

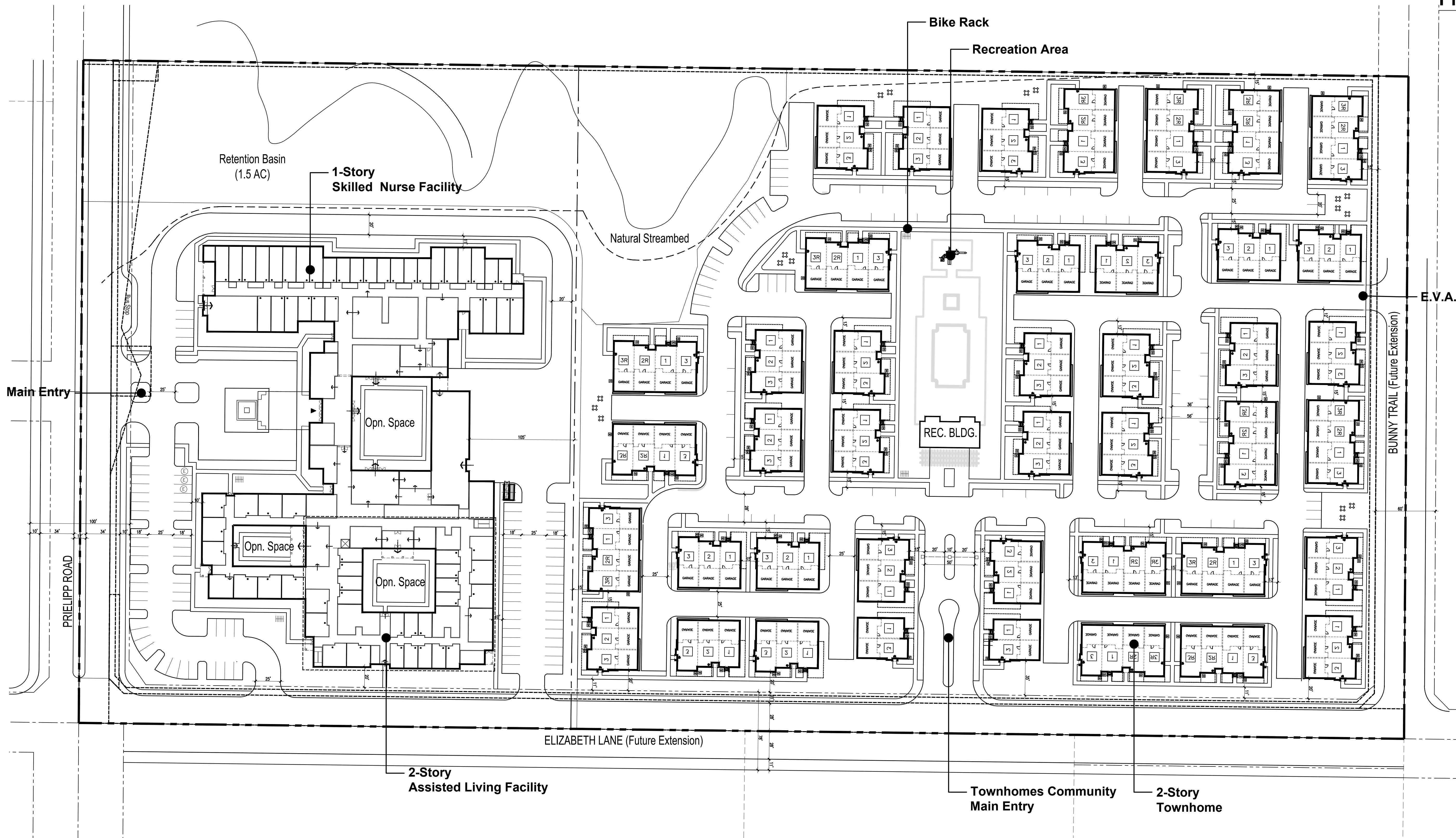
HORIZONS

WILDOMAR, CALIFORNIA

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Project Summary

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

TOWNHOMES

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

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

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

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

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

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

SENIOR LIVING

Area	4.87 AC (Net)
Recreation Area	0.33 AC

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

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

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

HORIZONS



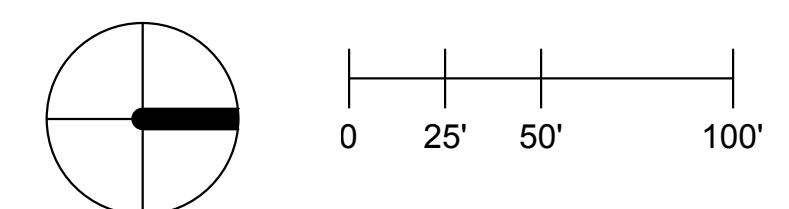
Strata Equity Group
4370 La Jolla Village Dr. Suite 960
San Diego, CA 92122
(858) 546-0900

SITE PLAN of Development

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

12.07.2015
01.09.2015



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



AI.0

Project Summary

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

TOWNHOMES

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- Required	1.3* AC
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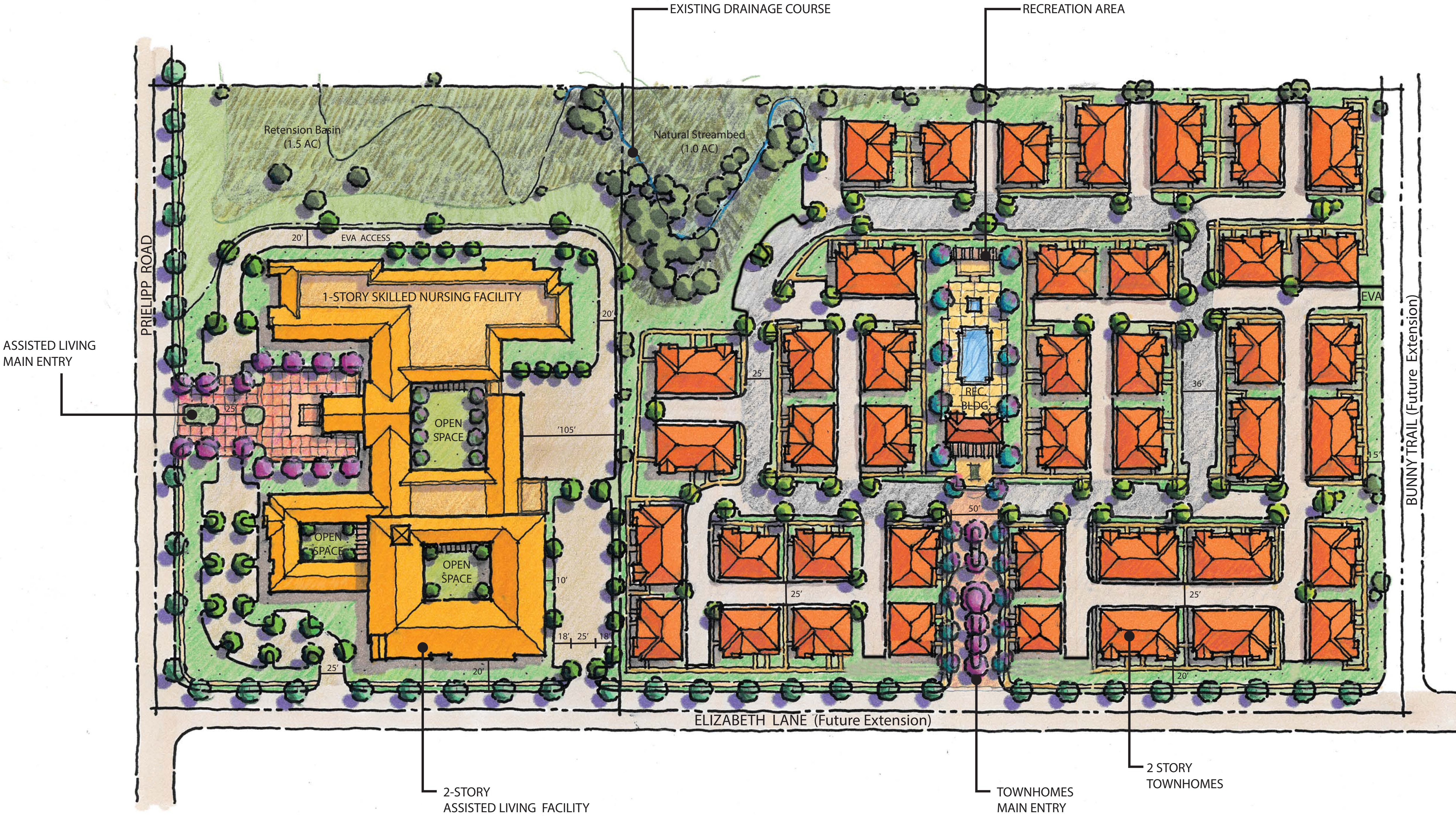
SENIOR LIVING

Area	4.87 AC (Net)
Recreation Area	0.33 AC

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

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

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



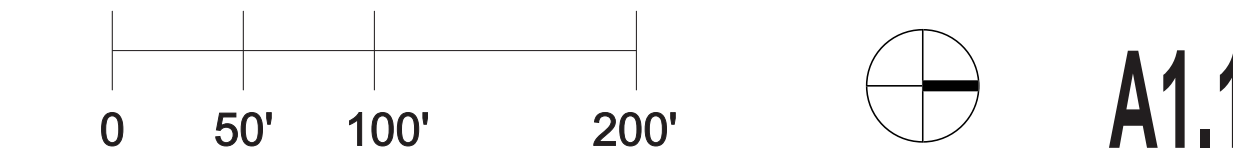
HORIZONS



ILLUSTRATIVE SITE PLAN

WILDOMAR, CALIFORNIA
KTGY # 2013-0123

January, 2015



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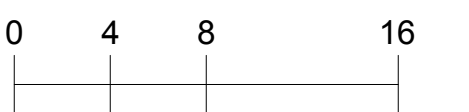




2ND FLOOR PLAN



1ST FLOOR PLAN



HORIZONS



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(858) 546-0900

TOWNHOMES BUILDING PLAN-BLDG.A (2Units)

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015

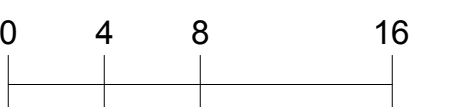
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A2.0



TOWNHOMES BUILDING PLAN-BLDG. B(3Units)



A2.1

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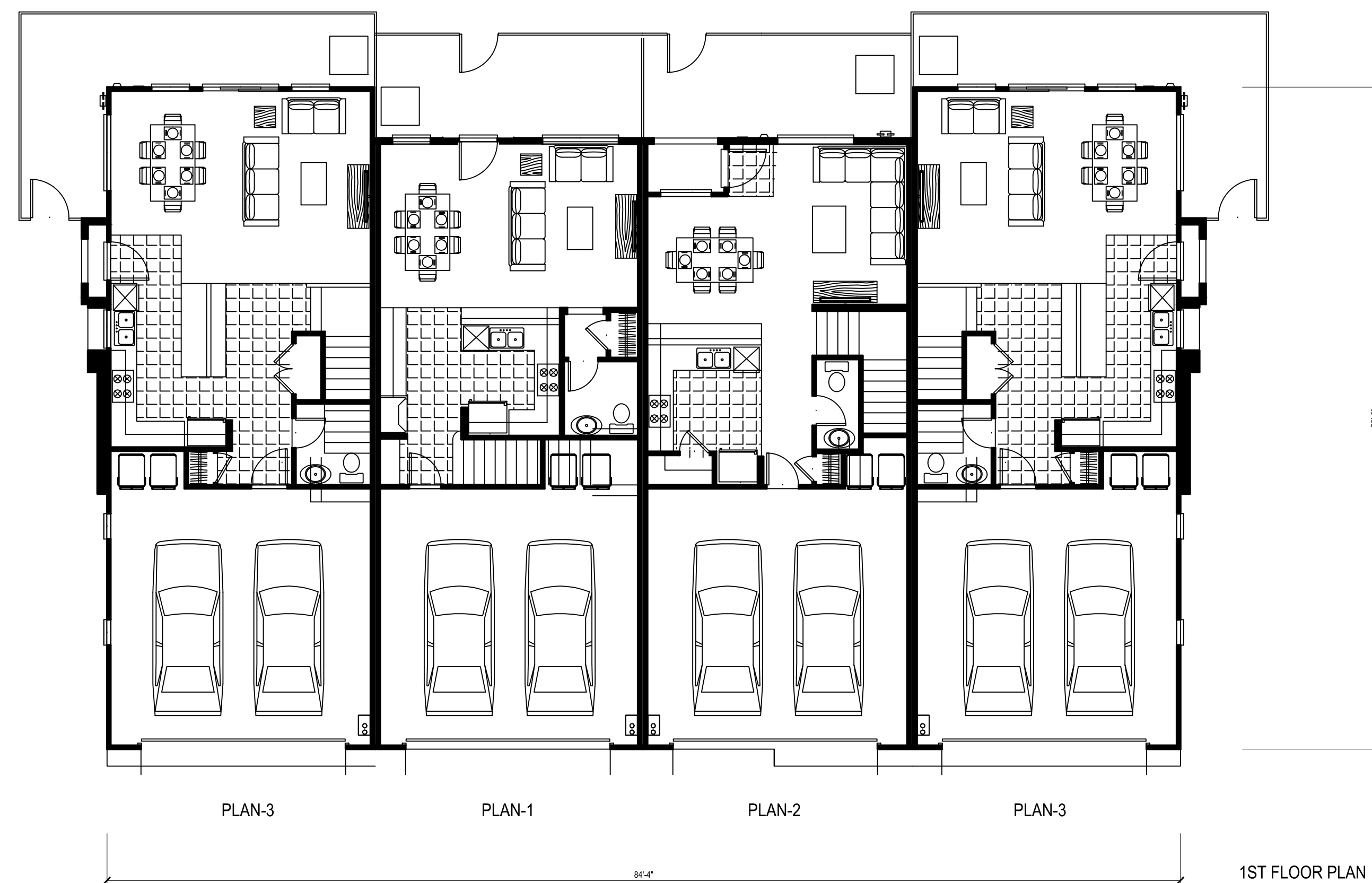
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01.09.2015

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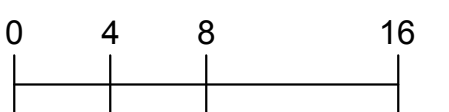




2ND FLOOR PLAN



1ST FLOOR PLAN



HORIZONS



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San Diego, CA 92122
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TOWNHOMES BUILDING PLAN-BLDG.C(4Units)

WILDOMAR, CALIFORNIA

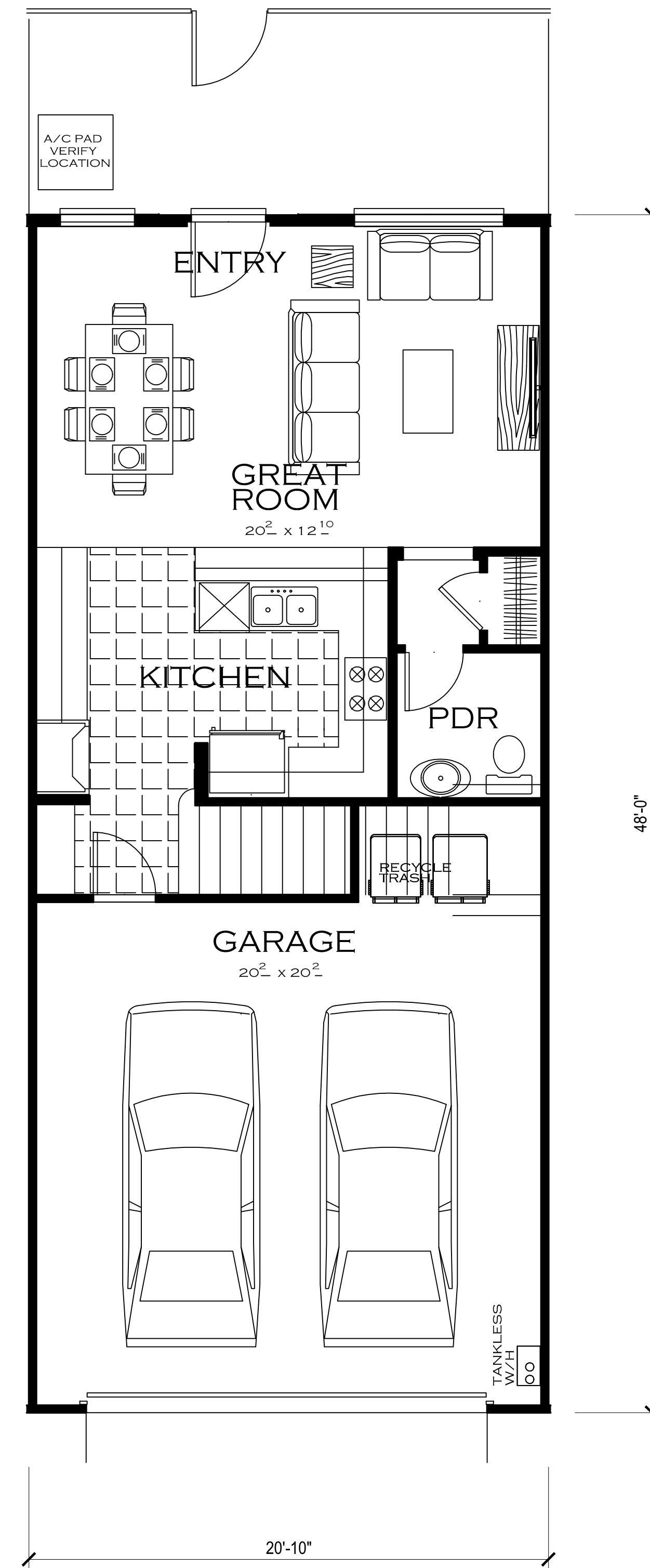
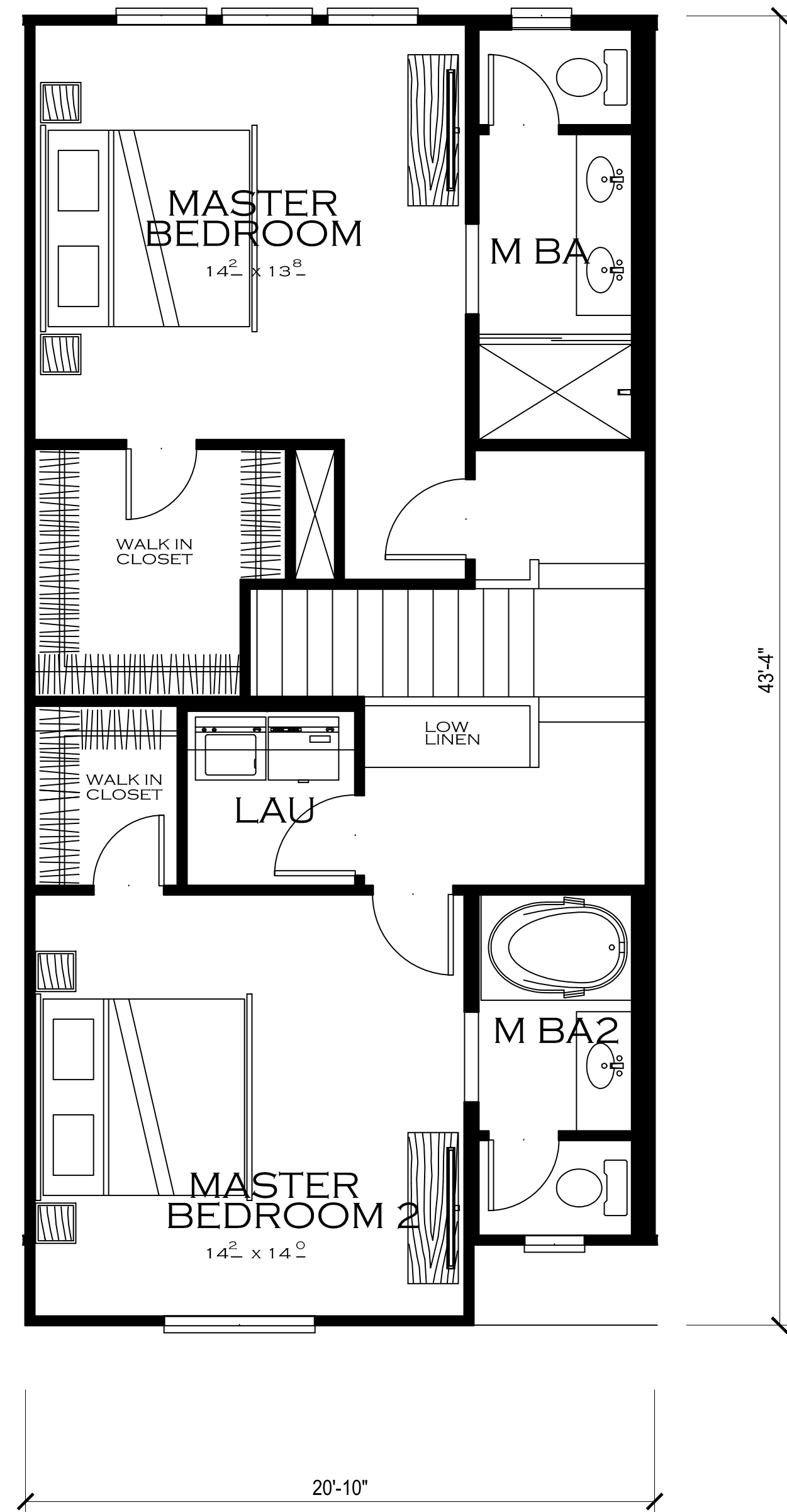
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01.09.2015

A2.2

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

TOWNHOMES UNIT PLANS PLAN - 1

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015

0 2 4 8

A2.3

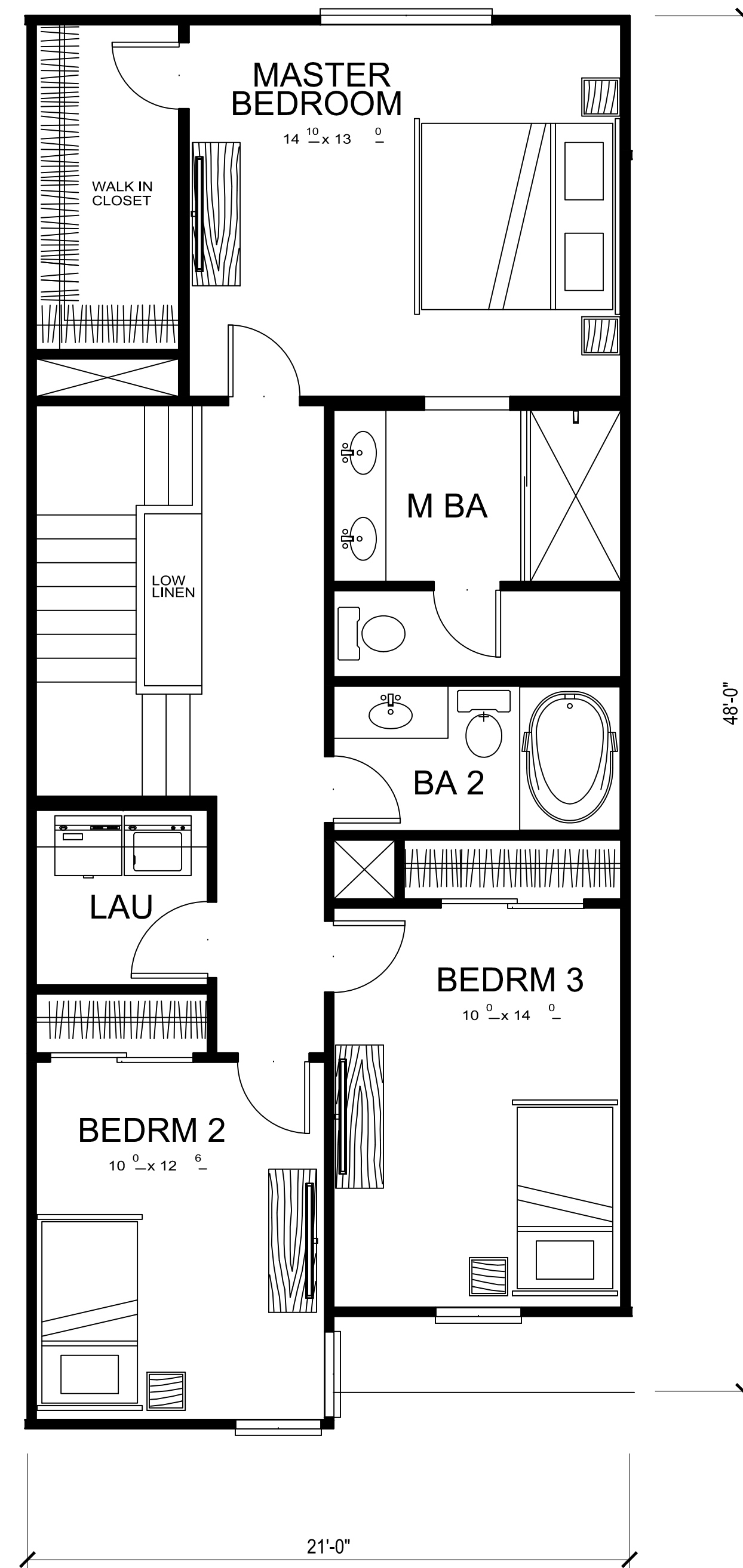
HORIZONS



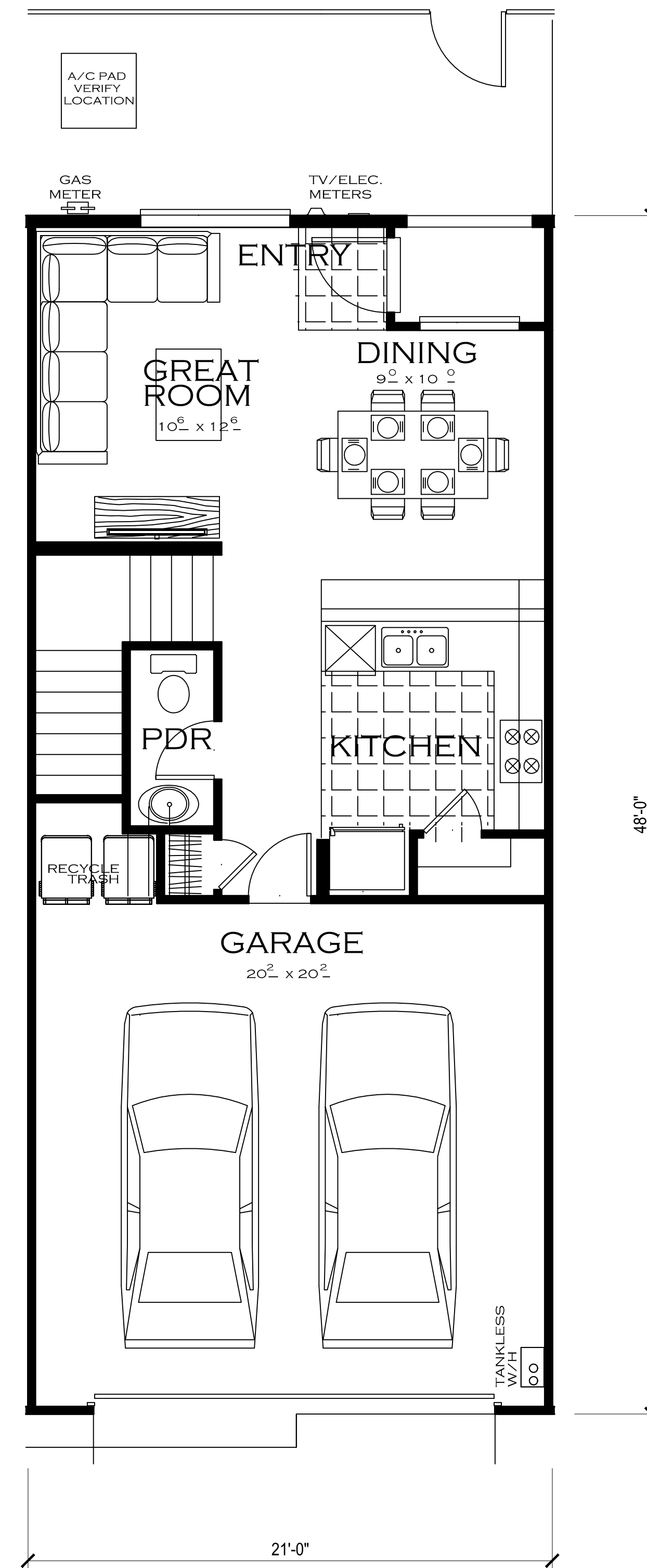
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2F



1F

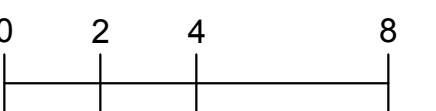
1463 S.F. (Gross)
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TOWNHOMES UNIT PLANS PLAN - 2

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015



A2.4

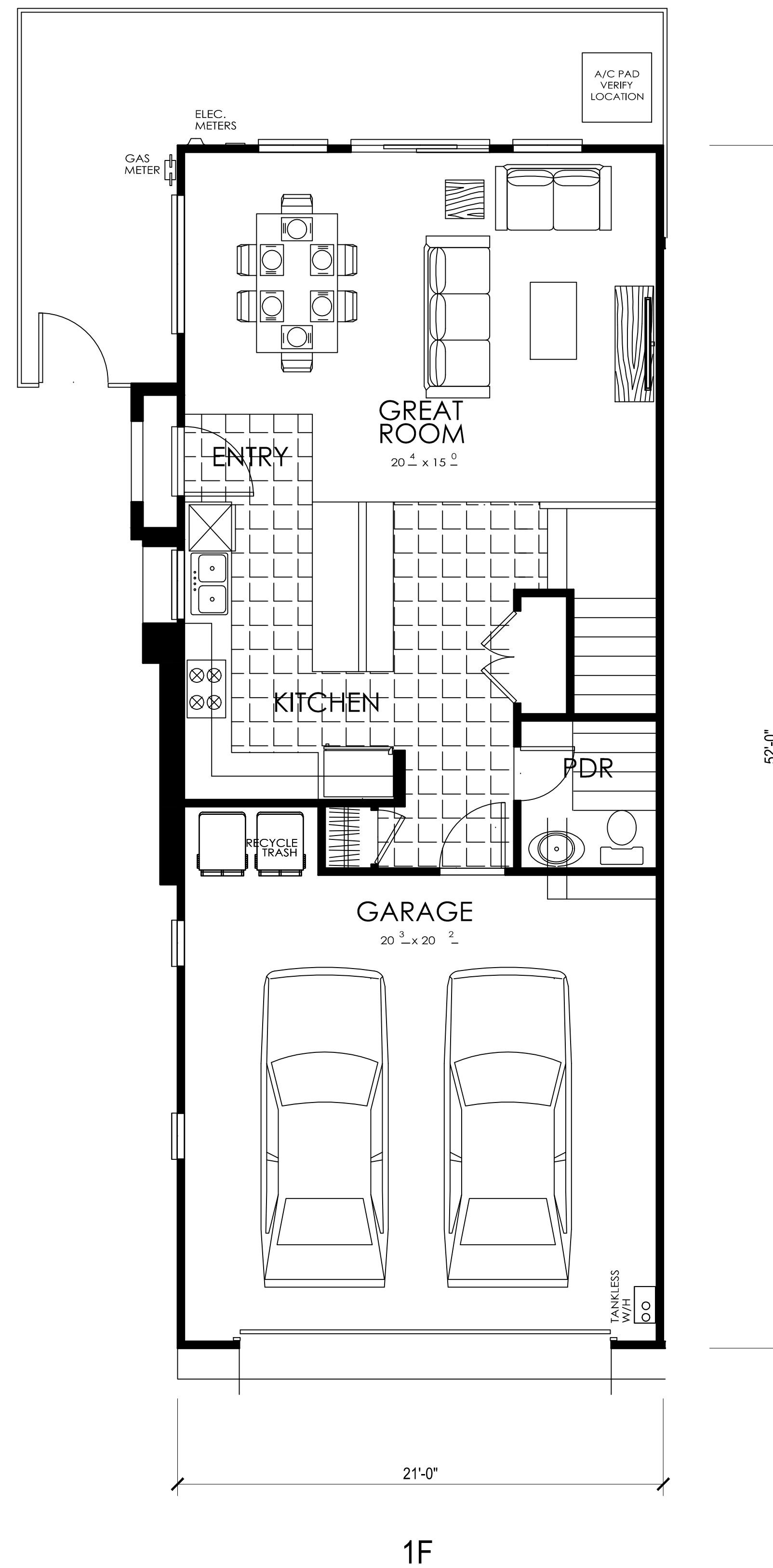
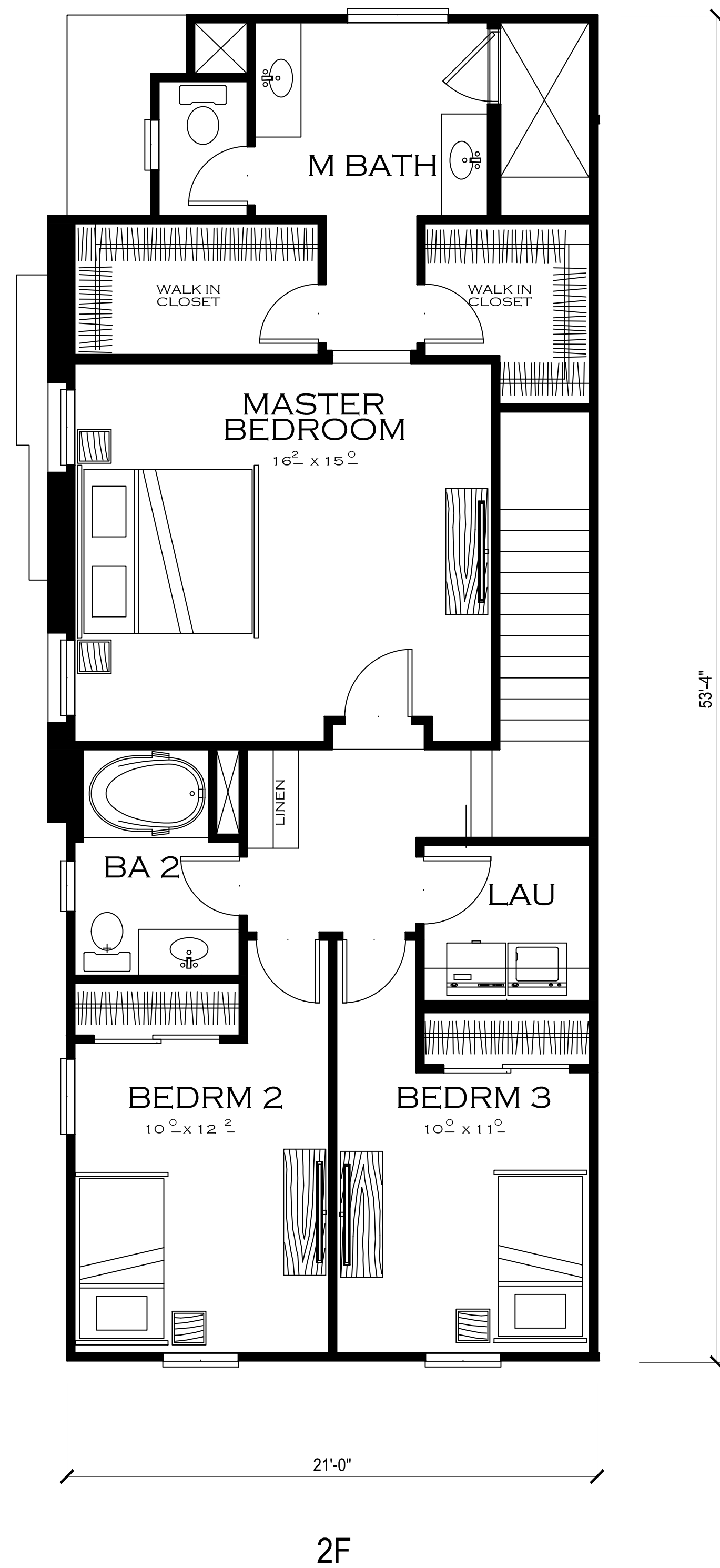
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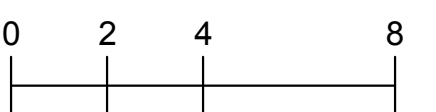
1658 S.F. (Gross)
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TOWNHOMES UNIT PLANS PLAN - 3

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

09.05.2014
01.09.2015



A2.5

HORIZONS

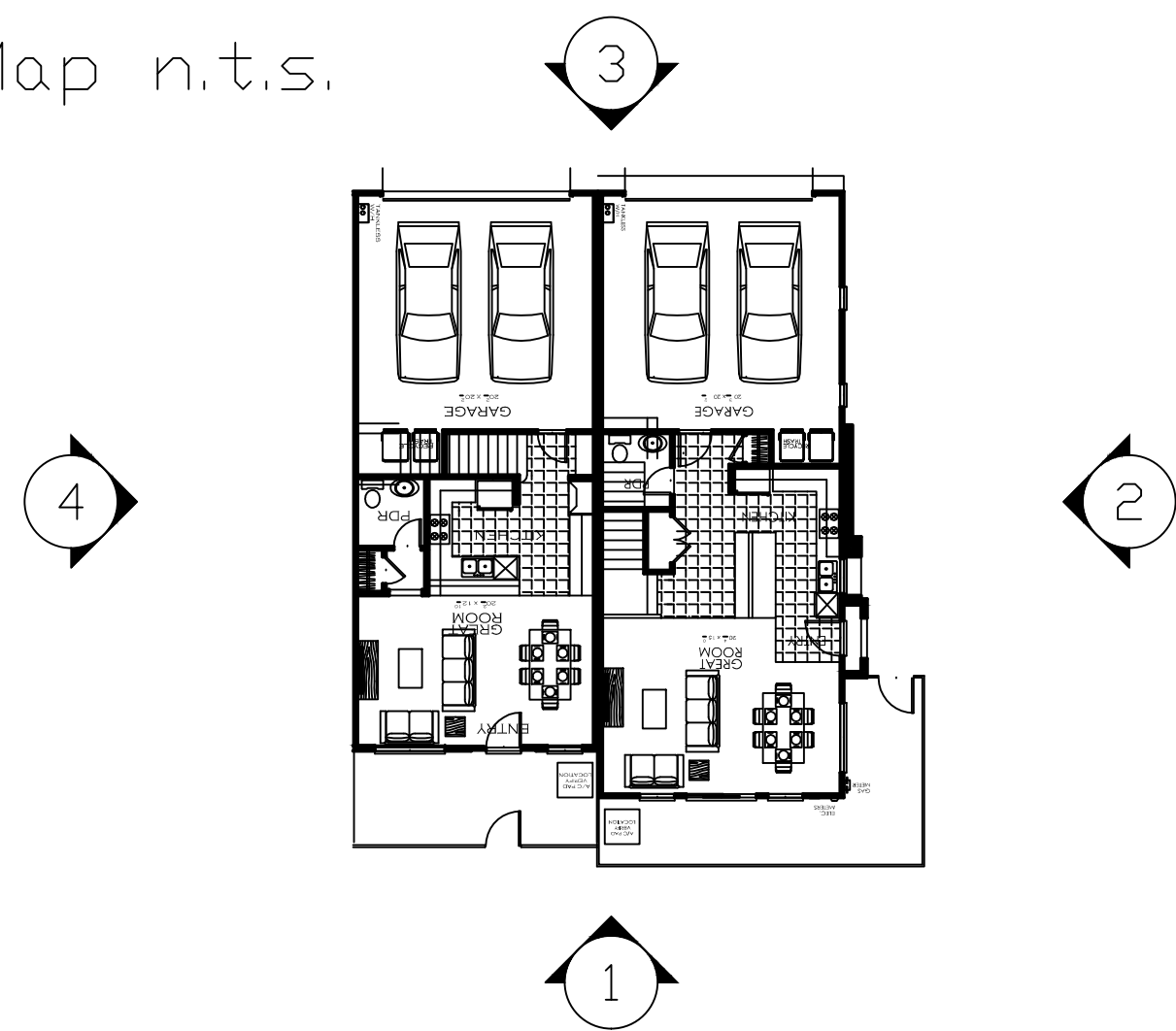


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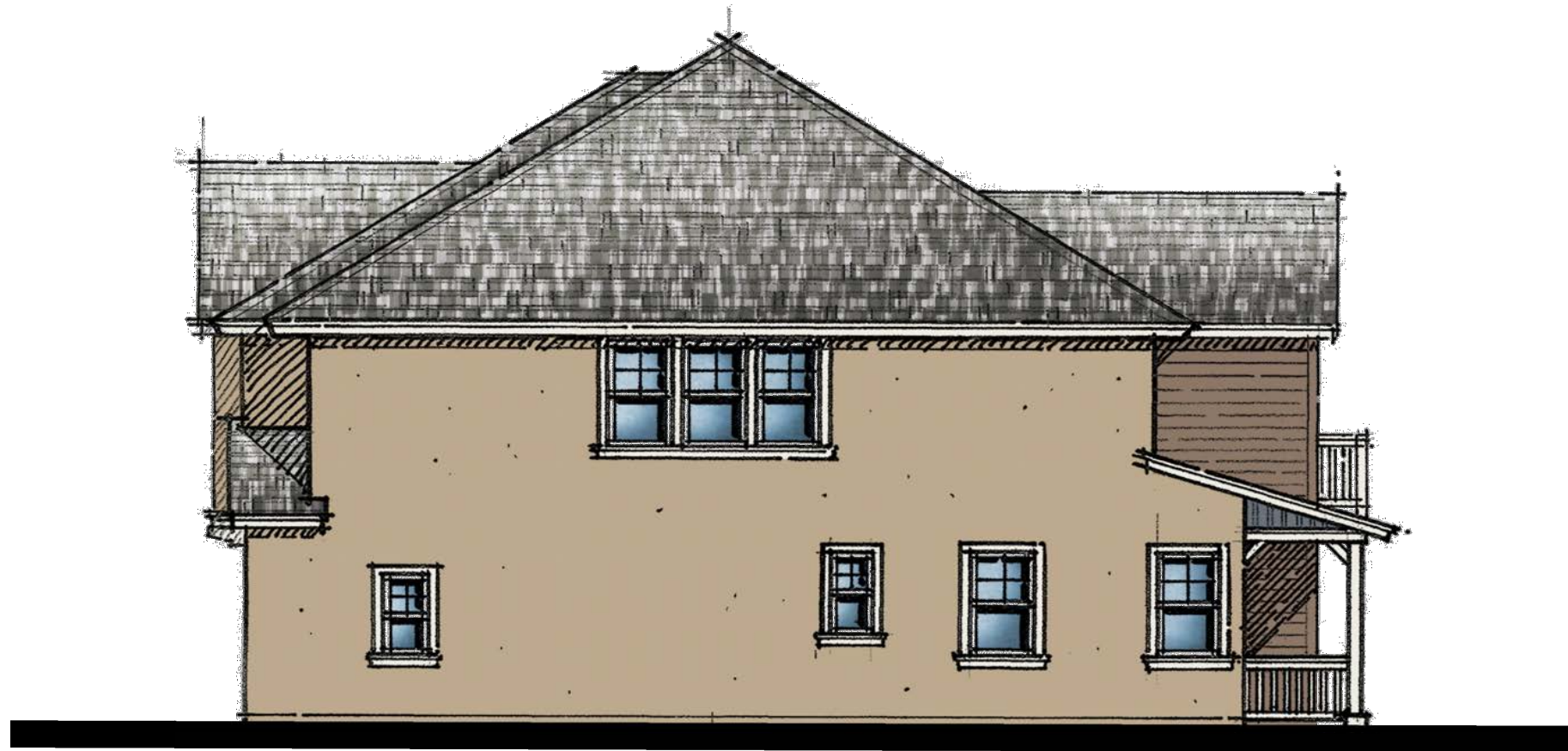
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Architecture+Planning
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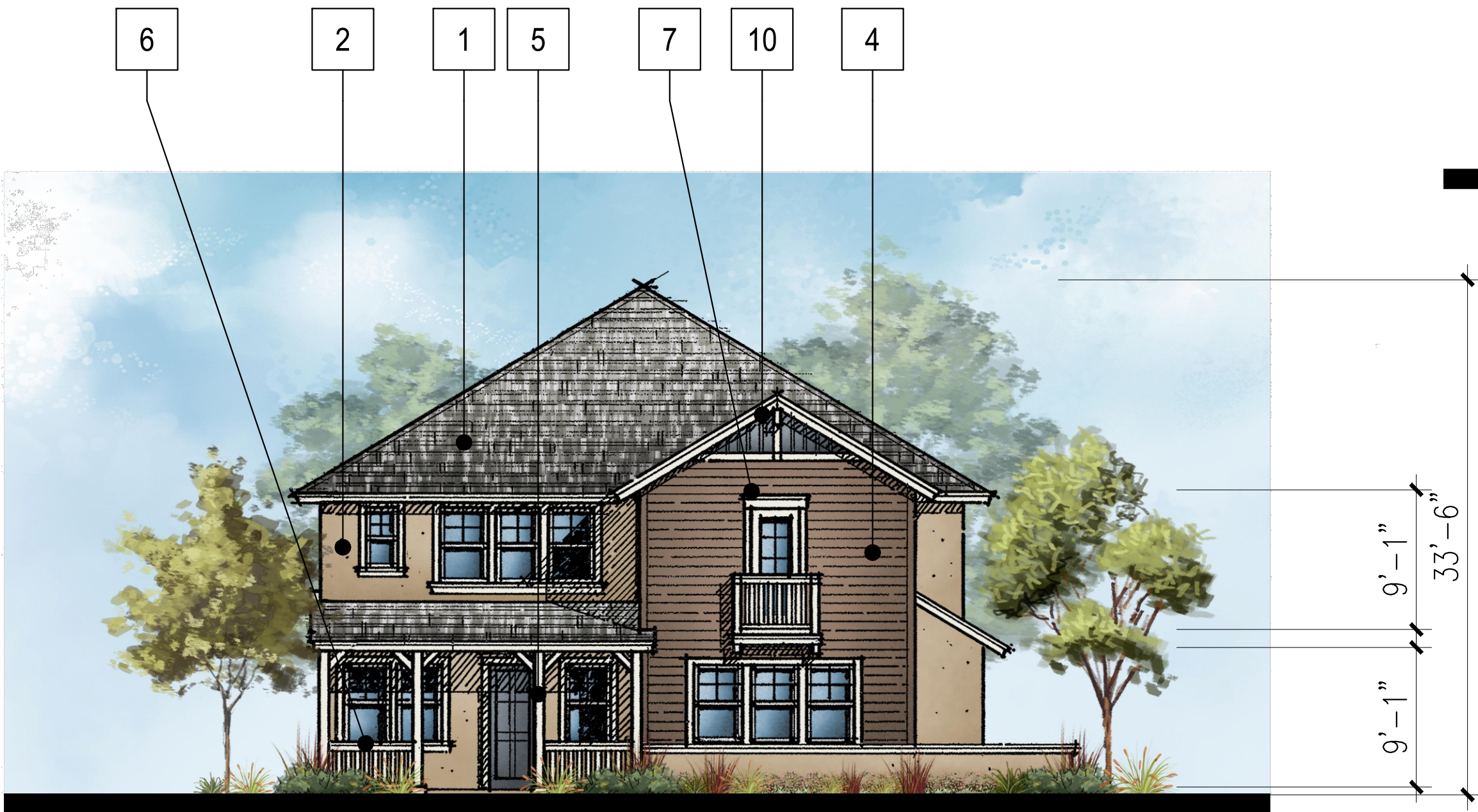
Key Map n.t.s.



3. REAR



4. LEFT



1. FRONT



2. RIGHT

Material Legend :

- 1. Concrete Tile Roof
- 2. Stucco Wall
- 3. Stone Veneer
- 4. Fiber Cement Siding
- 5. Wood Post
- 6. Wood Railing
- 7. Window/Door Trim
- 8. Recessed Window
- 9. Decorative Gable End Details
- 10. Decorative Beam
- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame

HORIZONS



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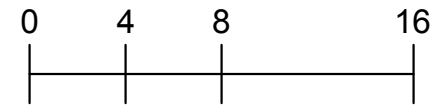
TOWNHOMES CHARACTER ELEVATIONS
BUILDING - A

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

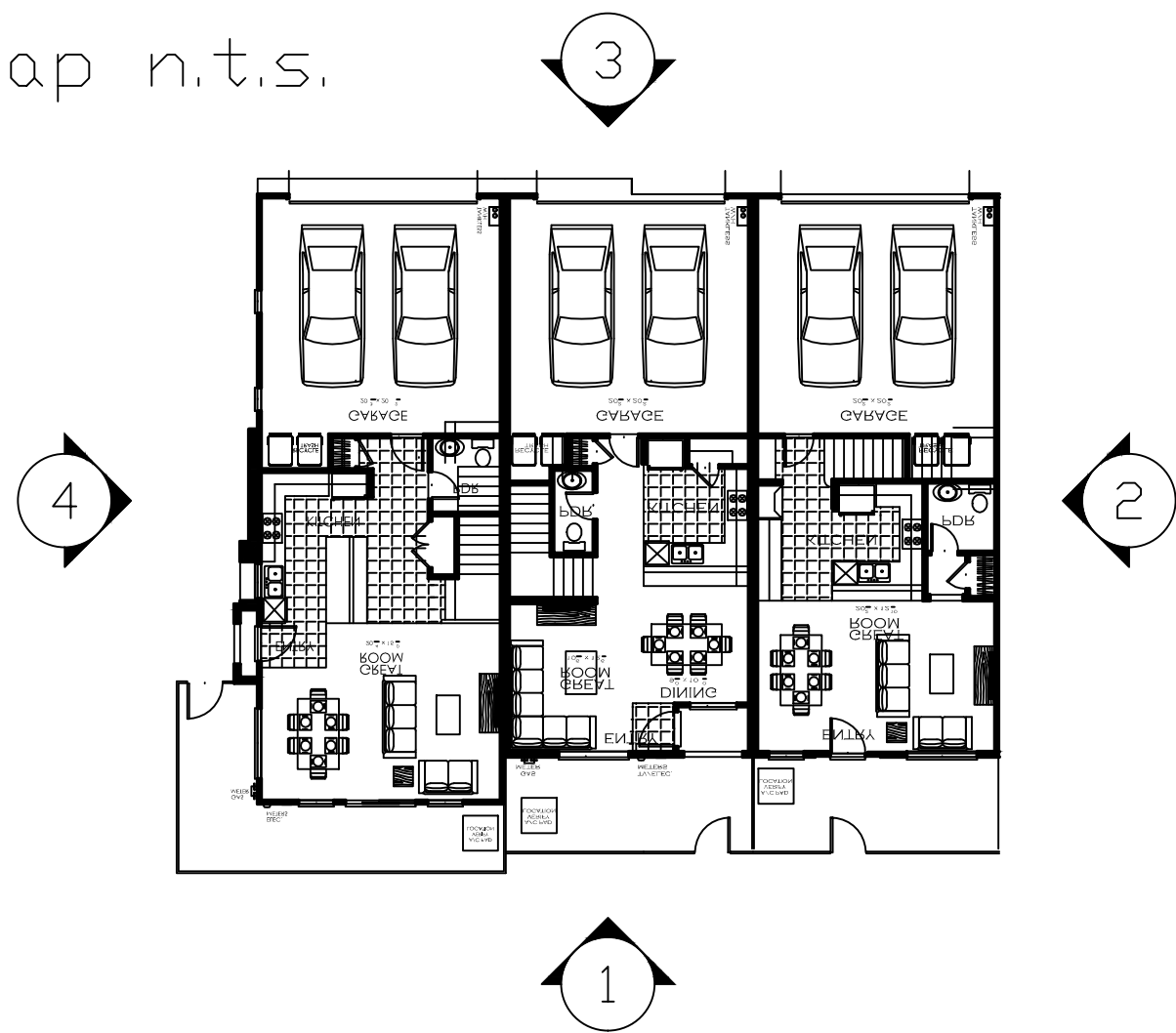
09.05.2014
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A2.6

Key Map n.t.s.



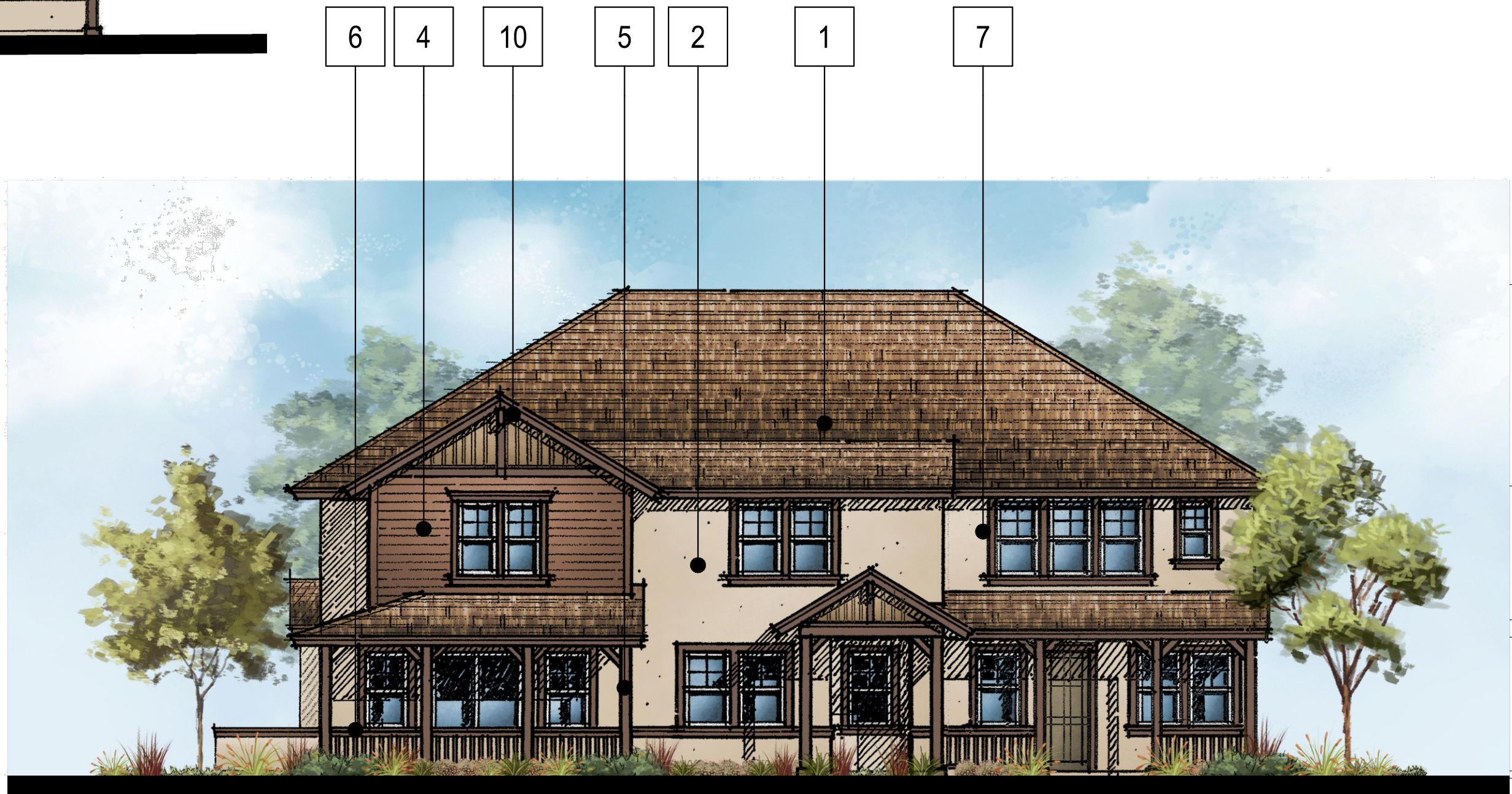
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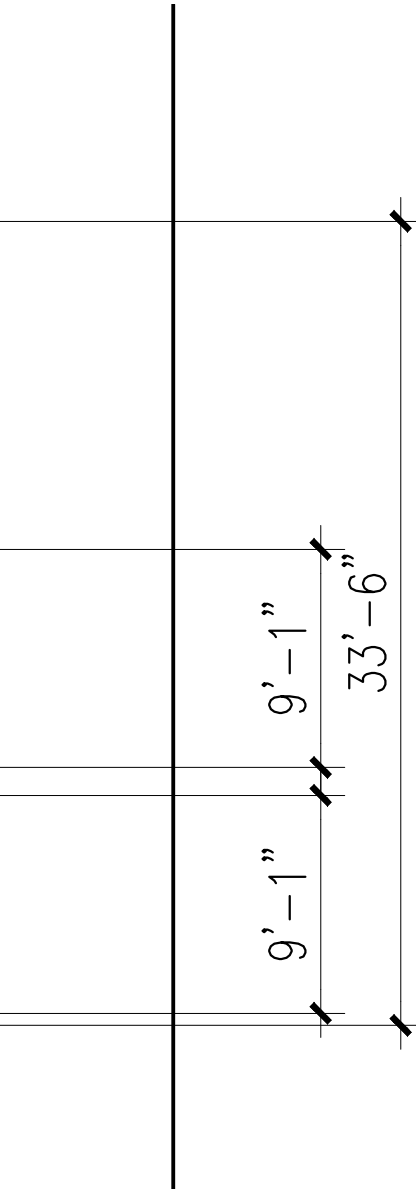
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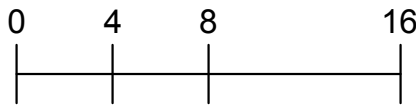
2. RIGHT



1. FRONT



TOWNHOMES CHARACTER ELEVATIONS
BUILDING - B



A2.7

HORIZONS



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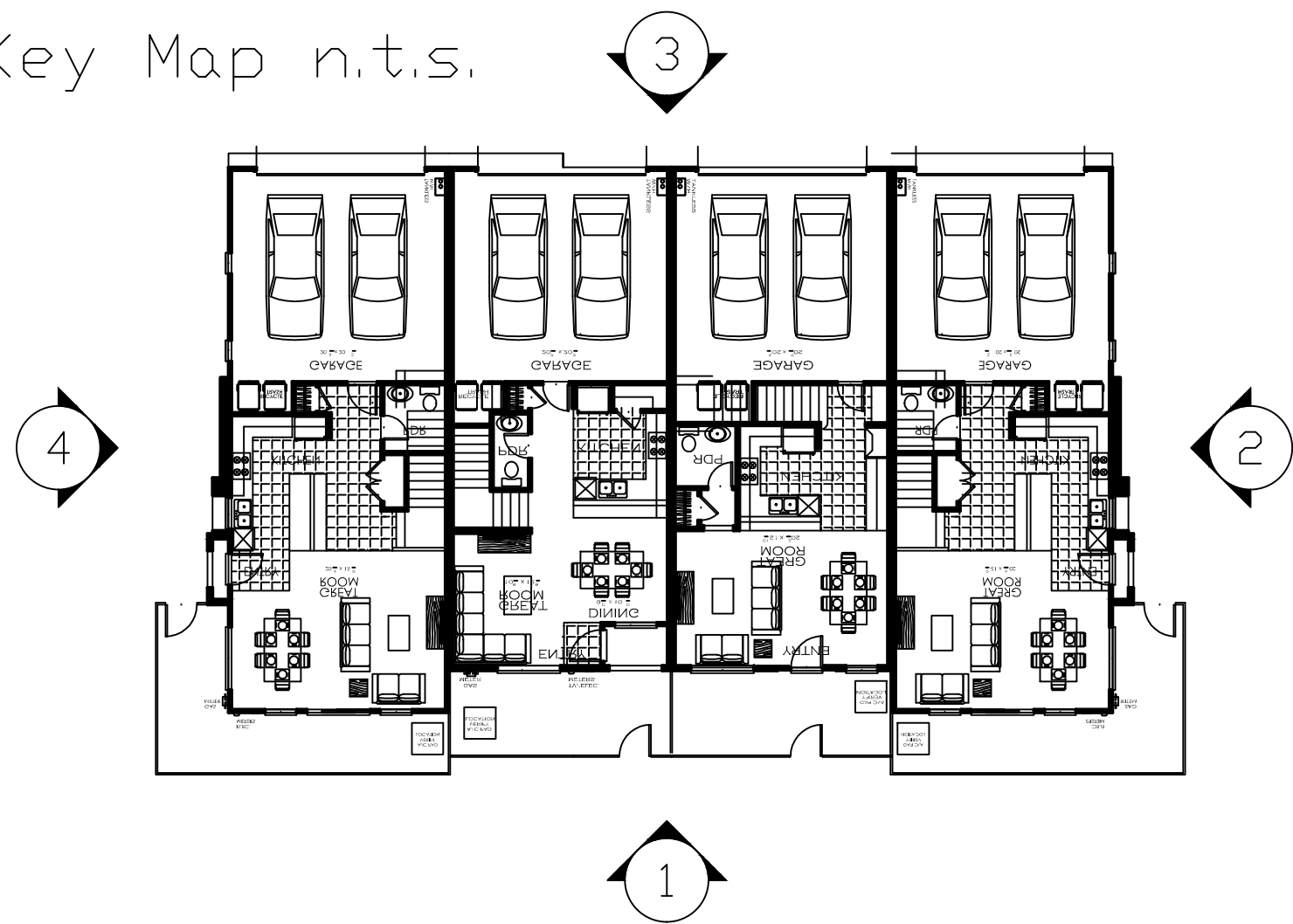
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17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Material Legend :

1. Concrete Tile Roof
2. Stucco Wall
3. Stone Veneer
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Metal Door
17. Wood Frame

Key Map n.t.s.



3. REAR



4. LEFT



2. RIGHT



1. FRONT

HORIZONS



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(858) 546-0900

TOWNHOMES CHARACTER ELEVATIONS
BUILDING - C

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

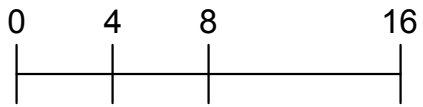
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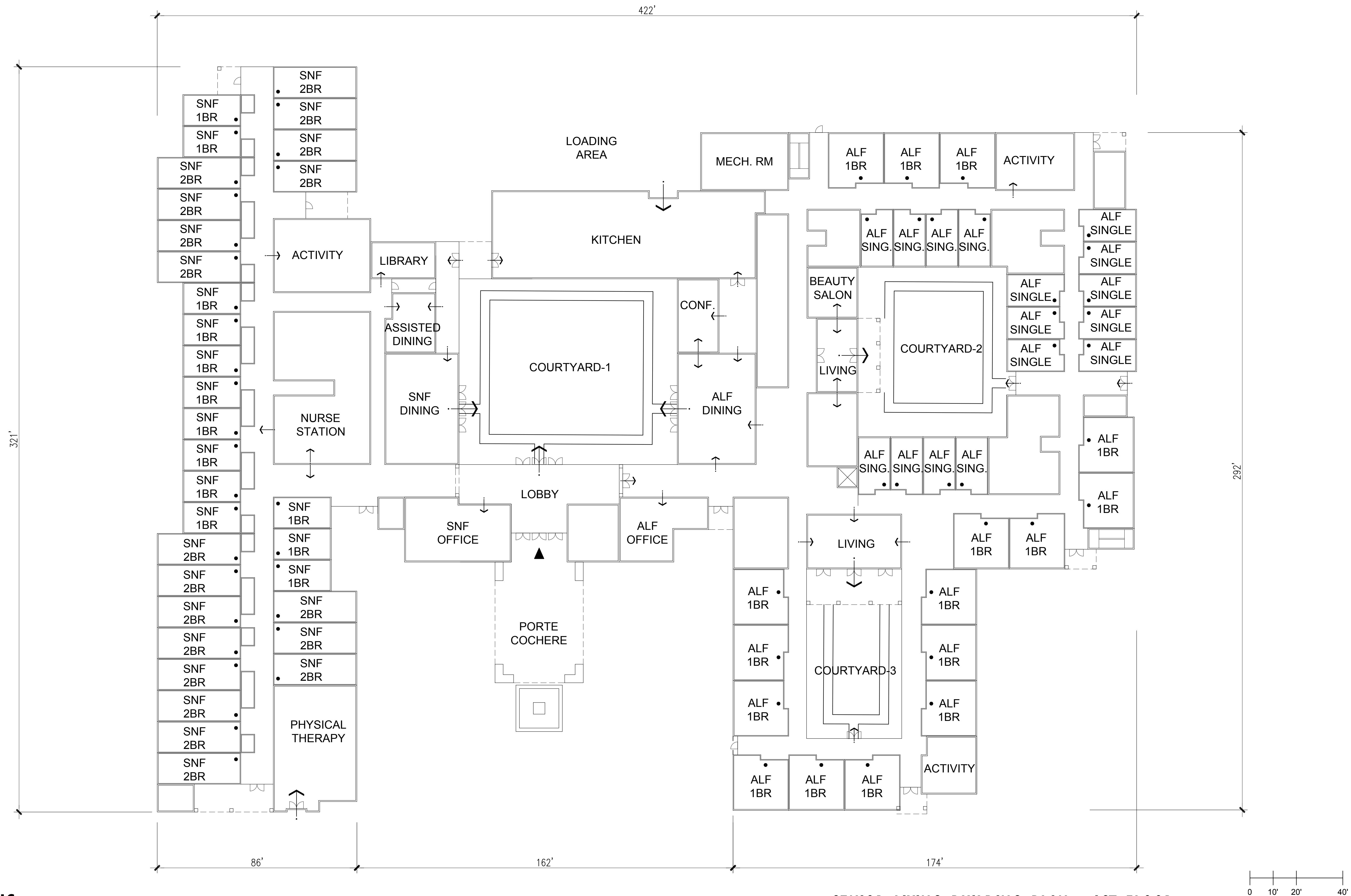


Material Legend :

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- 15. Lighting Fixture
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- 17. Wood Frame



A2.8



HORIZONS

SENIOR LIVING BUILDING PLAN - 1ST FLOOR

A3.0



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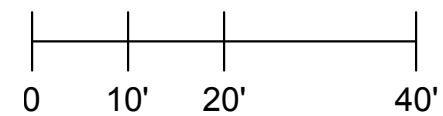
WILDOMAR, CALIFORNIA

KTGY # 2013-0123

12.07.2015
01.09.2015

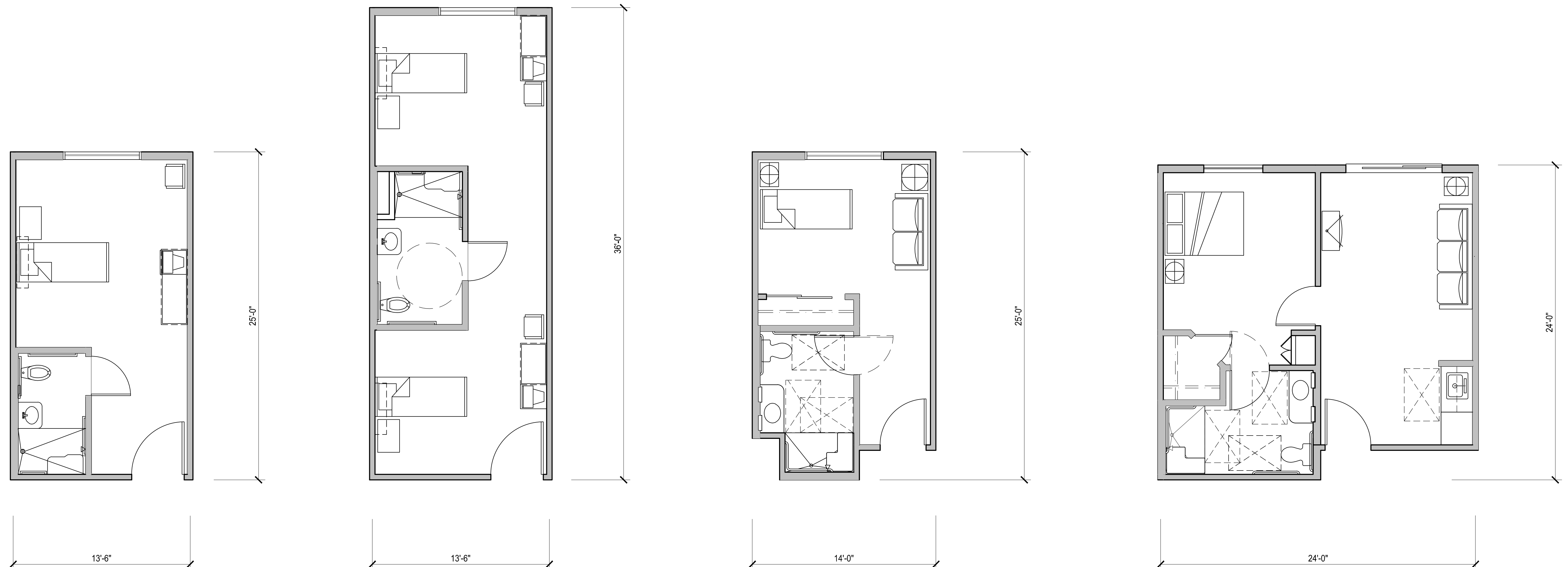
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A3.1





SNF
1BR

338 S.F. (Gross)
314 S.F. (Net)

SNF
2BR

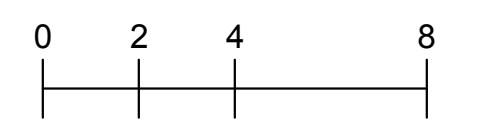
486 S.F. (Gross)
458 S.F. (Net)

ALF
SINGLE

330 S.F. (Gross)
295 S.F. (Net)

ALF
1BR

549 S.F. (Gross)
515 S.F. (Net)



HORIZONS



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SENIOR LIVING UNIT PLANS

WILDOMAR, CALIFORNIA

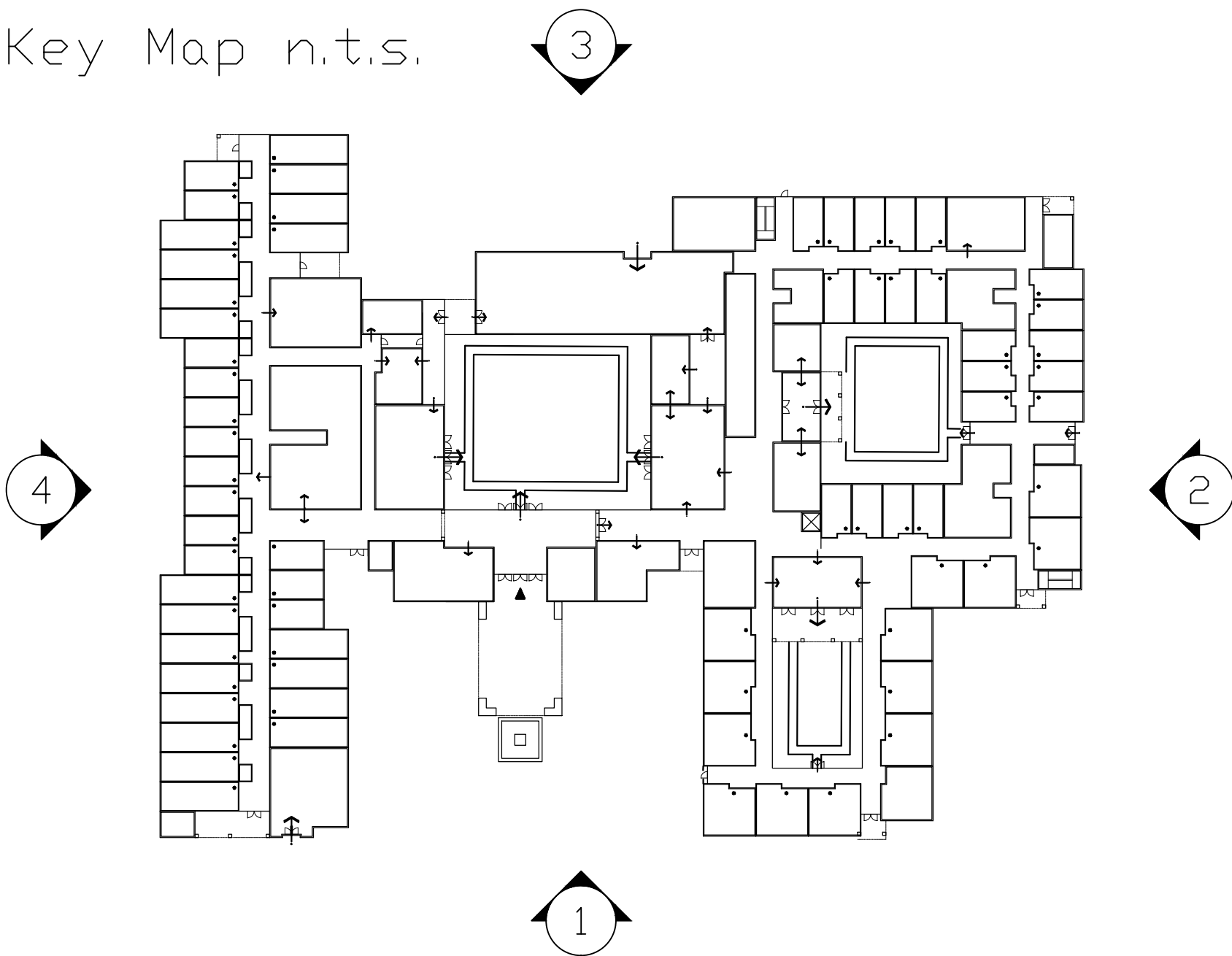
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Key Map n.t.s.

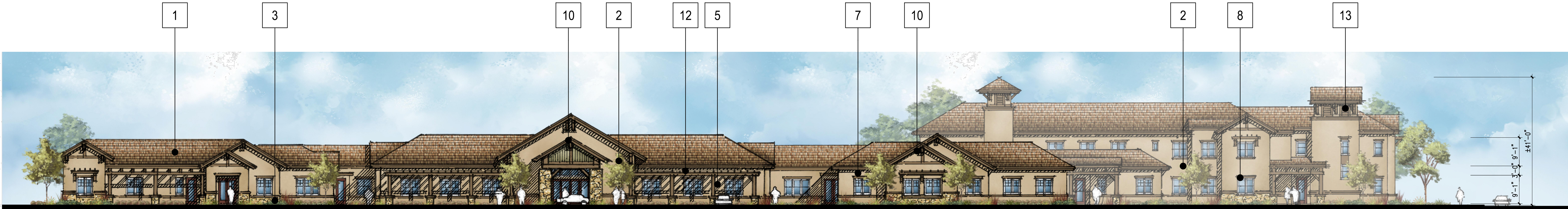


Material Legend :

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

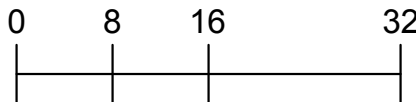


2. RIGHT



1. FRONT

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-1



A3.3

HORIZONS



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WILDOMAR, CALIFORNIA

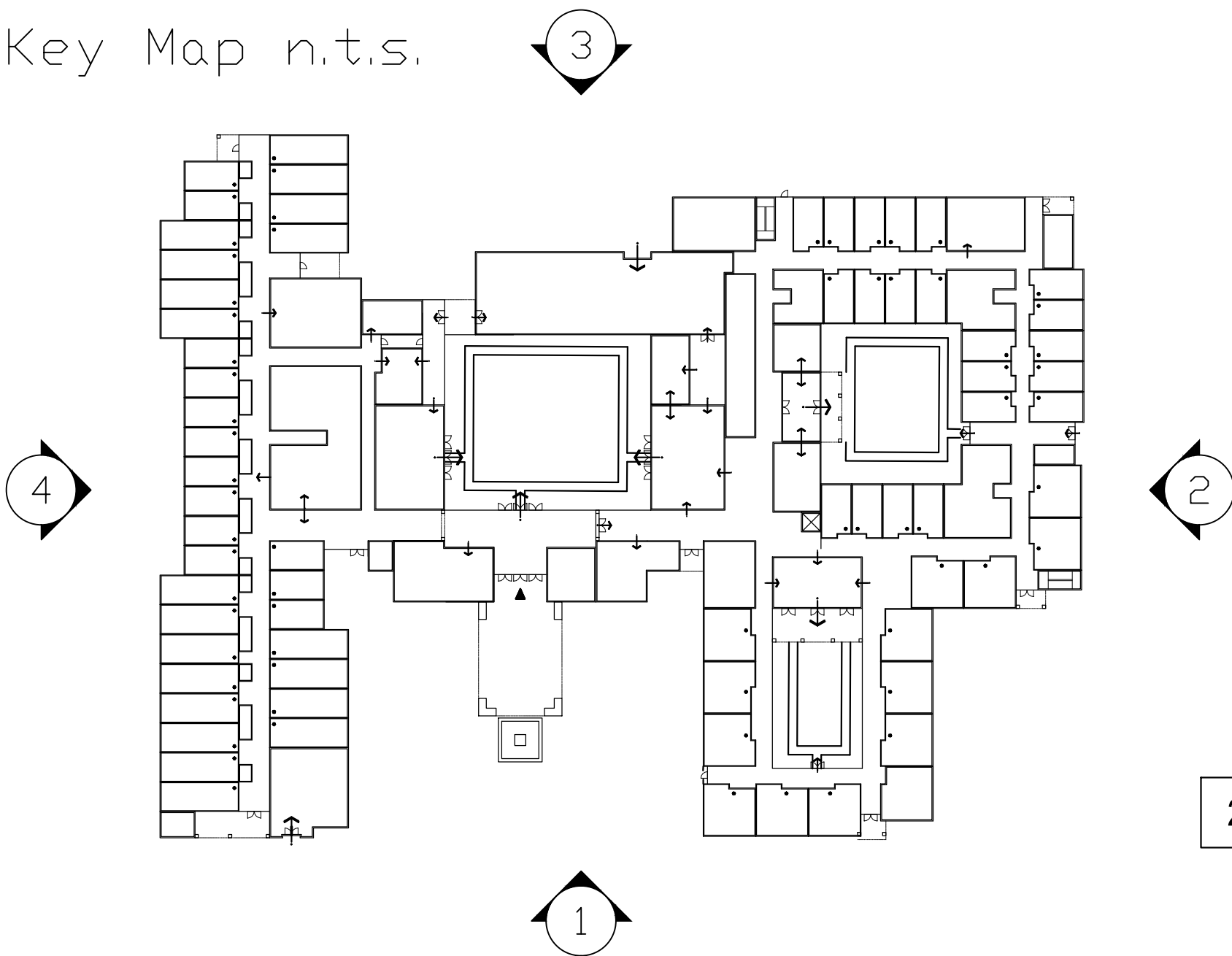
KTGY # 2013-0123

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01.09.2015

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Architecture+Planning
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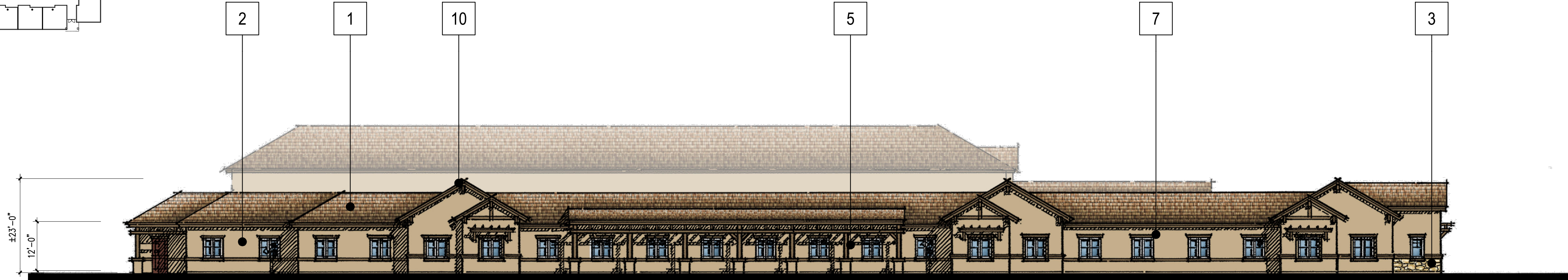


Key Map n.t.s.

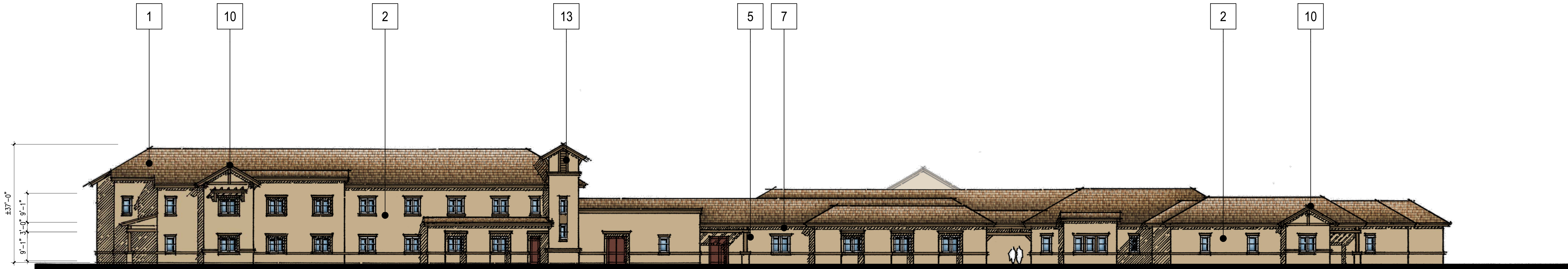


Material Legend :

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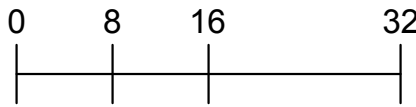


4. LEFT



3. REAR

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-2



A3.4

HORIZONS



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(858) 546-0900

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

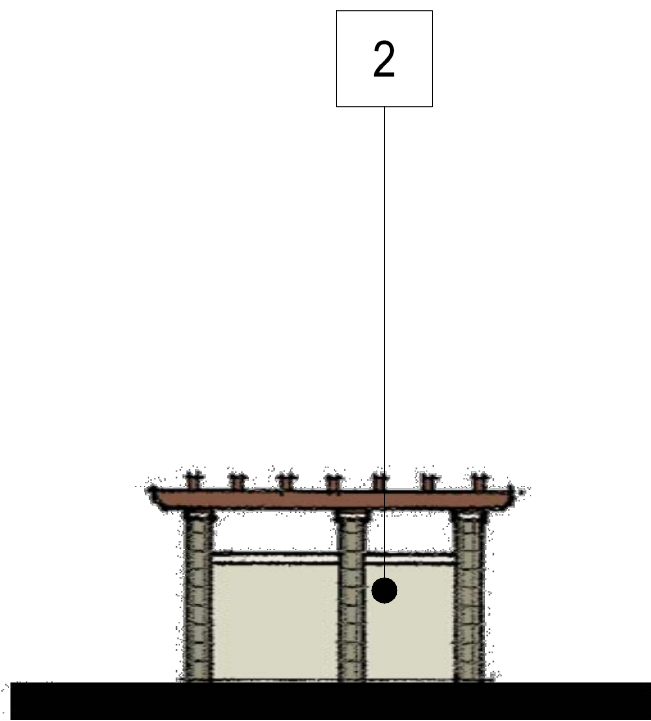
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Irvine, CA 92614
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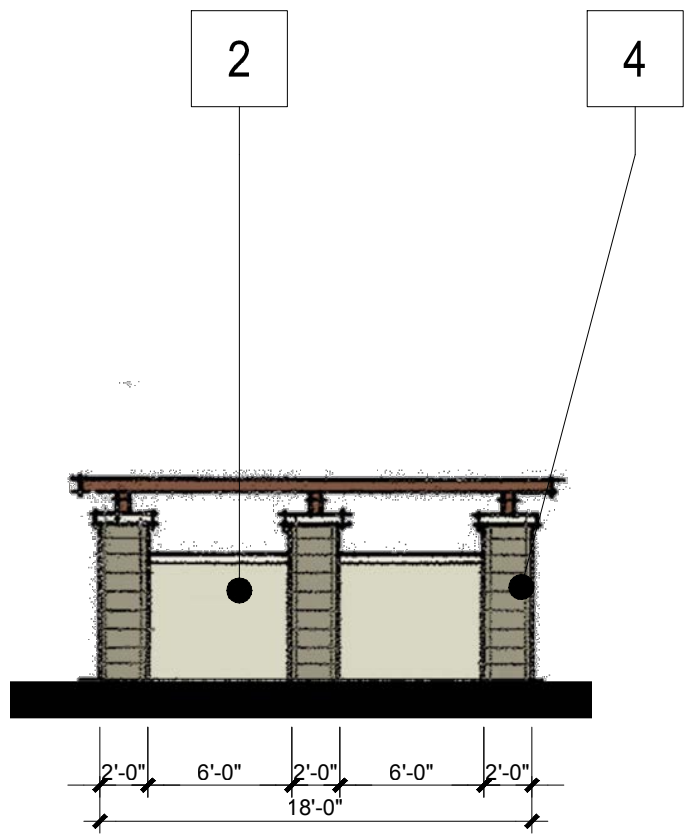


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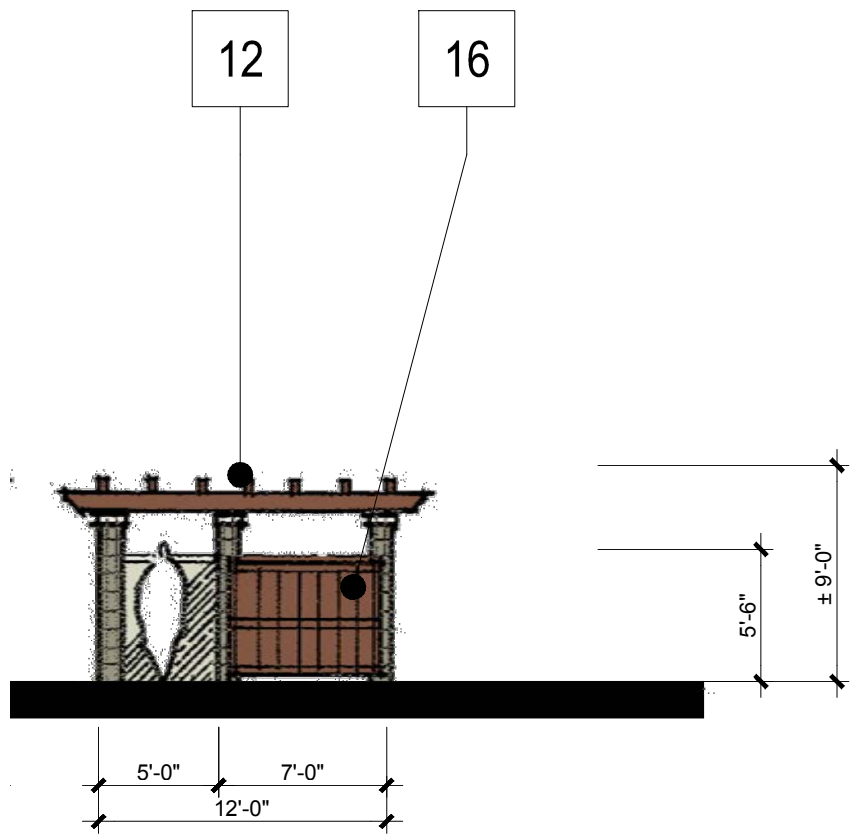
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- 2. Stucco Wall
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- 4. Fiber Cement Siding
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- 11. Corbels
- 12. Wood Trellis
- 13. Decorative Louver
- 14. Decorative Shutter
- 15. Lighting Fixture
- 16. Metal Door
- 17. Wood Frame



REAR



SIDE



FRONT

TRASH ENCLOSURE ELEVATION