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OWNER:

GEORGE CLINTON KEITH DEVELOPMENT, LLC.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

APPLICANT:

GEORGE CLINTON KEITH DEVELOPMENT, LLC.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

PROJECT :

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015
△		
△		
△		

JOB #: 1422.11

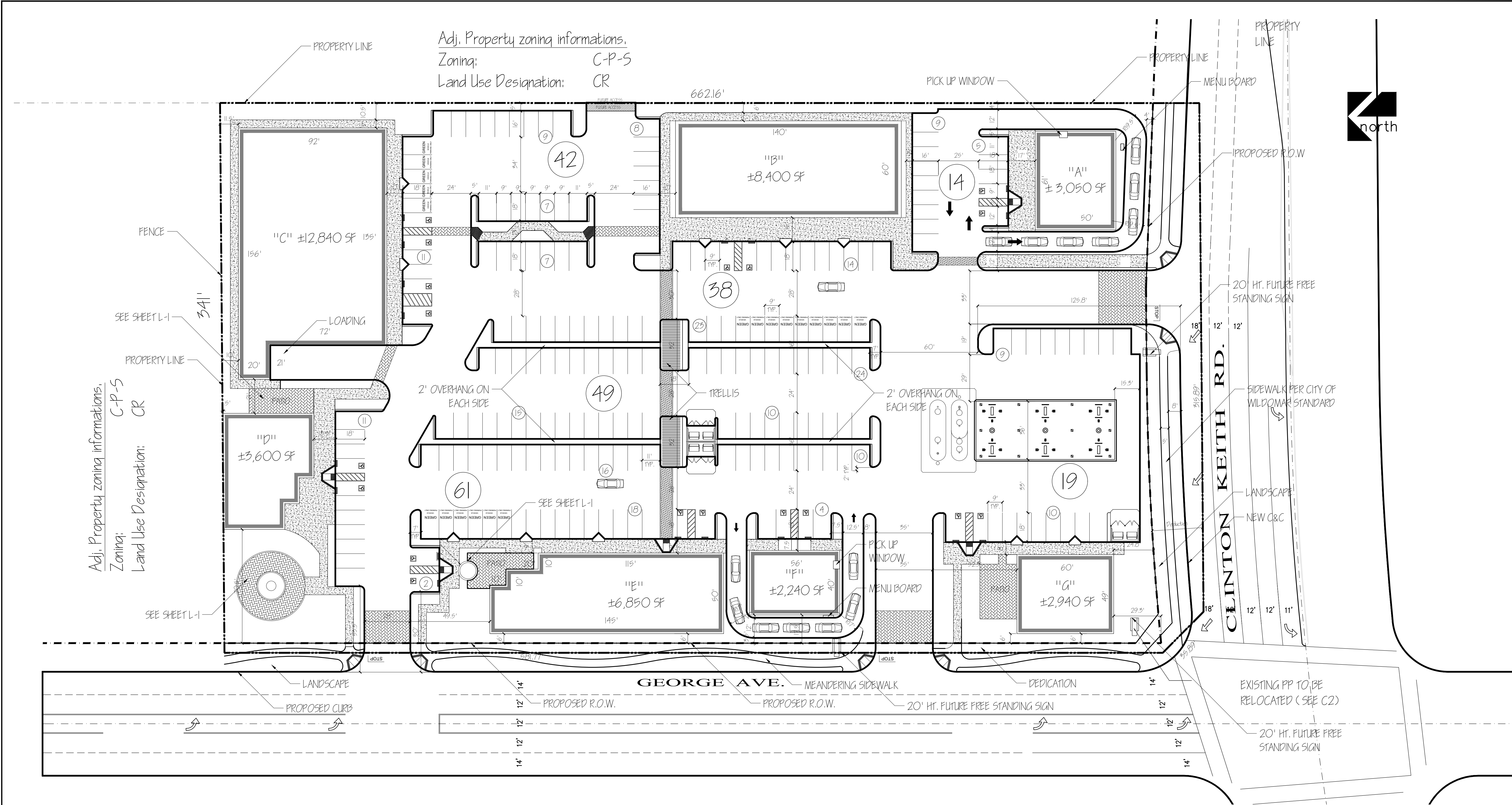
DATE: 02/19/2016

SCALE: AS NOTED

APN#: 362-250-003

Sheet Title:

SA-1



SUMMARY

LAND AREA (Gross): ± 206,688 SF, ± 4.74 AC.
LAND AREA (Net): ± 192,558 SF, ± 4.42 AC.
Dedication: ± 14,130 SF.
Total Building Area: ± 40,120 SF.

Total Building Coverage: 19.5%ps
Parking Provided: 221 Stalls
Parking Req. @5.5/1000: 218 Stalls

Number of Standard Spaces: 185 Stalls
Number of Green Vehicle Spaces 8% of Total: 19 Stalls
Number of Disabled Spaces: 17 Stalls
Total: 221 Stalls

Standard Parking Space = 9'x18' (24' Aisle)

LOT COVERAGE:

-Building Area: ± 40,120 SF.
-Detention: U.G.
-Paved Area Including Parking Area: ± 122,435 SF.
-Landscape Area: ± 30,003 SF.
-Total: ± 192,558 SF

BUILDING SETBACK

Building Setbacks- Front, Side, Rear
No setbacks required for permitted commercial uses under 35' in height. Any portion of a building which exceeds 35' in height shall be set back from the front, rear, and side lot lines not less than 2' for each foot by which the height exceeds 35'.

LANDSCAPE SETBACK BASED

Landscape Setback
No parking space shall be located within 3' of any property line.

Easment

No easements of record across project parcel

Flood

Flood Plain (Zone A-100 Year) : Not Required.

UTILITY PURVEYORS:

-Cable: Time Warner
-Electric: Southern California Edison
-Phone: S.B.C.
-Water: Elsinore Valley Municipal Water District
-Sewer: Elsinore Valley Municipal Water District

PROJECT:

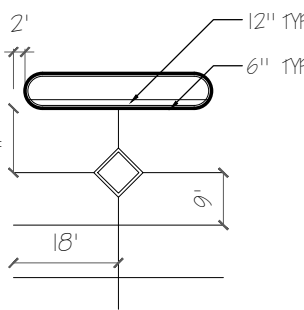
Clinton Keith Village
WILDOMAR, RIVERSIDE COUNTY, CA.

Property information

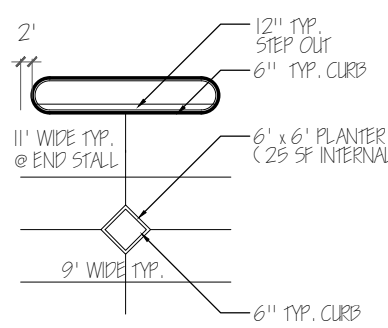
Assessor's Parcel Numbers: 362-250-003
Project Location: NEC Of Clinton Keith RD. & George AVE.
Zoning Designation: C-P-S
Existing Land Use Designation: CR
Zoning District/Area: RANCHO CALIFORNIA AREA
Specific Plan: Not Within A Specific Plan
General Plan Policy Overlay: Not In A General Plan Policy Overlay Area
Development Agreement #: Not In A Development Agreement Area
Redevelopment areas: Not In A Redevelopment Area
Agriculture Preserve: Not In An Agriculture Preserve

LEGAL DESCRIPTION OF PROPERTY:

PARCEL 3 OF PARCEL MAP NO. 9806, ON FILE IN BOOK 48 OF PARCEL MAPS, PAGE 72 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



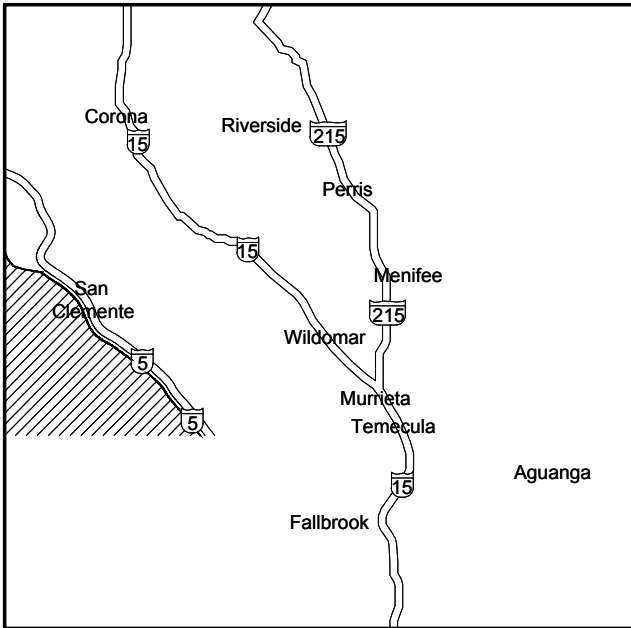
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NOT TO SCALE



TYPICAL PLANTER DETAIL:
NOT TO SCALE

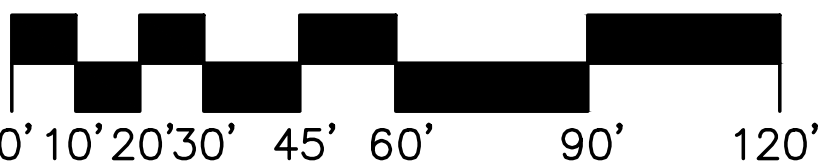


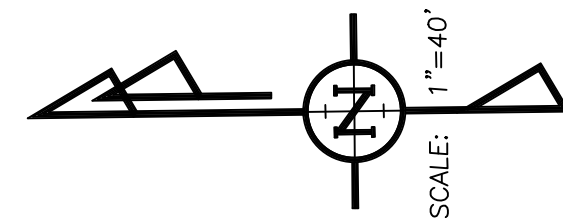
VICINITY MAP
*Refer to Thomas Guide, San Bernardino & Riverside Counties 2007 Page 897, Coordinate: G-7



REGIONAL MAP

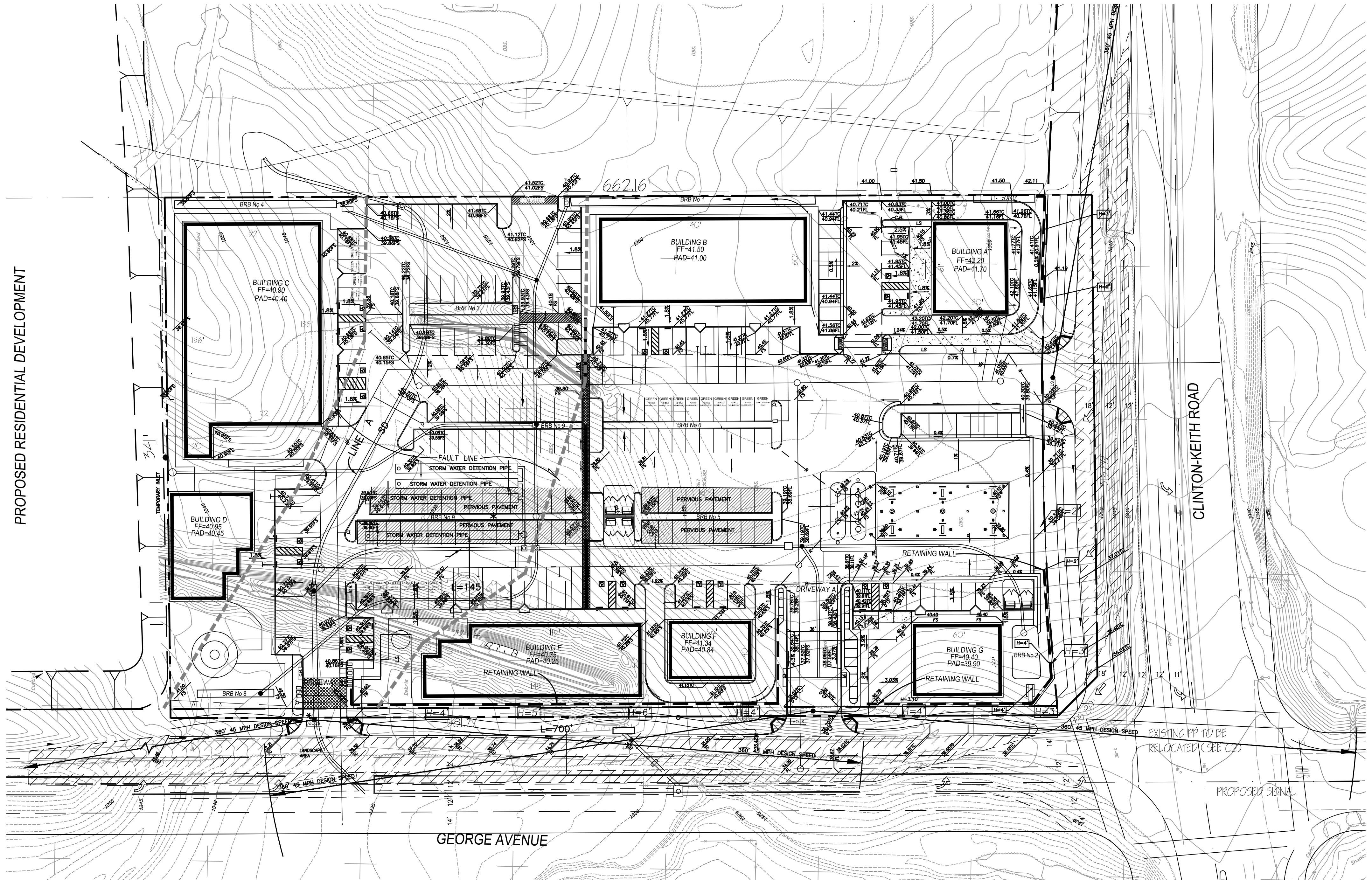
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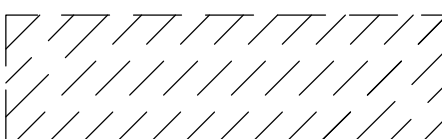




ABBREVIATIONS

AC=ASPHALT CONCRETE
BW=BACK OF WALK
TC=TOP OF CURB
FL=FLOW LINE
FS=FINISHED SURFACE
FF=FINISHED FLOOR
GB=GRADE BREAK
RD=ROOF DRAIN
CB=CATCH BASIN
CL=CENTER LINE
CF=CURB FACE
D/W=DRIVEWAY
CLR=CLEAR
SCO=SEWER CLEAN OUT
SMH=SEWER MANHOLE
SDMH=STORM DRAIN MANHOLE
WM=WATER METER
WV=WATER VALVE
FH=FIRE HYDRANT
FDC=FIRE DEPARTMENT CONNECTION
PIV=POST INDICATOR VALVE
GM=GAS METER
TE=TRASH ENCLOSURE
PP=POWER POLE
HC=HANDICAP
PL=PROPERTY LINE
EG=EDGE OF GUTTER
EP=EDGE OF PAVEMENT
PB=PULL BOX
CONC=CONCRETE
TW=TOP OF WALL
TOP=TOP OF SLOPE
TOE=TOE OF SLOPE
STA=STATION



 INDICATES STREET IMPROVEMENTS
 INDICATES RETAINING WALL HEIGHT

GRADING QUALITIES

CUT 80,000 CY
FILL 7,000 CY
EXPORT 72,000 CY

FROM SIGHT DISTANCE EXHIBITS SEE SHEET 2



REVISED JANUARY 20, 2016

PREPARED FOR
GEORGE CLINTON-KEITH DEVELOPMENT

4921 Birch Street Suite 125
Newport Beach, CA 92660

PRELIMINARY GRADING PLAN

CLINTON KEITH VILLAGE

DRAWN BY : DS

DATE: September 25, 2015

SHEET 1 OF 2

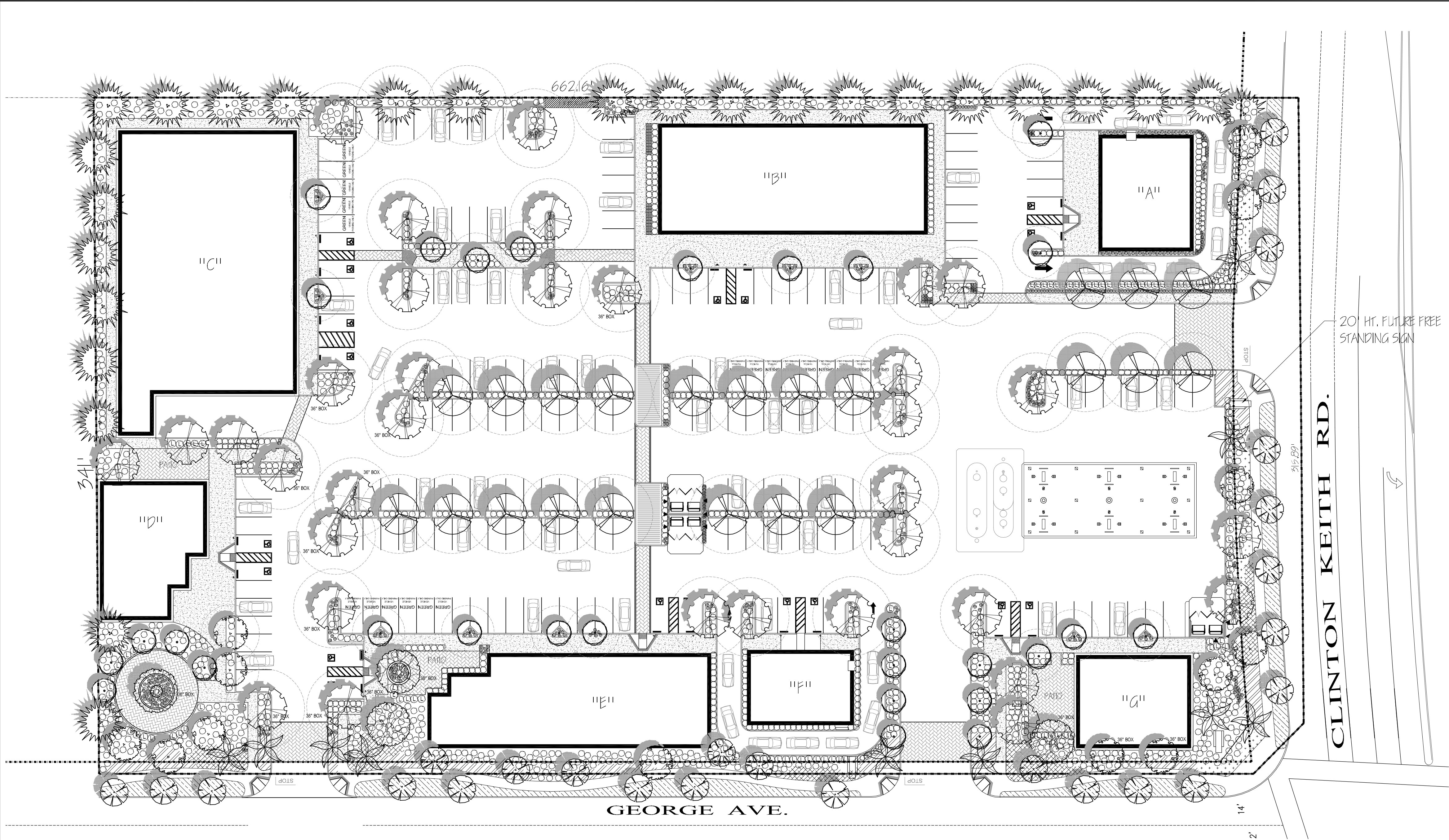
JOB NO.: 28049B

PFEILER & ASSOCIATES ENGINEERS, INC.

CIVIL ENGINEERING & LAND SURVEYING

14181 FERN AVENUE - CHINO, CA 91710
Telephone (909) 993-5800 Fax (909) 993-5801

REVISIONS



PLANT PALETTE

SYMBOL	MATURE HEIGHT	BOTANICAL / COMMON NAME	ESTIMATED QUANTITY	SIZE	PLANT FACTOR
TREES (PER WUCOLS ZONE 4)					
	30'-40'	BRACHYCHITON POPULNEUM / BOTTLE TREE	-	24" BOX 36" BOX	0.5
	50'-60'	CINNAMOMUM CAMPHORA / CAMPHOR TREE (MULTI-TRUNK) QUERCUS ILEX / HOLLY OAK	-	24" BOX 36" BOX	0.5
	30'-40'	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW CHITALPA TASHKENTENSIS / CHITALPA	-	24" BOX 36" BOX	0.5
	25'-30'	LAGERSTROEMIA INDICA / CRAPE MYRTLE	-	24" BOX	0.3
	55'-75'	PHOENIX DACTYLIFERA / DATE PALM. INSTALLED HEIGHT TO BE MINIMUM OF 18' BROWN TRUNK	-	18' B.T.	0.3
	35'-55'	PINUS ELДАРICA / MONDEL PINE PINUS HALEPENSIS / ALEPPO PINE	-	24" BOX	0.3
	60'-70'	PLATANUS ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE	-	24" BOX	0.5
	60'-70'	STREET TREES (PER WUCOLS ZONE 4) PLATANUS ACERIFOLIA / LONDON PLANE TREE SELECTED BY CITY OF WILDOMAR, PUBLIC WORKS.	-	36" BOX	0.3
NOTE: PROVIDE A LINEAR DEEP ROOT BARRIER FOR TREES WITHIN 6' FROM ANY HARDSCAPE.					
SHRUBS (PER WUCOLS ZONE 4)					
	-	AGAPANTHUS AFRICANUS / LILY-OF-THE-NILE	-	1 GALLON	0.5
	-	HEMEROCALLIS HYBRID / LILY-OF-THE-NILE	-	1 GALLON	0.5
	-	WESTRINGIA FRUTICOSA / AUSTRALIAN ROSEMARY	-	5 GALLON	0.3
	-	PHORMIUM TENAX 'RUBRUM' / RED FLAX	-	5 GALLON	0.3
	-	PHOTINIA FRASERI / N.C.N.	-	5 GALLON	0.3
	-	PITTOSPORUM TOBIRA 'WHEELERII' / WHEELERS DWARF	-	5 GALLON	0.3
	-	PITTOSPORUM TOBIRA 'VARIEGATA' / VAREGATED PITT.	-	5 GALLON	0.3
	-	RHIPIDOLOPHIS INDICA 'CLARA' / WHITE INDIAN HAWTHORN	-	5 GALLON	0.5
	-	XYLOSMA C. 'COMPACTA' / COMPACT SHINY XYLOSMA	-	5 GALLON	0.3
	-	LIGUSTRUM TEXANUM / TEXAS PRIVET HEDGE	-	15 GALLON	0.3
VINES & ESPALIERS (PER WUCOLS ZONE 4)					
	-	FICUS PUMILA / CREEPING FIG REMOVE FROM STAKE & TIE TO TRELLIS	-	5 GALLON	0.5
	-	PARTHENOCCISSUS TRICUSPIDATA / BOSTON IVY REMOVE FROM STAKE & TIE TO WALL	-	1 GALLON	0.3
GROUND COVER (PER WUCOLS ZONE 4)					
	-	CARISSA G. 'GREEN CARPET' / PROSTRATE NATAL PLUM FROM 1' GALLON AT 32" ON CENTER	-	1 GALLON	0.3
	-	DYMONDIA MARGARETAE / NO COMMON NAME FROM FLATS AT 6" & 10" ON CENTER	-	FLATS	0.3
	-	LANTANA HYBRID 'GOLD RUSH' & MYOPORUM PARVIFOLIUM FROM 1' GALLON AT 24" ON CENTER	-	1 GALLON	0.3
	-	PELARGONIUM PELTATUM / IVY GERANIUM & SEDUM SPURRIUM RED CARPET FROM FLATS AT 6" & 10" O.C.	-	FLATS	0.3
	-	NOTE: PROVIDE 3" MULCH IN ALL PLANTED AREAS.	-	FLATS	0.5

NOTE: PLANT COUNT IS FOR CONTRACTOR CONVENIENCE ONLY AND MUST BE VERIFIED WHILE PREPARING INSTALLATION PROPOSAL. ANY DISCREPANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

LANDSCAPE NOTES

• LOW VOLUME IRRIGATION / POINT TO POINT:

All planted areas shall be irrigated according to plant type groupings and environmental exposure and shall receive uniform water coverage as required by AB 325. Irrigation shall be and by means of an automatically controlled irrigation control system with a rain sensor. The system shall be capable of repeat cycles in order to apply water at a rate that the soil can absorb the applied irrigation water. A master control valve will be installed to prevent over watering when valves malfunction. Domestic water will be protected by means of a reduced pressure type backflow preventer. Irrigation plan will show the location of all components, sprinkler radius, stated pressure, gallons per minute per head, and will conform to the standards set forth in the "Riverside County Guide to Trees, Shrubs, and Ground Covers." Irrigation should comply with Riverside County Ordinance No.859.

• LANDSCAPE CONCEPT:

The plan will provide visual continuity of landscape design with existing commercial and industrial development. The landscape will compliment the architecture wherever possible (i.e. soften walls screening service areas with trees, shrubs and vines). Sight clearance for automobile traffic and visual access to signage are observed and accounted for in the design. Exist. trees will be preserved whenever practical to do so. Existing trees will be noted on plans. Parking area landscape will include shade trees as specified in the "Riverside County Guide to Trees, Shrubs, and Ground Covers" and will be evenly distributed throughout the parking areas. All parking areas will be screened from the street by means of Planters within parking areas will conform to the requirements of Riverside County. Plant materials are selected for temperature hardiness and low water use requirements, and will be grouped according to water and climatic needs. A layer of mulch will be installed to reduce water evaporation between irrigation periods. Irrigation should comply with Riverside County Ordinance No.859.

PARKING LOT SHADING CALCULATIONS

SYMBOL	ABBREV.	BOTANICAL / COMMON NAME	QUANTITY	DIAMETER	AREA CANOPY	MATURE COVERAGE
TREES						
	BRA POP	BRACHYCHITON POPULNEUM / BOTTLE TREE 26 x 1,257 x 0.20 = 6,536 S.F.	26	40'	20% OF 1,257 S.F.	6,536 S.F.
	GEI PAR	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW 2 x 707 x 0.50 = 707 S.F.	2	30'	50% OF 707 S.F.	707 S.F.
	LAG IND	LAGERSTROEMIA INDICA / CRAPE MYRTLE 17 x 226 x 0.50 = 1,921 S.F.	6	12'	50% OF 226 S.F.	1,921 S.F.
	PLA ACE	PLATANUS ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE 16 x 1,257 x 0.50 = 10,056 S.F.	16	60'	50% OF 1,257 S.F.	10,056 S.F.
					TOTAL SITE AREA (NET) TOTAL PARKING SPACE AREA PERCENT SHADED (22,629 / 122,435 = 0.18) 63% TOTAL SITE AREA (NET) TOTAL LANDSCAPE AREA PERCENT OF SITE (30,125 / 192,558 = 0.16) 16%	192,558 S.F. 35,802 S.F. 63% 192,558 S.F. 30,125 S.F. 16%

PRELIM WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) :

CALCULATED USING THIS EQUATION: THE PROJECT'S MAXIMUM APPLIED WATER ALLOWANCE (MAWA) SHALL BE

MAWA = (ET₀) (0.62) ((0.7 x LA) + (0.3 x SLA)) WHERE:

MAWA = MAX. APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ET₀ = REFERENCE EVAPOTRANSPIRATION FROM APPENDIX 'A' (INCHES PER YEAR) (WILDOMAR = 55.0 IN./YR)

0.7 = ET ADJUSTMENT FACTOR (ETAF)
LA = LANDSCAPED AREA INCLUDES SPECIAL LANDSCAPE AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
SLA = PORTION OF THE LANDSCAPE AREA IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQUARE FEET)

0.3 = THE ADDITIONAL ET ADJUSTMENT FACTOR FOR SPECIAL LANDSCAPE AREA (1.0/0.7=0.3)

CALCULATIONS: MAWA = (ET₀) (0.62) ((0.7 x LA) + (0.3 x SLA)) =
MAWA = (55.0) (0.62) ((0.7 x 30,125) + (0.3 x 0)) = 719,084 GALLONS / YEAR

ESTIMATED TOTAL WATER USE (ETWU) :

THE PROJECT'S ESTIMATED TOTAL WATER USE (ETWU) SHALL BE CALCULATED USING THIS EQUATION:

ETWU = (ET₀) (0.62) ((PF x HA) + (PF x HA)) + SLA where:
0.75 0.85 0.90

ET₀ = REFERENCE EVAPOTRANSPIRATION FROM APPENDIX 'A' (INCHES PER YEAR) (WILDOMAR = 55.0 IN./YR)

PF = PLANT FACTOR (HIGH=0.7, (MED=0.5), (LOW=0.3))
HA = HYDROZONE AREAS (SQUARE FEET)

IE = IRRIGATION EFFICIENCY OF SPRAY (.75), BUBBLERS (.85) AND DRIP (.90)

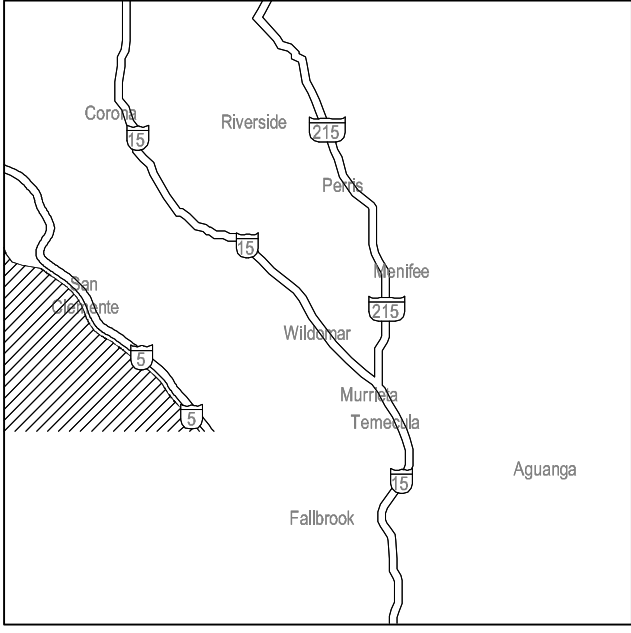
CALCULATIONS: ETWU = (ET₀) (0.62) ((PF x HA) + (PF x HA)) + SLA
0.75 0.85 0.90
= (55.0) (0.62) (0.3 x 30,125) = 342,421 GALLONS / YEAR

ESTIMATED TOTAL WATER USE = 342,421 GALLONS PER YEAR



VICINITY MAP

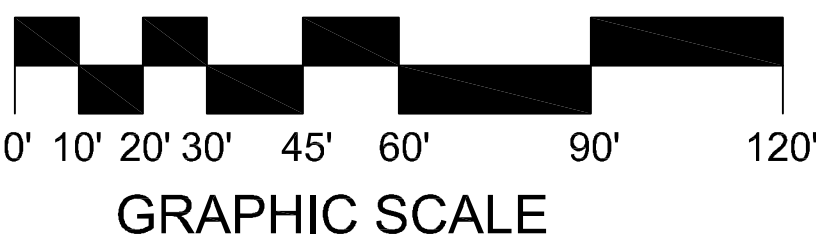
*Refer to Thomas Guide, San Bernardino & Riverside Counties 2007 Page 897, Coordinate: G-7



REGIONAL MAP



SCALE : 1"= 30'



Conceptual Landscape Plan



LANDSCAPE ARCHITECTURE / PLANNING

470 WALD IRVINE, CA 92618

KENNETH A. ANDREW A.S.L.A. AZ #24328 CA #1460 CO #512 NV #220

studio5@earthlink.net Phone (949) 450-0056

File: #15-2026

NOTE: ALL LANDSCAPE TO CONFORM TO THE CITY OF WILDOMAR ORDINANCES AND CODES FOR LANDSCAPE REQUIREMENTS.



Design- Planning

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STAMP



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PROJECT :

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

NO	REVISIONS	DATE
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JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003
Sheet Title:	

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NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "A" ELEVATIONS

JOB #: 1422.11
DATE: 02/19/2016
SCALE: AS NOTED
APN#: 362-250-003
Sheet Title:

A2.0



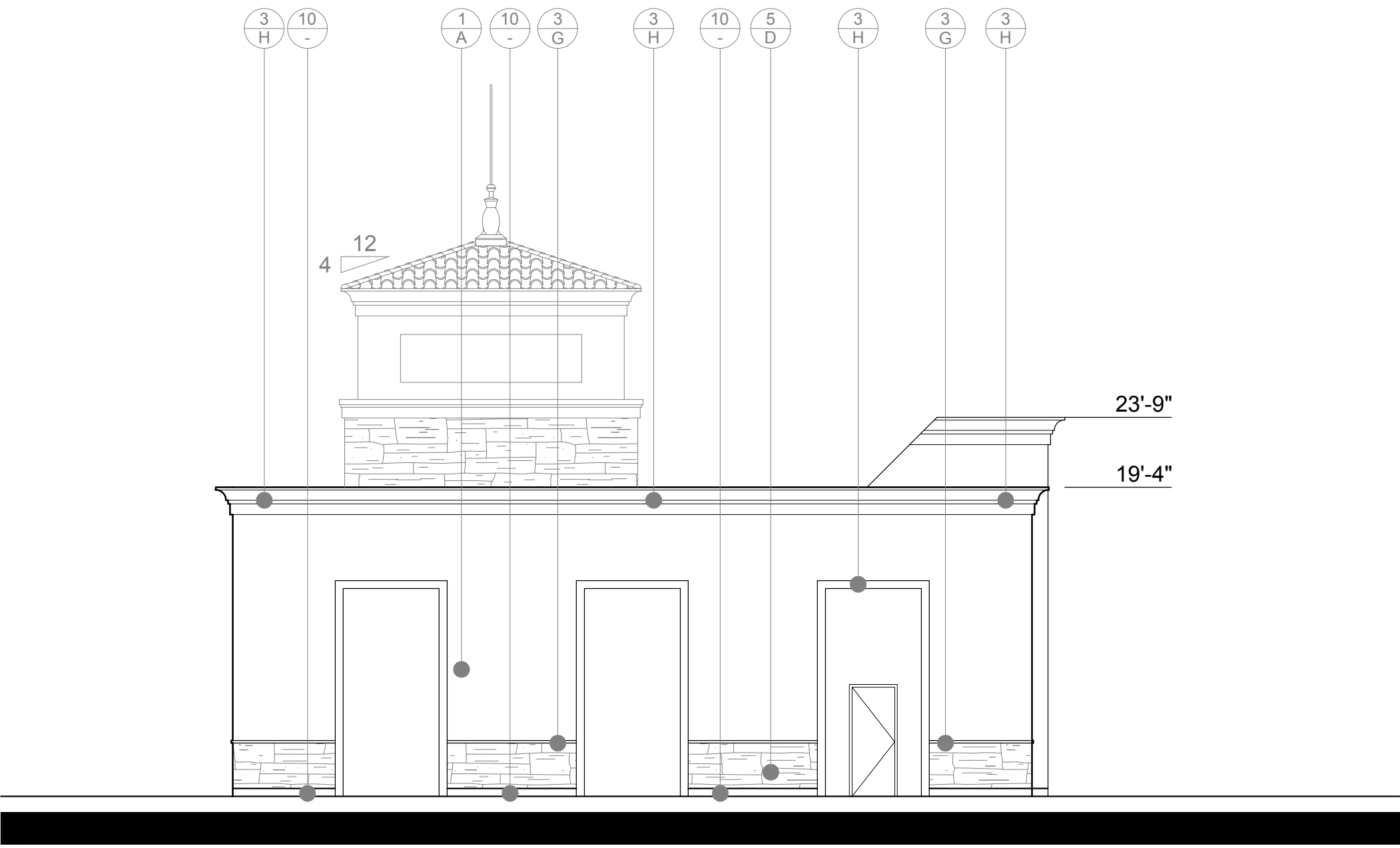
SOUTH ELEVATION



WEST ELEVATION



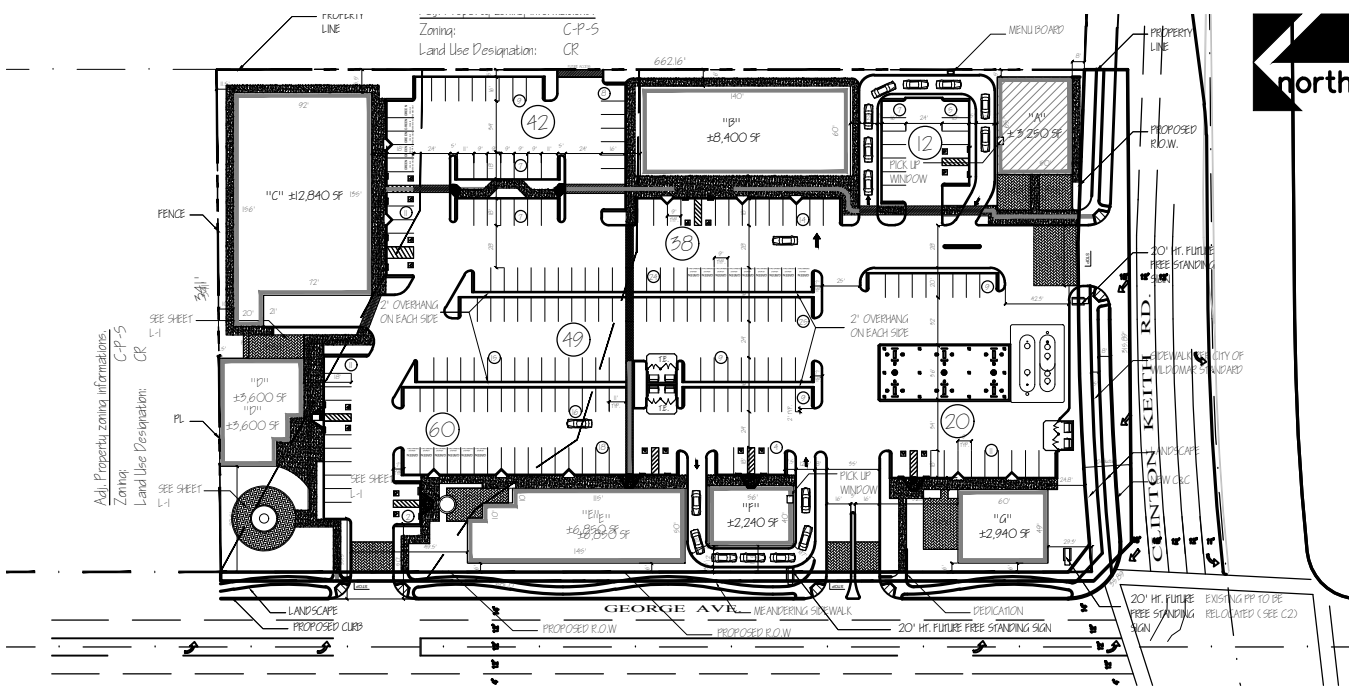
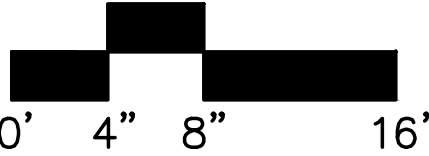
NORTH ELEVATION



EAST ELEVATION

FINISH / MATERIAL			
1	EXTERIOR CEMENT PLASTER	A	BENJAMIN MOORE "STRAW 2154-50"
2	FABRIC AWNING	B	DUNN EDWARDS "MESA TAN DEC718"
3	TRIM/CORNICE	C	NOT USED
4	CLAY ROOF TILES	D	SIERRA LODGE BY COLORADO STONE
5	STONE VENEER	E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
6	PRECAST CONCRETE COLUMN	F	SUPERIOR AWNING FABRIC BY SUNBRELLA
7	ALUMINUM STOREFRONT	G	SANDED FIN.-COLOR PCH 10 CHAMPAGNE SNONE-BY ARCUSTONE
8	LIMESTONE VENEER	H	SANDED FIN.-COLOR PCH 50 CHAMPAGNE STONE-BY ARCUSTONE
9	INTEGRALLY COLORED SPLIT FACE CMU		
10	PRECAST CONCRETE BASE		

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



KEY PL AN



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CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

BUILDING "B" ELEVATIONS

DATE: 02/19/2016

APN#: 362-250-003

A2.1



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



0' 4" 8" 16'





OWNER:

APPLICANT:

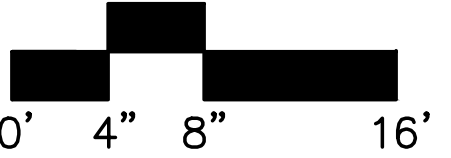
PROJECT :
CLINTON
WILLI
CORNER OF CLINT

BUILDING "C" ELEVATIONS	
JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003
Sheet Title:	

A2.2



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



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BUILDING "D" ELEVATIONS

JOB #: 1422.11

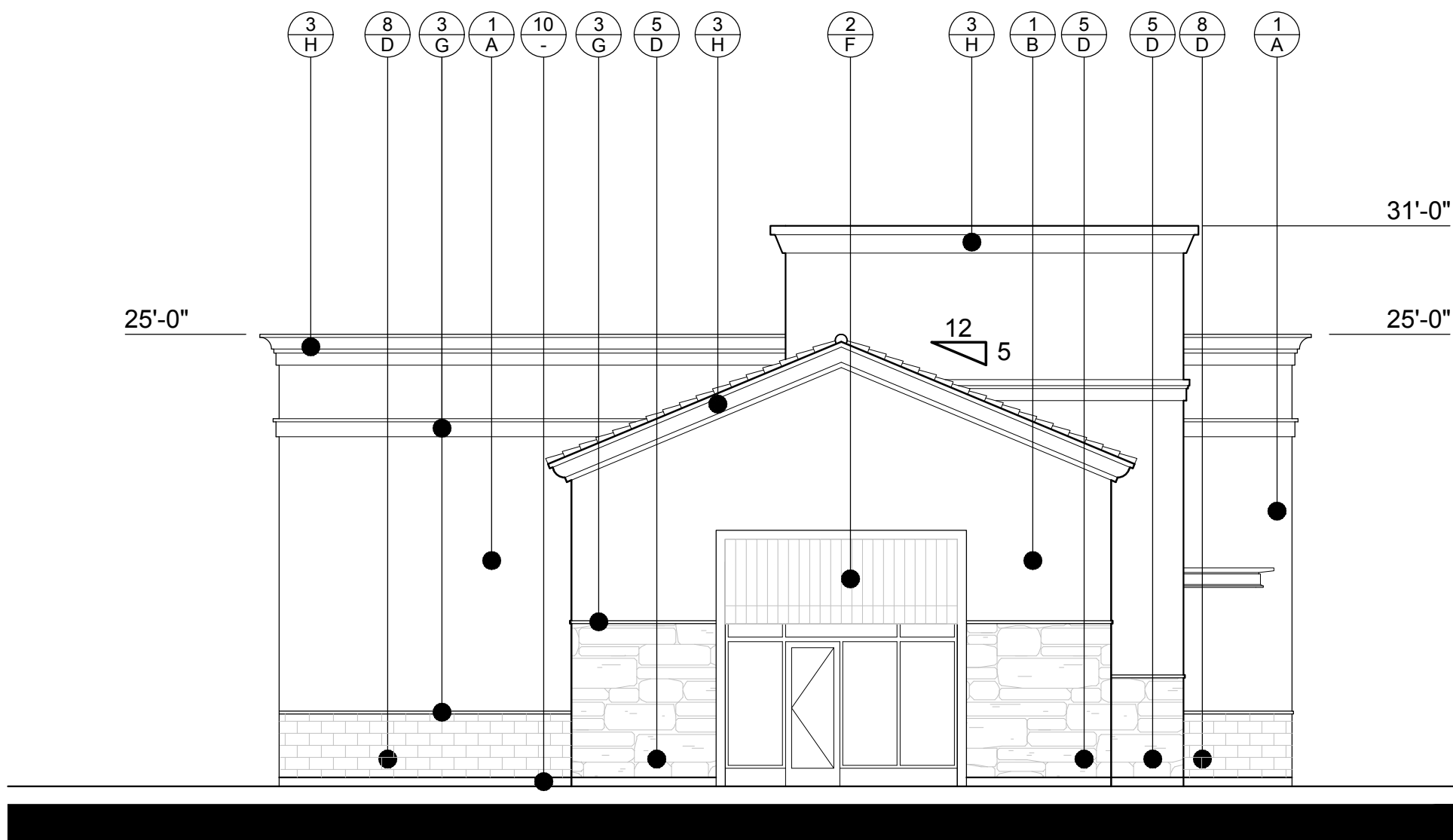
DATE: 02/19/2016

SCALE: AS NOTED

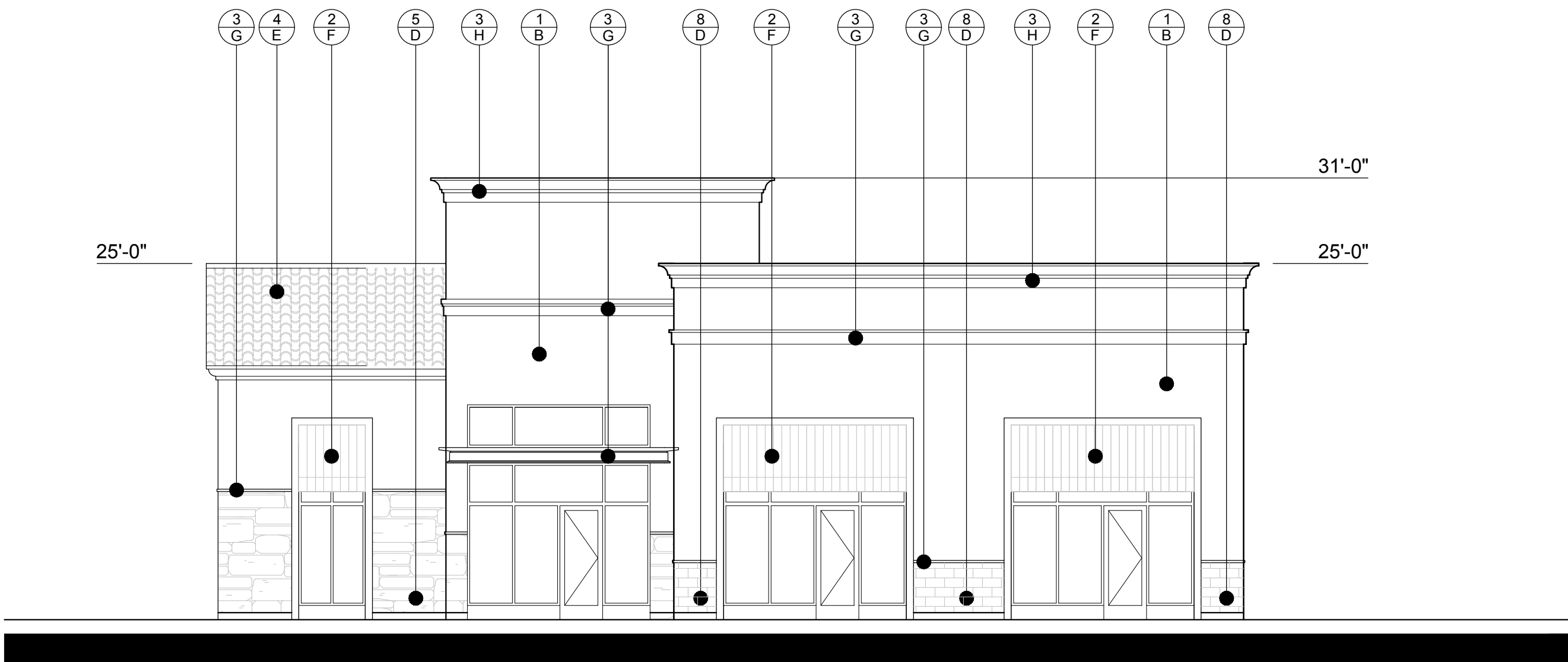
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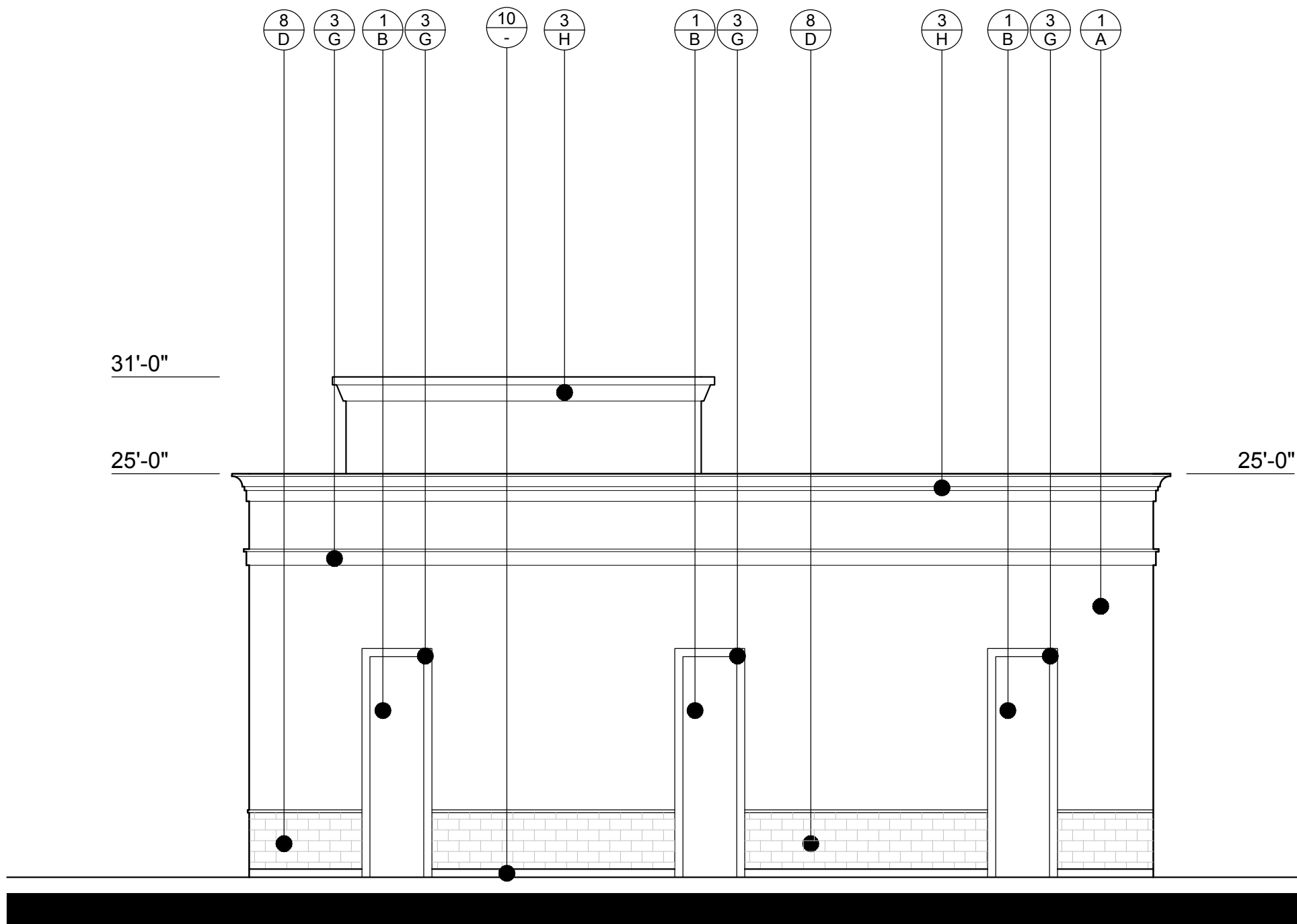
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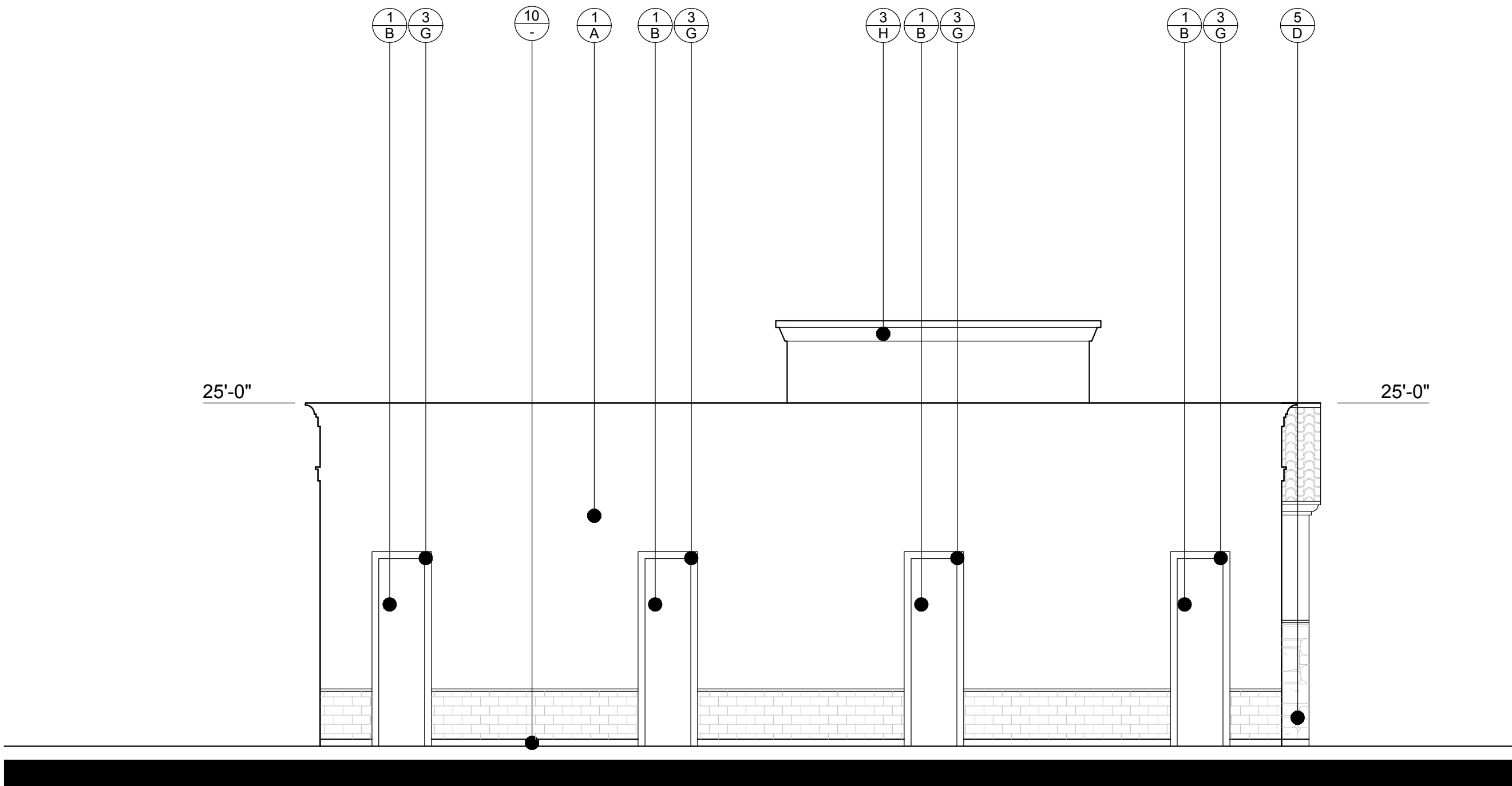
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

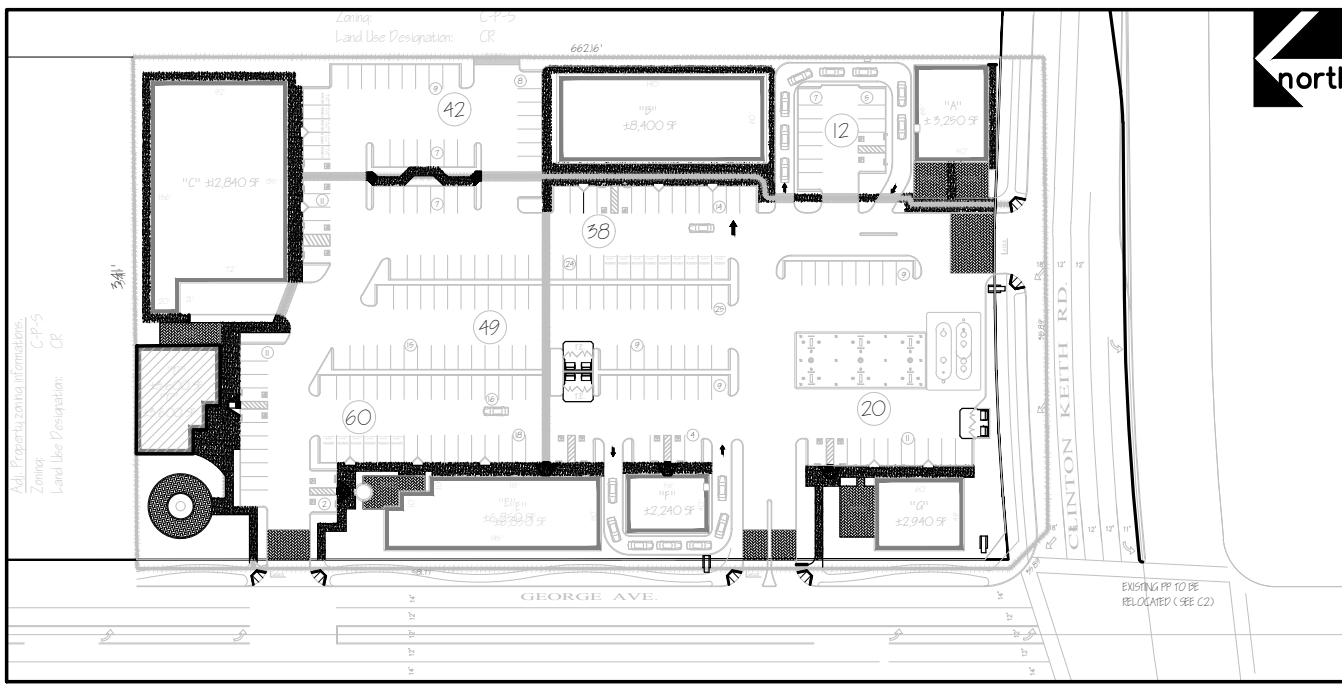


NORTH ELEVATION

FINISH / MATERIAL			
①	EXTERIOR CEMENT PLASTER	①	BENJAMIN MOORE "STRAW 2154-50"
②	FABRIC AWNING	②	DUNN EDWARDS "MESA TAN DEC718"
③	TRIM/CORNICE	③	NOT USED
④	CLAY ROOF TILES	④	SIERRA LODGE BY COLORADO STONE
⑤	STONE VENEER	⑤	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
⑥	PRECAST CONCRETE COLUMN	⑥	SUPERIOR AWNING FABRIC BY SUNBRELLA
⑦	ALUMINUM STOREFRONT	⑦	SANDED FIN.-COLOR PCH 10 CHAMPAGNE SNONE-BY ARCUSTONE
⑧	LIMESTONE VENEER	⑧	SANDED FIN.-COLOR PCH 50 CHAMPAGNE STONE-BY ARCUSTONE
⑨	INTEGRALLY COLORED SPLIT FACE CMU		
⑩	PRECAST CONCRETE BASE		

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

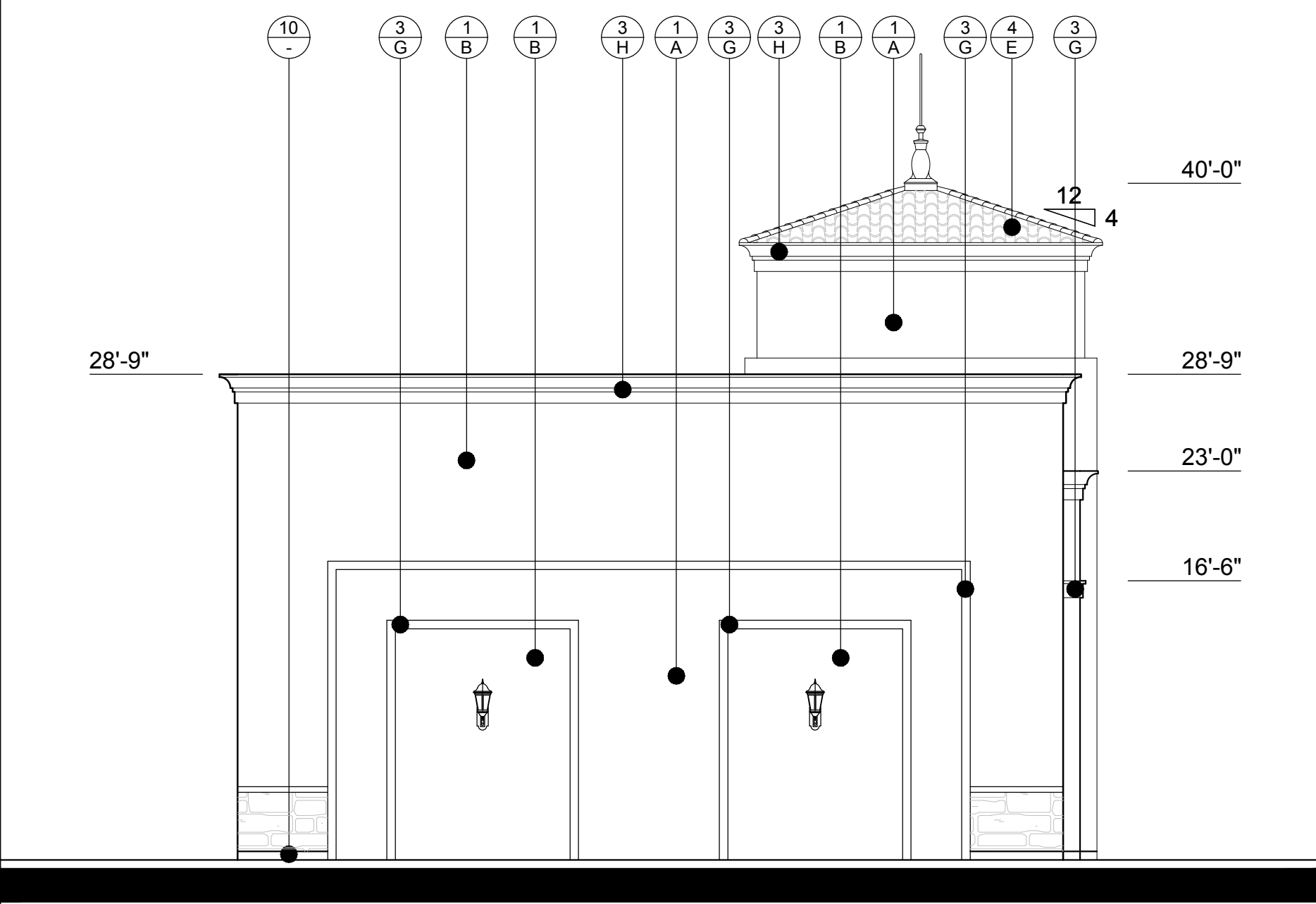
0' 4" 8" 16'



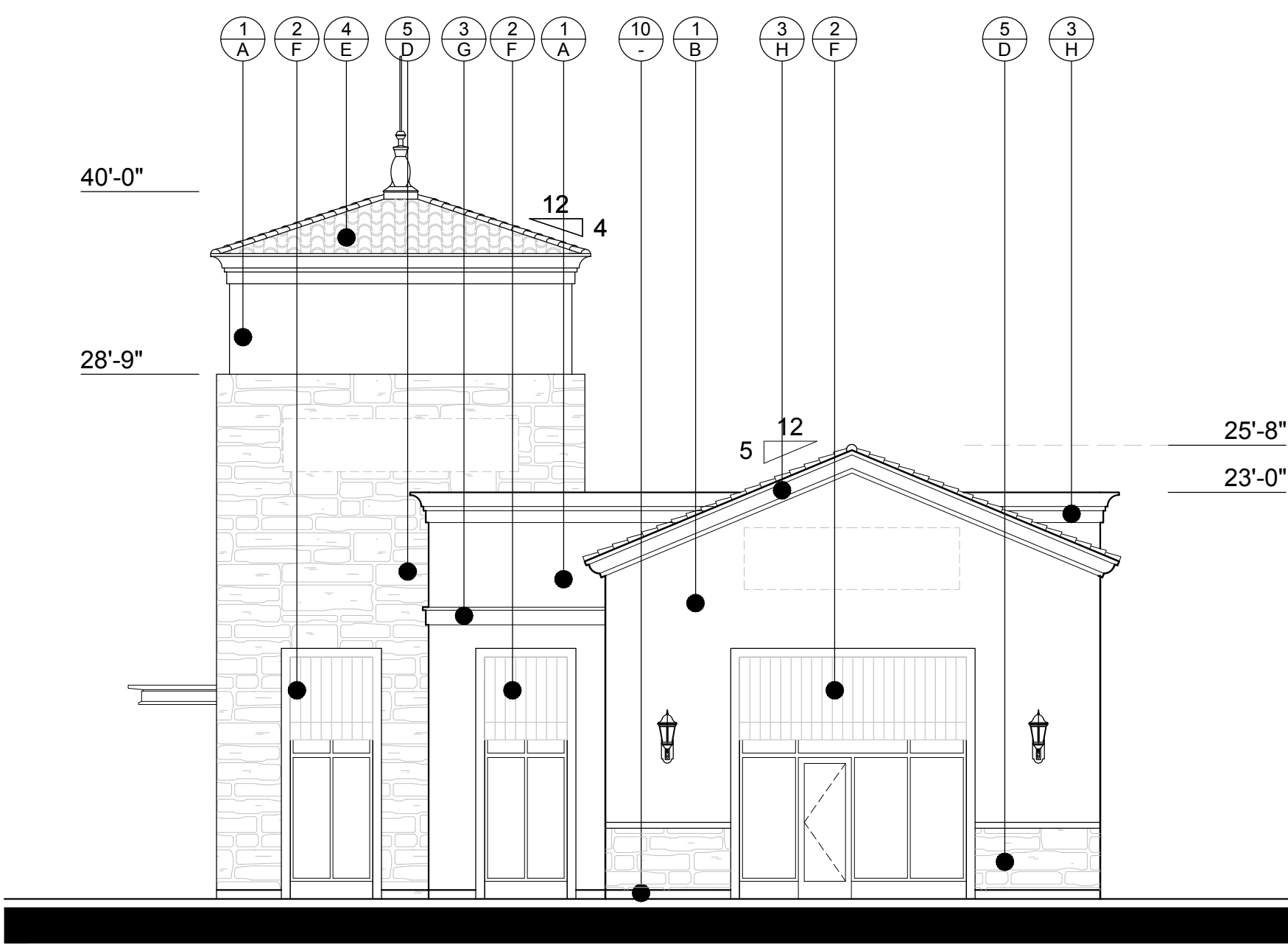
KEY PLAN



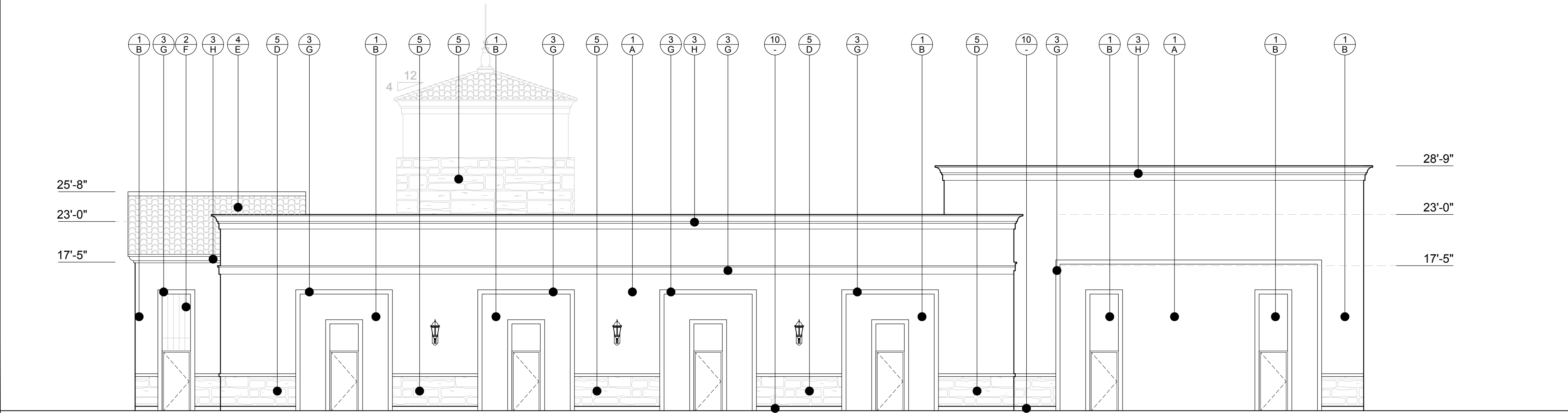
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

FINISH	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
MATERIAL	
A	DUNN EDWARDS "COTTAGE WHITE DEW318"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SANDED FIN.-COLOR PCH 10 CHAMPAGNE SNONE-BY ARCUSTONE
H	SANDED FIN.-COLOR PCH 50 CHAMPAGNE STONE-BY ARCUSTONE



Design- Planning

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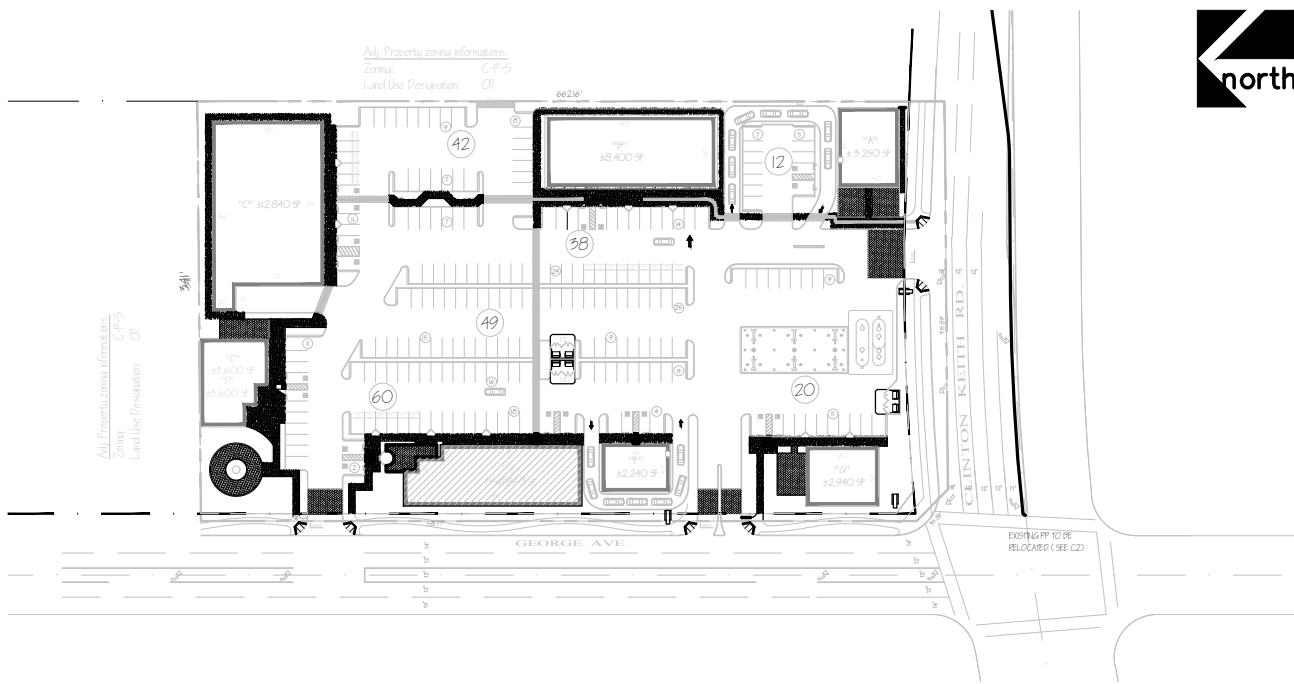
APPLICANT:

GEORGE CLINTON KEITH
DEVELOPMENT LLC.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

PROJECT :

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

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



KEY PLAN

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "E" ELEVATIONS

JOB #: 1422.11

DATE: 02/19/2016

SCALE: AS NOTED

APN#: 362-250-003

Sheet Title:

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APPLICANT:

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DEVELOPMENT L.L.C.
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NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

PROJECT :

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "F" ELEVATIONS

JOB #: 1422.11

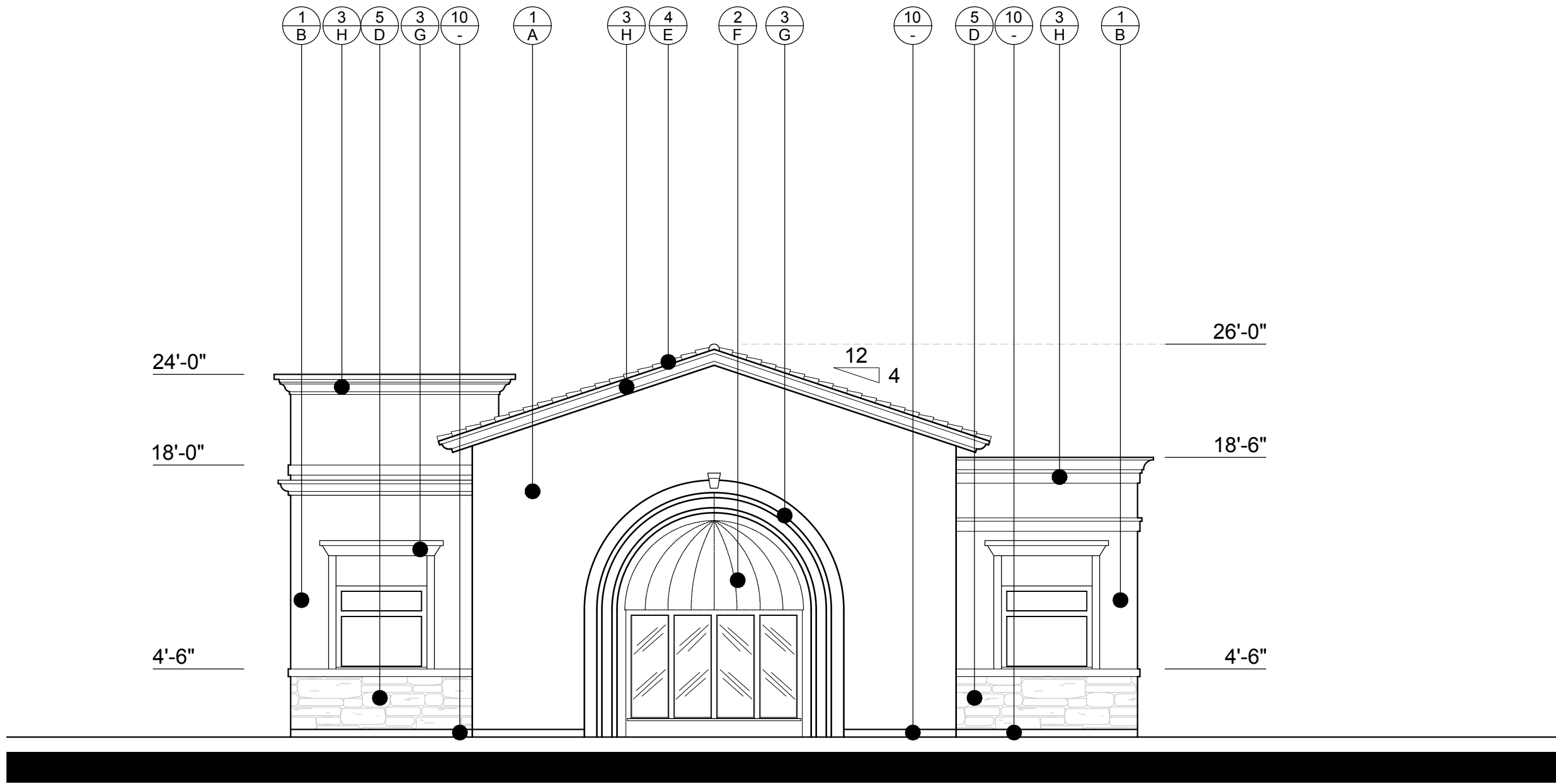
DATE: 02/19/2016

SCALE: AS NOTED

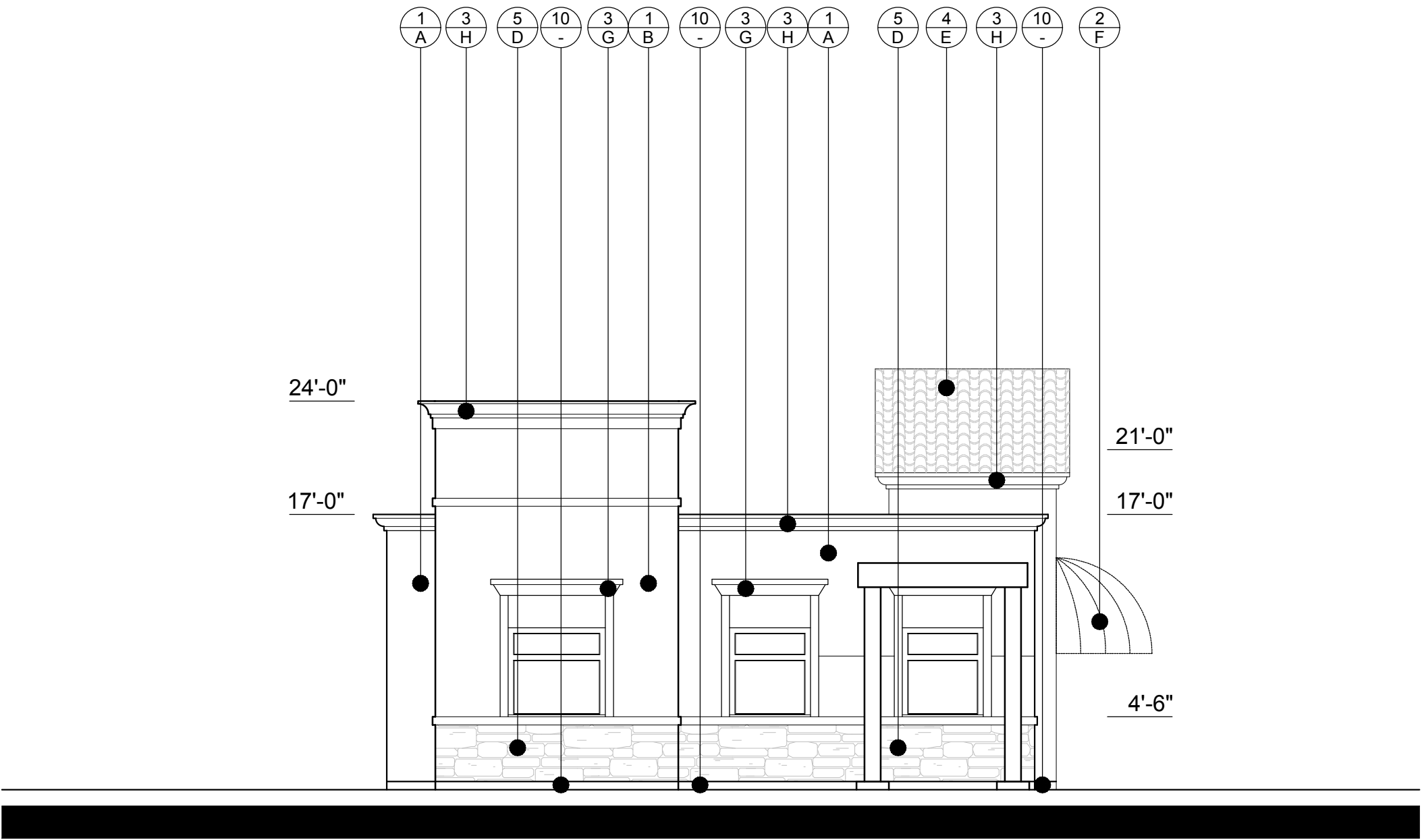
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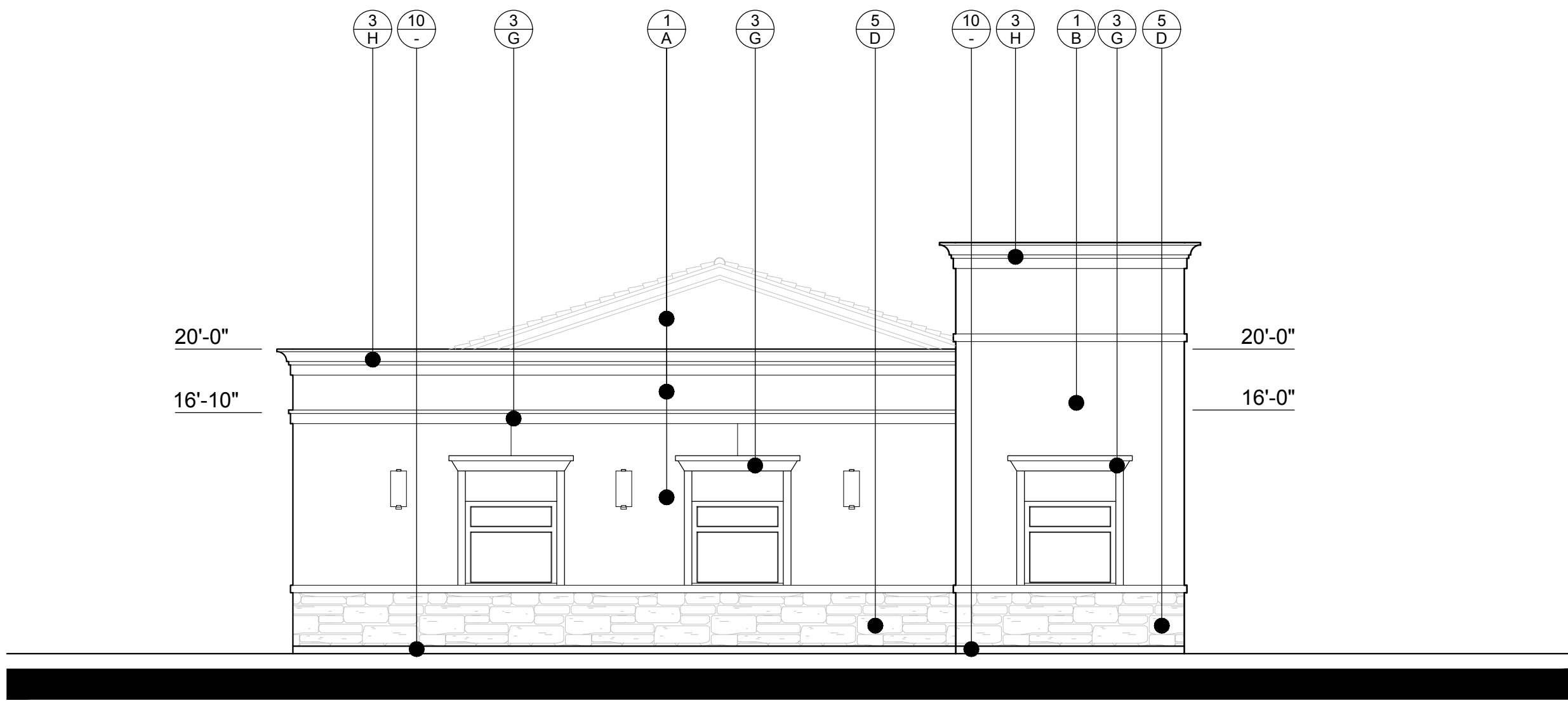
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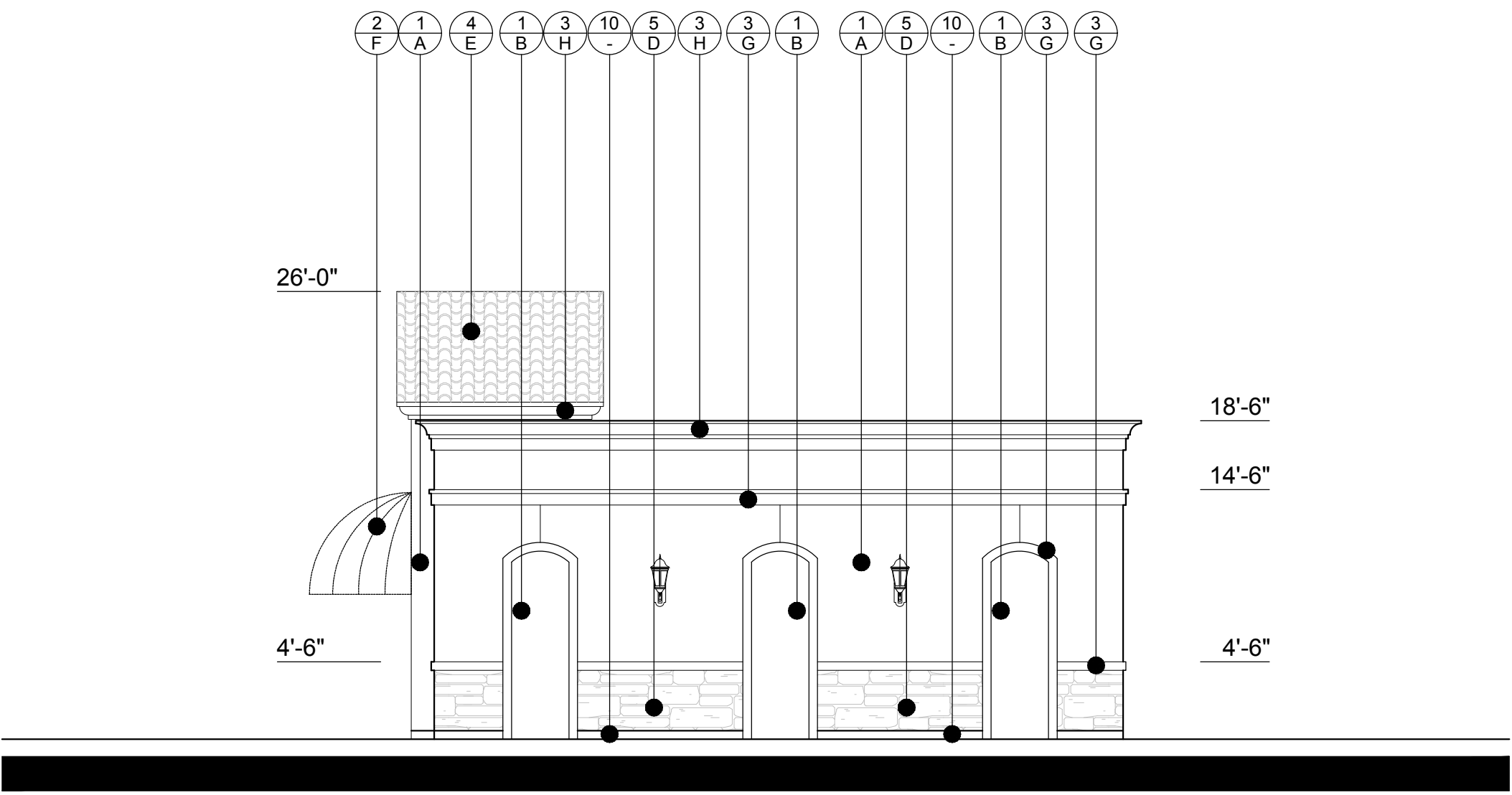
EAST ELEVATION



SOUTH ELEVATION



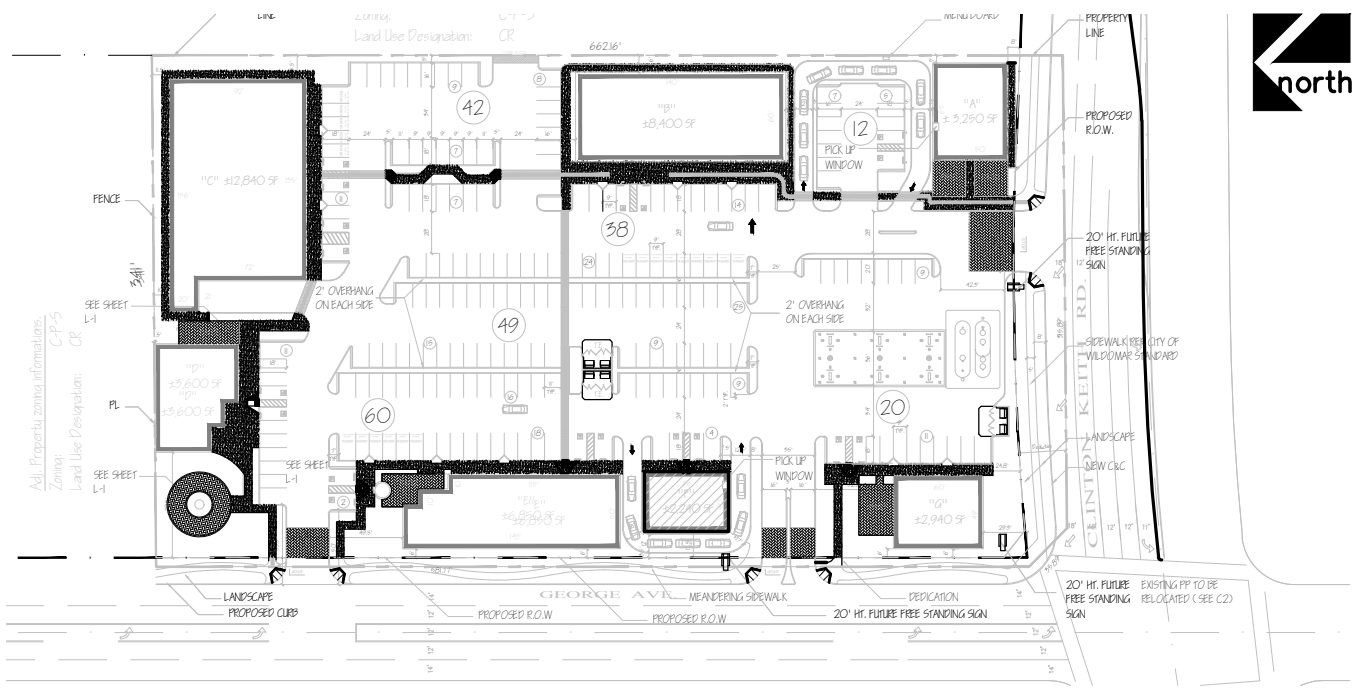
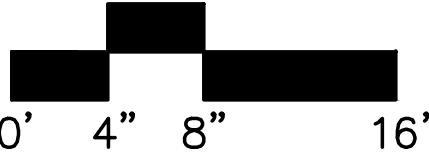
WEST ELEVATION



NORTH ELEVATION

FINISH / MATERIAL			
1	EXTERIOR CEMENT PLASTER	A	BENJAMIN MOORE "STRAW 2154-50"
2	FABRIC AWNING	B	DUNN EDWARDS "MESA TAN DEC718"
3	TRIM/CORNICE	C	NOT USED
4	CLAY ROOF TILES	D	SIERRA LODGE BY COLORADO STONE
5	STONE VENEER	E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
6	PRECAST CONCRETE COLUMN	F	SUPERIOR AWNING FABRIC BY SUNBRELLA
7	ALUMINUM STOREFRONT	G	SANDED FIN.-COLOR PCH 10 CHAMPAGNE SNONE-BY ARCUSTONE
8	LIMESTONE VENEER	H	SANDED FIN.-COLOR PCH 50 CHAMPAGNE STONE-BY ARCUSTONE
9	INTEGRALLY COLORED SPLIT FACE CMU		
10	PRECAST CONCRETE BASE		

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



KEY PLAN

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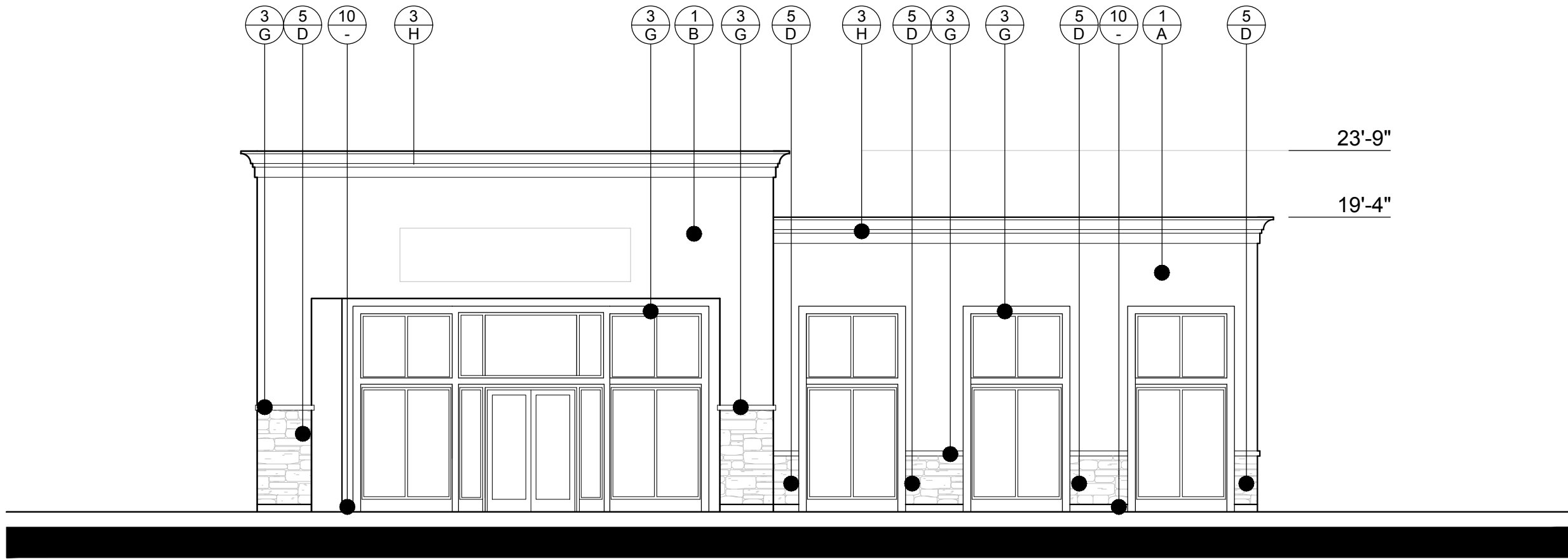
PROJECT :

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

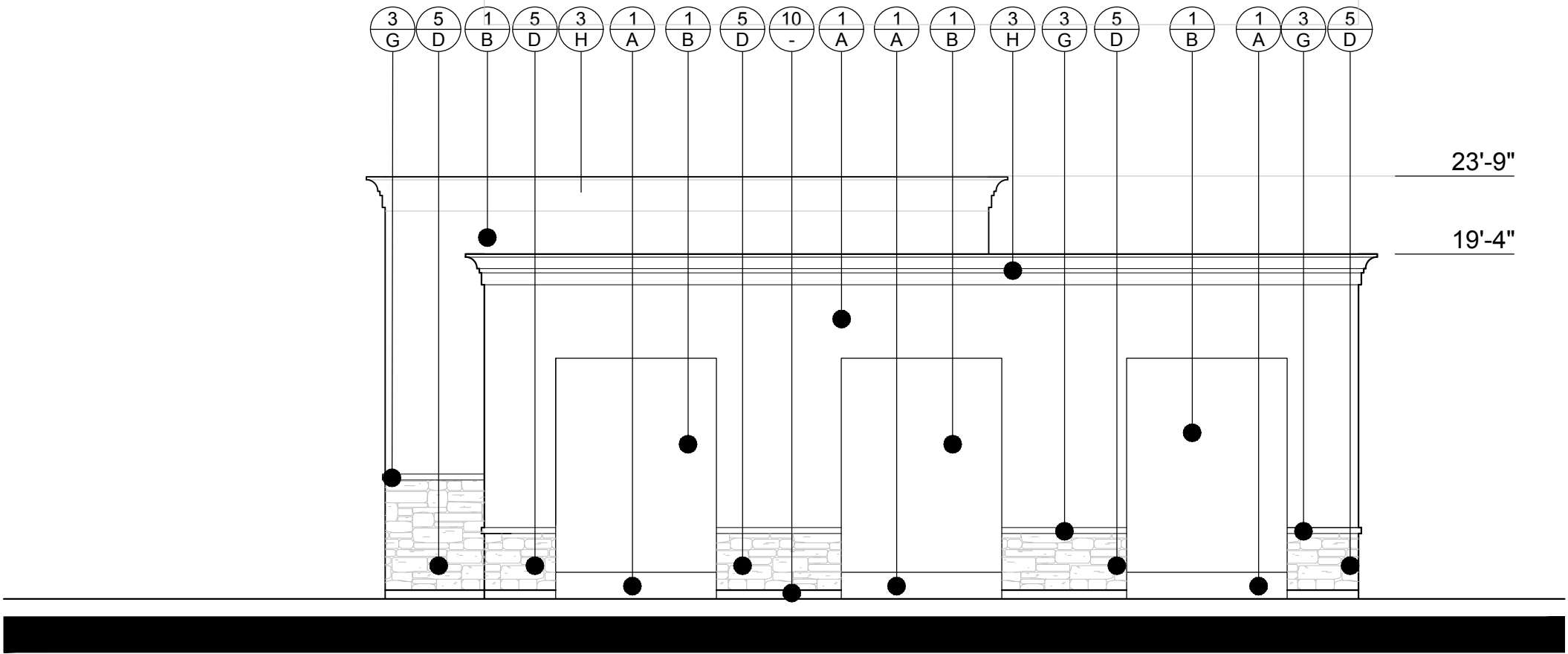
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2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "G" ELEVATIONS

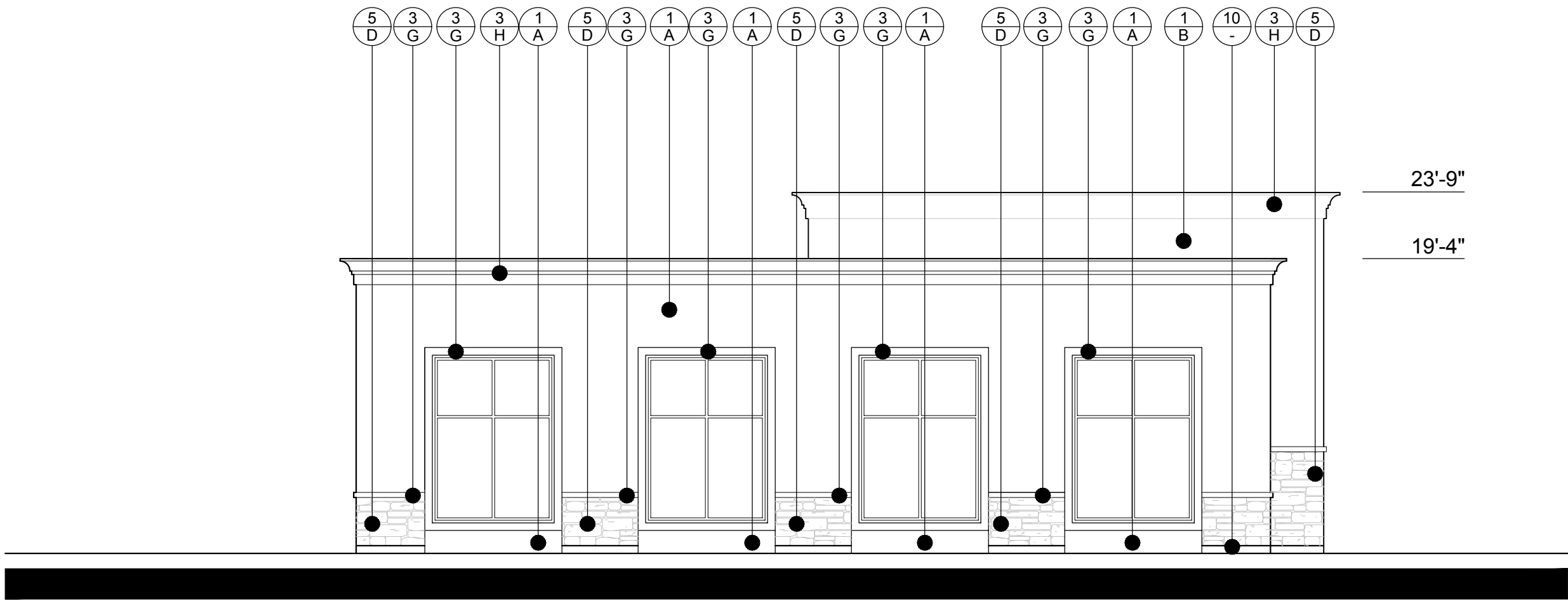
JOB #: 1422.11
DATE: 02/19/2016
SCALE: AS NOTED
APN#: 362-250-003
Sheet Title:



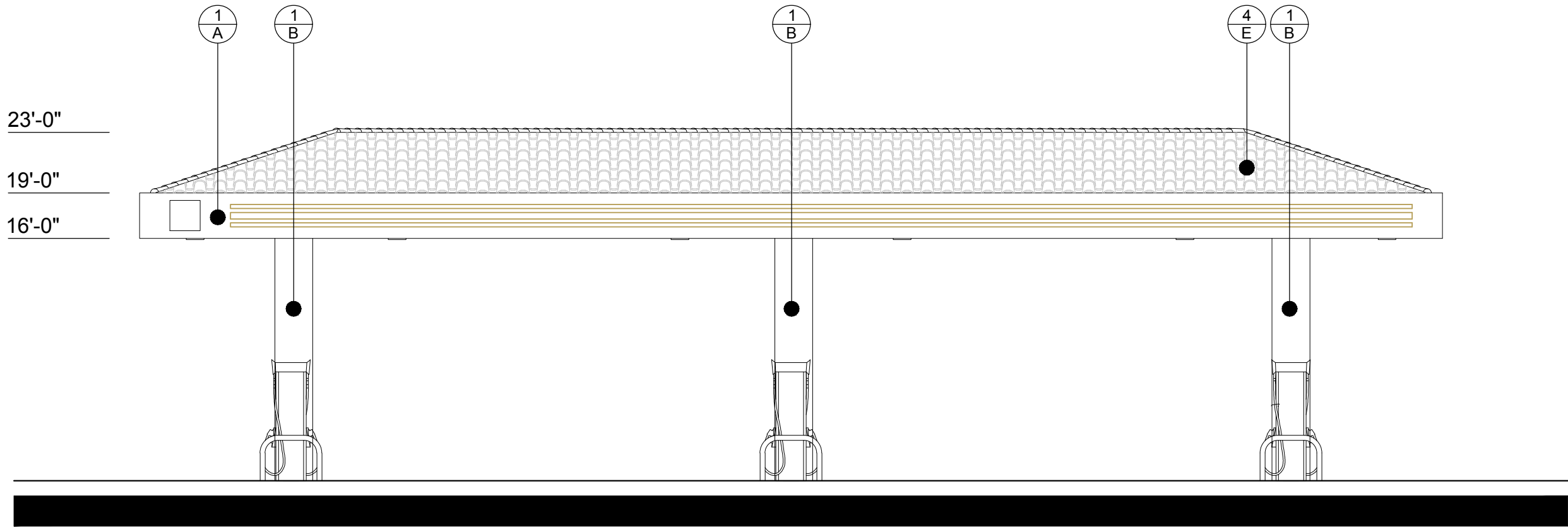
EAST ELEVATION



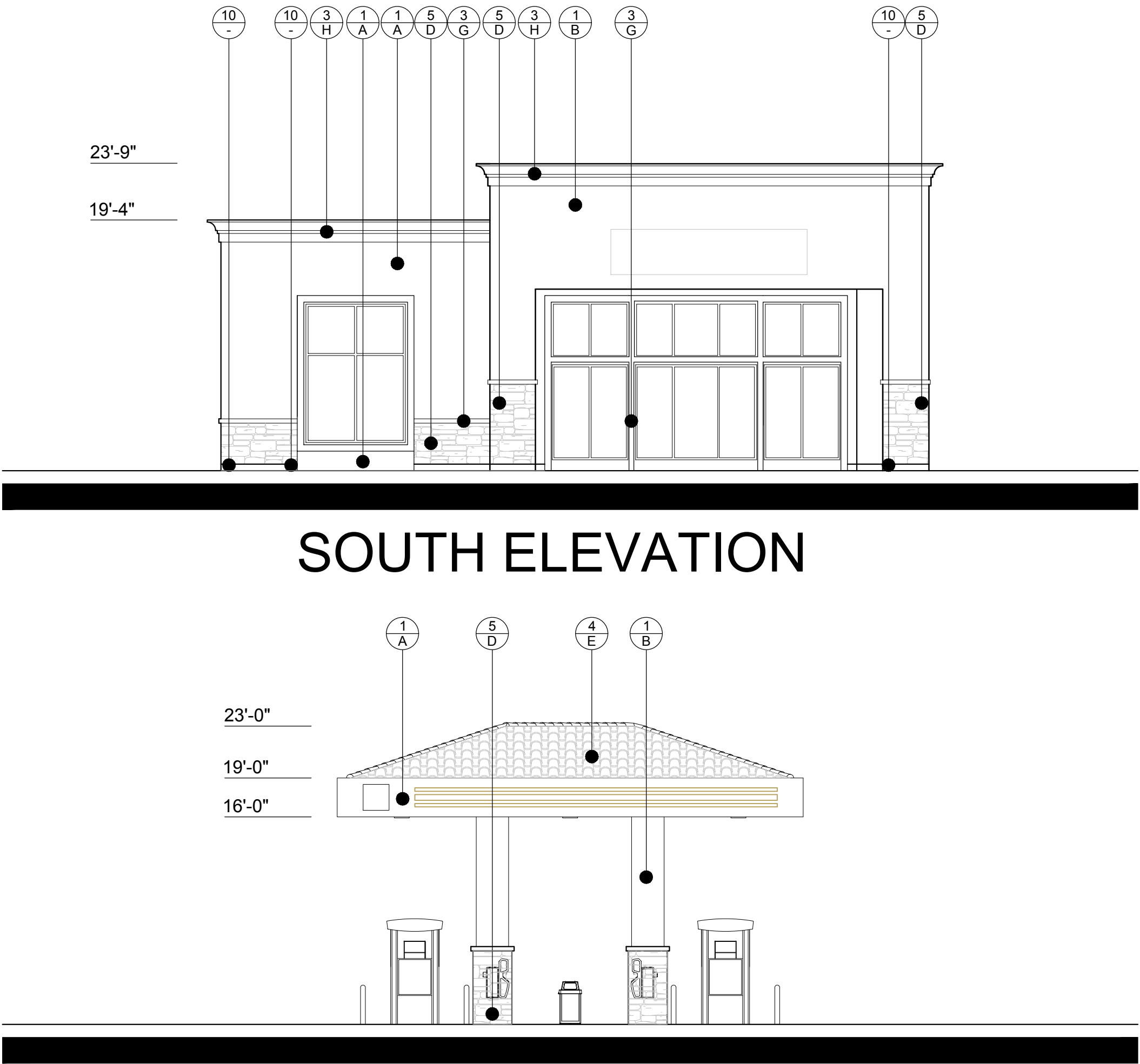
NORTH ELEVATION



WEST ELEVATION

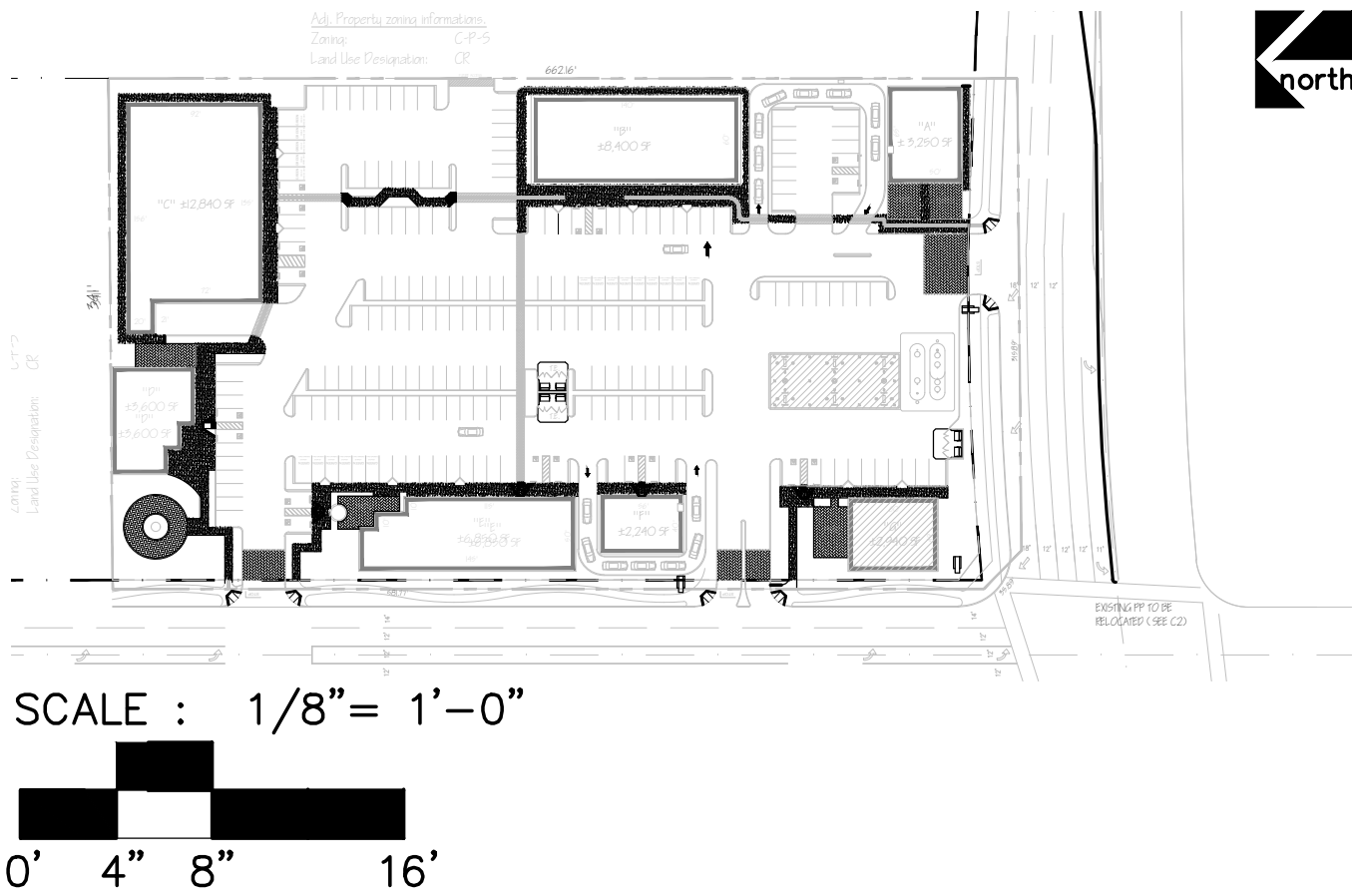


GAS STATION WEST ELEVATION



GAS STATION SOUTH ELEVATION

FINISH / MATERIAL			
1	EXTERIOR CEMENT PLASTER	A	BENJAMIN MOORE "STRAW 2154-50"
2	FABRIC AWNING	B	DUNN EDWARDS "MESA TAN DEC718"
3	TRIM/CORNICE	C	NOT USED
4	CLAY ROOF TILES	D	SIERRA LODGE BY COLORADO STONE
5	STONE VENEER	E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
6	PRECAST CONCRETE COLUMN	F	SUPERIOR AWNING FABRIC BY SUNBRELLA
7	ALUMINUM STOREFRONT	G	SANDED FIN -COLOR PCH 10 CHAMPAGNE SNONE-BY ARCUSTONE
8	LIMESTONE VENEER	H	SANDED FIN -COLOR PCH 50 CHAMPAGNE STONE-BY ARCUSTONE
9	INTEGRALLY COLORED SPLIT FACE CMU		
10	PRECAST CONCRETE BASE		



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CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

PROJECT :

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

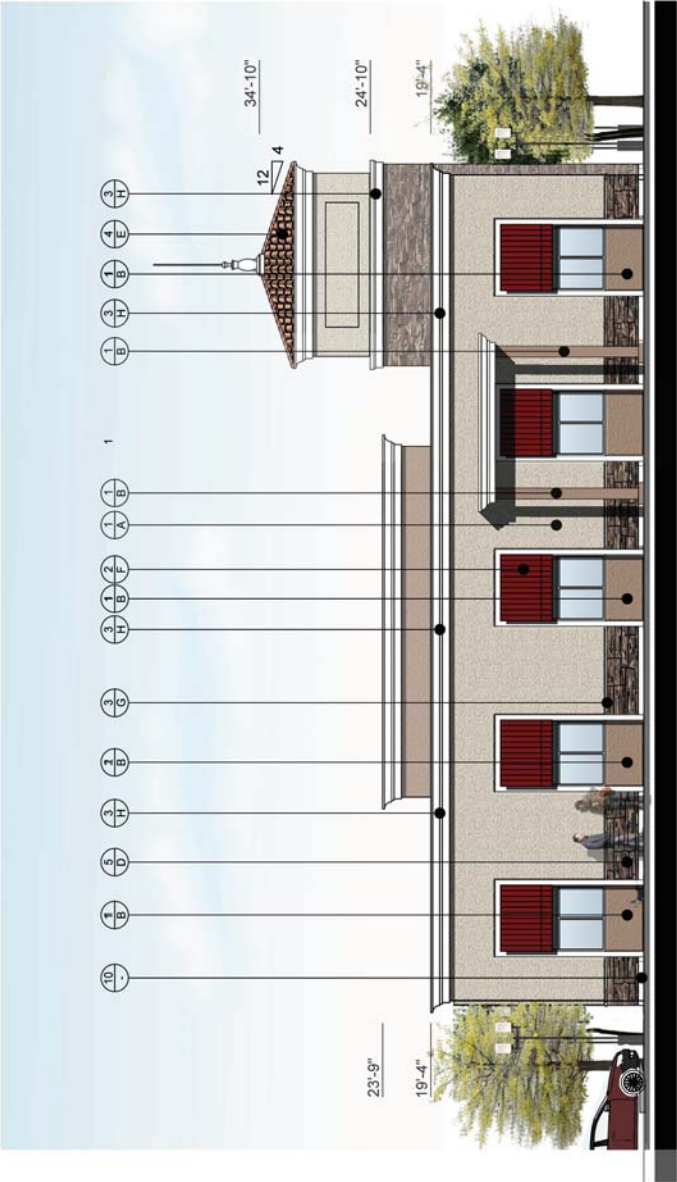
BUILDING "A" ELEVATIONS

JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003

Sheet Title:



SOUTH ELEVATION



NORTH ELEVATION

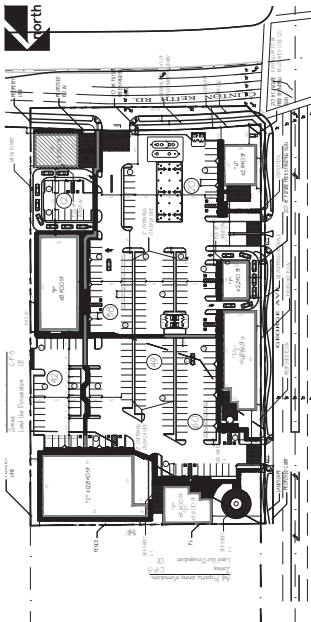
FINISH / MATERIAL	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE

A	BENJAMIN MOORE "STRAW 2154-50"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SANDED FIN-COLOR PCH 10 CHAMPAGNE SNONE-BY ARCLUSTONE
H	SANDED FIN-COLOR PCH 50 CHAMPAGNE STONE-BY ARCLUSTONE

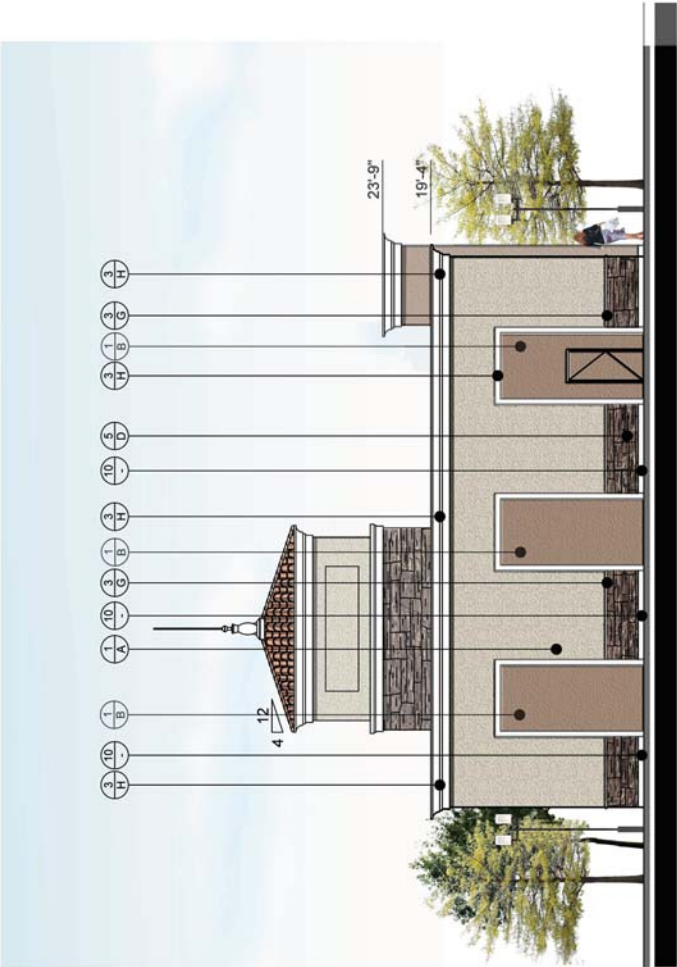
SCALE : 1/8" = 1'-0"

0' 4" 8" 16'

KEY PLAN



WEST ELEVATION



EAST ELEVATION

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PROJECT :

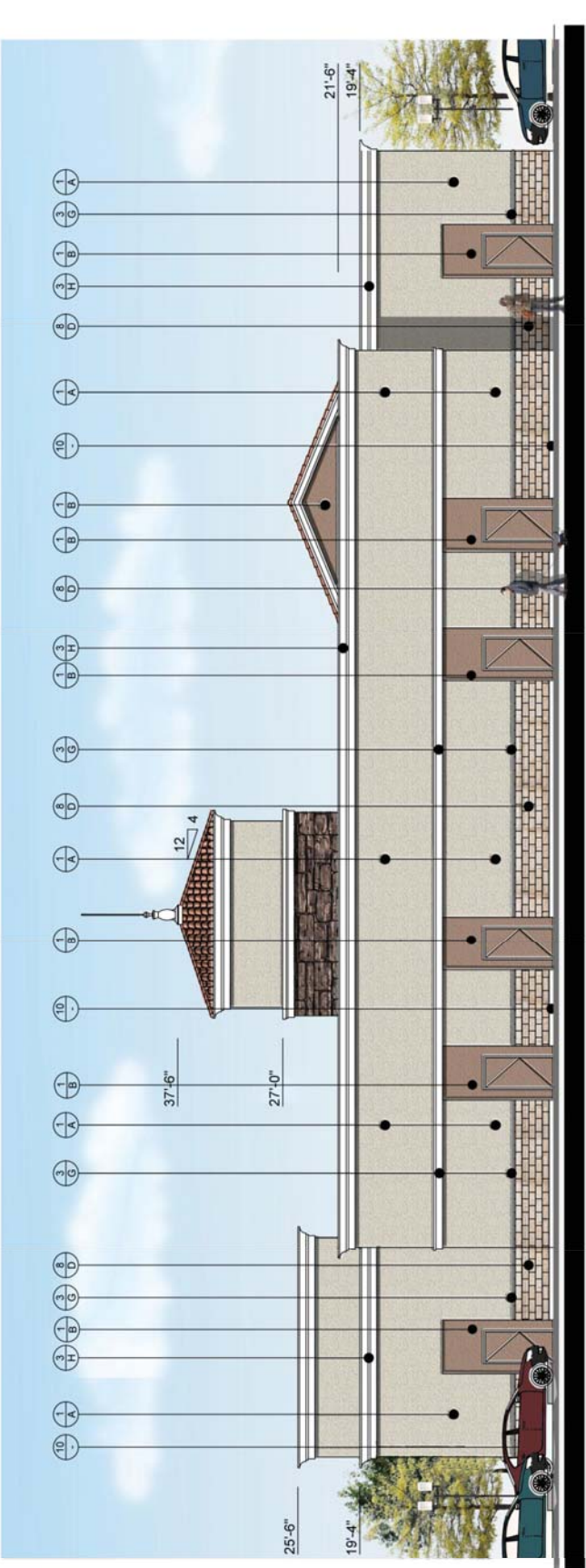
CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "B" ELEVATIONS
JOB #: 1422.11
DATE: 02/19/2016
SCALE: AS NOTED
APN#: 362-350-003
Sheet Title:



WEST ELEVATION



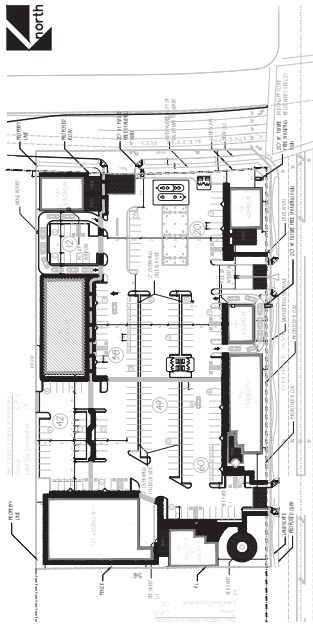
EAST ELEVATION

FINISH / MATERIAL	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE

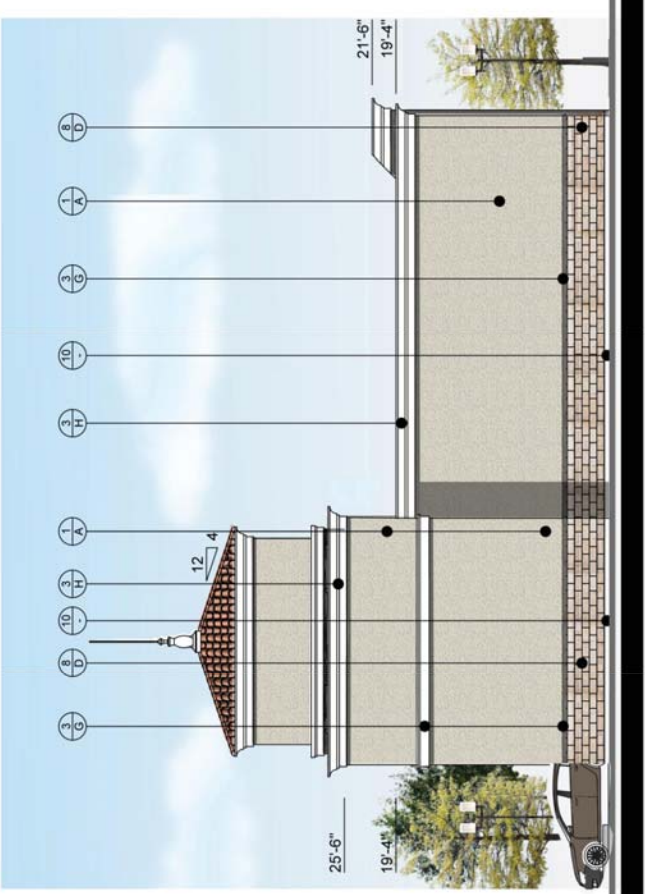
A	BENJAMIN MOORE "STRAW 2154-50"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SADED FIN-COLOR PCH 10 CHAMPAGNE SNONE BY ARCUSTONE
H	SADED FIN-COLOR PCH 50 CHAMPAGNE STONE BY ARCUSTONE

SCALE : 1/8" = 1'-0"
0' 4" 8" 16'

KEY PLAN

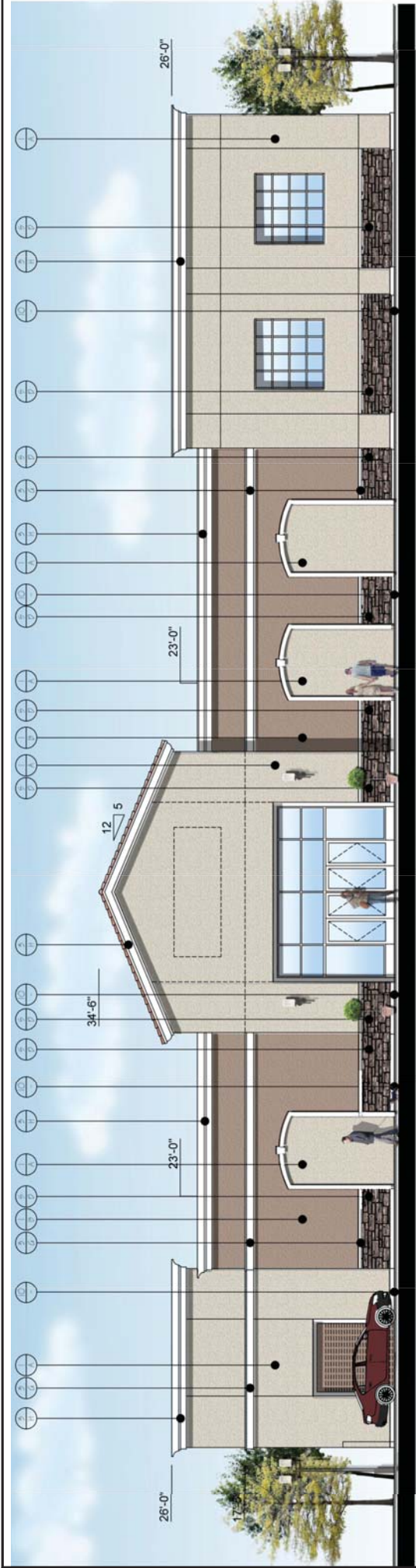


SOUTH ELEVATION

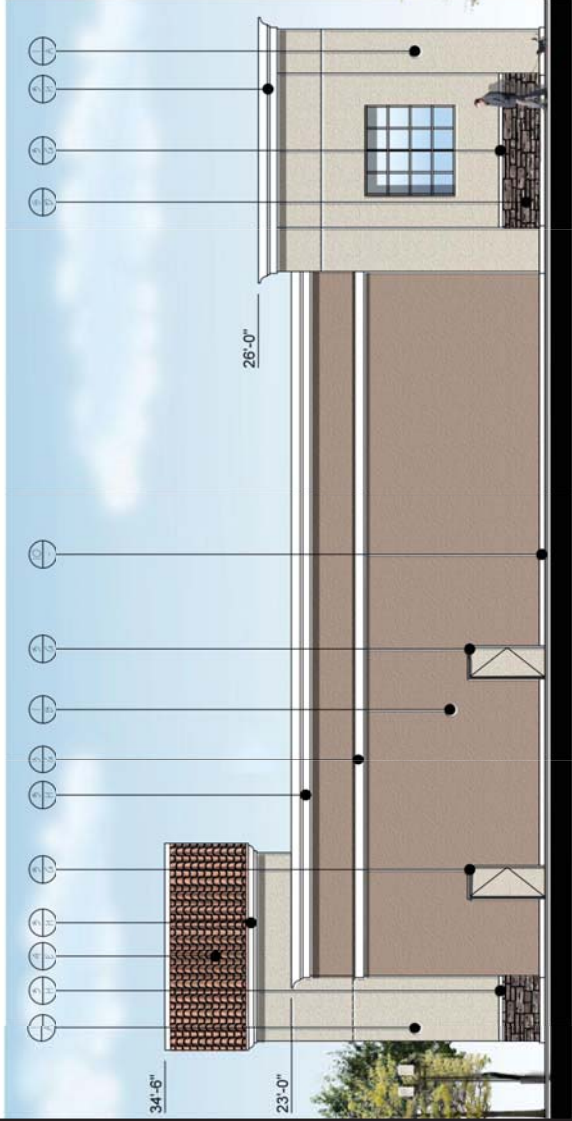


NORTH ELEVATION

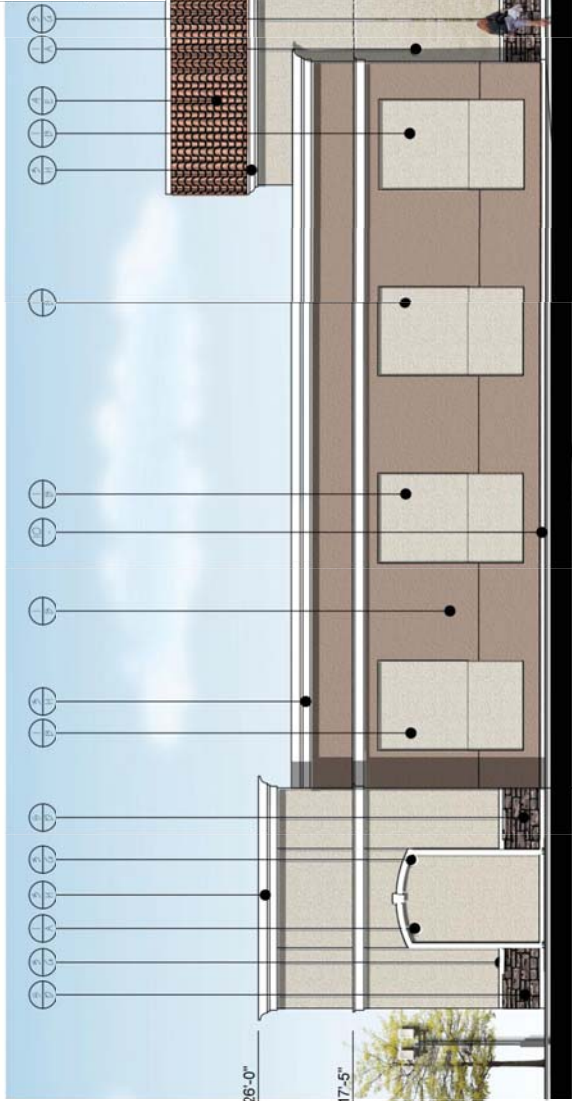




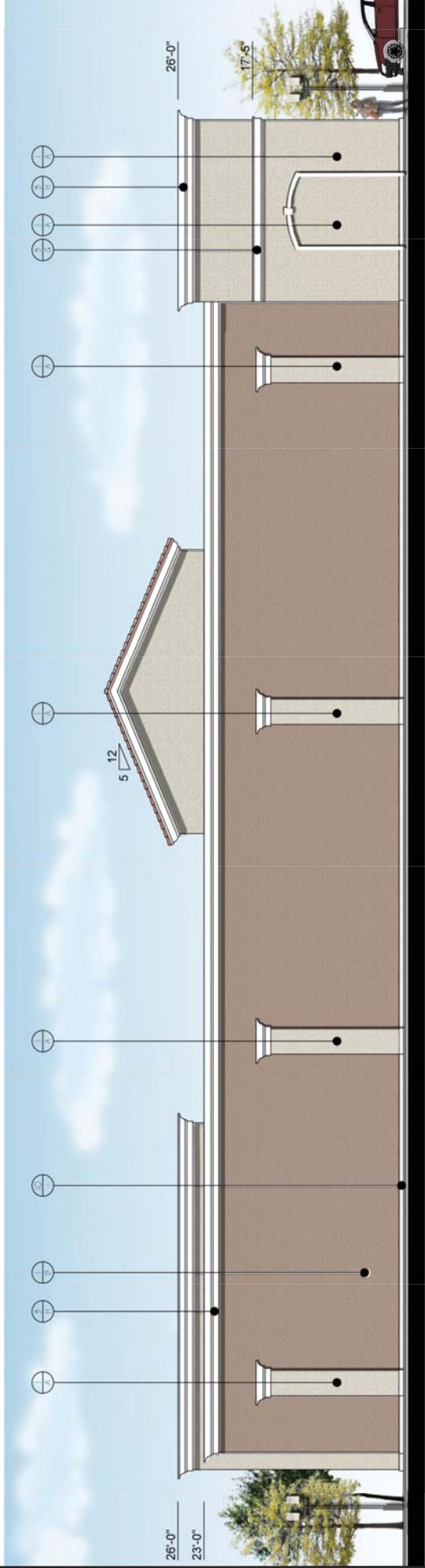
SOUTH ELEVATION



WEST ELEVATION

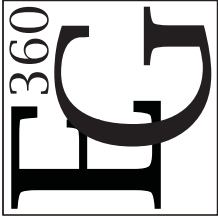


EAST ELEVATION



NORTH ELEVATION

FINISH	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNIC
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
MATERIAL	
A	DUNN EDWARDS "COTTAGE WHITE DEW318"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SANDED FIN-COLOR PCH 10 CHAMPAGNE SNONE BY ARCUSTONE
H	SANDED FIN-COLOR PCH 50 CHAMPAGNE STONE BY ARCUSTONE



Design- Planning

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APPLICANT:

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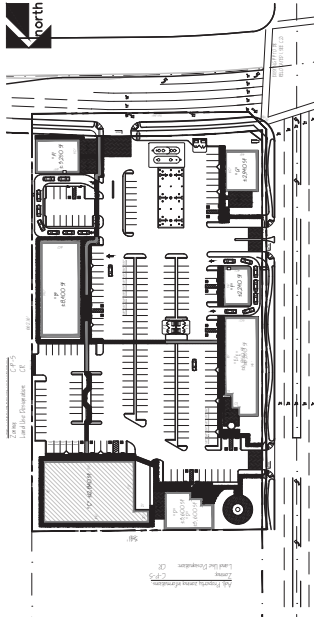
CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

PROJECT :

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015
4		
5		
6		

BUILDING "C" ELEVATIONS	
JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003
Sheet Title:	

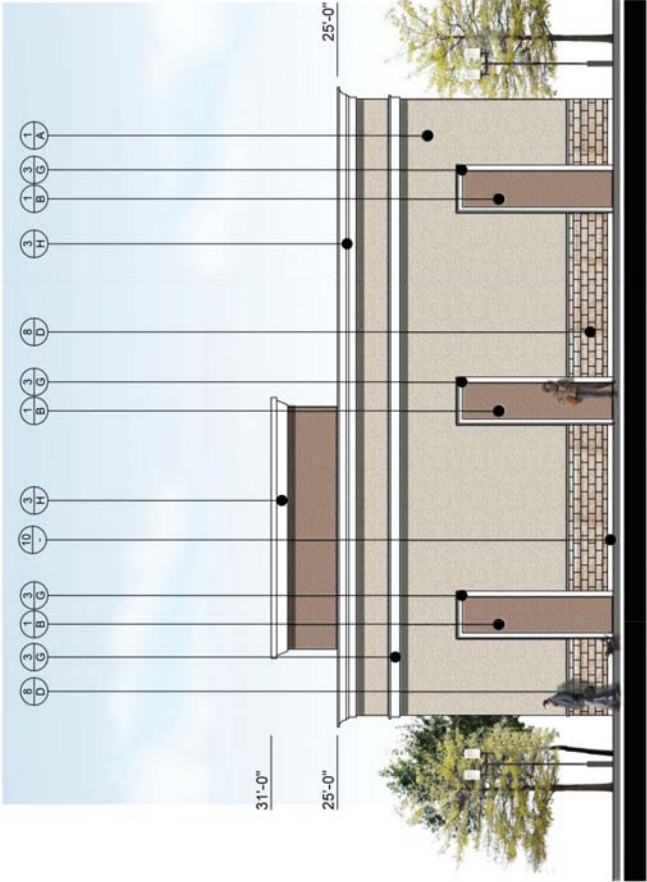
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0' 4" 8" 16'



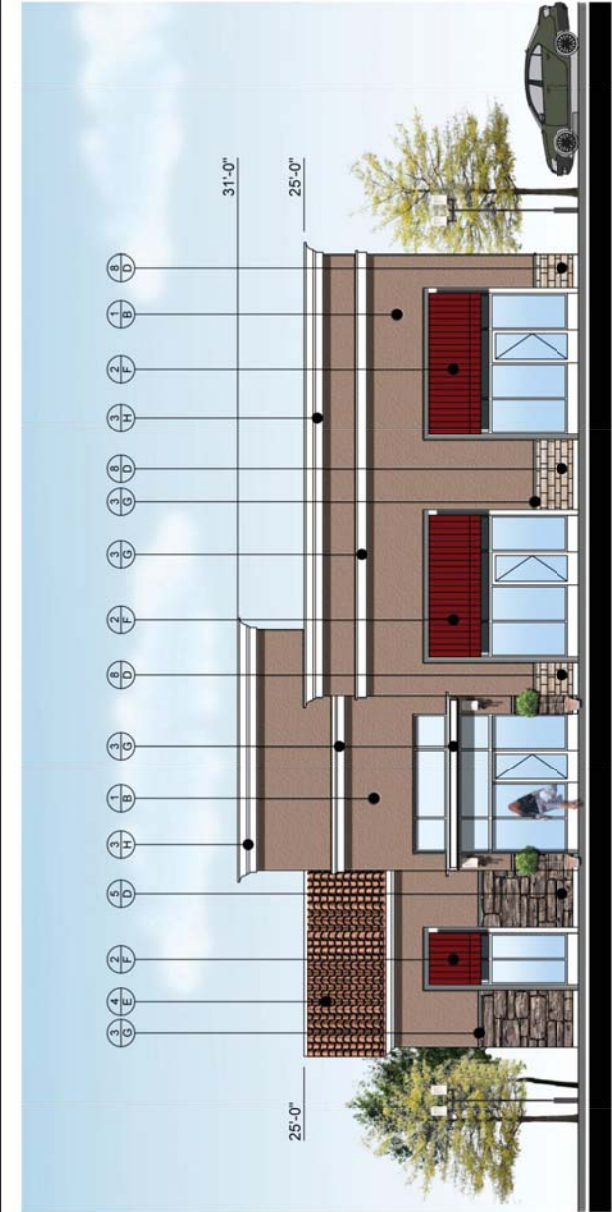
KEY PLAN



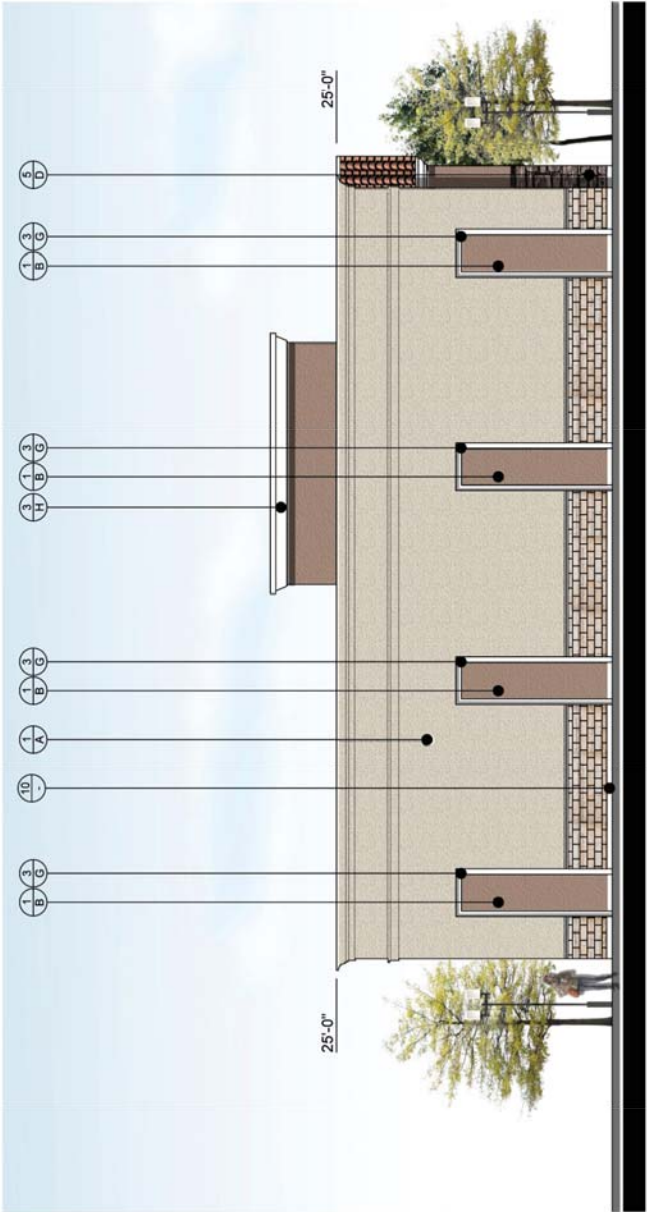
WEST ELEVATION



EAST ELEVATION



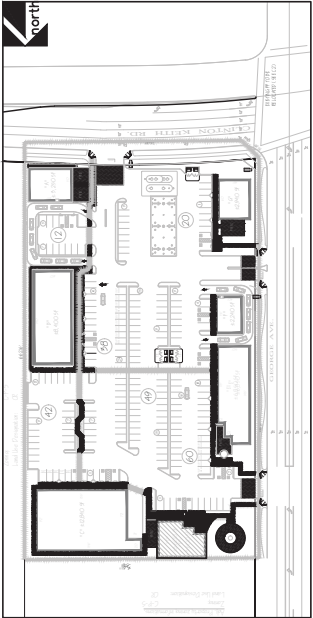
SOUTH ELEVATION



NORTH ELEVATION

FINISH / MATERIAL	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
A	BENJAMIN MOORE "STRAW 2154-50"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SANDED FIN-COLOR PCH 10 CHAMPAGNE SNONE BY ARCLUSTONE
H	SANDED FIN-COLOR PCH 50 CHAMPAGNE STONE BY ARCLUSTONE

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



KEY PLAN

OWNER:

GEORGE CLINTON KEITH
DEVELOPMENT L.L.C.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

APPLICANT:

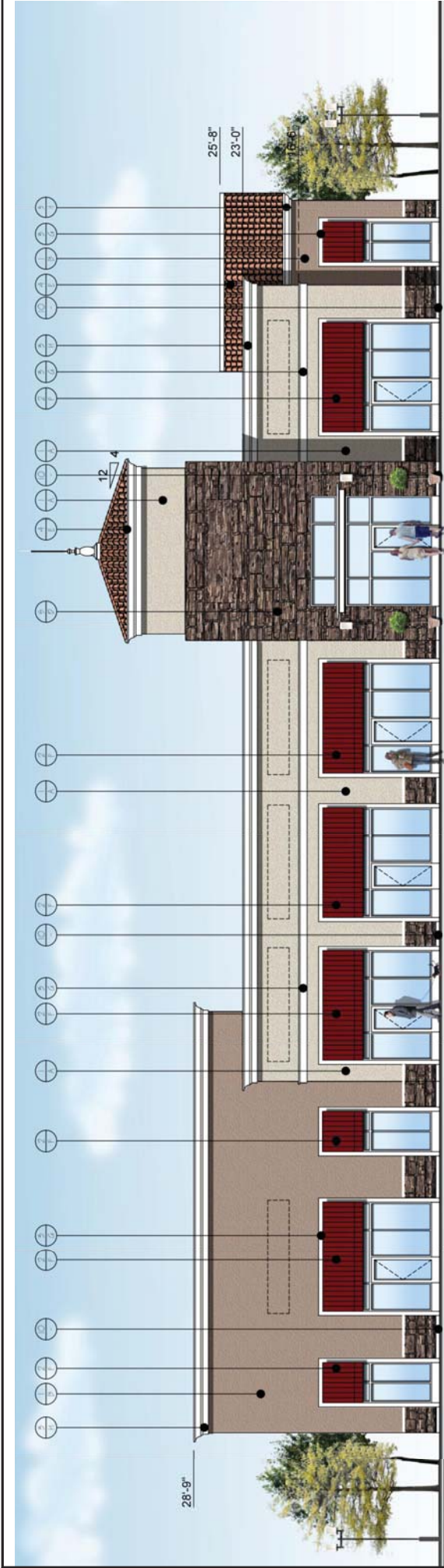
GEORGE CLINTON KEITH
DEVELOPMENT L.L.C.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

PROJECT :
CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

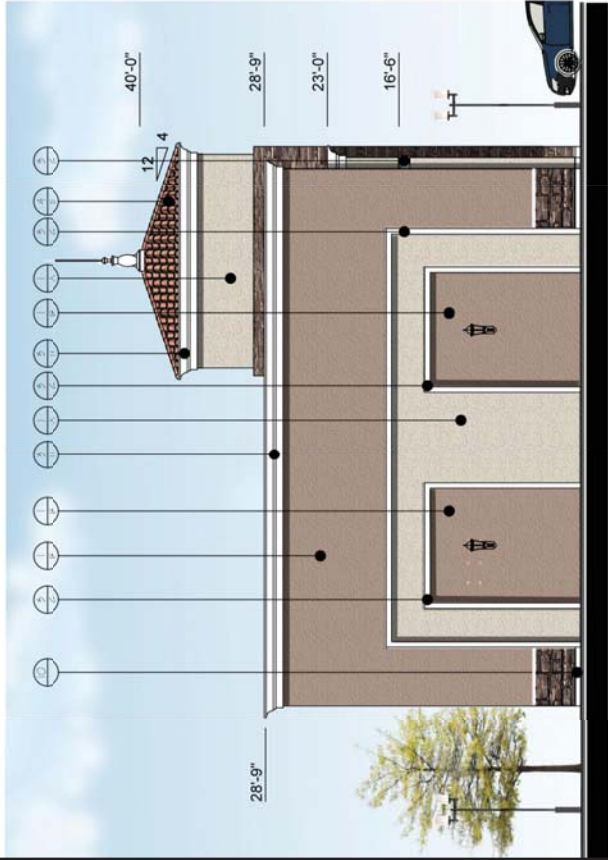
NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "D" ELEVATIONS

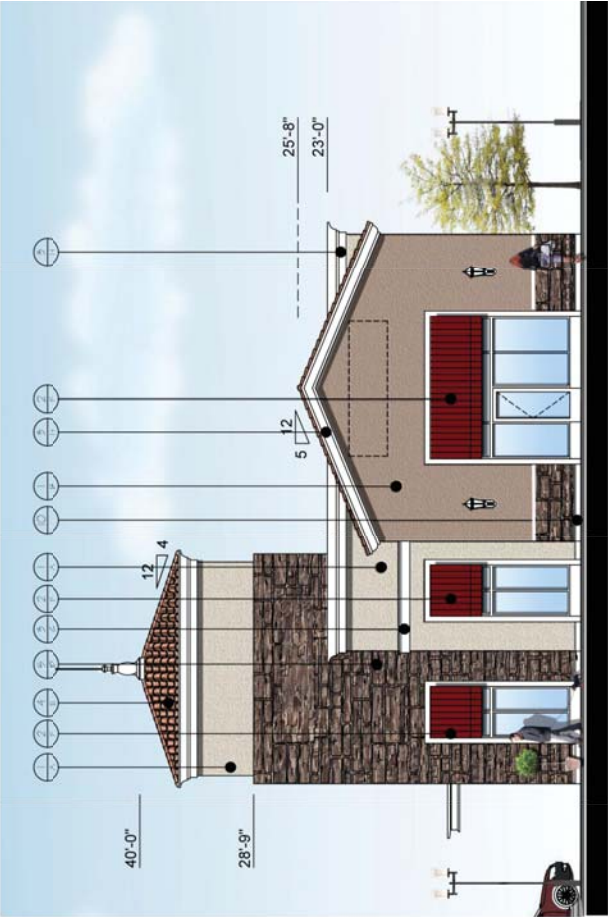
JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-350-003
Sheet Title:	



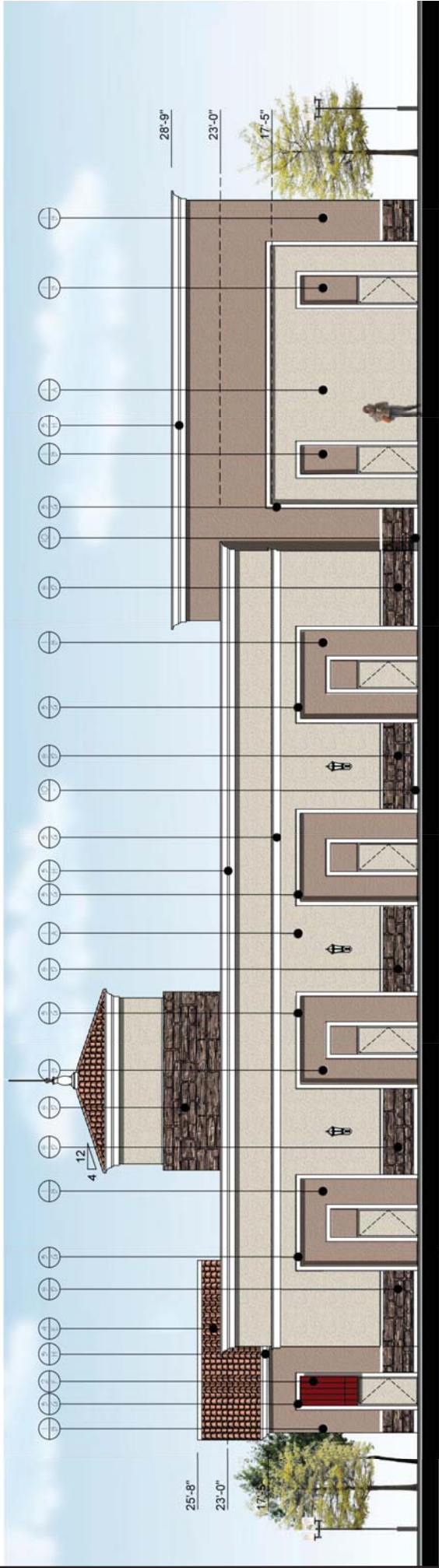
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

FINISH	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIVESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
MATERIAL	
A	DUNN EDWARDS "COTTAGE WHITE DEW318"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUMBRELLA
G	SANDED FIN.-COLOR PCH 10 CHAMPAGNE SNOONE-BY ARCUSTONE
H	SANDED FIN.-COLOR PCH 50 CHAMPAGNE SNOONE-BY ARCUSTONE

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OWNER:

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PHONE: 949-250-9863

APPLICANT:

GEORGE CLINTON KEITH DEVELOPMENT L.L.C.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

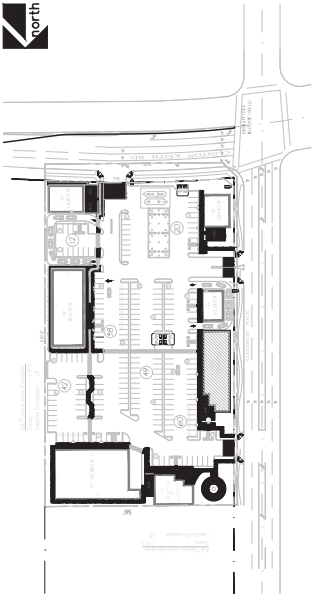
CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

PROJECT :

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015
4		
5		
6		

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

0' 4" 8" 16'



KEY PLAN

BUILDING "E" ELEVATIONS	
JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003

Sheet Title:

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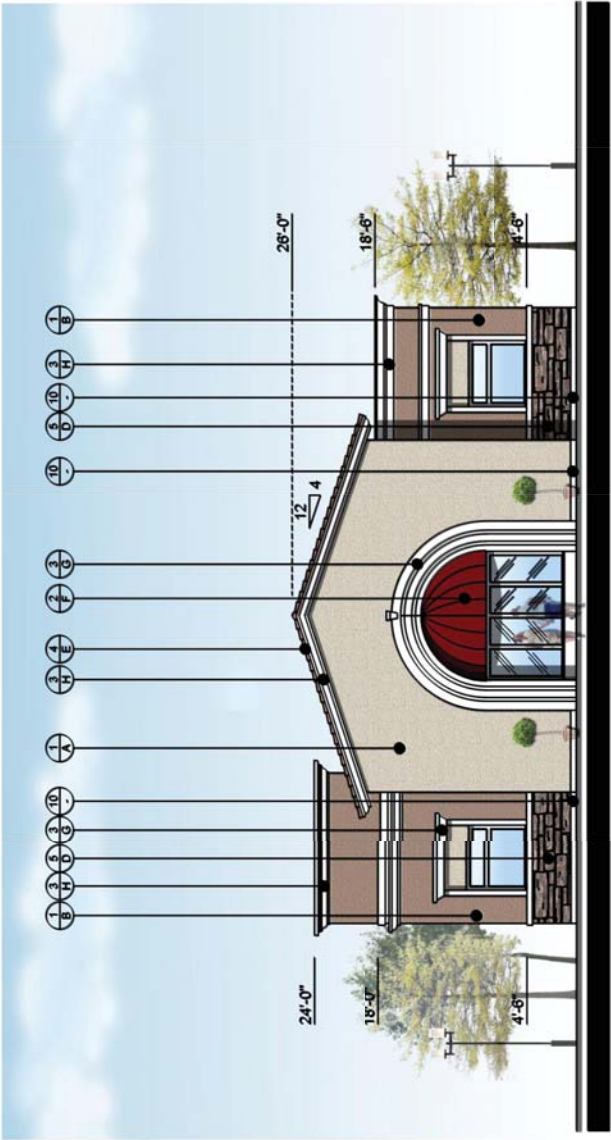
OWNER:
GEORGE CLINTON KEITH DEVELOPMENT L.L.C.
4921 BIRCH ST. SUITE 125
NEWPORT BEACH, CA 92660
PHONE: 949-250-9863

APPLICANT:
GEORGE CLINTON KEITH DEVELOPMENT L.L.C.
4921 BIRCH ST. SUITE 125
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PHONE: 949-250-9863

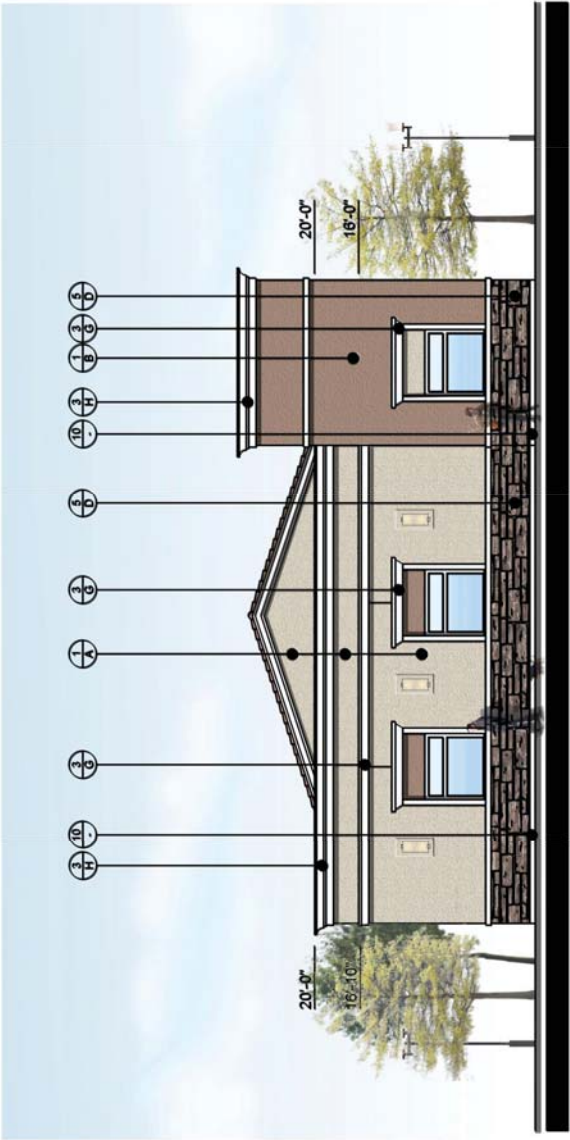
PROJECT :
CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "F" ELEVATIONS
JOB #:
1422.11
DATE:
02/19/2016
SCALE:
AS NOTED
APN#:
362-250-003
Sheet Title:



EAST ELEVATION

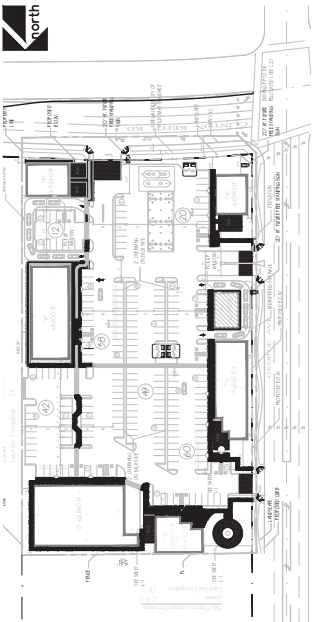


WEST ELEVATION

FINISH / MATERIAL	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
A	BENJAMIN MOORE "STRAW 2154-50"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SANDED FIN. COLOR PCH 10 CHAMPAGNE SNONE BY ARCLUSTONE
H	SANDED FIN. COLOR PCH 50 CHAMPAGNE STONE BY ARCLUSTONE

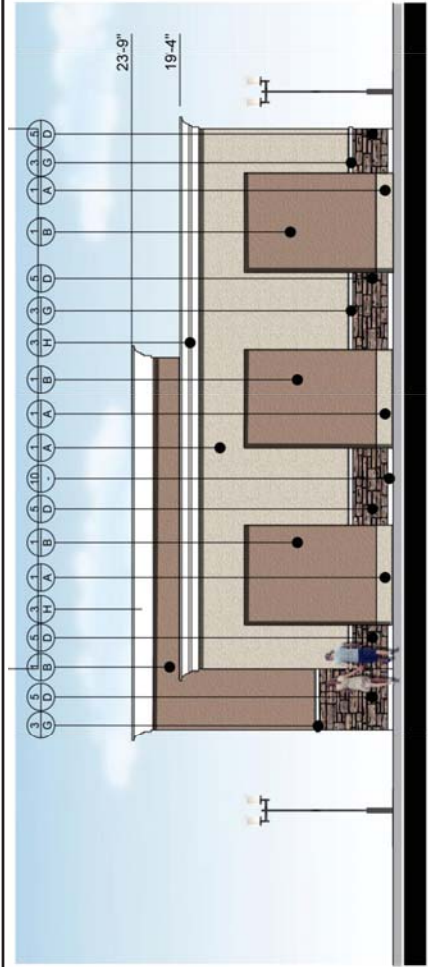
SCALE : 1/8" = 1'-0"
0' 4" 8" 16'

KEY PLAN





EAST ELEVATION



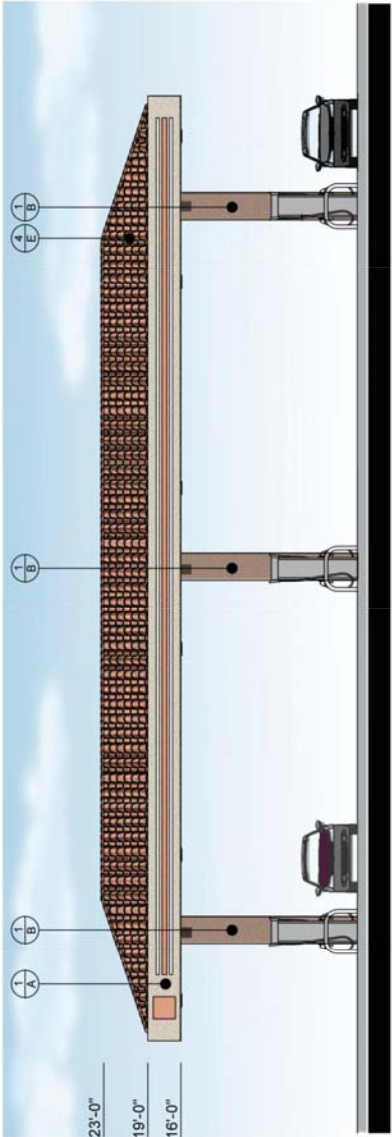
NORTH ELEVATION



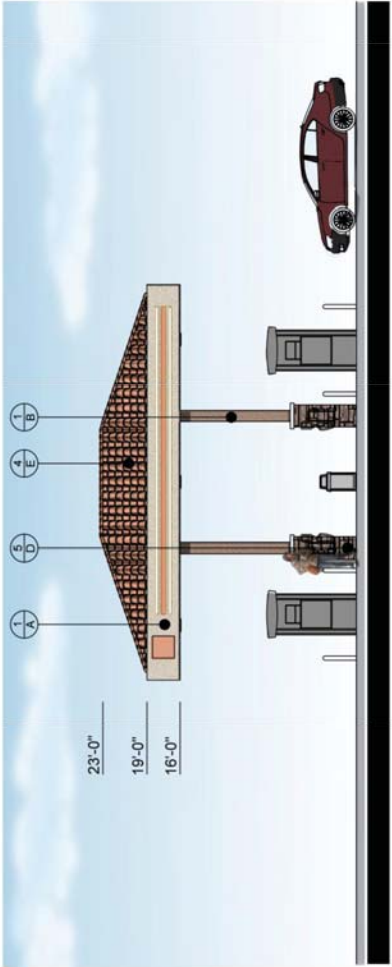
WEST ELEVATION



SOUTH ELEVATION

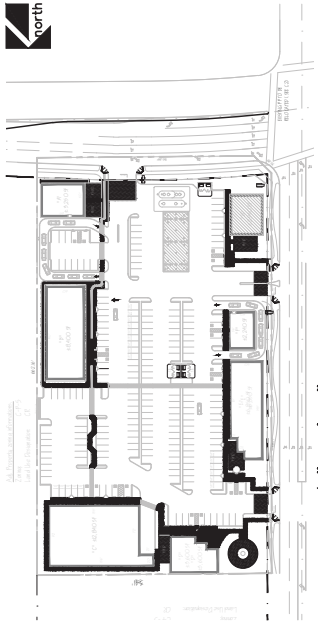


GAS STATION WEST ELEVATION



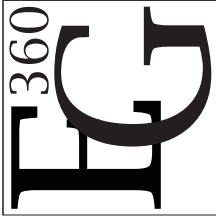
GAS STATION SOUTH ELEVATION

FINISH / MATERIAL	
1	EXTERIOR CEMENT PLASTER
2	FABRIC AWNING
3	TRIM/CORNICE
4	CLAY ROOF TILES
5	STONE VENEER
6	PRECAST CONCRETE COLUMN
7	ALUMINUM STOREFRONT
8	LIMESTONE VENEER
9	INTEGRALLY COLORED SPLIT FACE CMU
10	PRECAST CONCRETE BASE
A	BENJAMIN MOORE "STRAW 2154-50"
B	DUNN EDWARDS "MESA TAN DEC718"
C	NOT USED
D	SIERRA LODGE BY COLORADO STONE
E	CLAY TILE "2241 ADOBE BROWN BLEND" BY REDLAND
F	SUPERIOR AWNING FABRIC BY SUNBRELLA
G	SAINED FIN-COLOR PCH 10 CHAMPAGNE S'NONE BY ARCLUSTONE
H	SAINED FIN-COLOR PCH 90 CHAMPAGNE STONE-BY ARCLUSTONE



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

0' 4" 8" 16'



Design- Planning

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APPLICANT:

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PHONE: 949-250-9863

CLINTON KEITH VILLAGE
WILDOMAR, CA
CORNER OF CLINTON KEITH RD & GEORGE AVE.

PROJECT :

NO	REVISIONS	DATE
1	Planning Corrections	07/30/2015
2	Planning Corrections	10/08/2015
3	Planning Corrections	11/14/2015

BUILDING "G" ELEVATIONS

JOB #:	1422.11
DATE:	02/19/2016
SCALE:	AS NOTED
APN#:	362-250-003
Sheet Title:	