HORIZONS

WILDOMAR, CALIFORNIA

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

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

12.07.2015
01.09.2015

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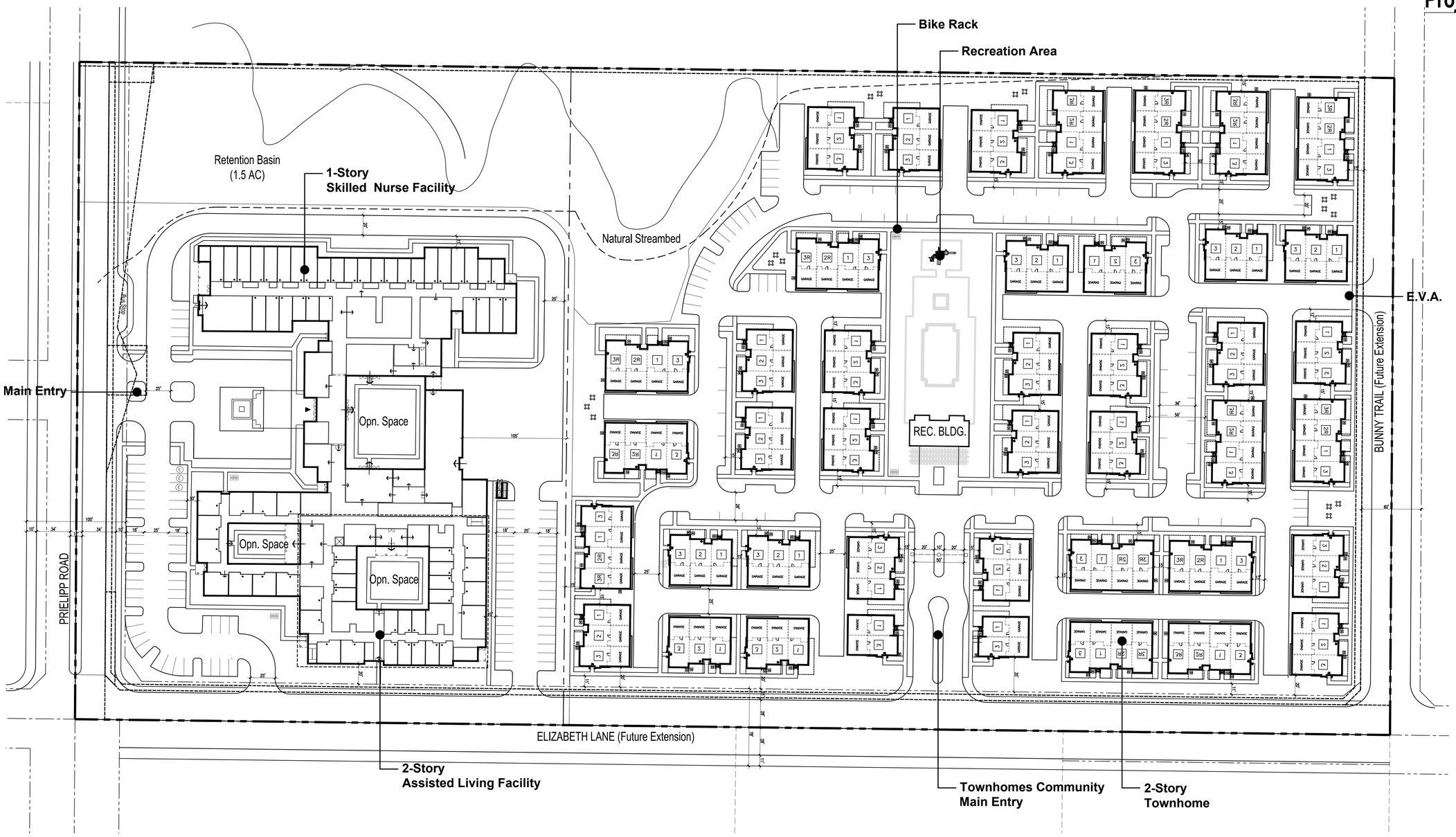
ktgy.com



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)

0 25' 50' 100'

HORIZONS

SITE PLAN of Development

A1.0

WILDOMAR, CALIFORNIA

KTGY # 2013-0123

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01.09.2015

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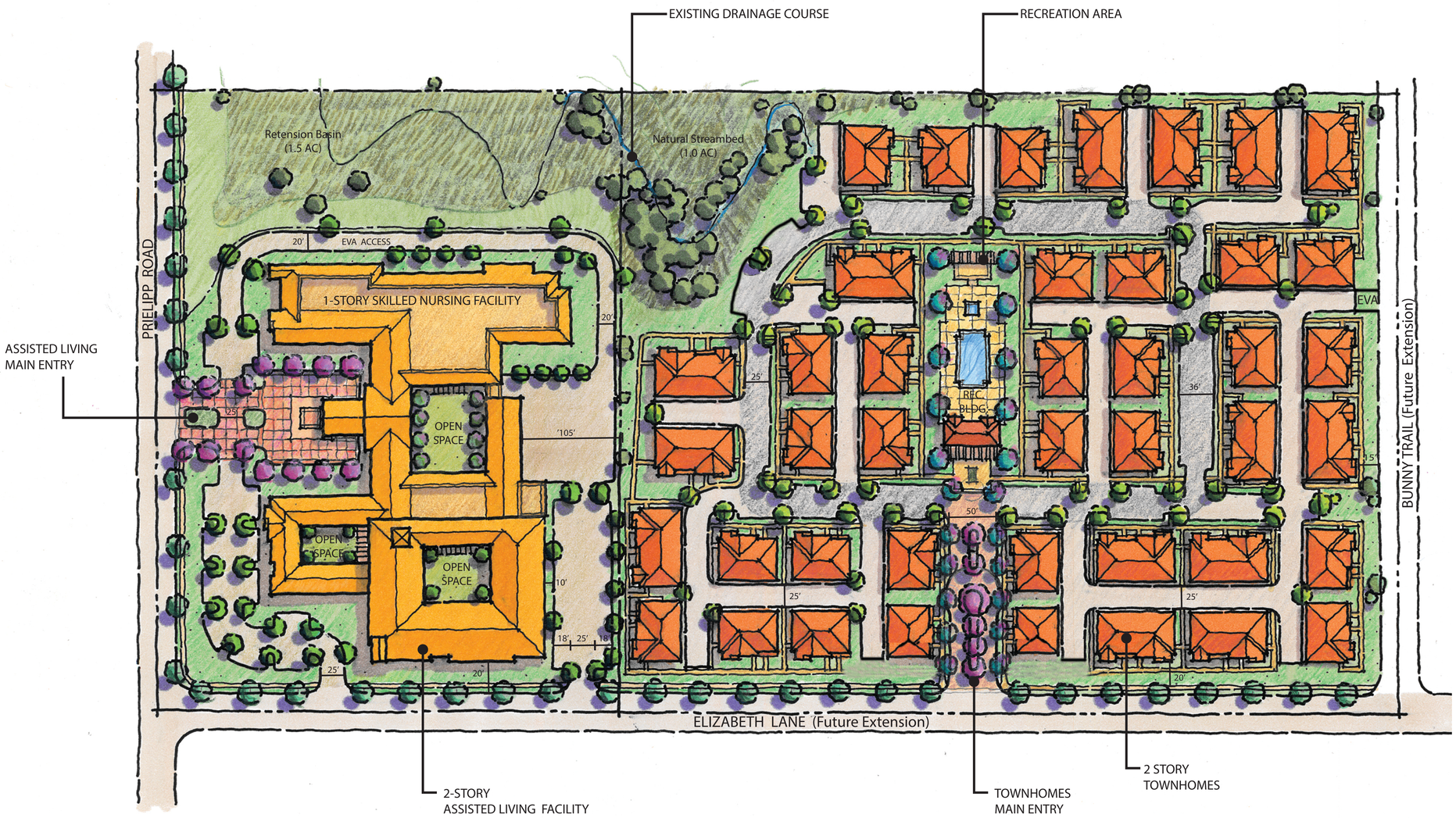

Project Summary

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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
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2 Story Townhomes	138 Units
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Parking Required	
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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, INC.

ILLUSTRATIVE SITE PLAN

WILDOMAR, CALIFORNIA

KTGY # 2013-0123 January, 2015

0 50' 100' 200'

A1.1

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2ND FLOOR PLAN

1ST FLOOR PLAN

TOWNHOMES
BUILDING PLAN-BLDG.A (2Units)

0 4 8 16

A2.0

HORIZONS

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01.09.2015

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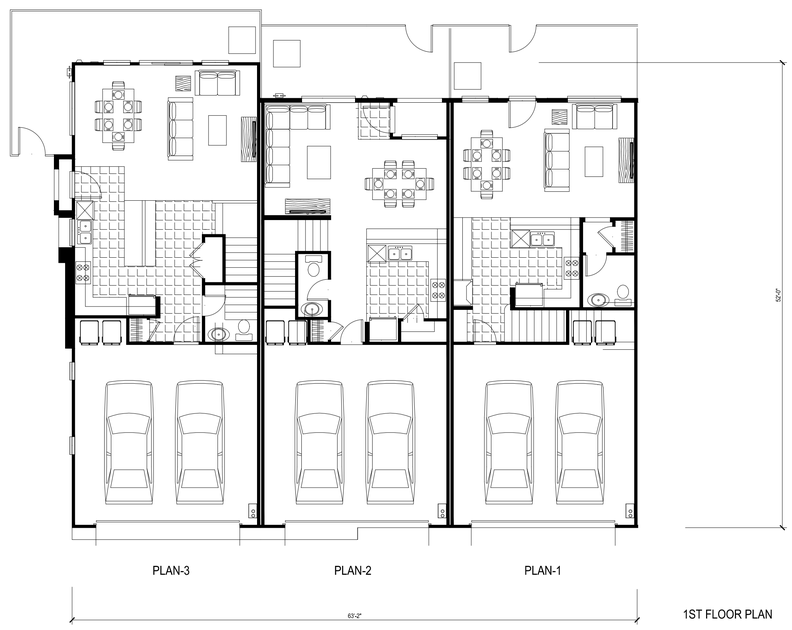
2ND FLOOR PLAN



1ST FLOOR PLAN

TOWNHOMES
BUILDING PLAN-BLDG. B(3Units)

0 4 8 16

A2.1

HORIZONS

WILDOMAR, CALIFORNIA

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2ND FLOOR PLAN

1ST FLOOR PLAN

TOWNHOMES
BUILDING PLAN-BLDG.C(4Units)

0 4 8 16

A2.2

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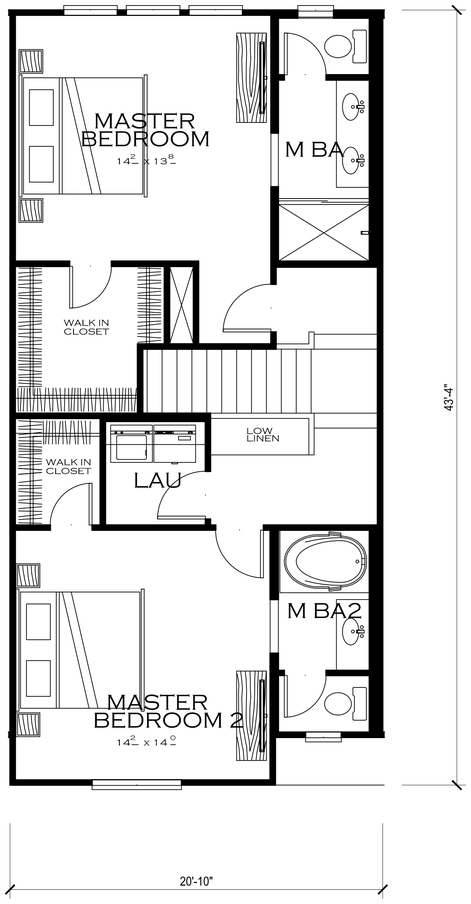

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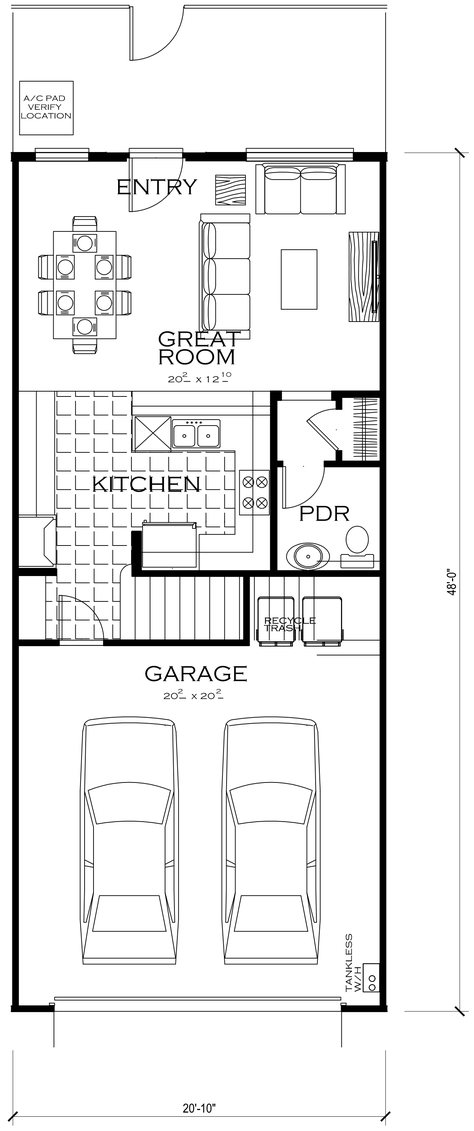

1F

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

TOWNHOMES UNIT PLANS

PLAN-1

0 2 4 8

A2.3

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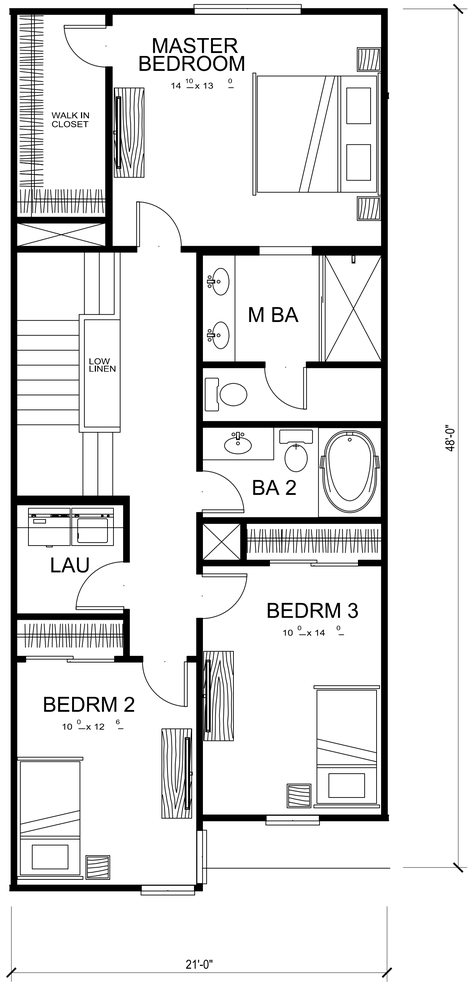

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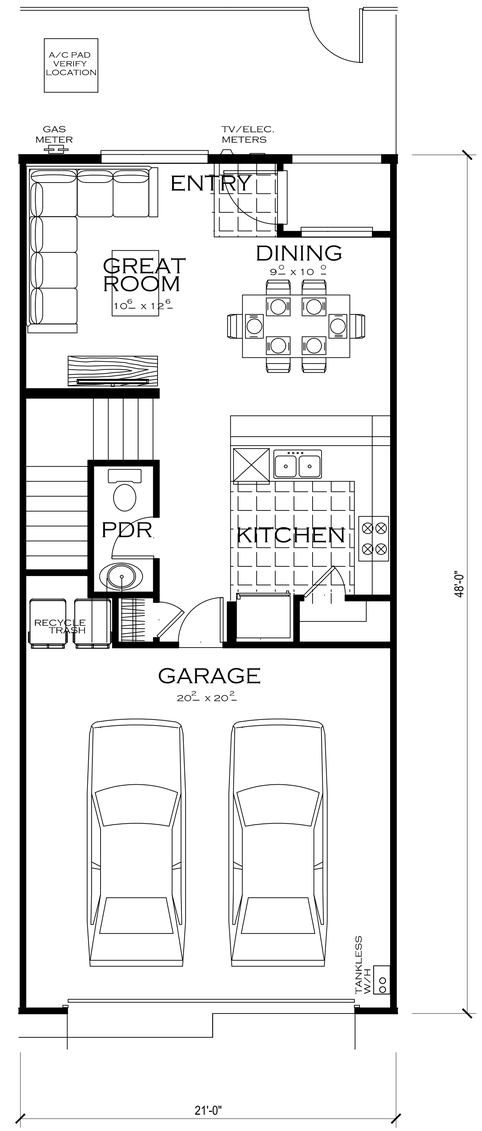

1F

1463 S.F. (Gross)
1397 S.F. (Net)

TOWNHOMES UNIT PLANS
PLAN-2

0 2 4 8

A2.4

HORIZONS

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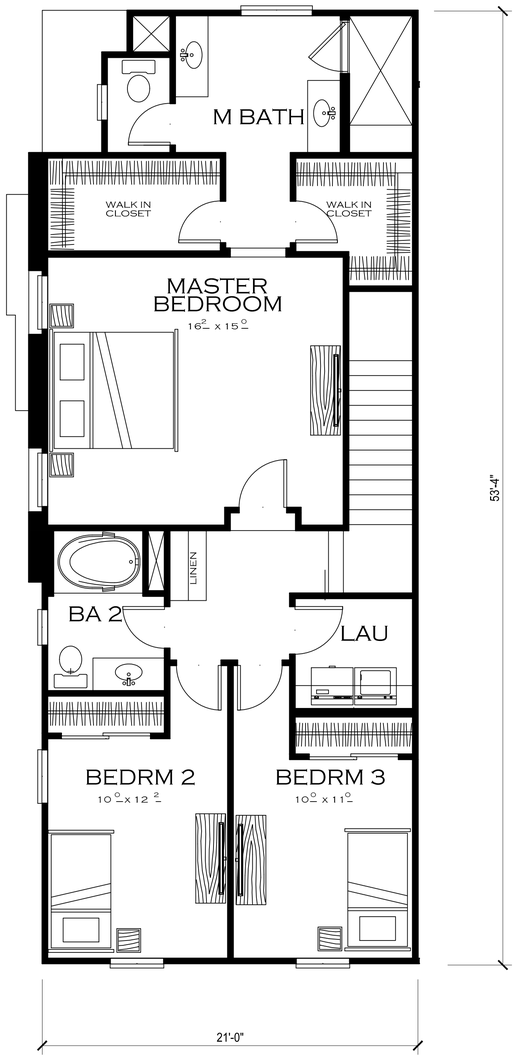

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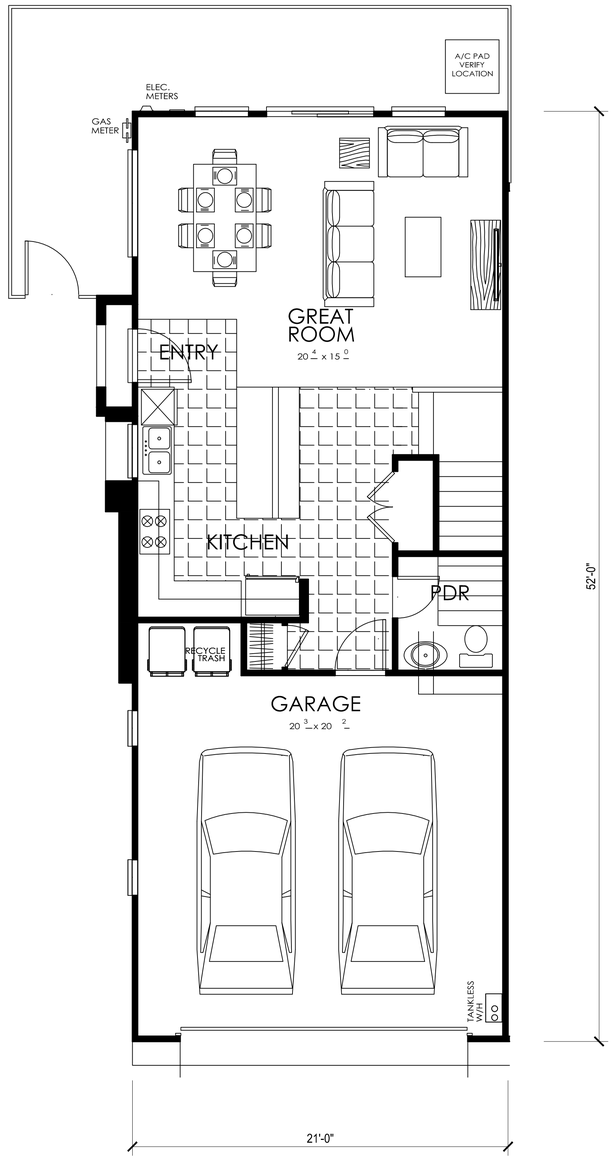

1F

1658 S.F. (Gross)
1580 S.F. (Net)

TOWNHOMES UNIT PLANS
PLAN-3

0 2 4 8

A2.5

HORIZONS

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01.09.2015

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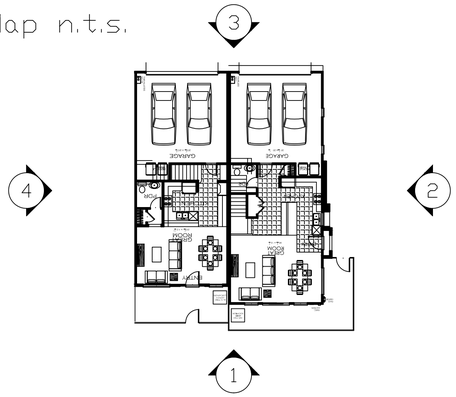
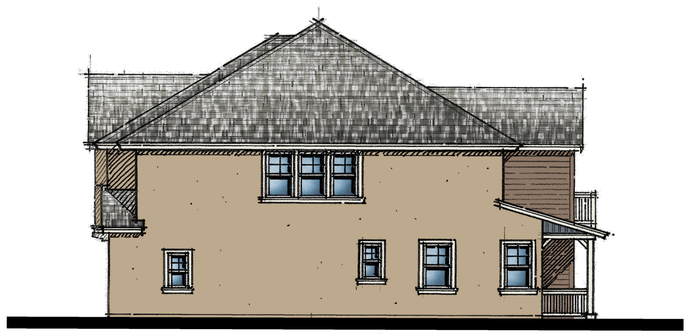
Key Map n.t.s.



Material Legend :

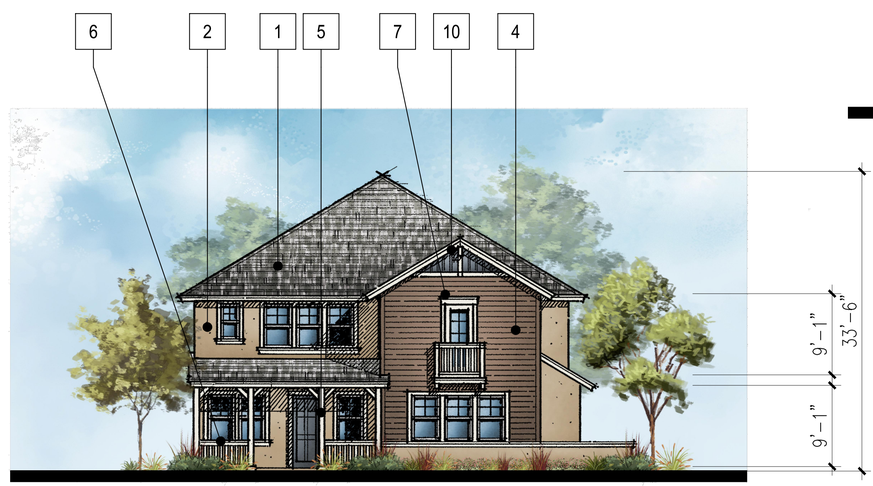
1. Concrete Tile Roof
2. Stucco Wall
3. Stone Veneer
4. Fiber Cement Siding
5. Wood Post
6. Wood Railing
7. Window/Door Trim
8. Recessed Window
9. Decorative Gable End Details
10. Decorative Beam
11. Corbels
12. Wood Trellis
13. Decorative Louver
14. Decorative Shutter
15. Lighting Fixture
16. Metal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

3. REAR



4. LEFT

2. RIGHT



1. FRONT

TOWNHOMES CHARACTER ELEVATIONS
BUILDING - A

0 4 8 16

A2.6

HORIZONS

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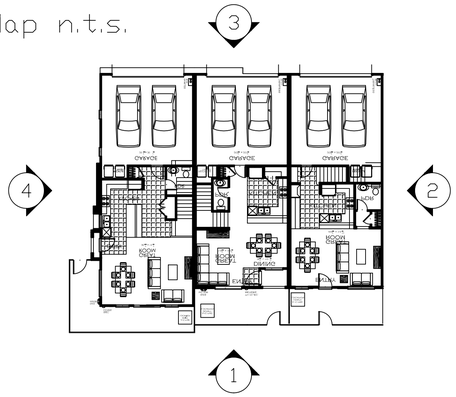

3. REAR

Material Legend :

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

4. LEFT

2. RIGHT

1. FRONT

TOWNHOMES CHARACTER ELEVATIONS
BUILDING - B

0 4 8 16

A2.7

HORIZONS

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WILDOMAR, CALIFORNIA

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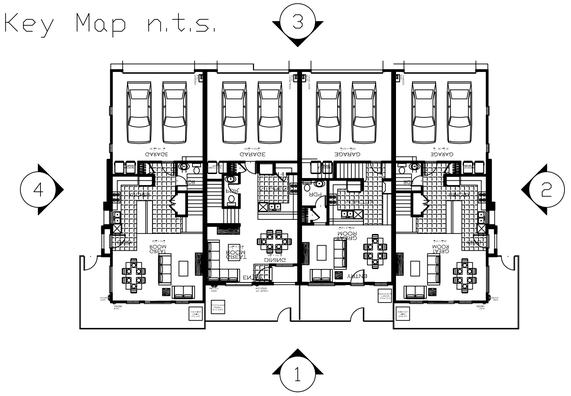
Key Map n.t.s.



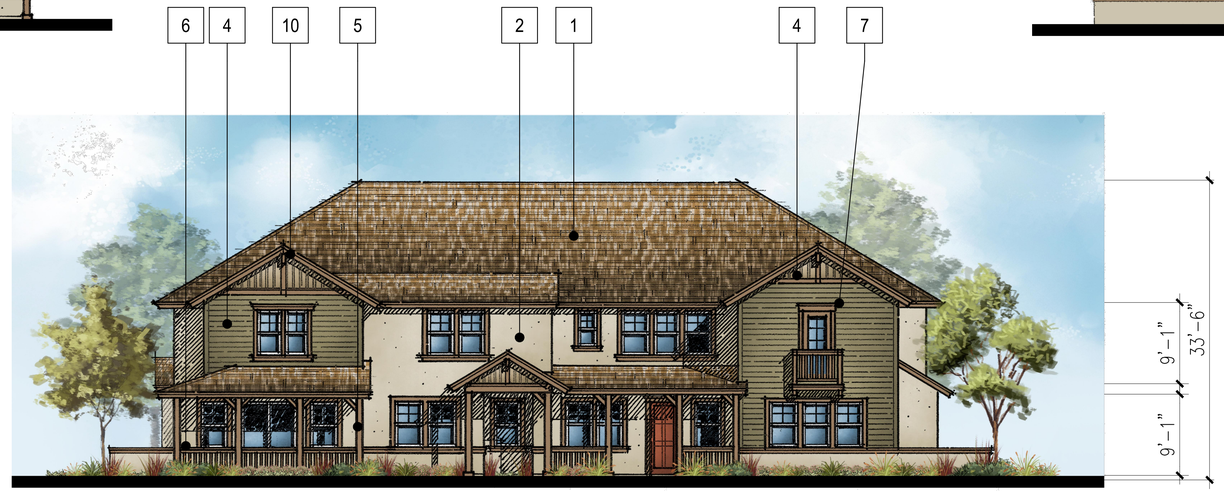
3. REAR

Material Legend :

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

4. LEFT

2. RIGHT



1. FRONT

TOWNHOMES CHARACTER ELEVATIONS
BUILDING - C

0 4 8 16

A2.8

HORIZONS

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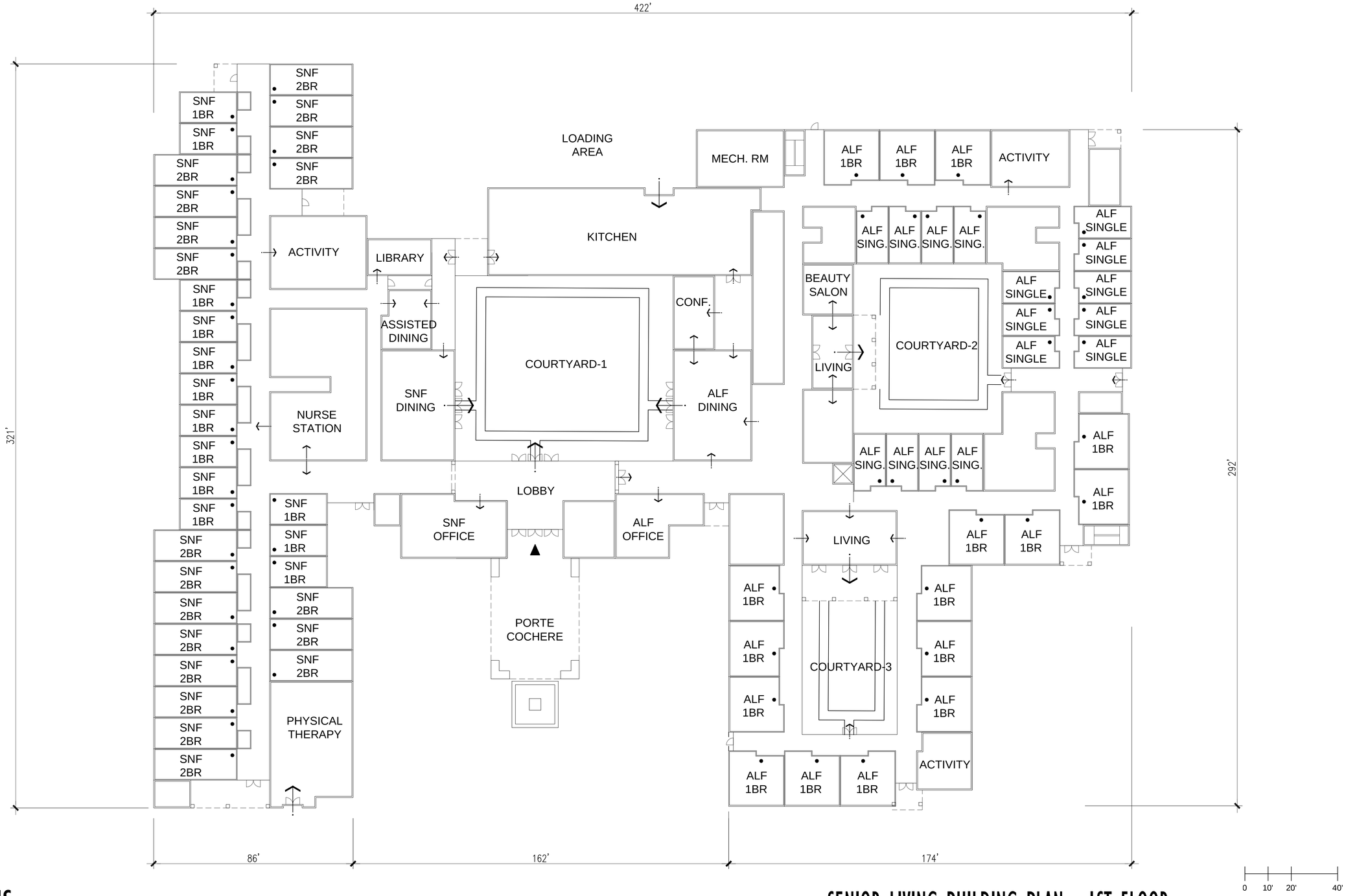

HORIZONS

SENIOR LIVING BUILDING PLAN - 1ST FLOOR

A3.0

WILDOMAR, CALIFORNIA

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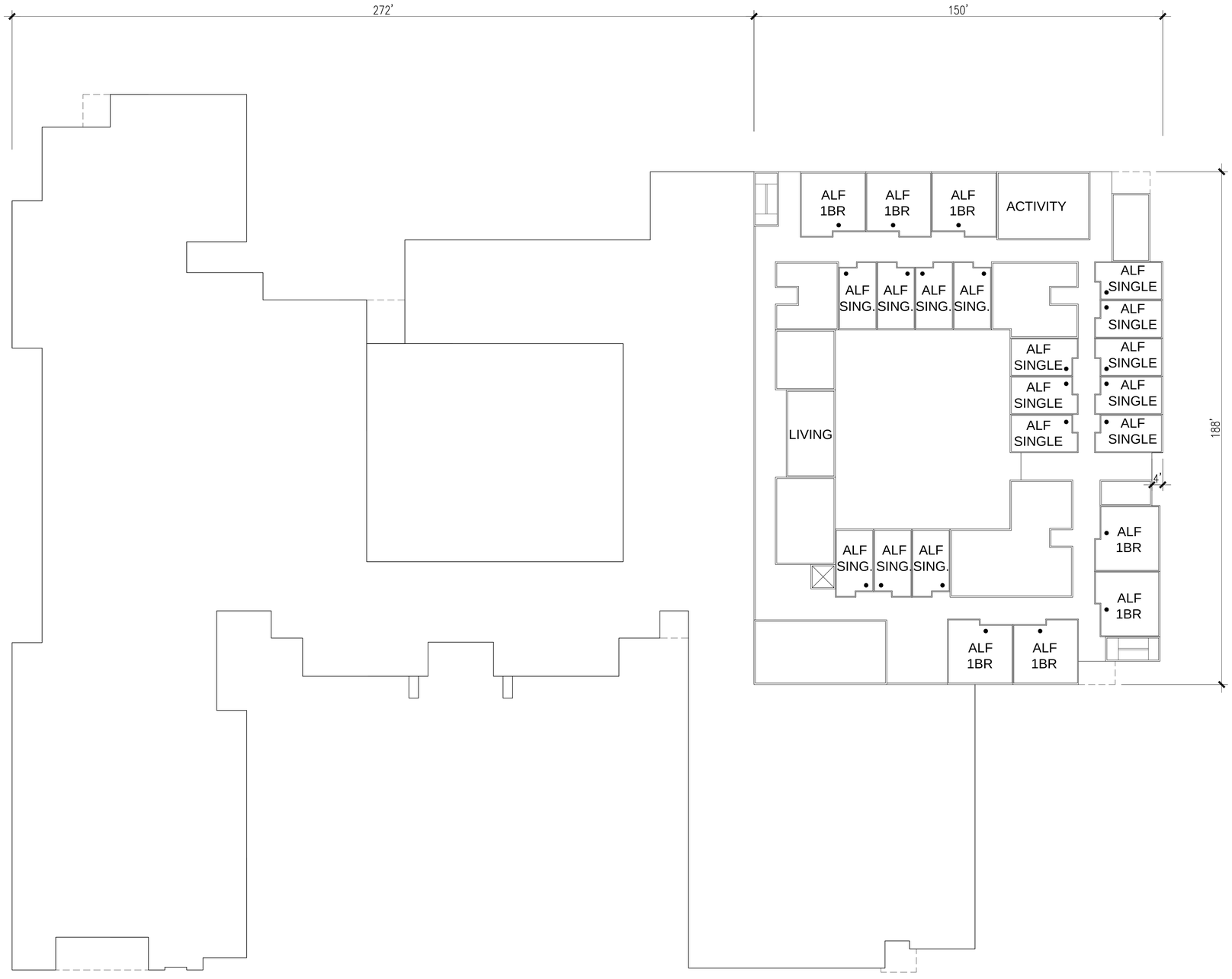

0 10' 20' 40'

HORIZONS

SENIOR LIVING BUILDING PLAN - 2ND FLOOR

A3.1

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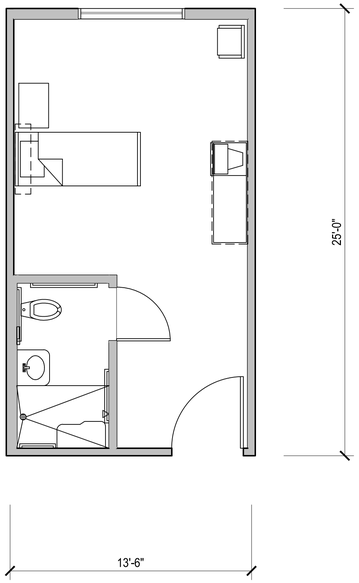
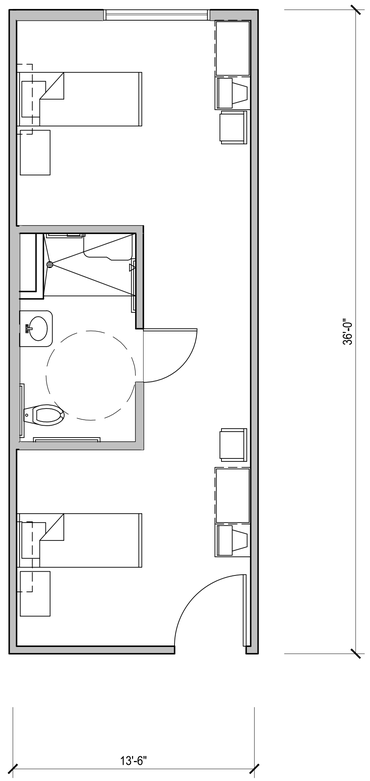


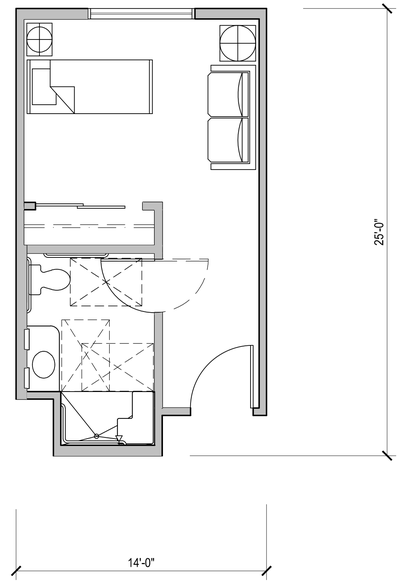
SNF
1BR

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



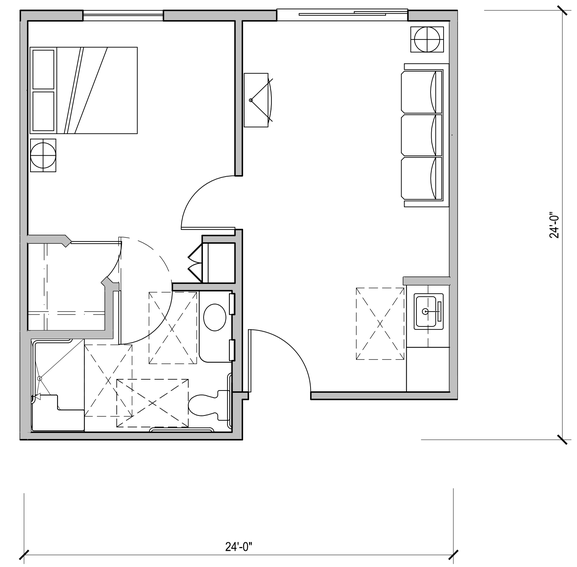
SNF
2BR

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)

0 2 4 8

HORIZONS

SENIOR LIVING UNIT PLANS

A3.2

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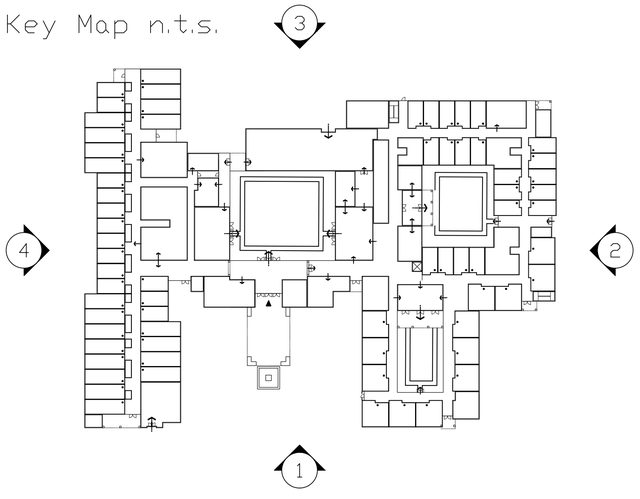

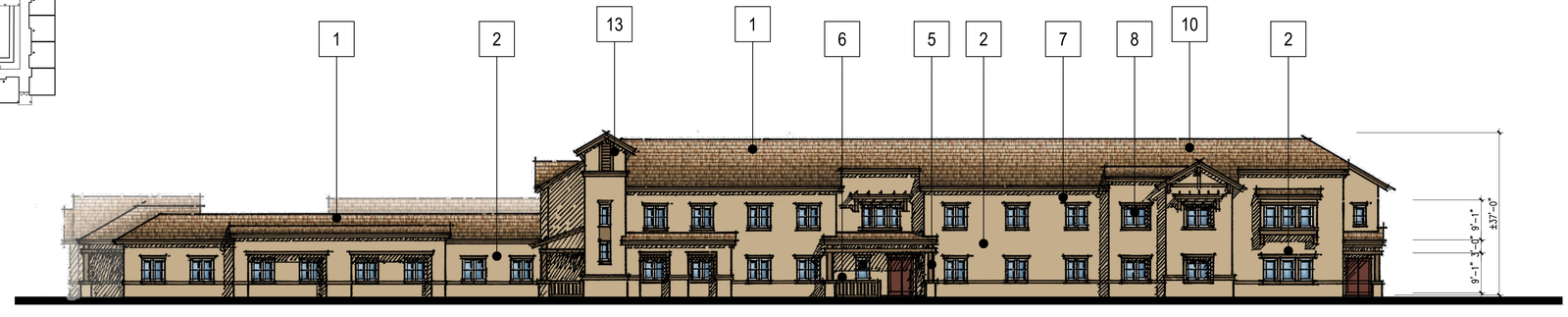

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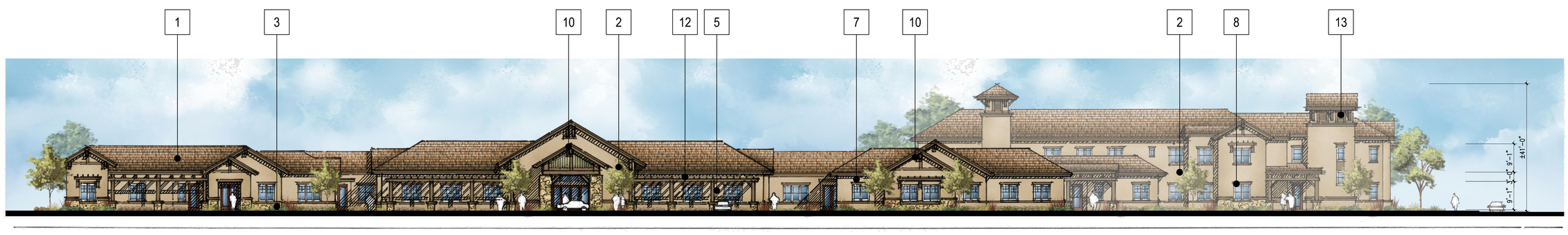

1. FRONT

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

0 8 16 32

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-1

A3.3

HORIZONS

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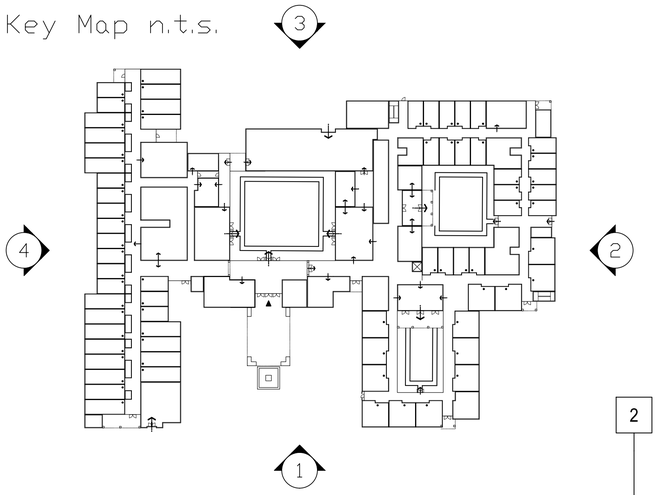

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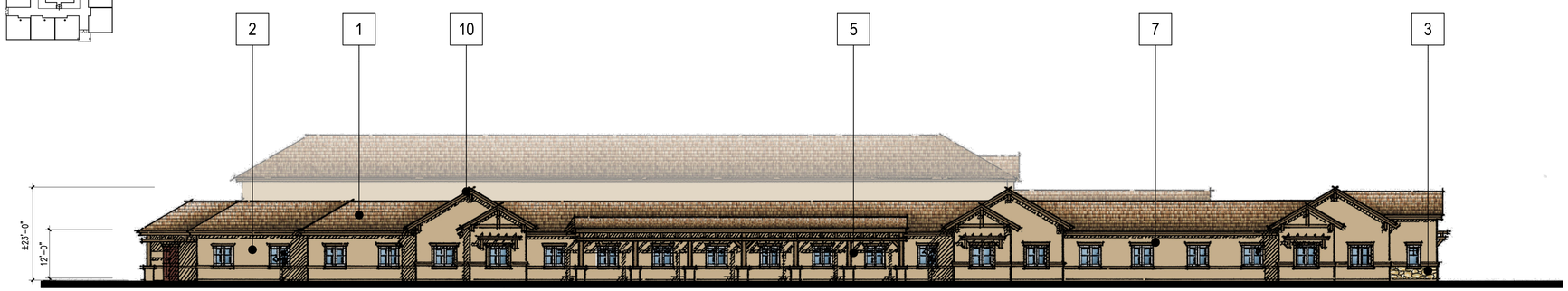
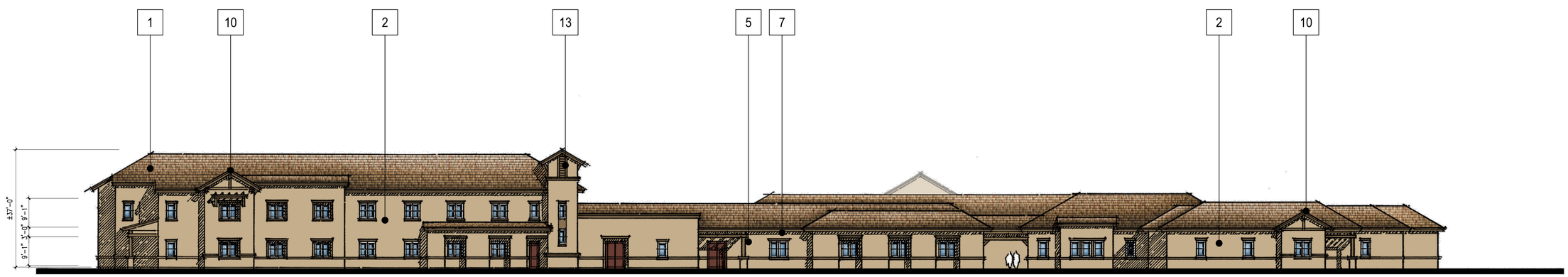


4. LEFT



3. REAR

SENIOR LIVING BUILDING
CHARACTER ELEVATIONS-2

0 8 16 32

A3.4

HORIZONS

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

WILDOMAR, CALIFORNIA

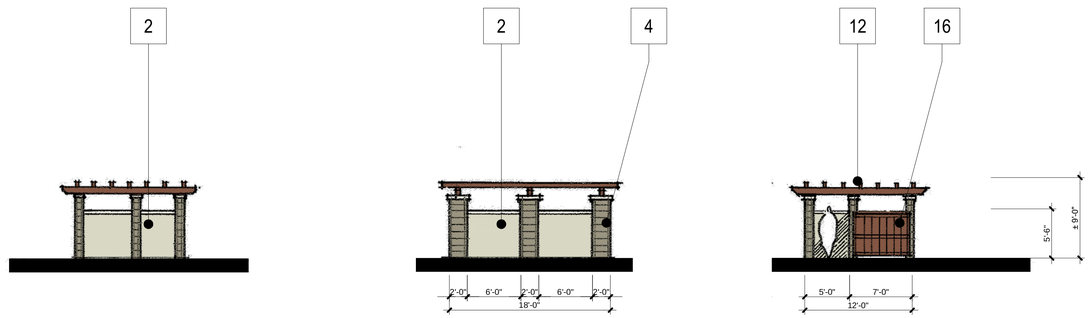
KTGY # 2013-0123

09.05.2014
01.09.2015

KTGY Group, Inc.
Architecture+Planning
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



REAR SIDE FRONT

TRASH ENCLOSURE ELEVATION

0 4 8 16

HORIZONS

CHARACTER ELEVATION - TRASH ENCLOSURE

A4.0

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