

HARMONY GROVE VILLAGE CENTER

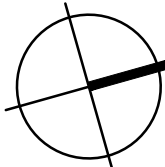
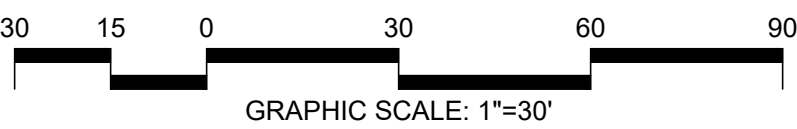
27 DETACHED SINGLE FAMILY LIVE/WORK HOMES



LAND OWNER
H.GROVE NK INVESTORS LLC
BY NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404

HOME BUILDER
NEW POINTE COMMUNITIES, INC
16880 WEST BERNARDO DRIVE STE 110
SAN DIEGO, CA 92127

ILLUSTRATIVE SITE PLAN
SCALE: 1"=30'



5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
rickengineering.com

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO
SAN LUIS OBISPO SANTA CLARITA PHOENIX
TUCSON LAS VEGAS DENVER

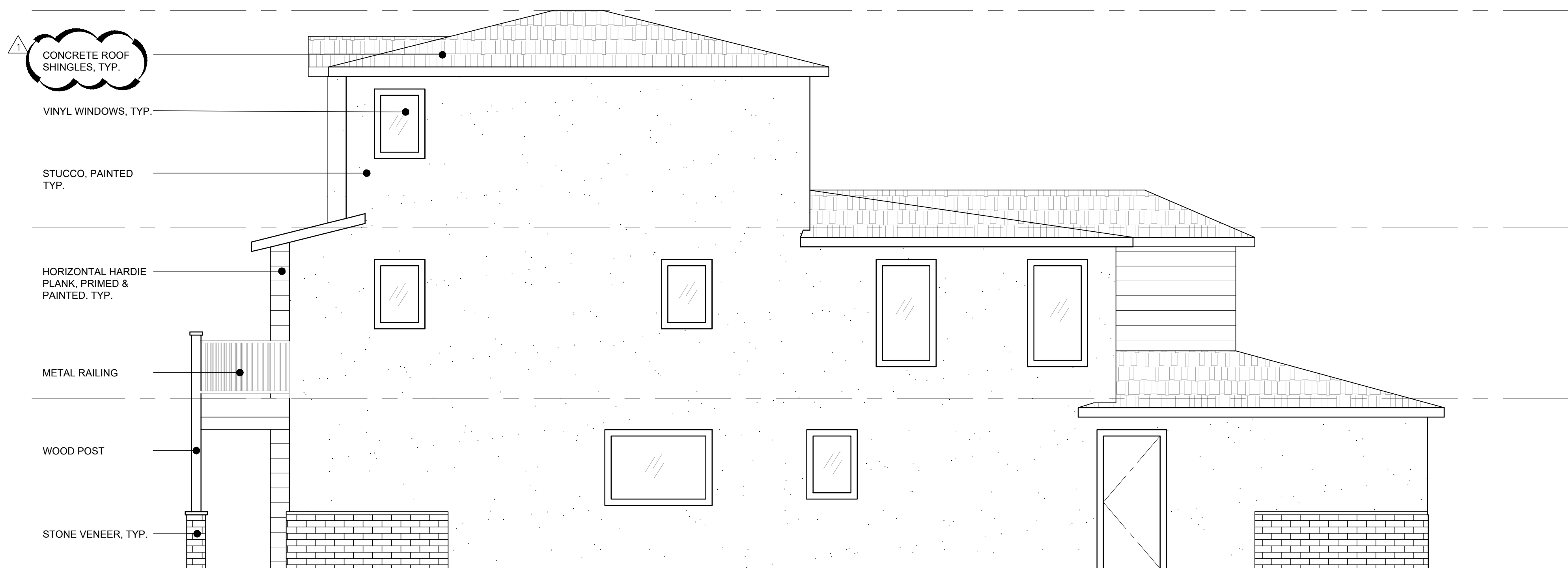
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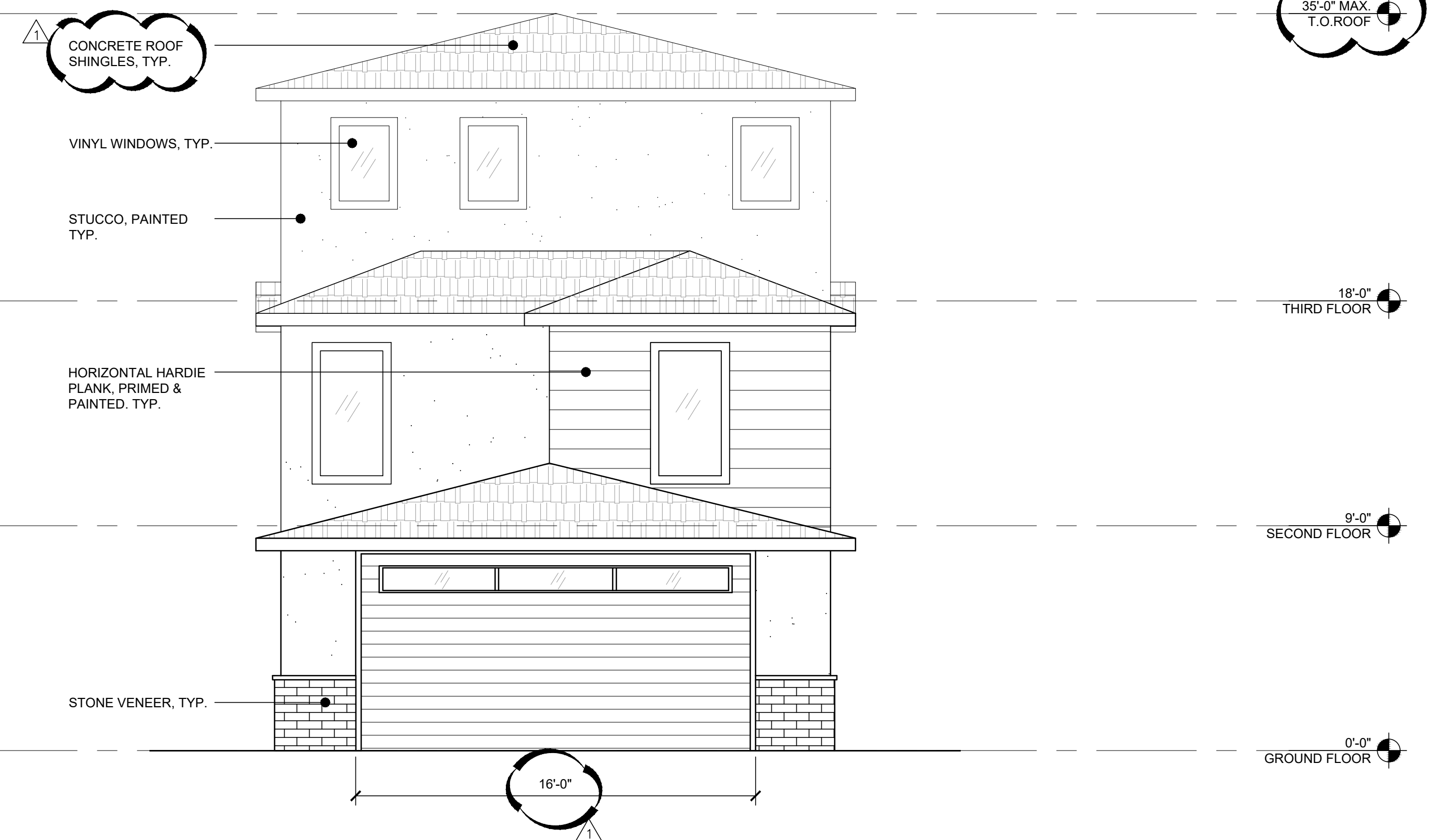
HARMONY GROVE VILLAGE CENTER
21485 & 21505 TRAIL BLAZER LN
ESCONDIDO, CA 92029

PROPOSED 3D STREET VIEW
DATE: 03.27.2025

SMITHTON
ARCHITECTS



4 UNIT A - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT A - BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT A - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT A - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SMITHTON
ARCHITECTS

4516 1/2 30TH STREET
SAN DIEGO, CA 92116

ARCHITECT:



DEBORAH M. SMITHTON, AIA
(619) 573-5522

HARMONY GROVE VILLAGE CENTER
21485 & 21505 TRAIL BLAZER LN
ESCONDIDO, CA 92029

OWNER:
HARMONY GROVE HK
INVESTORS LLC
BY: NUWI CAPITAL INC.
2120 COLORADO AVENUE #160
SANTA MONICA, CA 90404
Contact: Glenn Cardoso
(e) glenn@nuwi.com

COUNTY SUBMITTAL 1-
02.23.24
COUNTY RESUBMITTAL 1-
03.26.25

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
UNIT A EXTERIOR
ELEVATIONS

DATE: 02.23.24

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

SHEET:

A102



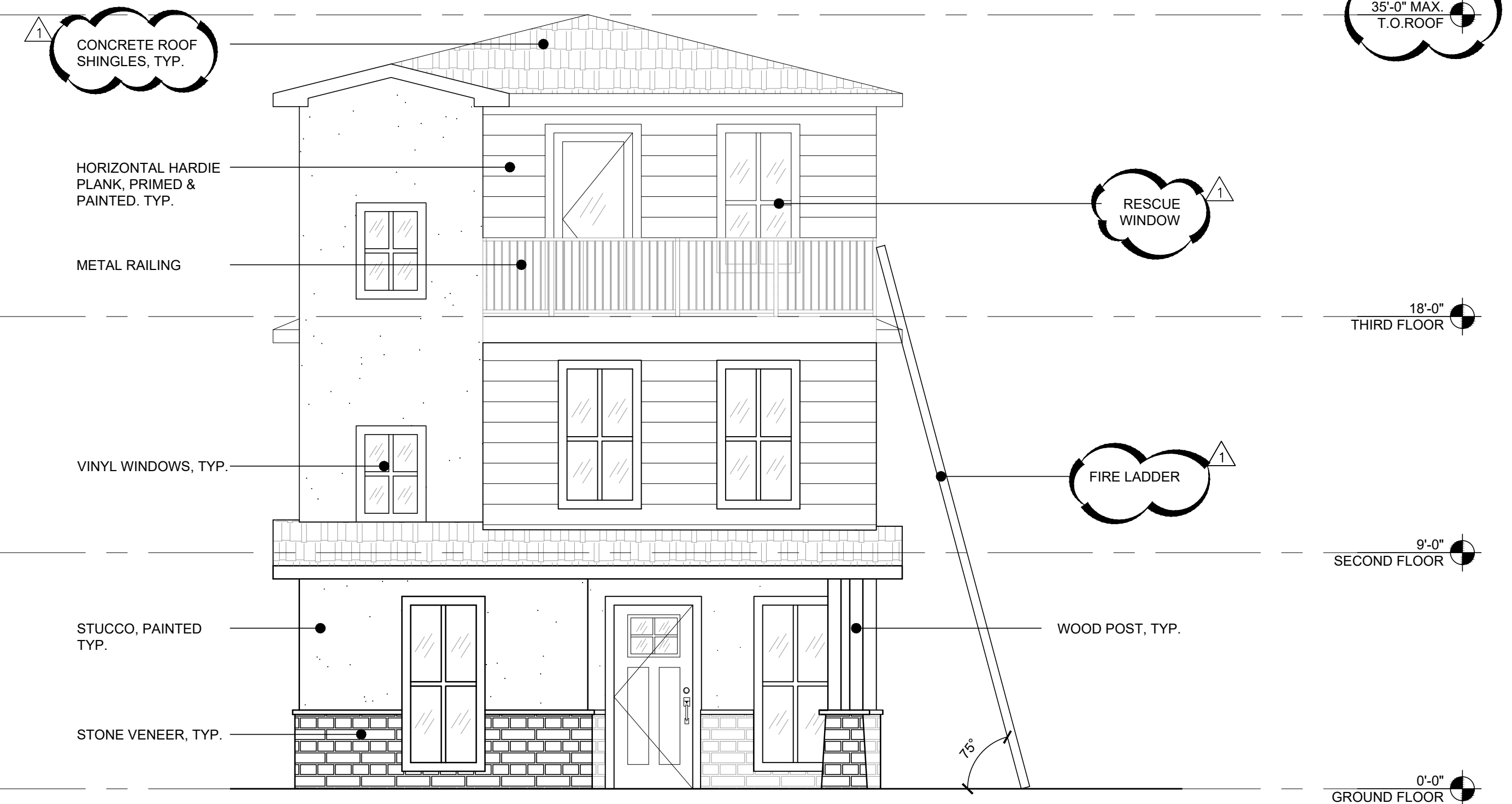
4 UNIT B - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT B - BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT B - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT B - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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COUNTY RESUBMITTAL 1-
03.26.25

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
UNIT B EXTERIOR
ELEVATIONS

DATE: 02.23.24

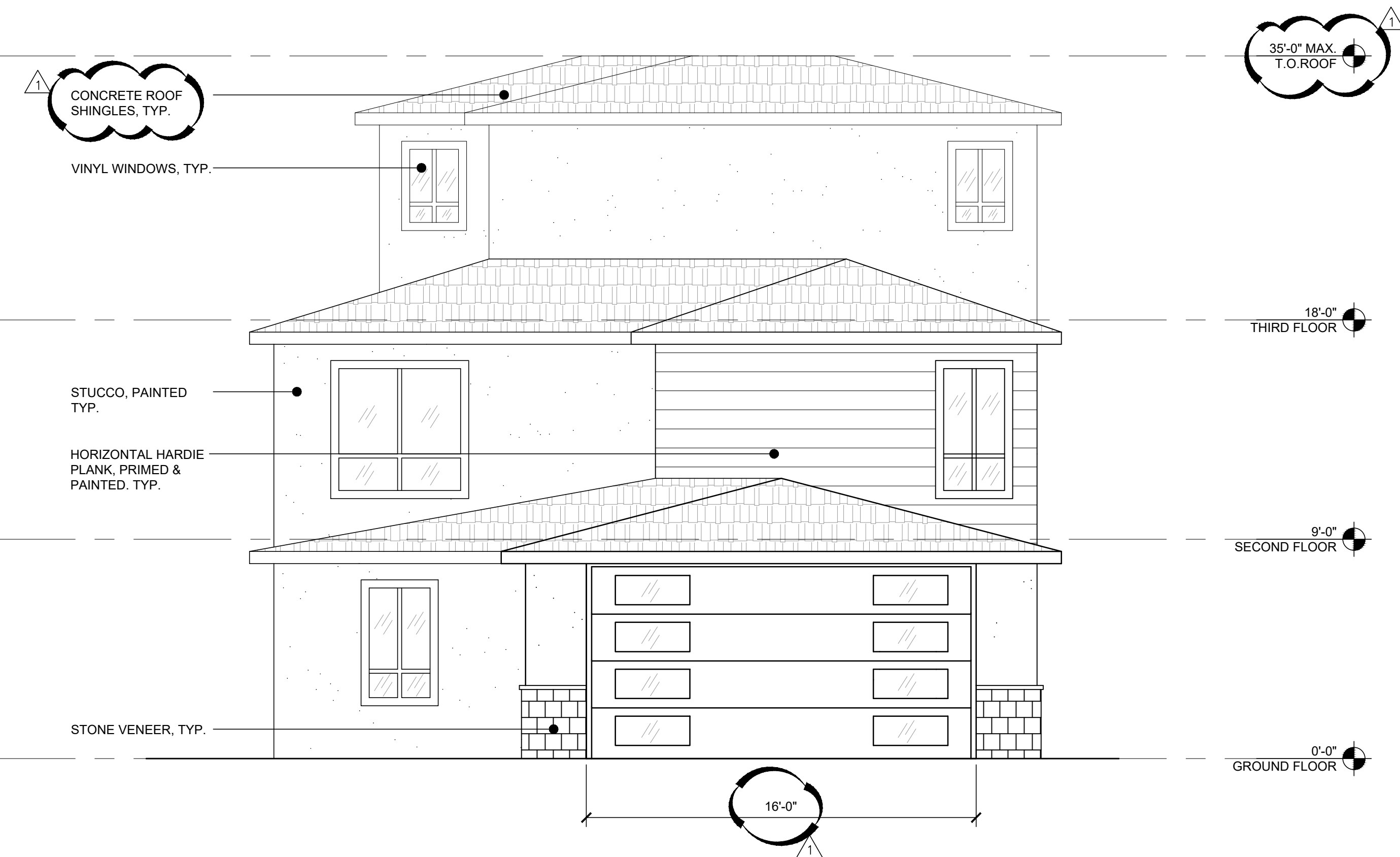
SCALE: 1/4" = 1'-0"

SHEET:

A103



4 UNIT C - RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 UNIT C - BACK ELEVATION
SCALE: 1/4" = 1'-0"



2 UNIT C - LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 UNIT C - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SMITHTON
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COUNTY SUBMITTAL 1-
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COUNTY RESUBMITTAL 1-
03.26.25

SHEET SIZE: 42" x 30"
DO NOT SCALE DRAWINGS

SHEET TITLE:
UNIT C EXTERIOR
ELEVATIONS

DATE: 02.23.24

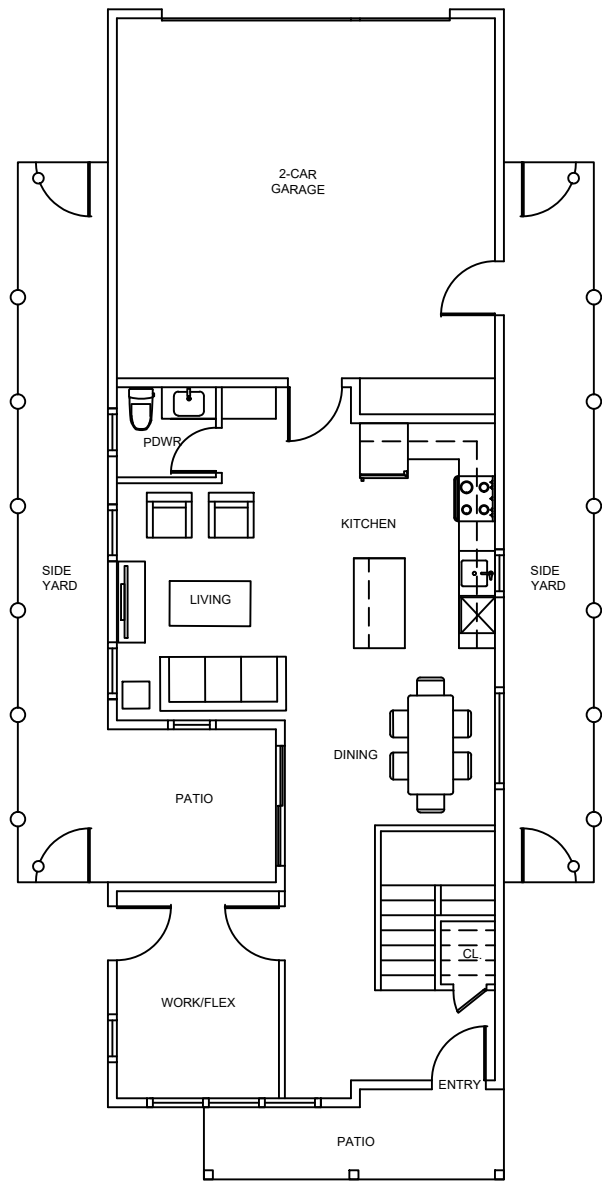
SCALE: 1/4" = 1'-0"

SHEET:

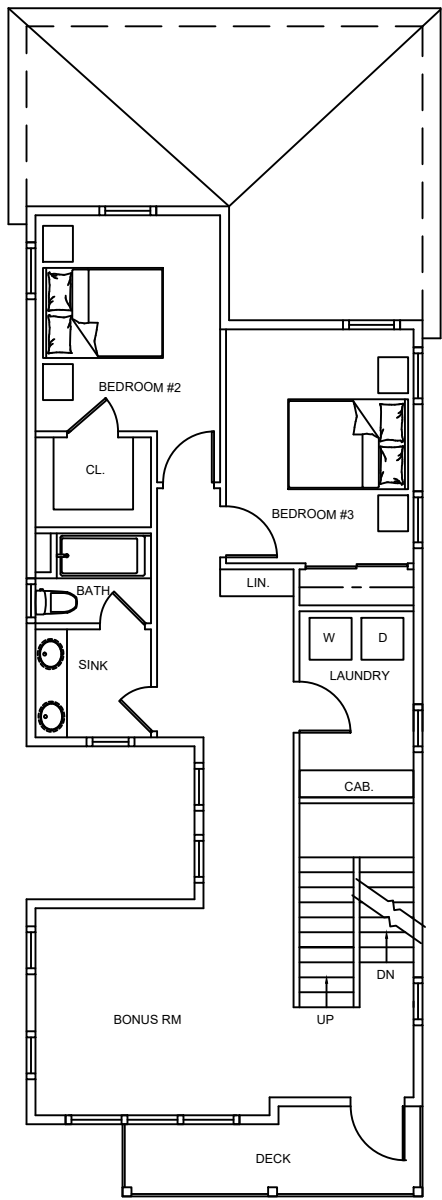
A104

HARMONY GROVE VILLAGE CENTER

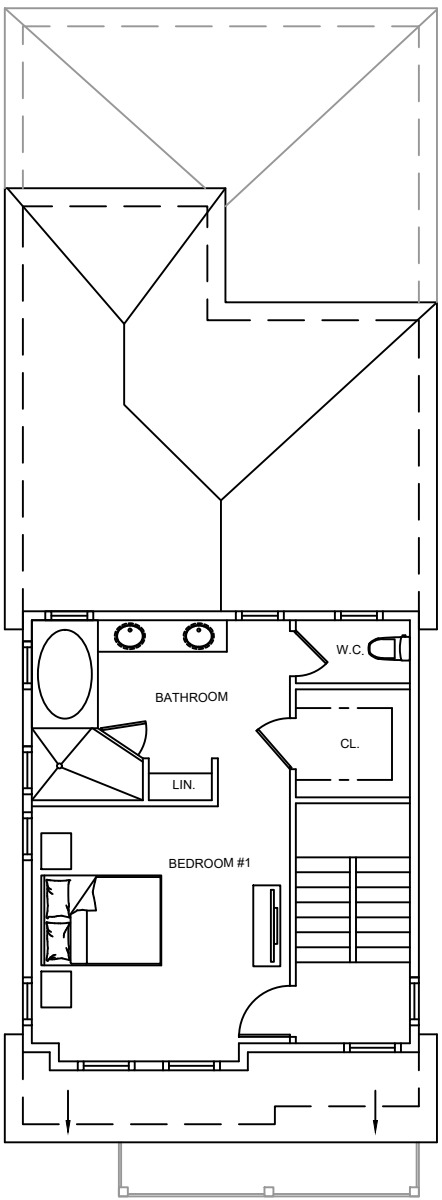
29 DETACHED SINGLE FAMILY LIVE/WORK HOMES



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

LAND OWNER
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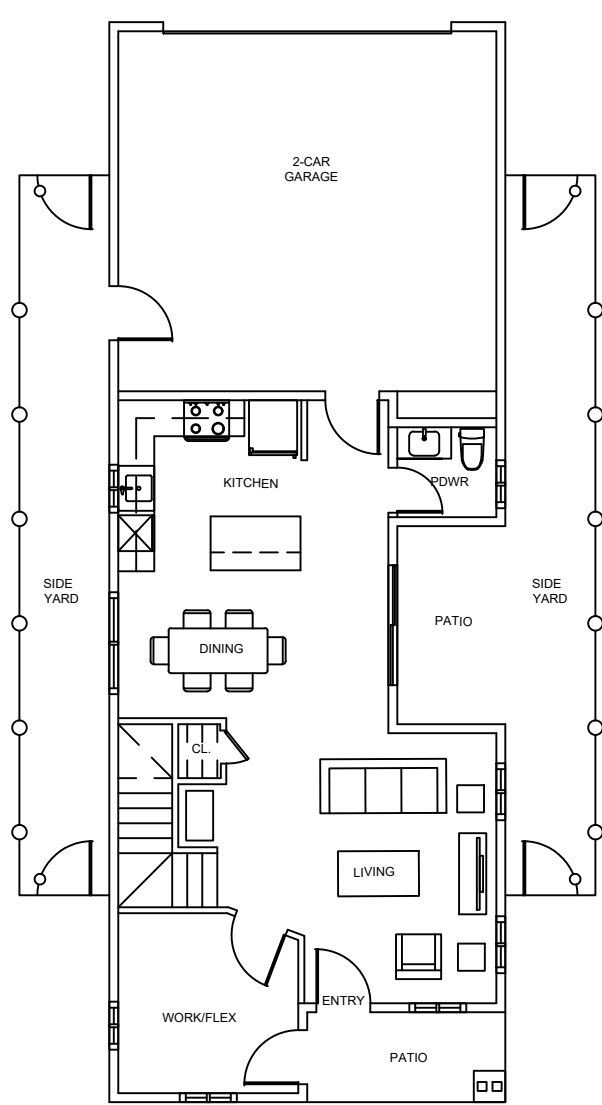
HOME BUILDERS
NEW POINTE COMMUNITIES, INC.
16880 WEST BERNARDO DRIVE STE 110
SAN DIEGO, CA 92127

HOME A - FLOOR PLANS
SCALE: 3/32" = 1'-0"

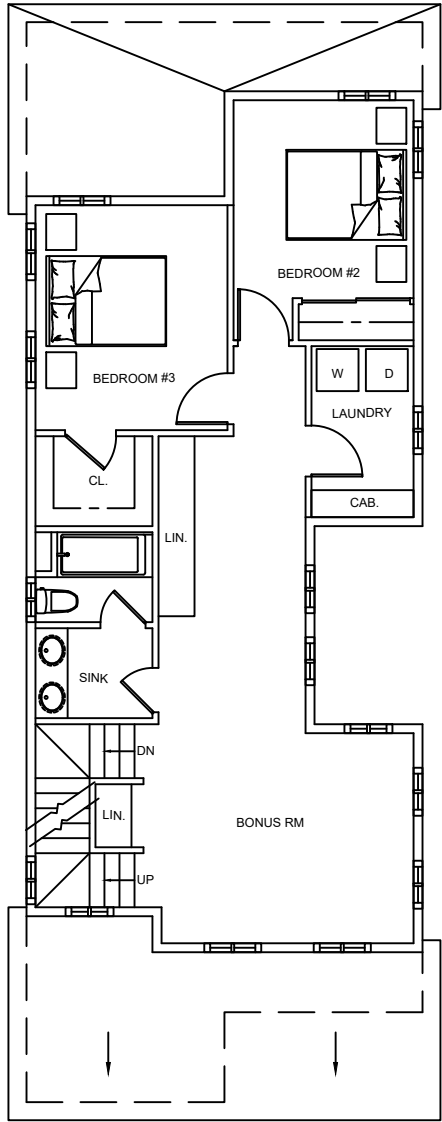
SMITH TON
ARCHITECTS

HARMONY GROVE VILLAGE CENTER

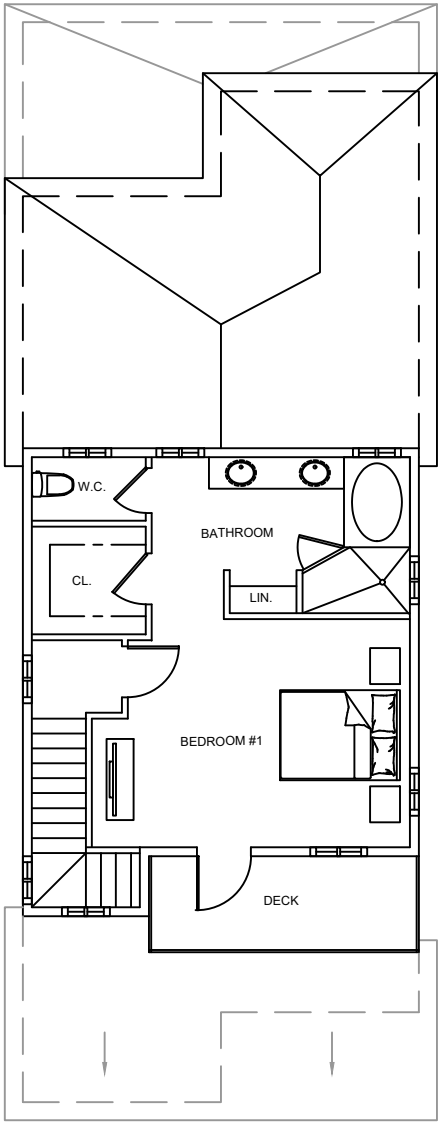
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SECOND FLOOR PLAN



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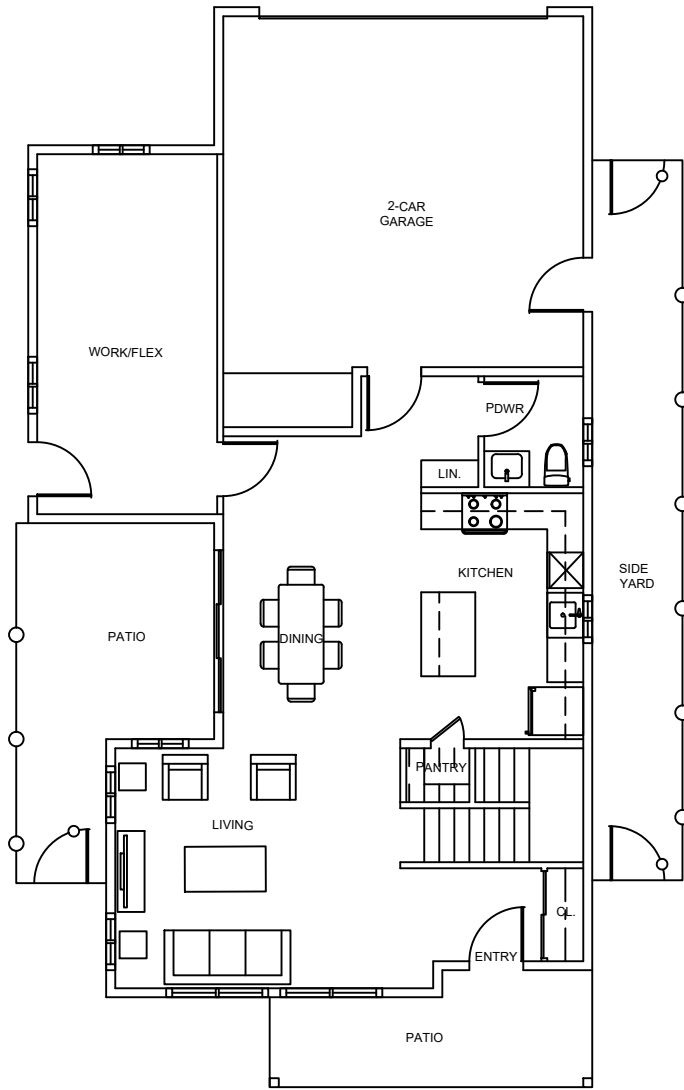
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HOME B - FLOOR PLANS
SCALE: 3/32" = 1'-0"

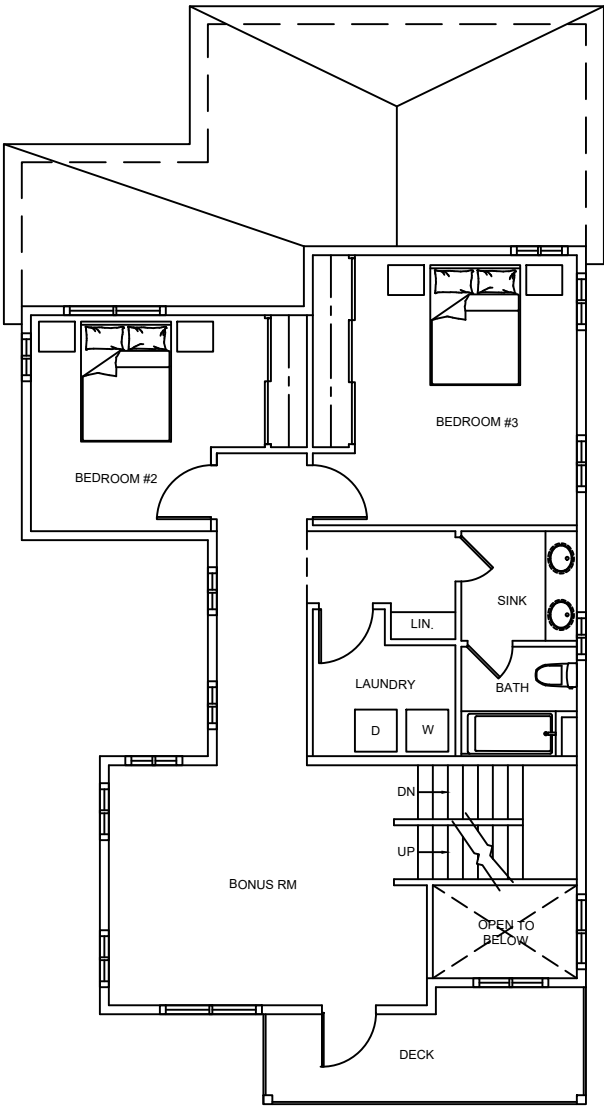
SMITHTON
ARCHITECTS

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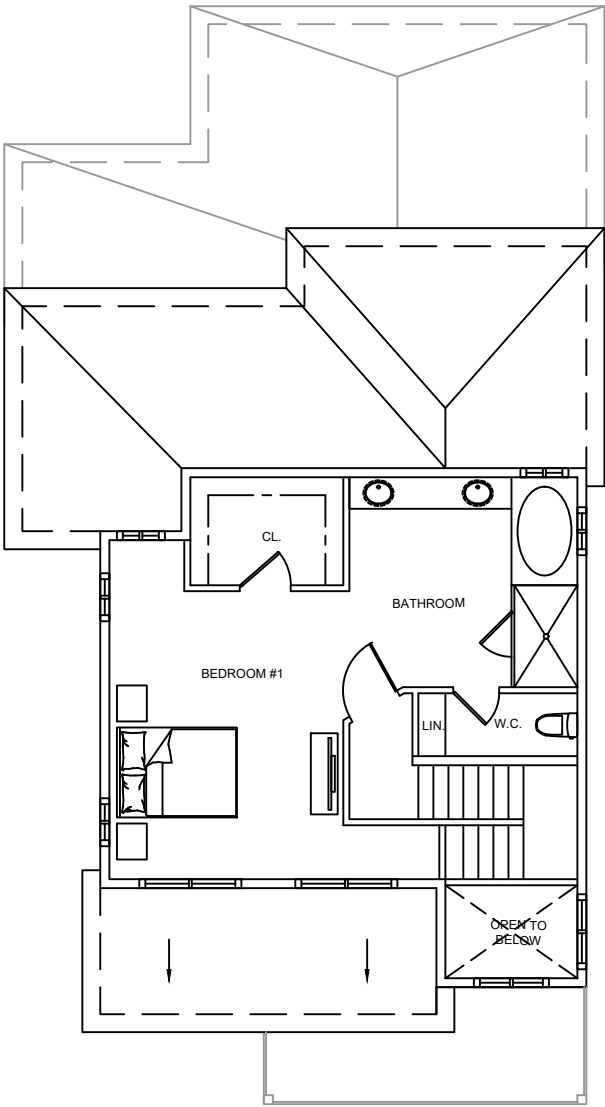
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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HOME C - FLOOR PLANS
SCALE: 3/32" = 1'-0"