

Appendix 1
Architectural Plan Set

Magnolia Ranch Residential Project
Initial Study

MAGNOLIA RANCH

EASTVALE, CA

08/22/2023

C-1	PRELIMINARY TECHNICAL SITE PLAN	A-1	PLAN 4524 - FLOOR PLAN
C-2	PRELIMINARY GRADING, AND DRAINAGE PLAN	A-2	PLAN 4524 "C" COASTAL ELEVATIONS
C-3	TENTATIVE TRACT MAP NO.38167	A-3	PLAN 4524 "C" COASTAL ENHANCED ELEVATIONS
L-1	ILLUSTRATIVE SITE PLAN & DEVELOPMENT STANDARDS	A-4	PLAN 4524 "D" CONTEMPORARY ELEVATIONS
L-2	SCHEMATIC LANDSCAPE PLAN	A-5	PLAN 4524 "D" CONTEMPORARY ENHANCED ELEVATIONS
L-3	SCHEMATIC ENLARGEMENT PLAN	A-6	PLAN 4524 "E" MODERN FARMHOUSE ELEVATIONS
L-4	SCHEMATIC WALL & FENCE PLAN	A-7	PLAN 4524 "E" MODERN FARMHOUSE ENHANCED ELEVATIONS
L-5	SCHEMATIC PLANTING PLAN	A-8	PLAN 4524 - ROOF PLANS
L-6	SCHEMATIC TYPICAL FRONT YARD PLANTING PLAN	A-9	PLAN 4528 - FLOOR PLAN
L-7	SCHEMATIC LIGHTING PLAN	A-10	PLAN 4528 "C" COASTAL ELEVATIONS
		A-11	PLAN 4528 "C" COASTAL ENHANCED ELEVATIONS
		A-12	PLAN 4528 "D" CONTEMPORARY ELEVATIONS
		A-13	PLAN 4528 "D" CONTEMPORARY ENHANCED ELEVATIONS
		A-14	PLAN 4528 "E" MODERN FARMHOUSE ELEVATIONS
		A-15	PLAN 4528 "E" MODERN FARMHOUSE ENHANCED ELEVATIONS
		A-16	PLAN 4528 - ROOF PLANS
		A-17	WRITTEN COLOR SCHEMES
		A-18	COLOR BOARDS - "C" COASTAL
		A-19	COLOR BOARDS - "D" CONTEMPORARY
		A-20	COLOR BOARDS - "E" MODERN FARMHOUSE



DEVELOPER:
WOODSIDE HOMES
1250 CORONA POINTE CT.
SUITE 500
CORONA, CA 92879
CONTACT: KORY LISTON
BUSINESS: (951) 310-7008
WWW.WOODSIDEHOMES.COM



CIVIL ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CA 92335
BUSINESS: (909) 356-1815
WWW.ALLARDENG.COM



LANDSCAPE ARCHITECT:
STUDIO PAD LANDSCAPE ARCHITECTURE
23276 S. POINTE DRIVE (STE 103)
LAGUNA HILLS, CA 92653
BUSINESS: (949) 770-8530
WWW.STUDIO-PAD.COM

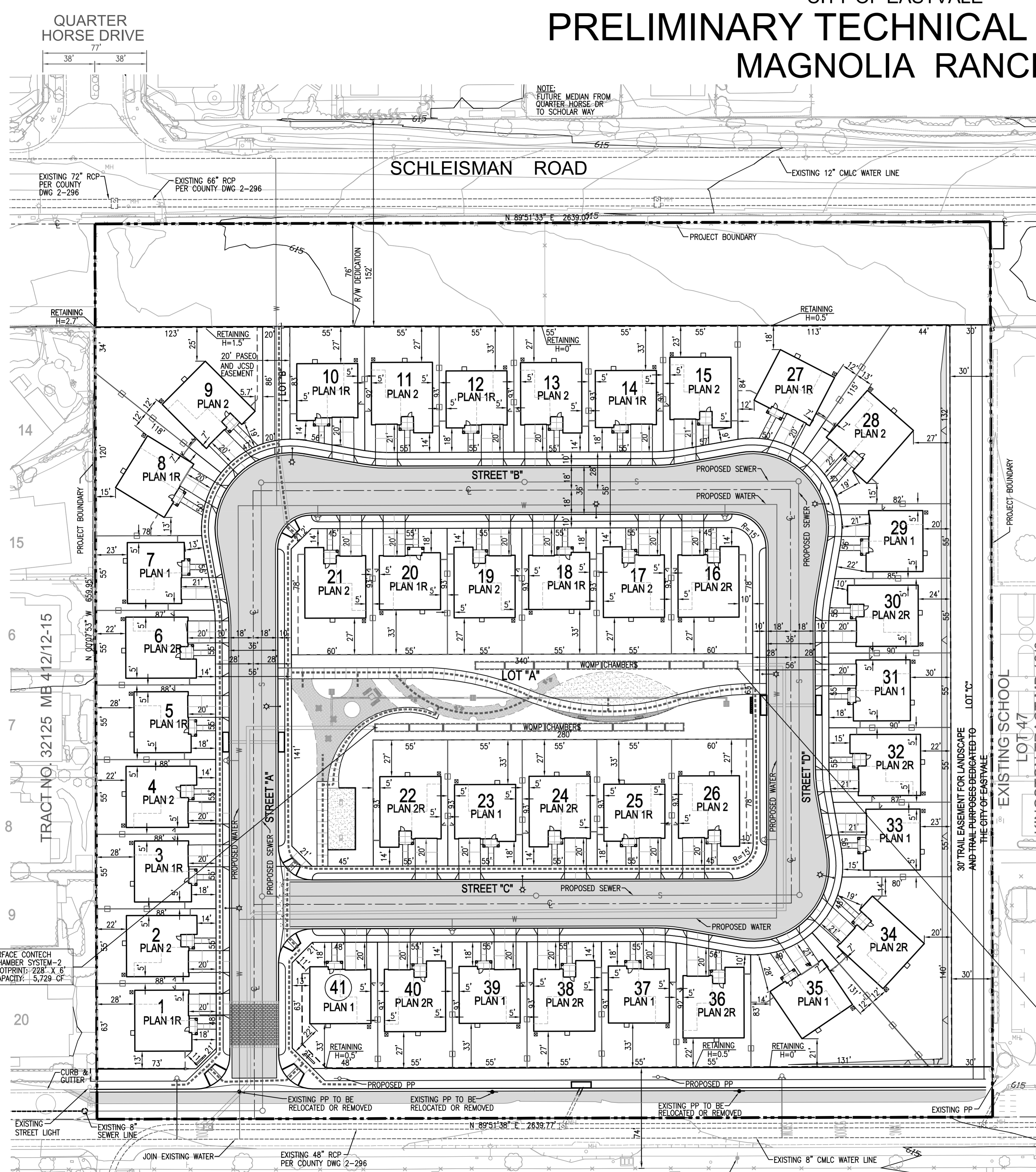


ARCHITECT:
KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVE. SUITE 110
IRVINE, CA 92614
CONTACT: ARIC COFFEE
BUSINESS: (949) 660-1587
WWW.KLCARCH.COM

CITY OF EASTVALE

PRELIMINARY TECHNICAL SITE PLAN

MAGNOLIA RANCH



LEGAL DESCRIPTION

LOT 47 OF KINGSTON TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 6 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

ASSESSOR'S PARCEL NO.

152-040-003

SITE ADDRESS

13175 ORANGE STREET
EASTVALE, CA 92880

DEVELOPER

WOODSIDE OBS, LP
1250 CORONA POINTE, SUITE 500
CORONA, CA 92879
PH: (951)710-1900

OWNER

KRAIG A. KRISHER, AS TRUSTEE
KRAIG A. KRISHER TRUST
P.O. BOX 3365
SOUTH EL MONTE, CA 91733

BASIS OF BEARINGS

BASED ON THE CENTERLINE OF SCHLEISMAN ROAD PER TRACT NO. 32125, MB 412/12-15
BEING: N 89°51'33" E

SITE STATISTICS

GROSS SITE AREA: 10.0 ACRES
DEVELOPABLE AREA: 8.28 ACRES
TOTAL LOTS: 41 HOMES

SOILS ENGINEER

GEO TEK, INC.
1548 NORTH MAPLE STREET
CORONA, CA 92880
(951) 710-1160 OFFICE
(951) 710-1167 FAX

PLAN TYPE

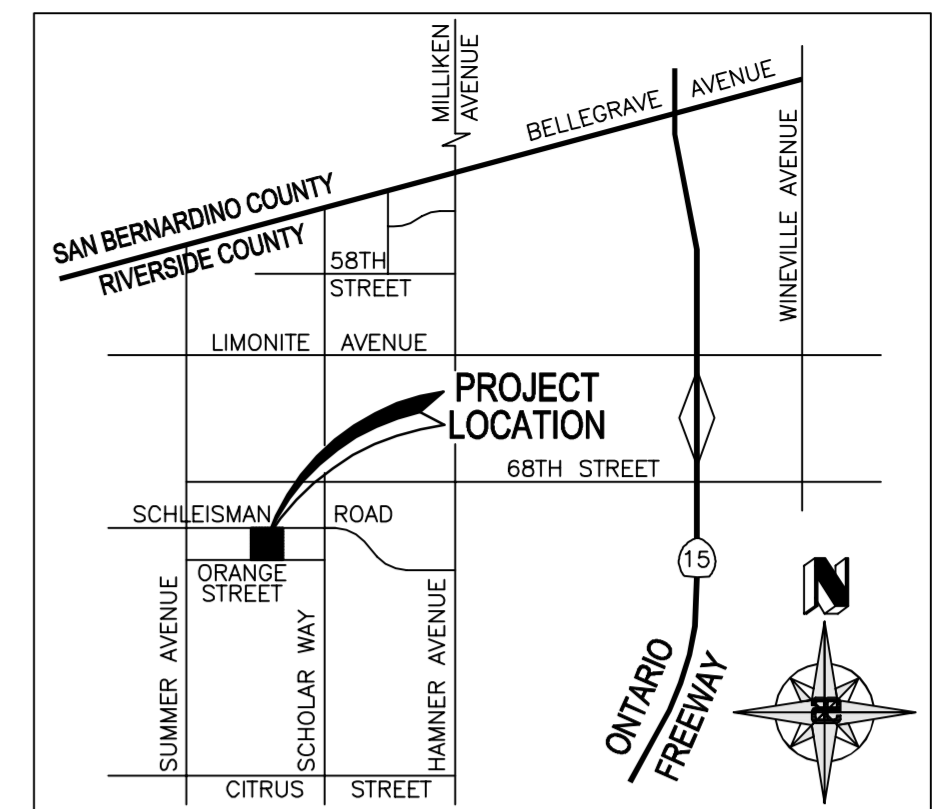
PLAN 1 - 20 LOTS
PLAN 2 - 21 LOTS

ENGINEER

ALLARD ENGINEERING
16868 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

BENCHMARK

RIVERSIDE COUNTY BENCHMARK "ML-34-1 RESET 2008"
3" ALUMINUM DISK LOCATED IN THE TOP OF SOUTHERLY CURB, 10' FROM THE ECR AT THE INTERSECTION OF SUMNER AVENUE AND ORANGE STREET.

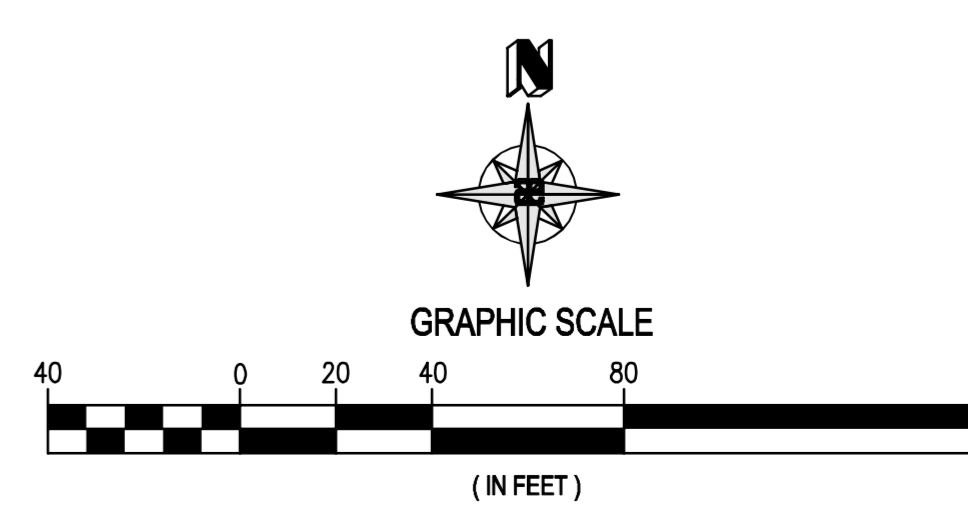
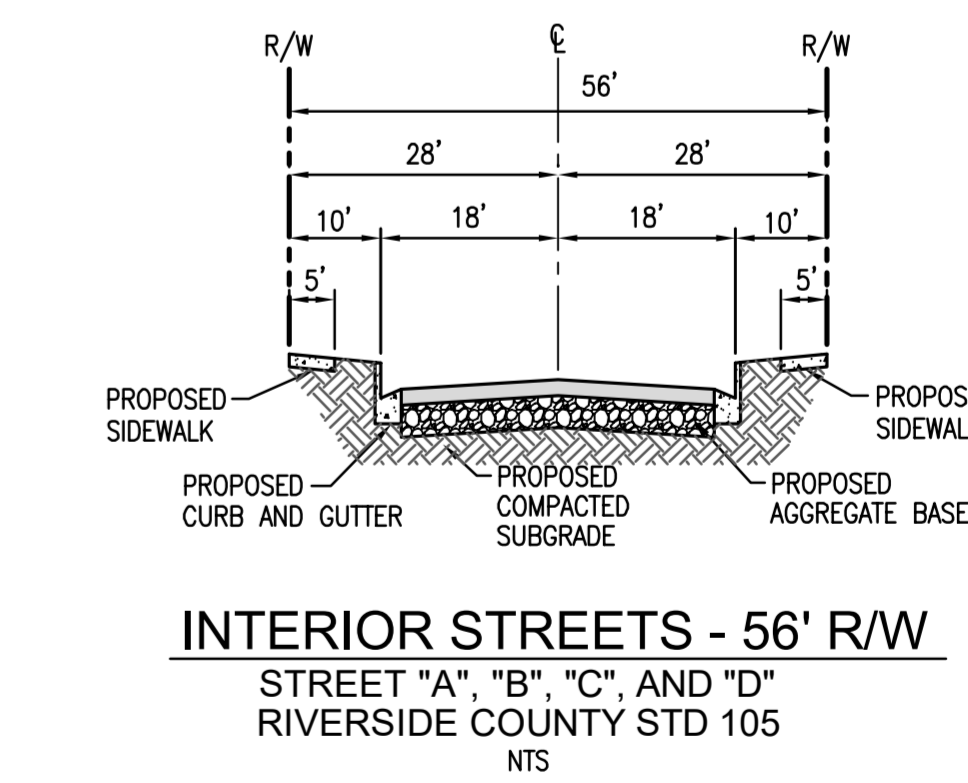
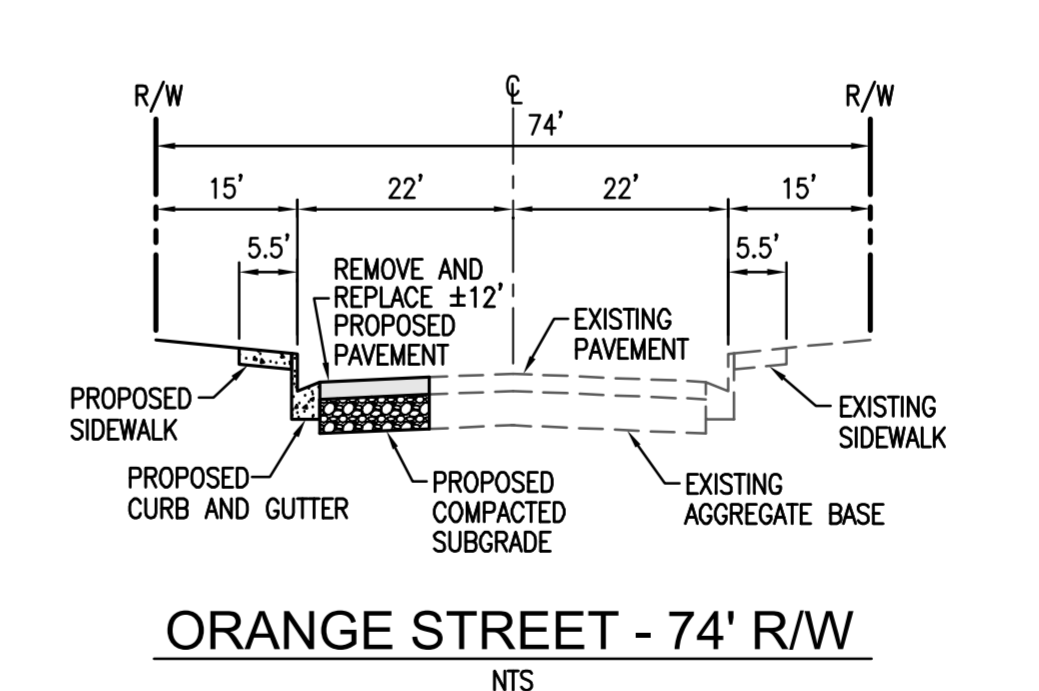
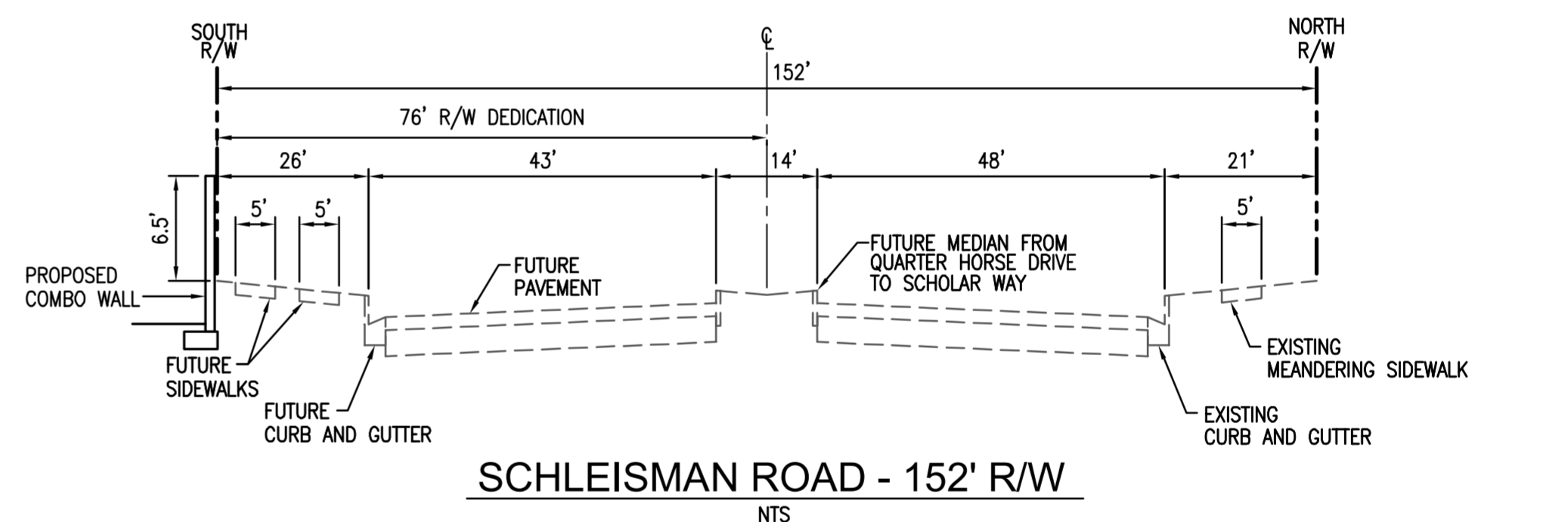


VICINITY MAP

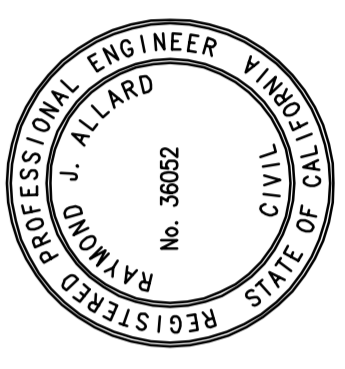
N.T.S.

LEGEND

- | | |
|-----|-------------------------|
| 10 | UNIT NUMBER |
| 1% | DRAINAGE FLOW DIRECTION |
| 795 | EXISTING CONTOUR |
| S | SEWER LINE |
| W | WATER LINE |
| --- | STORM DRAIN |
| --- | PROJECT BOUNDARY |
| --- | CENTERLINE |
| --- | ADA PATH OF TRAVEL |
| □ | AC/AB |
| ⊙ | PROPOSED STREET LIGHT |



Prepared For:
WOODSIDE OBS, LP
1250 CORONA POINTE, SUITE 500
CORONA, CA 92879
PH: (951) 710-1900



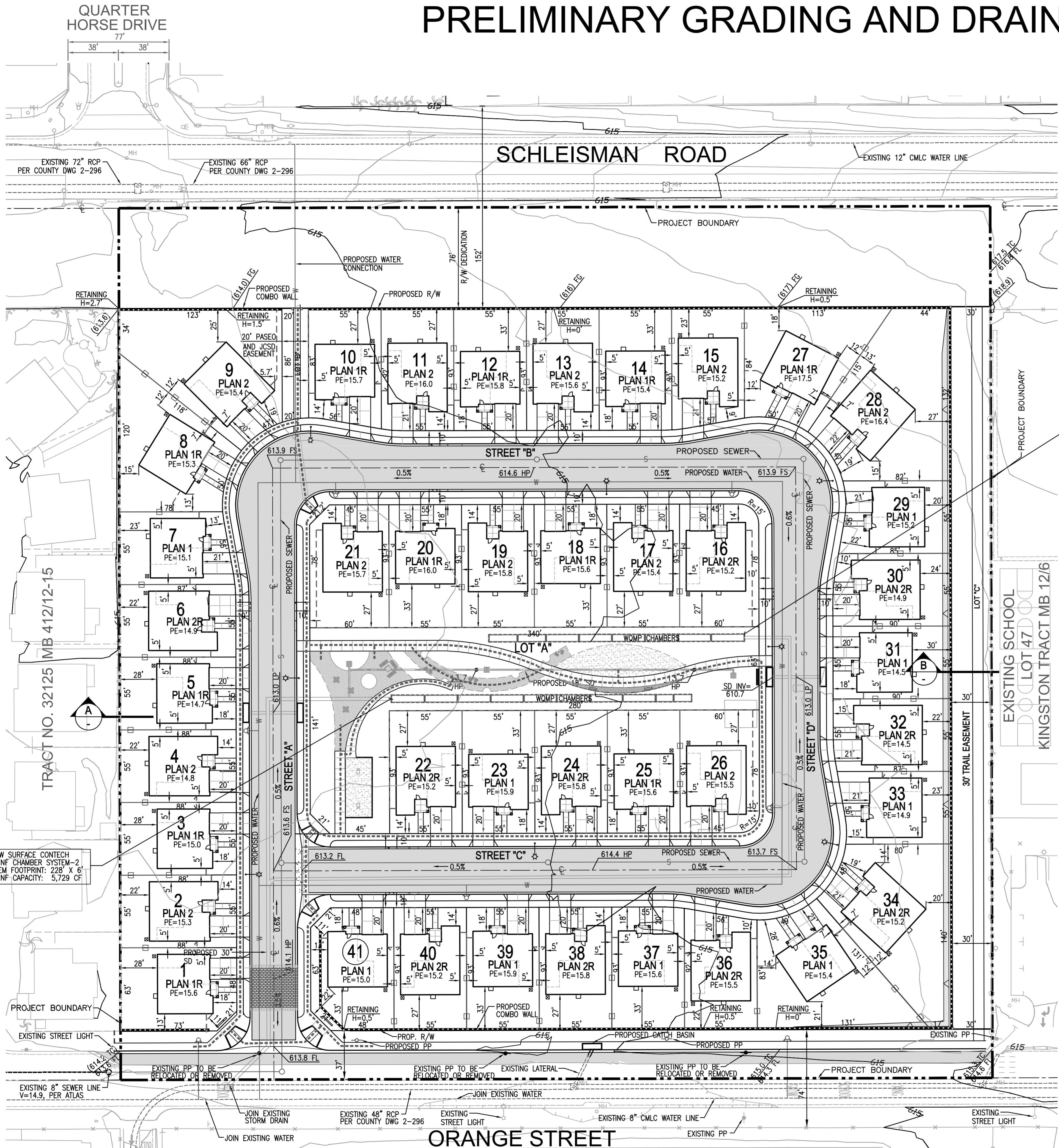
Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16868 Seville Avenue
Fontana, California 92335
(909) 356-1815 Fax (909) 356-1795
Raymond J. Allard, P.E., No. 30662



DATE	August, 2023
SCALE	1"=40'
DRAWN	C.Y.
CHECKED	R.J.A.

PRELIMINARY TECHNICAL SITE PLAN
 MAGNOLIA RANCH
 APN: 152-040-003
 13175 ORANGE STREET
 EASTVALE, CALIFORNIA
 SHEET NO. C-1

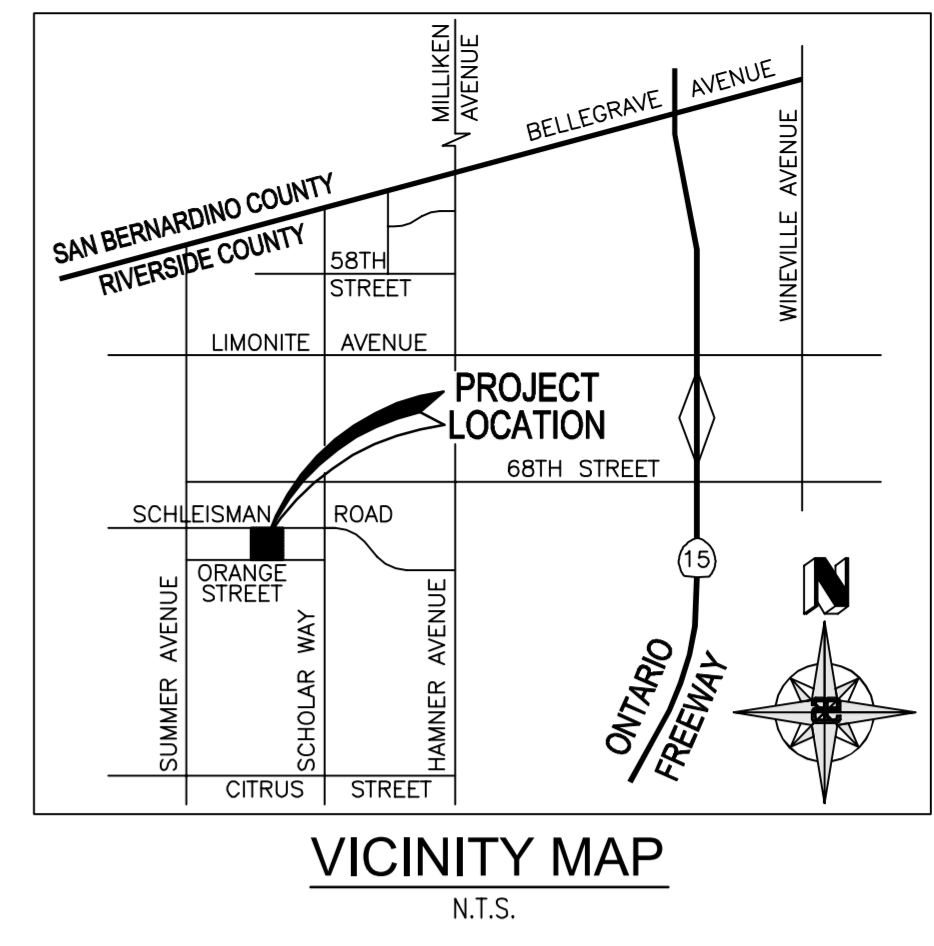
PRELIMINARY GRADING AND DRAINAGE PLAN



- LEGEND:**
- (41) UNIT NUMBER
 - 1% DRAINAGE FLOW DIRECTION
 - S SEWER LINE
 - W WATER LINE
 - SD STORM DRAIN
 - PROJECT BOUNDARY
 - - - CENTERLINE
 - - - 795 EXISTING CONTOUR
 - FS FINISH SURFACE
 - PROPOSED WALL WITH RETAINING
 - AC/AB
 - ★ PROPOSED STREET LIGHT

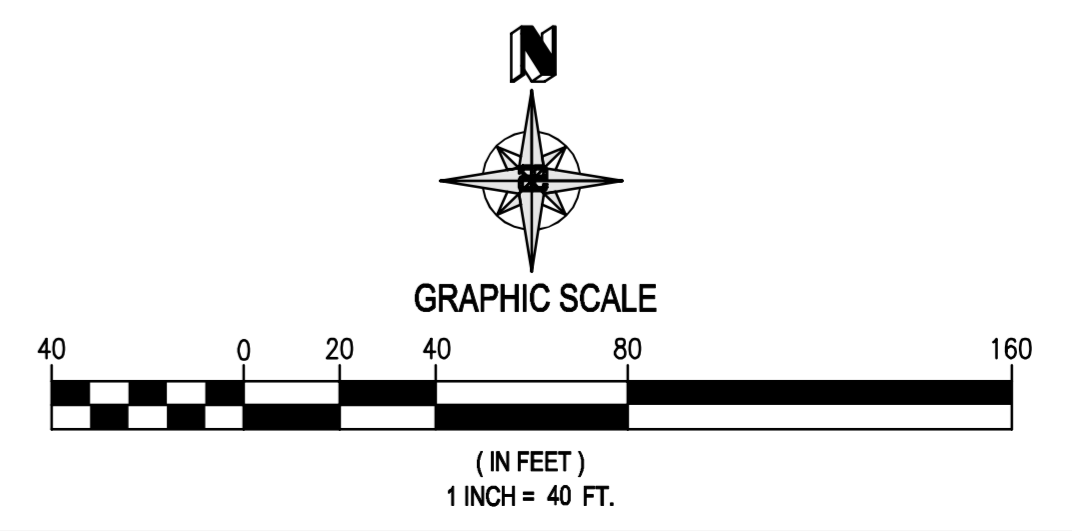
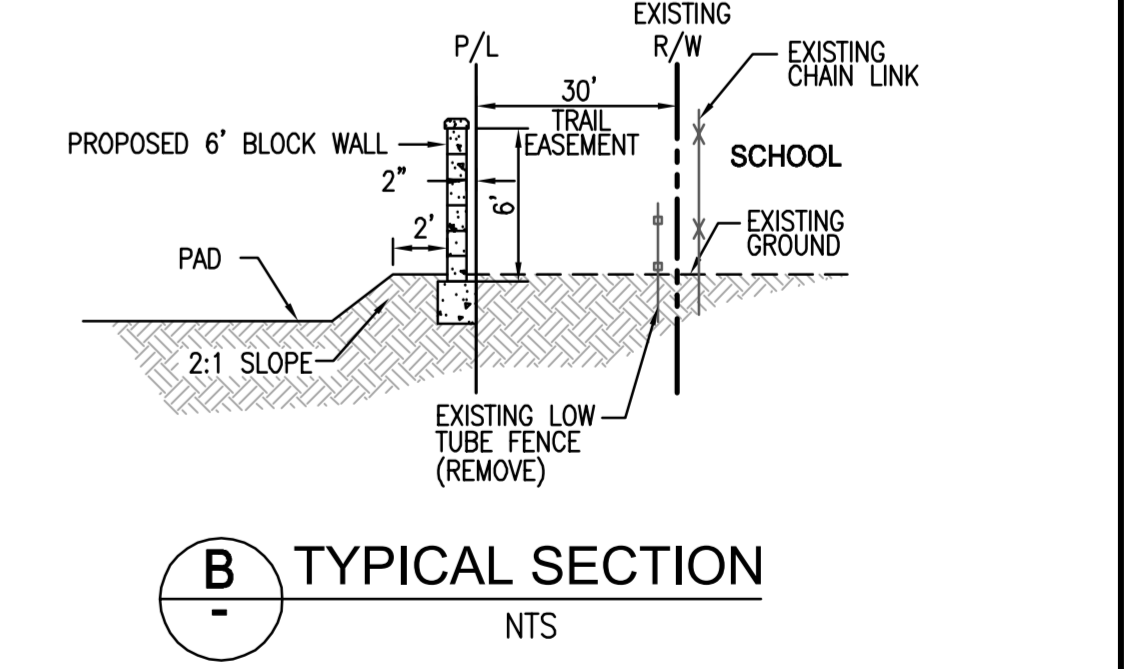
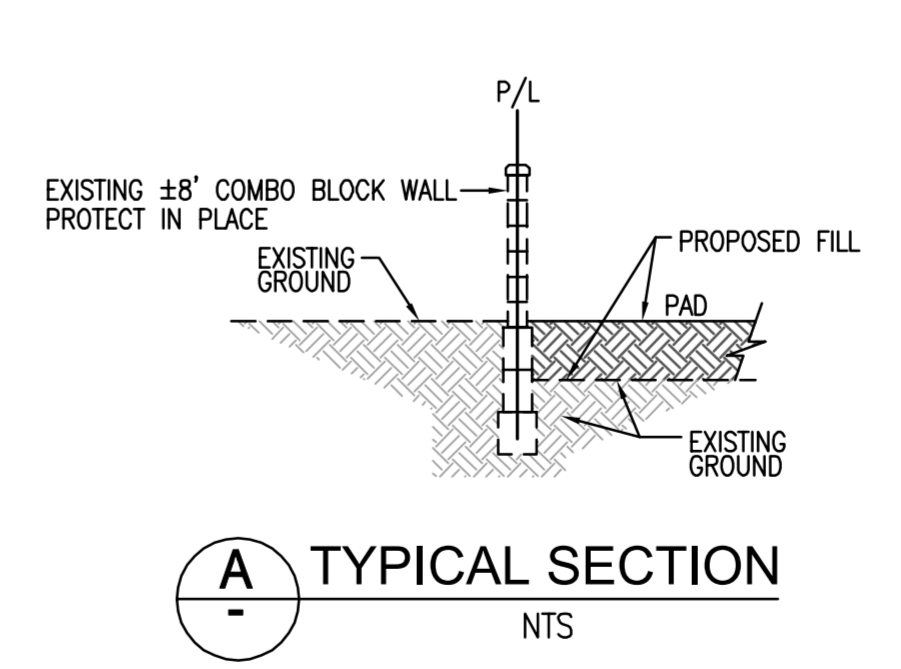
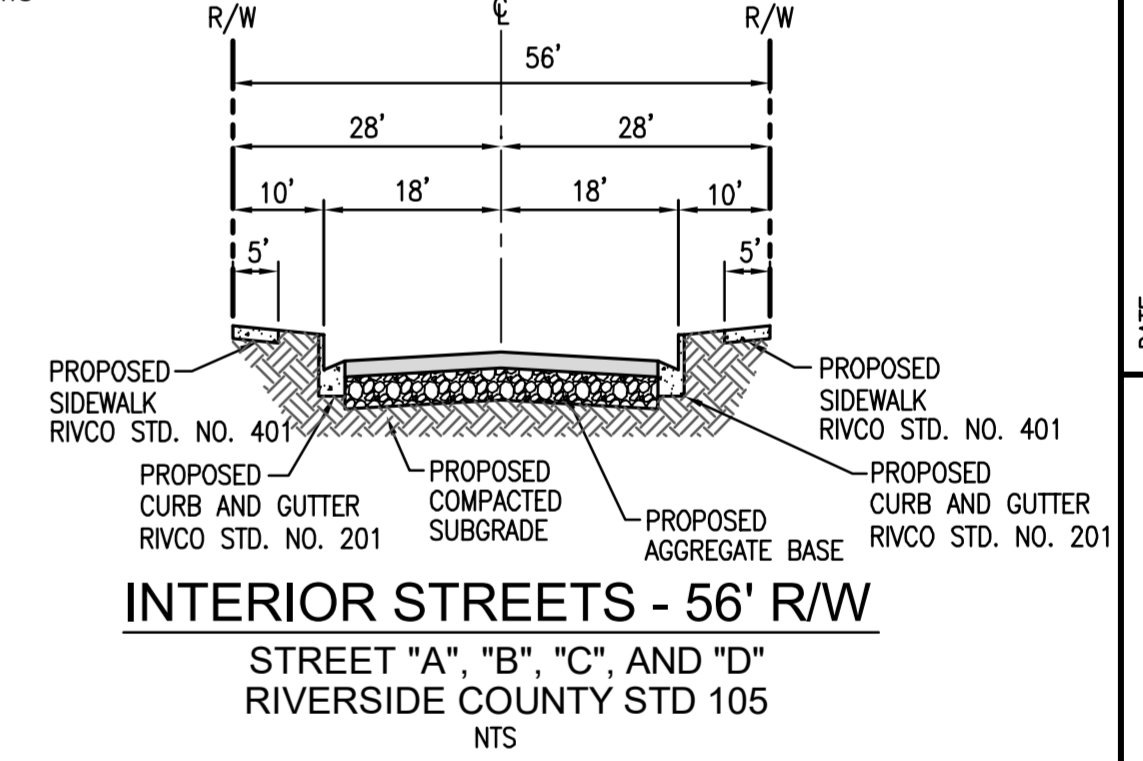
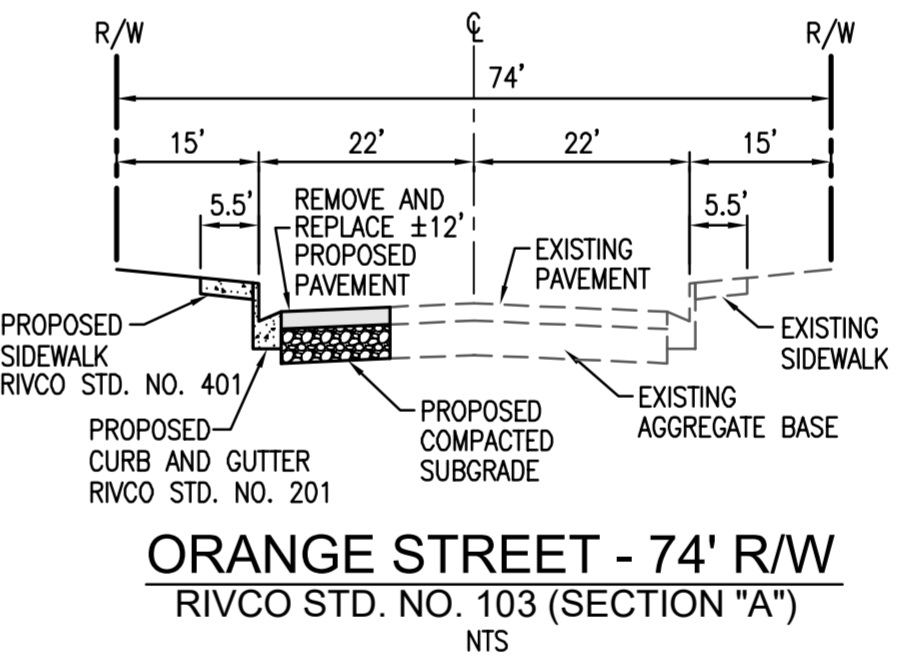
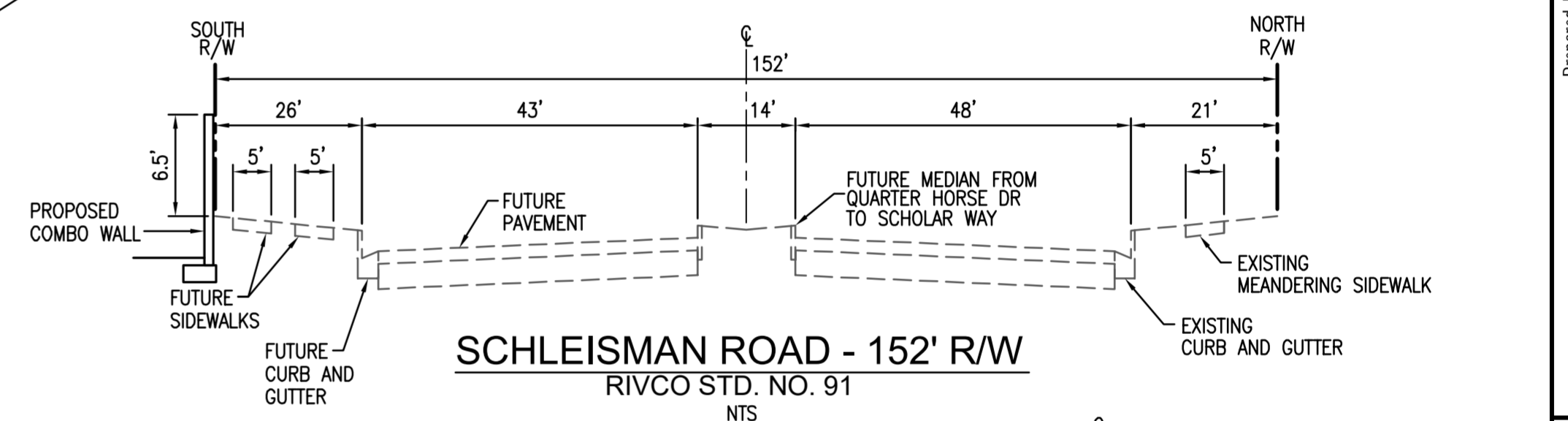
FEMA ZONE
FLOOD ZONE: "X" MAP NO. 06065C0679G

BELOW SURFACE CONTECH RET/INF CHAMBER SYSTEM-1
SYSTEM FOOTPRINT: 194' X 6'
RET/INF CAPACITY: 4,873 CF

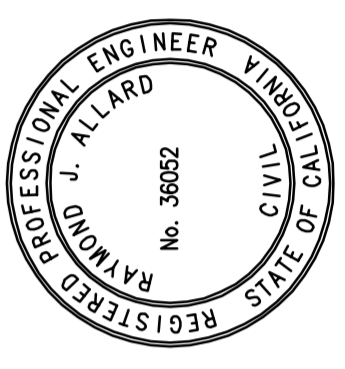


EARTHWORK ESTIMATE:

EXCAVATION	15,200	6,030
SHRINKAGE (10%)	-1,520	
O&E SHRINKAGE (5'@10%)		8,000
SUBSIDENCE		1,600
LOT PULLS		
41 DETACHED @ 150	6,150	
TOTAL	19,830	15,630
IMPORT	4,200	



Prepared For:
WOODSIDE 065.LP
1250 CORDONA POINTE, SUITE 500
CORDONA, CA 92079
PH: (951) 710-1900



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
Foothill, California 92335
(909) 356-1815 Fax: (909) 356-1795
Raymond J. Allard, P.E., No. 30692



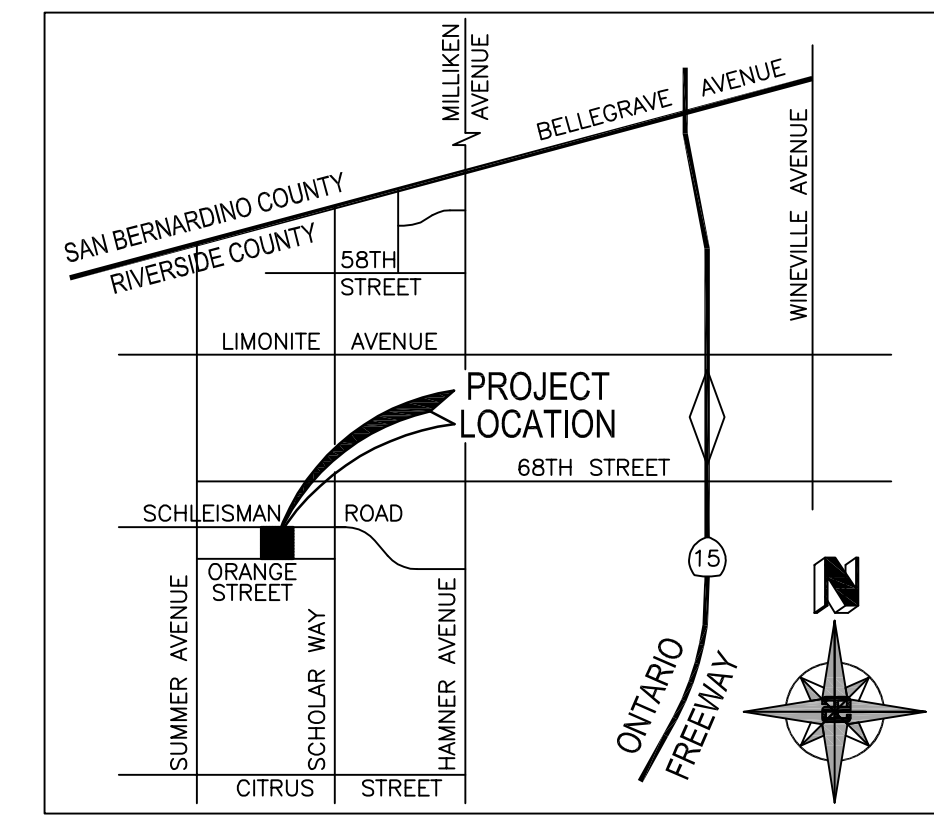
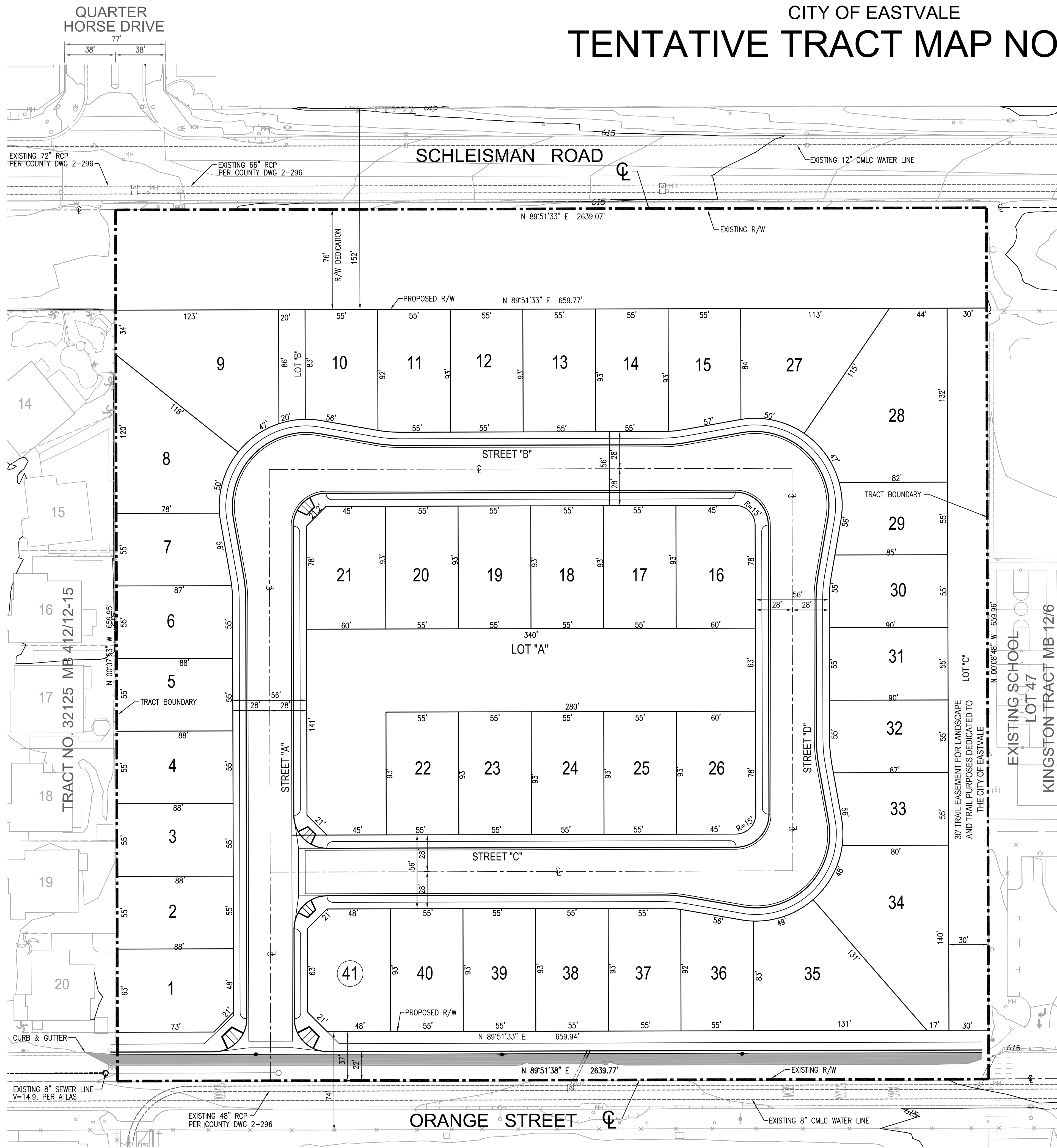
DATE	August, 2023
SCALE	1"=40'
DRAWN	C.Y.
CHECKED	R.J.A.

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
EASTVALE, CALIFORNIA

MAGNOLIA RANCH
APN: 152-040-003
13175 ORANGE STREET

SHEET TITLE: PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
PROJECT: MAGNOLIA RANCH
JOB NO.:
SHEET NO.: C-2
Filename: I:\Woodside Homes\ENTITLEMENT\CONCEPT GRADING\PRELIMINARY GRADING & DRAINAGE - STD.DWG

CITY OF EASTVALE TENTATIVE TRACT MAP NO. 38167



VICINITY MAP
N.T.S.

LOT AREA			
LOT NO.	AREA IN S.F.	LOT NO.	AREA IN S.F.
1	5,432	22	5,115
2	4,840	23	5,115
3	4,840	24	5,115
4	4,840	25	5,115
5	4,840	26	5,532
6	4,838	27	7,188
7	4,549	28	10,615
8	7,218	29	4,494
9	9,471	30	4,884
10	4,775	31	4,942
11	5,107	32	4,917
12	5,115	33	4,541
13	5,115	34	9,548
14	5,115	35	8,231
15	4,878	36	4,797
16	5,531	37	5,110
17	5,115	38	5,115
18	5,115	39	5,115
19	5,115	40	5,115
20	5,115	41	5,634
21	5,468	LOT A	26,872
LOT B	1,682	LOT C	16,390

ASSESSOR'S PARCEL NO.:
152-040-003

LEGAL DESCRIPTION:
LOT 47 OF KINGSTON TRACT IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA - AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 6 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

SITE ADDRESS:
13175 ORANGE STREET
EASTVALE, CA 92880

DEVELOPER
WOODSIDE OSS, LP
1250 CORONA POINT, SUITE 500
CORONA, CA 92879
PH: (951) 710-1900

OWNER
KRAIG A. KRISHER, AS TRUSTEE
KRAIG A. KRISHER TRUST
P.O. BOX 3365
SOUTH EL MONTE, CA 91733

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

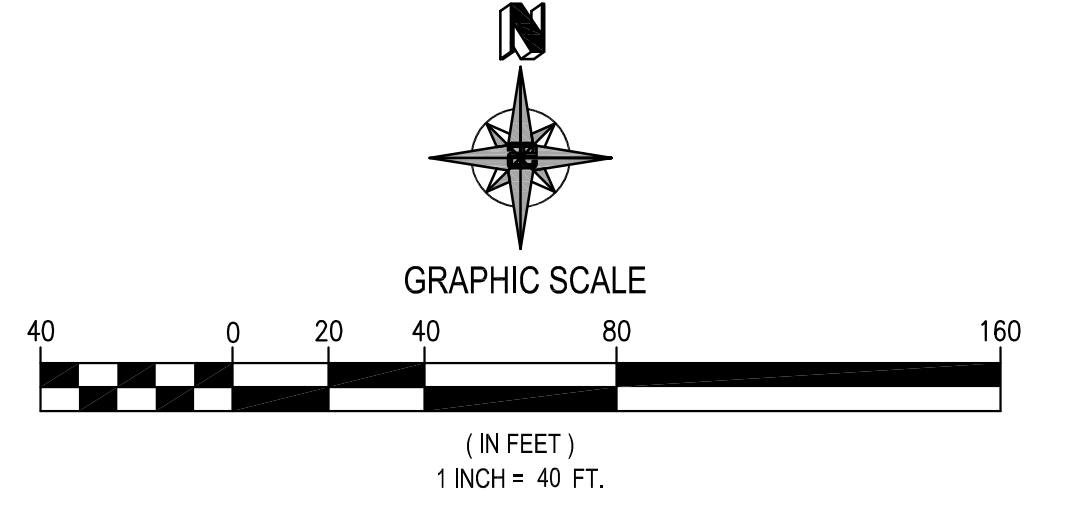
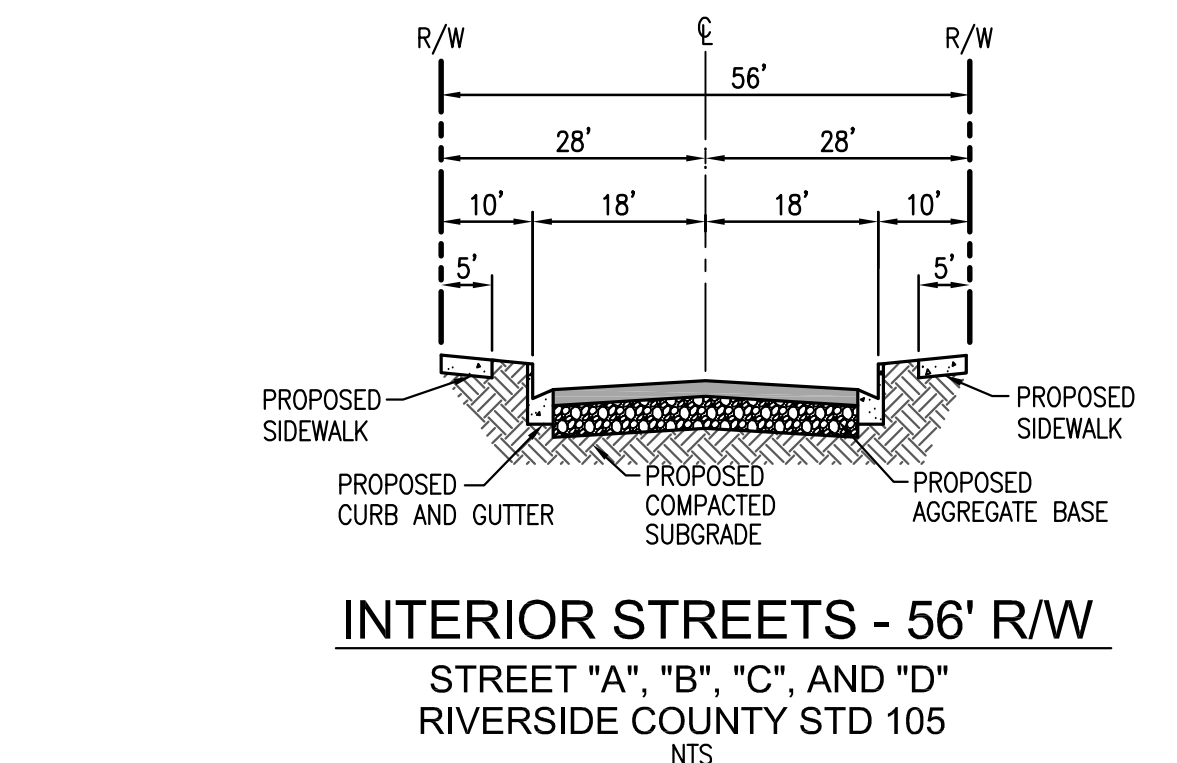
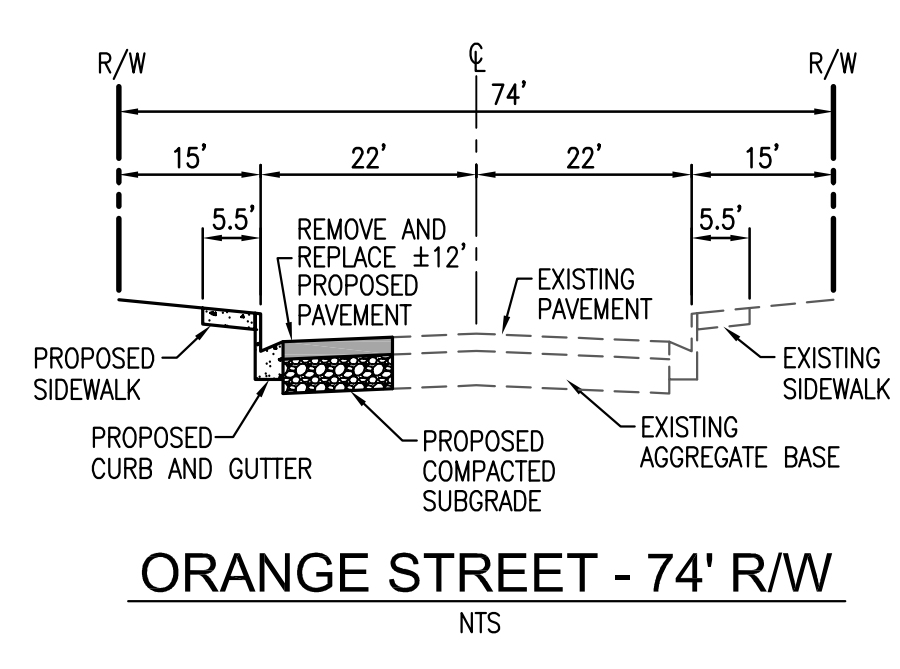
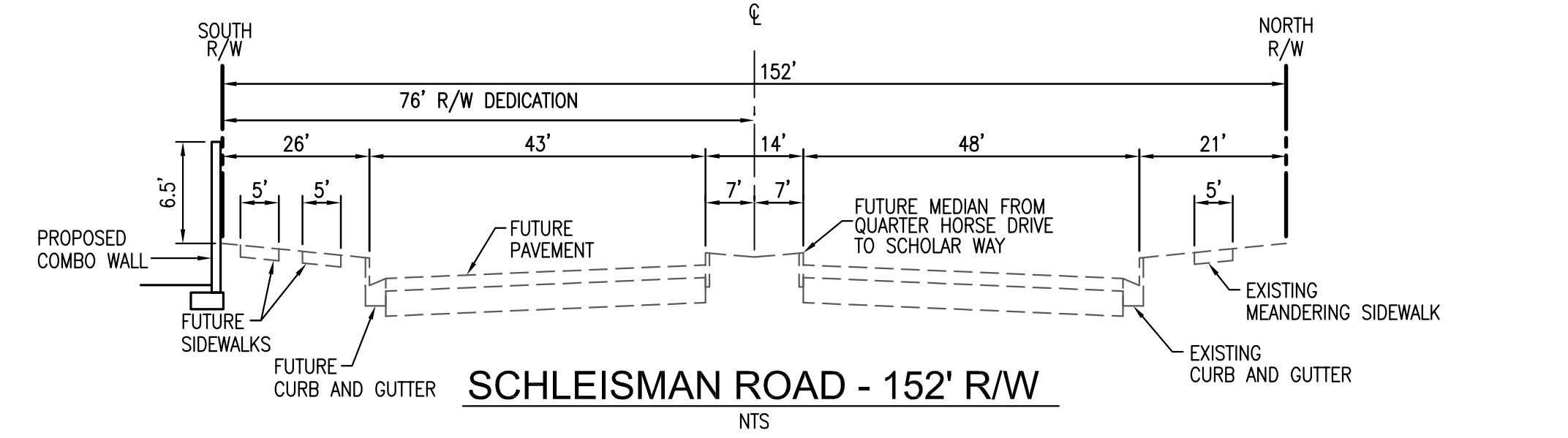
ACREAGE:
EXISTING GROSS: 10.0 ACRES
PROPOSED NET: 8.28 ACRES

BENCHMARK:
RIVERSIDE COUNTY BENCHMARK
"ML-34-1 RESET 2008" 3"
ALUMINUM DISK LOCATED IN
THE TOP OF SOUTHERLY CURB,
1' FROM THE ECR AT THE
INTERSECTION OF SUMNER
AVENUE AND ORANGE STREET
(S.D. CORO.)

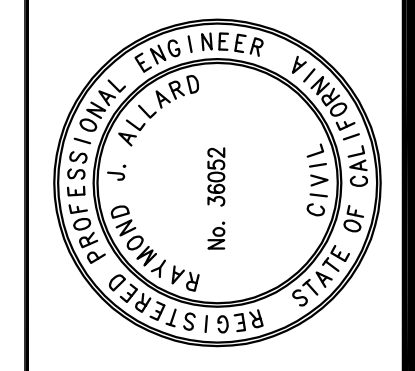
BASIS OF BEARINGS:
BASED ON THE CENTERLINE OF
SCHLEISMAN ROAD PER TRACT
NO. 32125, MB 412/12-15
BEING: N89°51'33"E

SOILS ENGINEER
GEO TEK, INC.
1548 NORTH MAPLE STREET
CORONA, CA 92880
(951) 710-1160 OFFICE
(951) 710-1167 FAX

NOTES:
1.) PROPOSED IMPROVEMENT SCHEDULE:
SCHEDULE "A"
2.) THE TENTATIVE MAP INCLUDES THE ENTIRE
CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.



Prepared For:
WOODSIDE OSS, LP
1250 CORONA POINT, SUITE 500
CORONA, CA 92879
PH: (951) 710-1900



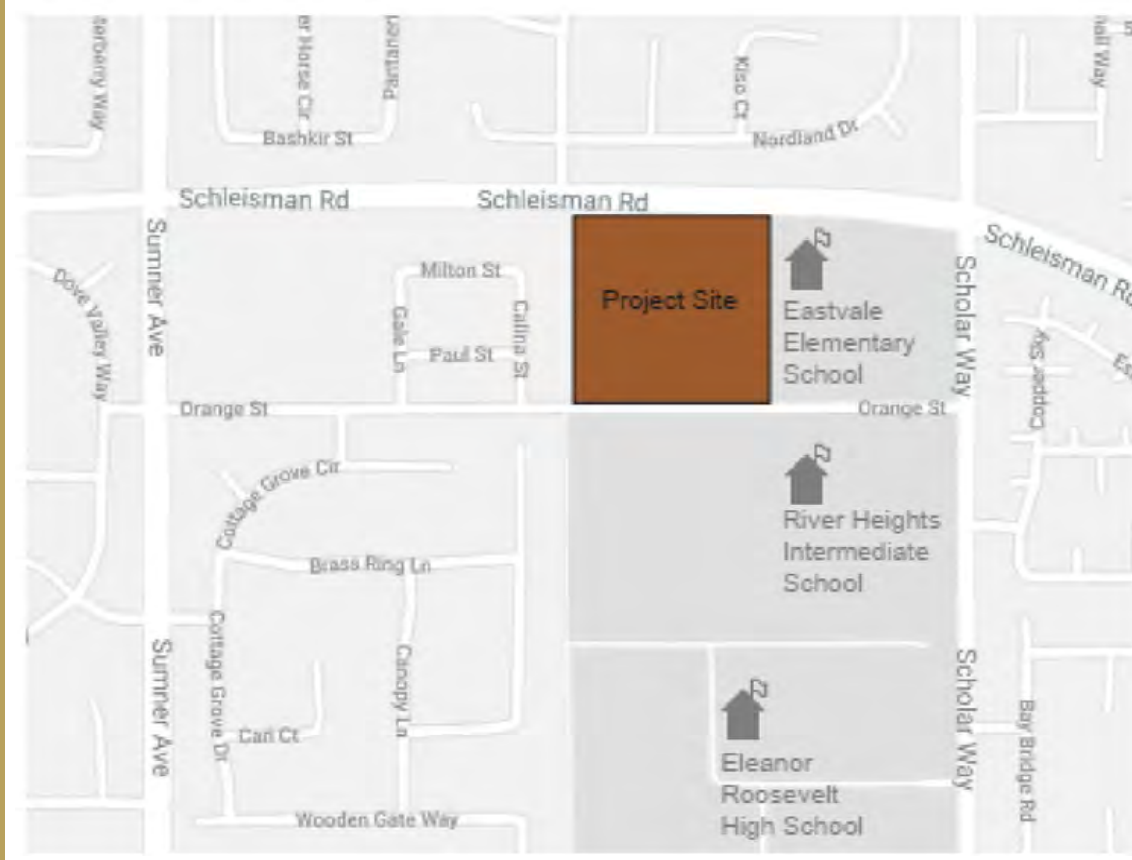
Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California
(909) 356-1815 Fax (909) 356-1795
Informed J. Allard, R.C.E. 36052 Date



DATE	August, 2023
SCALE	1"=40'
DRAWN	C.V.
CHECKED	R.J.A.

TENTATIVE TRACT MAP NO. 38167
MAGNOLIA RANCH
APN: 152-040-003
13175 ORANGE STREET
EASTVALE, CALIFORNIA
SHEET TITLE PROJECT
SHEET NO. C-3

Vicinity Map



Property Information

- APN: 152-040-003
- Street Address: 13175 Orange Street, Eastvale, CA 92880

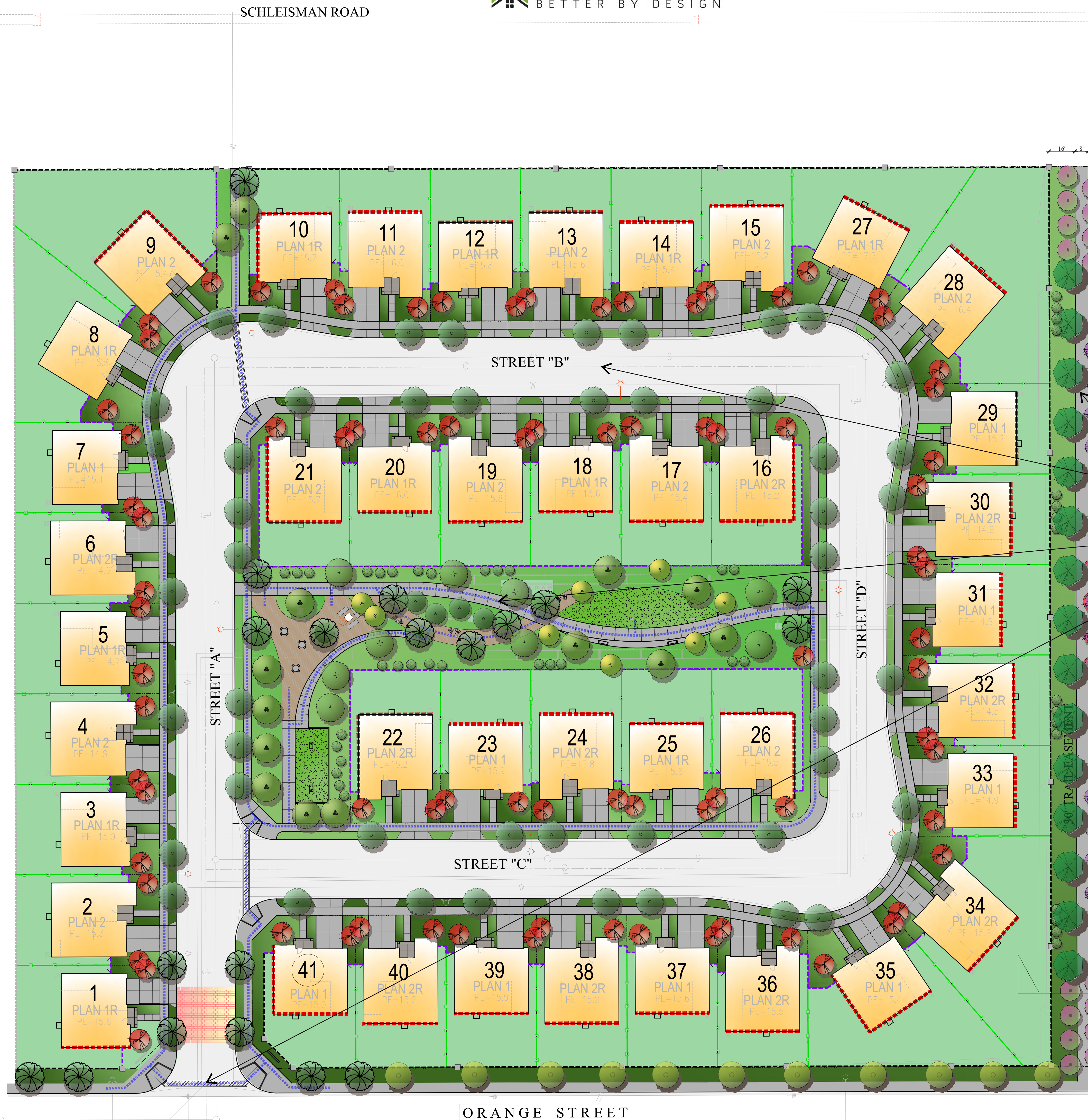
- Existing Land Use: Residential
- Proposed Land Use: Residential
- Existing General Plan Designation: Medium Density Residential (2.1-5 du/ac)
- Existing Zoning Designation: A-2 - Heavy Agriculture

Property Owner:
The Kraig A. Kirschner 1998 Revocable Trust
14058 Euclid Ave.
Chino, CA 91710

- Project Summary**
- Gross Site Area: 10.0 Acres
 - Developable Area: 8.28 Acres (Less Public Street Dedications)
 - Number of Homes: 41 Single-family detached homes (Per Developable Area)
 - Zoning Density: 4.95 du/ac
 - Building Coverage: 139,371 SF (Conditioned + Unconditioned)
 - Gross Building Area: 112,384 SF (Conditioned)
 - Occupancy: R-3
 - Type of Construction: V-B
 - Sprinkler System: NFPA 13D
 - Number of Stories: 1 and 2 Stories

Development Criteria*	Provided
Minimum Lot Standards	
Lot Size	4769 SF
Lot Width	55'
Lot Depth	83'
Maximum Height	27'
Minimum Primary Building Setbacks	
Front (To Garage Face)	20'
Front (To Living Area)	10'
Side (Corner)	10'
Side (Interior)	5'
Rear	15'

* Accessory Structures shall be subject to City of Eastvale Zoning Code Section 5.12



Project Summary

Gross Site Area: 10.0 Acres
Developable Area: 8.28 Acres
Total Units: 41 Homes
Density: 4.95 Units per Developable Acre

- Legend**
- Plan 1 - (Two-Story, 2833 SF, 5 bedrooms + loft) 20 homes
 - Plan 2 - (Two-Story, 3153 SF, 5 bedrooms + loft) 21 homes
 - Total: 41 homes

Enhanced Elevation Locations

- Parking Summary**
- Parking Required: 2 spaces/dwelling unit
 - Parking Provided:
 - Garage: 2 spaces/dwelling unit
 - Driveway: 2 spaces/dwelling unit
 - Internal Streets: 58 spaces (parallel spaces on street)

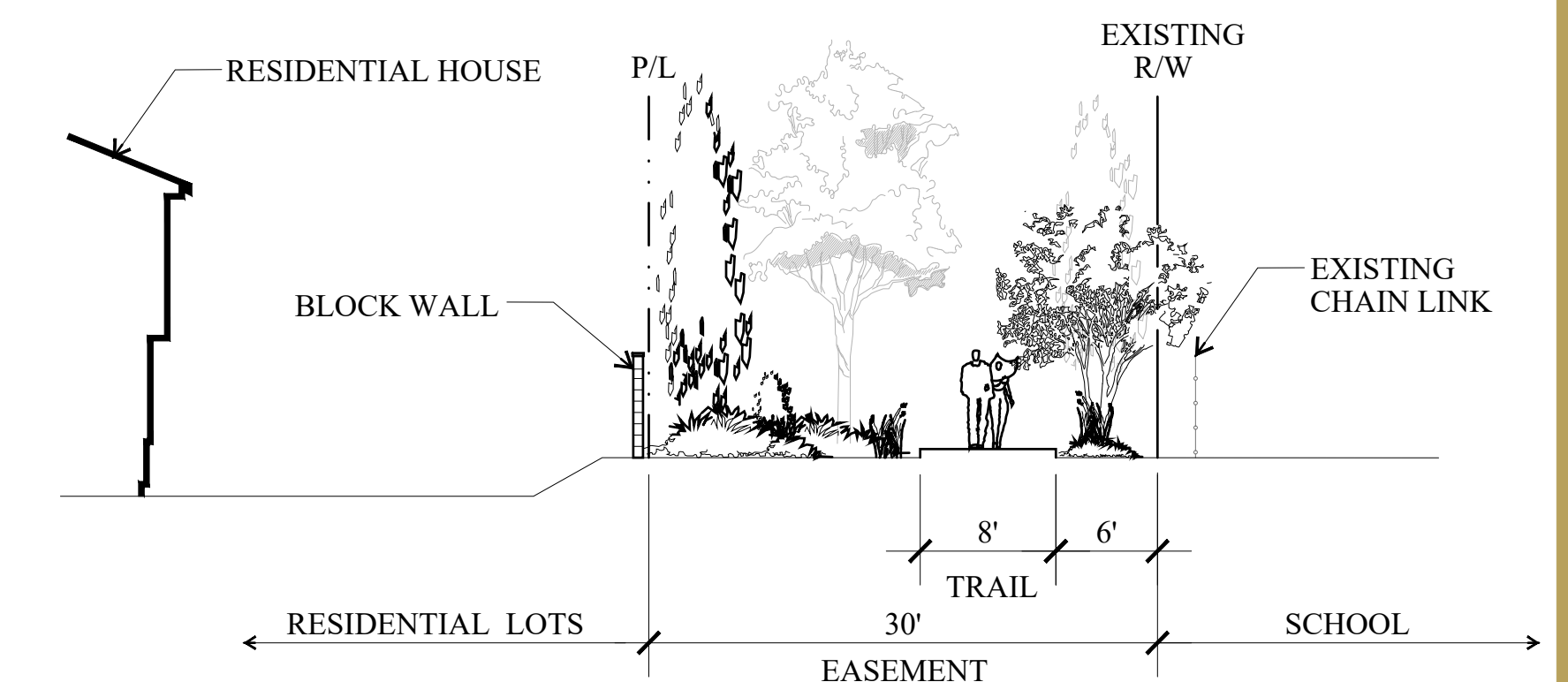
- Open Space Summary**
- Net Site Area: 262,695 SF (excluding all streets + trail dedication)
 - Common Area: 27,803 SF (Lot A + Lot B)
 - Private Rear Yards: 98,012 SF
 - Total: 125,815 SF (47.9% of net site area)

- Trail Dedication**
- 30' trail dedication to City
 - Connection from Orange Ave to future Schleisman Road improvements

- Public Streets**
- 56-foot right-of-way designed to County of Riverside Standards
 - 36-foot curb-to-curb section with parking on both sides
 - 5-foot sidewalk
 - 5-foot landscape area with street trees behind walk

- Amenity Space and Basin**
- 63-foot wide paseo
 - Variety of amenities including trail, bench and dog station, coffee table with seating, picnic tables, bocce ball.
 - Maintained by Homeowners Association

- Orange Street Access & Frontage**
- Main Entry into Site
 - Orange Street Frontage is designed to match existing frontage at subdivision to the west (attached walk, landscaping with street trees behind walk, community block wall, parallel parking on street)
 - Existing power poles moved and replaced with metal poles to match adjacent developments
 - Enhanced rear and side elevations where visible from public street



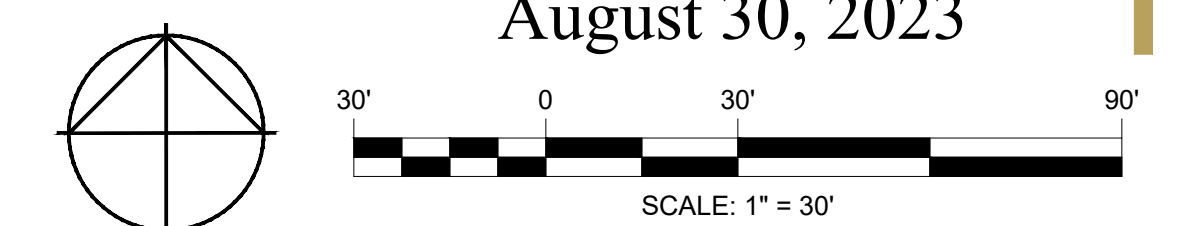
SECTION "A"

ANNUAL WATER BUDGET ALLOWANCE					
eto	55.6				
Conv. Factor	0.62	(Gallons per s.f.)			
Conv. Factor	748	(to hundred cu. Ft.)			
ETAF	0.5	Residential			
System Efficiency	0.7				
SLA	0				
		Plant Factor shrub	0.35	0.35	0.35
		Plant Factor turf	0.8	0.8	0.8
Plan No.	All	0	0	0	0
Shrub Area	69,109	0	0	0	0
Turf Spray	2,628	0	0	0	0
Turf Drip	0	0	0	0	0
Total Landscape	71,737	0	0	0	0
MAWA	1,258,697	0	0	0	0
ETWU SHRUB DRIP	677,715	0	0	0	0
ETWU TURF SPRAY	55,333	0	0	0	0
ETWU TURF DRIP	0	0	0	0	0
ETWU TOTAL	733,048	0	0	0	0
TURF %	4%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

MAWA = (eto) x (.62) (ETAF x LA) + [(1-ETAF) x SLA]
ETWU = (eto) x .62 x .5 x LA

ILLUSTRATIVE SITE PLAN & DEVELOPMENT STANDARDS
MAGNOLIA RANCH
EASTVALE, CALIFORNIA

August 30, 2023





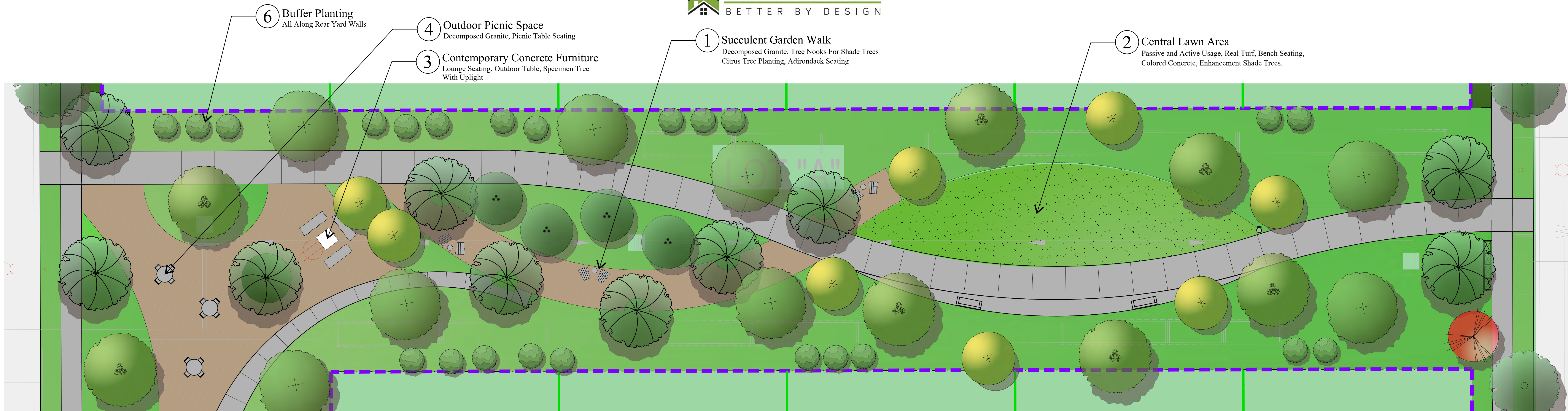
LEGEND

1. Picnic Seating Area with decomposed granite , picnic tables, and specimen Magnolia shade trees
2. Succulent Garden Walk with decomposed granite, tree nooks for specimen Magnolia shade tree, citrus tree planting, and Adirondack seating.
3. Central Lawn Area for passive and active usage with real turf , bench seating, and shade trees.
4. Main project entry with specimen Magnolia trees.
5. Project signage wall feature with pin-mounted lettering.
6. Corn hole play area with real turf and shade trees
7. Four community cluster mailboxes, per USPS review and approval.
8. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
9. Proposed tree, per Planting Plan.
10. 5' wide community natural colored concrete sidewalk, with light top cast finish and saw cut joints.
11. 4' wide unit entry natural colored concrete walk, with light top cast finish and saw cut joints.
12. Natural colored concrete driveway, with light broom finish and tooled joints.
13. Private yard area, homeowner maintained.
14. Common area landscape, builder installed and HOA maintained.
15. Community dog bag station (black in color), for pet owners.
16. Public steet R.O.W.
17. Proposed public street sidewalk, per Civil Plans.
18. Integral colored concrete.
19. Proposed AC condenser, per Architecture plans
20. Proposed curb ramp, per Civil Plans.
21. 8ft wide paseo walk connection between Schelisman Road and Orange Street.
22. Seating area with outdoor table and lounge seating.
23. Builder Installed, homeowner maintained private front yards.
24. Pedestrian connection to future linear park along Schleisman Road.
25. Enhanced landscape on both side of the community entry.
26. Enhanced Paving for Entry and Pedestrian path across.
27. Stripping at Pedestrian crossing.



*Conceptual images (provided herein are conceptual and subject to change)

SCHEMATIC LANDSCAPE PLAN
MAGNOLIA RANCH
EASTVALE, CALIFORNIA








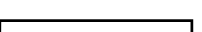




*Conceptual images (provided herein are conceptual and subject to change)

5 Corn Hole Play Area
Real/Faux Turf, Shade Trees

SCHEMATIC ENLARGEMENT PLAN
CENTRAL OPEN SPACE
MAGNOLIA RANCH
EASTVALE, CALIFORNIA

WALL LEGEND

-  Existing ± 7' High wall to remain.
-  Existing chain link fence to remain.
-  6'-0" High split-face CMU wall, 6'-6" High along Schleisman Road, with CMU cap (tan color)
-  6'-0" High split-face CMU Return wall, with CMU cap (tan color)
-  5'-6" High vinyl yard fence (tan color)
-  6'-6" High (16" sq.) split-face CMU pilaster, with CMU cap (tan color)
-  5'-6" High vinyl side yard gate (tan color)
-  Project sign wall, per city standards and regulations
-  ADA Path of Travel
-  Concrete mow curb



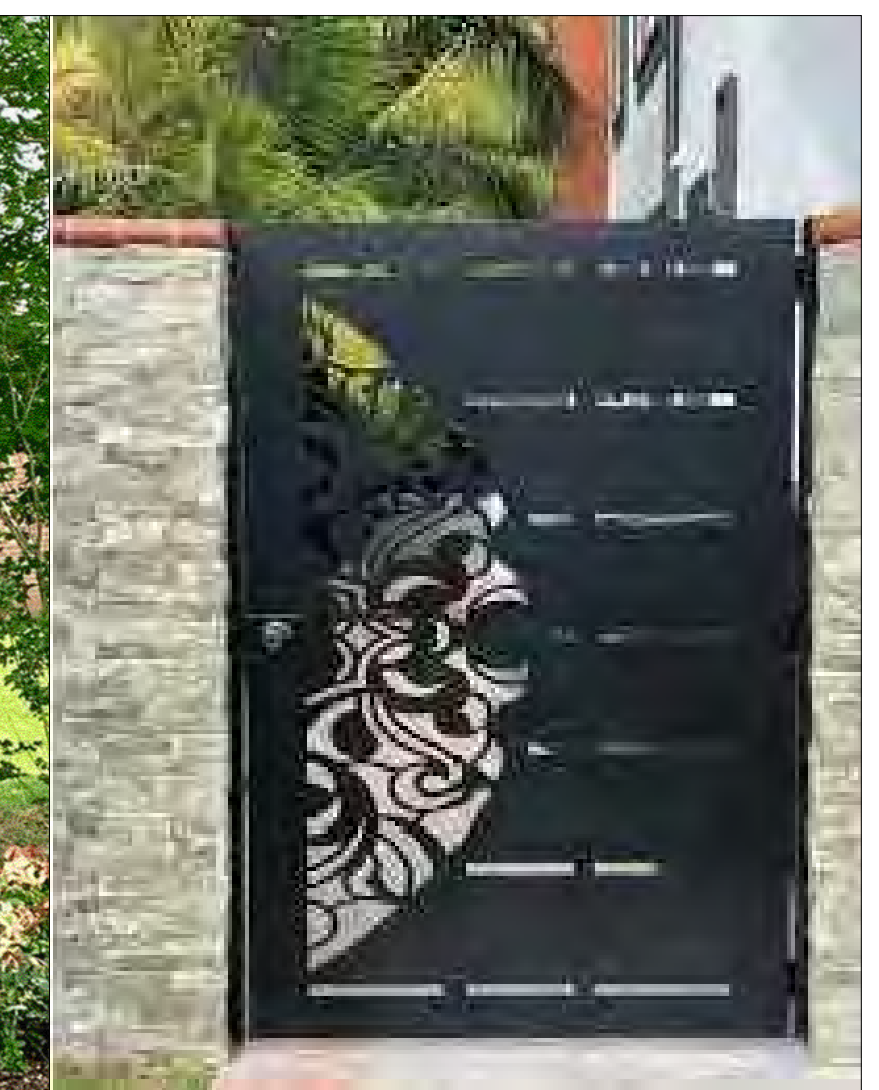
Vinyl fence and gate



Split face block wall & pilaster

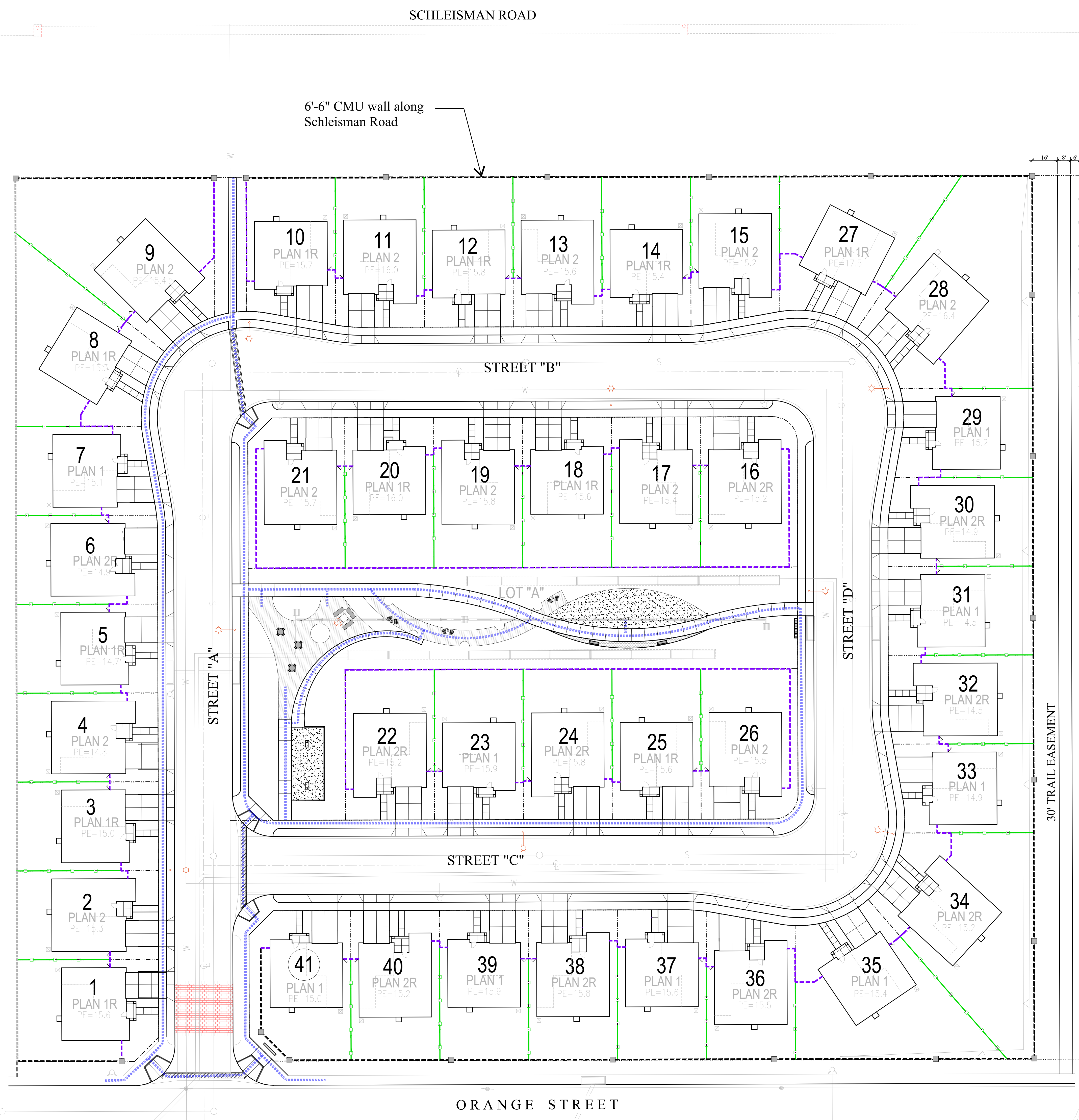


Project Sign Wall



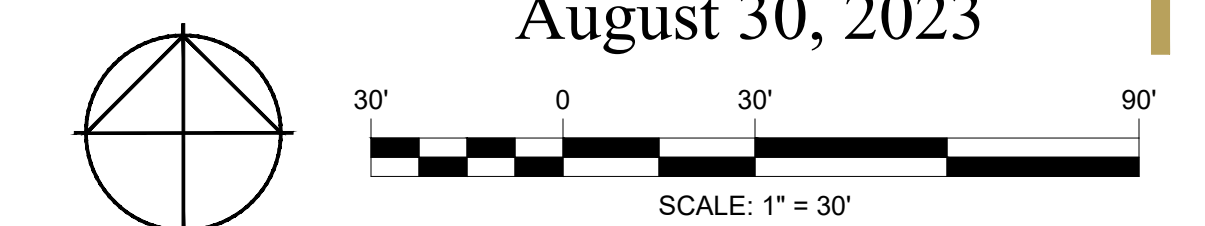
Pedestrian ADA access Gate

*Conceptual images (provide herein are conceptual and subject to change)

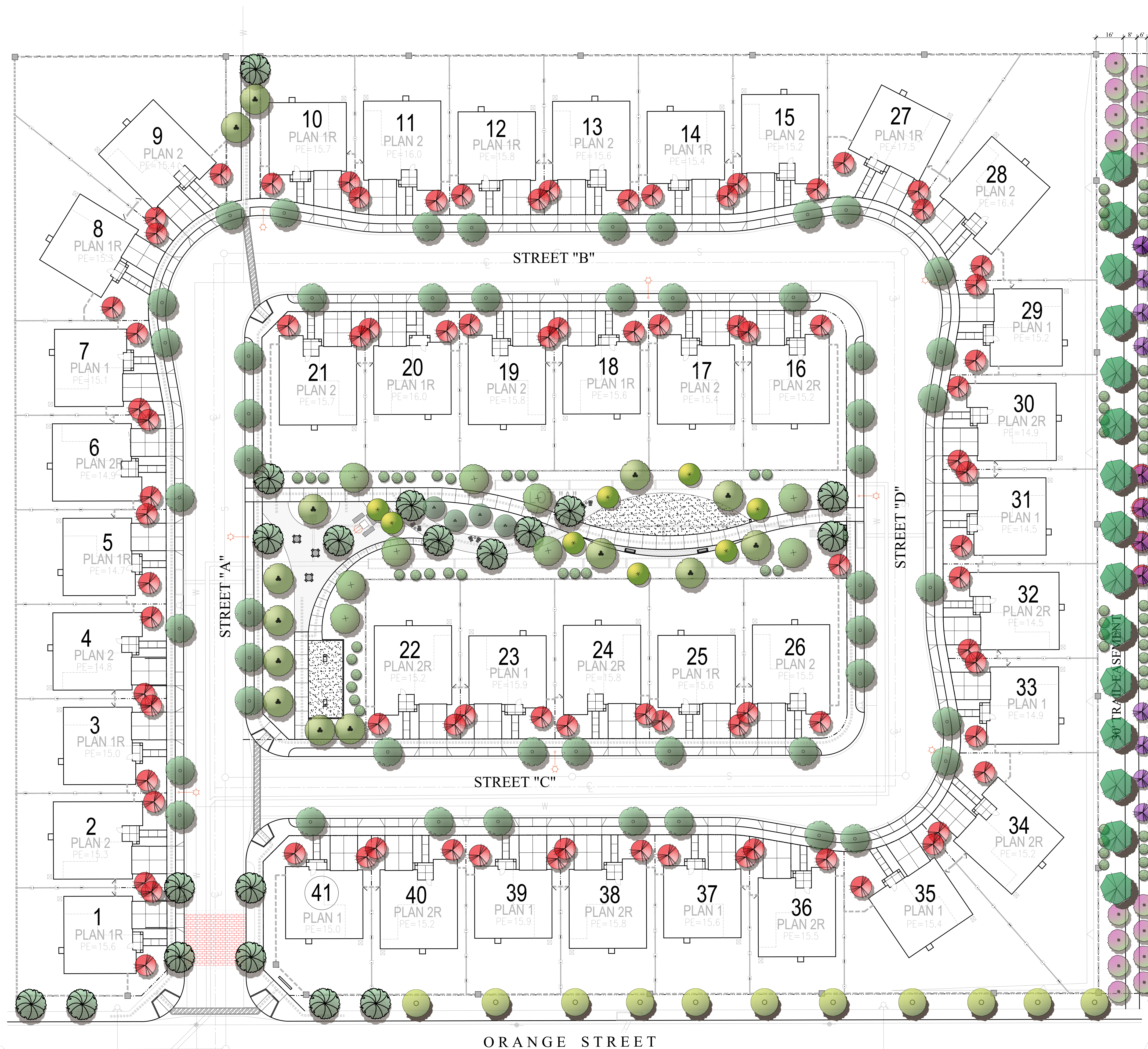


SCHEMATIC WALL & FENCE PLAN
MAGNOLIA RANCH
EASTVALE, CALIFORNIA

August 30, 2023



TREES LEGEND						
SYMBOL	TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WUCOLS
	SPECIMEN MAGNOLIA	MAGNOLIA G. 'MONLIA'	MAJESTIC BEAUTY MAGNOLIA	48" BOX STANDARD	19	M
	CANOPY DECIDUOUS	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX STANDARD	14	M
	STREET	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX STANDARD	23	M
	LINEAR PARK	ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM	24" BOX STANDARD	9	L
	EVERGREEN FLOWERING	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX STANDARD / MULTI-TRUNK	8	L
	DECIDUOUS FLOWERING	LAGERSTROEMIA L. 'ARAPAHO'	CRAPE MYRTLE	24" BOX STANDARD	56	M
	CITRUS TREE	CITRUS X SINENSIS 'DWARF VALENCIA'	DWARF ORANGE	24" BOX MULTI-TRUNK	5	M
	COLUMNAR	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX STANDARD	76	L
	CITY PARKWAY SOUTH TREES TO BE MAINTAINED / TRIMMED BACK TO AVOID CONFLICT WITH EXISTING POWER LINES. FINAL SELECTION PER CITY OF EASTVALE STDS.	TIPUANA TIPU	TIPU TREE	36" BOX STANDARD	11	M
	DECIDUOUS FLOWERING	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX STANDARD	12	L
	DECIDUOUS FLOWERING	LAGERSTROEMIA L. 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX STANDARD	16	M
	SHADE TREE	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	24" BOX STANDARD	15	M
					TOTAL = 313	



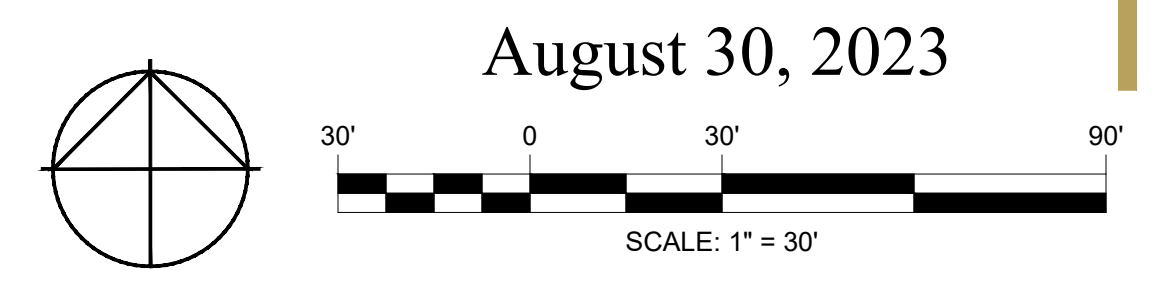
- NOTES:**
- Irrigations (including spray and or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. however, substitutions may be required due to availability, soils tests, or other conditions.
 - All trees within 5' of hardscape to be installed with deep root barriers.
 - Future shrub and groundcover planting proposed during Construction Documents must comply with the project's Water Quality Management Plan to ensure that the landscape layout aligns with the required Best Management Practices (BMPs) for the facilities.

- VINES & ESPALIERS**
- Antigonon leptopus
 - Bougainvillea 'Monka'
 - Macfadyena unguis-cati

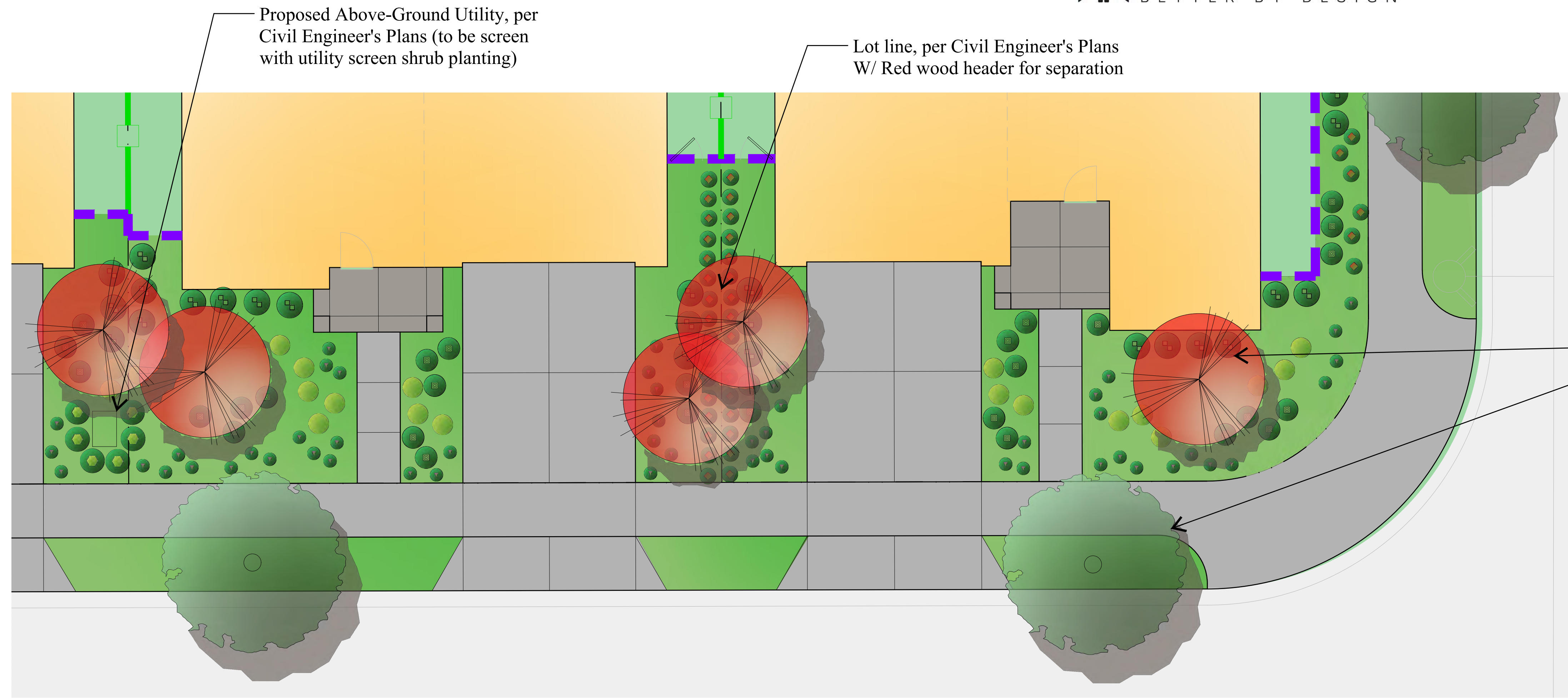
- WUCOLS (R4)**
- Coral Vine Low
 - Bougainvillea Low
 - Cat's Claw Vine Low

- SHRUBS and GROUND COVER**
- Anigonzthos Kangaroo Paw Low
 - Agave sp. Agave Low
 - Aloe sp. Aloe Low
 - Bougainvillea sp. Bougainvillea Low
 - Callistemon citrinus 'Little John' Dwarf Bottlebrush Low
 - Carex divulsa Berkeley Sedges Low
 - Carissa m. 'Green Carpet' Dwarf Natal Plum Low
 - Chamaerops humilis Mediterranean Fan Palm Low
 - Dasyliirion longissimum Mexican Grass Tree Low
 - Delosperma cooperi Trailing Ice Plant Low
 - Dianella revoluta 'Little Rev' Little Rev Flax Lily Low
 - Heteromeles arbutifolia Toyon Low
 - Kalanchoe thyrsiflora Flapjack Paddle Plant Low
 - Lavandula stoechas 'Larkman Hazel' Hazel Spanish Lavender Low
 - Nassella pulchra Purple Needlegrass Low
 - Muhlenbergia capillaris 'Lenca' Regal Misty Pink Muhly Low
 - Rhus ovata Sugar Bush Low
 - Rosmarinus p. 'Huntington Carpet' Groundcover Rosemary Low
 - Westringia sp. Westringia Low
 - Yucca gloriosa Spanish Dagger Low
- WUCOLS (R4)**

SCHEMATIC PLANTING PLAN
MAGNOLIA RANCH
EASTVALE, CALIFORNIA



August 30, 2023



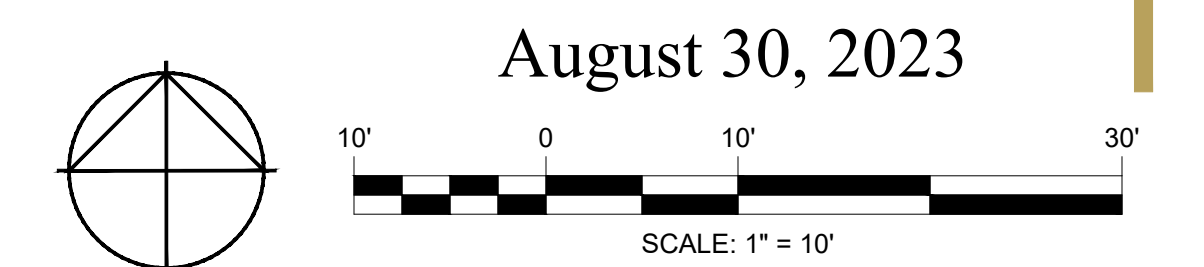
TREES LEGEND					
SYMBOL	TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	STREET	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX STANDARD	M
	DECIDUOUS FLOWERING	LAGERSTROEMIA L. 'ARAPAHO'	CRAPE MYRTLE	24" BOX STANDARD	M



TYPICAL FRONT YARD PLANTING PALETTE						
SYMBOL		BOTANICAL /COMMON NAME	TRUNK	SIZE	WUCOLS (R4)	QT.
	ACCENT	ANIGOZANTHOS (KANGAROO PAW)	SINGLE	5 GAL.	V. LOW	5
		AGAVE AMERICANA (DWARF CENTURY PLANT)	SINGLE	5 GAL.	V. LOW	
		AGAVE AMERICANA 'RAY OF LIGHT' (RAY OF LIGHT AGAVE)	SINGLE	5 GAL.	V. LOW	
		ALOE x 'BLUE ELF' (BLUE ELF ALOE)	SINGLE	5 GAL.	V. LOW	
	LARGE	WESTRINGIA F. 'WYNABBIE GEM' (WYNABBIE GEM COAST ROSEMARY)	SINGLE	15 GAL.	LOW	6
		TECOMA STANS 'LONESP' (GOLD STAR YELLOW BELLS)	SINGLE	15 GAL.	LOW	
		BOUGAINVILLEA x LA JOLLA (LA JOLLA BOUGAINVILLEA)	SINGLE	15 GAL.	LOW	
	MEDIUM	WESTRINGIA F. 'MORNING LIGHT' (MORNING LIGHT COAST ROSEMARY)	SINGLE	5 GAL.	LOW	15
		WESTRINGIA F. 'LOW HORIZON' (LOW HORIZON COAST ROSEMARY)	SINGLE	5 GAL.	LOW	
	SMALL	DIANELLA REVOLUTA 'LITTLE REV' (SPREADING FLAX LILY)	SINGLE	1 GAL. / 5 GAL.	LOW	30
		CAREX DIVULSA (BERKELEY SEDGE)	SINGLE	1 GAL. / 5 GAL.	LOW	
	UTILITY SCREEN	WESTRINGIA F. 'WYNABBIE GEM' (WYNABBIE GEM COAST ROSEMARY)	SINGLE	15 GAL.	LOW	5
	GROUND COVER	DALEA CAPITATA (DALEA)	SINGLE	1 GAL. / 5 GAL.	V. LOW	16
					TOTAL	77

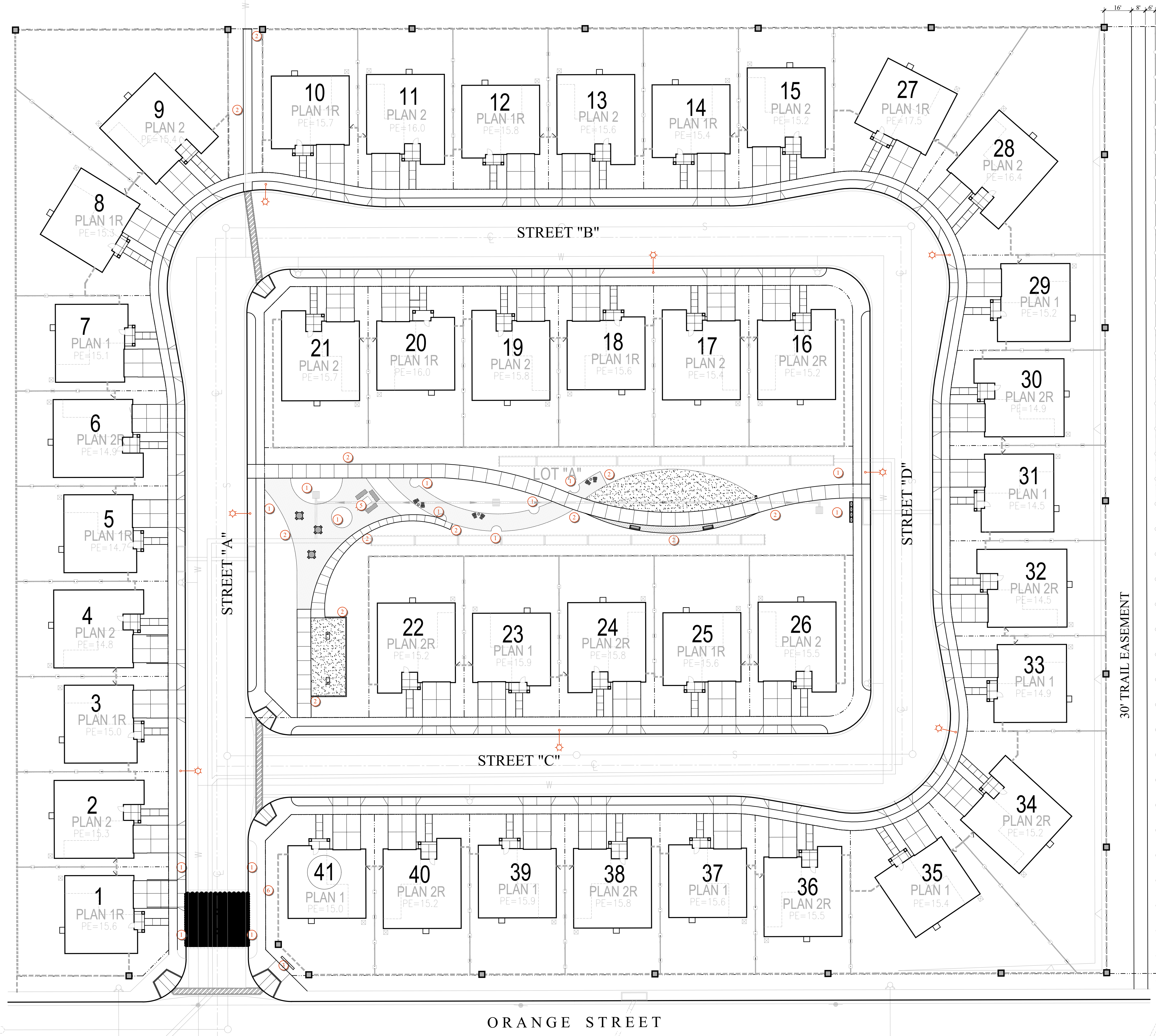
- NOTES:
- Irrigation (including drip and or spray) will be provided, in the Construction Document phase, and to be installed per local California Water regulations (AB1881).
 - Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
 - The plant palette listed provides a list of plant material to select from when preparing final landscape construction document for this project. however, substitutions may be required due to availability, soils test, or other conditions.
 - Proposed tree planting to not conflict with meters/ lines.

**SCHEMATIC TYPICAL FRONT YARD
PLANTING PLAN
MAGNOLIA RANCH
EASTVALE, CALIFORNIA**

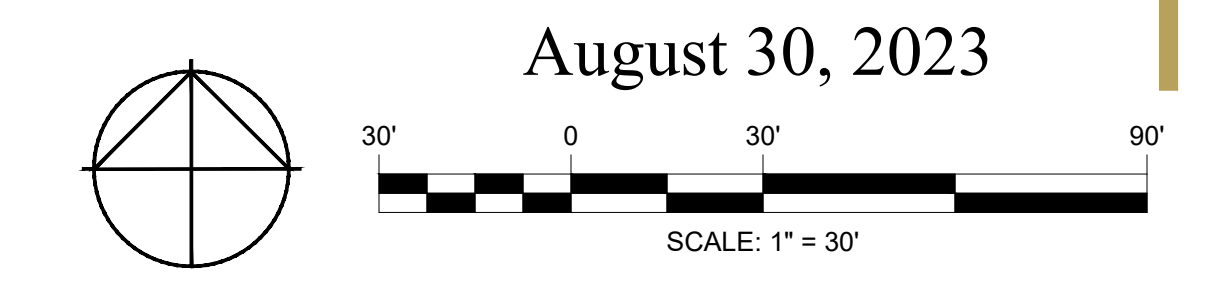


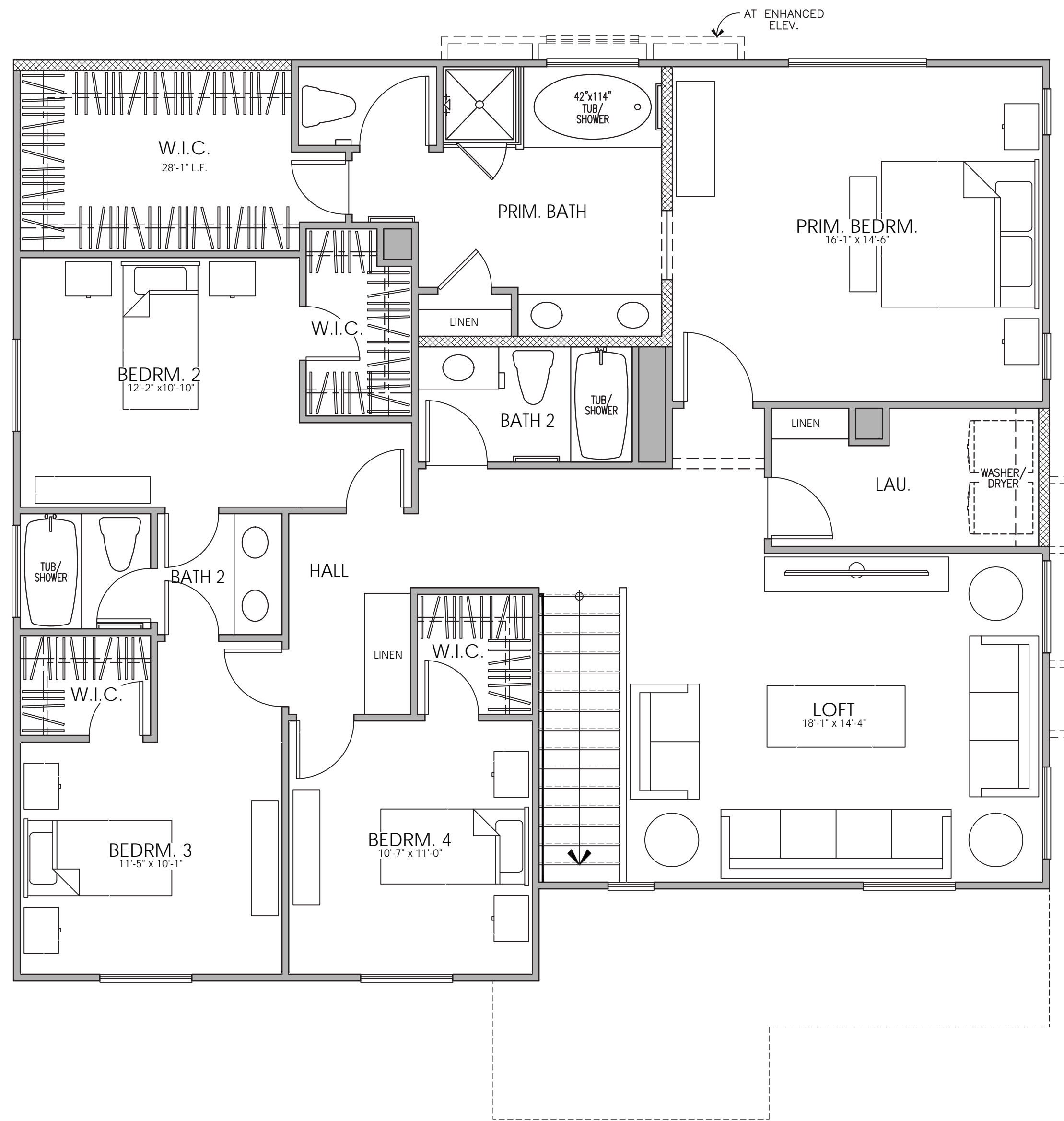
LIGHTING LEGEND

- 1 • Tree up light FX Luminaire FB Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable, (GM-SS) GutterMount w 1/2" thread for Accent Lights. Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot22
- 2 • Bollard, Kichler Louvered 2800K LED Bollard AZT16130AZT28 (Textured Architectural Bronze) Cast aluminum, Textured Architectural Bronze, Surface, with footing. Lamp: LED, 3.5W, 5.67VA, 2700K Warm White. Accessories: Final location by Elec. Eng. Footing specs per Manufacturer. 10
- 3 • FX Luminaire QB Die-cast aluminum up light with powder coated finish. 2.16" W x 5.95" L x 2.93" H. Order code: QB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable, (GM-XX) GroundMount. Lamp: QB-1LED, 2.4W, 2700K, Beamspread: Very Wide Flood2
- 4 • SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting System, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole. 10
- 5 • Exterior Electrical GFI Outlet Per Electrical Eng., Per Electrical Eng., Wall or post
- 6 • Low-voltage transformer - Kichler model #15PR300 SSC Cast Aluminum, Stainless Steel, Wall, Install with Mechanical Transformer Timer #15557BK & Plug-In Transformer Remote Photocell (#15534K). 300W4

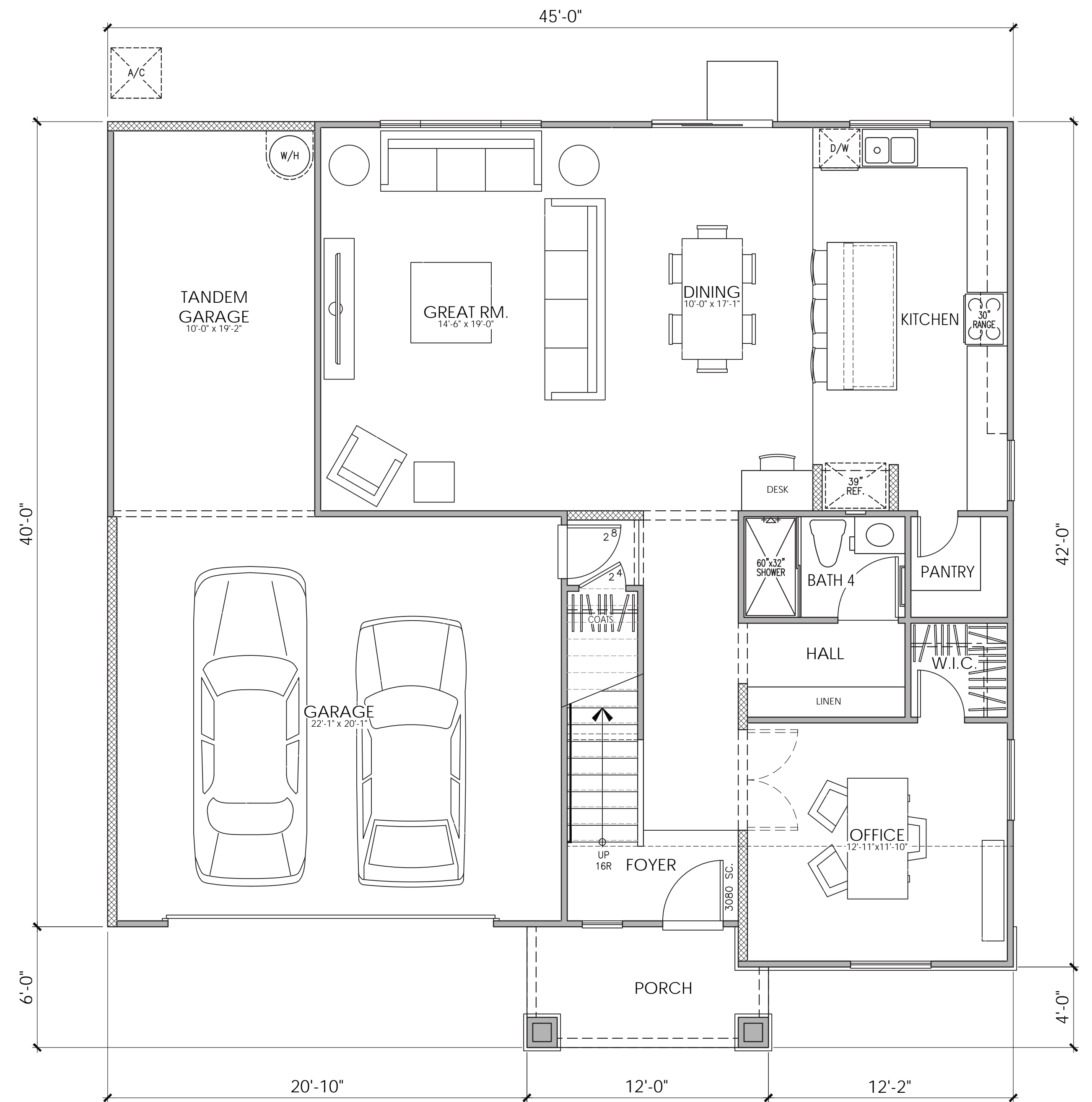


SCHEMATIC LIGHTING PLAN
MAGNOLIA RANCH
EASTVALE, CALIFORNIA





SECOND FLOOR PLAN



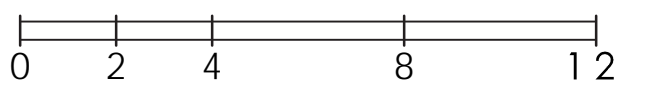
FIRST FLOOR PLAN

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,166 SQ. FT.
SECOND FLOOR AREA	1,667 SQ. FT.
TOTAL DWELLING	2,833 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	661 SQ. FT.
PATIO	37 SQ. FT.

PLAN 1
4 BEDROOM, 4 BATH, OFFICE, LOFT

MAGNOLIA RANCH
EASTVALE, CA

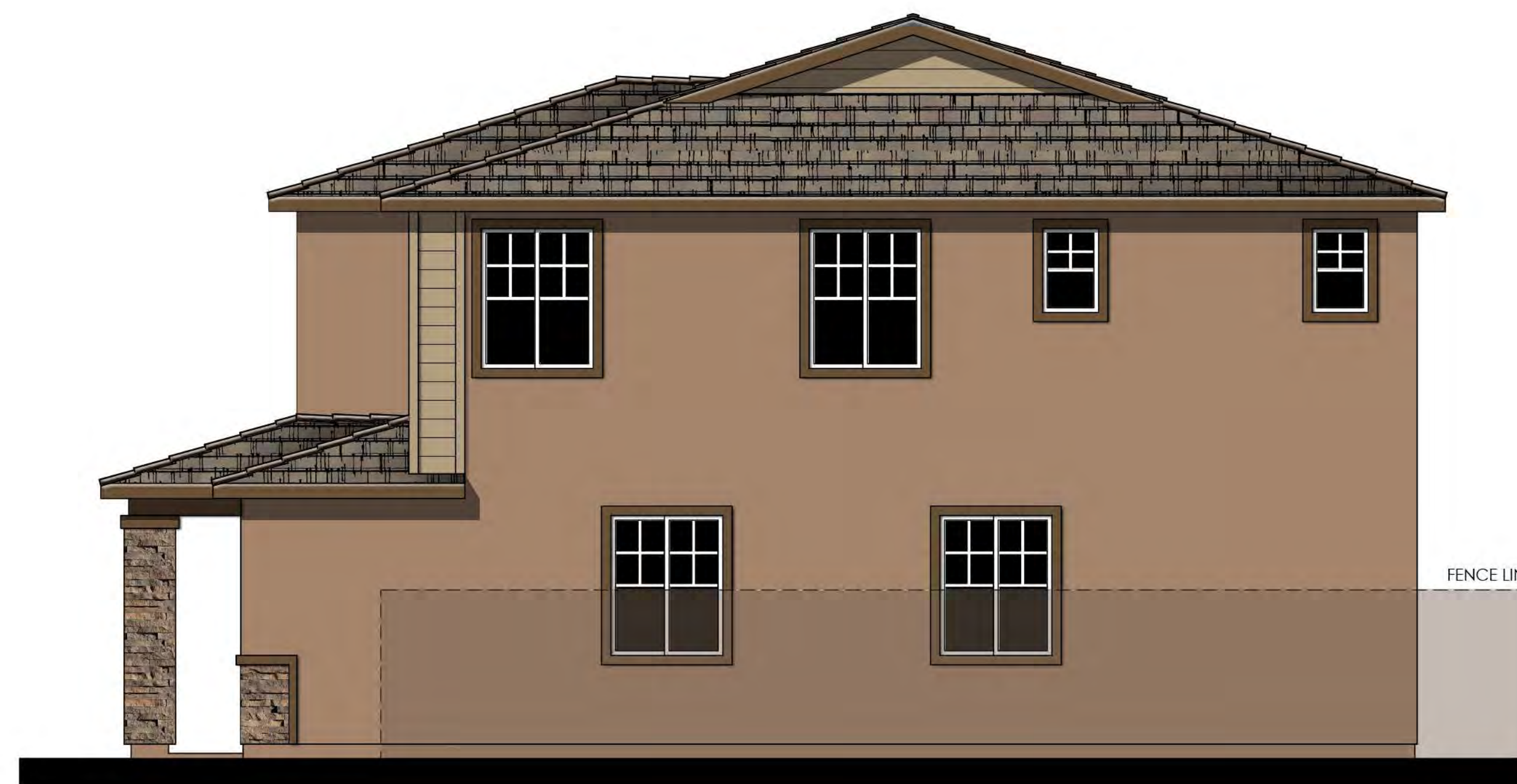




© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



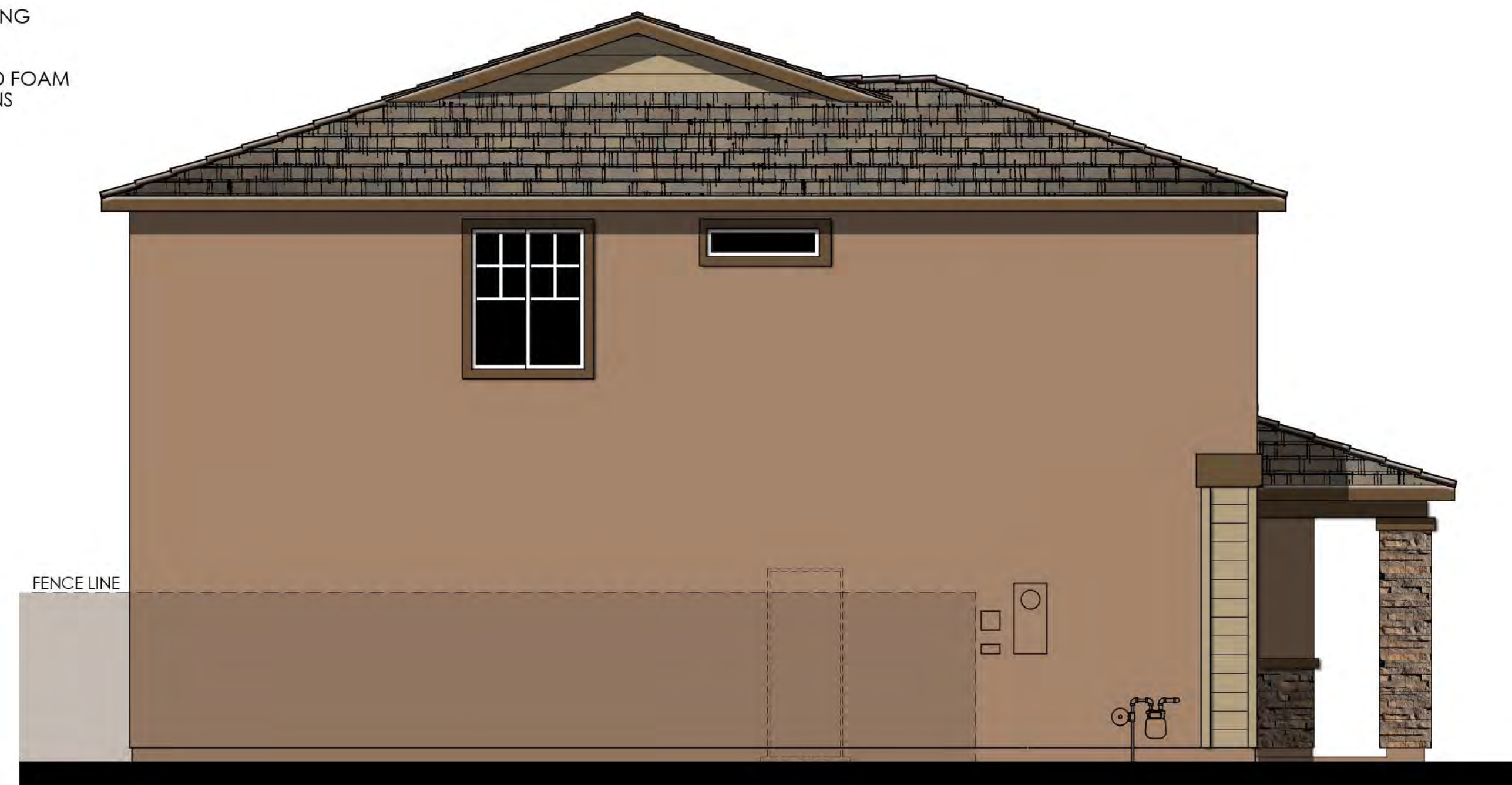
RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

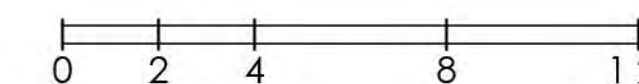
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ 8" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	LIMESTONE COLUMNS
VENEER:	LIMESTONE



LEFT

COLOR SCHEME 3

PLAN 4524 "C"
COASTAL ELEVATIONS





RIGHT



REAR

COLOR SCHEME 3

PLAN 4524 "C"
COASTAL ENHANCED ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA

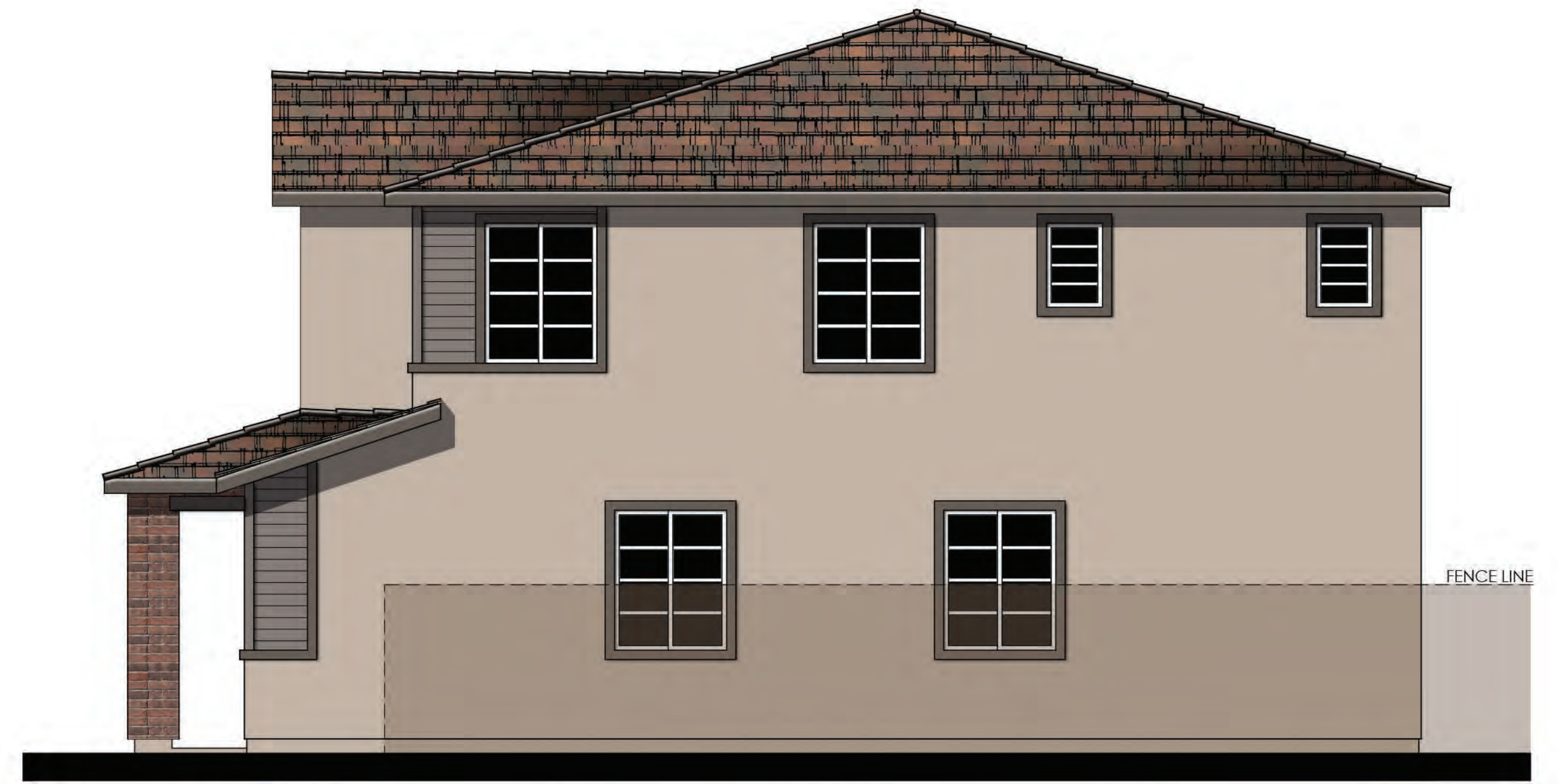




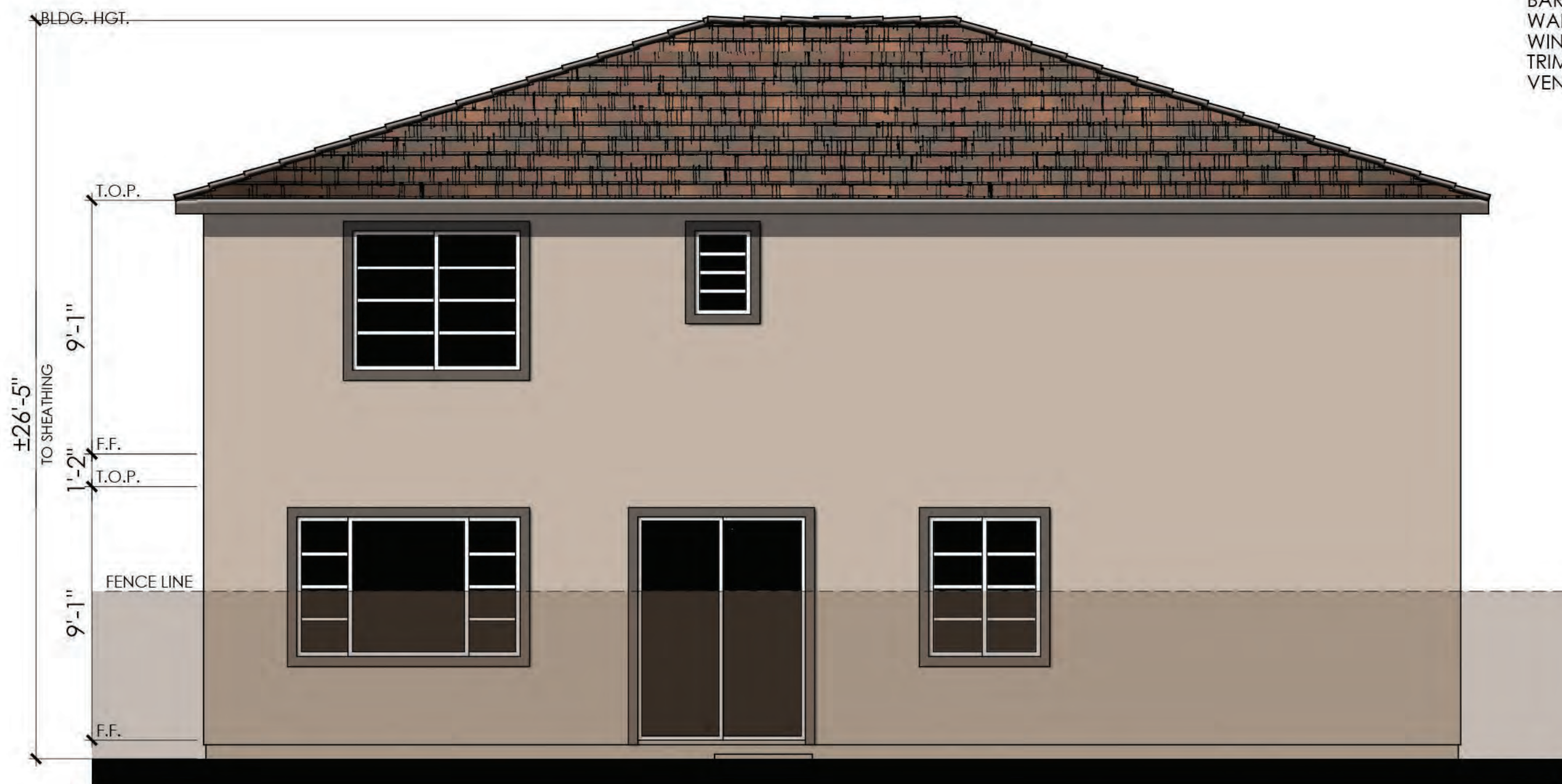
© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



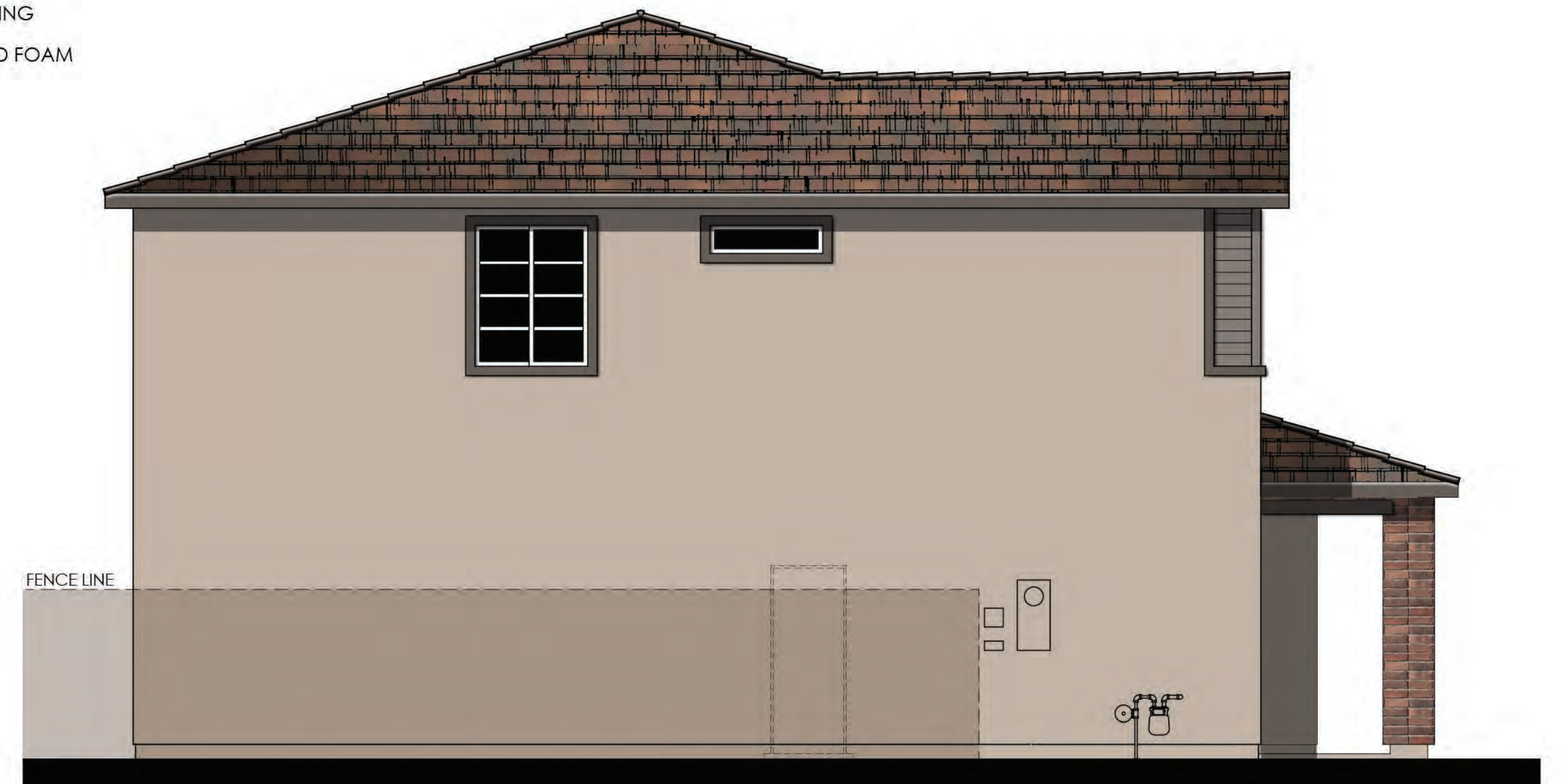
RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOW
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ 4" LAP SIDING
 - WINDOWS: VINYL
 - TRIM: STUCCO OVER RIGID FOAM
 - VENEER: STACKED BRICK



LEFT

COLOR SCHEME 6

PLAN 4524 "D"
CONTEMPORARY ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA





RIGHT

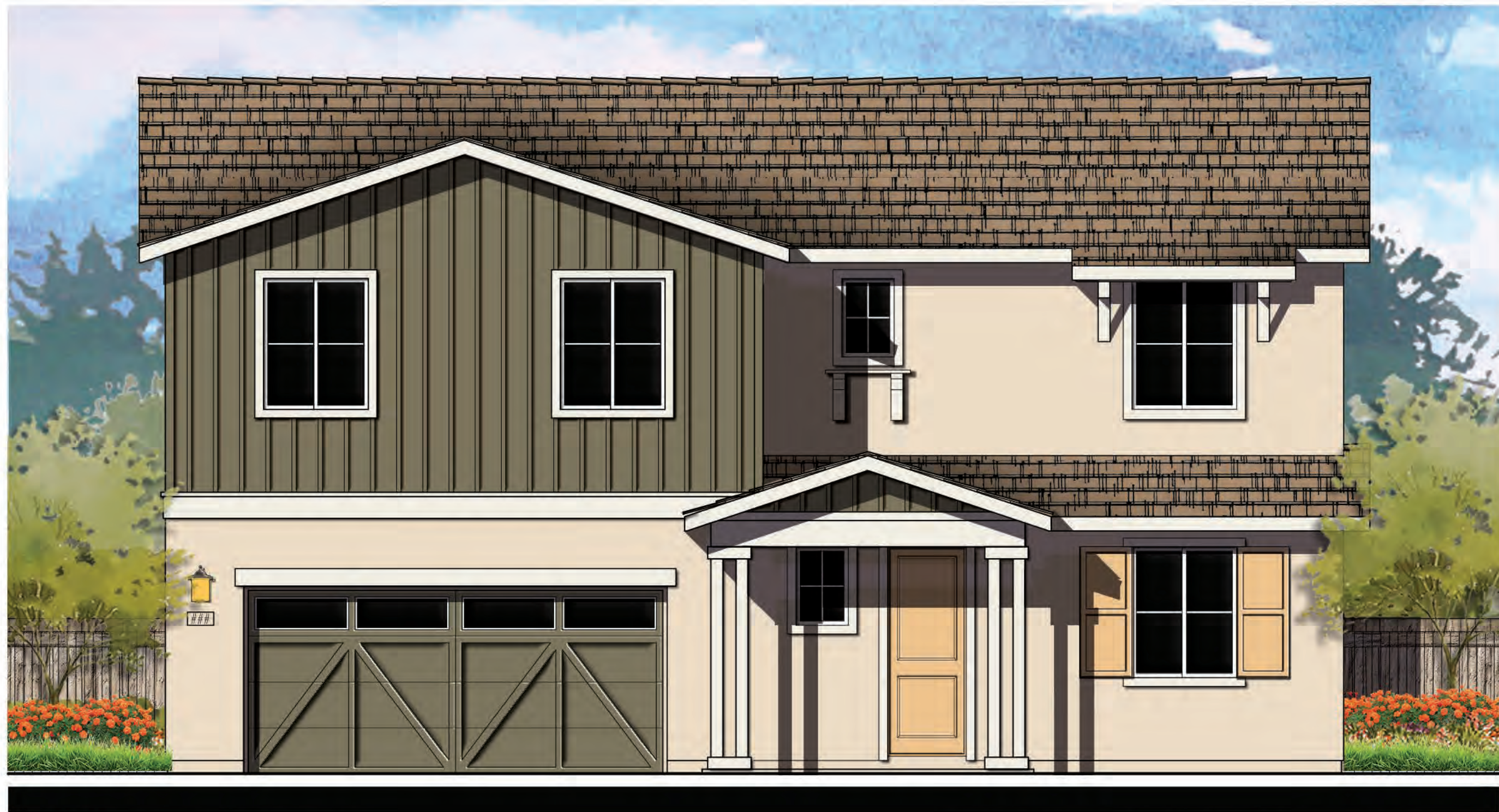


REAR

COLOR SCHEME 6

PLAN 4524 "D"
CONTEMPORARY ENHANCED ELEVATIONS

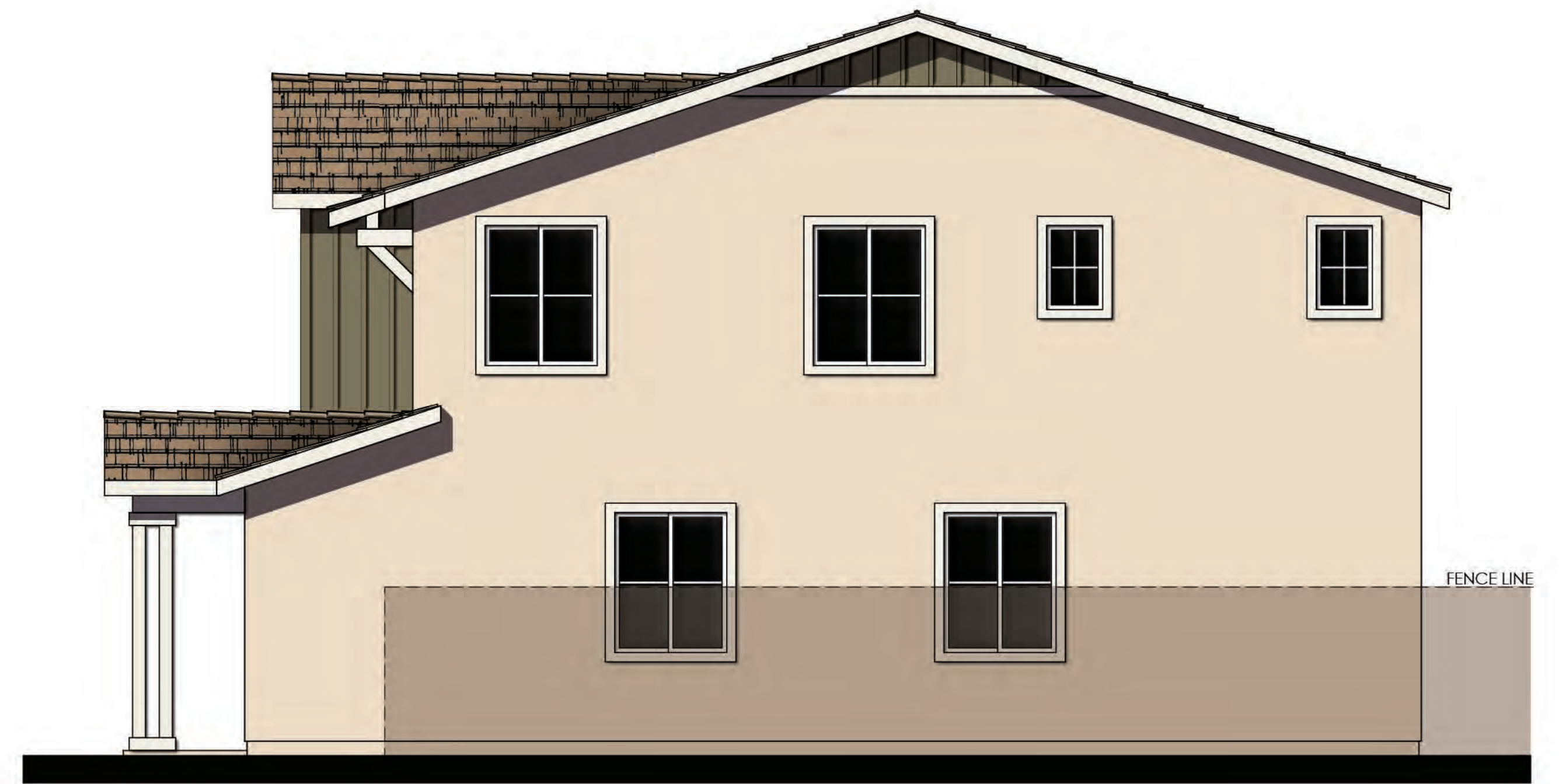




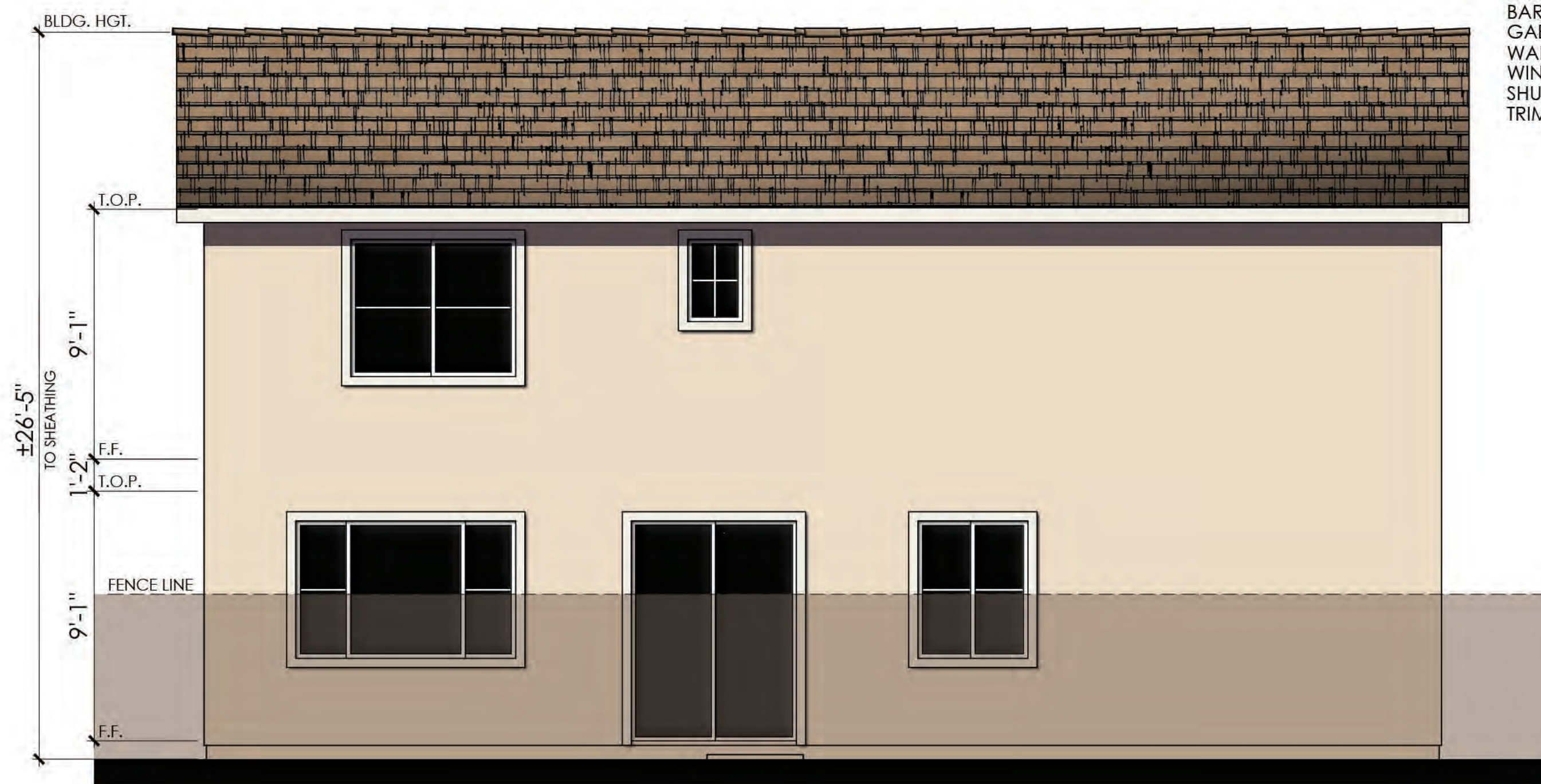
© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



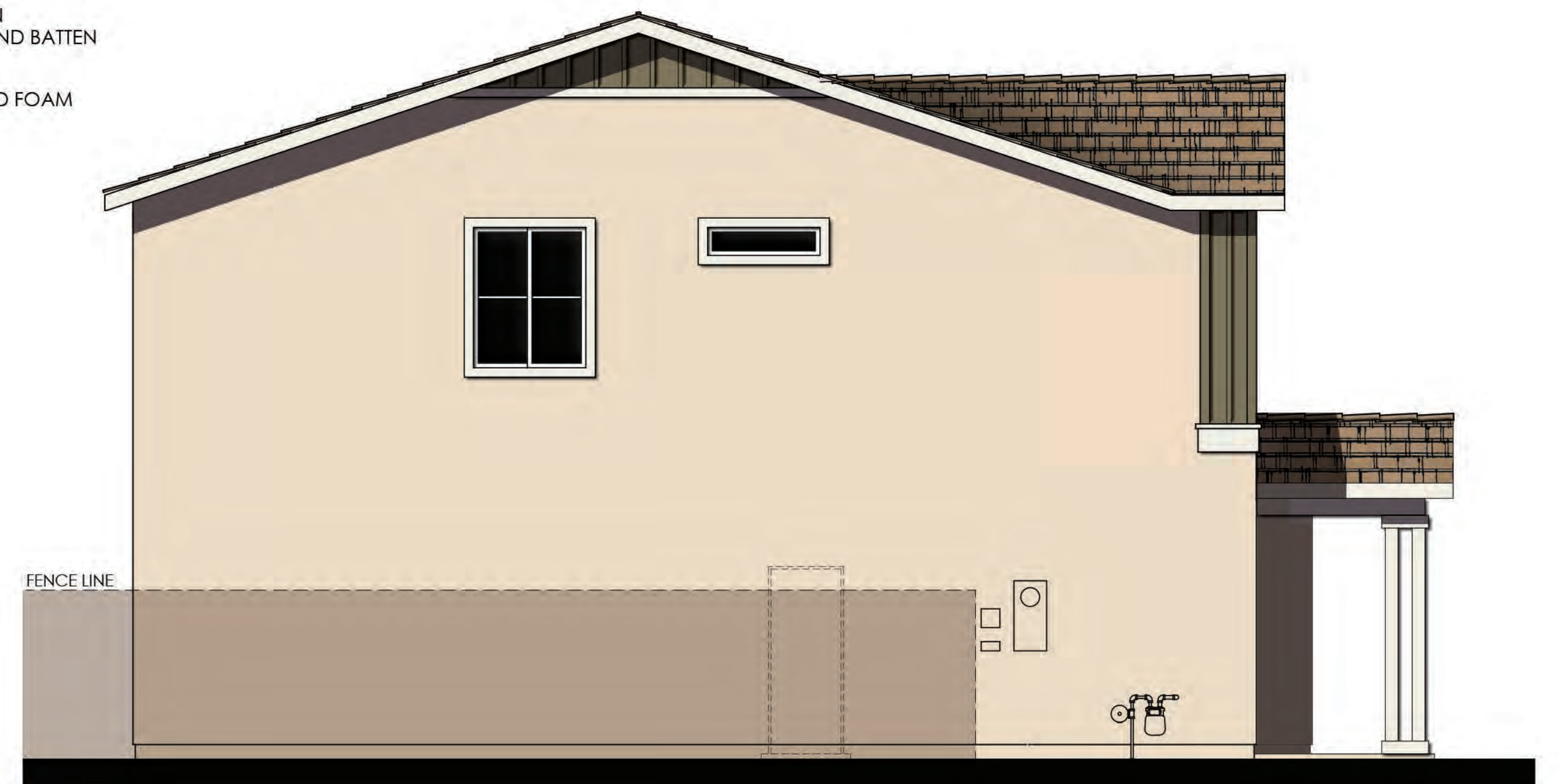
RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO/ BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM



LEFT

COLOR SCHEME 8

PLAN 4524 "E"

MODERN FARMHOUSE ELEVATIONS

MAGNOLIA RANCH

EASTVALE, CA





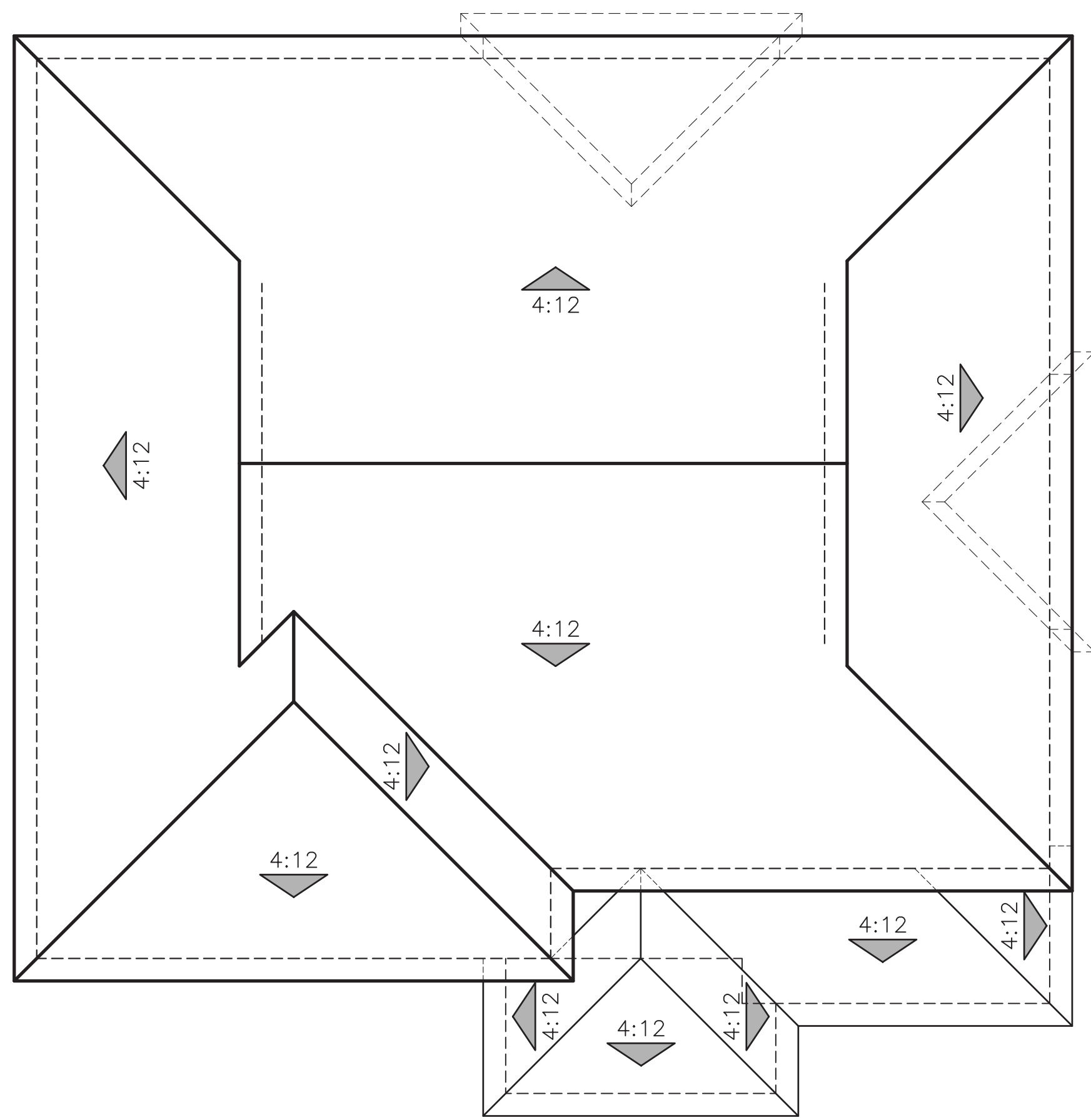
RIGHT



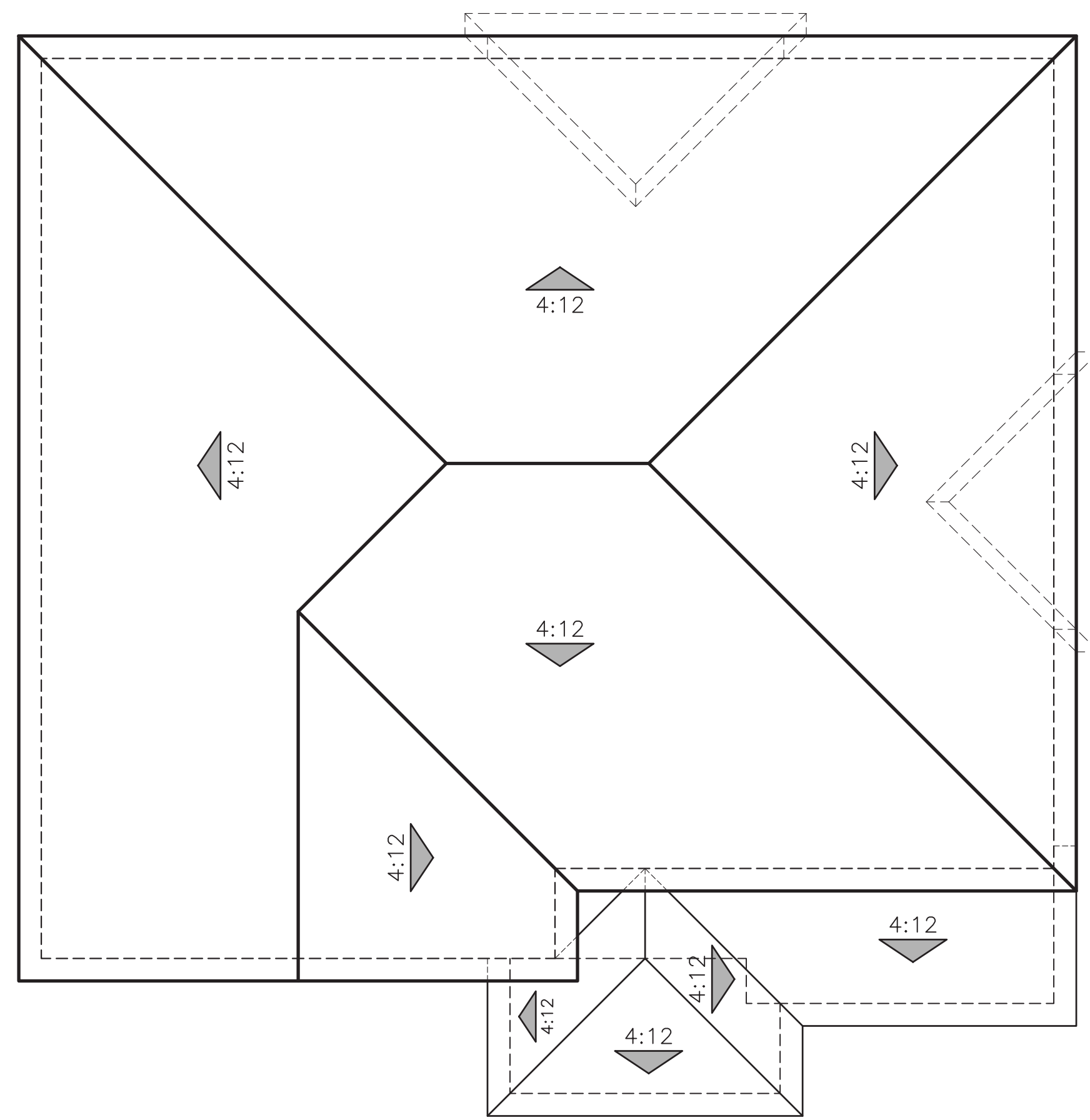
REAR

COLOR SCHEME 8
PLAN 4524 "E"
 MODERN FARMHOUSE ENHANCED ELEVATIONS

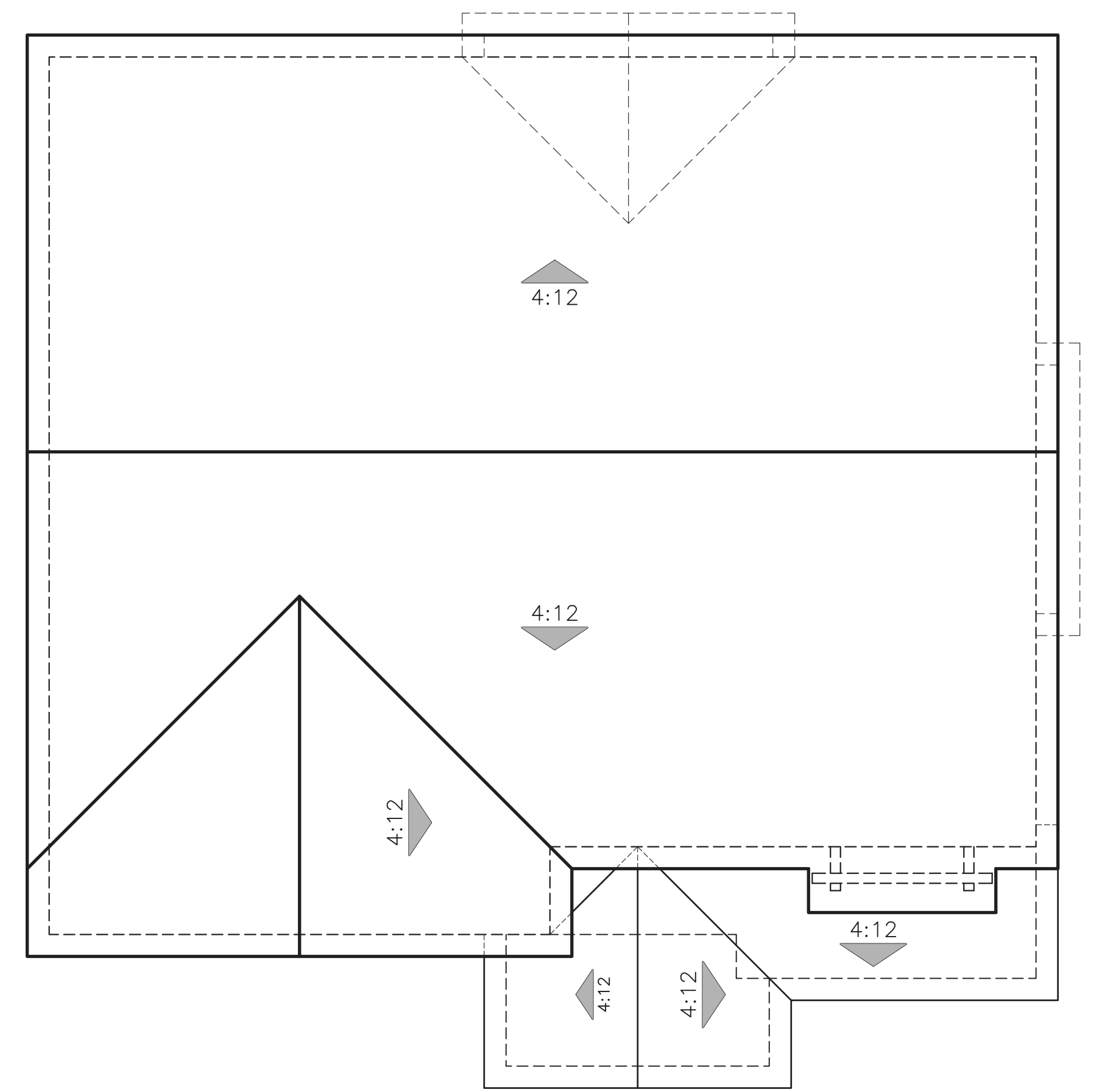




"C" - COASTAL

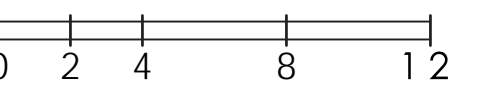


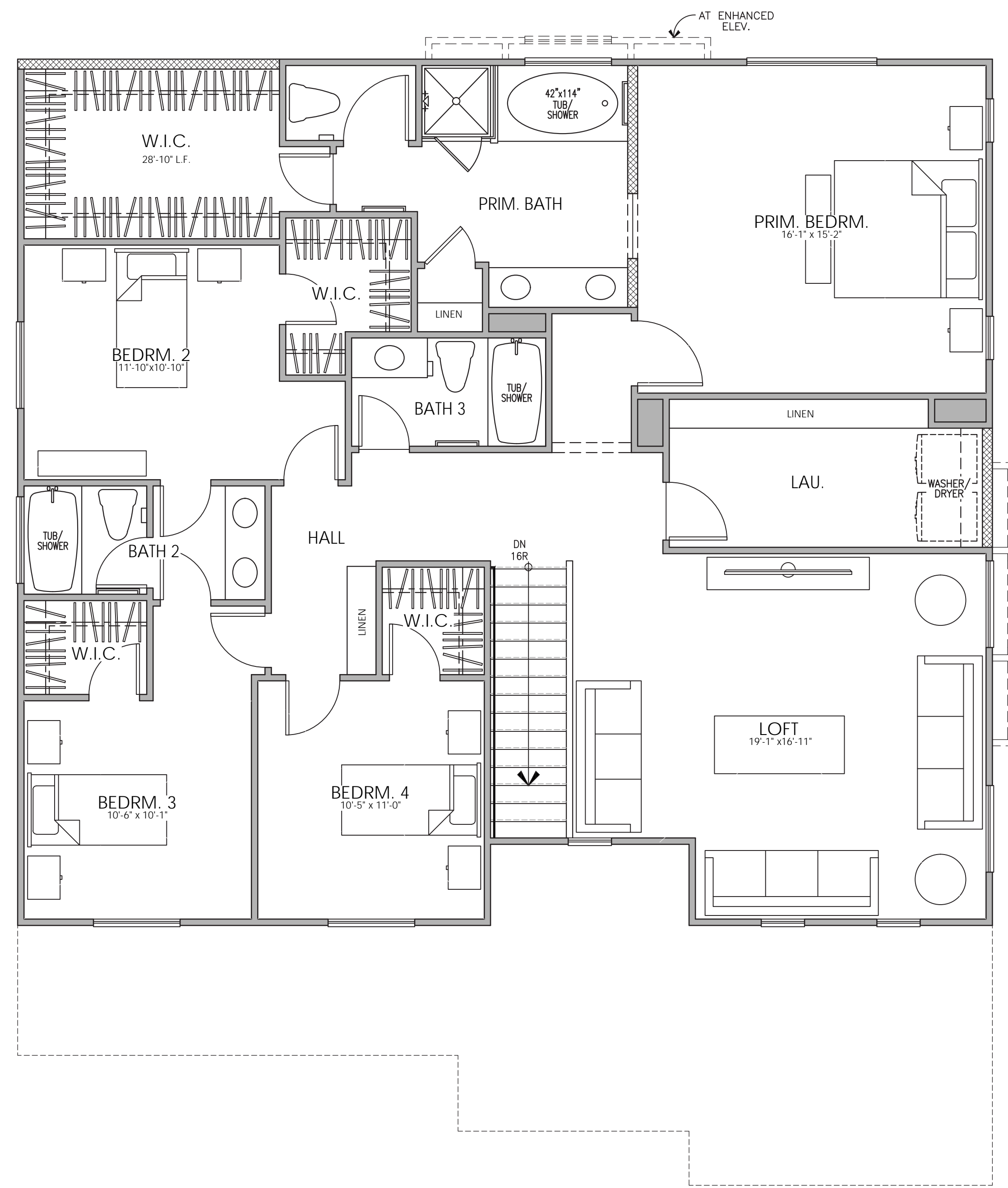
"D" - CONTEMPORARY



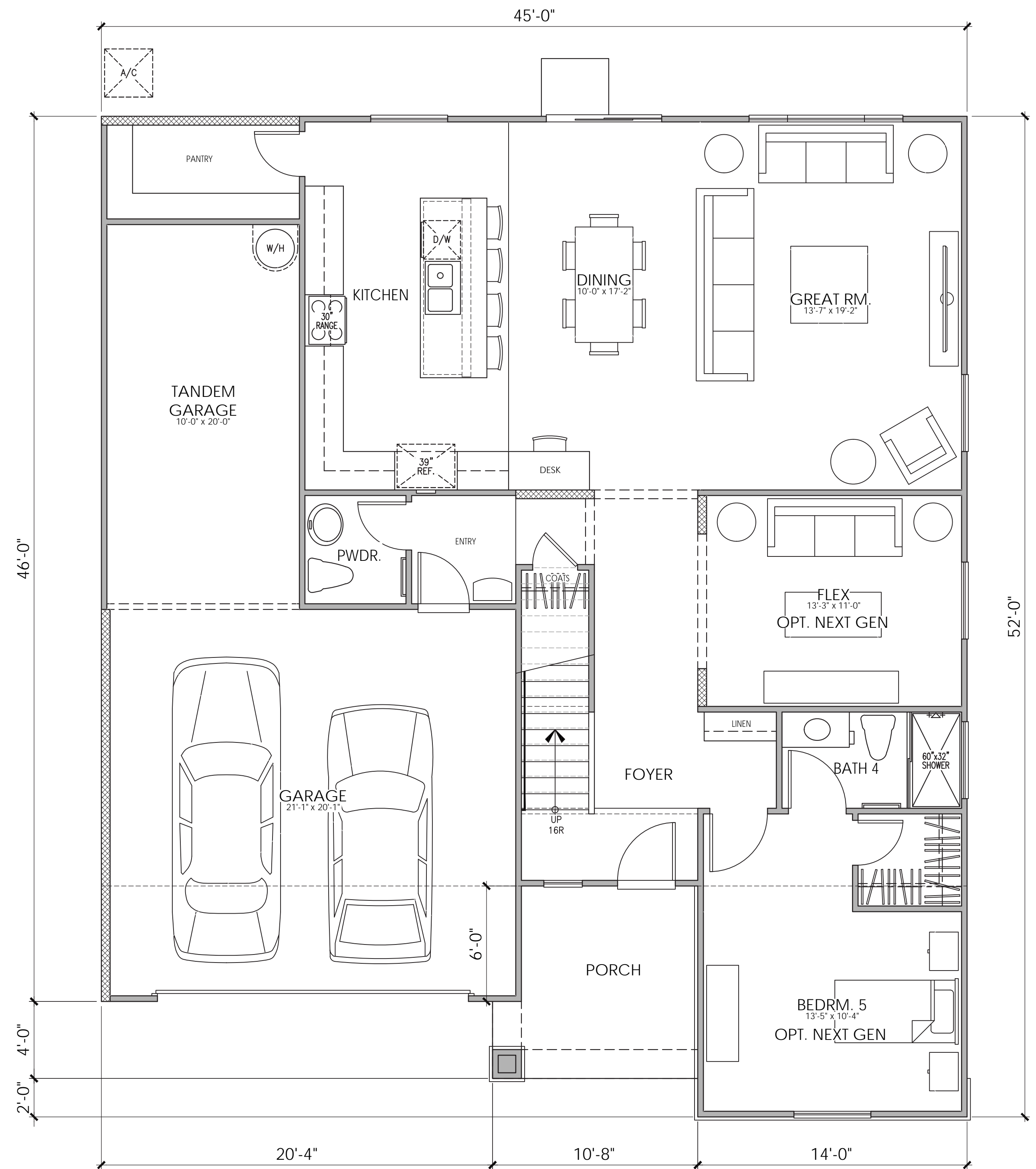
"E" - MODERN FARMHOUSE

ROOF PLANS
PLAN 4524





SECOND FLOOR PLAN



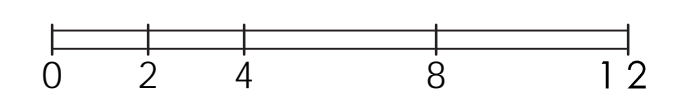
FIRST FLOOR PLAN

PLAN 2
 AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	1,453 SQ. FT.
SECOND FLOOR AREA	1,700 SQ. FT.
TOTAL DWELLING	3,153 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	646 SQ. FT.
PATIO	98 SQ. FT.

PLAN 2
 5 BEDROOM, 4.5 BATH, FLEX, LOFT, OPT. NEXT GEN SUITE

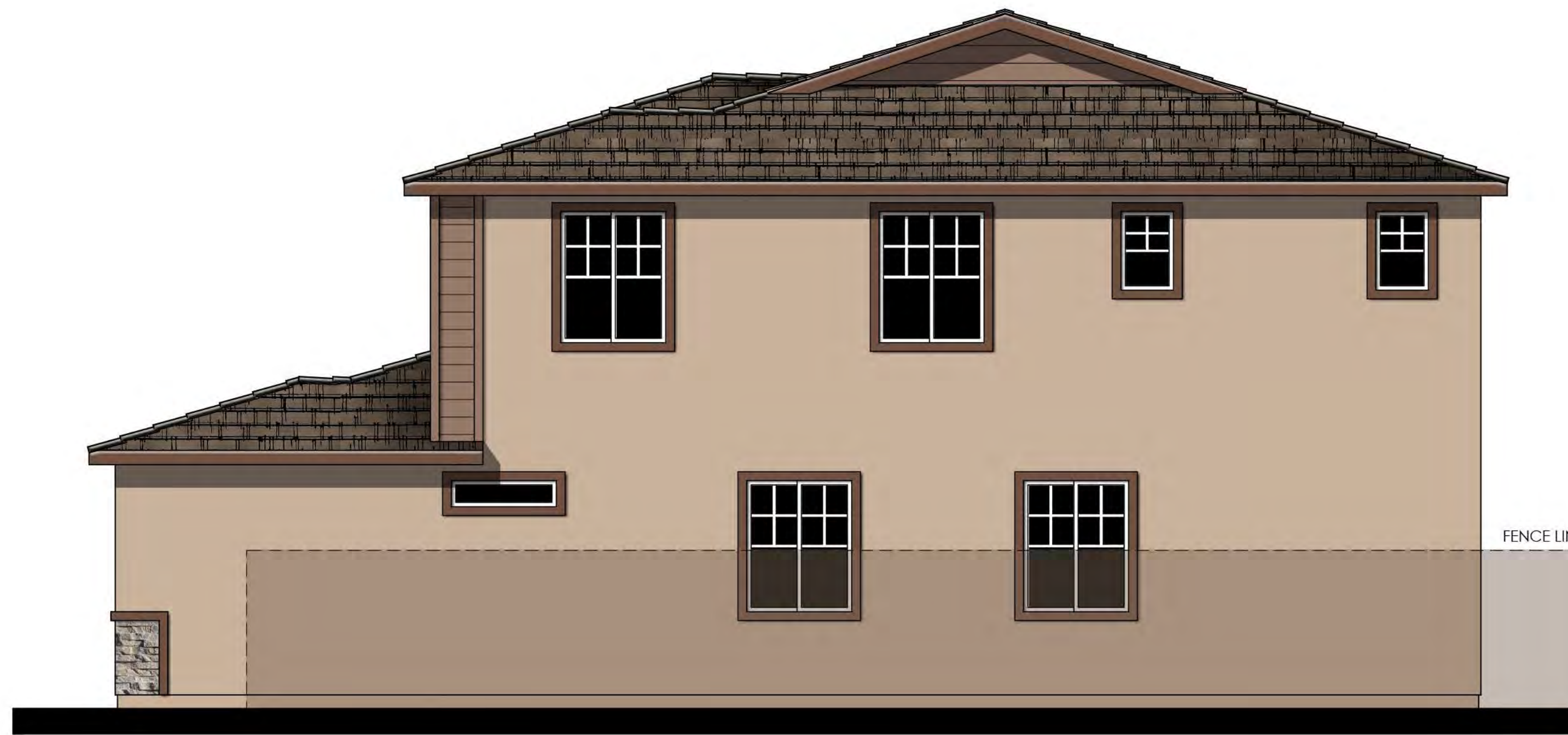




© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



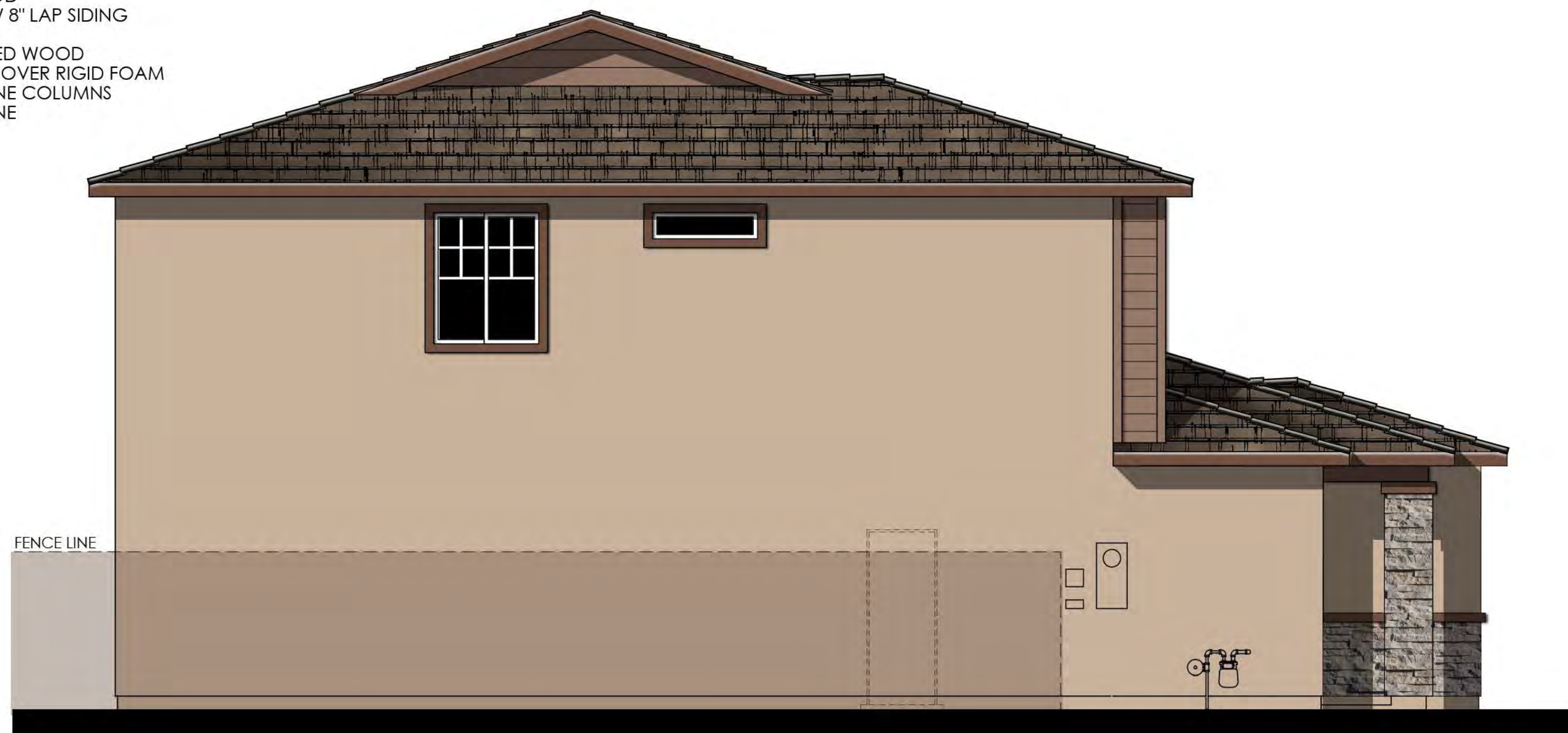
RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ 8" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
PORCH:	LIMESTONE COLUMNS
VENEER:	LIMESTONE



LEFT

COLOR SCHEME 1

PLAN 4528 "C"
COASTAL ELEVATIONS





RIGHT



REAR

COLOR SCHEME 1

PLAN 4528 "C"
COASTAL ENHANCED ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA

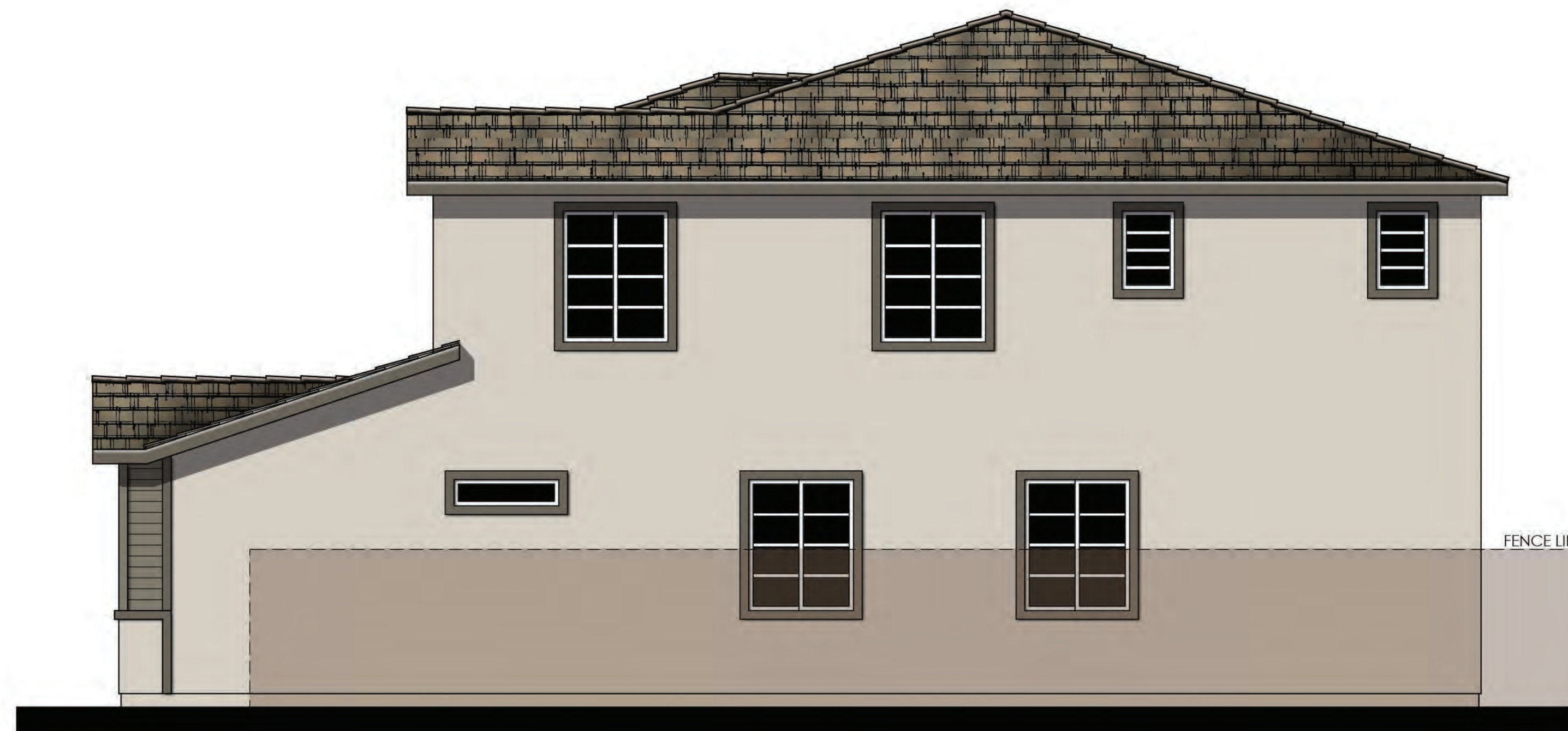




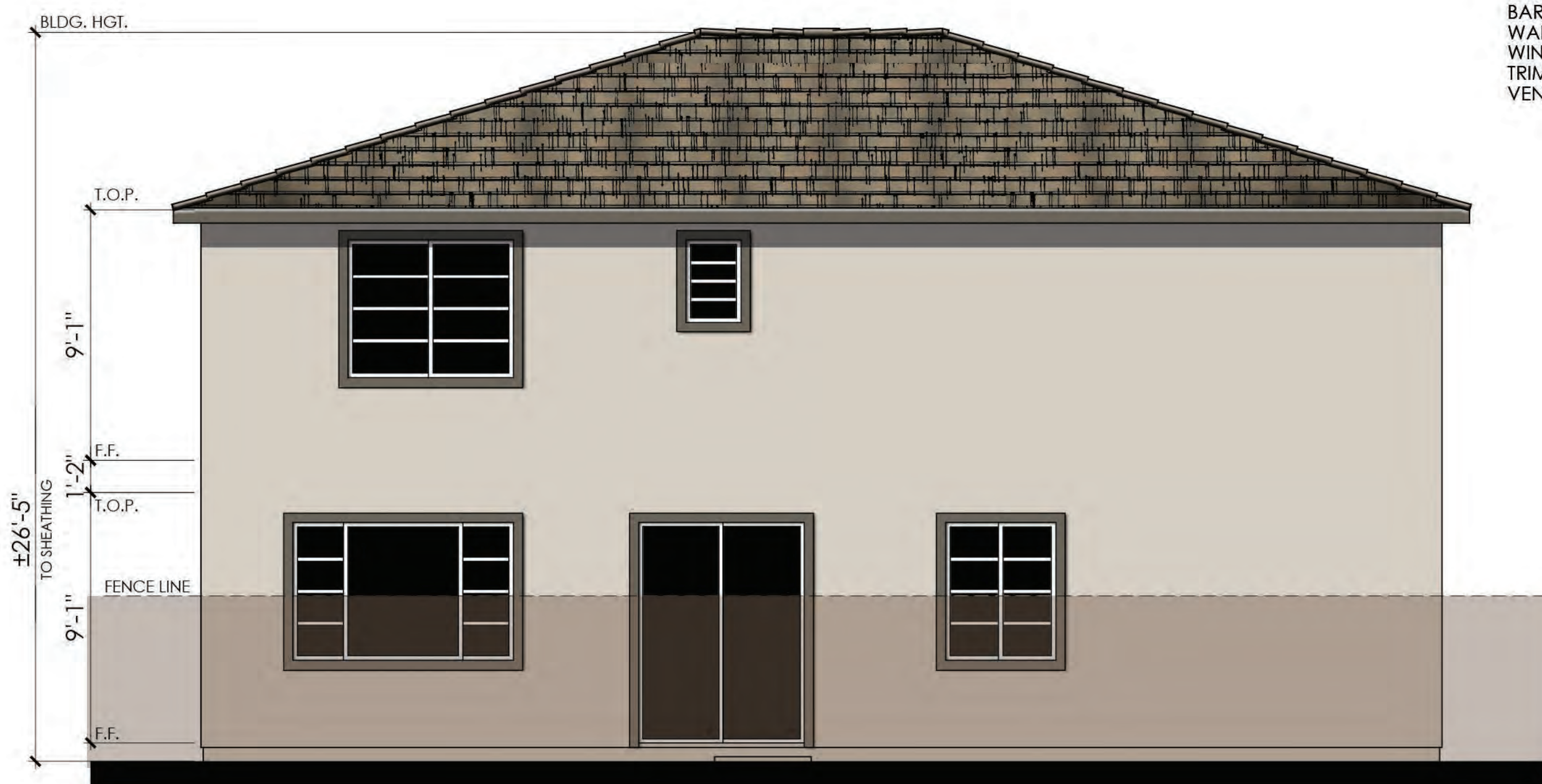
© 2021 Kevin L. Crook Architect, Inc.

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

FRONT



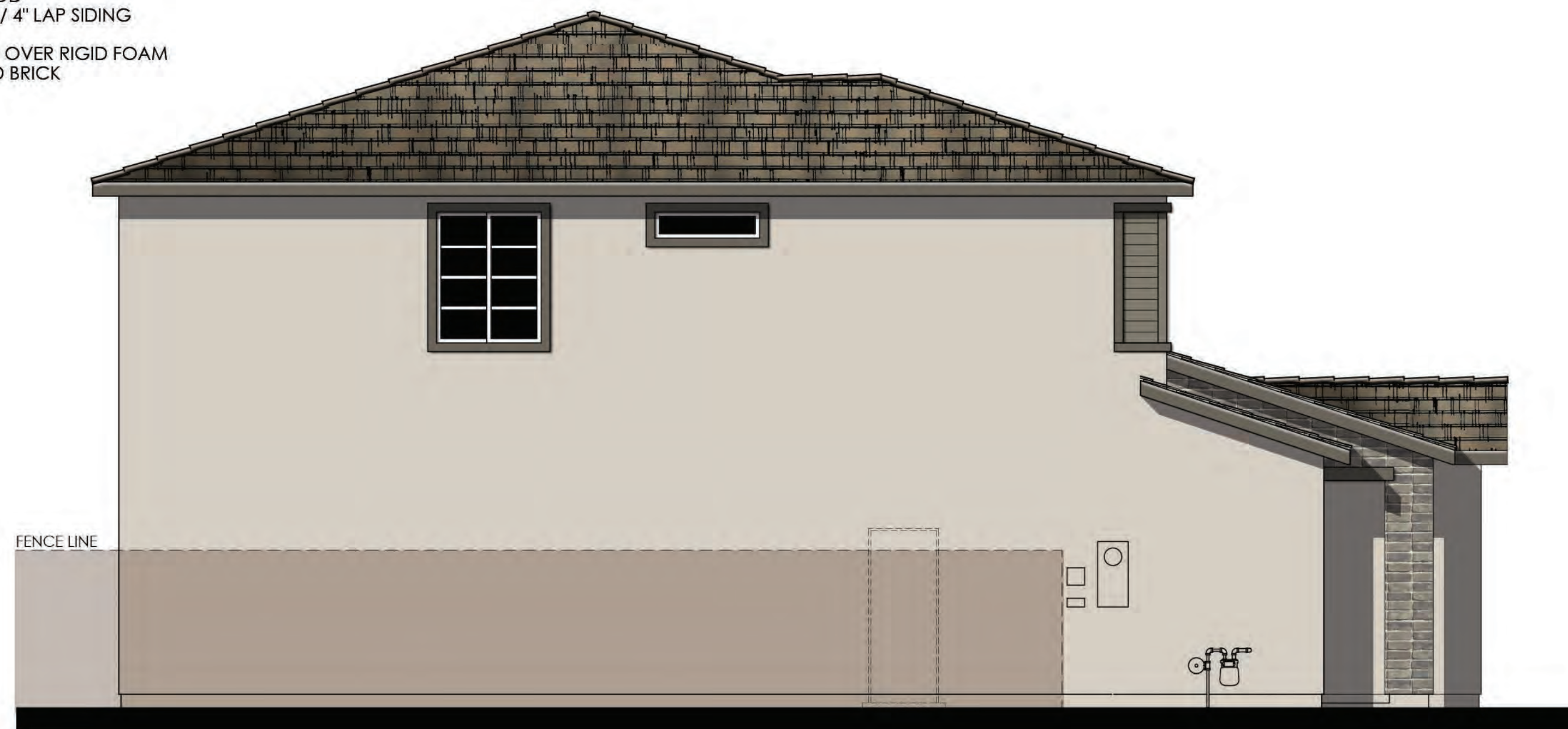
RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOW
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ 4" LAP SIDING
 - WINDOWS: VINYL
 - TRIM: STUCCO OVER RIGID FOAM
 - VENEER: STACKED BRICK



LEFT

COLOR SCHEME 5

PLAN 4528 "D"
CONTEMPORARY ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA





RIGHT



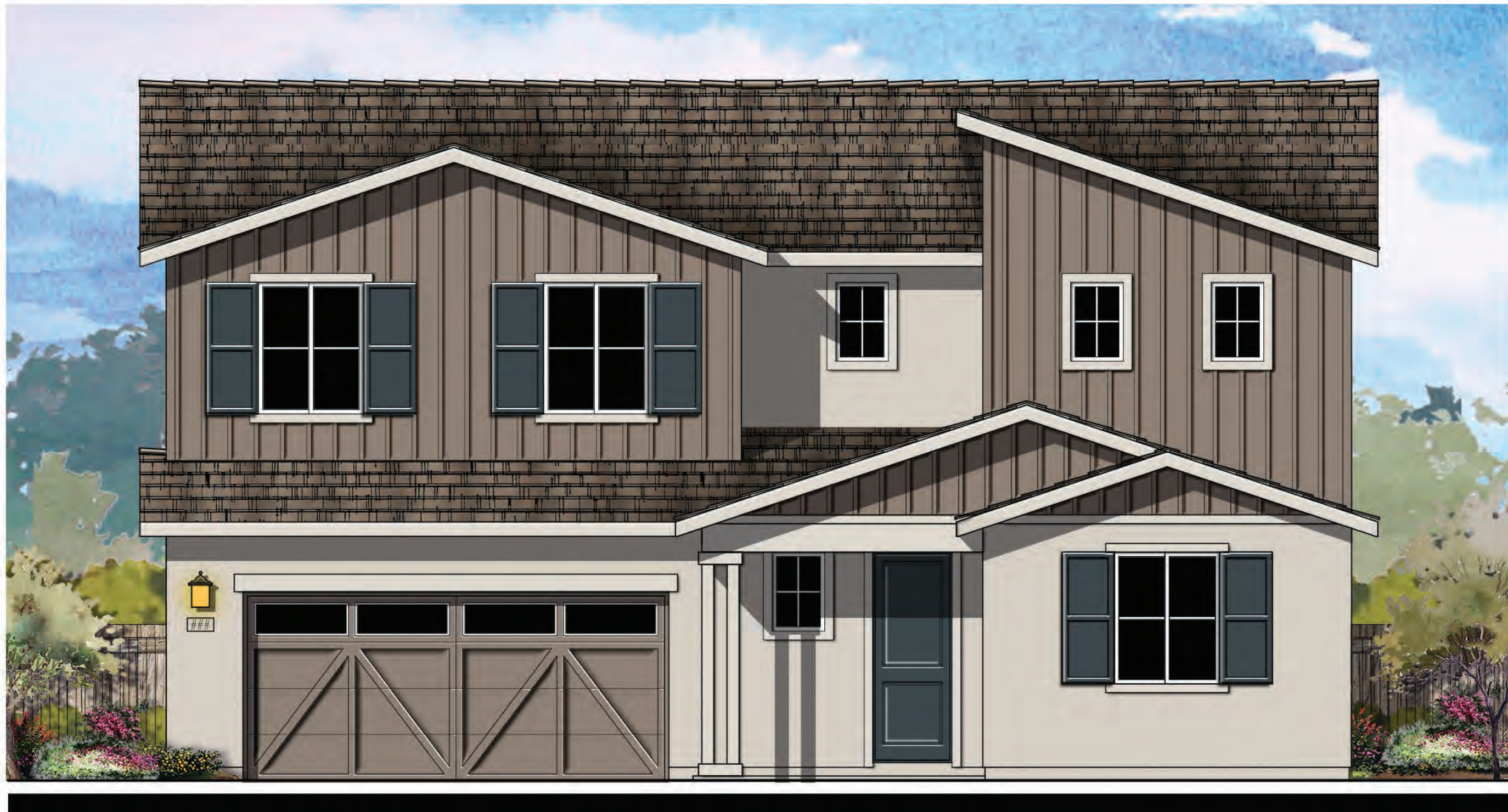
REAR

COLOR SCHEME 5

PLAN 4528 "D"
CONTEMPORARY ENHANCED ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA





© 2022 Kevin L. Crook Architect, Inc.

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

FRONT



RIGHT

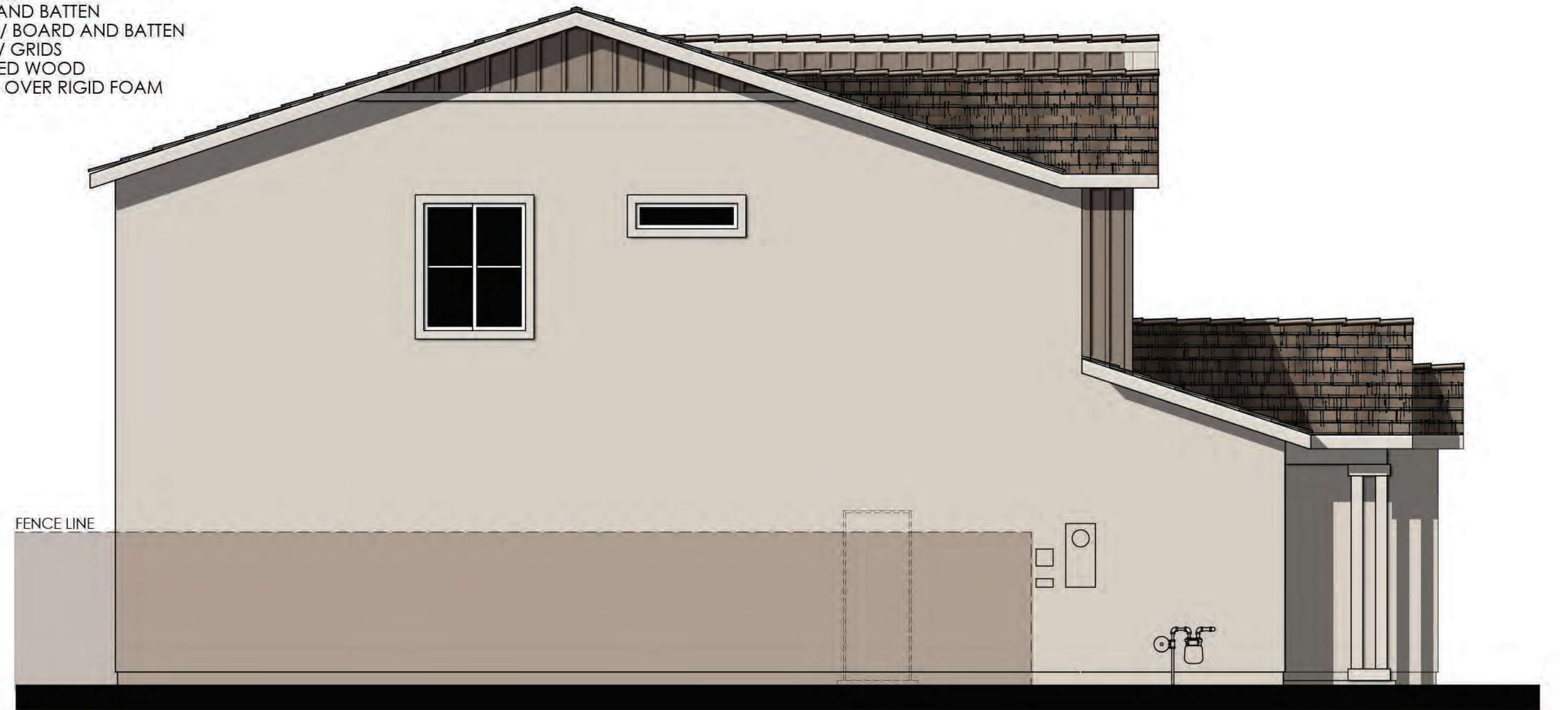


REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO/ BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM

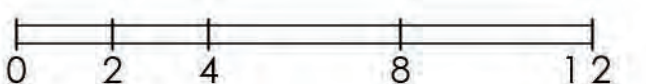
COLOR SCHEME 30



LEFT

PLAN 4528 "E"
MODERN FARMHOUSE ELEVATIONS

MAGNOLIA RANCH
EASTVALE, CA





RIGHT



REAR

COLOR SCHEME 9

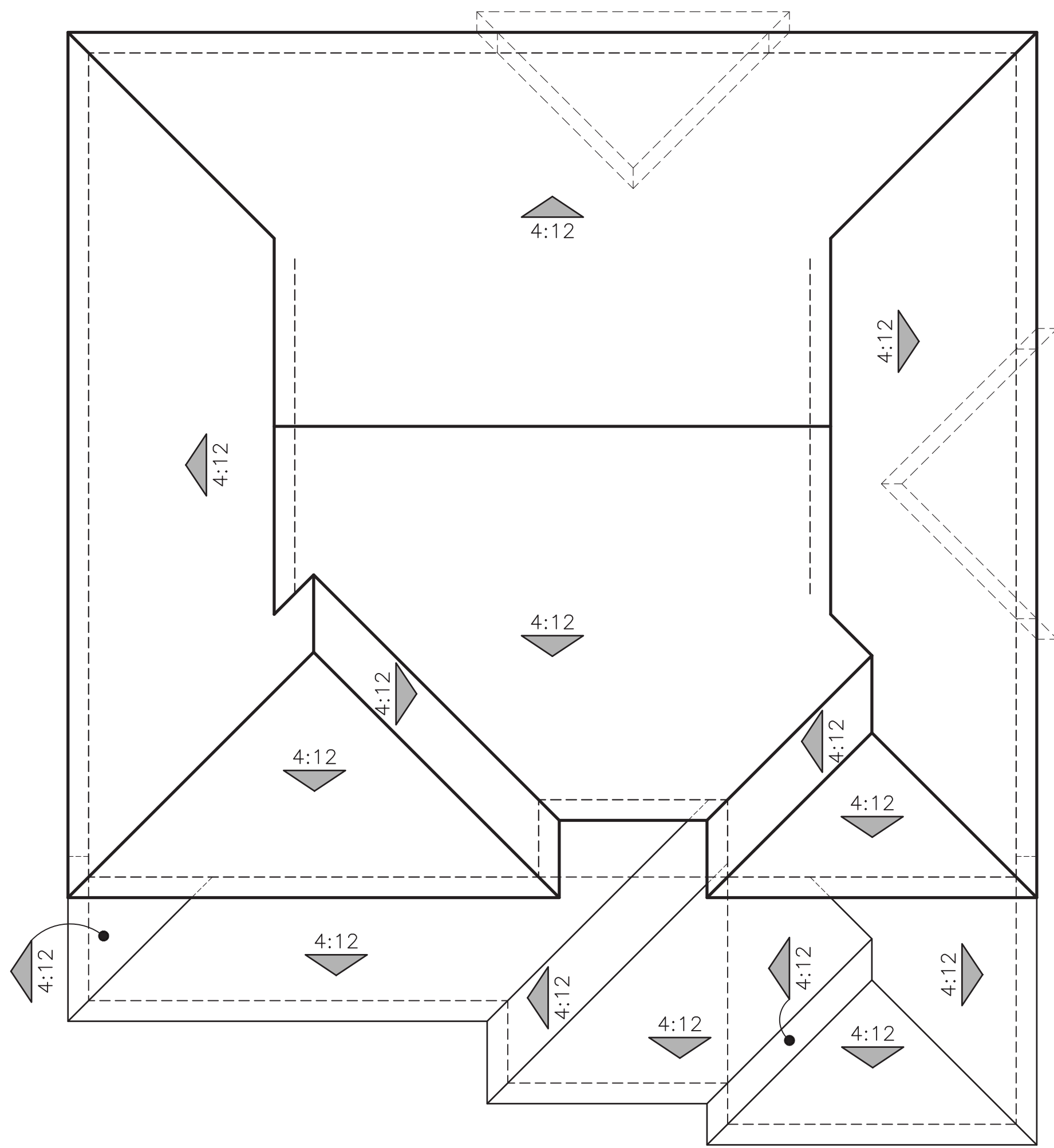
PLAN 4528 "E"

MODERN FARMHOUSE ENHANCED ELEVATIONS

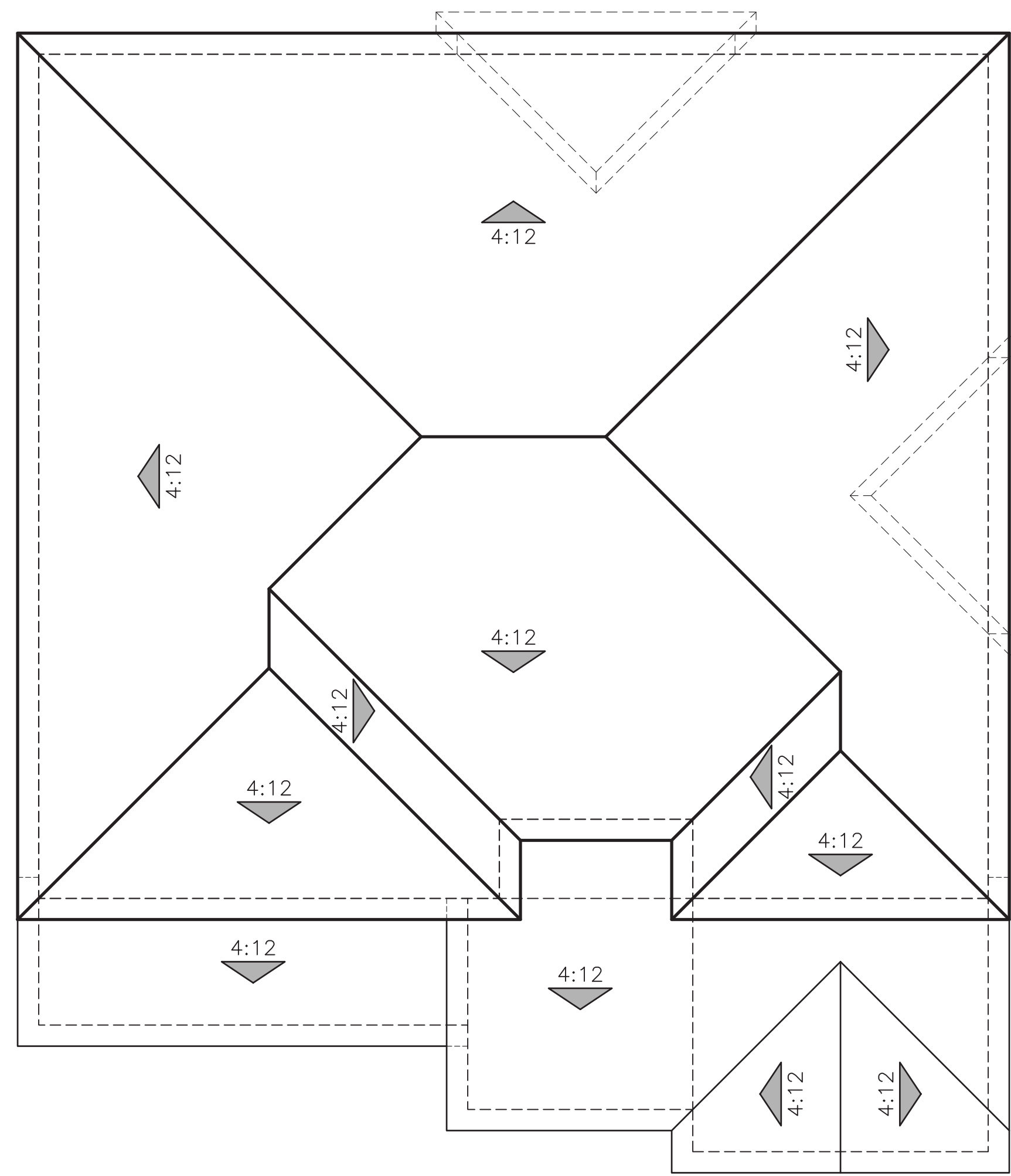
MAGNOLIA RANCH

EASTVALE, CA

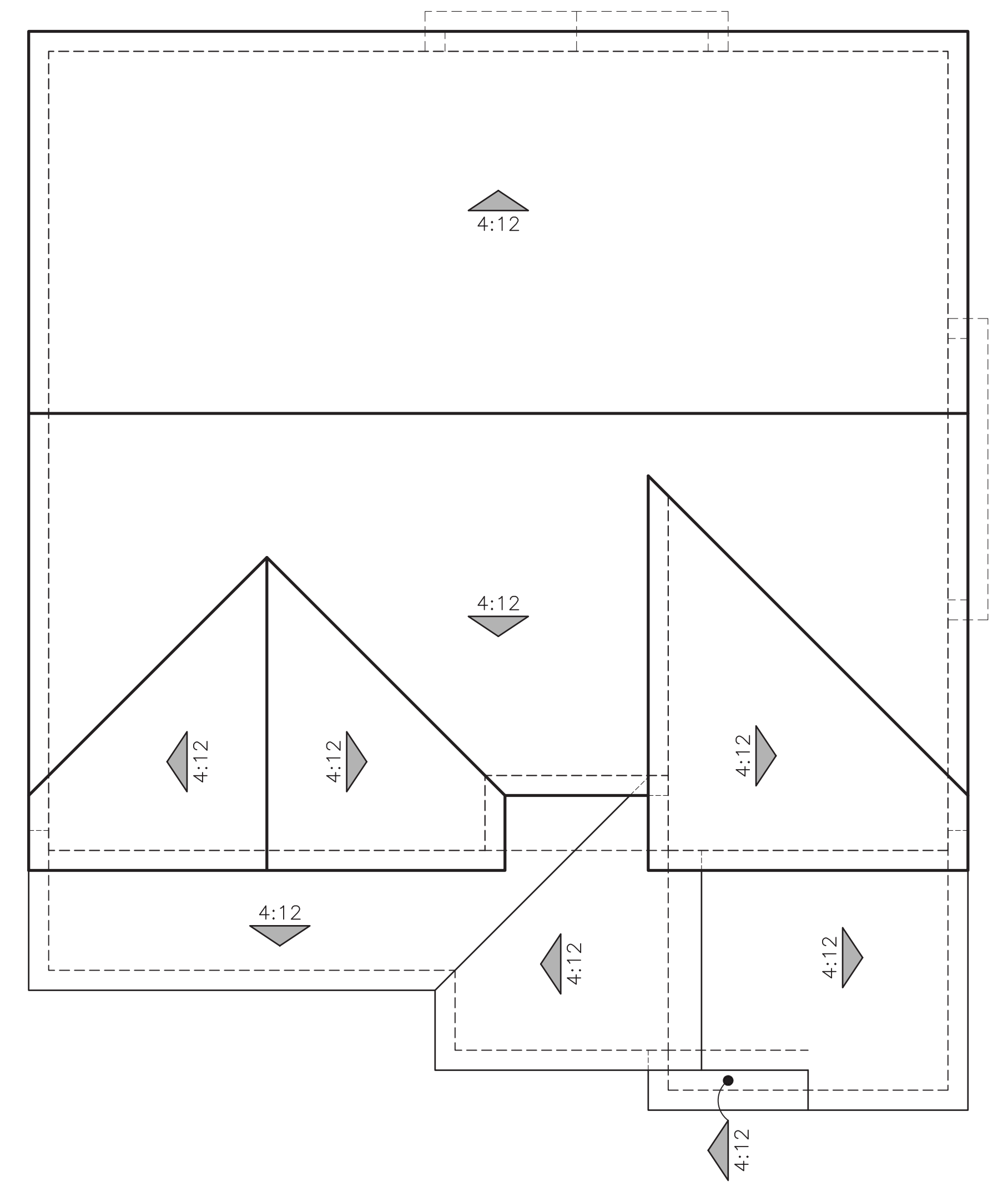




"C" - COASTAL

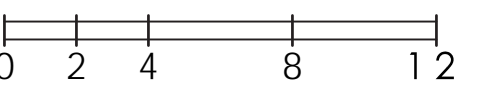


"D" - CONTEMPORARY



"E" - MODERN FARMHOUSE

ROOF PLANS
PLAN 4528



MAGNOLIA RANCH
EASTVALE, CA

JOB #: 20105B
CREATED: 11/3/2021
Planning Rev: 8/16/2023

"C" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
COASTAL			
STUCCO	1608	1547	1617
STUCCO PAINT MATCH**	SW6100 PRACTICAL BEIGE	SW6121 WHOLE WHEAT	SW9092 ICED MOCHA
FASCIA / TRIM	SW6068 BREVITY BROWN	SW6160 BEST BRONZE	SW9115 COWBOY BOOTS
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW6067 MOCHA	SW6159 HIGH TEA	SW9122 DRIED EDAMAME
FRONT DOOR / SHUTTERS	SW6020 MAROON	SW0012 EMPIRE GOLD	SW7710 BRANDYWINE
ROOF: FLAT SLATE	1FACS3233	1FECY4072	1FECY4071
SAXONY 900	BROWN BLEND	SAHARA QUARTZ BLD	OCEAN JASPER BLD
STONE: EUROPEAN LEDGE	COTTONWOOD	LINEN	IRON MILL

STUCCO:	OMEGA
PAINT:	PPG PAINTS
ROOF:	NEWPOINT WESTLAKE
veneER:	ELDORADO
GROUT:	ORCO or EQUAL

"D" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
CONTEMPORARY			
STUCCO	1515	1507	1559
STUCCO PAINT MATCH**	SW7638 JOGGING PATH	SW7632 MODERN GRAY	SW6079 DIVERSE BEIGE
FASCIA / TRIM	SW7645 THUNDER GRAY	SW7047 PORPOISE	SW7505 MANOR HOUSE
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7743 MOUNTAIN ROAD	SW7046 ANONYMOUS	SW6004 MINK
FRONT DOOR	SW6221 MOODY BLUE	SW2854 CARIBBEAN CORAL	SW2838 POLISHED MAHOGANY
ROOF: FLAT SLATE	1FECY4070 SEA PEARL BLEND	1FECY0300 BRONZE PEARL BLD	1FACS7002 CHERRYWOOD
BRICK: STACK BOND INSTALLATION	TUNDRA CHALKDUST	TUNDRA ASHLAND	TUNDRA HARTFORD
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"E" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
FARMHOUSE			
STUCCO	1572	1557	1528
STUCCO PAINT MATCH**	SW7757 HIGH REFLECTIVE WT	SW7573 EAGLET BEIGE	SW7632 MODERN GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7551 GREEK VILLA	SW7628 WINDFRESH WHITE
BOARD & BATTEN SIDING / GARAGE DR	SW2821 DOWNING STONE	SW7740 MESSENGER BAG	SW6074 SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6373 HARVESTER	SW7625 MOUNT ETNA
ROOF: FLAT SHAKE	1FBCJ1430 CHARCOAL BLEND	1FBCJ0198 DUNES TAN	1FBCJ3181 SMOKEY TOPAZ BLD



WRITTEN COLOR SCHEMES

MAGNOLIA RANCH
EASTVALE, CA

08/22/2023

A-17

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

#20105

COASTAL
SCHEME #1



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS



STONE



MAGNOLIA RANCH
EASTVALE, CA

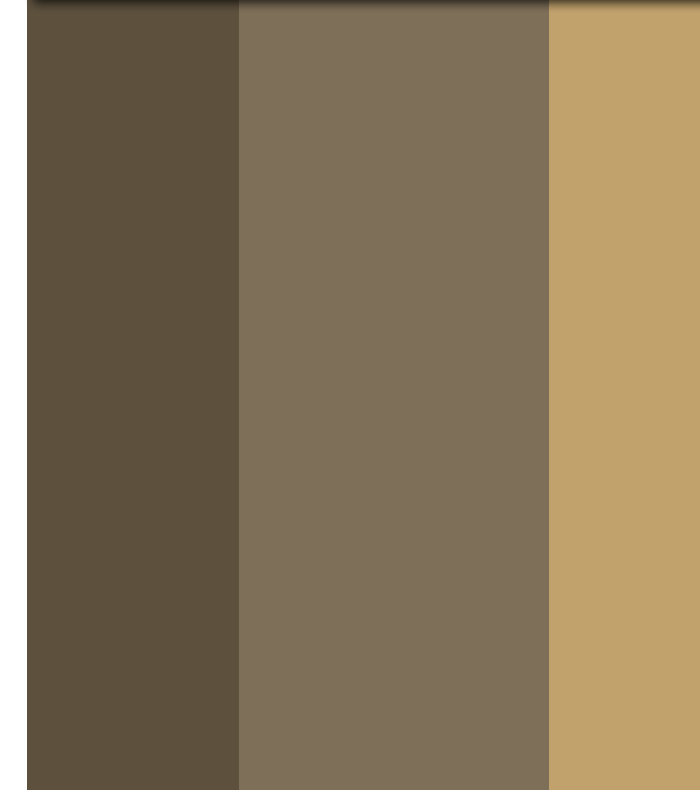
Kevin L. Crook
Architect
Inc
#20105
AUG. 21, 2023
PLANNING + ARCHITECTURE

COASTAL
SCHEME #2



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS



STONE



MAGNOLIA RANCH
EASTVALE, CA

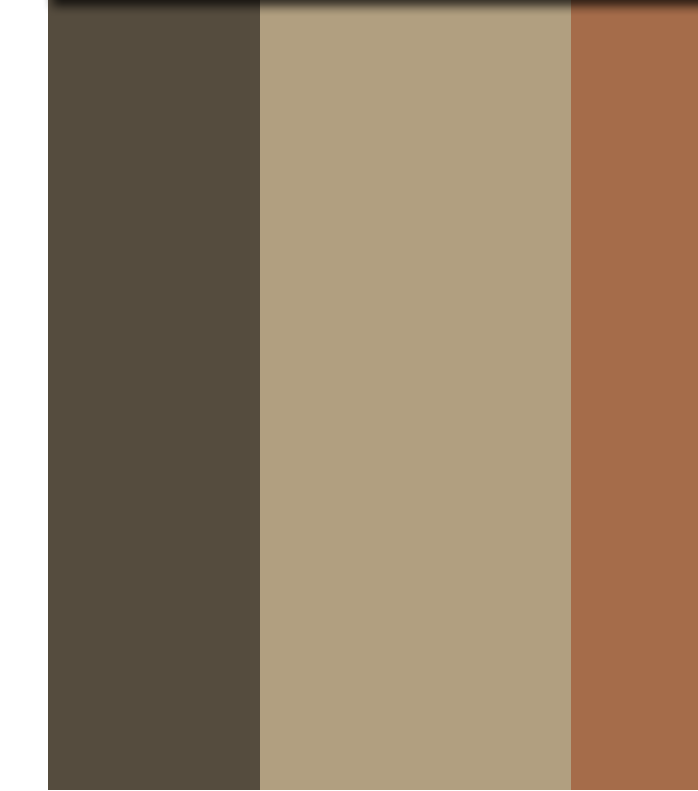
Kevin L. Crook
Architect
Inc
#20105
AUG. 21, 2023
PLANNING + ARCHITECTURE

COASTAL
SCHEME #3



STUCCO BODY

ROOF



FASCIA / TRIM

LAP SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS



STONE



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 21, 2023
PLANNING + ARCHITECTURE

COLOR BOARDS - "C" COASTAL

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



MAGNOLIA RANCH
EASTVALE, CA

08/22/2023

A-18



#20105

CONTEMPORARY
SCHEME #4



FASCIA / TRIM
LAP SIDING /
CORNER BOARDS /
GARAGE DOOR
FRONT DOOR
BRICK



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #5



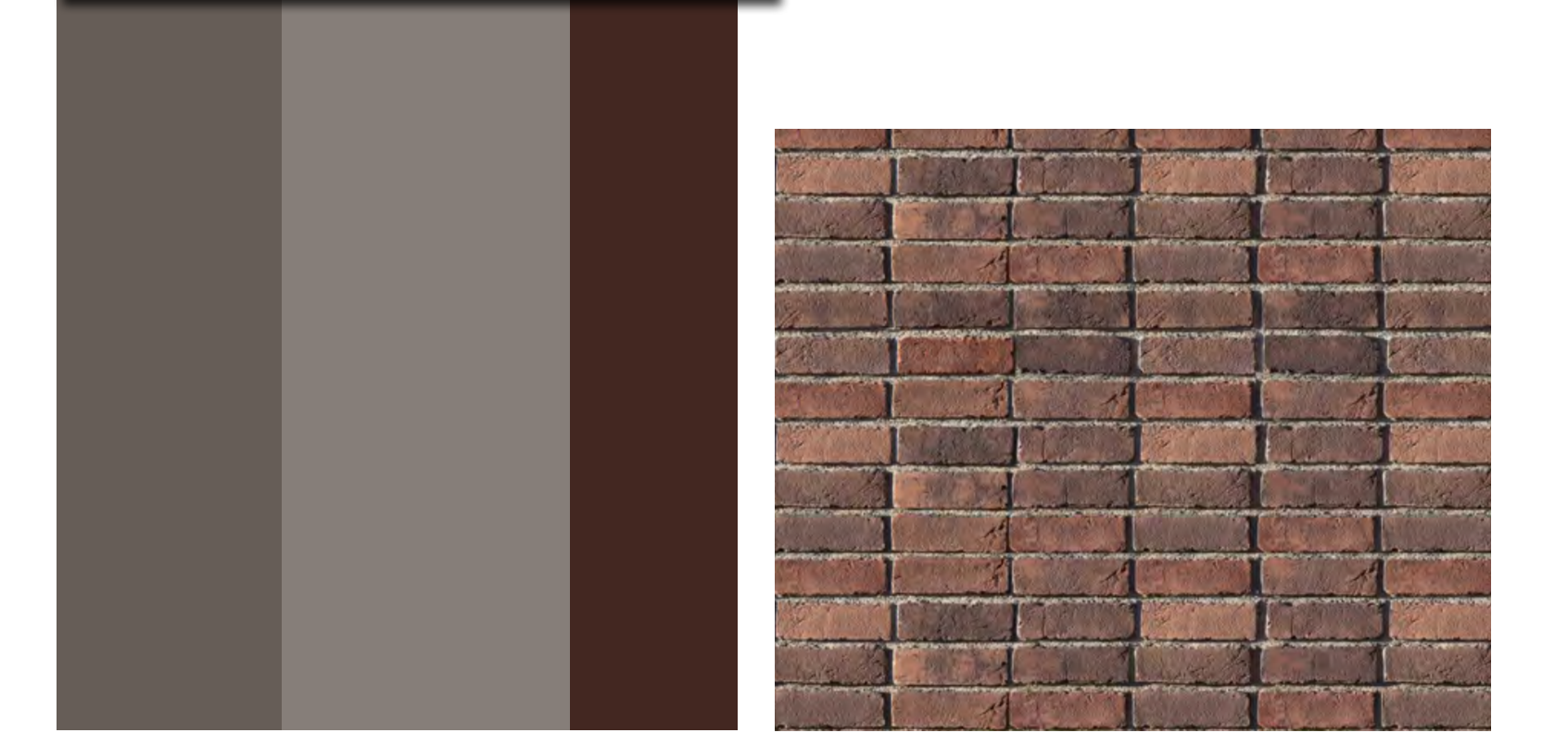
FASCIA / TRIM
LAP SIDING /
CORNER BOARDS /
GARAGE DOOR
FRONT DOOR
BRICK



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

CONTEMPORARY
SCHEME #6



FASCIA / TRIM
LAP SIDING /
CORNER BOARDS /
GARAGE DOOR
FRONT DOOR
BRICK



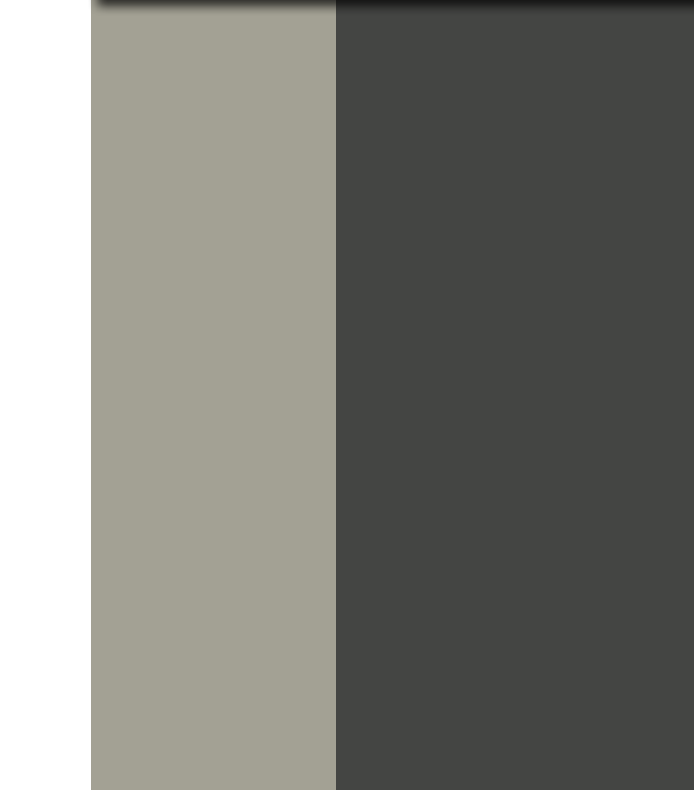
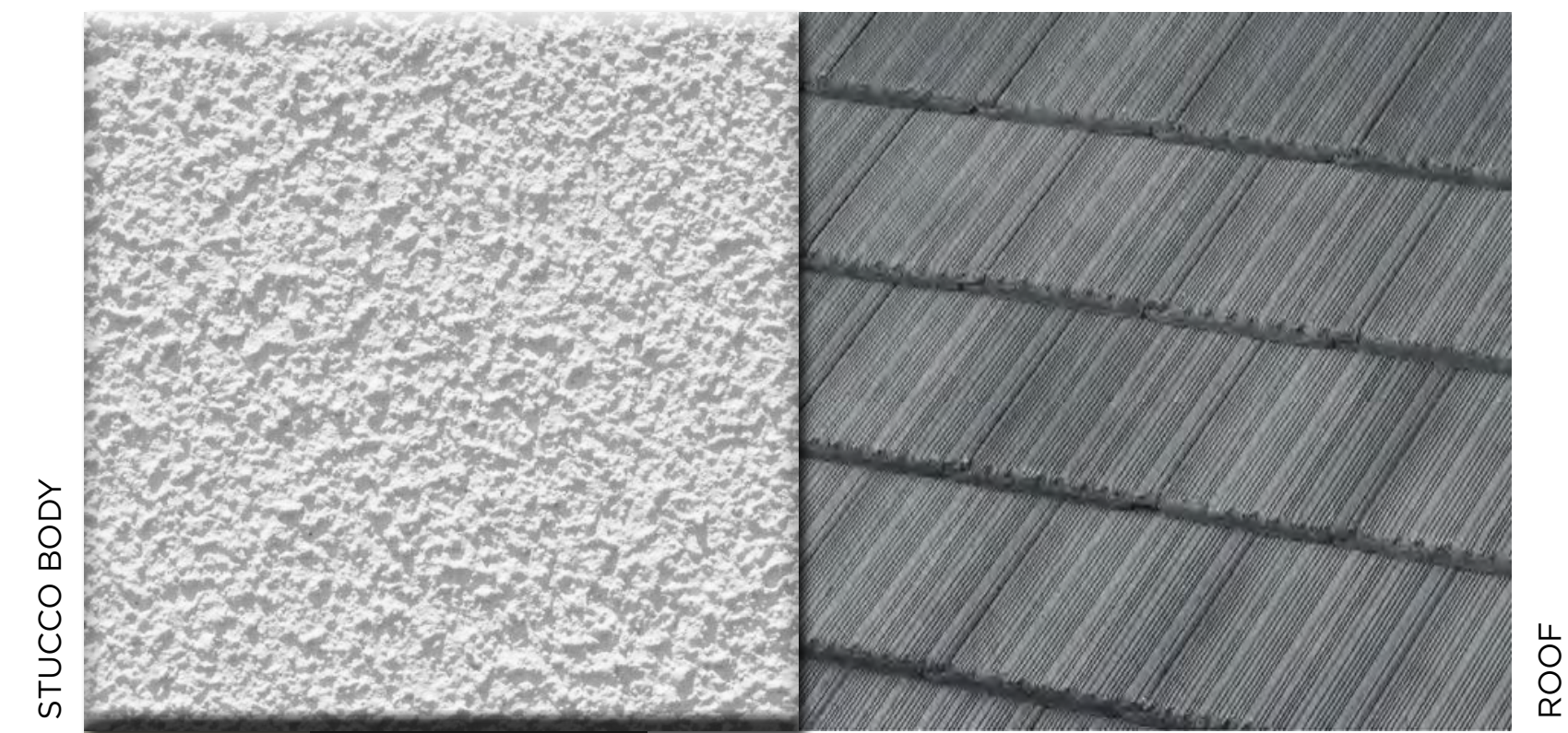
MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

COLOR BOARDS - "D" CONTEMPORARY

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

MODERN FARMHOUSE
SCHEME #7



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

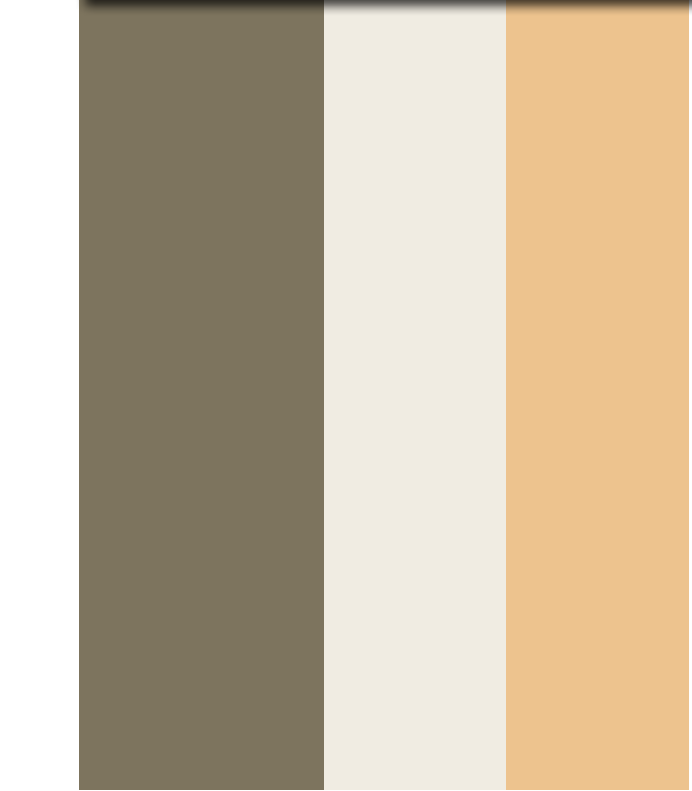
FRONT DOOR /
SHUTTERS



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

MODERN FARMHOUSE
SCHEME #8



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

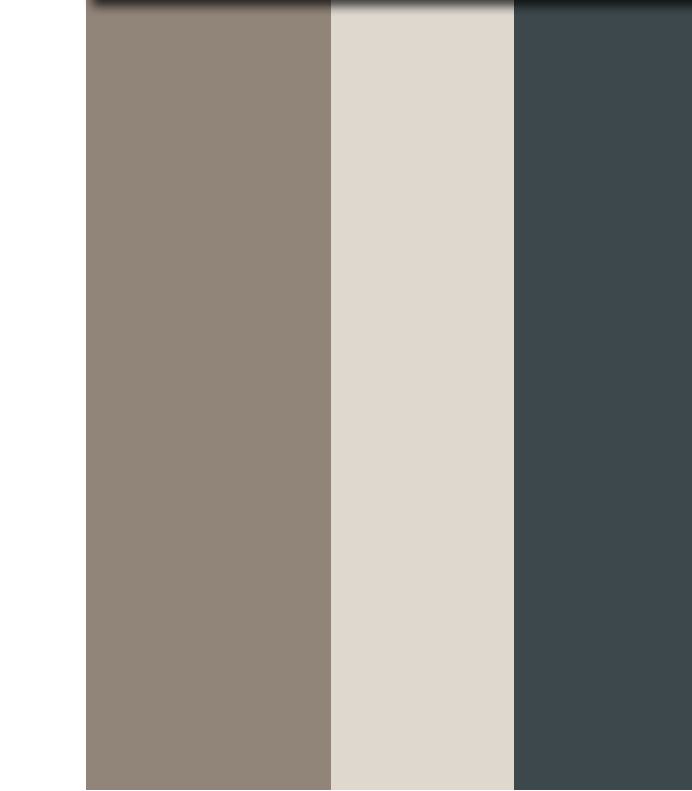
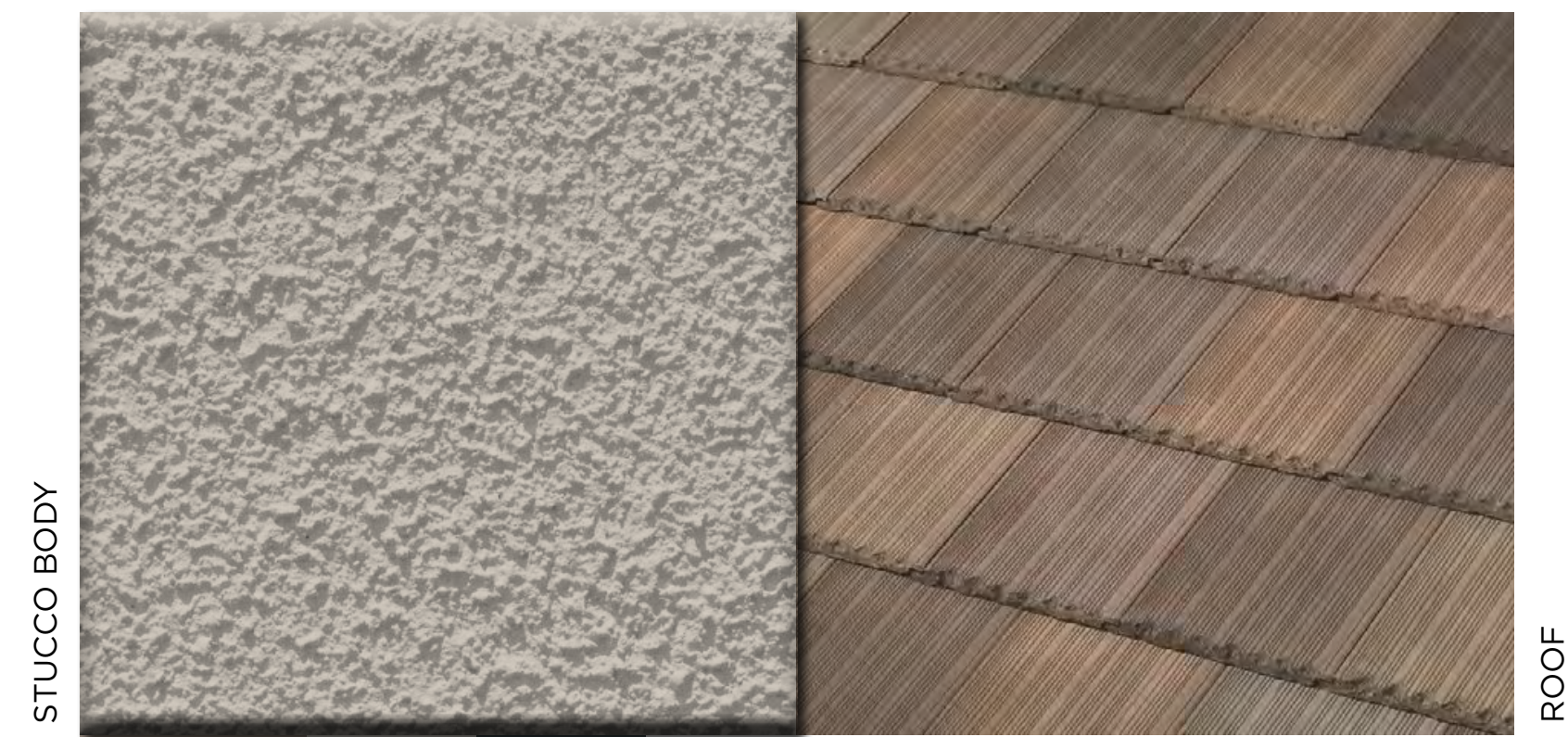
FRONT DOOR /
SHUTTERS



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

MODERN FARMHOUSE
SCHEME #9



BOARD & BATTEN
SIDING /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS



MAGNOLIA RANCH
EASTVALE, CA

Kevin L. Crook
Architect
Inc
#20105
AUG. 17, 2023
PLANNING + ARCHITECTURE

COLOR BOARDS - "E" MODERN FARMHOUSE

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