

PLOT PLAN NO. 13-0082

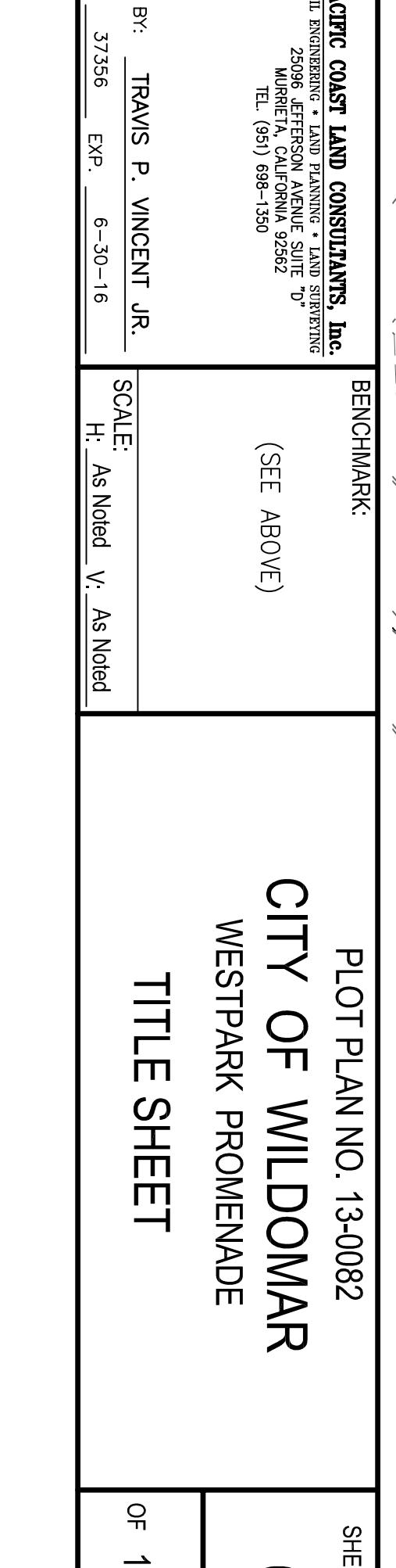
CITY OF WILDOMAR, CALIFORNIA

TRACT 3015 MB. 42327-41

(R-1) EXIST. BASIN

EXIST. R/W

FUEL LINE BS.



DEVELOPER/APPLICANT	
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC	
6201 OAK CANYON, SUITE 200	
IRVINE, CA 92618	
(949) 270-7800	
ENGINEER:	
PACIFIC COAST LAND CONSULTANTS, INC.	
25030 JEFFERSON AVENUE, SUITE "D"	
MURRIETA, CA 92582	
TELEPHONE NO.: (951) 698-1350	
FAX NO.: (951) 698-8657	
CONTRACT: JEI KIM	
ASSESSOR PARCEL NUMBER	
376-410-013, 376-410-023 & 376-410-025	
GENERAL NOTES:	
1. PREPARED: JANUARY 2016	
2. THOMAS BROS. : 2006 PG 897, F7	
3. EXISTING ZONING : SCENIC HIGHWAY COMMERCIAL (CPS)	
4. PROPOSED ZONING : COMMERCIAL OFFICE (CO) & SCENIC HIGHWAY COMMERCIAL (CPS)	
5. EXISTING LAND USE : COMMERCIAL OFFICE (CO)	
6. PROPOSED LAND USE : VERY HIGH DENSITY RESIDENTIAL (MDR) & COMMERCIAL RETAIL (CR)	
7. PROPOSED ACREAGE : 2.06± AC GROSS	
8. F.E.M.A. PANEL NO. : 21056 (ZONE X)	
9. TENTATIVE MAP INCLUDES THE ENTIRE CONTINUOUS OWNERSHIP OF THE LAND DIVIDER.	
PROJECT INFORMATION:	
TOTAL BUILDING SQ. FT.	
POD-1/PARCEL 1	18,354 SF.
POD-2/PARCEL 2	246,547 SF.
POD-3/PARCEL 3	113,384 SF.
AREA DENSITY CALCULATIONS	
COMMON AREA	
POD-1/PARCEL 1	A2, B & M
POD-2/PARCEL 2	V
POD-3/PARCEL 3	R2
TYPE OF CONSTRUCTION:	
INDIVIDUAL UNITS:	2 RESTAURANT (16,000 SF)
	124 UNITS
	67 UNITS
INDIVIDUAL UNITS:	RETAIL (17,354 SF)
	MAJOR RETAIL (85,000 SF)
GRAND-TOTAL AREA	
PARKING 27,640 AC.	
POD-1/PARCEL 1 POD-2/PARCEL 2 POD-3/PARCEL 3	
REQUIRED	756
PROVIDED	797
ENCLOSED RESIDENTS ONLY	322
GUESTS/PUBLIC	165
CLEAN AIR	134
LOADING ZONE	27
GRAND TOTAL PARKING	322
TWO WORKING DAYS BEFORE YOU DIG	
TOLL FREE 1-800-227-2600	
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	

The private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

The accuracy and acceptability of the design herein, in the event of

discrepancies arising after city acceptance or during construction,

shall be the responsibility of the engineer.

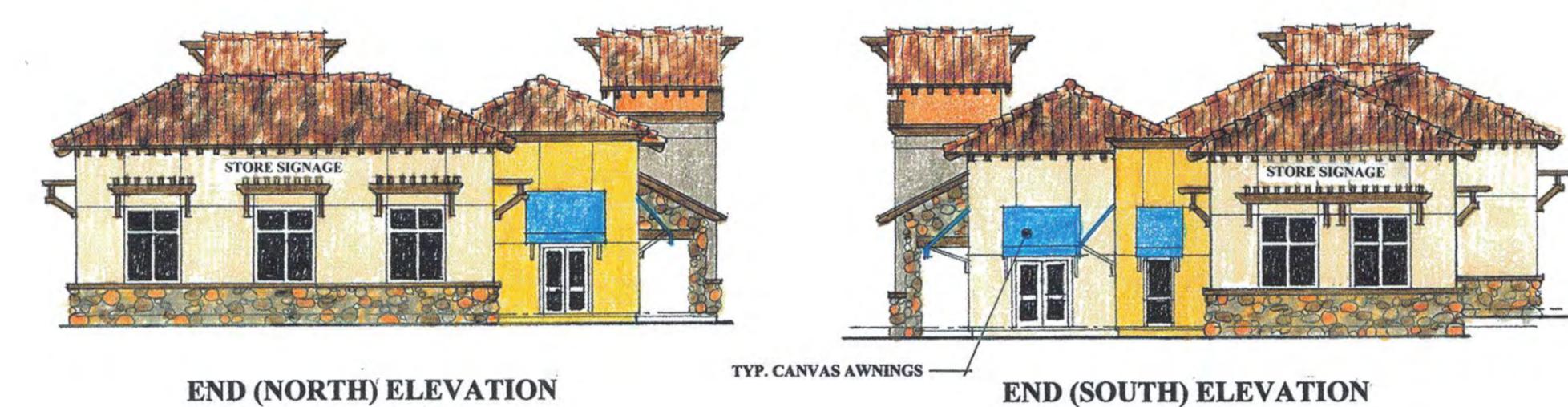
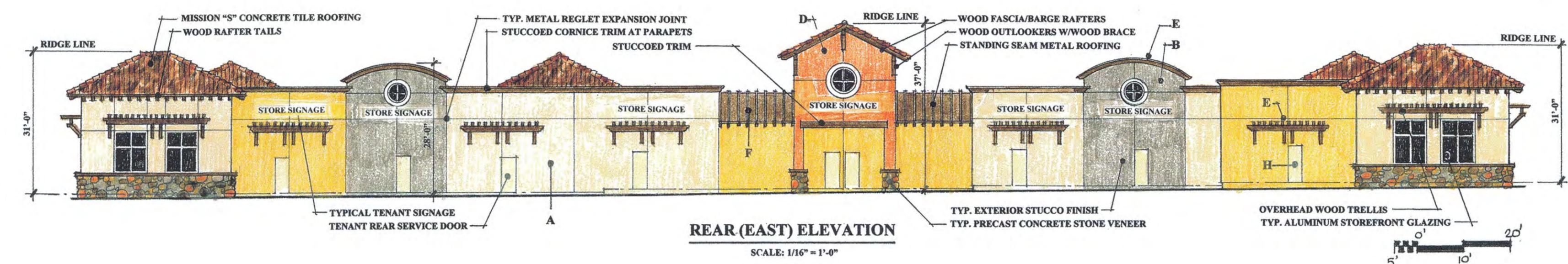
DISCLAIMER: THE PRIVATE ENGINEER IS NOT AN ATTORNEY.

DISCLAIMER: THE PRIVATE ENGINEER IS NOT AN ATTOR

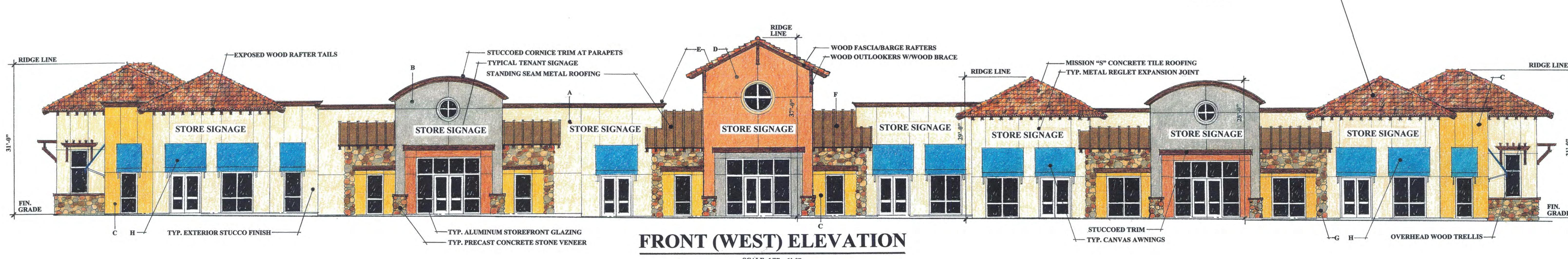
ATTACHMENT K

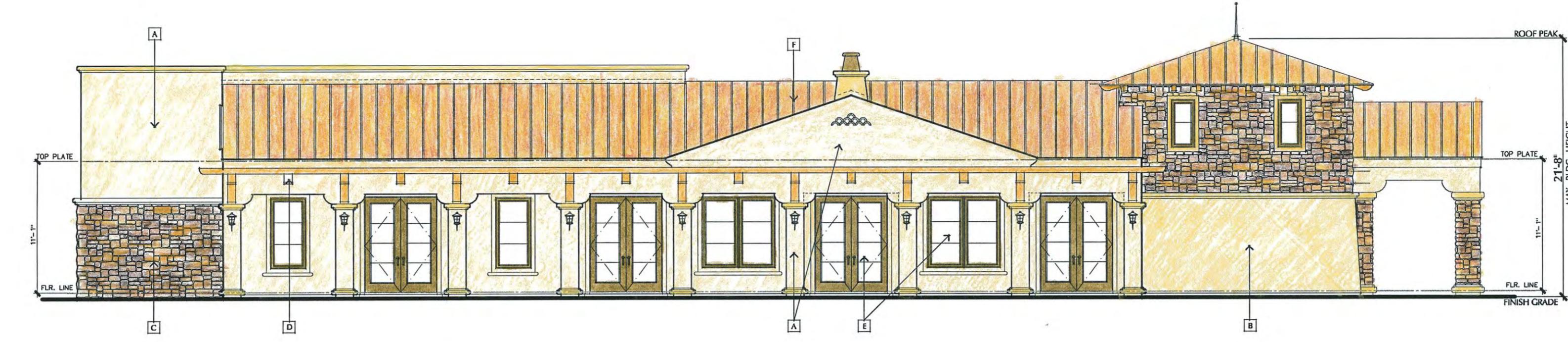
Westpark Architectural Plans-Commercial Retail

WESTPARK PROMENADE RETAIL BUILDING



Product No. 3645
Name: Sunrice Blend
Description: Terracotta Brown Blend
Color Family: Terracotta



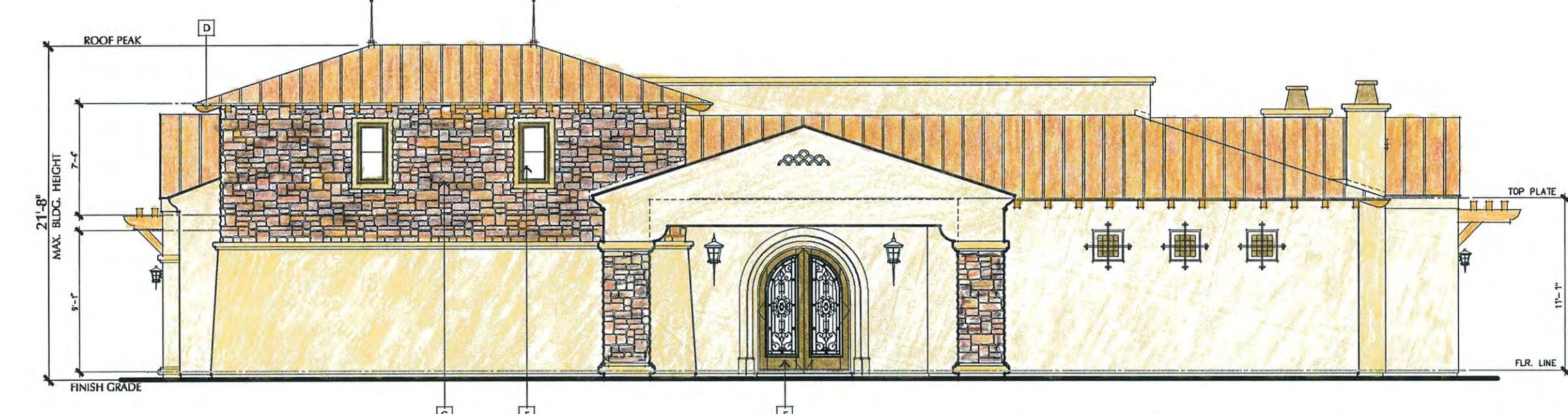


FRONT ELEVATION

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

Single Story Restaurants 8,000 s.f. each X 2 =
Parking Areas 3,870 s.f. X 2 Restaurants =
Employee parking required at 1 space/2 employees

000 S.F.
172 Spaces



RIGHT ELEVATION

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



REAR ELEVATION

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

WESTPARK PROMENADE POD 1 COLORS

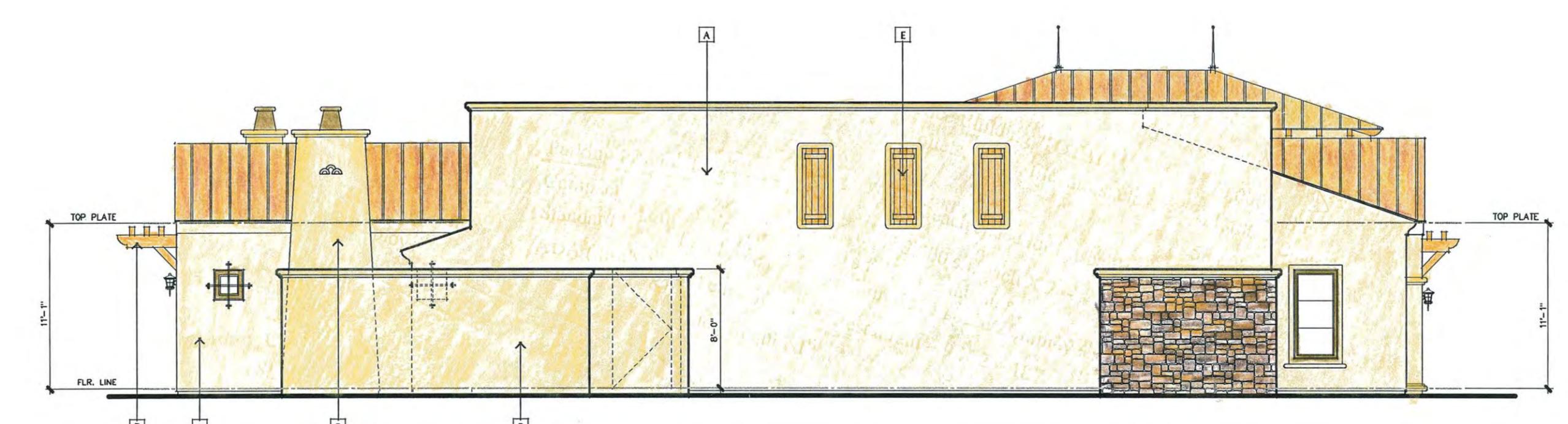
The Centre at Westpark Promenade
Restaurant One

Stucco: Main Body Color : MERLEX P-70 Vanilla
Stucco Accent Furrouts, Stucco
Fascia : MERLEX P-782 Beechwood

Stone Veneer : ELDORADO STONE 'Camb
Cliffstone
Wood Trim, Trellis, Door & Window Trim,

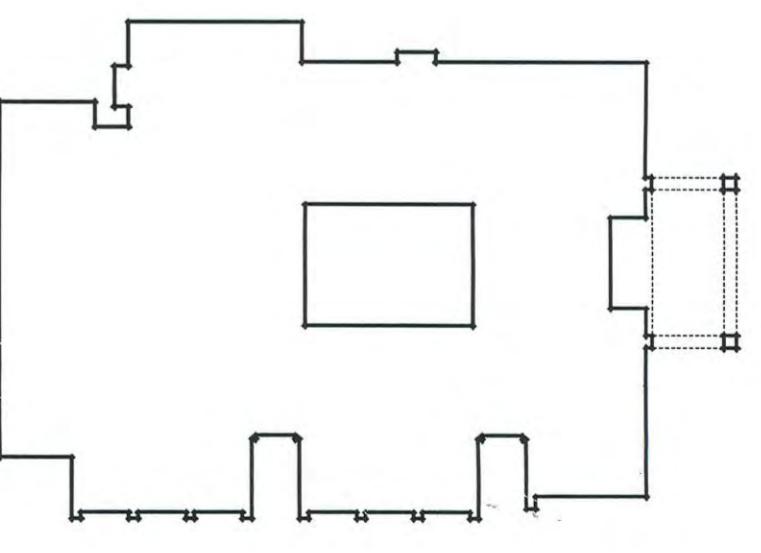
Entry Doors, French Doors, Windows
Shutters : PITTSBURGH PPG PAINTS
LRV 17 Chewy Caramel

Roofing : STANDING SEAM METAL ROOF
"WHIRLWIND" Weather Guard Panels



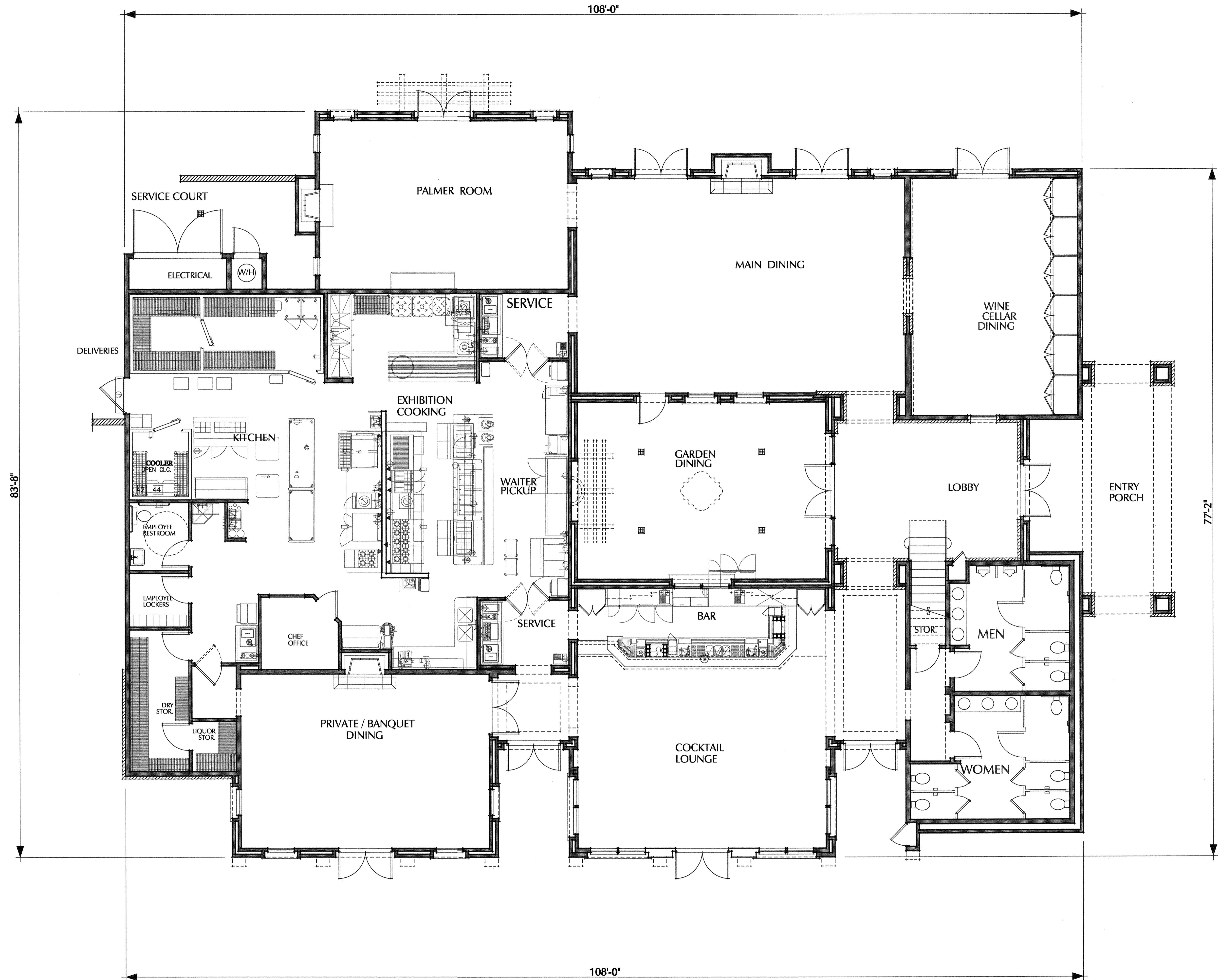
LEFT ELEVATION

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



KEY PLAN

17



FLOOR PLAN

FLOOR: 7,581 SQ. FT.

108'-0"

SCALE: 3/16" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

THIS POD IS A COMMERCIAL CENTER WHICH WILL FEATURE A SINGLE STORY "BIG BOX" RETAILER. ALONG WITH THE RETAILER WILL BE A SINGLE STORY 17,000 SQ. FT. NEIGHBORHOOD SHOPPING CENTER IN A TRANSITIONAL STYLE.

THE SECOND PORTION OF THE SITE WILL FEATURE 2 SEPARATE RESTAURANT BUILDINGS. EA. WILL BE A SINGLE STORY STRUCTURE APPROXIMATELY 8,000 S.F. THE STYLES DEFINED ARE THE FOLLOWING ELEVATIONS WHICH WILL BE CONSISTENT WITH THE OVERALL ARCHITECTURAL THEME OF WESTPARK PROMENADE. ONE WILL FEATURE A STANDING SEAM METAL ROOF, STUCCO WITH WOOD TRIMS, STONE VENEER ACCENTS & FASCIAS AND TRELLIS EMBELLISHMENTS. THE SECOND RESTAURANT IS SUGGESTED AS A MORE TRADITIONAL DESIGN WITH A SHINGLE TILE ROOF, STUCCO WITH WOOD TRIMS, WOOD TRELLIS AND STONE VENEER ACCENTS. THE CENTER AREA OF EACH BUILDING HAS BEEN DESIGNED AND IS SUGGESTED AS AN OPEN PATIO OUTDOOR DINING AREA TO REMIND GUESTS AND RESIDENTS OF WILDOMAR'S "OPEN SKY" POLICY TO FEATURE NIGHT VIEWS OF THE STARS.

ALL PARKING WITHIN THIS POD IS RECIPROCAL AND HAS BEEN DESIGNED WITH ADA EASE OF USE FOR THE DISABLED.

WESTPARK PROMENADE POD ONE COLORS

The Centre at Westpark Promenade
Restaurants & Commercial

RESTAURANT ONE

- A Stucco: Main Body Color : MERLEX P-70 Vanilla
- B Stucco Accent Furrouts, Stucco Fascia : MERLEX P-782 Beechwood
- C Stone Veneer : ELDORADO STONE "Cambria" Cliffstone
- D Wood Trim, Trellis, Door & Window Trim, Wood Eaves : OLYMPIC STAIN 900
- E Entry Doors, French Doors, Windows Shutters : PITTSBURGH PPG PAINTS 317-7 LRV 17 Chewy Caramel
- F Roofing : STANDING SEAM METAL ROOF "WHIRLWIND" Weather Guard Panels
- Roof Overhang : Fascia : 24" Barge : Tight

RESTAURANT PARKING BREAKDOWN

Single Story Restaurants 8,000 s.f. each X 2 =	16,000 S.F.
Dining Areas 3,870 s.f. X 2 Restaurants =	172 Spaces
Employee parking required at 1 space/2 employees	
(18) employees per Restaurant = 9 X 2 = 18	18 Spaces
Parking Required	190 Spaces

ADKVAS
G R O U P
DESIGNERS & PLANNERS 647 CAMINO DE LOS MARES • SUITE 206 • SAN CLEMENTE, CA 92673 • (949) 240 6591

WESTPARK PROMENADE POD # 1

DEVELOPED BY: GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
THE CENTRE AT WESTPARK PROMENADE
SHOPPING CENTER & RESTAURANTS
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE

POD 1
RESTAURANT #1
FLOOR PLAN & NOTES

REVISIONS

18
SHEET NO

plot date: 2/24/2016

THE SECOND PORTION OF THE SITE WILL FEATURE 2 SEPARATE RESTAURANT BUILDINGS. EA. WILL BE A SINGLE STORY STRUCTURE OF APPROXIMATELY 8,000 S.F. THE STYLES DEPICTED ARE SUGGESTED ELEVATIONS WHICH WILL BE CONSISTENT WITH THE OVERALL ARCHITECTURAL THEME OF WESTPARK PROMENADE. ONE WILL FEATURE A STONED/STUCCO MEDIUM STUCCO WITH WOOD TRIMS, STONE VENEER ACCENTS & FASCIA'S AND TRELLIS EMBELLISHMENTS. THE SECOND RESTAURANT IS SUGGESTED AS A MORE TRADITIONAL DESIGN WITH A SHINGLED TILE ROOF, STUCCO WITH WOOD TRIMS, WOOD TRELLIS AND STONE VENEER ACCENTS. THE CENTER AREA OF EACH BUILDING HAS BEEN DESIGNED AND IS SUGGESTED AS AN OPEN PATIO OUTDOOR DINING AREA TO REMIND GUESTS AND RESIDENTS OF WILDMAR'S "OPEN SKY" POLICY TO FEATURE NIGHT VIEWS OF THE STARS.

ALL PARKING WITHIN THIS POD IS RECIPROCAL AND HAS BEEN DESIGNED WITH ADA EASE OF USE FOR THE DISABLED.



FRONT ELEVATION

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

Single Story Restaurants 8,000 s.f. each X 2 =
Dining Areas 3,870 s.f. X 2 Restaurants =
Employee parking required at 1 space/2 employees

16,000 S.F.
172 Spaces

(18) employees per Restaurant = 9 X 2 = 18

18 Spaces



LEFT ELEVATION

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



REAR ELEVATION

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

WESTPARK PROMENADE POD #1 COLORS
The Centre at Westpark Promenade

Restaurant Two

A Stucco: Main Body Color : MERLEX P-734 Irish Creme

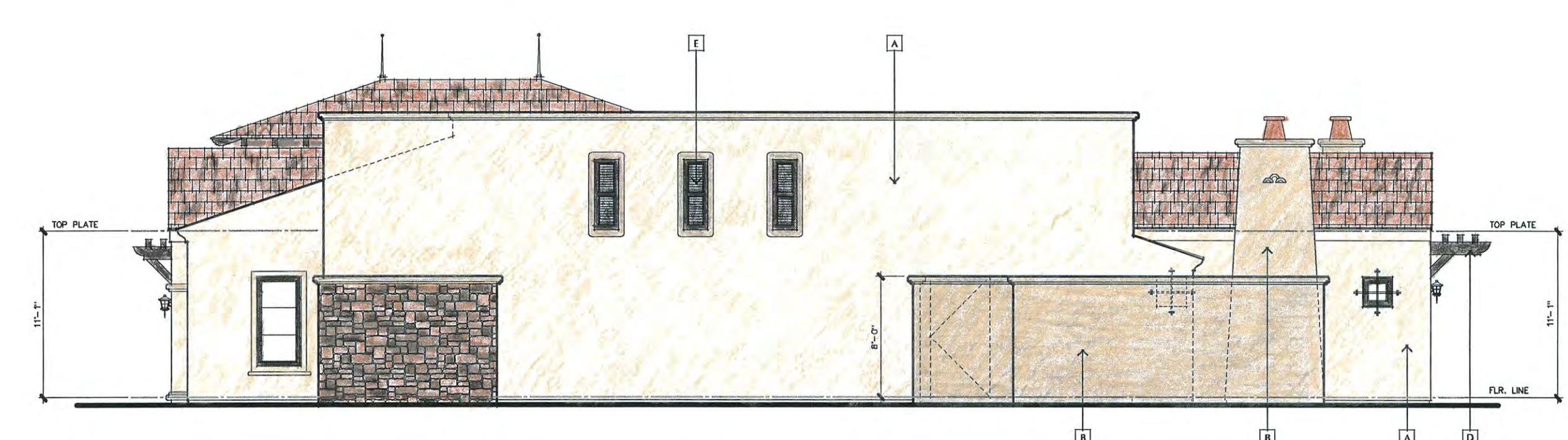
B Stucco Accent Furrouts, Stucco
Fascia : MERLEX P-58 Mojave

C Stone Veneer : ELDORADO STONE "Chapel Hill"
Stacked Stone

D Wood Trim, Trellis, Door & Window Trim,
Wood Eaves : OLYMPIC STAIN 712

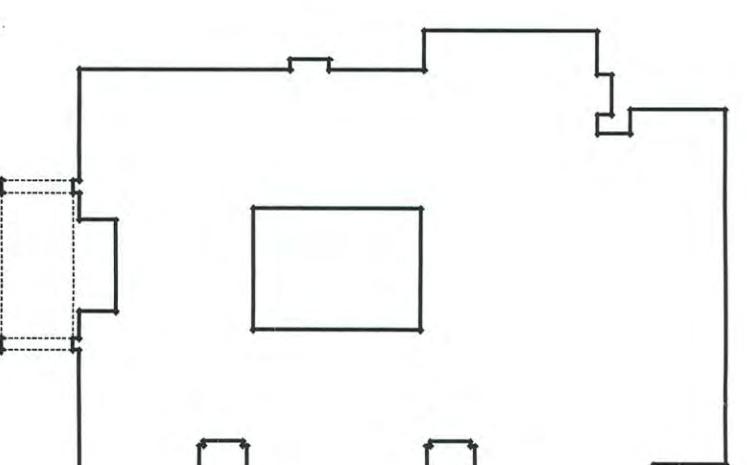
E Entry Doors, French Doors, Windows &
Shutters : PITTSBURGH PPG PAINTS 516-7
JRV 7 Afternoon Tea

F Roofing : EAGLE CO. 4502 Arcadia Flat
Shingle Style Lgt. Wgt. Conc.



RIGHT ELEVATION

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



FRONT

KEY PLAN

RESTAURANT # 2
EXTERIOR ELEVATIONS

REVISIONS

SHEET NO

19

plot date: 7/20/2013

ADKVAS

DESIGNERS & PLANNERS

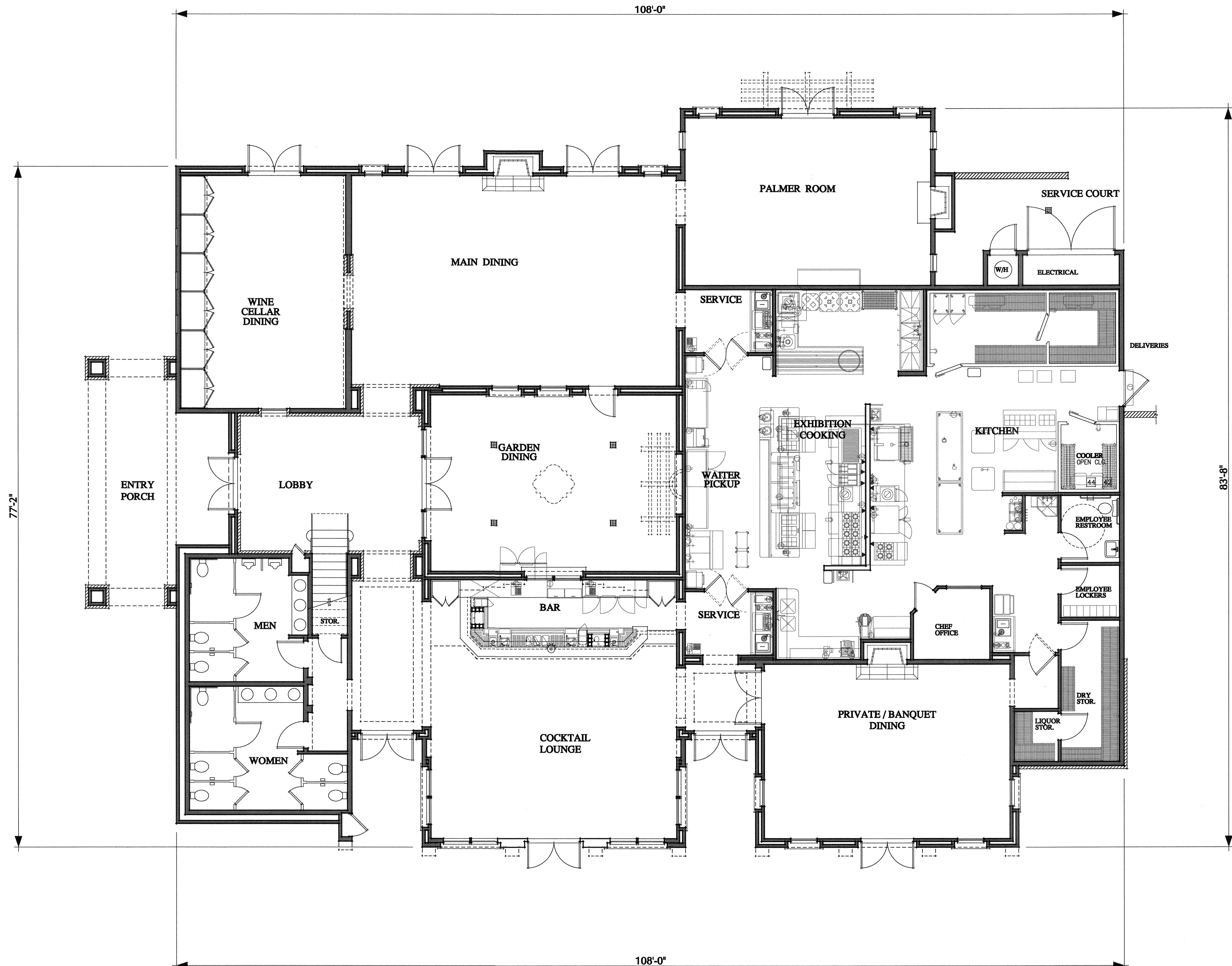
647 CAMINO DE LOS MARES • SUITE 206 • SAN CLEMENTE, CA 92673 • (949) 240 6591

WESTPARK PROMENADE POD # 1
DEVELOPED BY:
GOLDEN EAGLE MULTIFAMILY PROPERTIES, LLC
6201 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL : (649) 270-7781

JOB NUMBER
2013 WP

DATE
9/1/2014

SHEET TITLE



FLOOR PLAN

FLOOR: 7,581 SQ. FT.

SCALE: 3/16" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD ONE

THIS POD IS A COMMERCIAL CENTER WHICH WILL FEATURE A SINGLE STORY "BIG BOX" RETAILER. ALONG WITH THE RETAILER WILL BE A SINGLE STORE 17,000 SQ. FT. NEIGHBORHOOD SHOPPING CENTER IN A TRANSITIONAL STYLE.

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WESTPARK PROMENADE POD ONE COLORS

The Centre at Westpark Promenade
Restaurants & Commercial

RESTAURANT TWO

- A Stucco: Main Body Color : MERLEX P-734 Irish Creme
- B Stucco Accent Furrouts, Stucco Fascia : MERLEX P-58 Mojave
- C Stone Veneer : ELDORADO STONE "Chapel Hill" Stacked Stone
- D Wood Trim, Trellis, Door & Window Trim, Wood Eaves : OLYMPIC STAIN 712
- E Entry Doors, French Doors, Windows & Shutters : PITTTSBURGH PPG PAINTS 516-7 JRV 7 Afternoon Tea
- F Roofing : EAGLE CO. 4502 Arcadia Flat Shingle Style Lgt. Wgt. Conc.
- Roof Overhang : Fascia : 24"
- Barge : Tight

RESTAURANT PARKING BREAKDOWN

Single Story Restaurants 8,000 s.f. each X 2 =	16,000 S.F.
Dining Areas 3,870 s.f. X 2 Restaurants =	172 Spaces
Employee parking required at 1 space/2 employees	
(18) employees per Restaurant = 9 X 2 = 18	18 Spaces
Parking Required	190 Spaces

POD 1
RESTAURANT #2
FLOOR PLAN & NOTES

REVISIONS

20

plot date: 2/24/2016

WESTPARK PROMENADE POD # 1
THE CENTRE AT WESTPARK PROMENADE
DEVELOPED BY: MULTIFAMILY PROPERTIES, LLC
COLLABORATORS: RESTAURANTS
6301 KARNOVSKY SUITE 250 IRVINE, CA 92618
TEL: (949) 270-7781

JOB NUMBER
2014 WP

DATE
12/22/2014

SHEET TITLE

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P
DESIGNERS & PLANNERS ■ 640 CAMINO DE LOS MARES, SUITE 206, SAN CLEMENTE, CA 92673 ■ (949) 240-6591