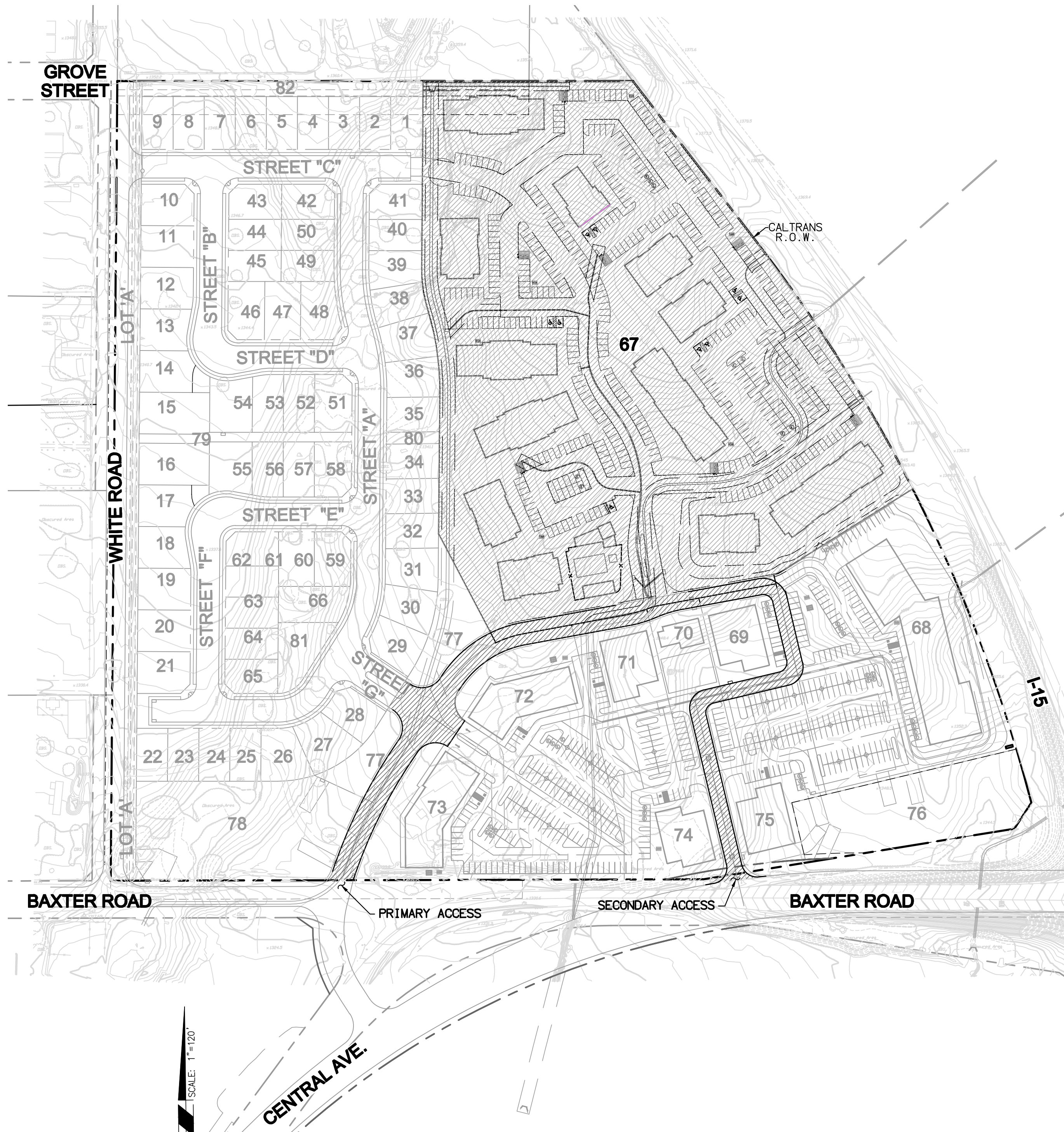


ATTACHMENT H

Multi-Family Development Plans

BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
FOR
LOT 67 OF TENTATIVE TRACT MAP 36674 & PA13-0040
CITY OF WILDOMAR, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



INDEX MAP
SCALE: 1" = 120'

LIGHTING REQUIREMENTS

- AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:
- IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
 - FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
 - LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.

GENERAL DESCRIPTION

- EXISTING LAND USE: VACANT
- GENERAL PLAN: MUPA - MIXED USE PLANNING AREA
- PROPOSED GENERAL PLAN - VHDR
- EXISTING ZONING: SCENIC HIGHWAY COMMERCIAL
- PROPOSED ZONING: R-3 (GENERAL RESIDENTIAL)
- PROPOSED LAND USE: MULTI-FAMILY APARTMENTS
- PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
- ALL UTILITIES WILL BE UNDERGROUND
GAS ----- SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC ----- SOUTHERN CALIFORNIA EDISON
TELEPHONE ----- VERIZON
- SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THOMAS BROTHER'S GUIDE - PAGE 897, COORDINATES C & D, AND 5 & 6
- SITE INFORMATION:

AREA	11.3 AC(GROSS)
UNITS	204 UNITS
DENSITY	18 DU/AC

TYPE	AREA	UNITS	PARKING REQ'D	PARKING PROVIDED
1 BED	735 SF	42	1.25 SPACES/UNIT	52.5
2 BED	1064 SF	102	2.25 SPACES/UNIT	229.5
3 BED	1281 SF	60	2.75 SPACES/UNIT	165.0
TOTAL			448 SPACES	

NOTE: WITH THE EXCEPTION OF EMERGENCY VEHICLE ACCESS POINTS, THERE ARE NO GATES PROPOSED FOR THIS COMMUNITY.

LEGAL DESCRIPTION FOR APN # 367-180-015

PARCEL 1
THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LEGAL DESCRIPTION FOR APN # 367-180-043

PARCEL 2
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXCEPT THEREFROM THE SOUTH 30 FEET THEREOF; ALSO EXCEPT THEREFROM THAT PORTION LYING NORTHEASTERLY, EASTERLY AND SOUTHERLY OF THE SOUTHWESTERLY, WESTERLY AND NORTHERLY LINES OF PARCEL 2 AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON AUGUST 8, 1977 AS INSTRUMENT NO. 151810 OF OFFICIAL RECORDS.

PROPOSED EASEMENT NOTES

INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.

INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE RESERVED ON FINAL MAP.

EXISTING EASEMENT NOTES

- AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED FEBRUARY 5, 1935 IN BOOK 217, PAGE 84 OF OFFICIAL RECORDS.
- AN EASEMENT FOR UTILITY PURPOSES TO CALIFORNIA ELECTRIC POWER COMPANY, RECORDED JUNE 21, 1950 AS INSTRUMENT NO. 2876 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC HIGHWAY AND UTILITY PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED OCTOBER 3, 1968 AS INSTRUMENT NO. 95449 OF OFFICIAL RECORDS.
- AN EASEMENT FOR UNDERGROUND ELECTRICAL FACILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY AND GENERAL TELEPHONE COMPANY OF CALIFORNIA, RECORDED JUNE 1, 1970 AS INSTRUMENT NO. 51276 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITY AND INGRESS AND EGRESS PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED SEPTEMBER 18, 1974 AS INSTRUMENT NO. 120768 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS, EGRESS, ROAD AND PUBLIC UTILITY PURPOSES TO SOUTHWEST PROPERTIES, A SOLE PROPRIETORSHIP, COMPILED OF VINCENT P KOWSKY, A SINGLE MAN, RECORDED JUNE 17, 1987 AS INSTRUMENT NO. 87-172476 OF OFFICIAL RECORDS.

ADJUSTED EARTHWORK QUANTITIES

RAW:	CUT : 31,515 C.Y.	FILL: 39,003 C.Y.
REMEDIAL:	CUT : 38,444 C.Y.	FILL: 38,444 C.Y.
SHRINKAGE:		FILL: 1,886 C.Y.
BULKING:	CUT : 157 C.Y.	
TOTAL:	CUT : 70,116 C.Y.	FILL: 79,333 C.Y.
NET:	9,217 C.Y. (IMPORT)	

SOURCE OF TOPOGRAPHY

ASSOCIATED DATA COMPILED FROM AERIAL PHOTOGRAPHY DATED 01-22-13 BY:

INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVENUE, SUITE A
RIVERSIDE, CA 92503
Ph (951) 687-4252 Fx (951) 687-4120
ias@inlandaerial.com

JOB ADDRESS

THE SITE IS BORDERED BY BAXTER ROAD TO THE SOUTH, WHITE ROAD TO THE WEST AND THE 15 FWY. TO THE EAST/ NORTHEAST AND APN NO 367-210-042 TO THE NORTH.

OWNER / APPLICANT

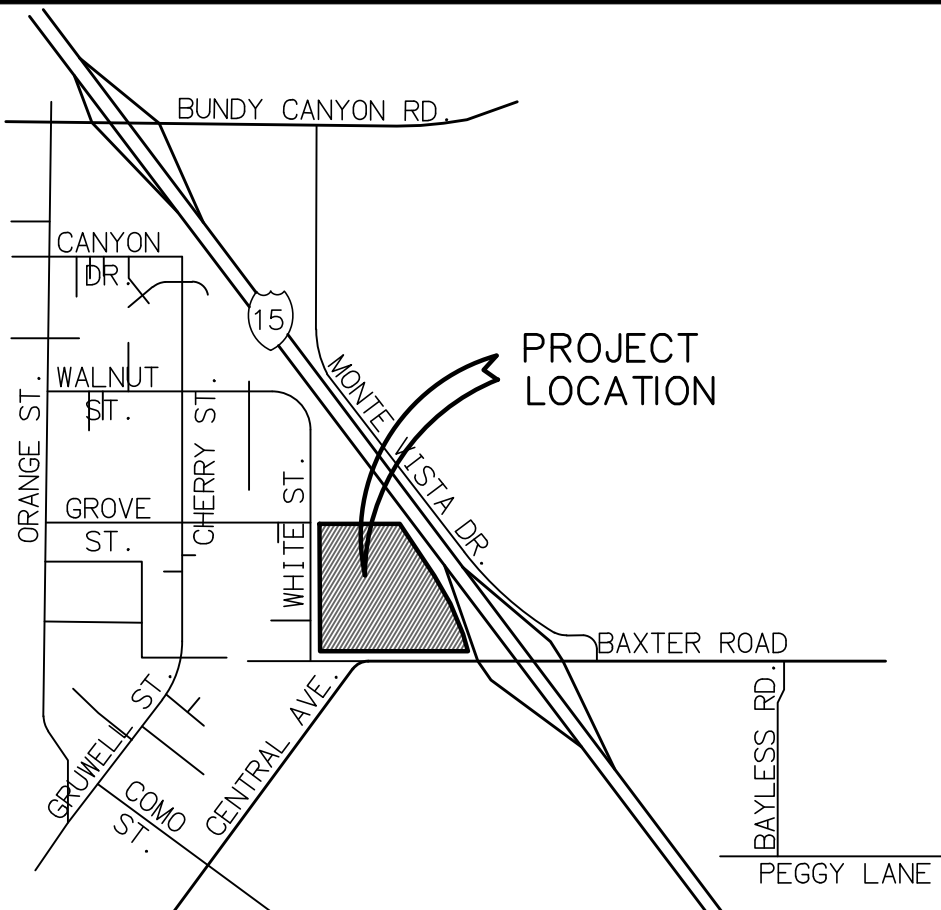
STRATA BAXTER, LLC
4370 LA JOLLA VILLAGE DRIVE #960
SAN DIEGO, CA 92122
(858)546-0900 (p)
(858)546-8725 (f)

BENCHMARK

RIV. CO. BM. # E-6-70
ELEVATION=1304.204
DATUM=NGVD29

ABBREVIATIONS

ASPHALT CONCRETE	AC
CENTERLINE	CL
RIDGELINE	RL
TOP OF SLOPE	TS
TOP OF CURB	TC
FLOW LINE	FL/E
HIGH POINT	HP
LOW POINT	LP
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
GRADE BREAK	GB
FIRE HYDRANT	FH
STREET LIGHT	ST. LT.
CURB & GUTTER	C&G
RIGHT OF WAY	R/W
SIDEWALK	S/W
STORM DRAIN	SD
EXISTING	EX
PROPOSED	PROP
PROPERTY LINE	PL
FINISH FLOOR	FF
WATER	WTR.
SEWER	SWR.



VICINITY MAP

NOT TO SCALE

TOWNSHIP 6 SOUTH, RANGE 4 WEST, SECTION 26
THOMAS GUIDE RIV CO 2008
897 C5, C6, D5, D6

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE VI, NAD83 (EPOCH 2007.0) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) BILL AND DVLS BEING N05-05-38.82E AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

ASSESSORS PARCEL NUMBERS

367-180-015, 043

LEGEND

FINISHED CONTOUR	1190
EXISTING CONTOUR	(1190)
TOP	Y Y
TOE	
DAYLIGHT	-->
LOT NUMBERS	25
PAD ELEVATION	PE = 18.5
PROPOSED FINISHED GRADE	17.0
PROPOSED RATE OF GRADE	1.0%
BOUNDARY LINE	---
RIGHT OF WAY	---
CENTERLINE	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
RESTRICTED ACCESS	
PROPOSED STORM DRAIN	SD
PROPOSED SEWER LINE	—O—S—
PROPOSED WATER LINE	—W—
SIDEWALK	---
FIRE HYDRANT	↓
FIRE TURN TEMPLATE	R=37'
DIRECTION OF FLOW	→
BROW DITCH	→
POROUS PAVERS	□
TRASH ENCLOSURES	□
ADA PARKING STALLS	□
BIKE RACKS	
ELECTRIC VEHICLE PARKING	(E)

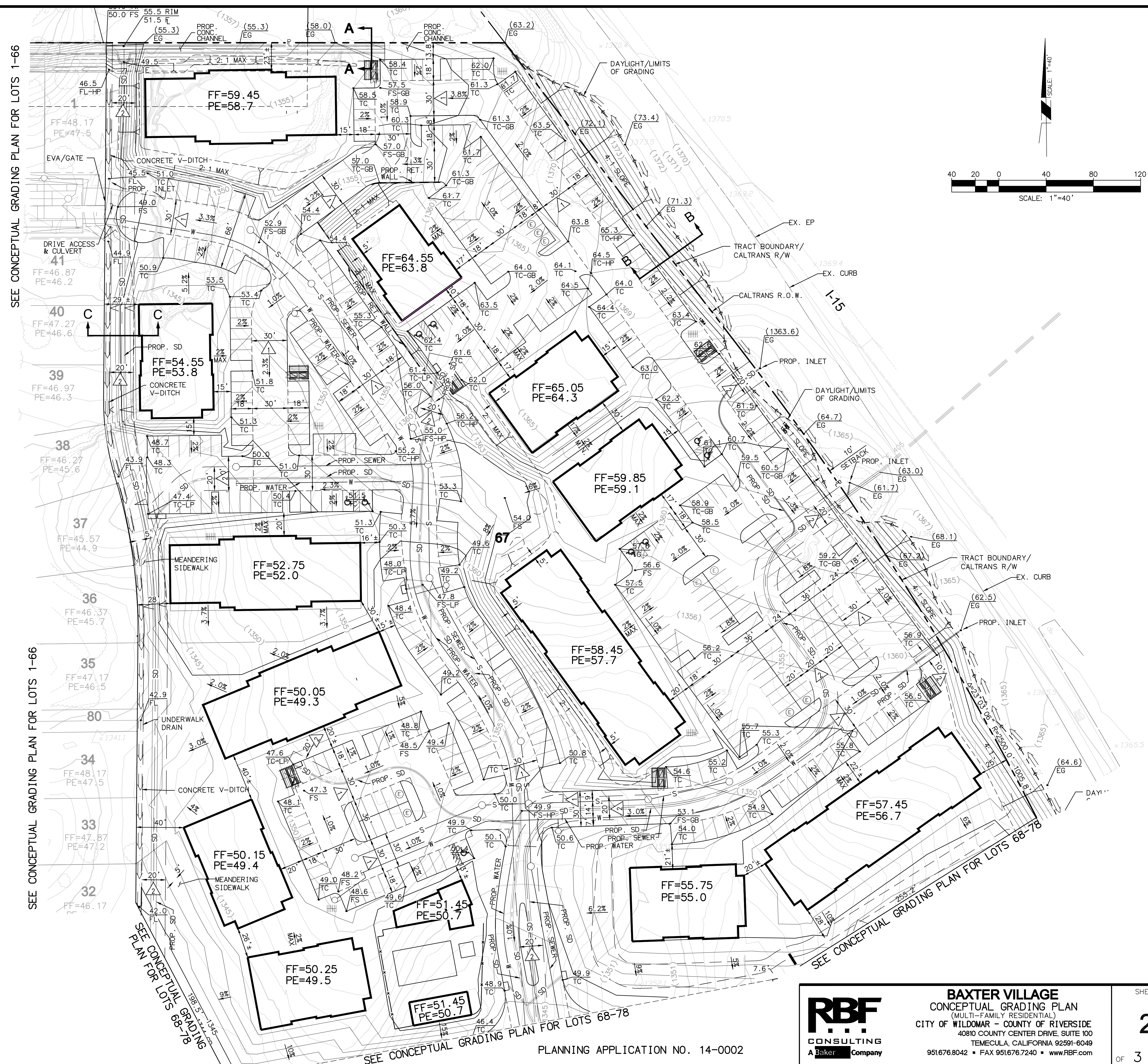
RBF
CONSULTING
A Baker Company

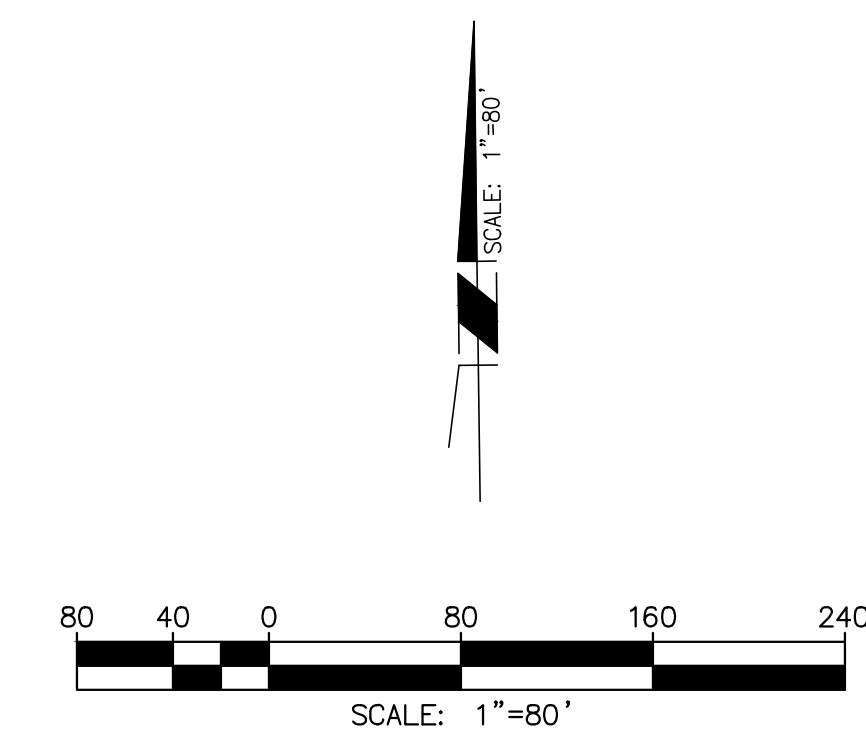
BAXTER VILLAGE
CONCEPTUAL GRADING PLAN
(MULTI-FAMILY RESIDENTIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 FAX 951.676.7240 www.RBF.com

SHEET

1

OF 3 SHEETS





LEGEND

 SIDEWALK / CROSSWALK



PROJECT SUMMARY:

SITE AREA INFORMATION

GROSS SITE AREA	35.98 AC
BASINS	2.9 AC
STREET ROW	1.24 AC
OPEN SPACE	5.41 AC

COMMERCIAL

GROSS AREA	12.2 AC.
TOTAL FLOOR AREA	75,000 SF
PARKING REQUIRED	413 SPACES (5.5/1000 SF)
PARKING PROVIDED	423 SPACES

APARTMENTS

GROSS AREA	11.3 AC
DENSITY	18 DU/AC
TOTAL	204 UNITS
- 1 BED (735 SF)	42 UNITS
- 2 BED (1064 SF)	102 UNITS
- 3 BED (1281 SF)	60 UNITS

PARKING REQUIRED	
1BR	1.25 SPACES/UNIT
2BR	2.25 SPACES/UNIT
3BR	2.75 SPACES/UNIT
TOTAL	448 SPACES

PARKING PROVIDED (INCLUDES GUEST / VISITOR PARKING)	
CARPORT	204 SPACES
OPEN	244 SPACES
TOTAL	448 SPACES

SINGLE FAMILY

GROSS AREA	12.5 AC.
DENSITY	5.3 DU/AC
TOTAL	66 LOTS

OPEN SPACE

*ASSUMES 3.29 PEOPLE/DU
*3.0 AC/1000 PEOPLE REQUIRED

OPEN SPACE REQUIRED	2.7 AC
270 DU X 3.29 PEOPLE/DU = 888 PEOPLE	
888 PEOPLE X 3.0 AC/1000 PEOPLE	

OPEN SPACE PROVIDED	
APARTMENT OS	4.8 AC
SINGLE FAMILY OS	0.61 AC
TOTAL	5.41 AC



BAXTER VILLAGE



ILLUSTRATIVE SITE PLAN

WILDOMAR, CALIFORNIA

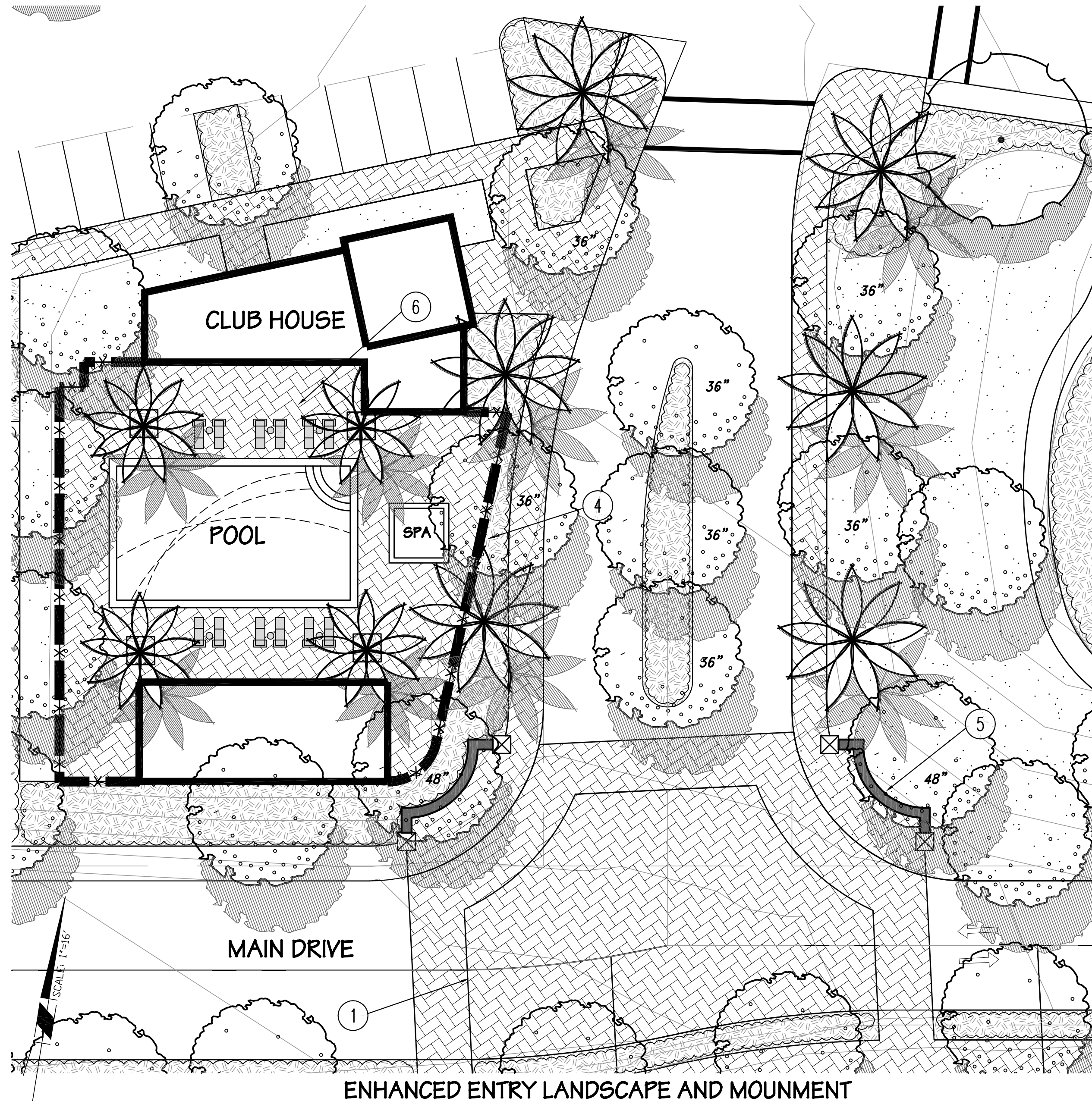
KTGY # 2013-0121

JULY 2015

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



A1.1

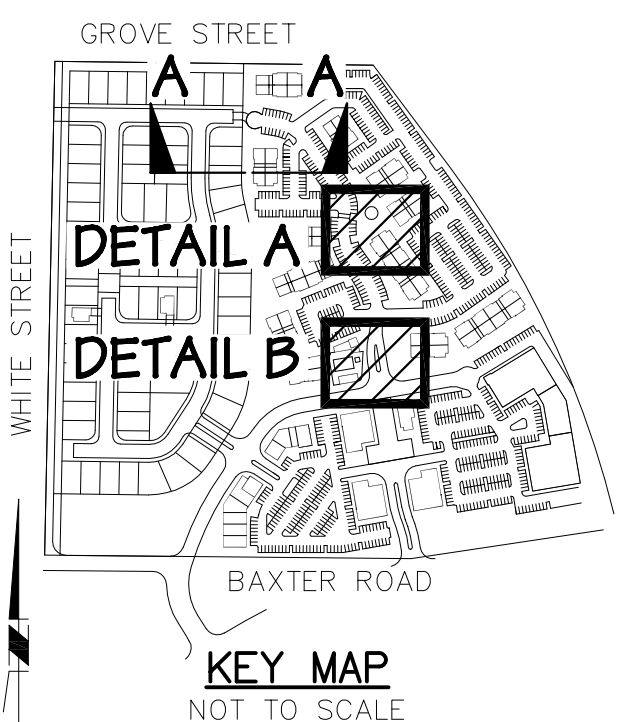
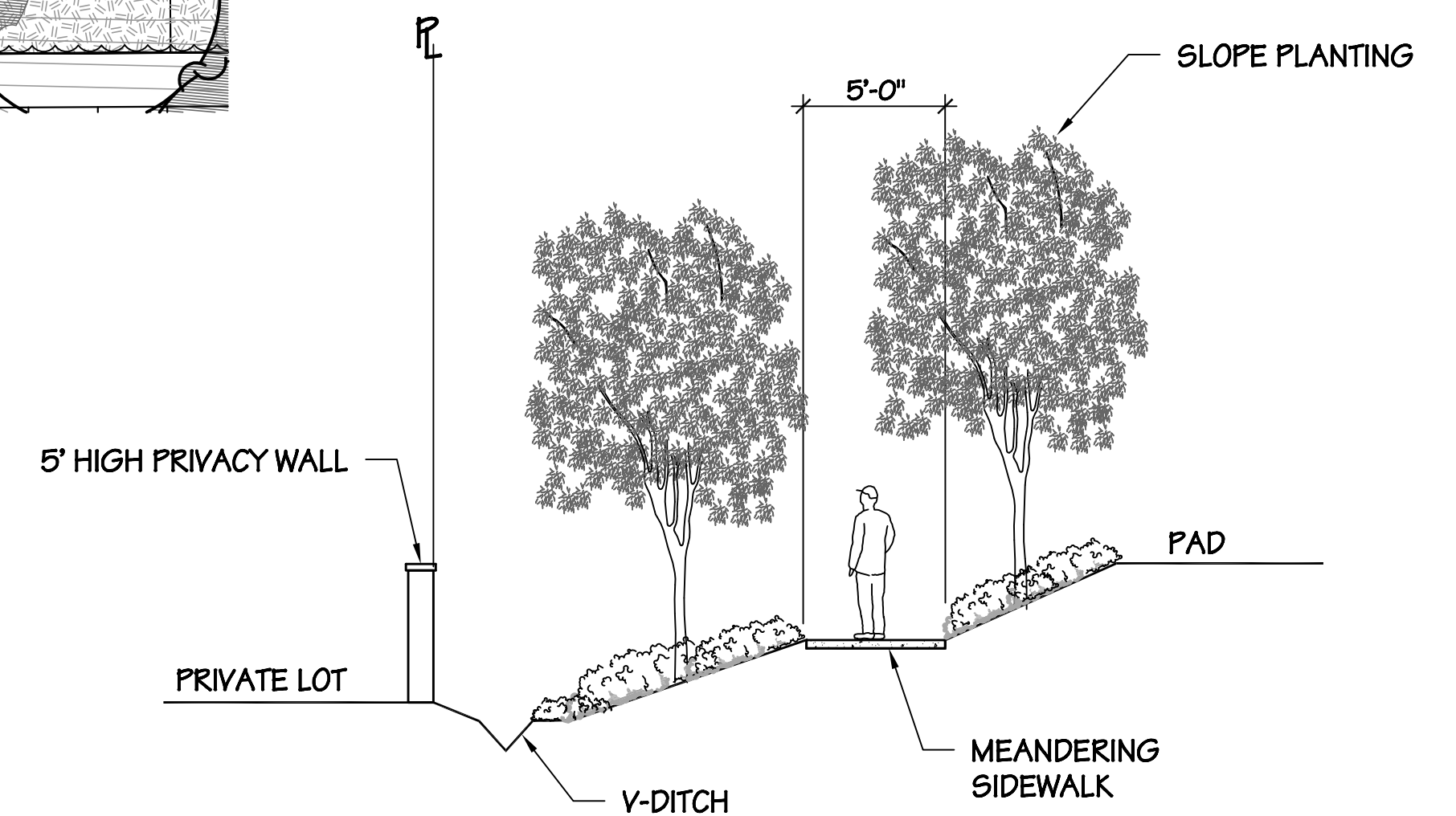


MATERIAL LEGEND

- 1 CULTURED STONE VENEER PILASTER
- 2 CULTURED STONE VENEER MONUMENT WALL
- 3 PRECAST CONCRETE CAP
- 4 STUCCO OR TILE BACKGROUND

LANDSCAPE CONSTRUCTION NOTES

- 1 ENRICHED PAVEMENT, SUCH AS INTERLOCKING PAVERS OR STAMPED CONCRETE
- 2 PLAY AREA - PLAY EQUIPMENT, FURNISHINGS AND OPEN TURF
- 3 3' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE - SEE DETAIL 'C' ON SHEET 3
- 4 5' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE - SEE DETAIL 'B' ON SHEET 3
- 5 SECONDARY COMMUNITY ENTRY MONUMENT SEE ELEVATION BELOW
- 6 POOL AREA INCLUDING BBQ, FIRE PIT, SEAT WALLS AND TRELLIS SHADE, ETC.
- 7 WALK WITH BENCHES



PLANNING APPLICATION NO. 14-0002

RBF
CONSULTING
A Baker Company

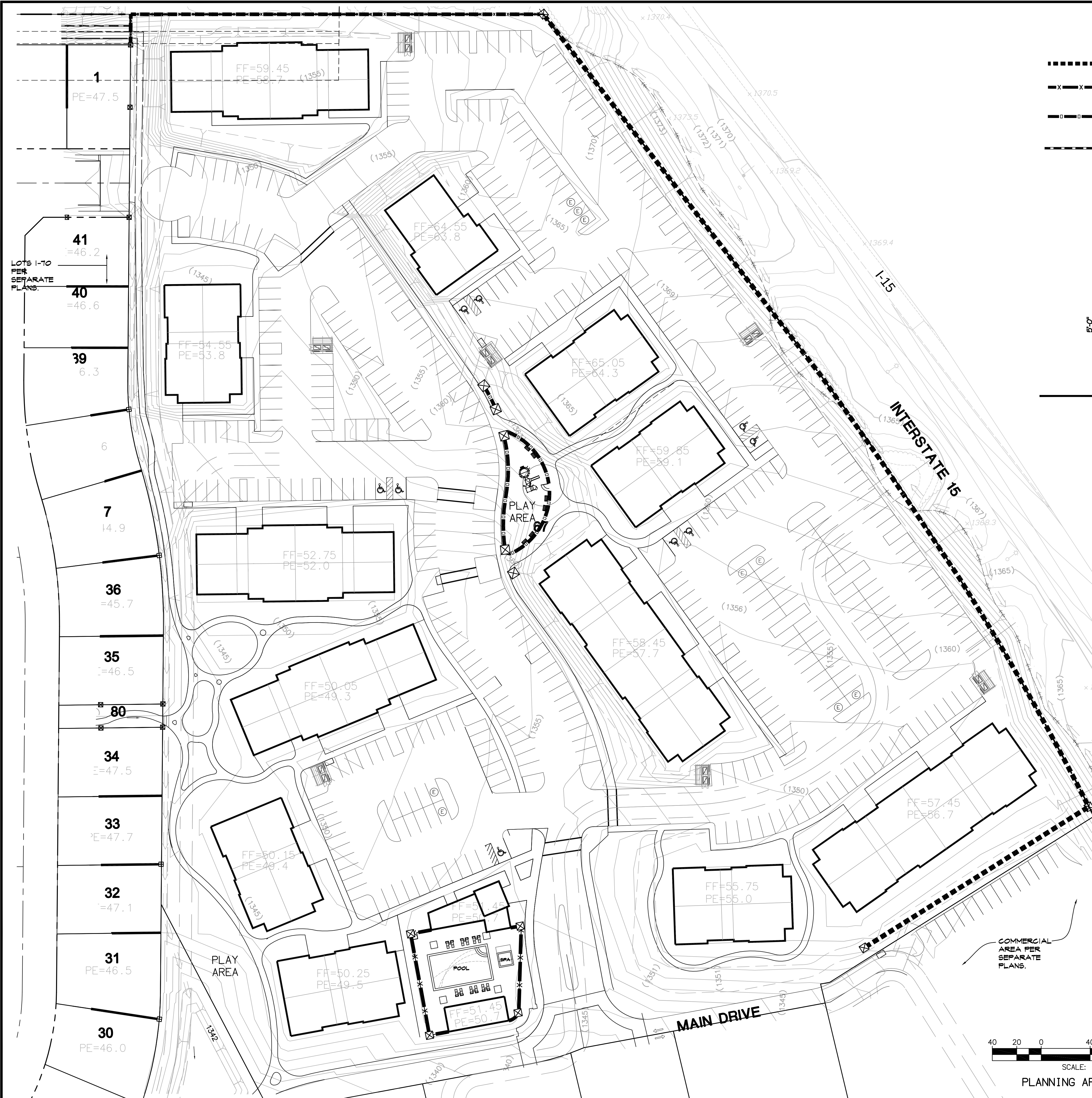
BAXTER VILLAGE
CONCEPTUAL LANDSCAPE PLAN
(MULTI-FAMILY RESIDENTIAL)
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 • FAX 951.676.7240 • www.RBF.com

SHEET

2

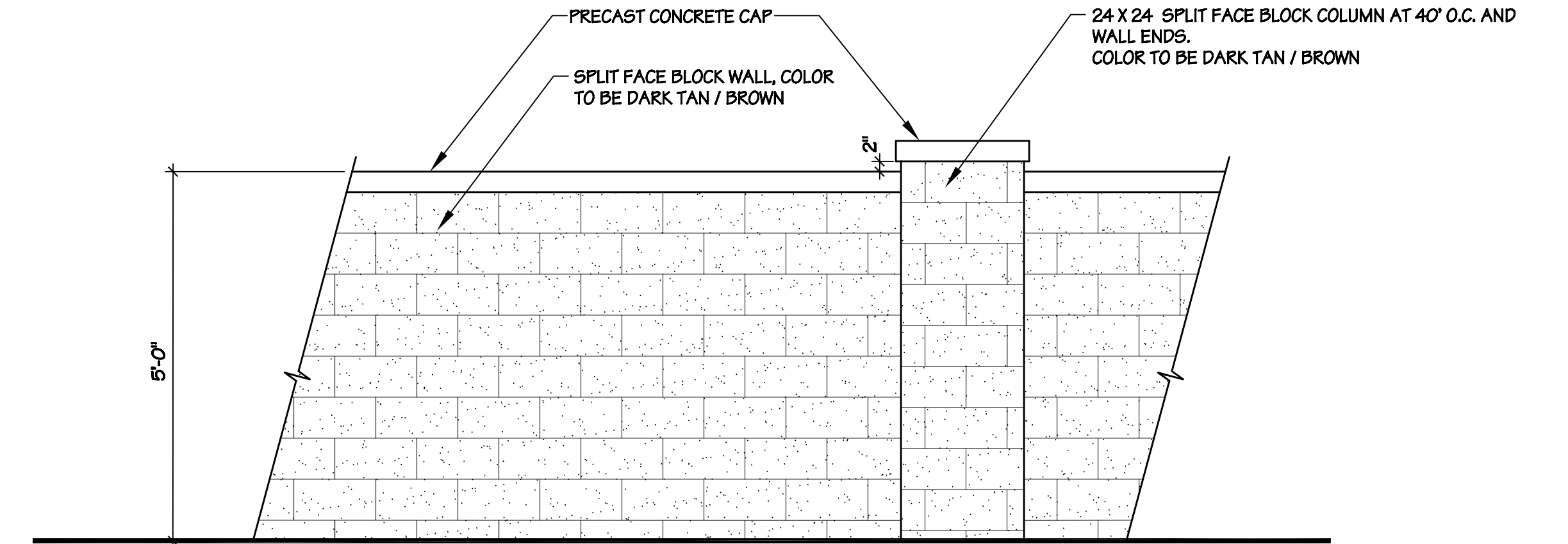
OF 4 SHEETS

H:\PDATA\133555\CADD\ARCH\EXHIBITS\CONCEPT\MULTIFAMILY\133555-LS-MF-ENL-02.DWG JENHUA.HAN 5/20/15 12:52 pm

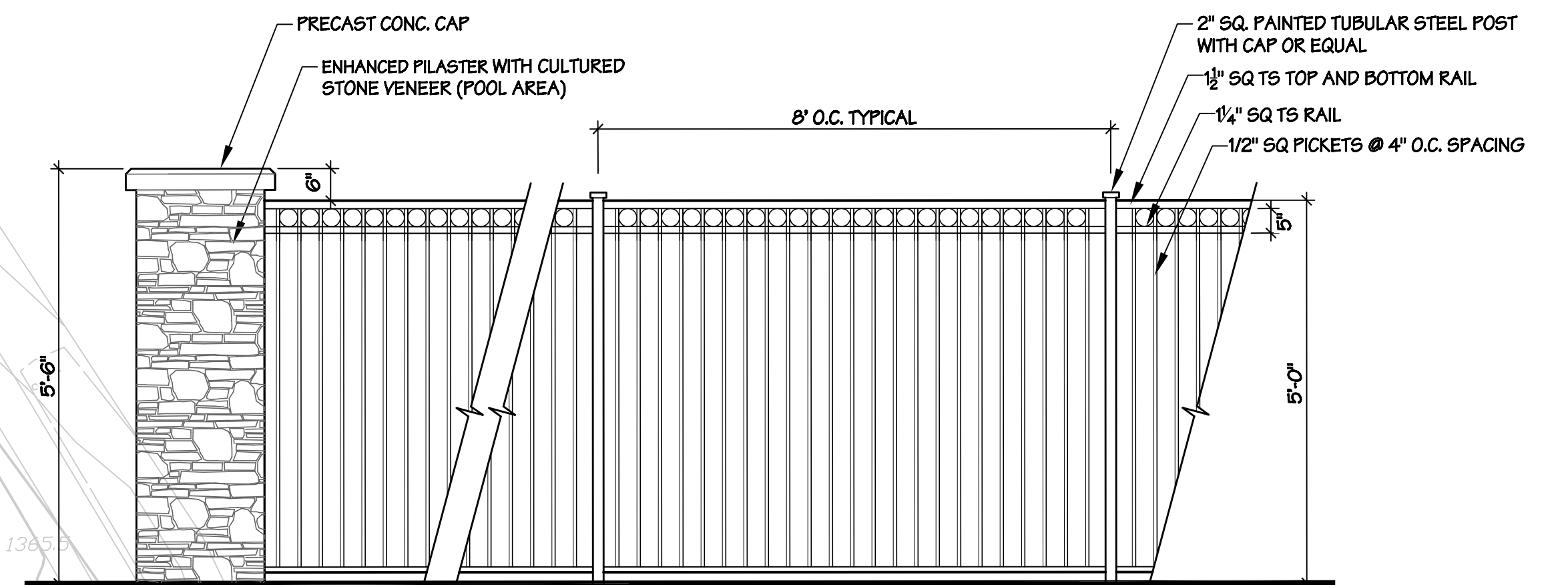


WALL AND FENCE LEGEND

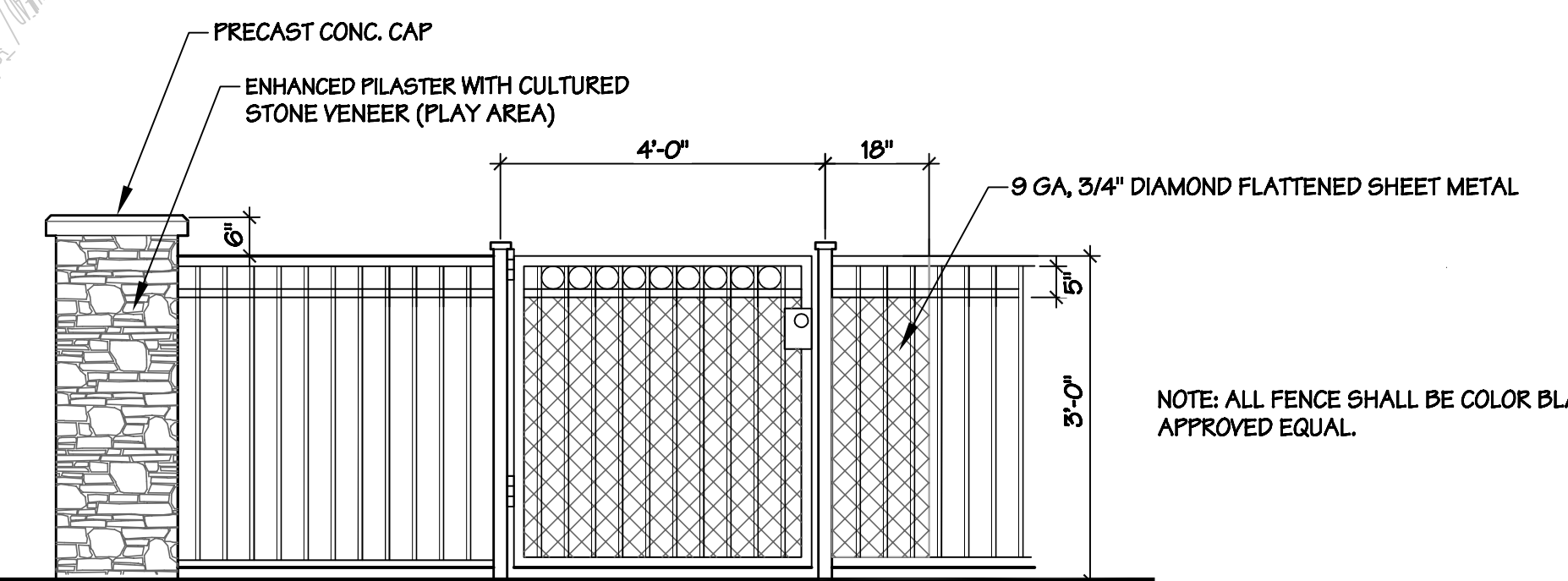
- 5' MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL WITH PRECAST CONCRETE CAP
- 5' MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE WITH MASONRY COLUMNS AND PRECAST CONCRETE CAP (POOL AREA)
- 3' HIGH DECORATIVE PAINTED TUBULAR STEEL FENCE WITH MASONRY COLUMNS AND PRECAST CONCRETE CAP (PLAY AREA)
- RETAINING WALL PER CIVIL PLANS



A 5' HT. MASONRY BLOCK WALL
SCALE: NOT TO SCALE

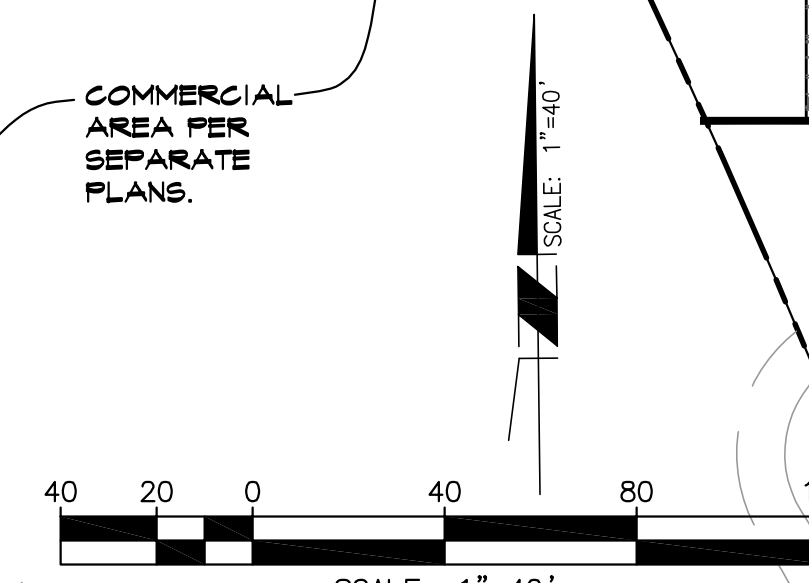


B 5' HT. PAINTED TUBULAR STEEL FENCE
SCALE: NOT TO SCALE



B 3' HT. PAINTED TUBULAR STEEL FENCE
SCALE: NOT TO SCALE

NOTE: ALL FENCE SHALL BE COLOR BLACK OR APPROVED EQUAL.



PLANNING APPLICATION NO. 14-0002

RBF CONSULTING A Baker Company	BAXTER VILLAGE WALL AND FENCE PLAN (MULTI-FAMILY RESIDENTIAL) CITY OF WILDOMAR - COUNTY OF RIVERSIDE 4080 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA 92591-6049 951676.8042 • FAX 951676.7240 • www.RBF.com	SHEET 3 OF 4 SHEETS

GROUP PICNIC EXAMPLE



TOT-LOT EXAMPLES



PICNIC TABLE EXAMPLES



TRASH RECEPTACLE EXAMPLES



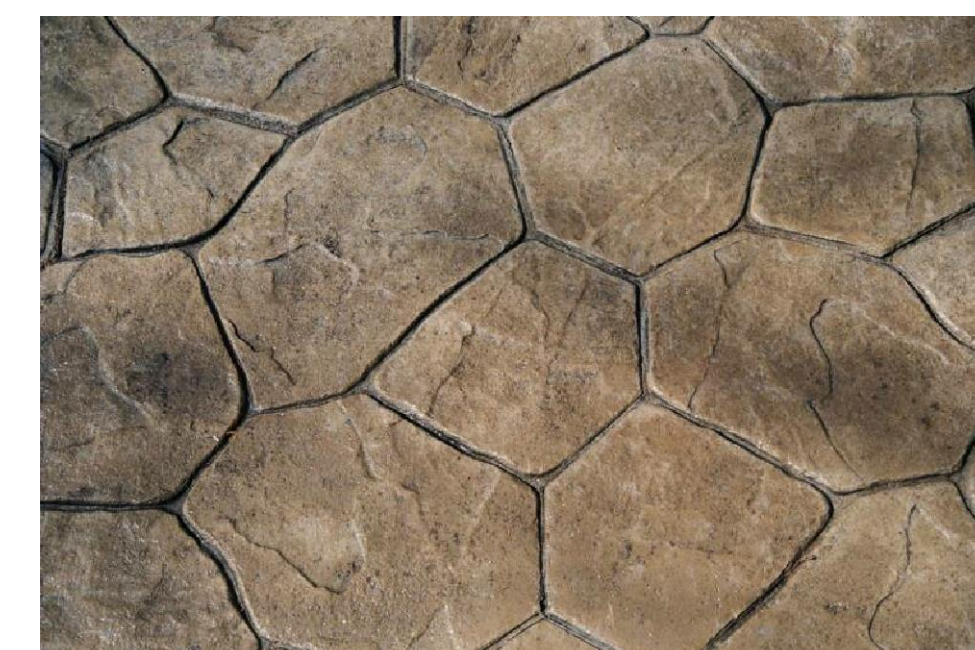
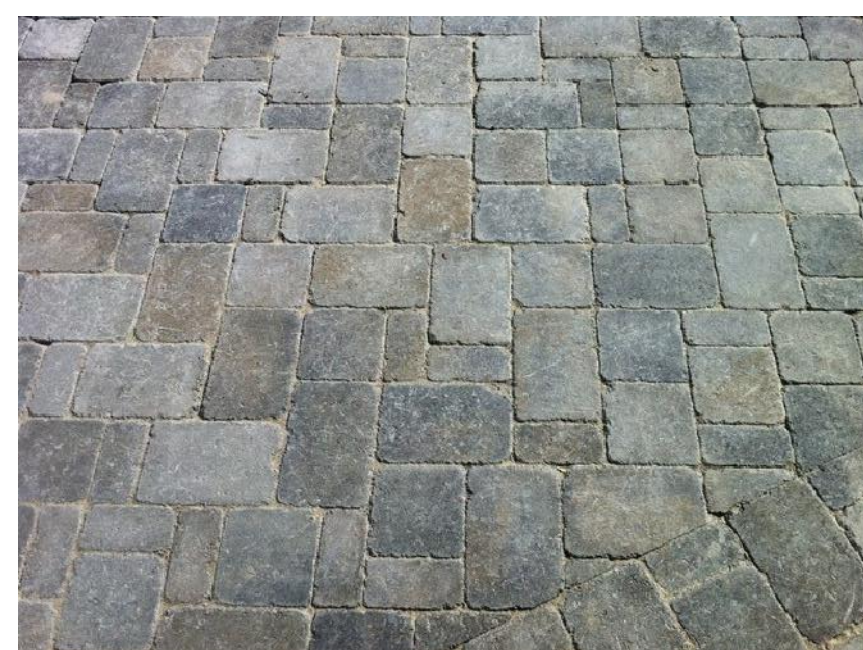
BENCH EXAMPLES



EXPOSED AGGREGATE CONCRETE EXAMPLES



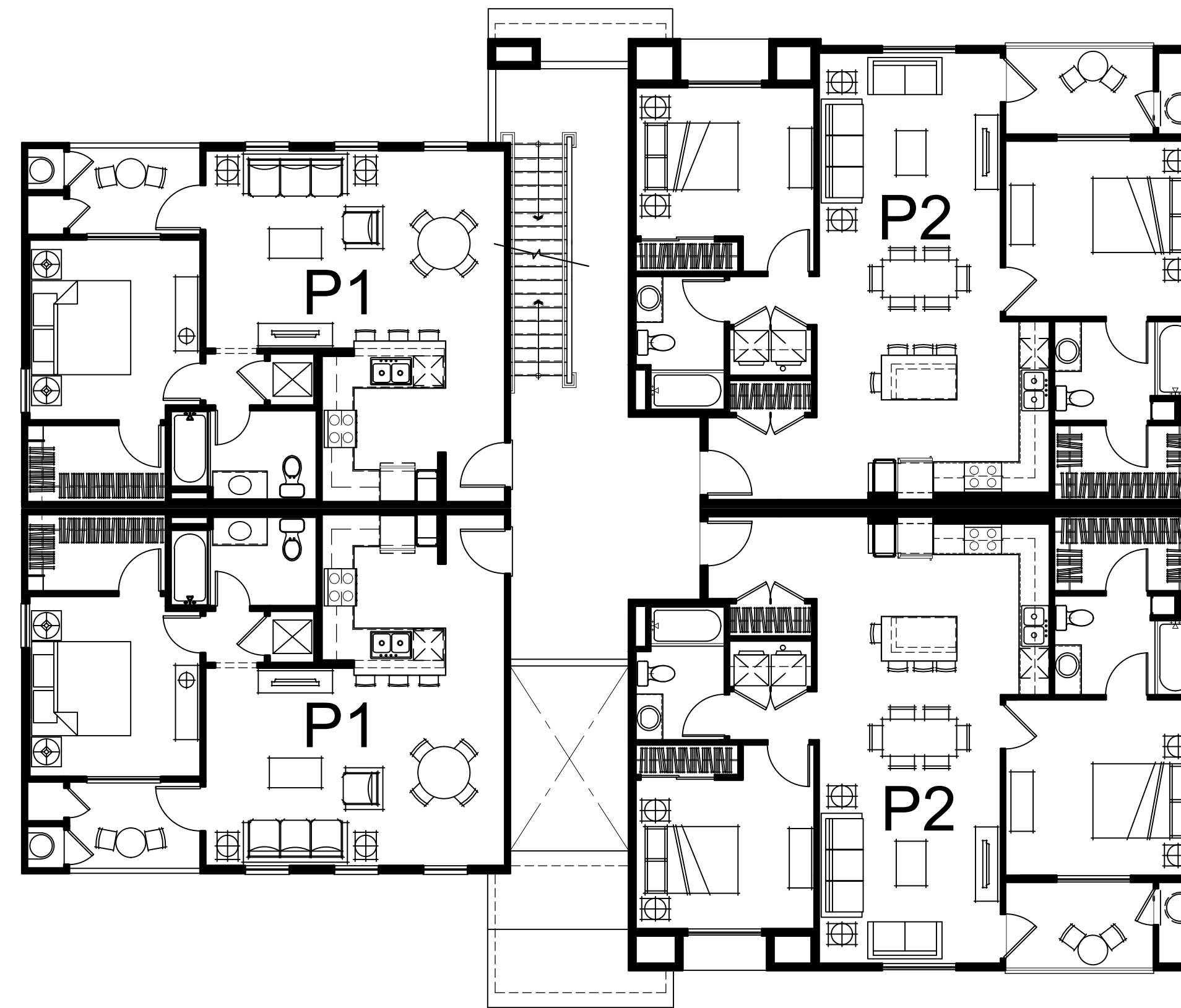
CONCRETE PAVER EXAMPLES



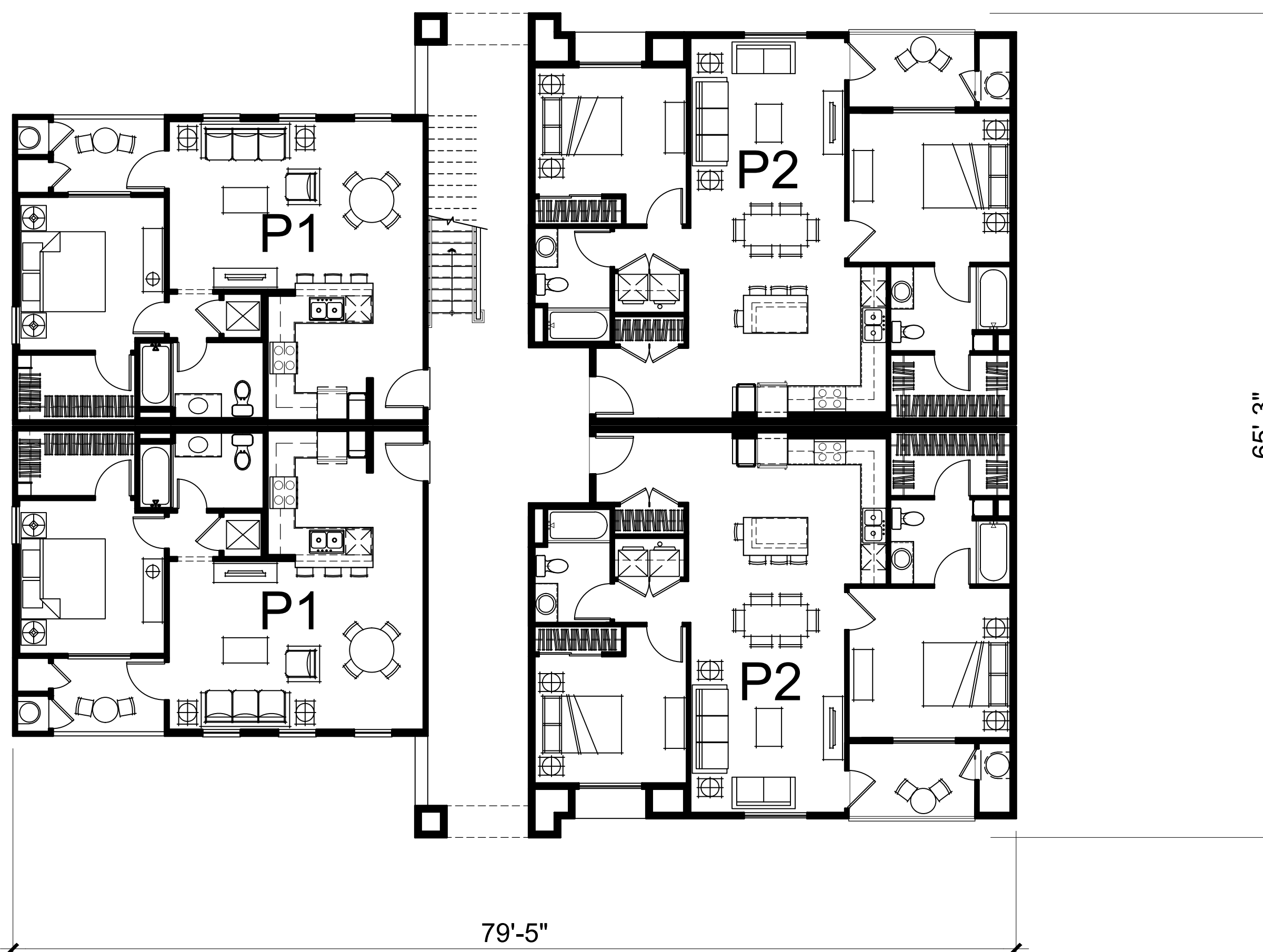
STAMPED CONCRETE EXAMPLES



2ND & 3RD
FLOOR .
4,293 Gross S.F



1ST FLOOR .
4,500 Gross S.F



Total: 13,148 Gross S.F.

BAXTER VILLAGE



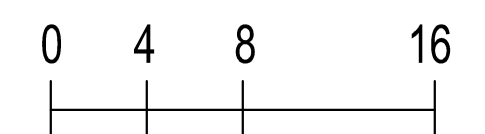
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

TYPICAL BUILDING PLAN (BUILDING A)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015



A3.0

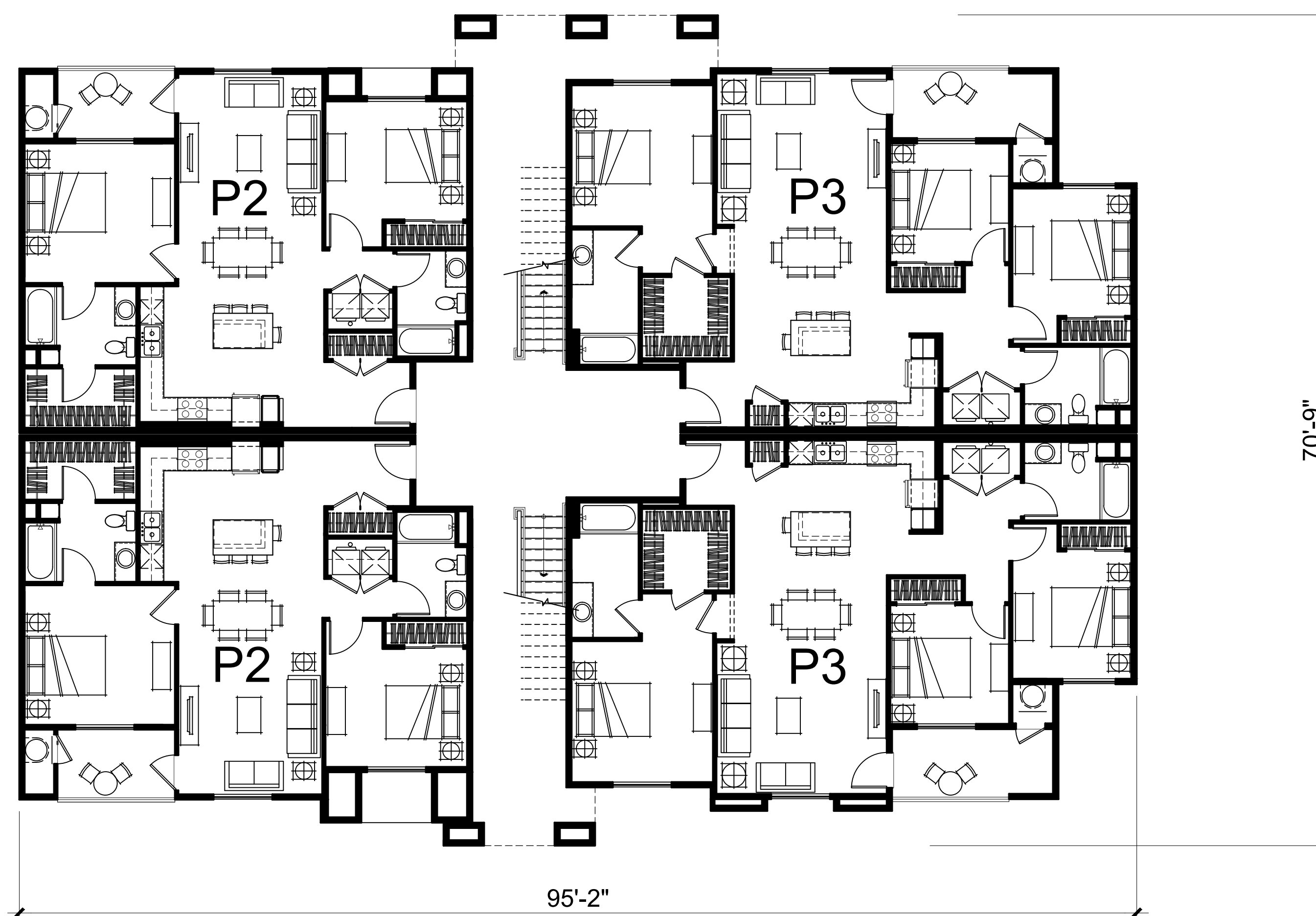
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



2ND & 3RD
FLOOR .
5,550 Gross SQ. FT.



1ST FLOOR .
5,956 Gross SQ. FT.



Total: 17,056 Gross S.F.

BAXTER VILLAGE



Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

TYPICAL BUILDING PLAN (BUILDING B)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

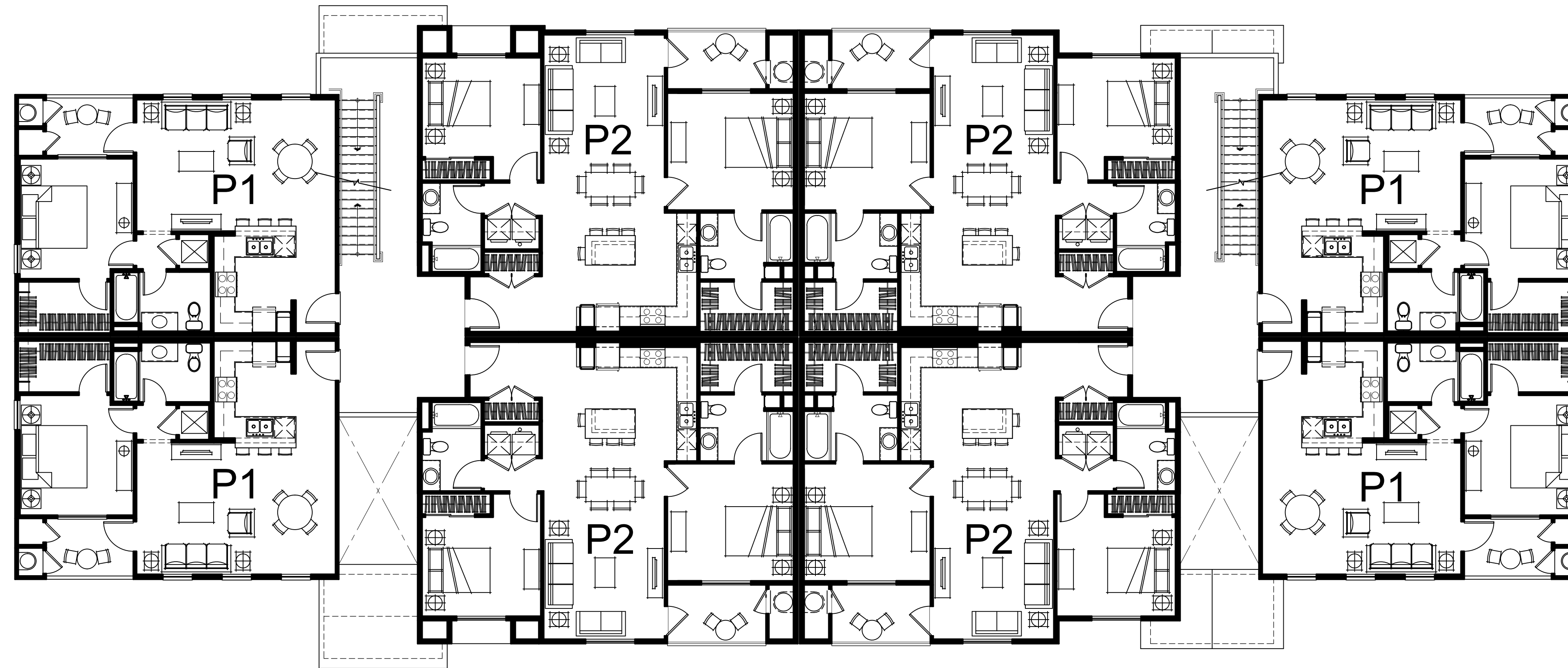
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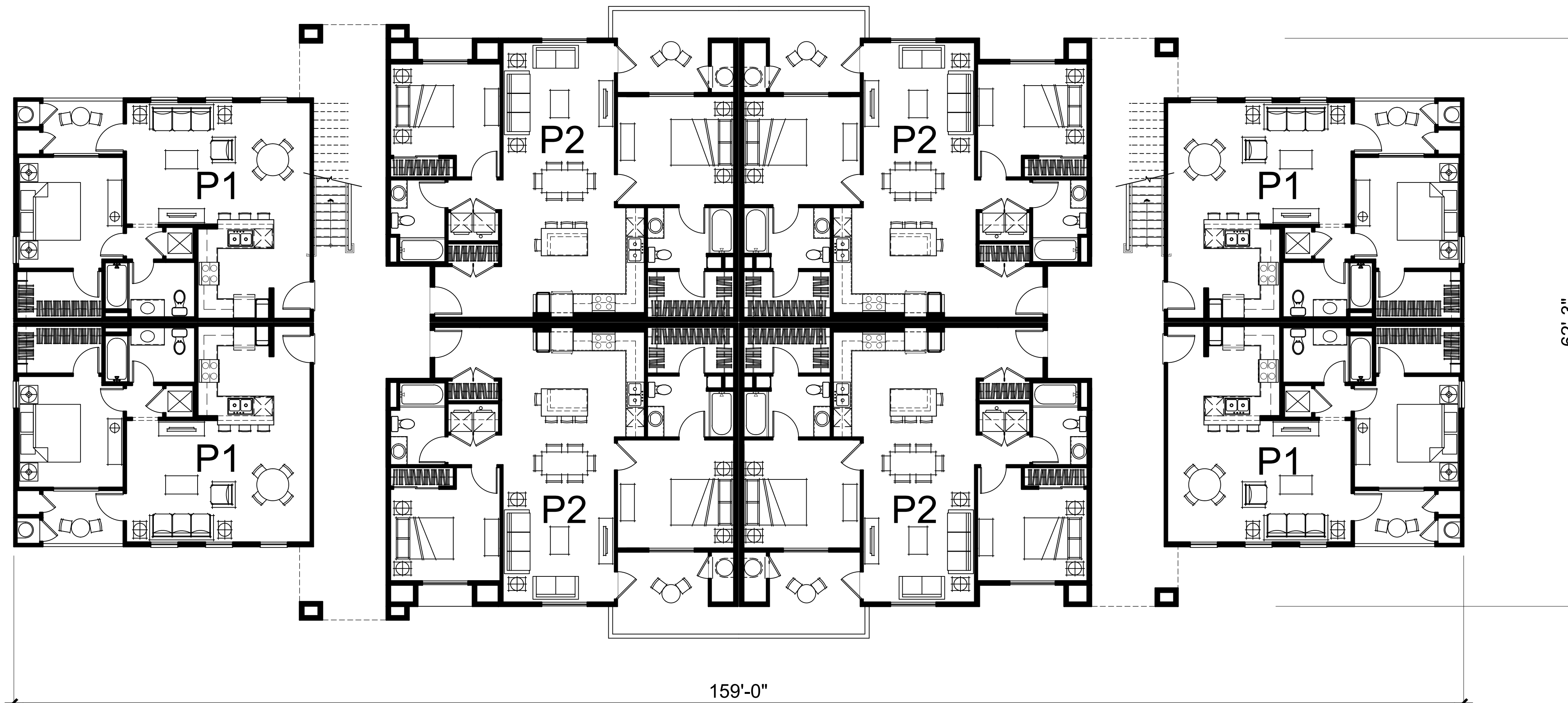
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



2ND & 3RD
FLOOR .
8,536 Gross SQ. FT.



1ST FLOOR .
9,271 Gross SQ. FT.



Total: 26,343 Gross S.F.

BAXTER VILLAGE



Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

TYPICAL BUILDING PLAN (BUILDING C)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

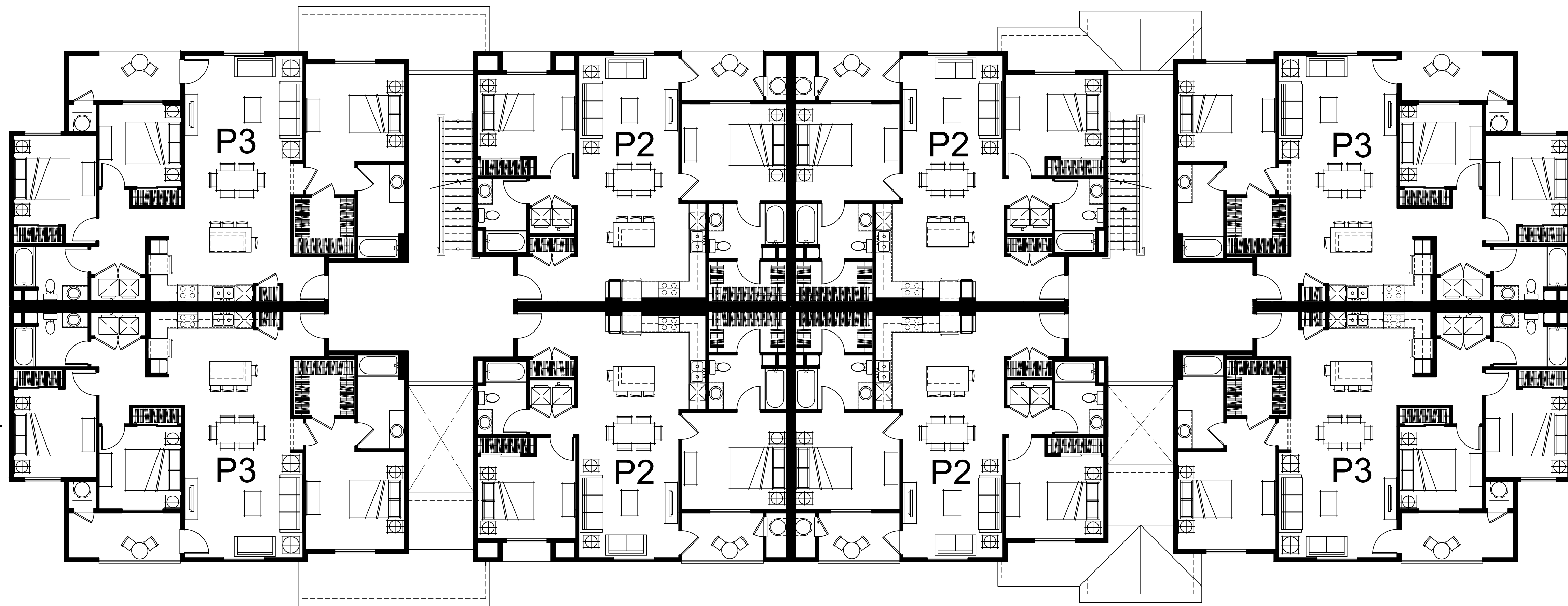
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A3.2

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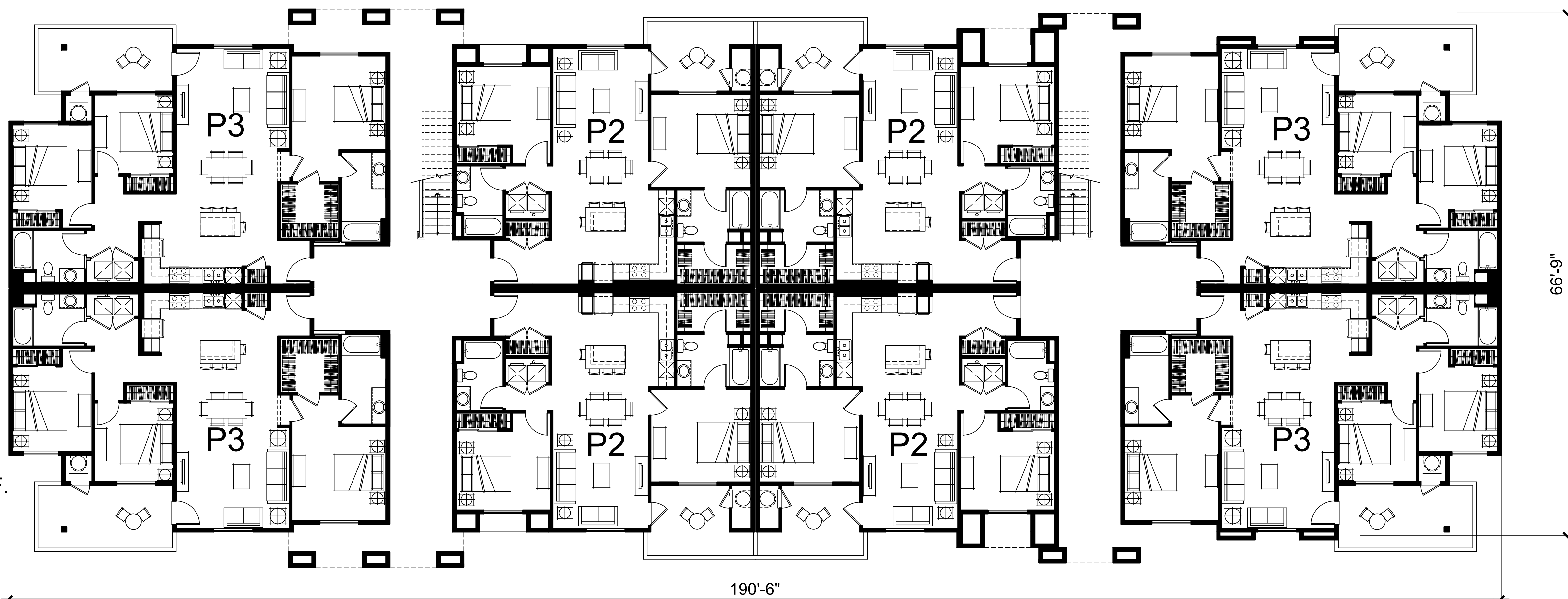


2ND & 3RD
FLOOR .
11,049 Gross SQ. FT.



1ST FLOOR .
12,303 Gross SQ. FT.

Total: 34,401 Gross S.F.



BAXTER VILLAGE



Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

TYPICAL BUILDING PLAN (BUILDING D)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

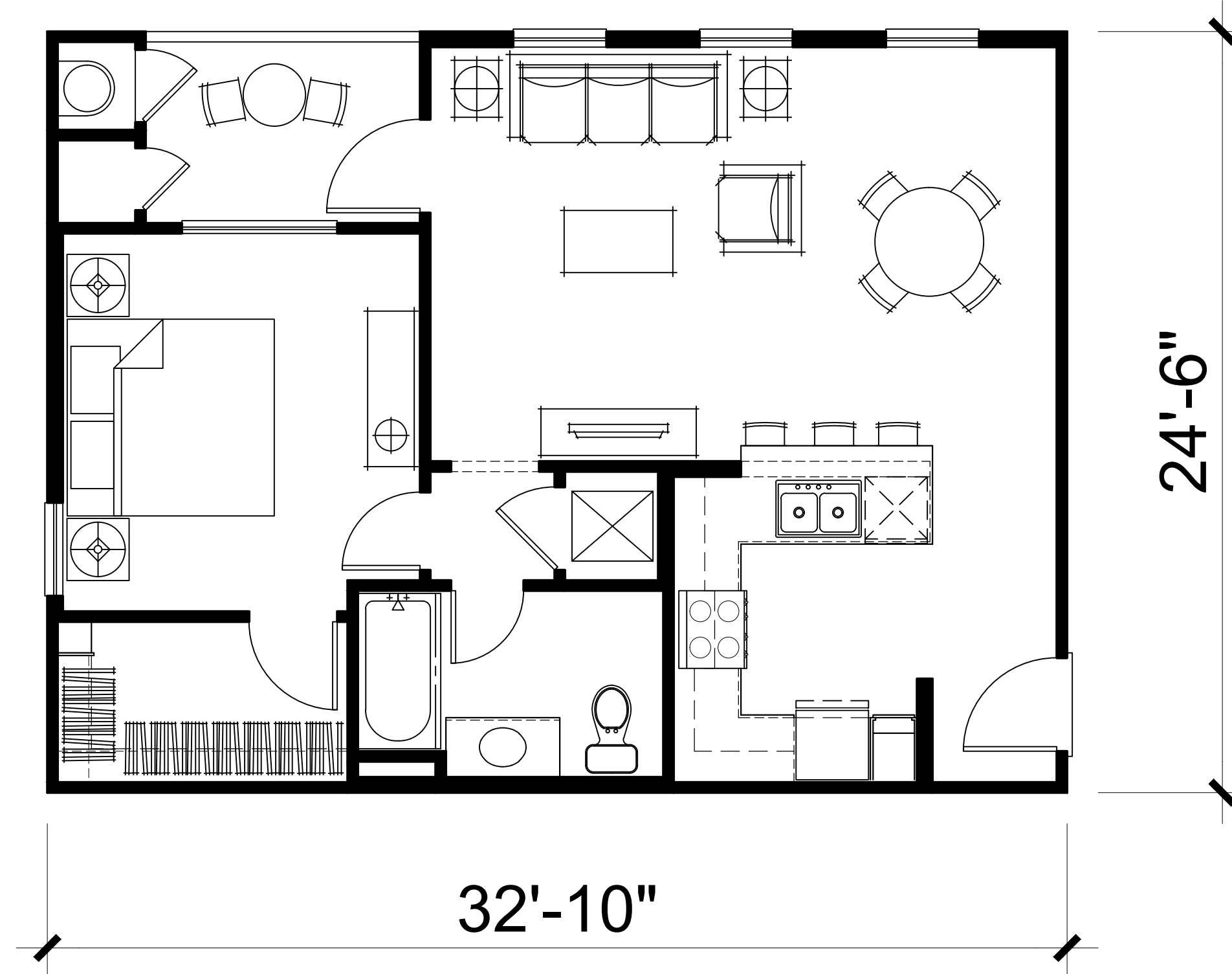
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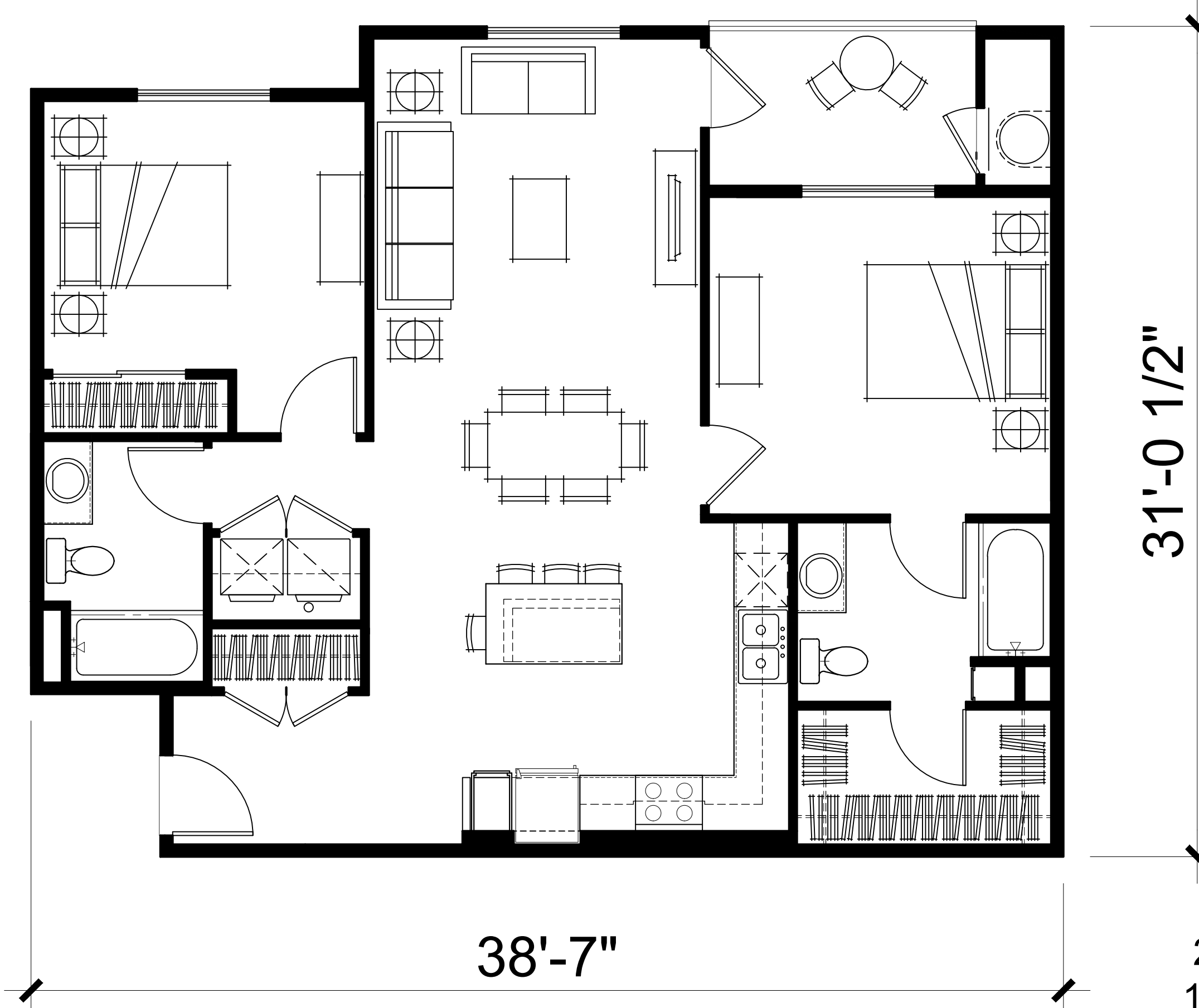
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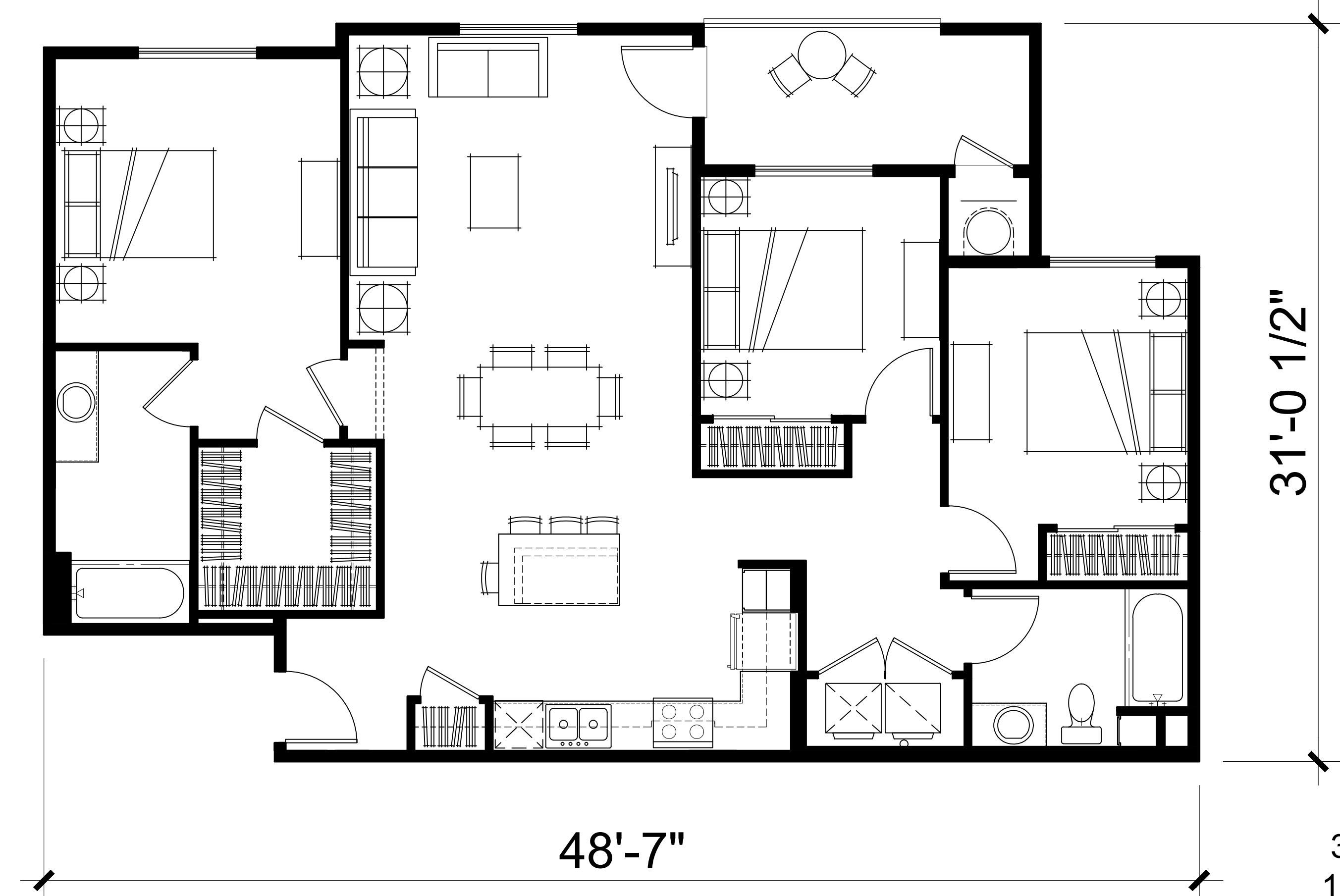




PLAN 1
1Bed, 1Bath
735 SQ.FT.



PLAN 2
2Bed, 2Bath
1,064 SQ.FT.



PLAN 3
3Bed, 2Bath
1,281 SQ.FT.

BAXTER VILLAGE



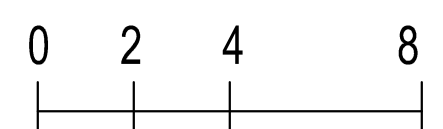
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

TYPICAL UNIT PLANS (APARTMENTS BLDG.)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

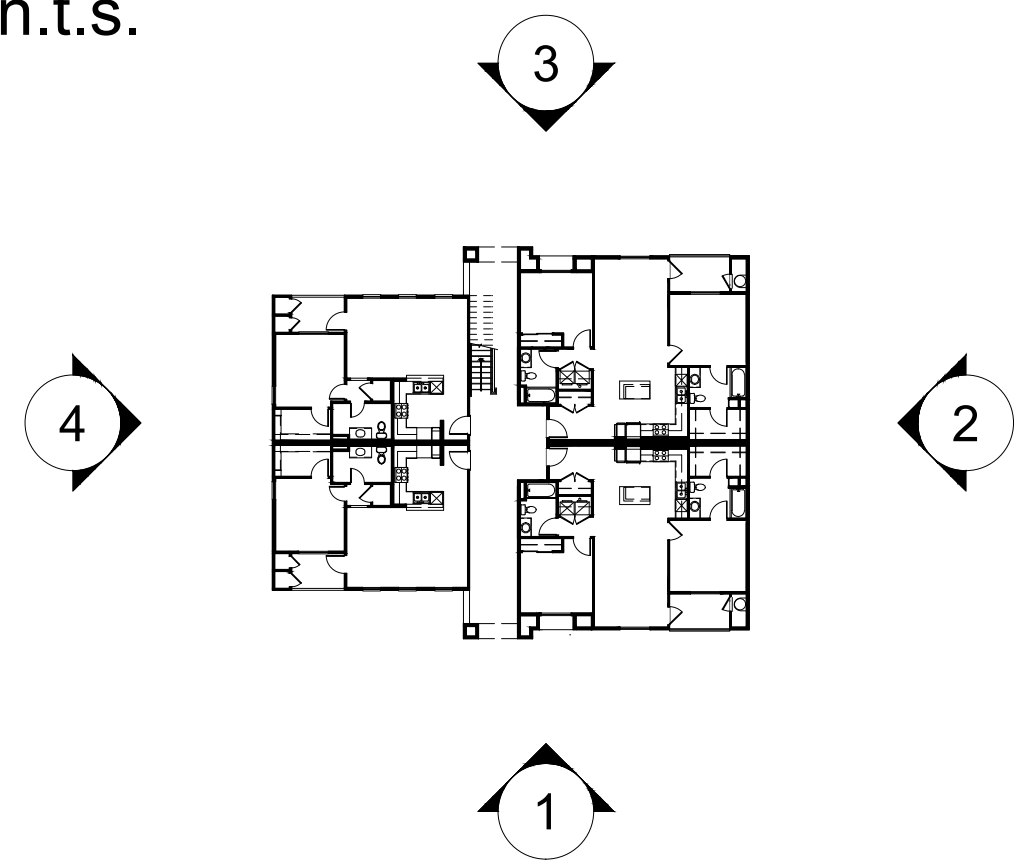


A3.4

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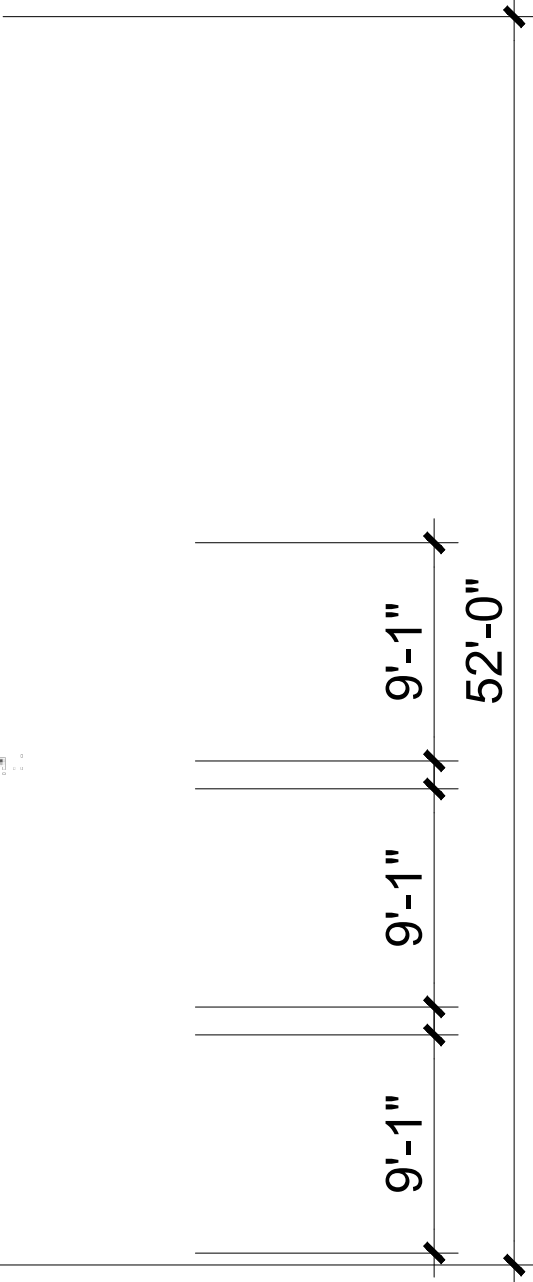


Key Map n.t.s.



Material Legend :

- 1. Concrete Tile Roof
- 2. Standing Seam Metal Roof
- 3. Stucco Wall
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Vine Net
- 17. Metal Canopy
- 18. Metal Clad Post
- 19. Metal Railing
- 20. Precast Round Post
- 21. Metal Door
- 22. Wood Frame



I. FRONT

BAXTER VILLAGE



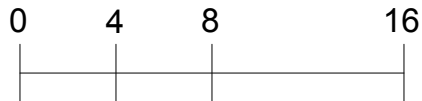
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

CHARACTER ELEVATION (BLDG.-A)

WILDOMAR, CALIFORNIA

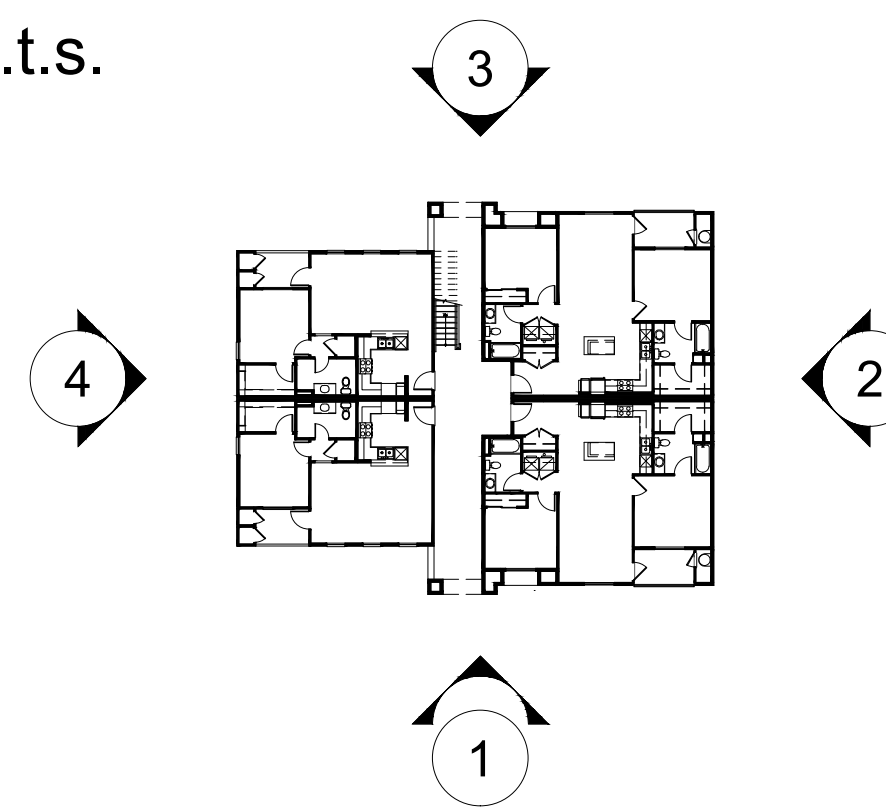
KTGY # 2013-0121 07.23.2015

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



A3.5

Key Map n.t.s.



4. LEFT



2. RIGHT



3. REAR

Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame

BAXTER VILLAGE



Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

CHARACTER ELEVATION (BLDG.-A)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

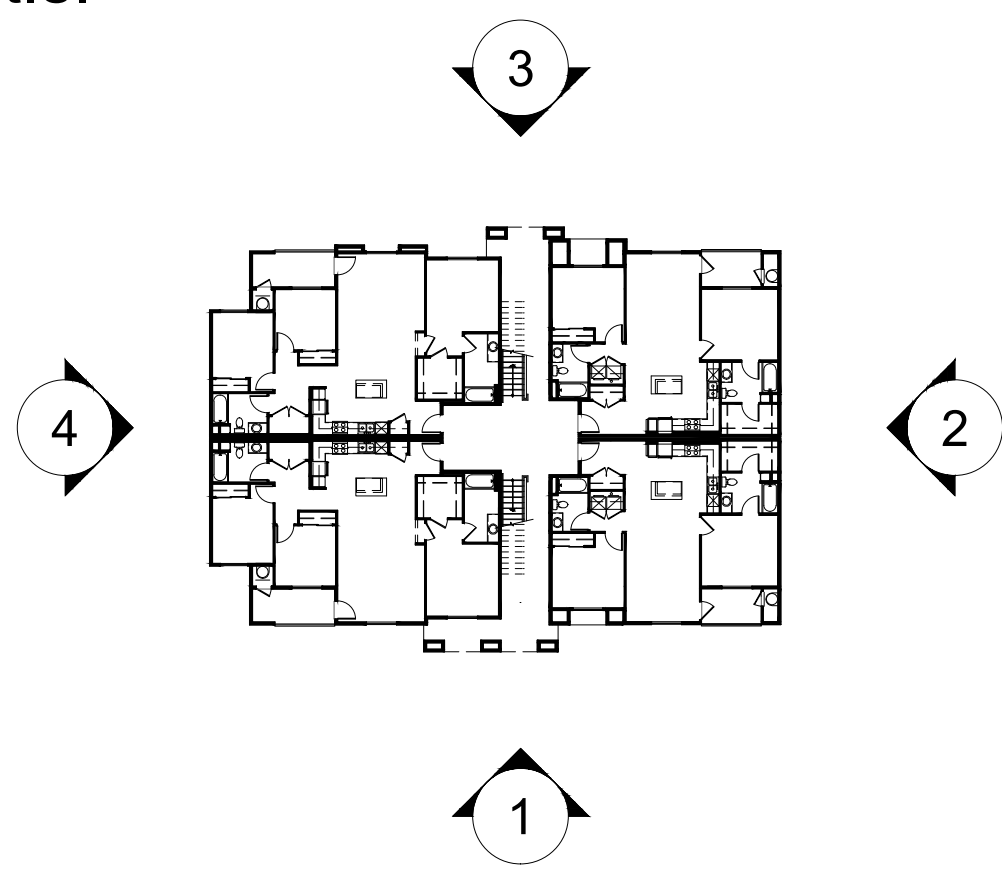
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



0 4 8 16

A3.6

Key Map n.t.s.



Material Legend :

- 1. Concrete Tile Roof
- 2. Standing Seam Metal Roof
- 3. Stucco Wall
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Vine Net
- 17. Metal Canopy
- 18. Metal Clad Post
- 19. Metal Railing
- 20. Precast Round Post
- 21. Metal Door
- 22. Wood Frame



I. FRONT

BAXTER VILLAGE



Strata Equity Group
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San Diego, CA 92122
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CHARACTER ELEVATION (BLDG.-B)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

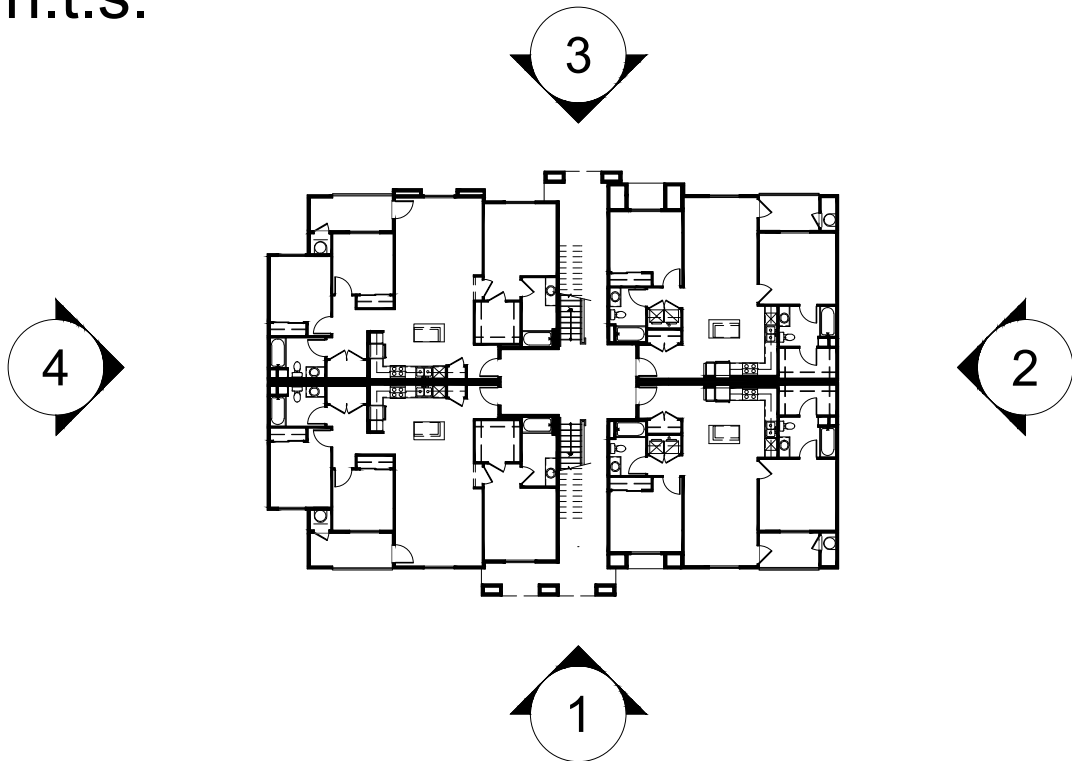
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



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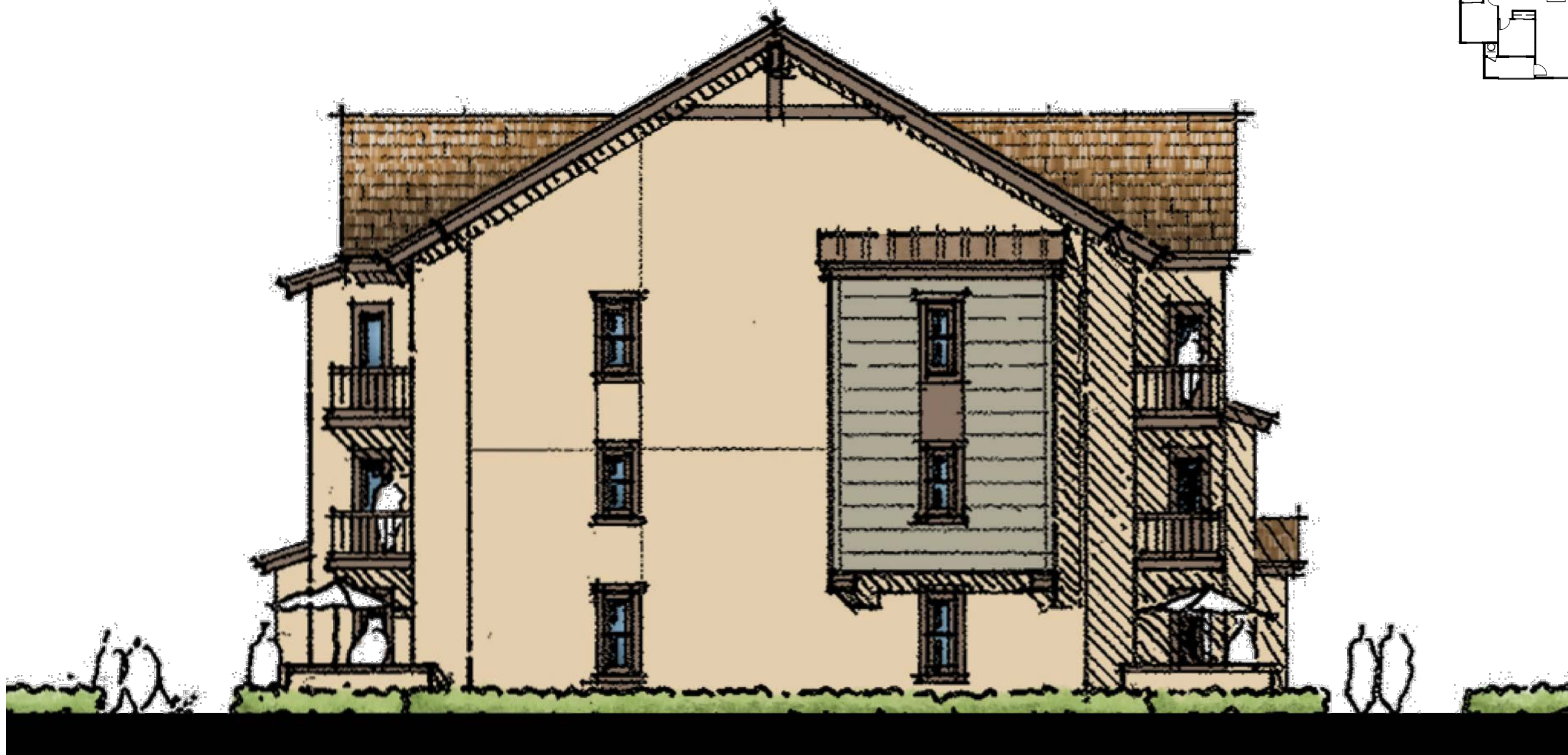
A3.7

Key Map n.t.s.



Material Legend :

- 1. Concrete Tile Roof
- 2. Standing Seam Metal Roof
- 3. Stucco Wall
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Vine Net
- 17. Metal Canopy
- 18. Metal Clad Post
- 19. Metal Railing
- 20. Precast Round Post
- 21. Metal Door
- 22. Wood Frame



4. LEFT



2. RIGHT



3. REAR

BAXTER VILLAGE



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CHARACTER ELEVATION (BLDG.-B)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

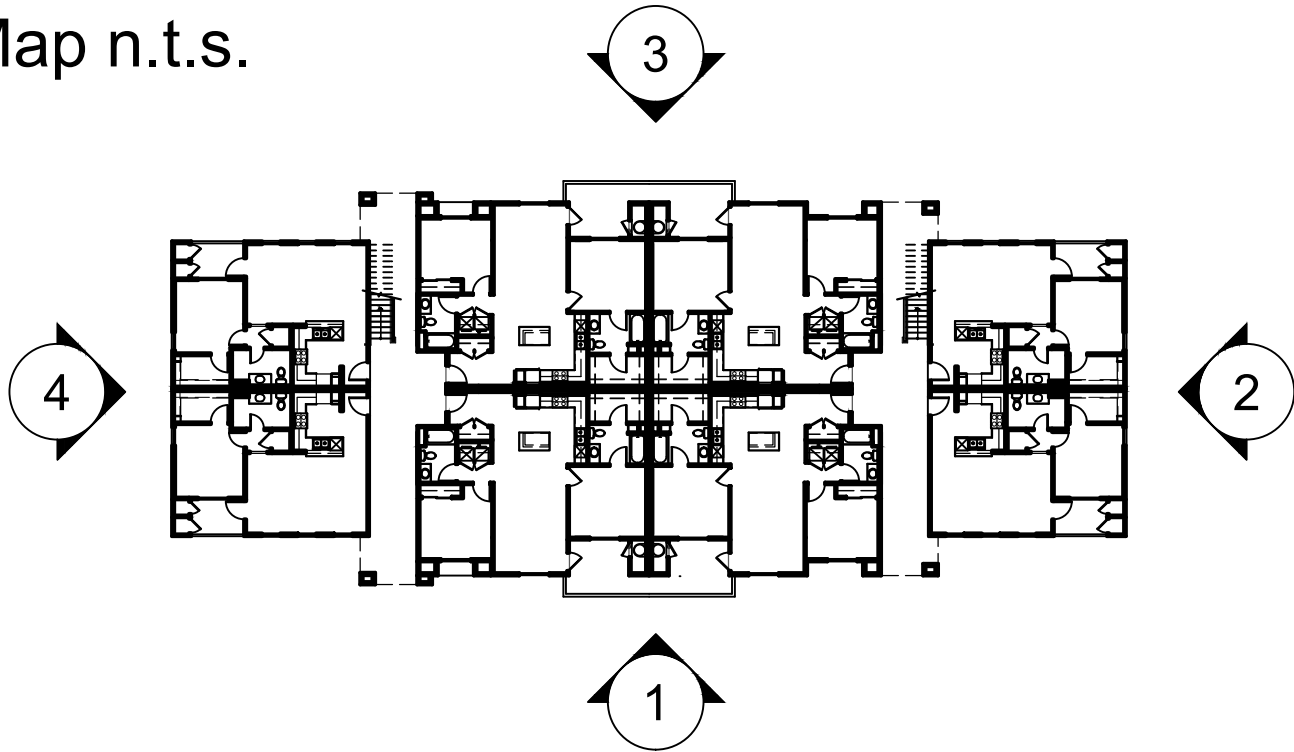
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Irvine, CA 92614
949.851.2133
ktgy.com



0 4 8 16

A3.8

Key Map n.t.s.



Material Legend :

- 1. Concrete Tile Roof
- 2. Standing Seam Metal Roof
- 3. Stucco Wall
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Vine Net
- 17. Metal Canopy
- 18. Metal Clad Post
- 19. Metal Railing
- 20. Precast Round Post
- 21. Metal Door
- 22. Wood Frame



I. FRONT

BAXTER VILLAGE



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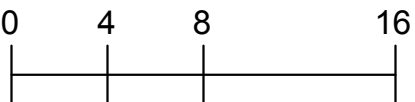
CHARACTER ELEVATION (BLDG.-C)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

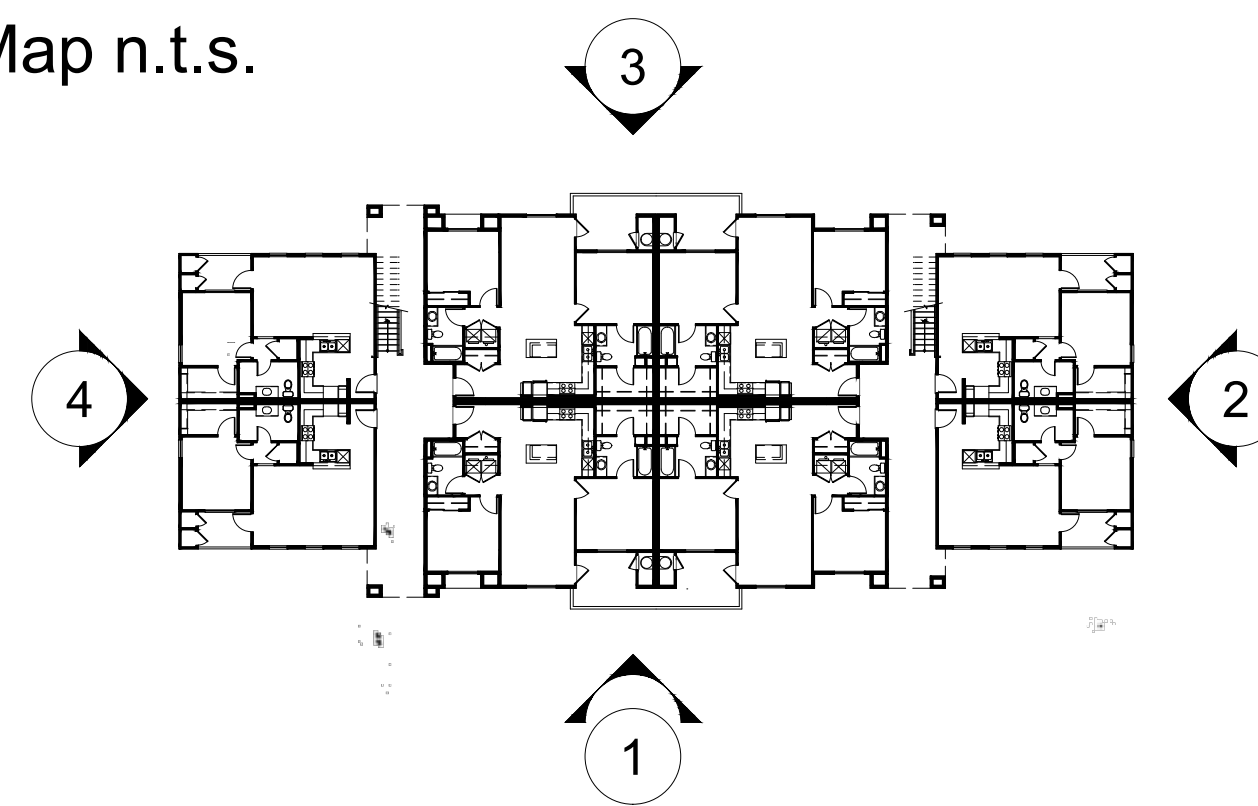
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A3.9

Key Map n.t.s.



Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame



4. LEFT



2. RIGHT



3. REAR

BAXTER VILLAGE



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CHARACTER ELEVATION (BLDG.-C)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

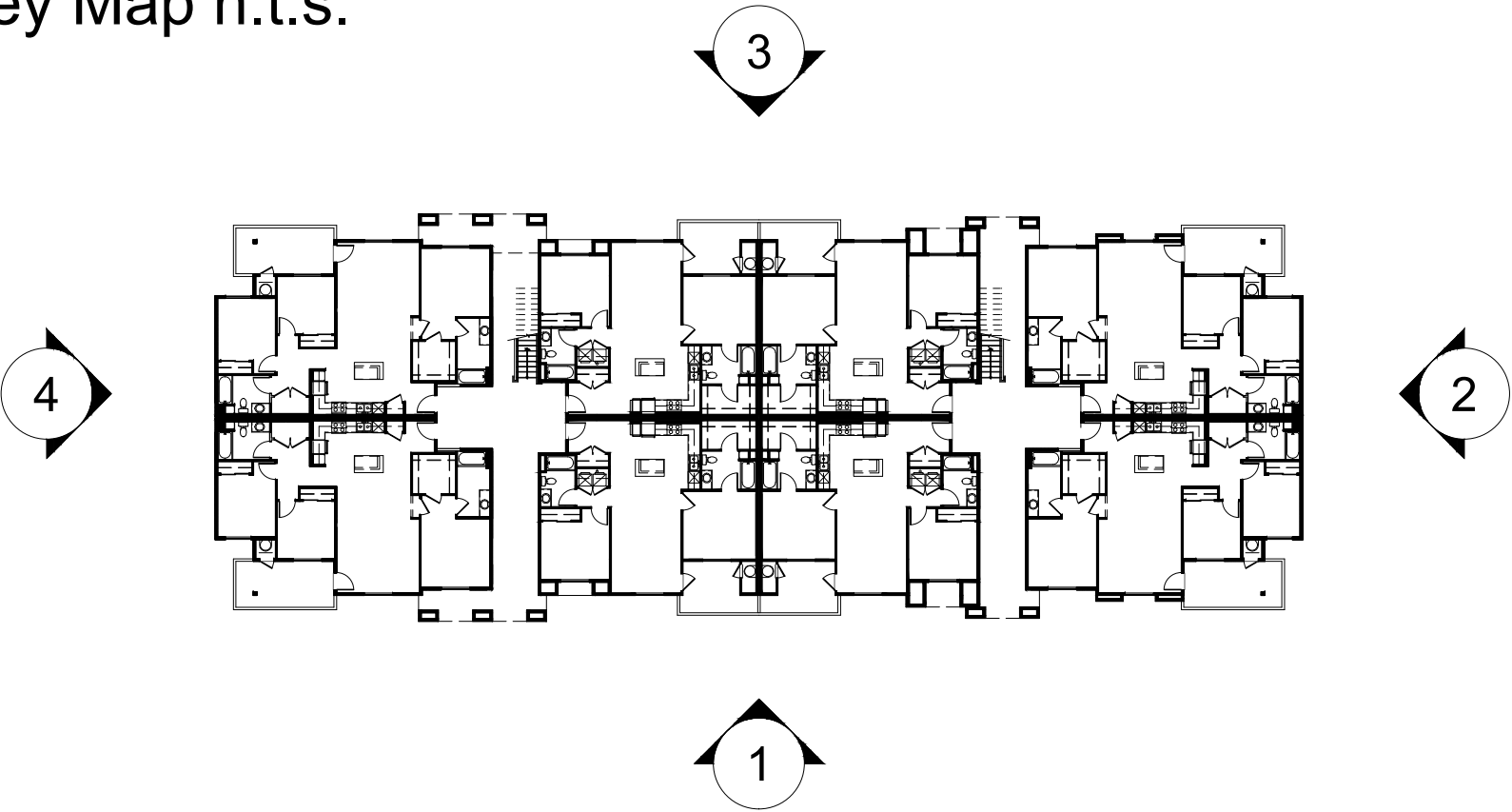
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ktgy.com



0 4 8 16

A3.10

Key Map n.t.s.



Material Legend :

- 1. Concrete Tile Roof
- 2. Standing Seam Metal Roof
- 3. Stucco Wall
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Vine Net
- 17. Metal Canopy
- 18. Metal Clad Post
- 19. Metal Railing
- 20. Precast Round Post
- 21. Metal Door
- 22. Wood Frame



I. FRONT

BAXTER VILLAGE



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(858) 546-0900

CHARACTER ELEVATION (BLDG.-D)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

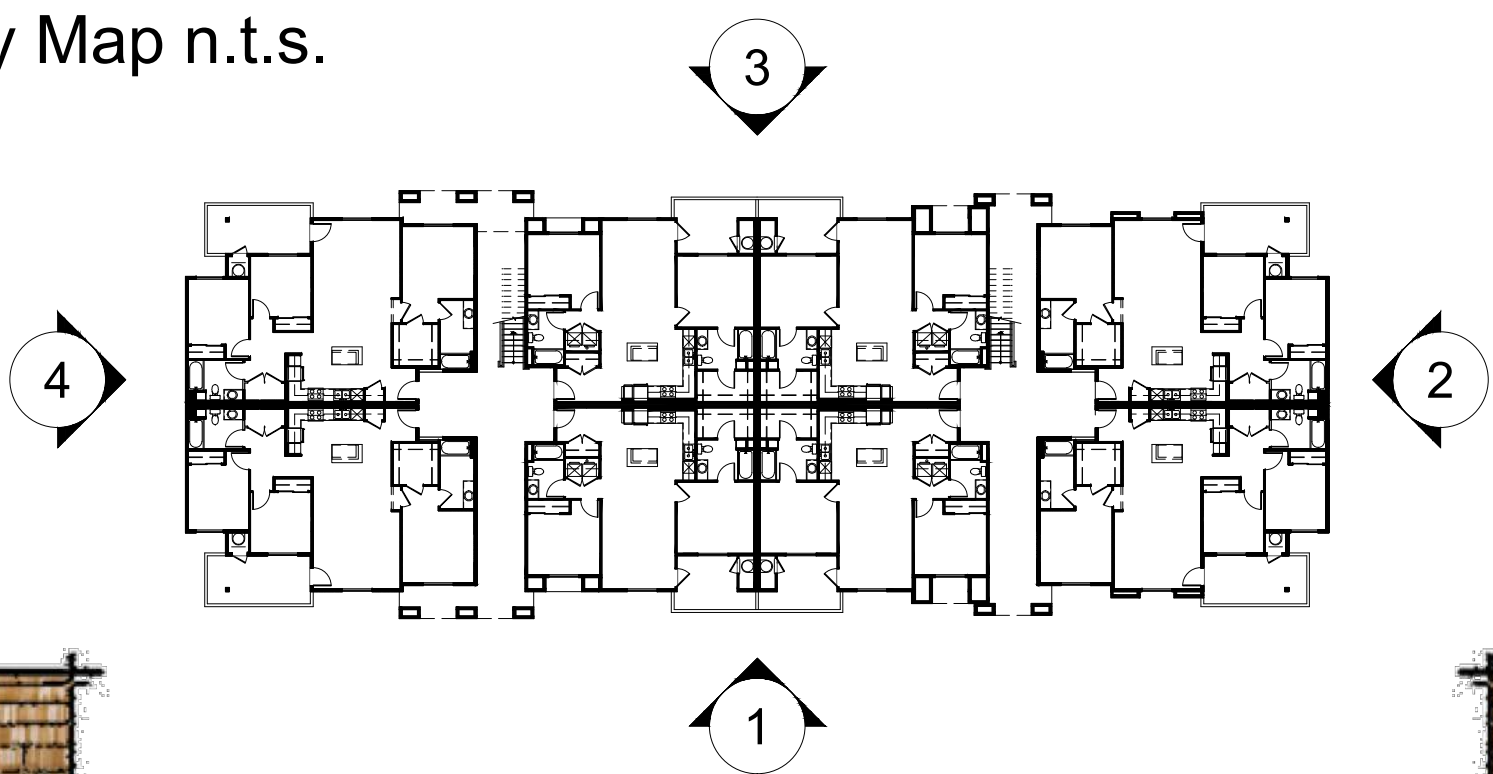
KTGY Group, Inc.
Architecture+Planning
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Irvine, CA 92614
949.851.2133
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0 4 8 16

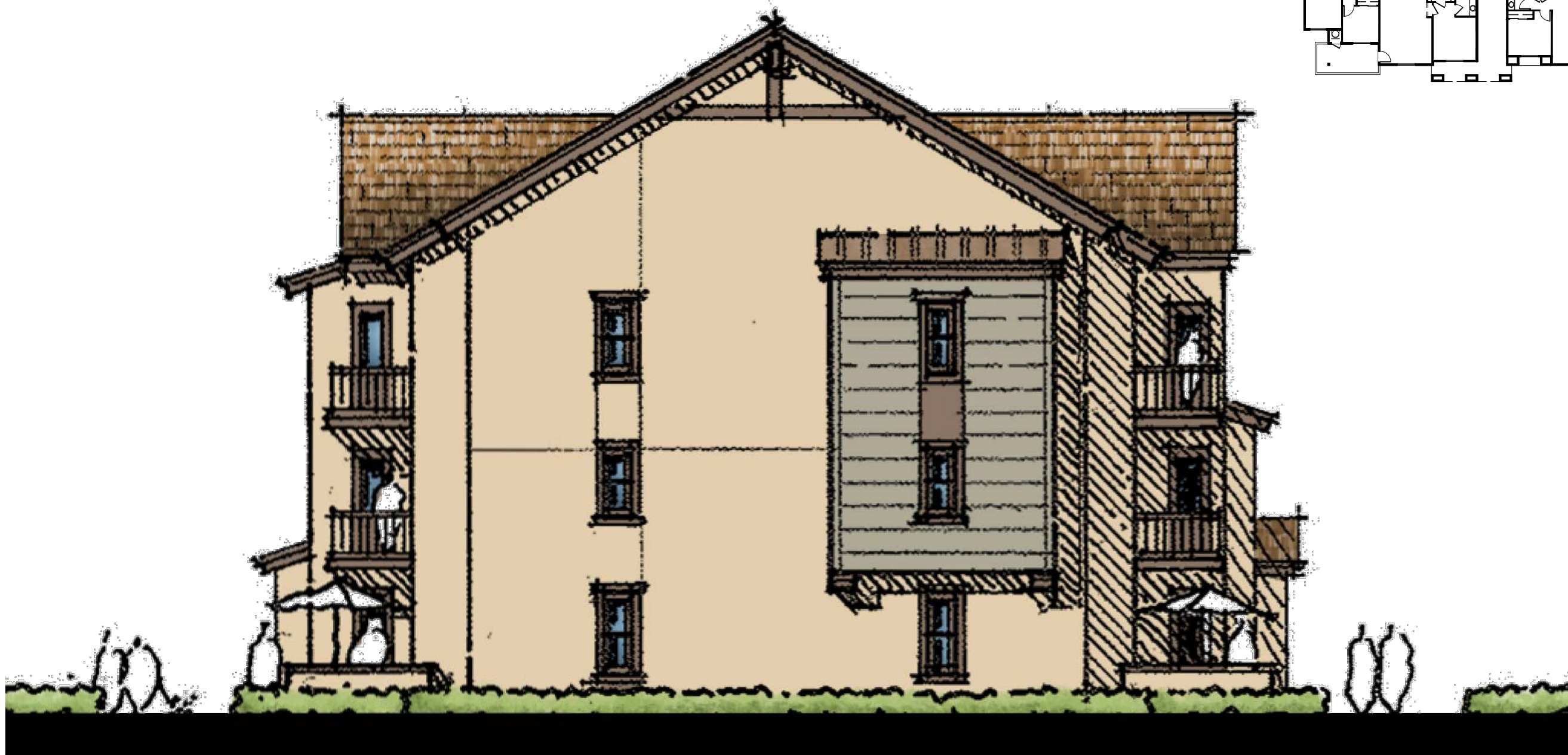
A3.11

Key Map n.t.s.



Material Legend :

1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame



4. LEFT



2. RIGHT



3. REAR

BAXTER VILLAGE



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San Diego, CA 92122
(858) 546-0900

CHARACTER ELEVATION (BLDG.-D)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

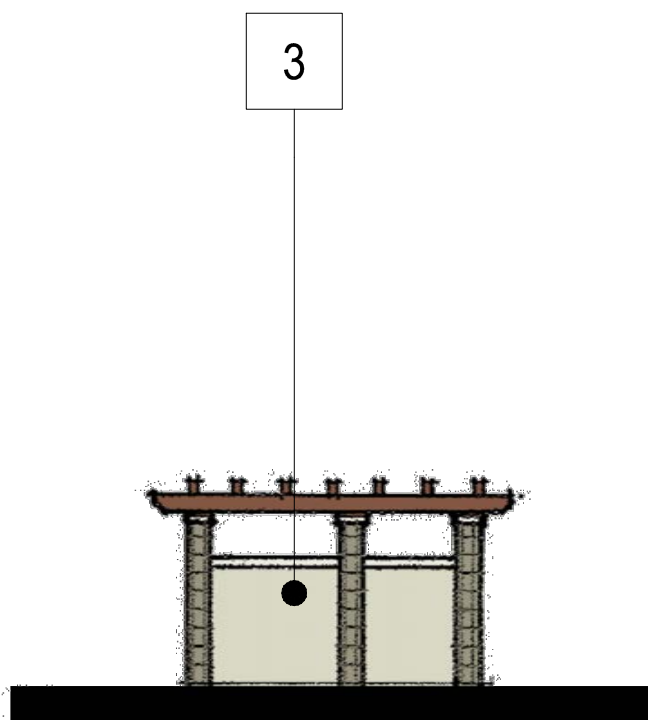
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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
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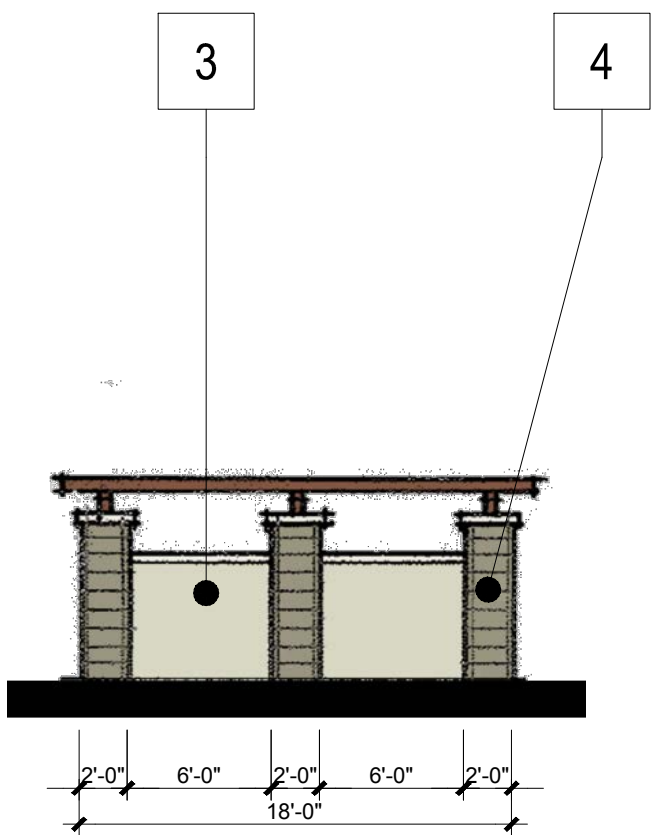
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A3.12

Material Legend :

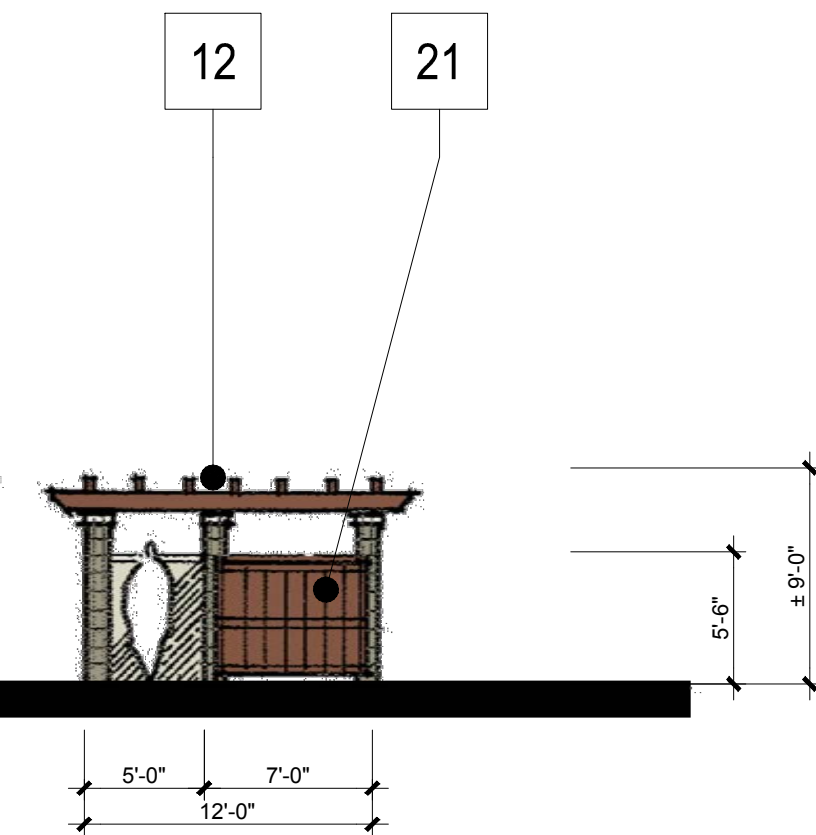
1. Concrete Tile Roof
2. Standing Seam Metal Roof
3. Stucco Wall
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Vine Net
17. Metal Canopy
18. Metal Clad Post
19. Metal Railing
20. Precast Round Post
21. Metal Door
22. Wood Frame



REAR

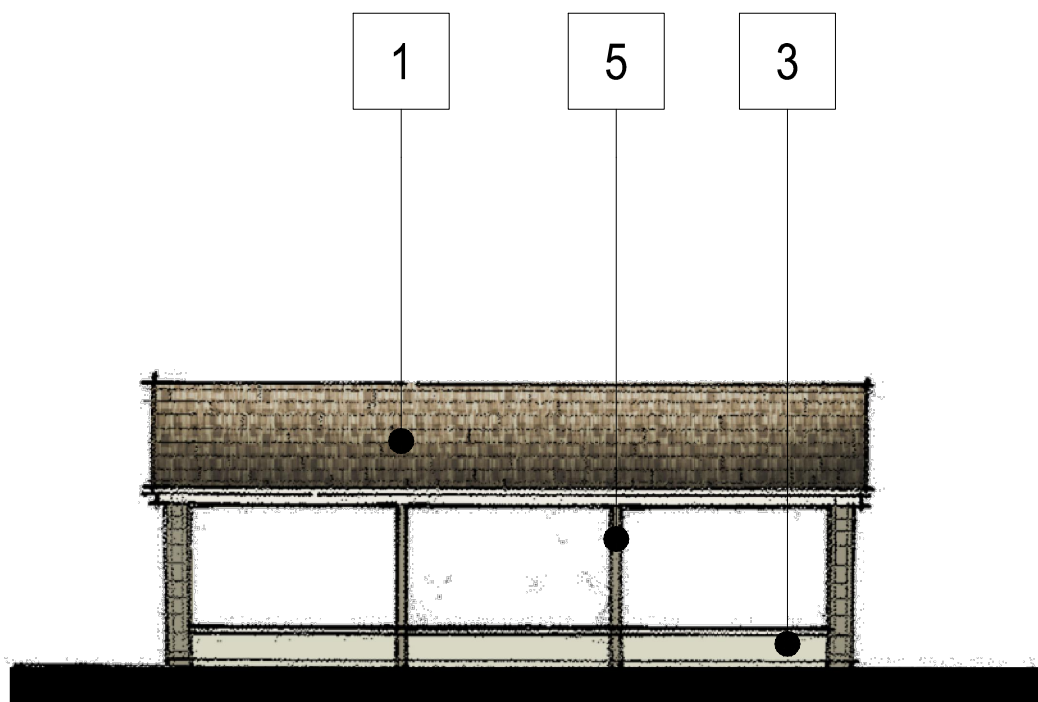


SIDE

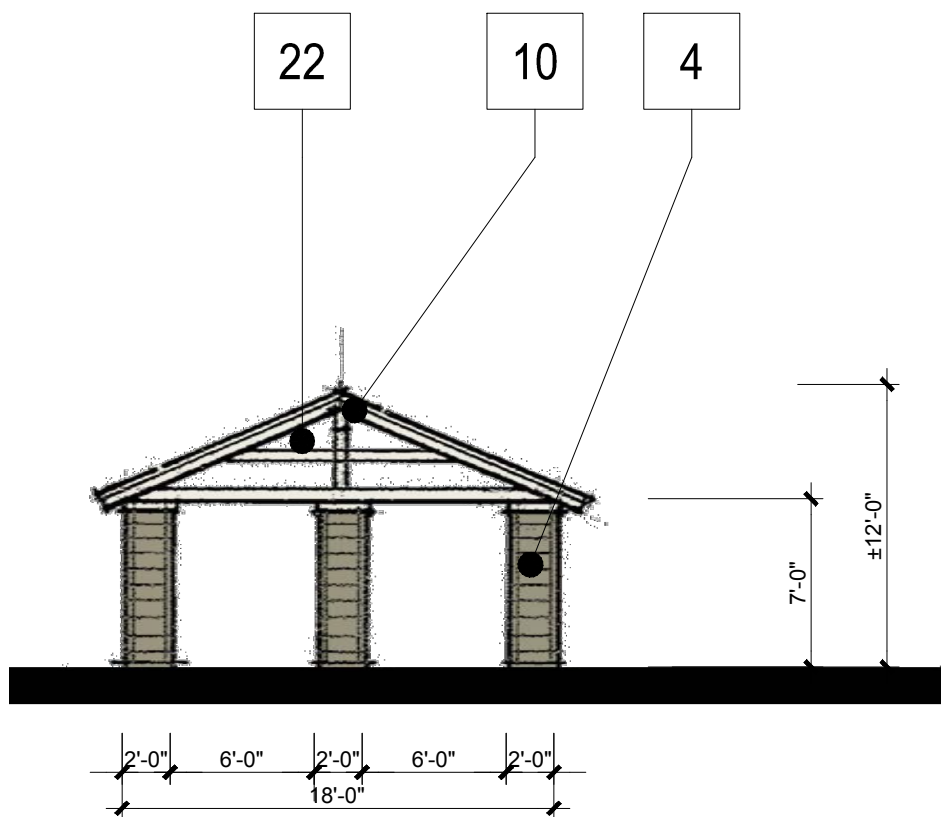


FRONT

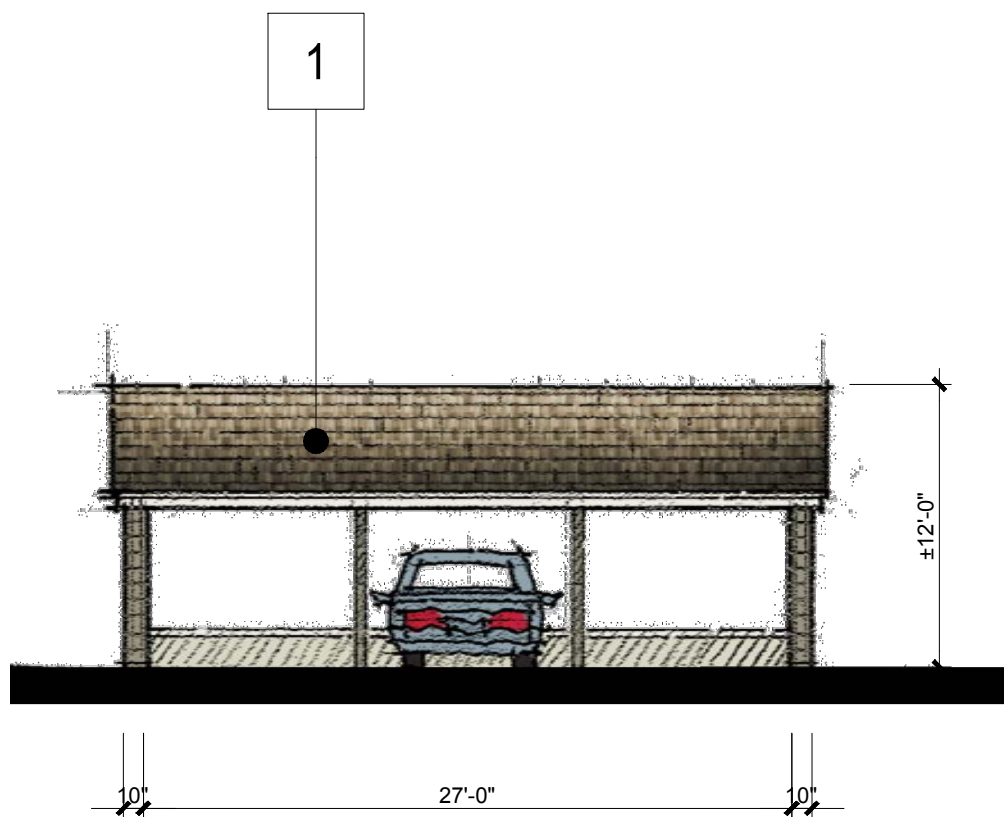
TRASH ENCLOSURE ELEVATION



REAR



SIDE



FRONT

CARPORT ELEVATION

BAXTER VILLAGE



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San Diego, CA 92122
(858) 546-0900

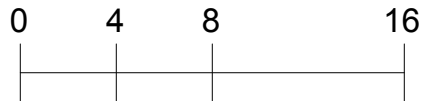
CHARACTER ELEVATION (TRASH ENCLOSURE & CARPORT)

WILDOMAR, CALIFORNIA

KTGY # 2013-0121

07.23.2015

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A3.13