

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

RBF CONSULTING
40810 COUNTY CENTER DRIVE, SUITE 100 TEMECULA, CALIFORNIA
92591-6022 PHONE: 951.676.8042 FAX: 951.676.7240

380-250-003

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
TELEPHONE: GENERAL TELEPHONE
CABLE TELEVISION: SOUTHLAND CABLEVISION

THOMAS BROS. COORD'S:	927, H-1
EXISTING GENERAL PLAN:	BP AND HHDR
PROPOSED GENERAL PLAN:	CR AND HHDR
EXISTING ZONING:	R-R AND R-4
PROPOSED ZONING:	R-4 AND C P S
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	APARTMENTS / COMMERCIAL / OPEN SPACE
EXISTING SURROUNDING	
LAND USE:	VACANT/APARTMENTS
TOTAL APARTMENT UNITS:	162
TOTAL OPEN SPACE LOTS:	N/A
PROJECT ACREAGE:	<u>GROSS AREA</u> 19.4 AC

927, H-1
BP AND HHDR
CR AND HHDR
R-R AND R-4
R-4 AND C P S
VACANT
APARTMENTS / COMMERCIAL / OPEN SP

VACANT/APARTMENTS
162
N/A
GROSS AREA 19.4 AC
LOT 1 (COMMERCIAL SITE) 9.8 AC
LOT 2 (APARTMENT SITE) 8.5 AC
LOT C (DRAINAGE/DETENTION) 1.1 AC

<u>LOT 1</u>	
GROSS AREA	9.8 AC
NET USEABLE AREA	4.8 AC
PUBLIC PARK	1.9 AC
PRESERVED OAK AREA	1.3 AC
SLOPE	0.4 AC
PUBLIC ROADS	1.4 AC

LOT 2	
GROSS AREA	8.1 AC
NET USEABLE AREA	6.8 AC
SLOPE	0.6 AC
PUBLIC ROADS	0.7 AC

LOT C
GROSS AREA=NET AREA 1.4 AC
CLINTON KEITH ROAD (LOT A) 0.2 AC
YAMAS ROAD (LOT B) 1.9 AC

PROJECT DENSITY:	APARTMENTS 20.0 DU/ACRE
MINIMUM LOT SIZE:	N/A
SCHOOL DISTRICT:	ELSINORE UNIFIED SCHOOL DISTRICT
COMMUNITY SERVICE DISTRICT:	N/A
F.E.M.A. PANEL NUMBER	06065C2705G

THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND
DIVIDER.

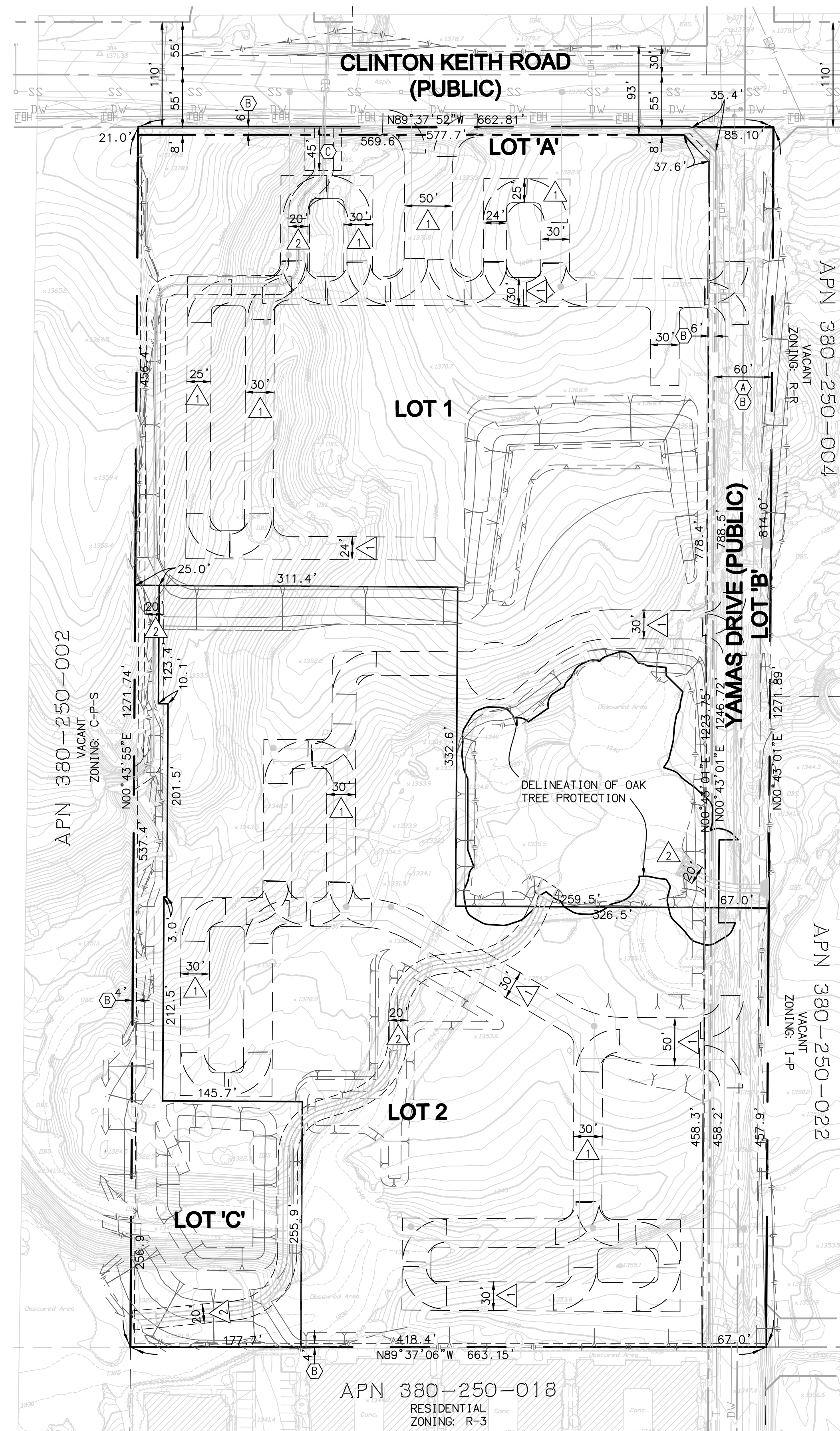
PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
(ZONE X PANEL 06065C2705G)

ALL STREET PROPOSED HEREON ARE PRIVATE UNLESS OTHERWISE INDICATED.

PARCEL 6, PARCEL MAP NO. 9637, IN BOOK 58, PAGES 1-5, INCLUSIVE, OF PARCEL MAPS, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

INLAND AERIAL SURVEYS, INC.
951-687-4252
PHOTOGRAPHY DATED 1/22/2013

IN THE CITY OF WILDOMAR, STATE OF CALIFORNIA



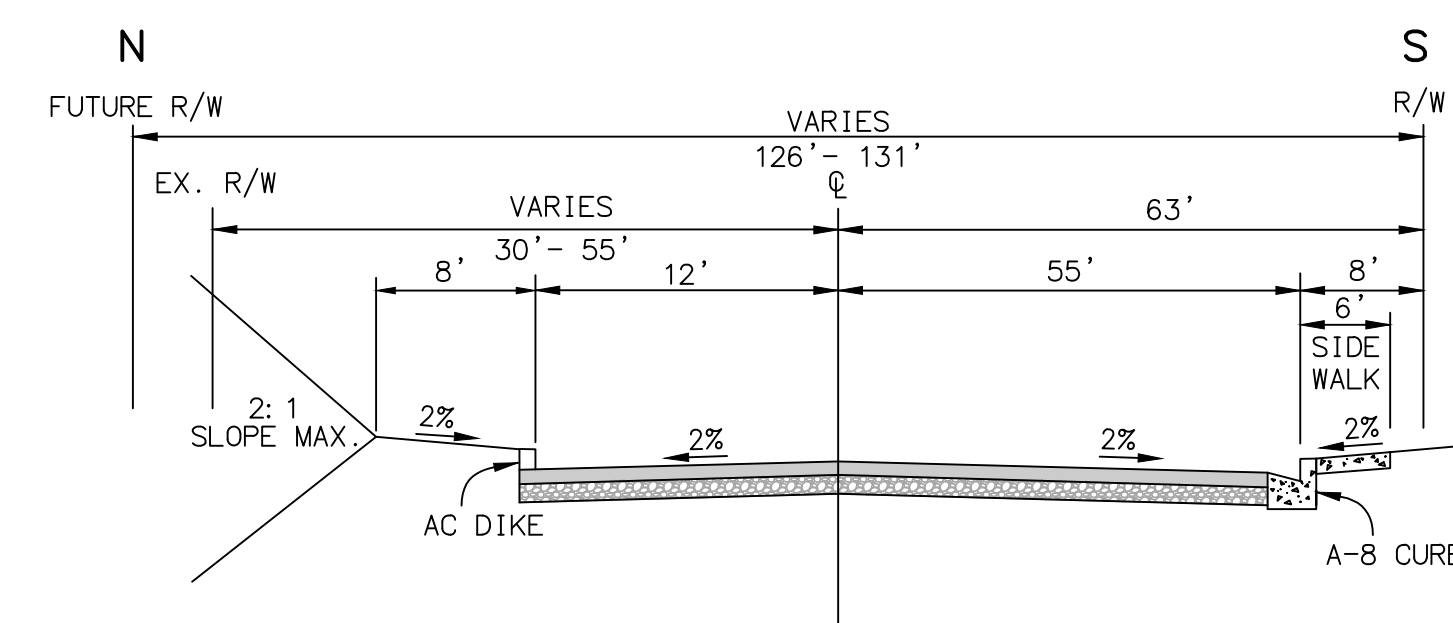
△ 1 INDICATES AN EASEMENT FOR ACCESS AND UTILITY PURPOSES TO BE RESERVED ON FINAL MAP.

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

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY
PURPOSES RECORDED MARCH 2, 1977, AS INSTRUMENT NO. 77-34360
OFFICIAL RECORDS, AND SHOWN ON PARCEL MAP 9637.

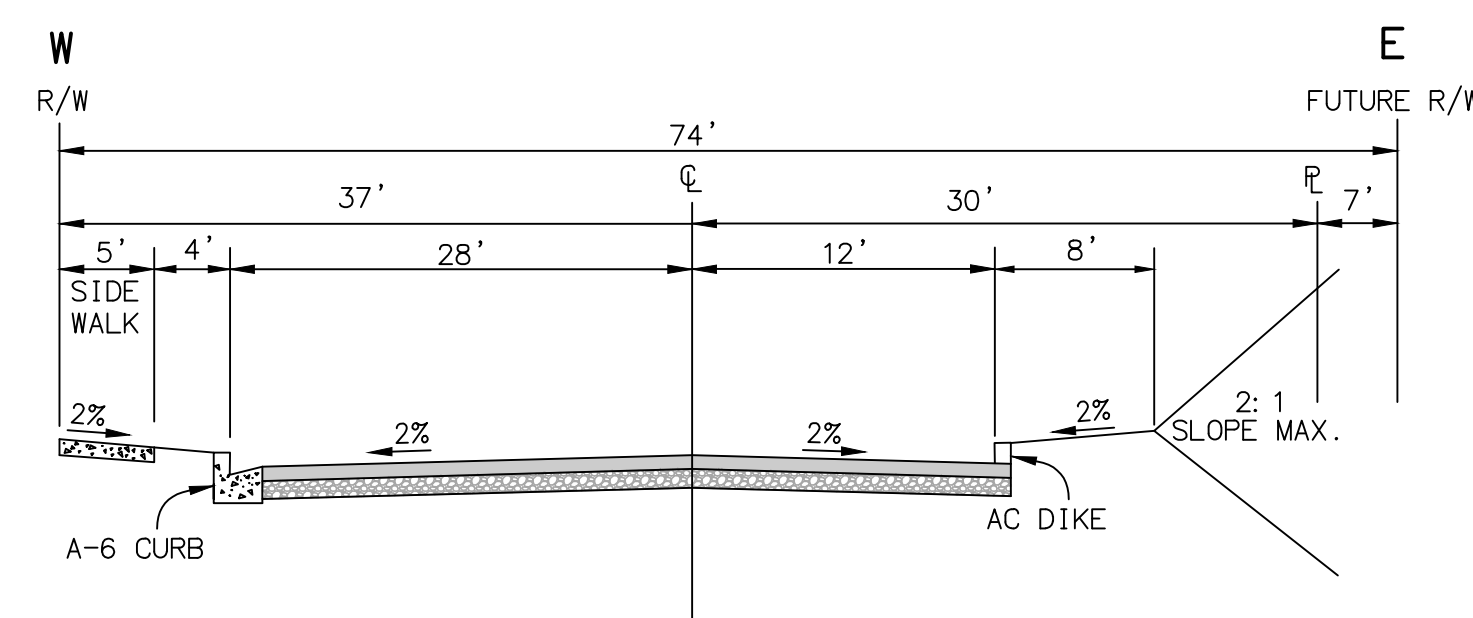
(B) AN EASEMENT FOR PUBLIC UTILITY PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED DECEMBER 13, 1978 AS INSTRUMENT NO. 261602 OF OFFICIAL RECORDS.

AN EASEMENT FOR CLINTON KEITH ROAD WIDENING TO THE COUNTY
OF RIVERSIDE RECORDED MARCH 27, 1991 AS INSTRUMENT NO.
91-000099150 OF OFFICIAL RECORDS. TO BE VACATED ON FINAL
MAP.



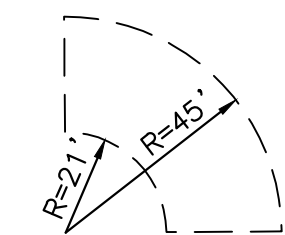
CLINTON KEITH ROAD
152' R/W URBAN ARTERIAL HIGHWAY (PUBLIC)

NOT TO SCALE



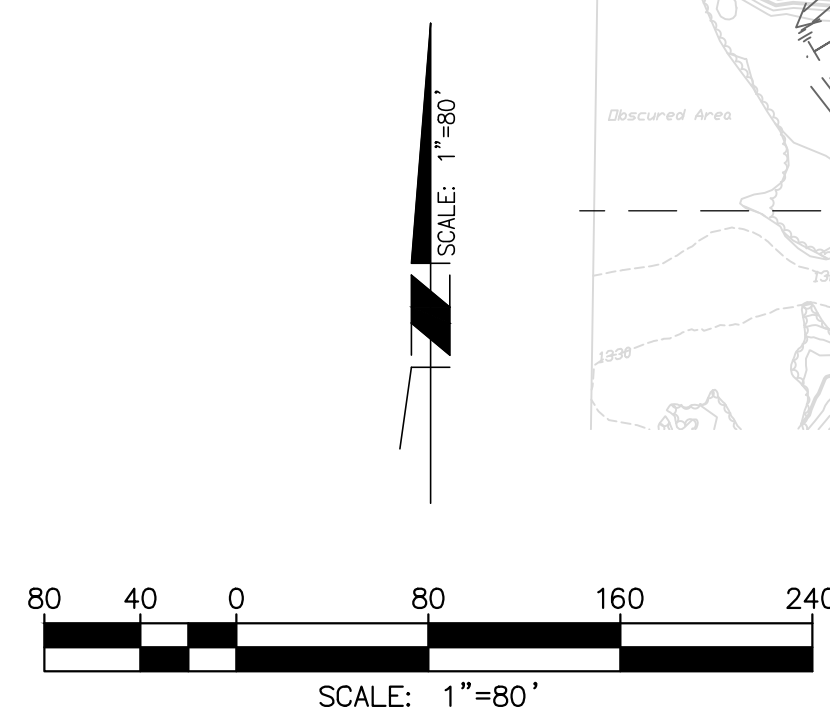
YAMAS DRIVE
74' R/W COLLECTOR STREET (PUBLIC)

NOT TO SCALE



FIRE ACCESS TYPICAL
TURNING TEMPLATE
NOT TO SCALE

TRACT BOUNDARY	_____	_____
R/W	_____	_____
STREET &	_____	_____
PAD ELEVATION	_____	(XX.XX)
WATER SERVICE	_____	⊗
SEWER SERVICE	_____	_____
AIR RELEASE VALVE	_____	_____
FIRE HYDRANT	_____	_____
DRIVEWAY	_____	_____
STREET LIGHT	_____	_____
SLOPE	_____	_____
ACCESS RAMP	_____	_____
CONCRETE PAD	_____	_____
LOT NUMBER	_____	20

PLANNING APPLICATION NO. 14-0069

05/11/2015

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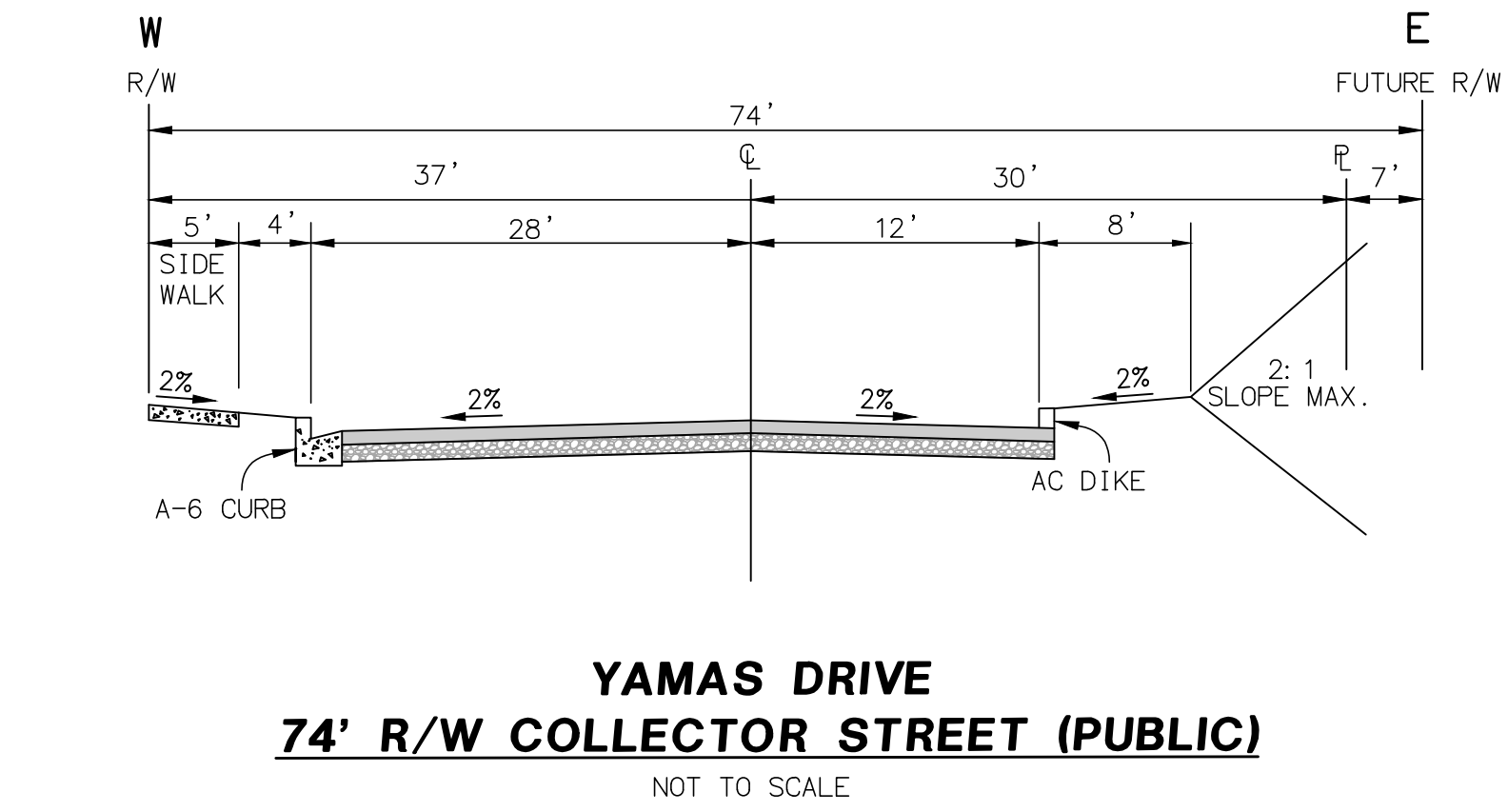
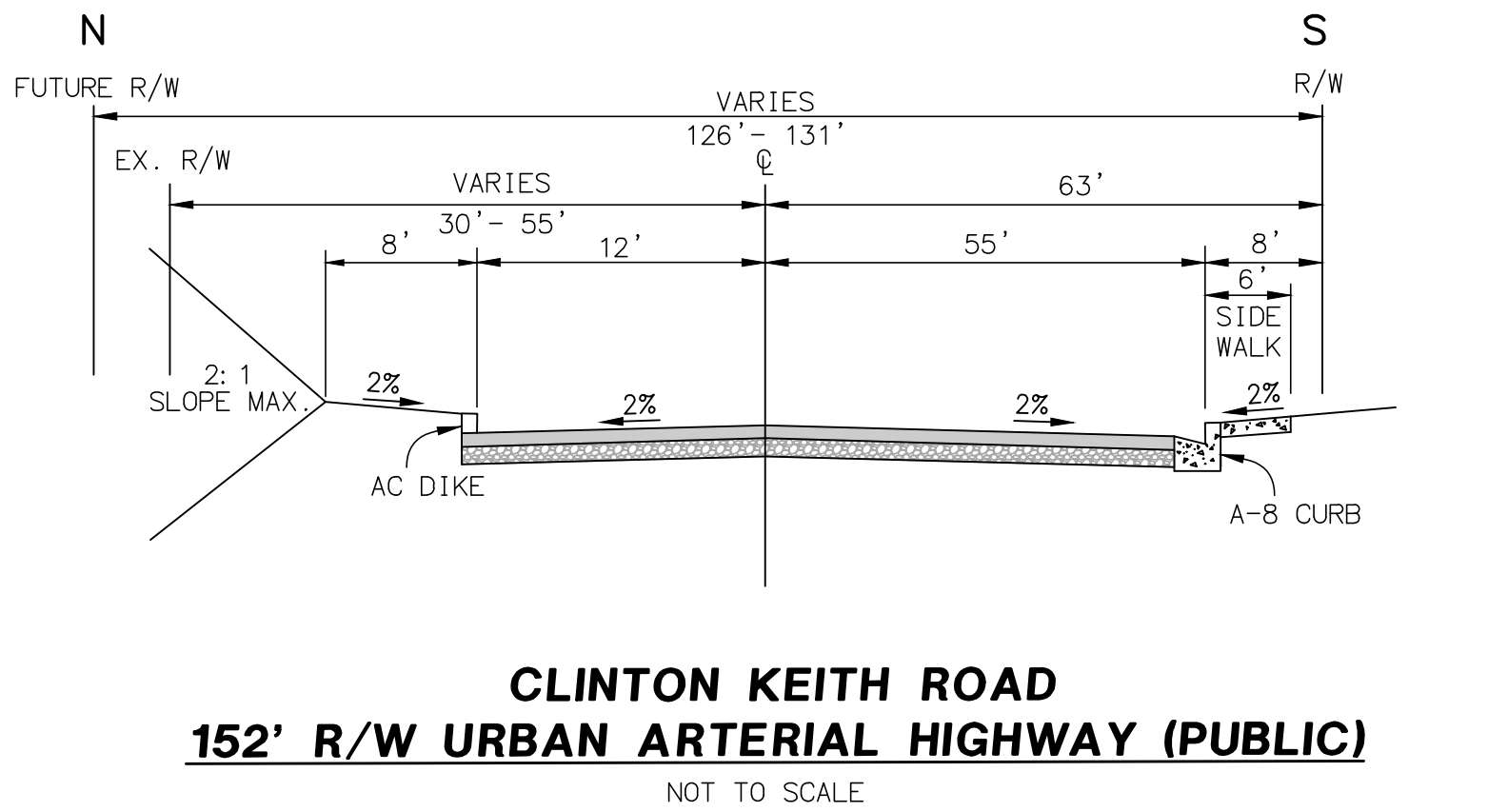
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GROVE PARK

40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 ■ FAX 951.676.7240 ■ www.RBF.com

CONCEPTUAL GRADING AND SITE PLAN

FOR
GROVE PARK
TPM 36673
WILDOMAR, CALIFORNIA



PROJECT SUMMARY:

GROSS AREA	19.4 AC
LOT 1 (COMMERCIAL SITE)	9.8 AC
LOT 2 (APARTMENT SITE)	8.5 AC
LOT C (DRAINAGE / DETENTION)	1.1 AC
LOT 1:	
GROSS AREA	9.8 AC
NET USEABLE AREA	4.8 AC
PUBLIC PARK	1.9 AC
PRESERVED OAK AREA	1.3 AC
SLOPE	0.4 AC
PUBLIC ROADS	1.4 AC
TOTAL FLOOR AREA	±55,000 SF
PARKING REQUIRED	285 SPACES (5.5/1,000 SF)
PARKING PROVIDED	286 SPACES
LOT 2:	
GROSS AREA	8.1 AC
NET USEABLE AREA	6.8 AC
SLOPE	0.6 AC
PUBLIC ROADS	0.7 AC
TOTAL YIELD	162 UNITS
	20 DU/AC
1 BED (735 SF)	48 UNITS (30%)
2 BED (1064 SF)	90 UNITS (56%)
3 BED (1281 SF)	24 UNITS (14%)
PARKING REQUIRED	60 SPACES
1 BED (1.25 SPACES/UNIT)	203 SPACES
2 BED (2.25 SPACES/UNIT)	66 SPACES
3 BED (2.75 SPACES/UNIT)	329 SPACES
PARKING PROVIDED	329 SPACES
-CARPORT	162 SPACES
-OPEN	167 SPACES
LOT "C":	
GROSS AREA = NET AREA	1.4 AC
OPEN SPACE:	
*ASSUMES 3.29 PEOPLE /DU	
*3.0 AC/1,000 PEOPLE REQ'D	
162 DU X 3.29 PEOPLE/DU=533 PEOPLE	
533 PEOPLE X 3.0 AC/1,000 PEOPLE=	1.6 AC REQ'D
PROVIDED	
-PUBLIC PARK	1.9 AC
-APARTMENT O.S.	0.5 AC
-OAK GROVE AREA	1.3 AC

GENERAL DESCRIPTION

- EXISTING GENERAL PLAN: BP AND HHDR
- PROPOSED GENERAL PLAN: CR AND HHDR
- EXISTING ZONING: R-R AND R-4
- PROPOSED ZONING: R-4 AND CPS
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: APARTMENTS / COMMERCIAL / OPEN SPACE
- PROPOSED WATER AND SEWER SERVICE WILL BE PROVIDED BY: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
- ALL UTILITIES WILL BE UNDERGROUND
 - GAS ----- SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC ----- SOUTHERN CALIFORNIA EDISON
 - TELEPHONE ----- VERIZON
 - CATV ----- TIME-WARNER
- SCHOOL DISTRICT: LAKE ELSINORE UNIFIED SCHOOL DISTRICT
- PROPOSED NUMBER OF LOTS: 2
- THIS TENTATIVE MAP IS EXCLUSIVELY UNDER THE OWNERSHIP OF THE SUBDIVIDER AND INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER.
- THOMAS BROTHER'S GUIDE - PAGE 927, H-1
- THE PROJECT SITE CONTAINS: 19.35 ACRES GROSS (RECORDED)
17.6 ACRES NET (RECORDED)
- THE SUBJECT PROPERTIES ARE NOT WITHIN A FEMA FLOOD HAZARD AREA.
- ALL UTILITIES SHOWN HEREON ARE PER RECORD UTILITY PLANS AND SHOULD BE VERIFIED BY A FIELD SURVEY PRIOR TO CONSTRUCTION.
- SEISMIC FAULTS MAY BE PRESENT ON SITE. REFER TO GEOTECHNICAL REPORT.

LEGAL DESCRIPTION FOR APN # 380-250-003

PARCEL 6 OF PARCEL MAP NO. 9637, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 58, PAGES 1 THROUGH 5, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BENCHMARK

RIV. CO. BM. # T-58-81
ELEVATION=1215.467
DATUM=NGVD29

BASIS OF BEARING

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

ASSESORS PARCEL NUMBERS

380-250-003

PROPOSED EASEMENT NOTES:

- INDICATES AN EASEMENT FOR ACCESS AND UTILITY PURPOSES TO BE RESERVED ON FINAL MAP.
- INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE DEDICATED ON FINAL MAP.

EXISTING EASEMENT NOTES

- AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITY PURPOSES RECORDED MARCH 2, 1977, AS INSTRUMENT NO. 77-34360 OFFICIAL RECORDS, AND SHOWN ON PARCEL MAP 9637.
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- AN EASEMENT FOR CLINTON KEITH ROAD WIDENING TO THE COUNTY OF RIVERSIDE RECORDED MARCH 27, 1991 AS INSTRUMENT NO. 91-00099150 OF OFFICIAL RECORDS.

UNADJUSTED EARTHWORK QUANTITIES

CUT : 67,200 C.Y.
FILL: 145,500 C.Y.
NET: 78,300 C.Y. (RAW IMPORT)

SOURCE OF TOPOGRAPHY

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

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

JOB ADDRESS

THE SITE IS BORDERED BY CLINTON KEITH ROAD TO THE NORTH, FUTURE YAMAS DR. EXTENSION TO THE EAST AND A VACANT LOT WITH INLAND VALLEY DR. TO THE WEST.

OWNER / APPLICANT

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

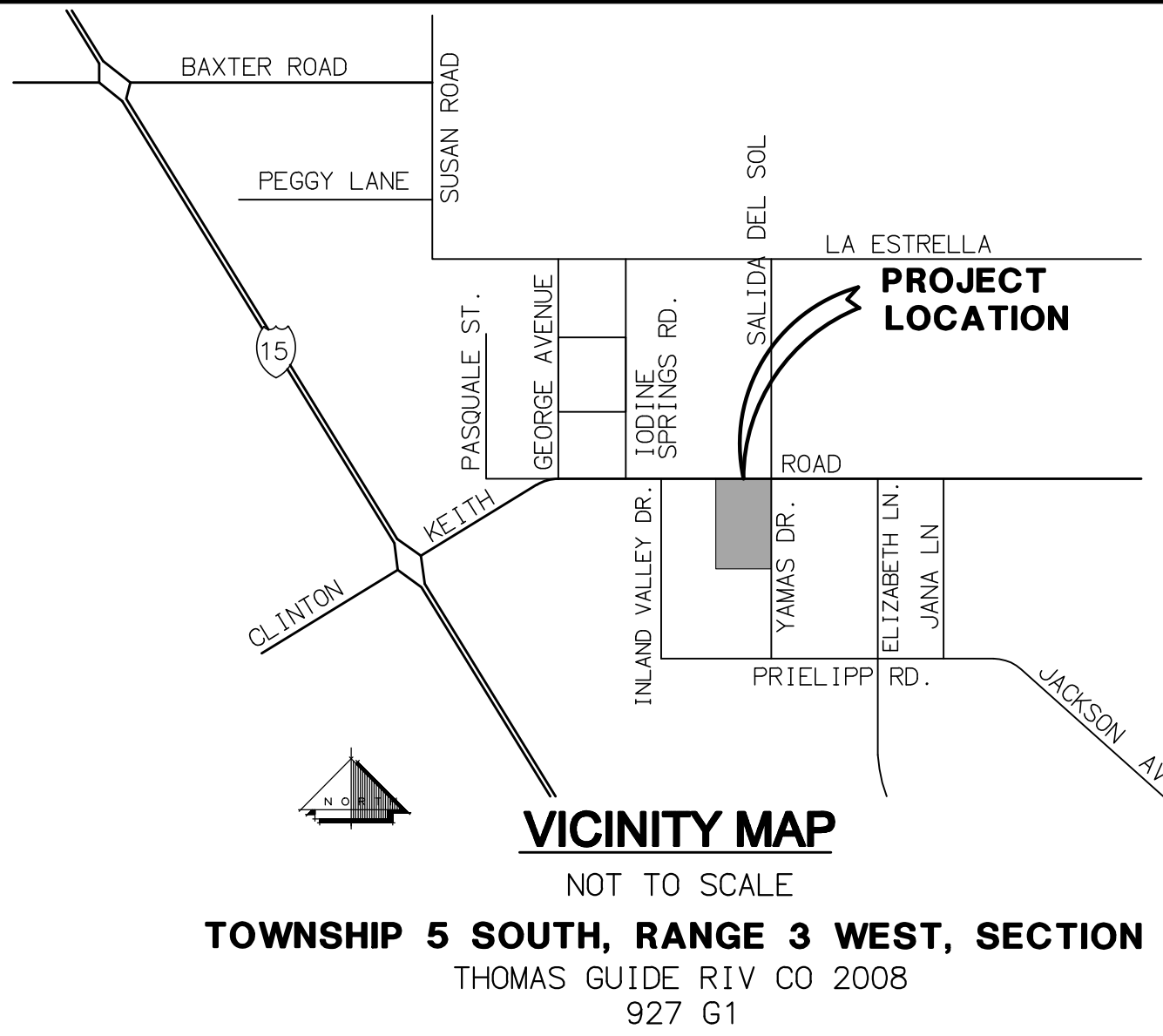
SOILS ENGINEER

GEOCON WEST, INC.
41571 CORNING PLACE, SUITE 101
MURRIETA, CA 92562-7065
TEL: (951) 304-2300
FAX: (951) 304-2392

LIGHTING REQUIREMENTS

AT A MINIMUM, THE LIGHTING IMPROVEMENTS WITHIN THIS SITE ARE TO ADHERE TO THE FOLLOWING CRITERIA:

- APPLICABLE CITY AND COUNTY LIGHTING STANDARDS INCLUDING COUNTY OF RIVERSIDE ORDINANCE 655 (PALOMAR LIGHTING DISTRICT).
- IN COMPLIANCE WITH TITLE 8, CHAPTER 8.64 (LIGHT POLLUTION OF THE CITY MUNICIPAL CODE) DETAILED LIGHTING PLANS AND OTHER REQUIRED ITEMS SHALL BE SUBMITTED PRIOR TO GRADING OR BUILDING PERMIT APPROVALS.
- FOOT CANDLE LEVELS FOR EACH AREA (TRAILS, SIDEWALKS, STREETS, ETC.) SHALL BE BASED ON IES STANDARDS.
- LIGHTING CONTROL PER CA. TITLE 24 REQUIREMENTS.



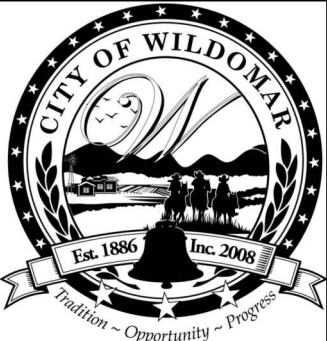
LEGEND

RIDGELINE	R
TOP OF SLOPE	TS
TOP OF CURB	TC
FLOW LINE	FL
HIGH POINT	HP
LOW POINT	LP
FINISHED GRADE	FG
FINISHED SURFACE	FS
GRADE BREAK	GB
FIRE HYDRANT	FH
STREET LIGHT	ST. LT.
CURB & GUTTER	C&G
SIDEWALK	S/W
STORM DRAIN	SD
EXISTING	EX
PROPOSED	PROP
DOUBLE CHECK DETECTOR ASSEMBLY	DCDA
DOMESTIC WATER	DW
CATCH BASIN	CB
SANITARY SEWER	SS
MANHOLE	MH

LEGEND, CONT'D

FINISHED CONTOUR	1340
EXISTING CONTOUR	1340
TOP TOE	
LOT NUMBERS	LOT 1
BUILDING NUMBERS	25
FINISH FLOOR ELEVATION	FF = 1345.25
PAD ELEVATION	PE = 1344.5
PROPOSED FINISHED GRADE	17.0
PROPOSED RATE OF GRADE	1.0%
RIGHT OF WAY	
CENTERLINE	
PROPOSED EASEMENT	
RIDGE LINE/GRADE BREAK	
DAYLIGHT LINE	
PROPOSED STORM DRAIN	
PROPOSED SEWER LINE	
PROPOSED WATER LINE	
SIDEWALK	
FIRE HYDRANT	
MANHOLE	
ADA PARKING STALL	
ELECTRIC VEHICLE PARKING STALL	
FENCE	
COVERED PARKING	

05/11/2015



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GROVE PARK
CONCEPTUAL GRADING PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
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SHEET

1

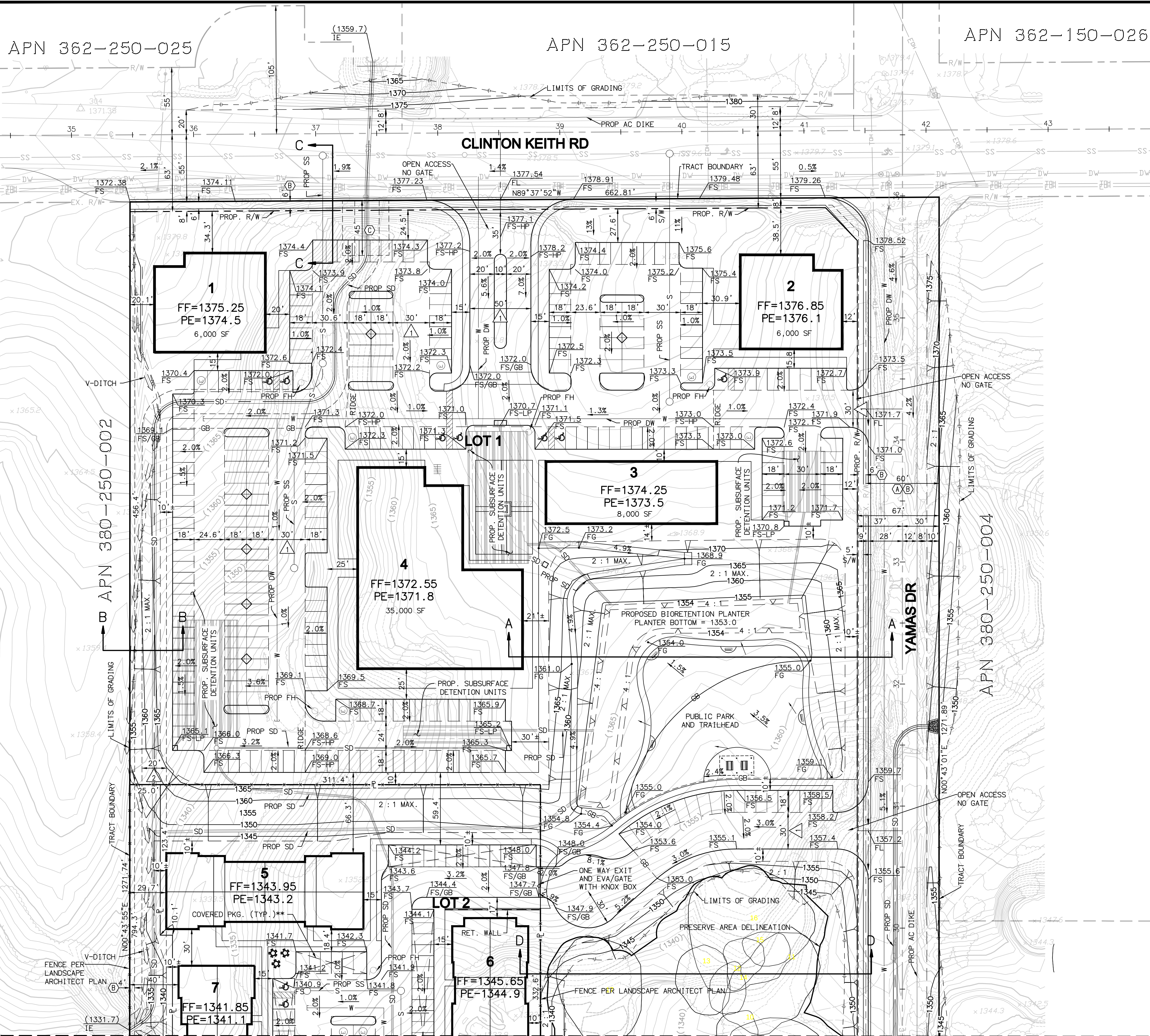
OF 4 SHEETS

PLANNING APPLICATION NO. 14-0069

APN 362-250-025

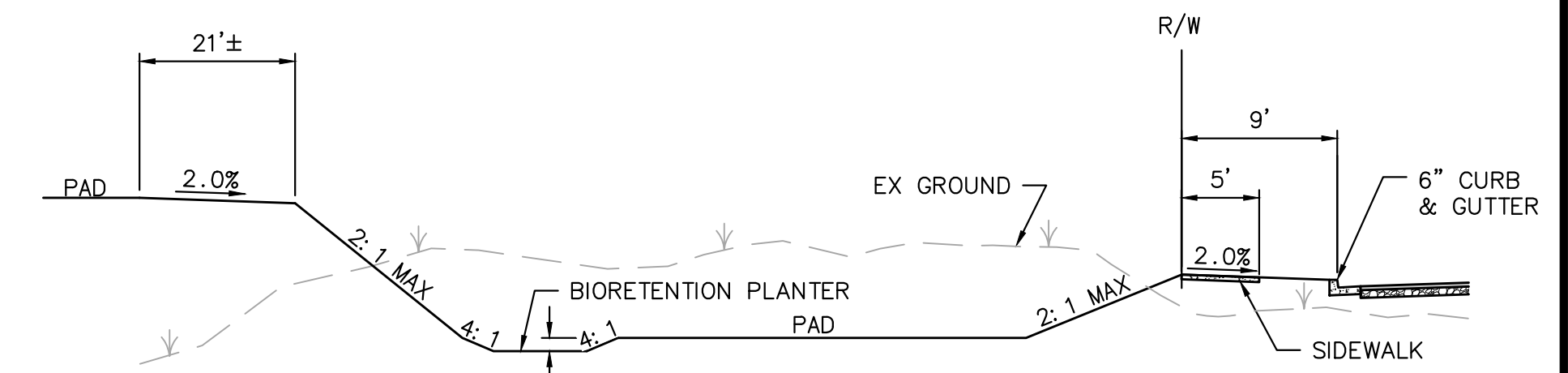
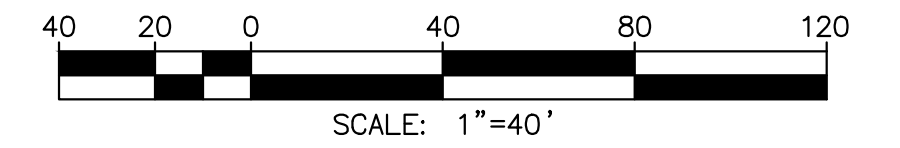
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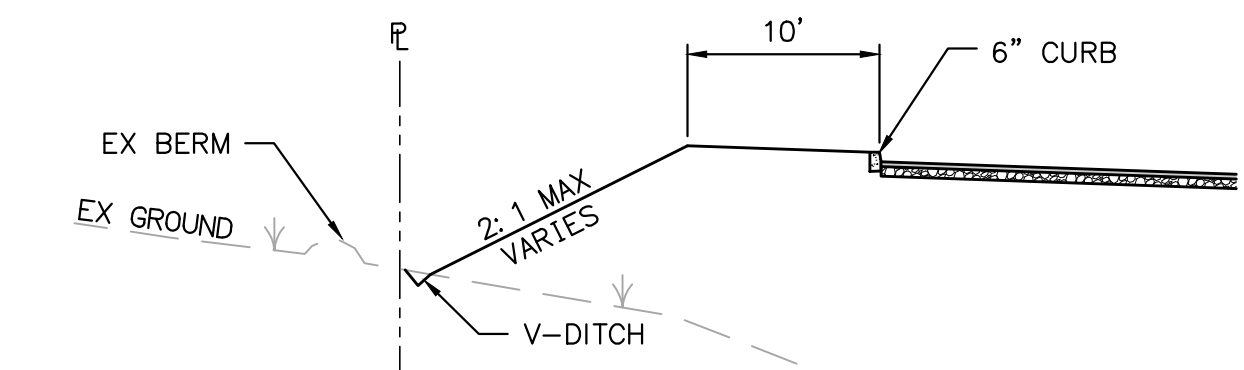


MATCHLINE SEE SHEET 3

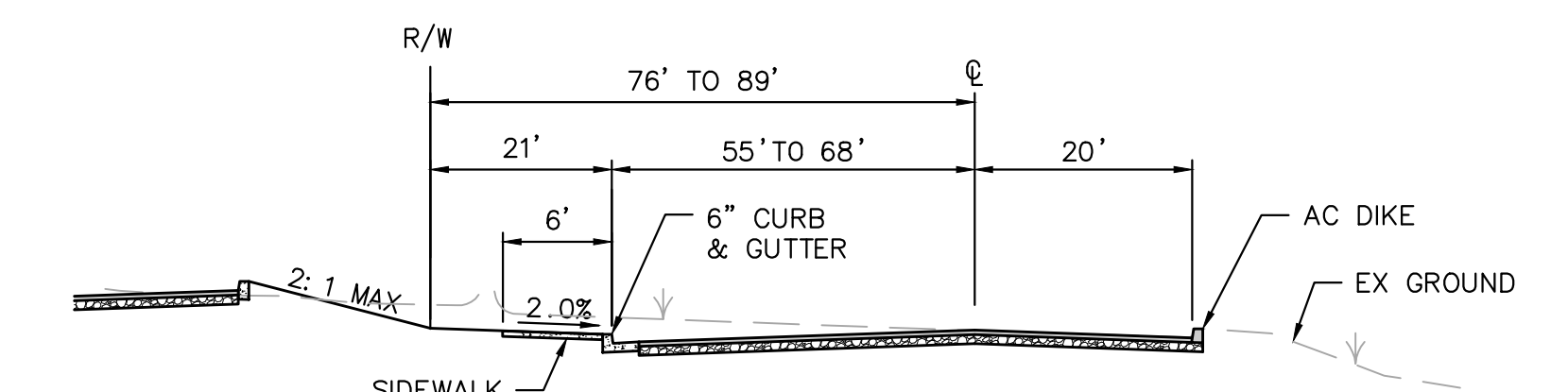
FIRE ACCESS TYPICAL
TURNING TEMPLATE
NOT TO SCALE



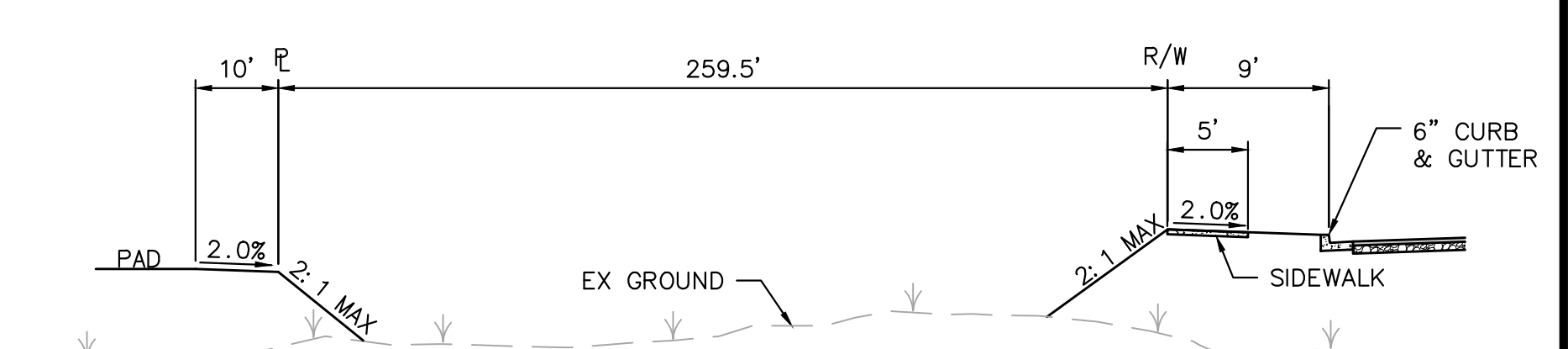
SECTION A-A
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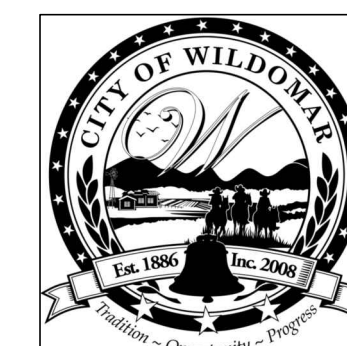
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SECTION C-C
NOT TO SCALE



SECTION D-D
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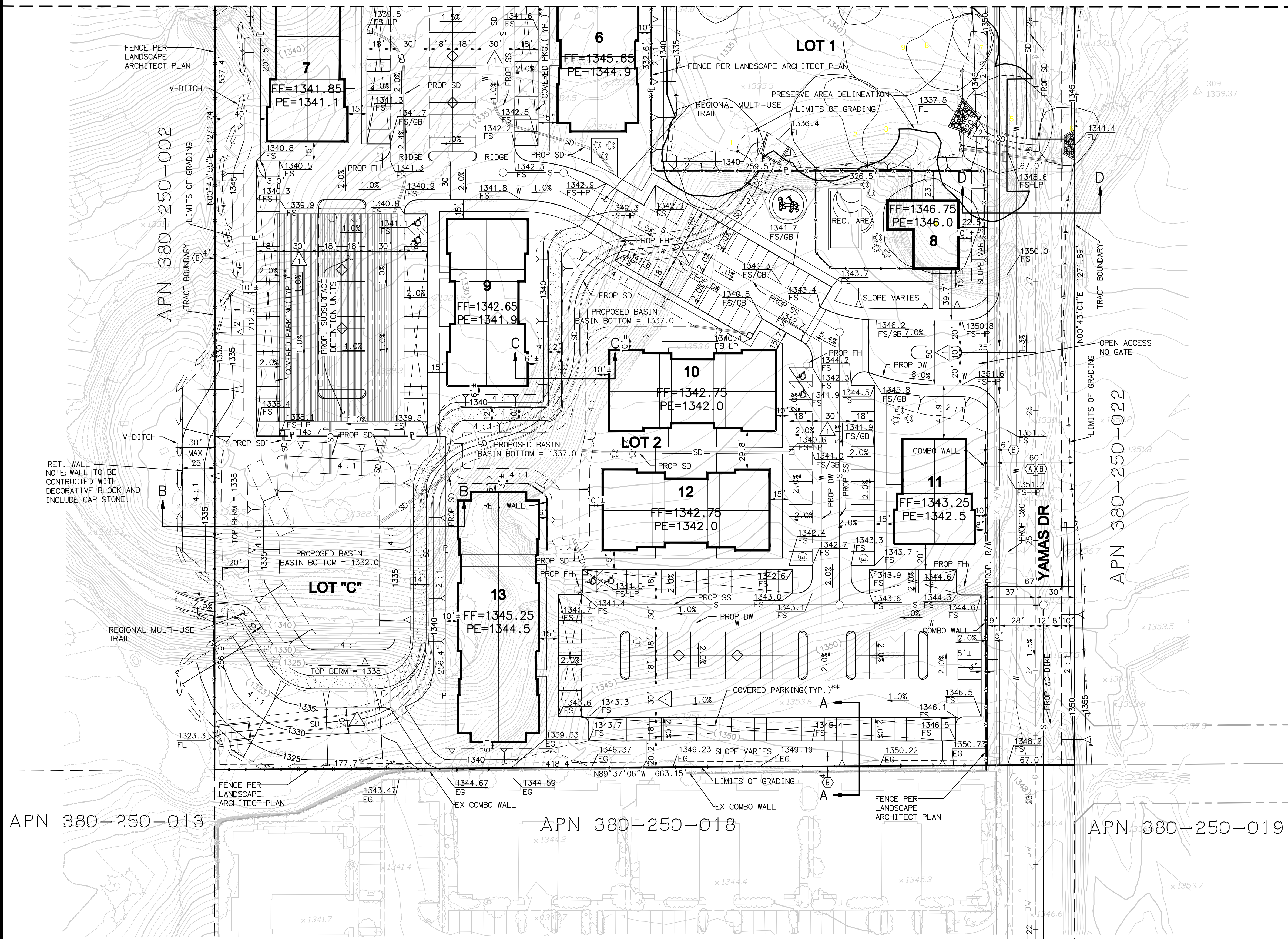
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GROVE PARK
CONCEPTUAL GRADING PLAN
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
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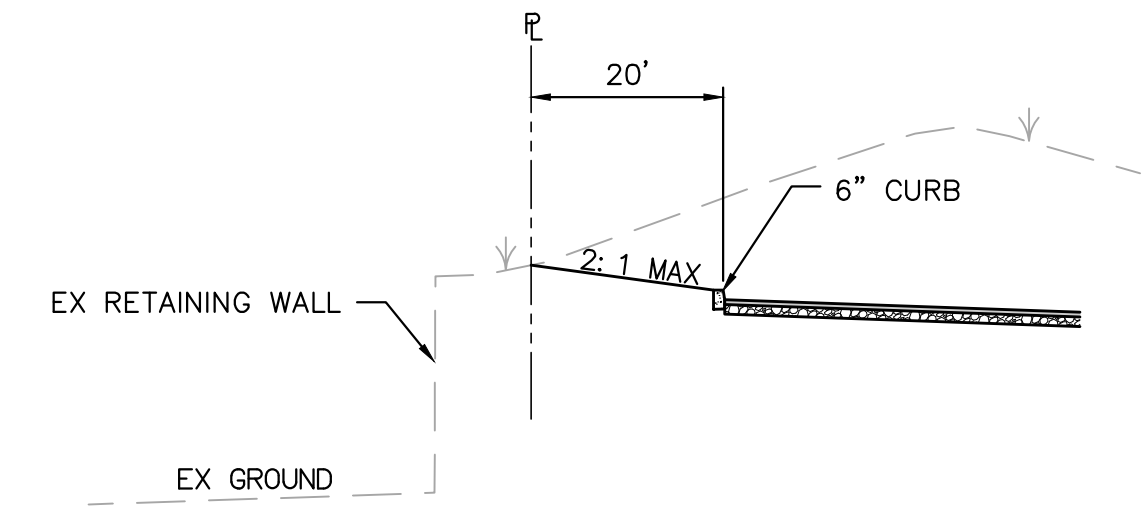
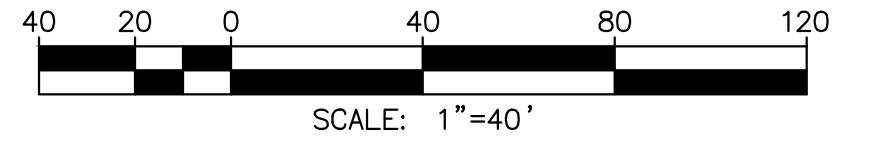
SHEET
2
OF 4 SHEETS

PLANNING APPLICATION NO. 14-0069

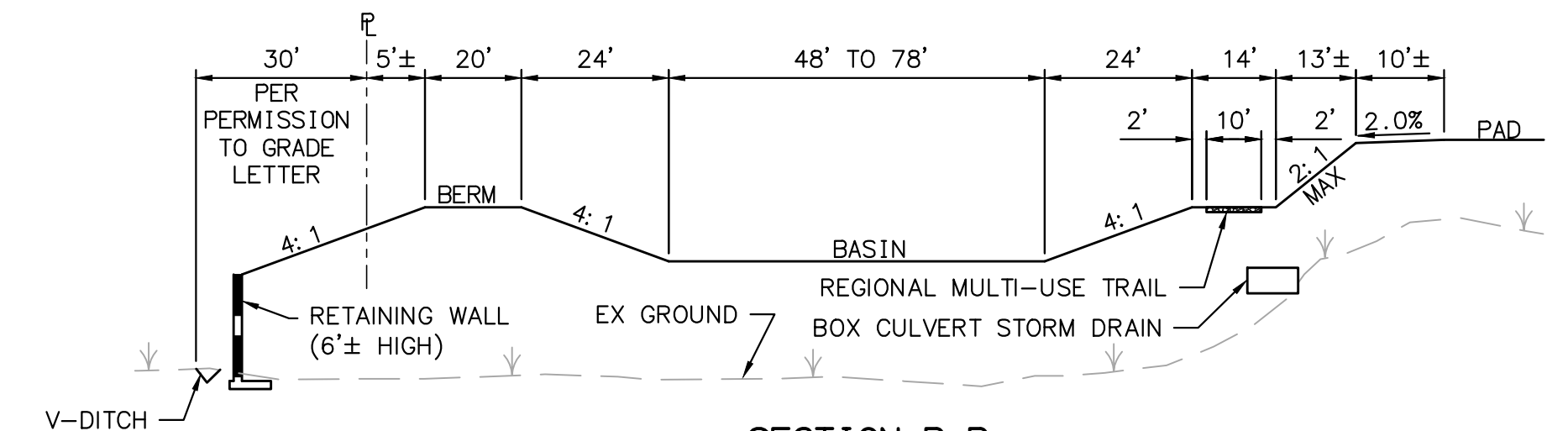
MATCHLINE SEE SHEET 2



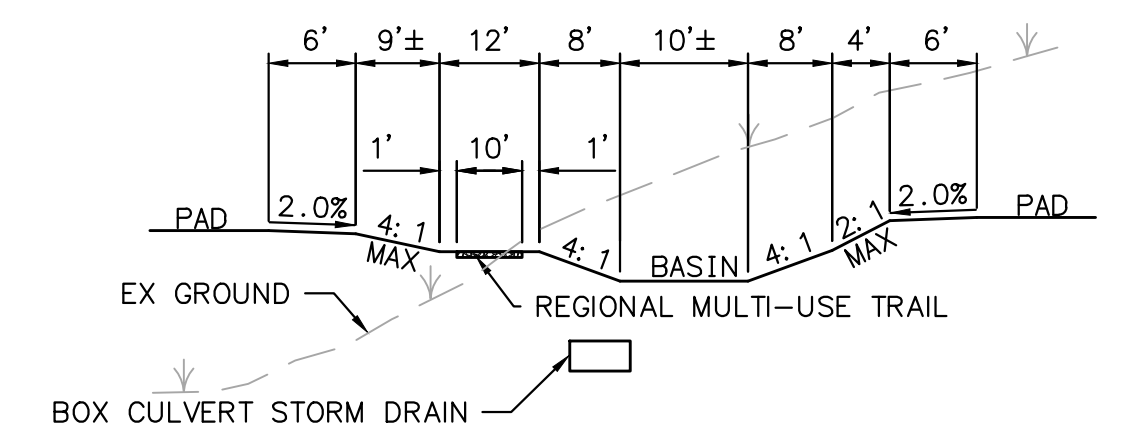
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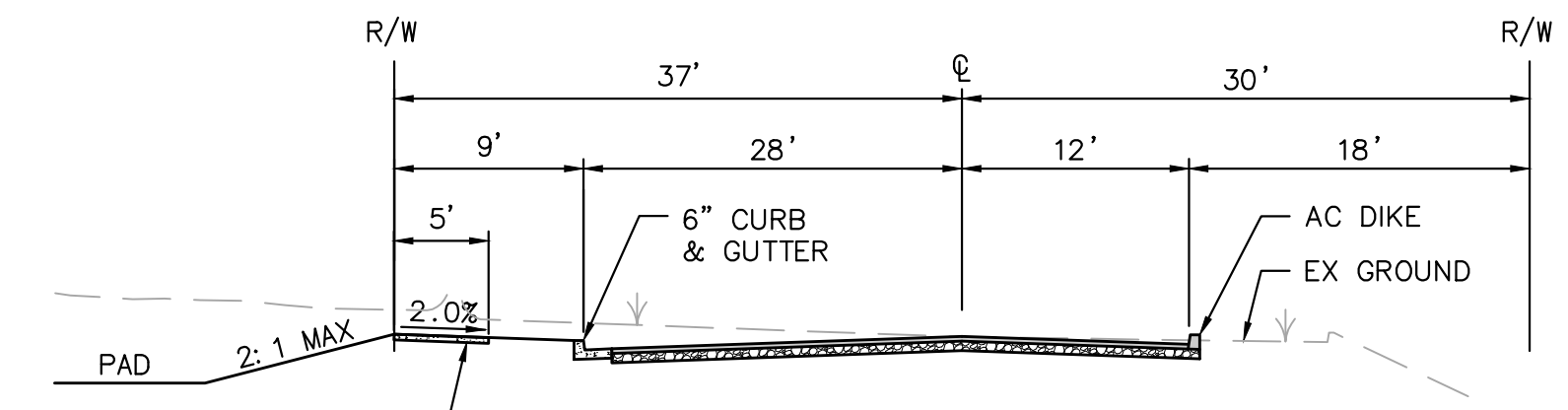
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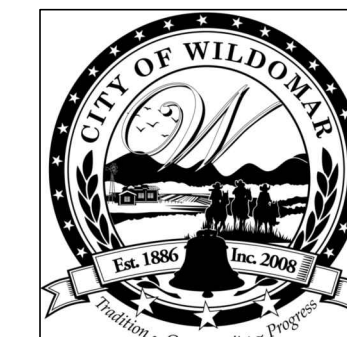
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SECTION C-C
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SECTION D-D
NOT TO SCALE



APN 380-250-013

APN 380-250-002

APN 380-250-002

APN 380-250-018

APN 362-250-015

APN 362-150-026

APN 380-250-019

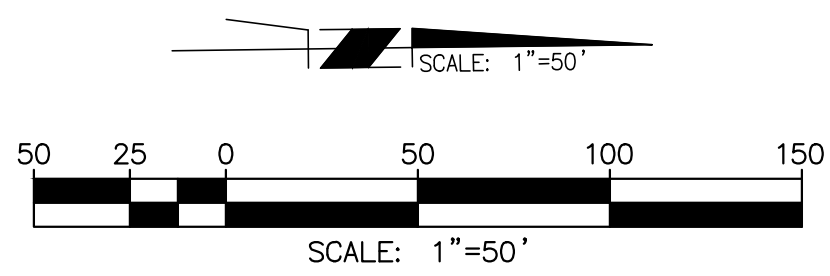
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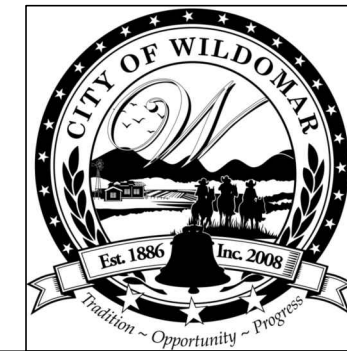
CLINTON KEITH RD

YAMAS DR

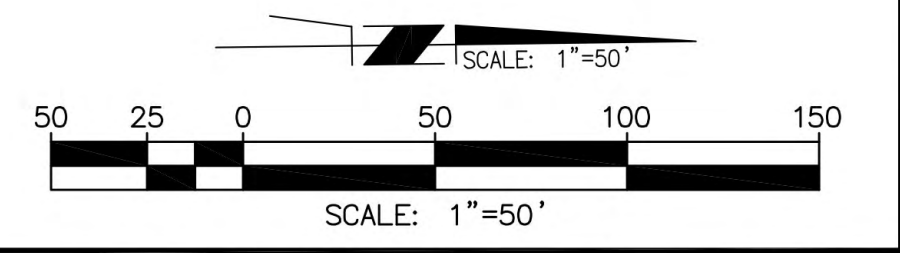
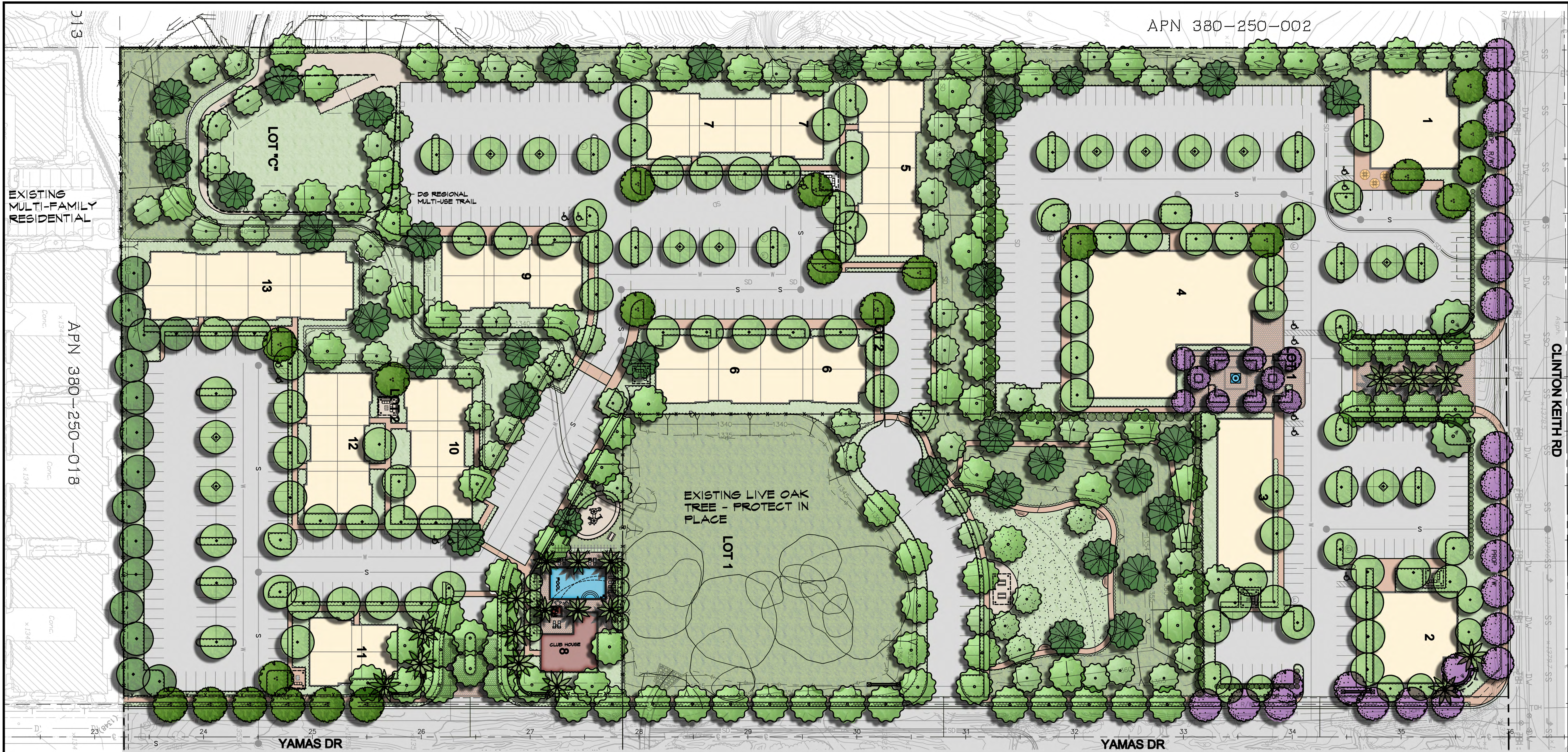
- LEGEND**
- SIDEWALK
 - MULTI-USE TRAIL
 - ADA PARKING
 - ELECTRIC VEHICLE PARKING
 - COVERED PARKING
 - MULTI-USE TRAIL CONNECTION



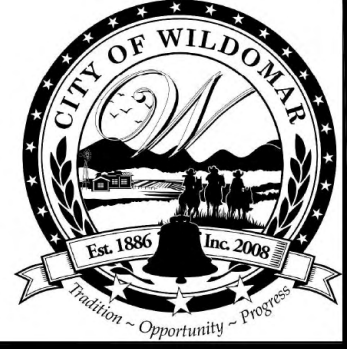
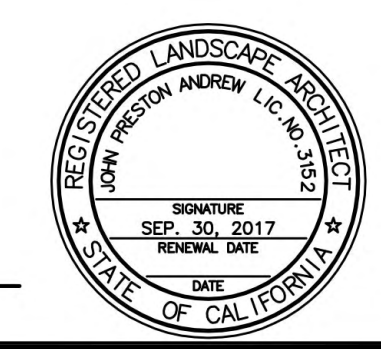
PLANNING APPLICATION NO. 14-0069



GROVE PARK
PEDESTRIAN CIRCULATION EXHIBIT
CITY OF WILDOMAR - COUNTY OF RIVERSIDE
40810 COUNTY CENTER DRIVE, SUITE 100
TEMECULA, CALIFORNIA 92591-6049
951.676.8042 • FAX 951.676.7240 • www.RBF.com



PLANNING APPLICATION NO. 14-0069



GROVE PARK
 CONCEPTUAL LANDSCAPE PLAN
 CITY OF WILDOMAR - COUNTY OF RIVERSIDE
 40810 COUNTY CENTER DRIVE, SUITE 100
 TEMECULA, CALIFORNIA 92591-6049
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PICNIC TABLE EXAMPLES



BENCH EXAMPLES



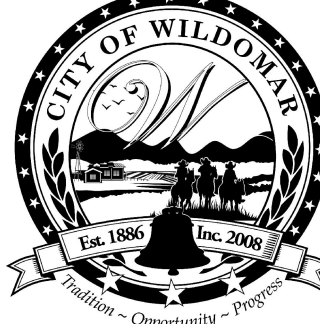
TRASH RECEPTACLE EXAMPLES



CONCRETE PAVER EXAMPLES



STAMPED CONCRETE EXAMPLES



GROVE PARK

WILDOMAR, CALIFORNIA

SHEET INDEX

A0.0	TITLE SHEET
A1.0	SITE PLAN
A1.1	ILLUSTRATIVE SITE PLAN
A2.0	MF BUILDING PLAN - A. (12 Units / 3-Story)
A2.1	MF BUILDING PLAN - C. (24 Units / 3-Story)
A2.2	MF BUILDING PLAN - D. (24 Units / 3-Story)
A2.3	MF BUILDING PLAN - E. (18 Units / 3-Story)
A3.0	UNIT PLAN - 1,2 & 3
A4.0	CHARACTER ELEV. - MF BLDG. A (Front)
A4.1	CHARACTER ELEV. - MF BLDG. A (Right, Rear & Left)
A4.2	CHARACTER ELEV. - MF BLDG. C (Front)
A4.3	CHARACTER ELEV. - MF BLDG. C (Right, Rear & Left)
A4.4	CHARACTER ELEV. - MF BLDG. D (Front)
A4.5	CHARACTER ELEV. - MF BLDG. D (Right, Rear & Left)
A4.6	CHARACTER ELEV. - MF BLDG. E (Front)
A4.7	CHARACTER ELEV. - MF BLDG. E (Right, Rear & Left)
A4.8	CHARACTER ELEV. - TRASH ENCLOSURE & CARPORT
A5.0	CHARACTER ELEV. - RETAIL BLDG. A (Front)
A5.1	CHARACTER ELEV. - RETAIL BLDG. A (Right, Rear & Left)
A5.2	CHARACTER ELEV. - OFFICE BLDG. B (Front & Right)
A5.3	CHARACTER ELEV. - OFFICE BLDG. B (Rear & Left)
A5.4	CHARACTER ELEV. - RETAIL BLDG. C (Front)
A5.5	CHARACTER ELEV. - RETAIL BLDG. C (Right, Rear & Left)
A5.6	CHARACTER ELEV. - RETAIL BLDG. D (Front)
A5.7	CHARACTER ELEV. - RETAIL BLDG. D (Right, Rear & Left)



Project Summary

APARTMENTS

Gross Area	8.1 AC
Net Useable Area	6.8 AC
Slope	0.6 AC
Public Roads	0.7 AC
Drainage/Detention (Lot C)	1.4 AC

Total Yield	162 Units
	20.7 DU/AC GROSS
1 Bed (735 SF)	48 Units (30%)
2 Bed (1064 SF)	90 Units (56%)
3 Bed (1281 SF)	24 Units (14%)

Parking Required	
1 Bed (1.25 spaces/unit)	60 Spaces
2 Bed (2.25 spaces/unit)	203 Spaces
3 Bed (2.75 spaces/unit)	66 Spaces
Total	329 Spaces

Parking Provided	329 Spaces
- Carport	162 Spaces
- Open	167 Spaces

Open Space

*Assumes 3.29 people/du
*3.0 ac/1,000 people req'd

162 du x 3.29 people/du = 533 people	
533 people x 3.0 ac/1,000 people =	1.6 ac req'd

Provided	
- Apartment O.S.	0.5 AC
- Park	1.9 AC
- Oak Grove	1.3 AC

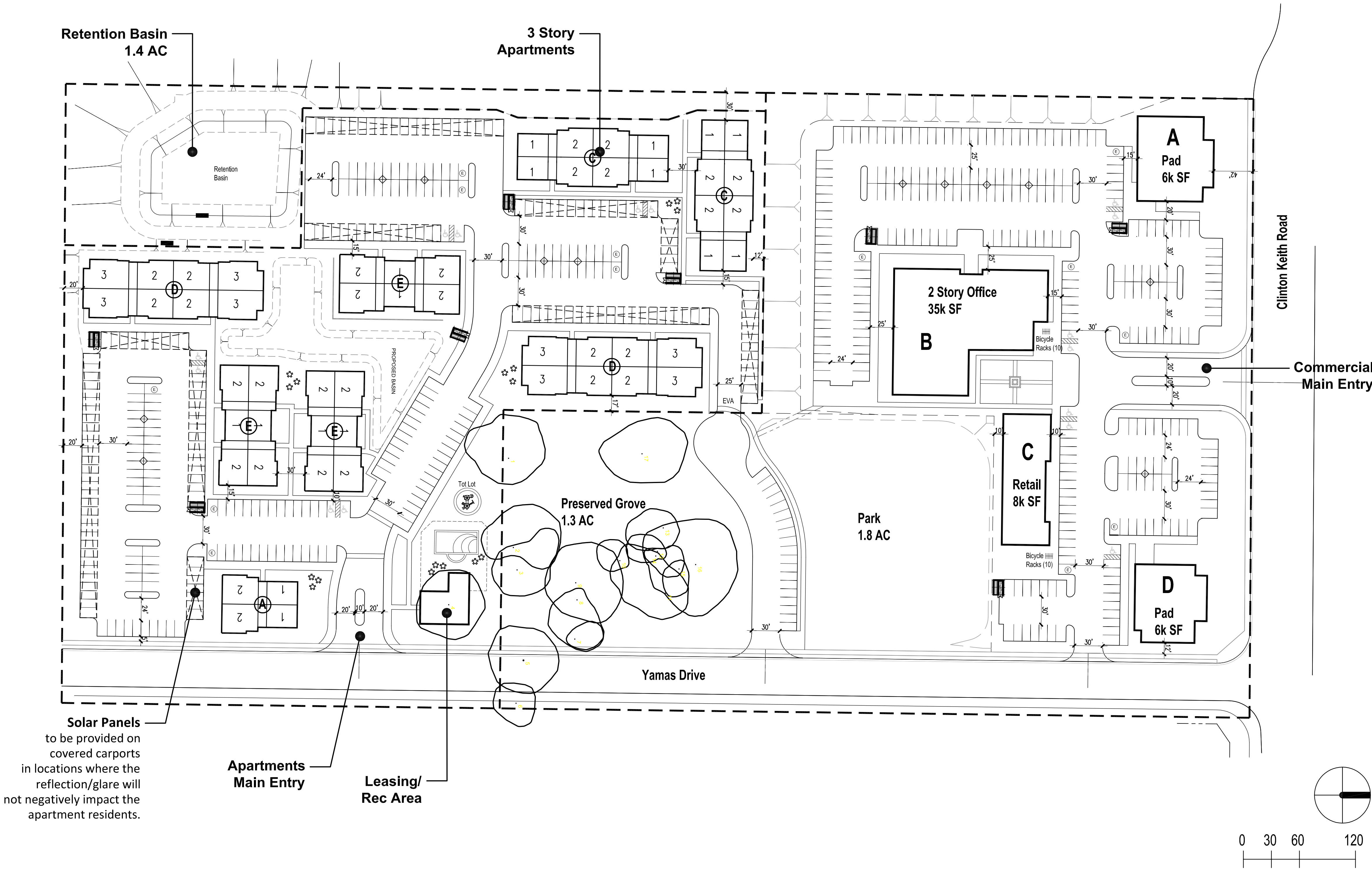
OFFICE / RETAIL

Gross Area	9.8 AC
Net Useable Area	4.8 AC
Park	1.9 AC
Preserved Oaks	1.3 AC
Slope	0.4 AC
Public Roads	1.4 AC

Total Floor Area	+55,000 SF
------------------	------------

Parking Required	
- Office	175 Spaces (5/1000 SF)
- Commercial Retail	110 Spaces (5.5/1000 SF)
- Total	285 Spaces

Parking Provided	286 Spaces
------------------	------------



GROVE PARK



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

SITE PLAN of Development

WILDOMAR, CALIFORNIA

KTGY # 2013-0122

09.05.2014
12.05.2014

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



A1.0



APARTMENTS

Gross Area	8.1 AC
Net Useable Area	6.8 AC
Slope	0.6 AC
Public Roads	0.7 AC
Drainage/Detention (Lot C)	1.4 AC

Total Yield	162 Units
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OFFICE / RETAIL

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Preserved Oaks	1.3 AC
Slope	0.4 AC
Public Roads	1.4 AC

Total Floor Area +-55,000 SF

Parking Required

- Office	175 Spaces (5/1000 SF)
- Commercial Retail	110 Spaces (5.5/1000 SF)
- Total	285 Spaces

Parking Provided 286 Spaces

GROVE PARK



ILLUSTRATIVE SITE PLAN

WILDOMAR, CALIFORNIA

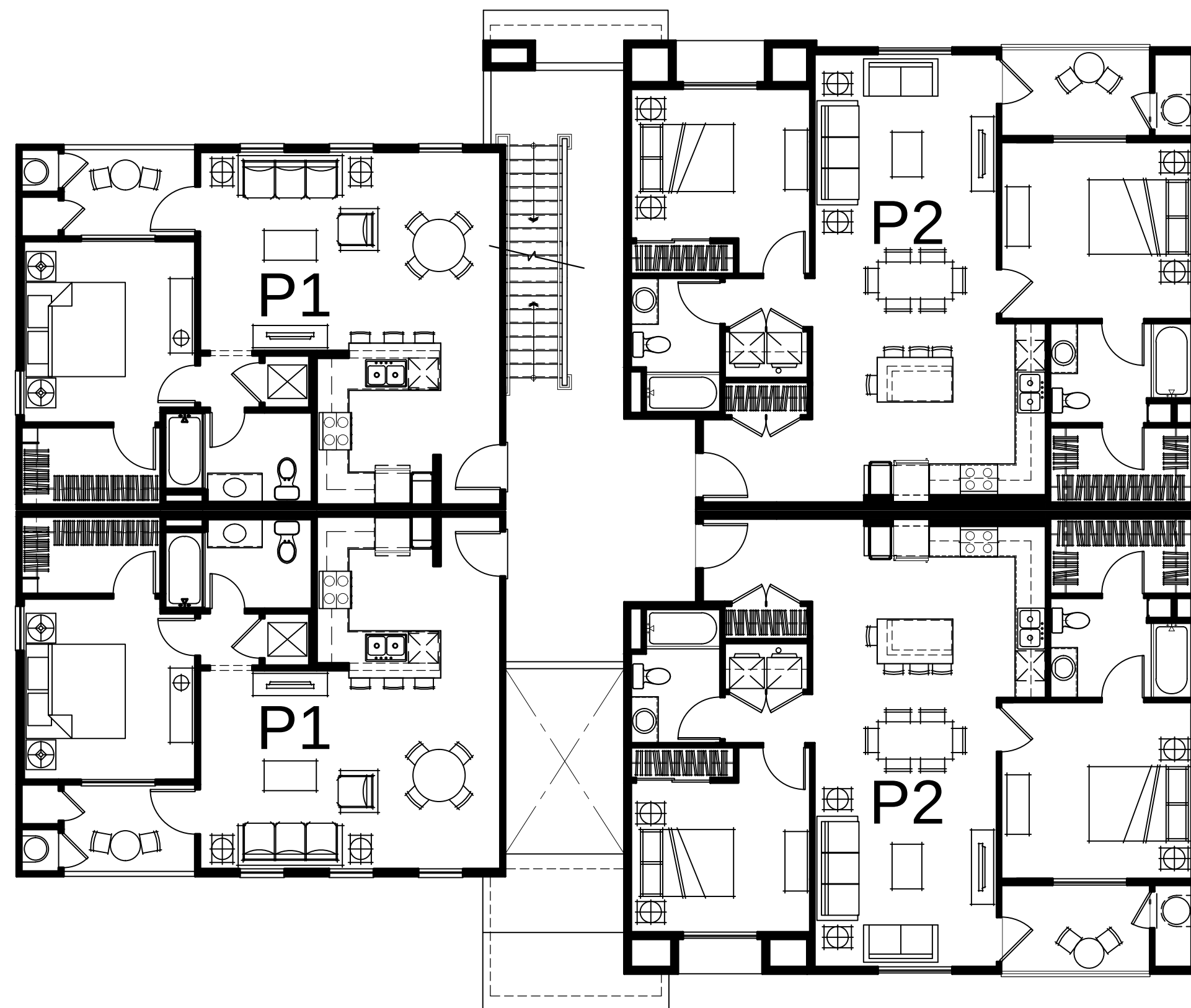
KTGY # 2013-0122

DECEMBER 2014

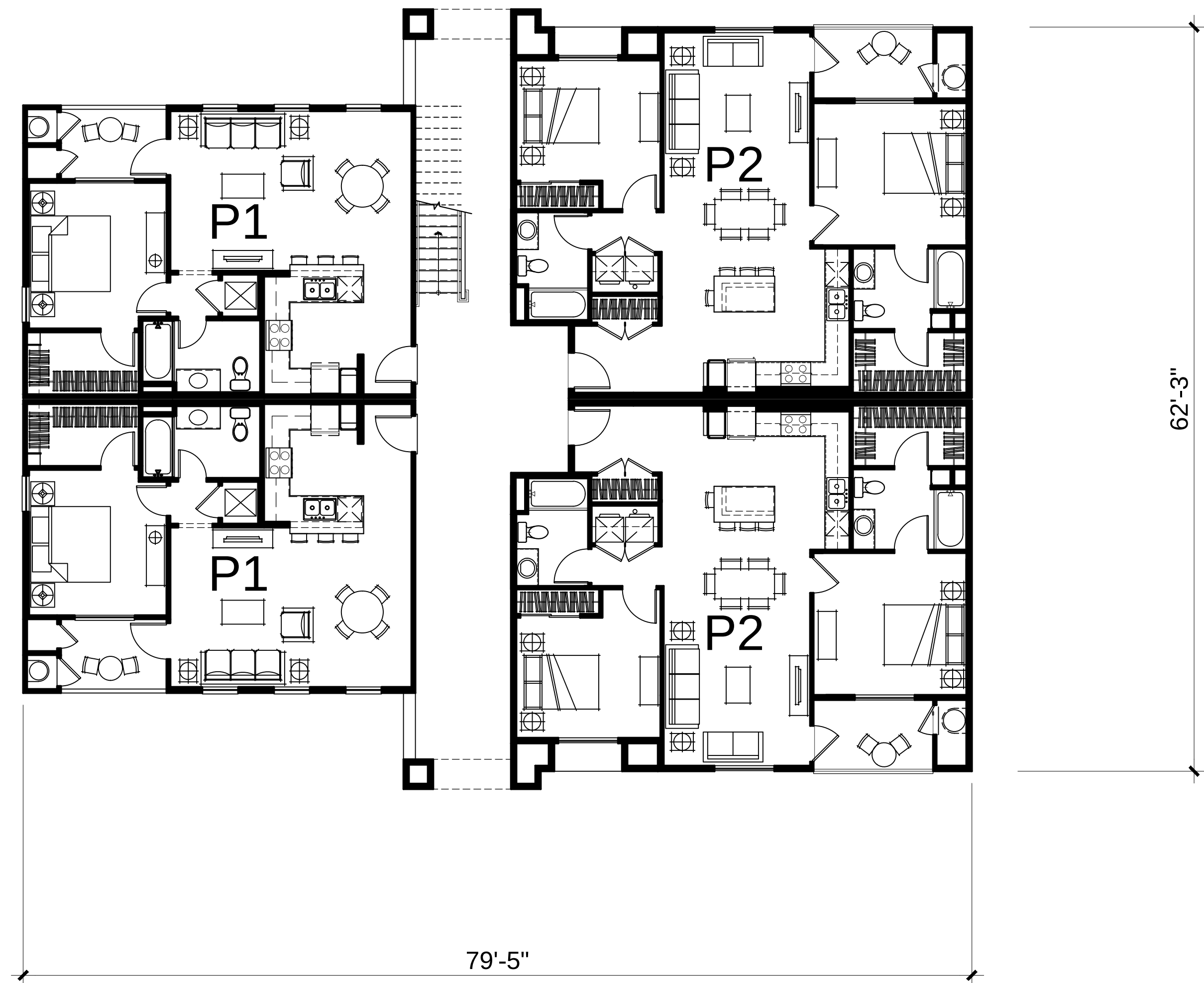


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2ND & 3RD
FLOOR .



1ST FLOOR .

GROVE PARK



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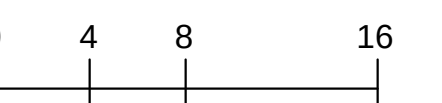
TYPICAL BUILDING PLAN - BLDG. A

WILDOMAR, CALIFORNIA

KTGY # 2013-0122

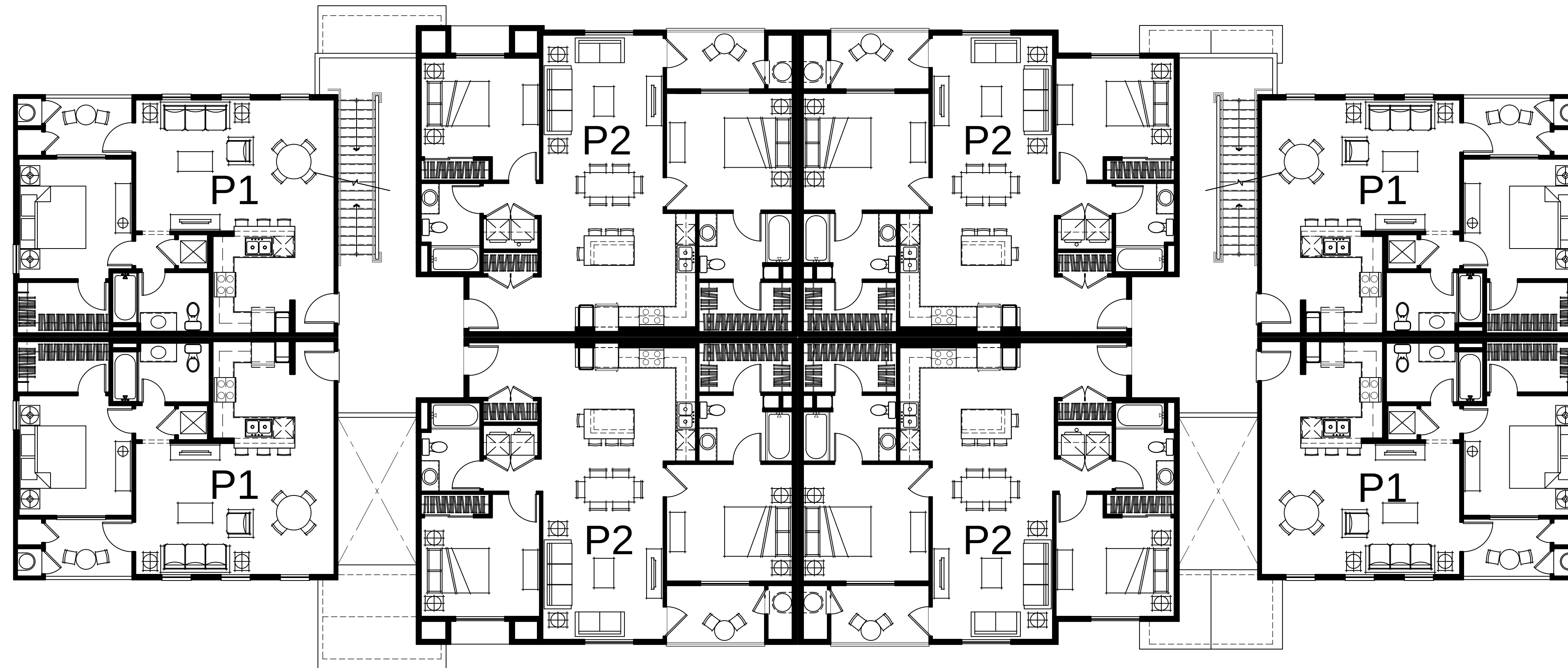
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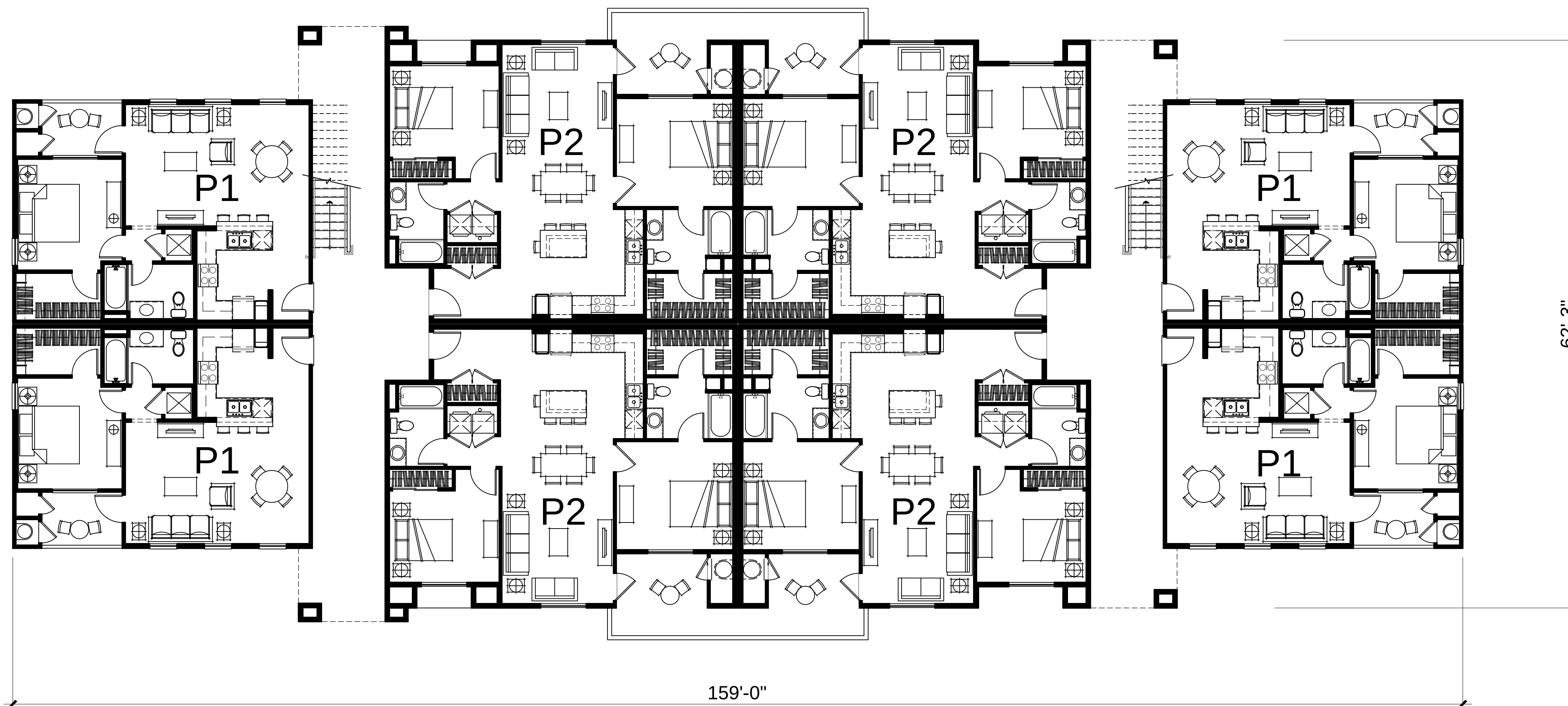


A2.0

2ND & 3RD
FLOOR .



1ST FLOOR .



GROVE PARK



Strata Equity Group
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TYPICAL BUILDING PLAN - BLDG. C

WILDOMAR, CALIFORNIA

KTGY # 2013-0122

09.05.2014
12.05.2014

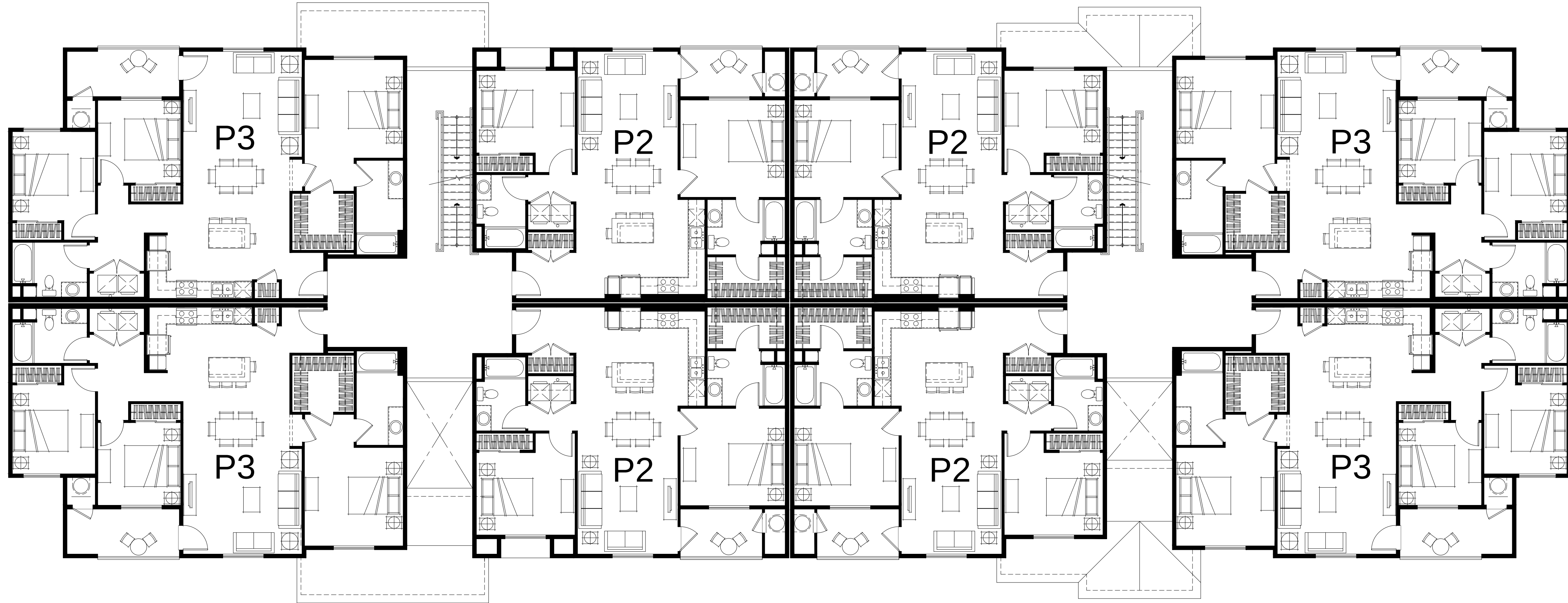
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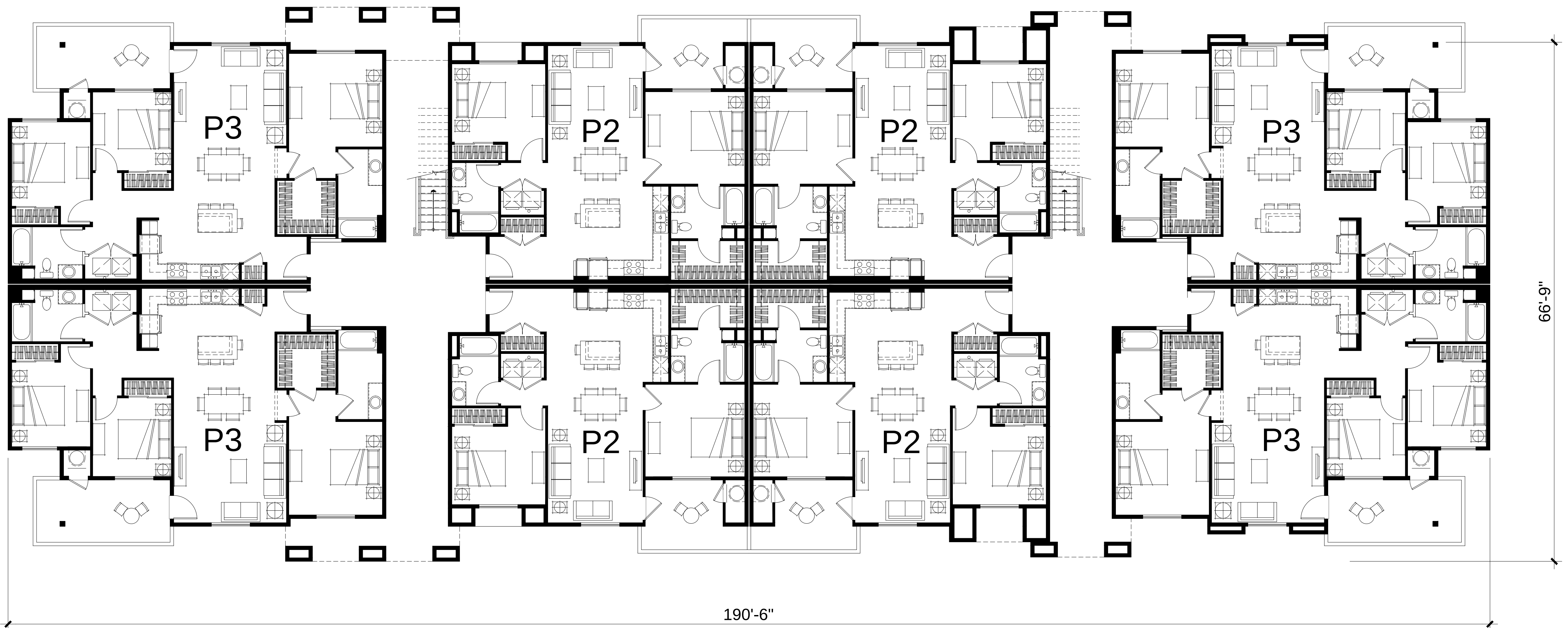
A2.1

0 4 8 16

2ND & 3RD
FLOOR .



1ST FLOOR .



GROVE PARK



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TYPICAL BUILDING PLAN - BLDG. D

WILDOMAR, CALIFORNIA

KTGY # 2013-0122

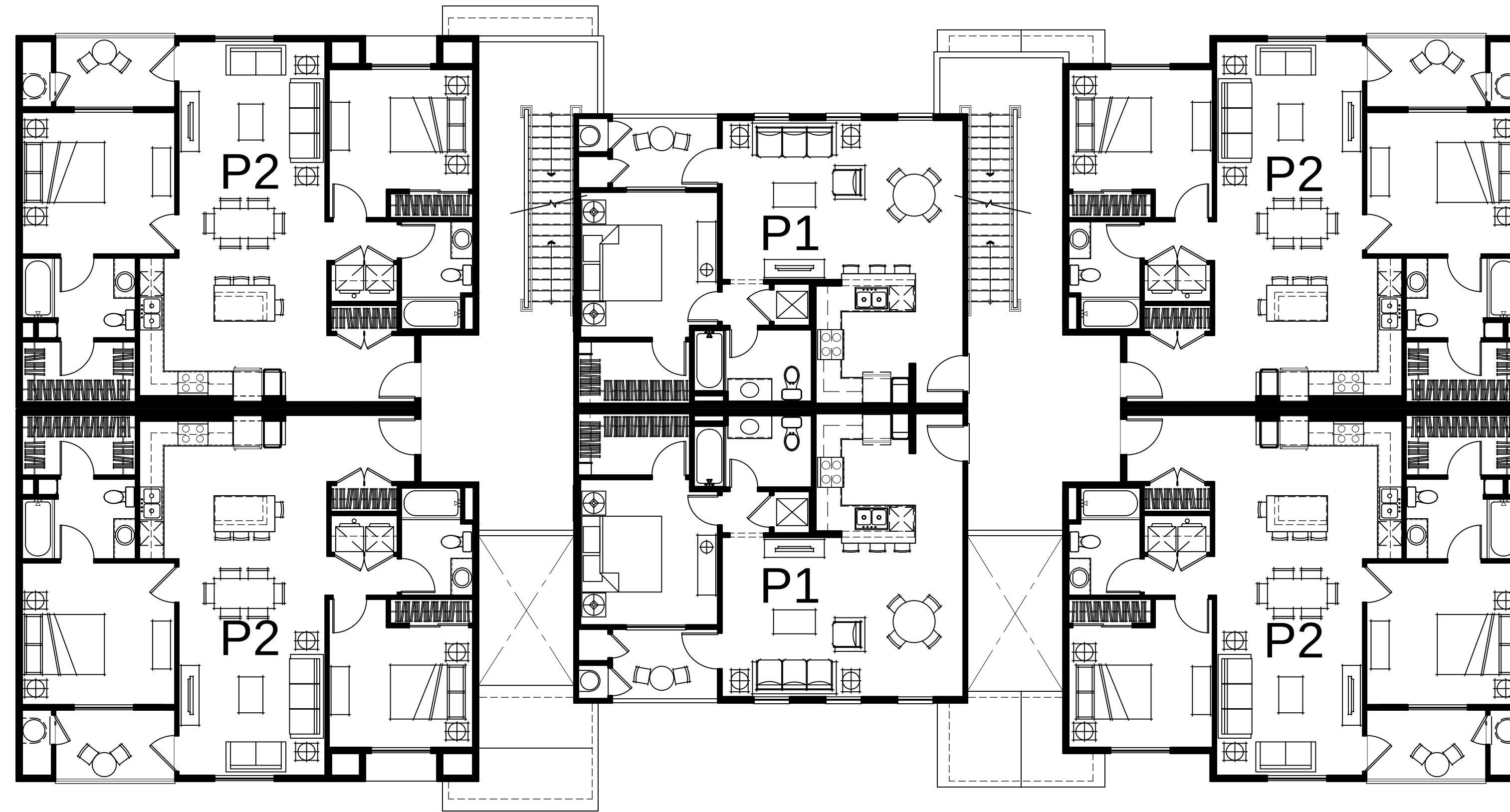
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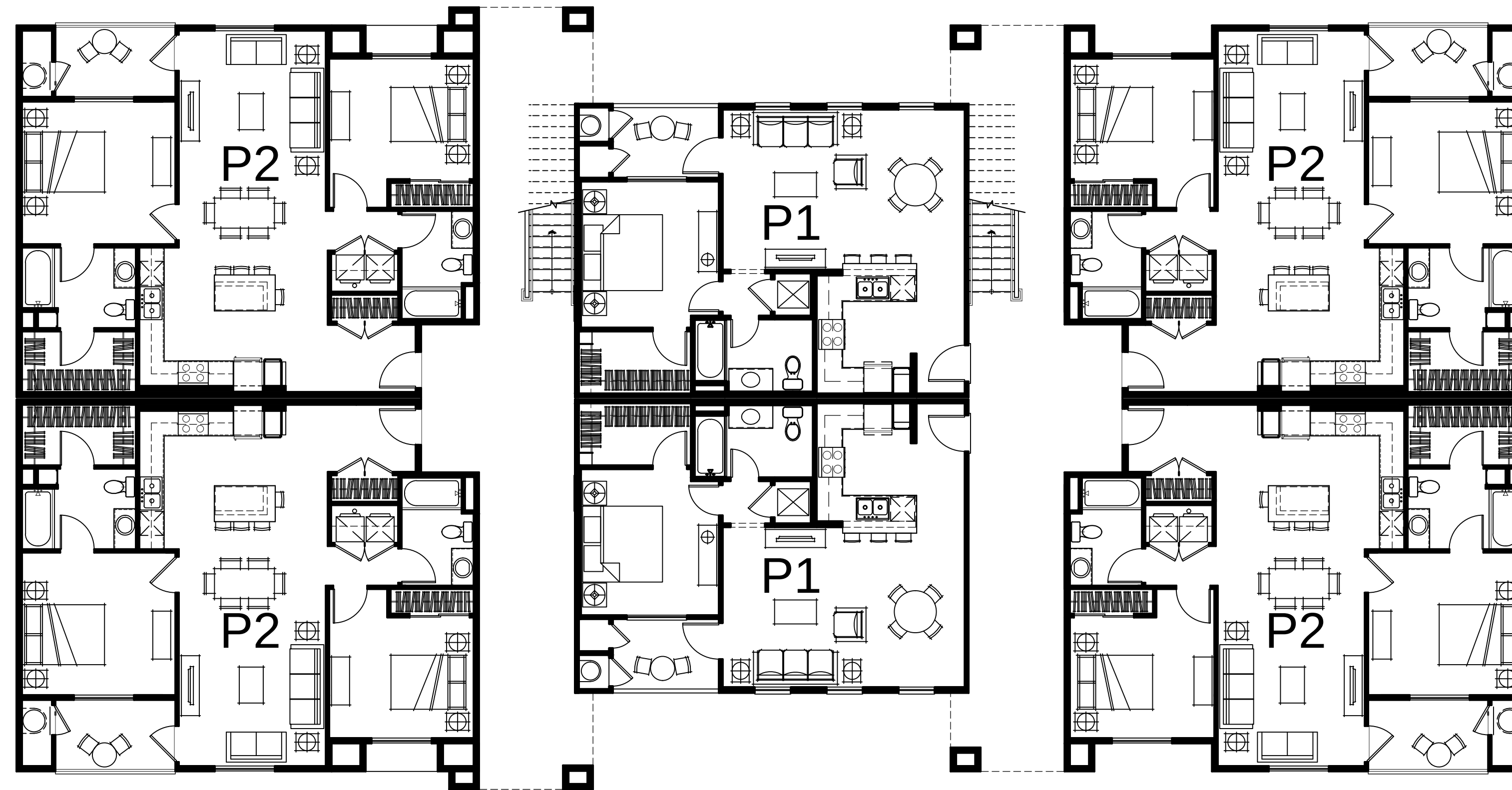


A2.2

2ND & 3RD
FLOOR .



1ST FLOOR .



62'-3"

126'-0"

0 4 8 16

GROVE PARK



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San Diego, CA 92122
(858) 546-0900

TYPICAL BUILDING PLAN - BLDG. E

WILDOMAR, CALIFORNIA

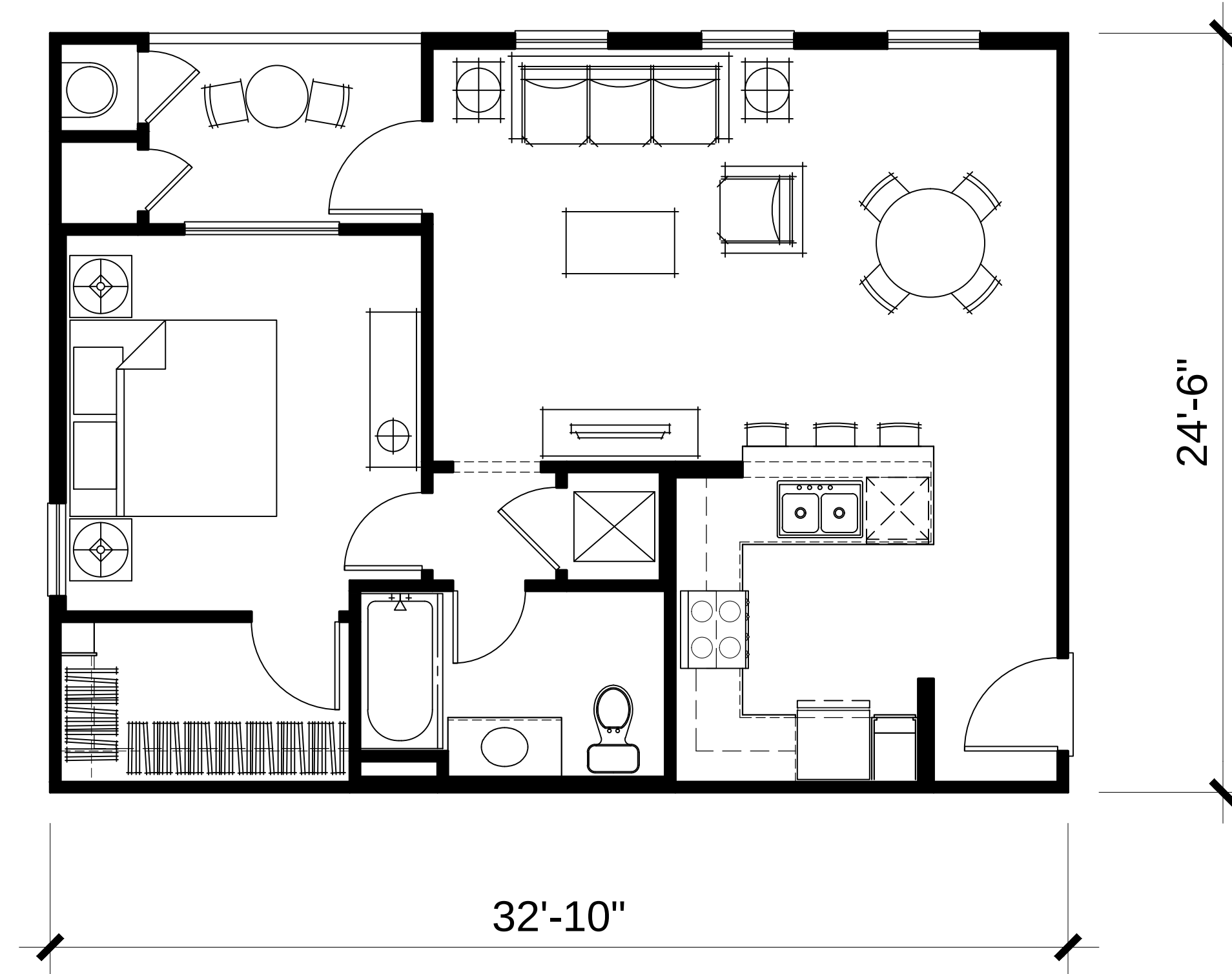
KTGY # 2013-0122

09.05.2014
12.05.2014

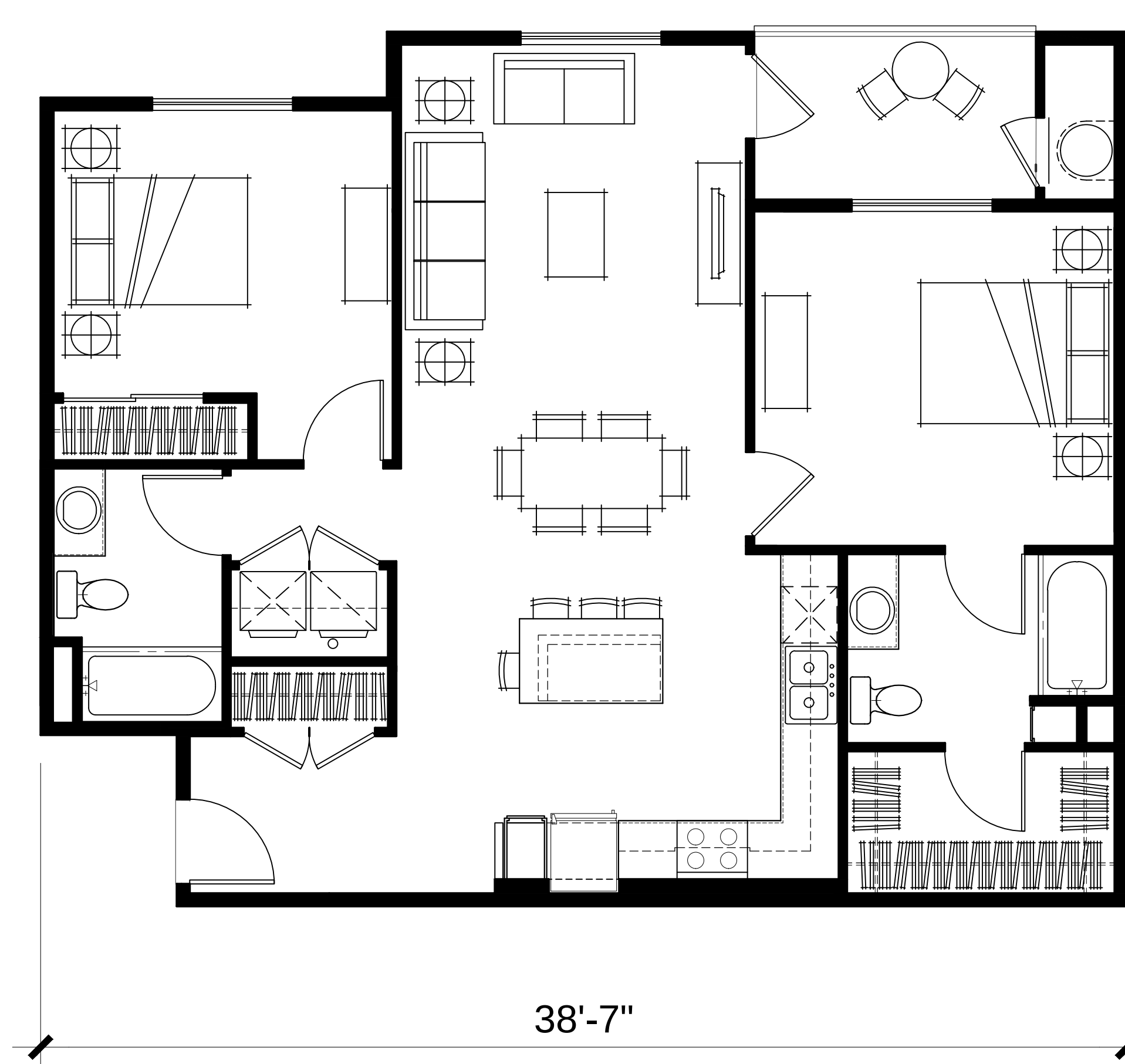
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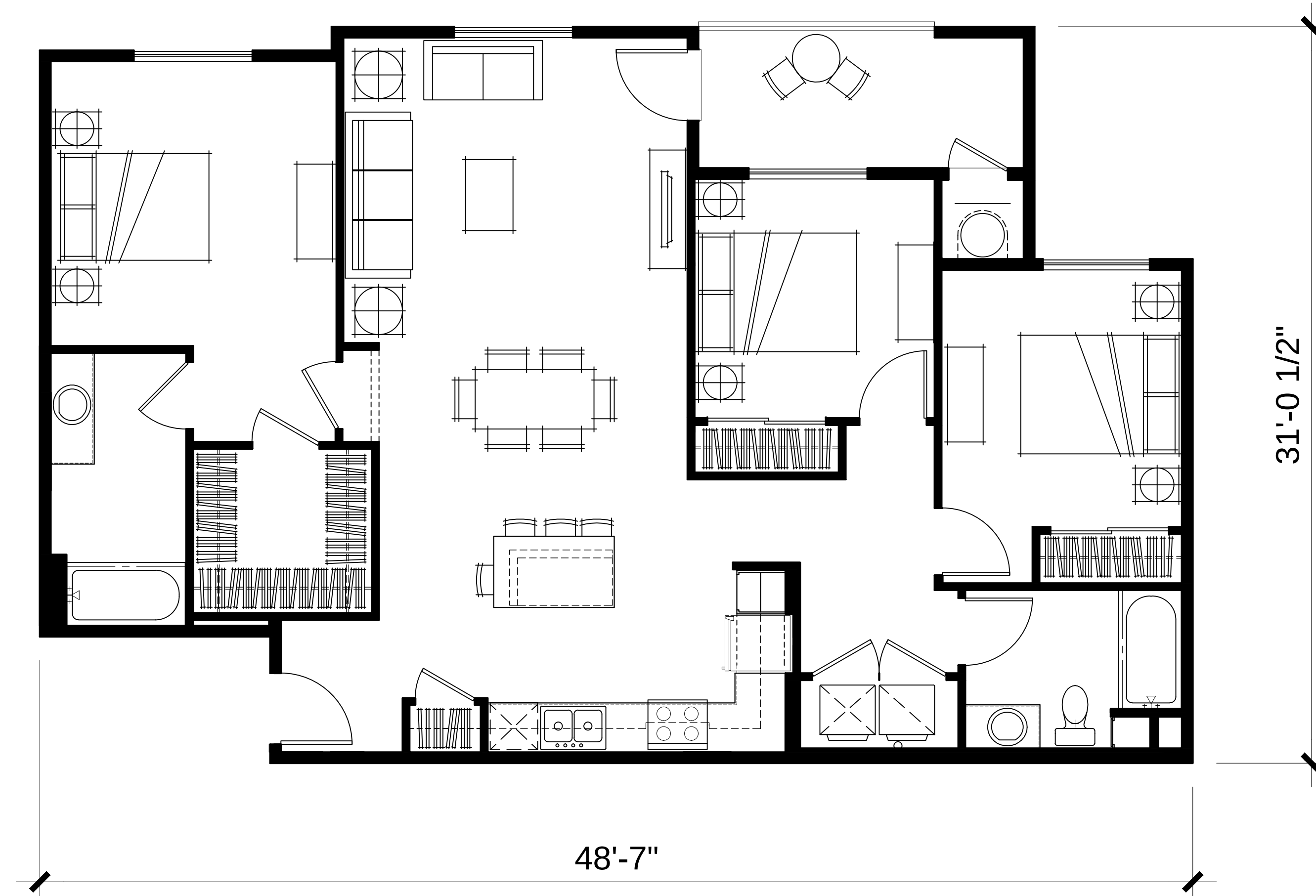
A2.3



PLAN1
1Bed, 1Bath
735 SQ.FT.



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



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

GROVE PARK



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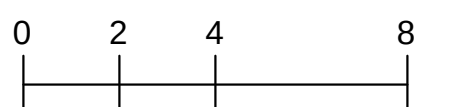
UNIT PLANS (APARTMENTS BLDG.)

WILDOMAR, CALIFORNIA

KTGY # 2013-0122

09.05.2014
12.05.2014

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A3.0