGNOLIA	
PYRUS "BRADFORD"	BRADFORD PEAR	
LANDSCAPE AND SLOPE TREES		
ARBUTUS "MARINA"	MARINA ARBUTUS	
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	
HETEROMELES ARBUTIFOLIA	TOYON	
PINUS ELGARICA	AFGHAN PINE	
PRUNUS "BRIGHT N' TIGHT"	CAROLINA LAUREL CHERRY	
SCHINUS MOLLE	CALIFORNIA PEPPER	
TRISTANIA CONFERTA	BRISBANE BOX	
ACCENT TREES:		
LAGERSTROEMIA INDICA	CRAPE MYRTLE	
PRUNUS CERASIFERA	PURPLE PLUM	
SHRUBS / PERENNIALS		
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	
ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	
BUXUS JAPONICA	JAPANESE BOXWOOD	
CISTIS PURPUREUS	ROCKROSE	
CALLISTEMON "LITTLE JOHN"	DWARF BOTTLE BRUSH	
DIETES BICOLOR	FORTNIGHT LILY	
ELAEGNUS PUNGENS	SILVERBERRY	
EUONYMUS SPP	EUONYMUS	
GREVILLEA NOELII	GREVILLEA	
HERMOCALLIS HYBRID		
HETEROMELES ARBUTIFOLIA	TOYON	
LEUCOPHYLLUM F. "GREEN CLOUD"	TEXAS RANGER	
LIGUSTRUM TEXANUM	TEXAS PRIVET	
PHORMIUM TENAX "DARK DELIGHT"	NEW ZEALAND FLAX	
PITIOSPORUM "VARIEGATA"	VARIEGATED MOCK ORANGE	
RHAPHIOLEPIS "MAJESTIC BEAUTY"	INDIA HAWTHORN	
RHAPHIOLEPIS UMBELLATA "MINOR"	INDIA HAWTHORN	
ROSA SPECIES	SHRUB ROSE	
ROSMARINUS "TUSCAN BLUE"	UPRIGHT ROSEMARY	
RUELLIA BRITTONIA	MEXICAN RUELLIA	
SALVIA LEUCANTHA	MEXICAN SAGE	
XYLOSMA CONGESTUM	SHINY LEAF XYLOSMA	
ORNAMENTAL GRASSES		
HESPERALOE PARVIFLORA	RED YUCCA	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
MUHLBERGIA CAPILLARIS	PINK MUHLY	
MUHLBERGIA RIGENS	DEER GRASS	
PENNISETUM "LITTLE BUNNY"	DWARF FOUNTAIN GRASS	
PENNISETUM "EATON CANYON"	RED FOUNTAIN GRASS	
GROUNDCOVERS		
BACCHARIS P. "PIGEON POINT"	DWARF COYOTE BRUSH	
BERBERIS REPENS	CREeping BARBERRY	
COTONEASTER D. "LOWFAST"	LOWFAST COTONEASTER	
CISTIS SALVIFOLIUS	SAGELEAF ROCKROSE	
GAZANIA SP.	GAZANIA	
MYOPORUM "PINK"	PINK MYOPORUM	
ROSMARINUS O. "PROSTRATUS"	PROSTRATE ROSEMARY	
ROSA "FLOWER CARPET VARIETIES"	GROUNDCOVER ROSE	
WATER QUALITY BASIN		
CAREX PANSA	CALIF. MEADOW SEDGE	
CHONDROPETALUM TECTORUM	CAPE RUSH	
MUHLBERGIA RIGENS	DEER GRASS	
MARATHON II OR EQUAL	TURF GRASS	
VINES		
DISTICTUS BUCCINATORIA	RED TRUMPET VINE	
FICUS REPENS	CREeping FIG	
MACFADYENA UNGUIS-CATI	CATS CLAW VINE	
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	

CONSTRUCTION LEGEND

SYMBOL	ITEM
1	18' X 38' POOL AND 12' RADIUS SPA
2	RESTROOM, SHOWER AND POOL EQUIP. BUILDING
3	VEHICULAR ENTRY GATES AND PEDESTRIAN GATE
4	PROJECT MONUMENT CONCRETE PLAQUE
5	6' HIGH POOL FENCE
6	BARBEQUE AREA WITH COVERED EATING AREA
7	OPEN PLAY AREA
8	TOT LOT WITH PLAY STRUCTURES
9	PRE FABRICATED SHADE STRUCTURE
10	POOL PARKING
11	WATER QUALITY BASIN
12	PERIMETER BLOCK WALL - SPLIT FACE WITH CONC CAP
13	REAR AND SIDE YARD 5' 6" HIGH VINYL FENCE
14	SPLIT FACE BLOCK WALL AT CORNER LOTS (TYP)

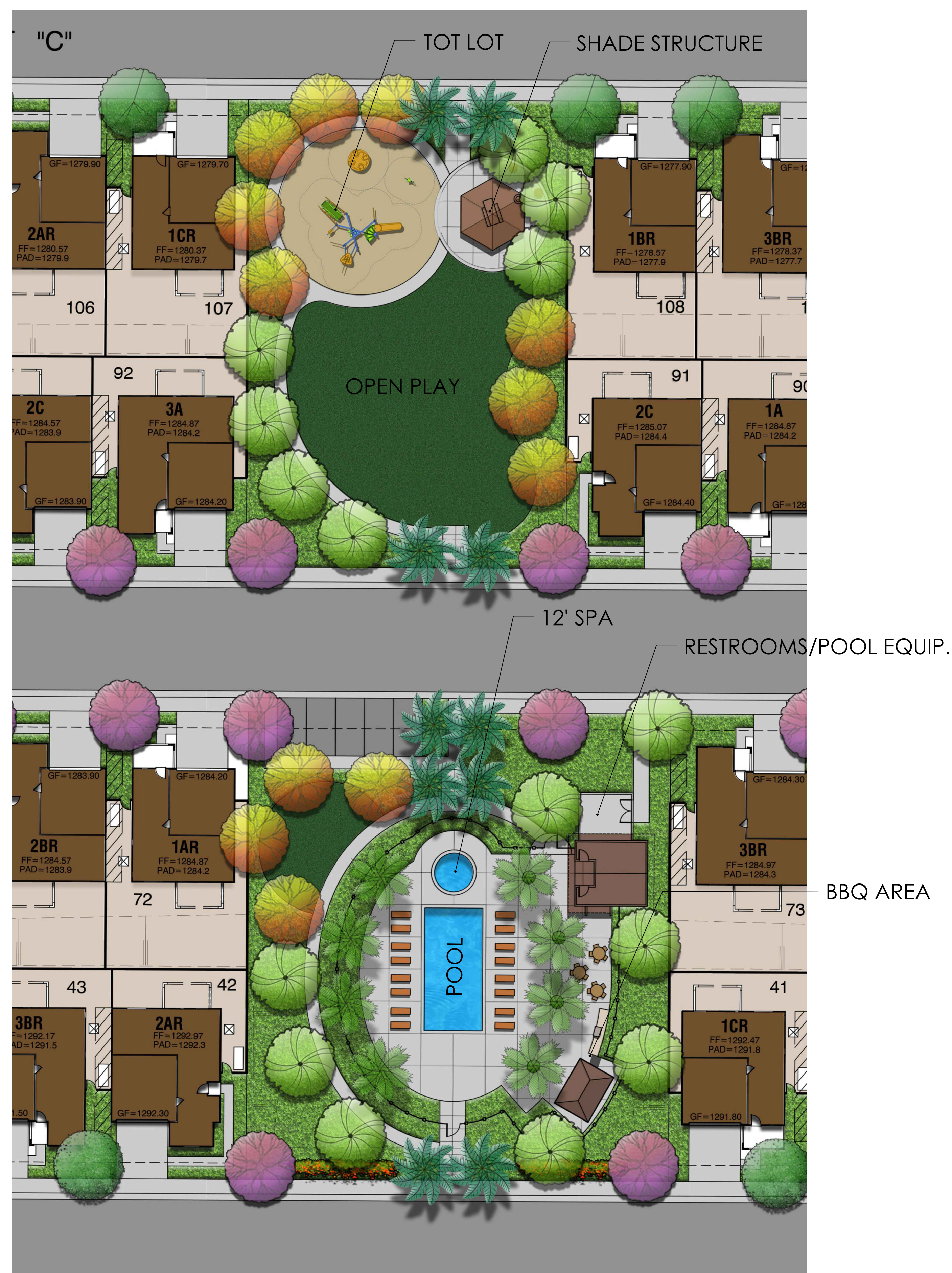


LANDSCAPE CONCEPT PLAN FOR:
LAKE SIDE - LAKE ELSINORE
tri pointe
HOMES

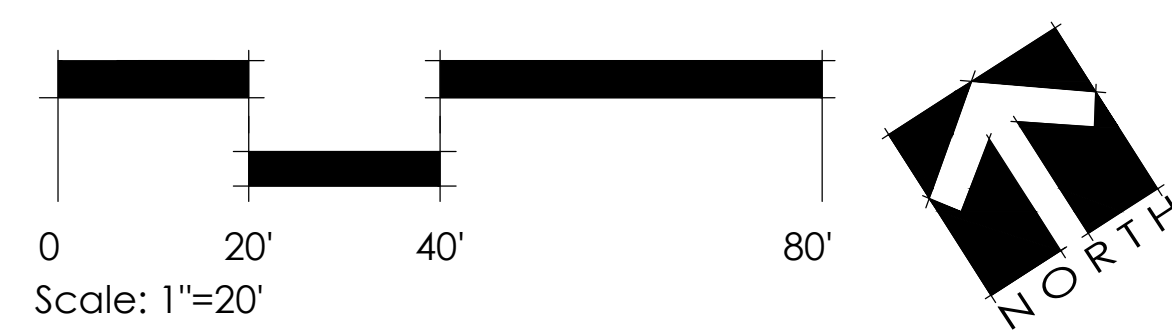


SHEET
L-1
OF 3 SHEETS
David NEAULT
ASSOCIATES Inc.
951 | 296 | 3430
www.dnassociates.com

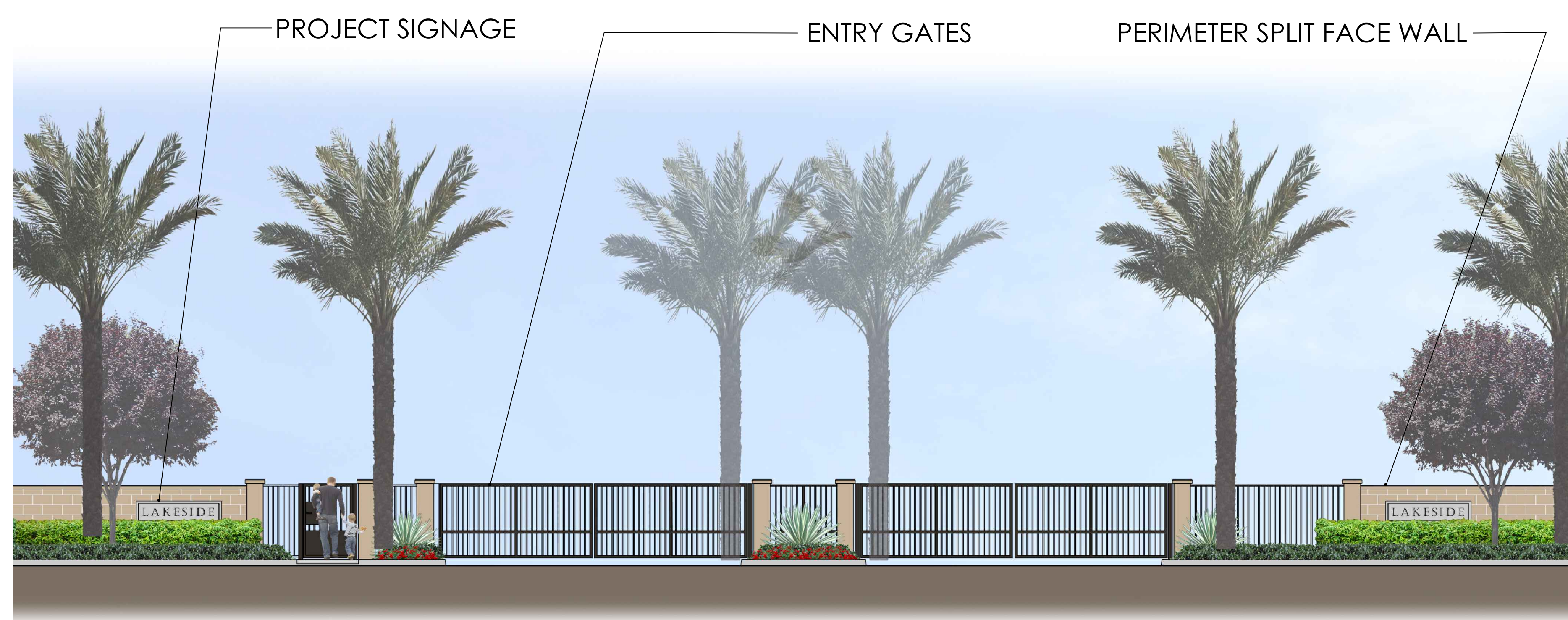
DATE PREPARED: NOV. 5, 2021



RECREATION CENTER AND PARK ENLARGEMNENT



LANDSCAPE CONCEPT PLAN FOR:
LAKESIDE - LAKE ELSINORE
 tri pointe
 HOMES

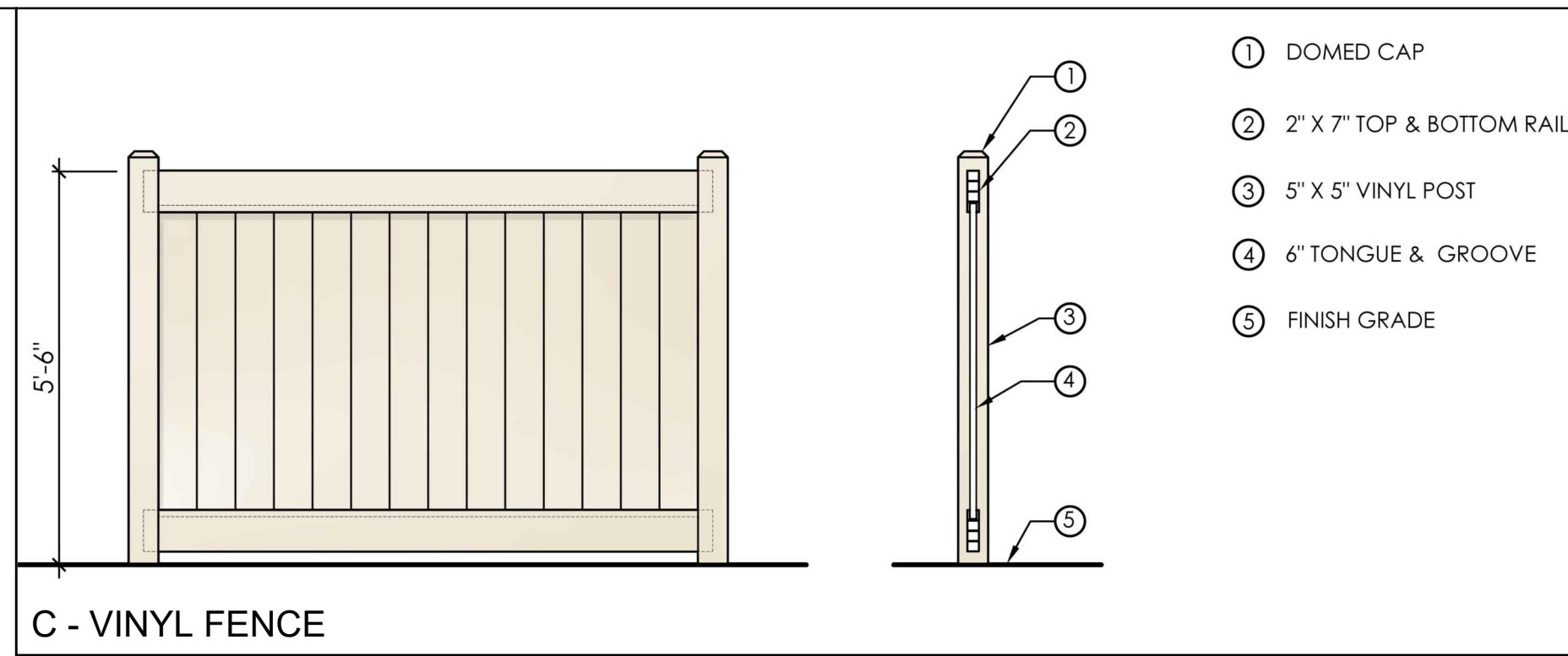
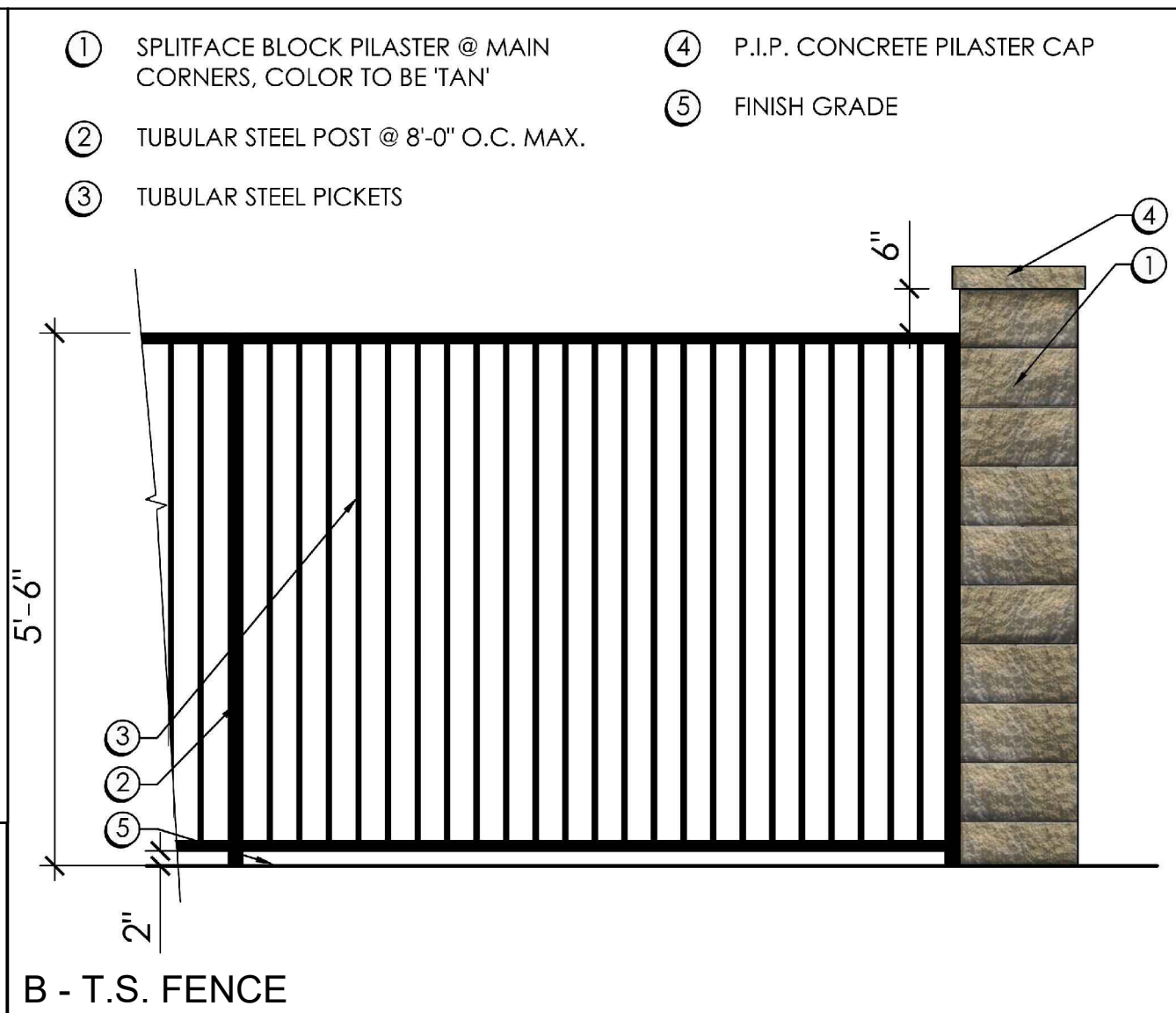
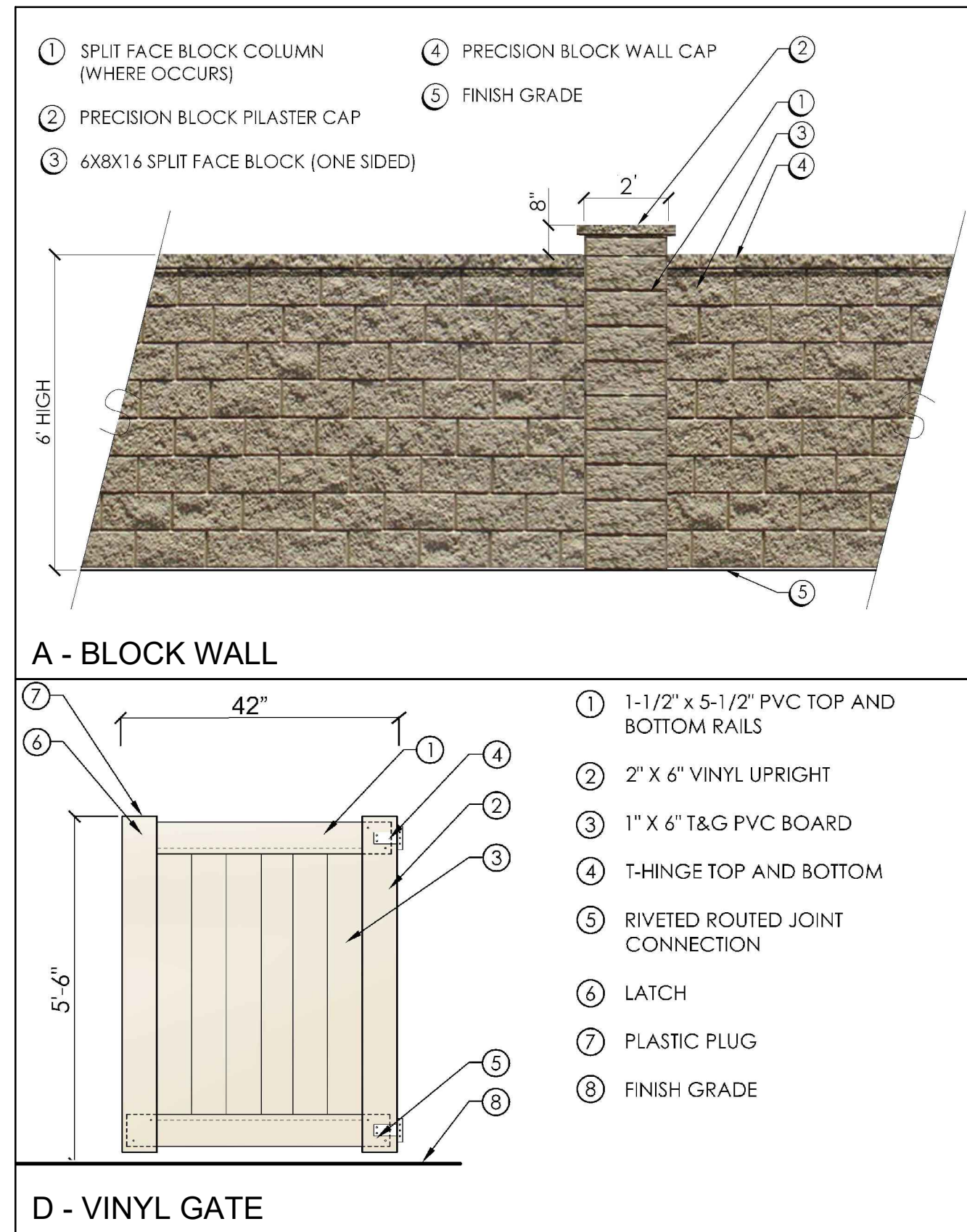


ENTRY GATE ELEVATION n.t.s.

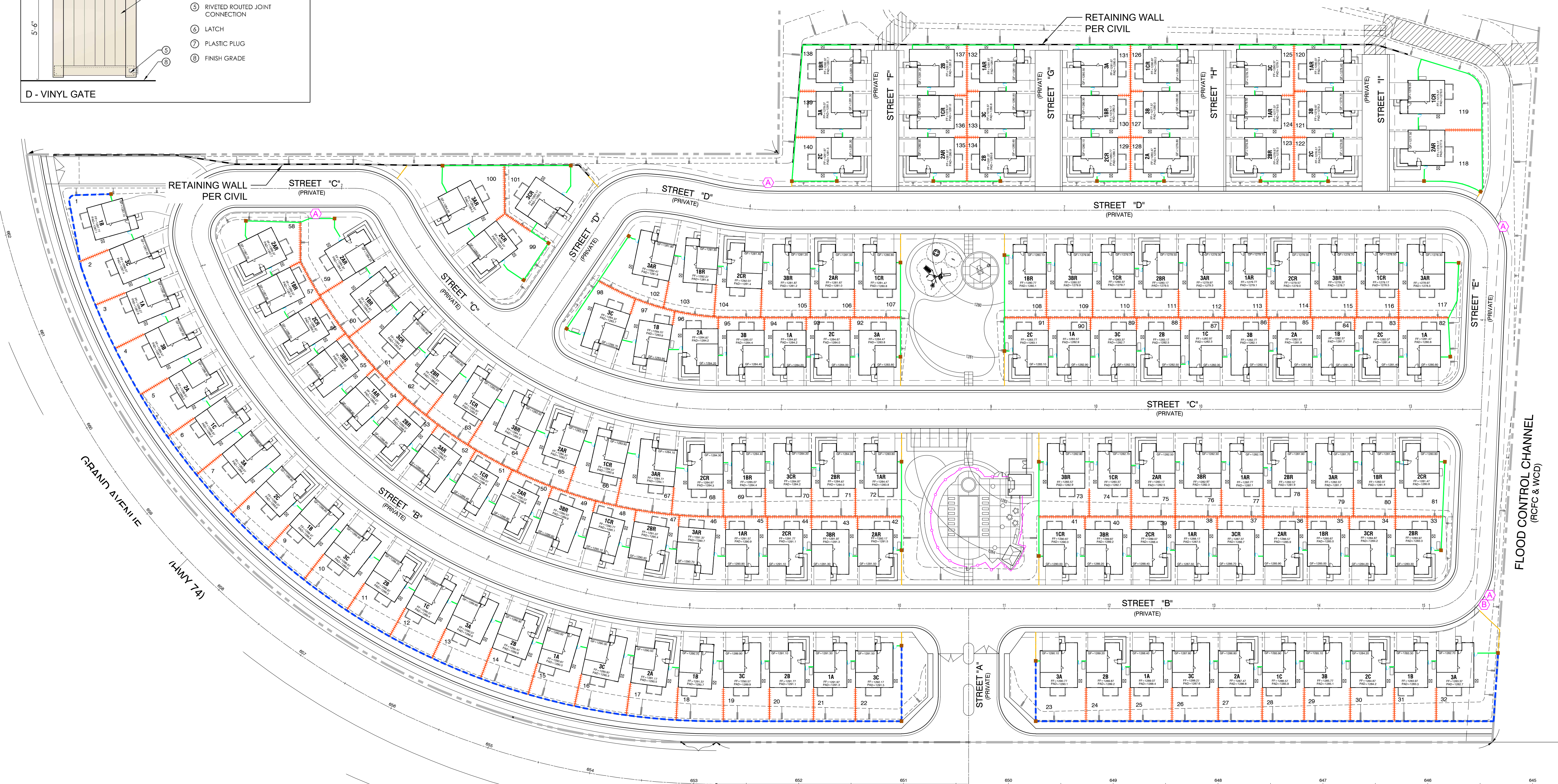
SHEET
L-2
 OF 3 SHEETS



DATE PREPARED: NOV. 5, 2021



SYMBOL	DESCRIPTION
	6' HIGH T.S. FENCE AT POOL AREA - SEE DETAIL 'B'
	6' SPLIT FACE BLOCK WALL - SEE DETAIL 'A'
	6' PERIMETER SPLIT FACE BLOCK WALL WITH CONCRETE CAP SEE DETAIL 'A'
	5'-6" REAR AND SIDE YARD VINYL FENCE - SEE DETAIL 'C'
	6" CONCRETE MOW CURB
	SPLIT FACE BLOCK PILASTER
	3' SIDE YARD GATE - SEE DETAIL 'D'
	MAILBOX CLUSTERS A= (2) 16 UNIT CLUSTER
	B= (1) 12 UNIT CLUSTER



LANDSCAPE CONCEPT PLAN FOR:
LAKESED - LAKE ELSINORE
tri pointe
HOMES



LAKE SIDE TRACT 38116

LAKE ELSINORE, CA

COLOR SELECTION BOOK
FEBRUARY 16, 2021

JOB #023-21069

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS



ROOF: EAGLE, BORAL PAINT: SHERWIN WILLIAMS GUTTER: CUSTOM BILT FAUX CLAY VENTS: SW 6096 JUTE BROWN WROUGHT IRON: SW 6990 CAVIAR	MARCH 18, 2021
--	----------------

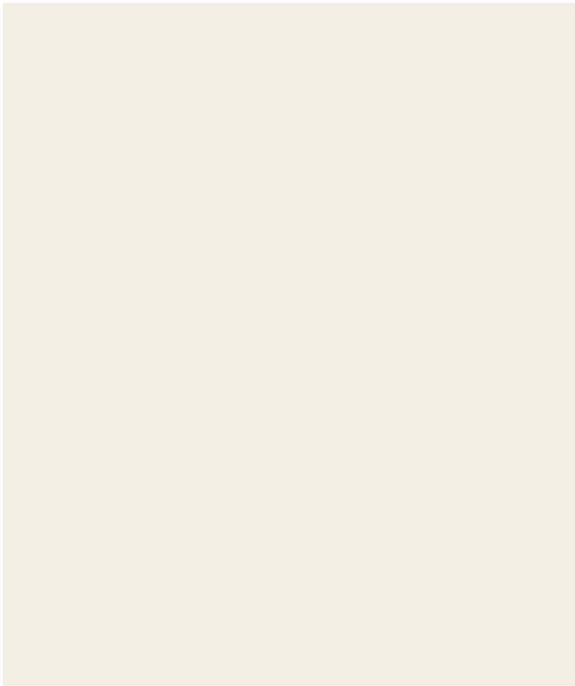
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SCHEME 1

SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



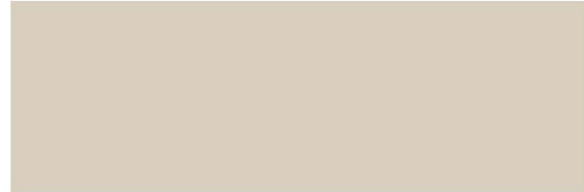
BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



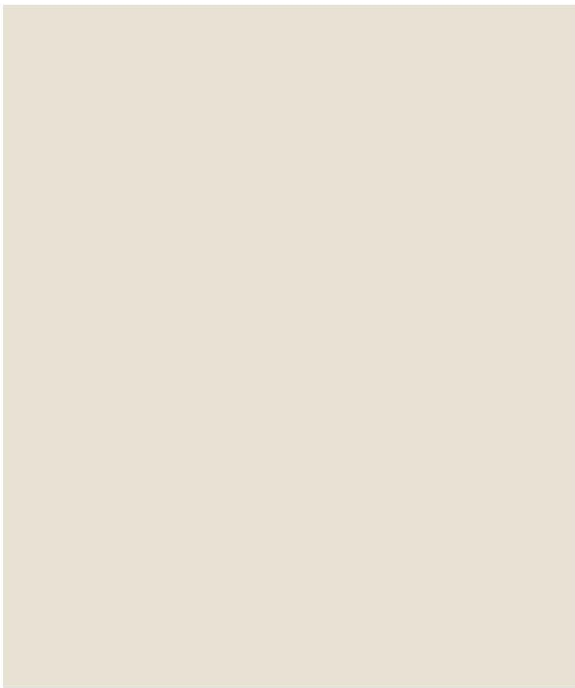
ACCENT STUCCO

SCHEME 2

SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



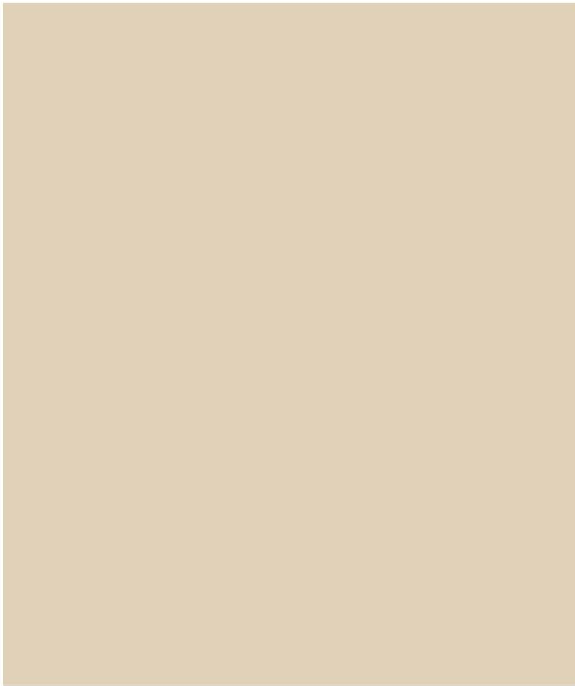
ACCENT STUCCO

SCHEME 3

SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



ACCENT STUCCO

SCHEME 4

SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



ACCENT STUCCO

SCHEME 5

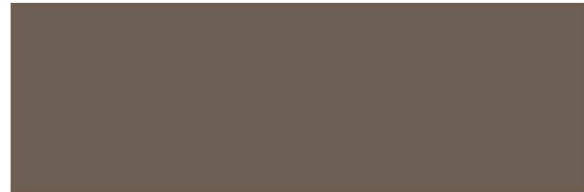
SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



ACCENT STUCCO

SCHEME 6

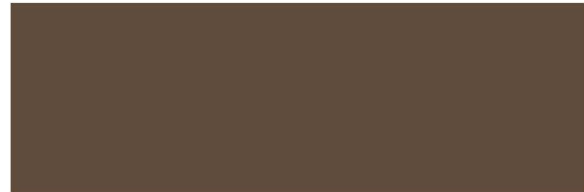
SPANISH COLONIAL & SANTA BARBARA ELEVATION



'S' ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE & GARAGE DOOR



FRONT ENTRY DOOR



ACCENT STUCCO

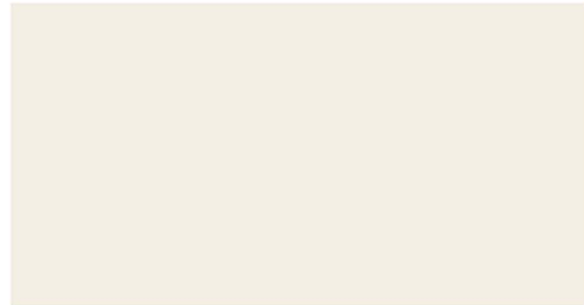
SCHEME 7 CRAFTSMAN ELEVATION



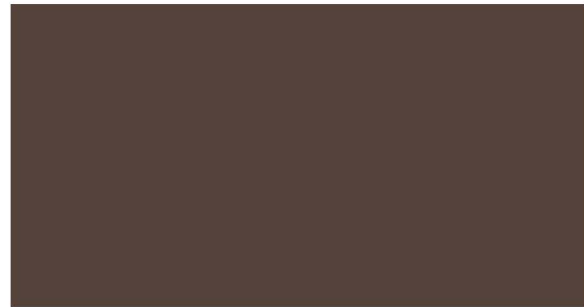
FLAT ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE &
GARAGE DOOR



FRONT ENTRY DOOR

SCHEME 8 CRAFTSMAN ELEVATION



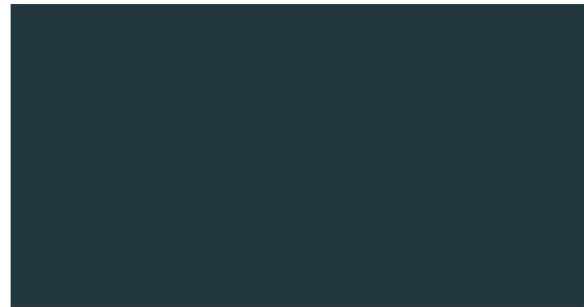
FLAT ROOF



BASE STUCCO

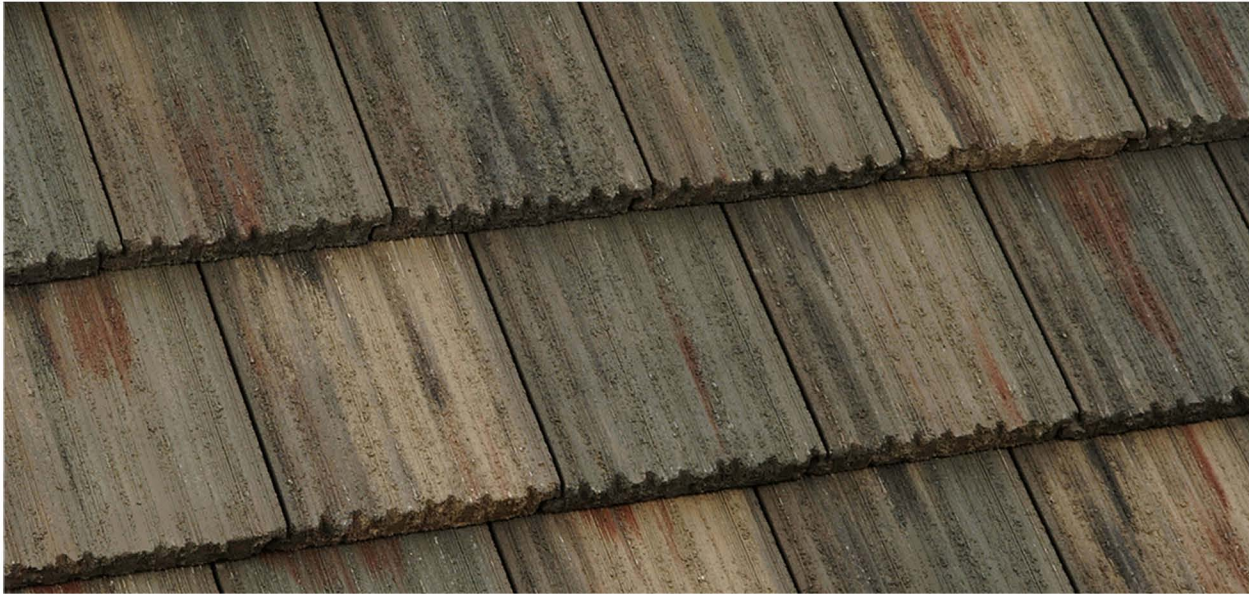


FASCIA, EAVES, BEAMS, HEADERS, SIDE &
GARAGE DOOR



FRONT ENTRY DOOR

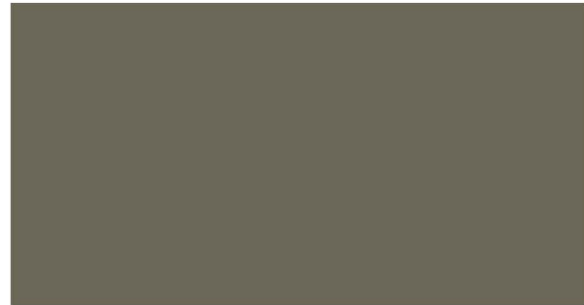
SCHEME 9 CRAFTSMAN ELEVATION



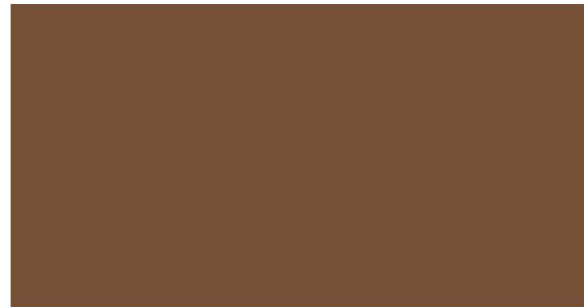
FLAT ROOF



BASE STUCCO



FASCIA, EAVES, BEAMS, HEADERS, SIDE &
GARAGE DOOR



FRONT ENTRY DOOR