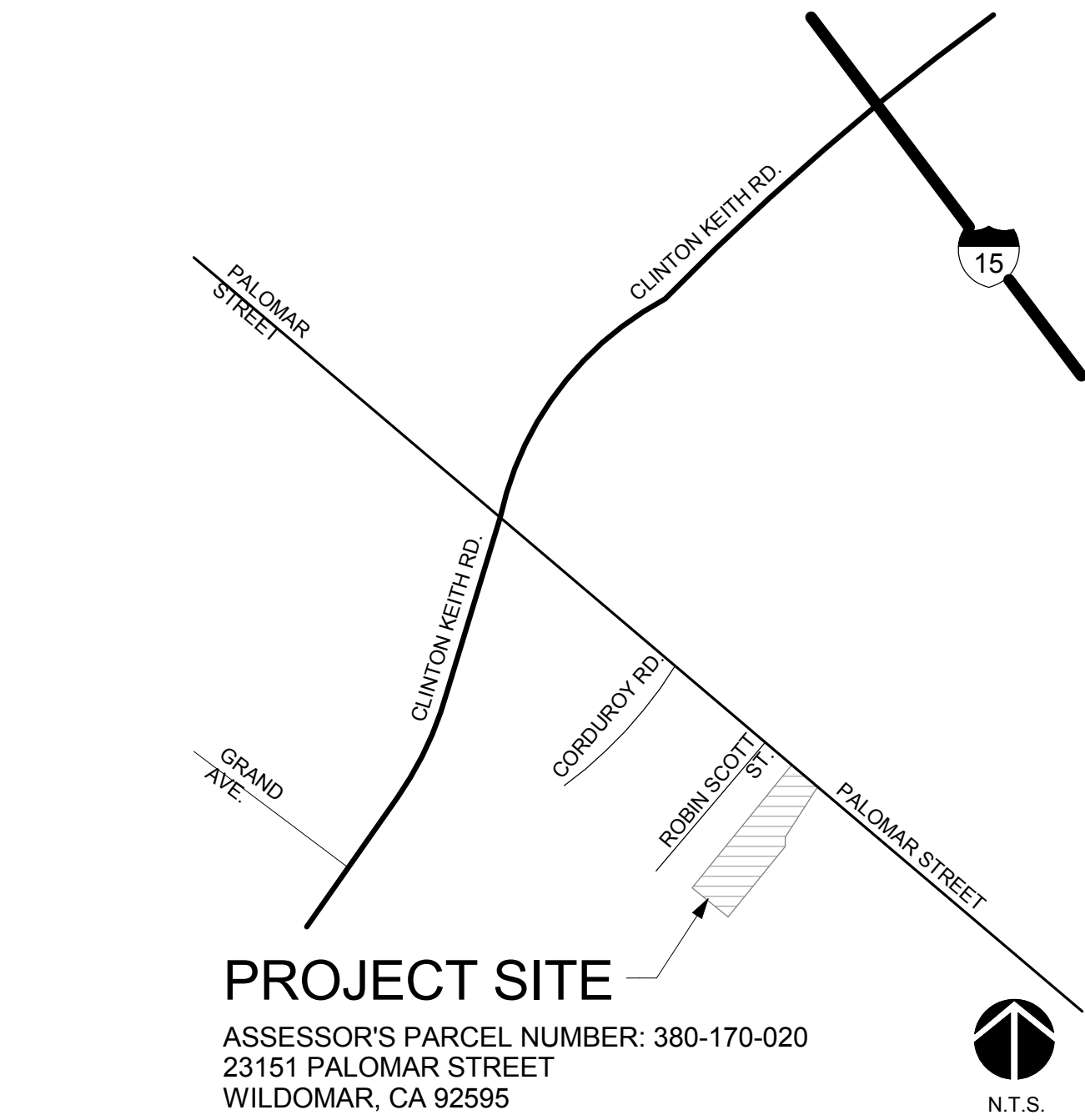
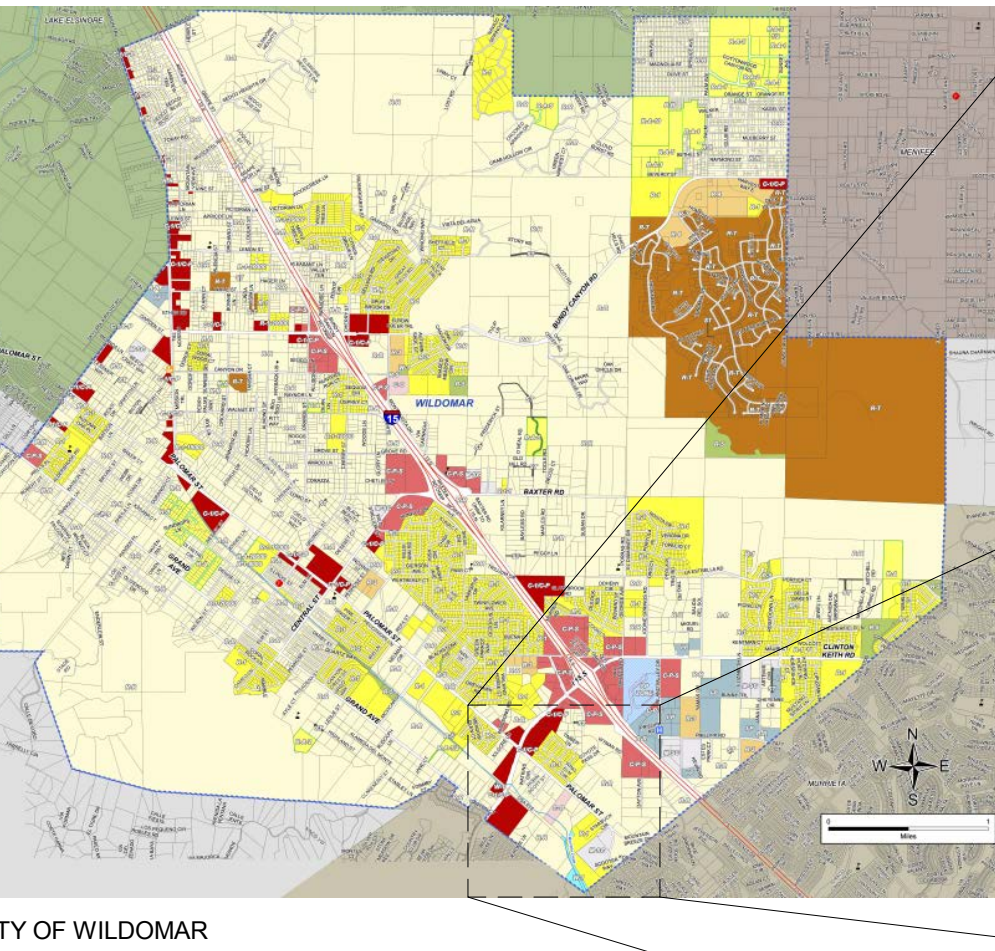


THE SYCAMORE ACADEMY

CITY OF WILDOMAR PROJECT NUMBER: PENDING
PLANNING DEPARTMENT PROJECT SUBMITTAL



VICINITY MAP / PROJECT ADDRESS



LEGEND			
COMMERCIAL		RESIDENTIAL	
■ C-1/C-P (General Commercial)		■ R-1 (One Family Dwellings)	
■ C-O (Commercial Office)		■ R-1-1	
■ C-P-S (Scenic Highway Commercial)		■ R-1-11000	
INDUSTRIAL		■ R-1-15000	
■ I-P (Industrial Park)		■ R-1-18000	
MANUFACTURING		■ R-1-20000	
■ M-SC (Manufacturing Service Commercial)		■ R-1-8000	
		■ R-4	
		■ R-3 (General Residential)	
		■ R-5 (Open Area Combining Zone, Res. Dev.)	
RESIDENTIAL AGRICULTURE RURAL RESIDENTIAL		■ R-A	
		■ R-A-1	
		■ R-A-1/2	
		■ R-A-10	
		■ R-A-2	
		■ R-A-2 1/2	
		■ R-A-20000	
		■ R-A-5	
MOBILEHOME SUBDIVISION / MOBILEHOME PARK		■ R-R	
SPECIFIC PLAN		■ R-T	
STREET		■ SP ZONE	
WATERCOURSE, WATERSHED, CONSERVATION		■ ST	
		■ W-1	

ZONING AND LAND USE PLAN

THE SYCAMORE ACADEMY

32326 CLINTON KEITH ROAD, STE. 202
WILDOMAR, CA 92595

(T) 951.678.5217
(F) 951.678.5932
(W) www.sycamoreacademycharter.org

LAND OWNER (APPLICANT)

SCHOOL DISTRICT(S): LAKE ELSINORE UNIFIED SCHOOL DISTRICT
(951) 253-7000

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
(951) 674-3146

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
(951) 674-3146

GAS: THE GAS COMPANY
(800) 427-2000

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
(800) 655-4555

TELEPHONE: VERIZON
(800) 483-5000

CABLE TELEVISION: TIME WARNER
(888) 255-5789
VERIZON
(951) 672-4583

TRASH HANDLING + RECYCLING: CR&R
(800) 755-8112

UTILITY PURVEYORS

PJHM ARCHITECTS, INC.

CONTACT: THOMAS W. KRUSE, ARCHITECT

IN ORANGE COUNTY IN SAN DIEGO COUNTY

24461 RIDGE ROUTE DRIVE #110 804 PIER VIEW WAY #103
LAGUNA HILLS, CA 92653 OCEANSIDE, CA 92054

(T) 949.496.6191 (T) 760.730.5527
(F) 951.940.5301 (F) 760.730.5627

ARCHITECT (EXHIBIT PREPARER)

CIVIL
SLR ENGINEERING, INC.

6104 RIVERSIDE AVENUE, SUITE A
RIVERSIDE, CA 92506

(T) 951.784.2344
(F) 951.683.6915

STRUCTURAL

MIYAMOTO INTERNATIONAL,
INC

1901 East Alton Avenue, Suite 160
Santa Ana, CA 92705

[P] 949.579.1170
[F] 949.579.1180

MECHANICAL AND PLUMBING

ROBINSON'S MECHANICAL
CONSTRUCTION, INC

1522 HOWARD ACCESS ROAD
UPLAND, CA 91786

(T) 909.946.9232
(F) 909.946.5641

HVAC

SMK HEATING & AIR, INC

1505 N. HARMONY CIRCLE
ANAHEIM, CA 92807

(T) 714.779.0803
(F) 714.779.0804

ELECTRICAL

RILEY ELECTRICAL, INC.

1800 W. 11TH STREET, UNIT C
UPLAND, CA 91786

(T) 909.981.6110
(F) 909.982.7599

FIRE PROTECTION

CONSTANT FIRE
PROTECTION, INC

269 W. LAUREL STREET
COLTON, CA 92324

(T) 909.824.2962
(F) 909.824.1751

LANDSCAPE
HERMANN DESIGN GROUP

77772 FLORA ROAD, SUITE A
PALM DESERT, CA 92211

(T) 760.777.9131
(F) 760.777.9132

LAND SURVEYORS
DAWSON SURVEYING, INC.

575 E. CARREON DR
COLTON, CA 92324

(T) 909.430.0016
(F) 909.430.0046
CONSULTANTS (EXHIBIT PREPARER)

EVEREST ENVIRONMENTAL

6297 EAST AVENUE
RANCHO CUCAMONGA, CA 91739

(T) 909.957.4239

WQMP/SWPPP (EXHIBIT PREPARER)

INLAND FOUNDATION

1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CA 92583

(T) 951.654.1555
(F) 951.654.0551

GEOTECHNICAL REPORT NO.: PENDING
DATE: PENDING

Y N PENDING

[] [] [X] LAND IS SUBJECT TO LIQUEFACTION

[X] [] [] OTHER GEOLOGIC HAZARDS*

[X] [] [] WITHIN A SPECIAL STUDIES ZONE*

*PROPERTY IS LOCATED WITHIN A STATE OF CALIFORNIA ALQUIST-PRIOLO
EARTHQUAKE FAULT ZONE AND COUNTY OF RIVERSIDE FAULT ZONE

(EXHIBIT PREPARER)
GEOTECHNICAL ENGINEER

- ALL WORK SHALL CONFORM TO 2013 CALIFORNIA BUILDING CODE (C.B.C.)
- THE ARCHITECT OR ENGINEER MAY FIND DEFECTS IN THE WORK AND IF THEY DO, THEY WILL NOTIFY THE CONTRACTOR SO THE ERROR MAY BE CORRECTED. UNDER NO CIRCUMSTANCES IS IT EVER THE INTENT FOR THE ARCHITECT OR ENGINEER TO BECOME A GUARANTOR OF THE CONTRACTOR'S PERFORMANCE BY THESE ACTIVITIES. THE FACT THAT A CONTRACTOR'S ERROR GOES UNDETECTED DURING THE VISIT TO THE SITE, DOES NOT MAKE THE ARCHITECT OR ENGINEER NEGLIGENT; THE CONTRACTOR IS NEVER RELIEVED OF THE RESPONSIBILITY FOR THE DISCOVERY OF HIS OWN ERRORS AND THE CORRECTION OF THEM, NOR OF THE RESPONSIBILITY OF PROPERLY PERFORMING THE WORK.
- THE ARCHITECT OR ENGINEER WILL MAKE VISITS TO THE JOB SITE TO OBSERVE THE PROGRESS OF THE WORK AND TO OBSERVE WHETHER OR NOT IT IS, IN GENERAL, BEING PERFORMED IN ACCORDANCE WITH THEIR PLANS AND SPECIFICATIONS. THIS DOES NOT IN ANY WAY MEAN THAT THE ARCHITECT OR ENGINEER IS A GUARANTOR OF THE CONTRACTOR'S WORK; RESPONSIBILITY FOR SAFETY IN, ON OR ABOUT THE JOB SITE; IN CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENT, SCAFFOLDING, FORMS, OR OTHER WORK AIDS; OR SUPERINTENDING THE WORK.
- FOR ALL WALL MOUNTED AND SEMI-RECESSED MOUNTED EQUIPMENT, ACCESSORIES CABINETS, HANDRAILS, MARKER BOARDS, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT AND ETC. PROVIDE AND INSTALL BLOCKING IN ACCORDANCE TO STRUCTURAL DETAILS.
- UNLESS OTHERWISE NOTED, ALL INTERIOR WALL SHOWN ON THE FLOOR PLAN ARE TO EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING WITH ONE LAYER OF 5/8" TH. TYPE "X" GYPSUM BOARD ON EACH SIDE OF STUD FACE. ALL STUD WALLS TO CONTAIN SOUND INSULATION BATTS, FULL HEIGHT.
- DO NOT SCALE DRAWINGS. WORK TO THE DIMENSIONS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL VERIFY THE DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR PROMPT CLARIFICATION.
- THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES INDICATED OR NOT ON THE DRAWING ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXACT LOCATIONS OF THE UTILITIES WITH SCHOOL DISTRICT MAINTENANCE AND OPERATION PERSONNEL. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES AND OTHER STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SCHOOL DISTRICT'S SATISFACTION.
- PROVIDE CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT PUBLIC'S HEALTH AND SAFETY INCLUDING WORK UNDER CONSTRUCTION TO THE REQUIREMENTS OF THE SCHOOL DISTRICT. COVER OPEN TRENCHES WITH SOLID MATERIAL.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY AND STRUCTURES. ANY DAMAGE SHALL BE PROMPTLY RESTORED TO THE SATISFACTION OF THE OWNER/ARCHITECT, AT CONTRACTOR'S EXPENSE.
- BIDDERS REQUIRED TO LOOK AT ALL DRAWINGS AND SPECIFICATIONS, NOT JUST THOSE SHEETS OR SECTIONS RESPECTIVE OF THEIR TRADE.
- UNLESS SPECIFIED ON STRUCTURAL OR ARCHITECTURAL DRAWINGS, ANY ALTERATIONS OR MODIFICATIONS TO A STRUCTURAL ELEMENT BY CUTTING, DRILLING, BORING, BRACING, WELDING, ETC. SHALL HAVE WRITTEN APPROVAL BY STRUCTURAL ENGINEER OF RECORD PRIOR TO START OF WORK.
- ALL DETAILS CONTAINED IN THESE CONSTRUCTION DOCUMENTS ARE PART OF THE CONSTRUCTION SCOPE REGARDLESS OF THEM BEING REFERENCED IN THE SET.
- GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS, AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.

GENERAL NOTES

PROJECT DESCRIPTION

CS	COVER SHEET
SURVEY	
1 OF 2	ALTA/ACSM LAND TITLE SURVEY
2 OF 2	ALTA/ACSM LAND TITLE SURVEY
CIVIL	
1	TITLE SHEET / OFFSITE STREET IMPROVEMENT PLAN
2	OFFSITE STREET IMPROVEMENT PLAN AND PROFILE
3	OFFSITE STREET CROSS SECTION PLAN
1 OF 2	OFFSITE WATER AND SEWER IMPROVEMENT PLANS
2 OF 2	OFFSITE WATER AND SEWER IMPROVEMENT PLANS
C-0.0	TITLE SHEET, NOTES AND QUANTITIES
C-1.0	SITE DEMOLITION PLAN
C-2.0	DETAIL SHEET
C-2.1	DETAIL SHEET
C-3.0	SITE PAVING PLAN
C-3.1	SITE GRADING PLAN
C-3.2	SITE GRADING PLAN
C-4.0	SITE DRAINAGE PLAN
C-5.0	ONSITE SEWER PLAN
C-6.0	ONSITE PRIVATE FIRE WATER SERVICE
C-6.1	ONSITE DOMESTIC WATER PLAN

ARCHITECTURAL

A-0.2	CONSTRAINED AREA PLAN
A-1.0	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2.0	FLOOR PLAN
A-4.0	REFLECTED CEILING PLAN
A-5.0	ROOF PLAN
A-6.0	EXTERIOR ELEVATIONS
A-6.1	EXTERIOR ELEVATIONS
A-6.2	EXTERIOR ELEVATIONS
A-6.3	EXTERIOR ELEVATIONS
A-6.4	EXTERIOR ELEVATIONS
A-6.5	EXTERIOR ELEVATIONS

ELECTRICAL

PS-1	PHOTOMETRIC STUDY
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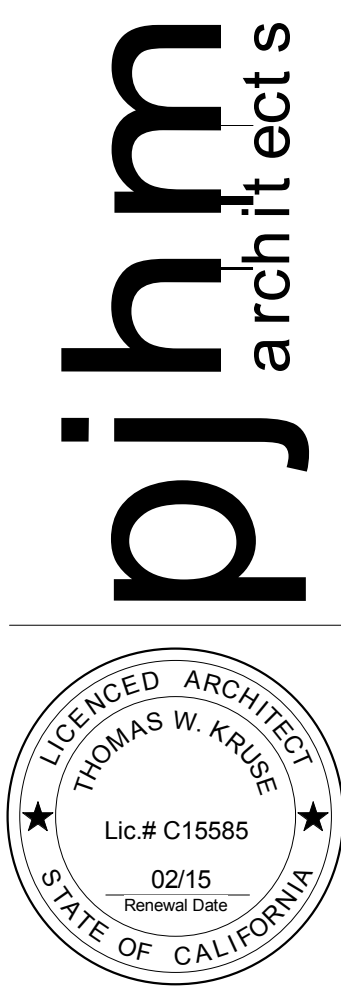
LANDSCAPE

L-1.0	PLANTING PLAN A
L-1.1	PLANTING PLAN B

SCHEDULE OF DRAWINGS

THE SYCAMORE ACADEMY

COVER SHEET



06.26.14

MILESTONES



REVISIONS

CS

BASIS OF BEARINGS
N37°08'42"E 1199.48

© ROBIN SCOTT STREET

24' INGRESS AND EGRESS EASEMENT
AND UTILITY EASEMENT, RECORDED
DECEMBER 9, 2008 AS INSTRUMENT
NO. 2008-0643144, O.R.

FD. 1" I.P. W/DISC STAMPED
L5 8202. NO REF.

FD. 1" I.P. W/DISC STAMPED
L.S. 2501. FLUSH, ACCEPTED
FOR LINE PER PM36/27,
OFF N37 '08 '42'E. 0.15

FD. 1" I.P. W/DISC STAMPED
L.S. 3698 DN 1.0; ACCEPTED AS
THE WESTERLY CORNER OF PARCEL
PM36/27 & THE SLY CORNER OF
PARCEL 4, PM 67/1

WORD OF LIFE OUTREACH P.M. 36/27
APN 380-170-019

WORD OF LIFE OUTREACH
APN 380-170-025

R.S. 8/98
LOT 7

FD. 1" I.P. W/PLASTIC PLUG
STAMPED LS 8202, NO REF.

HELDED WIRE FENCE

1184 APPROX. FEMA FLOOD

LOC. ELEV

FLOOD 1552705G

POR. PARCEL A OF LLA 2014-00
REC. SEPTEMBER 25, 2014 AS
INST. NO. 2014-0365627, O.R.

PARCEL 8 OF LLA 2014-005
REC. SEPTEMBER 25, 2014 AS
INST. NO. 2014-0365627, O.R.

FD. 1- I.P. W/PLASTIC PLUG
STAMPED LS B202, NO REF.

ULTIMATE R/W @ 64'




















PP
10.41 IN

~~C PALOMAR STREET~~

MJ BUSINESS INC.
APN 380-200-007


R.S. 8/98
PORTION LOT 10

CARLON JESUS ESTABAN
APN 380-170-022

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
CAM	CROSS ARM - ELECTRICAL		EDGE OF PAVEMENT
EB	ELECTRICAL BOX		ELECTRICAL MANHOLE
EPR	ELECTRICAL PULL BOX		ELECTRICAL MANHOLE
EV	ELECTRICAL VAULT		ELECTRICAL BOX
EVLTL	ELECTRICAL VAULT		ELECTRICAL BOX
ED	EDGE OF PAVEMENT		EDGE OF PAVEMENT
FO	FOUND		ELECTRICAL MANHOLE
GUY	GUY ANCHOR		FENCE CHAIN LINK
GYLT	GAS VAULT		FENCE WOODEN
ICV	IRRIGATION CONTROL VALVE		FENCE BARBWARE
INS	INSIDE		MAILBOX
IP	IRON PIPE		POWER POLE WITH CROSS ARM
ITPL	IRON PIPE		SEWER MANHOLE
MB	MAILBOX		SEWER MANHOLE
ND	NAMED		SEWER MANHOLE
OUT	OUTSIDE		SEWER MANHOLE
PP	POWER POLE		SEWER MANHOLE
SHH	SEWER MANHOLE		SEWER MANHOLE
INH	TELEPHONE MANHOLE		SEWER MANHOLE
TPB	TELEPHONE PULLBOX		SEWER MANHOLE
TV	TELEPHONE VAULT		SEWER MANHOLE
TVLT	TELEPHONE VAULT		SEWER MANHOLE
UP	UTILITY POLE		SEWER MANHOLE
VC	VALVE CAN		SEWER MANHOLE


LINE	BEARING	DISTANCE
L1	N35°02'12"W	85.49
L2	N22°41'05"W	51.64
L3	N57°13'16"W	13.73
L4	N43°47'15"W	33.12
L5	N45°37'46"W	31.50
L6	N53°04'38"W	58.71
L7	N57°41'14"W	30.72
L8	N64°02'00"W	39.84
L9	N22°23'13"W	39.49

GRAPHIC SCALE 1"=40'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 40, 80, and 120.

PLANS PREPARED BY:



**DAWSON
SURVEYING, INC.**

575 E. CARPEON DR COLTON, CA 92324
PHONE: 909-430-0016 FAX: 909-430-0046
E-MAIL: colbert@colts.com

W.O. 515.13

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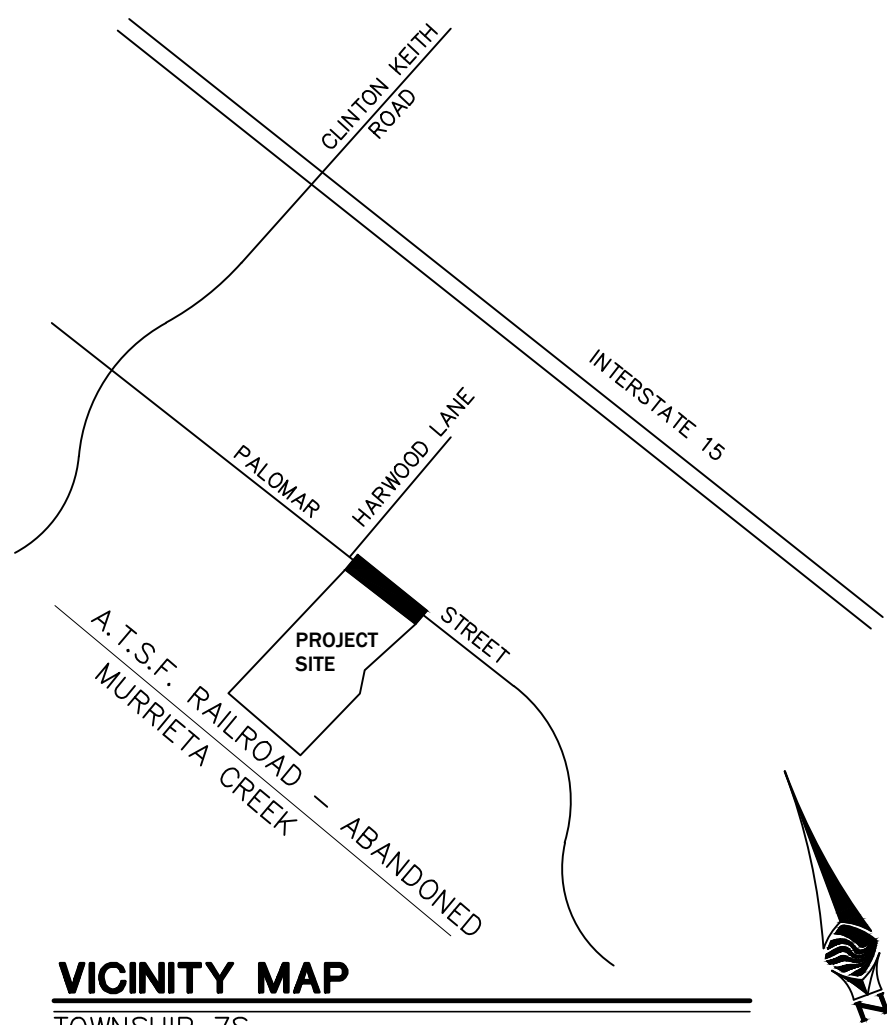
STREET IMPROVEMENT PLANS

FOR

PALOMAR STREET

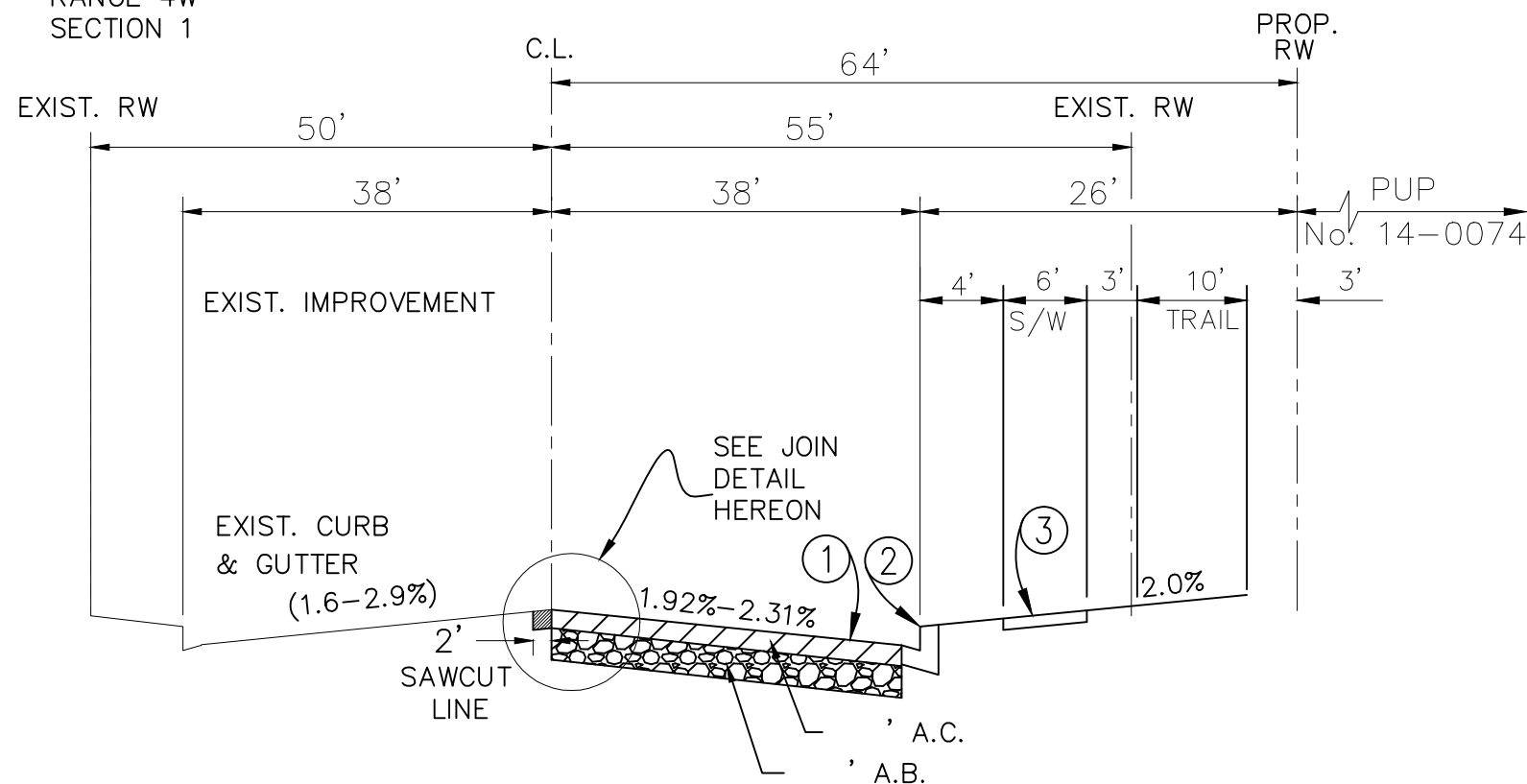
CITY OF WILDOMAR, CALIFORNIA

PUP No. 14-0074



VICINITY MAP

TOWNSHIP 7S
RANGE 4W
SECTION 1



STD NO 92 ARTERIAL HIGHWAY TYPICAL SECTION PALOMAR STREET

N.T.S.
T.I. = 9.5
R VALUE = 20(ESTIMATED)

APPLICANT/ENGINEER

SLR CIVIL ENGINEERING
6840 INDIANA AVENUE, SUITE 130
RIVERSIDE, CA. 92506
PHONE: (951) 683-8088
FAX: (951) 683-6915

SOILS ENGINEER

INLAND FOUNDATION
1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CA. 92583
PHONE: (951) 654-1555
FAX: (951) 654-0551
WEB SITE: INLANDFOUNDATION.COM

OWNER/DEVELOPER

THE SYCAMORE ACADEMY
32326 CLINTON KEITH ROAD, #202
WILDOMAR, CA. 92595

ENGINEERS NOTE:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ALL THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

NOTE:

QUANTITIES SHOWN HEREON ARE FOR PERMIT AND/OR BONDING PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING. CONTRACTOR SHALL DETERMINE HIS OWN QUANTITIES AND BID TO COMPLETE THE PROJECT.

NOTE:

WATER AND SEWER INSTALLATION IN PALOMAR STREET SHALL BE COMPLETE PRIOR TO FINAL PAVEMENT LIFT. TRAFFIC CONTROL PLANS WILL BE REQUIRED FOR LATERAL INSTALLATION. FINAL SURFACING ON PALOMAR STREET AFTER CONSTRUCTION ON/OFF SITE TO BE PERFORMED SO STREET IS UNIFORM FINISH AND NOT VISIBLE TRENCH CUT LINE. COUNTY/CITY STANDARD 818 MODIFIED FOR "T-CAP" FLUSH WITH FINISH PAVEMENT INCLUDE SECTION ON IMPROVEMENT PLANS.

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

THIS PROJECT IS BONDED AND
TO BE INSPECTED BY
CONSTRUCTION INSPECTION

SOILS R-VALUE = 20
PER INLAND FOUNDATION REPORT
S679-002 DATED JULY 25, 2014



MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
CITY



CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



PREPARED BY:

STEVEN L. RAY

R.C.E. No. 35334 EXP. 9/30/15

SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915

BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119

THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15

SCALE:
H: As Noted V: As Noted

PUBLIC USE PERMIT

CITY OF WILDOMAR

THE SYCAMORE ACADEMY

TITLE SHEET OFFSITE

STREET IMPROVEMENT PLAN

No. 14-0074

SHEET No.

1

OF 3 SHTS

GENERAL NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEARING OF THE WORK AREA, AND RELOCATION COSTS OF ALL EXISTING UTILITIES. THIS INCLUDES UNDERGROUNDING OF EXISTING OVERHEAD LINES ALONG THE PROJECT FRONTAGE AS REQUIRED BY THE CONDITIONS OF APPROVAL. PERMITEE MUST INFORM CITY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. PHONE: (951) 677-7751.
- THE DEVELOPER WILL INSTALL STREET NAME SIGNS CONFORMING TO CITY STD. NO. 816.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT IMPROVEMENT STANDARDS AND SPECIFICATIONS, LATEST EDITION, COUNTY ORDINANCE NO. 461 AND SUBSEQUENT AMENDMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE ENGINEER TO INSTALL STREET CENTERLINE MONUMENTS AS REQUIRED BY RIVERSIDE COUNTY ORDINANCE NO. 461. IF CONSTRUCTION CENTERLINE DIFFERS, PROVIDE A TIE TO EXISTING CENTERLINE OF RIGHT-OF-WAY. PRIOR TO ROAD CONSTRUCTION, SURVEY MONUMENTS INCLUDING CENTERLINE MONUMENTS, TIE POINTS, PROPERTY CORNERS AND BENCHMARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
- ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE PRIOR TO PAVING THE STREET, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS, STORM DRAINS.
- CURB DEPRESSIONS AND DRIVEWAY APPROACHES WILL BE INSTALLED AND CONSTRUCTED ACCORDING TO CITY STANDARD NO. 206 AND/OR NO. 207, AS DIRECTED IN THE FIELD.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO INSTALL AND MAINTAIN ALL CONSTRUCTION, REGULATORY, GUIDE AND WARNINGS SIGNS WITHIN THE PROJECT LIMITS AND ITS SURROUNDINGS TO PROVIDE SAFE PASSAGE FOR THE TRAVELING PUBLIC AND WORKERS UNTIL THE FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE CITY. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR REVIEW TO THE PUBLIC WORKS DEPARTMENT PRIOR TO OBTAINING AN ENCROACHMENT PERMIT.
- ALL STREET SECTIONS ARE TENTATIVE. ADDITIONAL SOIL TESTS FOR PARCEL AND TRACT MAPS SHALL BE TAKEN AND MAY BE TAKEN FOR PERMITS CASES BY THE CITY AFTER ROUGH GRADING TO DETERMINE THE EXACT STREET SECTION REQUIREMENTS. USE STANDARD NO. 401 IF EXPANSIVE SOILS ARE ENCOUNTERED.
- ASPHALTIC EMULSION (FOG SEAL) SHALL BE APPLIED NOT LESS THAN 14 DAYS FOLLOWING PLACEMENT OF THE ASPHALT SURFACING. FOG SEAL AND PAINT BINDER SHALL BE APPLIED AT A RATE OF 0.05 & 0.03 GALLONS PER SQUARE YARD RESPECTIVELY. ASPHALTIC EMULSION SHALL CONFORM TO SECTION 37, 39 AND 94 OF THE STATE STANDARD SPECIFICATIONS.
- PRIME COAT IS REQUIRED PRIOR TO PAVING ON ALL GRADES IN EXCESS OF TEN PERCENT.
- INSTALL STREET TREES IN ACCORDANCE WITH ORDINANCE NO. 461 AND THE COMPREHENSIVE LANDSCAPING GUIDELINES (CHOOSE THREE SPECIES AND NAME THEM HERE).
- AS DETERMINED BY THE PUBLIC WORKS DIRECTOR, THE DEVELOPER IS RESPONSIBLE AS A MINIMUM FOR ROAD IMPROVEMENTS TO CENTERLINE AND MAY BE REQUIRED TO RECONSTRUCT EXISTING PAVEMENT INCLUDING BASE, AND MATCHING OVERLAY REQUIRED TO MEET THE STRUCTURAL STANDARDS FOR THE CURRENT ASSIGNED TRAFFIC INDEX.
- ONLY LANDSCAPING CONSISTING OF GRASS AND PARKWAY TREES MAY BE INSTALLED WITHIN PARKWAYS ON LOCAL RESIDENTIAL STREETS WITHOUT SEPARATE LANDSCAPE PLANS. ALL OTHER TYPES OF LANDSCAPING IN THESE AREAS, AND ALL LANDSCAPING ON ALL OTHER STREETS, SHALL REQUIRE SEPARATE LANDSCAPE PLANS. ALL LANDSCAPING ENCROACHMENT SHALL CONFORM TO RIVERSIDE COUNTY COMPREHENSIVE LANDSCAPING GUIDELINES DATED OCTOBER 2009.
- ANY PRIVATE DRAINAGE FACILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY BY SIGNING THESE IMPROVEMENT PLANS, NO REVIEW OR APPROVAL OF THOSE PRIVATE FACILITIES IS IMPLIED OR INTENDED BY THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT.
- CONSTRUCTION PROJECTS MUST OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. OWNER/DEVELOPERS ARE REQUIRED TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB), PREPARE A STORM DRAIN POLLUTION PREVENTION PLAN (SWPPP) AND MONITORING PLAN FOR THE SITE.
 - PRIOR TO ANY CONSTRUCTION, THE DEVELOPER SHALL PROVIDE THE COUNTY A COPY OF THE NOI WITH A VALID WQID NUMBER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SIGNS AND MARKINGS NOT INCLUDED IN THE SIGNING AND STRIPING PLAN WITHIN THE PROJECT AREAS, OR ON ROADWAYS ADJACENT TO THE PROJECT BOUNDARIES, UPON THE REQUEST OF THE PUBLIC WORKS DIRECTOR OR HIS DESIGNEE TO IMPROVE TRAFFIC SAFETY ON THE ROADS UNDER THE JURISDICTION OF THE DEVELOPER.
- EXISTING STORM DRAIN PIPE/CULVERTS (WHERE TO BE CONNECTED TO, EXTENDED, ADJUSTED, DRAINED TO, OR JUST IN THE PROJECT VICINITY) MUST BE REPAIRED, AND/OR CLEANED TO MAKE THEM FUNCTIONAL AND ACCEPTABLE AS DIRECTED BY THE PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO APPLY TO RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR PERMITS WHEN ANY STORM DRAIN PIPE NEEDS TO BE CONNECTED WITH RCFC FACILITY AND ADD PERMIT # ON THE PLAN.
- FOR ALL DRIVEWAY RECONSTRUCTION BEYOND RIGHT-OF-WAY, PROOF OF DRIVEWAY OWNER NOTIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.

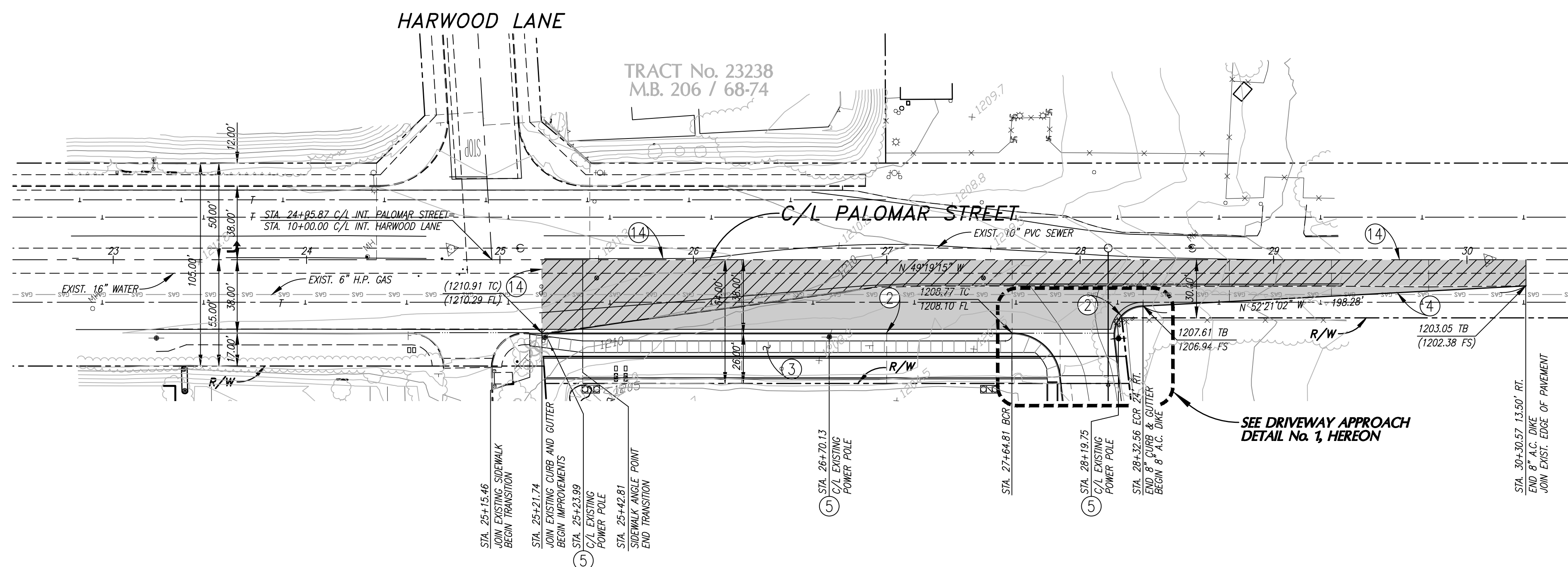
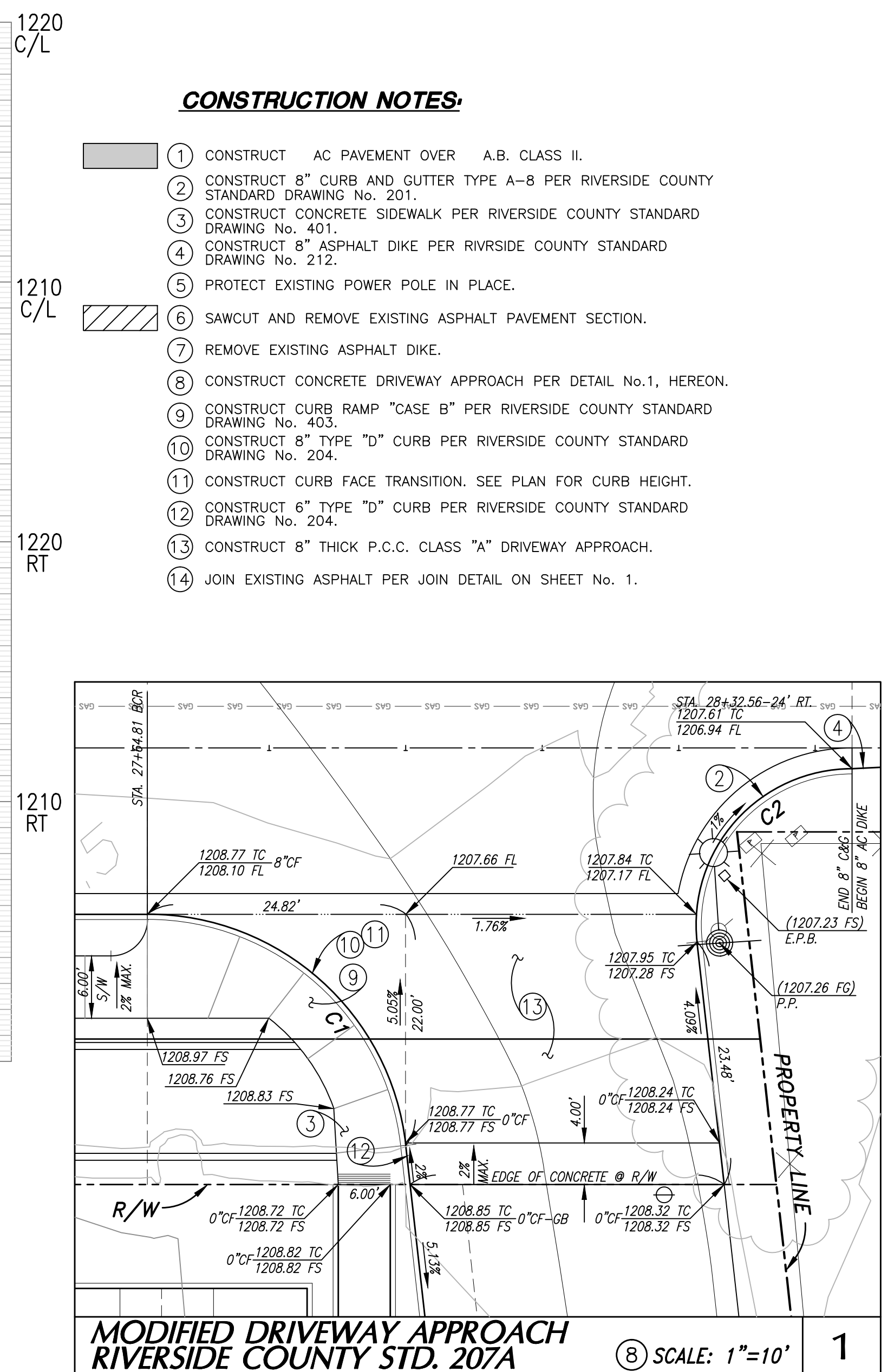
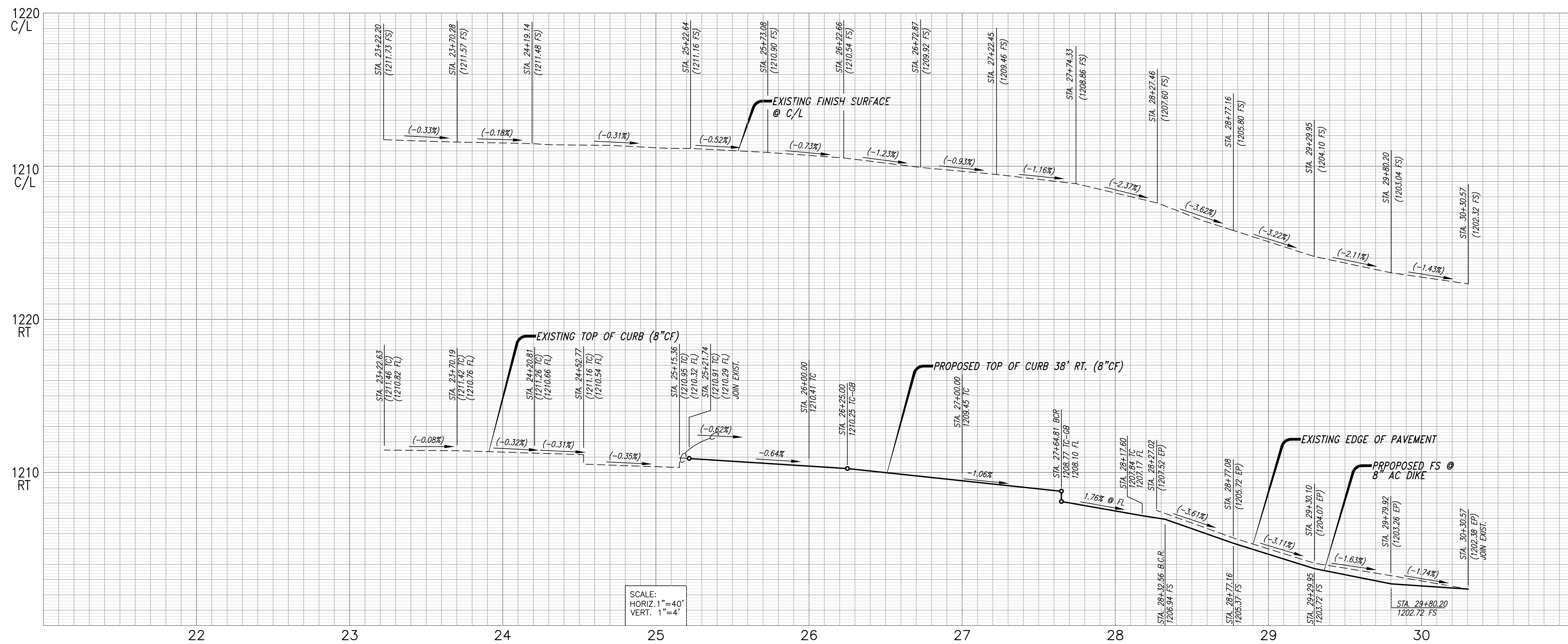
NOTIFICATIONS

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

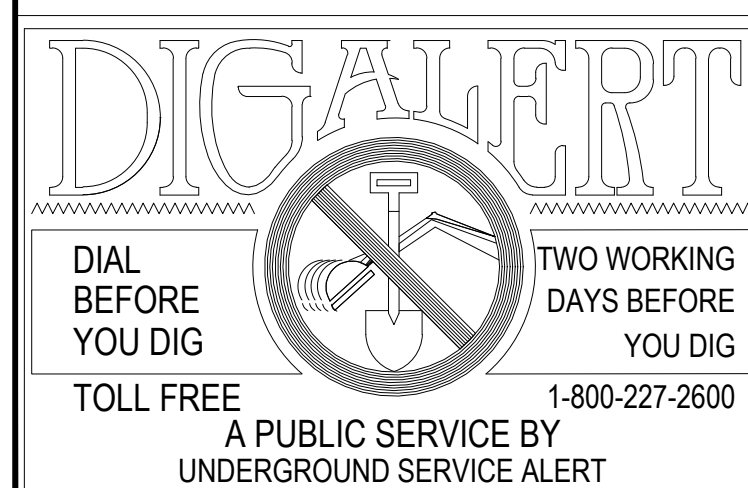
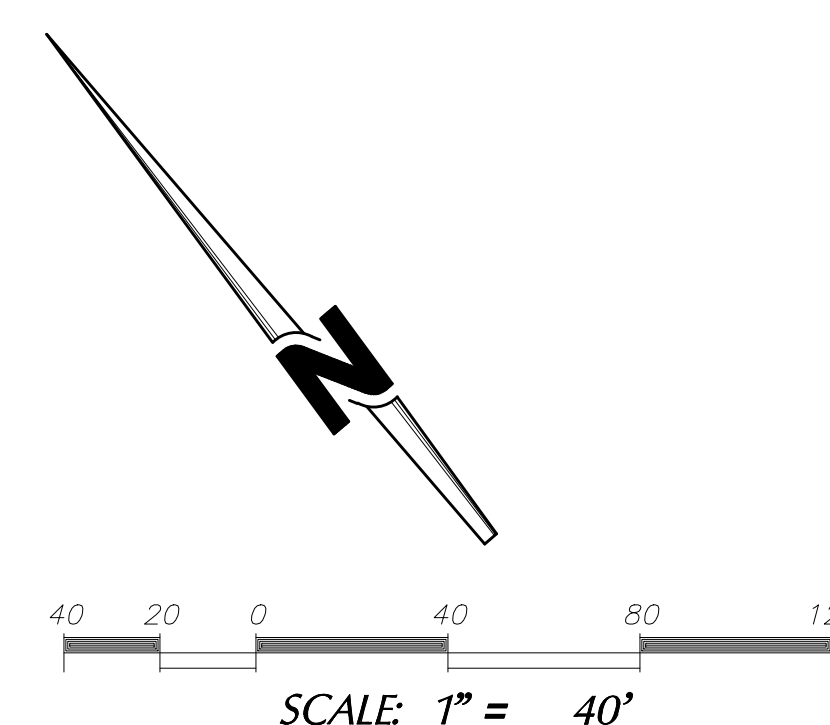
CITY OF WILDOMAR	1-951-677-7751
ELSINORE VALLEY MUNICIPAL WATER DISTRICT	1-951-674-3146
VERIZON TELEPHONE COMPANY	1-800-983-5000
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TIME WARNER CABLE TV	1-888-255-5789
VERIZON CABLE TV	1-951-672-4583
UNDERGROUND SERVICE ALERT (U.S.A.)	811

INDEX OF SHEETS:

SHEET No.	DESCRIPTION
1	TITLE SHEET OFFSITE STREET IMPROVEMENT PLAN
2	OFFSITE STREET IMPROVEMENT PLAN & PROFILE
3	OFFSITE STREET CROSS SECTION PLAN

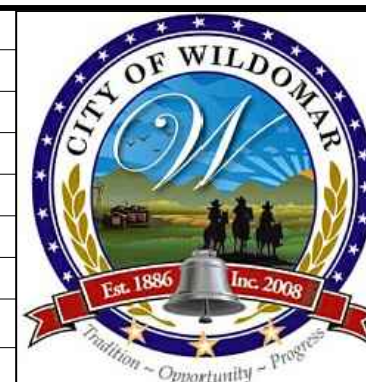


CURVE DATA			
No	\triangle	R	L
C1	83°37'24"	25.00'	36.49'
C2	96°22'36"	15.00'	25.23'



NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

[illegible]

CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK
Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:

REGISTERED PROFESSIONAL ENGINEER
STEVEN L. RAY
35334
9-30-15
CIVIL
STATE OF CALIFORNIA

SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915

PREPARED BY:  1/13/11
STEVEN L. RAY

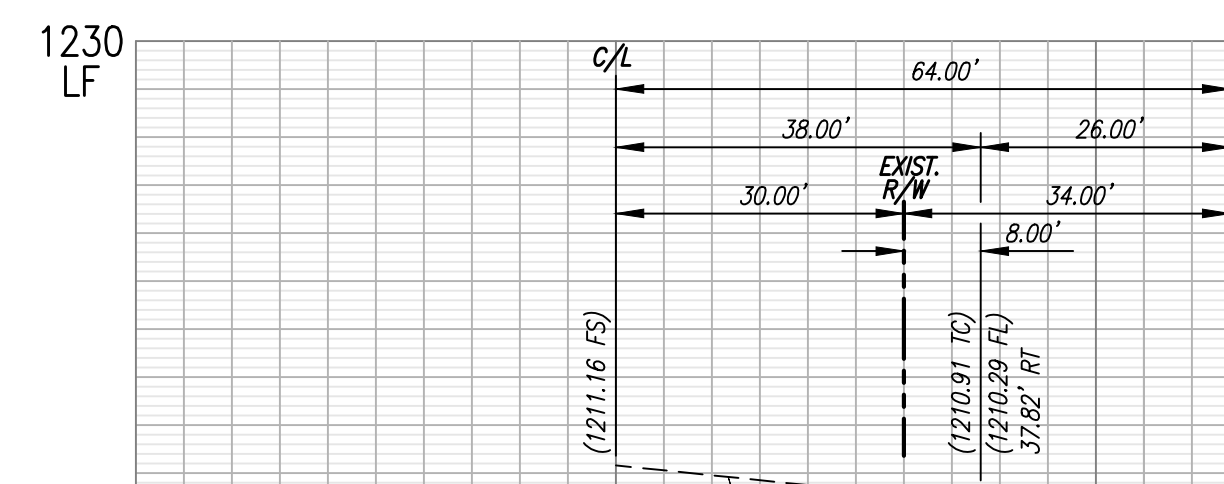
P.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:
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Datum = NAVD 88
BENCHMARK #Z14119

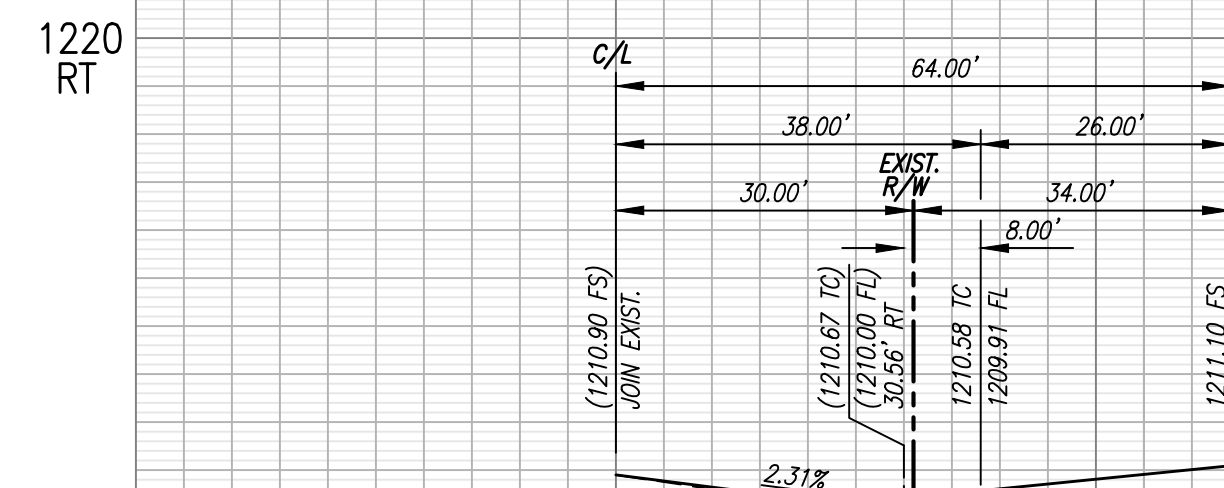
THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15

SCALE:
H: As Noted V: As Noted

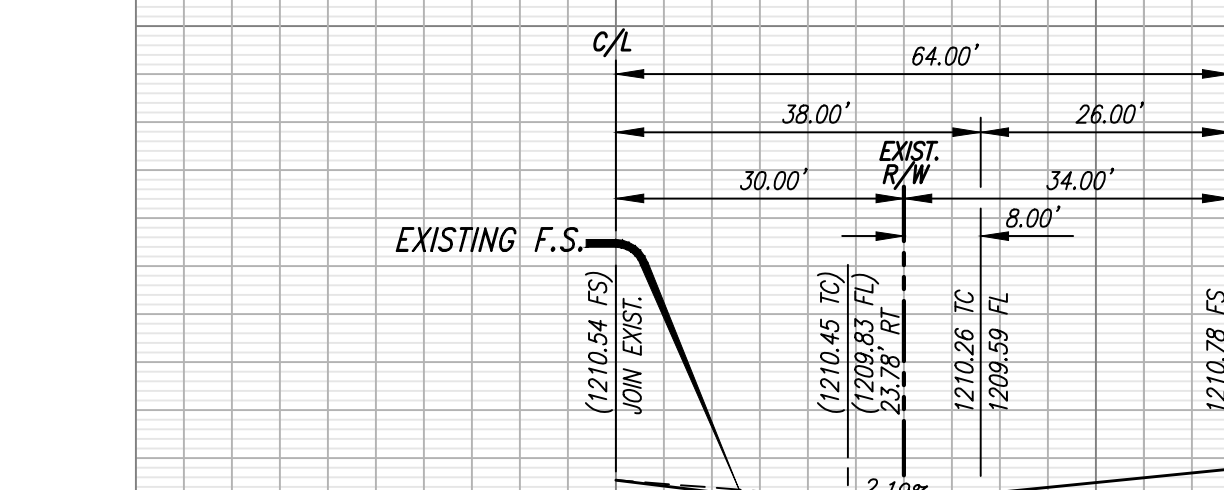
PUBLIC USE PERMIT No. 14-0074 CITY OF WILDOMAR THE SYCAMORE ACADEMY OFFSITE STREET IMPROVEMENT PLAN AND PROFILE	SHEET No. 2
	OF 3 SHTS
	0



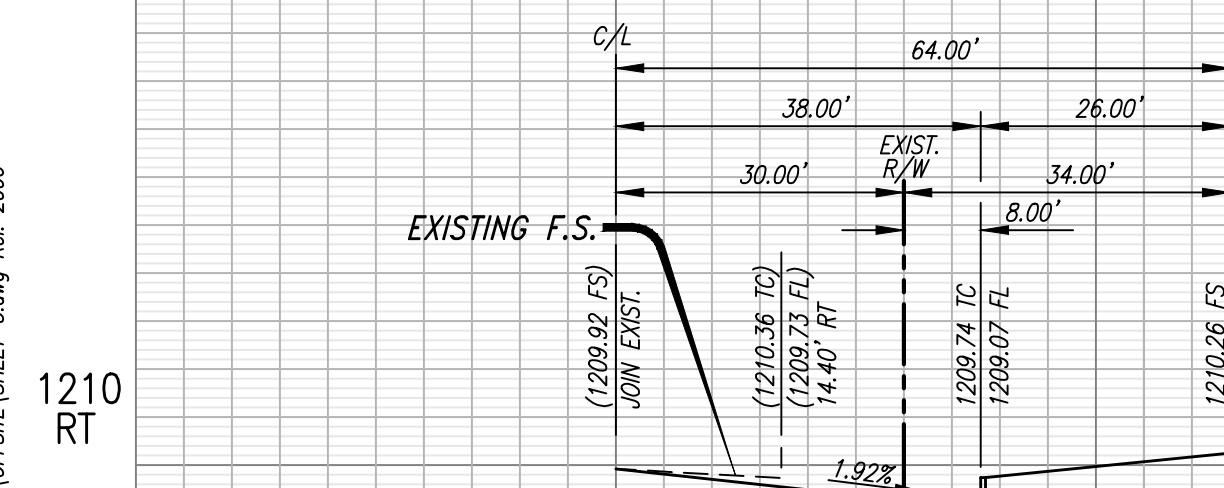
EXISTING F.S.
STA. 25+22.64



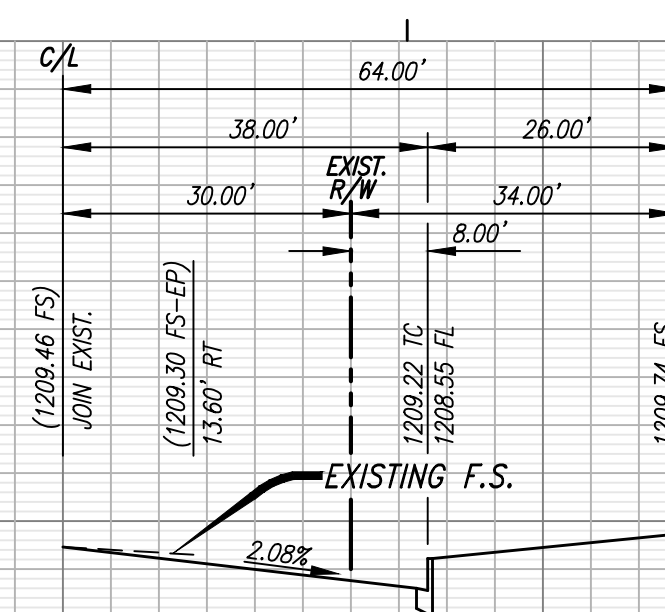
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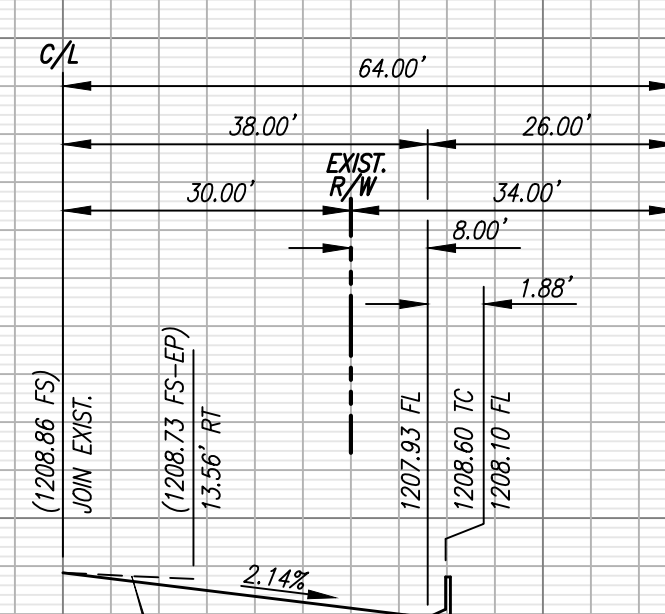
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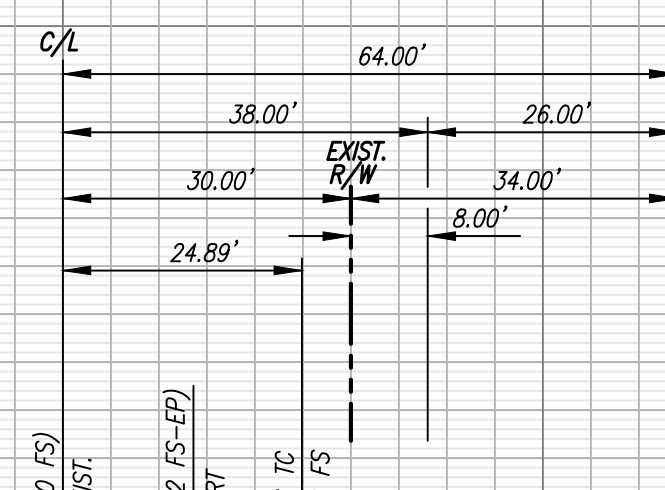
STA. 26+72.87



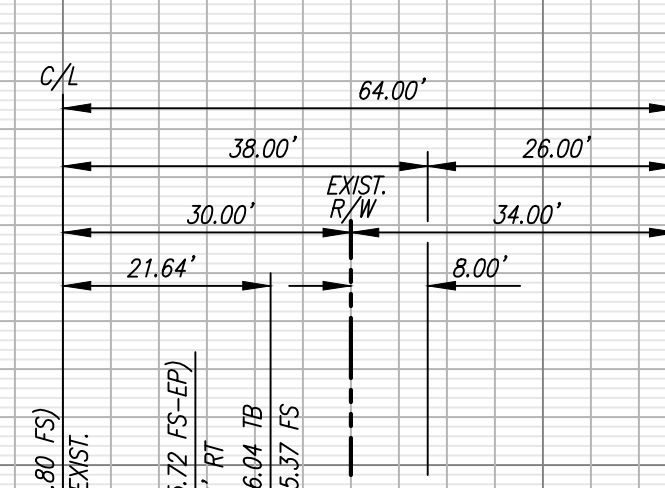
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STA. 27+74.33
— EXISTING F.S.

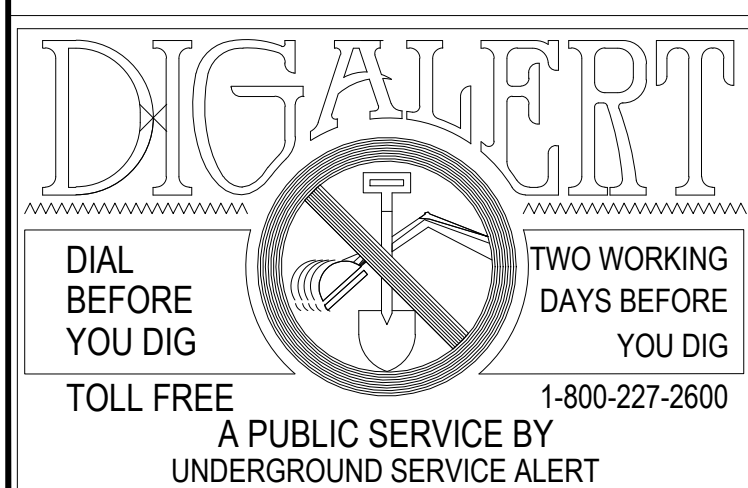


STA. 28+27.46



STA. 28+77.16
— EXISTING F.S.

SCALE:
HORIZ. 1"=20'
VERT. 1"=4'



NOTE:

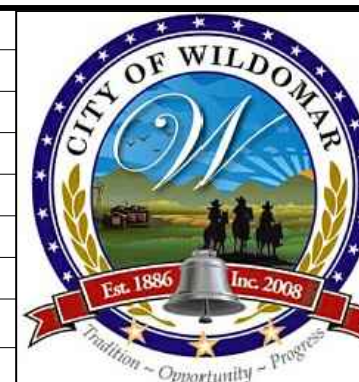
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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE
CITY	

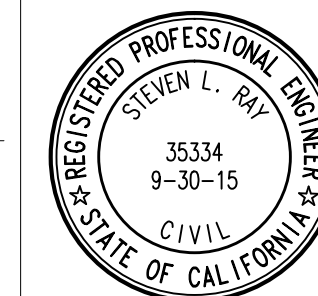


CITY OF WILDOMAR
ACCEPTED BY:

Date:

DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



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PREPARED BY: STEVEN L. RAY 1/13/15

R.C.F. No. 35334 EXP 9/30/15

BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119

THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15

SCALE:
H: As Noted V: As Noted

PUBLIC USE PERMIT

No. 14-0074

CITY OF WILDOMAR
THE SYCAMORE ACADEMY
OFFSITE STREET
CROSS SECTION PLAN

SHEET No.

3


OF 3 SHTS

OFFSITE WATER AND SEWER IMPROVEMENT PLANS FOR P.U.P. 14-0074

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT (E.V.M.W.D.) DESIGN AND CONSTRUCTION STANDARDS FOR WATER, RECYCLED WATER AND SANITARY SEWER FACILITIES.
2. CONSTRUCTION MATERIALS TESTING AND INSPECTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE GOVERNING AGENCY, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ("GREEN BOOK") AND THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (A.S.T.M.) STANDARDS. FAILURE TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE CAUSE FOR REJECTION.
3. THE CONTRACTOR SHALL NOTIFY E.V.M.W.D. TWO WORKING DAYS PRIOR TO BEGINNING WORK (951) 674-3146.
4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR BY POTHOLING AND FIELD SURVEY OF ELEVATIONS PRIOR TO TRENCHING. THE CONTRACTOR SHALL ALSO CONTACT UNDERGROUND SERVICE ALERT (800) 227-2600 PRIOR TO ANY EXCAVATION WORK.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH CAL-OSHA REQUIREMENTS.
6. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF ALL CONSTRUCTION CHANGES AND SHALL MAKE INFORMATION AVAILABLE TO THE PROJECT ENGINEER FOR PREPARATION OF "AS BUILT" DRAWINGS. THE "AS BUILT" DRAWINGS SHALL BE SUBMITTED TO E.V.M.W.D. FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
7. WHERE THE WATER MAIN AND SEWER CROSSES STORM DRAINS, OTHER PIPELINES, TELEPHONE AND ELECTRIC DUCTS, OR SIMILAR INSTALLATIONS, A MINIMUM OF 12 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN THE MAIN OR SEWER AND OTHER INSTALLATIONS.
8. SEPARATION OF SEWER AND WATER LINES MUST COMPLY WITH THE RIVERSIDE COUNTY HEALTH DEPARTMENT STANDARDS AS SHOWN ON RIVERSIDE COUNTY STANDARD PLAN 609 AND E.V.M.W.D. STANDARD PLAN W-2 AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE OF CALIFORNIA, DEPARTMENT OF HEALTH.
9. CONNECTIONS TO EXISTING E.V.M.W.D. SEWER OR WATER LINES SHALL BE IN ACCORDANCE WITH STANDARD E.V.M.W.D. PROCEDURES AND SHALL NOT BE ACCOMPLISHED UNLESS E.V.M.W.D. INSPECTOR IS PRESENT.
10. UNLESS WAIVED BY THE E.V.M.W.D. AN INSULATED COPPER SOLID CORE 10 GAGE TRACER WIRE SHALL BE PLACED WITH EACH SEWER AND SERVICE LATERAL TO ASSIST WITH FUTURE LOCATION. TAPE SHALL BE PLACED AT LEAST 6" ABOVE THE SEWER PIPE, BUT NOT DEEPER THAN 24" BELOW THE EXISTING FINISHED GRADE. WATER MAINS AND SERVICES SHALL ALSO HAVE TRACER WIRE INSTALLED IN THE TRENCH.
11. OPEN TRENCH AT ANY ONE TIME SHALL BE LIMITED TO 600 FEET ALONG ROAD RIGHT-OF-WAY UNLESS OTHERWISE APPROVED IN WRITING BY THE E.V.M.W.D. TRENCH SHALL BE BACKFILLED AND COMPACTED AT THE CONCLUSION OF EACH DAY.
12. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
13. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY E.V.M.W.D. GENERAL MANAGER.
14. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO TIE OUT ANY EXISTING STREET MONUMENTATION EITHER VISIBLE OR BURIED, PRIOR TO CONSTRUCTION.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY STREET MONUMENTATION IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
16. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
17. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR CONTRACTOR TO APPLY FOR ANY NECESSARY ENCROACHMENT PERMIT FROM ANY GOVERNING AGENCY.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO STAMP A 2" HIGH "S" ON THE CURB FACE FOR ALL SEWER LATERALS AT THE LOCATION WHERE THE LATERAL PASSES BENEATH THE CURB.
19. A STEEL ROD OR STAKE 6" ABOVE THE GROUND OR 10 GAGE COPPER WIRE WITH 2" COPPER TAP, SHALL BE INSTALLED AT THE END OF EACH SEWER LATERAL TO ASSIST IN LOCATING AT A LATER DATE. IN NEW TRACT DEVELOPMENT A 2"x4"x8" BOARD SHALL BE USED TO MARK THE ENDS OF LATERALS
20. ALL SEWERS SHALL BE BALLED, AIR TESTED, MANDREL TESTED AND CCTV INSPECTED PRIOR TO ACCEPTANCE BY THE DISTRICT. AIR TEST SHALL BE P.I. UN1-B-6, MANDREL TEST SHALL BE IN ACCORDANCE WITH SECTION 306-1.2.1 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION AND CLOSED CIRCUIT TELEVISION INSPECTION PER DISTRICT STANDARDS.

A PROPERTY LINE CLEANOUT WILL BE INSTALLED 1' OUTSIDE OF RIGHT-OF-WAY LINE. THE 1/8 BEND AND 45° WYE CONNECTION SHALL BE CAST IRON OR A.B.S.

Underground Service Alert	
DIGALERT 	Call: TOLL FREE 811
<u>BASIS OF BEARING</u> COORDINATE SYSTEM: XX.XX DESCRIPTION: XX.XX	
TWO WORKING DAYS BEFORE YOU DIG	

THE DESIGN AND CONSTRUCTION OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES, ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN CHECK SERVICES BY E.V.M.W.D. WILL BE LIMITED TO ADHERENCE OF THE DISTRICT'S STANDARDS, MATERIALS, QUANTITIES AND SIZE OF FACILITIES, AS THEY RELATE TO THE SERVICE DEMANDS OR THE APPROVED MASTER PLAN.

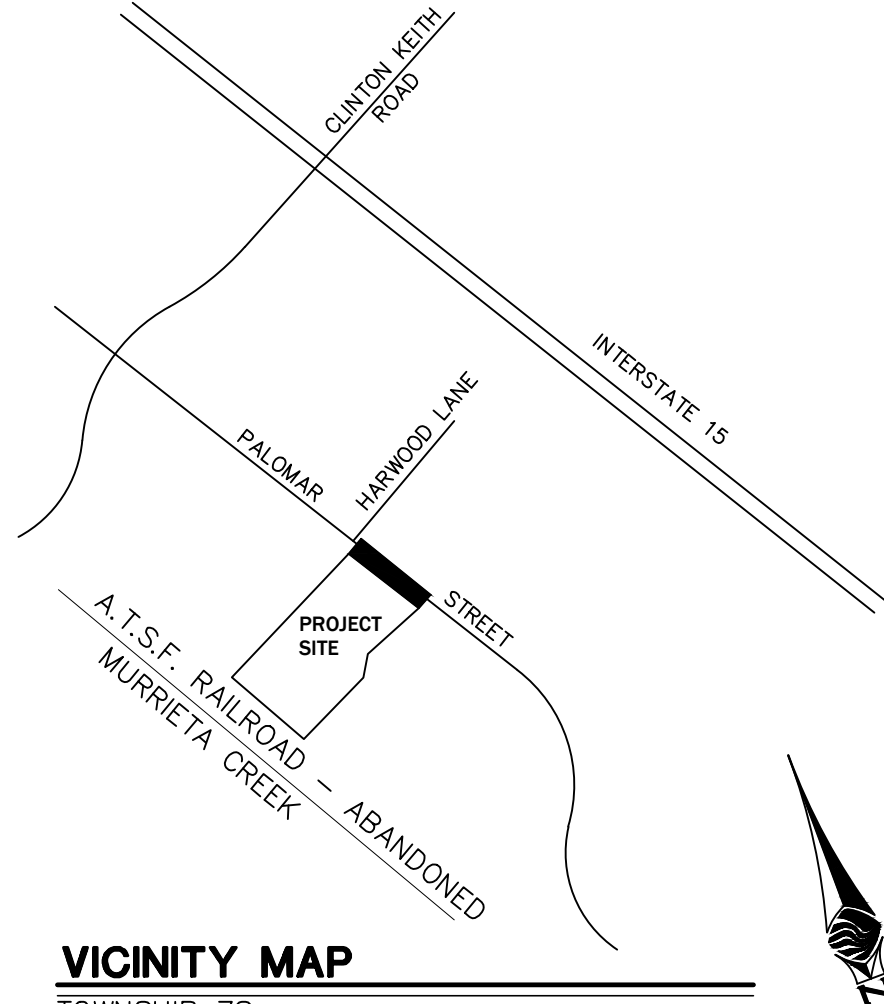
GENERAL NOTES (CONT.)

- PROTECT PIPE, JOINTS, LINING AND COATING, AND CAREFULLY BED PIPE TO PROVIDE CONTINUOUS BEARING AND PREVENT UNEVEN SETTLEMENT. PIPE SHALL BE PROTECTED AGAINST FLOTATION AT ALL TIMES. OPEN ENDS OF THE INSTALLED SEWER PIPE SHALL BE SEALED AT ALL TIMES WHEN CONSTRUCTION IS NOT IN PROCESS.
23. PIPE JOINTS SHALL NOT BE DEFLECTED GREATER THAN 80% OF THE MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURER.
24. SEWER AND WATER PIPE TRENCH BACKFILL SHALL BE IN ACCORDANCE WITH E.V.M.W.D. STANDARDS S-1 & W-3.
25. ALL SERVICE LATERALS SHALL BE LOCATED AT RIGHT ANGLES TO THE MAIN UNLESS OTHERWISE INDICATED ON THE PLANS AND APPROVED BY THE E.V.M.W.D. MATERIALS FOR LATERALS SHALL MEET E.V.M.W.D. SPECIFICATIONS. SEWER ELEVATIONS SHOWN ARE FLOWLINE (CONDUIT INVERT).
26. MINIMUM COVER FOR ALL WATER MAINS LESS THAN 12 INCHES IN DIAMETER SHALL BE 3.5 FEET. WATER MAINS 12 INCHES AND GREATER SHALL HAVE A MINIMUM COVER OF 4 FEET. MAXIMUM COVER FOR WATER MAINS SHALL BE 8 FEET, UNLESS APPROVED BY THE E.V.M.W.D. GENERAL MANAGER.
27. WHEREVER VALVES ARE TO BE INSTALLED, THE INVERT SLOPE OF THE MAIN SHALL NOT EXCEED SIX PERCENT. VALVES SHALL BE LOCATED SO THAT THERE WILL BE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN THE TOP OF THE VALVE AND THE BOTTOM OF THE VALVE BOX COVER AT STREET SECTIONS.
28. THE MINIMUM CLEARANCE BETWEEN FIRE HYDRANTS AND UTILITY POLES, LIGHT STANDARDS, SIGN POSTS AND ELECTRICAL TRANSFORMERS SHALL BE 3 FEET.
29. NO WATER METER BOXES SHALL BE INSTALLED IN DRIVEWAYS OR SIDEWALKS. METER BOXES SHALL BE SET AT HIGH GRADE TO ELIMINATE WATER RUNOFF. INSTALL REDUCED PRESSURE PRINCIPLE OR BACK FLOW DEVICE AFTER IRRIGATION METER. INSTALL PRESSURE REDUCING VALVES IF THE PRESSURE IS OVER 80 P.S.I..
30. ANY CHANGE IN FLOW DIRECTION (ELBOWS, FIRE HYDRANTS, ETC.) SHALL UTILIZE RESTRAINED DUCTILE IRON PIPE AND FITTINGS, IN LIEU OF THRUST BLOCKS.
31. AIR VALVES SHALL BE INSTALLED AT HIGH POINTS AND BLOWOFFS AT ALL LOW POINTS ON THE LINE PER E.V.M.W.D. STANDARD DRAWING W-16, W-17, AND W-19.
32. IF REQUIRED, A RESERVOIR AND BOOSTER PUMP STATION WILL HAVE TO BE CONSTRUCTED AND IN SERVICE BEFORE ANY SERVICE CAN BE PROVIDED TO THE UNITS CONSTRUCTED WITHIN THIS SUBDIVISION.
33. PRIOR TO PAVING THE STREET SECTION, ALL UNDERGROUND FACILITIES WITH LATERALS, INCLUDING BUT NOT LIMITED TO SEWER, WATER, TELEPHONE, ELECTRIC POWER, GAS, CABLE TELEVISION AND DRAINAGE FACILITIES SHALL BE IN PLACE AND TESTED.
34. HOUSE SLAB ELEVATIONS THAT ARE LOWER THAN THE UP STREAM MANHOLE RIM ELEVATION SHALL BE EQUIPPED WITH BACKWATER VALVES. THE PROJECT ENGINEER SHALL INDICATE ON THE SEWER LATERAL TABLE WHICH LOTS ARE INVOLVED.
35. PRIOR TO THE CONSTRUCTION OF ANY BACKFLOW PROTECTION DEVICE, THE CONTRACTOR SHALL NOTIFY THE DISTRICT BACKFLOW ASSEMBLY INSPECTOR 24 HOURS PRIOR TO THE CONSTRUCTION OF ASSEMBLY. THE DISTRICT BACKFLOW INSPECTOR SHALL PROVIDE FINAL INSPECTION, TESTING AND APPROVAL PRIOR TO TURNING ON THE WATER SUPPLY.
36. SURVEY STAKING FOR WATER PIPELINES IS AT 50-FOOT INTERVALS PLUS ALL APPURTENANCES, HORIZONTAL ALIGNMENT CHANGES AND VERTICAL ALIGNMENT CHANGES.
37. SURVEY STAKING FOR SEWER PIPELINES IS AT 25-FOOT INTERVALS PLUS ALL LATERALS, MANHOLES IN AND OUT, BEGINNING OF CURVES, AND END OF CURVES.
38. ALL WATER VALVES IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT SECTION INSTALLED IN ACCORDANCE WITH STD. DWG. NO. W-27.
39. ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE SURROUNDED BY AN ASPHALT SECTION INSTALLED IN ACCORDANCE WITH STD. DWG. NO. S-10.
40. ALL SURVEY CUT SHEETS MUST BE GIVEN TO INSPECTOR.
41. ALL SOILS COMPACTION REPORTS MUST BE GIVEN TO INSPECTOR PRIOR TO TESTING.
42. FULL TIME SOILS TECHNICIAN(S) MUST BE ON SITE FOR BACKFILLING AND COMPACTION.

PER
2.12

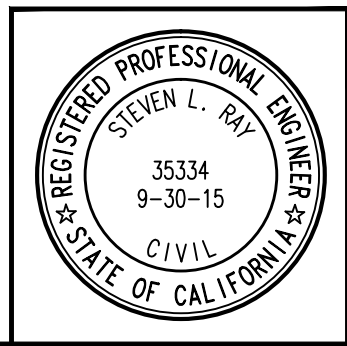
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R.C.E. No. 35334 EXP. 9/30/15



VICINITY MAP

TOWNSHIP 7S
RANGE 4W
SECTION 1



PLANS PREPARED BY:

SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915

CONSTRUCTION NOTES AND QUANTITIES

PUBLIC WATER CONSTRUCTION NOTES

- | | | | |
|---|---|-------|-----|
| ① | INSTALL 16"x8" HOT TAP CONNECTION PER E.V.M.W.D. STANDARD DRAWING No. W-29 AND W-13. | 2 | EA. |
| ② | INSTALL 8" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4. | 120 | LF. |
| ③ | INSTALL 8"x8"x4" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4. | 1 | EA. |
| ④ | INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-23. | 2 | EA. |
| ⑤ | INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4. | | LF. |
| ⑥ | NOT USED | 2 | EA. |
| ⑦ | INSTALL 4" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4. | 10 | LF. |
| ⑧ | INSTALL 4"x4"x2" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4 | 1 | EA. |
| ⑨ | INSTALL 2" DOMESTIC WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 NAD W-11. | 1 | EA. |
| ⑩ | INSTALL 2" IRRIGATION WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 AND W-11. | 1 | EA. |
| ⑪ | INSTALL 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B. | 1 | EA. |
| ⑫ | INSTALL 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B. | 1 | EA. |

PUBLIC SEWER CONSTRUCTION NOTES

- | | | | |
|------|---|----|-----|
| (20) | INSTALL 8" P.V.C. SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A. | 69 | LF. |
| (21) | CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4. | 1 | EA. |
| (22) | CONSTRUCT SEWER STREET LATERAL PER E.V.M.W.D. STANDARD DRAWING No. S-12 THROUGH S-14. | 69 | LF. |
| (23) | CONSTRUCT SEWER CLEANOUT PER E.V.M.W.D. STANDARD DRAWING No. S-12. | 1 | EA. |

NOTIFICATIONS

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES
FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

CITY OF WILDOMMAR	1-951-677-7751
ELSINORE VALLEY MUNICIPAL WATER DISTRICT	1-951-674-3146
VERIZON TELEPHONE COMPANY	1-800-983-5000
SOUTHERN CALIFORNIA GAS COMPANY	1-800-927-2000
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-655-4555
TIME WARNER CABLE TV	1-888-255-5789
VERIZON CABLE TV	1-951-672-4583
UNDERGROUND SERVICE ALERT (U.S.A.)	811

102-0410

EL SINORE VALLEY MUNICIPAL WATER DISTRICT

OFFSITE WATER AND SEWER IMPROVEMENT PLANS

P.U.P. No. 14-0074

PALOMAR STREET

RES: XX

P.Z.: XX

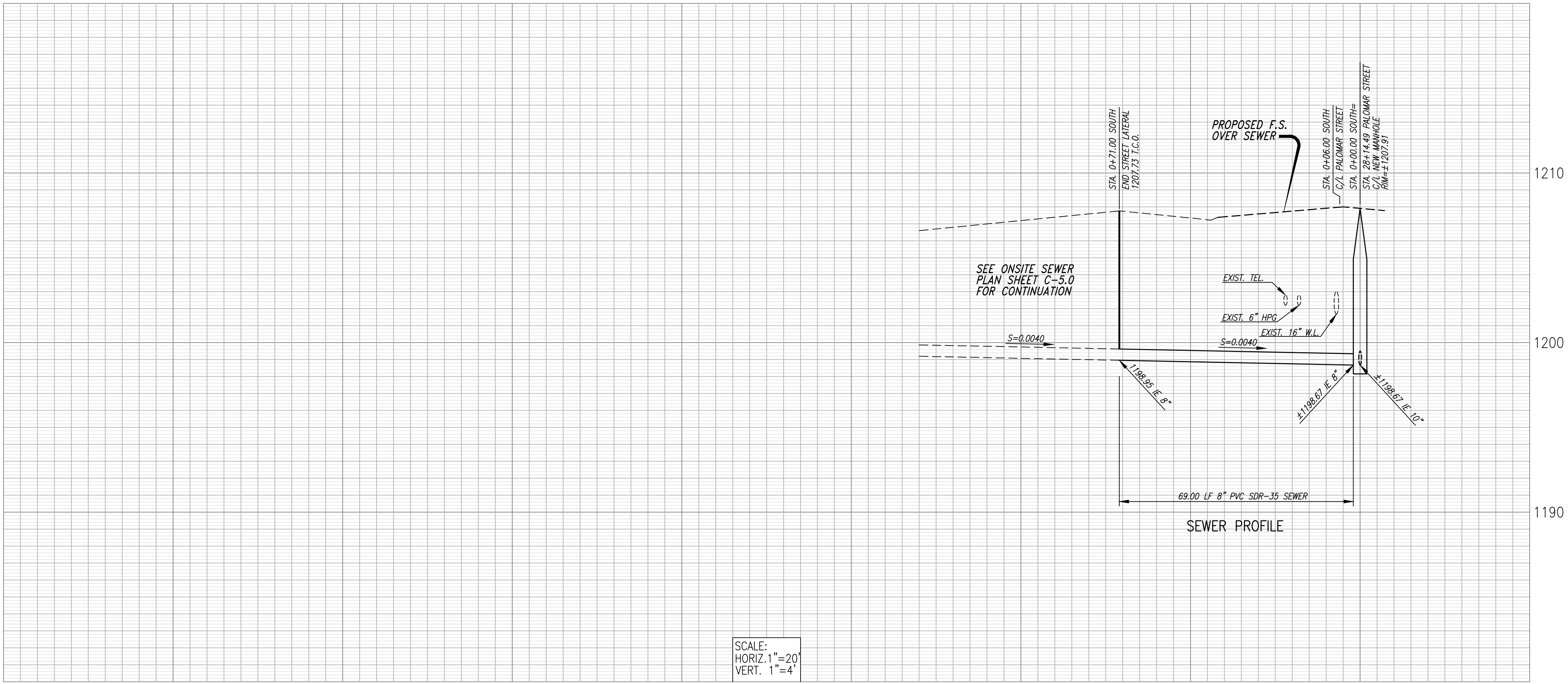
SHIFT NO.

1

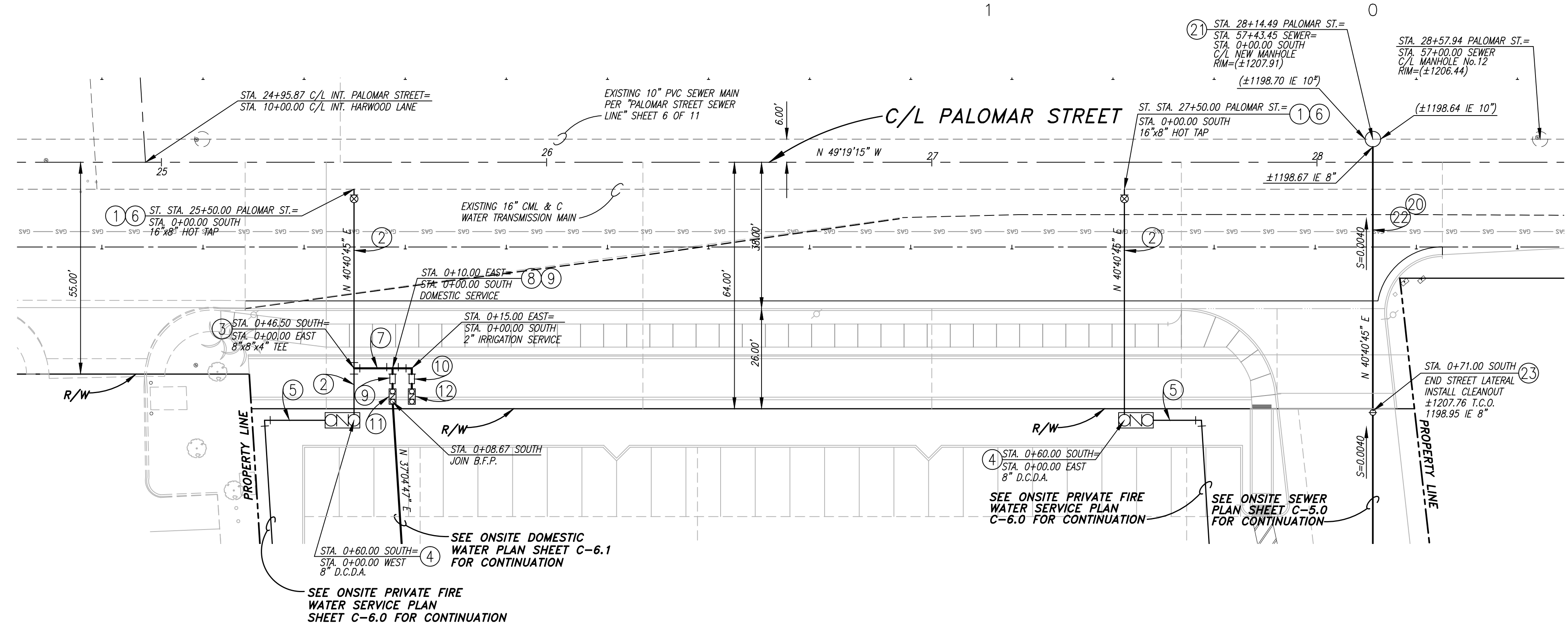
OF 2 SHTS

FILE NO.

C:\Users\Jose Morales\AppData\Local\Temp\AcPublish-408\Sheet-2.dwg 01/13/15 4:56pm
File Name: 1/13/2015 System Academy (DWG) (P) SITE (LMM) SHEET-2.dwg Rev. 2006
Plot Date: 1/13/2015 4:56 PM



SCALE:
HORIZ. 1"=20'
VERT. 1"=4'



PUBLIC WATER CONSTRUCTION NOTES

- ① INSTALL 16"x8" HOT TAP CONNECTION PER E.V.M.W.D. STANDARD DRAWING No. W-29 AND W-13.
- ② INSTALL 8" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ③ INSTALL 8"x8"x4" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4.
- ④ INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-23.
- ⑤ INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ⑥ NOT USED
- ⑦ INSTALL 4" PVC C-900 DR-14 PIPE PER E.V.M.W.D. STANDARD DRAWING No. W-3 AND W-4.
- ⑧ INSTALL 4"x4"x2" D.I. TEE PER E.V.M.W.D. STANDARD DRAWING No. W-4
- ⑨ INSTALL 2" DOMESTIC WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 NAD W-11
- ⑩ INSTALL 2" IRRIGATION WATER METER PER E.V.M.W.D. STANDARD DRAWING No. W-10 AND W-11.
- ⑪ INSTALL 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.
- ⑫ INSTALL 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STANDARD DRAWING No. W-2/A AND B.

PUBLIC SEWER CONSTRUCTION NOTES

- ⑳ INSTALL 8" P.V.C. SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
- ㉑ CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4.
- ㉒ CONSTRUCT SEWER STREET LATERAL PER E.V.M.W.D. STANDARD DRAWING No. S-12 THROUGH S-14.
- ㉓ CONSTRUCT SEWER CLEAOUT PER E.V.M.W.D. STANDARD DRAWING No. S-12.



Underground Service Alert


DIGALERT

Call:
TOLL FREE
1-800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING

COORDINATE SYSTEM: XX.XX
DESCRIPTION: XX.XX

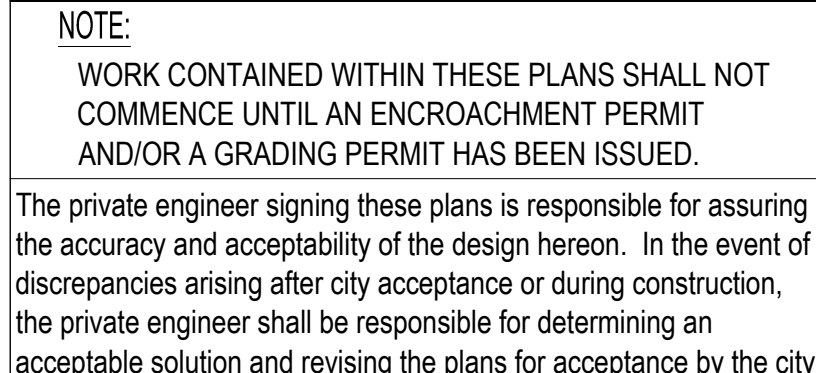
THE DESIGN AND CONSTRUCTION OF THE PROJECT AS WELL AS THE ACCURACY OF FIGURES, ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER. PLAN CHECK SERVICES BY E.V.M.W.D. WILL BE LIMITED TO ADHERENCE OF THE DISTRICT'S STANDARDS, MATERIALS, QUANTITIES AND SIZE OF FACILITIES, AS THEY RELATE TO THE SERVICE DEMANDS OR THE APPROVED MASTER PLAN.	REV	BY	DATE	REVISIONS	APPR.	DATE	APPROVED BY:	DATE	PLANS PREPARED BY:	ELSORNO VALLEY MUNICIPAL WATER DISTRICT		SHEET NO.
										OFFSITE WATER AND SEWER IMPROVEMENT PLANS		2
							FOR CITY OF WILDOMMAR, RIVERSIDE COUNTY, CA.			P.U.P. No. 14-0074		OF 2 SHTS
							DANIEL A. YORK			PALOMAR STREET		FILE NO.
							R.C.E. EXP.:					
							PREPARED BY:  1/13/15					
						STEVEN L. RAY	R.C.E. No. 35334	EXP. 9/30/15	6840 INDIANA AVENUE • SUITE 130 RIVERSIDE, CA 92506 (951) 683-8088 FAX (951) 683-6915	RES: XX		P.Z.: XX
						DESIGNED BY: XX	DRAWN BY: XX	CHECKED BY: XX				

102-0410

File name: R:\SCHOOL\5\SycamoreAcademy\DWGS\C-0-0.dwg Rel. 2006
Plot date: 1/13/2015 3:16 PM

-
- A vicinity map showing the project site location. The map includes the following features:
- CUNTER KETH ROAD**: A road running diagonally from the top left towards the center.
 - INTERSTATE 15**: A major highway running diagonally from the top right towards the bottom right.
 - PALOMAR**: A road running diagonally from the middle left towards the center.
 - HAYWOOD LANE**: A road running diagonally from the center towards the bottom right.
 - STREET**: A road running diagonally from the center towards the bottom right, intersecting with Haywood Lane.
 - PROJECT SITE**: A black rectangular area located at the intersection of Palomar and Haywood Lane.
 - A.T.S.F. RAILROAD - ABANDONED**: A railroad line running diagonally from the bottom left towards the center.
 - MURRIETA CREEK**: A wavy line representing a creek running diagonally from the bottom left towards the center.
 - North Arrow**: A stylized arrow pointing towards the top right, labeled with a large 'N'.

TOWNSHIP 7S, RANGE 4W, SECTION 1
T.B. MAP PG. 927, F-2



-12"W- - EXISTING WATER
 -8"S- - EXISTING SEWER
 -X-X- C.L. FENCE
 00.00 TC] INDICATES FUTURE ELEVATION
 00.00 FG) INDICATES EXISTING ELEVATION
 00.00 FS INDICATES PROPOSED ELEVATION

THE SYCAMORE ACADEMY
32326 CLINTON KEITH ROAD, #202
WILDOMAR, CA. 92595

SLR CIVIL ENGINEERING
6840 INDIANA AVENUE, SUITE 130
RIVERSIDE, CA. 92506
PHONE: (951) 683-8088
FAX: (951) 683-6915

INLAND FOUNDATION
1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CA. 92583
PHONE: (951) 654-1555
FAX: (951) 654-0551
WEB SITE: INLANDFOUNDATION.COM

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.


THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ALL THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

THIS PROJECT IS BONDED AND
TO BE INSPECTED BY
CONSTRUCTION INSPECTION

SOILS R-VALUE - 20
PER INLAND FOUNDATION REPORT
S679-002 DATED JULY 25, 2014



Date: _____
 DANIEL A. YORK
 Public Works Director/City Engineer
 ACCEPTANCE AS TO CONFORMANCE
 WITH APPLICABLE CITY STANDARDS AND
 PRACTICES



SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915

PREPARED BY:  1/13
STEVEN L. RAY

BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119

THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15

SCALE:
H: As Noted V: As Noted

	<u>WATER - FIRE SERVICE CONSTRUCTION NOTES (CONTINUED)</u>
(63)	INSTALL 6" POST INDICATOR VALVE (P.I.V.) FOR SITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL No. 4, SHEET C-2.0.
(64)	INSTALL FIRE DEPT. CONNECTION (F.D.C.) 2-WAY FOR ONSITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL No. 4, SHEET C-2.
(65)	INSTALL 6" x 4" x 2 1/2" SUPER FIRE HYDRANT PER E.V.M.W.D. STD. DWG. No. W-7. COMPLETE TO INCLUDE PIPE, 6" VALVE, HYDRANT AND ALL OTHER MATERIALS REQUIRE.
(66)	MAKE APPROVED CONNECTION TO BUILDING FIRE SPRINKLER SYSTEM (VERIFY BUILDING CONNECTION POINT WITH BUILDING FIRE SPRINKLER PLANS).
	INSTALL PIPE BOLLARD PER DETAIL No. 5, SHEET C-2.1.
	<u>WATER - DOMESTIC</u>
(90)	INSTALL 3" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
(91)	INSTALL 2 1/2" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
(92)	INSTALL 2" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
(93)	INSTALL 1 1/2" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
(94)	INSTALL 3" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
(95)	INSTALL 2 1/2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
(96)	INSTALL 2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
(97)	INSTALL 1 1/2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
(98)	MAKE APPROVED CONNECTION TO BUILDING P.O.C. FOR DOMESTIC WATER (VERIFY BUILDING CONNECTION POINT WITH BUILDING PLUMBING PLANS).
(99)	2" DOMESTIC WATER METER PER E.V.M.W.D. STD. DWG. No. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
(100)	2" IRRIGATION WATER METER PER E.V.M.W.D. STD. DWG. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
(101)	2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG. No. W-2/A & B PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
(102)	2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG. W-2/A & B PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
(103)	MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. FOR DOMESTIC WATER (VERIFY DRINKING FOUNTAIN CONNECTION POINT WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS).

	CUT (CY)	FILL (CY)
RAW VOLUME.....	4,950	1,195
SHRINKAGE(10%)		495
SUBSIDENCE(0.05')		319
OVER EXCAVATION.....	21,777	21,777
OVER EXCAVATION LOSS		2,178
TOTALS.....	26,727	25,964

THE EARTHWORK QUANTITY SHOWN HEREON IS THE ENGINEER'S ESTIMATE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO DETERMINE HIS OWN EARTHWORK QUANTITY. EXCESS OR SHORTAGE OF EARTH SHALL BE BALANCED ONSITE AT THE UPPER PLAY AREA.

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES
FORTY EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION

CITY OF WILDOWMAR	1-951-677-7751
ELSINORE VALLEY MUNICIPAL WATER DISTRICT	1-951-674-3146
VERIZON TELEPHONE COMPANY	1-800-983-5000
SOUTHERN CALIFORNIA GAS COMPANY	1-800-927-2000
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-655-4555
TIME WARNER CABLE TV	1-888-255-5789
VERIZON CABLE TV	1-951-672-4583
UNDERGROUND SERVICE ALERT (U.S.A.)	811

SHEET No.	DESCRIPTION
C-0.0	TITLE SHEET, NOTES, AND QUANTITIES
C-1.0	SITE DEMOLITION PLAN
C-2.0	DETAILS
C-2.1	DETAILS
C-2.2	DETAILS
C-3.0	SITE GRADING PLAN
C-3.1	SITE GRADING PLAN
C-3.2	SITE GRADING PLAN
C-4.0	SITE DRAINAGE PLAN
C-5.0	SITE SEWER PLAN
C-6.0	SITE FIRE WATER SERVICE PLAN
C-6.1	SITE DOMESTIC WATER PLAN

PUBLIC USE PERMIT	No. 14-0074	SHEET No.
-------------------	-------------	-----------

CITY OF WILDOMAR

THE SYCAMORE ACADEMY

TITLE SHEET, NOTES AND QUANTITIES

SHEET No.

C-0.0

OF 12 SHTS

Technical drawing of a storm drain inlet showing top and side views with dimensions and material specifications.

Top View Dimensions:

- Overall Width: 12" (split into two 6" sections)
- Overall Depth: 12" (split into two 6" sections)
- Clear Opening: 6" x 6"
- Grate Size: Indicated by a dashed box within the clear opening.
- Frame Thickness: Indicated by a dimension line on the right side.

Side View Dimensions:

- Overall Height: 12" (split into two 6" sections)
- Clear Opening Height: 6"
- Grate Height: Indicated by a dimension line on the right side.
- Frame Height: Indicated by a dimension line on the left side.

Material and Construction Details:

- Grate: GALVANIZED ALHAMBRA FOUNDARY BICYCLE / VANDAL PROOF GRATE AND FRAME NO. A-2010, SIZE OF GRATE AS INDICATED PER PLAN. (SEE ADA REQUIREMENT ABOVE.)
- Frame: 2% MAX. UNLESS OTHERWISE SHOWN PER PLAN. (TYP.)
- Transition: 3/4" R. FLUSH TRANSITION (TYP.)
- Top: POUR TOP MONOLITHIC WITH ADJACENT CONCRETE WHEN IN CONCRETE PAVED AREA.
- Reinforcement: #4 BAR TYP. (12" O.C. MAX.)
- Concrete: CLASS A CONCRETE
- Filter: **FILTER INSERT
- Insert: 1" MIN. 2'-0" UNLESS OTHERWISE SHOWN ON PLAN
- Plan: T.C.B. PER PLAN
- When in Planter: 24" MIN. WHEN IN PLANTER
- Finished Grade: FINISHED GRADE PER PLAN.
- Pipe Outlet: PIPE OUTLET THROUGH BOTTOM WHERE CALLED FOR PER PLAN.

*** * * WATER QUALITY MANAGEMENT NOTE ***

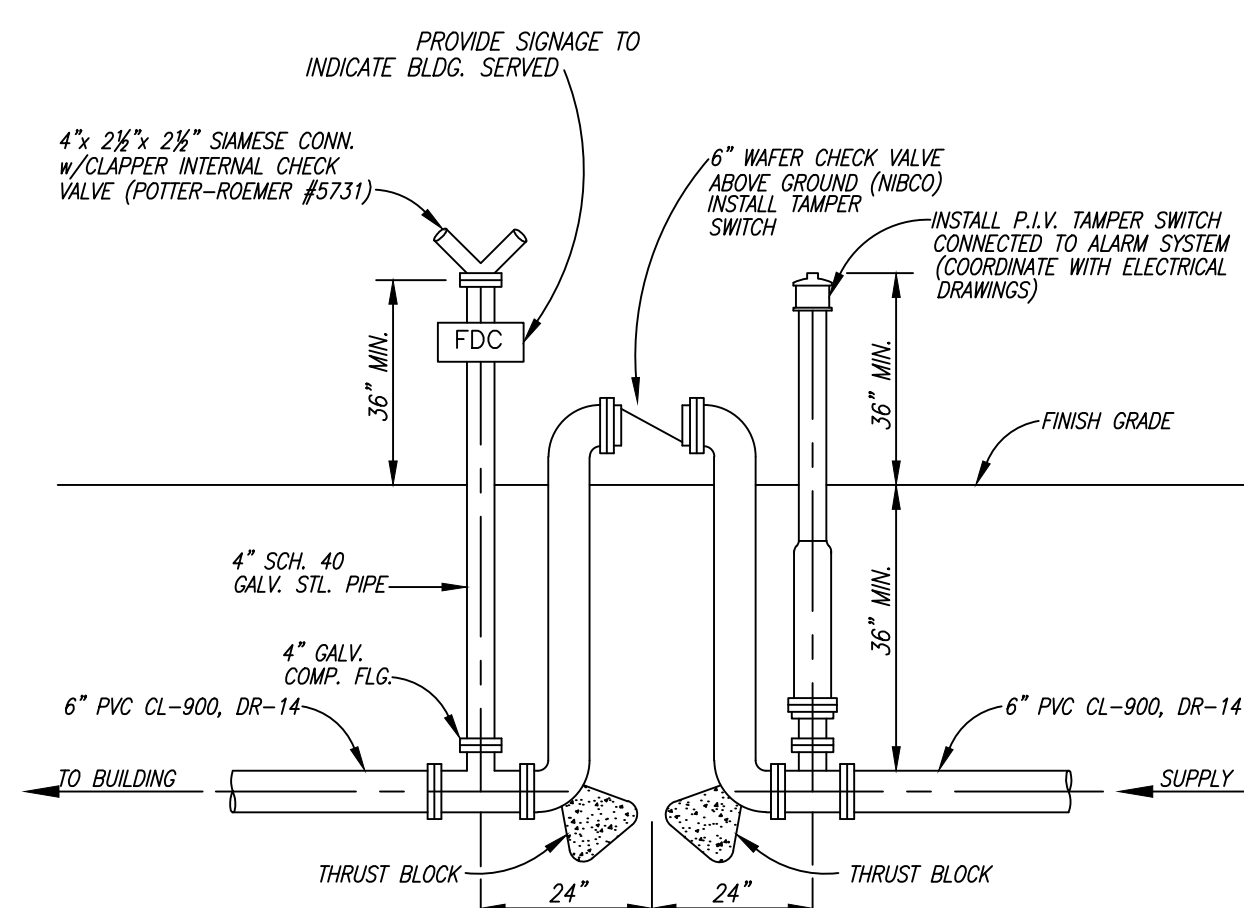
USE FLOGARD + PLUS REUSABLE DRAIN INLET FILTER INSERT MFG. BY:

KRISTAR ENTERPRISES, INC.
360 SUTTON PLACE
SANTA ROSA, CA. 95407
PH. 800-579-8819, FAX 707-524-8186
OR APPROVED EQUAL



959697

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8384

4

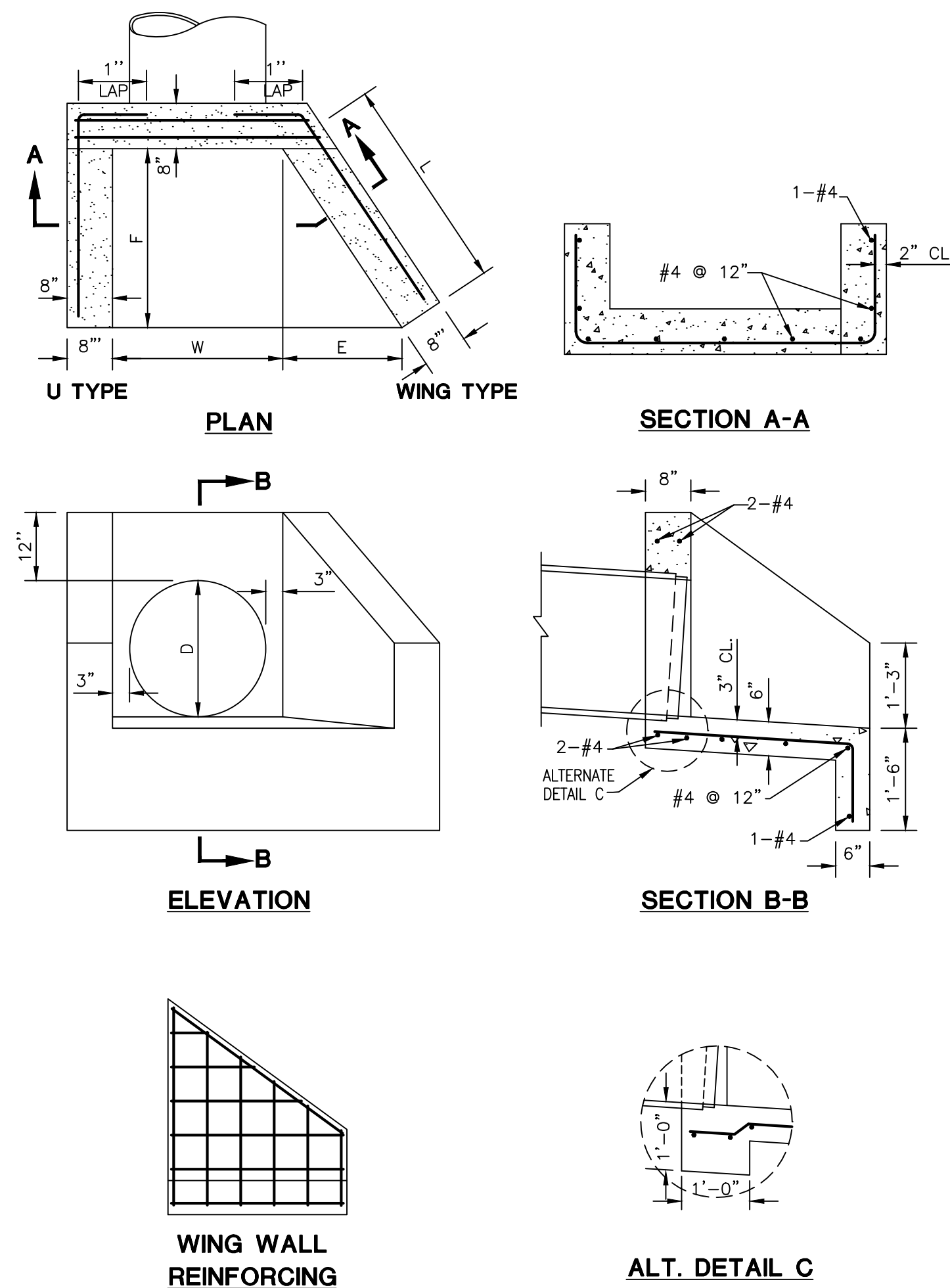
73

6



SEE E.V.W.M.D. STD. No. W-23
FOR ADDITIONAL INFORMATION

NOTE:
ALL CONSTRUCTION INSTALLATION TO
CONFORM TO COUNTY OF RIVERSIDE
FIRE DEPT. REQUIREMENTS, NFPA 24
STDS. AND SPECIFICATIONS.



DIA OF PIPE	DIMENSIONS				SINGLE PIPE			
					U TYPE		WING TYPE	
	CONC		STEEL		CONC		STEEL	
	L	E	F	W	C.Y.	LBS.	C.Y.	LBS.
18"	2'-3 1/8"	1'-3"	1'-10 1/2"	2'-0"	0.55	35	0.63	43
24"	3'-1 7/8"	1'-9"	2'-7 1/2"	2'-6"	0.79	47	0.93	60
30"	4'-0 5/8"	2'-3"	3'-4 1/2"	3'-0"	1.05	71	1.29	85
36"	4'-11 1/2"	2'-9"	4'-1 1/2"	3'-6"	1.33	88	1.69	114

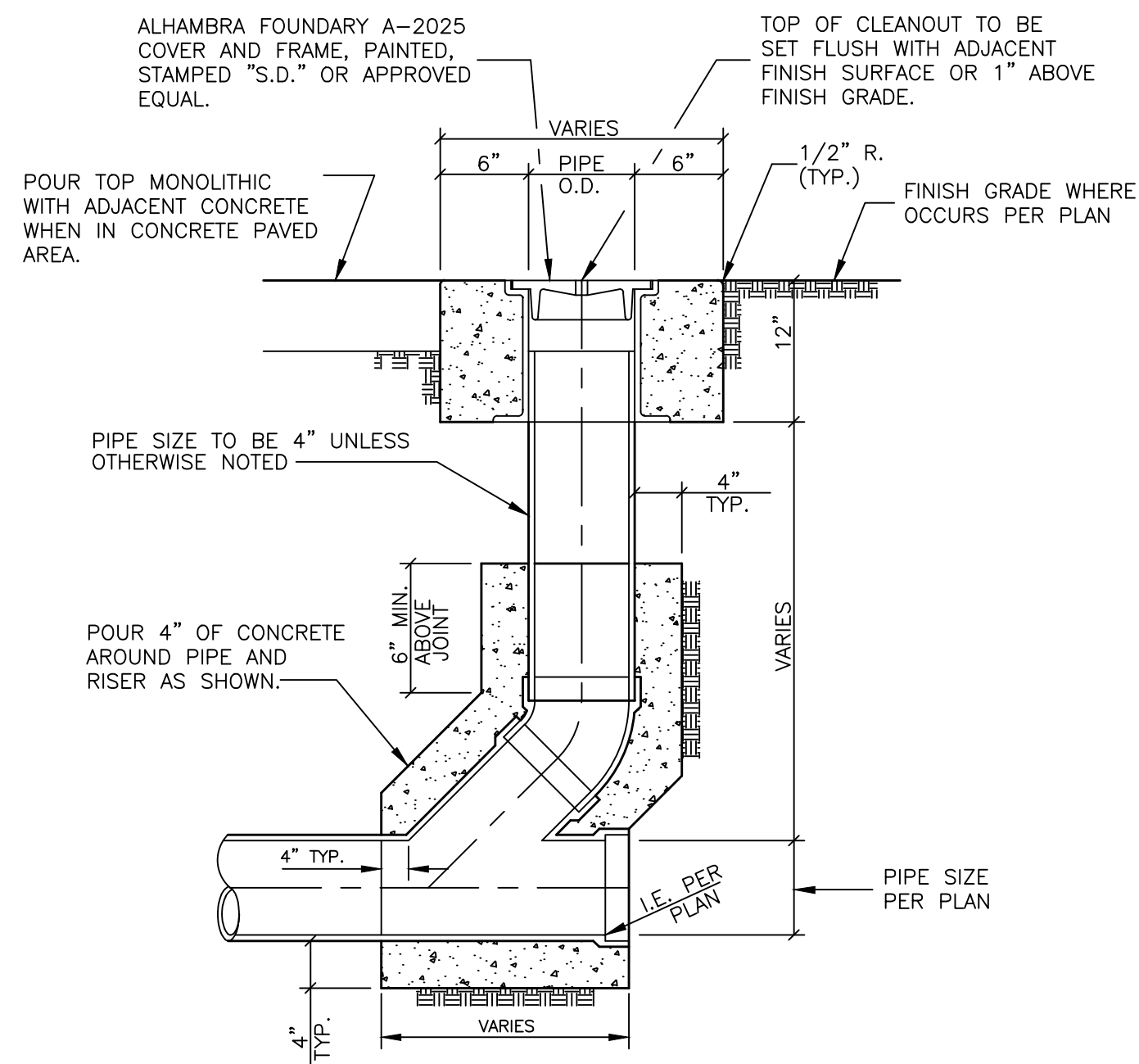
		DOUBLE PIPE			
DIA OF PIPE	W	U TYPE		WING TYPE	
		CONC		STEEL	
		C.Y.		LBS.	
		C.Y.	LBS.	C.Y.	LBS.
18"	AS SHOWN ON PLANS	0.82	53	0.90	61
24"		1.22	73	1.36	86
30"		1.66	109	1.92	123
36"		2.19	136	2.55	162

1. CONCRETE SHALL BE 560-C-3250.
2. EXPOSED CORNERS TO BE CHAMFERED 3/4".
3. MULTIPLE PIPES TO BE SET A DISTANCE OF D/2, WITH A 1" MINIMUM BETWEEN OUTSIDE DIAMETERS OF PIPES.
4. TOP OF HEADWALL SHALL BE PLACED APPROXIMATELY PARALLEL TO PROFILE GRADE WHEN THE GRADE IS 3% OR MORE.
5. SKEWED PIPES: DIMENSION W TO BE INCREASED IN WIDTH OR LENGTH DUE TO SKEW OR MULTIPLE PIPES.
6. FOR PIPE WALL THICKNESS GREATER THAN 3", USE ALTERNATE DETAIL-C.

7

37

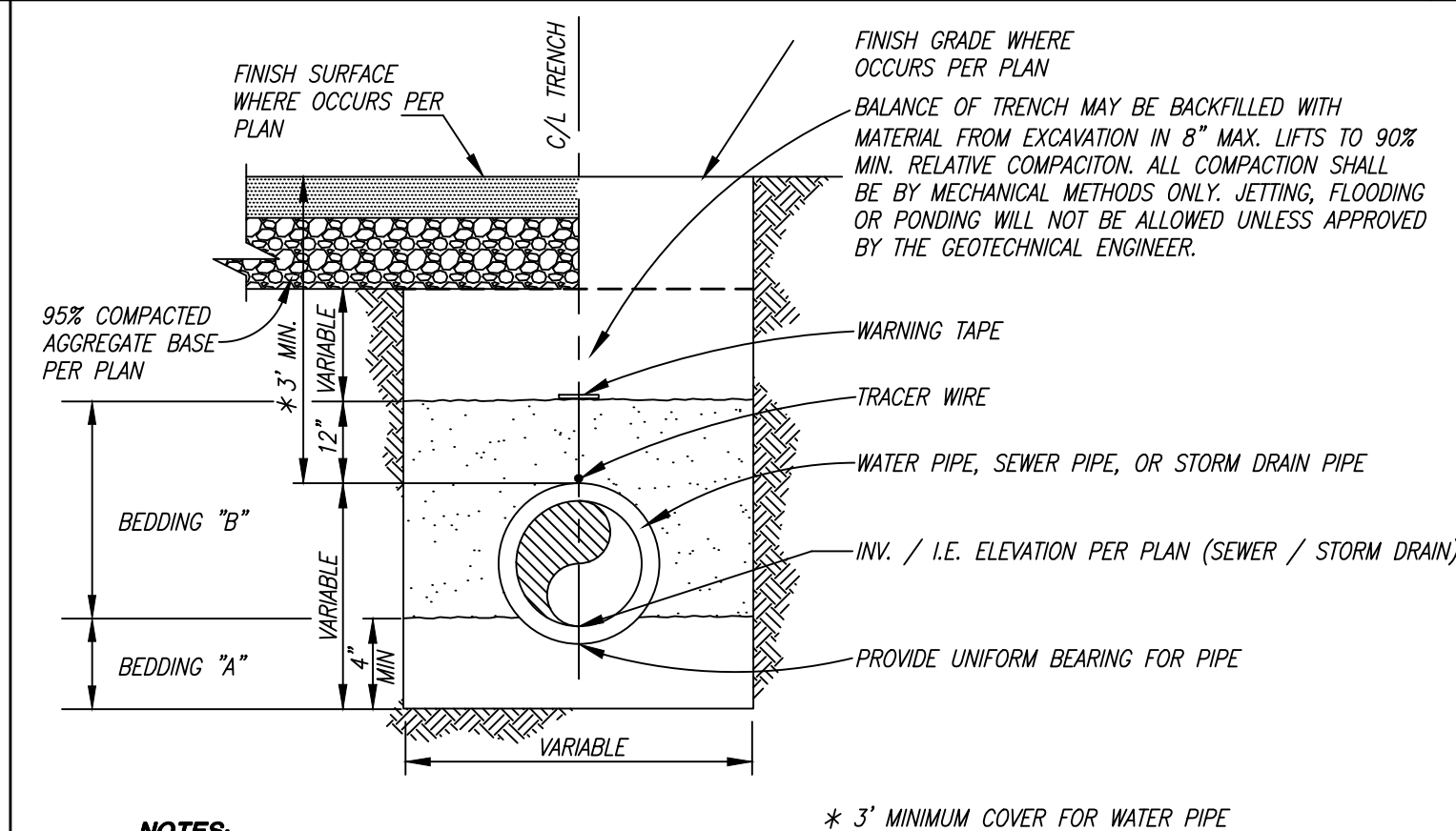
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41 64

2

5



1. ALL TRENCHING AND BACKFILL SHALL BE DONE IN ACCORDANCE WITH SECTION 306, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. PIPE SHALL HAVE A MINIMUM OF 3' COVER UNLESS OTHERWISE SHOWN ON PLAN.
3. BEDDING "A" SHALL BE SAND (SAND EQUIVALENT NOT LESS THAN 30) OR CRUSHED ROCK PER GRADATION TABLE HEREON.
4. BEDDING "B" SHALL BE COMPOSED OF SAND OR OTHER GRANULAR MATERIAL (SAND EQUIVALENT OF NOT LESS THAN 30) AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 90% WITHIN 3' FROM FINISH SURFACE, AND 85% COMPACTION BELOW 3'.

BEDDING "A" CRUSHED ROCK GRADATION	
SIEVE SIZE	% PASSING SIEVES
1"	100
3/4"	90-100
1/2"	30-60
3/8"	0-20
No. 4	0-5

ASTM C131 T
GRADING-E

NOTE:

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

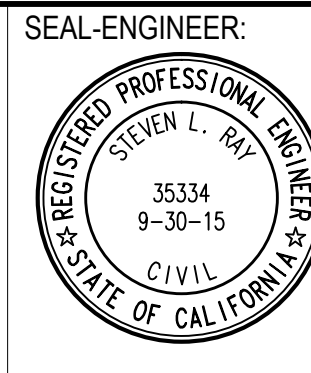
SOILS R-VALUE - 20
PER INLAND FOUNDATION REPORT
S679-002 DATED JULY 25, 2014




Date: _____

DANIEL A. YORK
Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915

PREPARED BY:  11/13
STEVEN L. RAY Da

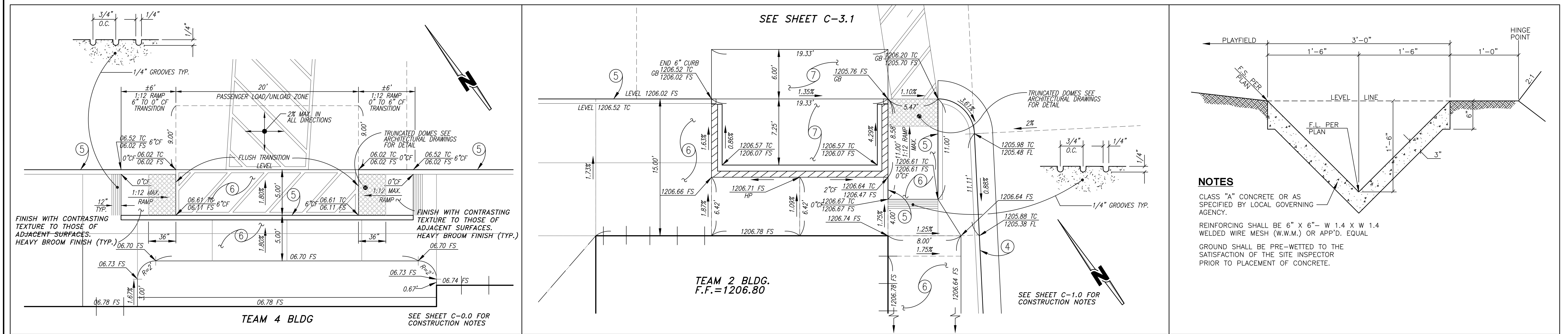
B.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119

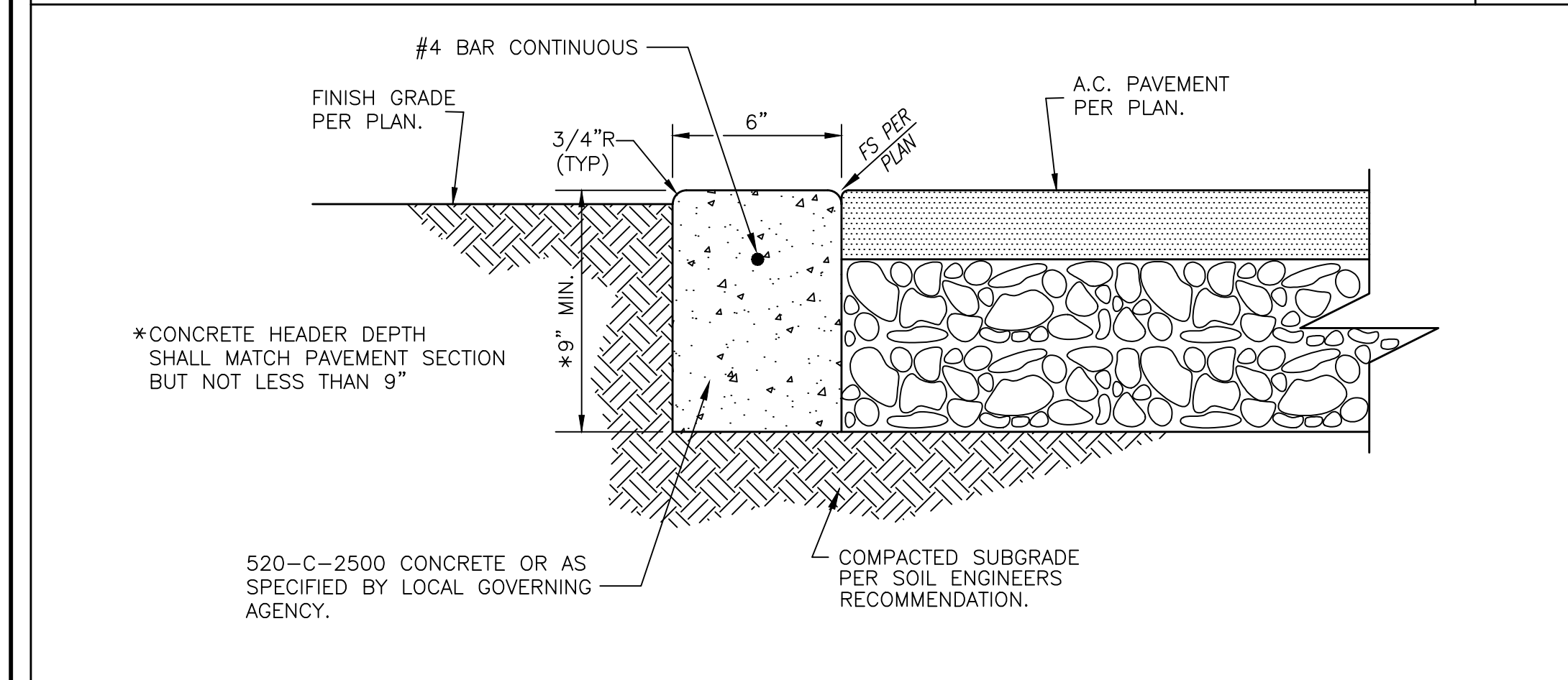
THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15

SCALE:
H. As Noted V. As Noted

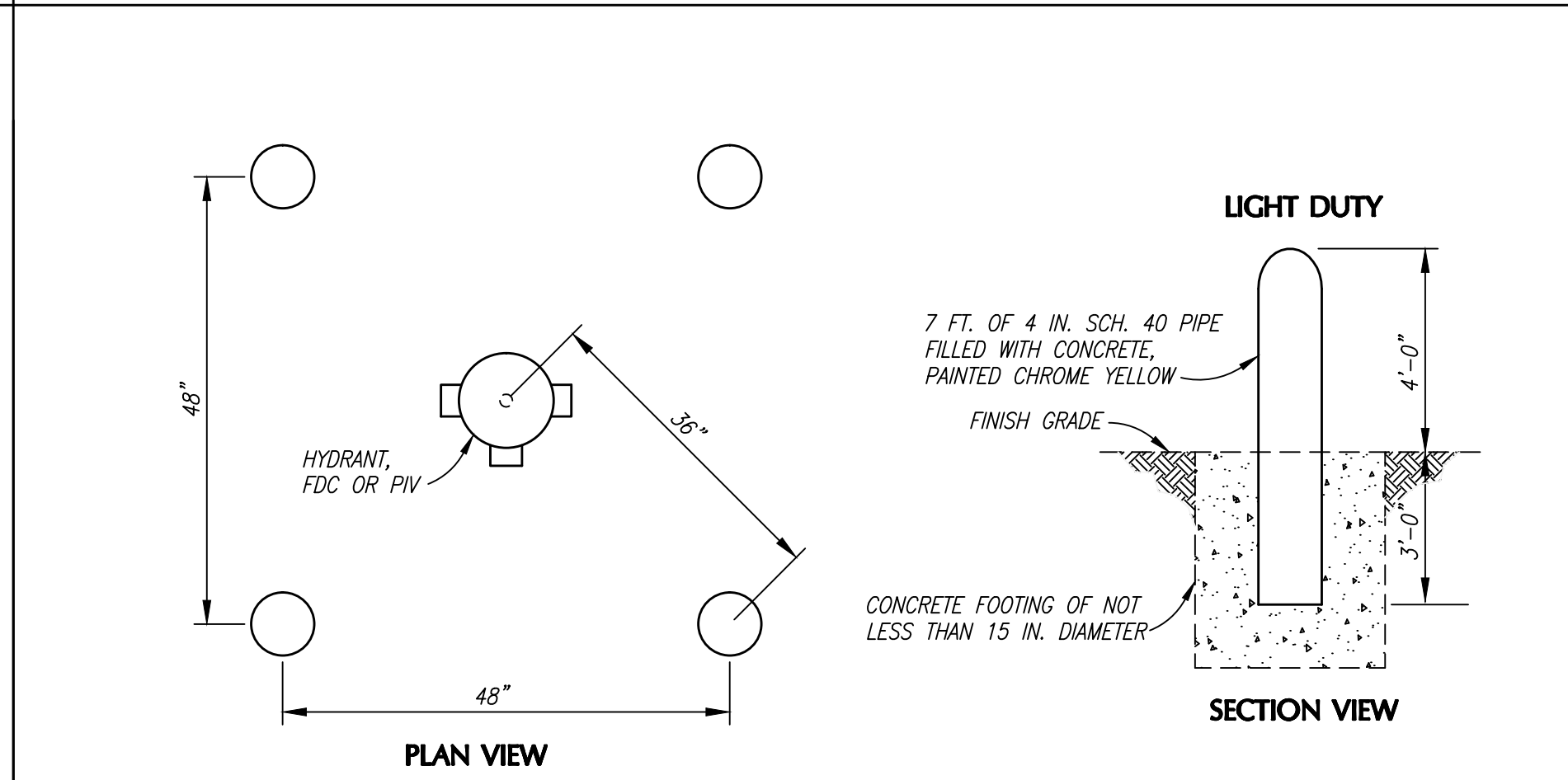
OF 12 SHTS



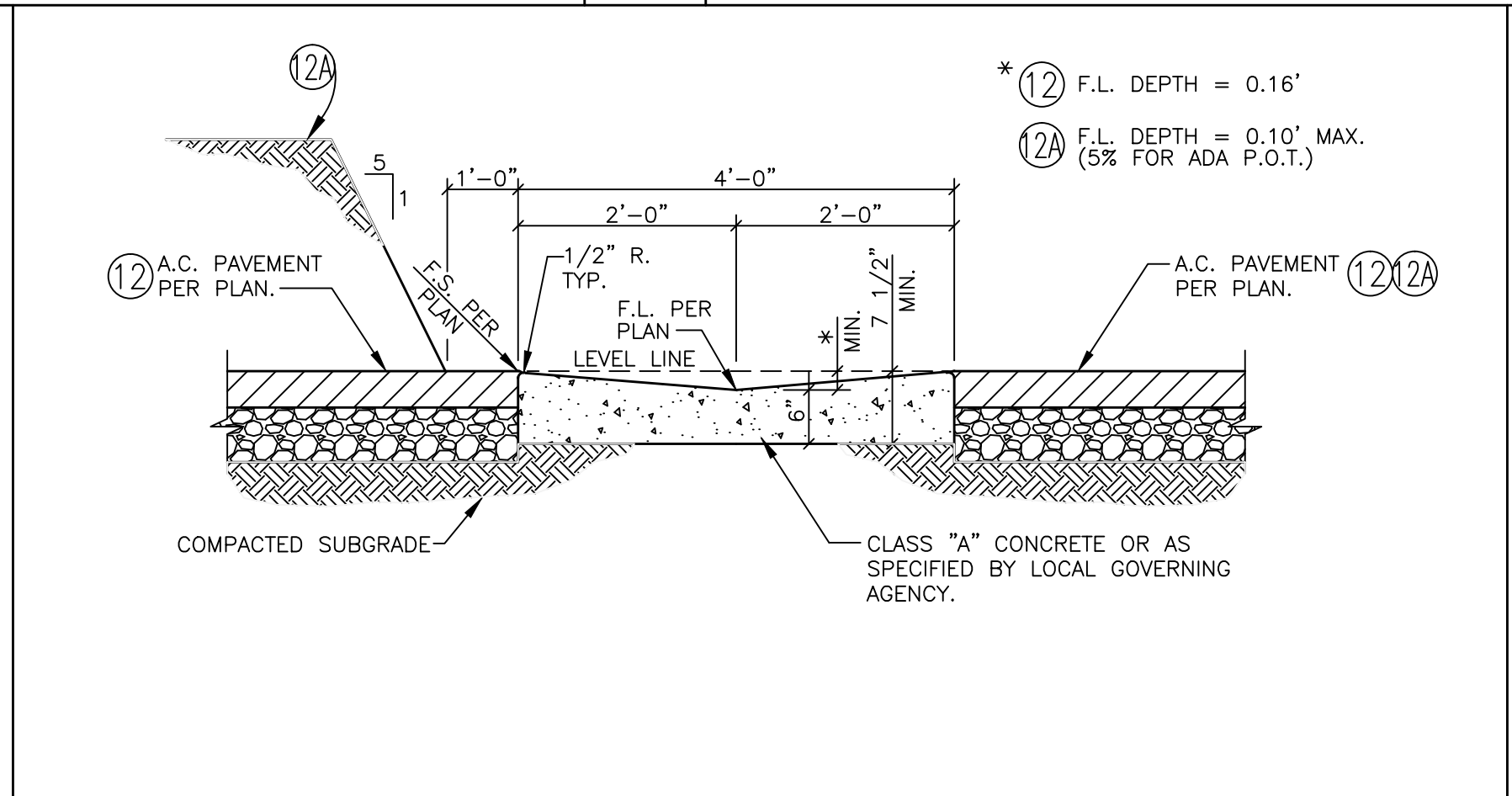
PASSENGER LOAD/UNLOAD DETAIL N.T.S. ⑨ **1** **TRASH ENCLOSURE ENLARGED DETAIL** SCALE: 1"=5' **2** **3' WIDE CONCRETE 'V' DITCH** N.T.S. ⑪ **3**



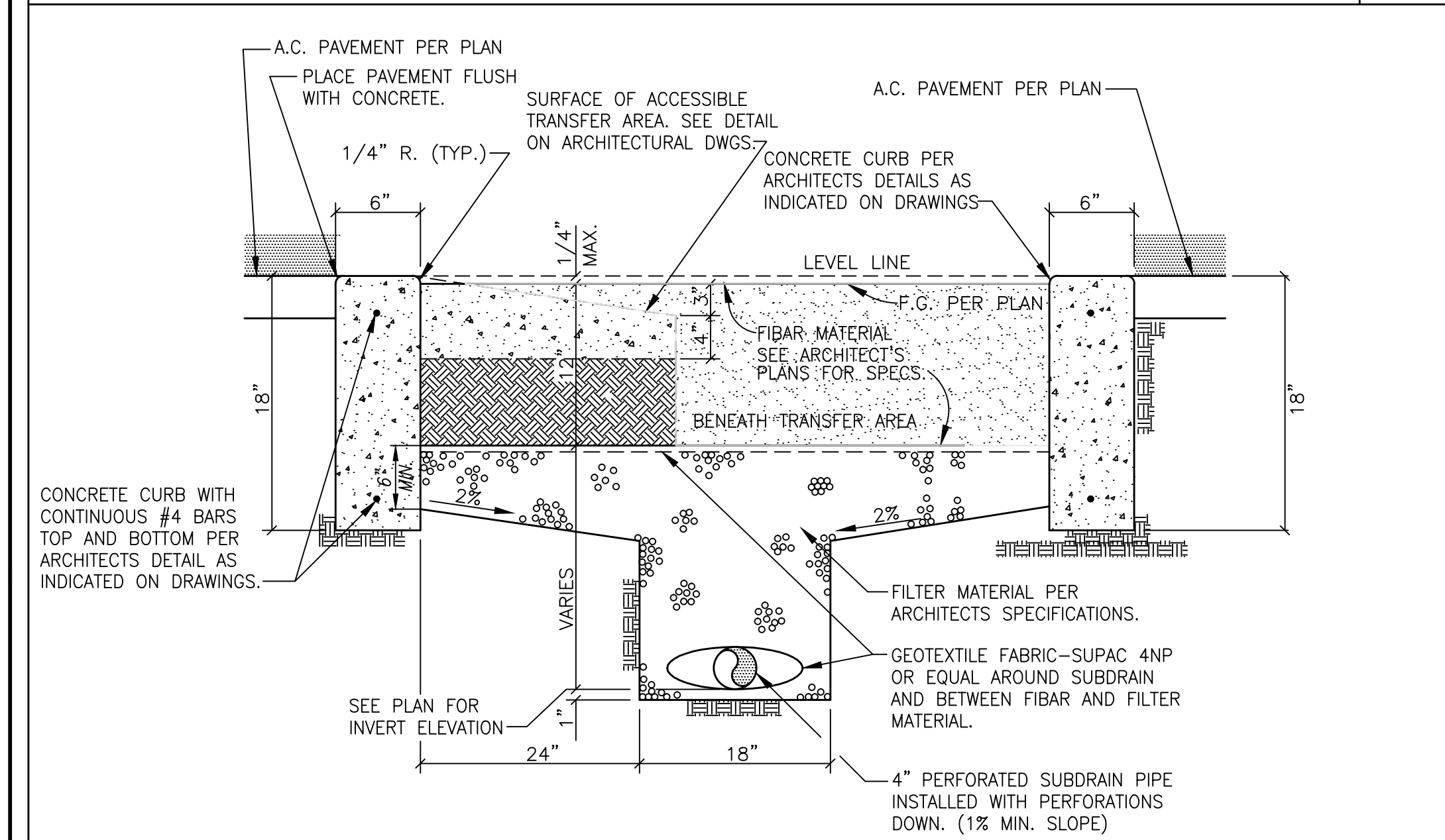
6' WIDE CONCRETE HEADER N.T.S. ⑩ **4**



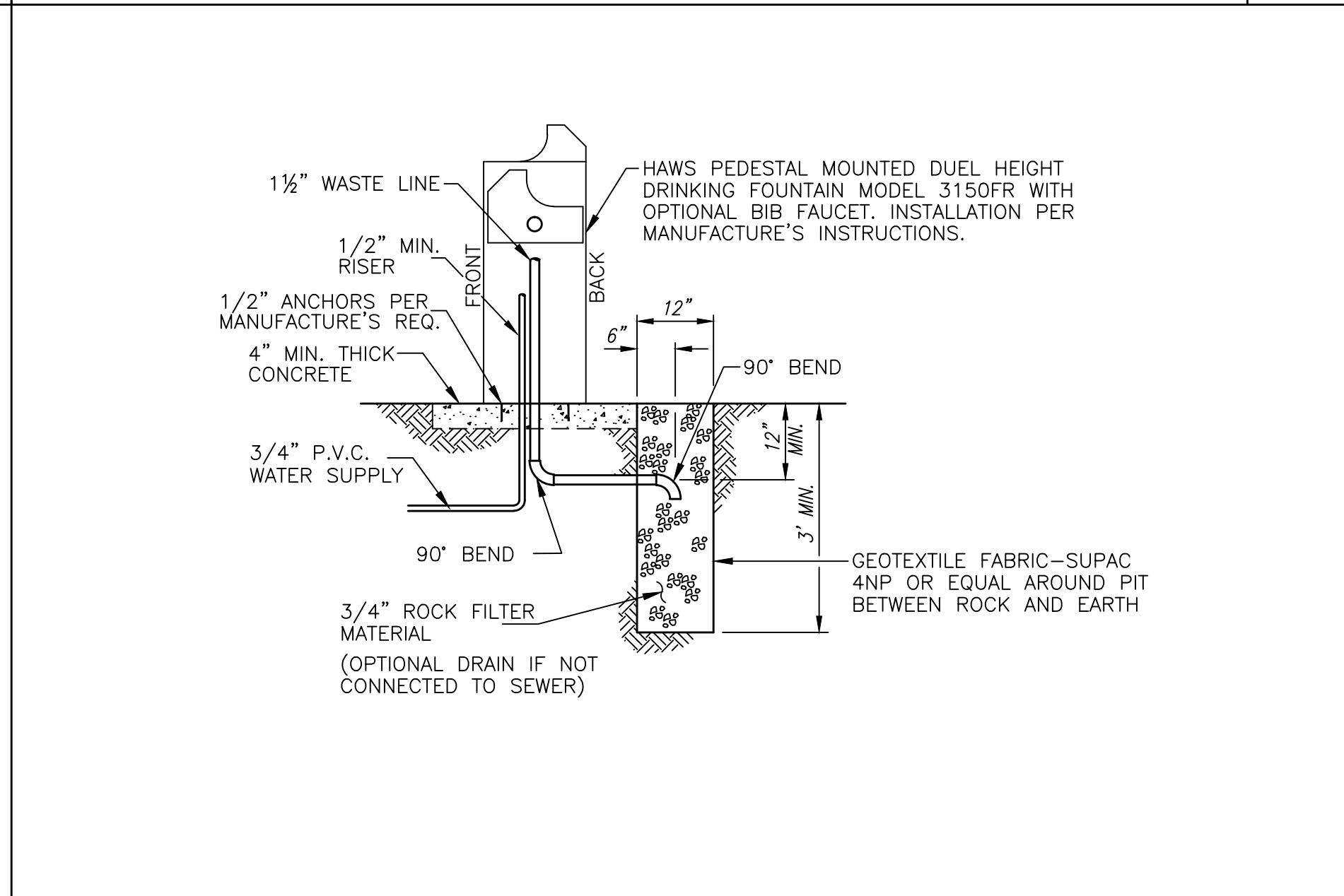
PIPE BOLLARD DESIGN DETAIL ⑧⑦ **5**



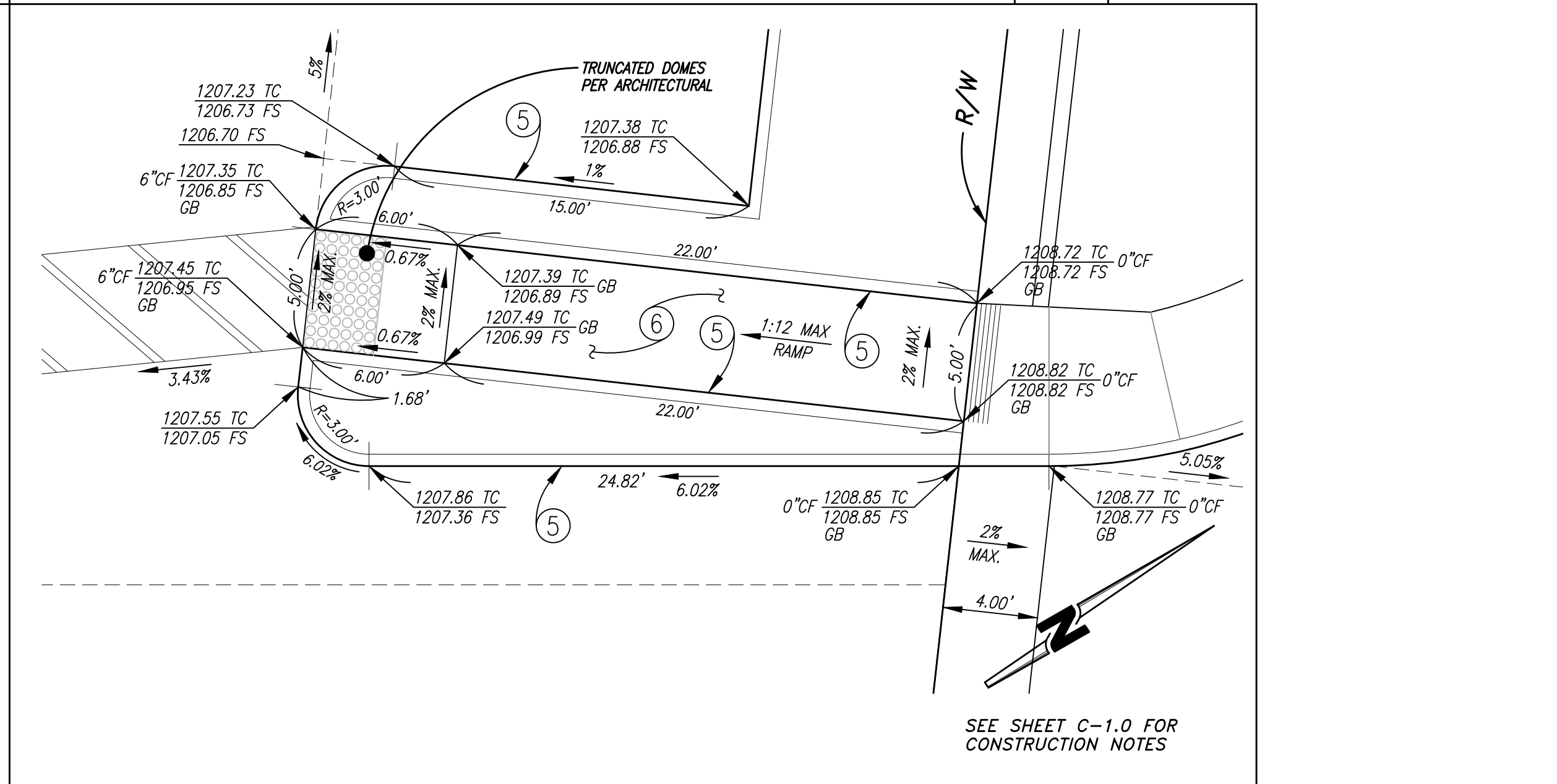
4' WIDE CONCRETE V-GUTTER ⑫ ⑫A **6**



FIBAR PLAY AREA DETAIL N.T.S. ⑬ **7**



DRINKING FOUNTAIN DRAIN DETAIL N.T.S. ⑭ **8**



ENLARGED ACCESS RAMP DETAIL SCALE: 1"=5' **9**

DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION

SOILS R-VALUE - PER DATED

MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
CITY

CITY OF WILDOMAR
ACCEPTED BY:
DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:
STEVEN L. RAY
REGISTERED PROFESSIONAL ENGINEER
CIVIL
35334
9-30-15

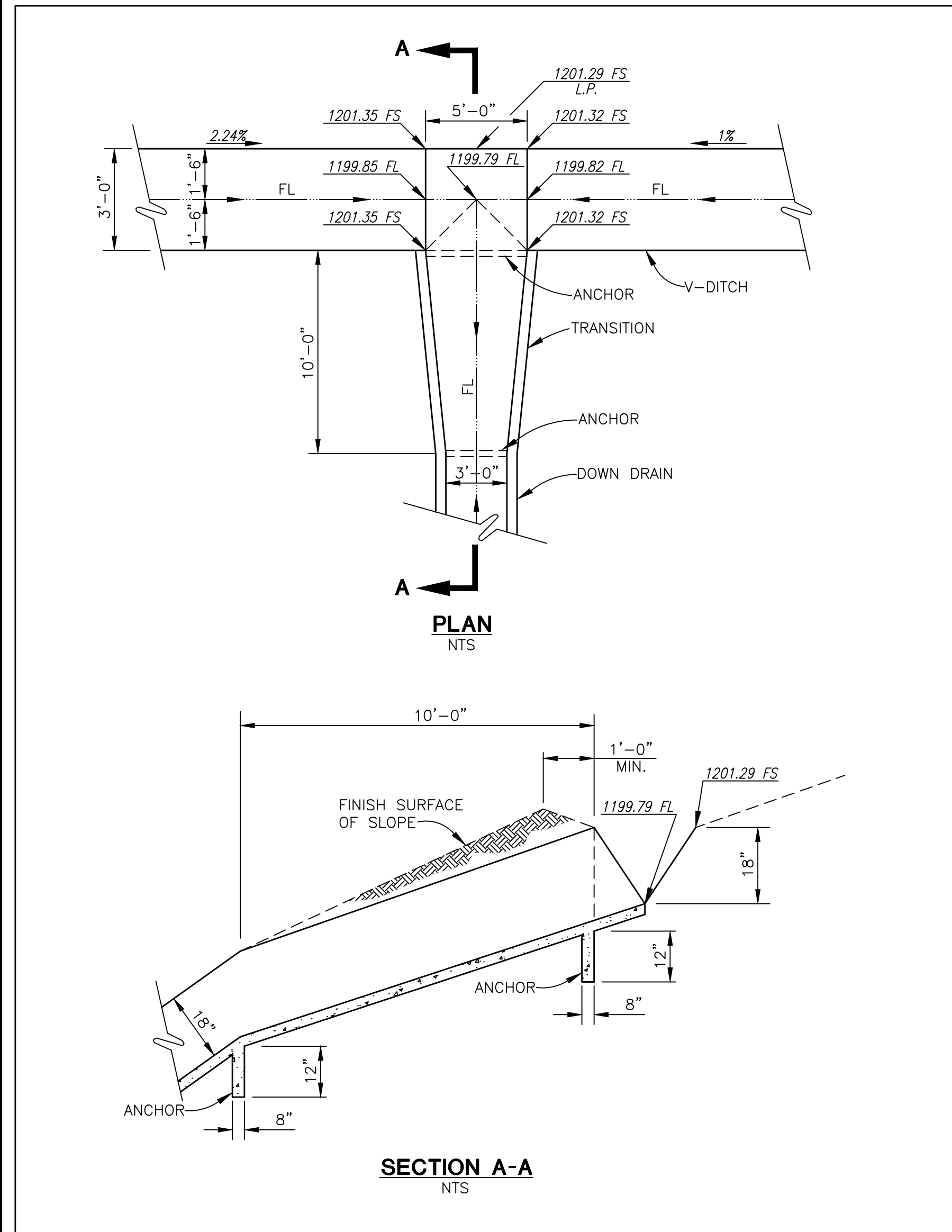
SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915
PREPARED BY:
STEVEN L. RAY
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119
THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15
SCALE:
H: As Noted V: As Noted

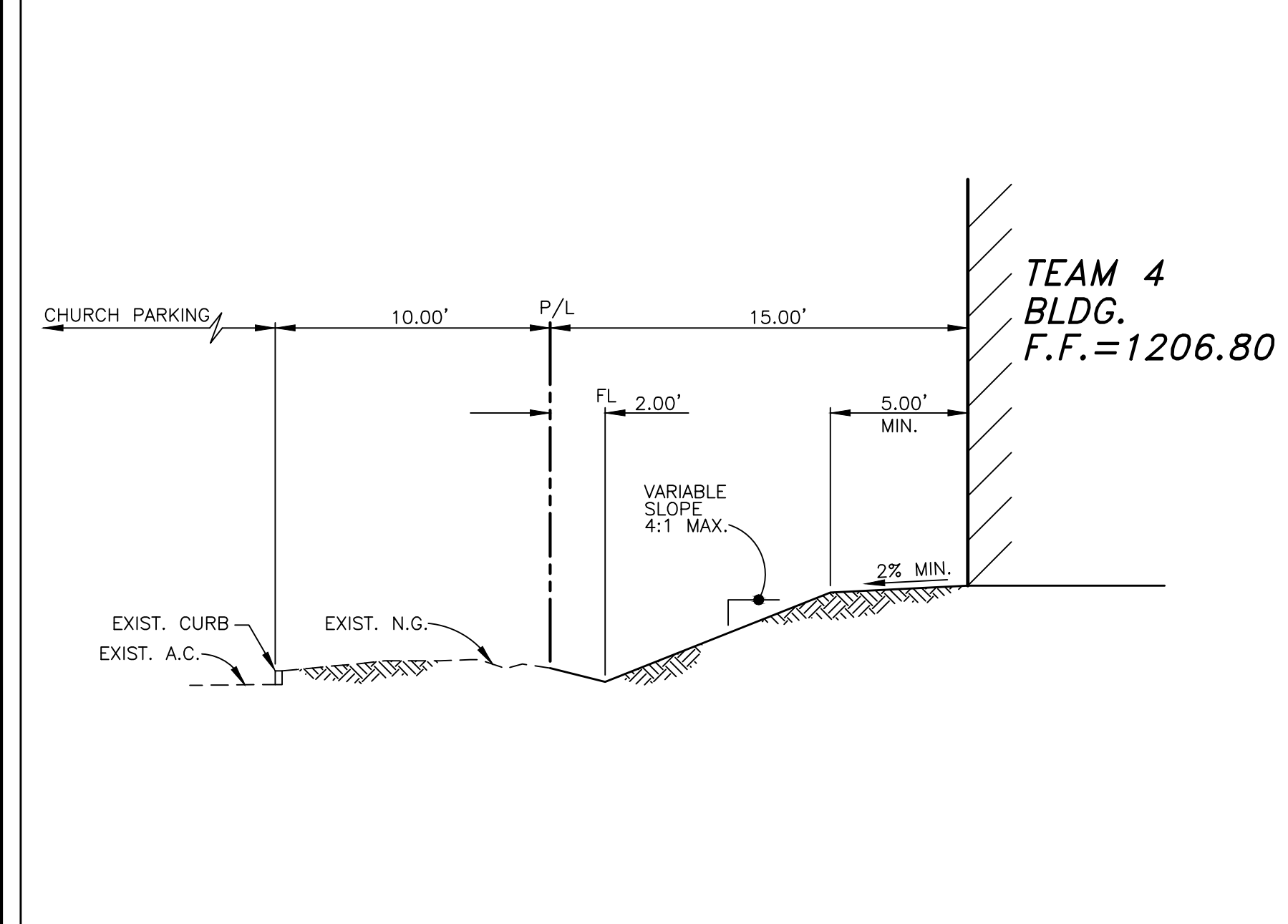
PUBLIC USE PERMIT
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
DETAIL SHEET

No. 14-0074
SHEET No.
C-2.1
OF 11 SHTS

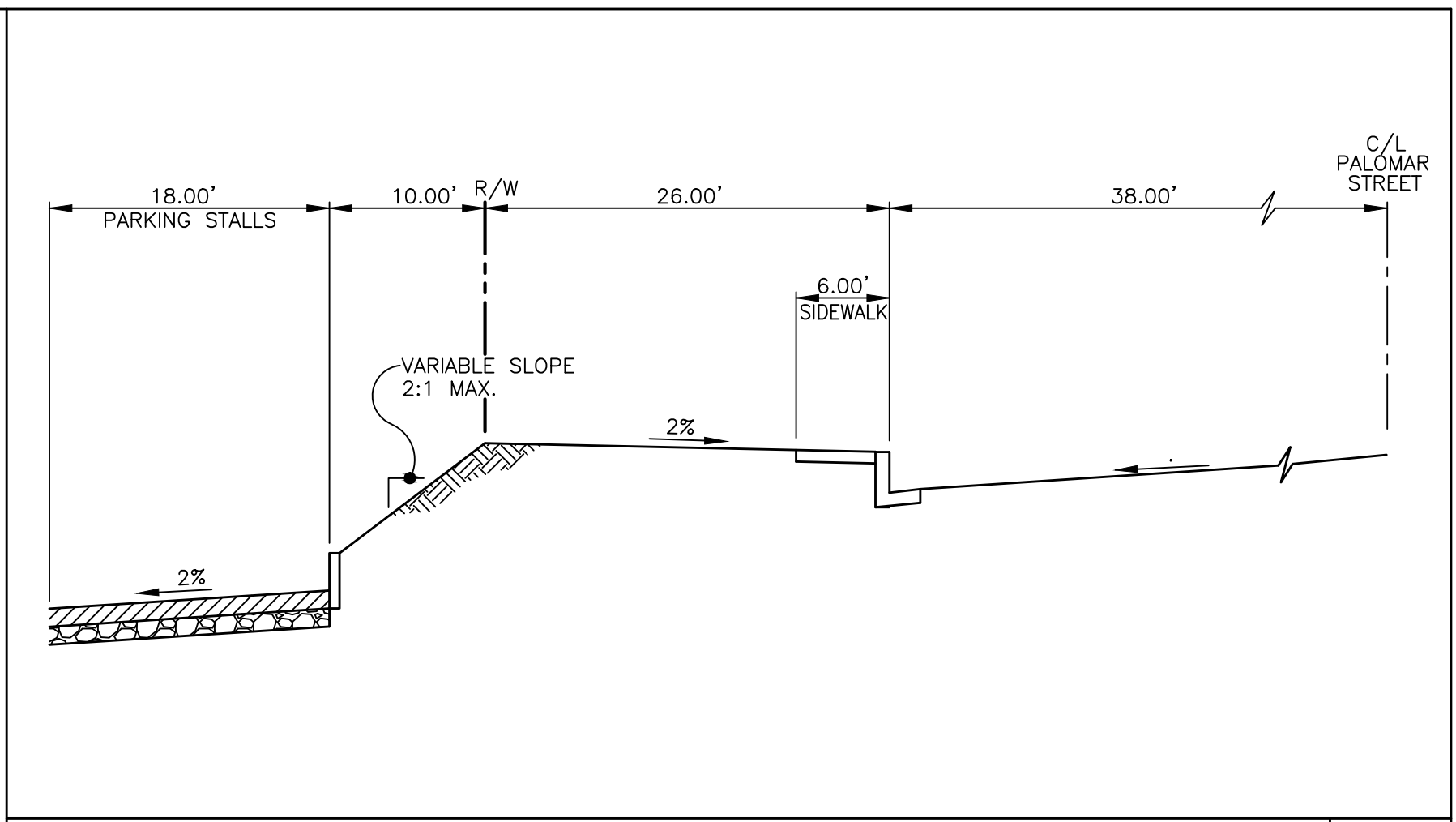
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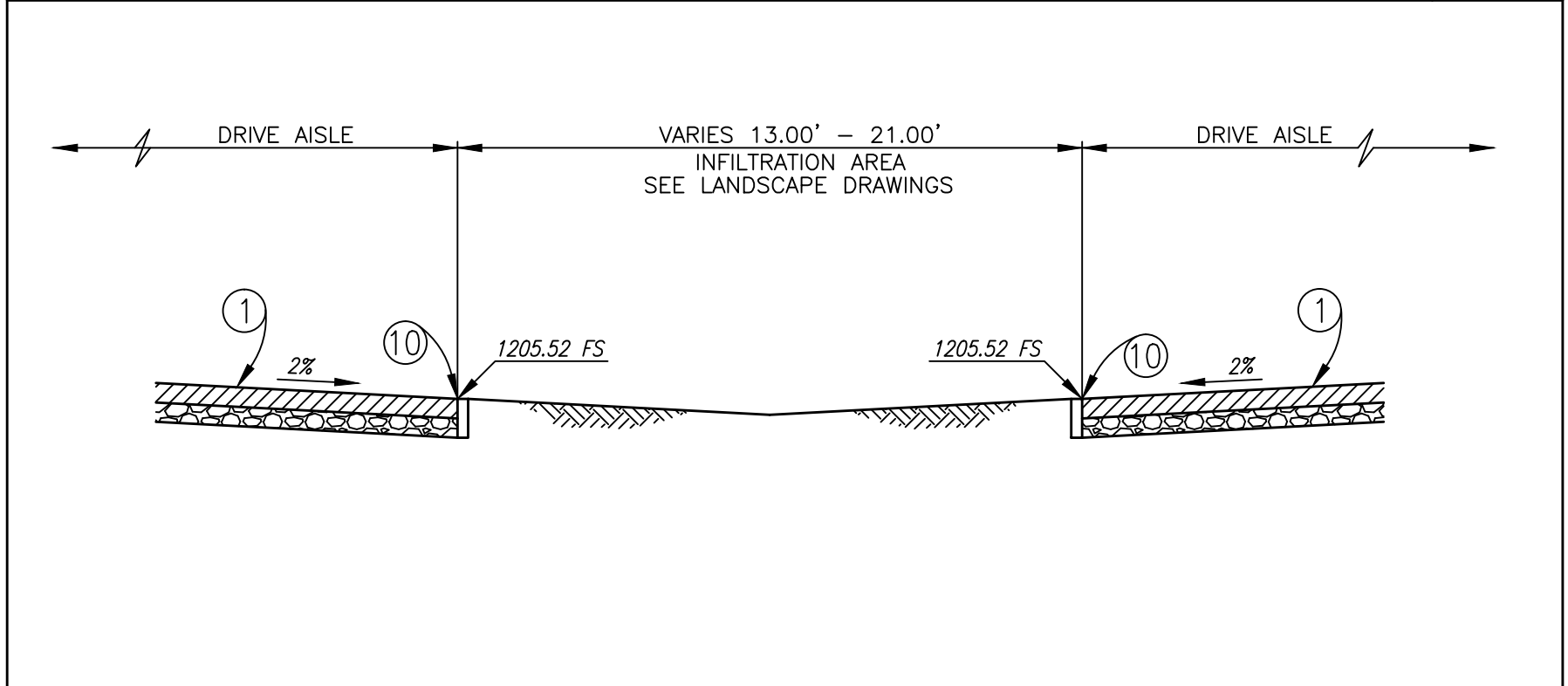
V-DITCH AND DOWN DRAIN INTERSECT **13** **1**



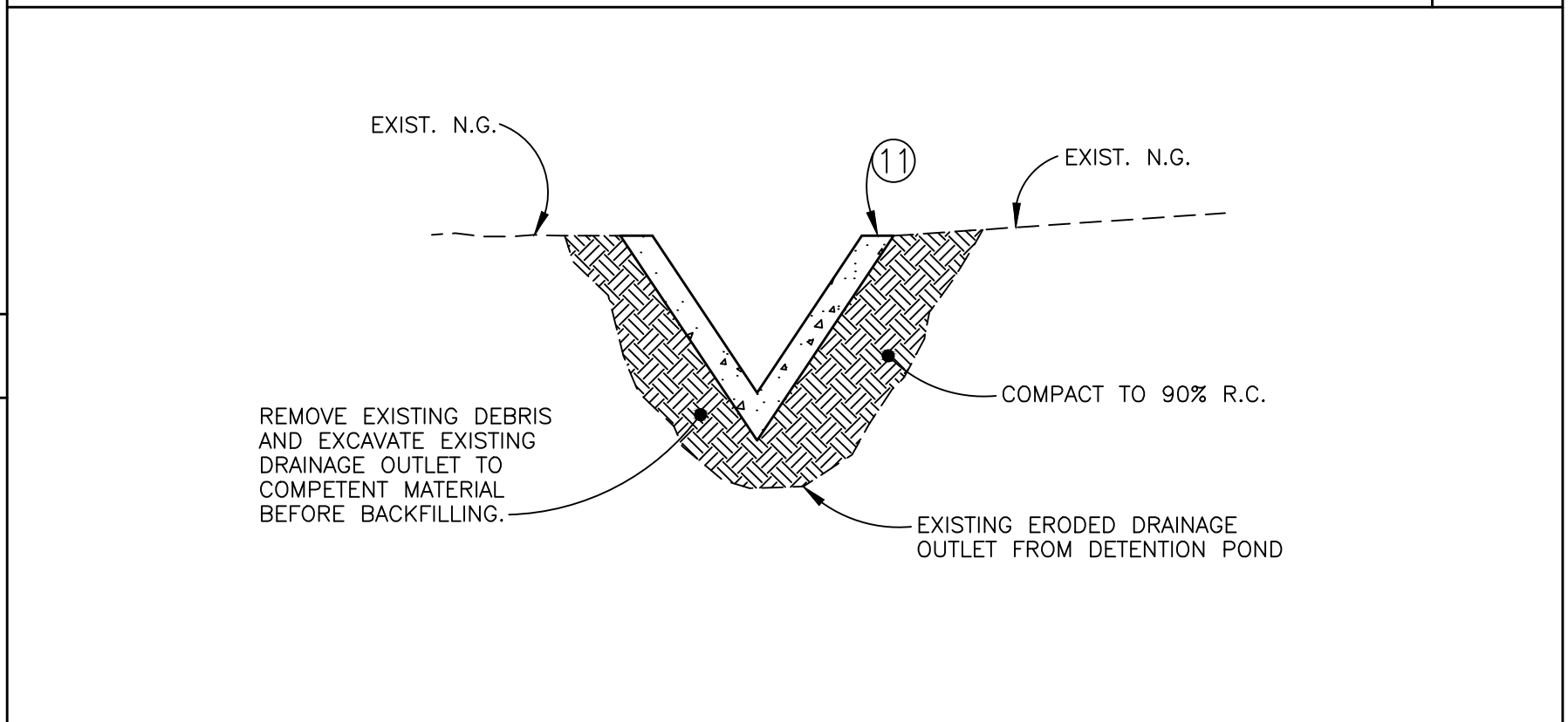
SECTION A-A **N.T.S.** **2**



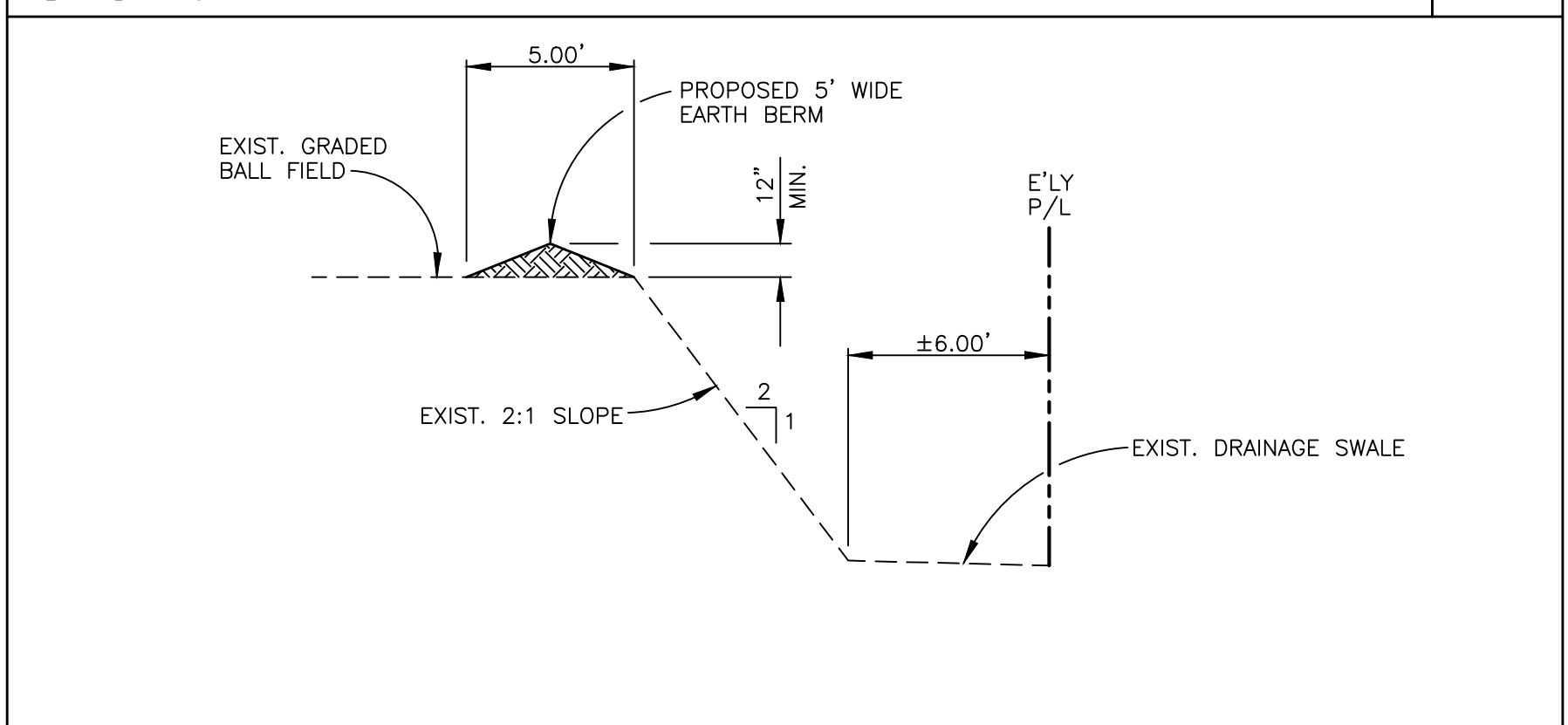
SECTION B-B **N.T.S.** **3**



SECTION C-C **N.T.S.** **4**



SECTION D-D **N.T.S.** **5**

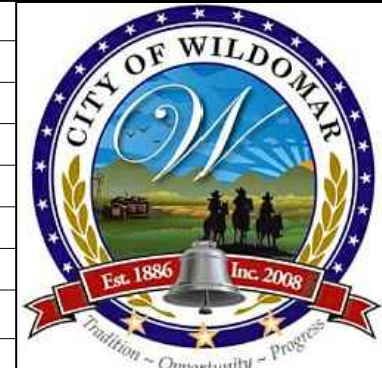


SECTION E-E **N.T.S.** **6**

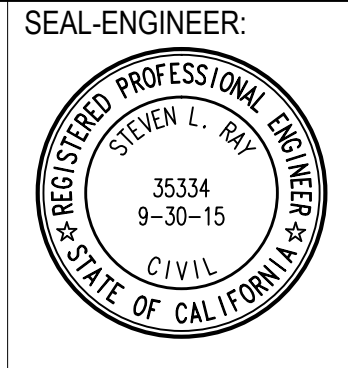


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THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION			SOILS R-VALUE - PER DATED		
MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	



CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

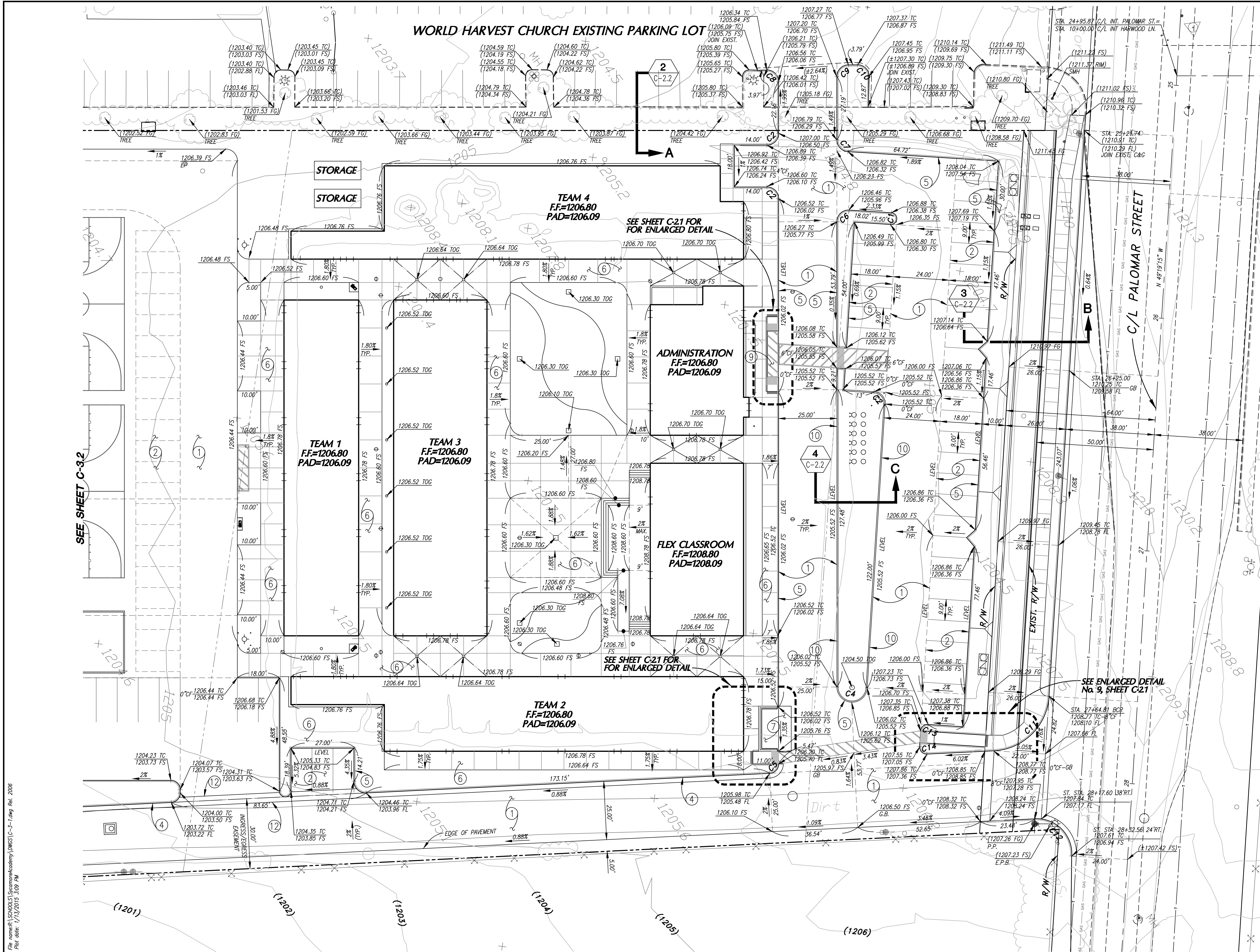


SLR Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915
PREPARED BY: *SLR* 1/13/15
STEVEN L. RAY
R.C.E. No. 35334 EXP. 9/30/15

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PUBLIC USE PERMIT No. 14-0074
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
DETAIL SHEET

SHEET No. **C-2.2**
OF 12 SHTS



CONSTRUCTION NOTES:

1. CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
2. CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
3. CONSTRUCT 3" AC OVER 4" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
4. CONSTRUCT 6" CURE AND GUTTER PER RIVERSIDE COUNTY STANDARD DRAWING No. 200.
5. CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
6. CONSTRUCT 4" THICK CONCRETE PAVING WITH 6"x6"x#10 WELDED WIRE MESH, FINISH PER ARCHITECT'S SPECIFICATIONS.
7. CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY, FINISH PER ARCHITECT'S SPECIFICATIONS.
8. CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
9. CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No. 1, SHEET C-2.1.
10. CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
11. CONSTRUCT 3' WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.
12. CONSTRUCT 4" WIDE V-GUTTER PER DETAIL No. 6, SHEET C-2.1.
13. CONSTRUCT FIBAR PLAY AREA PER DETAIL No. 7, SHEET C-2.1.
14. CONSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER DETAIL No. 1, SHEET C-2.2.

CURVE DATA

No	Δ	R	L
C1	180°00'00"	2.50'	7.85'
C2	90°00'00"	5.00'	7.85'
C3	" "	5.00'	8.41'
C4	" "	6.50'	20.01'
C5	" "	4.00'	6.09'
C6	" "	5.00'	8.17'
C7	" "	20.00'	30.16'
C8	" "	5.00'	7.97'
C9	" "	5.00'	7.84'
C10	" "	5.00'	7.98'
C11	83°37'24"	25.00'	36.49'
C12	96°22'36"	15.00'	25.23'
C13	" "	3.00'	4.71'
C14	" "	3.00'	5.05'

The name(s) of the engineer(s) who prepared this plan is/are: **STEVEN L. RAY**
Date: **1/13/2015**

DIGALERT
DIAL BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

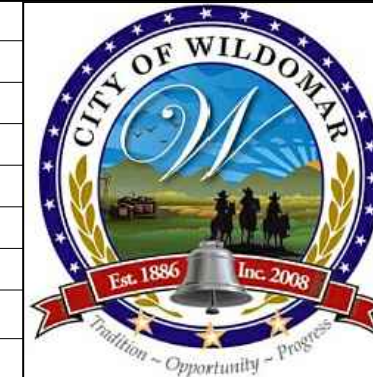
TWO WORKING DAYS BEFORE YOU DIG

NOTE:

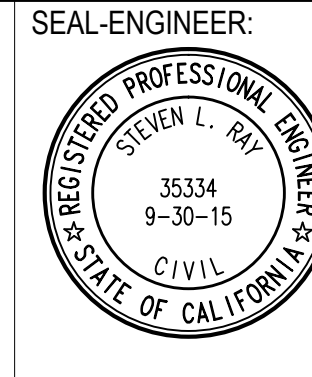
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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER			CITY	



CITY OF WILDOMAR
ACCEPTED BY:
DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



SLR
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6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915
PREPARED BY: **STEVEN L. RAY** 1/13/15
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:
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BENCHMARK #Z14119
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SCALE:
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PUBLIC USE PERMIT No. 14-0074
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
SITE GRADING PLAN
SHEET No. **C-3.1**
OF 12 SHEETS

The name(s) of the person(s) who prepared this plan shall be printed in the space provided below the signature line. If the plan is prepared by a firm, the name of the firm shall be printed in the space provided below the signature line. If the plan is prepared by an individual, the name of the individual shall be printed in the space provided below the signature line. If the plan is prepared by a partnership, the name of the partnership shall be printed in the space provided below the signature line. If the plan is prepared by a corporation, the name of the corporation shall be printed in the space provided below the signature line. If the plan is prepared by a limited liability company, the name of the limited liability company shall be printed in the space provided below the signature line. If the plan is prepared by a sole proprietorship, the name of the sole proprietorship shall be printed in the space provided below the signature line. If the plan is prepared by a partnership, the name of the partnership shall be printed in the space provided below the signature line. If the plan is prepared by a corporation, the name of the corporation shall be printed in the space provided below the signature line. If the plan is prepared by a limited liability company, the name of the limited liability company shall be printed in the space provided below the signature line. If the plan is prepared by a sole proprietorship, the name of the sole proprietorship shall be printed in the space provided below the signature line.

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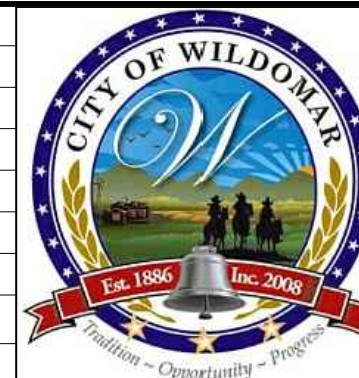
THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION

SOILS R-VALUE - 20
PER INLAND FOUNDATION REPORT
S679-002 DATED JULY 25, 2014

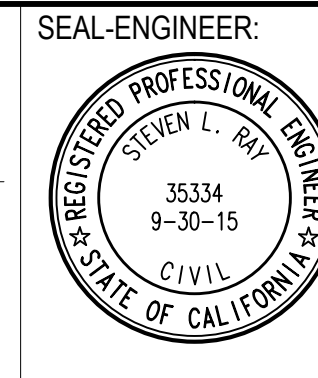
MARK BY DATE
ENGINEER

REVISIONS

APPR. DATE
CITY



CITY OF WILDOMAR
ACCEPTED BY:
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ACCEPTANCE AS TO CONFORMANCE
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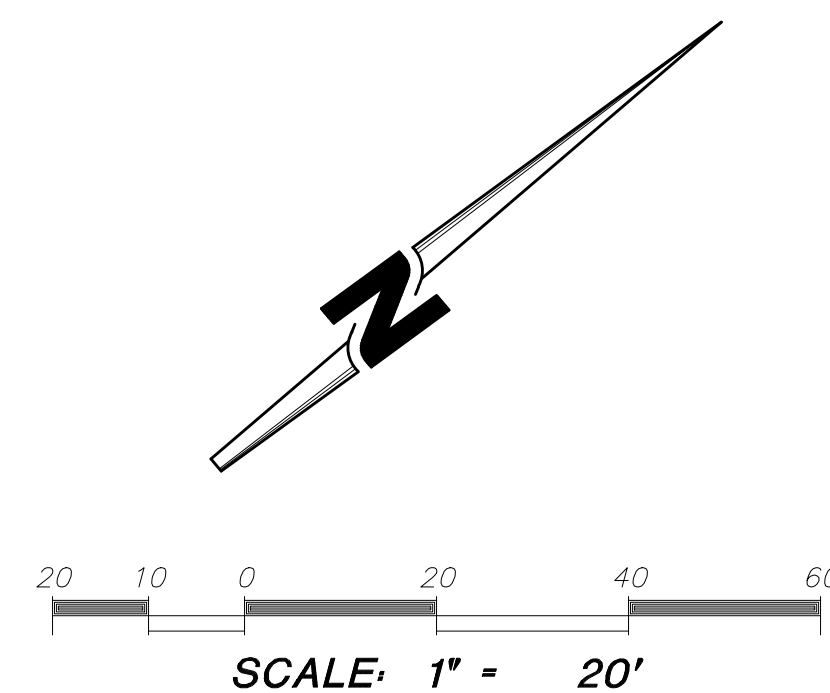
BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119
THIS SURVEY WAS PERFORMED
ON 3/2014 BY ROBERT DAWSON
L.S. 6932, EXP. 9-30-15
SCALE:
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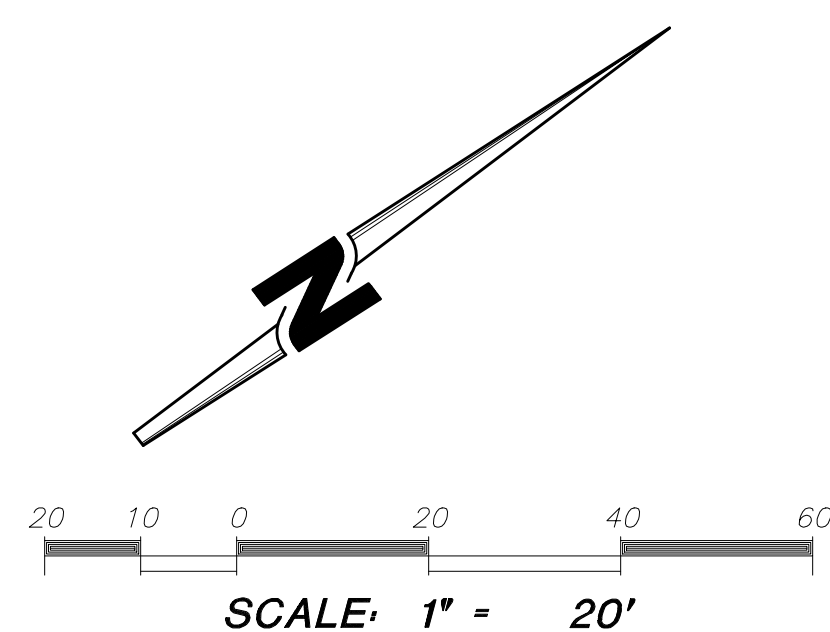
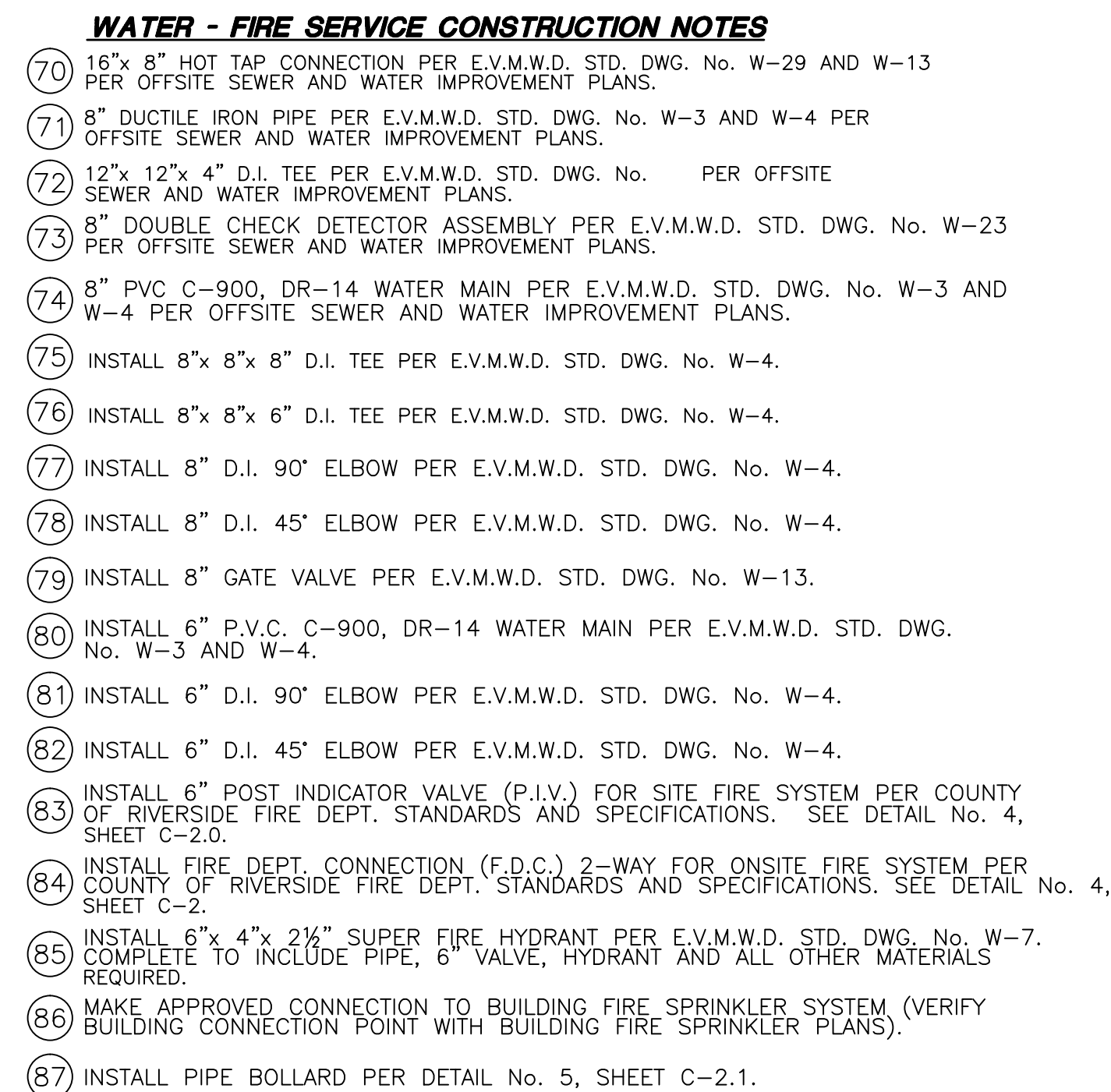
PUBLIC USE PERMIT No. 14-0074
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
SITE DRAINAGE PLAN
SHEET No. **C-4.0**
OF 12 SHEETS

STORM DRAIN CONSTRUCTION NOTES

- INSTALL 18" R.C.P. STORM DRAIN 2000-D.
- INSTALL 12" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL 10" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL 8" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL 6" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL 4" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL 4" PERFORATED P.V.C. PIPE (SCHEDULE 40 OR APPROVED EQUAL), PER DETAIL NO. , SHEET C-2.0.
- INSTALL "DURA-DRAIN" PRECAST CONCRETE AREA DRAIN MODEL P6 WITH GALVANIZED STEEL
- INSTALL 12" DIAMETER FLOOR DRAIN, J.R. SMITH MODEL 2140 WITH VANDAL PROOF, NICKEL BRONZE TOP, TOP OF DRAIN ELEVATION PER PLAN. SEE DETAIL NO. , SHT. C-2.0.
- INSTALL N.D.S. 3" ATRIUM GRATE (#70) OR APPROVED EQUAL. FLANGE ELEVATION TO BE 0.50' BELOW ADJACENT TOP OF PLANTER.
- CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL NO. 2, SHT. C-2.0.
- INSTALL NYOPLAST 24" DIAMETER DRAIN BASIN WITH 24" DUCTILE IRON STANDARD GRATE (TRAFFIC RATED).
- CONSTRUCT CONCRETE HEADWALL PER DETAIL NO. 9, SHEET C-2.0.
- INSTALL BROOKS PRODUCTS No. 2424 PRECAST CATCH BASIN WITH 2424 STEEL GRATE.
- INSTALL BROOKS PRODUCTS No. 1212 PRECAST CATCH BASIN WITH 1212 STEEL GRATE.
- CONSTRUCT STORM DRAIN MANHOLE No. 1 PER RCFC STD. DWG. No. MH251.
- CONSTRUCT JUNCTION STRUCTURE No. 4 PER R.C.F.C.D. STD. DWG. No. JS-229.

CURVE DATA		
No	Δ	R
C1	50°34'45"	45.00'
		L
		39.72'





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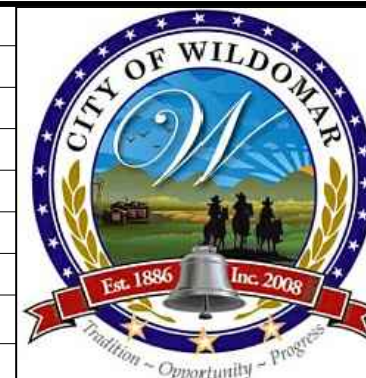
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	ENGINEER				CITY



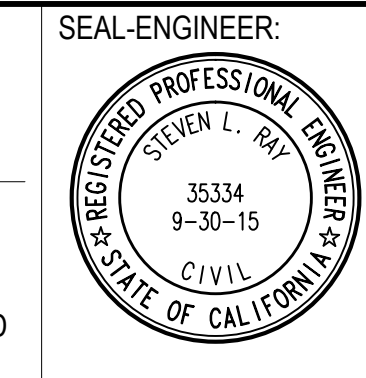
CITY OF WILDOMAR

ACCEPTED BY:

Date:

DANIEL A. YORK
Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



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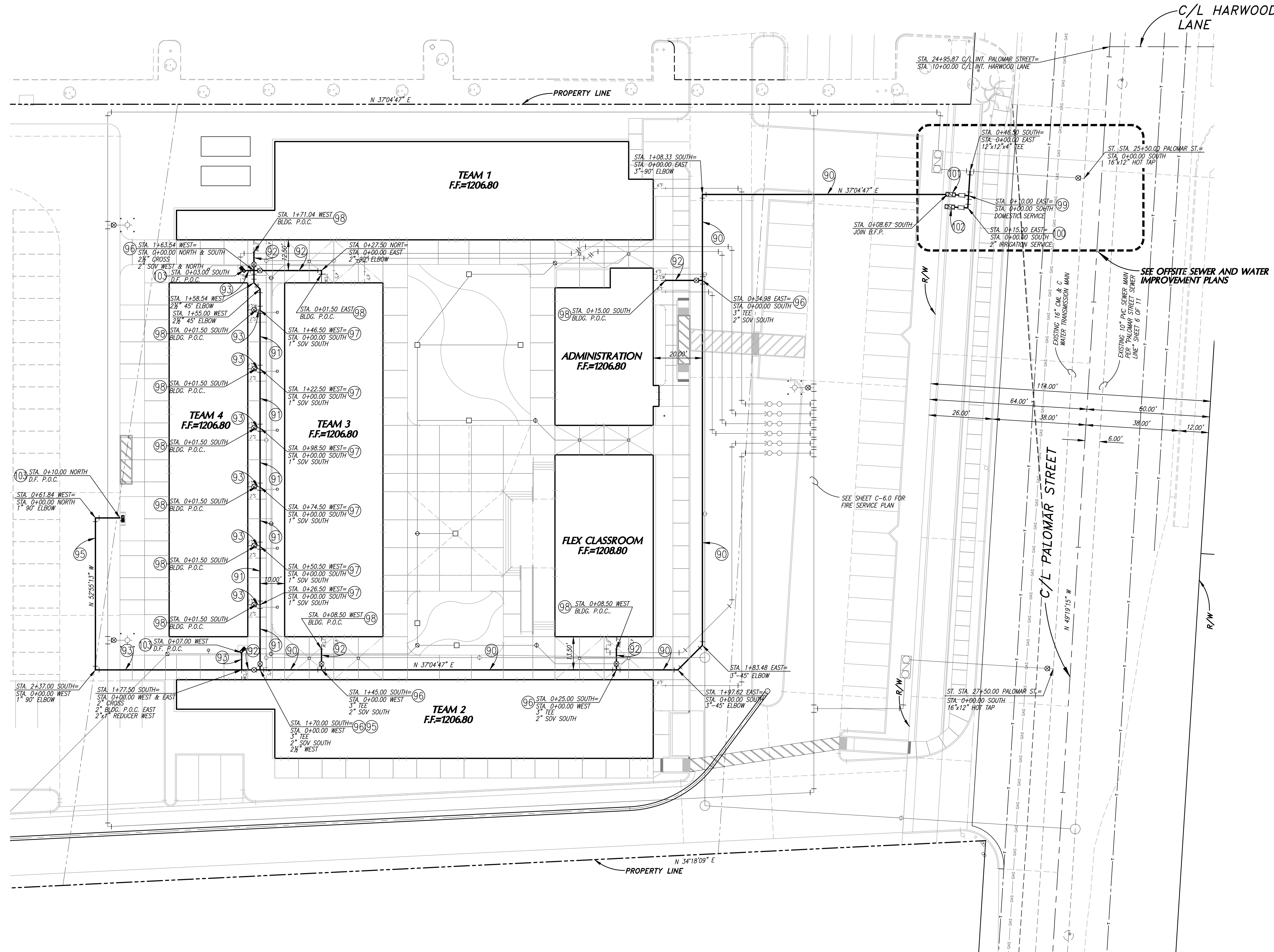
CITY OF WILDOMAR

THE SYCAMORE ACADEMY

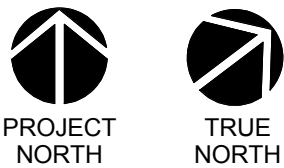
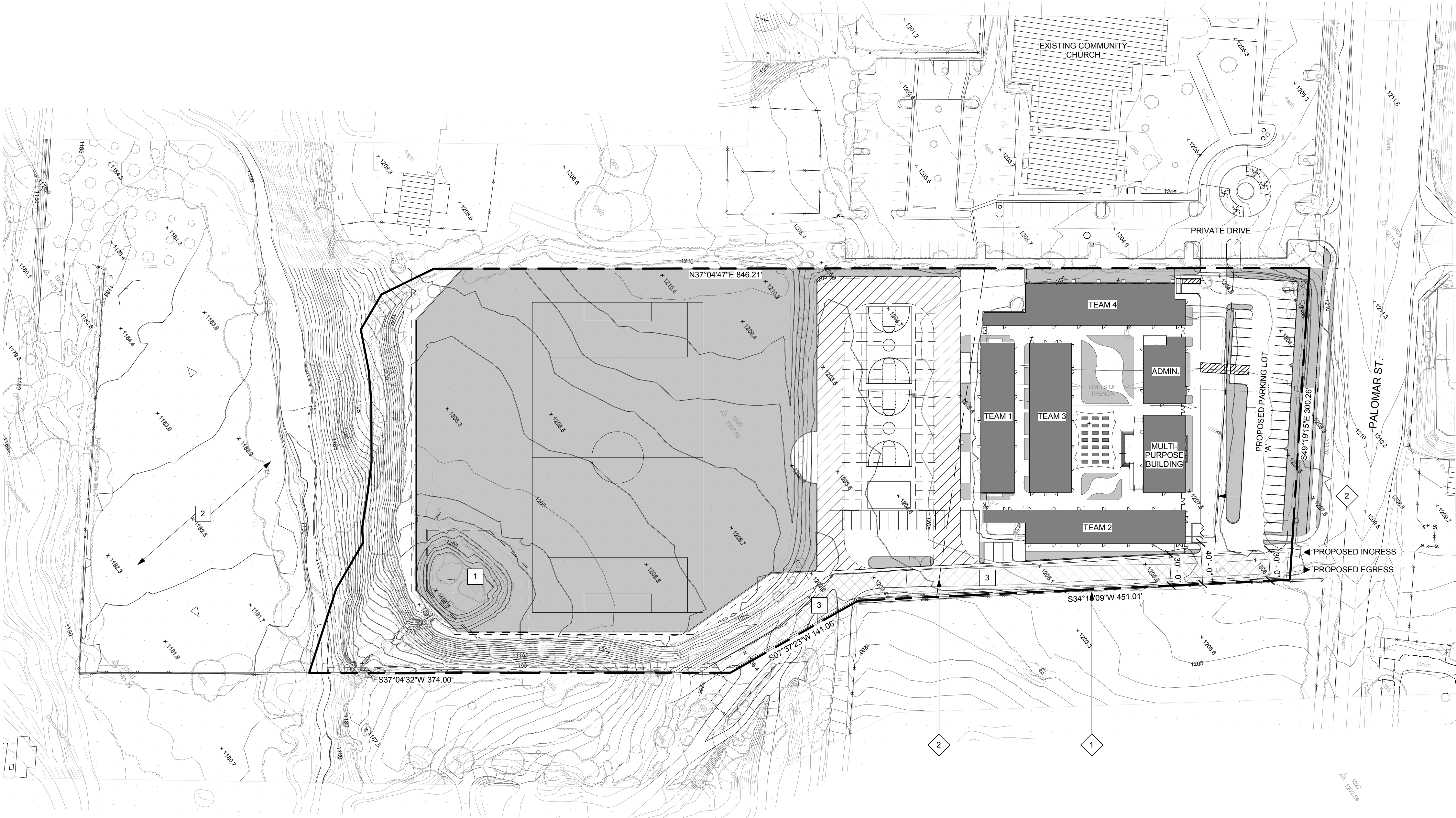
ONSITE DOMESTIC WATER PLAN

Sheet No. **C-6.1**

OF 12 SHEETS



- WATER - DOMESTIC**
- (90) INSTALL 3" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
 - (91) INSTALL 2 1/2" SCHEDULE 40 P.V.C. SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
 - (92) INSTALL 2" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
 - (93) INSTALL 1" SCHEDULE 40 PVC, SOLVENT CEMENT WELD, TO INCLUDE ALL FITTINGS, PER DETAIL No. , SHEET C-2.0.
 - (94) INSTALL 3" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
 - (95) INSTALL 2 1/2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
 - (96) INSTALL 2" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
 - (97) INSTALL 1" BRASS SHUT OFF VALVE IN VALVE CAN PER DETAIL No. , SHEET C-2.0.
 - (98) MAKE APPROVED CONNECTION TO BUILDING P.O.C. FOR DOMESTIC WATER (VERIFY BUILDING CONNECTION POINT WITH BUILDING PLUMBING PLANS).
 - (99) 2" DOMESTIC WATER METER PER E.V.M.W.D. STD. DWG. No. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - (100) 2" IRRIGATION WATER METER PER E.V.M.W.D. STD. DWG. W-10 AND W-11 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - (101) 2" DOMESTIC BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG. PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS. No. W-2/A & B.
 - (102) 2" IRRIGATION BACK FLOW ASSEMBLY PER E.V.M.W.D. STD. DWG. PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS. No. W-2/A & B.
 - (103) MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. FOR DOMESTIC WATER. (VERIFY DRINKING FOUNTAIN CONNECTION POINT WITH DRINKING FOUNTAIN MANUFACTURER'S SPECIFICATIONS.)



1
SCALE: 1"= 60'-0"

APPROXIMATE TOTAL OF GROSS ACREAGE OF PROPERTY = 7.21
ACRES
APPROXIMATE TOTAL OF NET USABLE ACREAGE OF PROPERTY = 6.03
ACRES

SITE AREA CALCULATION

- | | |
|---|--|
| 1 | CONSTRAINED AREA EXISTING RETENTION/ DETENTION BASIN |
| 2 | PORTION OF PROPERTY NO LONGER PART OF THE PROJECT |
| 3 | CONSTRAINED AREA DUE TO EASEMENT, SHARED DRIVE |

DEFINED CONSTRAINED AREAS

- | | |
|---|---|
| 1 | PROPERTY LINE |
| 2 | SEISMIC SET BACK LINE |
| 3 | EXISTING TURF AREA- NO PROPOSED DEVELOPMENT |

CONSTRAINED AREA PLAN
KEYNOTES

- | | |
|--|-------------------------------------|
| | PROPOSED BUILDINGS, EDUCATIONAL USE |
| | PROPOSED LANDSCAPE, EDUCATIONAL USE |
| | PROPOSED HARDSCAPE, EDUCATIONAL USE |
| | CONSTRAINED AREAS |

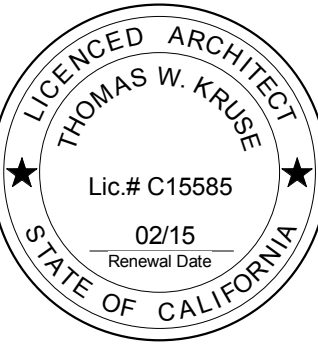
CONSTRAINED AREA PLAN
SYMBOLS

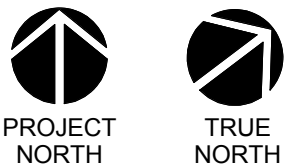
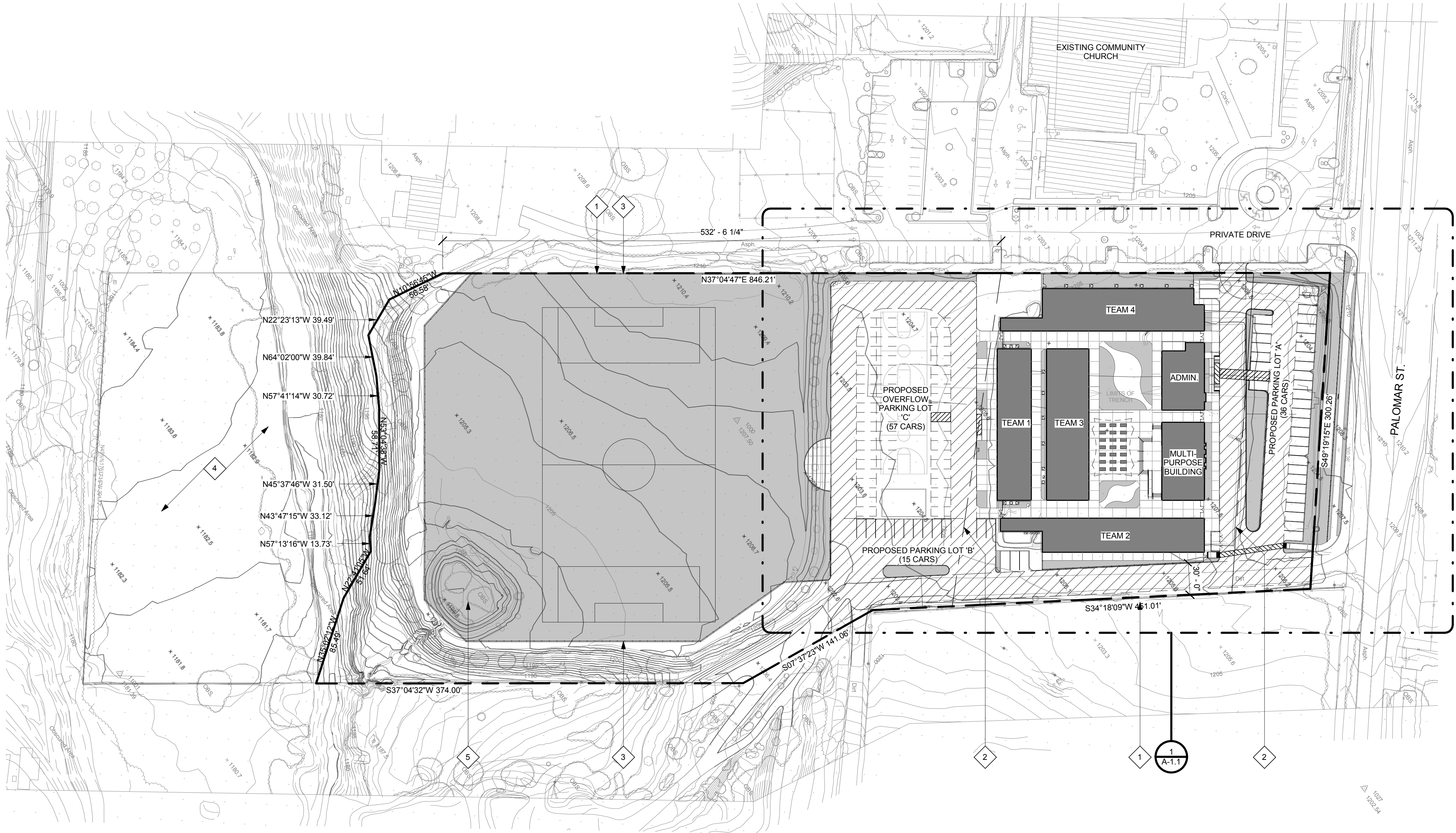
REVISIONS

MILESTONES



06.16.14
PLANNING DEPT. SUBMITTAL





1
SCALE: 1"= 60'-0"

- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE
- PAVEMENT USED FOR PARENT-CHILD DROP OFF AND EMERGENCY VEHICLE ACCESS

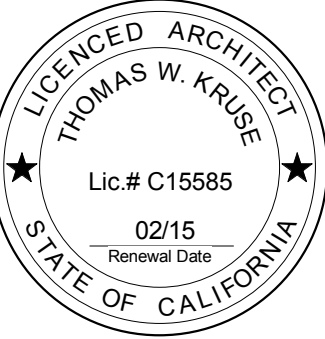
SITE PLAN KEYNOTES

- 1. PROPERTY LINE
- 2. SEISMIC SET BACK LINE
- 3. NEW PROPERTY LINE PER EXHIBIT 'A'
- 4. PORTION OF PROPERTY NO LONGER PART OF THIS APPLICATION

SITE PLAN GENERAL NOTES

REVISIONS

- △ MILESTONES



06.16.14
PLANNING DEPT. SUBMITTAL

PARKING LOT CALCULATIONS

55	TOTAL STALLS
1	ACCESSIBLE
1	VAN ACCESSIBLE
57	TOTAL
108	GRAND TOTAL
108 PROPOSED SPACES>	63 REQUIRED SPACES

PROPOSED OVERFLOW PARKING LOT 'C'

15 STANDARD STALLS

1 ACCESSIBLE
1 VAN ACCESSIBLE

36 TOTAL

PROPOSED PARKING LOT 'B'

190 DIVIDED BY 3 = 63 REQUIRED PARKING SPACES

ROOM. AVAILABLE SEATING VIA FOLDING CHAIRS IS 190.
ONE CAR PER THREE SEATS IF FLEX CLASSROOM IS USED AS MULTI-PURPOSE

WHICHEVER IS GREATER:
ONE CAR PER CLASSROOM = 23

PARKING STALLS REQUIRED: (PER MUNICIPAL CODE 17.188.030)

1

SCALE: 1"= 30'-0"

pjhm
architects

This architectural floor plan depicts a building layout with the following rooms and features:

- TEAM 1:** 4,795 SF, located on the left side of the plan.
- TEAM 2:** 5,508 SF, located at the bottom center.
- TEAM 3:** 5,760 SF, located in the center.
- TEAM 4:** 6,487 SF, located at the top center.
- ADMIN:** 2,400 SF, located to the right of the team rooms.
- FLEX CLASSROOM:** 2,960 SF, located to the right of the admin room.

The plan includes numerous annotations such as elevations (e.g., +1204.6, +1205.6), dimensions (e.g., 19'-0", 8'-10"), and room numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782,

3'-0" MIN. LANDSCAPE

10'-0" COMMUNITY MULTI-USE TRAIL

3'-0" LANDSCAPE

6'-0" SIDEWALK

3'-5" LANDSCAPE

2 x 6 RAILS

5 x 5 POSTS

42" MAX HEIGHT

2% FALL PER ADA SPECIFICATIONS

24"

8 x 10 CONCRETE BORDER BOTH SIDES OF TRAIL, EXPANSION JOINT 4'-0" O.C.

5"

12"

27"

2% FALL PER ADA SPECIFICATIONS

1. EXISTING ADJACENT PRIVATE ACCESS DRIVE
2. NEW ACCESS DRIVE FOR EMERGENCY VEHICLE ACCESS
3. AND SCHOOL EMERGENCIES
4. NEW "MAIN ACCESS" DRIVE
5. PROPERTY LINE
6. NEW CURB AND GUTTER
7. SEISMIC SET BACK LINE (APPROX. 69,085 SF. NET AREA)
8. A.C. PAVED PARKING AREA FOR 36 CARS. PAVEMENT THICKNESS VARI-
9. EMENTS
10. EXISTING ADJACENT PARKING LOT
11. 6'-0" HIGH CHAIN LINK FENCE AT ENTIRE SCHOOL PERIMETER
12. CONCRETE PATIO, TYP.
13. NEW A.C. PAVED DRIVE (EASEMENT)
14. EXISTING DRAINAGE COURSE TO BE USED FOR BIO SWALE
15. TURF PLAYFIELD
16. REGRADE SLOPE FOR MAINTENANCE AND ACCESS
17. TURF AMPHITHEATER
18. A.C. PAVED PLAY AREA/OVERFLOW PARKING FOR 56 CARS
19. COURTYARD PAVING
20. LUNCH ASSEMBLY AREA
21. FABRIC SHADE STRUCTURE ABOVE
22. CONCRETE PLATFORM
23. STAFF PATIO
24. ACCESSIBLE DROP-OFF
25. 10'-FT. WIDE REGIONAL/COMMUNITY MULTI-USE TRAIL PER DETAIL 2/A-1
26. REQUIRED ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
27. NEW FIRE HYDRANT LOCATION
28. FIRE LANE CURB TO BE PAINTED RED
29. 25'-0" WIDE GATE FOR EMERGENCY VEHICLE ACCESS
30. 26'-0" WIDE SLIDING CHAIN LINK GATE FOR SPECIAL EVENT PARKING
31. AND EMERGENCY VEHICLE ACCESS
32. EXISTING POWER POLE
33. NEW 3'-6" HIGH FENCE FOR CITY OF WILDOMAR STD.
34. NEW 6'-0" WIDE CONCRETE SIDEWALK
35. SHADING INDICATES NEW LANDSCAPING
36. A.C. PAVED PARKING FOR 15 CARS. PAVEMENT THICKNESS VARI-
37. EMENTS
38. SPECIAL EVENT PARKING FOR 56 CARS. PAVEMENT THICKNESS VARI-
39. EMENTS
40. 7'-0" HIGH X 8'-0" WIDE ORNAMENTAL IRON GATE
(TYP. FOR FIVE LOCATIONS)
41. LIMIT OF EASEMENT/A.C. PAVED DRIVE
42. PLAY STRUCTURE PIT
43. NOT USED
44. ACCESSIBLE ENTRANCE WALK FROM PUBLIC RIGHT OF WAY
45. EXISTING FIRE HYDRANT
46. LOCATION OF SIX SEPARATE (ONE FOR EACH BUILDING) FIRE DEPARTMENT
47. CONNECTION DEVICES
48. NOT USED
49. PEDESTAL MOUNTED DUAL-HEIGHT DRINKING FOUNTAIN
50. NOT USED
51. 6'-0" HIGH X 3'-0" WIDE CHAIN LINK FENCE
52. SEA BIN CONTAINER LOCATION, N.I.C.
53. ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
54. FLAG POLE



2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
2008 CALIFORNIA ENERGY EFFICIENCY STANDARDS
CITY OF WILDOMAR REGULATIONS AND ORDINANCES

APPLICABLE CODES

- 1. CONSTRUCTION TYPE: V-B
- 2. NUMBER OF STORIES: 1
- 3. ALLOWABLE HEIGHT: 40'-0"
- 4. ACTUAL HEIGHT: 20'-0"
- 5. OCCUPANCY GROUP(S): E, B, A-3
- 6. ALLOWABLE AREA: E = 9,500 SF (A) PER FLOOR
B = 9,000 SF (A) PER FLOOR
A-3 = 6,000 SF (A) PER FLOOR
- 7. ACTUAL BUILDING AREA: E = 29,857 SF
B = 2,848 SF
A-3 = 3,473 SF
- 8. AUTOMATIC FIRE SPRINKLER: YES (ENTIRE BUILDING)
- 9. FRONTAGE INCREASE: 0.00 (If)
- 10. AUTOMATIC FIRE SPRINKLER INCREASE: 3.00 (Is)
- 11. EQUATION 5-1 ADJUSTED ALLOWABLE AREA: (Aa)

AREA INCREASES: If=0.00
Is=3.00

$Aa = (At + (At \times If) + (At \times Is))$

E OCCUPANCY: $Aa = (9,500 + (9,500 \times 0.00) + (9,500 \times 3.00))$
 $Aa = (9,500 + 0 + 28,500)$
 $Aa = 38,000$ SF

B OCCUPANCY: $Aa = (9,000 + (9,000 \times 0.00) + (9,000 \times 3.00))$
 $Aa = (9,000 + 0 + 27,000)$
 $Aa = 36,000$ SF

A-3 OCCUPANCY: $Aa = (6,000 + (6,000 \times 0.00) + (6,000 \times 3.00))$
 $Aa = (6,000 + 0 + 18,000)$
 $Aa = 24,000$ SF

12. MIXED OCCUPANCY CALCULATION:

OCCUPANCY	ACTUAL AREA	ALLOWABLE AREA (Aa)	RATIO
E	21,494 SF	38,000 SF	0.57
B	2,297 SF	36,000 SF	0.06
A-3	2,857 SF	24,000 SF	0.12
TOTAL			0.75 < 1.00 (AREA ONLY)

BUILDING DATA

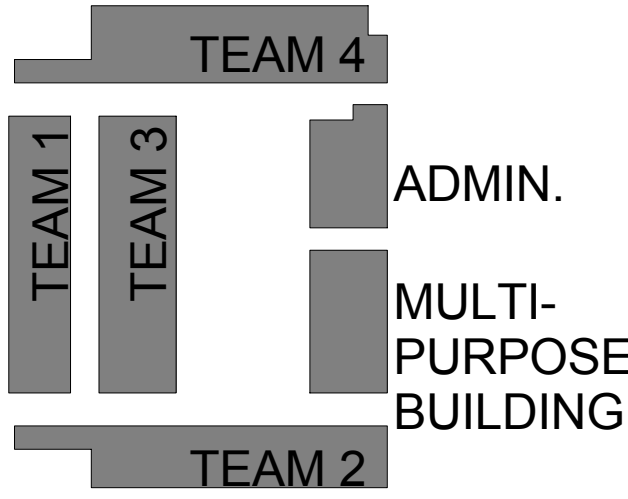
TEAM 1 BUILDING TOTAL (SF)	
FIRST FLOOR	:4,448 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:1,245 SF
=TOTAL	:5,693 SF
TEAM 2 BUILDING TOTAL (SF)	
FIRST FLOOR	:5,190 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:2,697 SF
=TOTAL	:7,887 SF
TEAM 3 BUILDING TOTAL (SF)	
FIRST FLOOR	:5,583 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:1,227 SF
=TOTAL	:6,810 SF
TEAM 4 BUILDING TOTAL (SF)	
FIRST FLOOR	:6,273 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:1,568 SF
=TOTAL	:7,841 SF
FLEX LAB BUILDING TOTAL (SF)	
FIRST FLOOR	:2,857 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:546 SF
=TOTAL	:3,403 SF
ADMIN BUILDING TOTAL (SF)	
FIRST FLOOR	:2,297 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:479 SF
=TOTAL	:2,776 SF
TOTAL FLOOR AREA	:26,648 SF
TOTAL EAVE/OVERHANG AREA	:7,762 SF

- 1 TWO EXITS REQUIRED (CDC 1015.1)
- 2 OCCUPANT LOAD NOT INCLUDED

FLOOR PLAN KEYNOTES

- NON-RATED WALL 2x 6 WOOD STUDS WITH 5/8" TH. TYPE "X" GYP. BD. ALL WALLS FILL WITH SOUND INSULATION TO UNDERSIDE OF ROOF STRUCTURE
- PH PANIC HARDWARE AT DOOR, REFER TO OPENING SCHEDULE ON A-10 SHEET
- WORK ROOM ROOM NAME
- A-04 ROOM CALLOUT
- 151 SF SQUARE FOOT AREA
- 2 OCC TOTAL NUMBER OF OCCUPANTS (CBC TABLE 1004.1.1)
- OCCUPANTS EXITING ROOM
- INDICATES EXIT
- OCCUPANTS EXITING FROM INTERVENING ROOM (CBC 1014.2.1)
- A-3 OCCUPANCY
- E OCCUPANCY
- B OCCUPANCY
- PLAN KEYNOTES

FLOOR PLAN SYMBOLS

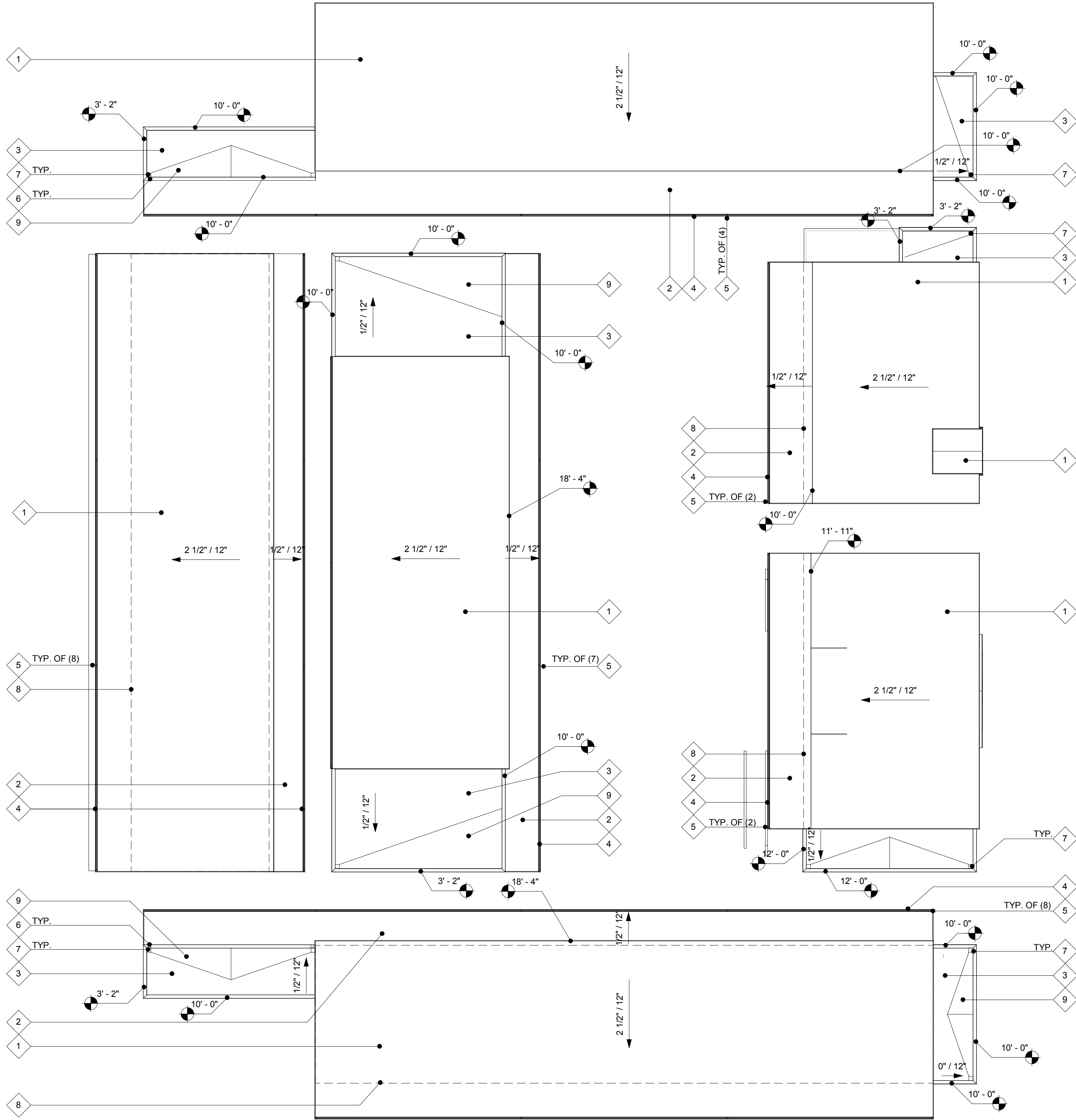


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THE SYCAMORE ACADEMY



* ALL ROOF HEIGHTS PROPOSED



ROOF PLAN SYMBOLS

ROOF PLAN KEYNOTES

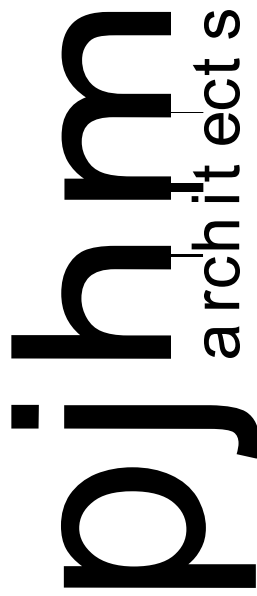
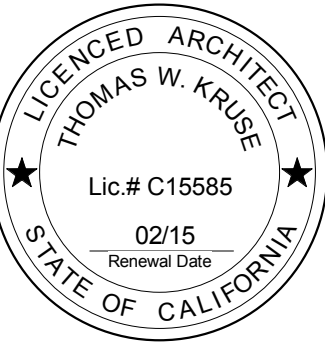
- 1. ASPHALT SHINGLE ROOFING OVER WATER PROOF MEMBRANE
- 2. INTEGRAL COLOR, BUILT-UP ROOFING
- 3. SINGLE PLY ROOFING
- 4. ROOF GUTTER
- 5. DOWNSPOUT LOCATION
- 6. OVERFLOW SCUPPER
- 7. ROOF DRAIN
- 8. BUILDING OUTLINE BELOW
- 9. BUILT-UP PLYWOOD CRICKET

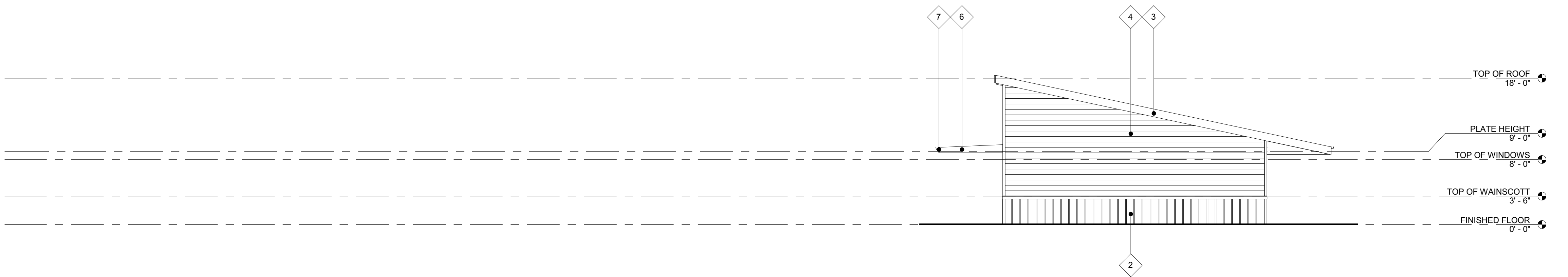
REVISIONS



MILESTONES

06.26.14





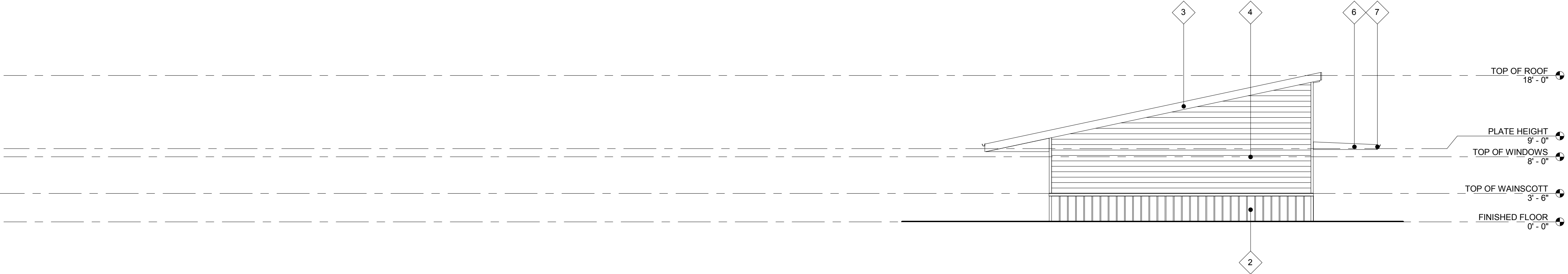
TEAM 1 - NORTH ELEVATION

1
1/8" = 1'-0"



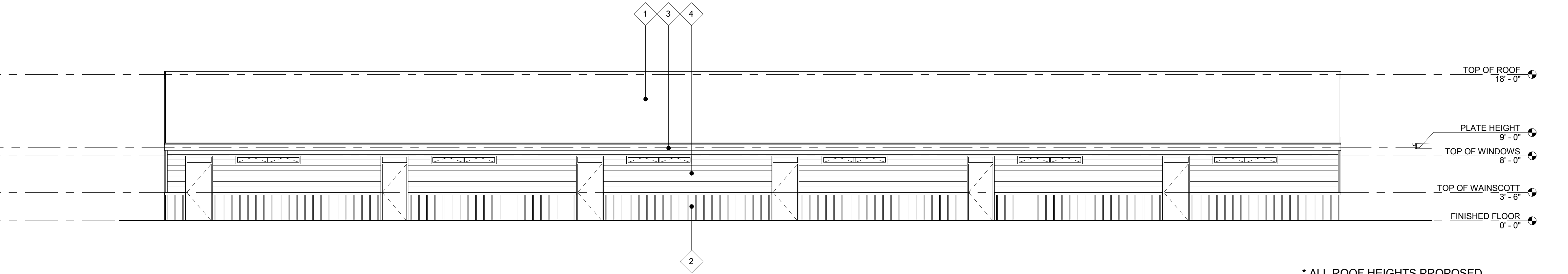
TEAM 1 - EAST ELEVATION

2
1/8" = 1'-0"



TEAM 1 - SOUTH ELEVATION

3
1/8" = 1'-0"



TEAM 1 - WEST ELEVATION

4
1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

- 1 ASPHALT SHINGLE ROOFING
- 2 BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
- 3 2x12 RESAWN WOOD FASCIA - PAINT FINISH
- 4 8" WIDE HORIZONTAL SIDING - PAINT FINISH
- 5 PATIO WALL NOW SHOWN FOR CLARITY
- 6 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
- 7 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEVATION KEYNOTES

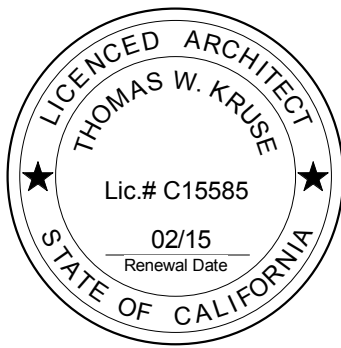
EXTERIOR ELEVATIONS

THE SYCAMORE ACADEMY

MILESTONES

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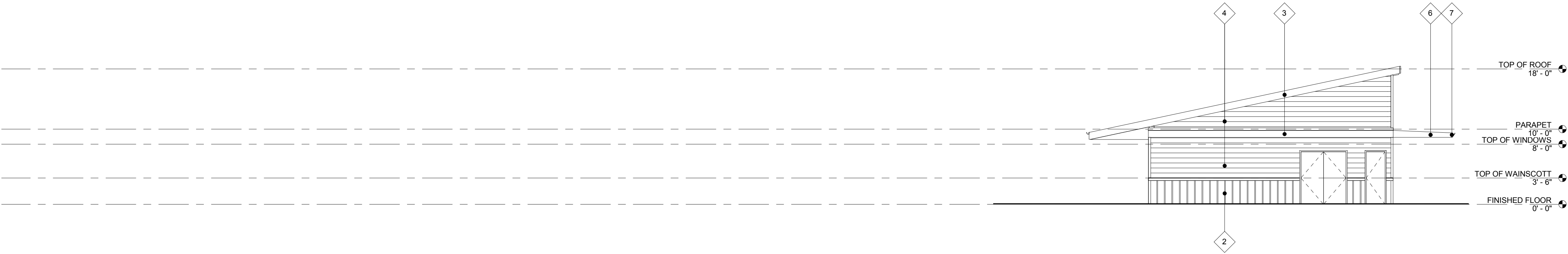


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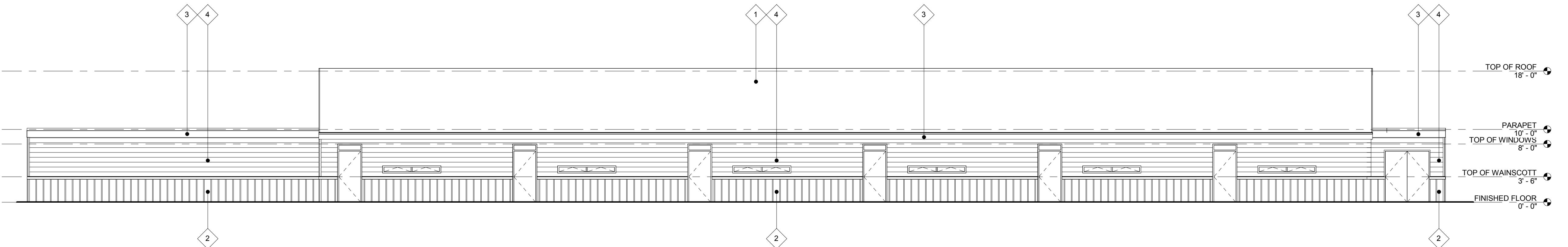
TEAM 2 - NORTH ELEVATION

1
1/8" = 1'-0"



TEAM 2 - EAST ELEVATION

2
1/8" = 1'-0"



TEAM 2 - SOUTH ELEVATION

3
1/8" = 1'-0"



TEAM 2 - WEST ELEVATION

4
1/8" = 1'-0"

- 1 ASPHALT SHINGLE ROOFING
- 2 BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
- 3 2x12 RESAWN WOOD FASCIA - PAINT FINISH
- 4 8" WIDE HORIZONTAL SIDING - PAINT FINISH
- 5 PATIO WALL NOW SHOWN FOR CLARITY
- 6 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
- 7 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXT. ELEVATION KEYNOTES

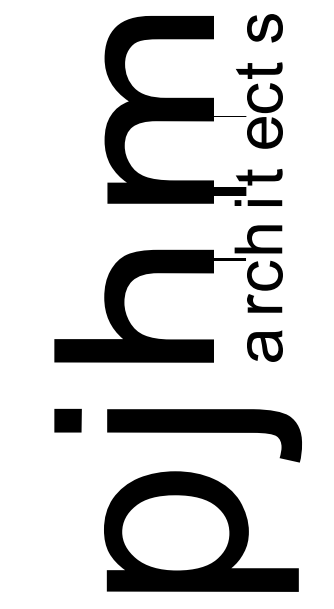
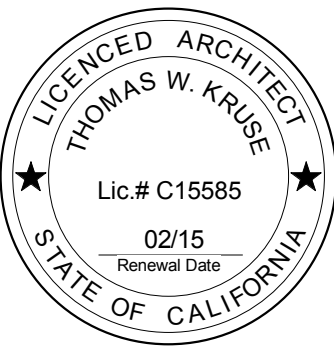
THE SYCAMORE ACADEMY

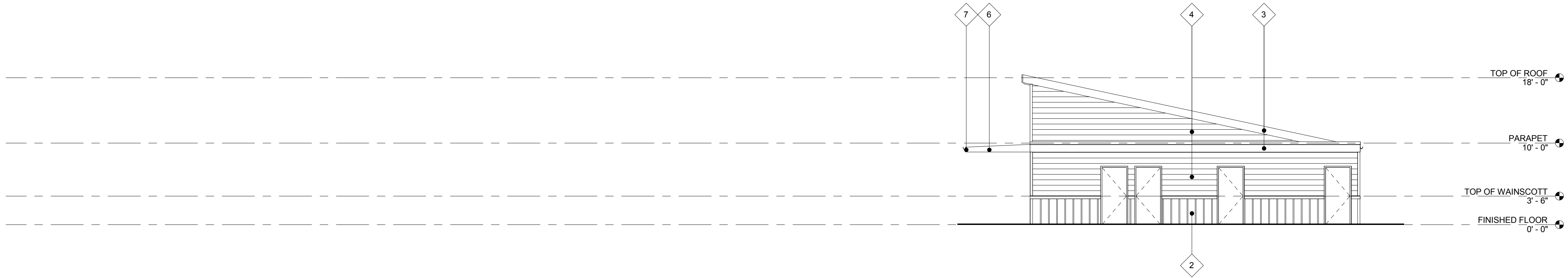
EXTERIOR ELEVATIONS

1
MILESTONES

2
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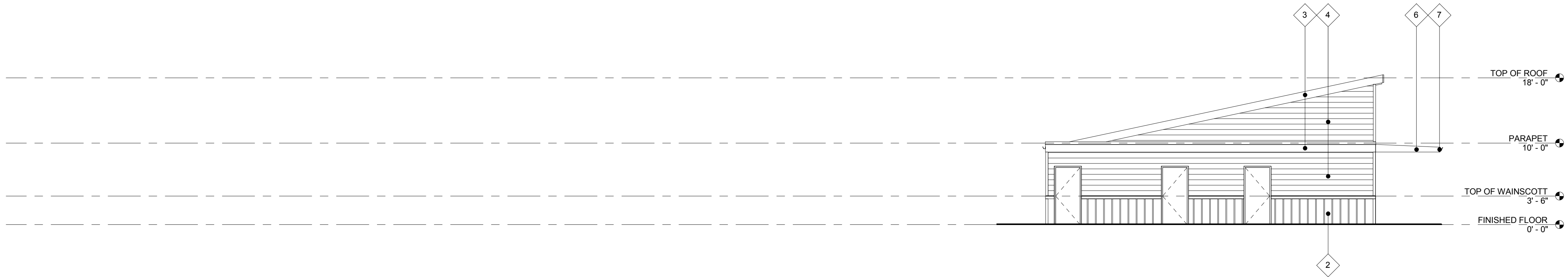
TEAM 3 - NORTH ELEVATION

1
1/8" = 1'-0"



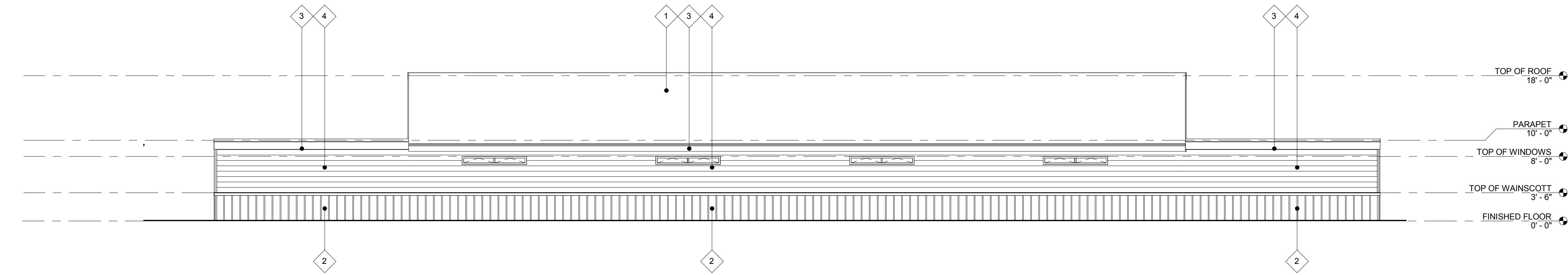
TEAM 3 - EAST ELEVATION

2
1/8" = 1'-0"



TEAM 3 - SOUTH ELEVATION

3
1/8" = 1'-0"



TEAM 3 - WEST ELEVATION

4
1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

- 1. ASPHALT SHINGLE ROOFING
- 2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
- 3. 2x12 RESAWN WOOD FASCIA - PAINT FINISH
- 4. 8" WIDE HORIZONTAL SIDING - PAINT FINISH
- 5. PATIO WALL NOW SHOWN FOR CLARITY
- 6. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
- 7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEVATION KEYNOTES

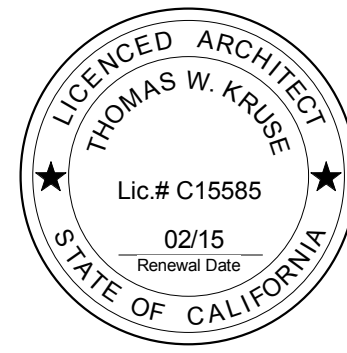
EXTERIOR ELEVATIONS

THE SYCAMORE ACADEMY

MILESTONES

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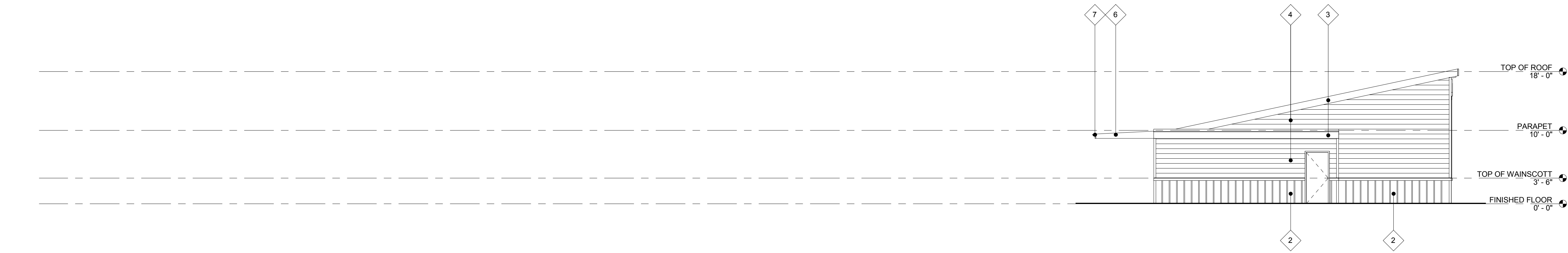


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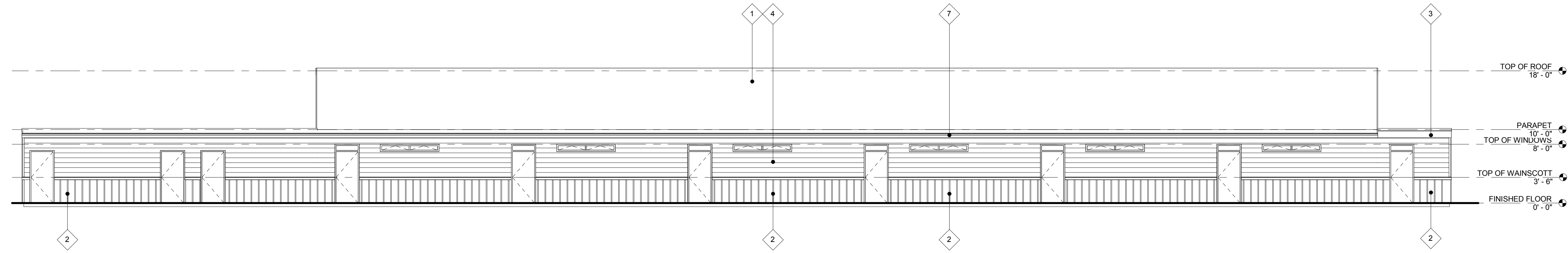
TEAM 4 - NORTH ELEVATION

1
1/8" = 1'-0"



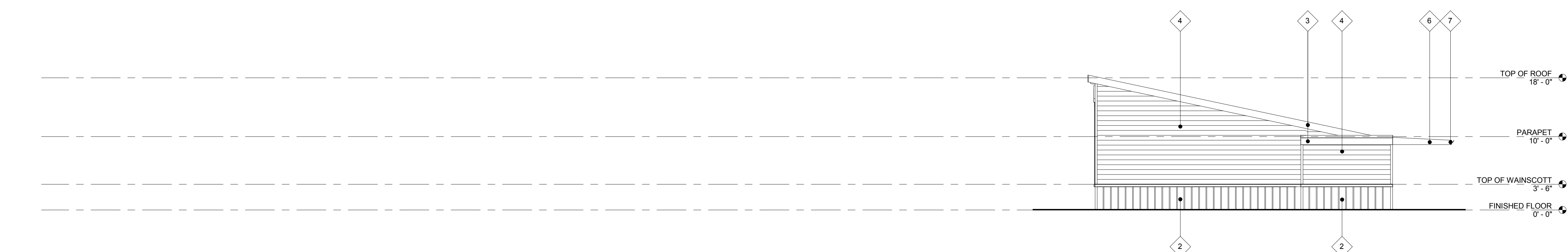
TEAM 4 - EAST ELEVATION

2
1/8" = 1'-0"



TEAM 4 - SOUTH ELEVATION

3
1/8" = 1'-0"



TEAM 4 - WEST ELEVATION

4
1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

- 1 ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
3. 2x12 RESAWN WOOD FASCIA - PAINT FINISH
4. 8" WIDE HORIZONTAL SIDING - PAINT FINISH
5. PATIO WALL NOW SHOWN FOR CLARITY
6. 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXT. ELEVATION KEYNOTES

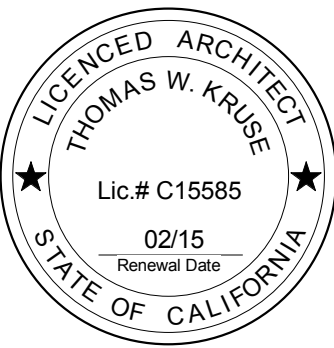
EXTERIOR ELEVATIONS

THE SYCAMORE ACADEMY

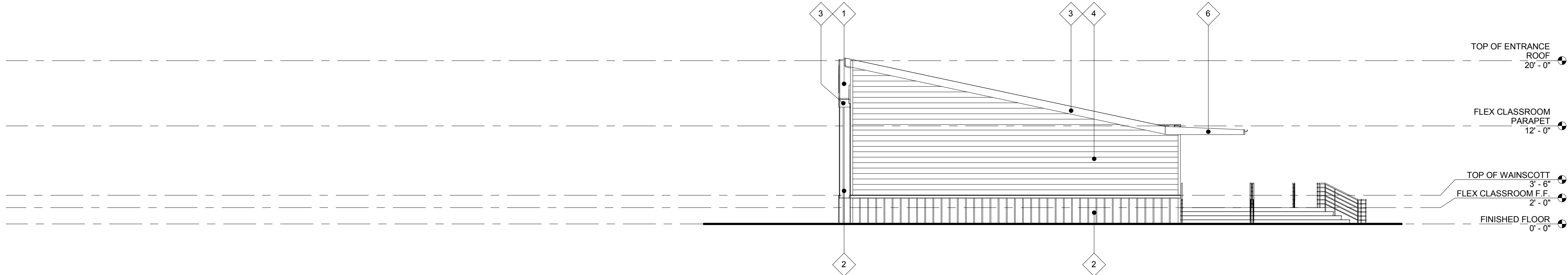
MILESTONES

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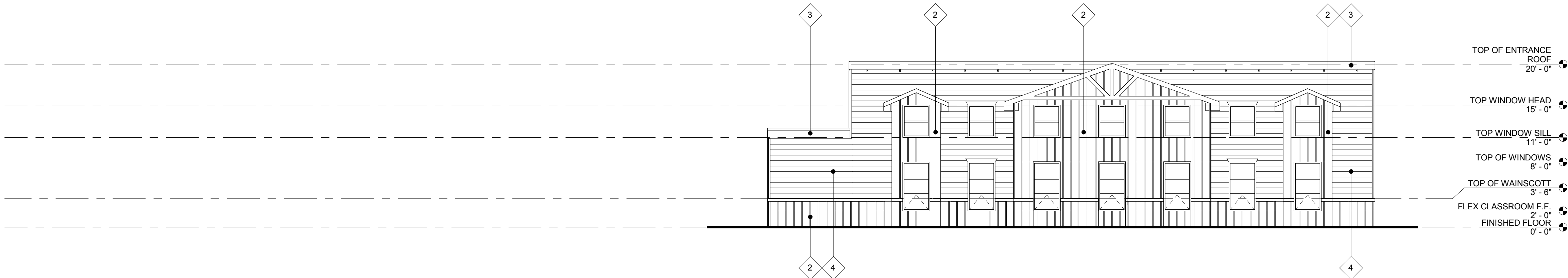


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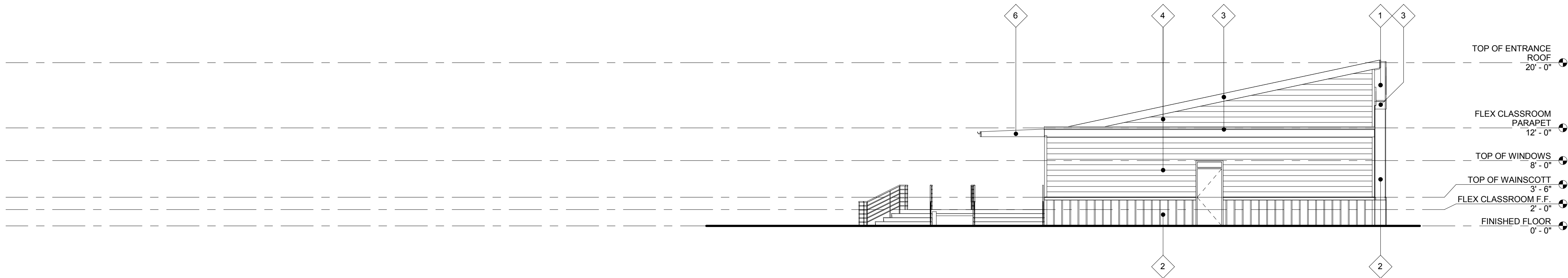
FLEX CLASSROOM NORTH ELEVATION

1



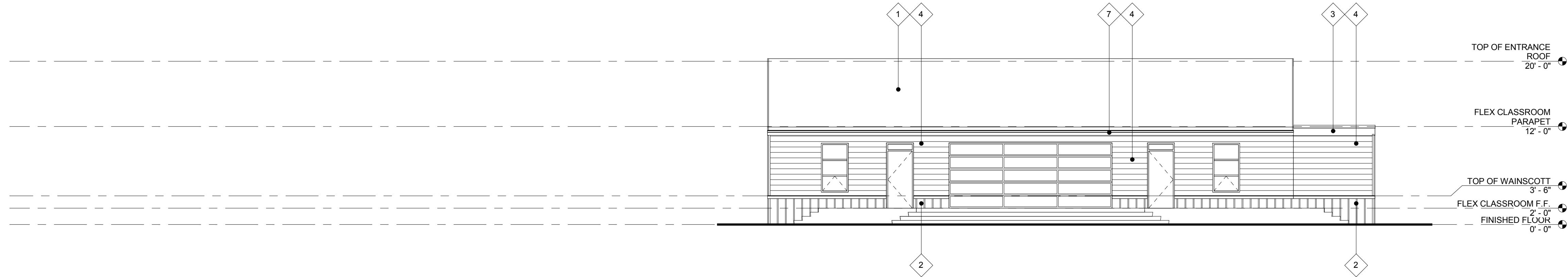
FLEX CLASSROOM EAST ELEVATION

2



FLEX CLASSROOM SOUTH ELEVATION

3



FLEX CLASSROOM WEST ELEVATION

4

- 1 ASPHALT SHINGLE ROOFING
- 2 BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
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EXTERIOR ELEVATION KEYNOTES

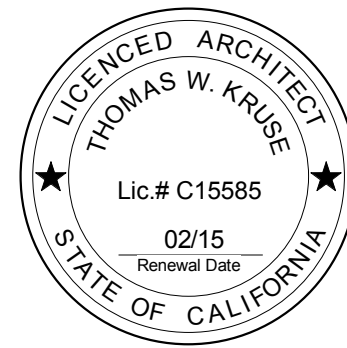
EXTERIOR ELEVATIONS

THE SYCAMORE ACADEMY

MILESTONES

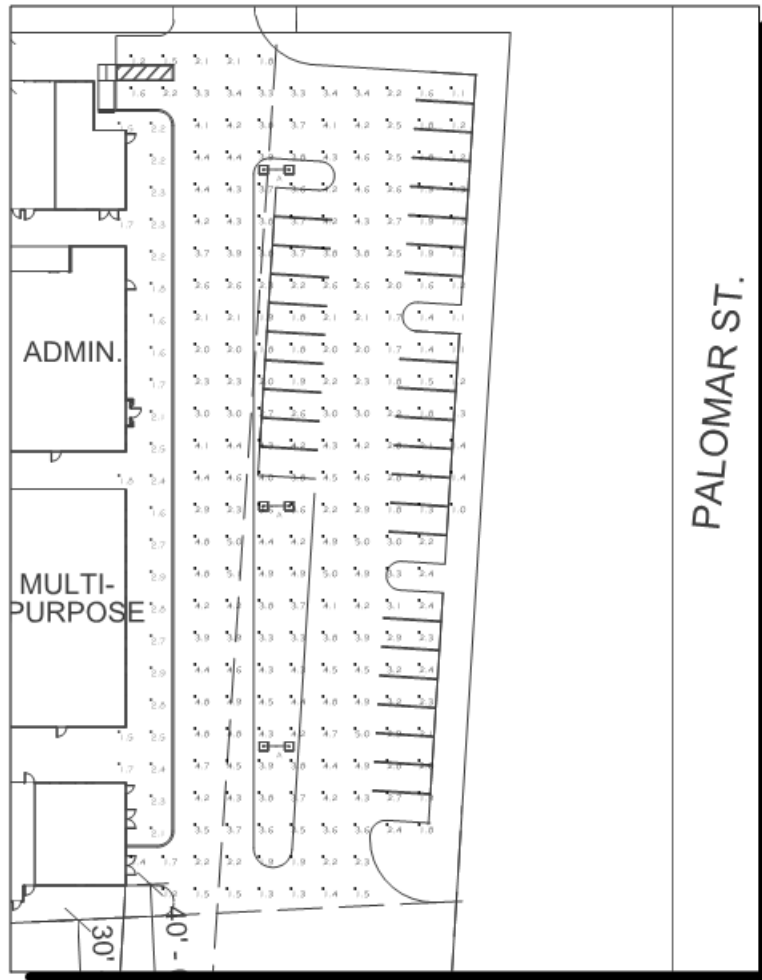
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06.26.14



pjhm architects

JUNE 10, 2014
THE SYCAMORE ACADEMY
DAVE EVANS
SCALE: 1"=60'

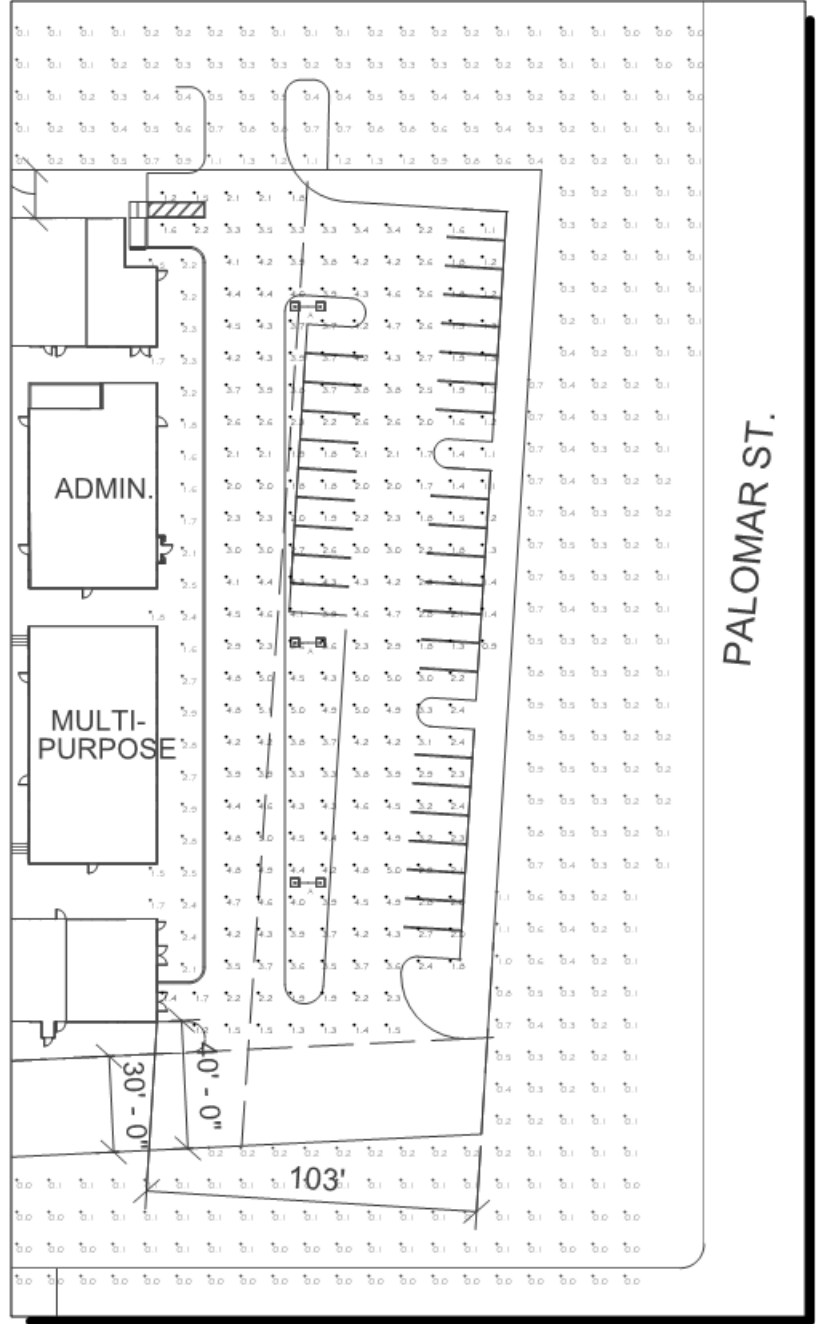


Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	3	A	BACK-BACK	0.900	LSI: XGBM-5-LED-HO-NW	20549

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
FRONT CALC @ GRND	Illuminance	Fc	2.17	2.9	1.5	1.45
PARKING CALC @ GRND	Illuminance	Fc	3.07	5.1	1.0	3.07

Luminaire Location Summary	
Label	Z
A	30
A	30
A	30

JUNE 10, 2014
THE SYCAMORE ACADEMY
DAVE EVANS
SCALE: 1"=60'



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens
	3	A	BACK-BACK	0.900	LSI: XGBM-5-LED-HO-NW	20549

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
1 PARKING CALC @ GRND	Illuminance	Fc	3.09	5.1	0.9	3.43
2 FRONT CALC @ GRND	Illuminance	Fc	2.18	2.9	1.5	1.45
3 BEYOND PROPERTY LINE	Illuminance	Fc	0.22	1.3	0.0	N.A.

Luminaire Location Summary	
Label	Z
A	30
A	30
A	30

PHOTOMETRIC STUDY

LED AREA LIGHTS - (XGBM)

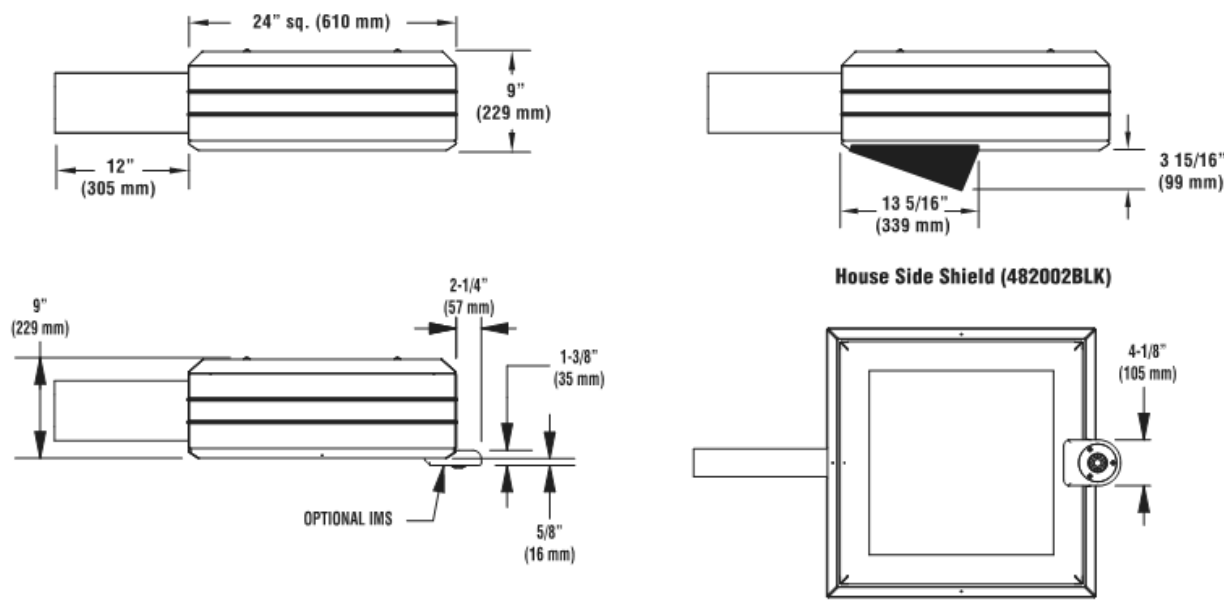
LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: XGBM 5 LED HO CW UE WHT VCM ES									
Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options	
XGBM - LED Grenadier	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White HW - High Output	UE - Universal Voltage (120-277V)	BLK - Black BRZ - Bronze GFT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVS - Satin Verde GRN - Green WHT - White	Vertinet Wireless Network requires a Vertinet controller/Multi Inp (blank) - None VCM - Standard (remote grade) VCMH - Standard (host) DIM - 0-10 volt dimming (required for satellite fixtures) 347 - 347V Button-Type Photocell 347 - 347V Button-Type Photocell	Sensor ES ¹ - External Sensor IMS ² - Integral Motion Sensor PO 120 - 120v Button-Type Photocell PO 208 - 208v Button-Type Photocell PO 240 - 240v Button-Type Photocell PO 277 - 277v Button-Type Photocell PO 347 - 347v Button-Type Photocell	
Optional Color Details						Standard-Aluma Control (blank) - None DM ³ - 0-10V Dimming (from external signal) RLS ⁴ - Bi-level Switching (from external signal - requires 120-277V controls system voltage)	Options ESK - E Bracket (S and D180 only) TB - Terminal Block		

LUMINAIRE EPA CHART - XGBM				ACCESSORY ORDERING INFORMATION			
	1" Bracket	12" Bracket		Description	Order Number	Description	Order Number
Single	2.4			XGBM - HSS - House Side Shield (Black only)	482002BLK	RPSB720 - Wet Location Remote Box with 120V External Photocell	CF
D180	4.7	4.8		RPP2 - Round Pole Plate	162214SLK	RPSB209-277 - Wet Location Remote Box with 277V External Photocell	CF
D90		4.7		BKA-BO-WM - CL-R - Wall Mount Bracket	122111SLR		
12" Bracket			7.2	BKA-BO-RA-8-CLR - Radius Arm	169010CLR	PMS0120 - 120V Pole-Mount Occupancy Sensor	CF
12" Bracket			7.3	BKA-BO-S-19-CLR - Opposite Bracket for round or square poles	144191CLR	PMS0208-240 - 240V Pole-Mount Occupancy Sensor	CF
12" Bracket			7.3	ROS8705 - WL Remote Box with 120V Occupancy Sensor	CF	ROS8705 - WL Remote Box with 120V Occupancy Sensor	CF
12" Bracket			7.3	ROS8277 - WL Remote Box with 277V Occupancy Sensor	CF	ROS8277 - 277V Pole-Mount Occupancy Sensor	CF

FOOTNOTES:
1 - Use with 1" traditional drilling pattern.
2 - IMS, DIM and RLS are not compatible. On SS drive current with 40-480V consult factory regarding dimming.
3 - IMS, DIM and RLS are not compatible.
4 - Do not specify for satellite units.
5 - Not compatible with Vertinet wireless systems, DIM or RLS.
6 - House Side Shield adds to fixture EPA. HSS must be mounted opposite of IMS. Consult factory.
7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
8 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

DIMENSIONS



LSI Industries		Project Name	Fixture Type	06/05/14
Advanced Illumination Through Technology		Catalog #		LSI INDUSTRIES INC.

LED AREA LIGHTS - (XGBM)



LED lighting facts
A Division of LSI

Light Output (Lumens) 25464
Watts 300
Lumens per Watt (Efficacy) 85

Color Accuracy 66
Color Rendering Index (CRI)

Light Color 5068 (Daylight)
2700K, 3000K, 4000K, 5000K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: 02224-SW/ET/CH (02/2014)
Model Number: XGBM-5-LED-HO-CW
Type: Luminaire - Area/Recessed

Light Output - XGBM	Lumens (Nominal)					Watts (Nominal)
	Type 3, 1"	Type 5, 1"	Type 7, 1"	Type FTA	Type FTA	
LW	14080	13840	15020	16560	140	140
SS	20180	18040	20700	23030	187	187
HO	26750	25460	29070	31810	300	300
LW	11450	11290	12220	13470	136	136
SS	16390	15170	17230	18750	188	188
HO	22240	20550	23510	25410	288	288

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA IP67 DLC ENEC UL984

Features comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3D requirements.

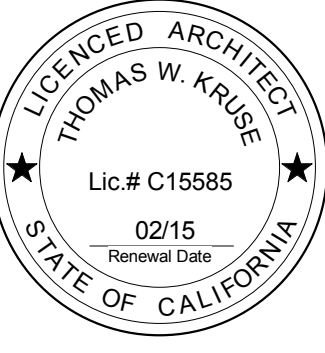
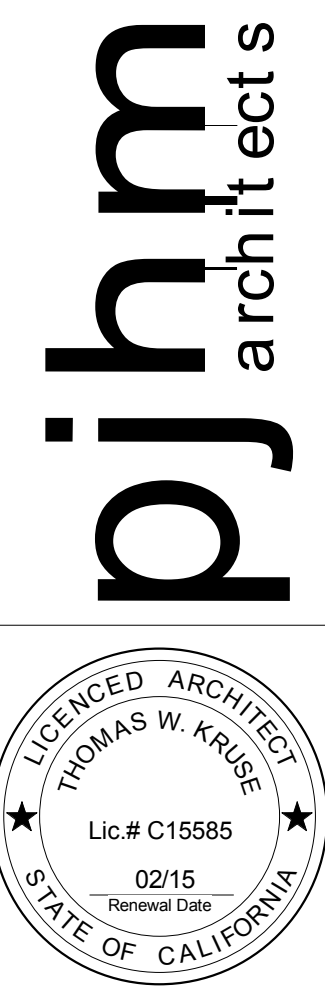
LSI Industries		Project Name	Fixture Type	06/05/14
Advanced Illumination Through Technology		Catalog #		LSI INDUSTRIES INC.

PHOTOMETRIC PRODUCT INFORMATION



THE SYCAMORE ACADEMY

PHOTOMETRIC STUDY

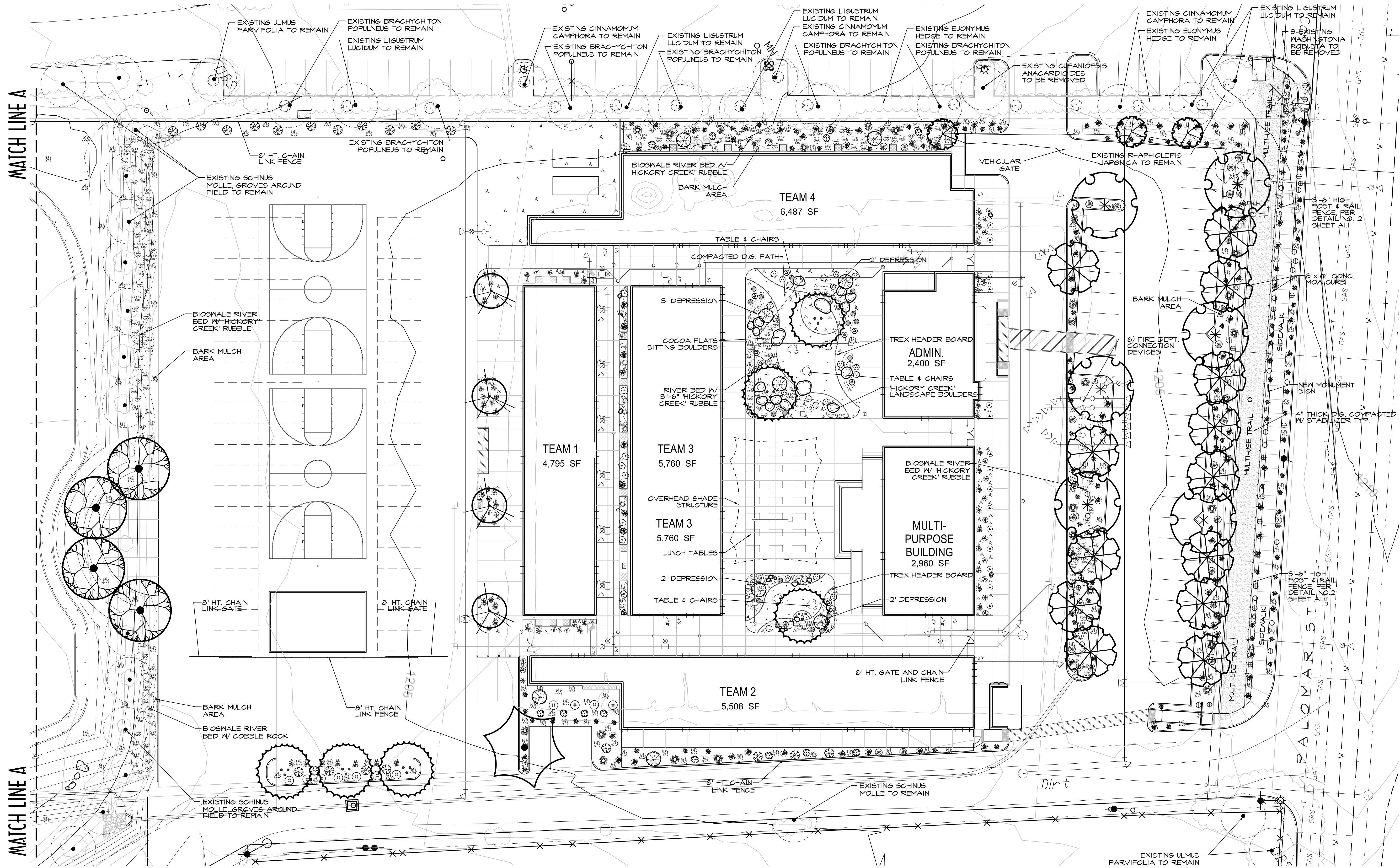


06.16.14
PLANNING DEPT. SUBMITTAL

MILESTONES



REVISIONS



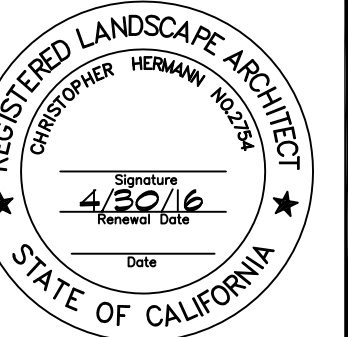
HERMANN DESIGN GROUP
77-899 WOLF ROAD
SUITE 102
PALM DESERT, CA
92211

LIC# 2754 EXP. 04/30/16
PH. (760) 777-9131
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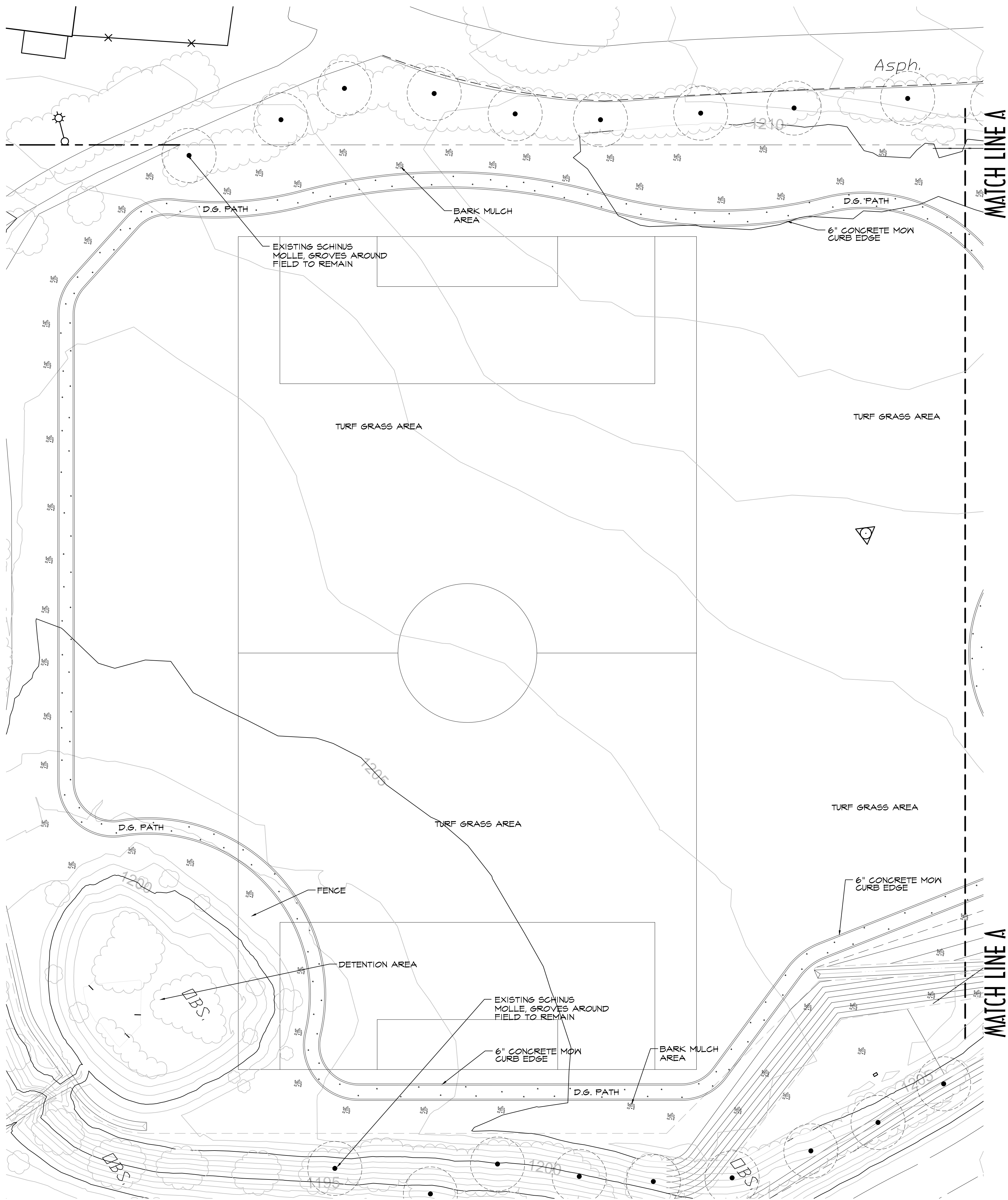
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
**PLANTING
PLAN A**

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	12/22/14
SCALE	1"=20'
JOB NO.	

SHEET
L1.0
OF 2 SHEETS



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

TREES & PALMS

	6	PLATANUS RACEMOSA	'CALIFORNIA SYCAMORE'	36" BOX SINGLE STD.	38' O.C.	0.5 MOD
	7	PLATANUS HISPANICA	'COLUMBIA'	36" BOX SINGLE STD.	80' O.C.	0.5 MOD
	1	PARKINSONIA 'DESERT MUSEUM'		24" BOX MULTI-TRK.		0.2 LOW
	4	ACACIA STENOPHYLLA	'SHOESTRING ACACIA'	24" BOX SINGLE STD.	22' O.C.	0.5 MOD
	3	PRUNUS CERASIFERA	'ATROPURPUREA'	24" BOX SINGLE STD.	24' O.C.	0.5 MOD
	4	PINUS BRUTIA	'CALABRIAN PINE'	24" BOX SINGLE STD.	25' O.C.	0.5 MOD
	13	OLEA EUROPAEA	'WILSONII'	24" BOX MULTI-TRK.	20' O.C.	0.5 MOD

SHRUBS & ACCENTS

	9	DASYLLIRION LONGISSIMA	'MEXICAN GRASS TREE'	15 GAL.	35' O.C.	0.2 LOW
	24	PENNISETUM SETACEUM	'RUBRUM'	5 GAL.	15' O.C.	0.2 LOW
	26	MUHLENBERGIA RIGENS	'NASHVILLE'	5 GAL.	6' O.C.	0.2 LOW
	33	MUHLENBERGIA CAPILLARIS	'REGAL MIST'	5 GAL.	8' O.C.	0.2 LOW
	109	STIPA TENUISSIMA	'MEXICAN FEATHER GRASS'	5 GAL.	8' O.C.	0.2 LOW
	13	LEUCOPHYLLUM ZYSOPHYLLUM	'C/MARRON'	5 GAL.	20' O.C.	0.2 LOW
	44	JUNCUS EFFUSUS	'SOFT RUSH'	1 GAL.	4' O.C.	0.2 LOW
	16	LEUCOPHYLLUM LAEVIS	'CHIHUAHUA SAGE'	5 GAL.	9' O.C.	0.2 LOW
	11	SENNA NEMOPHILA	'DESERT CASSIA'	5 GAL.	10' O.C.	0.2 LOW
	43	HESPERALOE PARVIFLORA	'RED TIPPED YUCCA'	5 GAL.	4' O.C.	0.2 LOW
	16	DIANELLA TASMANICA	'VARIEGATA'	1 GAL.	3' O.C.	0.5 MOD
	2	ALOE STRIATA	'CORAL ALOE'	5 GAL.	3' O.C.	0.5 MOD
	2	LAVANDULA ANGUSTIFOLIA	'ENGLISH LAVENDER'	5 GAL.	3' O.C.	0.2 LOW
	6	ALOE 'BLUE ELF'		5 GAL.	3' O.C.	0.5 MOD
	2	LAMPFRANTHUS SPECTABILIS	'TRAILING ICE PLANT'	5 GAL.	3' O.C.	0.5 MOD
	17	ALOE MACULATA	'SOAP ALOE'	5 GAL.	4' O.C.	0.5 MOD
	12	ANIGOZANTHOS HYERIDS	'BUSH GEM SERIES'	5 GAL.	4' O.C.	0.5 MOD
	19	SPHAGNETICOLA TRILOBATA	'WEDELIA'	5 GAL.	4' O.C.	0.2 LOW
	15	DIETES BICOLOR		5 GAL.	3' O.C.	0.5 MOD
	16	FESTUCA GLAUCA	'BLUE FESCUE'	1 GAL.	3' O.C.	0.2 LOW
	1	GLYTOSTOMA CALLISTEGIOIDES	'LAVENDER TRUMPET VINE'	5 GAL. STK.		0.5 MOD

ROCK & DECORATIVE GROUNDCOVER

	27,950 S.F.	BARK MULCH LAID 2" THICK
	4,145 S.F.	3'-6" DIA. 'HICKORY CREEK' RUBBLE
	7,900 S.F.	3/4" DIA. 'CALIFORNIA GOLD' LAID 2" THICK
	7,700 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 2" THICK, ROLLED & COMPACTED (COURTYARD AND SPORT FIELD TRACK)
	2,925 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 4" THICK, INSTALLED IN 2'-2" COMPACTED AND ROLLED LIFTS W/ STABILIZER. (MULTI-USE TRAIL)
	95,300 S.F.	LAWN AREA
	4	'COCOA FLAT' SITTING BOULDERS, 5' DIA.
	32	'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4' DIA.

NOTES

- LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #559.2
- PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
- PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
- UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.

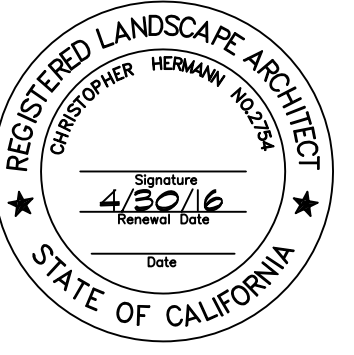


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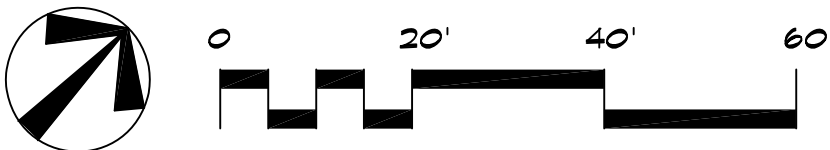
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
PLANTING
PLAN B

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	12/22/14
SCALE	1"=20'
JOB NO.	

SHEET
1.1
OF 2 SHEETS

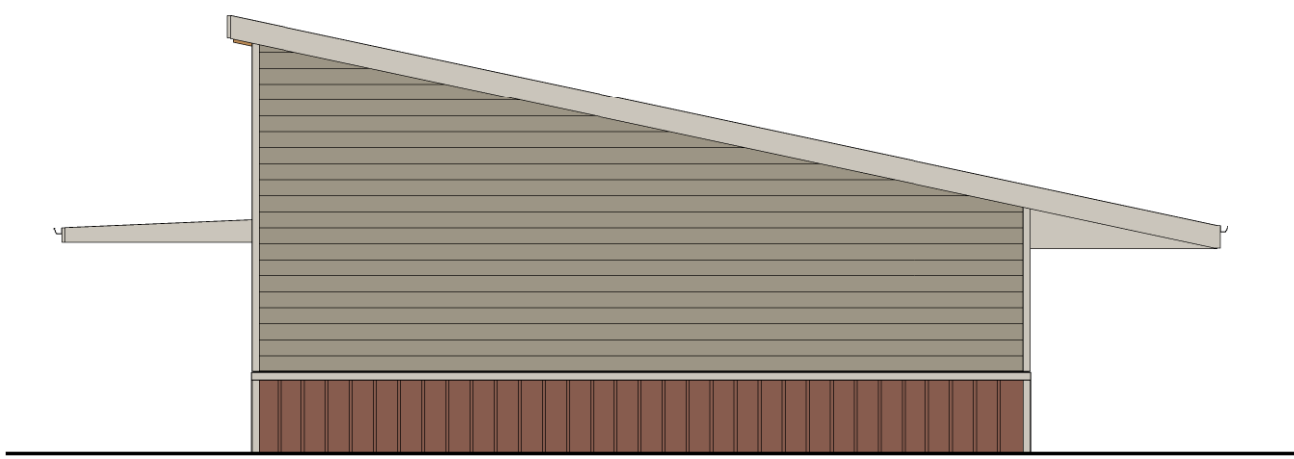




PALOMAR STREET RENDERING



TEAM 1 - NORTH ELEVATION



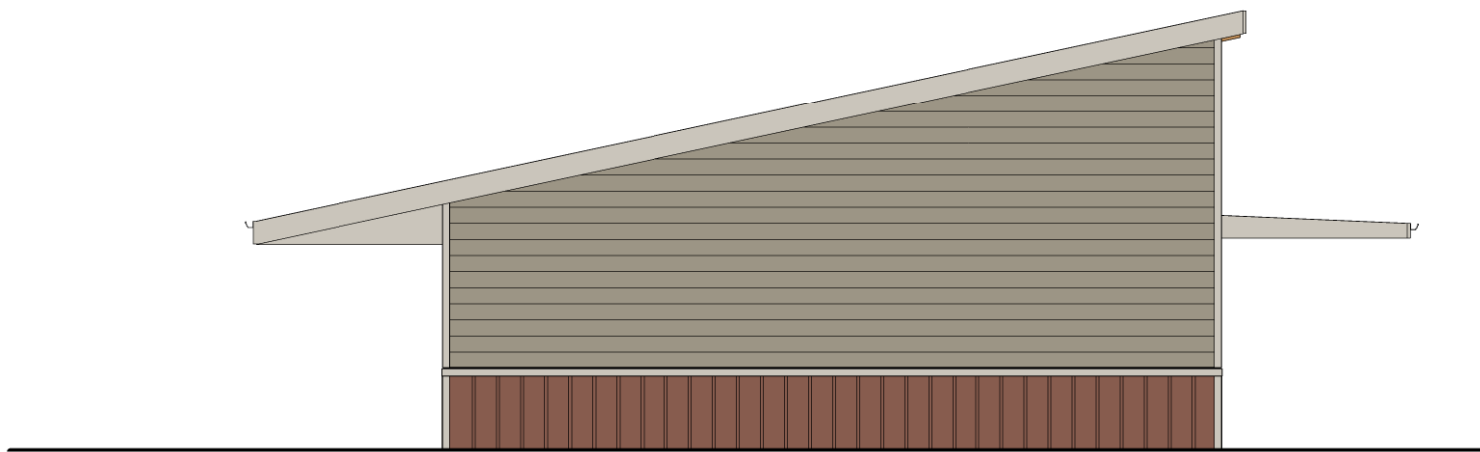
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TEAM 1 - EAST ELEVATION



2
1/8" = 1'-0"

TEAM 1 - SOUTH ELEVATION



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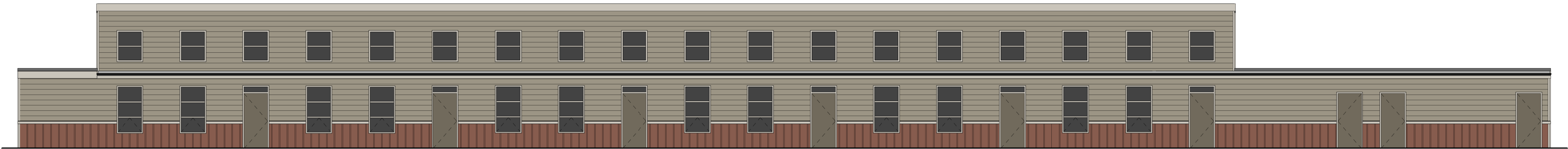
TEAM 1 - WEST ELEVATION



* ALL ROOF HEIGHTS PROPOSED

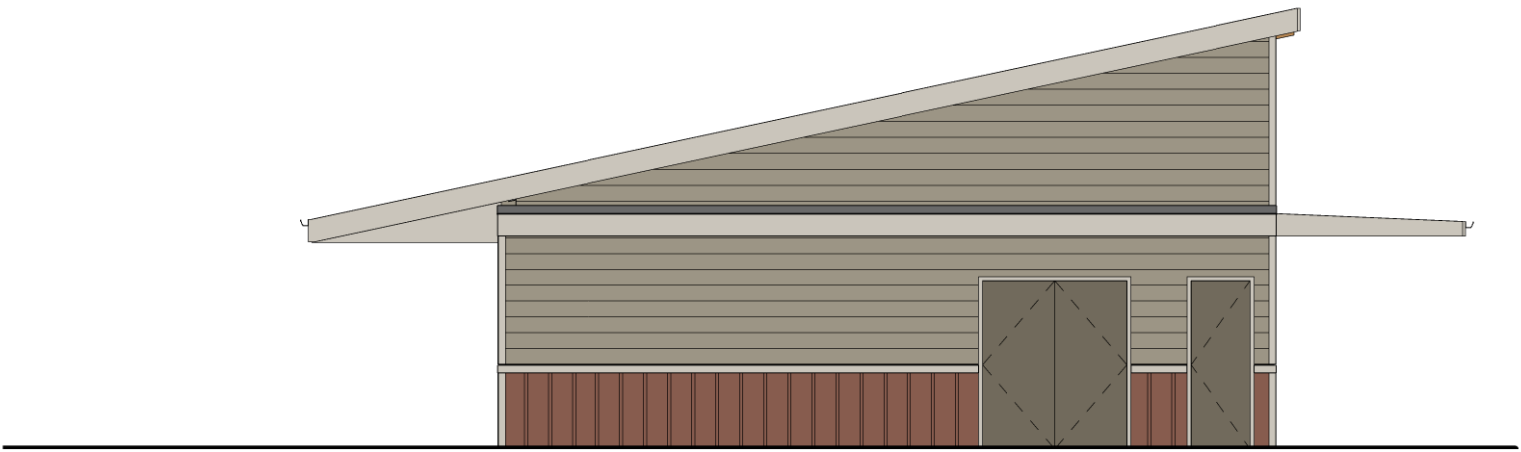
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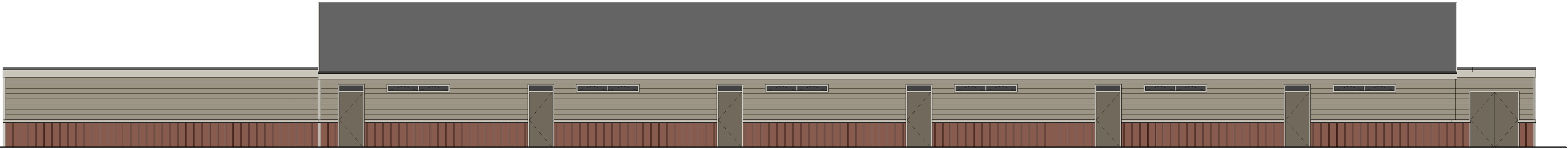
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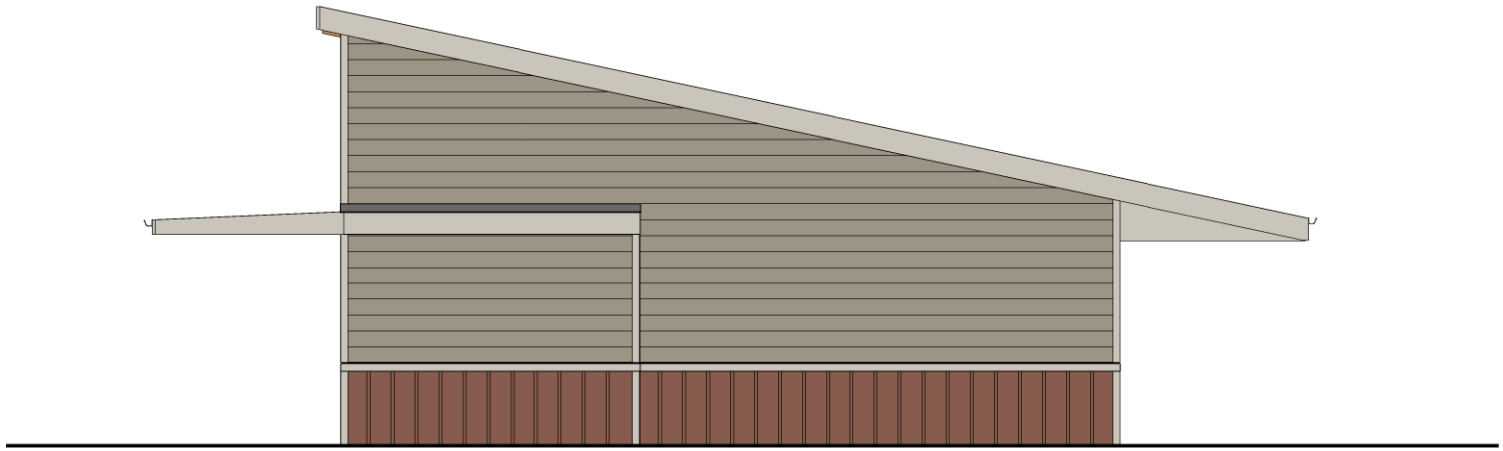
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TEAM 2 - SOUTH ELEVATION

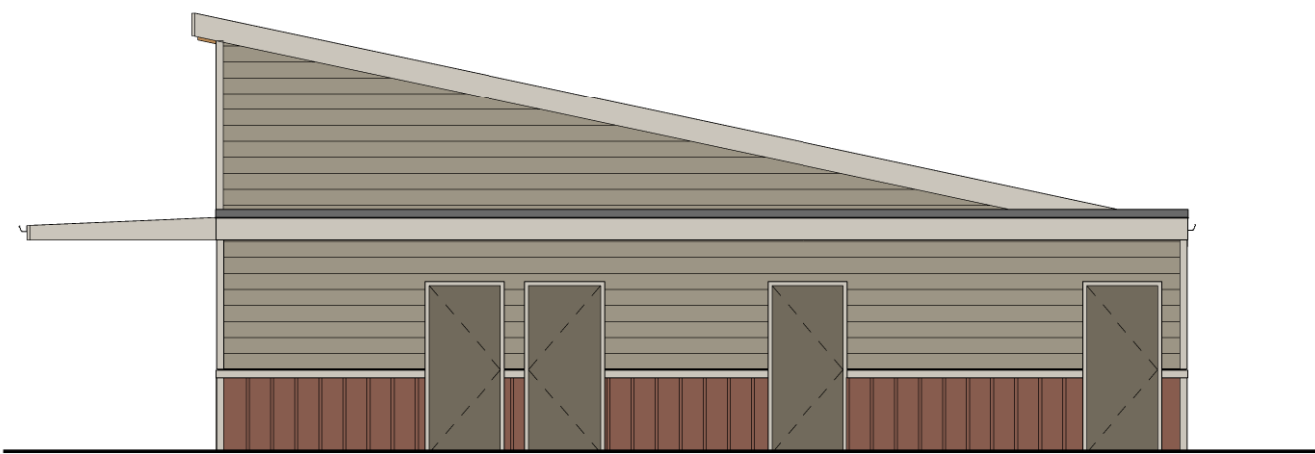
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TEAM 2 - WEST ELEVATION

4
1/8" = 1'-0"

TEAM 3 - NORTH ELEVATION



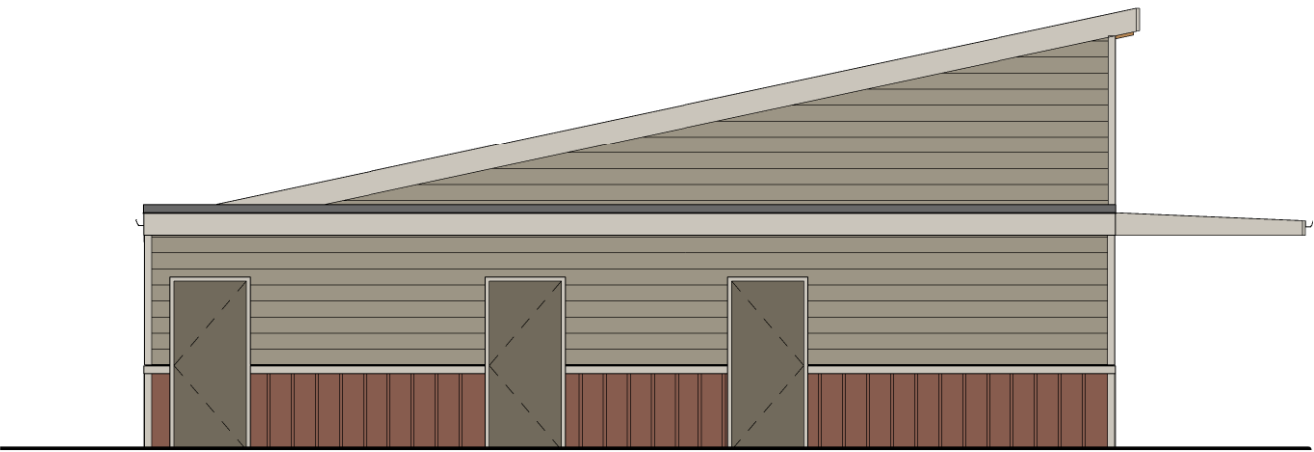
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TEAM 3 - EAST ELEVATION



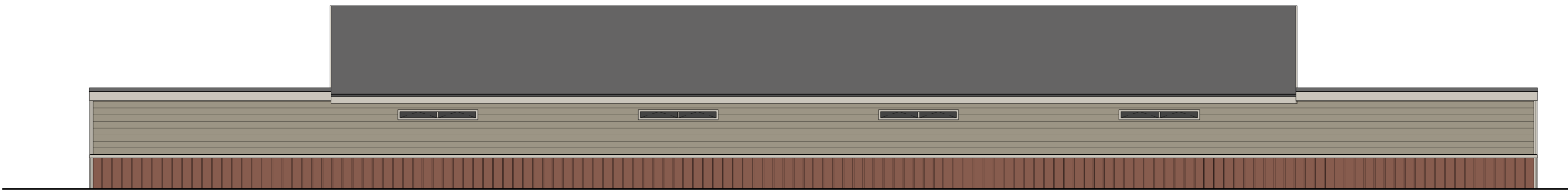
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TEAM 3 - SOUTH ELEVATION



3
1/8" = 1'-0"

TEAM 3 - WEST ELEVATION



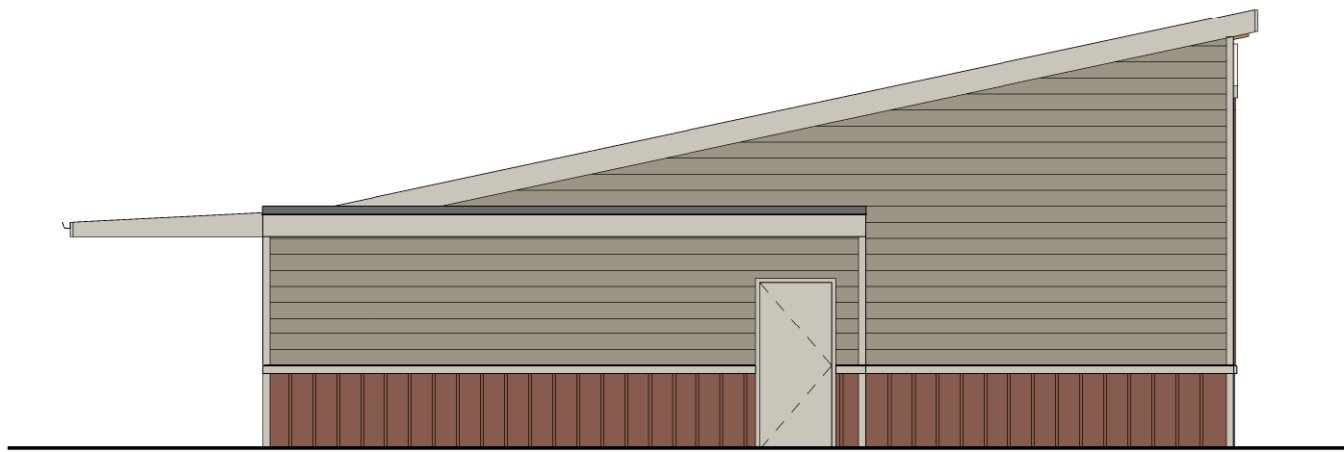
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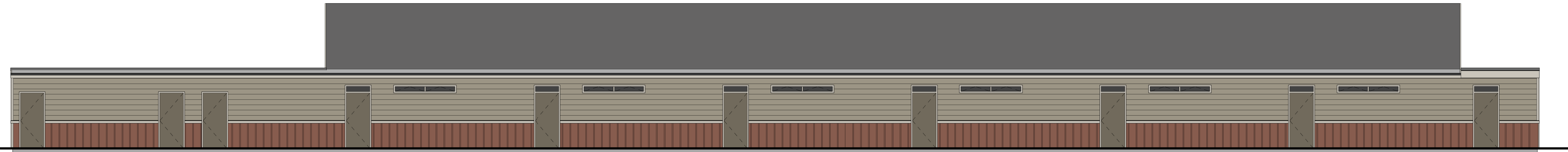
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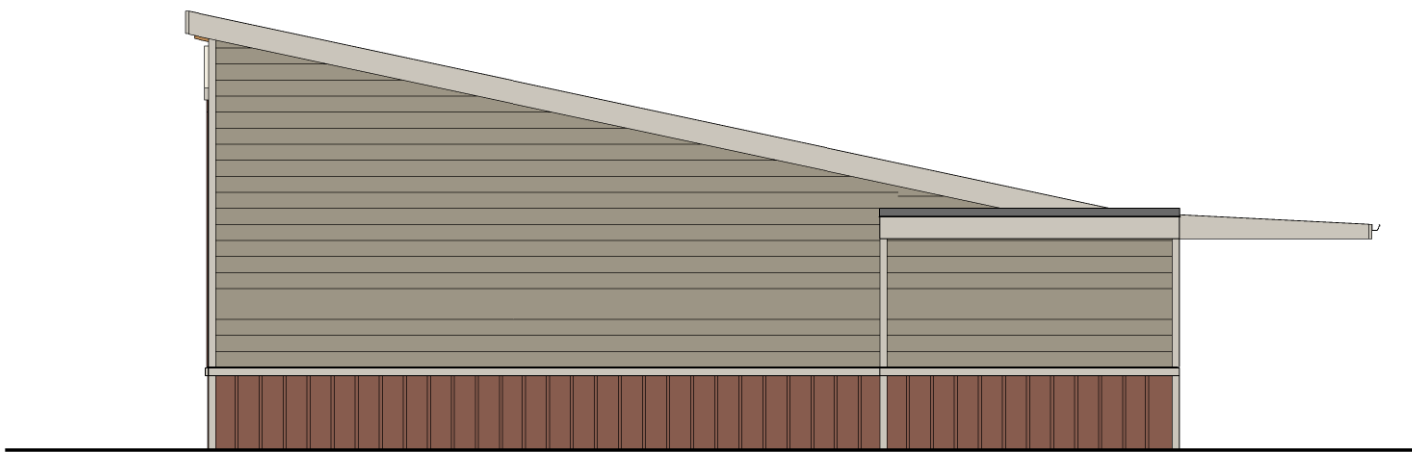
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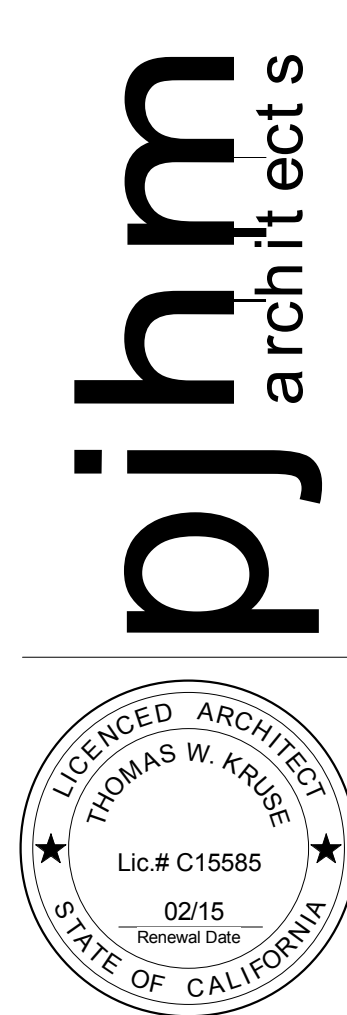
TEAM 4 - SOUTH ELEVATION

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TEAM 4 - WEST ELEVATION

4
1/8" = 1'-0"



06.26.14

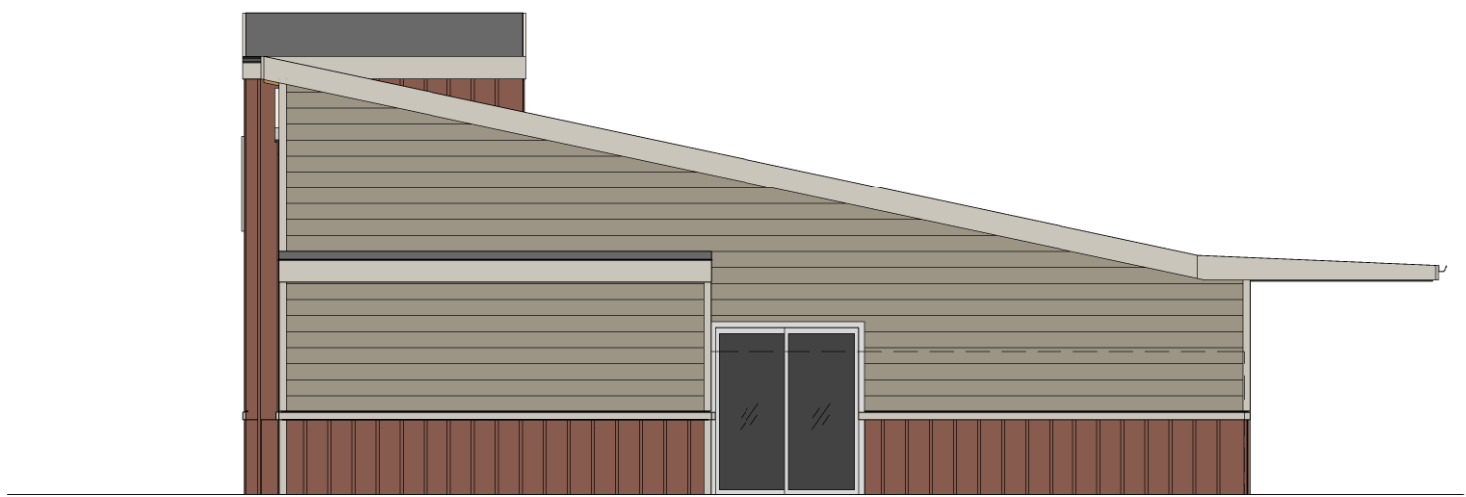
06.26.14
MILESTONES
△

REVISIONS

THE SYCAMORE ACADEMY

COLORED EXTERIOR
ELEVATIONS

ADMINISTRATION NORTH ELEVATION



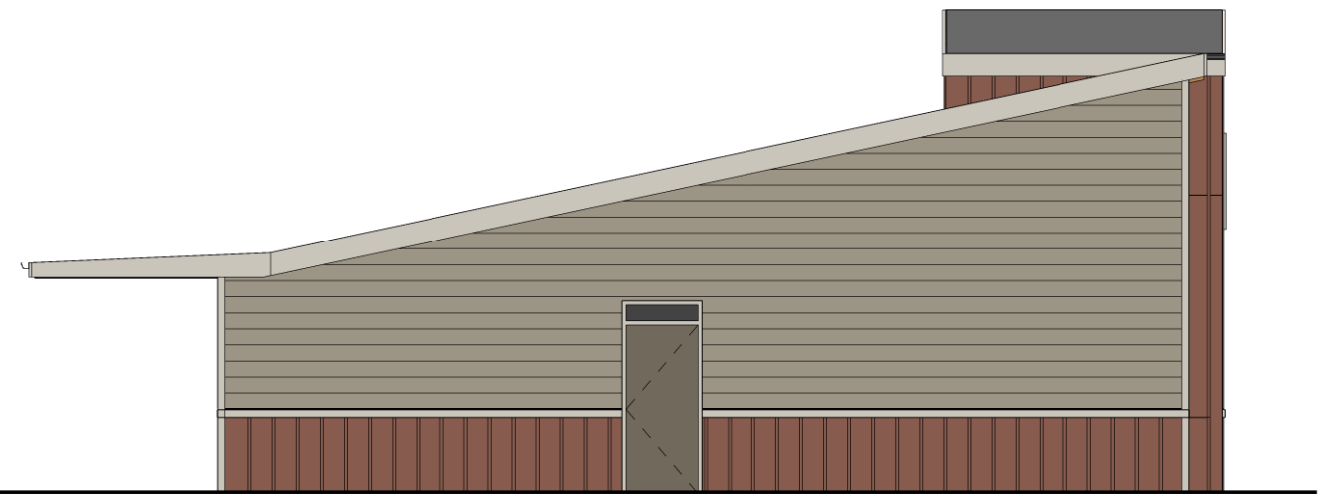
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ADMINISTRATION EAST ELEVATION



2
1/8" = 1'-0"

ADMINISTRATION SOUTH ELEVATION

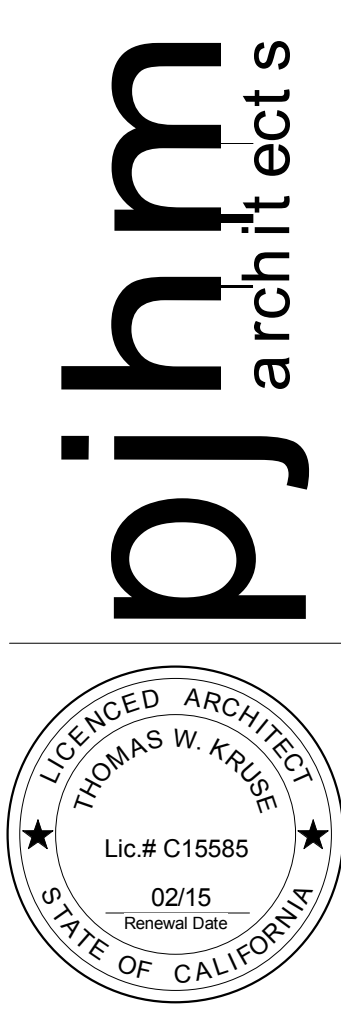


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ADMINISTRATION WEST ELEVATION



4
1/8" = 1'-0"



06.26.14

MILESTONES

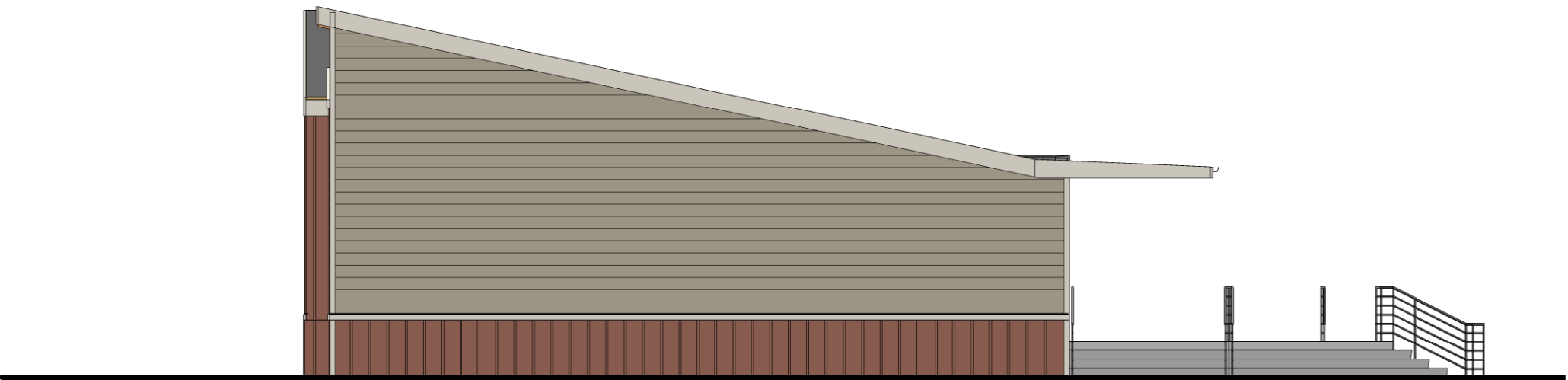


REVISIONS

THE SYCAMORE ACADEMY

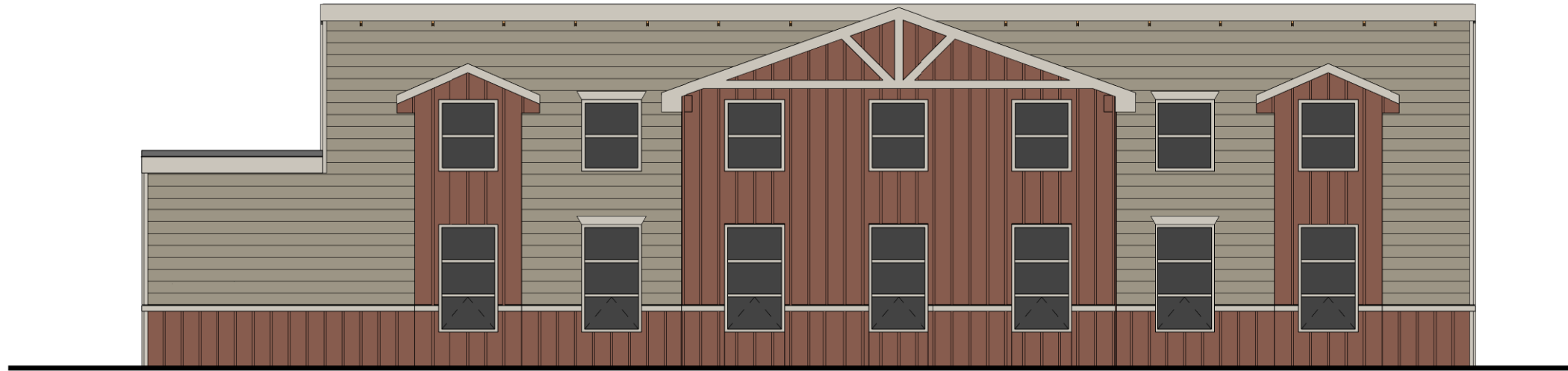
COLORED EXTERIOR
ELEVATIONS

MULTI-PURPOSE BUILDING NORTH ELEVATION



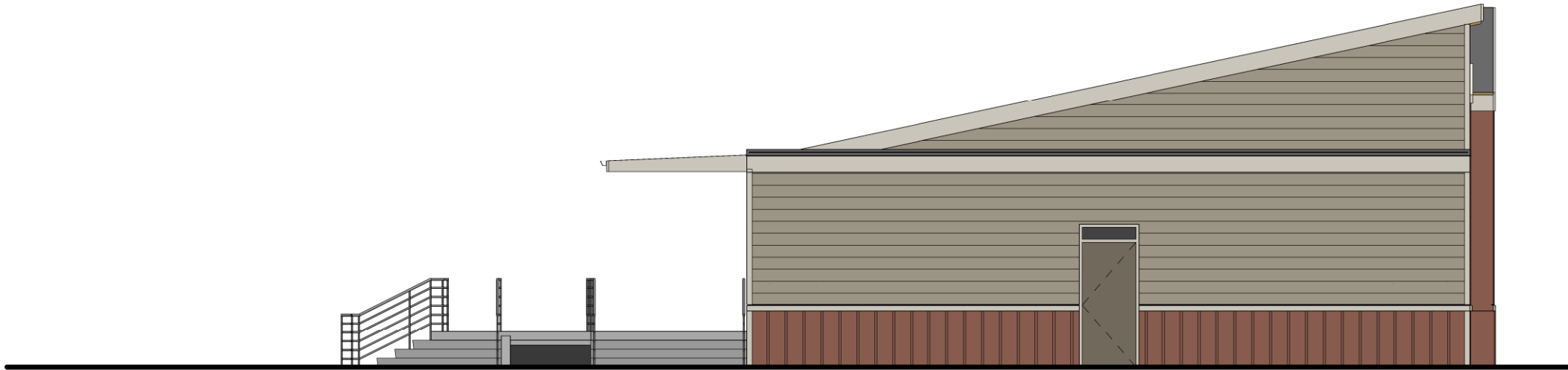
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MULTI-PURPOSE BUILDING EAST ELEVATION



2
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MULTI-PURPOSE BUILDING SOUTH ELEVATION

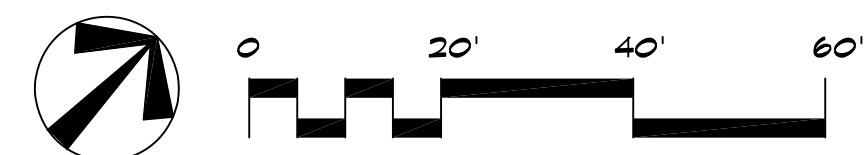
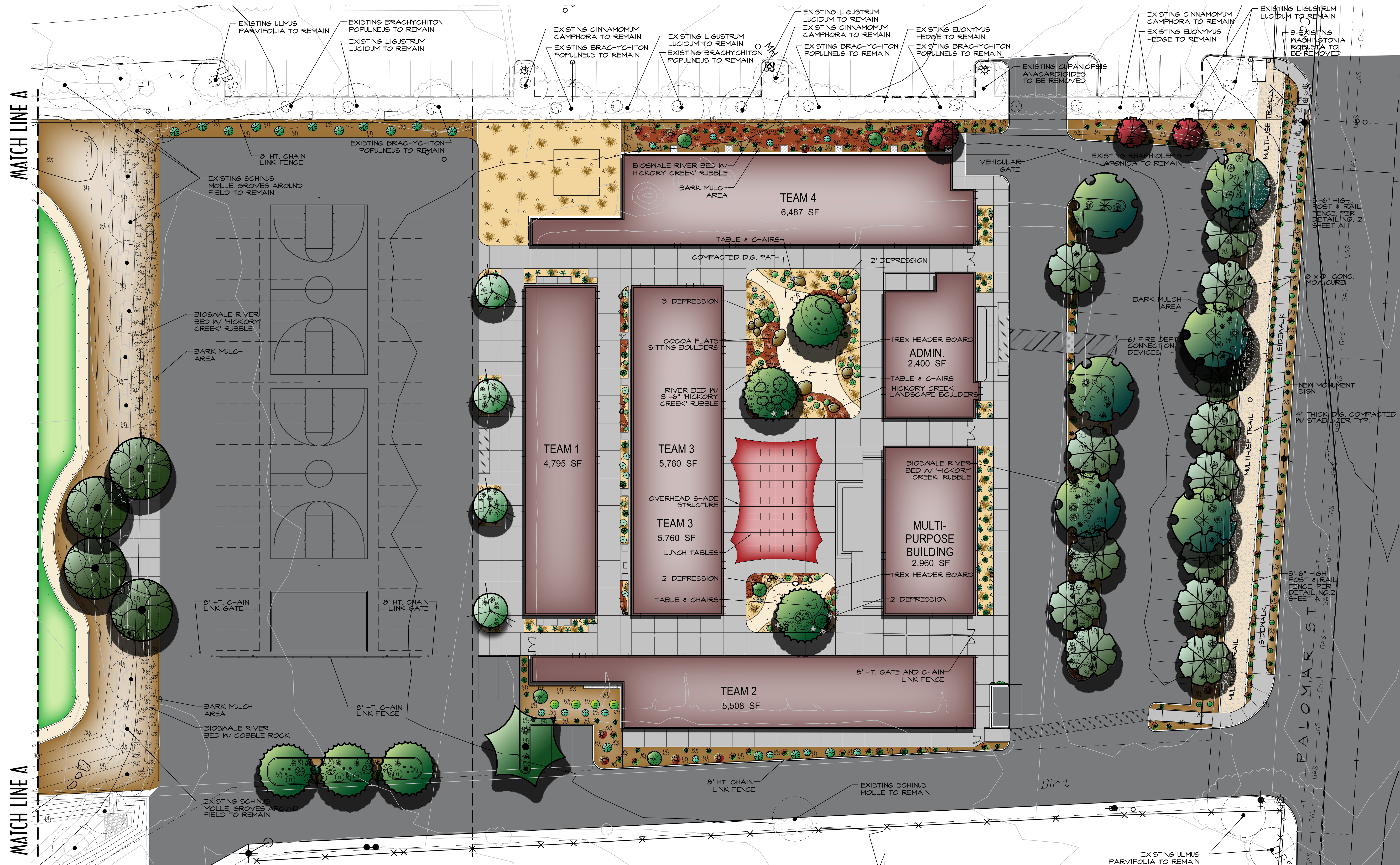


3
1/8" = 1'-0"

MULTI-PURPOSE BUILDING WEST ELEVATION



4
1/8" = 1'-0"

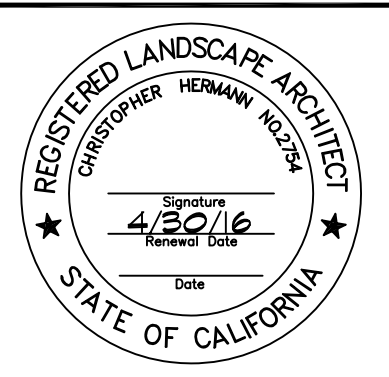


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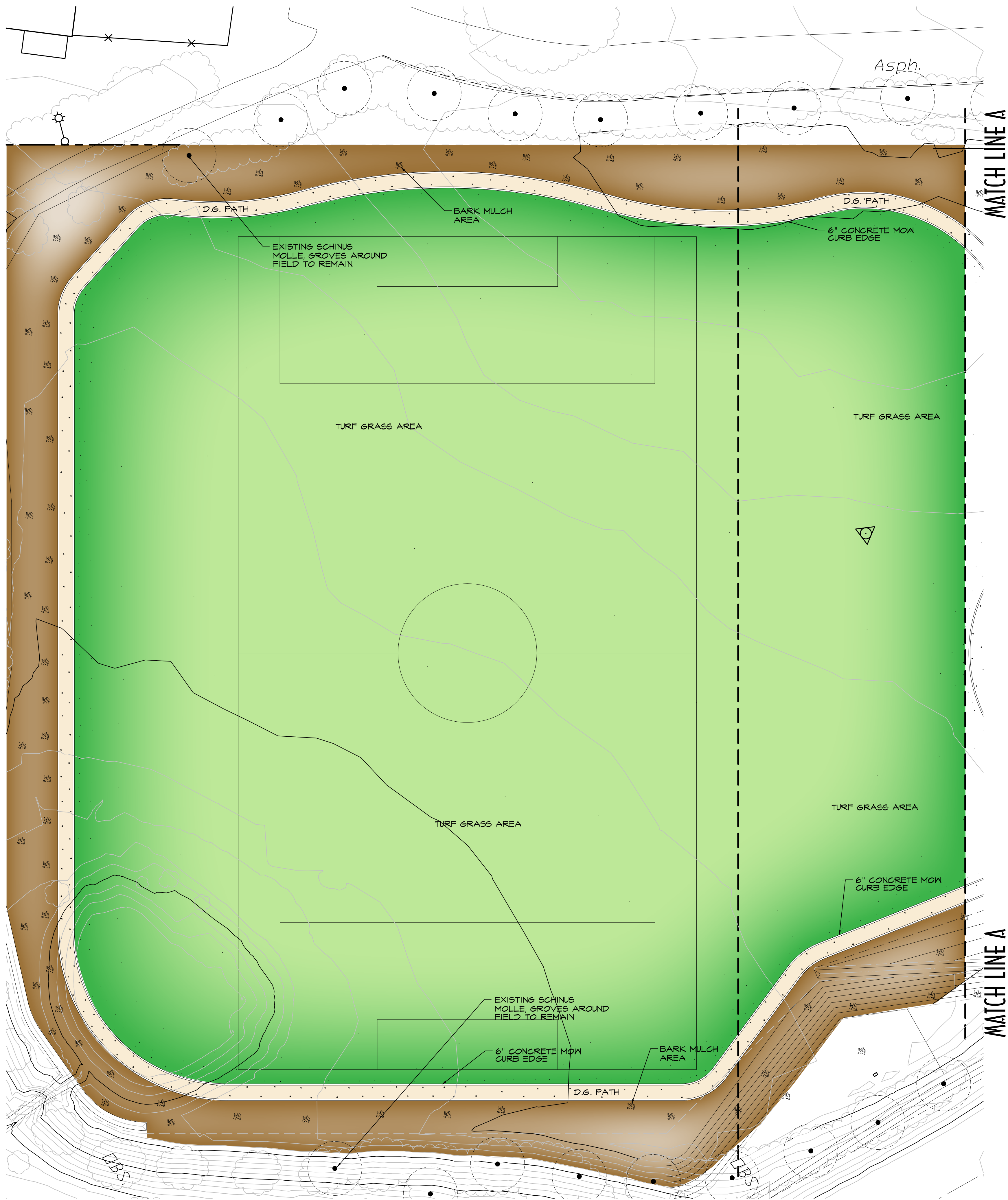
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
PLANTING PLAN A

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	12/22/14
SCALE	1"=20'
JOB NO.	

SHEET
L1.0
OF 2 SHEETS



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

TREES & PALMS

	6	PLATANUS RACEMOSA	"CALIFORNIA SYCAMORE"	36" BOX SINGLE STD.	38' O.C.	0.5 MOD
	7	PLATANUS HISPANICA 'COLUMBIA'		36" BOX SINGLE STD.	80' O.C.	0.5 MOD
	1	PARKINSONIA 'DESERT MUSEUM'		24" BOX MULTI-TRK.		0.2 LOW
	4	ACACIA STENOPHYLLA	"SHOESTRING ACACIA"	24" BOX SINGLE STD.	22' O.C.	0.5 MOD
	3	PRUNUS CERASIFERA 'ATROPURPUREA'		24" BOX SINGLE STD.	24' O.C.	0.5 MOD
	4	PINUS BRUTIA	"CALABRIAN PINE"	24" BOX SINGLE STD.	25' O.C.	0.5 MOD
	13	OLEA EUROPAEA 'WILSONII'		24" BOX MULTI-TRK.	20' O.C.	0.5 MOD

SHRUBS & ACCENTS

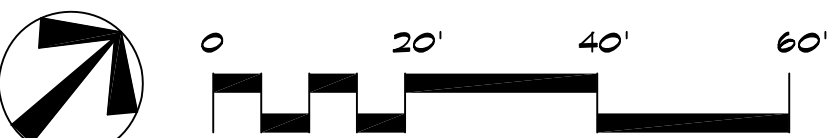
	9	DASYLIRION LONGISSIMA	"MEXICAN GRASS TREE"	15 GAL.	35' O.C.	0.2 LOW
	24	PENNISETUM SETACEUM 'RUBRUM'		5 GAL.	15' O.C.	0.2 LOW
	26	MUHLENBERGIA RIGENS 'NASHVILLE'		5 GAL.	6' O.C.	0.2 LOW
	33	MUHLENBERGIA CAPILLARIS 'REGAL MIST'		5 GAL.	8' O.C.	0.2 LOW
	109	STIPA TENUISSIMA	"MEXICAN FEATHER GRASS"	5 GAL.	8' O.C.	0.2 LOW
	13	LEUCOPHYLLUM ZYGOHYLLUM 'C/MARRON'		5 GAL.	20' O.C.	0.2 LOW
	44	JUNCUS EFFUSUS	"SOFT RUSH"	1 GAL.	4' O.C.	0.2 LOW
	16	LEUCOPHYLLUM LAEVIGATUM	"CHIHUAHUA SAGE"	5 GAL.	9' O.C.	0.2 LOW
	11	SENNA NEMOPHILA	"DESERT CASSIA"	5 GAL.	10' O.C.	0.2 LOW
	43	HESPERALOE PARVIFLORA	"RED TIPPED YUCCA"	5 GAL.	4' O.C.	0.2 LOW
	16	DIANELLA TASMANICA 'VARIEGATA'		1 GAL.	3' O.C.	0.5 MOD
	2	ALOE STRIATA	"CORAL ALOE"	5 GAL.	3' O.C.	0.5 MOD
	2	LAVANDULA ANGUSTIFOLIA	"ENGLISH LAVENDER"	5 GAL.	3' O.C.	0.2 LOW
	6	ALOE 'BLUE ELF'		5 GAL.	3' O.C.	0.5 MOD
	2	LAMFRANTHUS SPECTABILIS	"TRAILING ICE PLANT"	5 GAL.	3' O.C.	0.5 MOD
	17	ALOE MACULATA	"SOAP ALOE"	5 GAL.	4' O.C.	0.5 MOD
	12	ANIGOZANTHOS HYBRIDS	"BUSH GEM SERIES"	5 GAL.	4' O.C.	0.5 MOD
	19	SPHAGNETICOLA TRILOBATA	"WEDELIA"	5 GAL.	4' O.C.	0.2 LOW
	15	DIETES BICOLOR		5 GAL.	3' O.C.	0.5 MOD
	16	PESTUCA GLAUCA	"BLUE FESCUE"	1 GAL.	3' O.C.	0.2 LOW
	1	CLYTOSTOMA CALLISTEGIOIDES	"LAVENDER TRUMPET VINE"	5 GAL. STK.		0.5 MOD

ROCK & DECORATIVE GROUNDCOVER

	27,950 S.F.	BARK MULCH LAID 2" THICK
	4,145 S.F.	3'-6" DIA. 'HICKORY CREEK' RUBBLE
	7,100 S.F.	3/4" DIA. 'CALIFORNIA GOLD' LAID 2" THICK
	7,700 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 2" THICK, ROLLED & COMPACTED (COURTYARD AND SPORT FIELD TRACK)
	2,925 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 4" THICK, INSTALLED IN 2'-2" COMPACTED AND ROLLED LIFTS W/ STABILIZER. (MULTI-USE TRAIL)
	15,300 S.F.	LAWN AREA
	4	'COCOA FLAT' SITTING BOULDERS, 5' DIA.
	32	'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4' DIA.

NOTES

1. LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #559.2
2. PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
3. PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
4. LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
5. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.



HERMANN DESIGN GROUP
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OWNER:
THE SYCAMORE
ACADEMY
23089 PALOMAR ST.
WILDOMAR, CA

PROJECT:
THE SYCAMORE
ACADEMY
23089 PALOMAR ST.
WILDOMAR, CA

REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
PLANTING
PLAN B

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	CH
DATE	12/22/14
SCALE	1"=20'
JOB NO.	

SHEET
1.1
OF 2 SHEETS