





Dwelling Unit Data

|                                 |       |          |              |
|---------------------------------|-------|----------|--------------|
| Building A – 2 story / 1 units  |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 3m                              | (1)   | 3/3      | 1183 SF      |
| Building C – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building D – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building E – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building F – 2 story / 16 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (2)   | 1/1      | 604 SF       |
| 2a                              | (4)   | 2/1      | 768 SF       |
| 2b                              | (4)   | 2/1      | 781 SF       |
| 2c                              | (2)   | 2/1      | 761 SF       |
| 3                               | (4)   | 3/2      | 1003 SF      |
| Building H – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building I – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building J – 2 story / 16 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (2)   | 1/1      | 604 SF       |
| 2a                              | (4)   | 2/1      | 768 SF       |
| 2b                              | (4)   | 2/1      | 781 SF       |
| 2c                              | (2)   | 2/1      | 761 SF       |
| 3                               | (4)   | 3/2      | 1003 SF      |
| Building K – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building M – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Building N – 3 story / 24 units |       |          |              |
| Unit Type                       | Count | Bed/Bath | Livable Area |
| 1                               | (3)   | 1/1      | 604 SF       |
| 2a                              | (6)   | 2/1      | 768 SF       |
| 2b                              | (6)   | 2/1      | 781 SF       |
| 2c                              | (3)   | 2/1      | 761 SF       |
| 3                               | (6)   | 3/2      | 1003 SF      |
| Unit Mix                        |       |          |              |
| One Bedroom                     | 28    | (12.45%) |              |
| Two Bedroom                     | 140   | (62.22%) |              |
| Three Bedroom                   | 57    | (25.33%) |              |
| Total Units =                   | 225   | (100%)   |              |

|                                                   |  |
|---------------------------------------------------|--|
| <b>Parking Notes:</b>                             |  |
| • All standard spaces are 9’ wide x 18’ deep      |  |
| • All Compact spaces are 8’–6” wide x 16’ deep    |  |
| • End spaces shall be increased in width by 1’–2” |  |

|                                                        |                    |         |        |
|--------------------------------------------------------|--------------------|---------|--------|
| <b>Parking Data</b> (Based on 100% Affordable Housing) |                    |         |        |
| Phase I Gross Parking Per Unit:                        |                    |         |        |
| One Bedroom                                            | 1.25 Space x 11=   | 13.75   | Spaces |
| Two Bedroom                                            | 2.25 Spaces x 55=  | 123.75  | Spaces |
| Three Bedroom                                          | 2.75 Spaces x 23=  | 63.25   | Spaces |
| Employee Parking                                       | 1 x 1=             | 1.0     | Spaces |
| Gross Phase I Parking Requirement                      |                    |         |        |
| 201.75 Spaces                                          |                    |         |        |
| Affordable Housing Parking Reduction:                  |                    |         |        |
| One Bedroom                                            | (.25) Spaces x 11  | (2.75)  | Spaces |
| Two Bedroom                                            | (.75) Spaces x 55  | (41.25) | Spaces |
| Three Bedroom                                          | (1.25) Spaces x 23 | (28.75) | Spaces |
| Total Affordable Parking Reduction                     |                    |         |        |
| (72.75) Spaces                                         |                    |         |        |

|                                             |            |
|---------------------------------------------|------------|
| Net Phase I Parking Required (201.75–72.75) | 129 Spaces |
|---------------------------------------------|------------|

|                                           |           |
|-------------------------------------------|-----------|
| Phase I Parking Provided:                 |           |
| Assigned Standard Spaces                  | 64 Spaces |
| Assigned Employee Standard Spaces         | 1 Space   |
| Assigned Compact Spaces                   | 16 Spaces |
| Assigned Van Accessible Spaces            | 9 Spaces  |
| Unassigned Standard Spaces                | 29 Spaces |
| Unassigned Compact Spaces                 | 8 Spaces  |
| Open Std. Accessible Spaces per 11B–208.2 | 1 Spaces  |
| Open Van Accessible Spaces per 11B–208.2  | 1 Spaces  |

|                                       |            |
|---------------------------------------|------------|
| Total Phase I Parking Spaces Provided | 129 Spaces |
|---------------------------------------|------------|

|                               |            |
|-------------------------------|------------|
| Phase I EVCS:                 |            |
| Total Parking Spaces Provided | 129 Spaces |
| Min. EVCS = 129 x 0.10 =      | 12.9 EVCS  |

|                             |         |
|-----------------------------|---------|
| Total Phase I EVCS Provided | 13 EVCS |
|-----------------------------|---------|

|                                   |                   |        |        |
|-----------------------------------|-------------------|--------|--------|
| Phase II Gross Parking Per Unit:  |                   |        |        |
| One Bedroom                       | 1.25 Space x 11=  | 13.75  | Spaces |
| Two Bedroom                       | 2.25 Spaces x 55= | 123.75 | Spaces |
| Three Bedroom                     | 2.75 Spaces x 22= | 60.50  | Spaces |
| Gross Phase I Parking Requirement |                   |        |        |
| 198 Spaces                        |                   |        |        |

|                                       |                    |         |        |
|---------------------------------------|--------------------|---------|--------|
| Affordable Housing Parking Reduction: |                    |         |        |
| One Bedroom                           | (.25) Spaces x 11  | (2.75)  | Spaces |
| Two Bedroom                           | (.75) Spaces x 55  | (41.25) | Spaces |
| Three Bedroom                         | (1.25) Spaces x 22 | (27.50) | Spaces |
| Total Affordable Parking Reduction    |                    |         |        |
| (71.50) Spaces                        |                    |         |        |

|                                          |            |
|------------------------------------------|------------|
| Net Phase II Parking Required (198–71.5) | 127 Spaces |
|------------------------------------------|------------|

|                                           |           |
|-------------------------------------------|-----------|
| Phase II Parking Provided:                |           |
| Assigned Standard Spaces                  | 71 Spaces |
| Assigned Compact Spaces                   | 8 Spaces  |
| Assigned Van Accessible Spaces            | 9 Spaces  |
| Unassigned Standard Spaces                | 25 Spaces |
| Unassigned Compact Spaces                 | 12 Spaces |
| Open Std. Accessible Spaces per 11B–208.2 | 1 Spaces  |
| Open Van Accessible Spaces per 11B–208.2  | 1 Spaces  |

|                                        |            |
|----------------------------------------|------------|
| Total Phase II Parking Spaces Provided | 127 Spaces |
|----------------------------------------|------------|

|                               |            |
|-------------------------------|------------|
| Phase II EVCS:                |            |
| Total Parking Spaces Provided | 127 Spaces |
| Min. EVCS = 127 x 0.10 =      | 12.7 EVCS  |

|                              |         |
|------------------------------|---------|
| Total Phase II EVCS Provided | 13 EVCS |
|------------------------------|---------|

|                                   |                   |       |        |
|-----------------------------------|-------------------|-------|--------|
| Phase III Gross Parking Per Unit: |                   |       |        |
| One Bedroom                       | 1.25 Space x 6=   | 7.50  | Spaces |
| Two Bedroom                       | 2.25 Spaces x 30= | 67.50 | Spaces |
| Three Bedroom                     | 2.75 Spaces x 12= | 33.00 | Spaces |
| Gross Phase I Parking Requirement |                   |       |        |
| 108.00 Spaces                     |                   |       |        |

|                                       |                    |         |        |
|---------------------------------------|--------------------|---------|--------|
| Affordable Housing Parking Reduction: |                    |         |        |
| One Bedroom                           | (.25) Spaces x 6   | (1.50)  | Spaces |
| Two Bedroom                           | (.75) Spaces x 30  | (22.50) | Spaces |
| Three Bedroom                         | (1.25) Spaces x 12 | (15.00) | Spaces |
| Total Affordable Parking Reduction    |                    |         |        |
| (39.00) Spaces                        |                    |         |        |

|                                         |           |
|-----------------------------------------|-----------|
| Net Phase III Parking Required (108–39) | 69 Spaces |
|-----------------------------------------|-----------|

|                                           |           |
|-------------------------------------------|-----------|
| Phase III Parking Provided:               |           |
| Assigned Standard Spaces                  | 43 Spaces |
| Assigned Compact Spaces                   | 0 Spaces  |
| Assigned Van Accessible Spaces            | 5 Spaces  |
| Unassigned Standard Spaces                | 20 Spaces |
| Unassigned Compact Spaces                 | 0 Spaces  |
| Open Std. Accessible Spaces per 11B–208.2 | 0 Spaces  |
| Open Van Accessible Spaces per 11B–208.2  | 1 Spaces  |

|                                         |           |
|-----------------------------------------|-----------|
| Total Phase III Parking Spaces Provided | 69 Spaces |
|-----------------------------------------|-----------|

|                               |           |
|-------------------------------|-----------|
| Phase III EVCS:               |           |
| Total Parking Spaces Provided | 69 Spaces |
| Min. EVCS = 69 x 0.10 =       | 6.9 EVCS  |

|                               |        |
|-------------------------------|--------|
| Total Phase III EVCS Provided | 7 EVCS |
|-------------------------------|--------|

|                                                      |            |
|------------------------------------------------------|------------|
| <b>Aggregate Total Phased Site Parking Provided:</b> |            |
| Phase I Spaces                                       | 129 Spaces |
| Phase II Spaces                                      | 127 Spaces |
| Phase III Spaces                                     | 69 Spaces  |

|                                          |            |
|------------------------------------------|------------|
| Total Off–Street Parking Spaces Provided | 325 Spaces |
|------------------------------------------|------------|

|                                              |           |
|----------------------------------------------|-----------|
| <b>Aggregate Total Phased EVCS Provided:</b> |           |
| Phase I EVCS                                 | 13 Spaces |
| Phase II EVCS                                | 13 Spaces |
| Phase III EVCS                               | 7 Spaces  |

|                             |           |
|-----------------------------|-----------|
| Total EVCS Provided on Site | 33 Spaces |
|-----------------------------|-----------|

|                                         |                 |
|-----------------------------------------|-----------------|
| <b>Site Data</b>                        |                 |
| Site Area:                              |                 |
| Total Site Area (Existing parcels 1–4)  |                 |
| 10.35 Ac. Gross / 9.72 Ac. Net          |                 |
| Proposed Development                    |                 |
| Parcel 1: 4.06 Ac. Gross / 3.80 Ac. Net |                 |
| Parcel 2: 3.34 Ac. Gross / 3.13 Ac. Net |                 |
| Parcel 3: 2.95 Ac. Gross / 2.79 Ac. Net |                 |
| Disturbed Area:10.35 Acres              |                 |
| Open Space:                             |                 |
| <b>Phase I</b>                          |                 |
| Min. Space Required 89x400 SF           | = 35,600 SF     |
| Open Space Provided                     | = 39,626 SF     |
| Area of Incl. Walks & Hardscape         | = 7,269 SF(18%) |
| <b>Phase II</b>                         |                 |
| Min. Space Required 88x400 SF           | = 35,200 SF     |
| Open Space Provided                     | = 35,994 SF     |
| Area of Incl. Walks & Hardscape         | = 5,221 SF(15%) |
| <b>Phase III</b>                        |                 |
| Min. Space Required 48x400 SF           | = 19,200 SF     |
| Open Space Provided                     | = 19,457 SF     |
| Area of Incl. Walks & Hardscape         | = 2,790 SF(14%) |
| Landscape Area:                         |                 |
| Landscape Planting Area                 | = 159,062 SF    |
| Landscape Walks                         | = 36,132 SF     |
| Total Landscape Area Provided           | = 201,745 SF    |
| Hard Surface Area:                      |                 |
| Paved Parking & Drive Area              | = 145,256 SF    |
| Multi–Sport Court                       | = 2,843 SF      |
| Playground Surface                      | = 1,281 SF      |

|                                                       |  |
|-------------------------------------------------------|--|
| <b>Site Density</b>                                   |  |
| Zone R–3 (20 units per acre) + 80% affordable bonus = |  |
| 36 units per gross acre max allowable                 |  |

|                         |                  |
|-------------------------|------------------|
| <b>Parcel 1</b>         |                  |
| 89 units / 4.06 acres = | 21.92 Units/Acre |
| <b>Parcel 2</b>         |                  |
| 88 units / 3.34 acrea = | 26.35 Units/Acre |
| <b>Parcel 3</b>         |                  |
| 48 units / 2.95 acres = | 16.27 Units/Acre |

|                                               |           |
|-----------------------------------------------|-----------|
| <b>Lot Coverage</b>                           |           |
| Phase I                                       |           |
| Building A – Community Building               | 3,019 SF  |
| Building B – Maintenance Building             | 432 SF    |
| Building C – Residential Building             | 8,421 SF  |
| Building D – Residential Building             | 8,421 SF  |
| Building E – Residential Building             | 8,421 SF  |
| Building F – Residential Building             | 8,421 SF  |
| Phase II                                      |           |
| Building G – Laundry Building                 | 327 SF    |
| Building H – Residential Building             | 8,421 SF  |
| Building I – Residential Building             | 8,421 SF  |
| Building J – Residential Building             | 8,421 SF  |
| Building K – Residential Building             | 8,421 SF  |
| Phase III                                     |           |
| Building L – Laundry Building                 | 133 SF    |
| Building M – Residential Building             | 8,421 SF  |
| Building N – Residential Building             | 8,421 SF  |
| Aggregate Total Coverage=                     | 88,121 SF |
| 88,121(coverage) / 423,448.26 (net lot area)= | 21%       |
| Allowable per R–3 Zone=                       | 50%       |

|                                                  |            |
|--------------------------------------------------|------------|
| <b>Floor Area Ratio</b>                          |            |
| Phase I                                          |            |
| Building A – Community Building                  | 3,997 SF   |
| Building B – Maintenance Building                | 394 SF     |
| Building C – Residential Building                | 23,749 SF  |
| Building D – Residential Building                | 23,749 SF  |
| Building E – Residential Building                | 23,749 SF  |
| Building F – Residential Building                | 15,967 SF  |
| Phase II                                         |            |
| Building G – Laundry Building                    | 294 SF     |
| Building H – Residential Building                | 23,749 SF  |
| Building I – Residential Building                | 23,749 SF  |
| Building J – Residential Building                | 15,967 SF  |
| Building K – Residential Building                | 23,749 SF  |
| Phase III                                        |            |
| Building L – Laundry Building                    | 113 SF     |
| Building M – Residential Building                | 23,749 SF  |
| Building N – Residential Building                | 23,749 SF  |
| Aggregate Total Floor Area=                      | 226,724 SF |
| 226,724(floor area) / 423,448.26 (net lot area)= | 0.54 FAR   |
| Allowable per R–3 Zone=                          | 2.00 FAR   |

|                                                           |          |
|-----------------------------------------------------------|----------|
| <b>Building Height Table</b> (measured from finish grade) |          |
| Phase I                                                   |          |
| Building A – Community Building – 2 story                 | 27 Ft.   |
| Building B – Maintenance Building – 1 story               | ___ Ft.  |
| Building C – Residential Building – 3 story               | 34.9 Ft. |
| Building D – Residential Building – 3 story               | 34.9 Ft. |
| Building E – Residential building – 3 story               | 34.0 Ft. |
| Building F – Residential Building – 2 story               | 34.0 Ft. |
| Phase II                                                  |          |
| Building G – Laundry Building – 1 story                   | ___ Ft.  |
| Building H – Residential Building – 3 story               | 34.9 Ft. |
| Building I – Residential Building – 3 story               | 34.9 Ft. |
| Building J – Residential building – 2 story               | 34.0 Ft. |
| Building K – Residential Building – 3 story               | 34.9 Ft. |
| Phase III                                                 |          |
| Building L – Laundry Building – 1 story                   | ___ Ft.  |
| Building M – Residential Building – 3 story               | 34.9 Ft. |
| Building N – Residential Building – 3 story               | 34.9 Ft. |

Project Description

A phased 225 unit gated affordable housing community on a 10.35 acre site. Development will include two and three story family apartment buildings, a two story community building, and single story laundry and maintenance buildings. Resident amenities will include outdoor recreation areas consisting of a tot lot, multi-sport ball court, BBQ and picnic areas. The project will include a mix of one, two and three bedroom dwelling units ranging in size from 604 to 1003 square feet of living area.

- Phase I**
- 88 Family Apartments
  - 1 Manager’s Apartment
  - 1 Community / Laundry / Mail Kiosk Building
  - 1 Maintenance building
  - 1 Multi–Sport Ball Court
  - 1 Tot Lot / Community Park
  - 1 BBQ / picnic area
  - 2 Waste and Recycling Enclosures

- Phase II**
- 87 Family Apartments
  - 1 Manager’s Apartment
  - 1 Laundry Building
  - 1 1 BBQ / picnic area
  - 2 Waste and Recycling Enclosures

- Phase III**
- 47 Family Apartments
  - 1 Manager’s Apartment
  - 1 Laundry Building
  - 1 1 BBQ / picnic area
  - 1 Waste and Recycling Enclosures

Property Owner

**OWNER**  
HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE, A PUBLIC BODY, CORPORATE AND POLITIC, IN ITS CAPACITY AS HOUSING SUCCESSOR TO THE FORMER REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

**DEVELOPER**  
PALM COMMUNITIES  
100 PACIFICA, SUITE 203  
IRVINE, CA. 92618

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS;

**PARCEL 1**  
PARCEL 3 OF MAP NO. 8617, AS SHOWN BY PARCEL MAP ON FILE IN BOOK 35, PAGE(S) 32 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL 2**  
ALL THAT PORTION OF PARCEL 1 AND LETTERED LOT "B" OF PARCEL MAP 9084 AS SHOWN BY MAP RECORDED IN PARCEL MAP BOOK 40, PAGE 25 OF RECORDS OF RIVERSIDE COUNTY,

EXCEPTING THEREFROM THE EAST 260.00 FEET, SAID 260.00 FEET BEING MEASURED ALONG THE NORTH AND SOUTH LINES OF SAID PARCEL 1.

**PARCEL 3**  
PARCELS 1, 2 AND LOT B OF PARCEL MAP NO. 8617, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN THE PARCEL MAP BOOK 35, PAGE 32 OF PARCEL MAPS, IN THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 4**  
THE EAST 260 FEET OF PARCEL(S) 1 OF PARCEL MAP NO. 9084, AS PER PLAT RECORDED IN BOOK 40 OF PARCEL MAPS, PAGE(S) 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PER CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 16, 1978 AS INSTRUMENT NO. 242267, OFFICIAL RECORDS.

For conveyancing purposes only: APN APN: 380–100–009–5 (Affects: Parcel 4) and 380–100–012–7 (Affects: Parcel 1) and 380–100–008–4 (Affects: Parcel 2) and 380–100–010–5 (Affects: Parcel 1 of Parcel 3) and 380–100–011–6 (Affects: Parcel 2 and Lot B of Parcel 3)

Project Data

**Property Address**  
23345 & 23365 Catt Road

**FEMA Information**  
This project is located within FEMA flood zone X

**Land Use and Zoning Information**  
Existing General Plan: VHDR (Very High Density Residential)  
Proposed General Plan: [Parcel 1] VHDR (Very High Density Residential)  
[Parcel 2] VHDR (Very High Density Residential)  
[Parcel 3] VHDR (Very High Density Residential)  
R–3 (General Residential)

Existing Zoning:  
Proposed Zoning:  
[Parcel 1] R–3 (General Residential)  
[Parcel 2] R–3 (General Residential)  
[Parcel 3] R–3 (General Residential)

Existing Land Use:  
Proposed Land Use:  
[Parcel 1] Multi–Family Residential  
[Parcel 2] Multi–Family Residential  
[Parcel 3] Multi=Family Residential

derra

495 E. Rincon Street, Suite 204  
Corona, CA 92879  
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable  
Housing Development

Tres Lagos  
Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

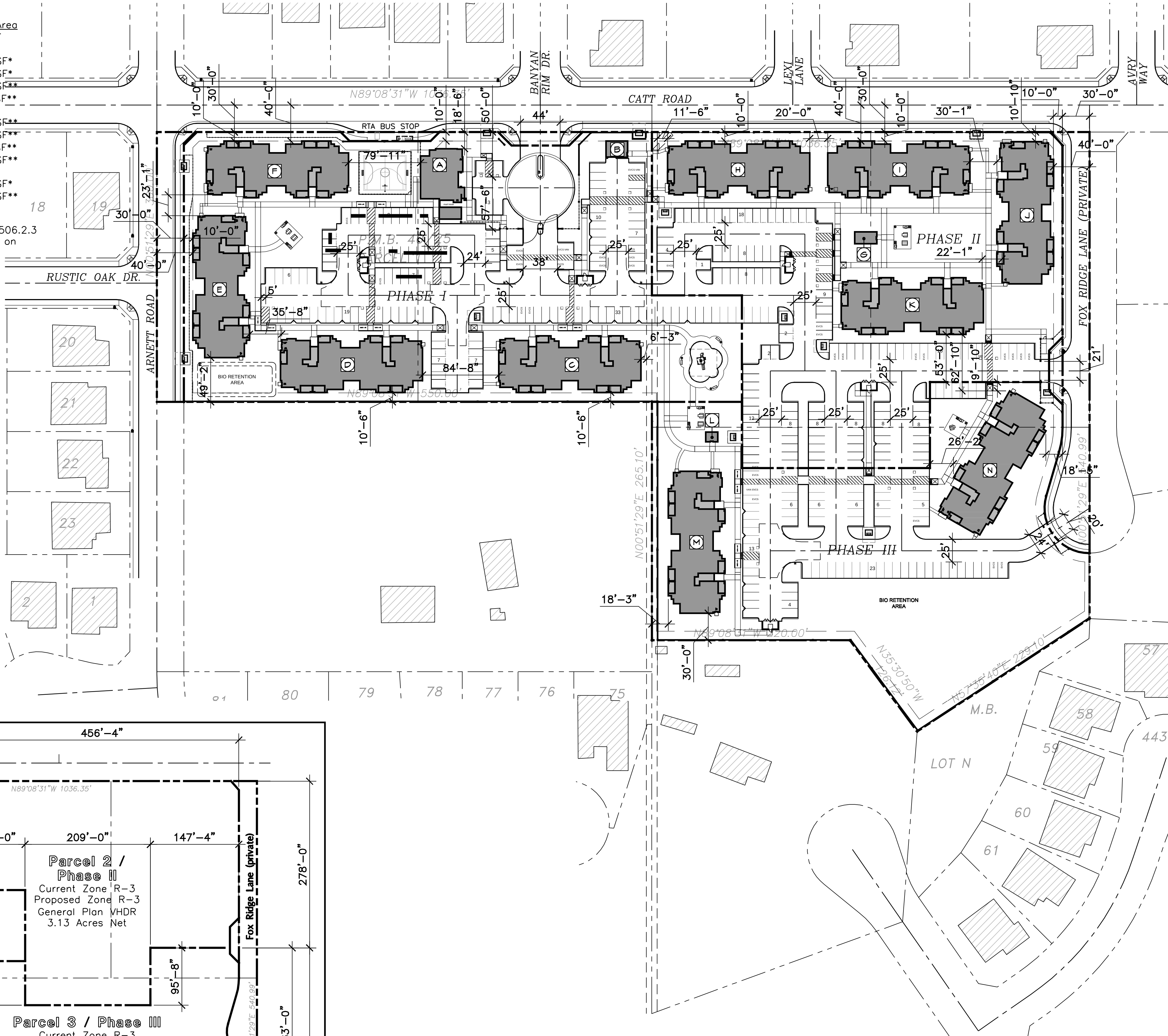
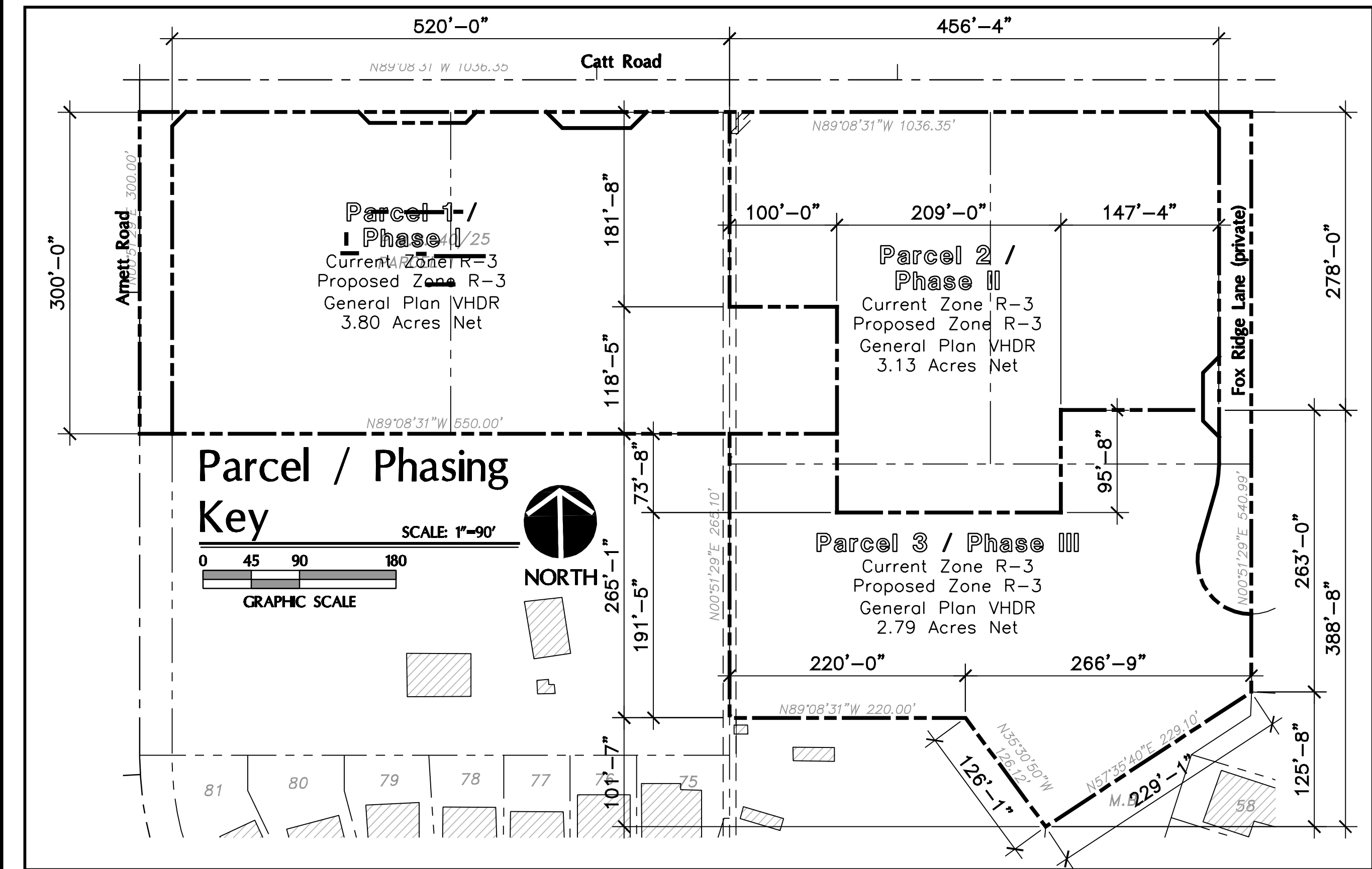
APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

| Revisions                                                                             |                                  |
|---------------------------------------------------------------------------------------|----------------------------------|
|   | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |
|                                                                                       |                                  |
|                                                                                       |                                  |
|                                                                                       |                                  |

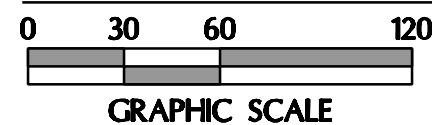


| Building Legend |             |           |                    |         |           |             |
|-----------------|-------------|-----------|--------------------|---------|-----------|-------------|
|                 | Bldg.       | Plan Type | Const. Type        | Stories | Occupancy | Gross Area  |
| A               | Community   | C-1       | VB Sprinkled (SM)  | 2       | A3/B/R3   | 3,997 SF    |
| B               | Maintenance | C-2       | VB Non-Sprinkled   | 2       | U         | 394 SF      |
| C               | Residential | R-2       | VB Sprinkled (SM)  | 3       | R2        | 23,749 SF*  |
| D               | Residential | R-2       | VB Sprinkled (SM)  | 3       | R2        | 23,749 SF*  |
| E               | Residential | R-2       | VB Sprinkled (13R) | 3       | R2        | 23,749 SF** |
| F               | Residential | R-1       | VB Sprinkled (13R) | 2       | R2        | 15,967 SF** |
| G               | Laundry     | C-3       | VB Non-Sprinkled   | 1       | U         | 294 SF      |
| H               | Residential | R-2(Rev)  | VB Sprinkled (13R) | 3       | R2        | 23,749 SF** |
| I               | Residential | R-2       | VB Sprinkled (13R) | 3       | R2        | 23,749 SF** |
| J               | Residential | R-1       | VB Sprinkled (13R) | 2       | R2        | 15,967 SF** |
| K               | Residential | R-3       | VB Sprinkled (13R) | 3       | R2        | 23,749 SF** |
| L               | Laundry     | C-4       | VB Non-Sprinkled   | 1       | U         | 113 SF      |
| M               | Residential | R-2       | VB Sprinkled (SM)  | 3       | R2        | 23,749 SF*  |
| N               | Residential | R-2       | VB Sprinkled (13R) | 3       | R2        | 23,749 SF** |

\*Allowable building area is 42,000 SF per CBC table 506.2 for sprinkled multi-story building with no area increase.  
\*\*Allowable building area is 24,220 SF in conformance with CBC Section 506.2.3 for S13R building up to 3 stories not exceeding 40 feet in height based on Increase Factor 0.73 per CBC 506.3.3



## SITE DEVELOPMENT PLAN



# derra

495 E. Rincon Street, Suite 204  
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A Palm Communities Affordable  
Housing Development

## Tres Lagos Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

### Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



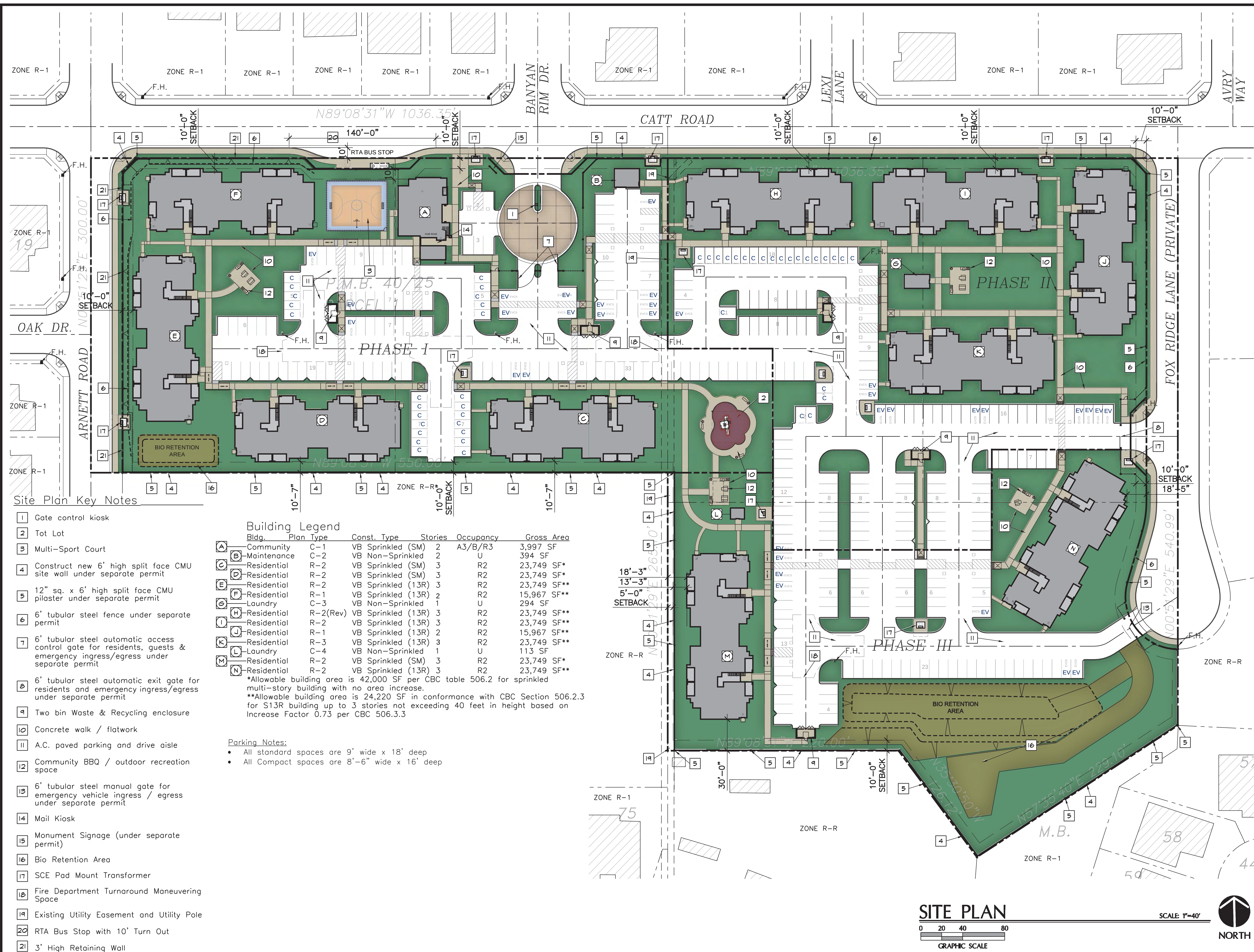
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Site Development / Phase Plan

# A-0





| Revisions |                                  |
|-----------|----------------------------------|
|           | 1-1-21 Schematic Design          |
|           | 2-25-21 Pre-Application Comments |
|           | 6-17-21 Planning Comments        |



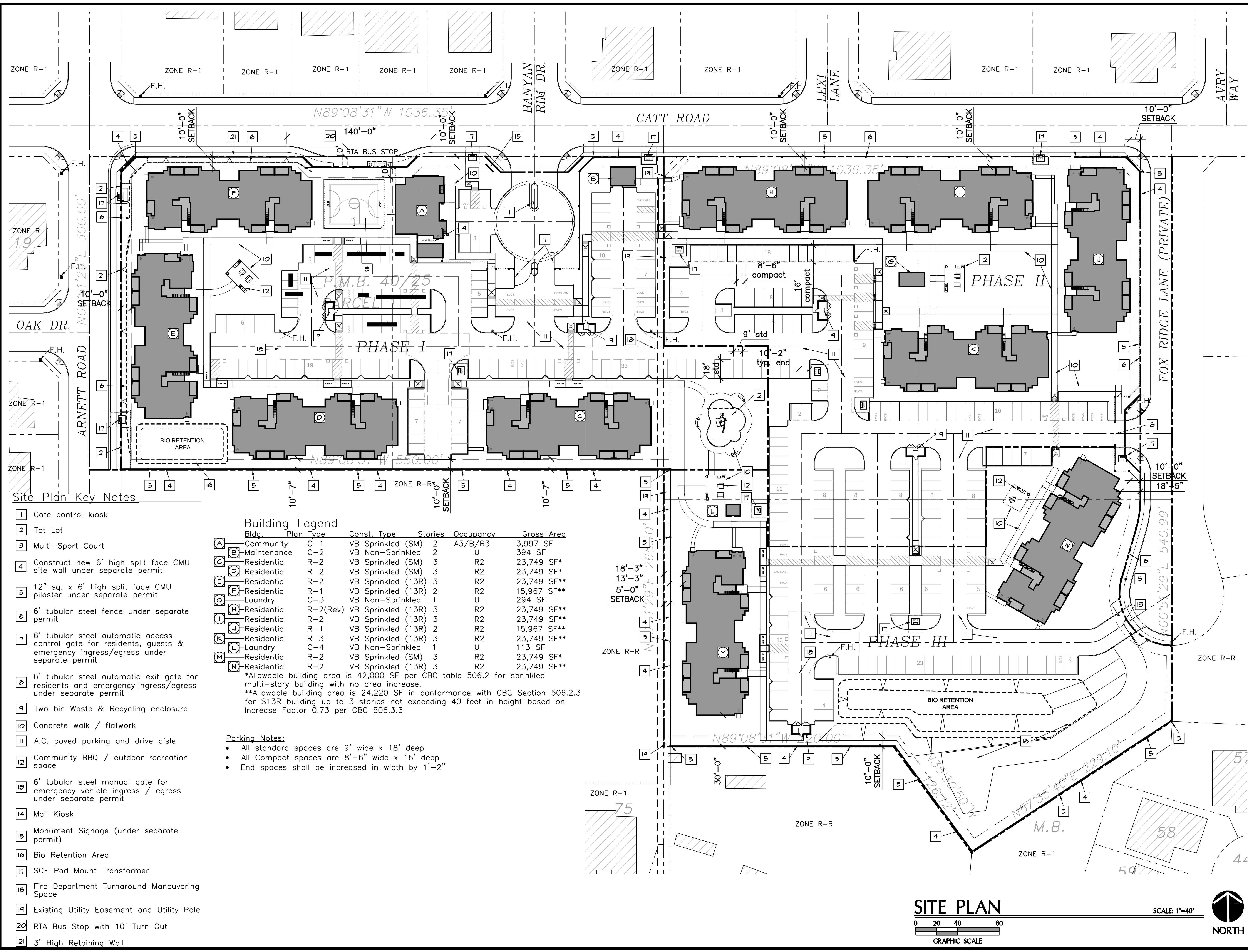
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Site Plan

A-0.1





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Housing Development

**Tres Lagos  
Multi-family Apartments**

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

| Revisions |                          |
|-----------|--------------------------|
| 1-1-21    | Schematic Design         |
| 2-25-21   | Pre-Application Comments |
| 6-17-21   | Planning Comments        |



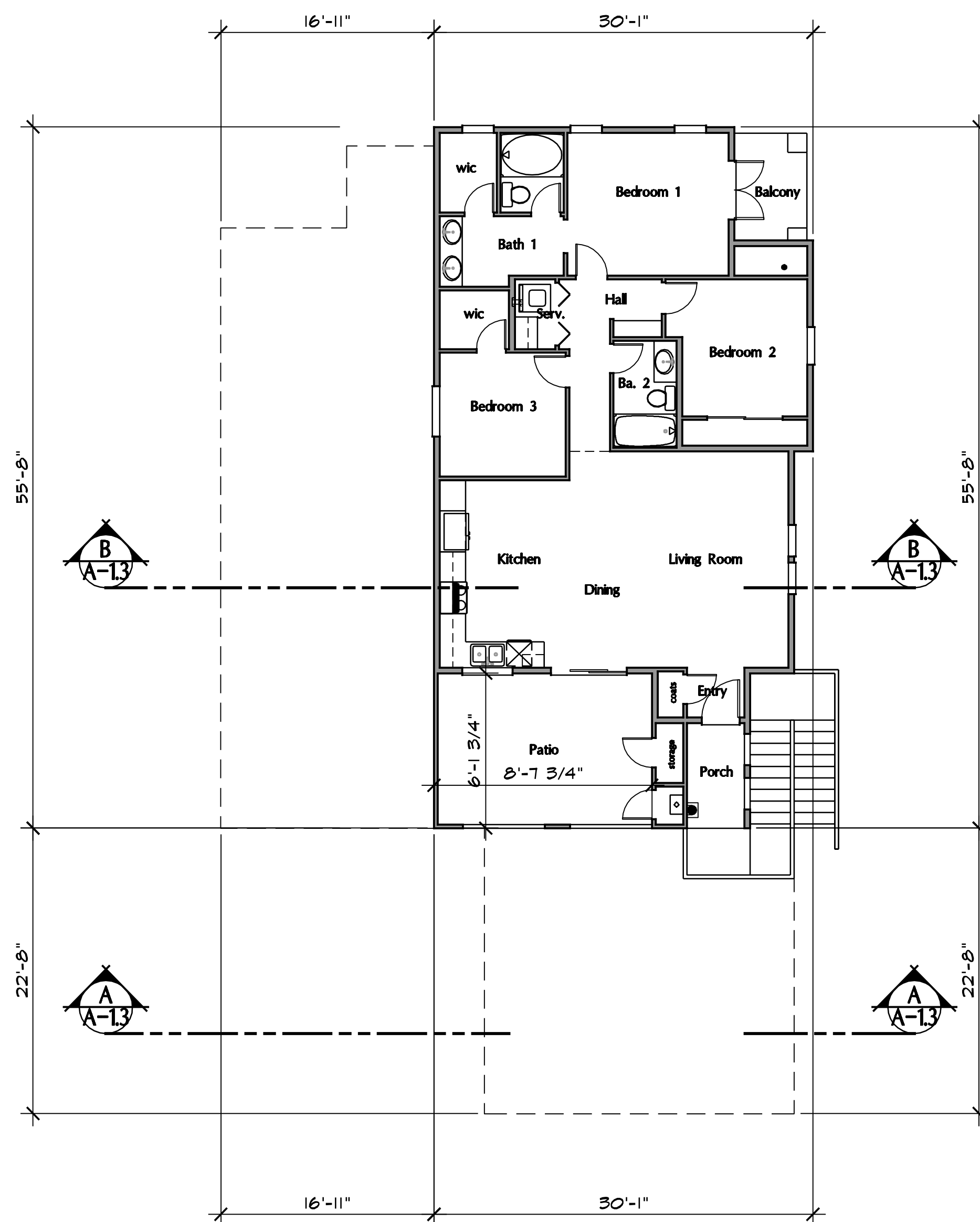
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| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

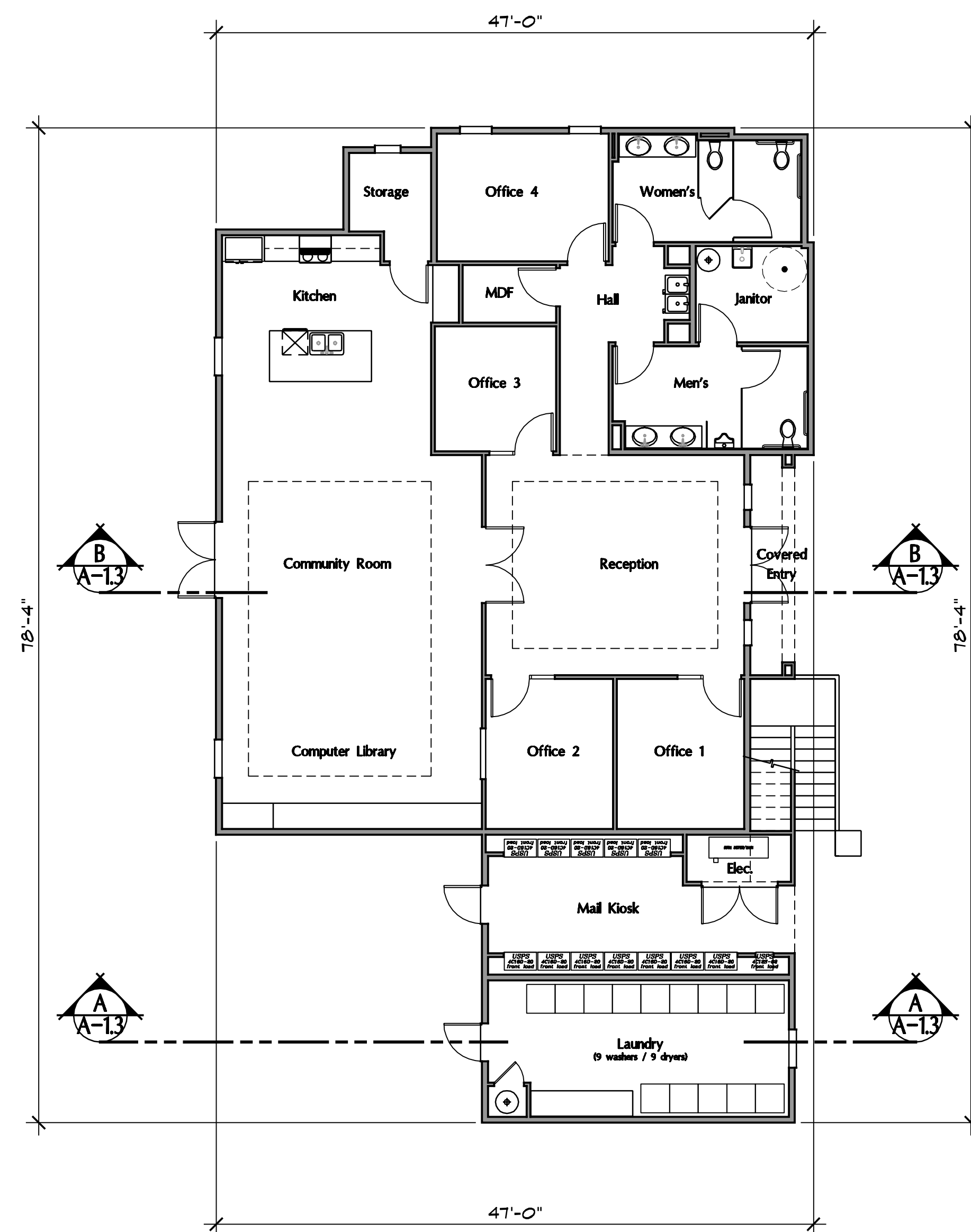
Sheet Title  
Site Plan

A-0.1

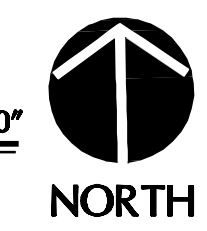
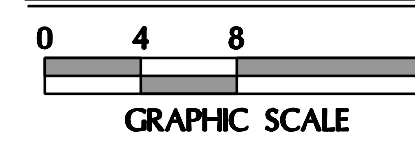




**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**



**Square Footage**

|               |         |
|---------------|---------|
| First Floor=  | 2276 sf |
| Second Floor= | 1183 sf |
| Total=        | 3459 sf |

|             |        |
|-------------|--------|
| Mail Kiosk= | 271 sf |
| Laundry=    | 267 sf |

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 Housing Development  
**Tres Lagos**  
 Multi-family Apartments  
 23345 & 23365 Catt Road  
 Wildomar, CA. 92595  
 APN: 380-100-008, 380-100-09,  
 380-100-010, 380-100-011, 380-100-012

**Revisions**

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

**Plot Plan No. 21-0006**

Sheet Title  
**Community Building A**  
 Building Type C-1  
 Floor Plans  
**A-1.1**



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# Tres Lagos Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

## Revisions

|                                                                                       |                                  |
|---------------------------------------------------------------------------------------|----------------------------------|
|   | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |

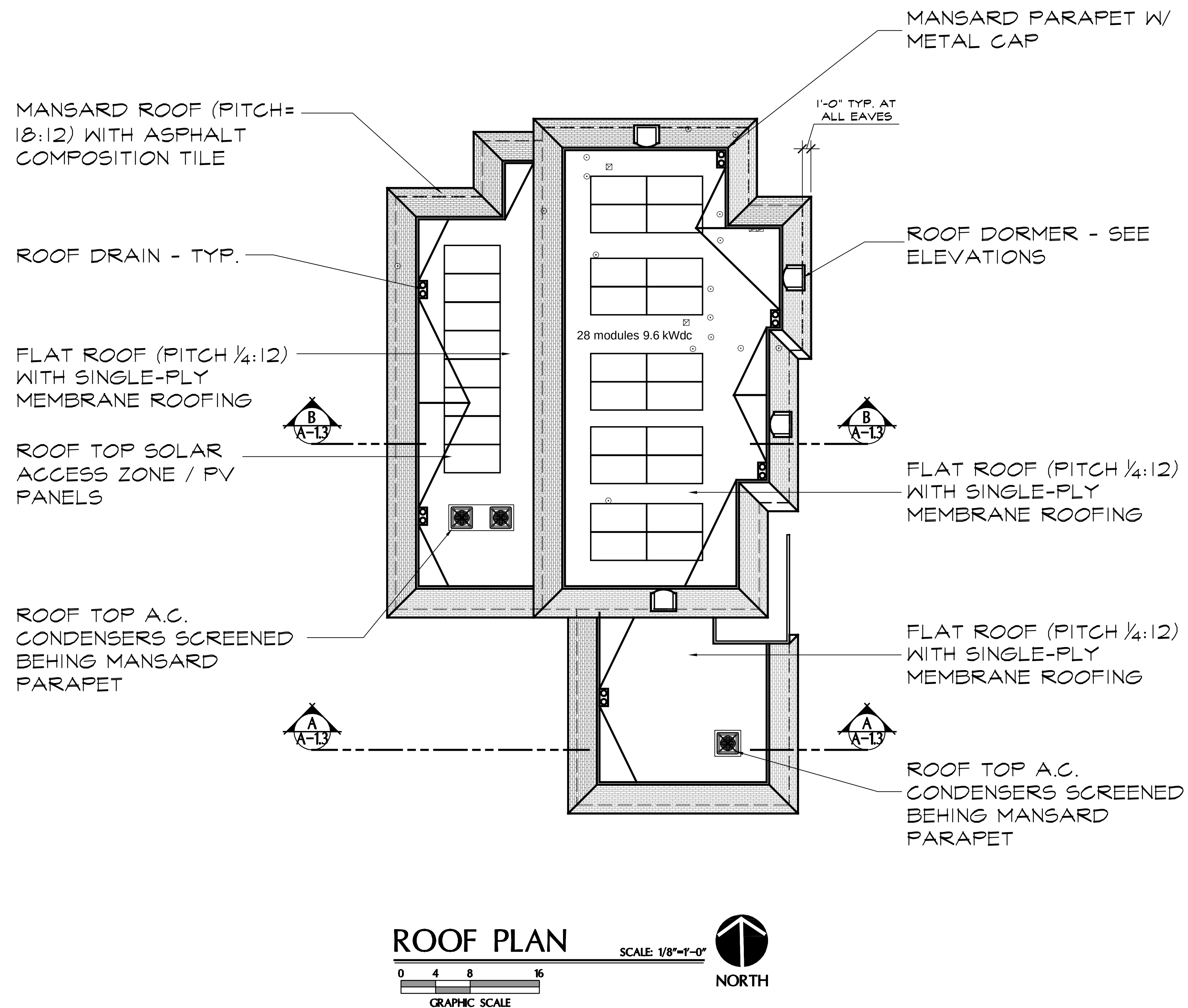


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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Community Building A  
Building Type C-1  
Roof Plan

# A-1.2





Revisions

|     |         |                          |
|-----|---------|--------------------------|
| C   | 1-1-21  | Schematic Design         |
| D   | 2-25-21 | Pre-Application Comments |
| D.1 | 6-17-21 | Planning Comments        |



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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

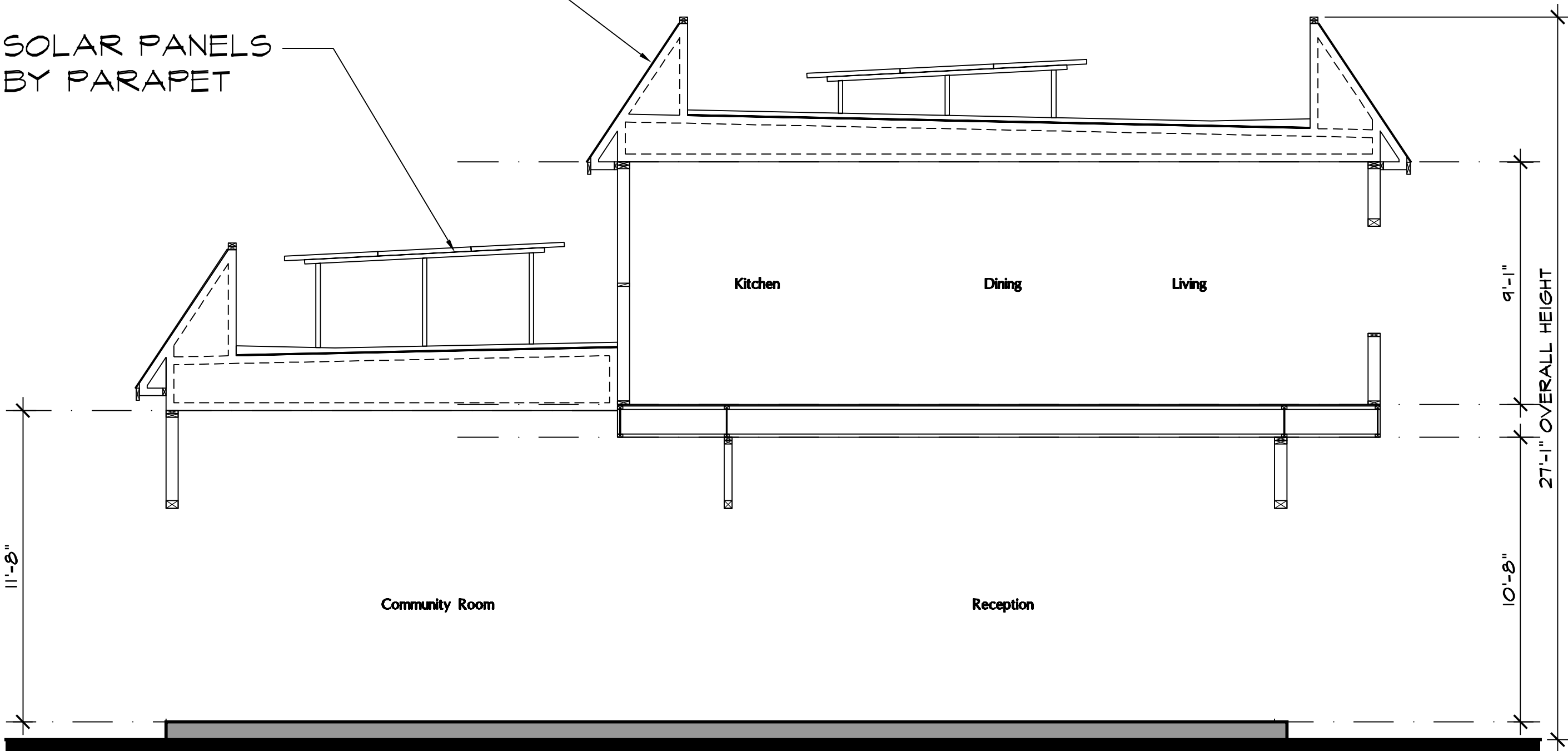
Plot Plan No. 21-0006

Sheet Title  
Community Building A  
Building Type C-1  
Sections

A-1.3

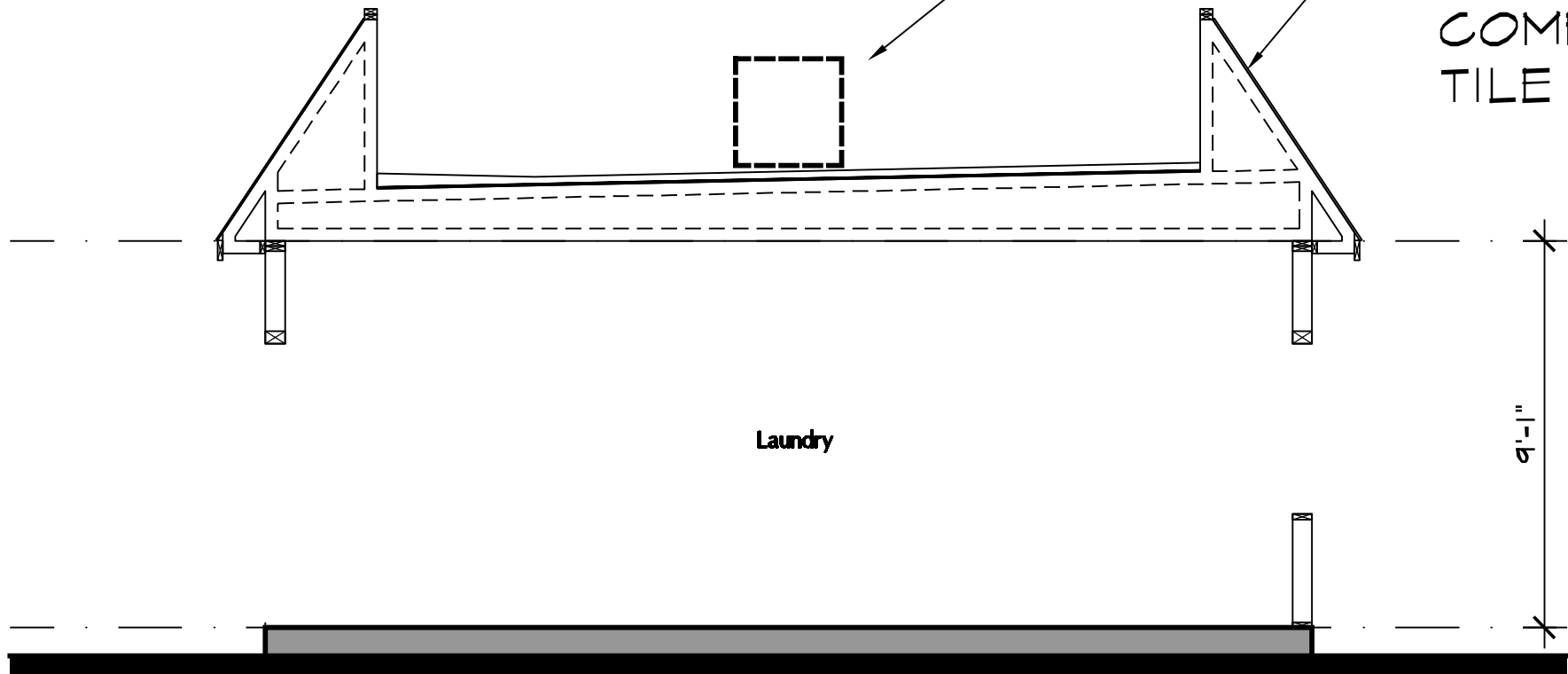
MANSARD ROOF (PITCH= 18:12)  
WITH ASPHALT COMPOSITION TILE

ROOF TOP SOLAR PANELS  
SCREENED BY PARAPET  
WALLS



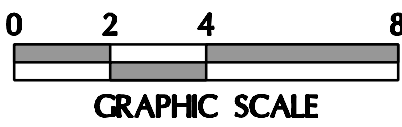
SECTION B

ROOF TOP HVAC  
EQUIP  
SCREENED BY  
PARAPET  
WALLS  
MANSARD ROOF  
(PITCH= 18:12)  
WITH ASPHALT  
COMPOSITION  
TILE



SECTION A

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





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Tres Lagos

Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

Revisions

|                |                                     |
|----------------|-------------------------------------|
| <div>C</div>   | 1-1-21 Schematic Design             |
| <div>D</div>   | 2-25-21 Pre-Application<br>Comments |
| <div>D.1</div> | 6-17-21 Planning Comments           |

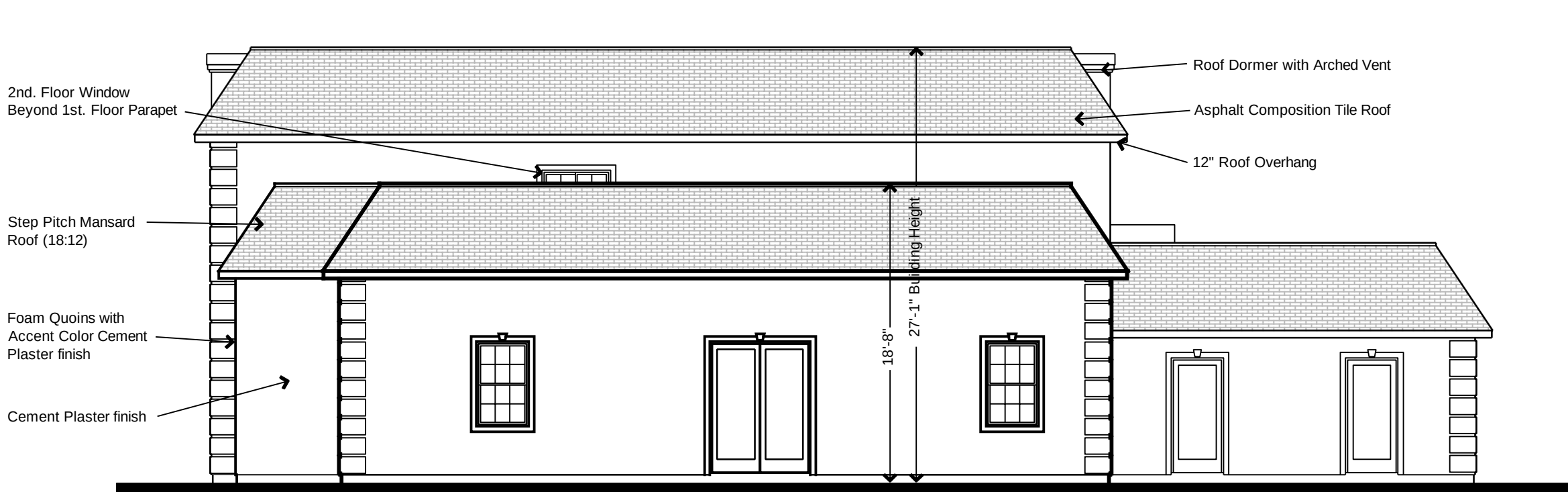


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|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

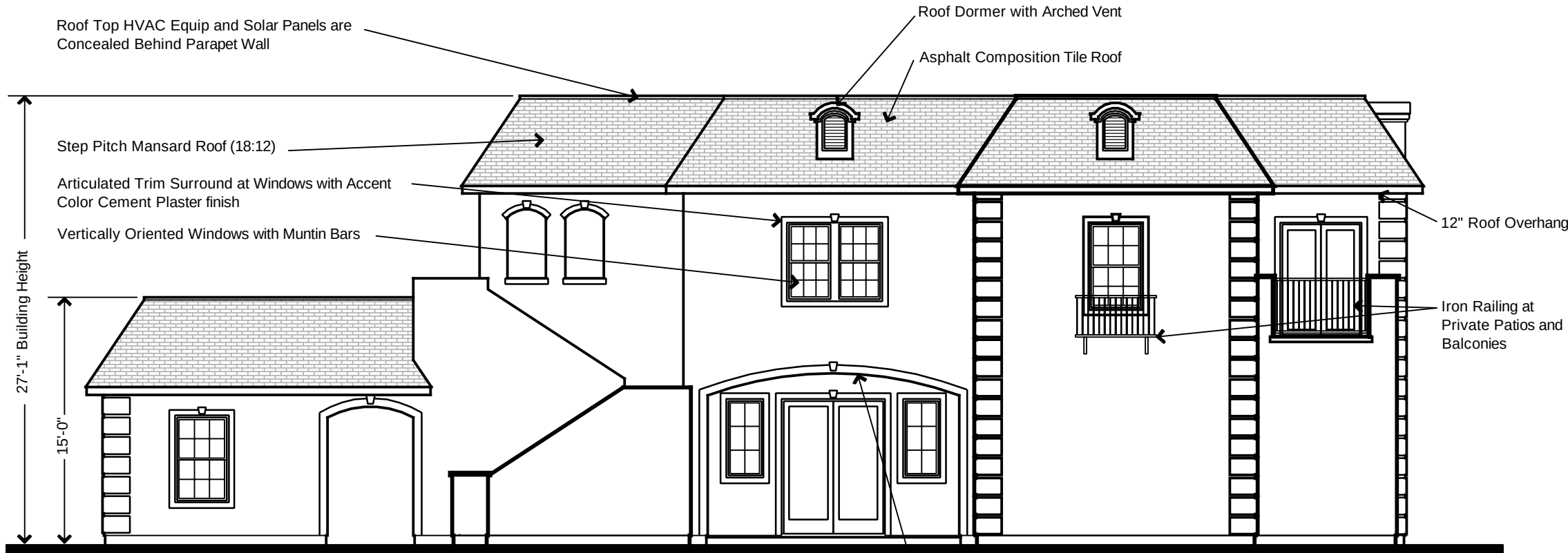
Plot Plan No. 21-0006

Sheet Title  
Building A – Type C-1  
Elevations

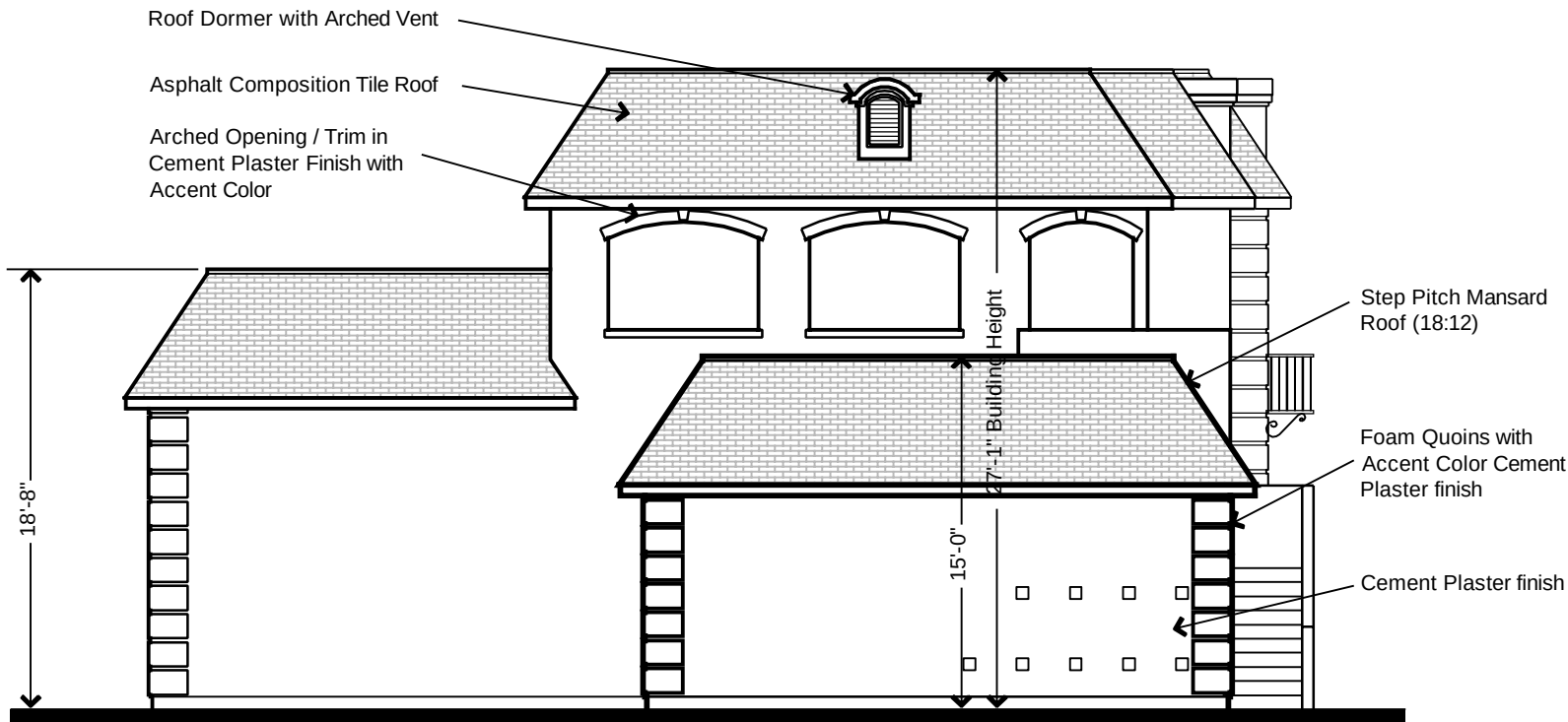
A-1.4



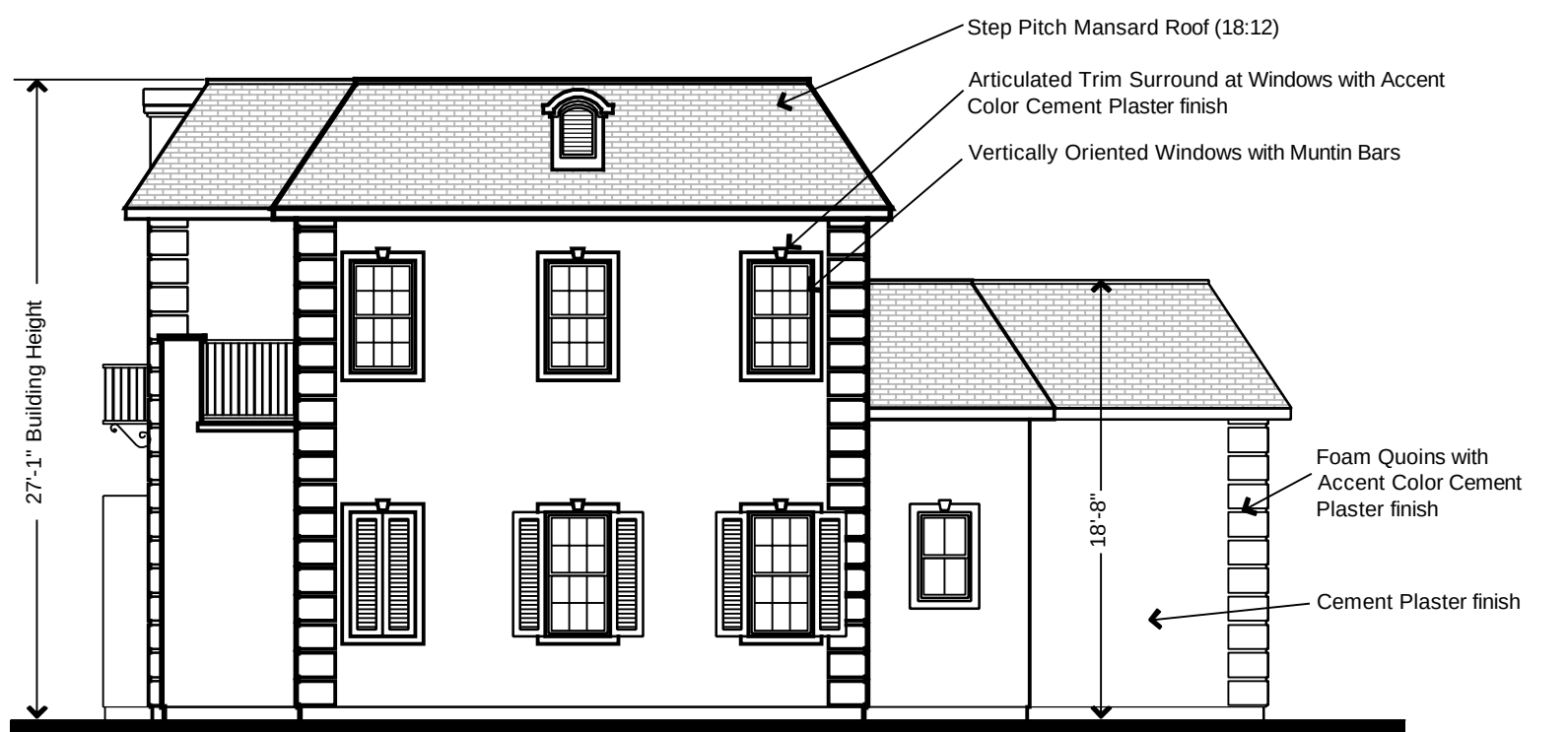
Rear Elevation



Front Elevation



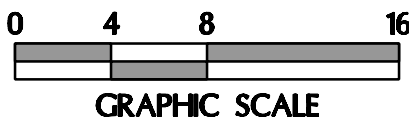
Left Side



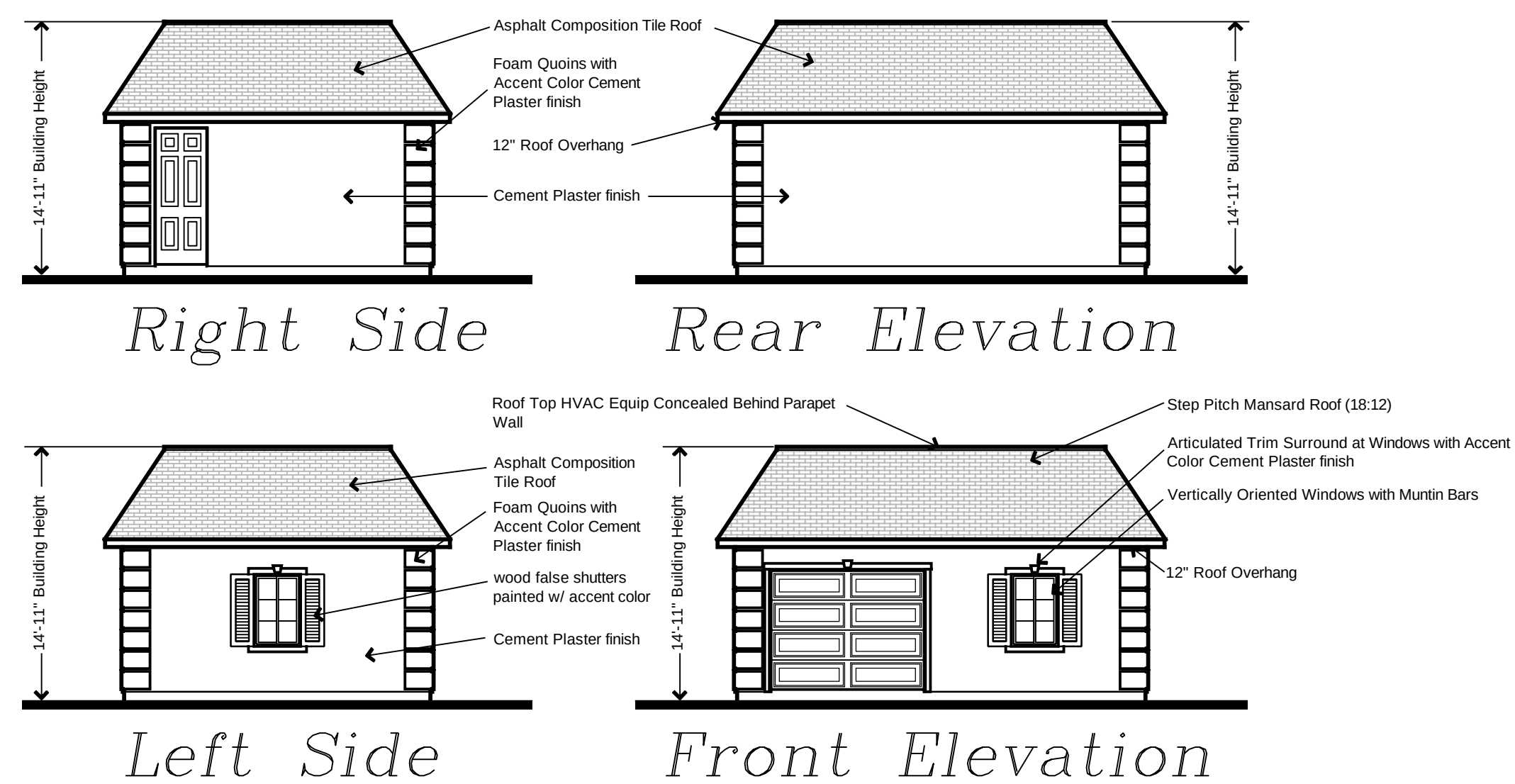
Right Side (street side)

BUILDING A ELEVATIONS

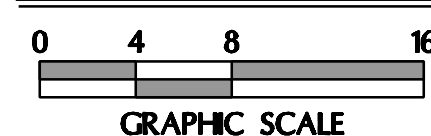
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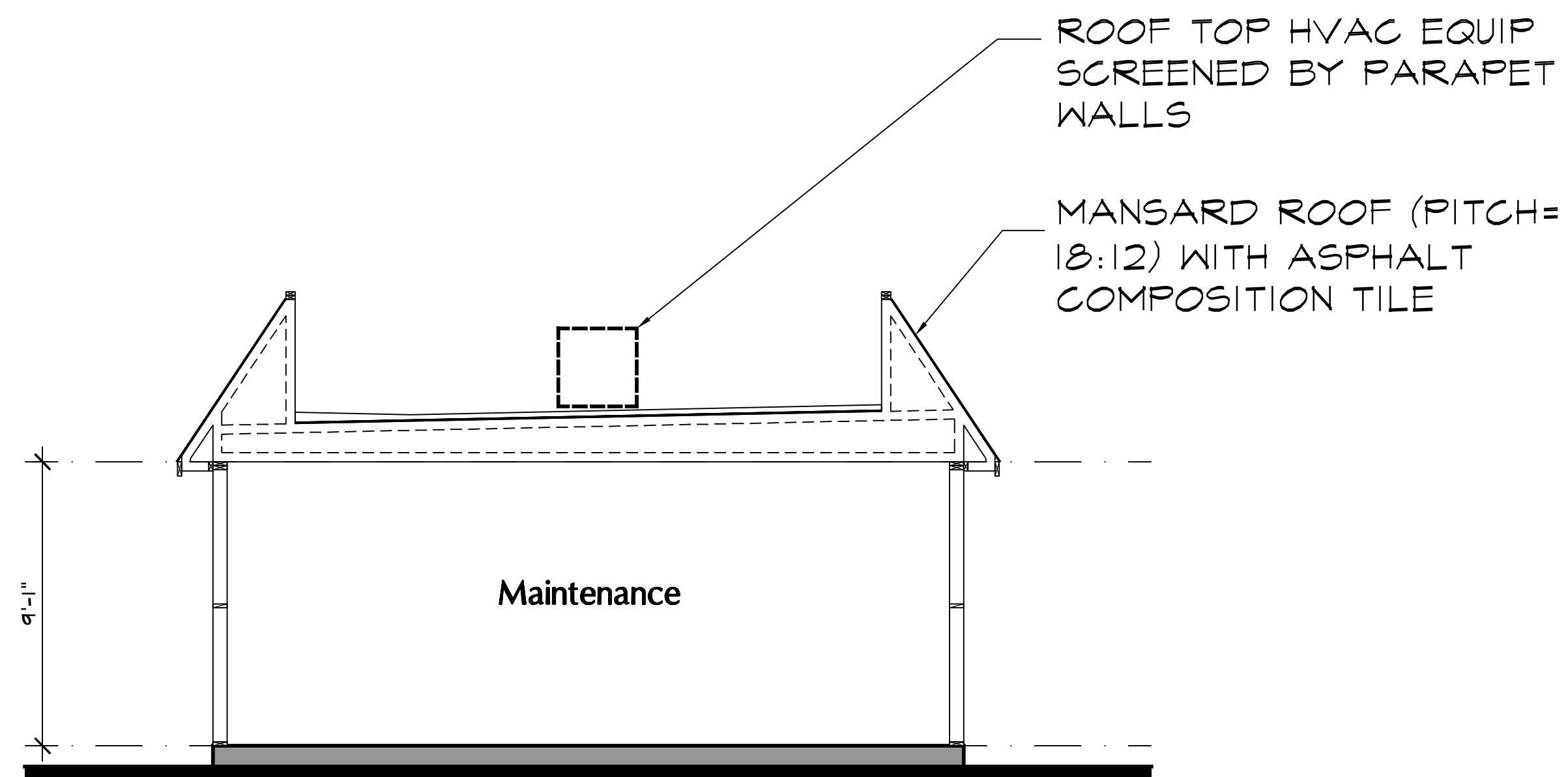




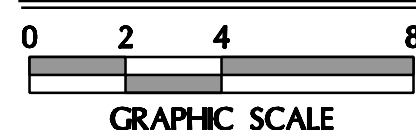
## ELEVATIONS



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



## SECTION A



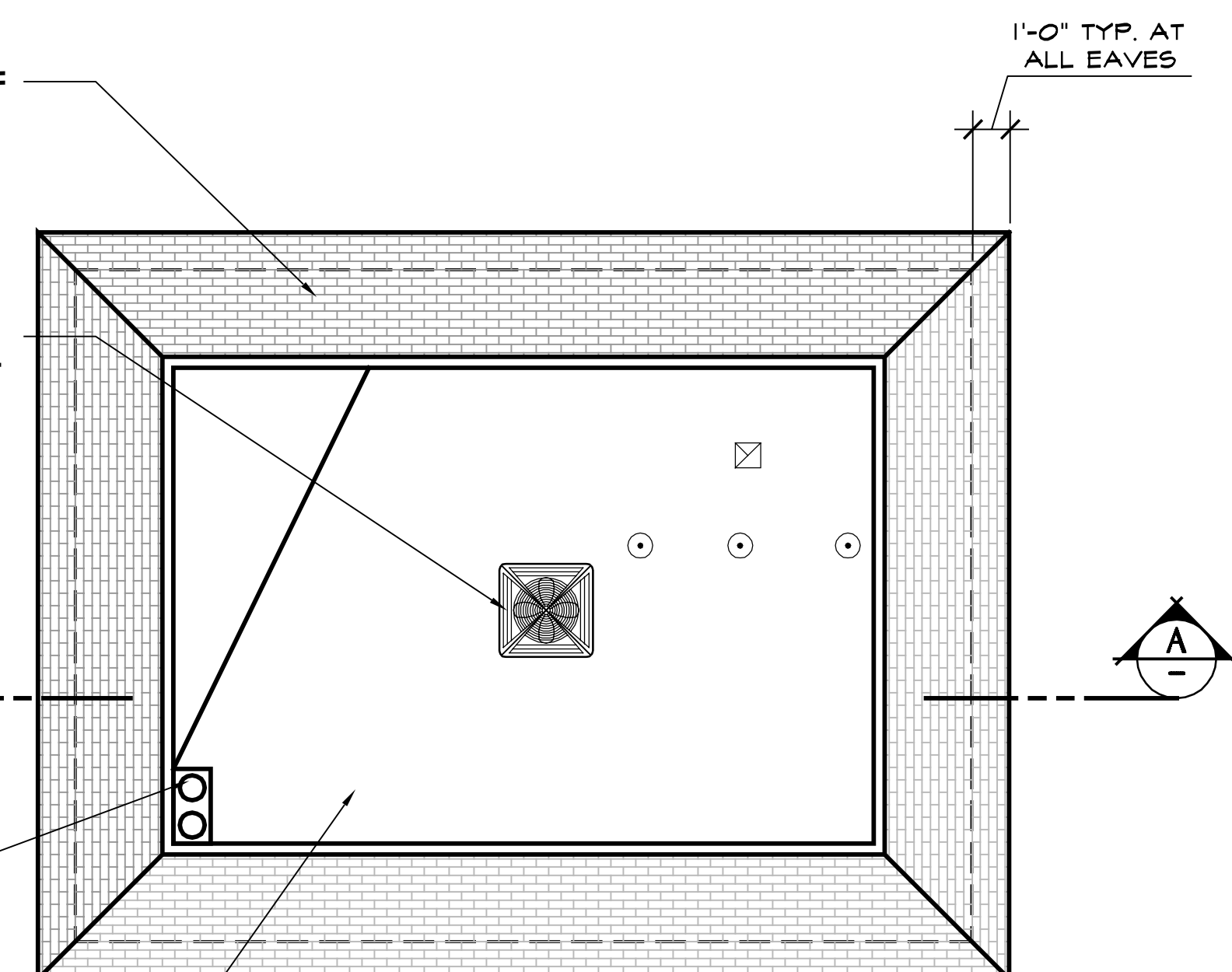
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MANSARD ROOF (PITCH=18:12) WITH ASPHALT COMPOSITION TILE

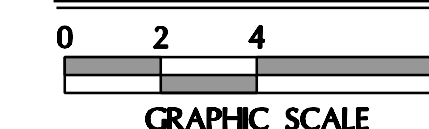
ROOF TOP HVAC EQUIP SCREENED BY PARAPET WALLS

ROOF DRAIN - TYP.

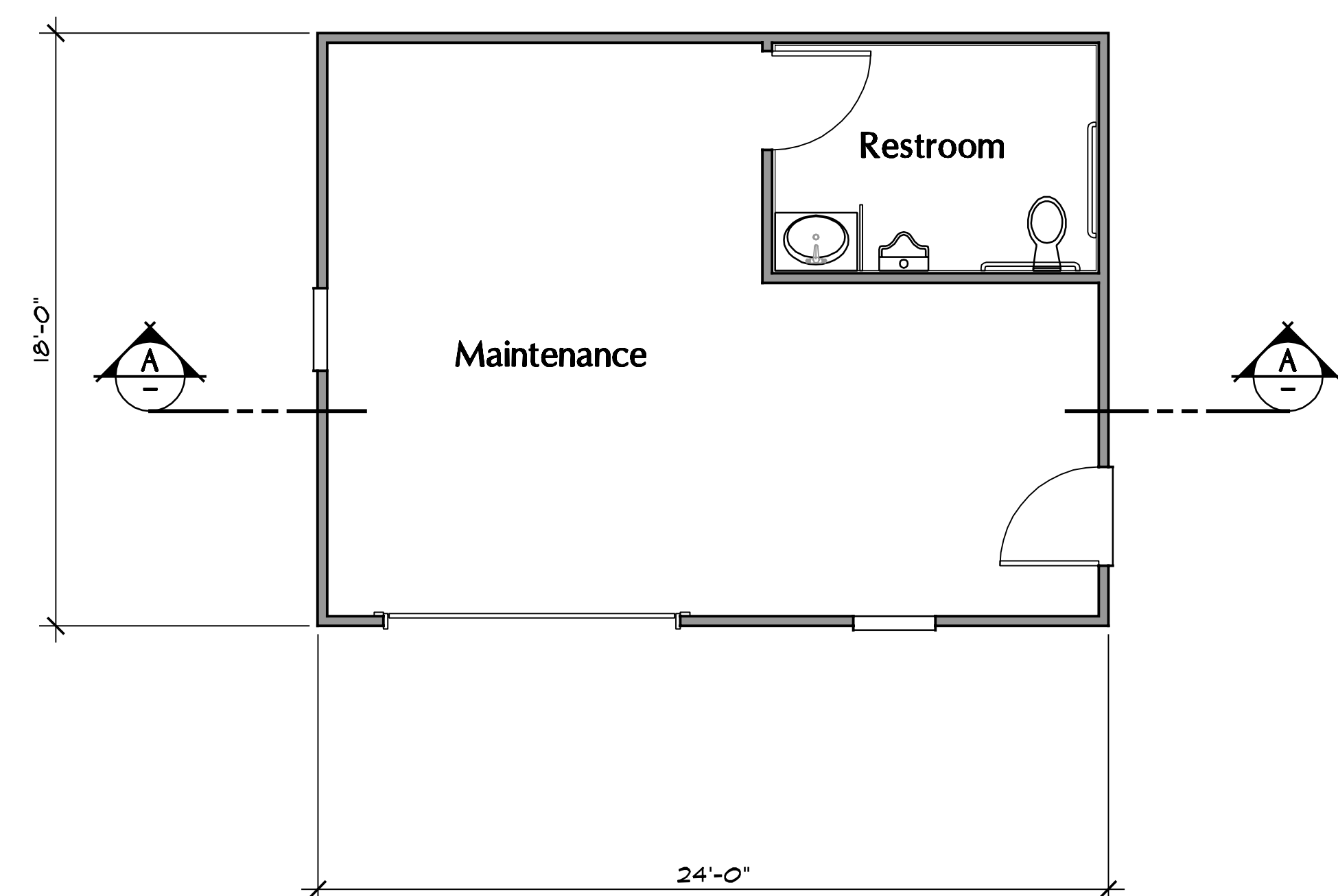
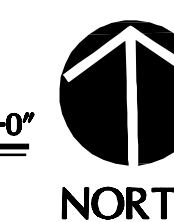
FLAT ROOF (PITCH 1/4:12) WITH SINGLE-PLY MEMBRANE ROOFING



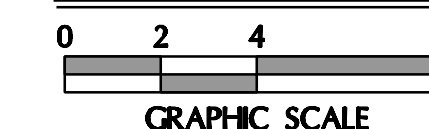
## ROOF PLAN



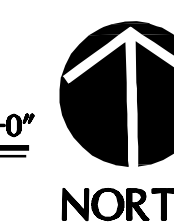
SCALE: 1/4"=1'-0"



## FLOOR PLAN



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



# derra

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## Tres Lagos Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

## Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



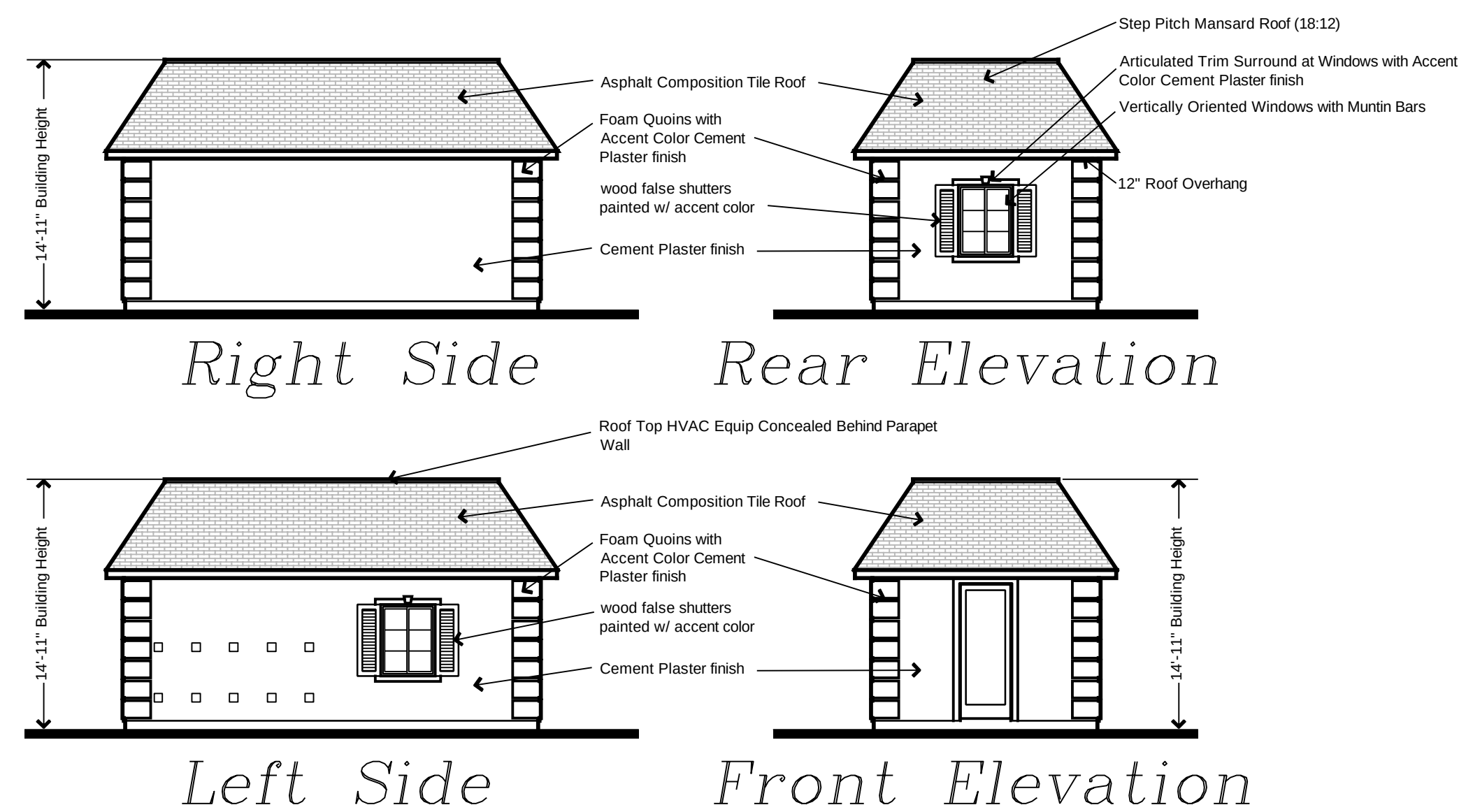
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

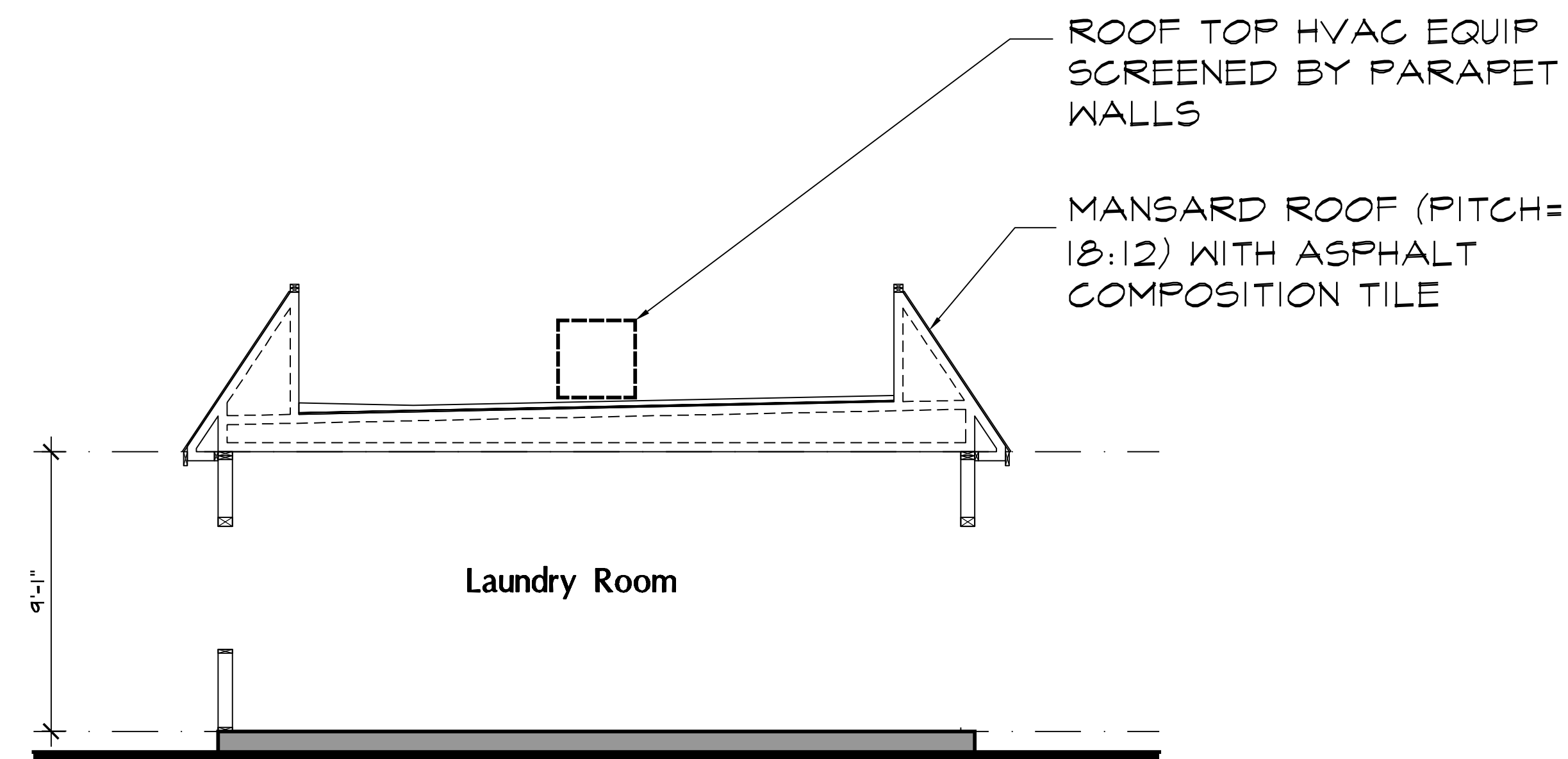
Sheet Title  
Maintenance Building B  
Building Type C-2  
Plans

# A-2.1

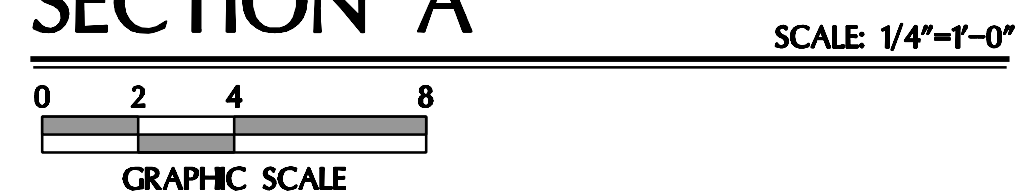




ELEVATIONS



SECTION A

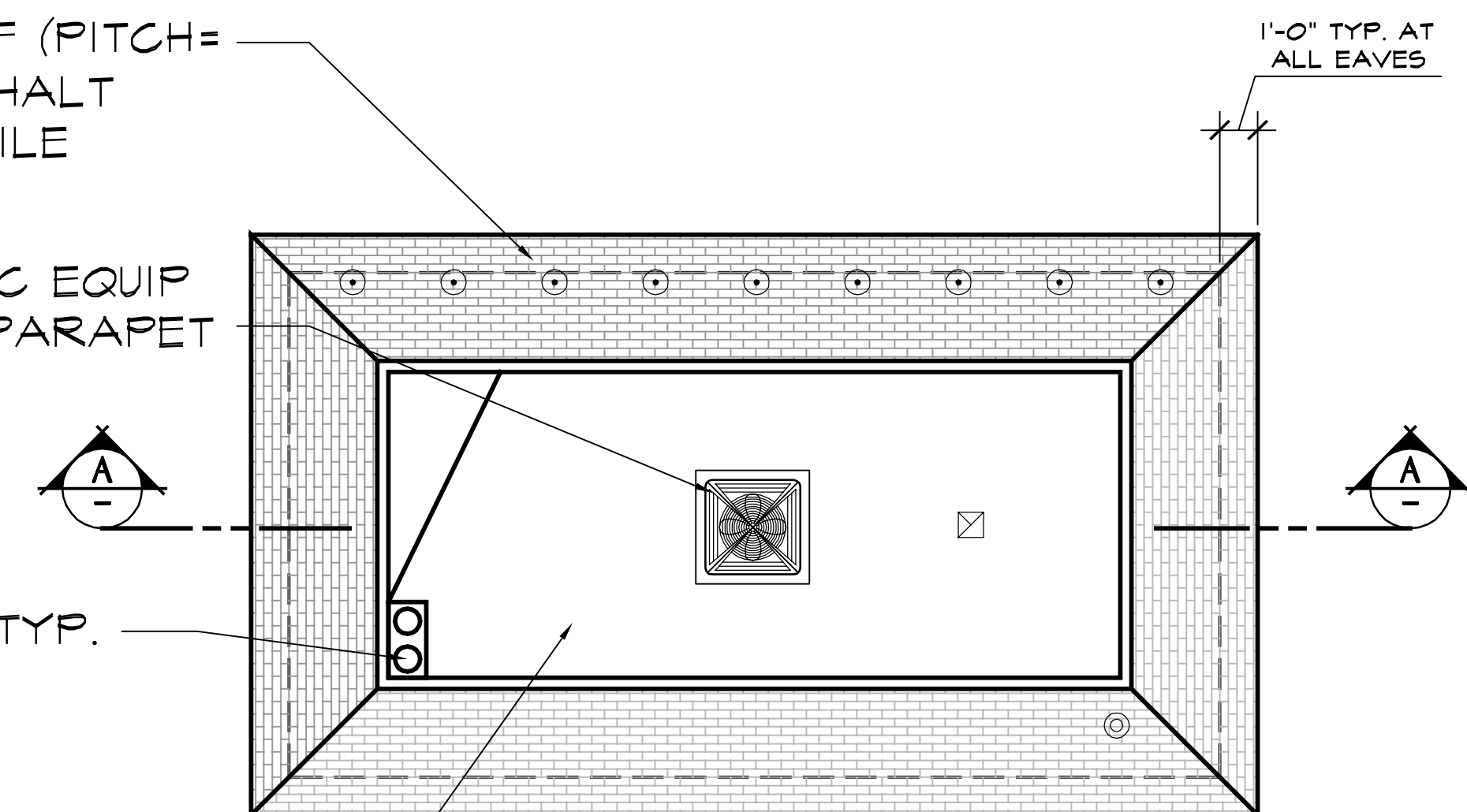


MANSARD ROOF (PITCH=18:12) WITH ASPHALT COMPOSITION TILE

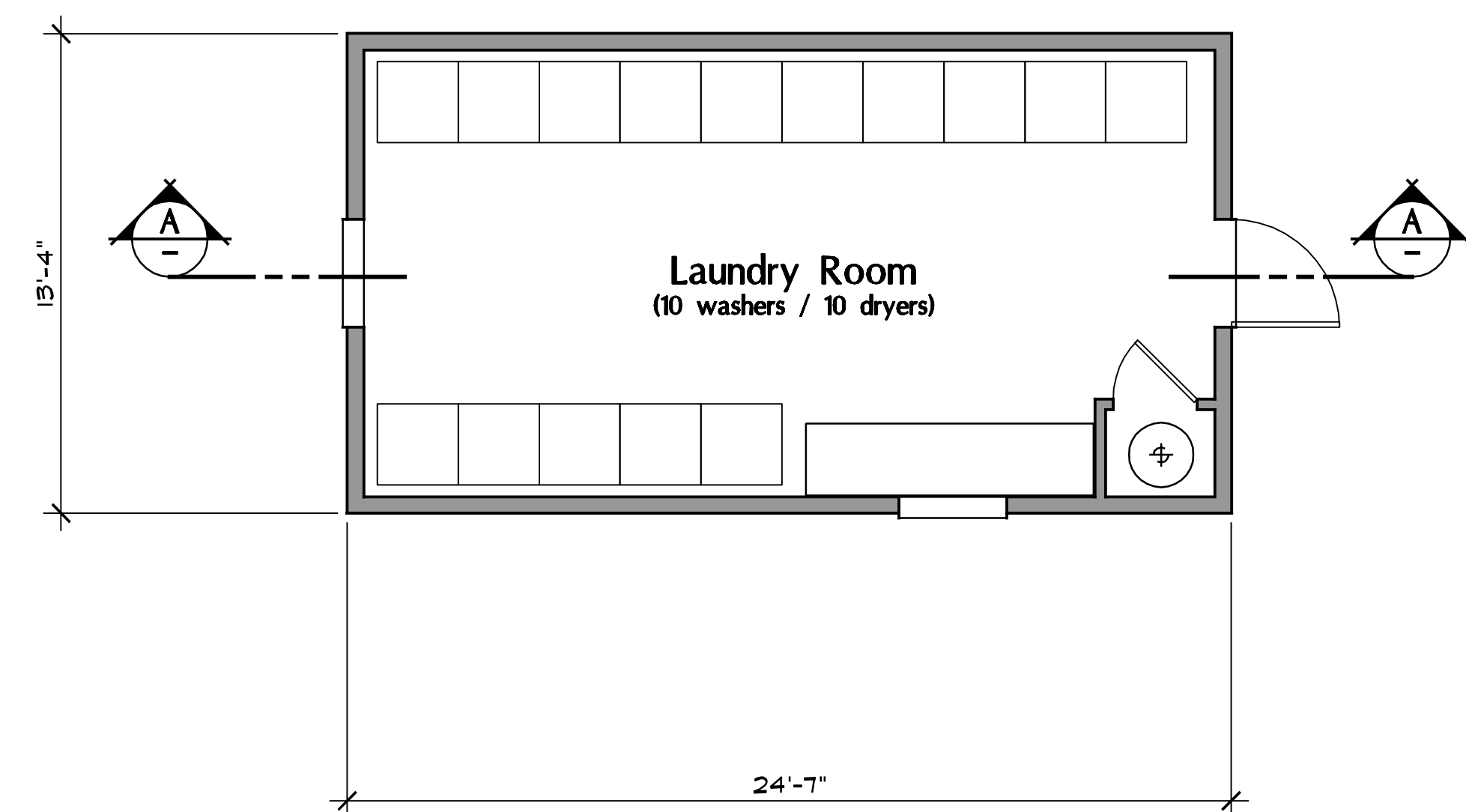
ROOF TOP HVAC EQUIP SCREENED BY PARAPET WALLS

ROOF DRAIN - TYP.

FLAT ROOF (PITCH 1/4:12) WITH SINGLE-PLY MEMBRANE ROOFING



ROOF PLAN



FLOOR PLAN



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Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



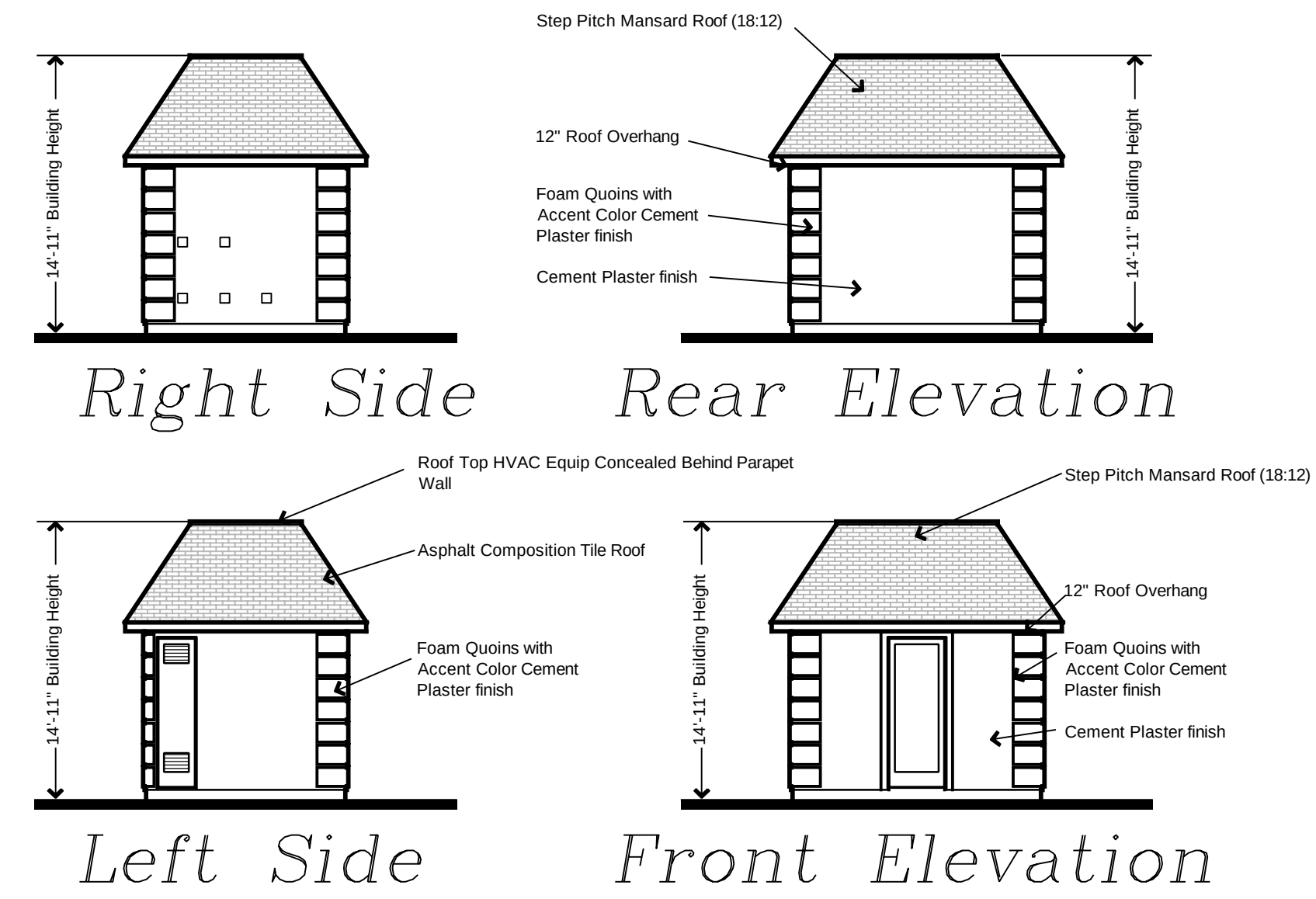
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

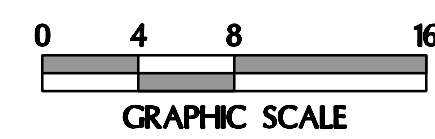
Sheet Title  
Laundry Building G  
Building Type C-3  
Plans

A-3.1

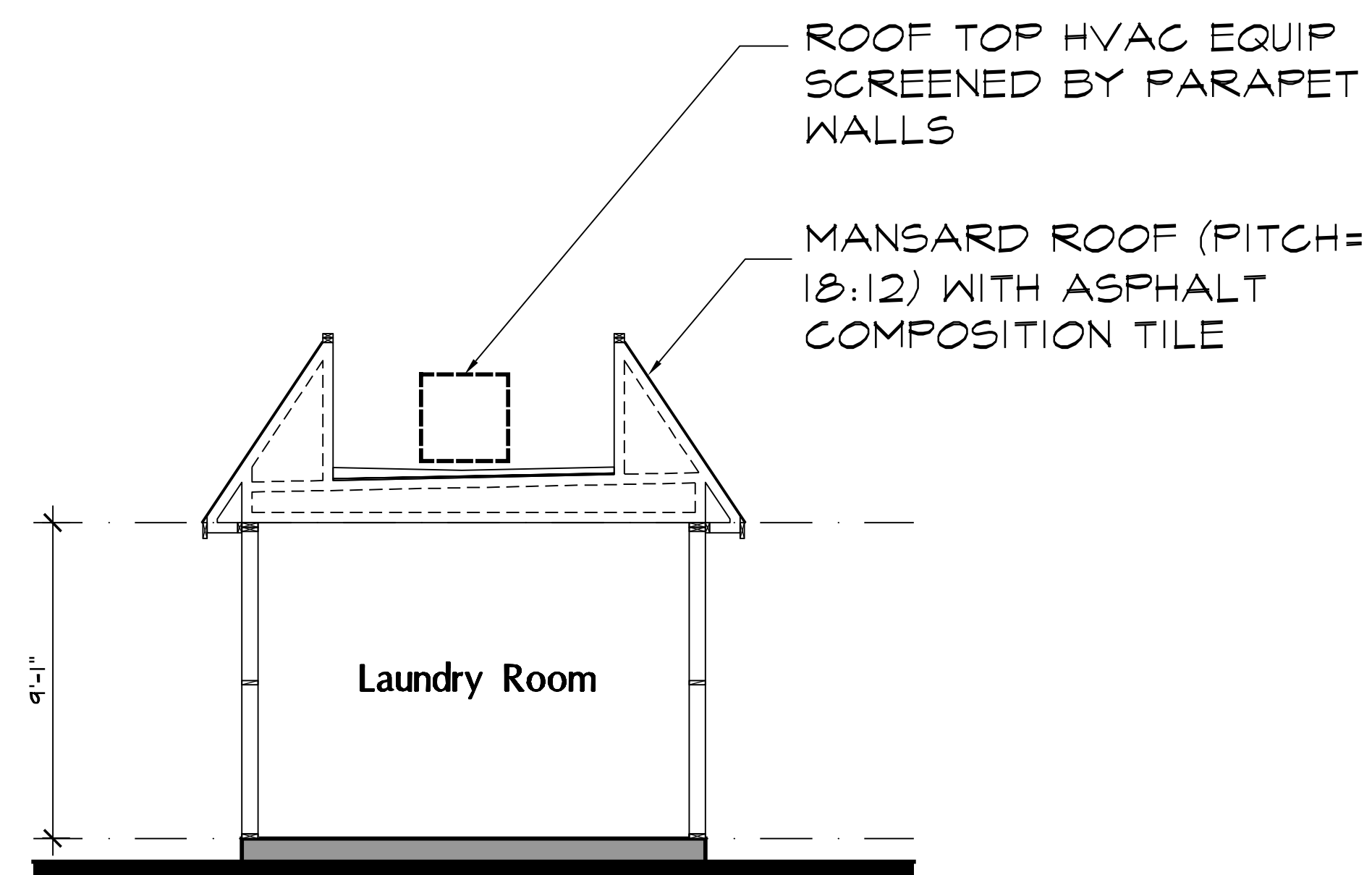




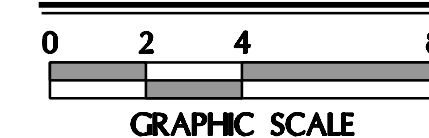
## ELEVATIONS



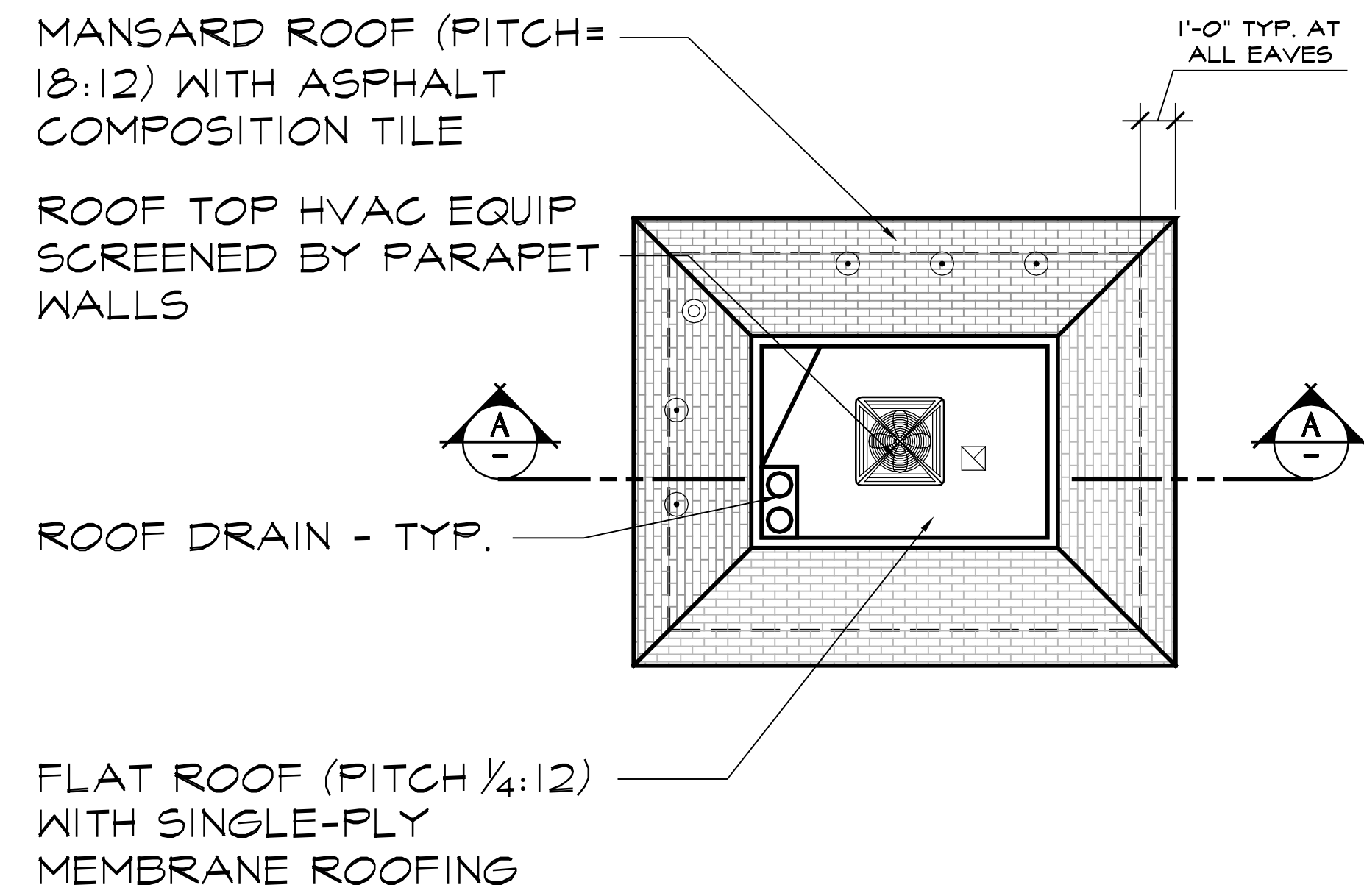
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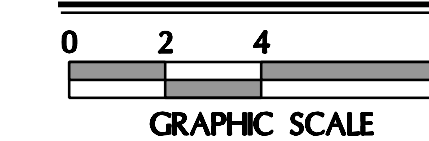
## SECTION A



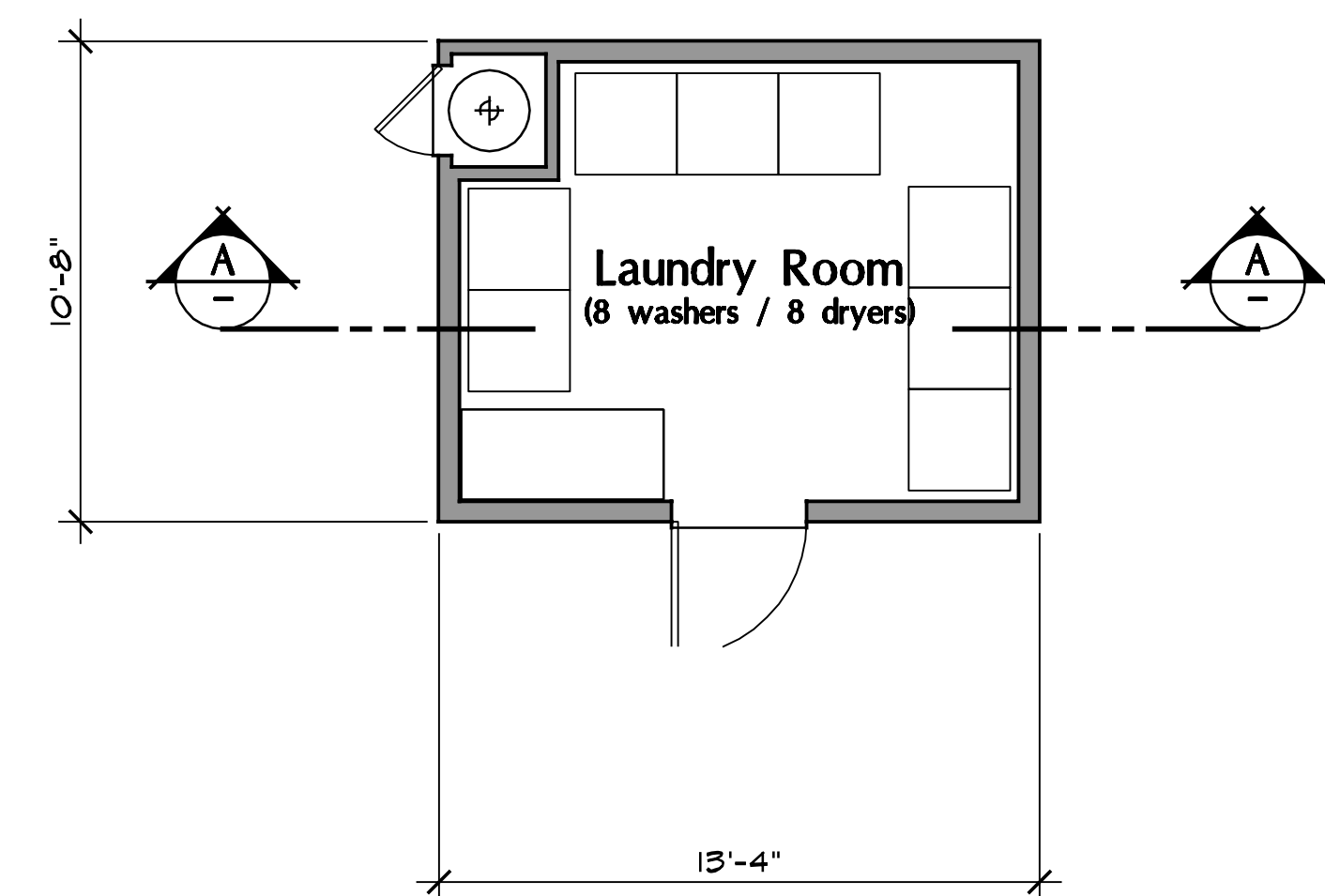
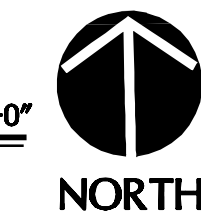
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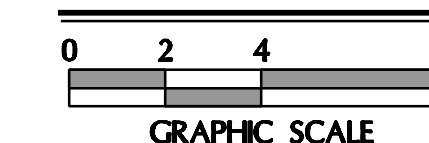
## ROOF PLAN



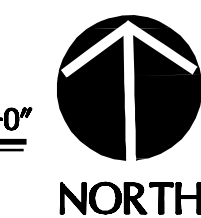
SCALE: 1/4"=1'-0"



## FLOOR PLAN



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



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Multi-family Apartments**

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

## Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



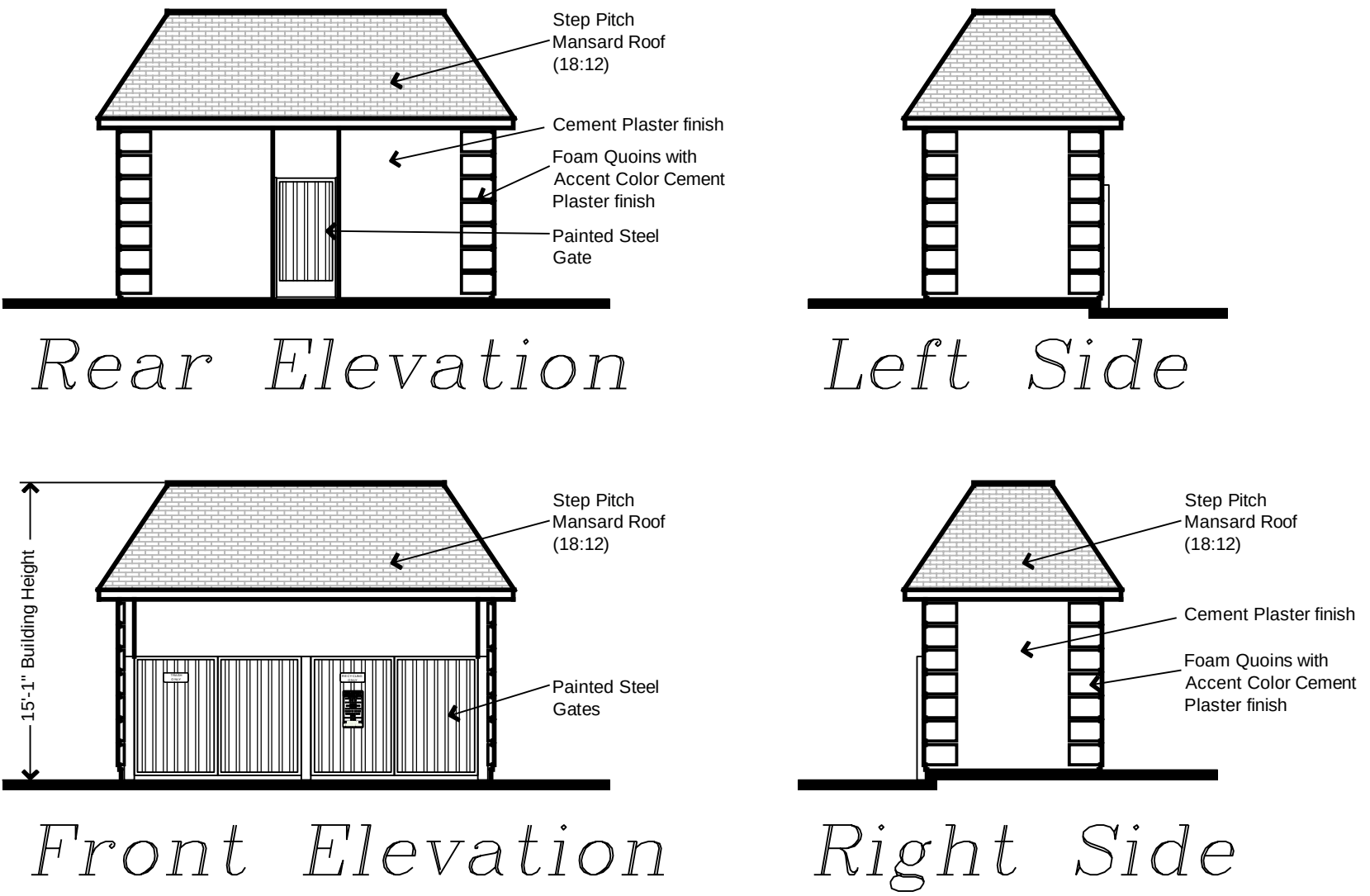
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

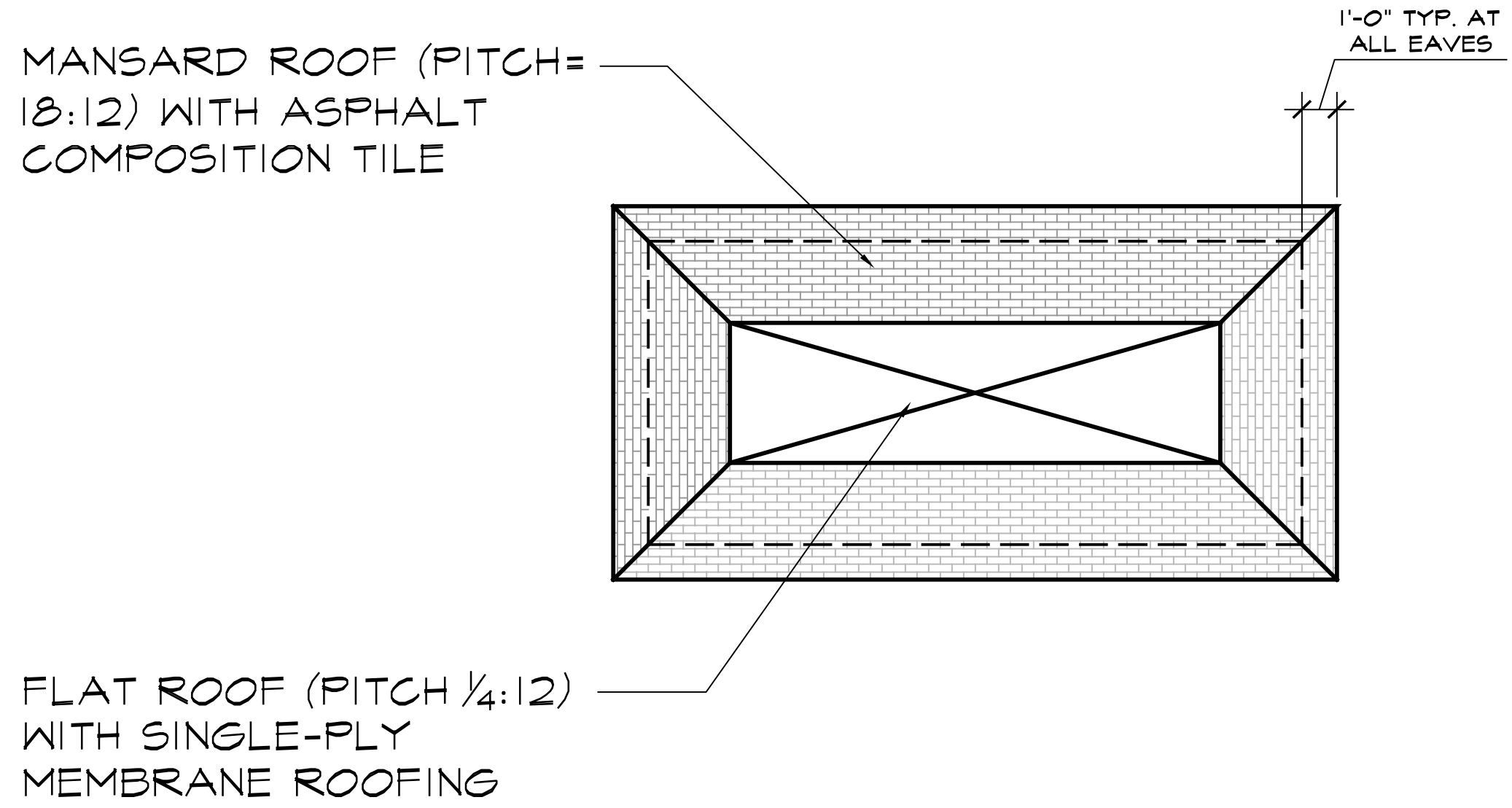
Sheet Title  
Laundry Building L  
Building Type C-4  
Plans

# A-4.1

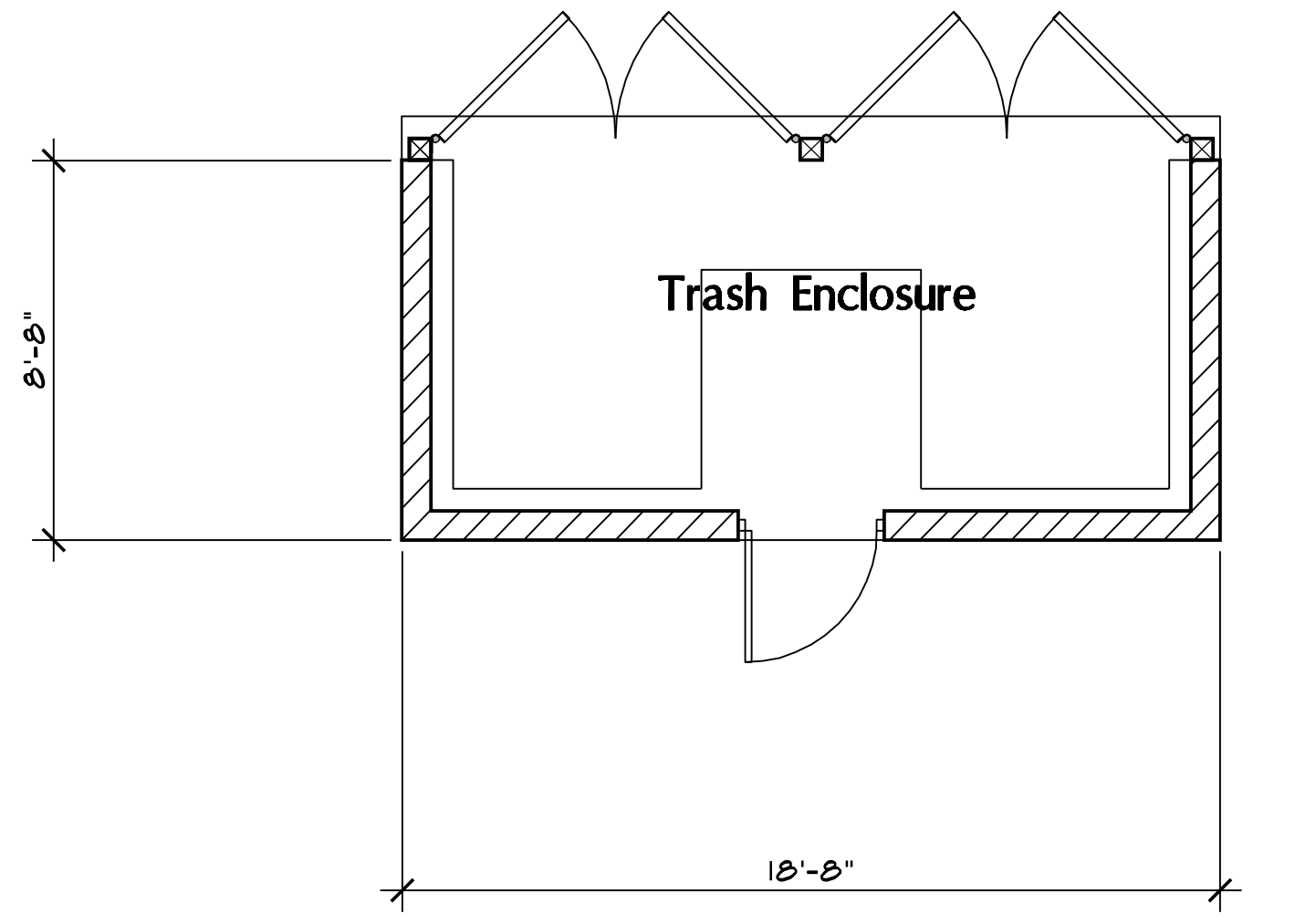




**BUILDING ELEVATIONS**  
SCALE: 1/8"=1'-0"



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

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**Tres Lagos**  
Multi-family Apartments  
23345 & 23365 Catt Road  
Wildomar, CA. 92595  
APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

| Revisions      |                                  |
|----------------|----------------------------------|
| <div>C</div>   | 1-1-21 Schematic Design          |
| <div>D</div>   | 2-25-21 Pre-Application Comments |
| <div>D.1</div> | 6-17-21 Planning Comments        |
|                |                                  |
|                |                                  |
|                |                                  |
|                |                                  |

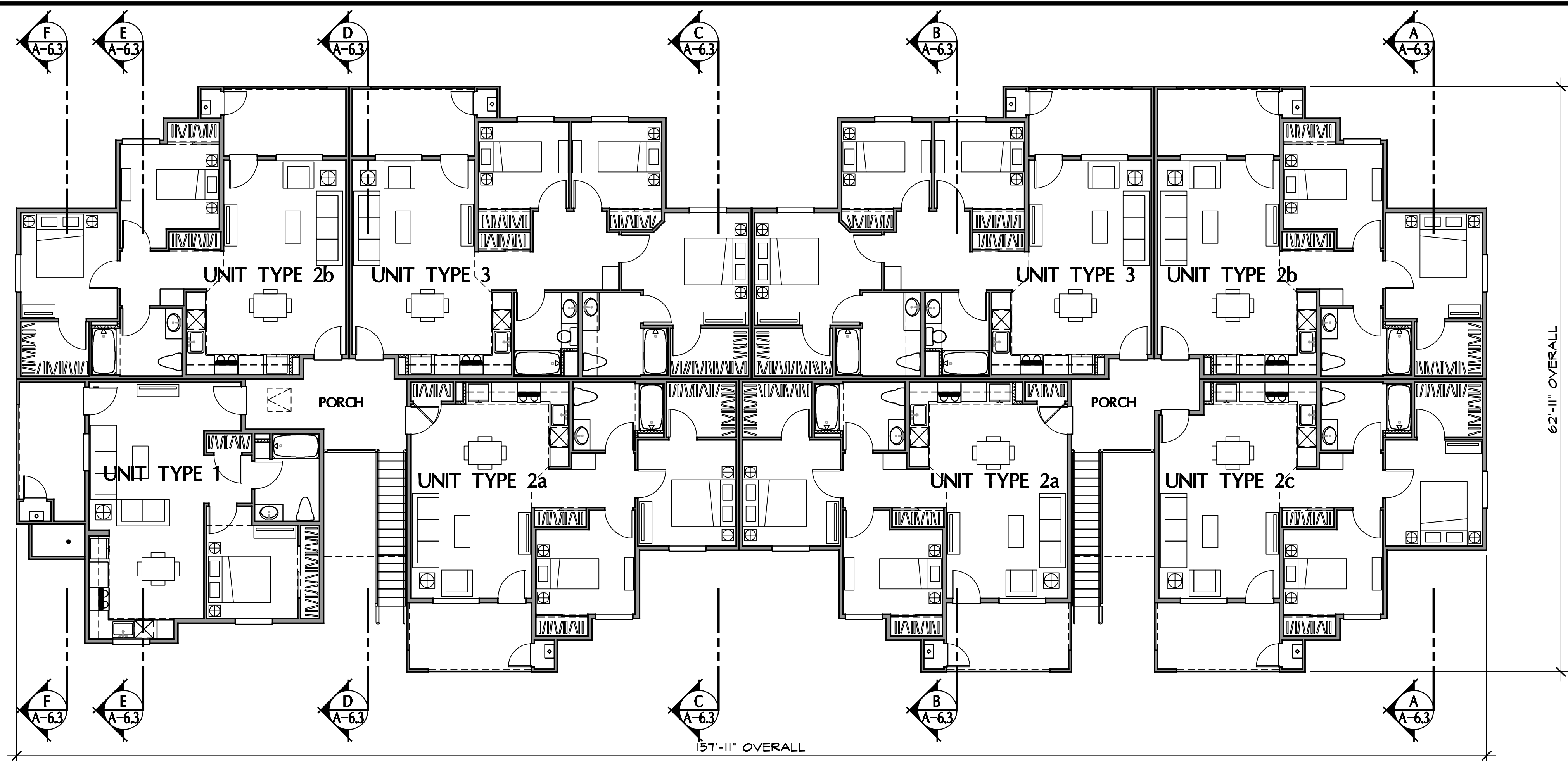


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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

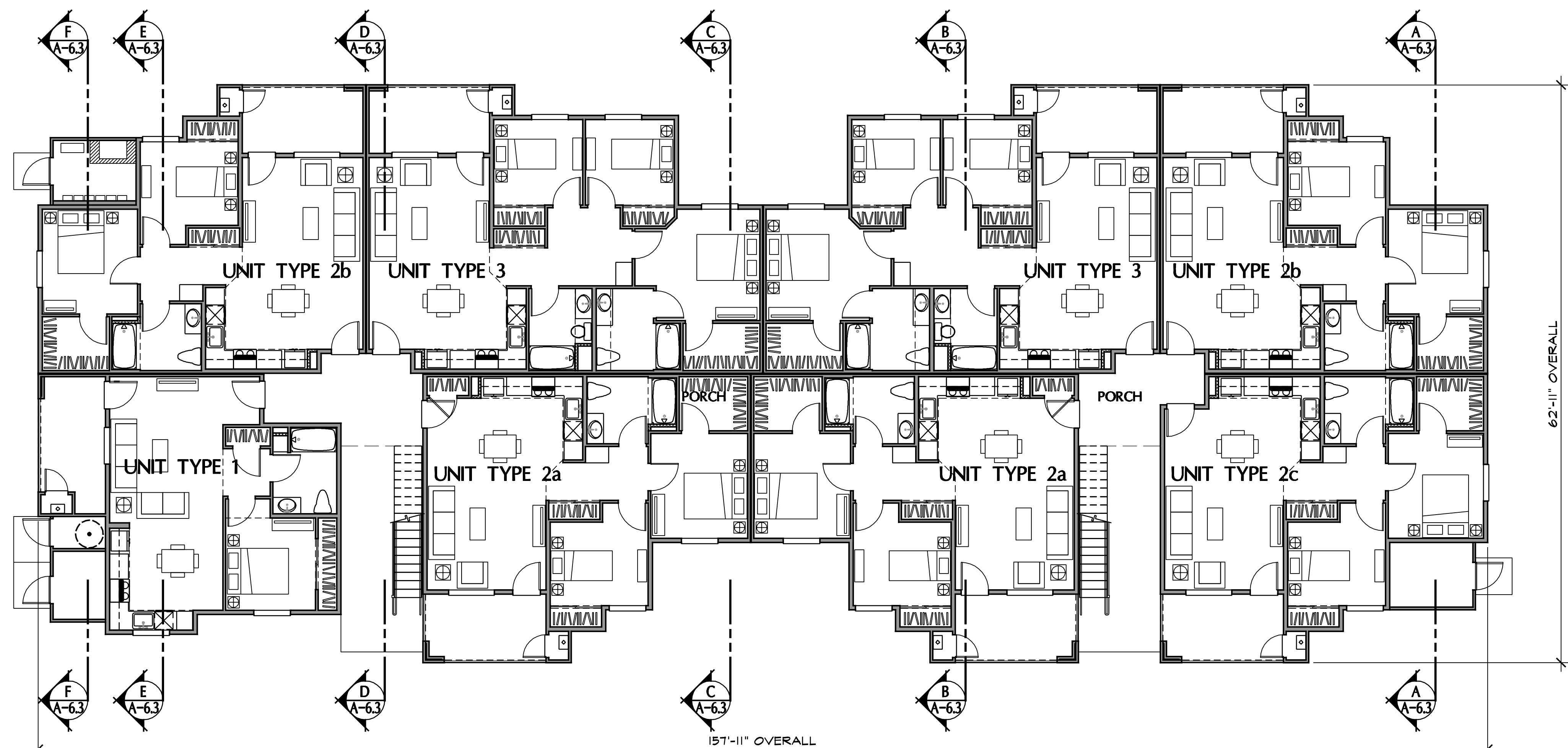
Plot Plan No. 21-0006

Sheet Title  
Trash Enclosure Plans  
**A-5.1**

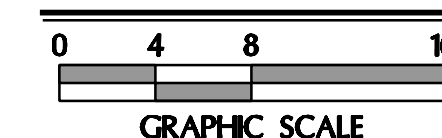




SECOND FLOOR PLAN



FIRST FLOOR PLAN



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

Square Footage  
First Floor= 7965 sf  
Second Floor= 8002 sf  
Total= 15,967 sf

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23345 & 23365 Catt Road  
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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

### Revisions

|  |                                  |
|--|----------------------------------|
|  | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |



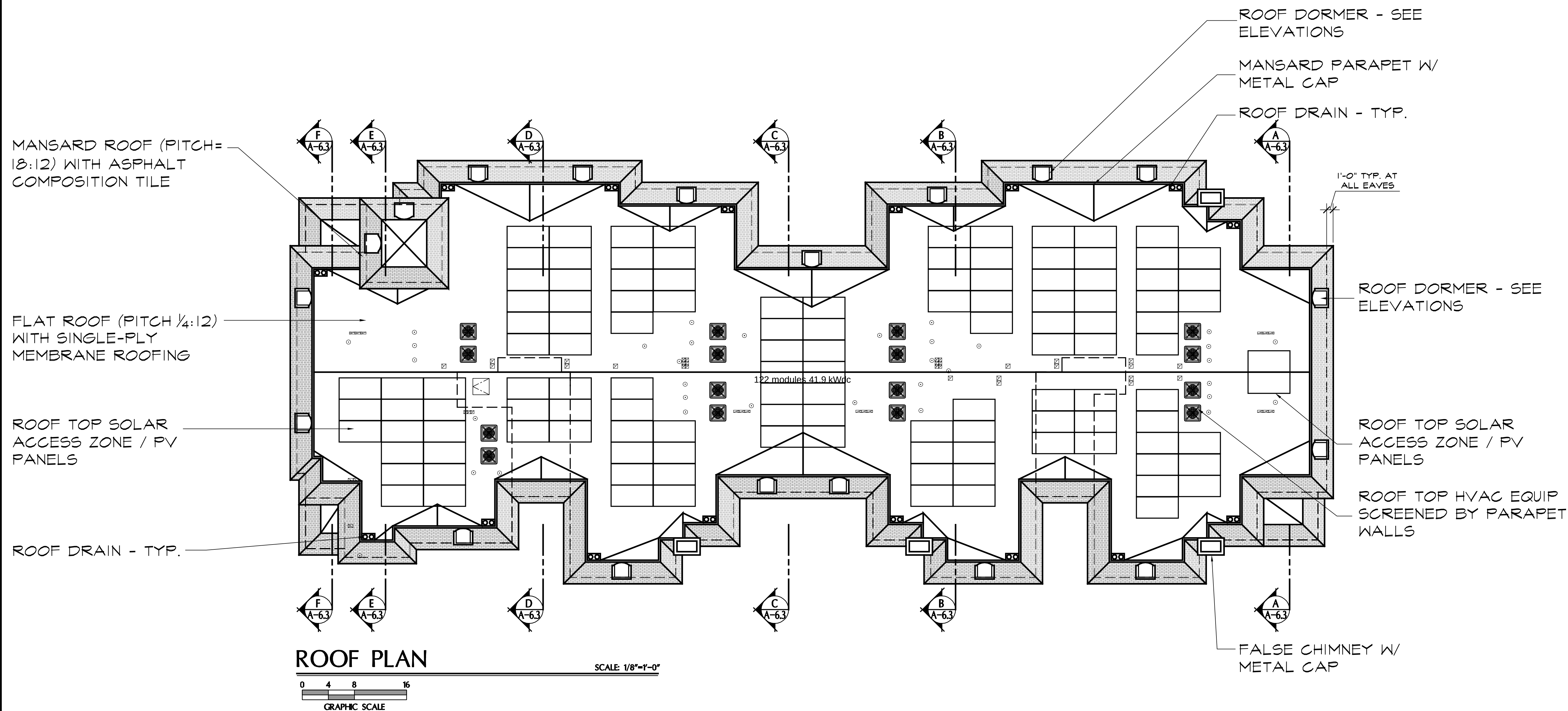
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Residential Buildings F & J  
Building Type R-1  
Floor Plans

**A-6.1**





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23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

### Revisions

|     |                                  |
|-----|----------------------------------|
| C   | 1-1-21 Schematic Design          |
| D   | 2-25-21 Pre-Application Comments |
| D.1 | 6-17-21 Planning Comments        |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Residential Buildings F & J  
Building Type R-1  
Roof Plan

**A-6.2**



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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

### Revisions

|     |                                  |
|-----|----------------------------------|
| C   | 1-1-21 Schematic Design          |
| D   | 2-25-21 Pre-Application Comments |
| D.1 | 6-17-21 Planning Comments        |

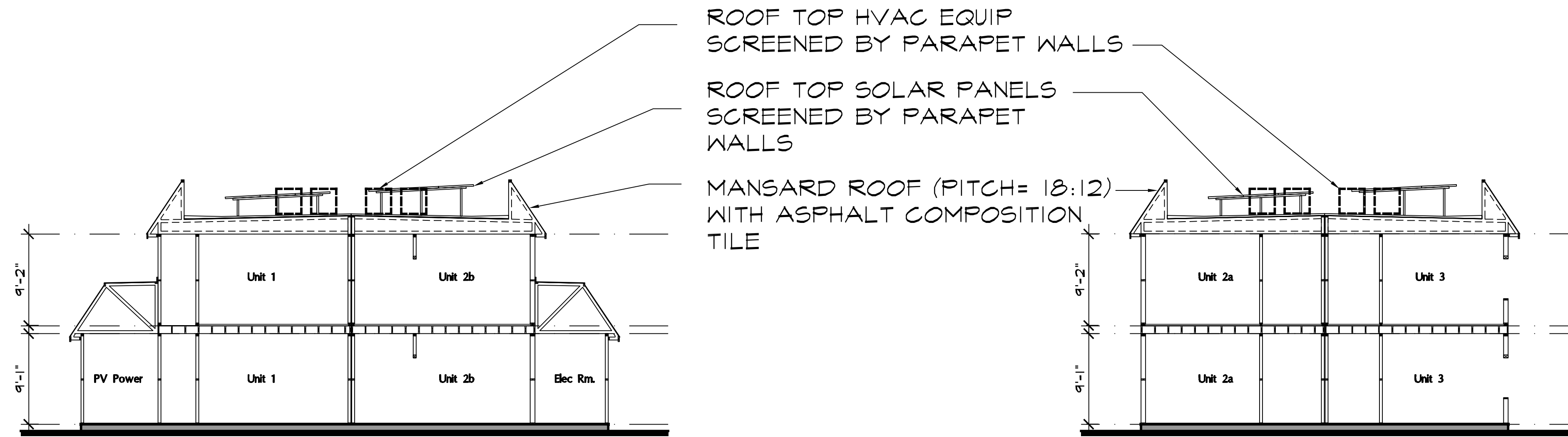


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|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

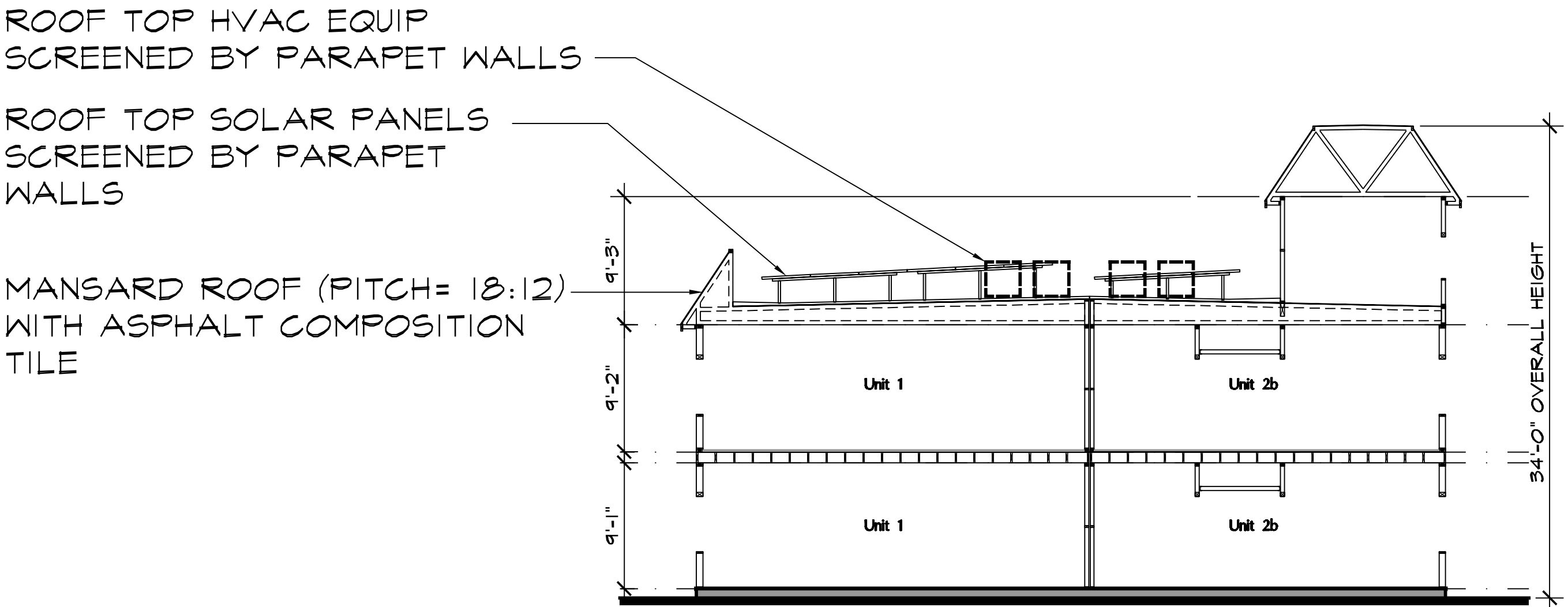
Sheet Title  
Residential Buildings F & J  
Building Type R-1  
Sections

A-6.3

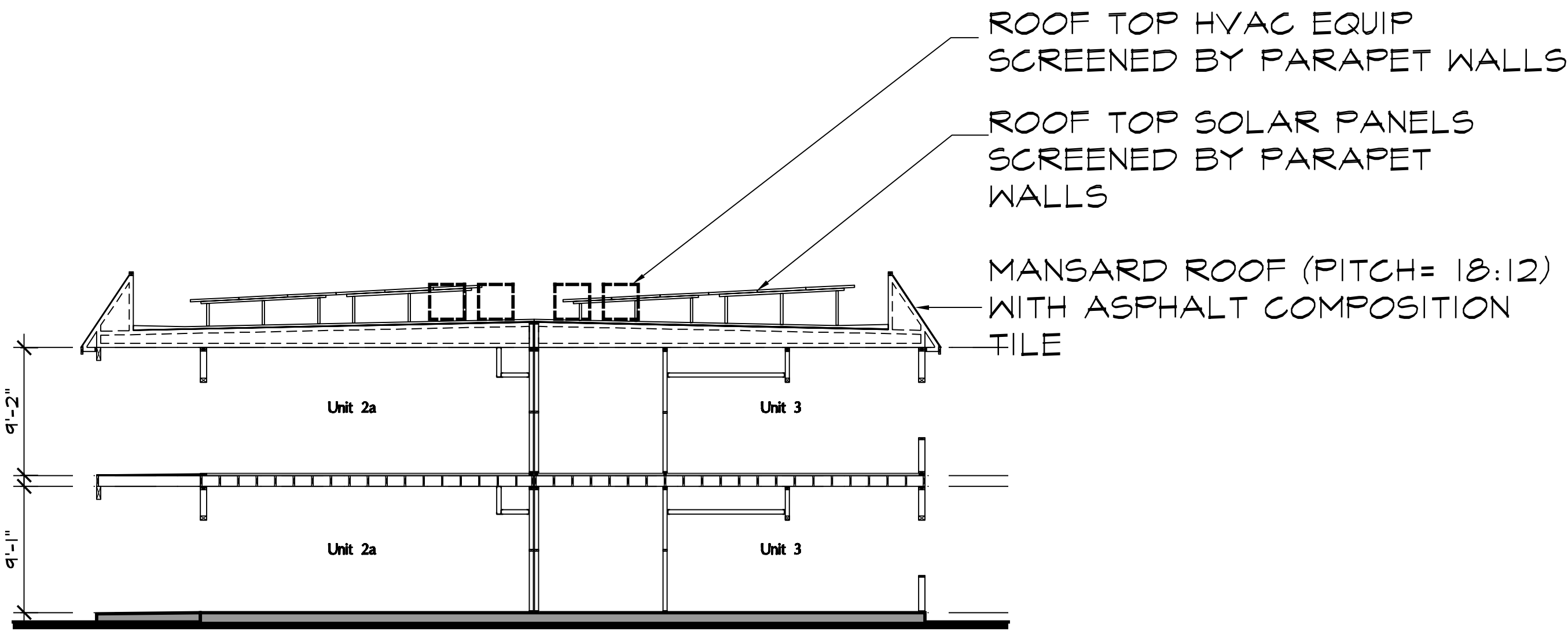


SECTION F

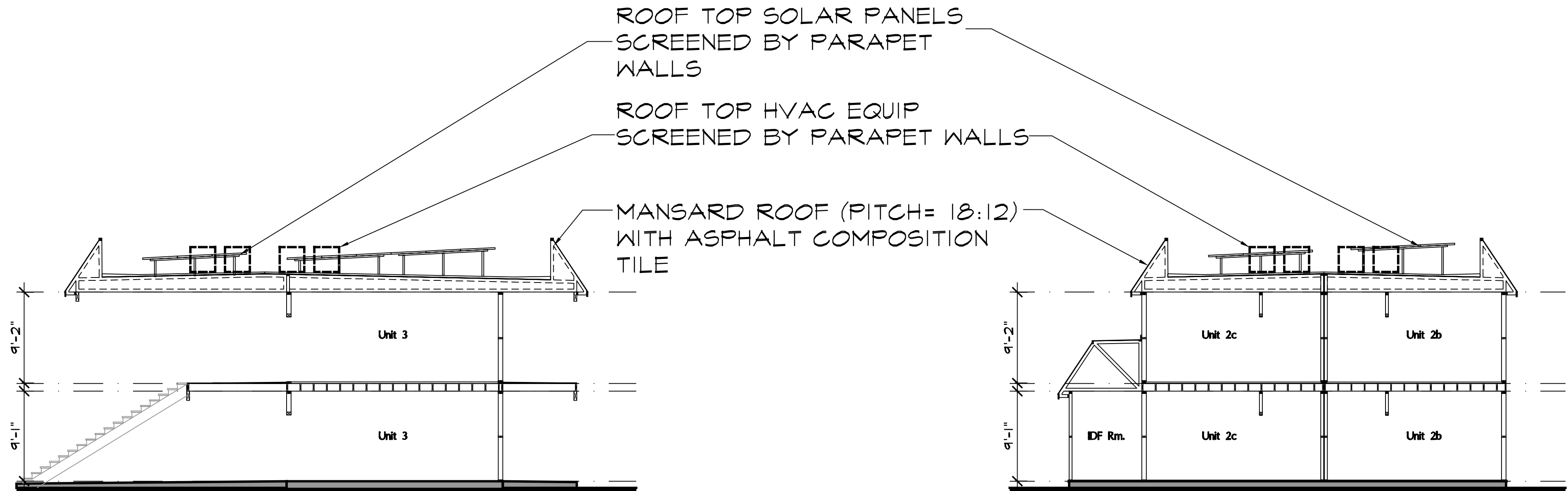
SECTION C



SECTION E



SECTION B

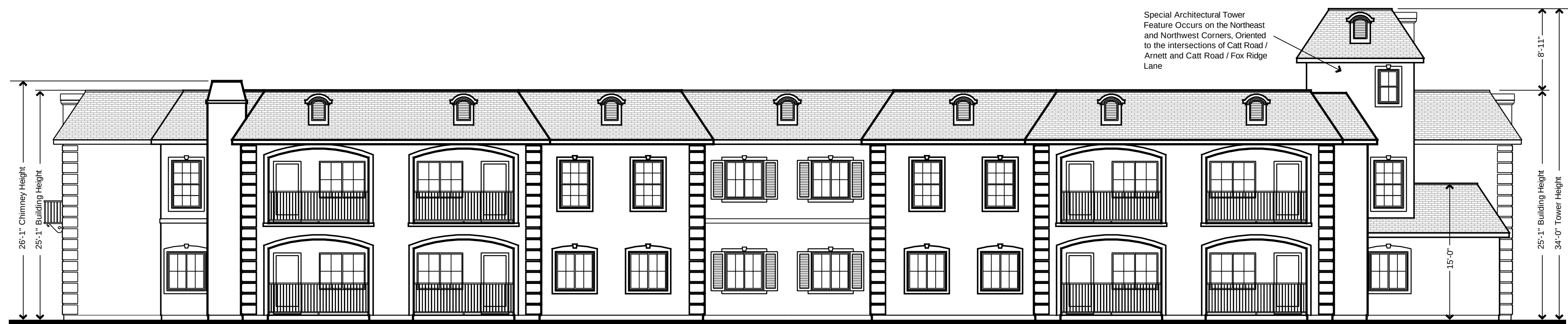


SECTION D

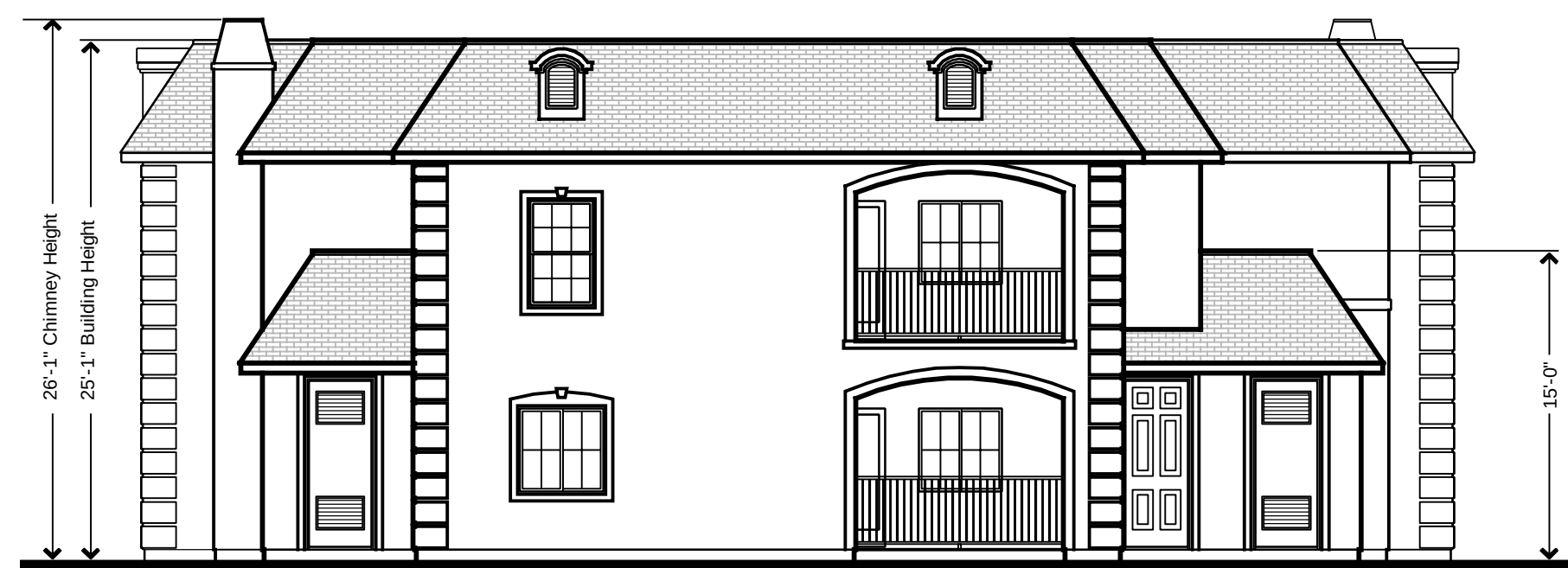
SECTION A



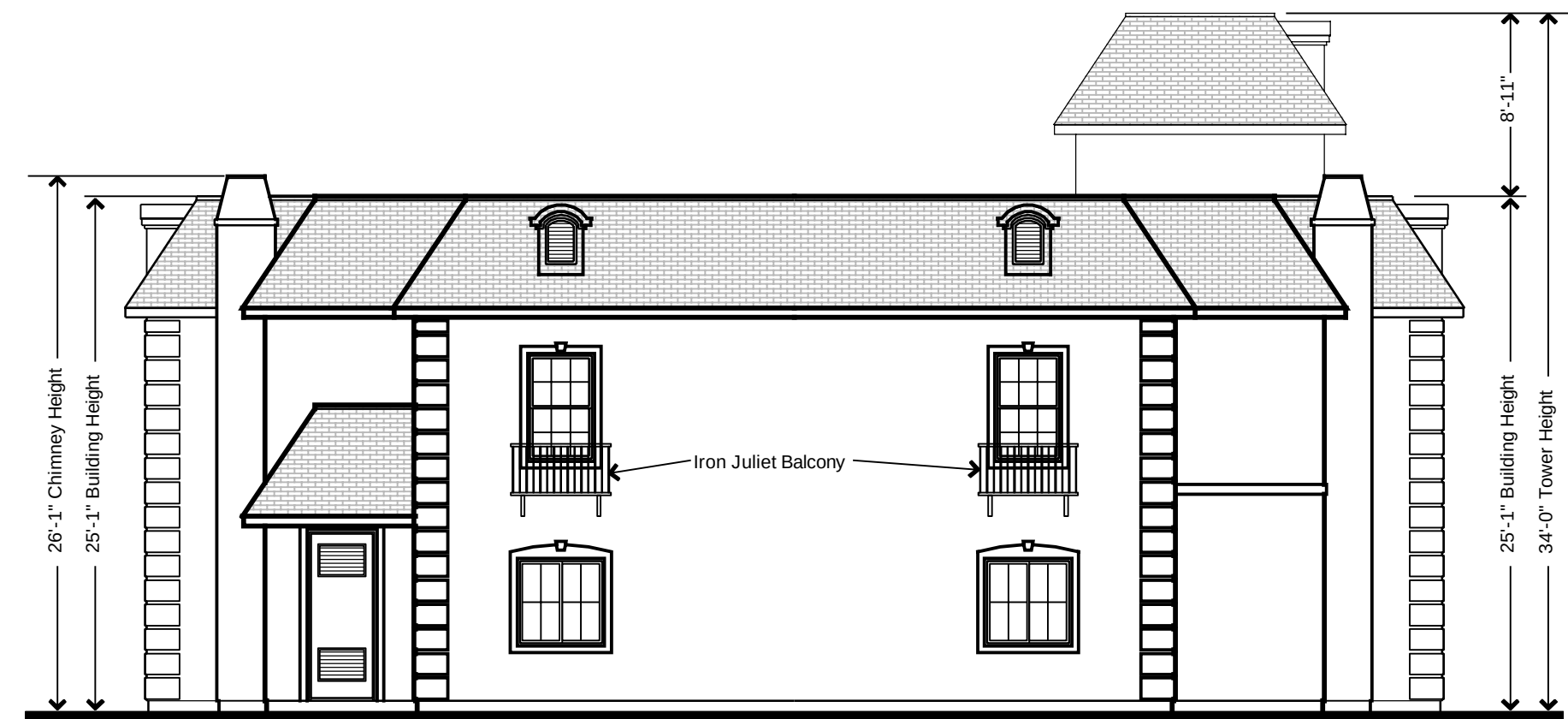




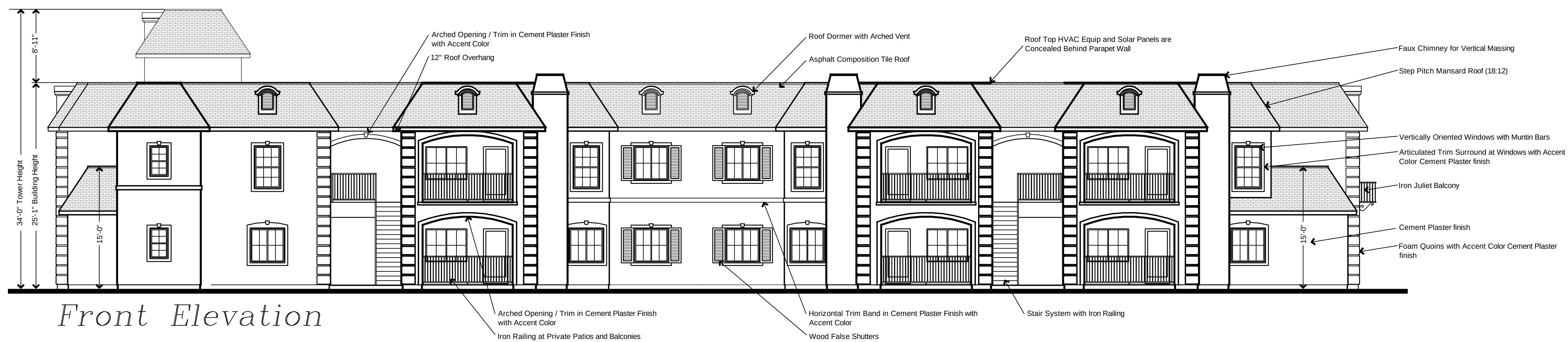
Rear Elevation (street side)



Left Side



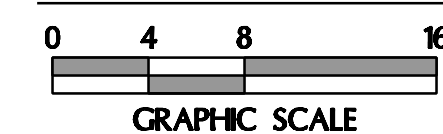
Right Side



Front Elevation

## ELEVATIONS

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



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## Tres Lagos Multi-family Apartments

23345 & 23365 Catt Road  
Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

## Revisions

|  |                                  |
|--|----------------------------------|
|  | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |



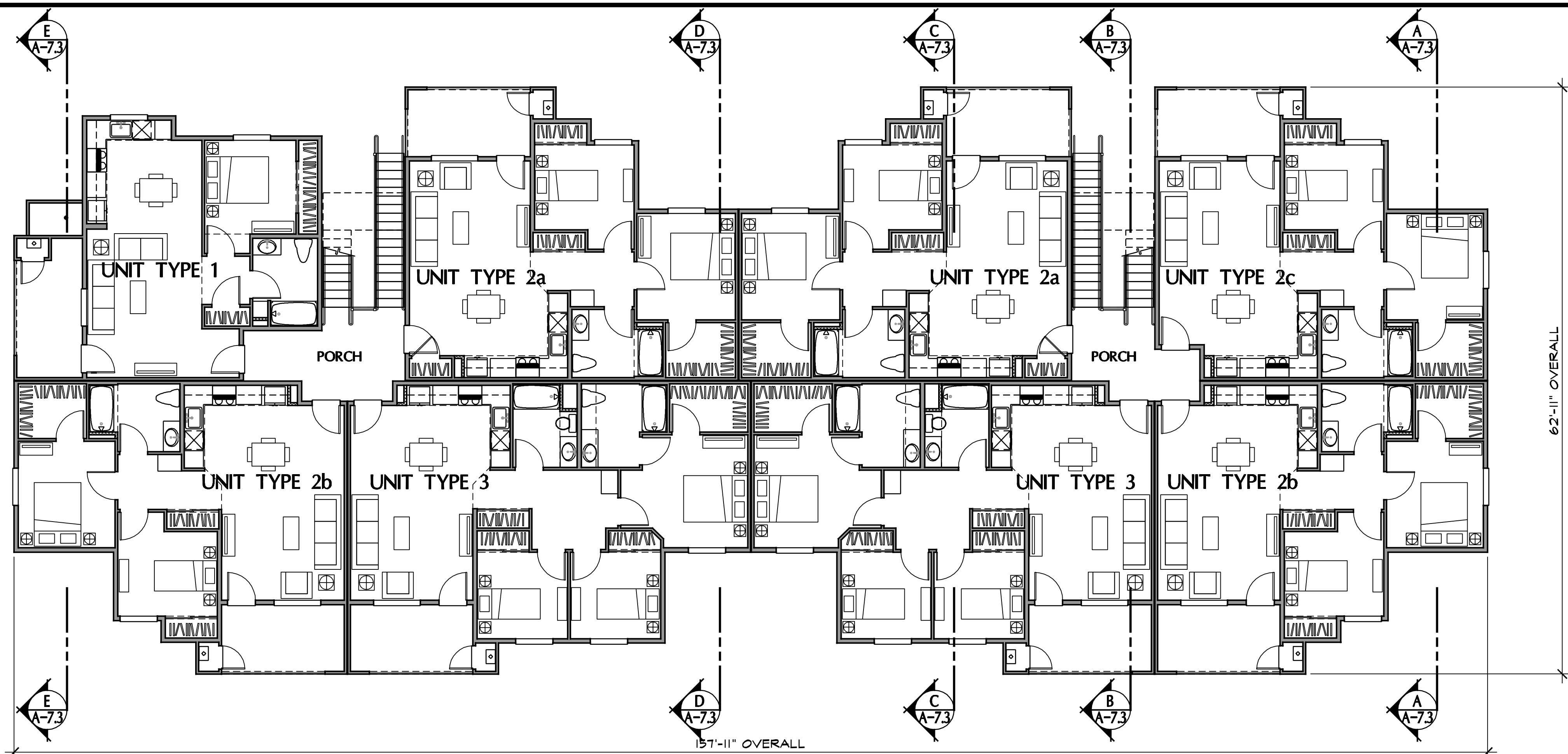
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|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

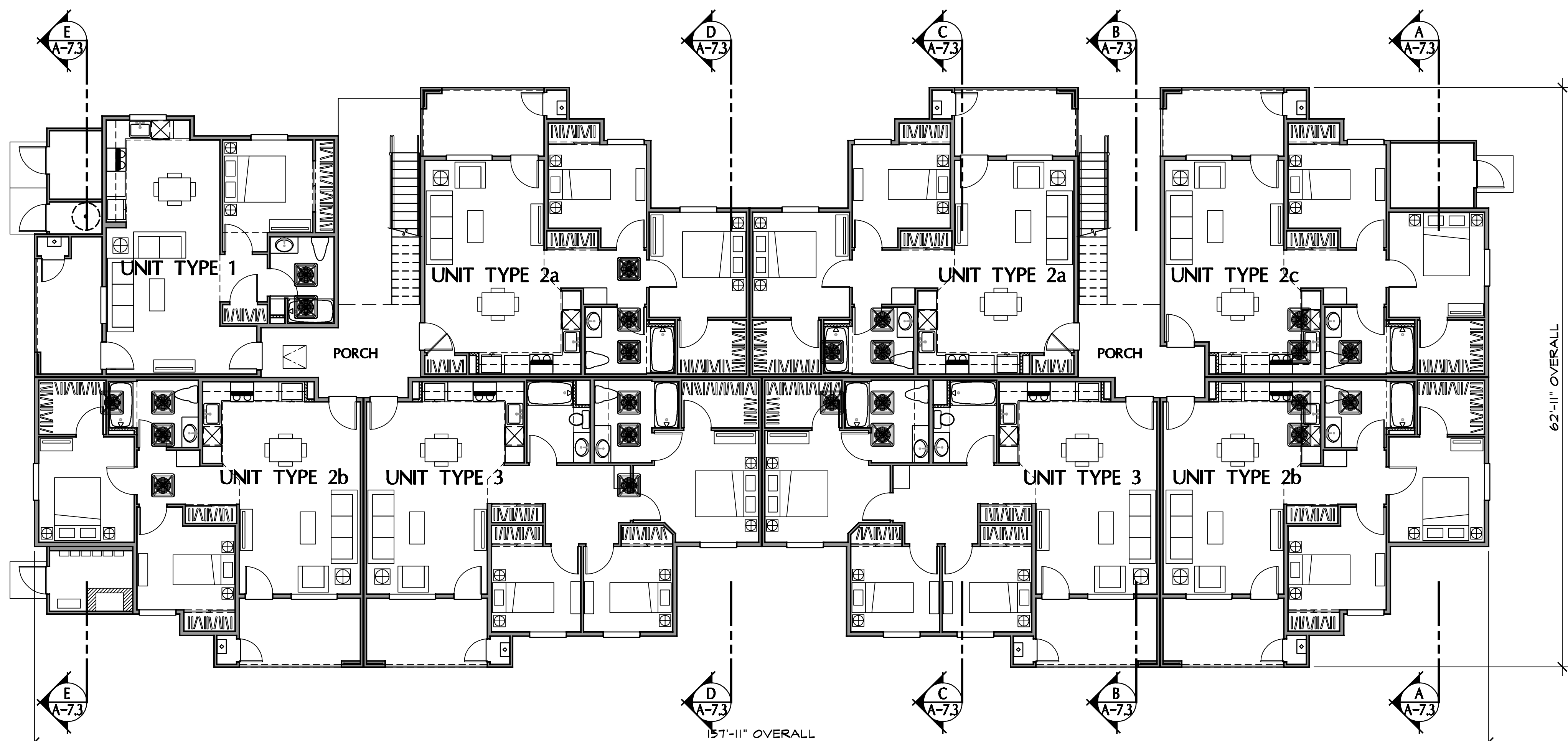
Sheet Title  
Residential Buildings F & J  
Building Type R-1  
Elevations

# A-6.4





TYPICAL SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN



Square Footage  
 First Floor= 7965 sf  
 Second Floor= 7782 SF  
 Third Floor= 8002 sf  
 Total= 23,749 sf

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APN: 380-100-008, 380-100-09,  
 380-100-010, 380-100-011, 380-100-012

### Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



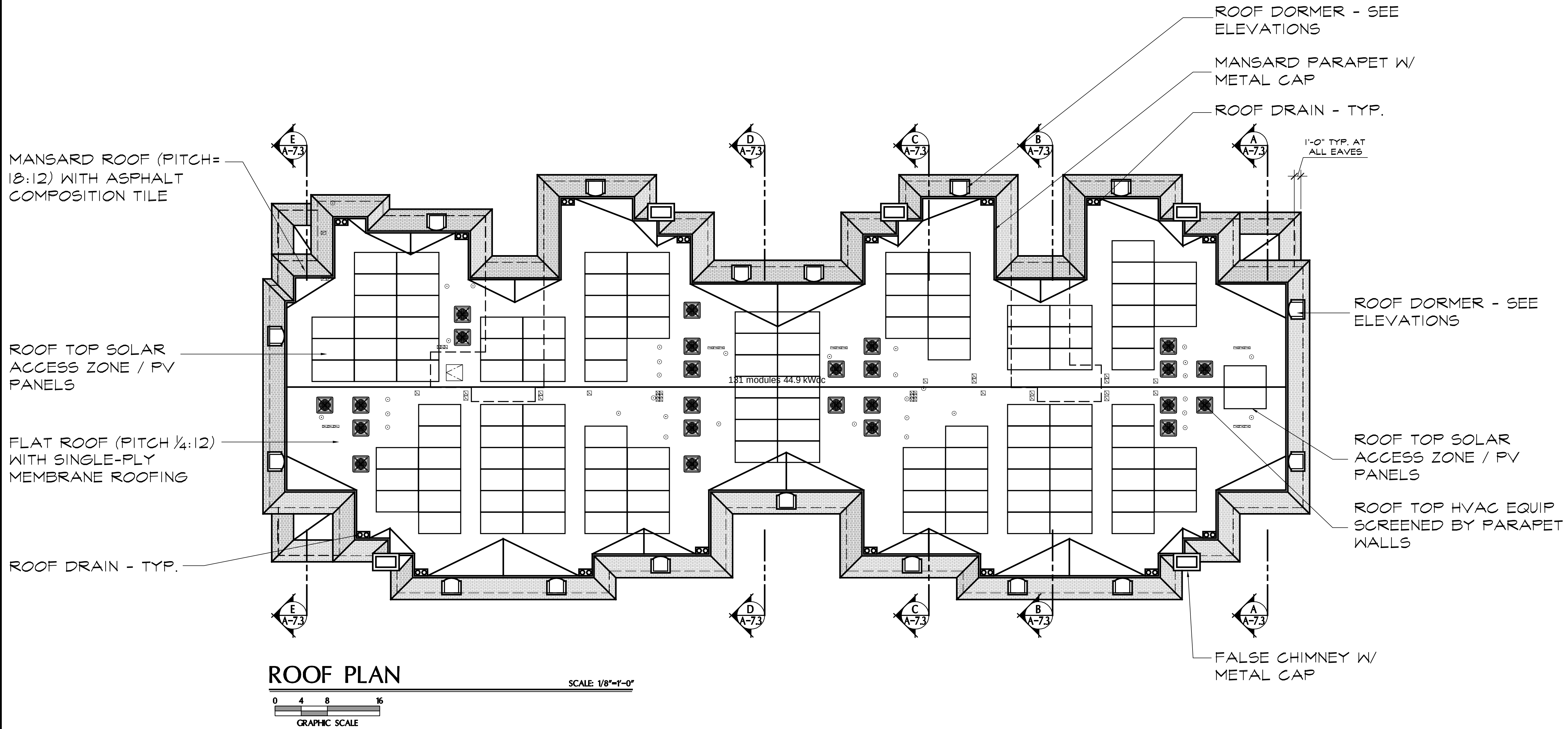
|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
 Residential Buildings C, D, E, H,  
 I, K, M, & N / Type R-2  
 Floor Plans

A-7.1





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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

#### Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |
| 6-17-21 | Planning Comments        |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Residential Buildings C, D, E, H,  
I, K, M, & N / Type R-2  
Roof Plan

**A-7.2**



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380-100-010, 380-100-011, 380-100-012

### Revisions

|                                                                 |                                  |
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| <span style="border: 1px solid black; padding: 2px;">D</span>   | 2-25-21 Pre-Application Comments |
| <span style="border: 1px solid black; padding: 2px;">D.1</span> | 6-17-21 Planning Comments        |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

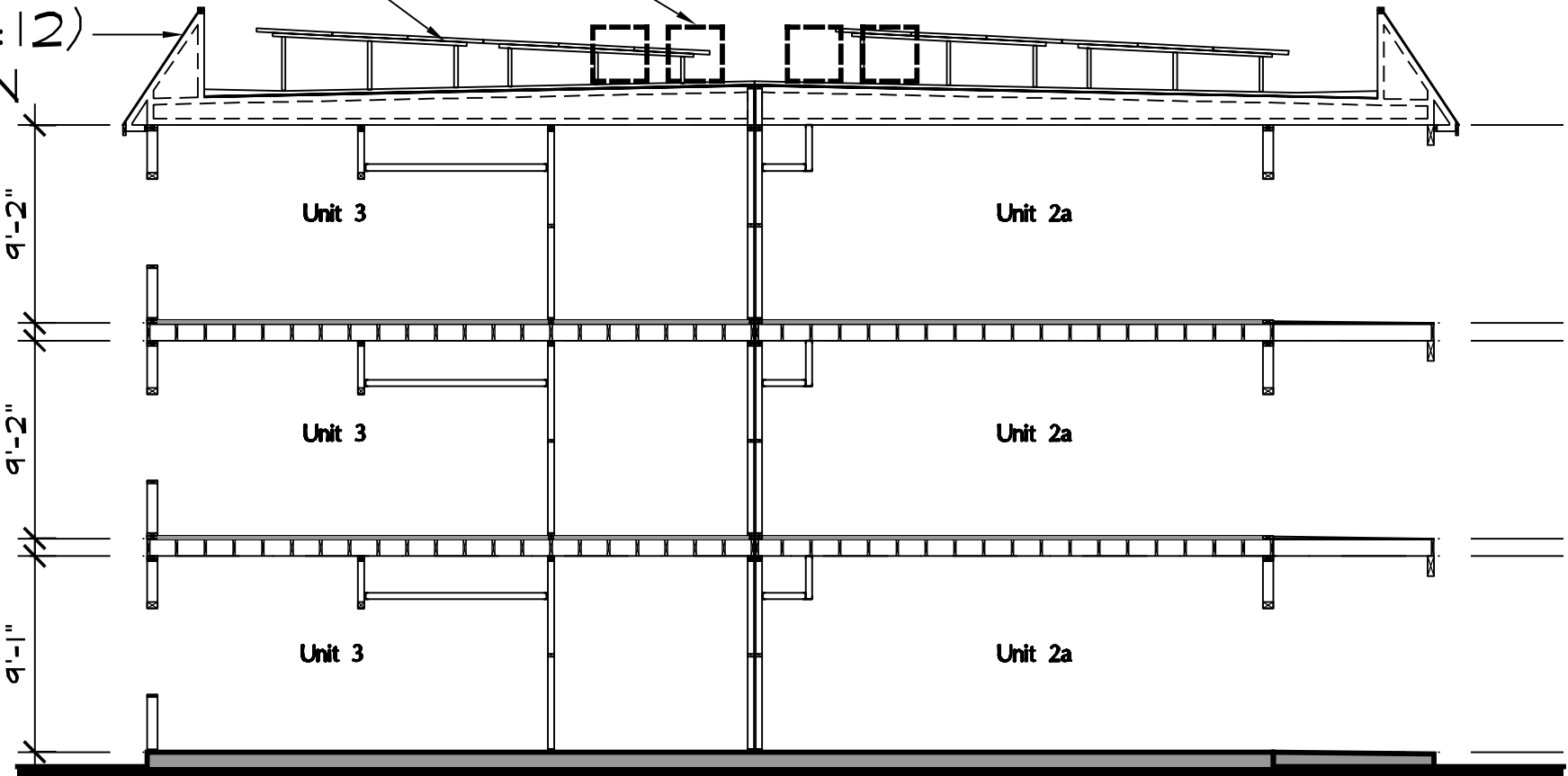
Sheet Title  
Residential Buildings C, D, E, H,  
I, K, M, & N / Type R-2  
Sections

## A-7.3

ROOF TOP HVAC EQUIP  
SCREENED BY PARAPET WALLS

ROOF TOP SOLAR PANELS  
SCREENED BY PARAPET  
WALLS

MANSARD ROOF (PITCH= 18:12)  
WITH ASPHALT COMPOSITION  
TILE

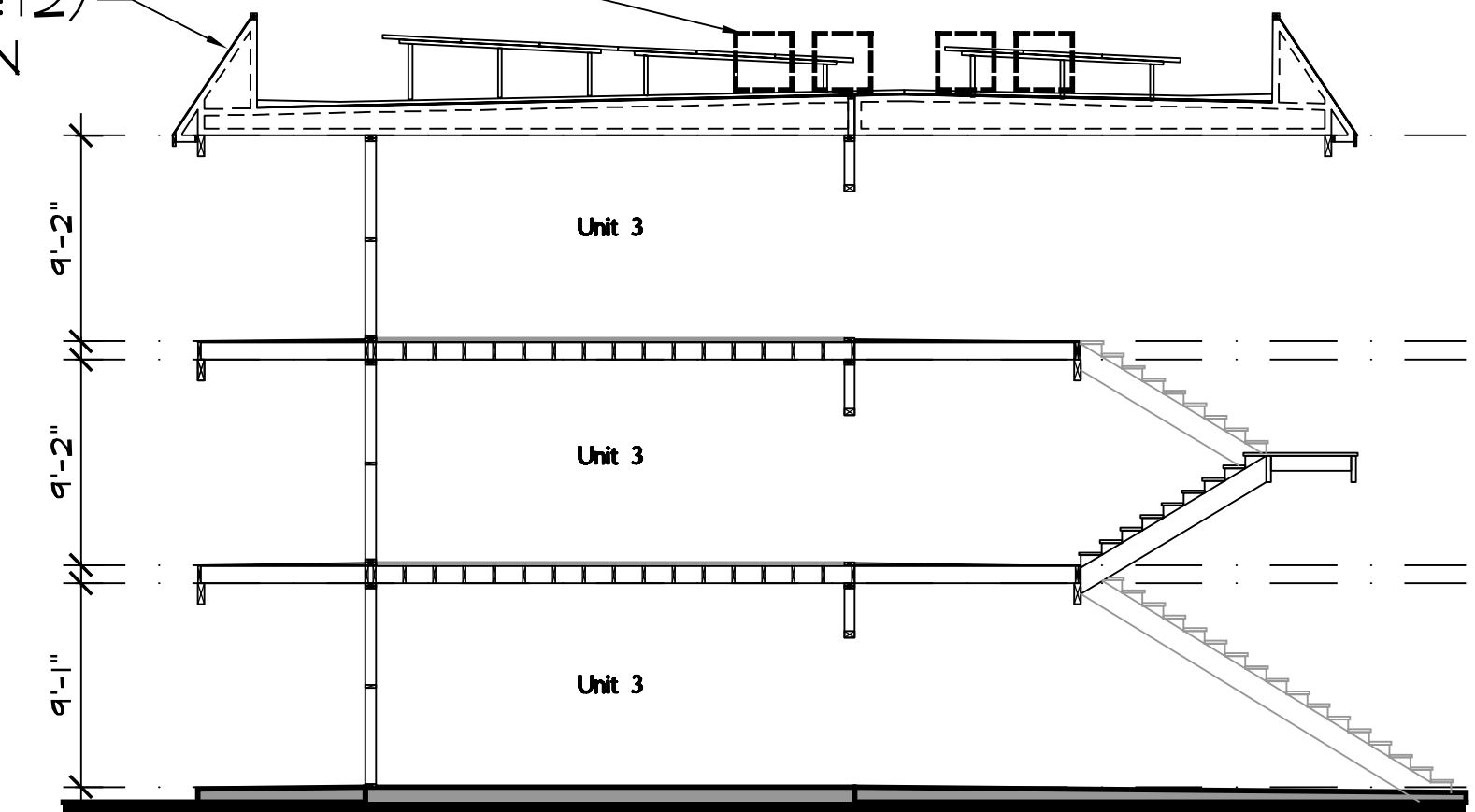


**SECTION C**

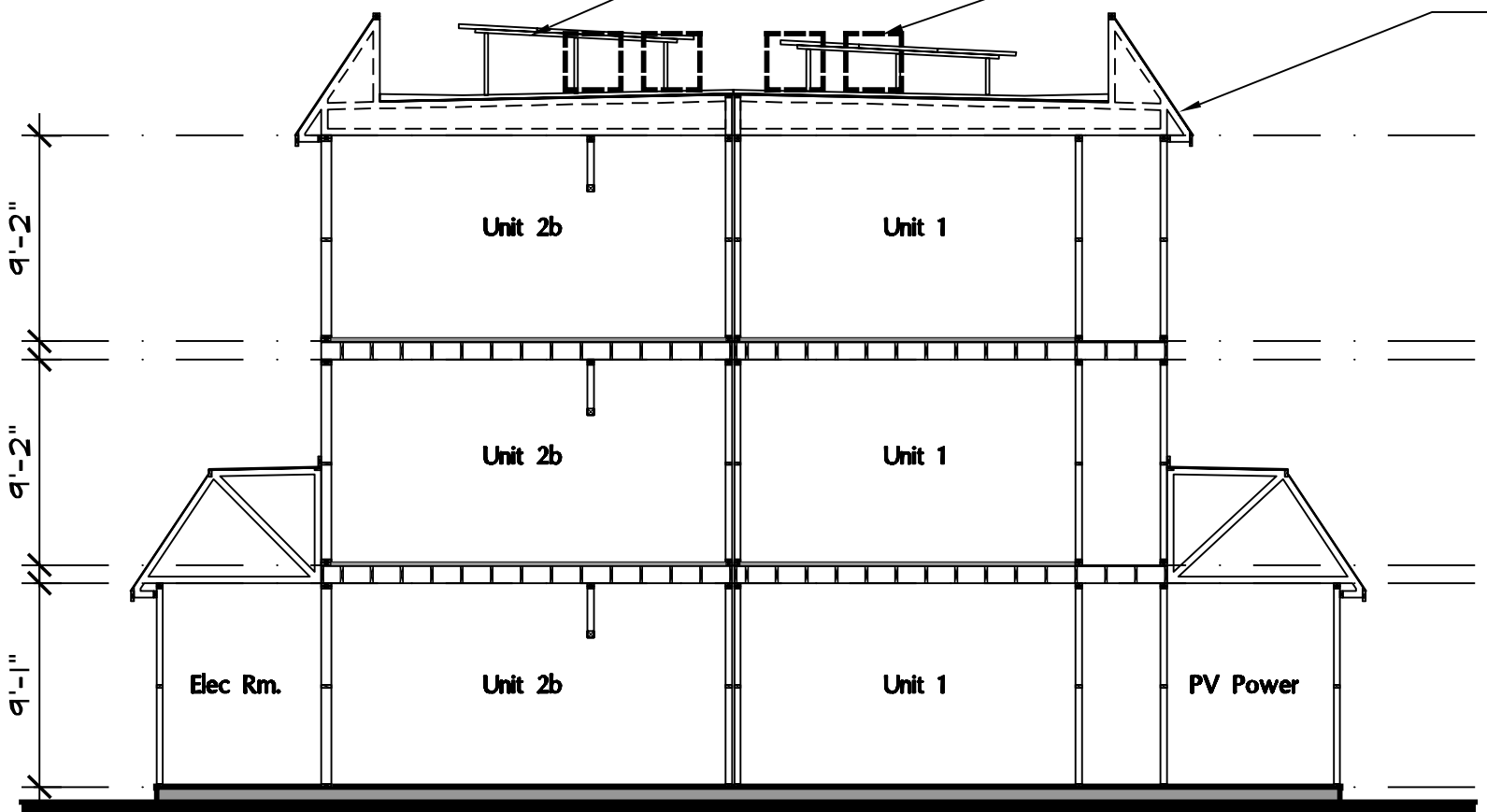
ROOF TOP SOLAR PANELS  
SCREENED BY PARAPET  
WALLS

ROOF TOP HVAC EQUIP  
SCREENED BY PARAPET WALLS

MANSARD ROOF (PITCH= 18:12)  
WITH ASPHALT COMPOSITION  
TILE



**SECTION B**

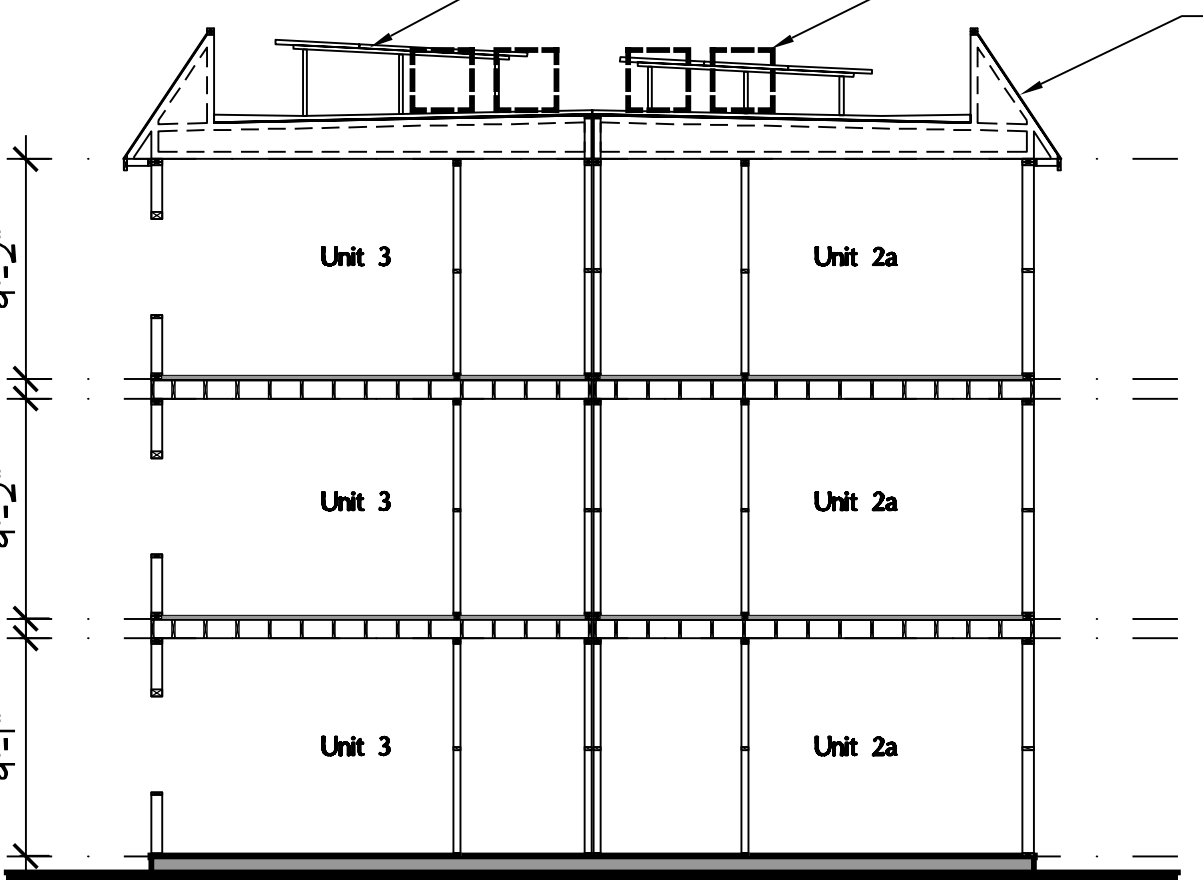


**SECTION E**

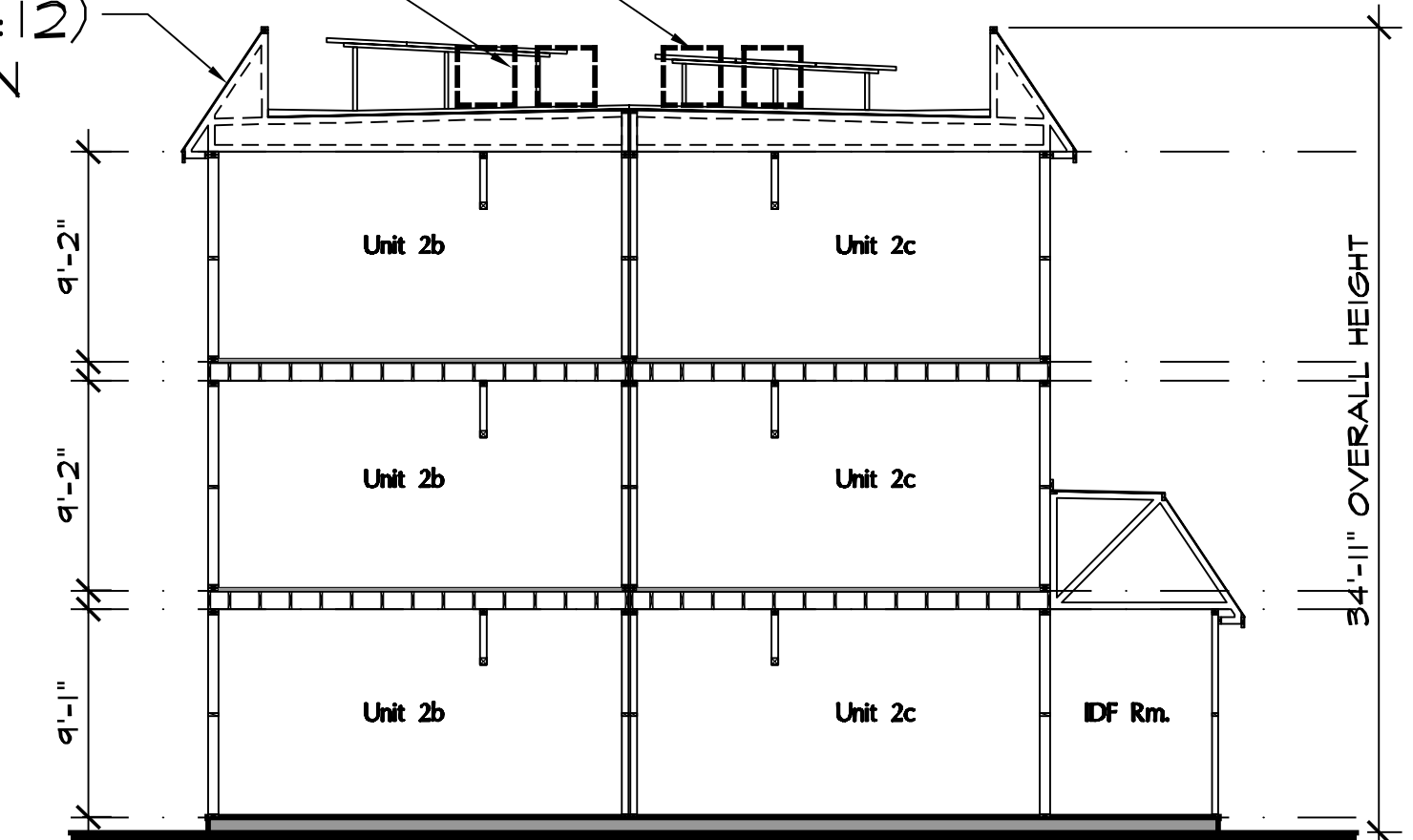
ROOF TOP SOLAR PANELS  
SCREENED BY PARAPET  
WALLS

ROOF TOP HVAC EQUIP  
SCREENED BY PARAPET WALLS

MANSARD ROOF (PITCH= 18:12)  
WITH ASPHALT COMPOSITION  
TILE

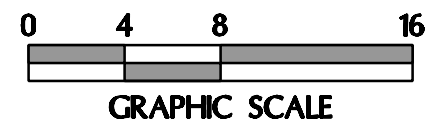


**SECTION D**



**SECTION A**

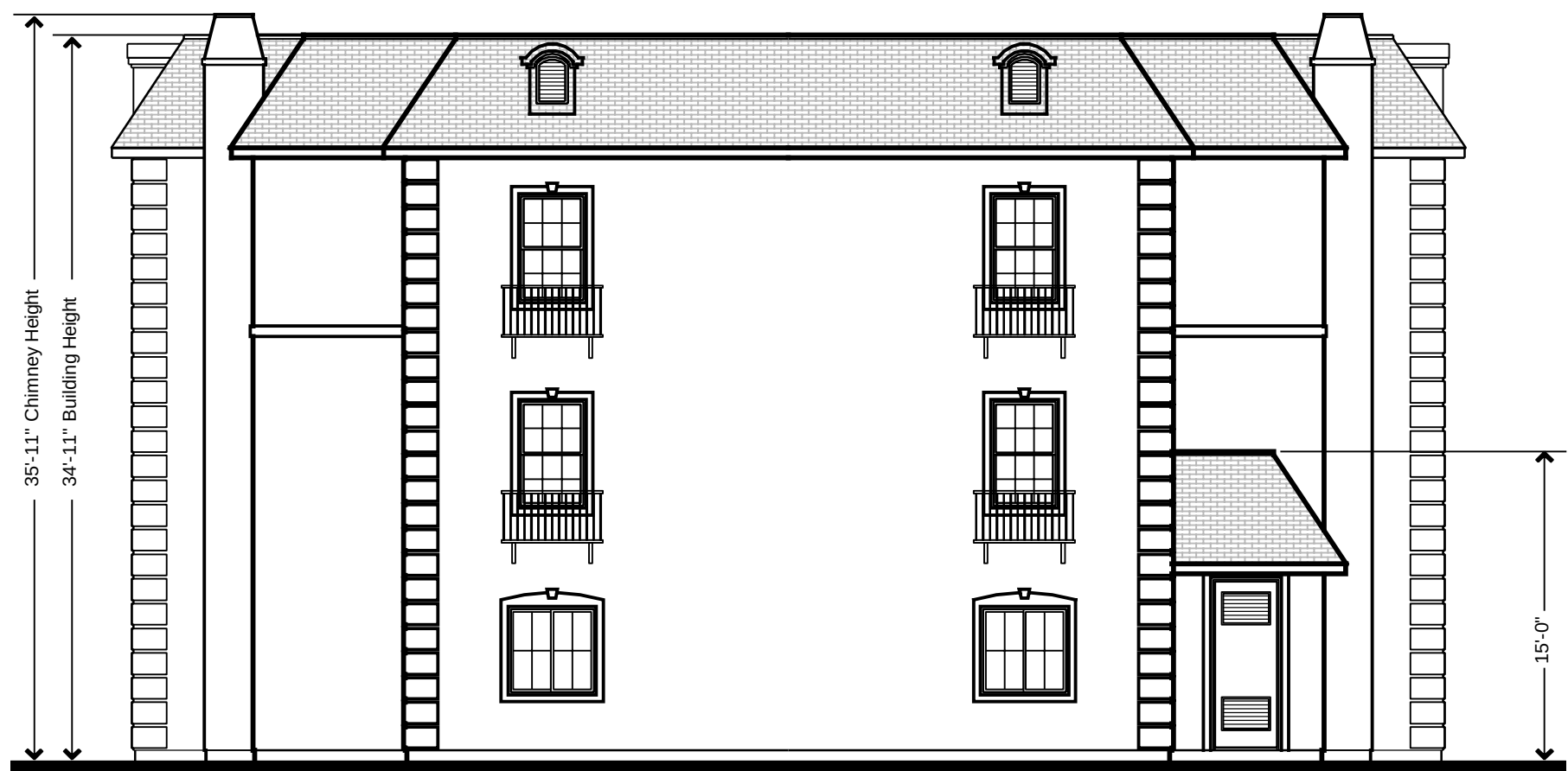
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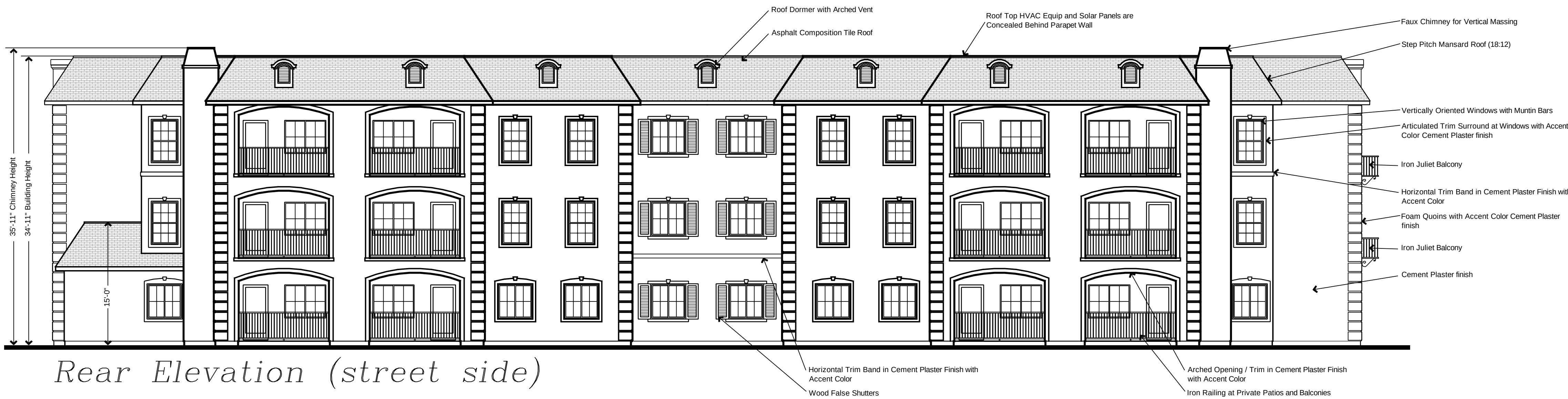
Front Elevation



Left Side

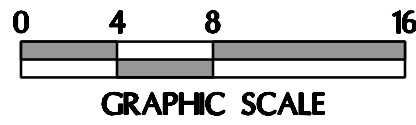


Right Side



Rear Elevation (street side)

ELEVATIONS



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

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Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

Revisions

|     |         |                          |
|-----|---------|--------------------------|
| C   | 1-1-21  | Schematic Design         |
| D   | 2-25-21 | Pre-Application Comments |
| D.1 | 6-17-21 | Planning Comments        |



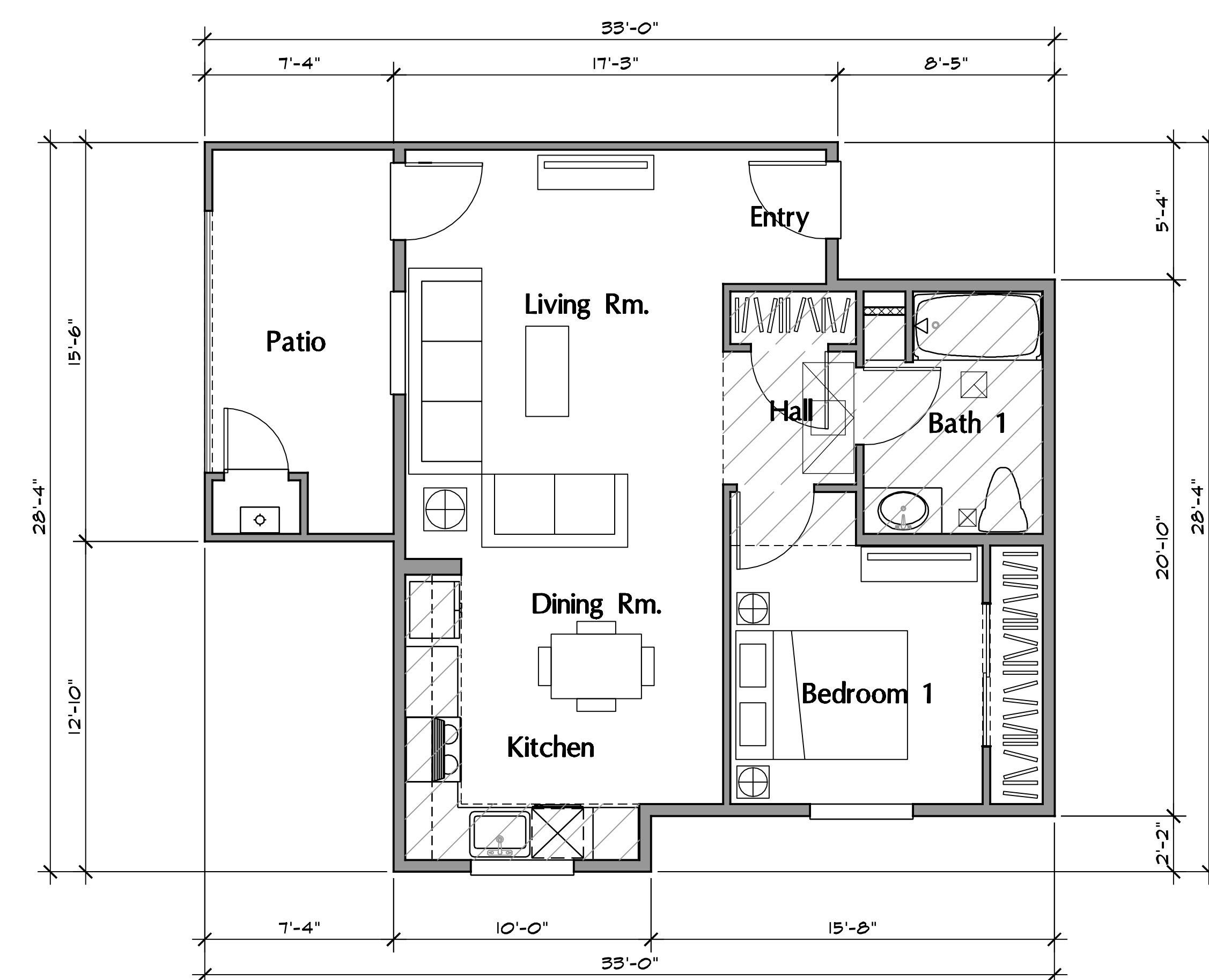
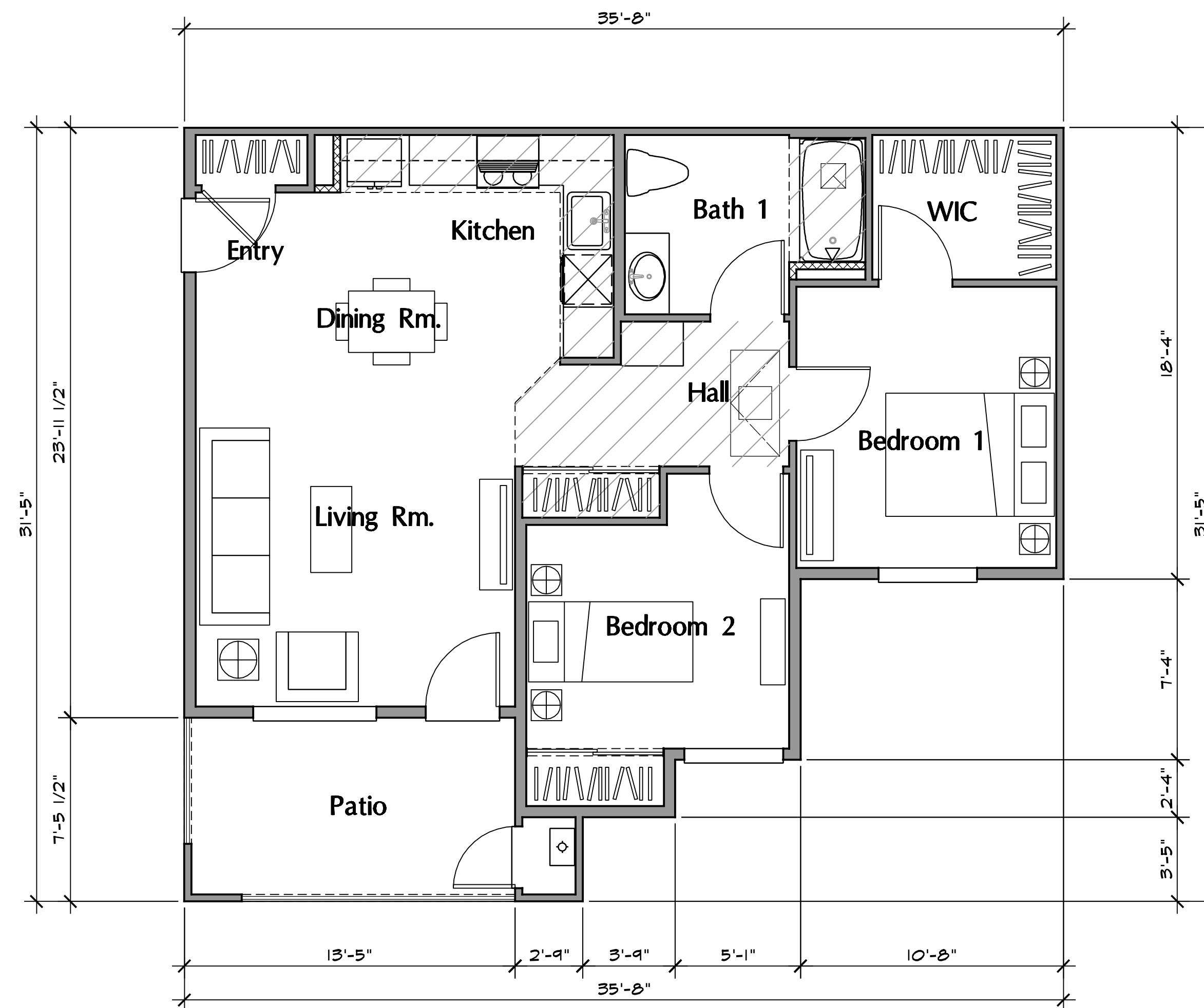
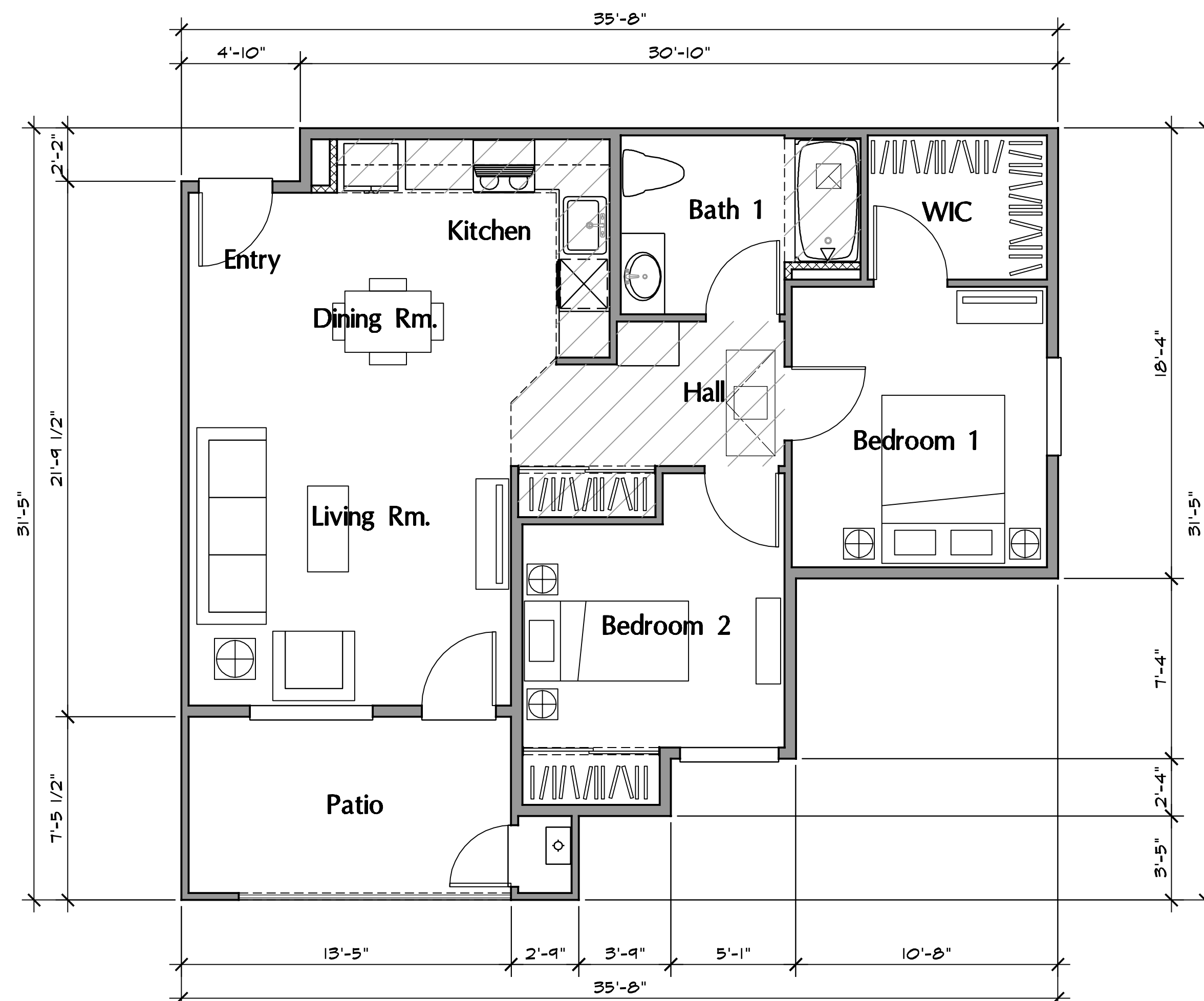
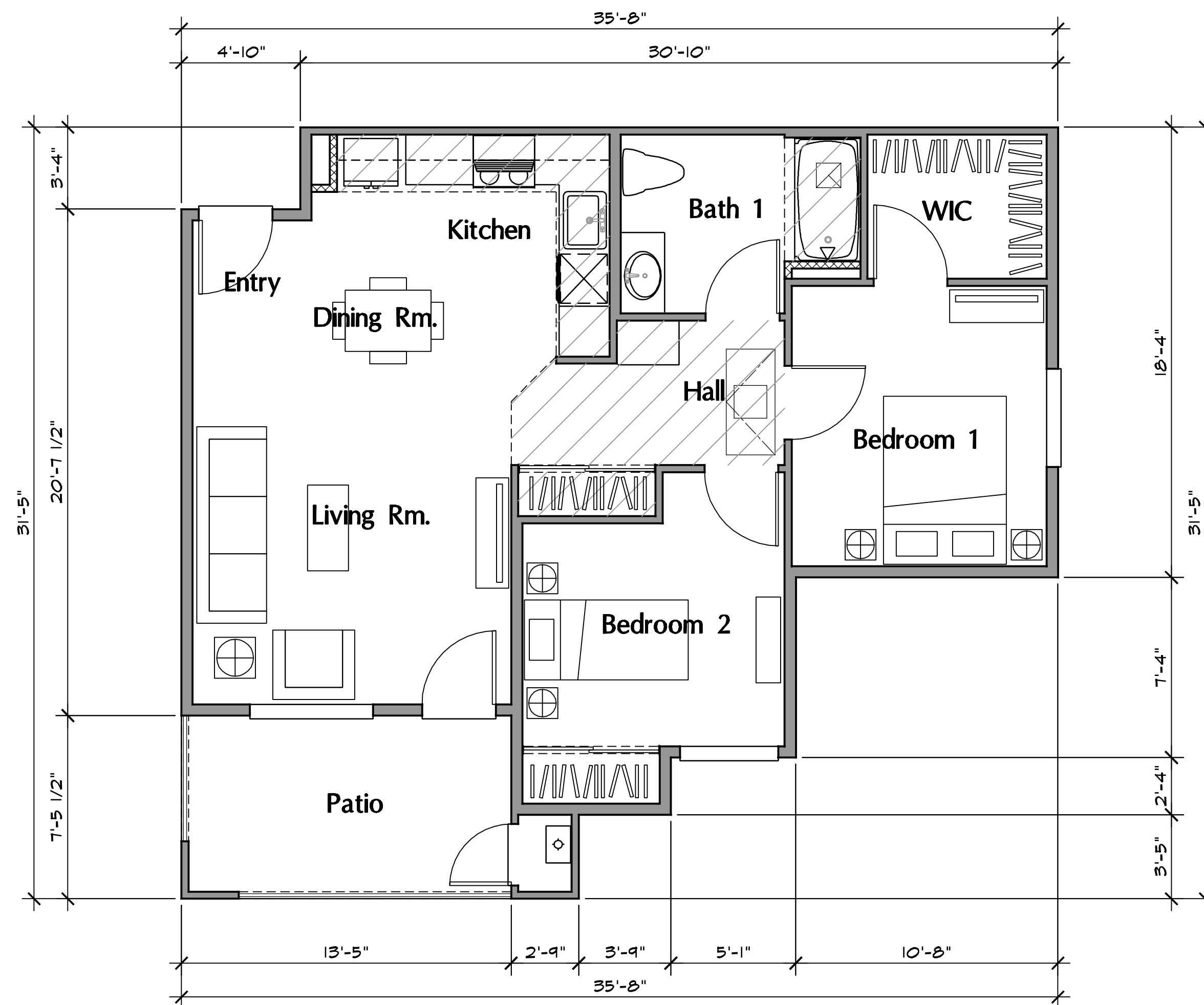
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|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Residential Buildings C, D, E, H,  
I, K, M, & N / Type R-2  
Elevations

A-7.4





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Wildomar, CA. 92595

APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

### Revisions

|  |                                  |
|--|----------------------------------|
|  | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |



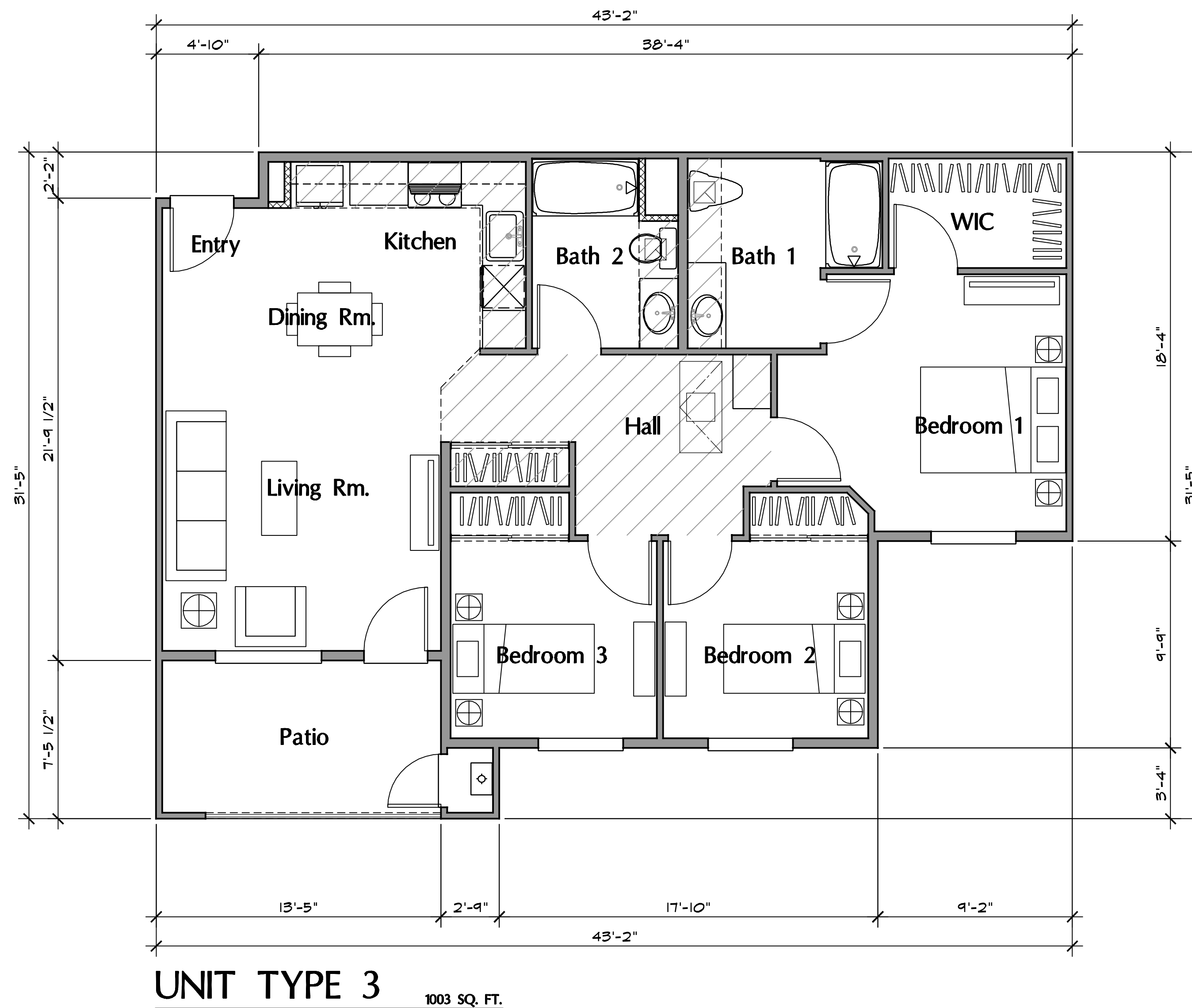
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| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

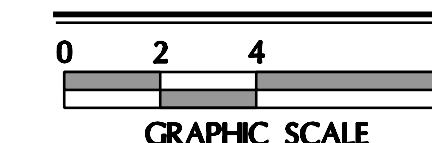
Sheet Title  
Unit Floor Plans

# A-8.0





UNIT FLOOR PLANS



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

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Multi-family Apartments  
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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

Revisions

|  |                                  |
|--|----------------------------------|
|  | 1-1-21 Schematic Design          |
|  | 2-25-21 Pre-Application Comments |
|  | 6-17-21 Planning Comments        |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
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Plot Plan No. 21-0006

Sheet Title  
Unit Floor Plans

A-8.1



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380-100-010, 380-100-011, 380-100-012

Revisions

|   |         |                          |
|---|---------|--------------------------|
| C | 1-1-21  | Schematic Design         |
| D | 2-25-21 | Pre-Application Comments |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title

Building A – Type C-1  
Elevations

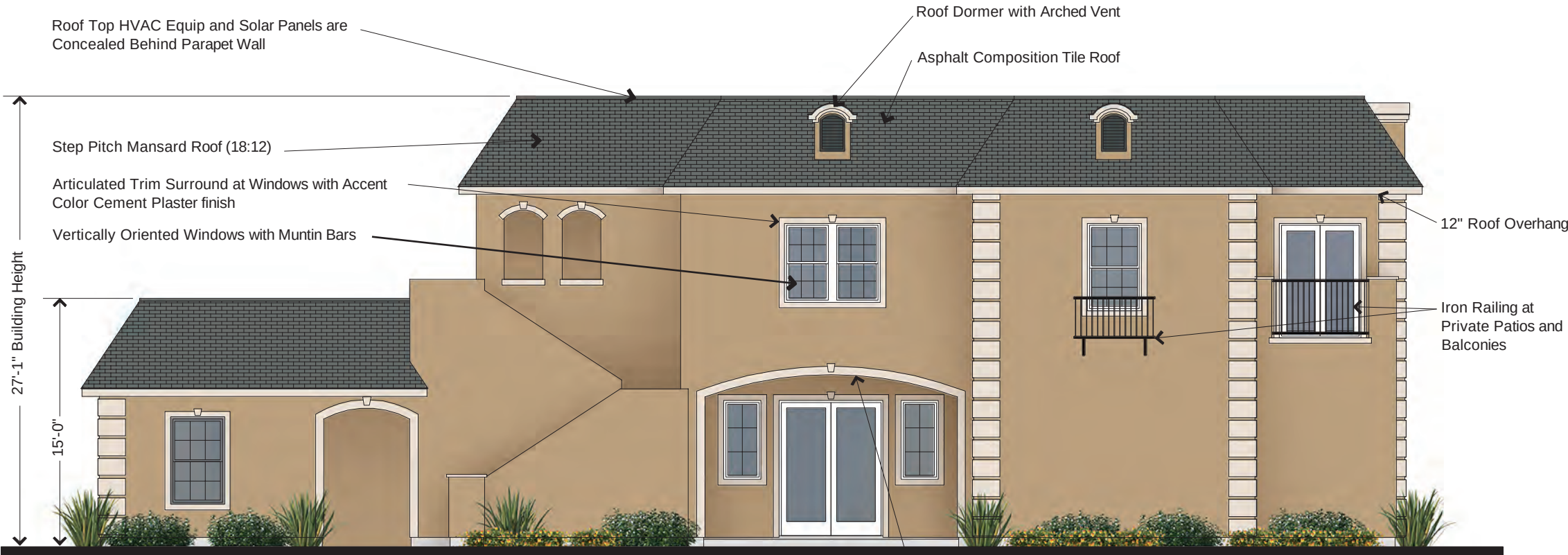
A-1.4



Rear Elevation



Left Side



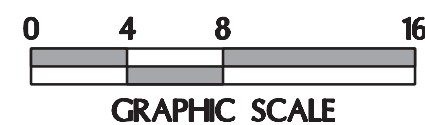
Front Elevation



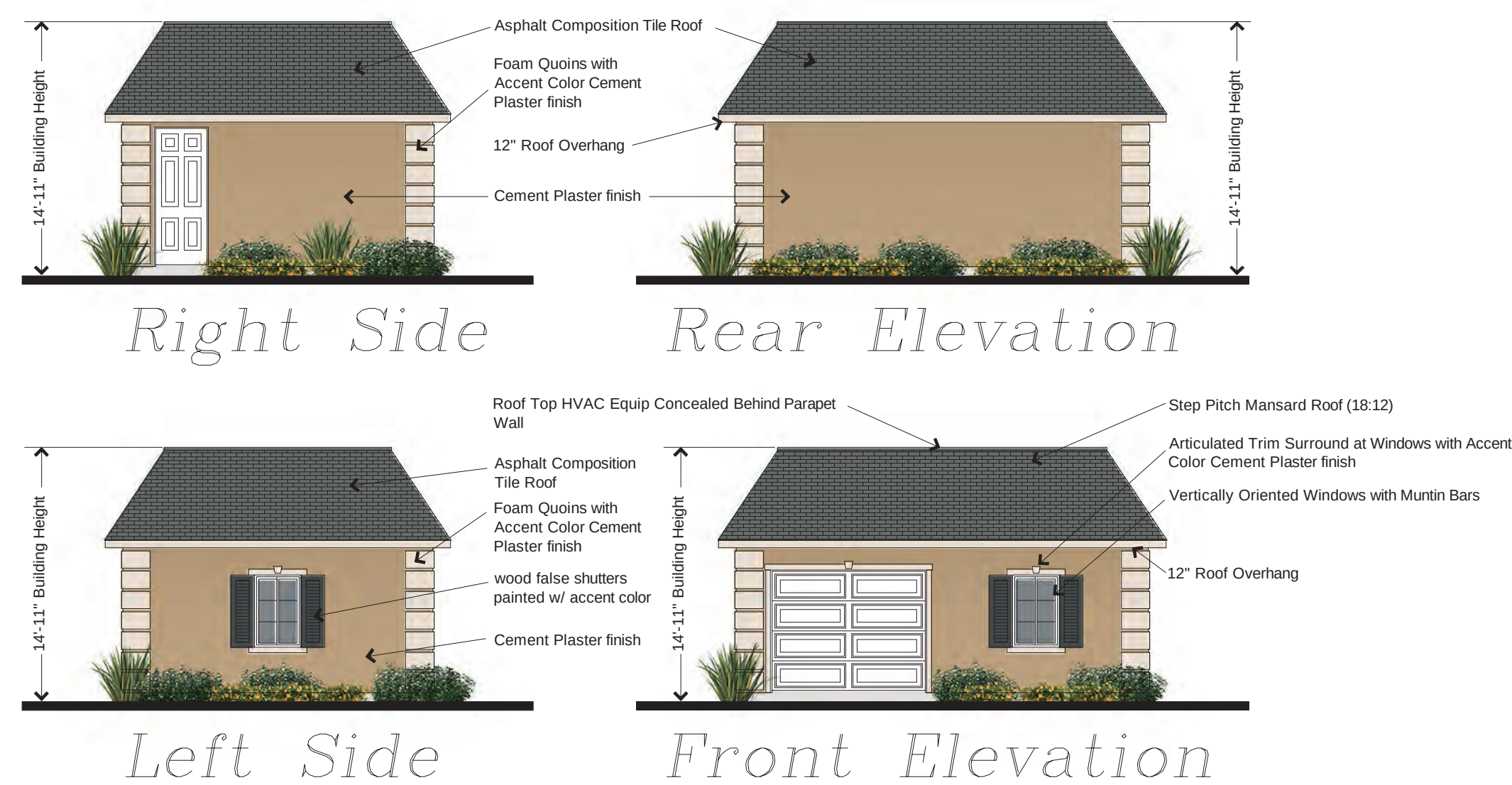
Right Side (street side)

BUILDING A ELEVATIONS

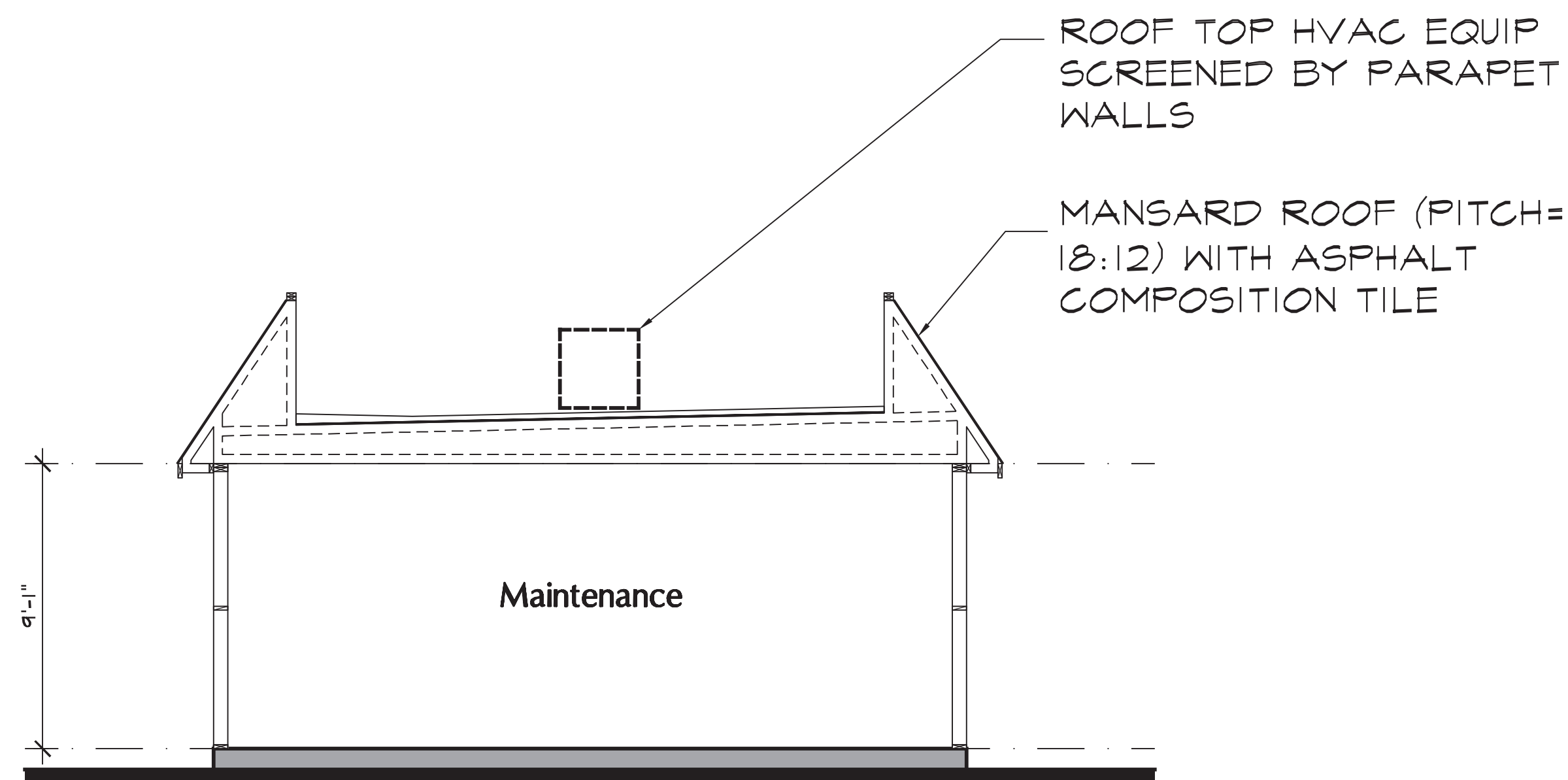
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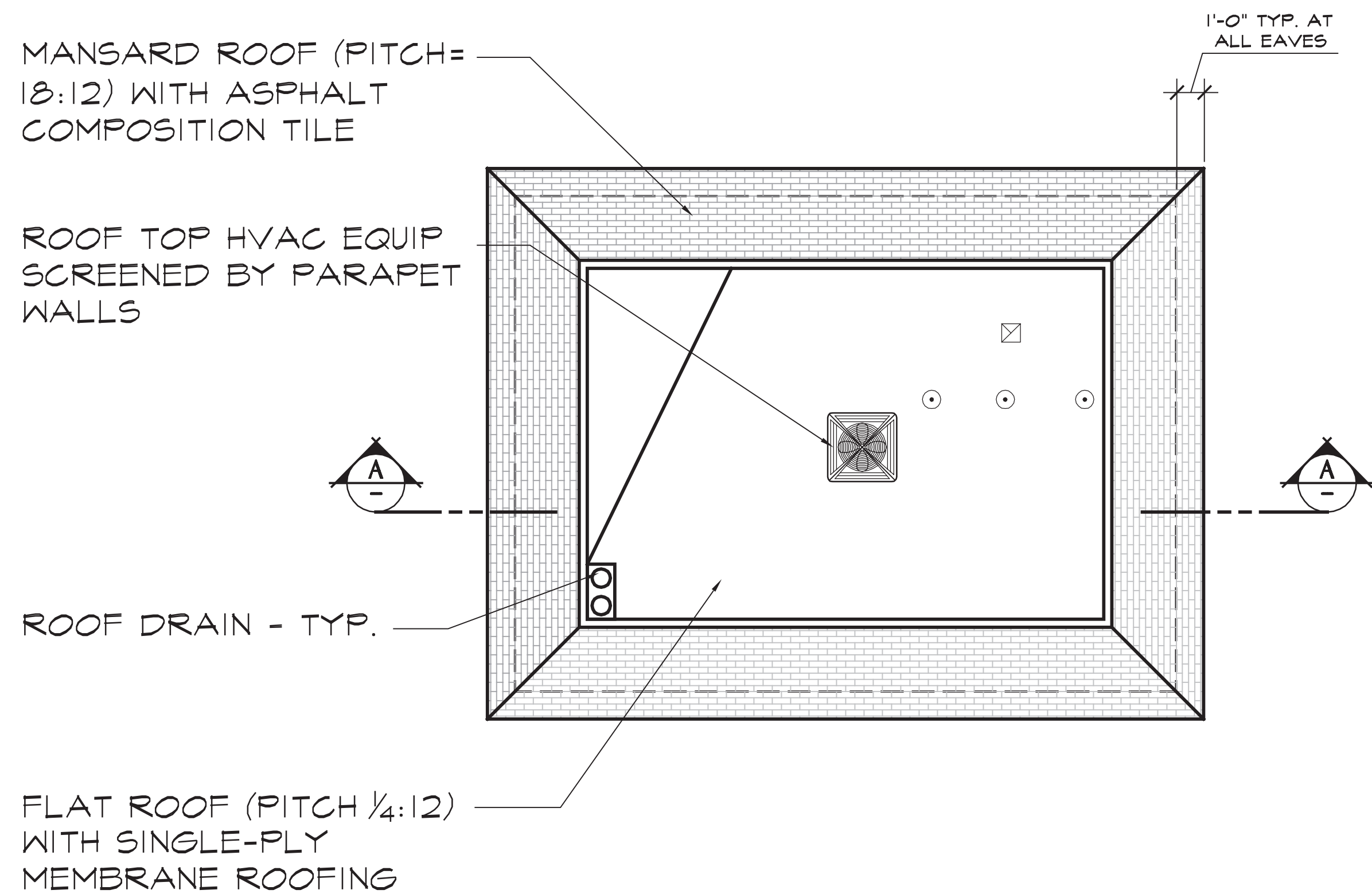




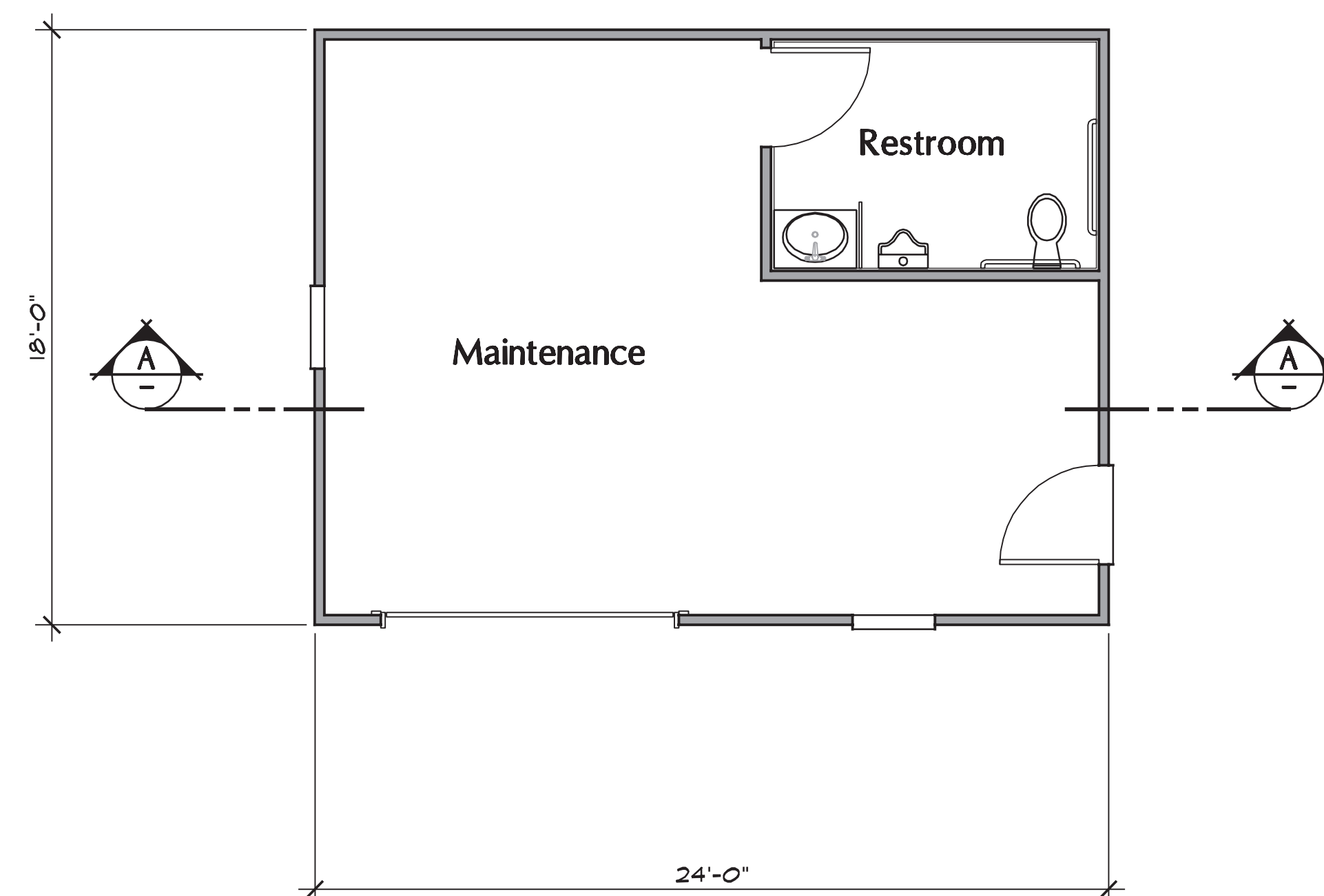
**BUILDING B ELEVATIONS**  
SCALE: 1/8"=1'-0"  
0 4 8 16  
GRAPHIC SCALE



**BUILDING B SECTION A**  
SCALE: 1/4"=1'-0"  
0 2 4 8  
GRAPHIC SCALE



**BUILDING B ROOF PLAN**  
SCALE: 1/4"=1'-0"  
0 2 4 8  
GRAPHIC SCALE  
NORTH



**BUILDING B FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
0 2 4 8  
GRAPHIC SCALE  
NORTH

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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

## Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



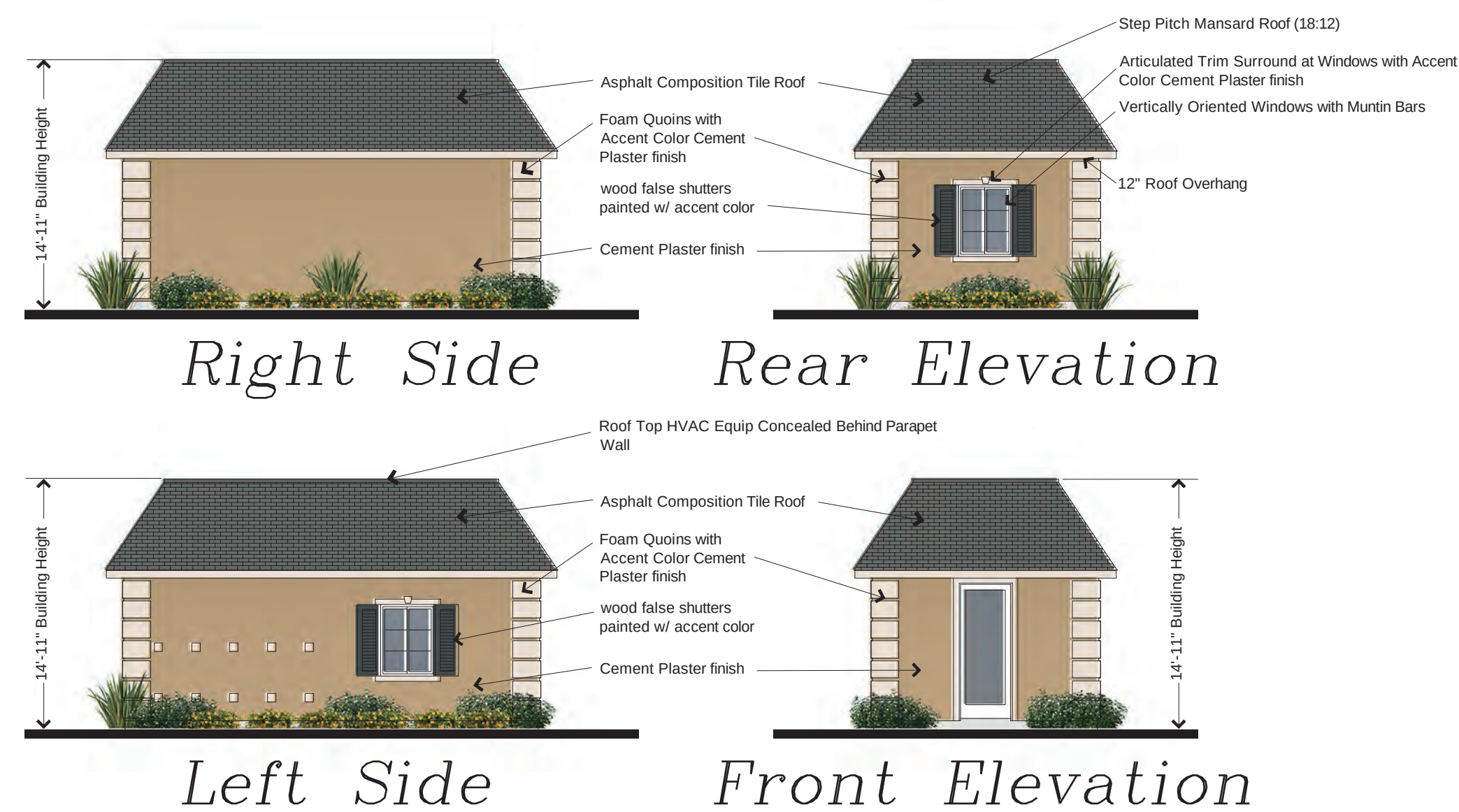
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|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

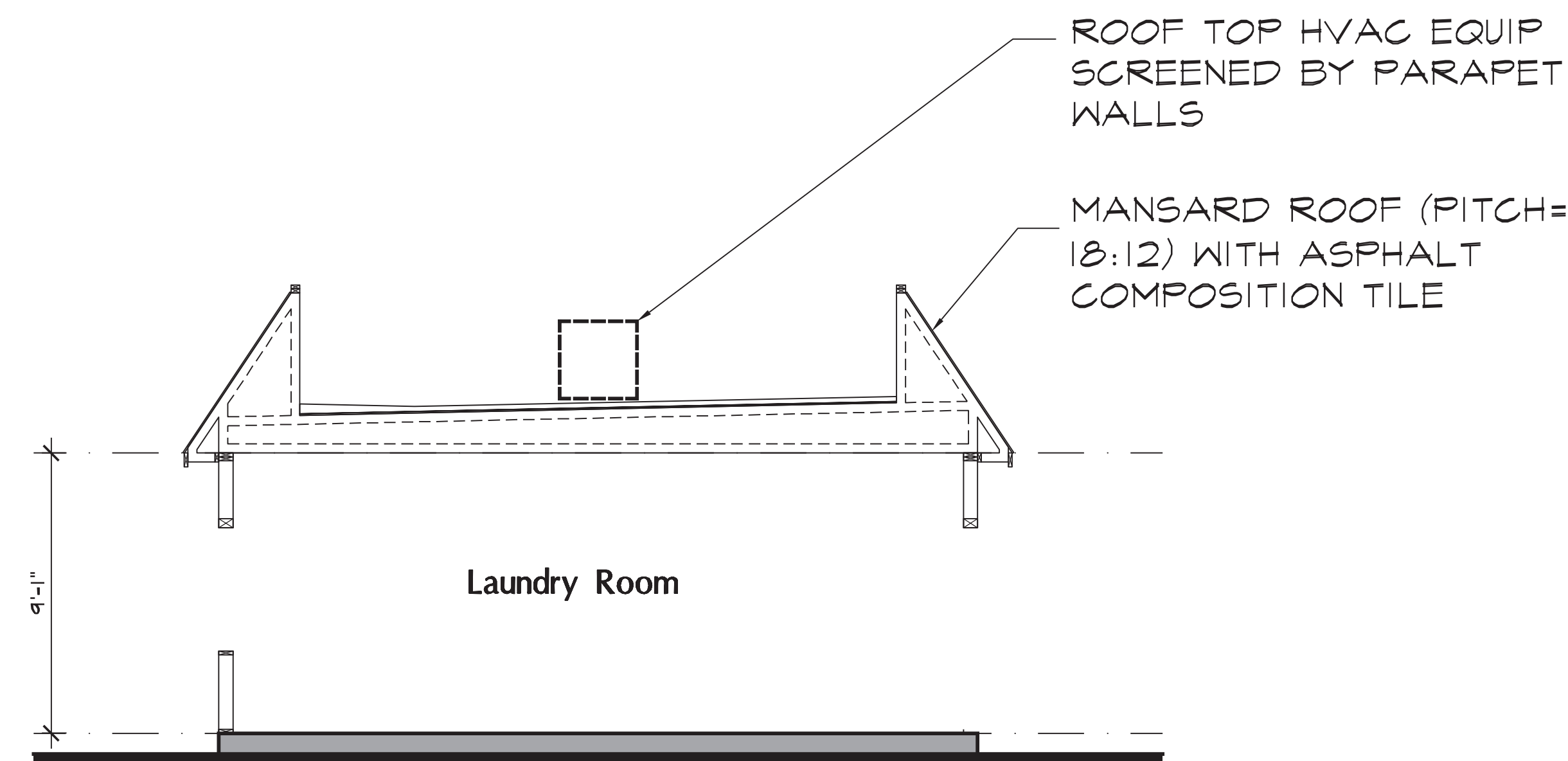
Sheet Title  
Building B - Type C-2  
Plans

**A-2.1**

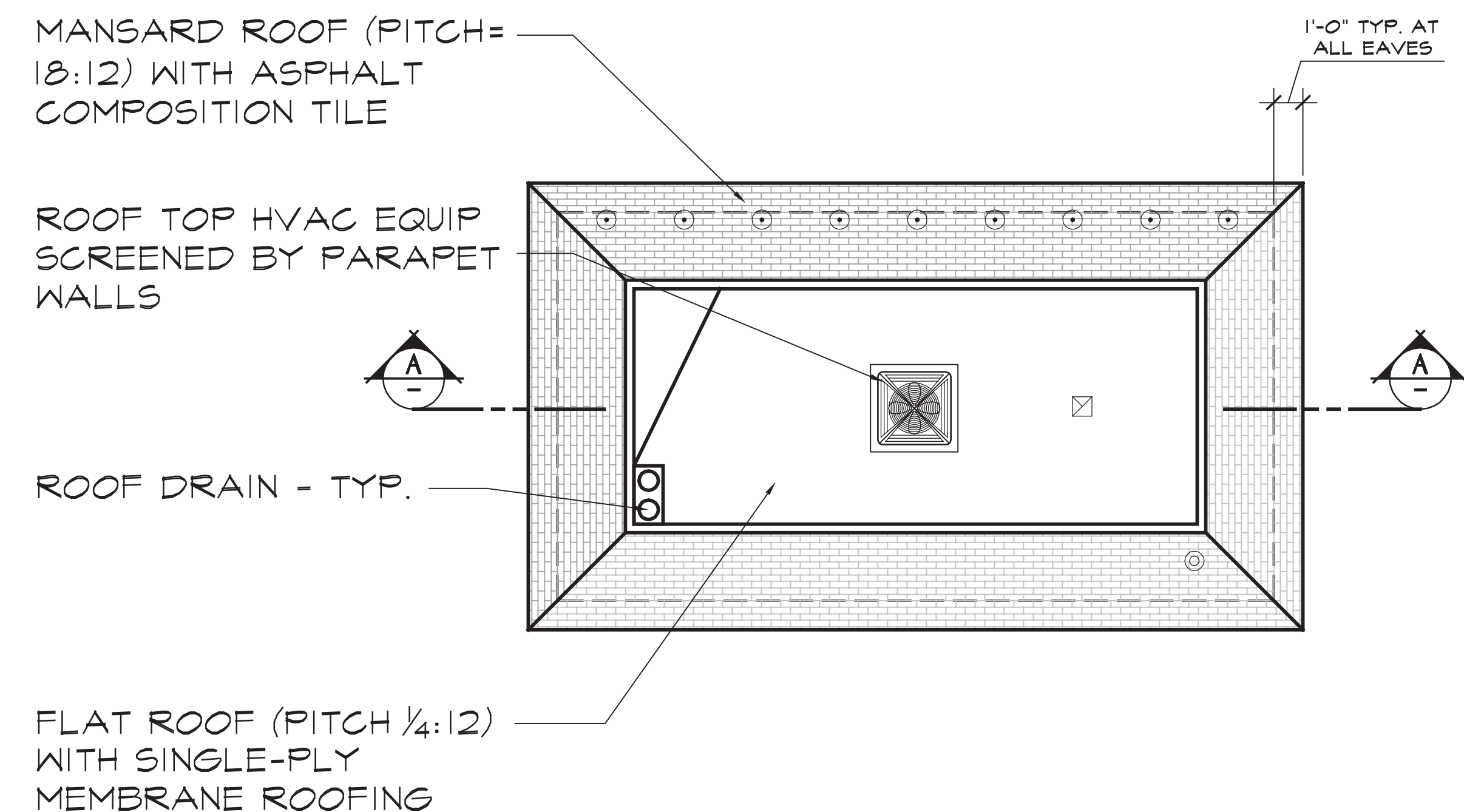




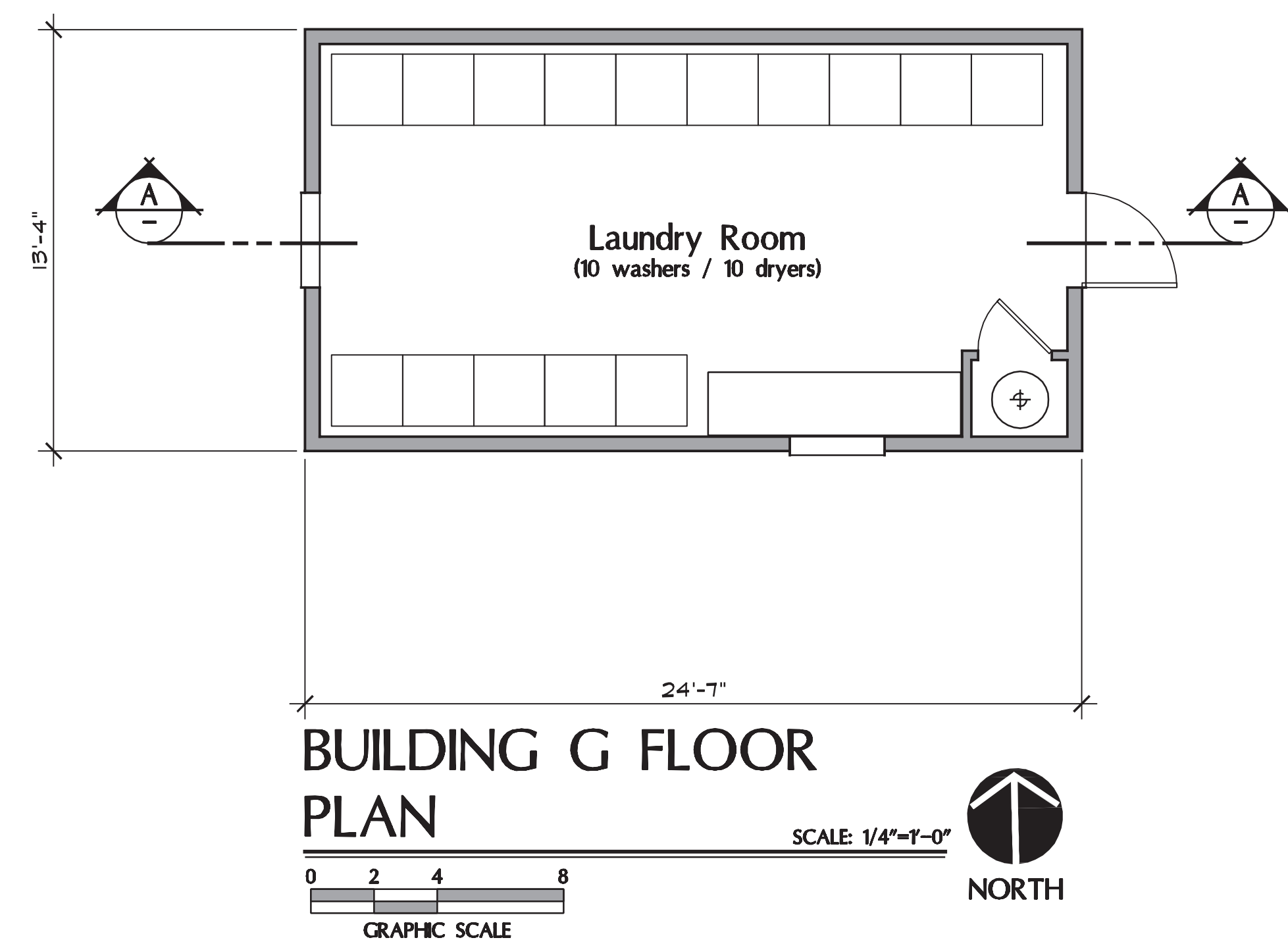
**BUILDING G ELEVATIONS**  
SCALE: 1/8"=1'-0"  
GRAPHIC SCALE



**BUILDING G SECTION A**  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE



**BUILDING G ROOF PLAN**  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE  
NORTH



**BUILDING G FLOOR PLAN**  
SCALE: 1/4"=1'-0"  
GRAPHIC SCALE  
NORTH

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380-100-010, 380-100-011, 380-100-012

**Revisions**

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



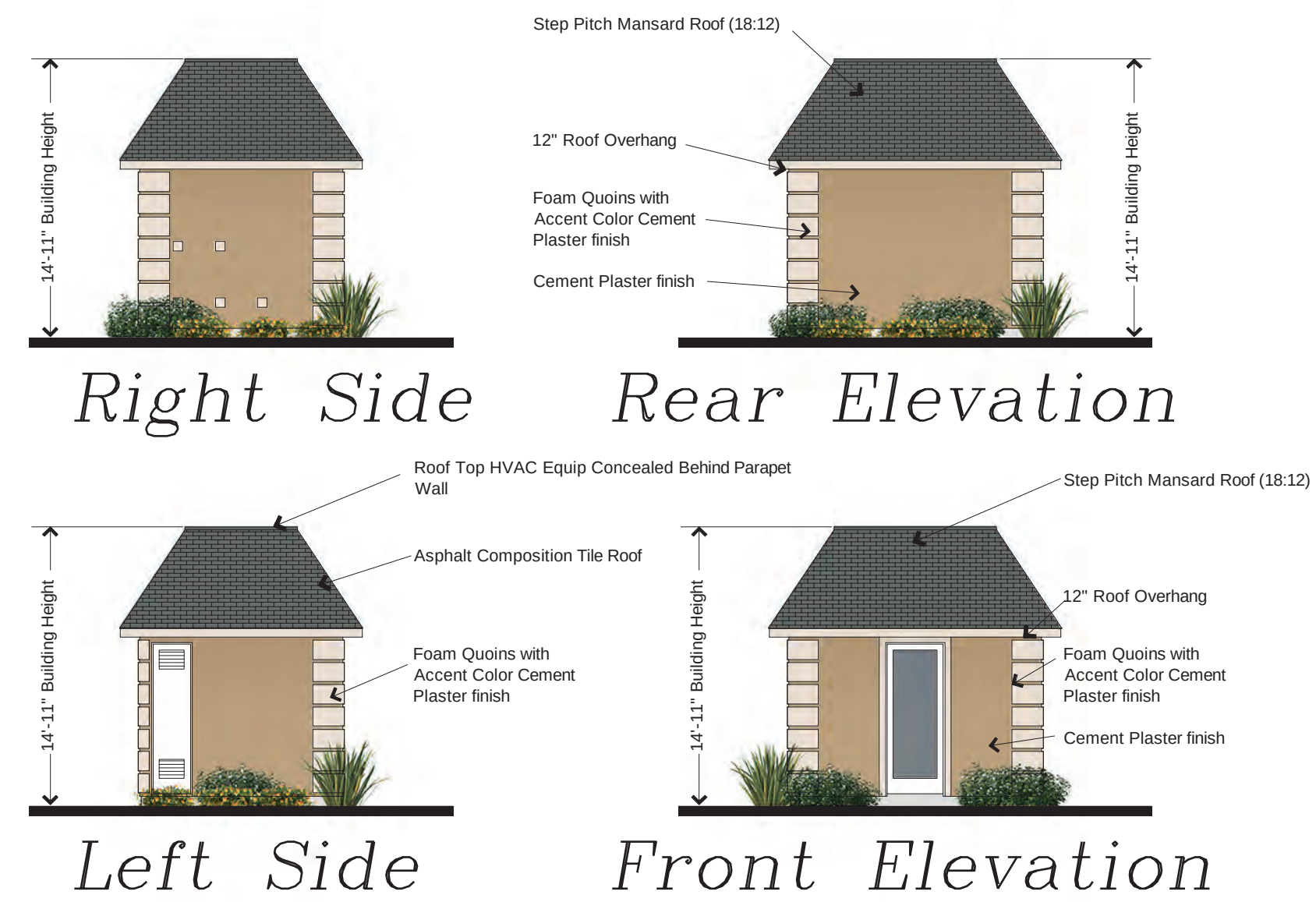
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| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
**Building G - Type C-3  
Plans**

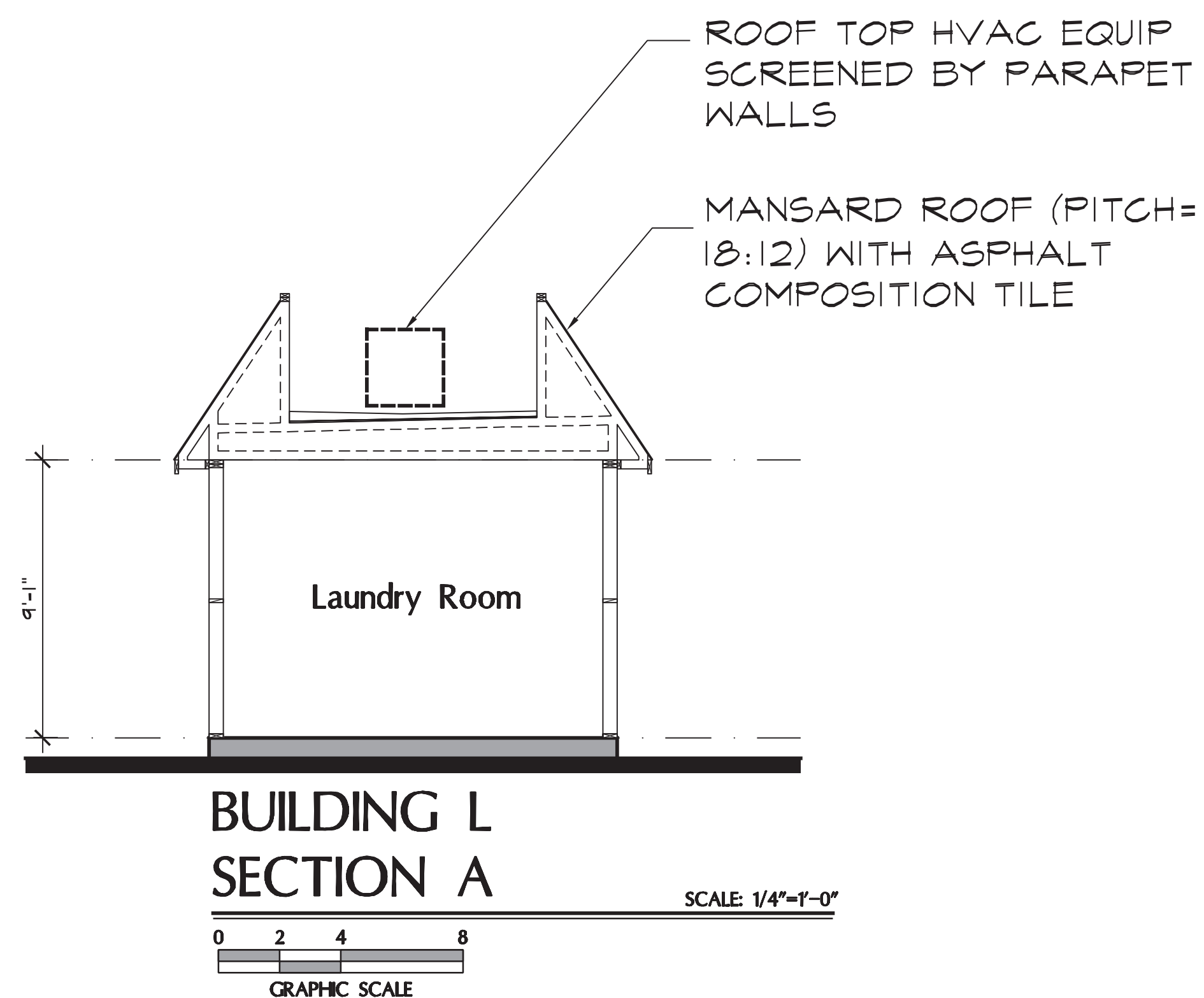
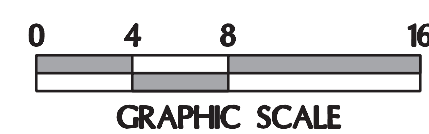
**A-3.1**





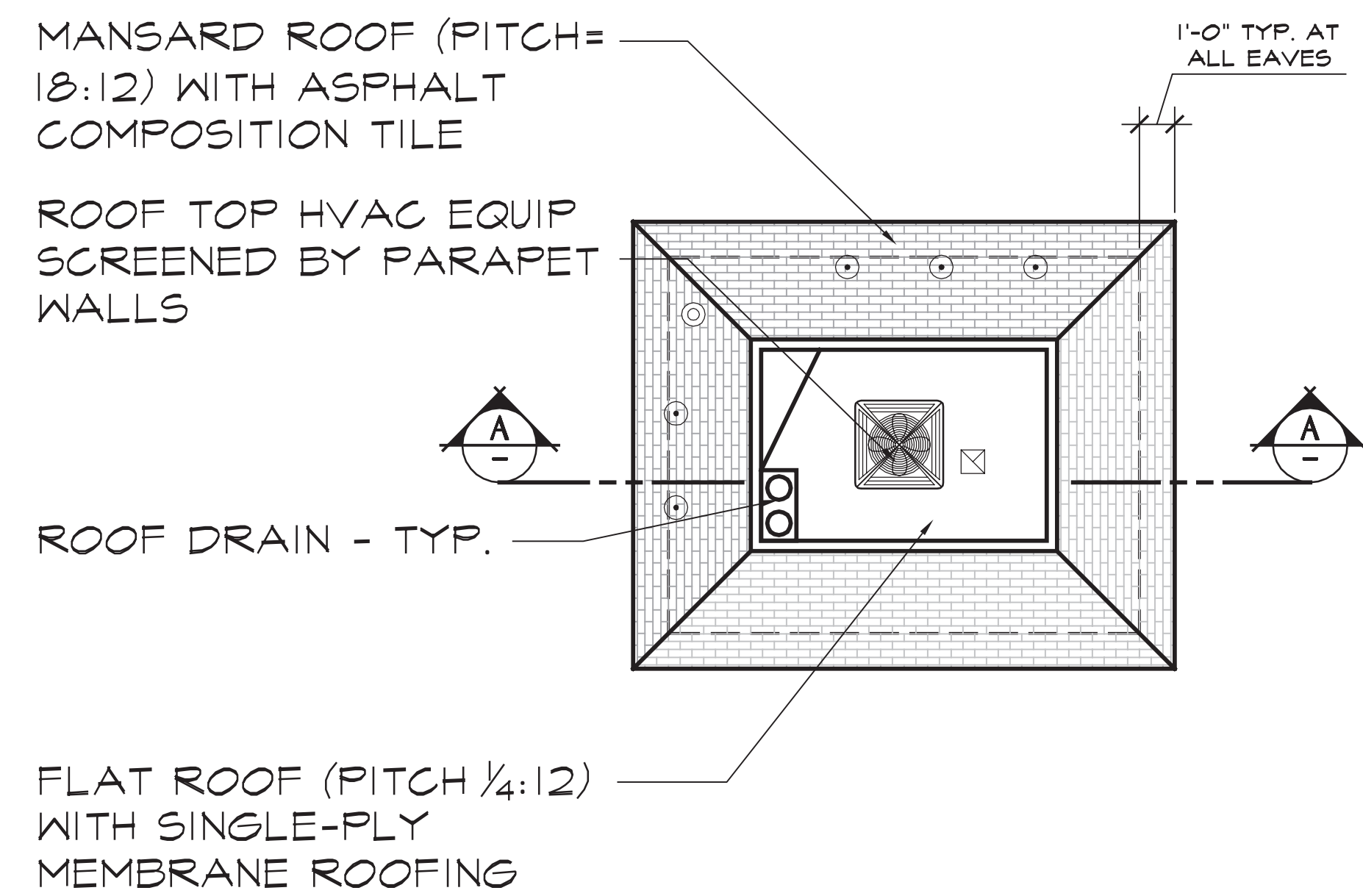
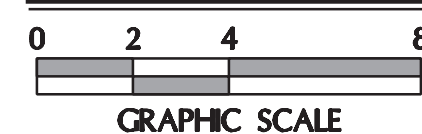
BUILDING L ELEVATIONS

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



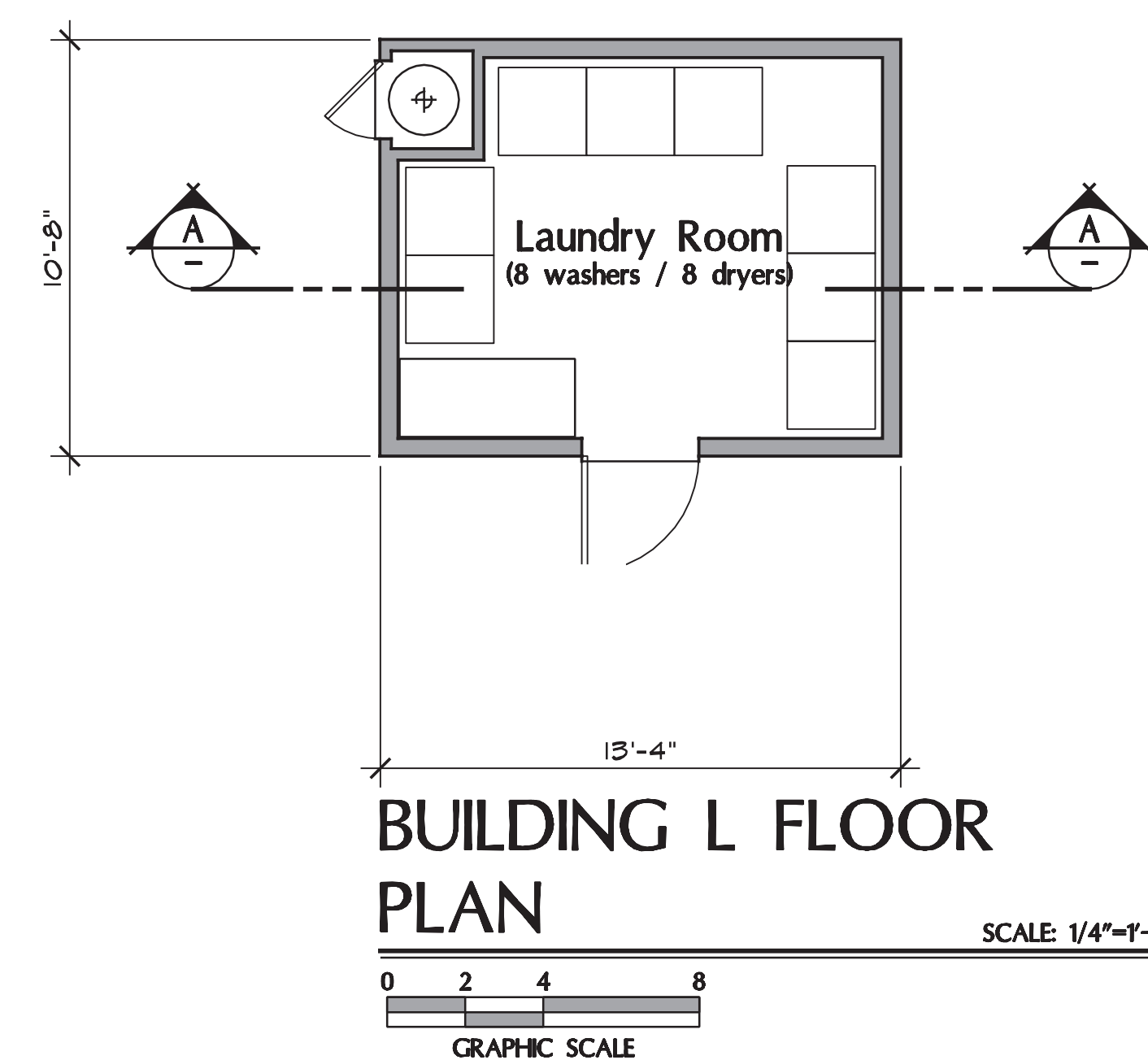
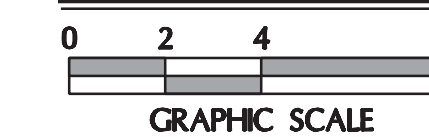
BUILDING L  
SECTION A

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



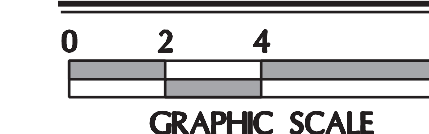
BUILDING L ROOF  
PLAN

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



BUILDING L FLOOR  
PLAN

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



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380-100-010, 380-100-011, 380-100-012

Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Building L - Type C-4  
Plans

A-4.1





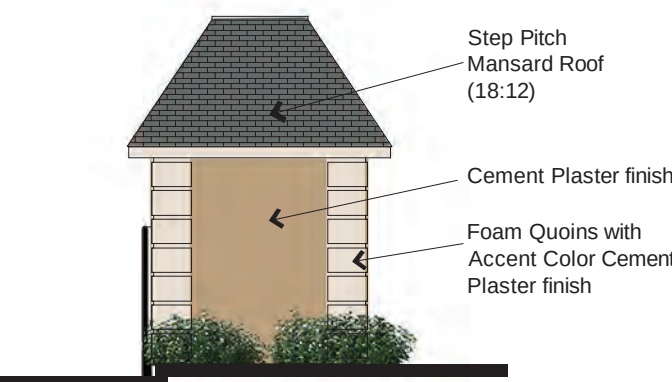
Rear Elevation



Left Side



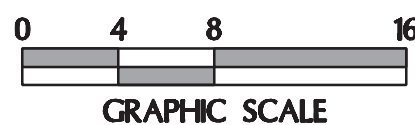
Front Elevation



Right Side

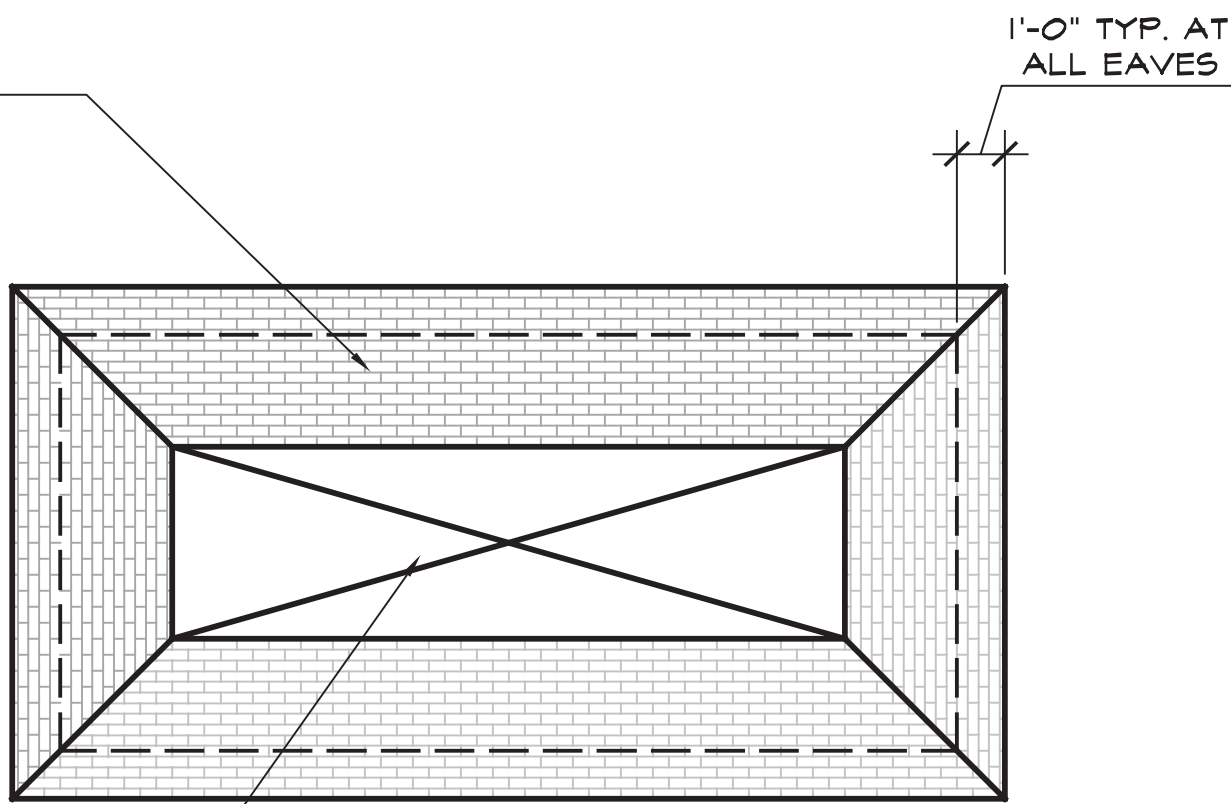
BUILDING ELEVATIONS

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



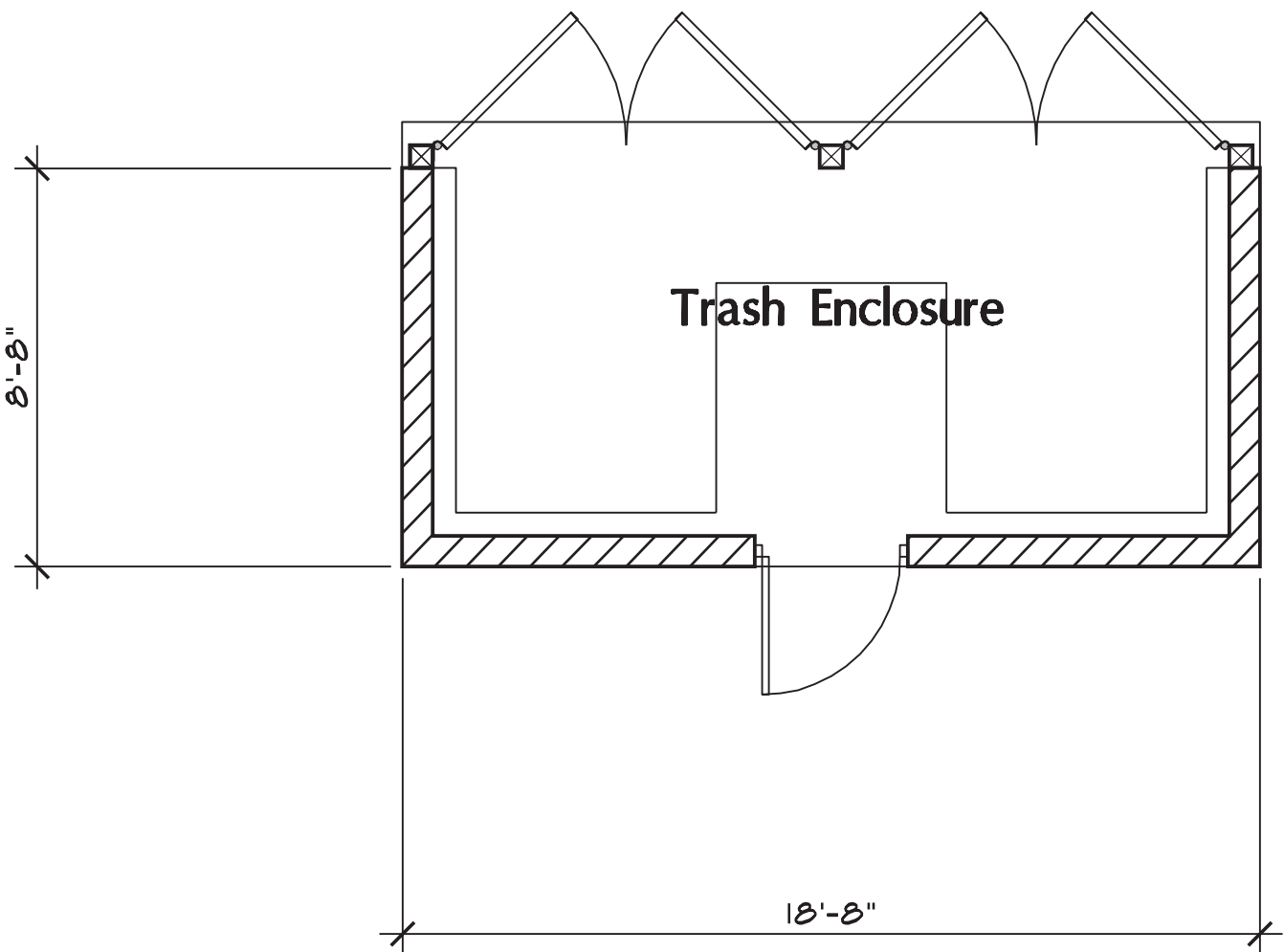
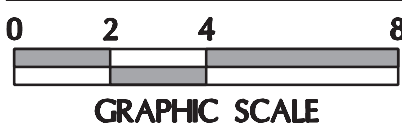
MANSARD ROOF (PITCH= 18:12) WITH ASPHALT COMPOSITION TILE

FLAT ROOF (PITCH 1/4:12) WITH SINGLE-PLY MEMBRANE ROOFING



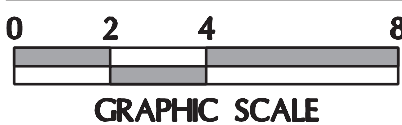
ROOF PLAN

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



FLOOR PLAN

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



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23345 & 23365 Catt Road  
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APN: 380-100-008, 380-100-09,  
380-100-010, 380-100-011, 380-100-012

Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title

Trash Enclosure  
Plans

A-5.1





Rear Elevation (street side)



Left Side



Right Side



Front Elevation

BUILDING F & J ELEVATIONS



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380-100-010, 380-100-011, 380-100-012

Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Building Type R-1  
Elevations

A-6.3





Front Elevation



Left Side

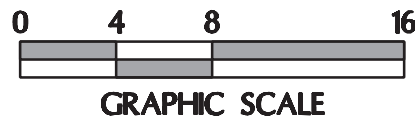


Right Side



Rear Elevation (street side)

BUILDING C, D, E, H, I,  
K, M, & N ELEVATIONS



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

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380-100-010, 380-100-011, 380-100-012

Revisions

|         |                          |
|---------|--------------------------|
| 1-1-21  | Schematic Design         |
| 2-25-21 | Pre-Application Comments |



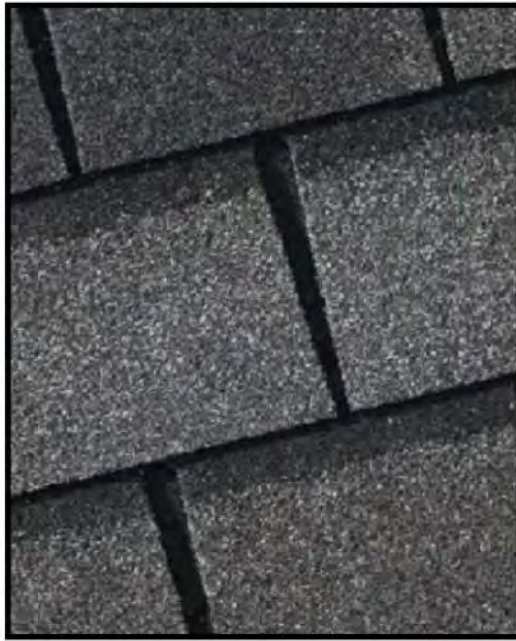
|                  |                   |
|------------------|-------------------|
| Job No.<br>1990N | Date<br>10/12/20  |
| Drawn By<br>WGA  | Checked By<br>WGA |

Plot Plan No. 21-0006

Sheet Title  
Building Type R-2  
Elevations

A-7.4





**GAF - SLATELINE  
ANTIQUE SLATE  
(MANSARD ROOFS)**

**ST-01**

**CEMENT PLASTER  
LAHABRA STUCCO  
(16/20 SMOOTH)  
CUSTOM COLOR - DE6200**

**P-01**

**BUILDING ACCENTS/TRIMS  
DUNN EDWARDS - DEW311  
FRENCH WHITE**

**P-02**

**IRON RAILINGS/  
SHUTTERS & DORMER VENTS  
DUNN EDWARDS/BLACK**



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