

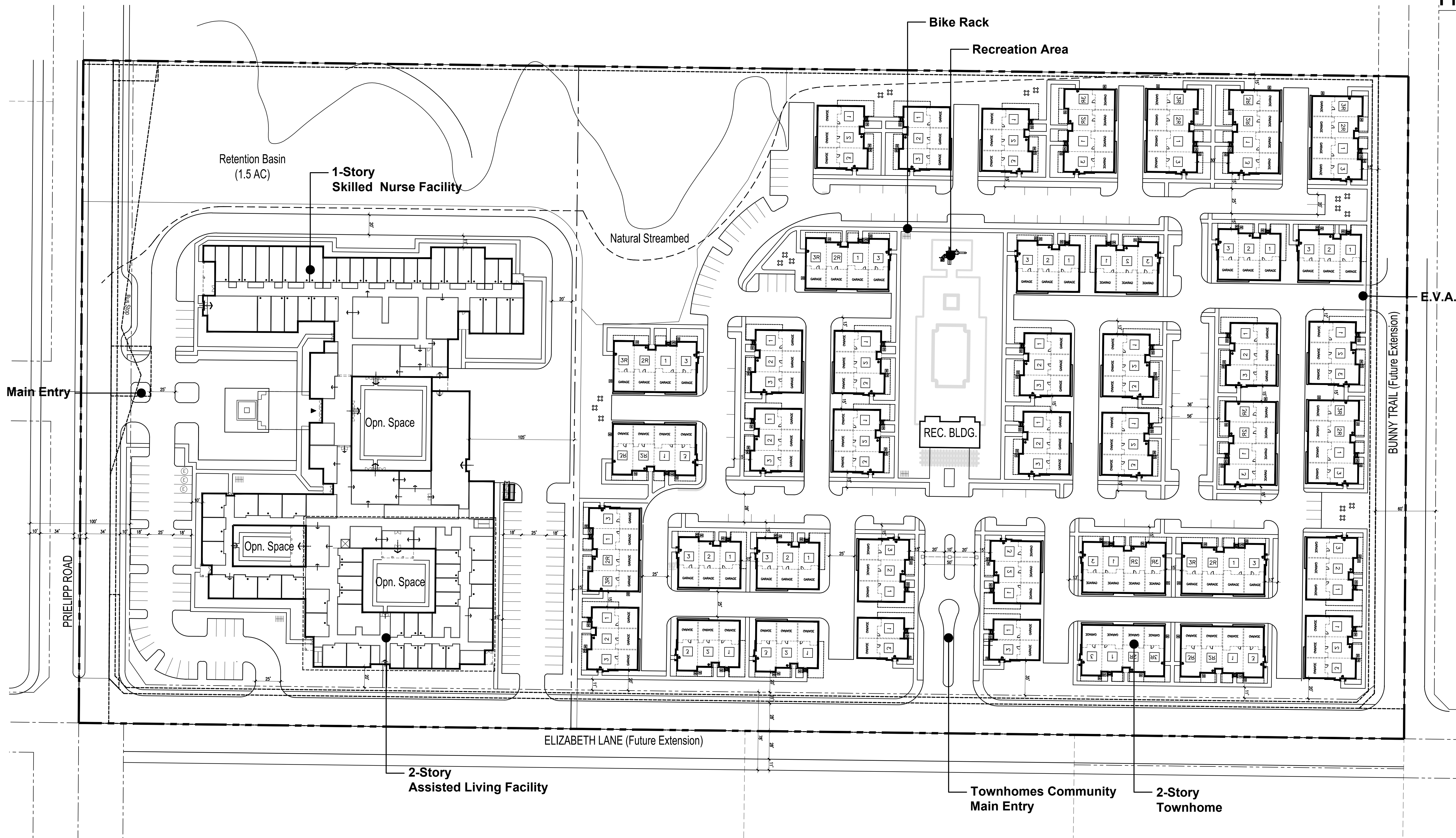
HORIZONS

WILDOMAR, CALIFORNIA

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A2.2	MF BUILDING PLAN - C. (4 Units / 2-Story TOWNHOME)
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A2.4	MF UNIT PLAN - 2
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A2.6	MF CHARACTER ELEV. - BLDG. A
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Project Summary

Gross Site Area	20.21 AC
Retention	1.50 AC
Public Roads	2.34 AC
Dwelling Units	224 DU
Density	11.1 DU/AC

TOWNHOMES

Area	11.5 AC (Net)
Active Open Space	
- Required	1.3 AC*
- Provided	1.3 AC
Slope	0.81 AC

*Active Open Space assumes 3.29 ppl/du
& 3 AC open space/1,000 ppl required

2 Story Townhomes	138 Units
Plan-1 (2BR+2.5BA/1405 s.f.)	42 Units (30%)
Plan-2 (3BR+2.5BA/1463 s.f.)	40 Units (30%)
Plan-3 (3BR+2.5BA/1658 s.f.)	56 Units (40%)

Density	12 DU/AC (Net)
---------	----------------

Parking Required	
2BR (2.25/DU) - 42 Units	95 Spaces
3BR (2.75/DU) - 96 Units	264 Spaces
Total Required	359 Spaces

Parking Provided	359 Spaces
Open Stalls	83 Spaces
Garage Stalls	276 Spaces

SENIOR LIVING

Area	4.87 AC (Net)
Recreation Area	0.33 AC

Units	
Skilled Nursing	32 Units
Assisted Living	54 Units
Total	86 Units

Density	17.7 DU/AC (Net)
---------	------------------

Parking Required (1.0 Spaces/Unit)	
Total Provided (Guest/Employee)	88 Spaces
(1.0 Space/Unit)	

HORIZONS



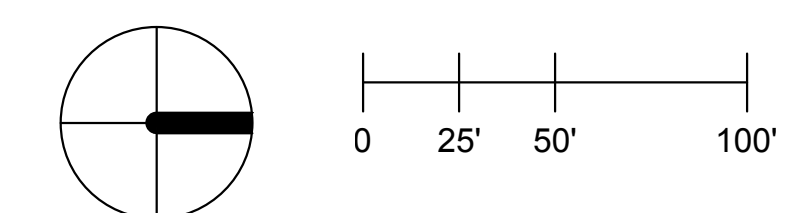
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

SITE PLAN of Development

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

12.07.2015
01.09.2015



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



AI.0

Project Summary	
Gross Site Area	20.21 AC
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Density	11.1 DU/AC

TOWNHOMES	
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2BR (2.25/DU) - 42 Units	95 Spaces
3BR (2.75/DU) - 96 Units	264 Spaces
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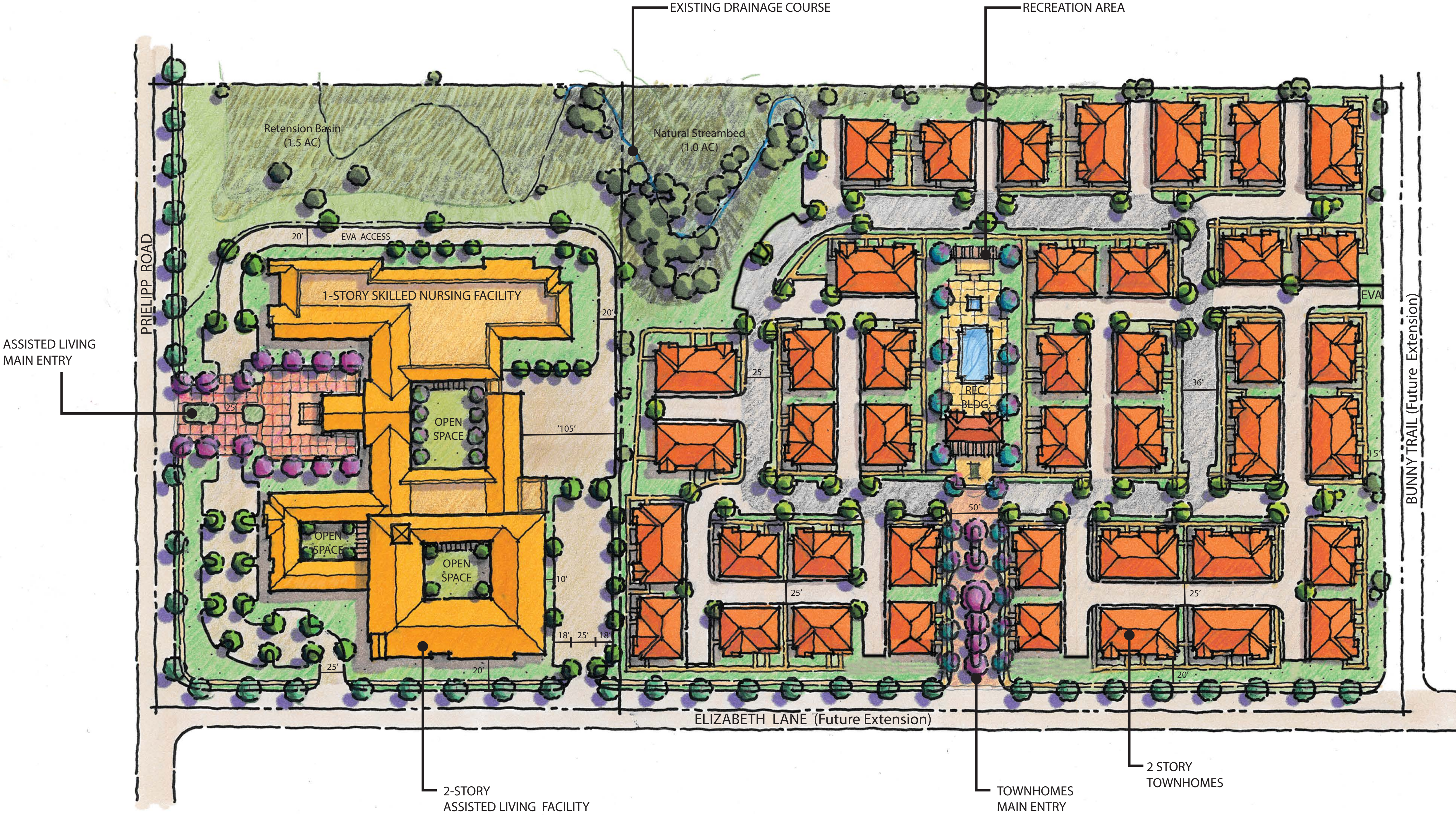
Parking Provided	359 Spaces
Open Stalls	83 Spaces
Garage Stalls	276 Spaces

SENIOR LIVING	
Area	4.87 AC (Net)
Recreation Area	0.33 AC

Units	
Skilled Nursing	32 Units
Assisted Living	54 Units
Total	86 Units

Density	17.7 DU/AC (Net)
---------	------------------

Parking Required (1.0 Spaces/Unit)	
Total Provided (Guest/Employee):	88 Spaces
(1.0 Space/Unit)	

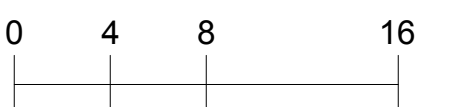




2ND FLOOR PLAN



1ST FLOOR PLAN



HORIZONS



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(858) 546-0900

TOWNHOMES BUILDING PLAN-BLDG.A (2Units)

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

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01.09.2015

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A2.0



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TOWNHOMES BUILDING PLAN-BLDG. B(3Units)

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01.09.2015

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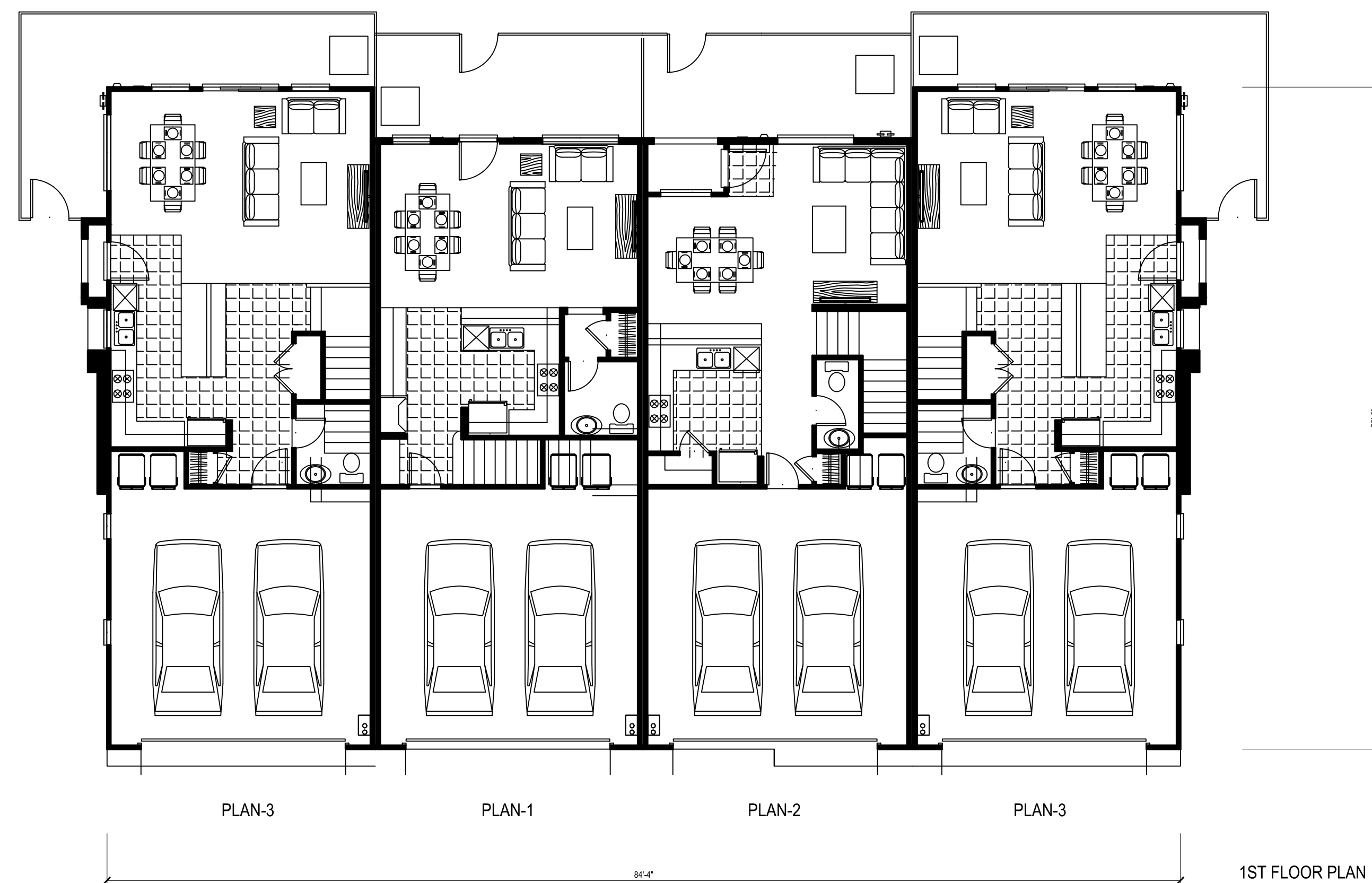


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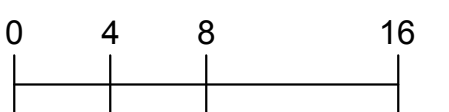
A2.1



2ND FLOOR PLAN



1ST FLOOR PLAN



HORIZONS



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TOWNHOMES BUILDING PLAN-BLDG.C(4Units)

WILDOMAR, CALIFORNIA

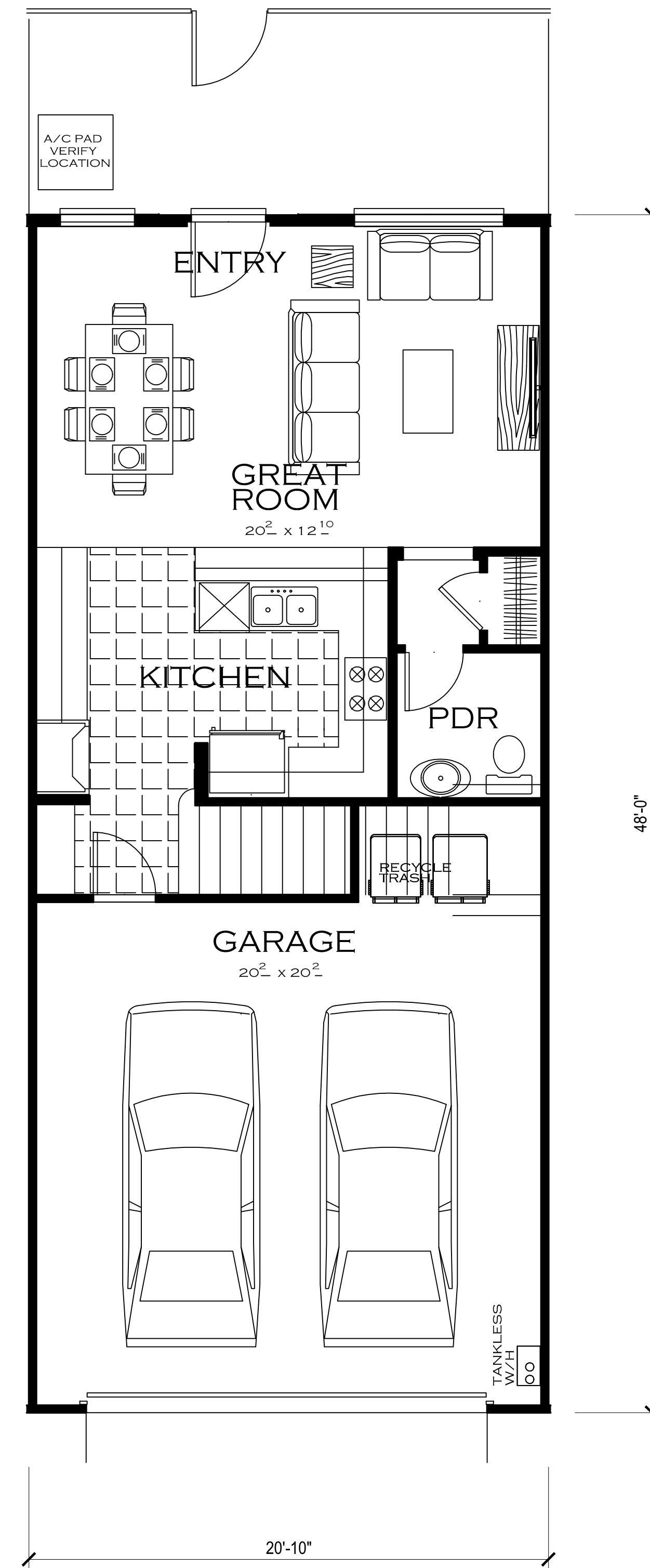
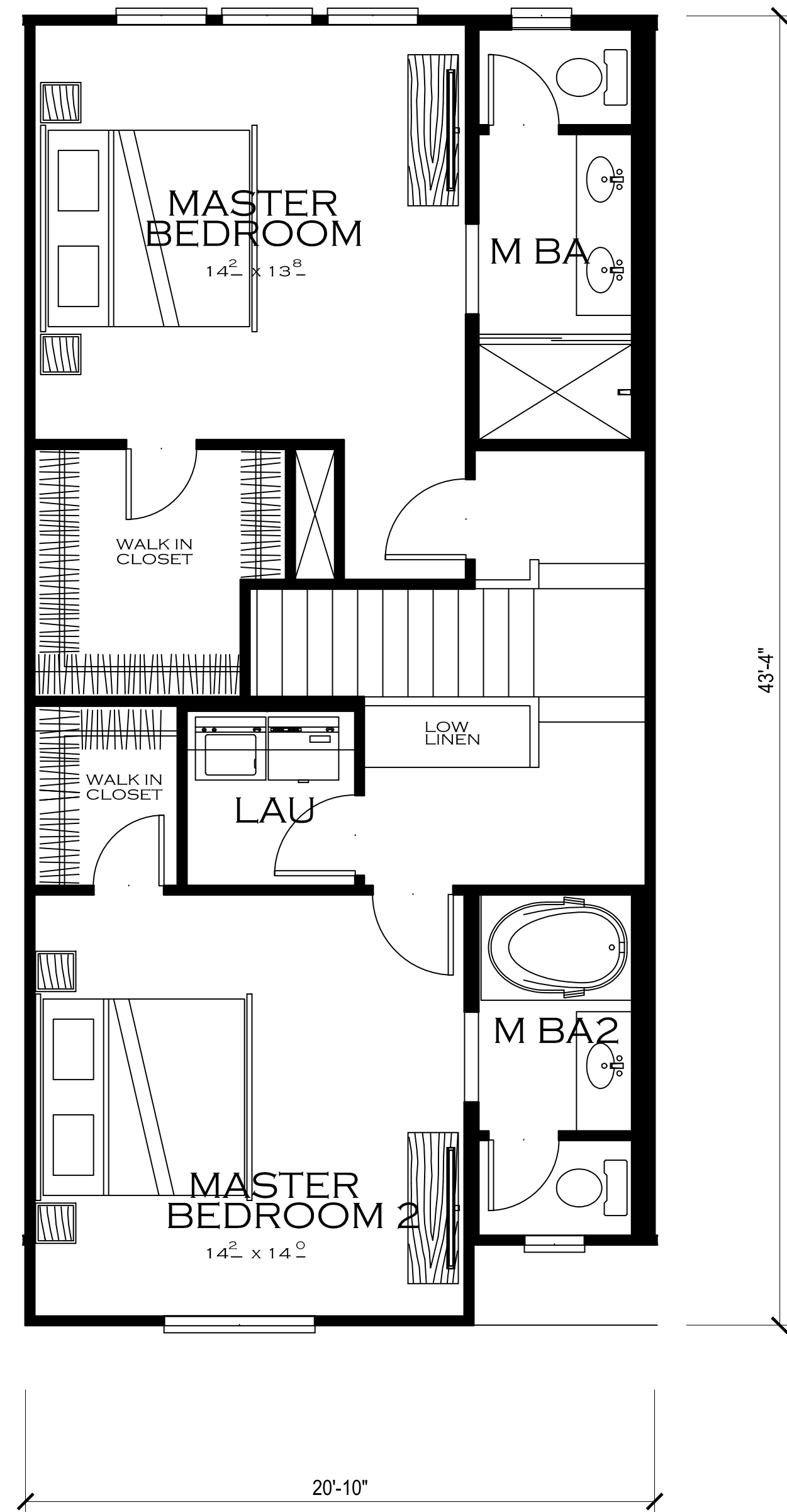
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A2.2

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1405 S.F. (Gross)
1324 S.F. (Net)

TOWNHOMES UNIT PLANS PLAN - 1

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015

0 2 4 8

A2.3

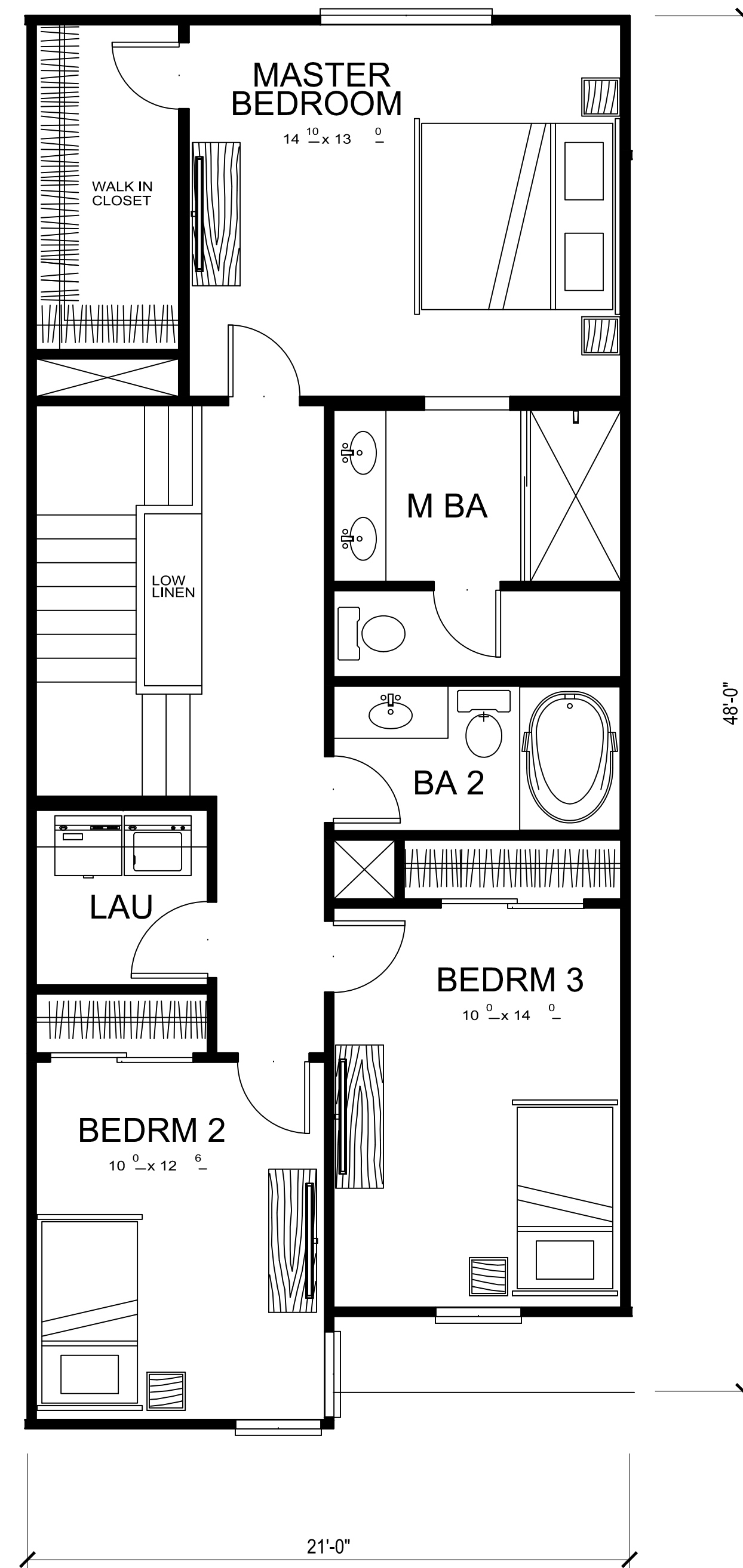
HORIZONS



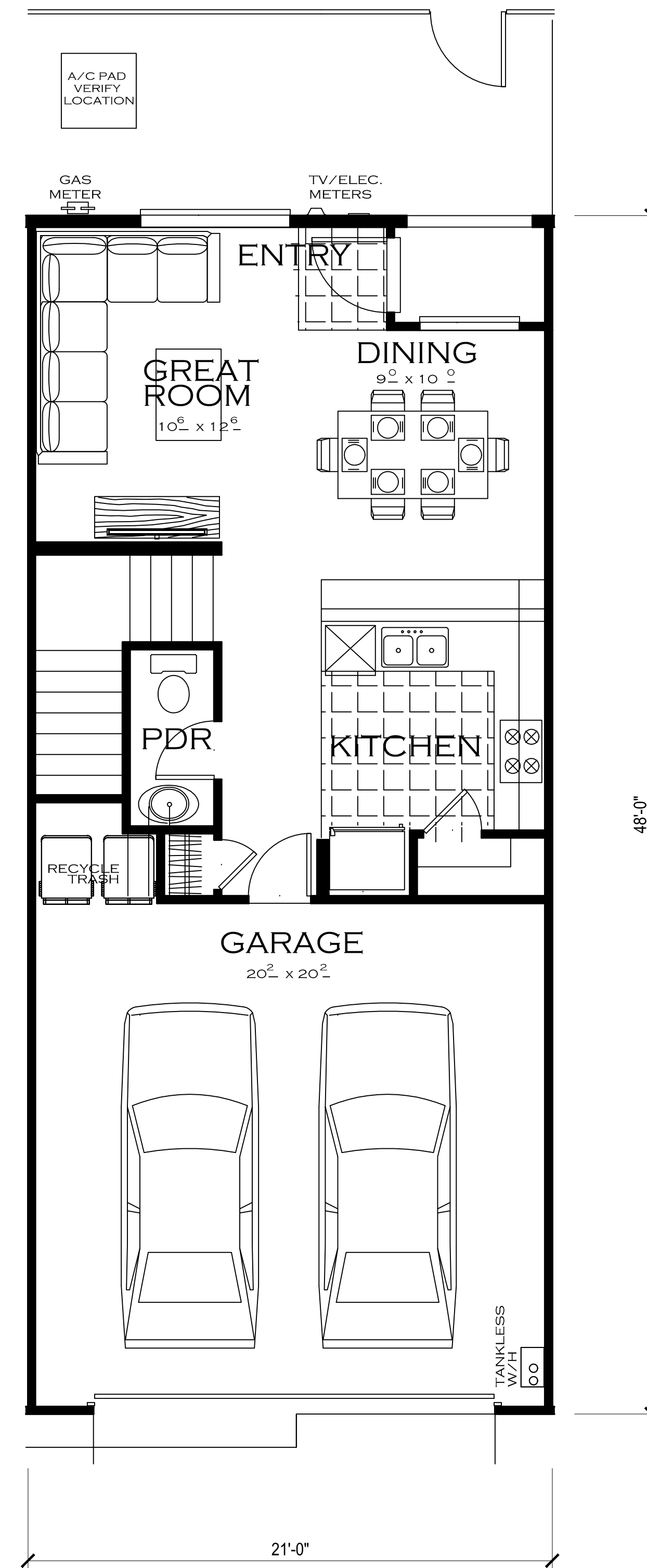
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2F



1F

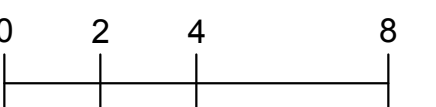
1463 S.F. (Gross)
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TOWNHOMES UNIT PLANS PLAN - 2

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015



A2.4

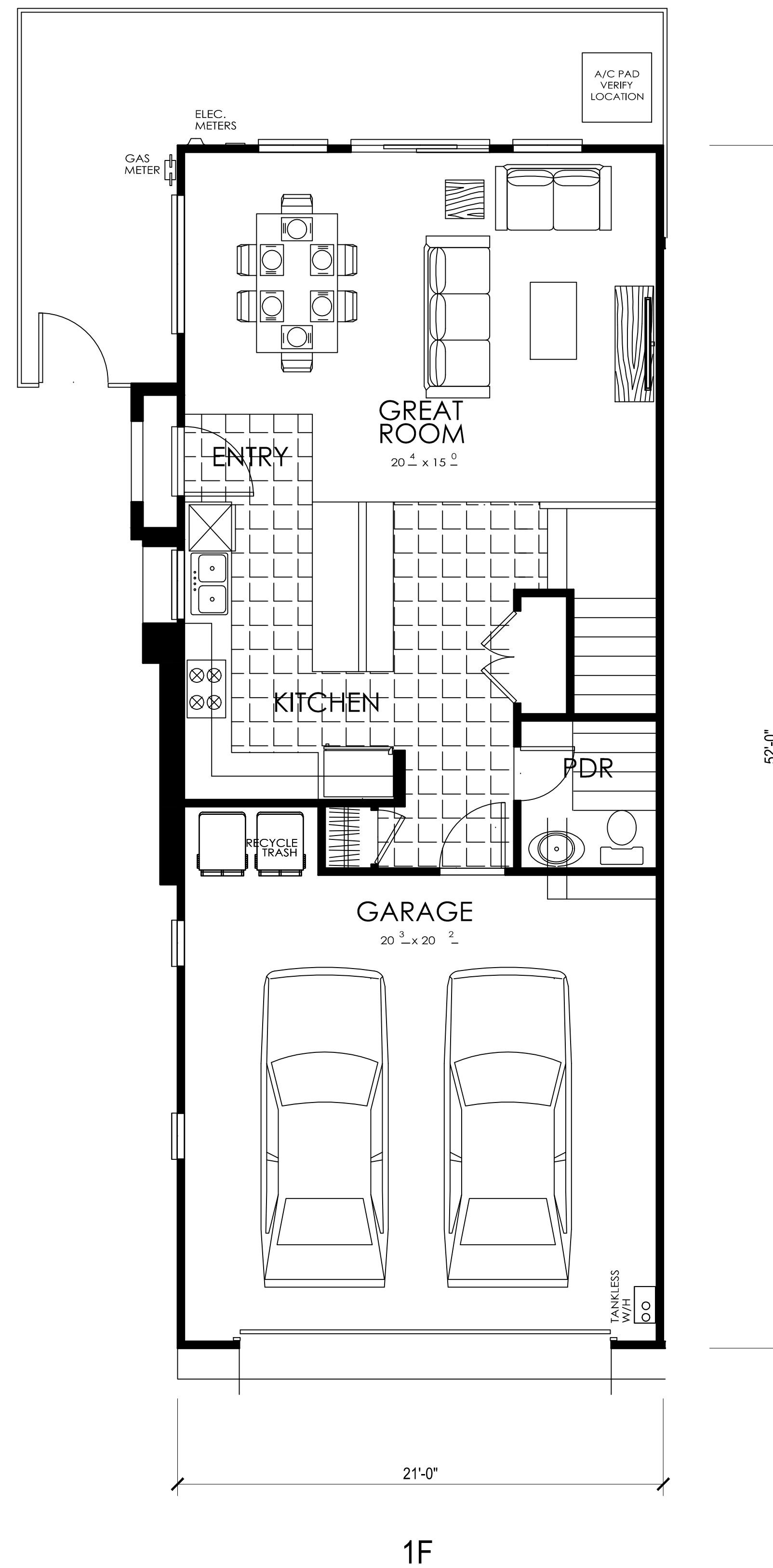
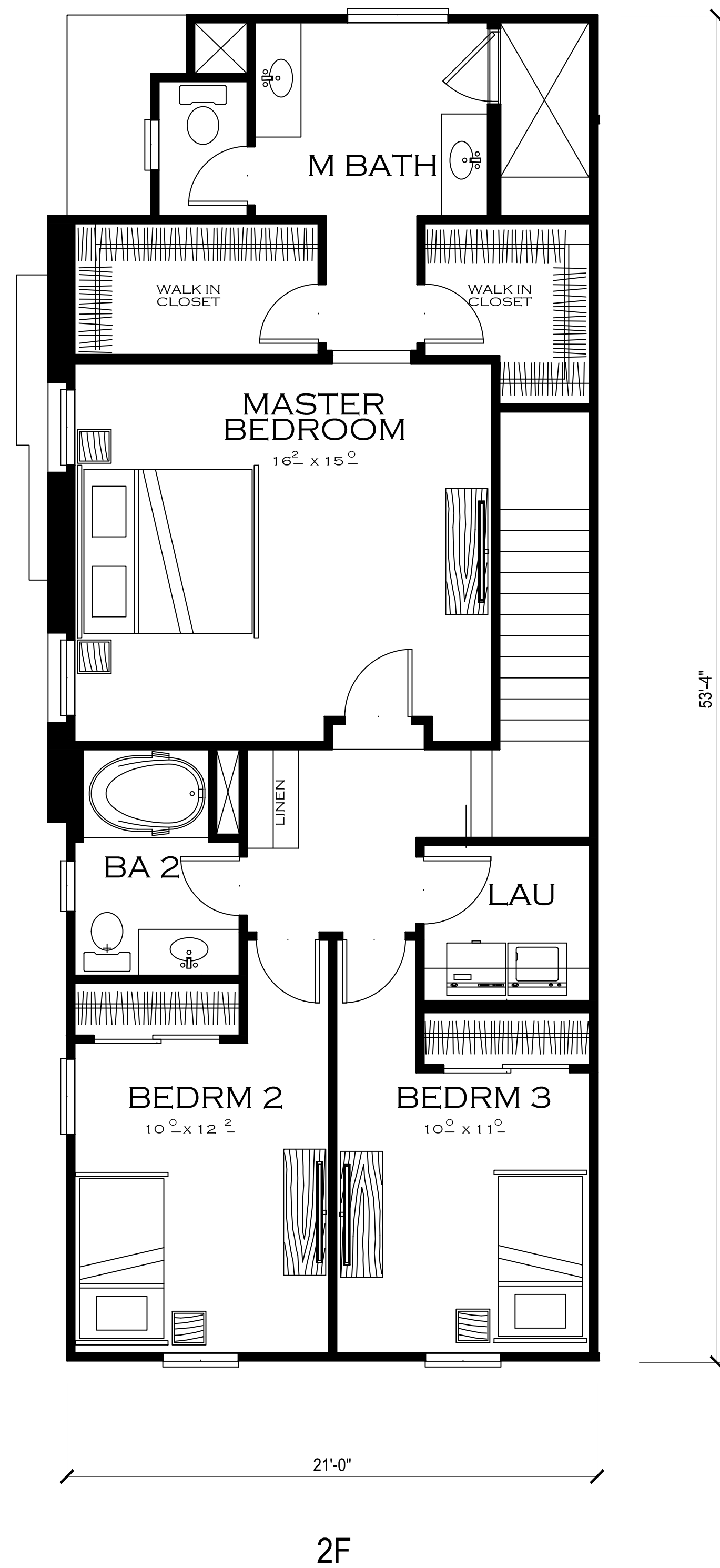
HORIZONS



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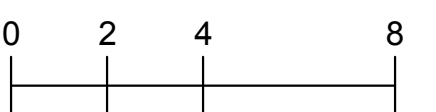
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TOWNHOMES UNIT PLANS PLAN - 3

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015



A2.5

HORIZONS

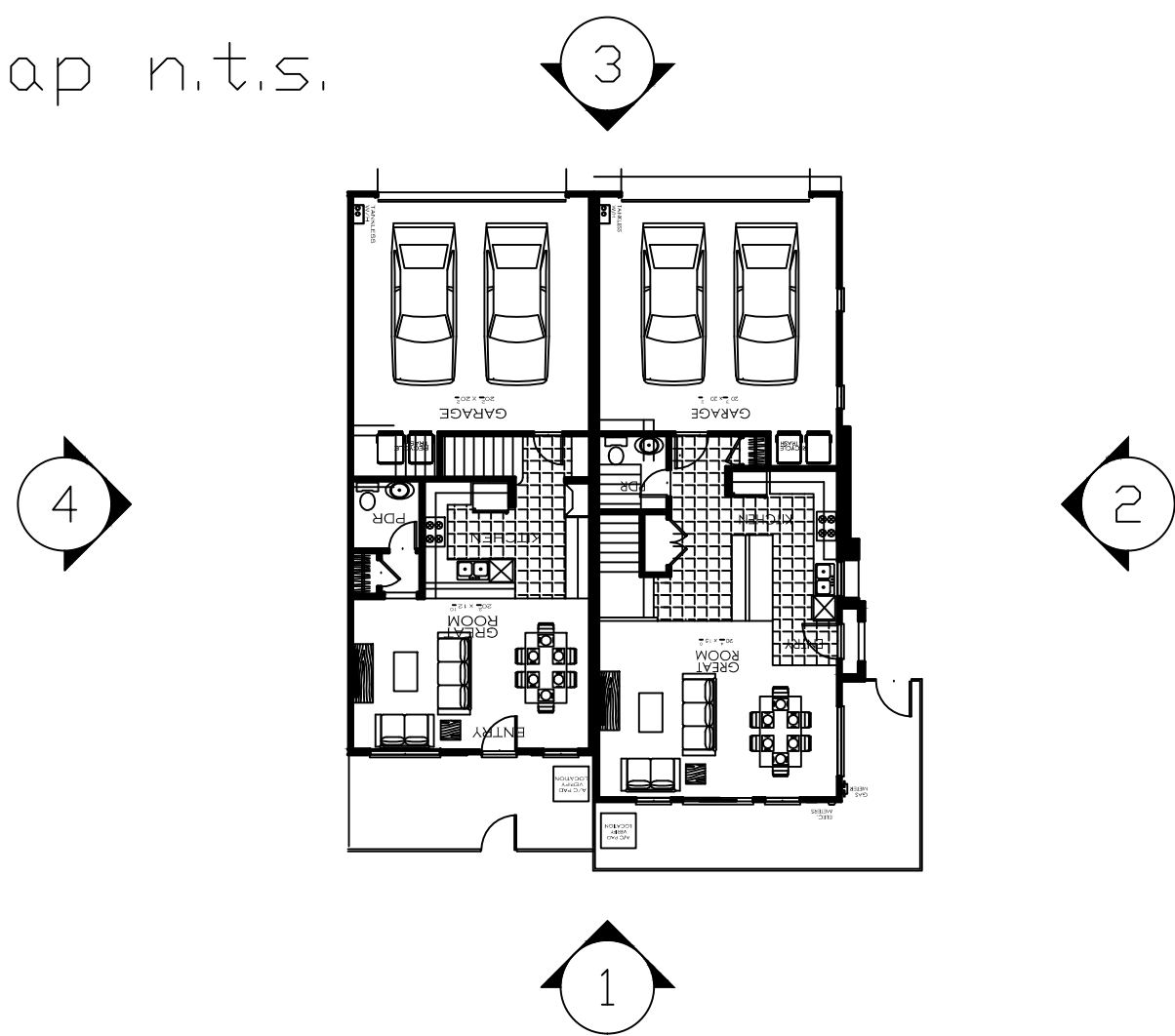


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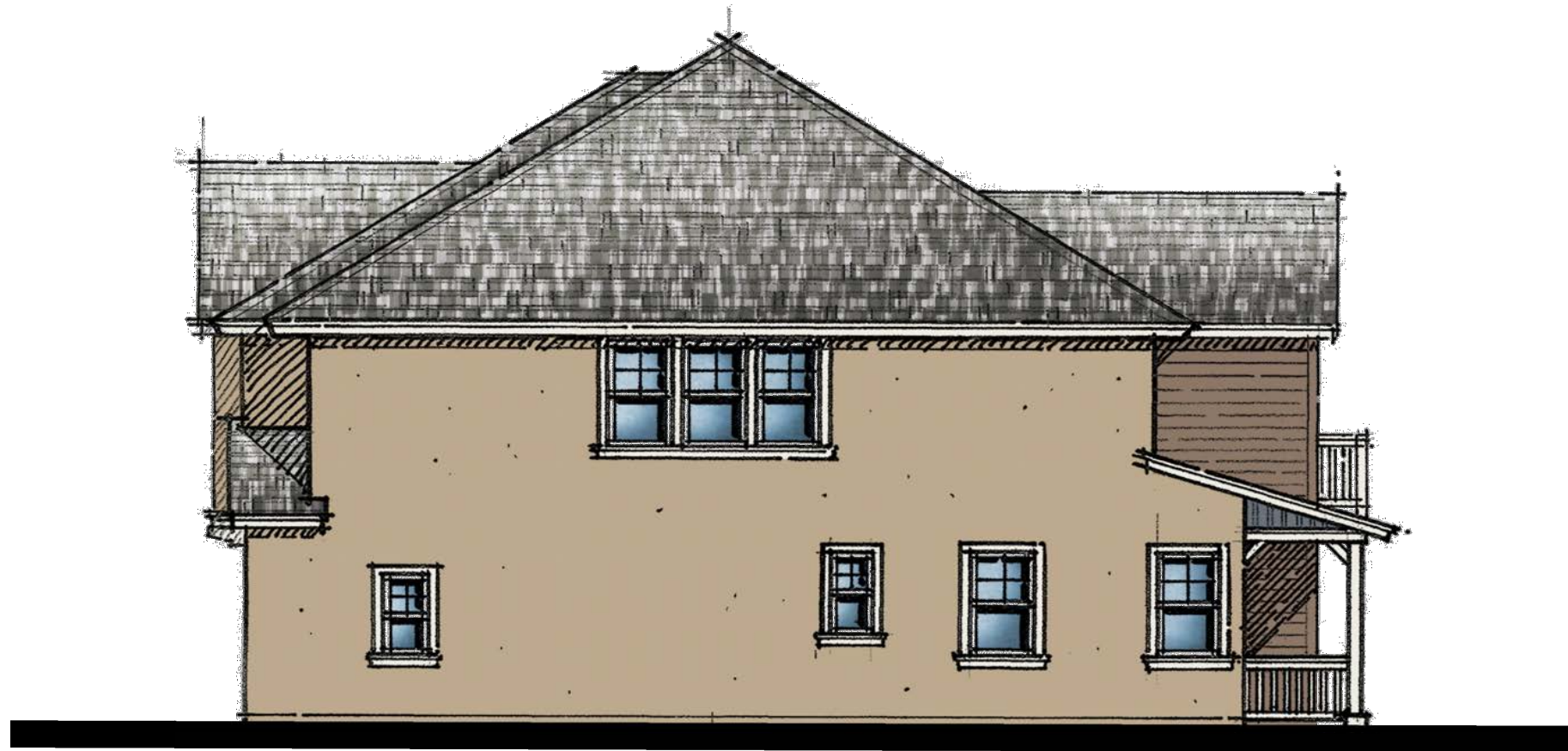
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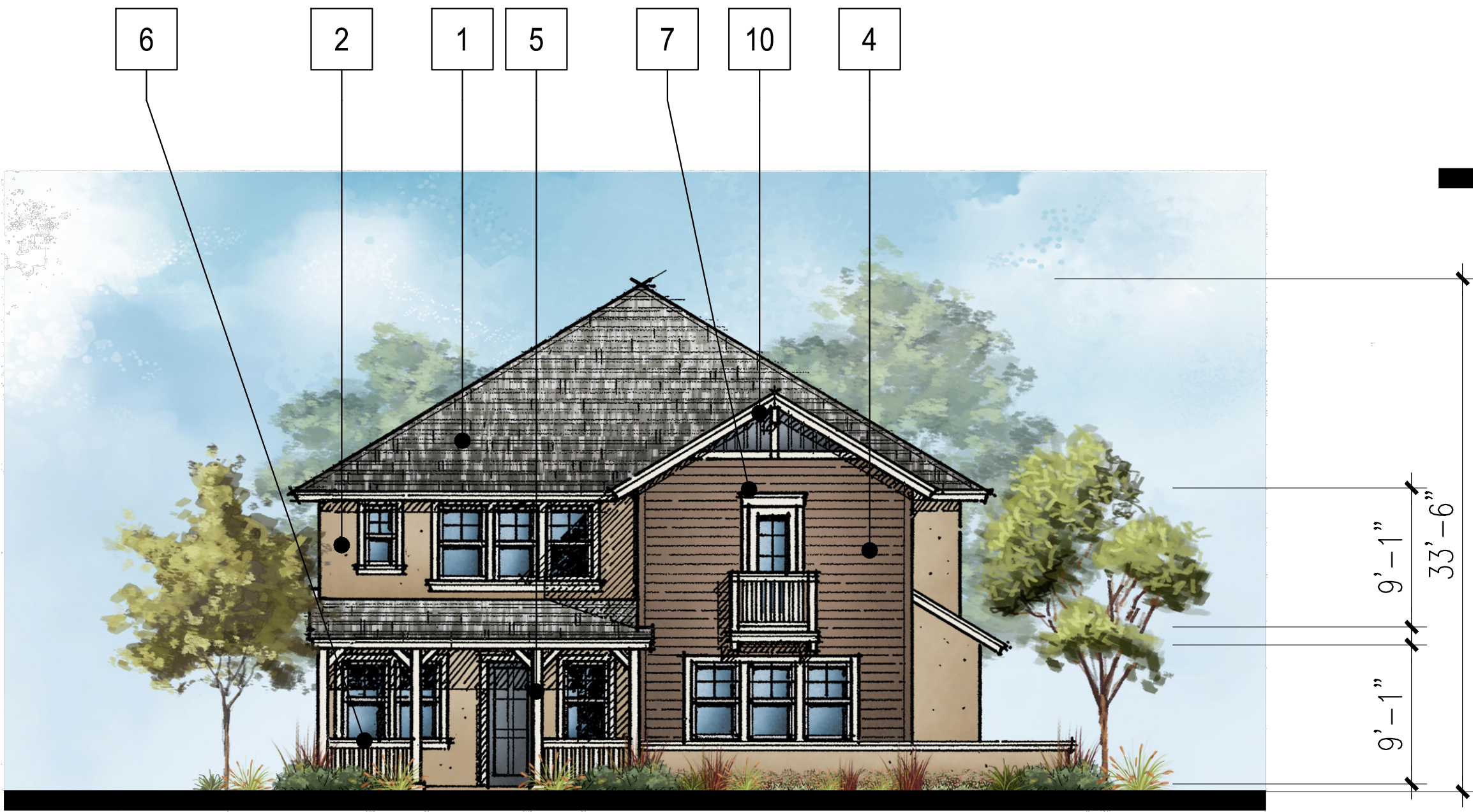
Key Map n.t.s.



3. REAR



4. LEFT



1. FRONT



2. RIGHT

Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
- 3. Stone Veneer
- 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. Metal Door
- 17. Wood Frame

HORIZONS



Strata Equity Group
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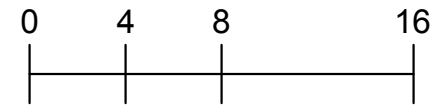
TOWNHOMES CHARACTER ELEVATIONS
BUILDING - A

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

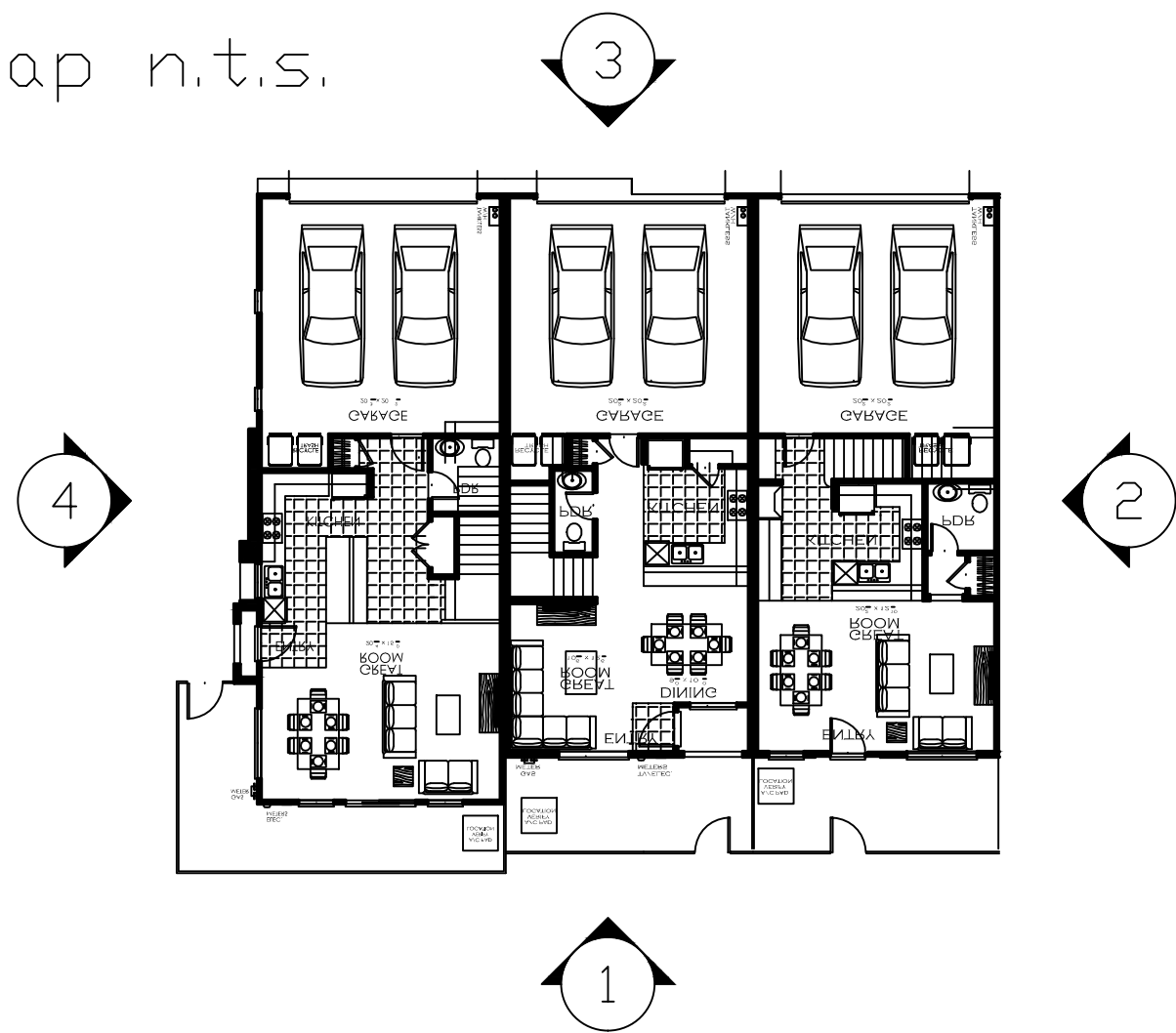
09.05.2014
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A2.6

Key Map n.t.s.



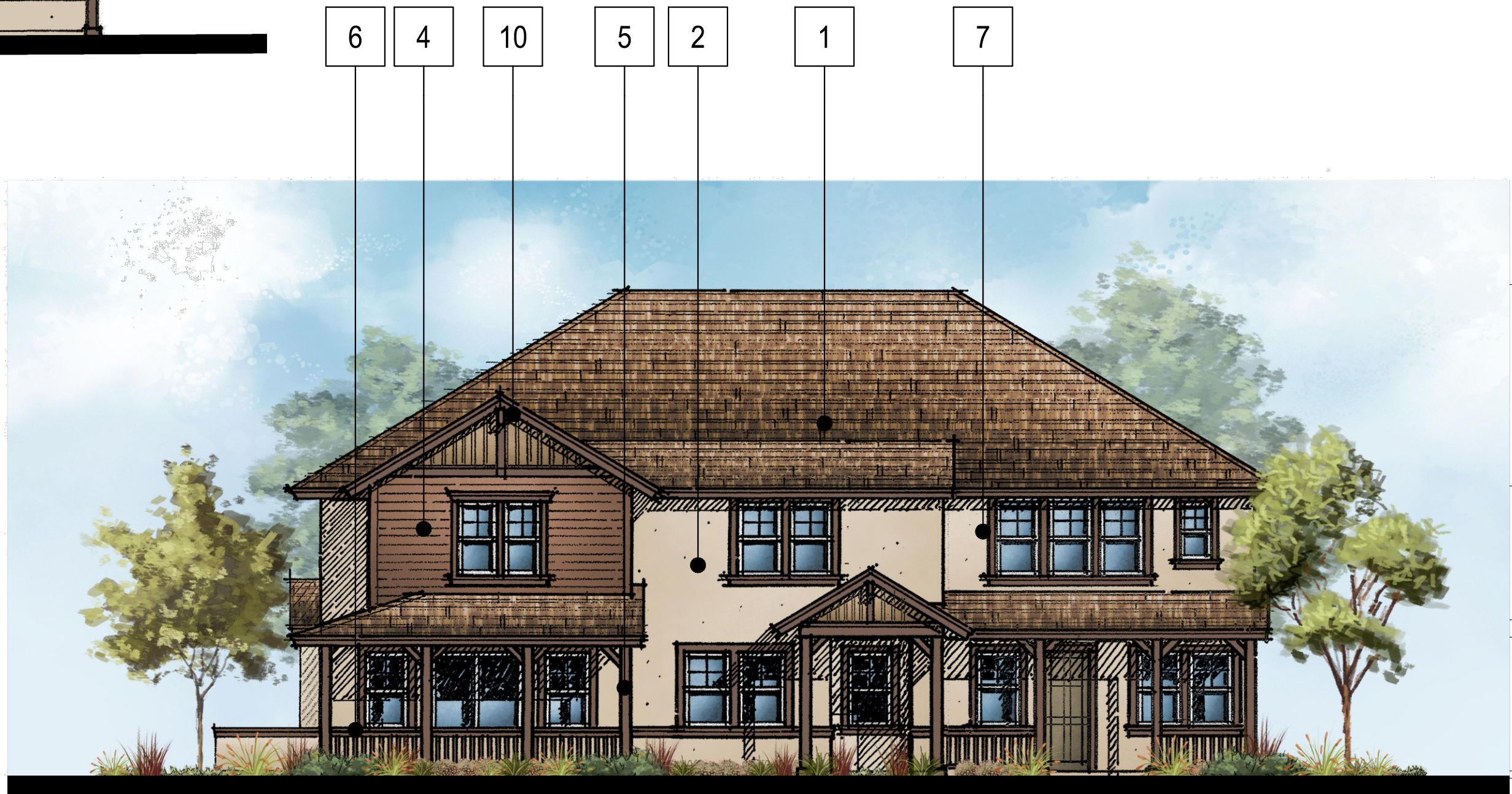
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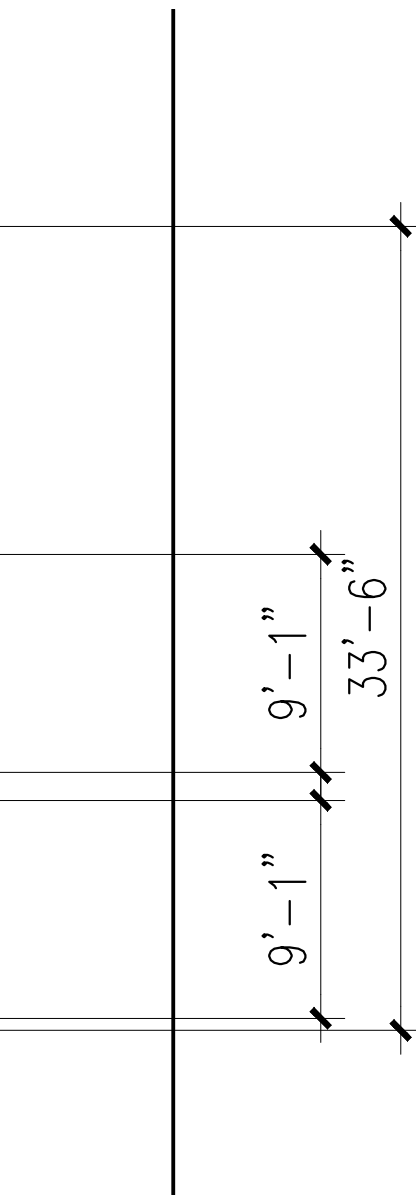
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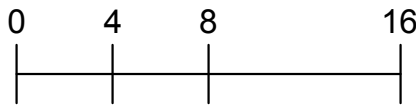
2. RIGHT



1. FRONT



TOWNHOMES CHARACTER ELEVATIONS BUILDING - B



A2.7

HORIZONS



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WILDOMAR, CALIFORNIA

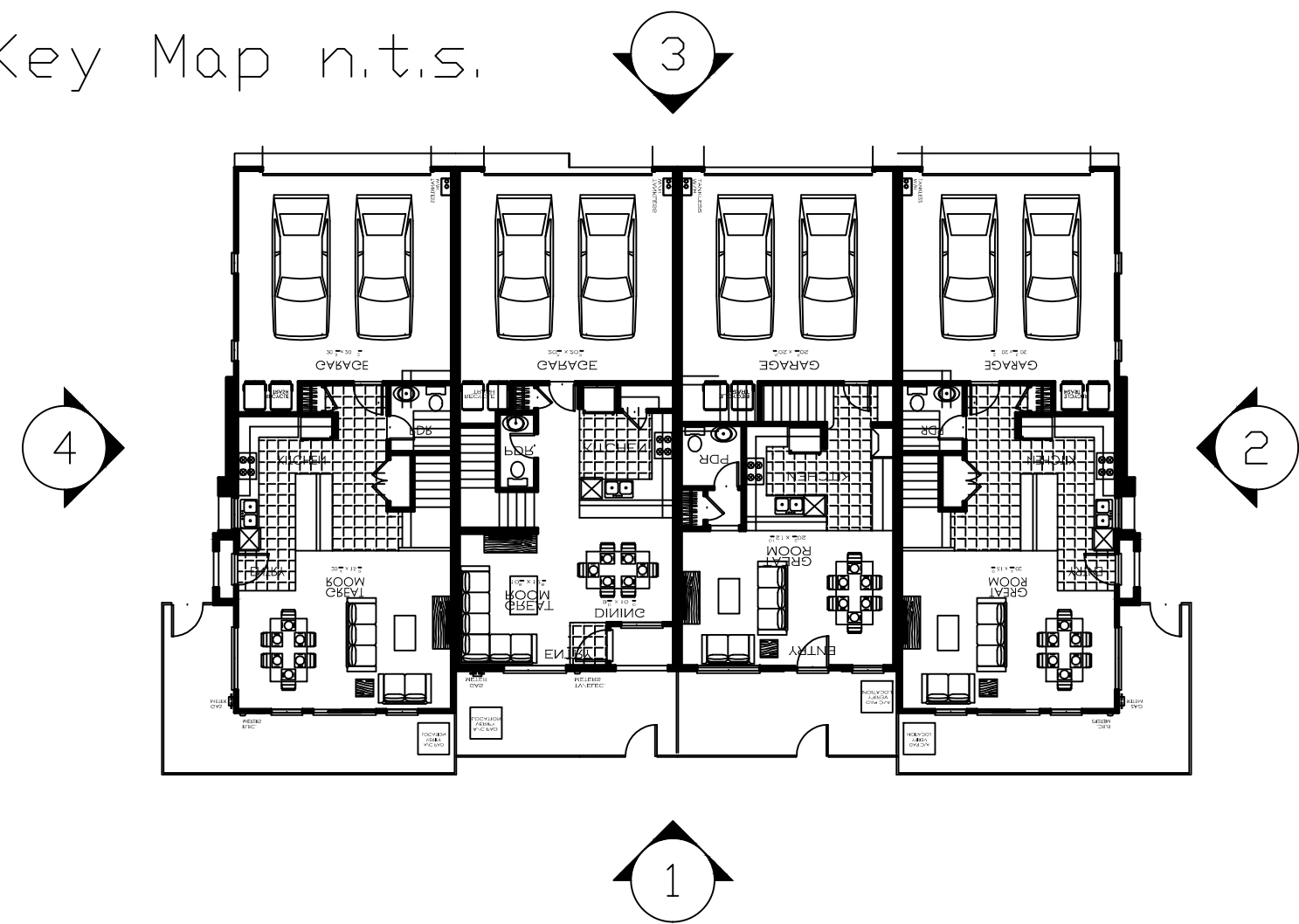
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Key Map n.t.s.



3. REAR



4. LEFT



2. RIGHT



1. FRONT

HORIZONS



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TOWNHOMES CHARACTER ELEVATIONS BUILDING - C

WILDOMAR, CALIFORNIA

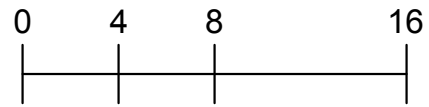
KTGY # 2013-0123

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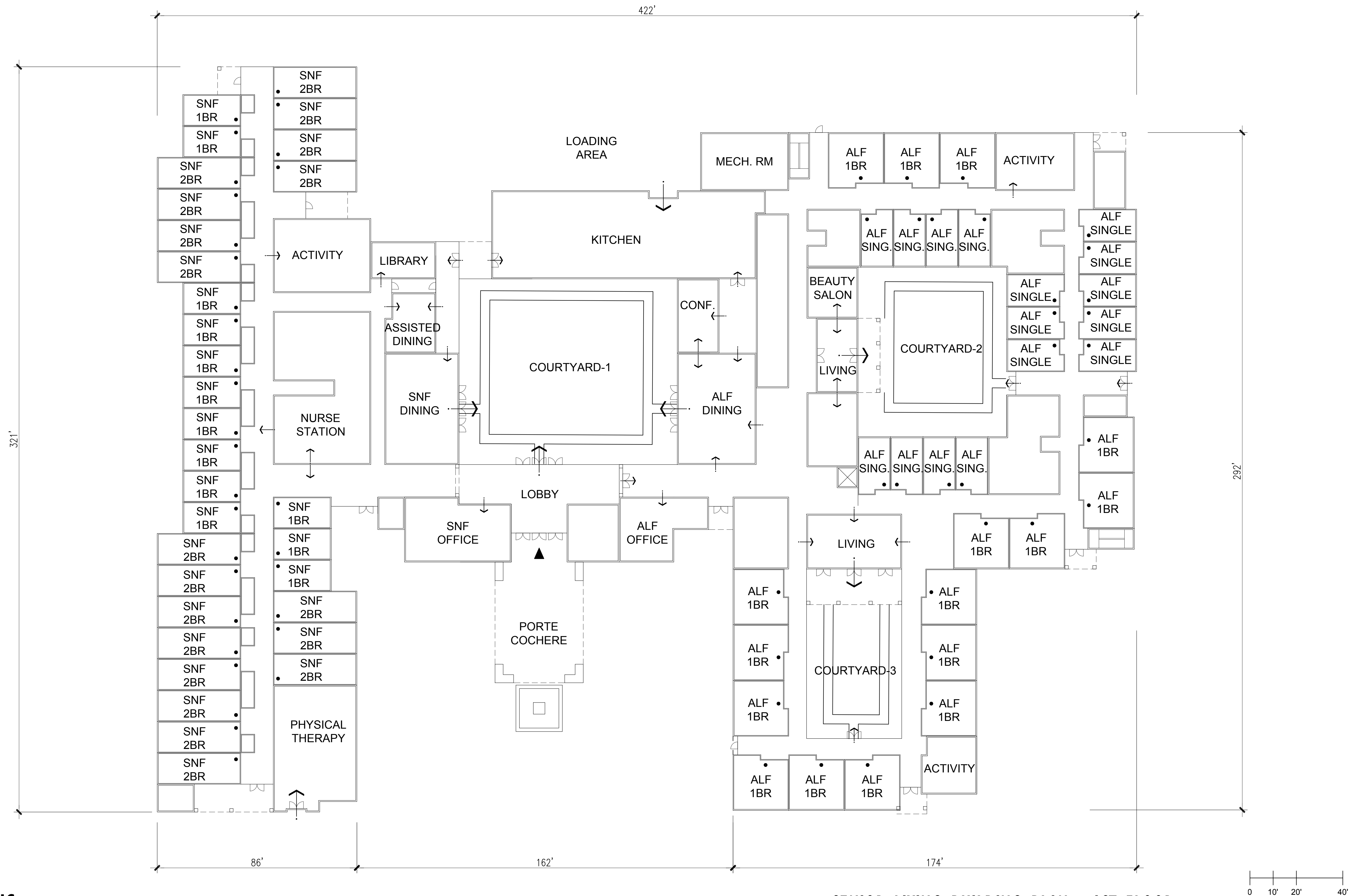


A2.8



Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
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- 4. Fiber Cement Siding
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- 6. Wood Railing
- 7. Window/Door Trim
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- 10. Decorative Beam
- 11. Corbels
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- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame



HORIZONS

SENIOR LIVING BUILDING PLAN - 1ST FLOOR

A3.0



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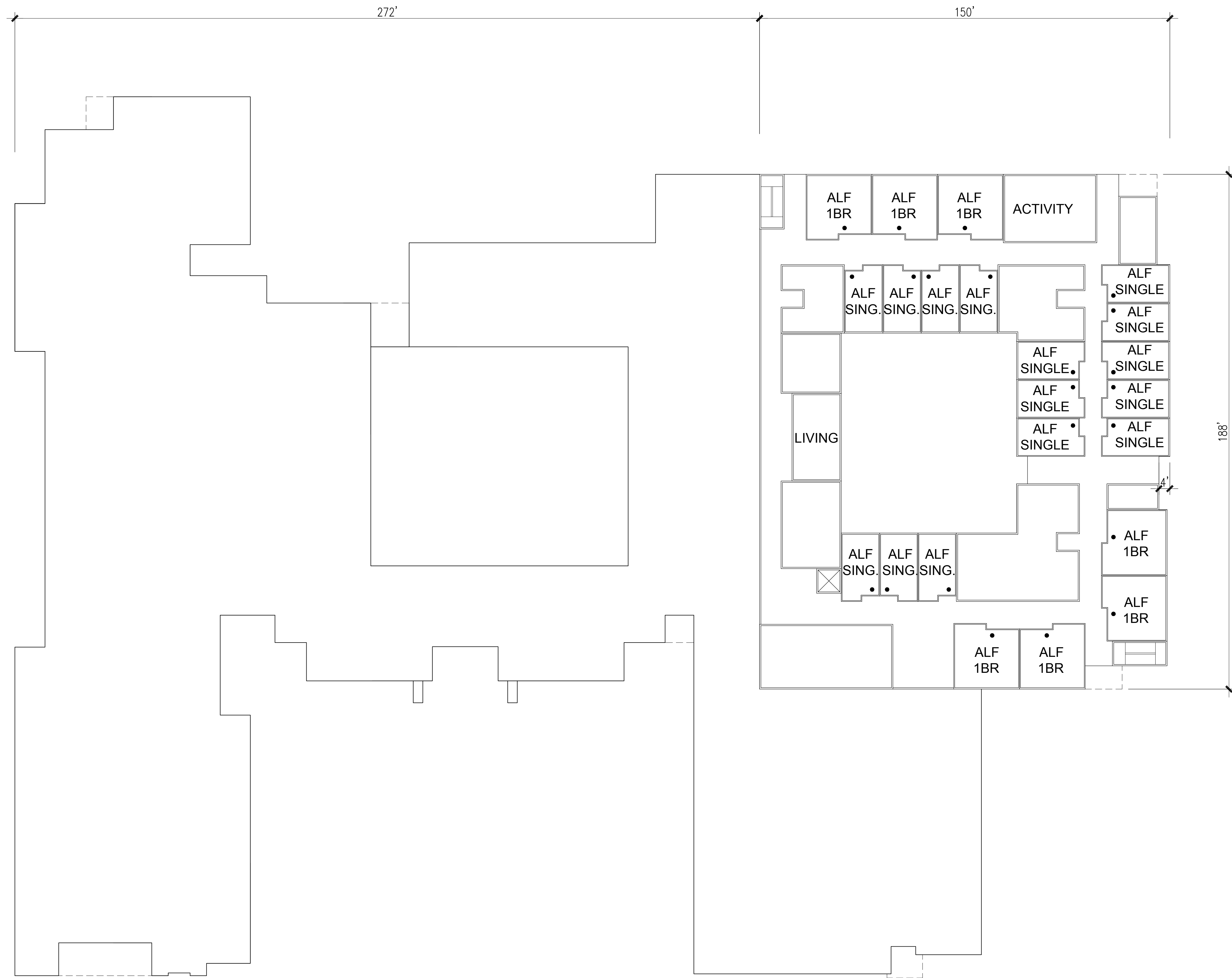
WILDOMAR, CALIFORNIA

KTGY # 2013-0123

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 01.09.2015

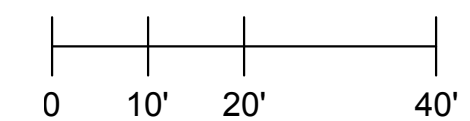
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HORIZONS

SENIOR LIVING BUILDING PLAN - 2ND FLOOR



A3.1



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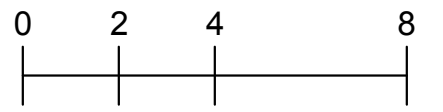
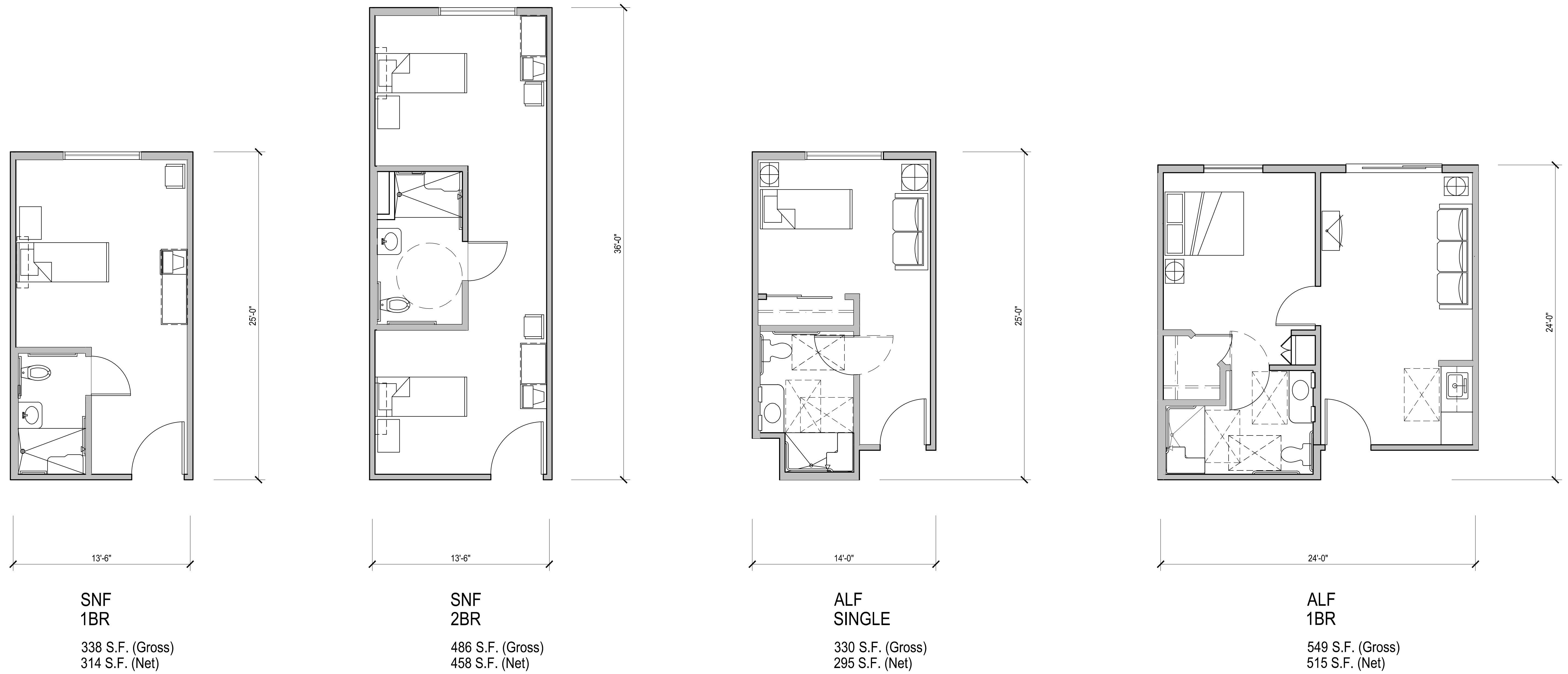
WILDOMAR, CALIFORNIA

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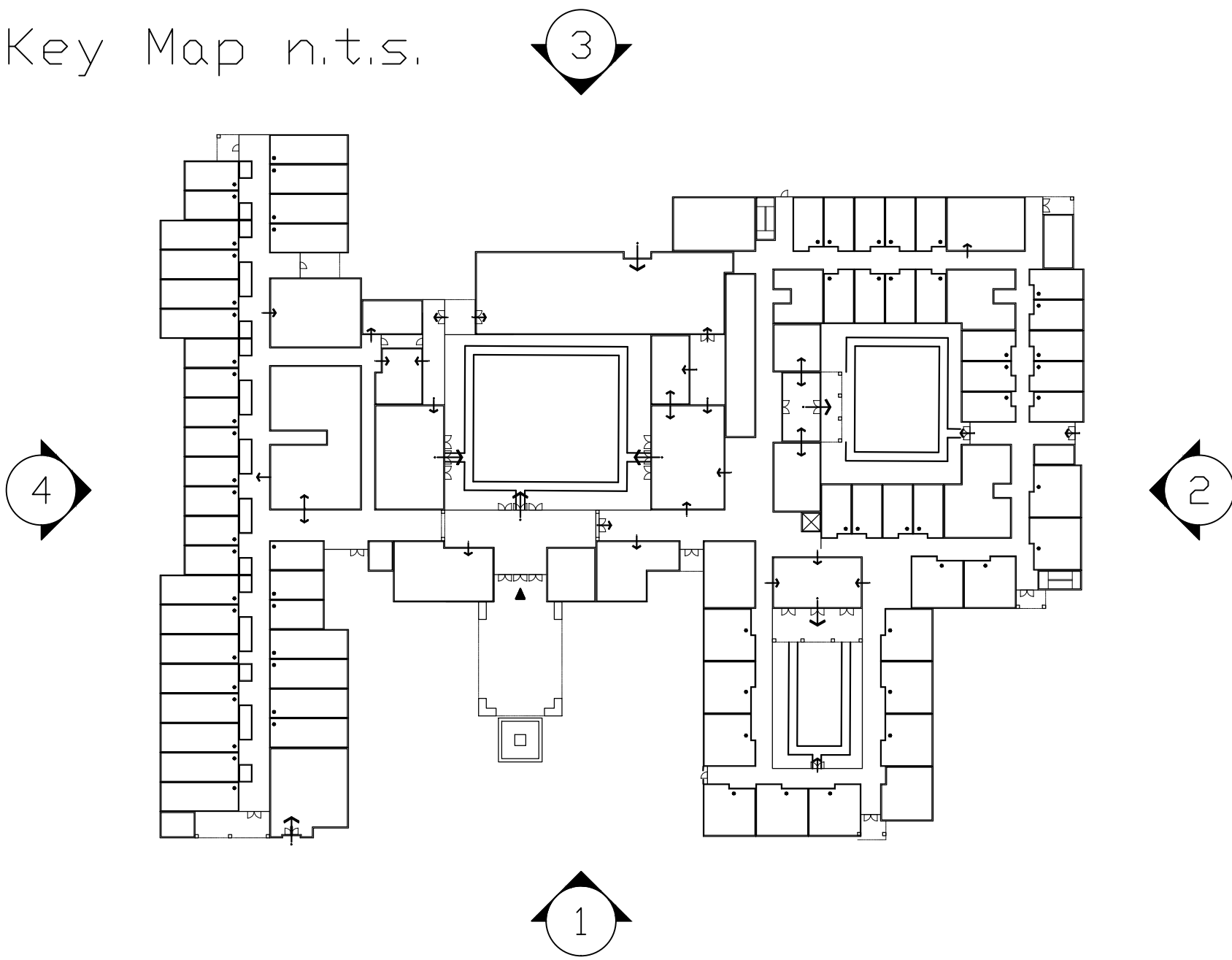
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Key Map n.t.s.

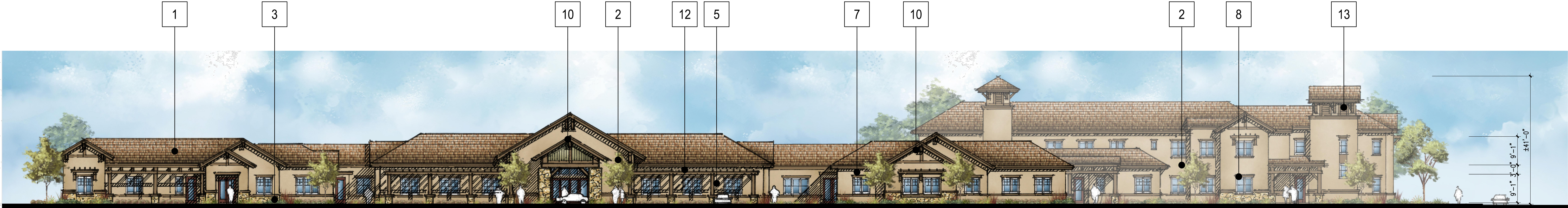


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- 14. Decorative Shutter
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- 16. Metal Door
- 17. Wood Frame

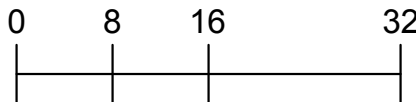


2. RIGHT



1. FRONT

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-1



A3.3

HORIZONS



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WILDOMAR, CALIFORNIA

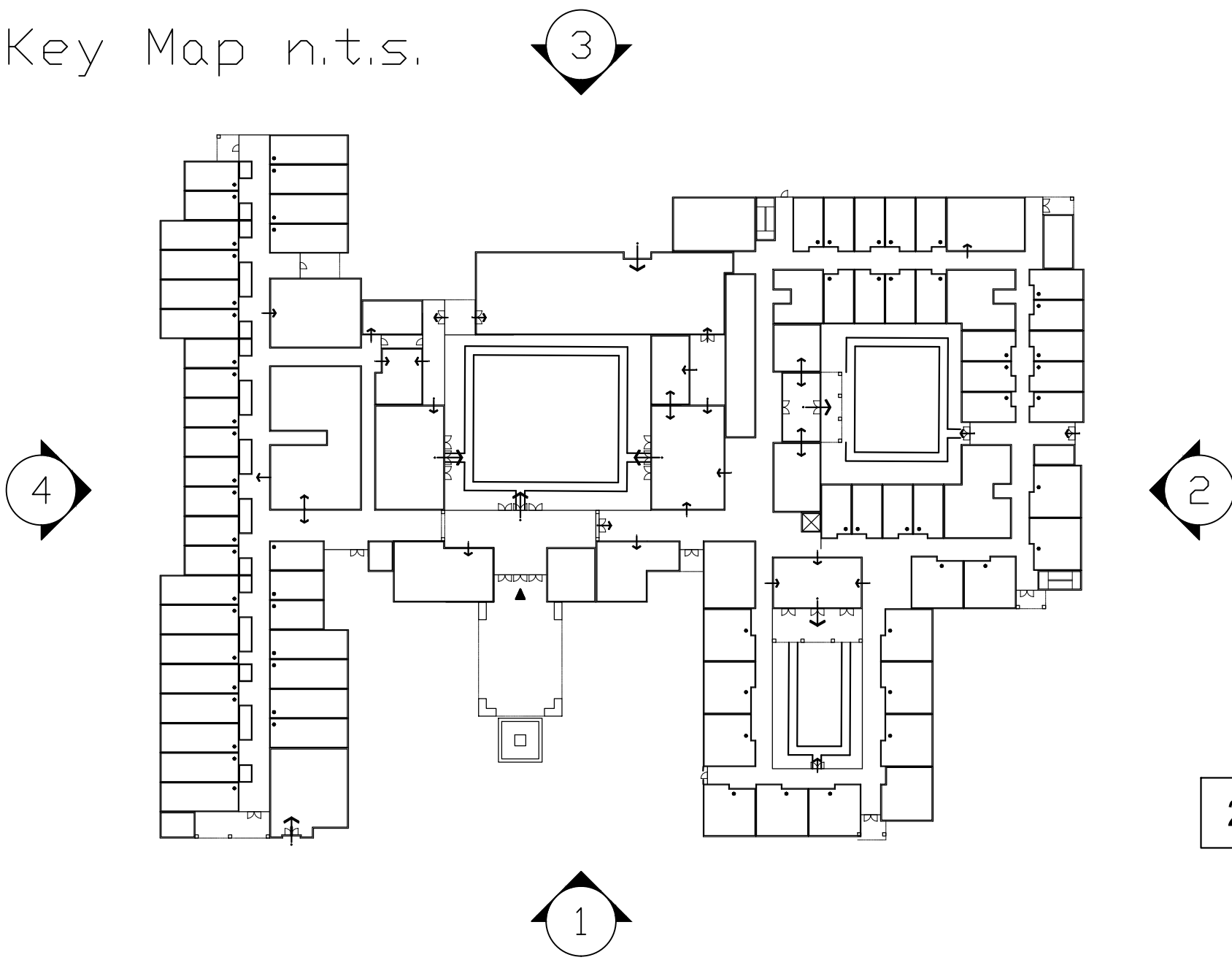
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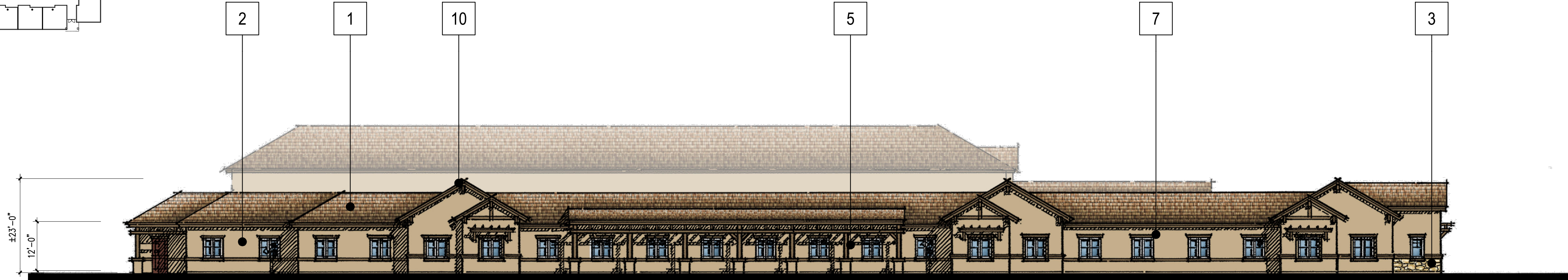


Key Map n.t.s.

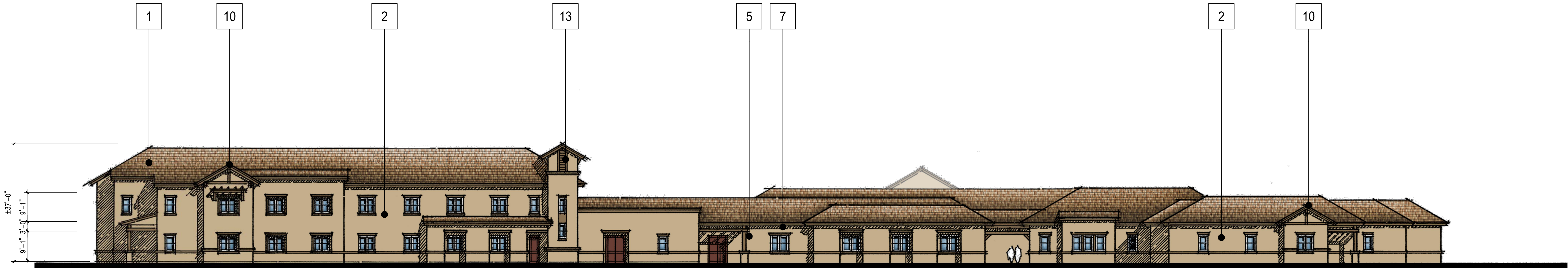


Material Legend :

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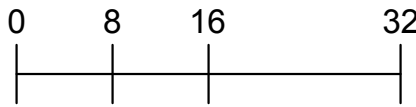


4. LEFT



3. REAR

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-2



A3.4

HORIZONS



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KTGY # 2013-0123

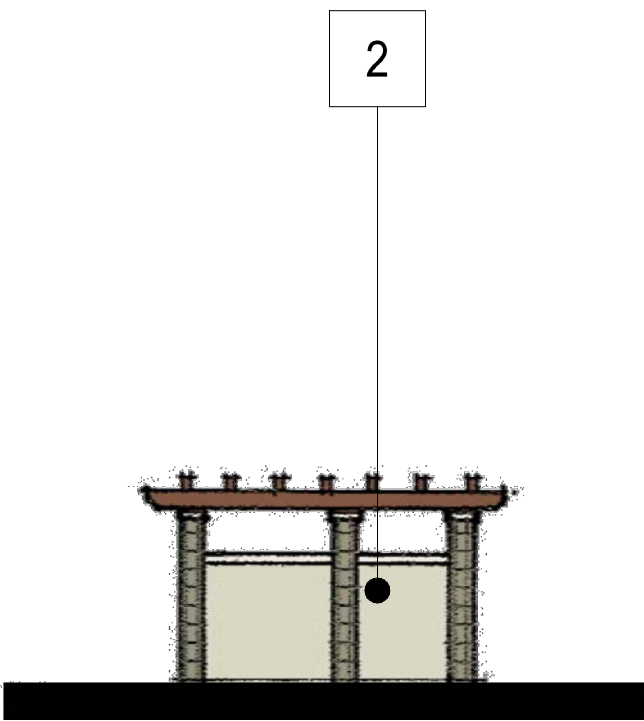
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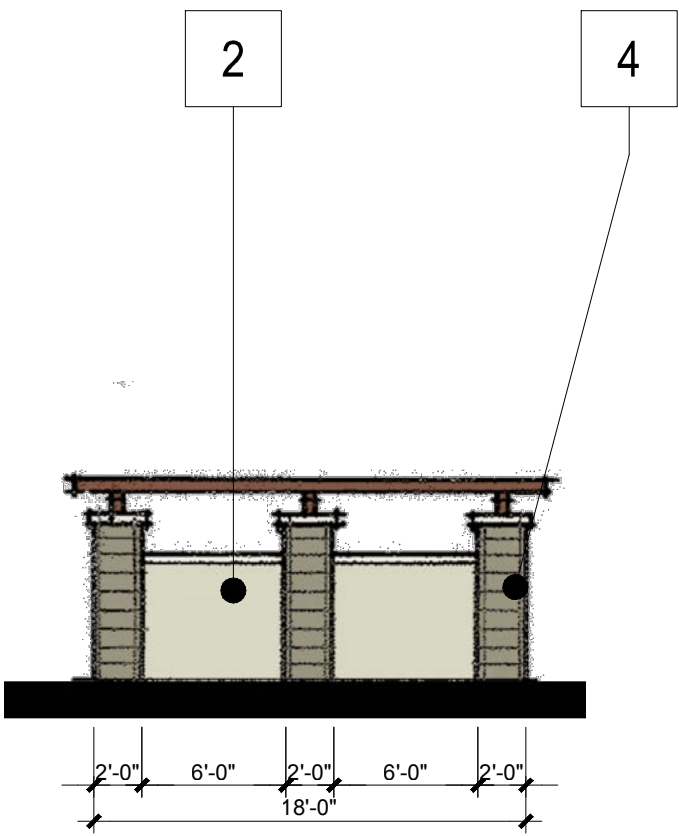


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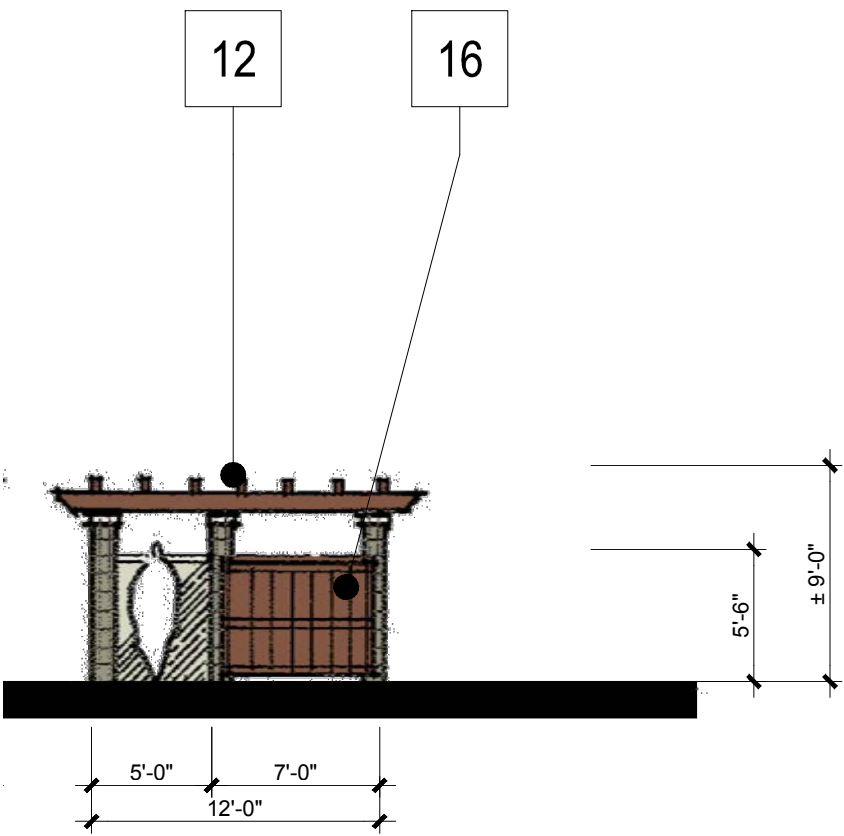
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- 16. Metal Door
- 17. Wood Frame



REAR



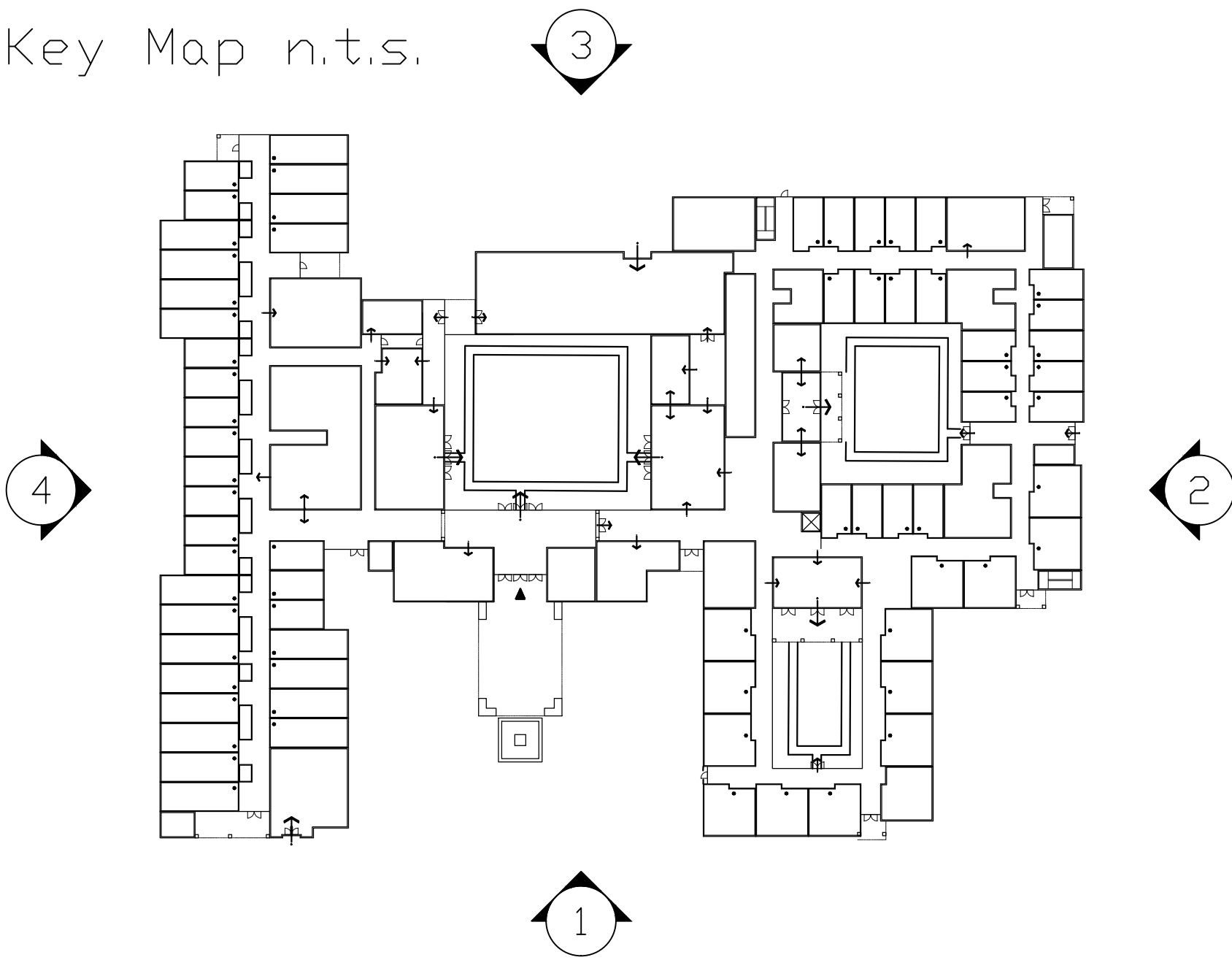
SIDE



FRONT

TRASH ENCLOSURE ELEVATION

Key Map n.t.s.

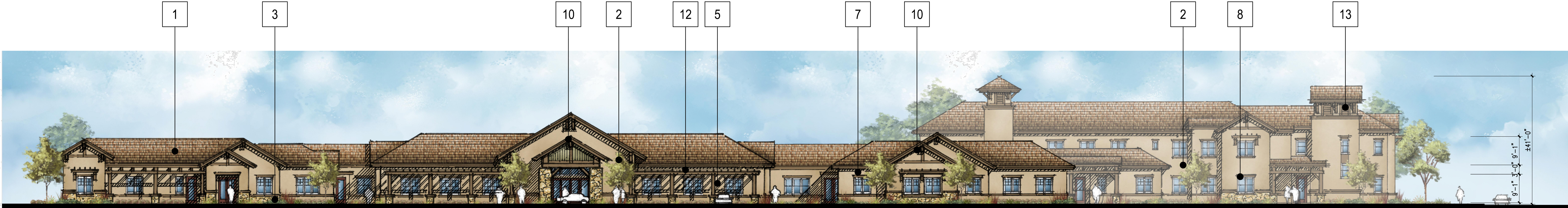


Material Legend :

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- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame

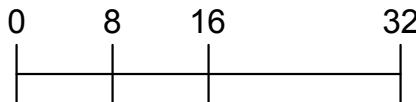


2. RIGHT



1. FRONT

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-1



A3.3

HORIZONS



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

WILDOMAR, CALIFORNIA

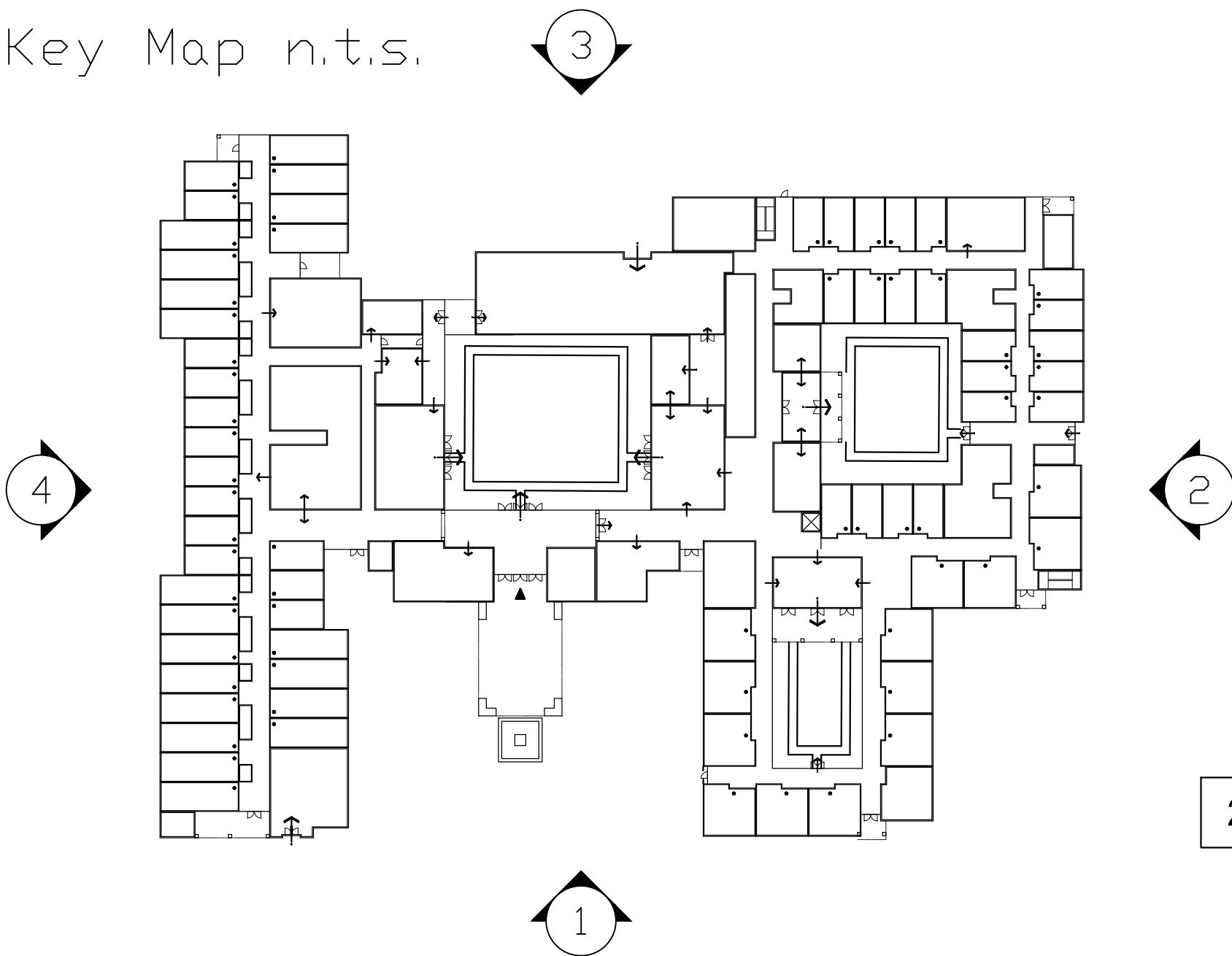
KTGY # 2013-0123

09.05.2014
01.09.2015

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

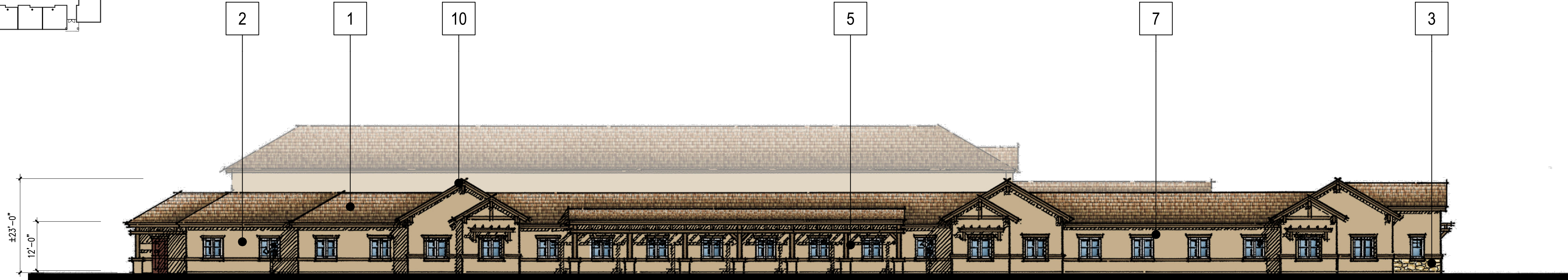


Key Map n.t.s.

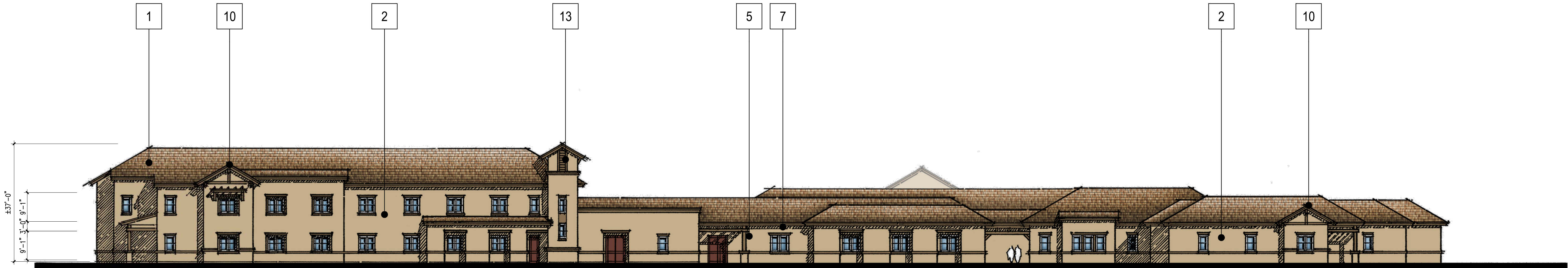


Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
- 3. Stone Veneer
- 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. Metal Door
- 17. Wood Frame

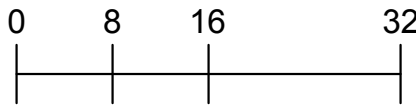


4. LEFT



3. REAR

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-2



A3.4

HORIZONS



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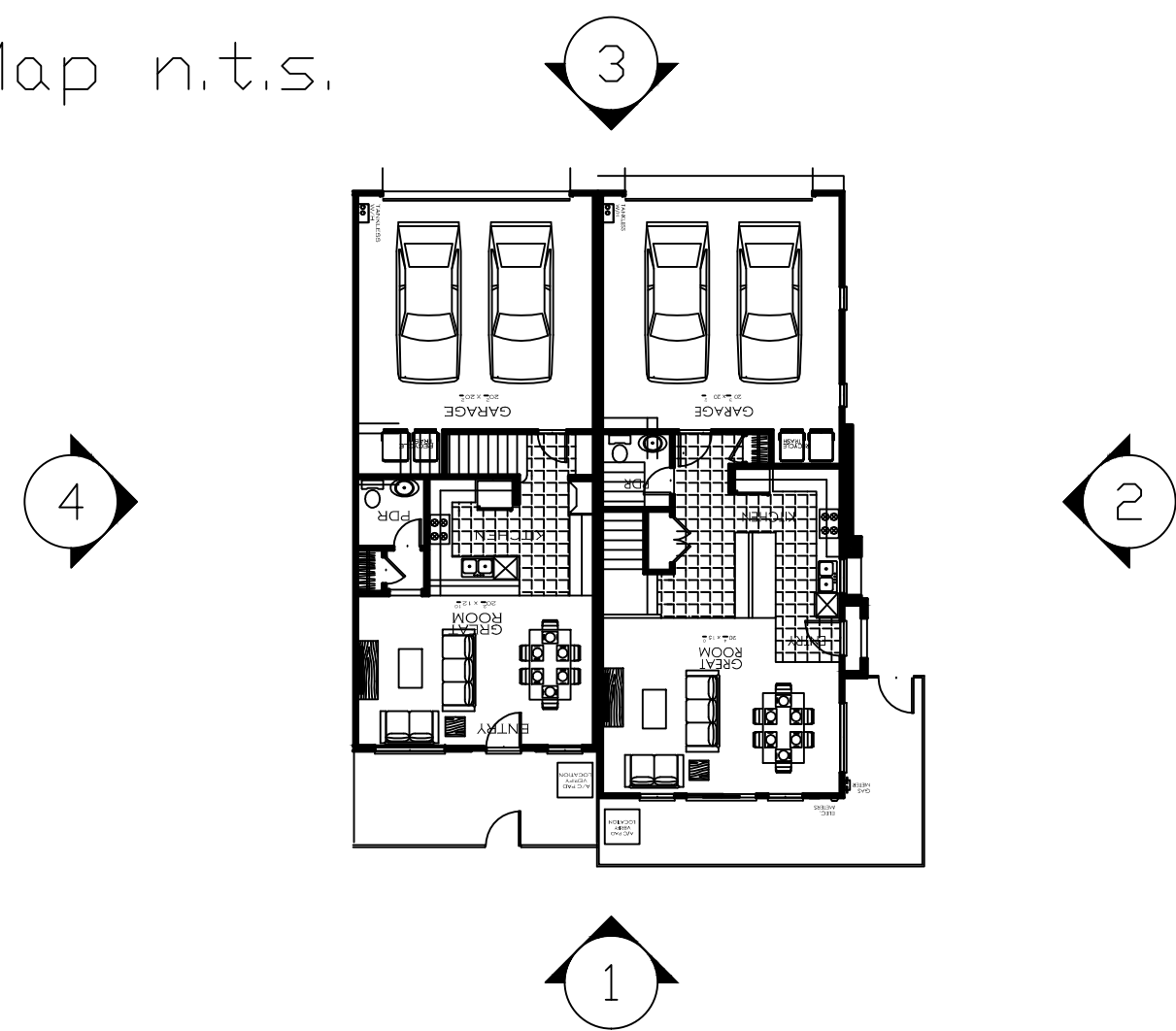
KTGY # 2013-0123

09.05.2014
01.09.2015

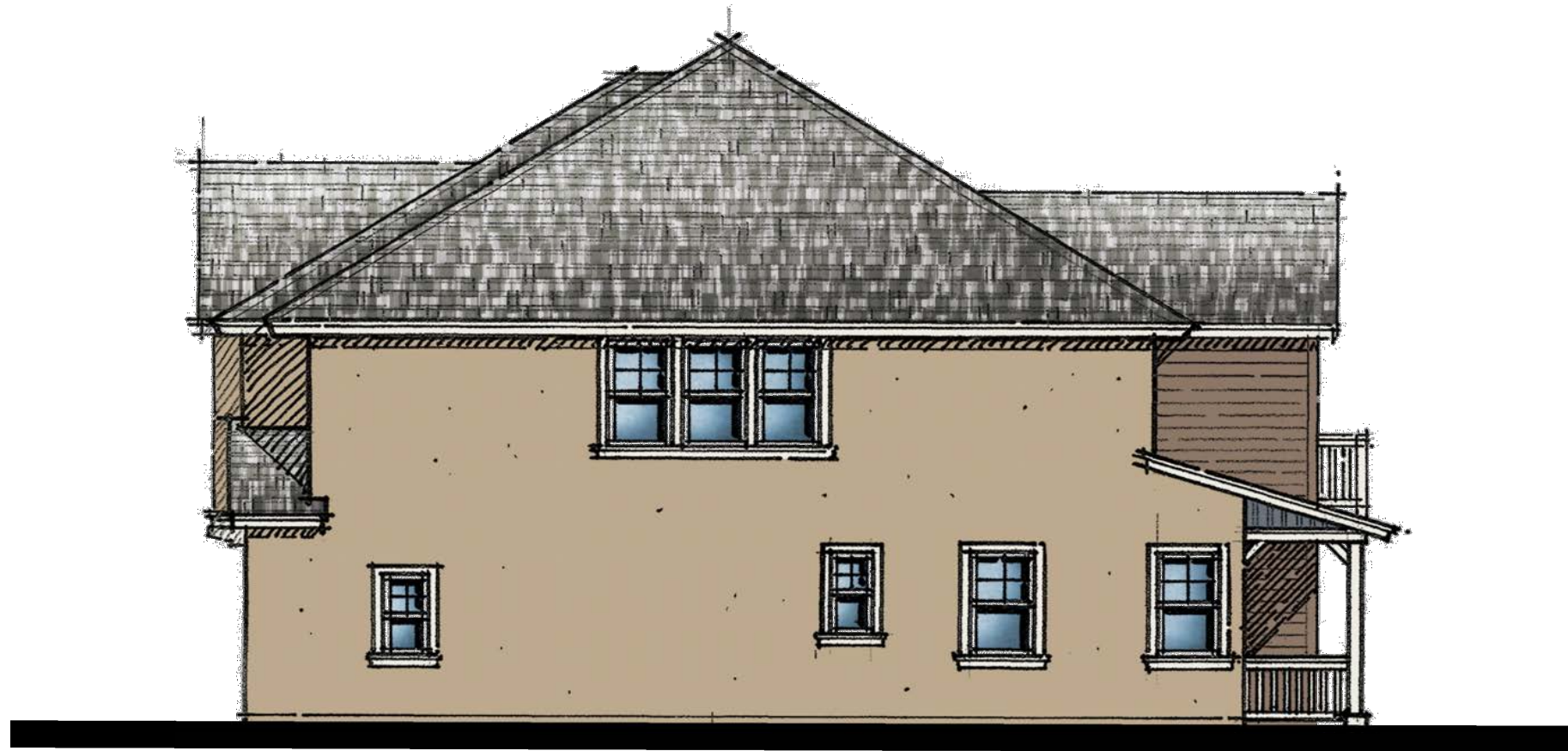
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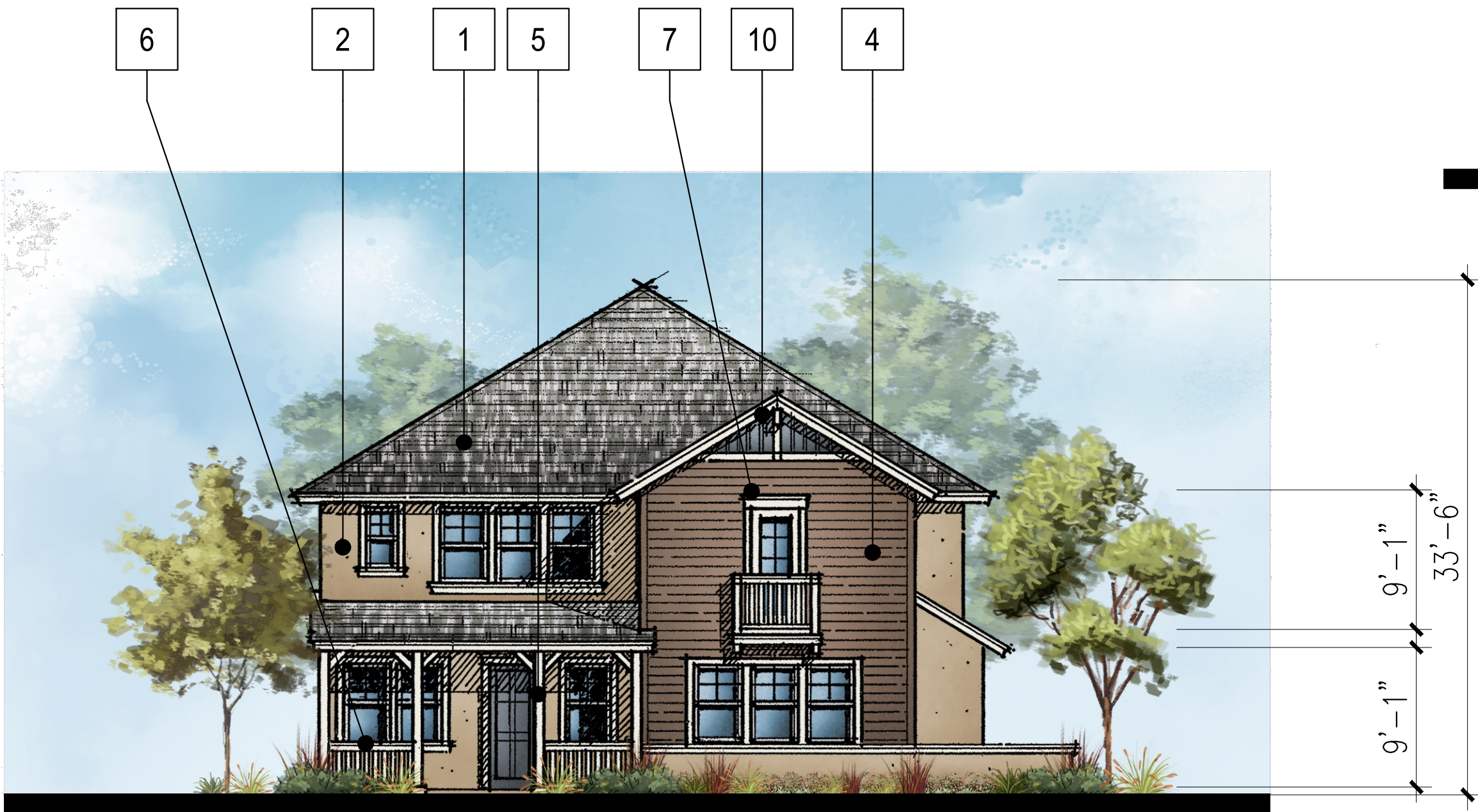
Key Map n.t.s.



3. REAR



4. LEFT



1. FRONT



2. RIGHT

Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
- 3. Stone Veneer
- 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. Metal Door
- 17. Wood Frame

HORIZONS



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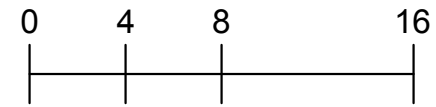
TOWNHOMES CHARACTER ELEVATIONS
BUILDING - A

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

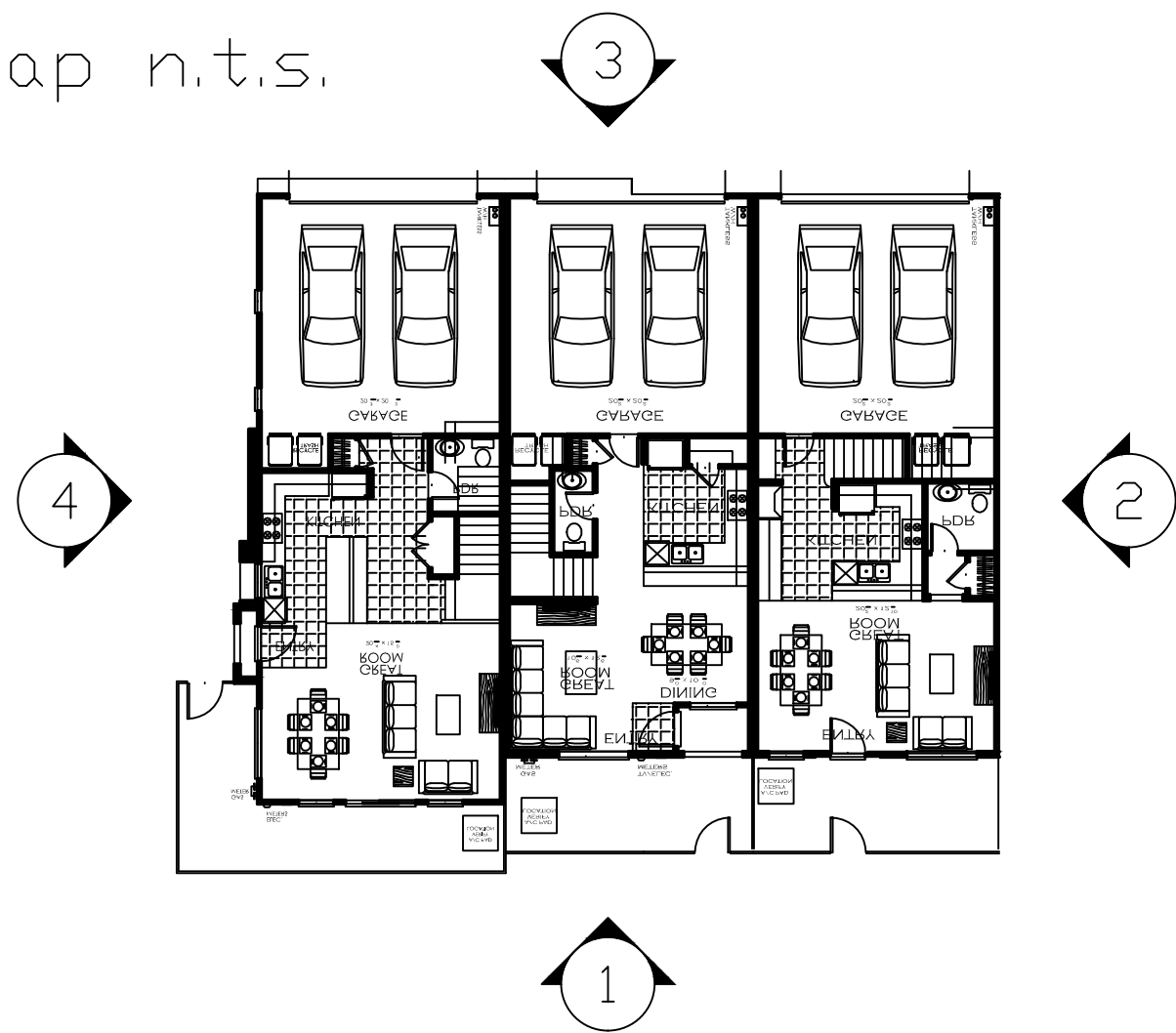
09.05.2014
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A2.6

Key Map n.t.s.



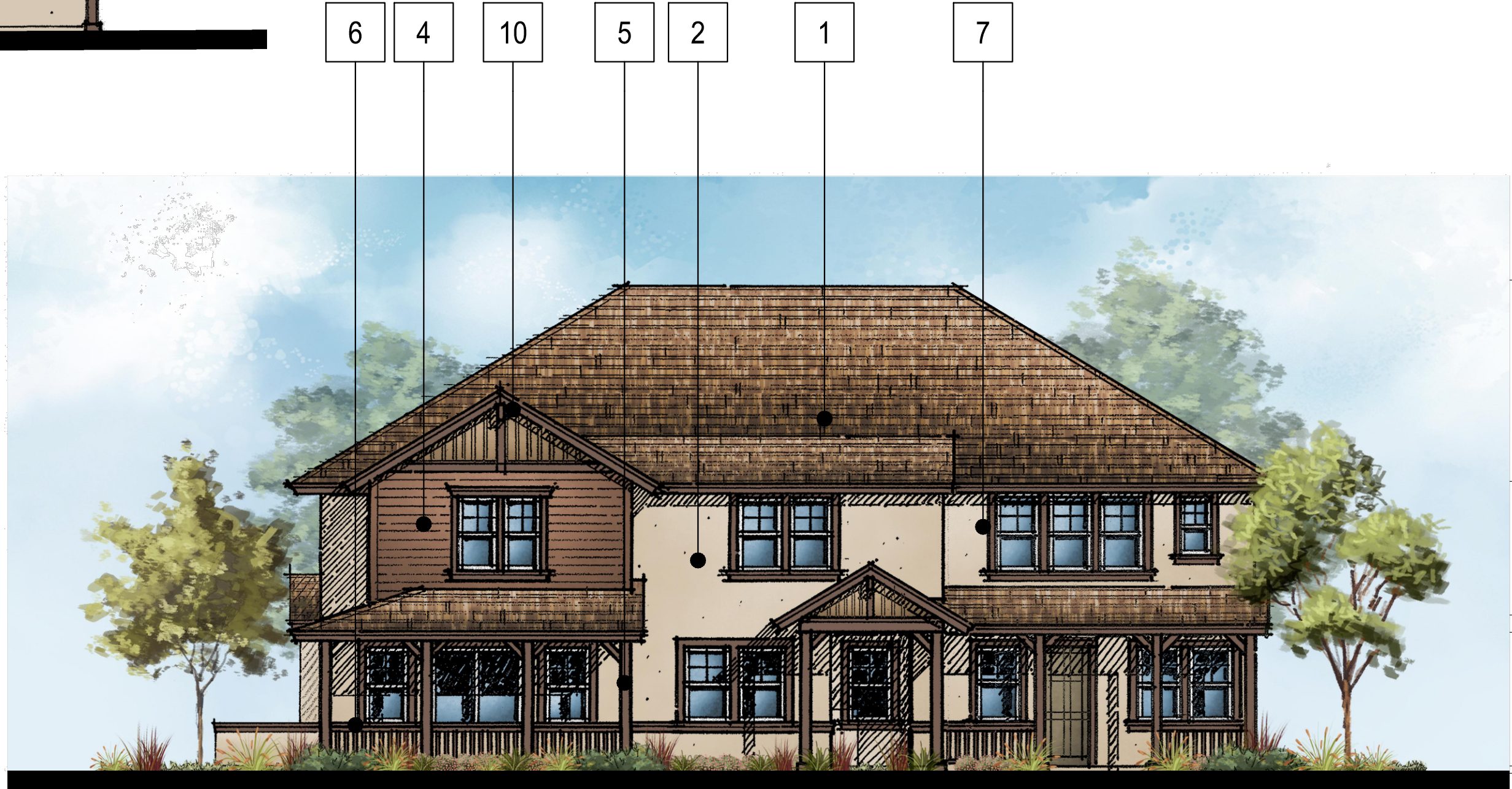
3. REAR



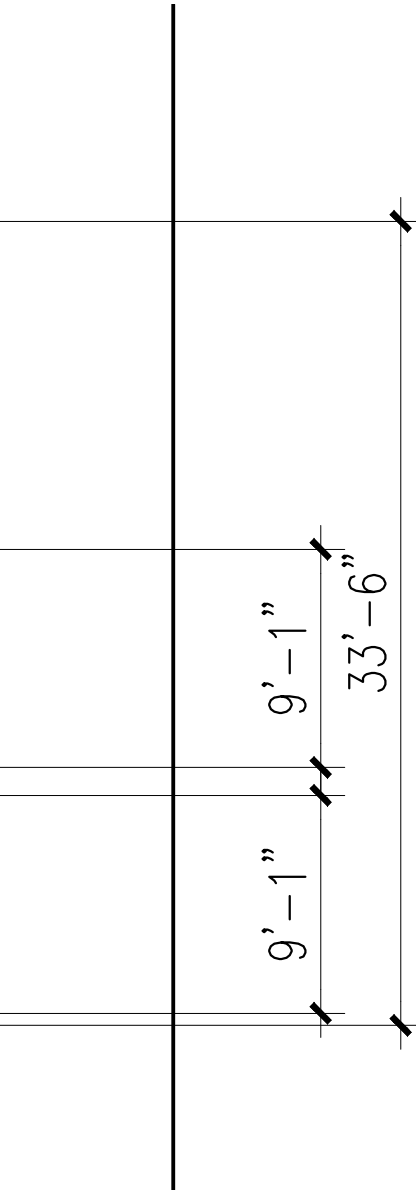
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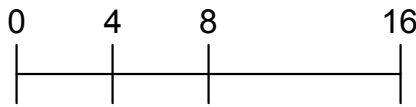
2. RIGHT



1. FRONT



TOWNHOMES CHARACTER ELEVATIONS BUILDING - B



A2.7

HORIZONS



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WILDOMAR, CALIFORNIA

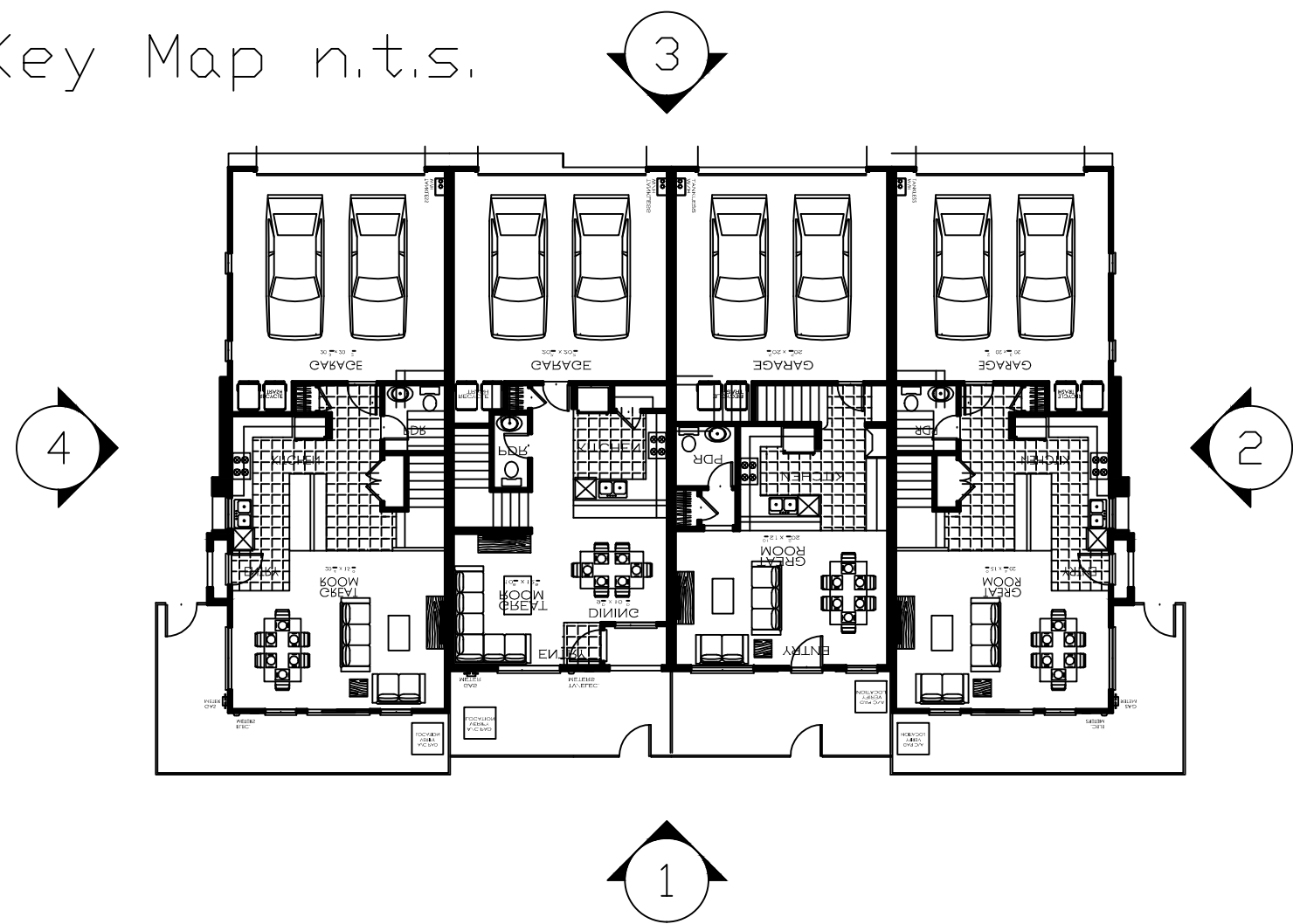
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Key Map n.t.s.



3. REAR



4. LEFT



2. RIGHT



1. FRONT

HORIZONS



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TOWNHOMES CHARACTER ELEVATIONS BUILDING - C

WILDOMAR, CALIFORNIA

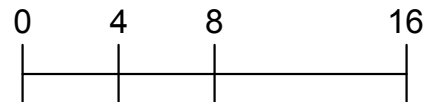
KTGY # 2013-0123

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A2.8



Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
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- 9. Decorative Gable End Details
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