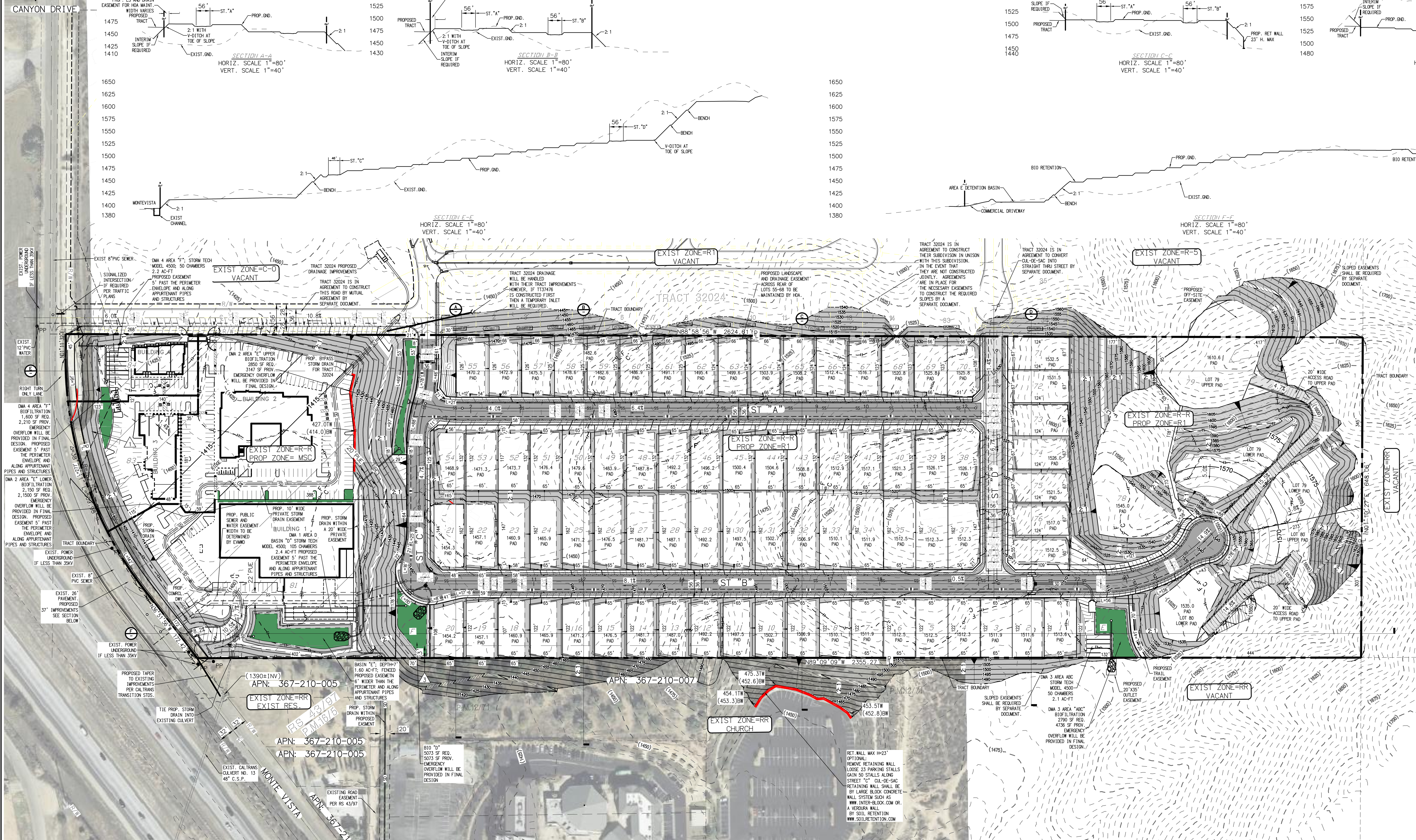
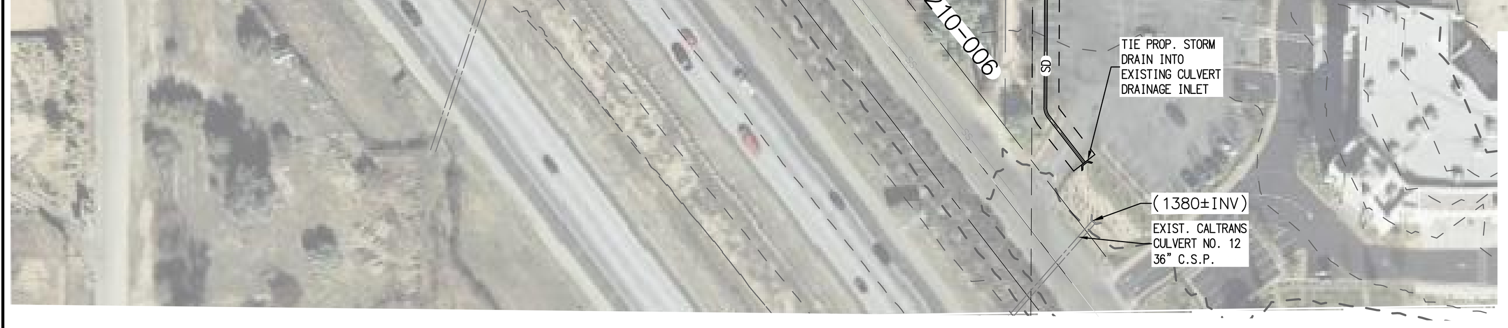
TENTATIVE TRACT NO. 37476

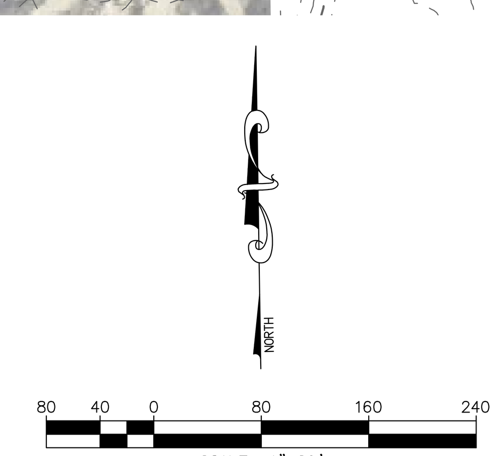
Schedule A Subdivision

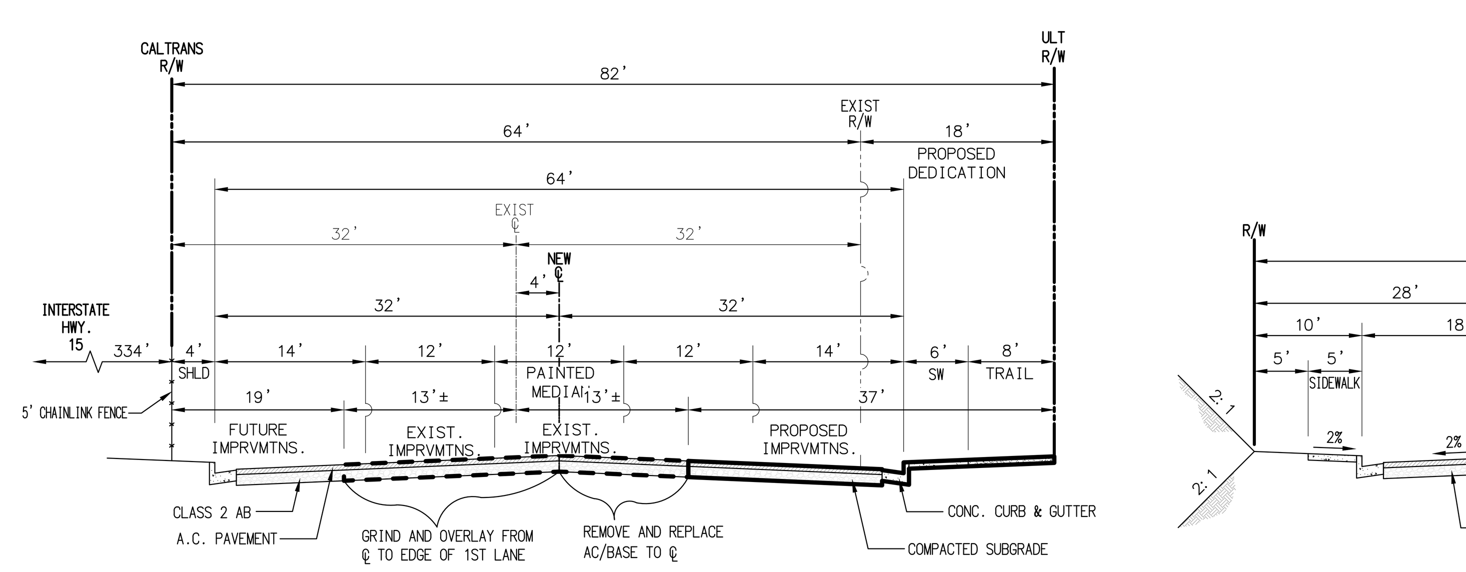




Land Use Summary:

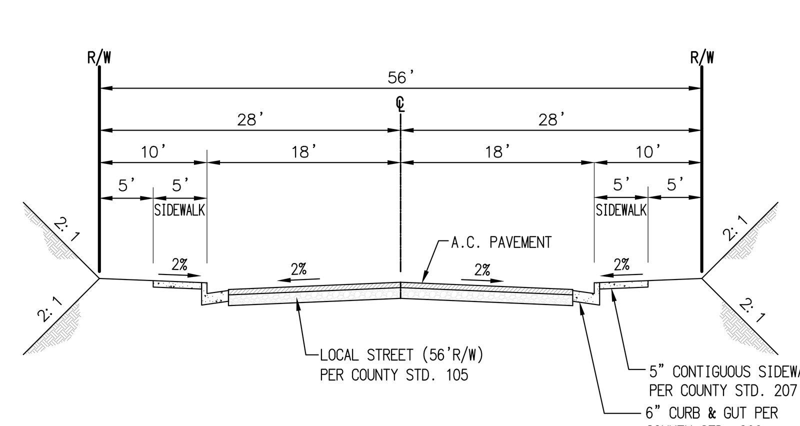
LOT #	LAND USE	TOTAL # OF LOTS	ACRES	MAINTENANCE
1-77	RESIDENTIAL	77	15.43	PRIVATE
78-80	ESTATE RESIDENTIAL	3	7.90	PRIVATE
81-84	COMMERCIAL	4	8.96	PRIVATE
A,B,D	WATER QUALITY BASIN	3	0.67	HOA
C	LANDSCAPE LOT	1	0.09	HOA
	STREETS	1	4.99	CITY
	COMMERCIAL DET. BASINS	2	N/A	HOA
	TOTALS		38.04 NET	





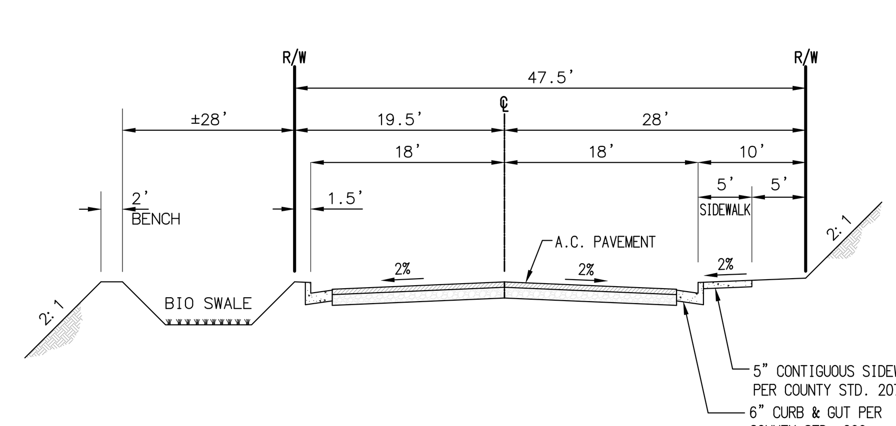
Monte Vista Drive (ULT.)

MODIFIED STD.109
NOT TO SCALE
CROSS-SECTION SOUTHERLY OF SITE FOR CORNERSTONE CHURCH PUP



Typical Section

STREETS "A","B",& "D"
LOCAL STREET PER CITY STD. 105
NOT TO SCALE
PUBLIC
TI = 5.5



Typical Section

C STREET / LOTS 81 & 82
LOCAL STREET PER MODIFIED CITY STD. 105
NOT TO SCALE
PUBLIC
TI = 5.5

LOT TABLE

Lot #	Area (SF)	Net (AC)
1	7930	0.18
2	7930	0.18
3	7930	0.18
4	7930	0.18
5	7930	0.18
6	7930	0.18
7	7930	0.18
8	7930	0.18
9	7930	0.18
10	7930	0.18
11	7930	0.18
12	7930	0.18
13	7930	0.18
14	7930	0.18
15	7930	0.18
16	7930	0.18
17	7930	0.18
18	7876	0.18
19	7930	0.18
20	7507	0.17
21	10350	0.24
22	10498	0.24
23	10444	0.24
24	10498	0.24
25	10498	0.24
26	10498	0.24
27	10498	0.24
28	10498	0.24
29	10498	0.24
30	10498	0.24
31	10498	0.24
32	10498	0.24

LOT TABLE

Lot #	Area (SF)	Net (AC)
33	10498	0.24
34	10498	0.24
35	10498	0.24
36	10498	0.24
37	10386	0.24
38	8468	0.19
39	8580	0.20
40	8580	0.20
41	8580	0.20
42	8580	0.20
43	8580	0.20
44	8580	0.20
45	8580	0.20
46	8580	0.20
47	8580	0.20
48	8580	0.20
49	8580	0.20
50	8580	0.20
51	8580	0.20
52	8526	0.20
53	8580	0.20
54	8550	0.20
55	8336	0.19
56	8324	0.19
57	8311	0.19
58	8298	0.19
59	8285	0.19
60	8272	0.19
61	8259	0.19
62	8246	0.19
63	8233	0.19
64	8220	0.19

LOT TABLE

	Lot #	Area (SF)	Net (AC)	GROSS
	65	8207	0.19	
	66	8194	0.19	
	67	8181	0.19	
	68	8168	0.19	
	69	8155	0.19	
	70	8029	0.18	
	71	8316	0.19	
	72	8339	0.19	
	73	8339	0.19	
	74	8339	0.19	
	75	8339	0.19	
	76	8339	0.19	
	77	8596	0.20	
ESTATE LOTS	78	92656	2.13	2.41
ESTATE LOTS	79	144901	3.33	3.38
ESTATE LOTS	80	106494	2.44	2.54
COMMERCIAL LOTS	81	161846	3.72	3.92
COMMERCIAL LOTS	82	144615	3.32	3.43
COMMERCIAL LOTS	83	49098	1.13	1.09
COMMERCIAL LOTS	84	34621	0.79	0.70

LETTERED LOT TABLE

Lettered Lot #	Area
"E"	13779
"F"	8612
"G"	3787
"H"	6985

AVERAGE LOT SIZE (1-77)
=8,620 SF

Owner

FRONT PROPERTY, LLC AND
CORNERSTONE COMMUNITY
CHURCH

1232 VILLAGE WAY
SANTA ANA, CA 92705
(714) 423-5156
IVANO STAMEGNA

Applicant

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Engineer

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25631-"B" ADDISON ST
MURRIETA, CA 92562
951.696.9902
RUDY NUNEZ X202
RUDY@RENCIVIL.COM

Earthwork

CUT	512,000 CY
FILL	584,000 CY

OVER-EX AND SHRINKAGE 44,000 CY
IMPORT 116,000 CY FROM ADJACENT
TRACT 32024

Legal Description

PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. PA 12-0013 AS RECORDED IN INSTRUMENT NUMBER 2012-0240530 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

Topography

FLOOD CONTROL
TOPOGRAPHY

Flood Info.

NOT WITHIN A MAPPED FEMA FLOOD ZONE AND LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.

Site Info.

APN 367-140-008,010,012

38.57 AC GROSS 38.04 AC NET

T6S R4W SEC 26

ZONING: RURAL RESIDENTIAL

Note:

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

Utilities

WATER & SEWER:
ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531
(951) 674-3146

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
26100 MENIFEE ROAD
ROMOLAND, CA 92380
(909) 943-8252

TELEPHONE:
VERIZON
110 EAST 3RD STREET
PERRIS, CA 92370
(909) 657-1388

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
(951) 369-4582

LAKE ELSINORE
UNIFIED SCHOOL
DISTRICT
(951) 253-7000

Thomas Guide

PAGE: 897 GRID: C4 & C5
PAGE: 897 GRID: D4 & D5

Preparation Date

11-1-18

Tentative Tract Notes

1. NOT WITHIN A SPECIFIC PLAN
2. LAND IS NOT SUBJECT TO LIQUEFACTION
3. SITE IS VACANT
4. SITE WQMP CONSIST OF BIO RETENTION WITH DETENTION BASINS FOR HYDROMODIFICTION.
5. V-DITCHES TO BE PROVIDE AT TOP OF ALL MANUFACTURED SLOPES.
6. A PROPOSED RECIPROCAL EASEMENT FOR INGRESS, EGRESS, PASSAGE, DRAINAGE, WATER QUALITY MAINTENANCE AND DELIVERY AFFECTS LOTS 81-84 AND WILL BE BLANKET IN NATURE
7. ALL PROPOSED WATER AND SEWER IS PUBLIC.
8. INITIALLY ALL BIO-BASINS AND RETENTION BASINS SHALL BE PRIVATELY MAINTAINED. HOWEVER EACH BIO-BASIN, STORM TECH SYSTEM AND DETENTION BASIN IS PROPOSED TO BE IN AN EASEMENT OR IN A LETTERED LOT SO THAT IT'S MAINTENANCE CAN BE OFFERED TO THE CITY. THE CITY, AT IT'S DISCRETION, CAN DECLINE THE INITIAL OFFER BUT ACCEPT AT A LATER DATE IN ORDER TO TAKEOVER MAINTENANCE IF THE HOA UNDER PERFORMS IN ITS MAINTENANCE.
9. THE STORM DRAINS WITHIN STREET B AND C ARE PUBLIC TO THE RIGHT OF WAY AND CONVERT TO PRIVATE BEYOND THE RIGHT OF WAY.

PROFESSIONAL ENGINEER RUDY E. NUNEZ NO. C55953 Exp. 12/31/18 CIVIL STATE OF CALIFORNIA
11/1/18

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, BASED LOCALLY ON CONTROL STATIONS Z-10438, AND Z-10426, AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISSTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE.

BENCH MARK

RIVERSIDE COUNTY BENCHMARK E-7-70: DESCRIBED AS: 2ND B MON ELSINORE 352FT N OF THE INT OF ORANGE STREET AND WALNUT STREET, DATE: 1970-01-01.

ELEVATION = 1345.285 NGVD29 - THIS PROJECT HAS BEEN CONVERTED TO NAVD88 WITH AN ELEVATION = 1347.733

PROJECT: MONTE VISTA AERIAL / BNDY

WE USED CALIFORNIA STATE PLANE GRID VALUES PROVIDED BY RIVERSIDE COUNTY FLOOD CONTROL (RCFC) FOR THIS PROJECT.
WE HELD THE GRID BEARING OF N. 0-15-13 E. BETWEEN POINTS Z-10438 AND Z-10426 AS THE BASIS OF BEARINGS.
WE REDUCED THE GRID VALUES TO GROUND BY APPLYING THE COMBINATION FACTOR OF 0.99990833483
TO ALL THE VALUES, HOLDING RCFC POINT Z 10438 AS THE POINT OF ORIGIN.
WE HELD RIVERSIDE COUNTY BENCH MARK E-7-70 ELEVATION = 1347.733 (NAVD 88).

Z-10438
N 2167959.06
E 6249451.47

Z-10426
N 2162653.51
E 6249427.98

EASEMENT NOTES:

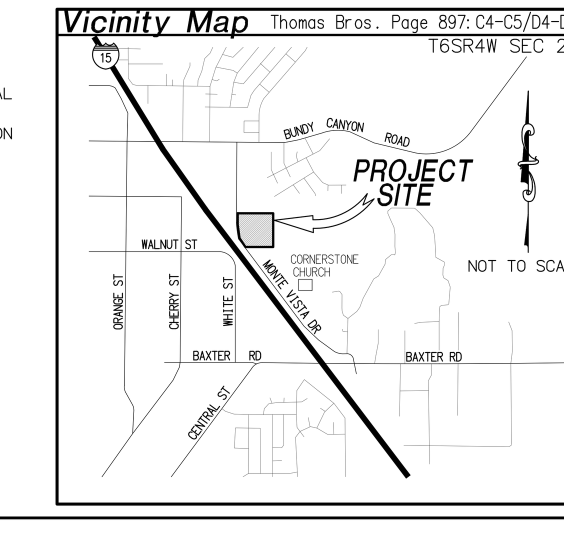
1. *INDICATES AN EASEMENT FOR DRAINAGE PURPOSES, RECORDED FEBRUARY 13, 1979 IN OR 29240 AS SHOWN ON CALTRANS RIGHT OF WAY MAP NUMBER 400094*
2. *INDICATES AND EASEMENT FOR PIPE LINES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1918 IN BOOK 489 OF DEEDS, PAGE 165 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION*
3. *INDICATES AND EASEMENT FOR INGRESS AND EGRESS RECORDED MAY 5, 2000 AS INSTRUMENT 2000-171756 IN FAVOR OF CHRISTIAN EVANGELISTIC ASSEMBLIES OF CALIFORNIA, INC. (TO BE VACATED WITH FINAL MAP)*

Sight Distance Note

SIGHT DISTANCE FOR THE PROPOSED COMMERCIAL DRIVEWAY EXCEEDS 500'. THIS EXCEEDS THE REQUIREMENTS OF STANDARD 821 "INTERSECTION SIGHT DISTANCE" STANDARD.

Vicinity Map

Thomas Bros. Page 897: C4-C5/D4-D5
T6SR4W SEC 26



RENCivil™
ENGINEERING • SURVEYING • LAND PLANNING
25631-B ADDISON ST, MURRIETA CA 92562
951-696-9902 951-696-9961 FAX

MARK | REVISIONS | APPR | DATE
DESIGNED BY____ DRAWN BY____ CHECKED BY____

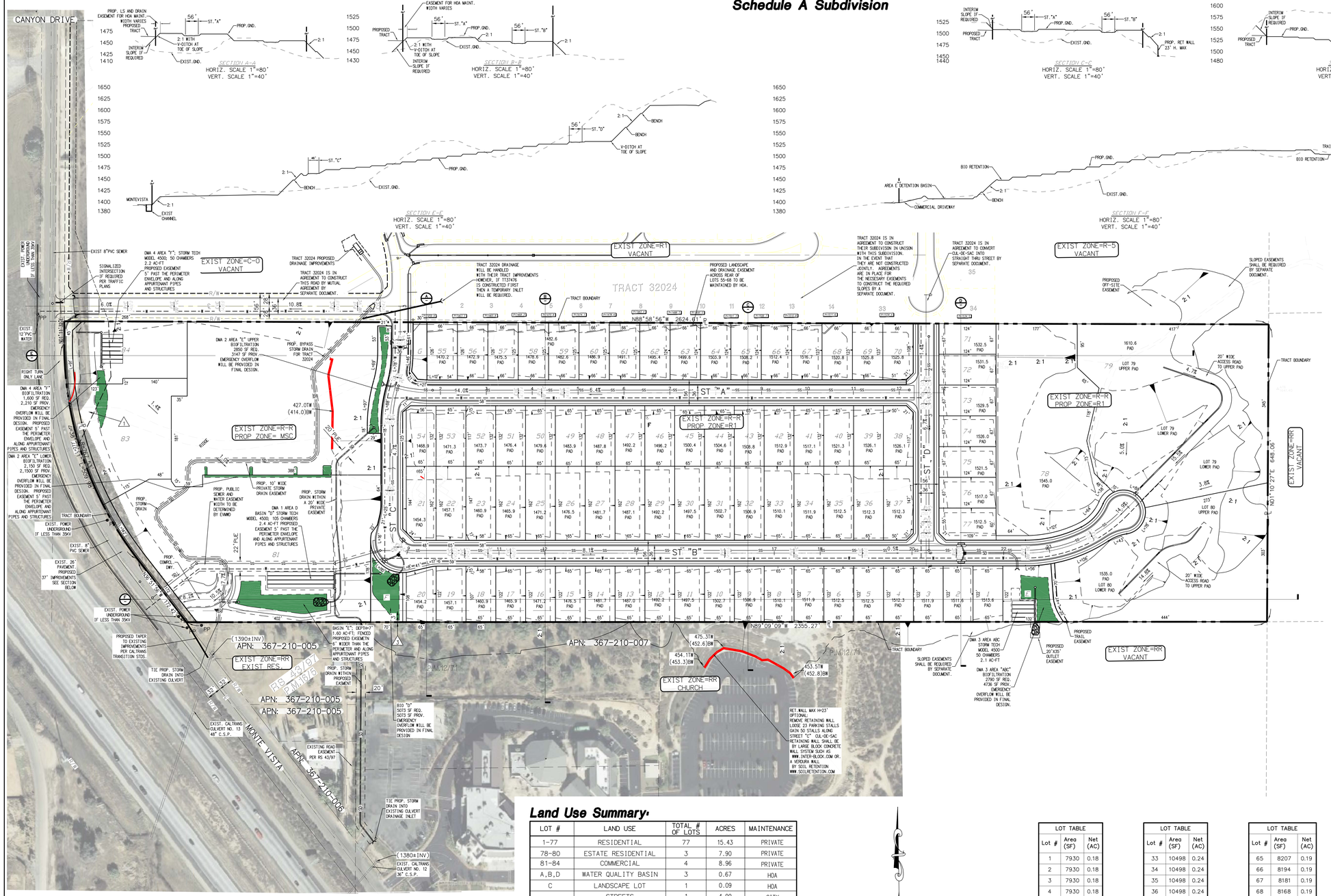
City of Wildomar
APPROVED BY
CITY ENGINEER
DATE

Tentative Tract No. 37476
Monte Vista
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED

ACCOUNT NO.
SHEET 1 OF 1
J.N.

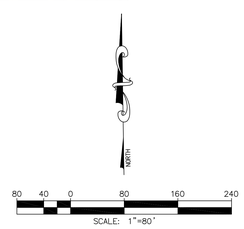
TENTATIVE TRACT NO. 37476

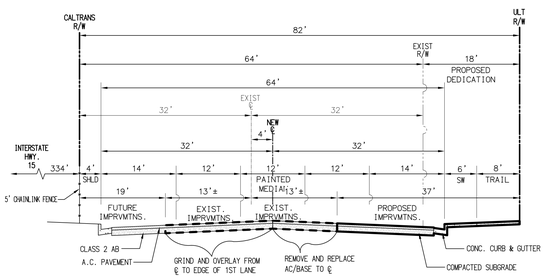
Schedule A Subdivision



Land Use Summary:

LOT #	LAND USE	TOTAL # OF LOTS	ACRES	MAINTENANCE
1-77	RESIDENTIAL	77	15.43	PRIVATE
78-80	ESTATE RESIDENTIAL	3	7.90	PRIVATE
81-84	COMMERCIAL	4	8.96	PRIVATE
A,B,D	WATER QUALITY BASIN	3	0.67	HOA
C	LANDSCAPE LOT	1	0.09	HOA
	STREETS	1	4.99	CITY
	COMMERCIAL DET. BASINS	2	N/A	HOA
	TOTALS		38.04 NET	



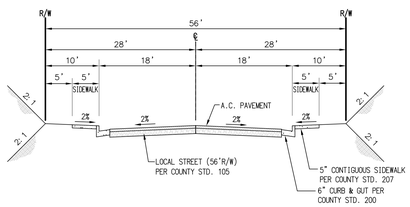


Monte Vista Drive (ULT.)

MODIFIED STD.109

NOT TO SCALE

CROSS-SECTION SOUTHERLY OF SITE FOR CORNERSTONE CHURCH PUP



Typical Section

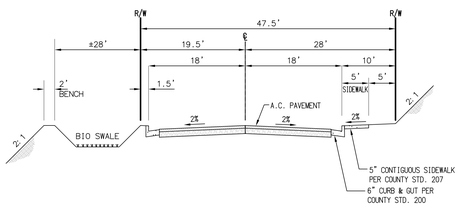
STREETS "A","B",& "D"

LOCAL STREET PER CITY STD. 105

NOT TO SCALE

PUBLIC

TI = 5.5



Typical Section

C STREET / LOTS 81 & 82

LOCAL STREET PER MODIFIED CITY STD. 105

NOT TO SCALE

PUBLIC

TI = 5.5

LOT TABLE		
Lot #	Area (SF)	Net (AC)
1	7930	0.18
2	7930	0.18
3	7930	0.18
4	7930	0.18
5	7930	0.18
6	7930	0.18
7	7930	0.18
8	7930	0.18
9	7930	0.18
10	7930	0.18
11	7930	0.18
12	7930	0.18
13	7930	0.18
14	7930	0.18
15	7930	0.18
16	7930	0.18
17	7930	0.18
18	7876	0.18
19	7930	0.18
20	7507	0.17
21	10350	0.24
22	10498	0.24
23	10444	0.24
24	10498	0.24
25	10498	0.24
26	10498	0.24
27	10498	0.24
28	10498	0.24
29	10498	0.24
30	10498	0.24
31	10498	0.24
32	10498	0.24

LOT TABLE		
Lot #	Area (SF)	Net (AC)
33	10498	0.24
34	10498	0.24
35	10498	0.24
36	10498	0.24
37	10386	0.24
38	8468	0.19
39	8580	0.20
40	8580	0.20
41	8580	0.20
42	8580	0.20
43	8580	0.20
44	8580	0.20
45	8580	0.20
46	8580	0.20
47	8580	0.20
48	8580	0.20
49	8580	0.20
50	8580	0.20
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53	8580	0.20
54	8550	0.20
55	8336	0.19
56	8324	0.19
57	8311	0.19
58	8298	0.19
59	8285	0.19
60	8272	0.19
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62	8246	0.19
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64	8220	0.19

LOT TABLE				
	Lot #	Area (SF)	Net (AC)	
	65	8207	0.19	
	66	8194	0.19	
	67	8181	0.19	
	68	8168	0.19	
	69	8155	0.19	
	70	8029	0.18	
	71	8316	0.19	
	72	8339	0.19	
	73	8339	0.19	
	74	8339	0.19	
	75	8339	0.19	
	76	8339	0.19	
	77	8596	0.20	GROSS
ESTATE LOTS	78	92656	2.13	2.41
	79	144901	3.33	3.38
	80	106494	2.44	2.54
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	83	49098	1.13	1.09
	84	34621	0.79	0.70

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Lettered Lot #	Area
"E"	13779
"F"	8612
"G"	3787
"H"	6985

AVERAGE LOT SIZE (1-77) =8,620 SF

Owner

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IVAND STAMEGNA

Engineer

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RUDY NUNEZ X202
RUDY@RENCIVIL.COM

Legal Description

PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. PA 12-0013 AS RECORDED IN INSTRUMENT NUMBER 2012-0240530 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

Site Info.

APN 367-140-008,010,012

38.57 AC GROSS 38.04 AC NET

T6S R4W SEC 26

ZONING: RURAL RESIDENTIAL

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TELEPHONE:
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Basis of Bearings

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BENCH MARK

RIVERSIDE COUNTY BENCHMARK E-7-70: DESCRIBED AS: 2ND B MON ELSINORE 352FT N OF THE INT OF ORANGE STREET AND WALNUT STREET, DATE: 1970-01-01.

ELEVATION = 1345.285 NGVD29 – THIS PROJECT HAS BEEN CONVERTED TO NAVD88 WITH AN ELEVATION = 1347.733

PROJECT: MONTE VISTA AERIAL / BNDY

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E 6249451.47

Z-10426
N 2162653.51
E 6249427.98

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(1) *INDICATES AN EASEMENT FOR DRAINAGE PURPOSES, RECORDED FEBRUARY 13, 1979 IN OR 29240 AS SHOWN ON CALTRANS RIGHT OF WAY MAP NUMBER 400094*

(2) *INDICATES AND EASEMENT FOR PIPE LINES AND POLE LINES AND INCIDENTAL PURPOSES, RECORDED JULY 16, 1918 IN BOOK 489 OF DEEDS, PAGE 165 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION*

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Sight Distance Note

SIGHT DISTANCE FOR THE PROPOSED COMMERCIAL DRIVEWAY EXCEEDS 500'. THIS EXCEEDS THE REQUIREMENTS OF STANDARD 821 "INTERSECTION SIGHT DISTANCE" STANDARD.

Applicant

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IVAND STAMEGNA

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FILL	584,000 CY

OVER-EX AND SHRINKAGE 44,000 CY
IMPORT 116,000 CY FROM ADJACENT TRACT 32024

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FLOOD CONTROL
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Thomas Guide

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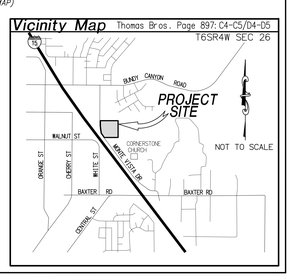
PAGE: 897 GRID: D4 & D5

Preparation Date

11-1-18



Tentative Tract No. 37476

Monte Vista

City of Wildomar

SHEET 1 OF 1

ACCOUNT NO.

J.N.

HORIZ. SCALE: AS NOTED VERT. SCALE: AS NOTED

APPROVED BY CITY ENGINEER DATE

MARK	REVISIONS	APPR	DATE

DESIGNED BY: DRAWN BY: CHECKED BY:

11/1/18

RENCivil™ ENGINEERING • SURVEYING • LAND PLANNING
25631-"B" ADDISON STREET
MURRIETA, CA 92562
951-696-9902 951-696-9901 FAX

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MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE

WILDOMAR, CALIFORNIA

GENERAL INFORMATION

APN–367–140–008,010,012

OCCUPANCY CLASS, BUILDING 1	B, S2, F
BUILDING HEIGHT	VARIES, to 30'–0"
STORIES	1
OCCUPANCY CLASS, BUILDING 2	HOTEL R1
BUILDING HEIGHT	50'–0"
STORIES	4
OCCUPANCY CLASS, BUILDING 3	B, S2, F
BUILDING HEIGHT	24'–0"
STORIES	1
OCCUPANCY CLASS, BUILDING 4	B, S2, F
BUILDING HEIGHT	24'–0"
STORIES	1

BUILDING AREA SUMMARY

BUILDING #	ac. LAND AREA +/-	BLD'G AREA
BUILDING 1	3.69	41,500 SF
BUILDING 2	3.40	76,000 SF
BUILDING 3	1.12	10,600 SF
BUILDING 4	.79	5,500 SF
TOTAL BLD'GS 1–4	9.00	133,600 SF

NOTE: LAND AREA DATA WILL BE FINAL WITH FINAL PARCEL MAP ONLY

PARKING SUMMARY

PARKING USE TO BE RECIPROCAL THROUGH–OUT THE PARK

BUILDING #1 AREA
REQ. SP

OFFICE SPACE	6,000	@ 1/250 S.F =	24 SP
WAREHOUSE	35,000	@ 1/2000 S.F =	18 SP
TOTAL PARKING REQUIRED			42 SP
TOTAL PARKING SHOWN			60 SP

BUILDING #2 AREA
REQ. SP

GUEST ROOM	152	@ 1/GUEST ROOM + 1/ MNGR.	156 SP
TOTAL PARKING REQUIRED			156 SP
TOTAL PARKING SHOWN			157 SP

BUILDING #3 AREA
REQ. SP

OFFICE SPACE	2,000	@ 1/250 S.F =	08 SP
FABRICATION	4,600	@ 1/500 S.F =	09 SP
STORAGE	4,000	@ 1/1000 S.F =	04 SP
TOTAL PARKING REQUIRED			21 SP
TOTAL PARKING SHOWN			35 SP

BUILDING #4 AREA
REQ. SP

OFFICE SPACE	1,000	@ 1/250 S.F =	04 SP
FABRICATION	3,500	@ 1/500 S.F =	07 SP
STORAGE	1,000	@ 1/1000 S.F =	01 SP
TOTAL PARKING REQUIRED			12 SP
TOTAL PARKING SHOWN			18 SP

PARKING SUMMARY

TOTAL OVERALL PARKING REQUIRED	231 SP
TOTAL OVERALL PARKING SHOWN	270 SP
EV SPACES REQ. @ 2% OF TOTAL PARKING	6 SP
BICYCLE SPACES @ 5% TOTAL PARKING	14 STALLS

SHEET INDEX

T1	TITLE SHEET: SHEET INDEX, SUMMARY
C1	PLOT PLAN
C100	TRASH ENCLOSURE
1–A1	FLOOR PLAN BUILDING 1
1–A2	ELEVATIONS BUILDING 1
2–A1	FIRST FLOOR PLAN BUILDING 2, HOTEL
2–A2	2nd,3rd,4th FLOOR PLAN BUILDING 2, HOTEL
2–A3	ELEVATIONS BUILDING 2, HOTEL
3–A1	FLOOR PLAN BUILDING 3
3–A2	ELEVATIONS BUILDING 3
4–A1	FLOOR PLAN BUILDING 4
4–A2	ELEVATIONS BUILDING 4

CHANGE	ISSUED	△	

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951–676–3759

TITLE SHEET
PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	NO SCALE
DRAWN:	
CHECKED:	
JOB NO.	693

T1

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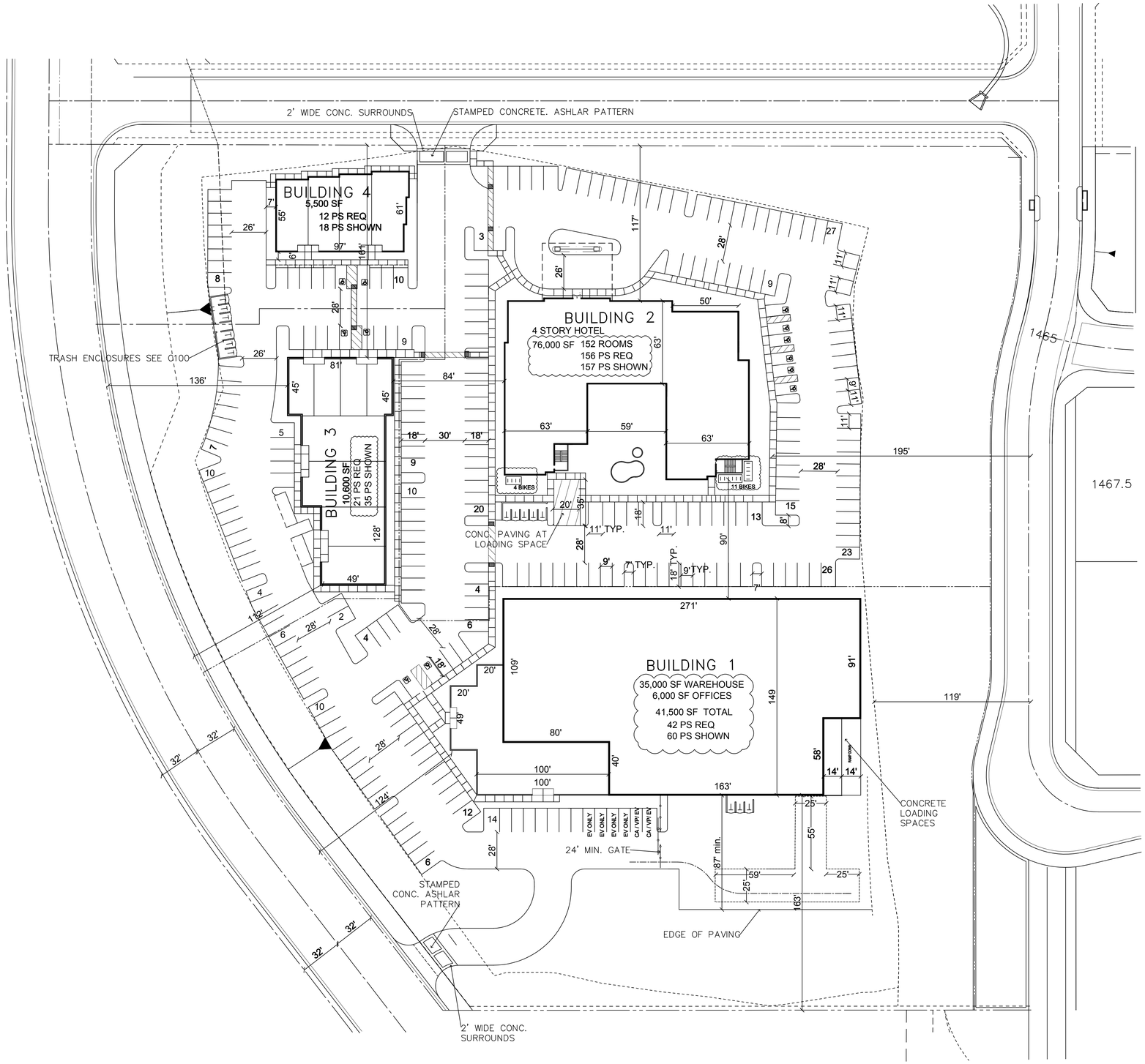

NORTH

PLOT PLAN

SCALE: 1" = 40'-0"

0 10 20 40 60

LEGEND

PROPERTY LINE

CHANGE	ISSUED	△	

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

PLOT PLAN

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

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C 1

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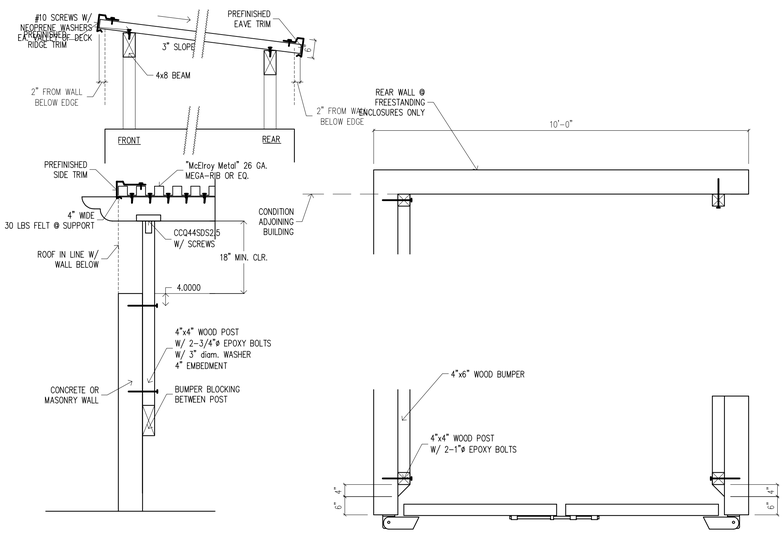
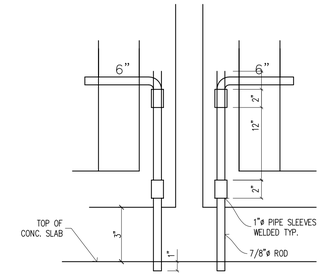
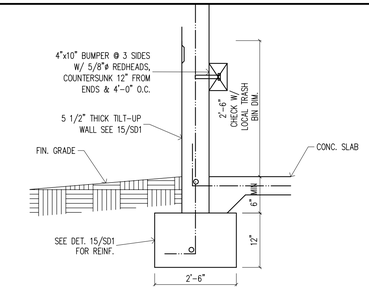


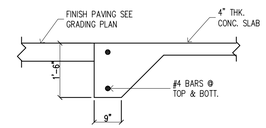
SCALE: ½" = 1'-0" | 11 | TRASH ENCLOSURE | SCALE: 1"=1'-0" | 8



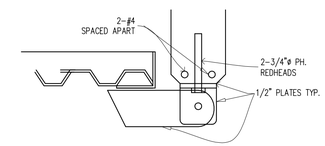
CANE BOLTS | SCALE: 1"=1'-0" | 6



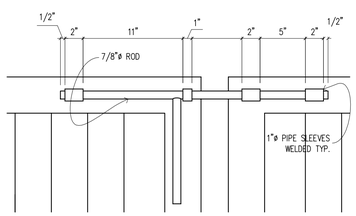
HINGE PLAN (TYP) | SCALE: 1"=1'-0" | 5



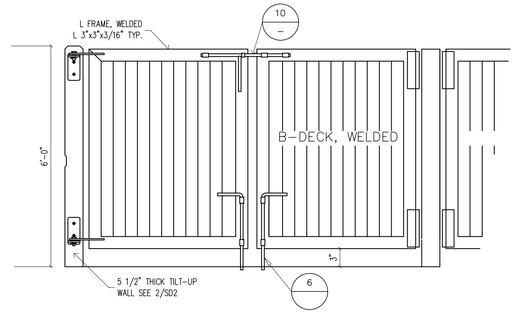
SECTION (TYP) | SCALE: 1"=1'-0" | 7



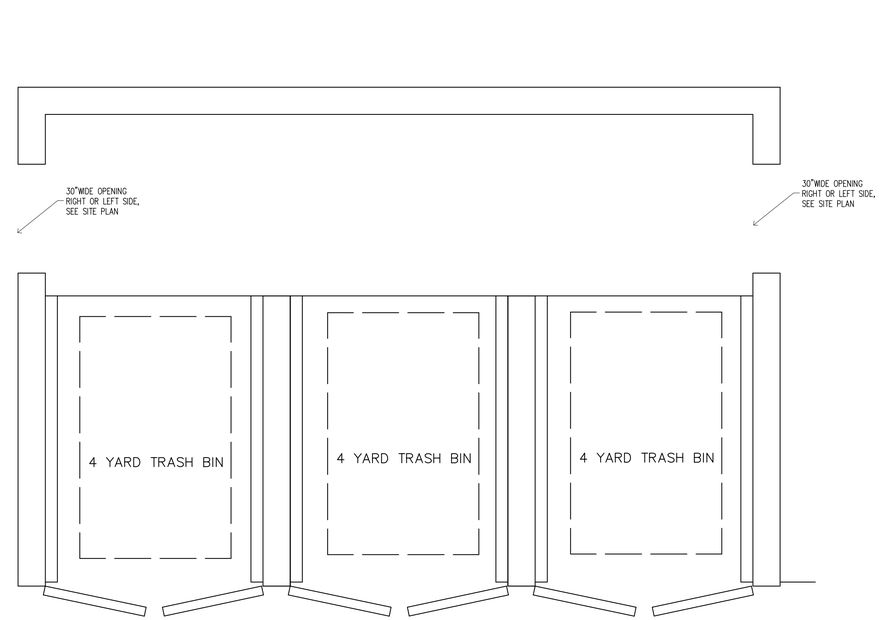
HINGE PLAN (TYP) | SCALE: 1"=1'-0" | 4



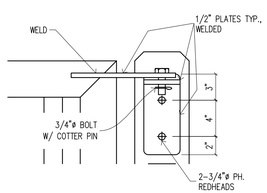
SLIDING BOLT | SCALE: 1"=1'-0" | 10



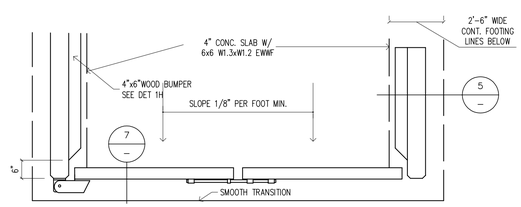
FRONT ELEVATION | SCALE: ½"=1'-0" | 3



TYPICAL TRASH ENCLOSURE | SCALE: ½"=1'-0" | 1



HINGE ELEVATION | SCALE: 1"=1'-0" | 9



PLAN VIEW | SCALE: ½"=1'-0" | 2

CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
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JOB NO.	693

C100

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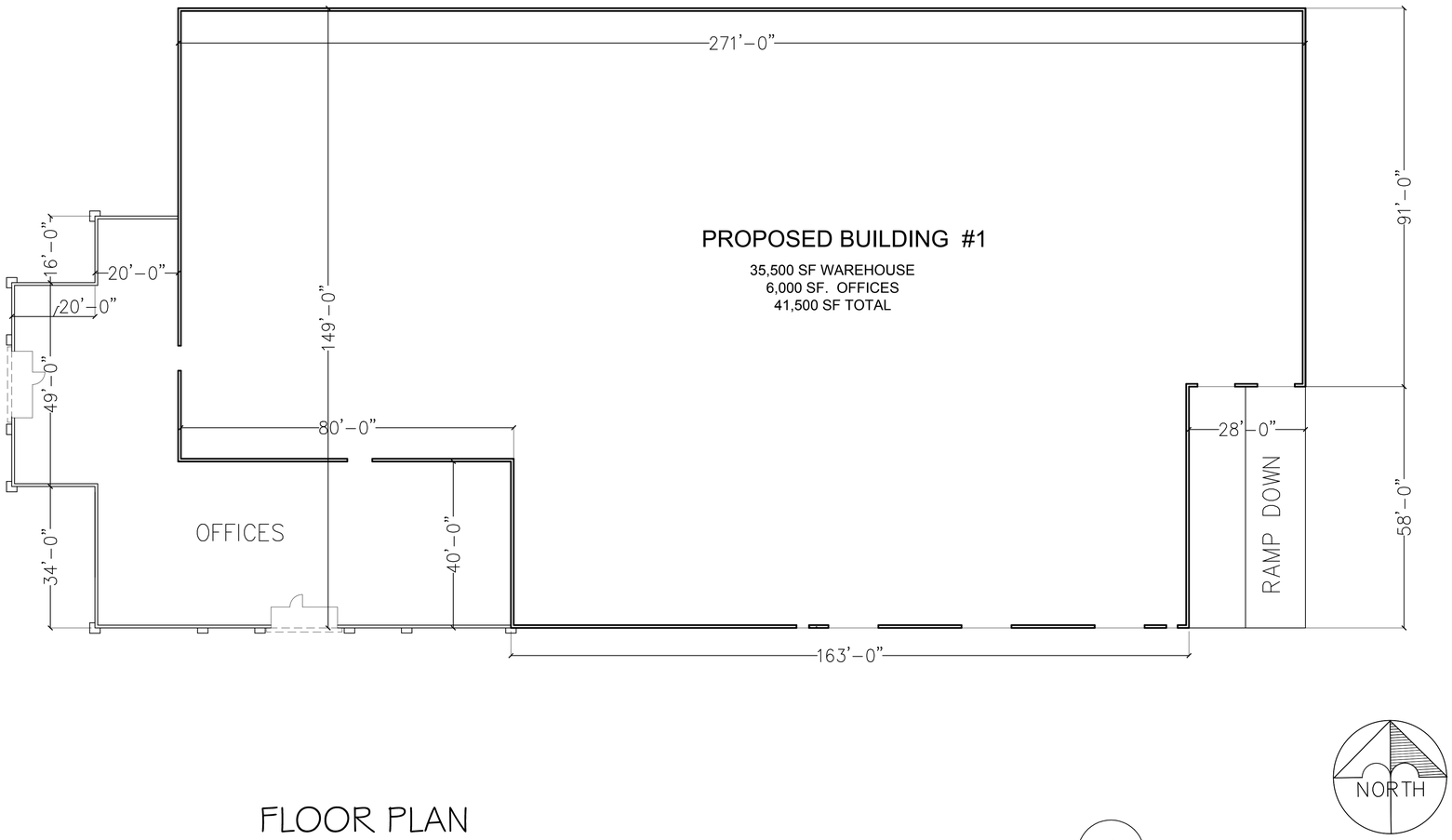

FLOOR PLAN

1

CHANGE	ISSUED	△	

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 1, FLOOR PLAN

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

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1 A1

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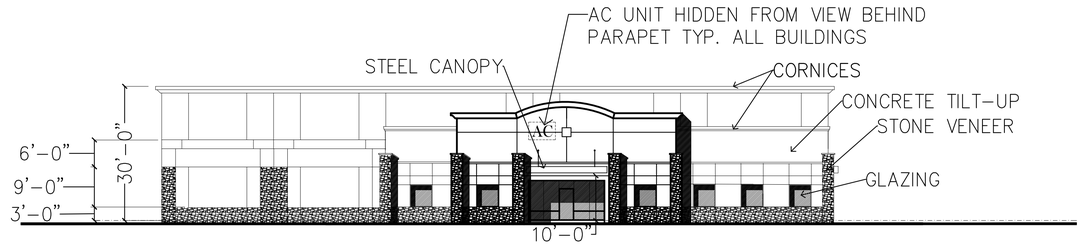
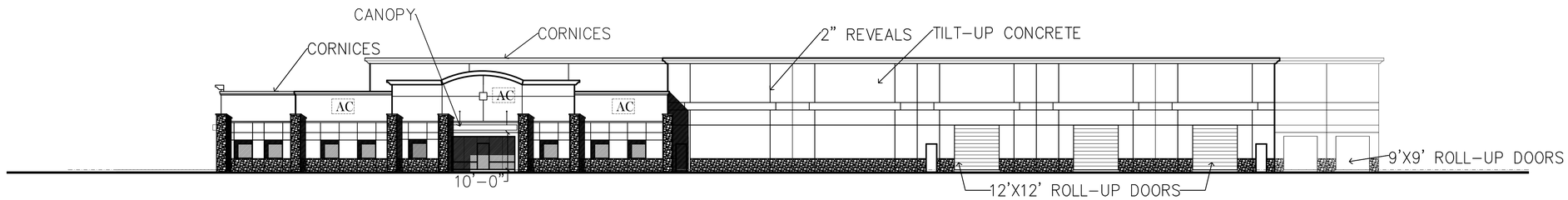
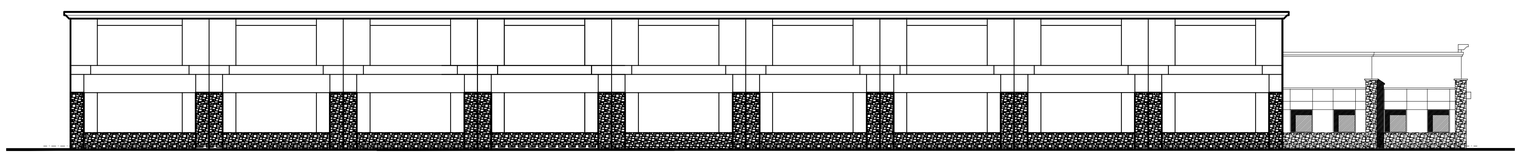


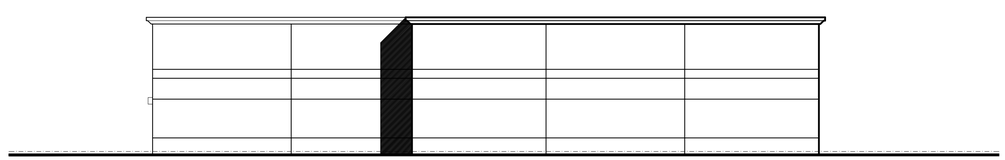
FRONT ELEVATION - WEST (1)



RIGHT SIDE ELEVATION - NORTH (2)



LEFT SIDE ELEVATION - SOUTH (3)



REAR ELEVATION - EAST (4)

FINAL ELEVATIONS MAY INCLUDE MINOR
CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

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architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 1, ELEVATIONS

PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

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PROPOSED HOTEL
BUILDING #2

FIRST FLOOR PLAN

26 ROOMS 19,190 SF

1

ARCHITECTURAL DESIGN NOTE:
THE ARCHITECTURAL DESIGN OF THE HOTEL IS TENTATIVE ONLY UNTIL AN OWNER/TENANT TAKES OVER THE PROJECT. THE OWNER/TENANT'S BUILDING AND DESIGN PROGRAM HAS TO COORDINATE THE DESIGN WITH THE CITY OF WILDOMAR AND OBTAIN DESIGN APPROVALS BEFORE PROCEEDING.

CHANGE	ISSUED	△	

OWNER:

r associates
rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

HOTEL, 1st. FLOOR
PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

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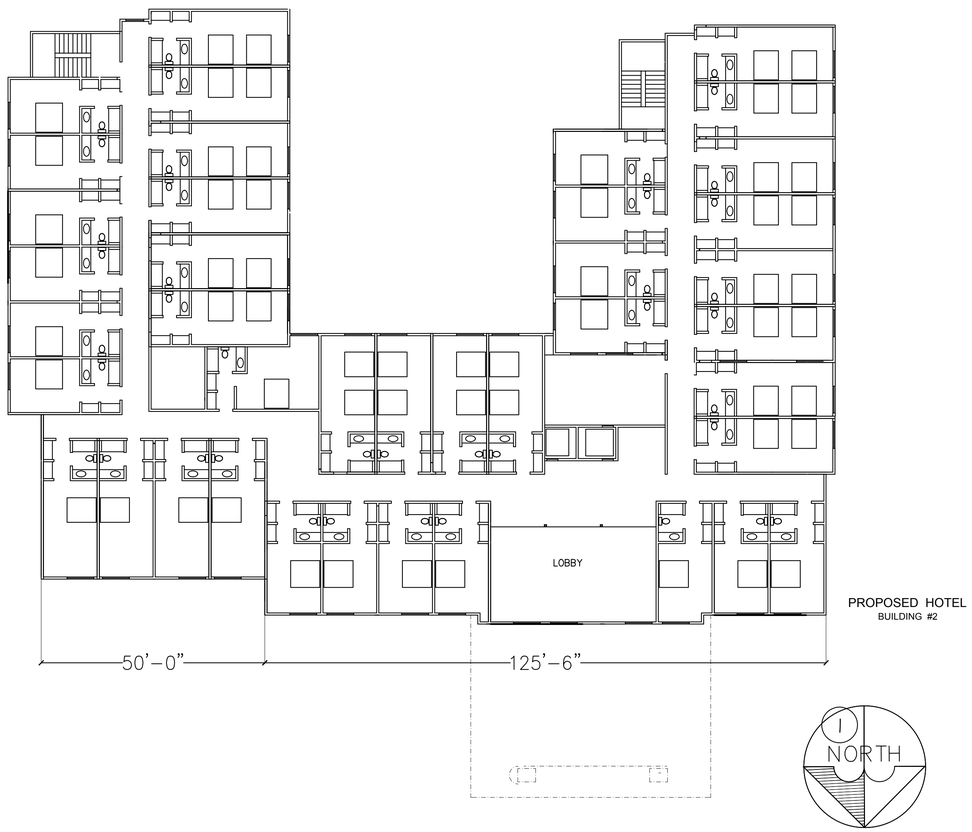
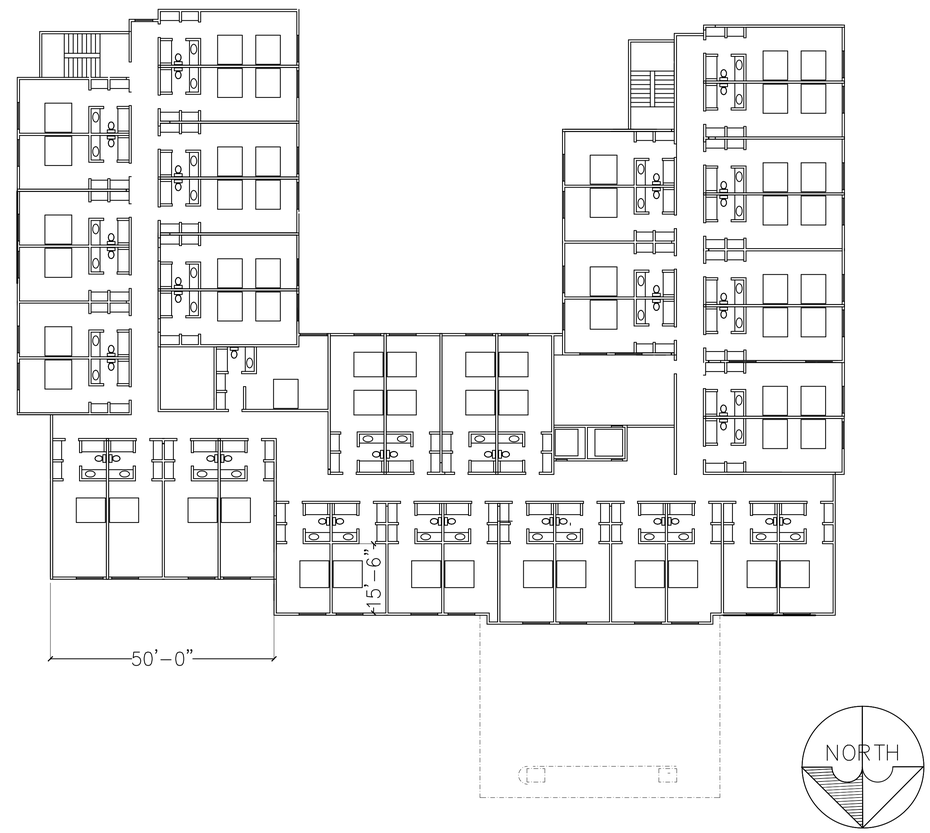


SECOND FLOOR PLAN

40 ROOMS 18,460 SF

1



THIRD AND FOURTH FLOOR PLANS

43 ROOMS 19,190 SF

1

PROPOSED HOTEL

BUILDING #2

CHANGE	ISSUED	△	

OWNER:

r associates

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

HOTEL, UPPER FLOORS

PROJECT NAME:

MONTE VISTA BUSINESS PARK

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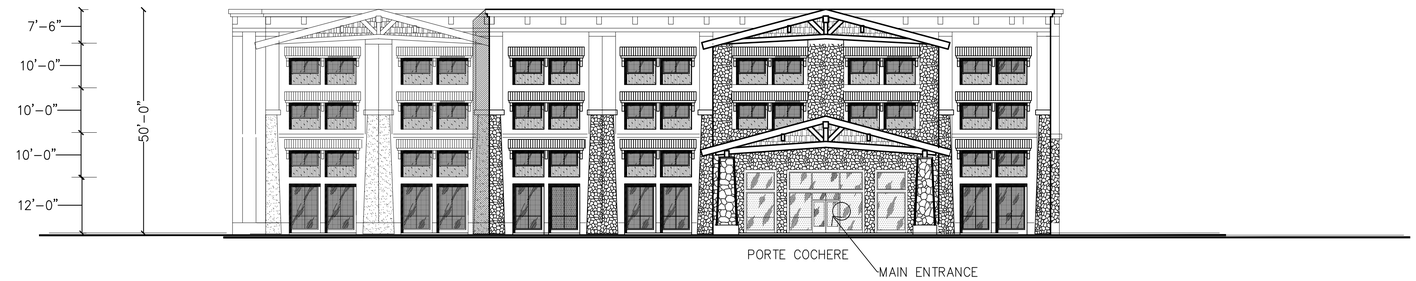
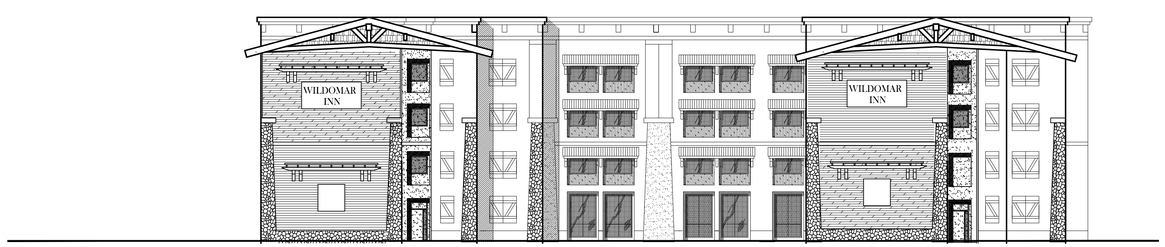


FRONT ELEVATION - SOUTH (1)

LEFT SIDE ELEVATION - EAST (3)

RIGHT SIDE ELEVATION - WEST (2)



REAR ELEVATION - NORTH (4)

ARCHITECTURAL DESIGN NOTE:
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PROPOSED HOTEL
BUILDING #2

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

HOTEL, ELEVATIONS
PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

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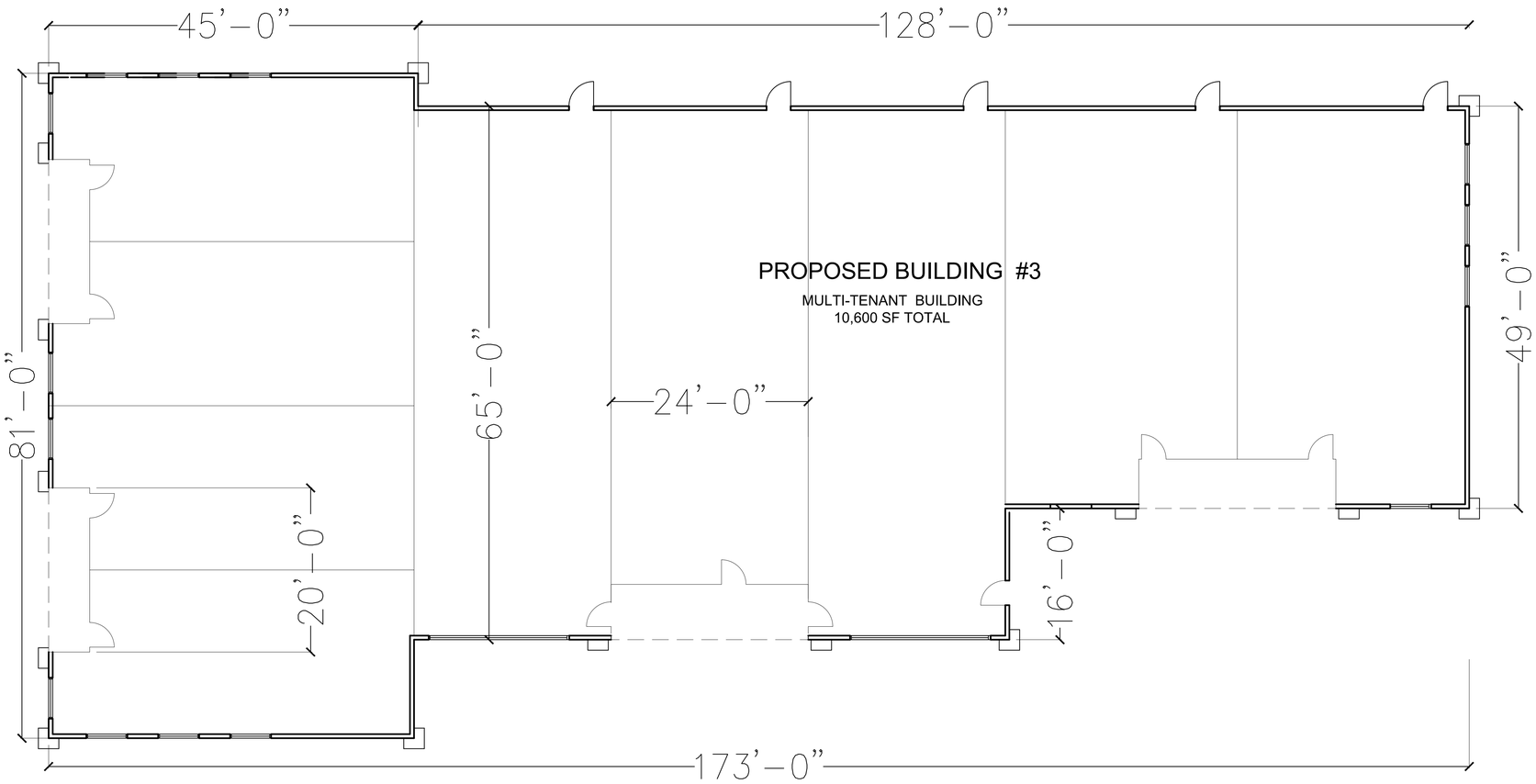
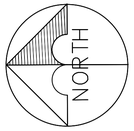


FLOOR PLAN

1



CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 3, FLOOR PLAN

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

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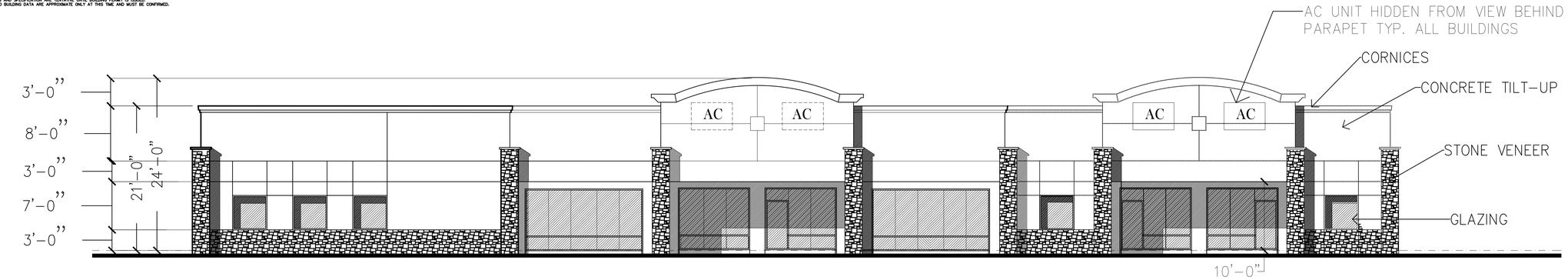
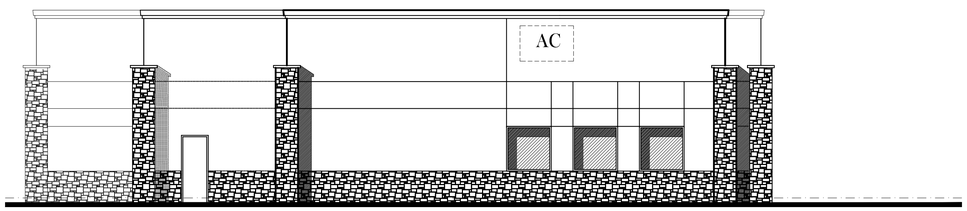
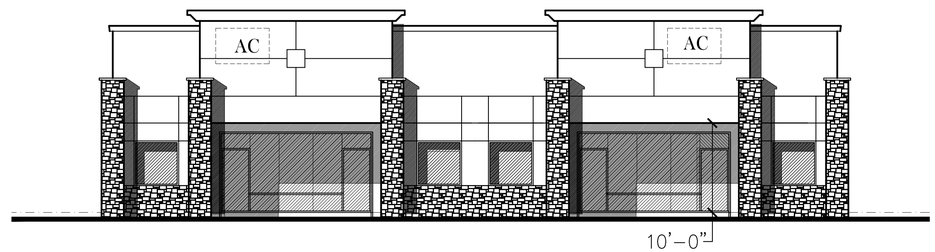


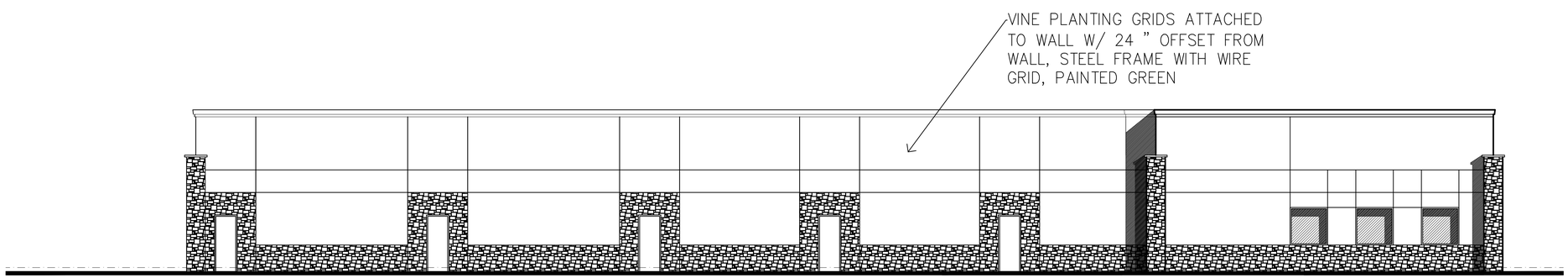
FRONT ELEVATION - WEST 1



RIGHT SIDE ELEVATION - NORTH 3



LEFT SIDE ELEVATION - SOUTH 2



REAR ELEVATION - EAST 4

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 3, ELEVATIONS

PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/8" = 1'-0"
DRAWN:	
CHECKED:	
JOB NO.	693

3 A2

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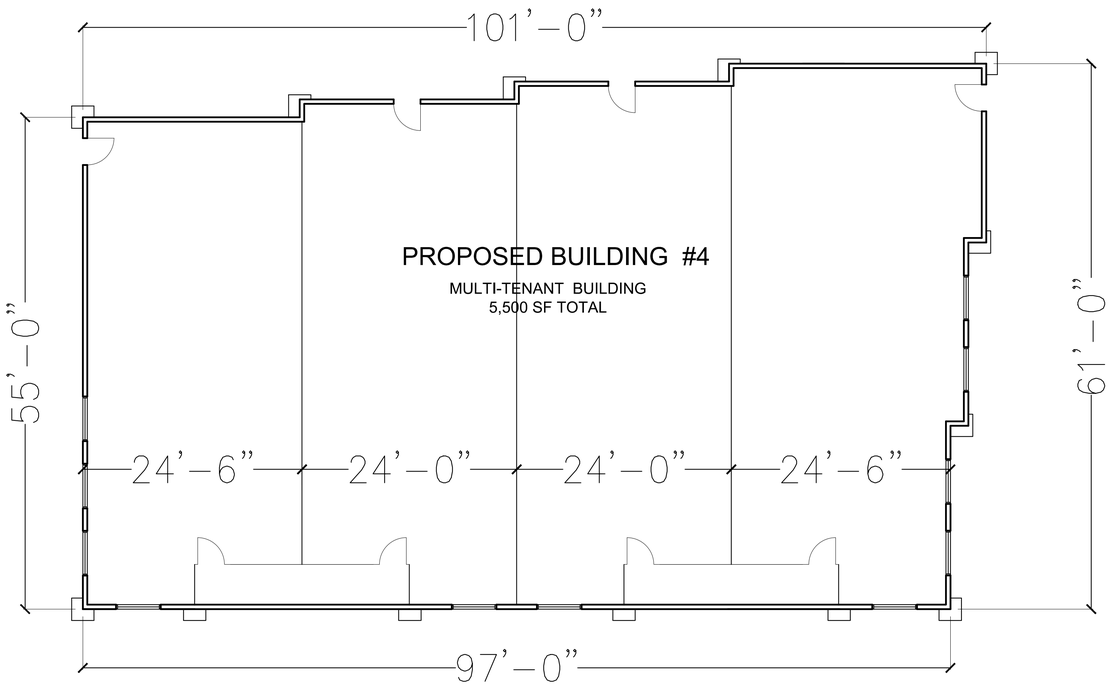
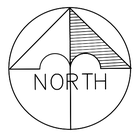


FLOOR PLAN

1



CHANGE	ISSUED	△	

OWNER:

r associates

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 4, FLOOR PLAN

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT
KONRAD RIEGER
C8766
EXP. NOV 2019
STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/8" = 1'-0"
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4 A1

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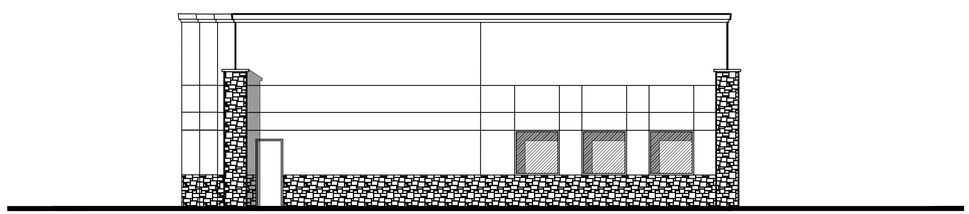
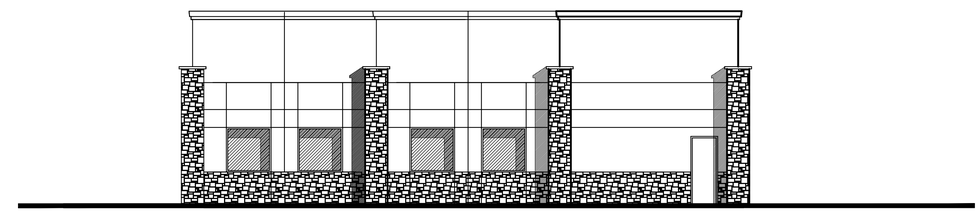
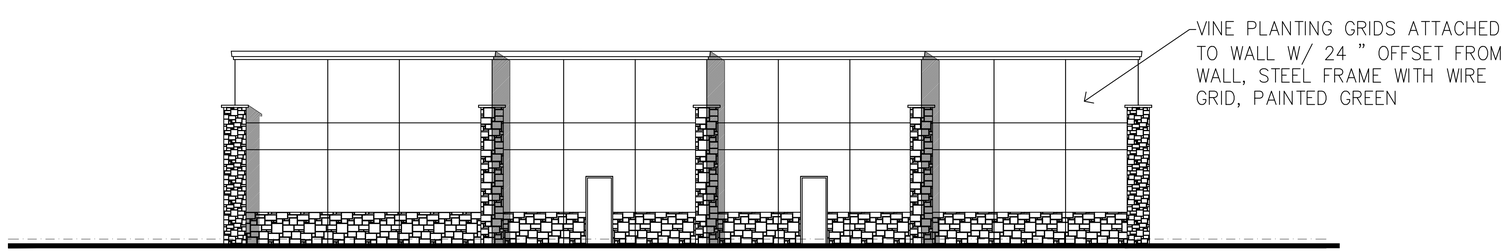
FRONT ELEVATION - NORTH 1



LEFT SIDE ELEVATION - WEST 3



RIGHT SIDE ELEVATION - EAST 2



REAR ELEVATION - SOUTH 4

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

r associates
rieger associates
architecture, engineering
40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 4, ELEVATIONS

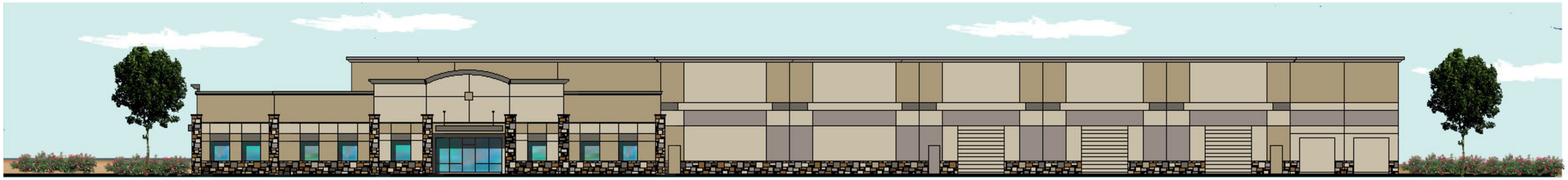
PROJECT NAME:
MONTE VISTA BUSINESS PARK
MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/8" = 1'-0"
DRAWN:	
CHECKED:	
JOB NO.	693

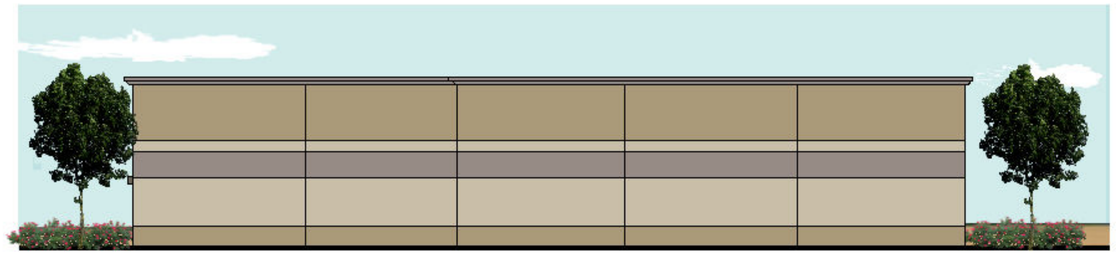
4 A2

FRONT ELEVATION - WEST



RIGHT SIDE ELEVATION - NORTH

LEFT SIDE ELEVATION - SOUTH



REAR ELEVATION - EAST

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△	

OWNER:

associates

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 1, COLOR ELEVATIONS

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C3766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/16"= 1'-0"
DRAWN:	
CHECKED:	
JOB NO.	693

1 AC

RIGHT SIDE ELEVATION - WEST

FRONT ELEVATION - SOUTH

REAR ELEVATION - NORTH

LEFT SIDE ELEVATION - EAST

FINAL ELEVATIONS MAY INCLUDE MINOR
CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

HOTEL, COLOR ELEVATIONS

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE: JAN. 18
SCALE: 1/16"= 1'-0"
DRAWN:
CHECKED:
JOB NO. 693

2 AC

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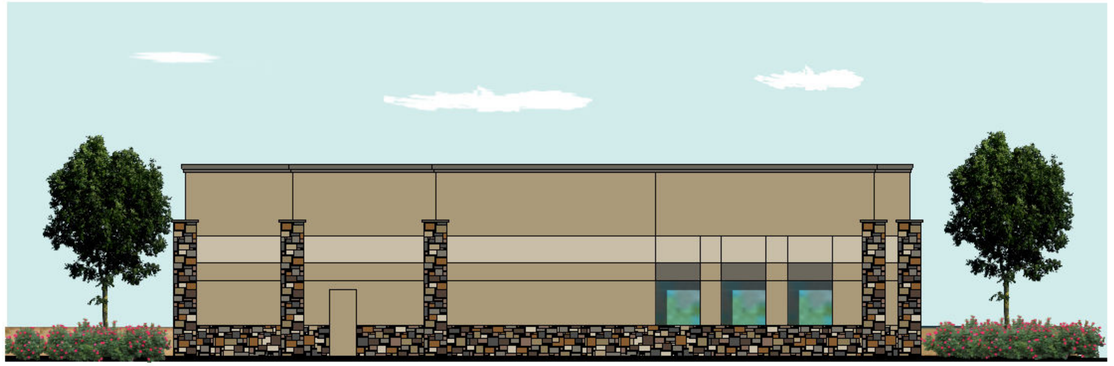
FRONT ELEVATION - WEST



RIGHT SIDE ELEVATION - NORTH

LEFT SIDE ELEVATION - SOUTH

REAR ELEVATION - EAST

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

associates

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 3, COLOR ELEVATIONS

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/8" = 1'-0"
DRAWN:	
CHECKED:	
JOB NO.	693

3 AC

FRONT ELEVATION - NORTH

LEFT SIDE ELEVATION - WEST

RIGHT SIDE ELEVATION - EAST

REAR ELEVATION - SOUTH

FINAL ELEVATIONS MAY INCLUDE MINOR CHANGES BASED ON MATERIAL PREFERENCES

CHANGE	ISSUED	△

OWNER:

rieger associates
architecture, engineering

40440 Carmelita Circle
Temecula, California 92591
951-676-3759

BUILDING 4, COLOR ELEVATIONS

PROJECT NAME:

MONTE VISTA BUSINESS PARK

MONTE VISTA DRIVE
WILDOMAR, CALIFORNIA

REGISTERED ARCHITECT KONRAD RIEGER C8766 EXP. NOV 2019 STATE OF CALIFORNIA

DATE:	JAN. 18
SCALE:	1/8" = 1'-0"
DRAWN:	
CHECKED:	
JOB NO.	693

4 AC

PLANTING PALETTE								
BOTANICAL NAME	COMMON NAME	SIZE / SPACING	SO CAL NATIVE (Y/N)	WUCOLS REGION 4	PLANT FACTOR	ON-SITE SLOPES	OFF-SITE SLOPES	DETENTION BASINS
TREES								
ARBUTUS UNEDO	STRAWBERRY TREE	15 GALLON / 30'-60' O.C.	Y	L	0.2			
PINUS ELDARICA	AFGHAN PINE	15 GALLON / 15' O.C.	Y	L	0.2		X	X
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON / 20' O.C.	N	L	0.2		X	X
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	15 GALLON / 30'-60' O.C.	N	L	0.2	X	X	
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON / 15' O.C.	Y	L	0.2	X		
RHUS LANCEA	AFRICAN SUMAC	15 GALLON / 30'-60' O.C.	N	L	0.2	X	X	
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX / 30'-60' O.C.	N	L	0.2		X	
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	15 GALLON - 36" BOX / 20' O.C.	Y	L	0.2		X	X
SHRUBS								
LEUCOPHYLLUM L. 'LYNNS LEGACY'	LYNNS LEGACY TEXAS RANGER	1-5 GALLON / 3'-6' O.C.	Y	L	0.2	X	X	X
WESTRINGIA FRUTICOSA	COAST ROSEMARY	15 GALLON / 10' O.C.	Y	L	0.2	X	X	X
SALVIA L. 'MIDNIGHT'	MIDNIGHT BUSH SAGE	5 GALLON / 3' O.C.	N	L	0.2	X	X	
JUSTICIA SPICEGERA	MEXICAN HONEYSUCKLE	5 GALLON / 3' O.C.	N	L	0.2		X	
MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GALLON / 3' O.C.	N	L	0.2	X	X	
PENNISETUM X 'ADVENA'	PURPLE FOUNTAIN GRASS	5 GALLON / 3' O.C.	Y	L	0.2	X		
DIANELLA R. 'ALLYN-CITATION'	CLARITY BLUE DIANELLA	5 GALLON / 3' O.C.	Y	L	0.2	X	X	X
HAMELIA P. 'GRELIMISIZ'	LIME SIZZLER FIREBUSH	5 GALLON / 3' O.C.	Y	L	0.2			X
LANTANA 'RADIATION'	RADIATION LANTANA	5 GALLON / 3' O.C.	N	L	0.2	X	X	
SALVIA 'AMISTAD'	AMISTAD SALVIA	5 GALLON / 3' O.C.	N	L	0.2	X	X	
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GALLON / 3' O.C.	Y	L	0.2	X	X	
CISTUS X PURPUREUS'	PURPLE ROCKROSE	5 GALLON / 3' O.C.	Y	L	0.2	X	X	
PENSTEMON E. 'FIRECRACKER'	FIRECRACKER PENSTEMON	5 GALLON / 3' O.C.	N	L	0.2			
LAVANDULA A. 'GOODWIN CREEK'	ENLISH LAVENDER	5 GALLON / 3' O.C.	N	L	0.2			
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GALLON / 3' O.C.	Y	L	0.2	X		
LANTANA C. 'MONHIF'	TEENIE GENIE COMPACT LANTANA	5 GALLON / 3' O.C.	N	L	0.2			
ROSMARINUS O. 'BLUE SPIRES'	BLUE SPIRE ROSEMARY	5 GALLON / 3' O.C.	N	L	0.2			
HESPERALOE FUNIFERA	COAHUILAN HESPERALOE	5 GALLON / 3' O.C.	N	L	0.2		X	
LAURUS NOBILIS	SWEET BAY	5 GALLON / 3' O.C.	N	L	0.2	X		
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5 GALLON / 3' O.C.	N	L	0.2	X		
VINES								
ANTIGONON LEPTOPUS	CORAL VINE	5 GALLON / 10' O.C.	N	L	0.2		X	
LONICERA X HECKROTTII 'GOLDFLAME'	GOLDFLAME HONEYSUCKLE	5 GALLON / 10' O.C.	N	L	0.2			
BOUGAINVELLEA SPP	BOUGAINVILLEA	5 GALLON / 10' O.C.	Y	L	0.2			
GROUNDCOVERS								
VERBENA PERUVIANA	PERUVIAN VERBENA	1-5 GALLON / 1'-2' O.C.	N	L	0.2		X	X
ROSMARINUS O. 'PROSTRATUS	DWARF ROSEMARY	1-5 GALLON / 2'-6' O.C.	N	L	0.2	X	X	
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	1-5 GALLON / 2'-6' O.C.	N	L	0.2	X	X	

NOTES:

1. PROVIDE 3" LAYER OF MULCH IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES.
2. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER DETAIL. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' OF HARDSCAPE PER DETAIL. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

80' 60' 40' 20' 0 40' 80'
SCALE 1"=40'

N

MONTE VISTA HOMES

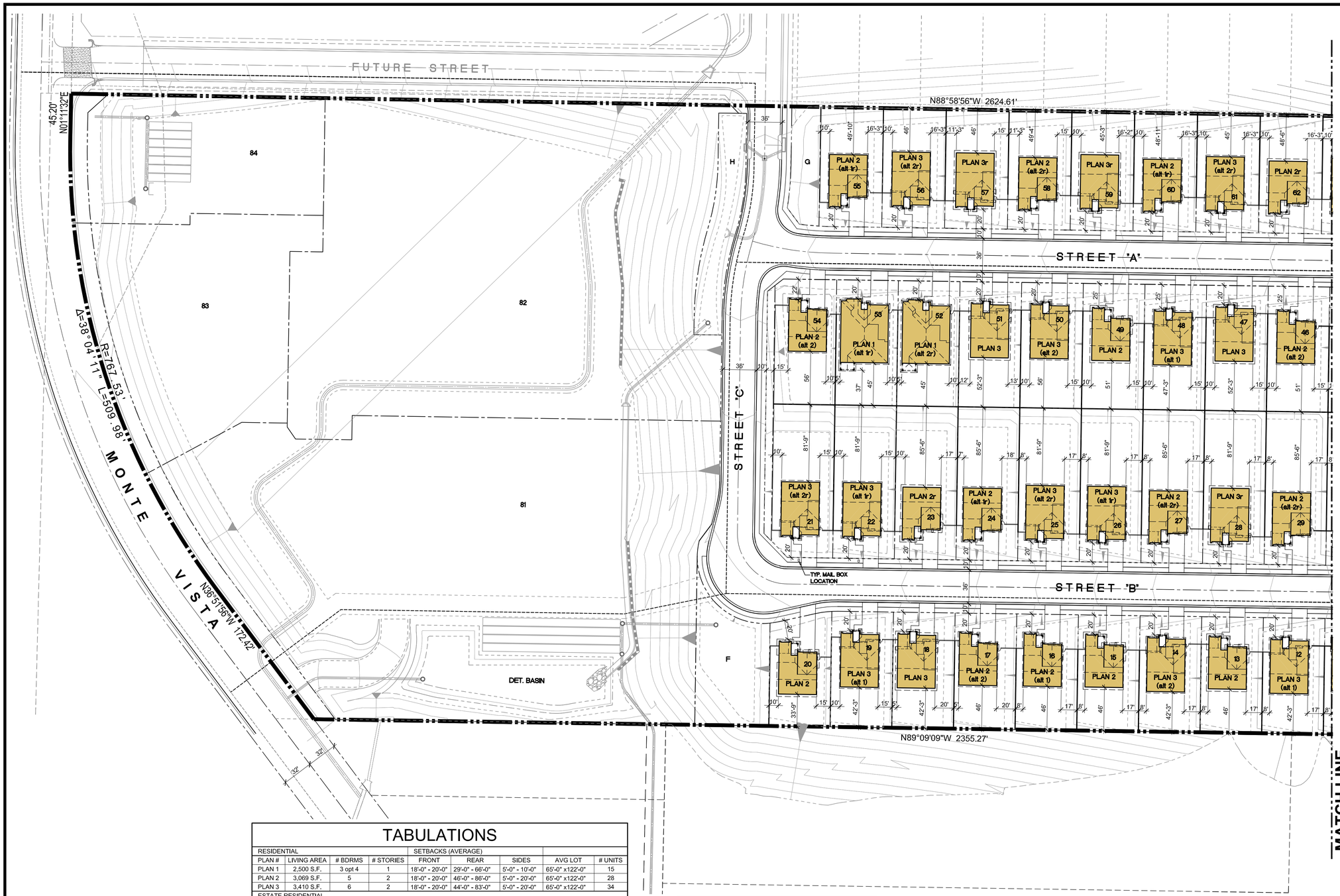
WILDOMAR, CA

BUSINESS PARK CONCEPTUAL LANDSCAPE EXHIBIT

IDLA

IAN DAVIDSON
LANDSCAPE ARCHITECTURE
3685 MAIN STREET, SUITE #350
RIVERSIDE, CA 92501
P. 951.683.1283 F. 951.683.4352
PROJECT # - 10118 DATE - 1/3/2019

L-1



PLAN SCHEDULE

LOT #	PLAN #	STYLE	LOT #	PLAN #	STYLE
1	PLAN 1 (alt 2)	SANTA BARBARA	41	PLAN 3 (alt 2)	SPANISH
2	PLAN 1	SPANISH	42	PLAN 2 (alt 1)	FARM HOUSE
3	PLAN 1 (alt 1)	TUSCAN	43	PLAN 2	CRAFTSMAN
4	PLAN 3	CRAFTSMAN	44	PLAN 3 (alt 2)	SPANISH
5	PLAN 1 (alt 2)	SANTA BARBARA	45	PLAN 3 (alt 1)	FARM HOUSE
6	PLAN 3 (alt 2)	SPANISH	46	PLAN 2 (alt 2)	SPANISH
7	PLAN 1 (alt 1)	TUSCAN	47	PLAN 3	CRAFTSMAN
8	PLAN 3 (alt 2)	SPANISH	48	PLAN 3 (alt 1)	FARM HOUSE
9	PLAN 2	CRAFTSMAN	49	PLAN 2	CRAFTSMAN
10	PLAN 3 (alt 1)	FARM HOUSE	50	PLAN 3 (alt 2)	SPANISH
11	PLAN 2 (alt 2)	SPANISH	51	PLAN 3	CRAFTSMAN
12	PLAN 3 (alt 1)	FARM HOUSE	52	PLAN 1 (alt 2)	SANTA BARBARA
13	PLAN 2	CRAFTSMAN	53	PLAN 1 (alt 1)	TUSCAN
14	PLAN 3 (alt 2)	SPANISH	54	PLAN 2 (alt 2)	SPANISH
15	PLAN 2	CRAFTSMAN	55	PLAN 2 (alt 1)	FARM HOUSE
16	PLAN 2 (alt 1)	FARM HOUSE	56	PLAN 3 (alt 2)	SPANISH
17	PLAN 2 (alt 2)	SPANISH	57	PLAN 3	CRAFTSMAN
18	PLAN 3	CRAFTSMAN	58	PLAN 2 (alt 2)	SPANISH
19	PLAN 3 (alt 1)	FARM HOUSE	59	PLAN 3	CRAFTSMAN
20	PLAN 2	CRAFTSMAN	60	PLAN 2 (alt 1)	FARM HOUSE
21	PLAN 3 (alt 2)	SPANISH	61	PLAN 3 (alt 2)	SPANISH
22	PLAN 3 (alt 1)	FARM HOUSE	62	PLAN 2	CRAFTSMAN
23	PLAN 2	CRAFTSMAN	63	PLAN 3 (alt 1)	FARM HOUSE
24	PLAN 2 (alt 1)	FARM HOUSE	64	PLAN 2 (alt 2)	SPANISH
25	PLAN 3 (alt 2)	SPANISH	65	PLAN 3 (alt 1)	FARM HOUSE
26	PLAN 3 (alt 1)	FARM HOUSE	66	PLAN 3	CRAFTSMAN
27	PLAN 2 (alt 2)	SPANISH	67	PLAN 2 (alt 2)	SPANISH
28	PLAN 3	CRAFTSMAN	68	PLAN 3 (alt 1)	FARM HOUSE
29	PLAN 2 (alt 2)	SPANISH	69	PLAN 1 (alt 2)	SANTA BARBARA
30	PLAN 2 (alt 1)	FARM HOUSE	70	PLAN 2 (alt 2)	SPANISH
31	PLAN 3	CRAFTSMAN	71	PLAN 1	SPANISH
32	PLAN 2 (alt 2)	SPANISH	72	PLAN 1 (alt 1)	TUSCAN
33	PLAN 3 (alt 1)	FARM HOUSE	73	PLAN 1 (alt 2)	SANTA BARBARA
34	PLAN 1 (alt 2)	SANTA BARBARA	74	PLAN 3	CRAFTSMAN
35	PLAN 1	SPANISH	75	PLAN 2 (alt 2)	SPANISH
36	PLAN 1 (alt 1)	TUSCAN	76	PLAN 3 (alt 1)	FARM HOUSE
37	PLAN 3 (alt 1)	FARM HOUSE	77	PLAN 2	CRAFTSMAN
38	PLAN 2 (alt 2)	SPANISH	78	PLAN 4	SPANISH
39	PLAN 1 (alt 2)	SANTA BARBARA	79	PLAN 6	SPANISH
40	PLAN 3	CRAFTSMAN	80	PLAN 5	SPANISH

LAND USE SUMMARY

LOT #	LAND USE	TOTAL # OF LOTS	ACRES	MAINTENANCE
1 - 77	RESIDENTIAL	77	15.43	PRIVATE
78 - 80	ESTATE RESIDENTIAL	3	7.90	PRIVATE
81 - 84	COMMERCIAL	4	8.96	PRIVATE
A,B,D	WATER QUALITY BASIN	3	0.67	HOA
C	LANDSCAPE LOT	1	0.09	HOA
	STREETS	1	4.99	CITY
	COMMERCIAL DET. BASINS	2	N/A	HOA
	TOTALS		38.04 NET	

MAIL BOX IMAGES

TABULATIONS

RESIDENTIAL				SETBACKS (AVERAGE)				
PLAN #	LIVING AREA	# BDRMS	# STORIES	FRONT	REAR	SIDES	AVG LOT	# UNITS
PLAN 1	2,500 S.F.	3 opt 4	1	18'-0" - 20'-0"	29'-0" - 66'-0"	5'-0" - 10'-0"	65'-0" x122'-0"	15
PLAN 2	3,069 S.F.	5	2	18'-0" - 20'-0"	46'-0" - 86'-0"	5'-0" - 20'-0"	65'-0" x122'-0"	28
PLAN 3	3,410 S.F.	6	2	18'-0" - 20'-0"	44'-0" - 83'-0"	5'-0" - 20'-0"	65'-0" x122'-0"	34
ESTATE RESIDENTIAL								
PLAN 4	3,685 S.F.	5	1	50'-0"	298'-9"	42'-0" - 79'-6"	177'-0" x 472'-0"	1
PLAN 5	4,146 S.F.	5	2	20'-0"	69'-7"	51'-7" - 307'-7"	375'-0" x 417'-0"	1
PLAN 6	5,458 S.F.	5	2	261'-0"	82'-6"	35'-0" - 58'-7"	135'-0" x 436'-0"	1
							TOTAL	80 UNITS

NOTE:
ALL OUTDOOR LIGHTING, OTHER THAN STREET LIGHTING, SHALL BE LOW TO THE GROUND OR SHIELDED AND HOODED TO AVOID SHINNING ONTO ADJACENT PROPERTY AND STREETS IN ACCORDANCE WITH CHAPTER 8.64 OF THE WMC.

site plan
1" = 50'-0"

NOVA HOMES, INC.
Building Value for Homeowners
1232 VILLAGE WAY, SUITE A, SANTA ANA, CA 92705
TEL. 714. 540. 1144 I www.novahomesinc.us

THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THE VILLAGE AT MONTE VISTA
FINAL SITE PLAN OF DEVELOPMENT (FSPOD)

SHEET NUMBER
AS-1

site plan

1" = 50'-0"

NOVA HOMES, INC.
Building Value for Homeowners
1232 VILLAGE WAY, SUITE A, SANTA ANA, CA 92705
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THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THE VILLAGE AT MONTE VISTA

FINAL SITE PLAN OF DEVELOPMENT (FSPOD)

SHEET NUMBER

AS-2

LANDSCAPE MASTER PLAN

ON-SITE & OFF-SITE SLOPES AND DETENTION BASINS

FEATURE LEGEND

1. FUTURE INDUSTRIAL/COMMERCIAL USE
2. TRAIL
3. DETENTION BASIN

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	SO CAL. NATIVE (Y/N)	WUCOLS REGION 4	PLANT FACTOR	ON-SITE SLOPES	OFF-SITE SLOPES	DETENTION BASINS
TREES								
ARBUTUS UNEDO	STRAWBERRY TREE	15 GALLON / 30'-60' O.C.	Y	L	0.2			
PINUS ELDARICA	AFGHAN PINE	15 GALLON / 15' O.C.	Y	L	0.2		X	X
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GALLON / 20' O.C.	N	L	0.2		X	X
OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	15 GALLON / 30'-60' O.C.	N	L	0.2	X	X	
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON / 15' O.C.	Y	L	0.2	X		
RHUS LANCEA	AFRICAN SUMAC	15 GALLON / 30'-60' O.C.	N	L	0.2	X	X	
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX / 30'-60' O.C.	N	L	0.2		X	
KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	15 GALLON - 36" BOX / 20' O.C.	Y	L	0.2		X	X
SHRUBS								
LEUCOPHYLLUM L. 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER	1-5 GALLON / 3'-6' O.C.	Y	L	0.2	X	X	X
WESTIRNGIA FRUTICOSA	COAST ROSEMARY	15 GALLON / 10' O.C.	Y	L	0.2	X	X	X
SALVIA L. 'MIDNIGHT'	MIDNIGHT BUSH SAGE	5 GALLON / 3' O.C.	N	L	0.2	X	X	
JUSTICIA SPICEGERA	MEXICAN HONEYSUCKLE	5 GALLON / 3' O.C.	N	L	0.2		X	
MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GALLON / 3' O.C.	N	L	0.2	X	X	
PENNISETUM X'ADVENA'	PURPLE FOUNTAIN GRASS	5 GALLON / 3' O.C.	Y	L	0.2	X		
DIANELLA R. 'ALLYN-CITATION'	CLARITY BLUE DIANELLA	5 GALLON / 3' O.C.	Y	L	0.2	X	X	X
HAMELIA P. 'GRELMSIZ'	LIME SIZZLER FIREBUSH	5 GALLON / 3' O.C.	Y	L	0.2			X
LANTANA 'RADIATION	RADIATION LANTANA	5 GALLON / 3' O.C.	N	L	0.2	X	X	
SALVIA 'AMISTAD'	AMISTAD SALVIA	5 GALLON / 3' O.C.	N	L	0.2	X	X	
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GALLON / 3' O.C.	Y	L	0.2	X	X	
CISTUS X'PURPUREUS'	PURPLE ROCKROSE	5 GALLON / 3' O.C.	Y	L	0.2	X	X	
PENSTEMON E. 'FIRECRACKER'	FIRECRACKER PENSTEMON	5 GALLON / 3' O.C.	N	L	0.2			
LAVANDULA A. 'GOODWIN CREEK'	ENLISH LAVENDER	5 GALLON / 3' O.C.	N	L	0.2			
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GALLON / 3' O.C.	Y	L	0.2	X		
LANTANA C. 'MONIKE'	TEENIE GENIE COMPACT LANTANA	5 GALLON / 3' O.C.	N	L	0.2			
ROSMARINUS O. 'BLUE SPIRES'	BLUE SPIRE ROSEMARY	5 GALLON / 3' O.C.	N	L	0.2			
HESPERALOE FUNIFERA	COAHUILAN HESPERALOE	5 GALLON / 3' O.C.	N	L	0.2		X	
LAURUS NOBILIS	SWEET BAY	5 GALLON / 3' O.C.	N	L	0.2	X		
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5 GALLON / 3' O.C.	N	L	0.2	X		
VINES								
ANTIGONON LEPTOPUS	CORAL VINE	5 GALLON / 10' O.C.	N	L	0.2		X	
LONICERA X HECKROTTII 'GOLDFLAME'	GOLDFLAME HONEYSUCKLE	5 GALLON / 10' O.C.	N	L	0.2			
BOUGAINVELLEA SPP.	BOUGAINVILLEA	5 GALLON / 10' O.C.	Y	L	0.2			
GROUNDCOVERS								
VERBENA PERUVIANA	PERUVIAN VERBENA	1-5 GALLON / 1'-2' O.C.	N	L	0.2		X	X
ROSMARINUS O. PROSTRATUS	DWARF ROSEMARY	1-5 GALLON / 2'-6' O.C.	N	L	0.2	X	X	
MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	1-5 GALLON / 2'-6' O.C.	N	L	0.2	X	X	

NOTES:

1. PROVIDE 3" LAYER OF MULCH IN SHRUB BEDS AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED, STABILIZING MULCH FOR SLOPES.
2. TREES SHALL BE STAKED WITH 2-3 STAKES AND 6 TREE TIES PER DETAIL. USE TRIPLE STAKING WITH 3" DIAMETER STAKES IN HIGH WIND AREAS.
3. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6' OF HARDSCAPE PER DETAIL. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

N

160' 120' 80' 40' 0 80' 160'

SCALE 1"=80'

MONTE VISTA HOMES

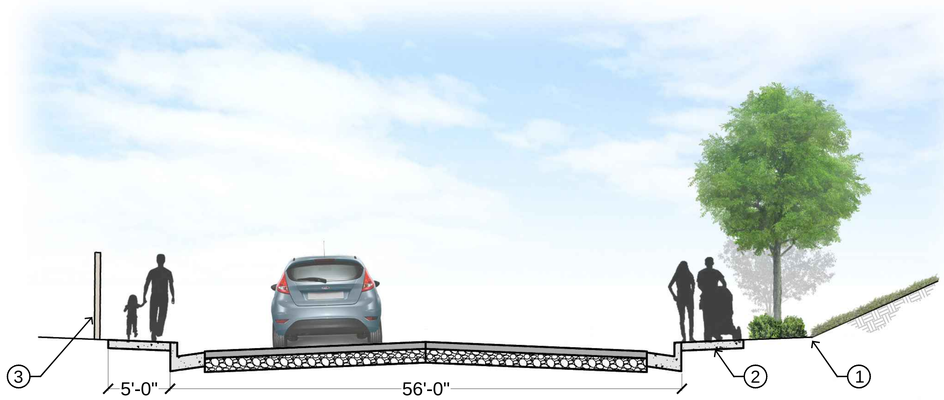
WILDOMAR, CA

CONCEPTUAL LANDSCAPE MASTER PLAN

IDLA

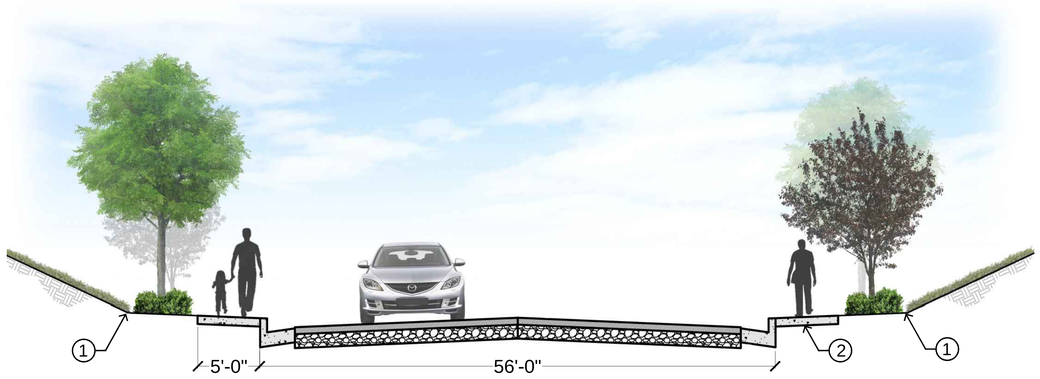
IAN DAVIDSON
LANDSCAPE ARCHITECTURE
3685 MAIN STREET, SUITE #350
RIVERSIDE, CA 92501
P. 951.683.1283 F. 951.683.4352
PROJECT # - 10118 DATE - 8/26/2018

L-1



TYPICAL STREET SECTION (STREET "C", "D")

NOT TO SCALE



TYPICAL STREET SECTION (STREET "A", "B")

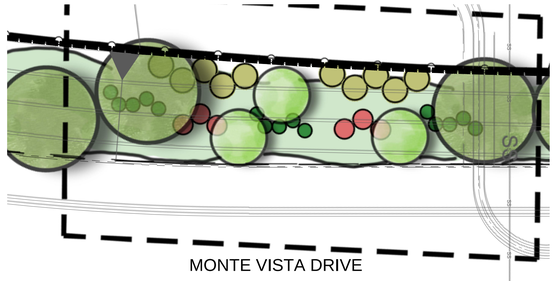
NOT TO SCALE

D.G.TRAIL SECTION

NOT TO SCALE

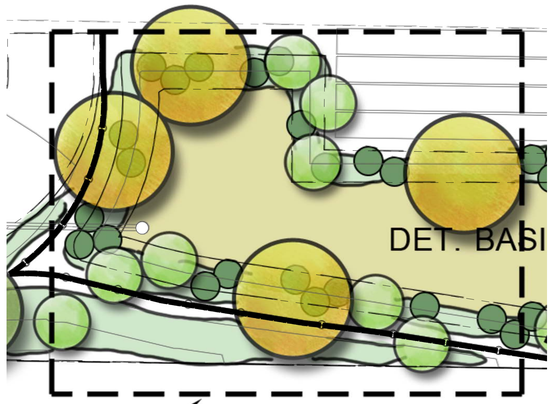
LEGEND

1. FRONT YARD PLANTING
2. CONCRETE SIDEWALK
3. WALL / FENCE
4. D.G. TRAIL



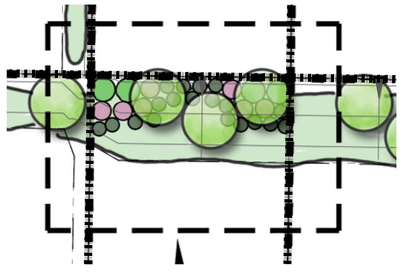
COMMERCIAL / INDUSTRIAL SLOPE ENLARGEMENT

SCALE - 1" = 20'



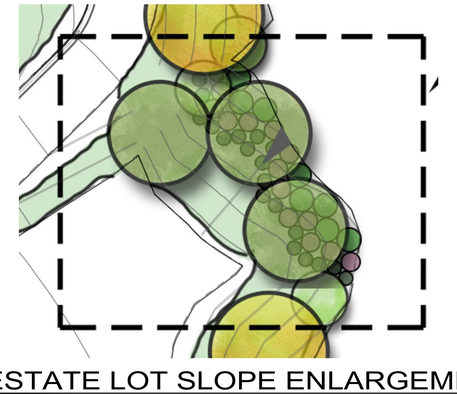
DETENTION BASIN ENLARGEMENT

SCALE - 1" = 20'



TYPICAL LOT SLOPE ENLARGEMENT

SCALE - 1" = 20'



ESTATE LOT SLOPE ENLARGEMENT

SCALE - 1" = 20'

MONTE VISTA HOMES

WILDOMAR, CA

SECTIONS

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WALL & FENCE PLAN

LEGEND

6'-0" H DECORATIVE BLOCK WALL	(DETAIL A, SHEET L-4)
6'-0" H VINYL FENCE	(DETAIL B, SHEET L-4)
6'-0" H TUBULAR STEEL FENCE	(DETAIL C, SHEET L-4)
ENTRY MONUMENT	(DETAIL D, SHEET L-4)
16"x16" COLUMN WITH DECORATIVE CAP	

N

160' 120' 80' 40' 0 80' 160'
SCALE 1"=80'

MONTE VISTA HOMES

WILDOMAR, CA

WALL AND FENCE PLAN

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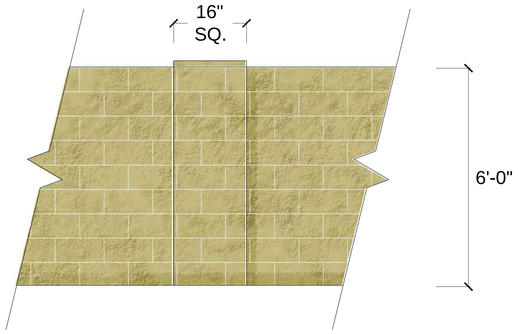
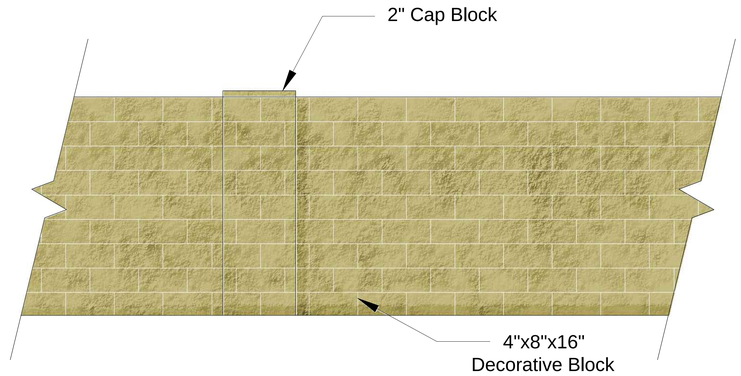
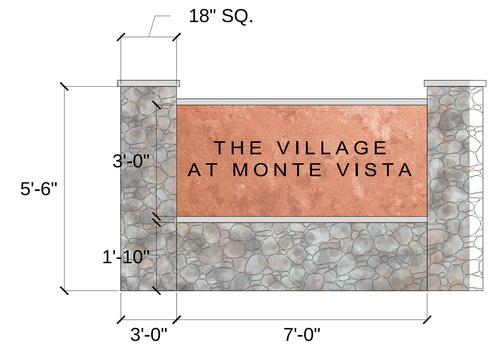
L-3

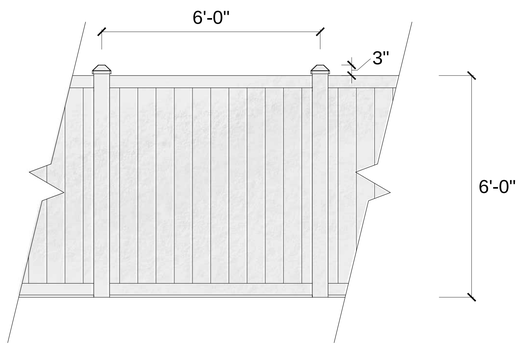


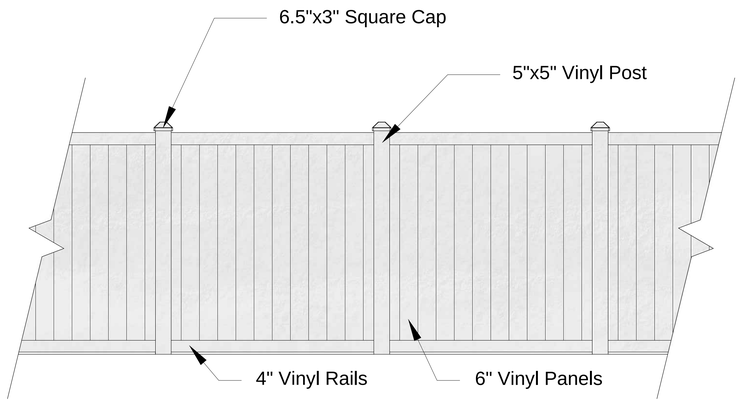


Ⓐ CMU WALL

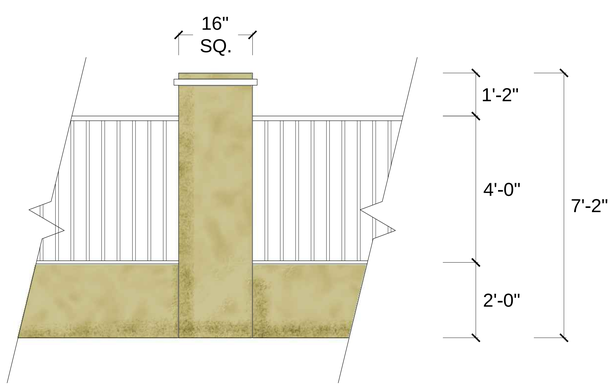


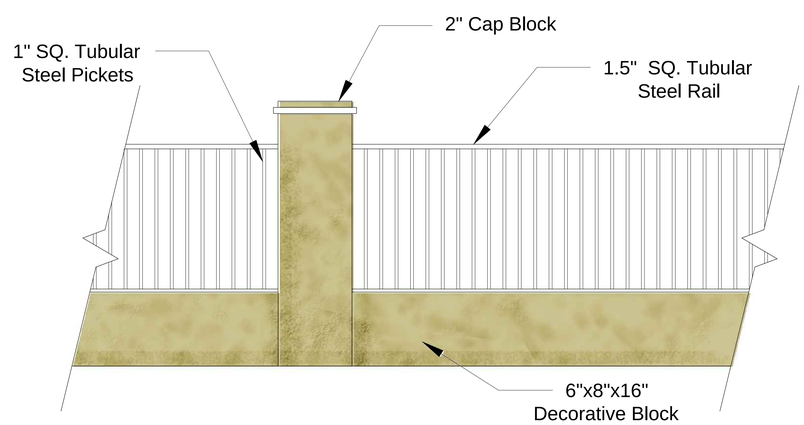
Ⓓ ENTRY MONUMENT





Ⓑ VINYL FENCE





Ⓒ TUBULAR STEEL FENCE

MONTE VISTA HOMES
WILDOMAR, CA
WALL AND FENCE DETAILS

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PROJECT # - 10118 DATE - 8/26/2018

MAINTENANCE EXHIBIT

LEGEND

- LANDSCAPE MAINTENANCE DISTRICT
- HOMEOWNERS ASSOCIATION
- HOMEOWNER

AB-1881 CALCULATIONS: MAXIMUM APPLIED WATER ALLOWANCE		
MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)		
MAWA = (ETo) X (0.62) X [(0.70 X LA) + (0.3 X SLA)]		
ETo =	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)	56.8
0.62 =	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)	0.62
0.55 =	ET ADJUSTMENT FACTOR (RESIDENTIAL)	0.55
LA =	TOTAL LANDSCAPED AREA (SQUARE FEET)	568,952
SLA =	SPECIAL LANDSCAPE AREA	0
	TOTAL MAWA	**11,019,917.50**

AB-1881 CALCULATIONS: ESTIMATED APPLIED WATER USE				
EAWU = ESTIMATED APPLIED WATER USE BY HYDROZONE (GALLONS)				
EAWU = (ETo) X (0.62) X [(PF) X (HA) / (IE) + (SLA)]				
ETo =	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)			56.8
0.62 =	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)			0.62
PF =	PLANT FACTOR (Kc)			HYDROZONE SPECIFIC
HA =	HYDROZONE AREA			HYDROZONE SPECIFIC
IE =	IRRIGATION EFFICIENCY			HYDROZONE SPECIFIC
SLA =	SPECIAL LANDSCAPE AREA			0
HYDROZONE	**PF**	**HA**	**IE**	**(PF) X (HA) / (IE)**
DETENTION BASINS	0.8	27,176	0.81	26,840.49
INTERIOR SLOPES	0.4	462,334	0.81	228,313.09
FRONT YARD LANDSCAPES	0.2	79,442	0.81	19,615.31
			TOTAL EAWU	**9,676,261.19**

N

160' 120' 80' 40' 0 80' 160'
SCALE 1"=80'

MONTE VISTA HOMES
WILDOMAR, CA
MAINTENANCE EXHIBIT

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LANDSCAPE ARCHITECTURE
3685 MAIN STREET, SUITE #350
RIVERSIDE, CA 92501
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PROJECT # - 10118 DATE - 8/26/2018

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MODEL HOME COMPLEX

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS / PLANT FACTOR
	FRONT YARD TREES				
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	MULTI-TRUNK	LOW 0.2
	PINUS ELDARICA	AFGHAN PINE	24" BOX	STANDARD	LOW 0.2
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	STANDARD	LOW 0.2
	FRONT YARD ACCENT TREES				
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	MULTI-TRUNK	LOW 0.2
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD	LOW 0.2
	REAR YARD TREES				
	RHUS LANCIA	AFRICAN SUMAC	24" BOX	STANDARD	LOW 0.2
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	STANDARD	LOW 0.2
	BEAR YARD ACCENT TREES				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD	LOW 0.2
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	STANDARD	LOW 0.2
	HEDGE/FOUNDATION SHRUB (LARGE)				
	SOUTH & WEST EXPOSURE				
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.		LOW 0.2
	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	TECOMA X 'SUNRISE'	SUNRISE TECOMA	5 GAL.		LOW 0.2
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	5 GAL.		LOW 0.2
	HEDGE/FOUNDATION SHRUB (MEDIUM)				
	SOUTH & WEST EXPOSURE				
	LEUCOPHYLLUM L. 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER	5 GAL.		LOW 0.2
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT BUSH SAGE	5 GAL.		LOW 0.2
	JUSTICIA SPICEGERA	MEXICAN HONEYSUCKLE	5 GAL.		LOW 0.2
	ACCENT SHRUBS - FOLIAGE				
	SOUTH & WEST EXPOSURE				
	MUHLENBERGIA CAPILLARIS	PINKY MUHLY	5 GAL.		LOW 0.2
	PENNISETUM X 'ADVENA'	PURPLE FOUNTAIN GRASS	5 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	DIANELLA R. 'ALLYN=CITATION'	CLARITY BLUE DIANELLA	5 GAL.		LOW 0.2
	HAMELIA P. 'GRELMSIZ'	LIME SIZZLER FIREBUSH	5 GAL.		LOW 0.2
	ACCENT SHRUBS - FLOWERING (MEDIUM)				
	SOUTH & WEST EXPOSURE				
	LANTANA 'RADIATION'	RADIATION LANTANA	5 GAL.		LOW 0.2
	SALVIA 'AMISTAD'	AMISTAD SALVIA	5 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.		LOW 0.2
	CISTUS X 'PURPUREUS'	PURPLE ROCKROSE	5 GAL.		LOW 0.2
	ACCENT SHRUBS - FLOWERING (SMALL)				
	SOUTH & WEST EXPOSURE				
	PENSTEMON EATONII 'FIRECRACKER'	FIRECRACKER PENSTEMON	1 GAL.		LOW 0.2
	LAVANDULA ANGUSTIFOLIA 'GOODWIN CREEK'	ENGLISH LAVENDER	1 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.		LOW 0.2
	LANTANA C. 'MONIKE'	TEENIE GENIE COMPACT LANTANA	1 GAL.		LOW 0.2
	VERTICAL ACCENT SHRUBS				
	SOUTH & WEST EXPOSURE				
	ROSMARINUS O. 'BLUE SPIRES'	BLUE SPIRE ROSEMARY	5/15 GAL.		LOW 0.2
	HESPERALOE FUNIFERA	COAHUILAN HESPERALOE	5/15 GAL.		LOW 0.2
	NORTH & EAST EXPOSURE				
	LAURUS NOBILIS	SWEET BAY	5/15 GAL.		LOW 0.2
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5/15 GAL.		LOW 0.2
	VINES & ESPALIERS				
	ANTIGONON LEPTOPUS	CORAL VINE	15 GAL.		LOW 0.2
	LONICERA X HECKROTTII 'GOLDFLAME'	GOLDFLAME HONEYSUCKLE	15 GAL.		LOW 0.2
	BOUGAINVILLEA SPP	BOUGAINVILLEA	15 GAL.		LOW 0.2
	GROUNDCOVERS				
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	@ 36 O.C.	LOW 0.2
	VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL.	@ 12" O.C.	LOW 0.2
	MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	1 GAL.	@ 36" O.C.	LOW 0.2
	COVER MULCH	BARK MULCH			

AB-1881 CALCULATIONS: MAXIMUM APPLIED WATER ALLOWANCE		
MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)		
MAWA = (ETo) X (0.62) X [(0.70 X LA) + (0.3 X SLA)]		
ETo =	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)	56.8
0.62 =	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)	0.62
0.55 =	ET ADJUSTMENT FACTOR (RESIDENTIAL)	0.55
LA =	TOTAL LANDSCAPED AREA (SQUARE FEET)	21,126
SLA =	SPECIAL LANDSCAPE AREA	0
	TOTAL MAWA	**409,185.27**

AB-1881 CALCULATIONS: ESTIMATED APPLIED WATER USE				
EAWU = ESTIMATED APPLIED WATER USE BY HYDROZONE (GALLONS)				
EAWU = (ETo) X (0.62) X [(PF) X (HA) / (IE) + (SLA)]				
ETo =	REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)			56.8
0.62 =	CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)			0.62
PF =	PLANT FACTOR (Kc)			HYDROZONE SPECIFIC
HA =	HYDROZONE AREA			HYDROZONE SPECIFIC
IE =	IRRIGATION EFFICIENCY			HYDROZONE SPECIFIC
SLA =	SPECIAL LANDSCAPE AREA			0
HYDROZONE	**PF**	**HA**	**IE**	**(PF) X (HA) / (IE)**
PARKING LOT	0.3	5,177	0.81	1,917.41
FRONT YARD LANDSCAPES	0.3	4,125	0.81	1,527.78
REAR YARD LANDSCAPE	0.3	5,407	0.81	2,002.59
REAR SLOPES	0.3	5,219	0.81	1,932.96
TURF	0.8	1,198	0.81	1,183.21
			TOTAL EAWU	**259,920.17**

N

20' 15' 10' 5' 0 10' 20'
SCALE 1"=10'

MONTE VISTA HOMES
WILDOMAR, CA
MODEL HOME EXHIBIT

IDLA
IAN DAVIDSON
LANDSCAPE ARCHITECTURE
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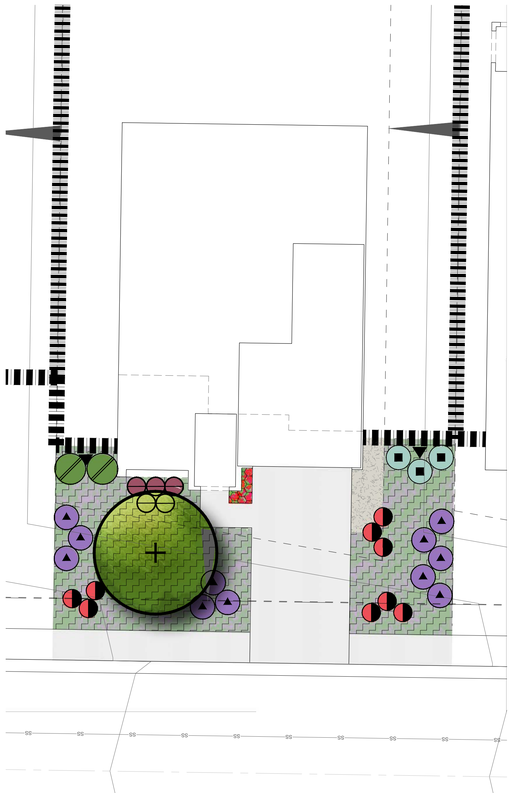
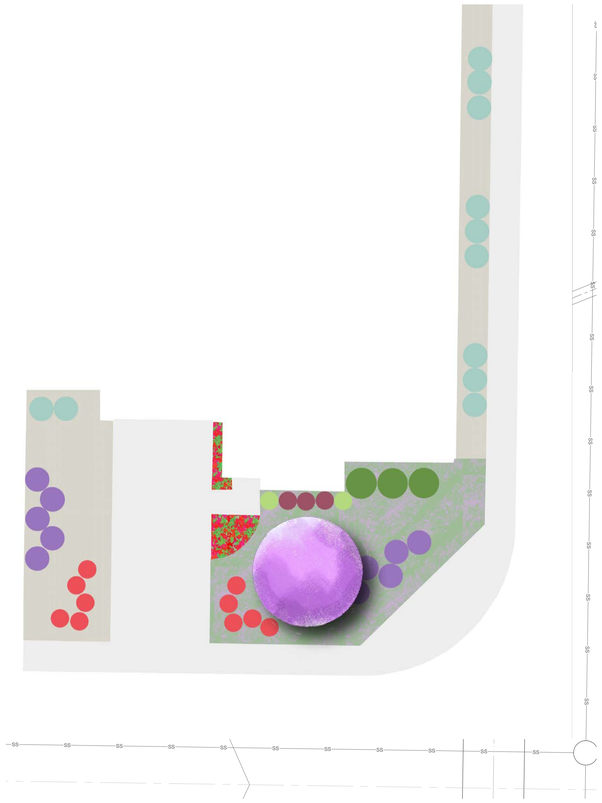
L-1



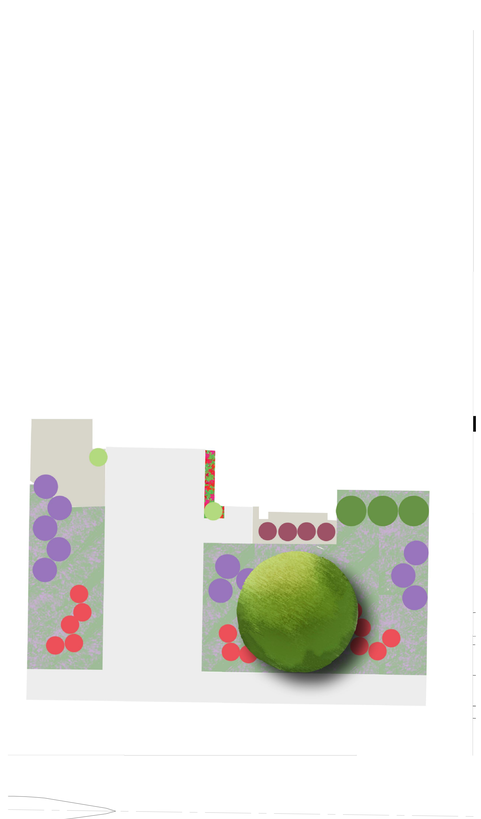
TYPICAL FRONT YARD 1

SCALE - 1" = 10'



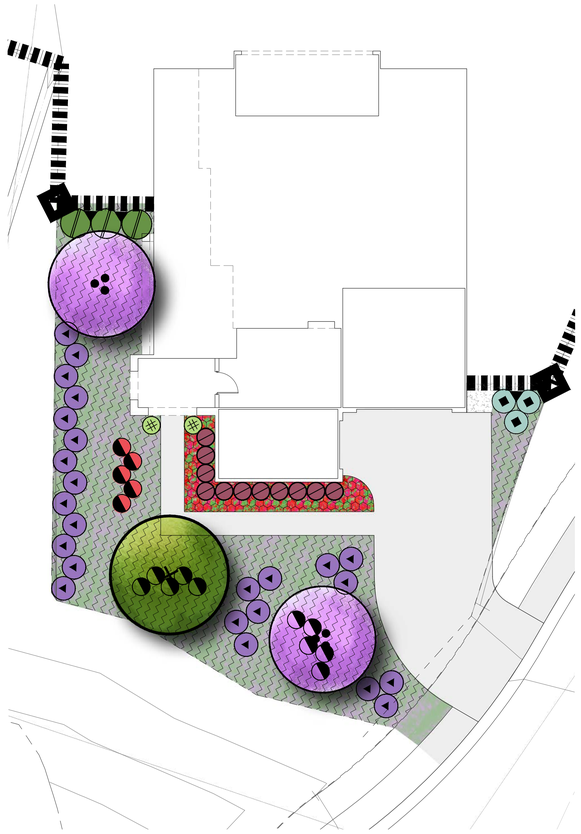
TYPICAL FRONT YARD 2

SCALE - 1" = 10'



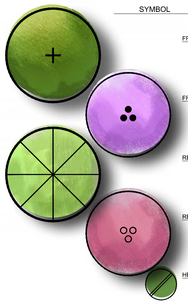
TYPICAL FRONT YARD 3

SCALE - 1" = 10'



TYPICAL FRONT YARD 4

SCALE - 1" = 10'



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS / PLANT FACTOR	
	FRONT YARD TREES					
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	MULTI-TRUNK	LOW	0.2
	PINUS ELDARICA	AFGHAN PINE	24" BOX	STANDARD	LOW	0.2
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	STANDARD	LOW	0.2
	FRONT YARD ACCENT TREES					
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	MULTI-TRUNK	LOW	0.2
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD	LOW	0.2
	REAR YARD TREES					
	RHUS LANCIA	AFRICAN SUMAC	24" BOX	STANDARD	LOW	0.2
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	STANDARD	LOW	0.2
	REAR YARD ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	STANDARD	LOW	0.2
	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	24" BOX	STANDARD	LOW	0.2
	HEDGE/FOUNDATION SHRUB (LARGE)					
	SOUTH & WEST EXPOSURE					
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.		LOW	0.2
	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	TECOMA X 'SUNRISE'	SUNRISE TECOMA	5 GAL.		LOW	0.2
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	5 GAL.		LOW	0.2
	HEDGE/FOUNDATION SHRUB (MEDIUM)					
	SOUTH & WEST EXPOSURE					
	LEUCOPHYLLUM L. 'LYNN'S LEGACY'	LYNN'S LEGACY TEXAS RANGER	5 GAL.		LOW	0.2
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	SALVIA LEUCANTHA 'MIDNIGHT'	MIDNIGHT BUSH SAGE	5 GAL.		LOW	0.2
	JUSTICIA SPICEGERA	MEXICAN HONEYSUCKLE	5 GAL.		LOW	0.2
	ACCENT SHRUBS - FOLIAGE					
	SOUTH & WEST EXPOSURE					
	MUHLENBERGIA CAPILLARIS	PINKY MUHLY	5 GAL.		LOW	0.2
	PENNISETUM X 'ADVENA'	PURPLE FOUNTAIN GRASS	5 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	DIANELLA R. 'ALLYN-CITATION'	CLARITY BLUE DIANELLA	5 GAL.		LOW	0.2
	HAMELIA P. 'GRELMSIZ'	LIME SIZZLER FIREBUSH	5 GAL.		LOW	0.2
	ACCENT SHRUBS - FLOWERING (MEDIUM)					
	SOUTH & WEST EXPOSURE					
	LANTANA 'RADIATION'	RADIATION LANTANA	5 GAL.		LOW	0.2
	SALVIA 'AMISTAD'	AMISTAD SALVIA	5 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.		LOW	0.2
	CISTUS X 'PURPUREUS'	PURPLE ROCKROSE	5 GAL.		LOW	0.2

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS / PLANT FACTOR	
	ACCENT SHRUBS - FLOWERING (SMALL)					
	SOUTH & WEST EXPOSURE					
	PENSTEMON EATONII 'FIRECRACKER'	FIRECRACKER PENSTEMON	1 GAL.		LOW	0.2
	LAVANDULA ANGUSTIFOLIA 'GOODWIN CREEK'	ENGLISH LAVENDER	1 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.		LOW	0.2
	LANTANA C. 'MONKIE'	TEENIE GENIE COMPACT LANTANA	1 GAL.		LOW	0.2
	VERTICAL ACCENT SHRUBS					
	SOUTH & WEST EXPOSURE					
	ROSMARINUS O. 'BLUE SPIRES'	BLUE SPIRE ROSEMARY	5/15 GAL.		LOW	0.2
	HESPERALOE FUNIFERA	COAHUILAN HESPERALOE	5/15 GAL.		LOW	0.2
	NORTH & EAST EXPOSURE					
	LAURUS NOBILIS	SWEET BAY	5/15 GAL.		LOW	0.2
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5/15 GAL.		LOW	0.2
	VINES & ESPALIERS					
	ANTIGONON LEPTOPUS	CORAL VINE	15 GAL.		LOW	0.2
	LONICERA X HECKROTTII 'GOLDFLAME'	GOLDFLAME HONEYSUCKLE	15 GAL.		LOW	0.2
	BOUGAINVILLEA SPP	BOUGAINVILLEA	15 GAL.		LOW	0.2
	GROUNDCOVERS					
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL	@ 36 O.C.	LOW	0.2
	VERBENA PERUVIANA	PERUVIAN VERBENA	1 GAL	@ 12" O.C.	LOW	0.2
	MYOPORUM P. 'PUTAH CREEK'	MYOPORUM	1 GAL	@ 36" O.C.	LOW	0.2
	COVER MULCH	BARK MULCH				

20' 15' 10' 5' 0 10' 20'

SCALE 1"=10'

MONTE VISTA HOMES

WILDOMAR, CA

TYPICAL FRONT YARDS

IDLA

IAN DAVIDSON
LANDSCAPE ARCHITECTURE
3685 MAIN STREET, SUITE #350
RIVERSIDE, CA 92501
P. 951.683.1283 F. 951.683.4352

PROJECT # - 10118 DATE - 8/26/2018

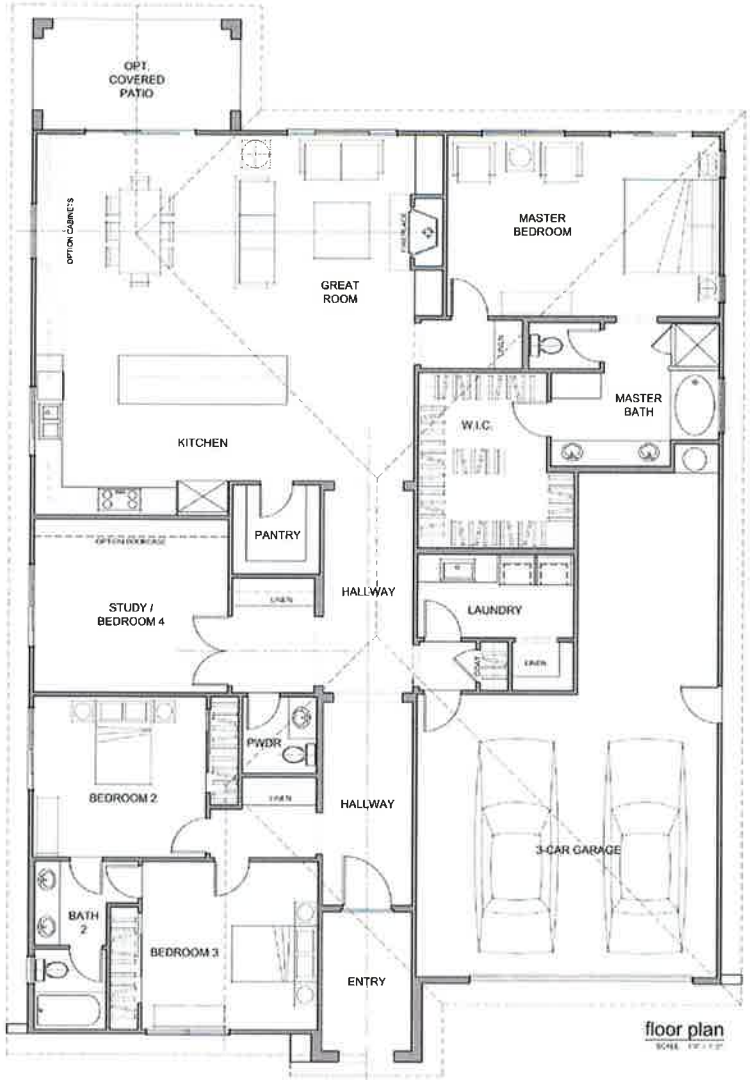
L-2

front elevation

right side elevation

rear elevation

left side elevation



floor plan

PLAN 1- SPANISH
2,500 SF. (1 STORY)
3 BED, 2.5 BATHS

The City of Wildomar

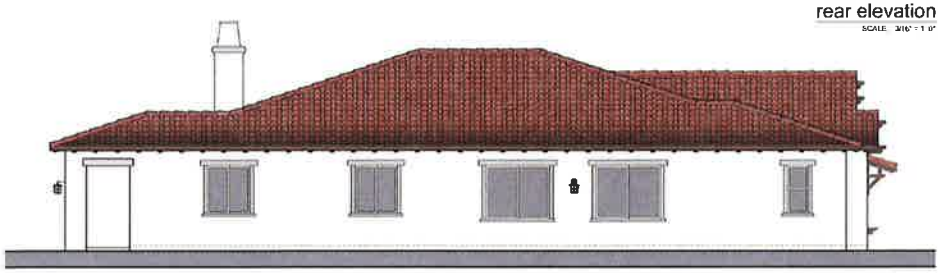
The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

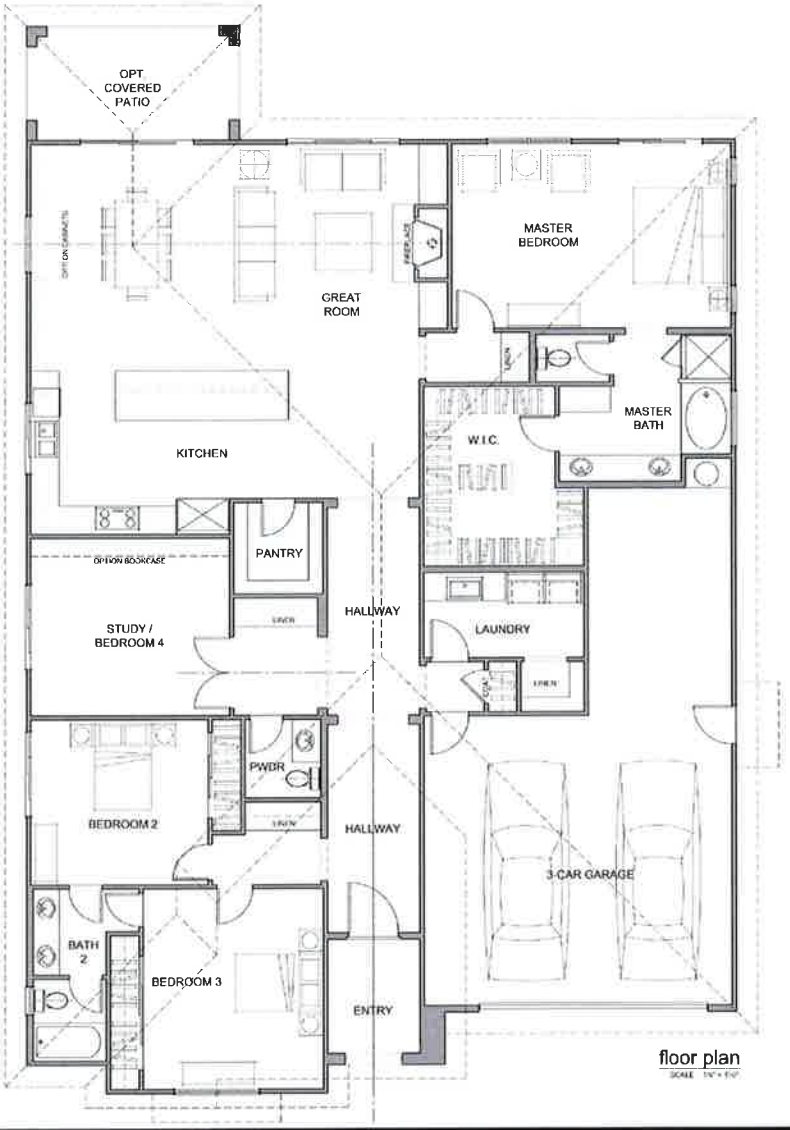
front elevation

right side elevation

rear elevation



left side elevation



floor plan

PLAN 1- SANTA BARBARA
2,500 SF. (1 STORY)
3 BED, 2.5 BATHS

The City of Wildomar

The Village at Monte Vista

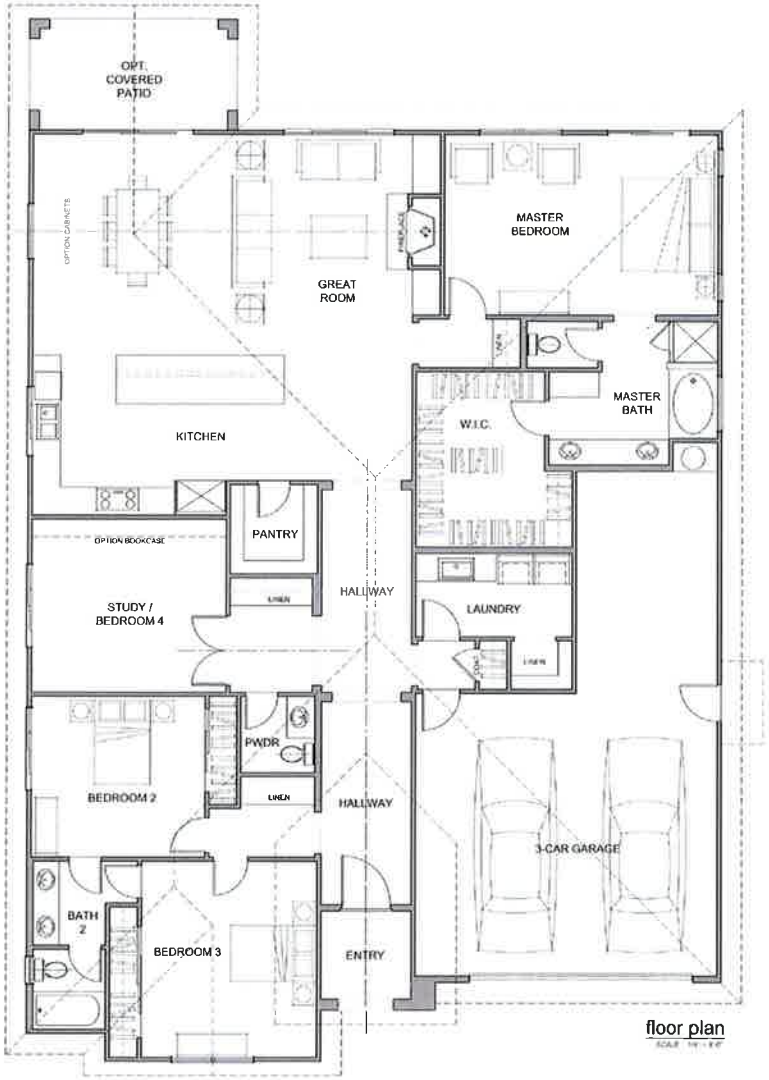
FLOOR PLAN & ELEVATIONS

front elevation

right side elevation

left side elevation

rear elevation



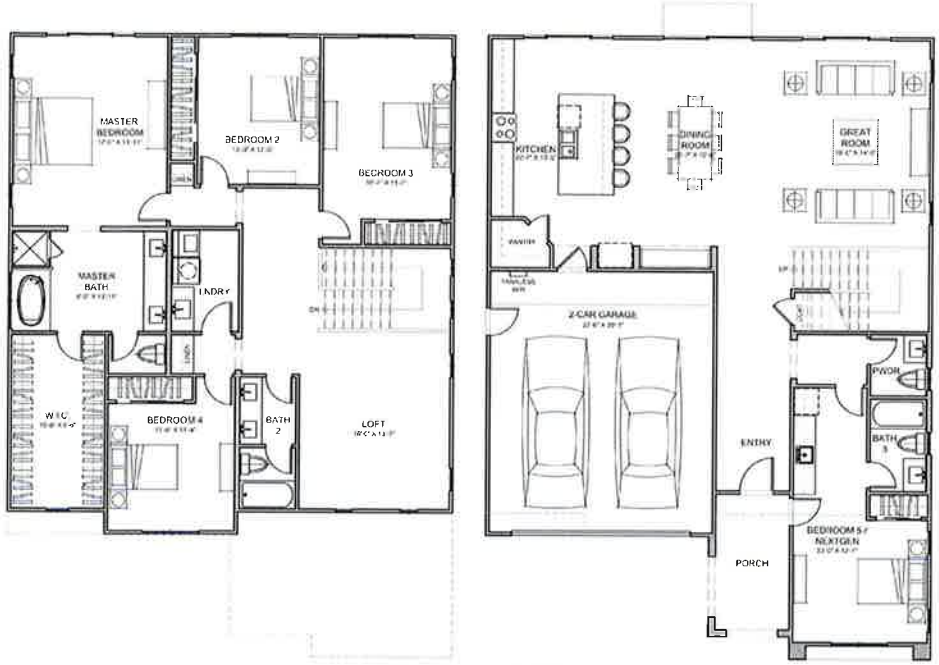
floor plan

PLAN 1- TUSCAN
2,500 SF. (1 STORY)
3 BED, 2.5 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS



FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

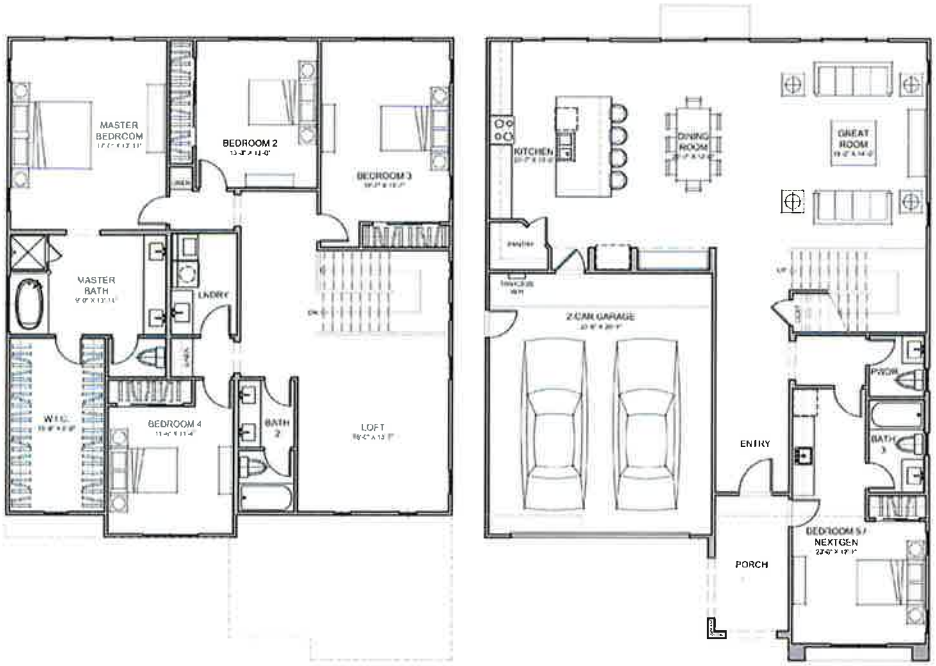
REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 2- CRAFTSMAN
3,069 SF. (2 STORY)
5 BED, 3.5 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS



FLOOR PLAN
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FRONT ELEVATION
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SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 2- FARMHOUSE
3,069 SF. (2 STORY)
5 BED, 3.5 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

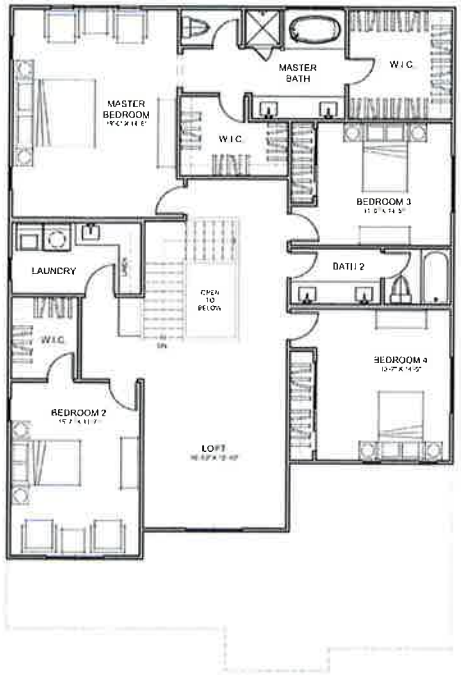
REAR ELEVATION
SCALE: 3/32" = 1'-0"

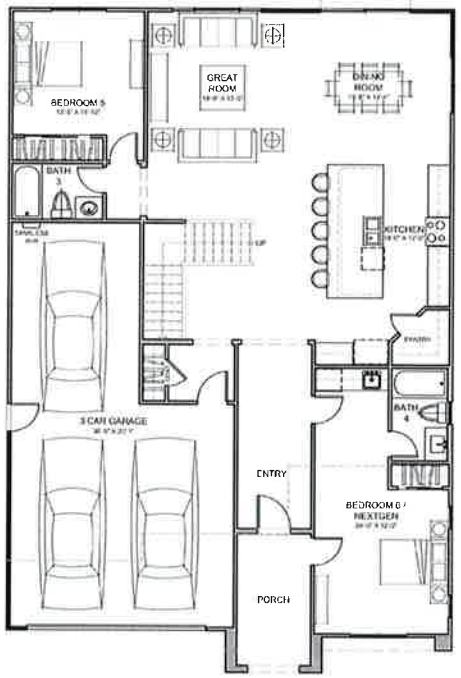
PLAN 2- SPANISH
3,069 SF. (2 STORY)
5 BED, 3.5 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS





FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 3- CRAFTSMAN
3,410 SF. (2 STORY)
6 BED, 4 BATHS

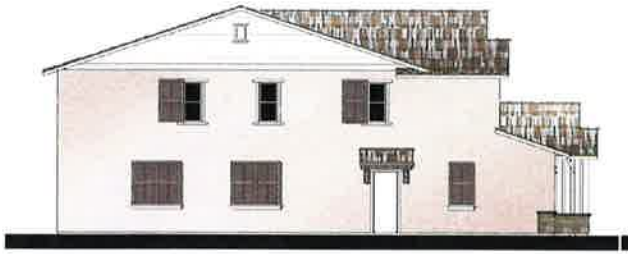
The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

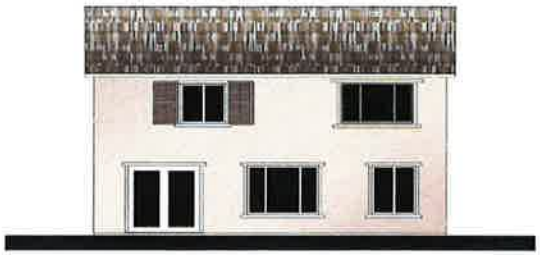
FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 3-FARMHOUSE
3,410 SF. (2 STORY)
6 BED, 4 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT ELEVATION
SCALE: 3/32" = 1'-0"

RIGHT ELEVATION
SCALE: 3/32" = 1'-0"

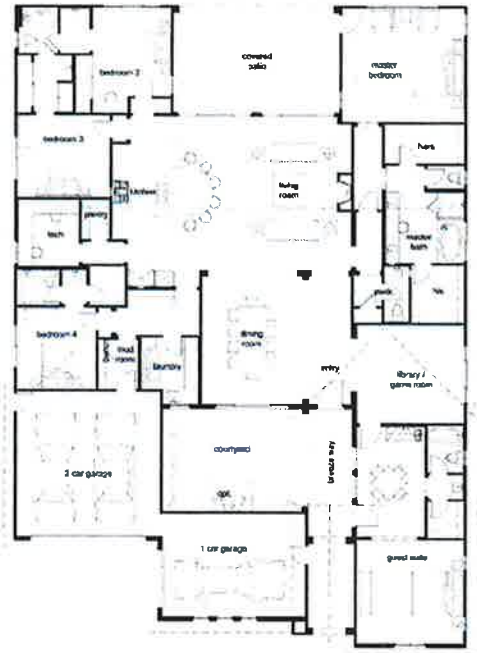
REAR ELEVATION
SCALE: 3/32" = 1'-0"

PLAN 3-SPANISH
3,410 SF. (2 STORY)
6 BED, 4 BATHS

The City of Wildomar

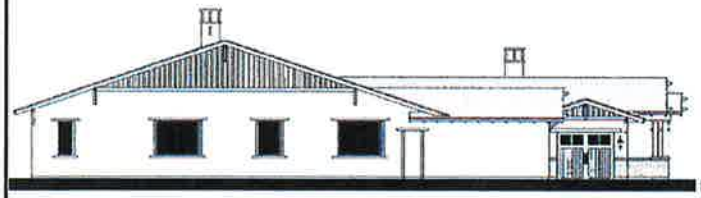
The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

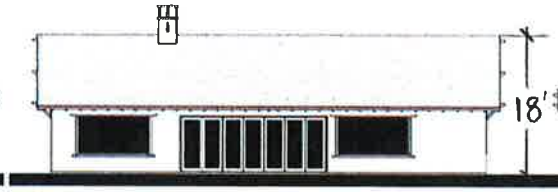


FLOOR PLAN
SCALE: 1/8" = 1'-0"

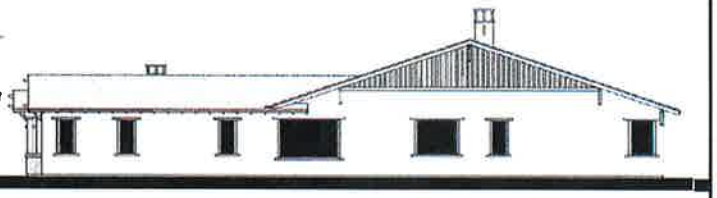
FRONT ELEVATION



LEFT ELEVATION
SCALE 1/8"=1'



REAR ELEVATION
SCALE 1/8"=1'



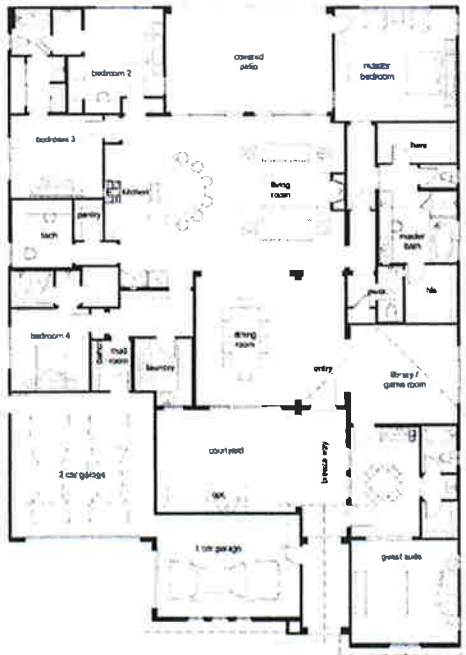
RIGHT ELEVATION
SCALE 1/8"=1'

PLAN 4- CRAFTSMAN
3,685 SF. (1 STORY)
5 BED, 4.5 BATHS

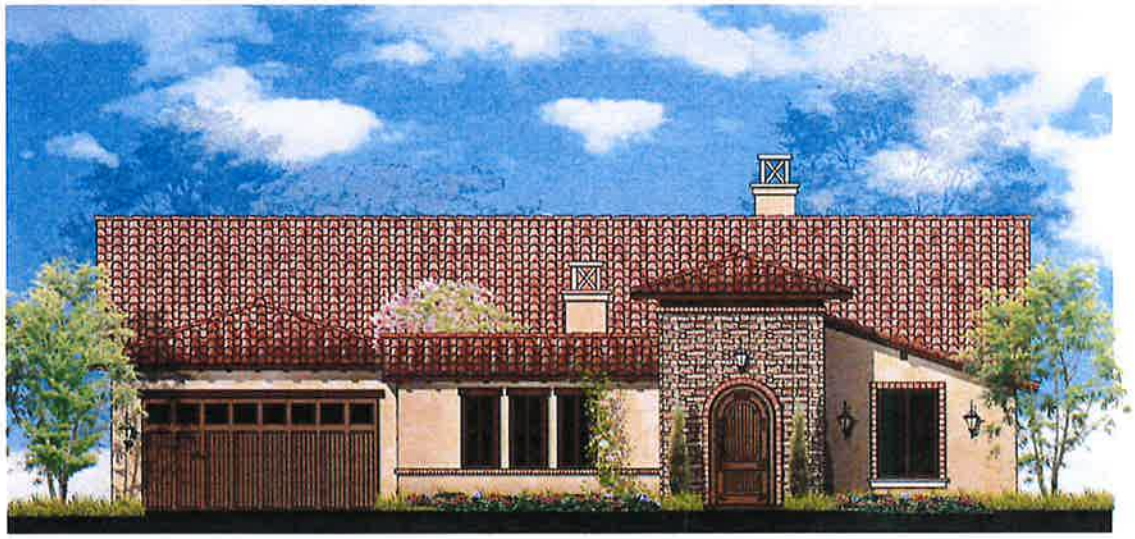
The City of Wildomar

The Village at Monte Vista

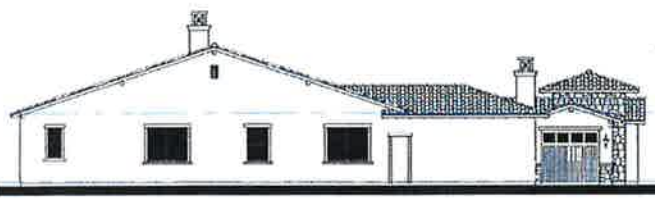
FLOOR PLAN & ELEVATIONS



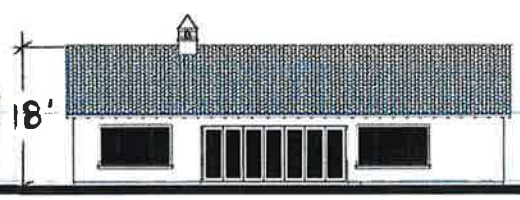
FLOOR PLAN



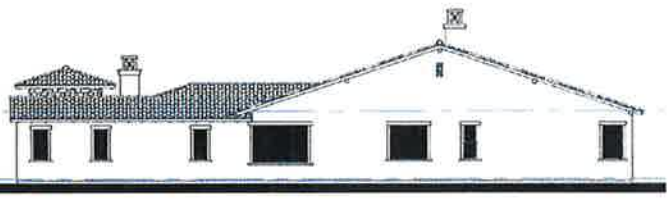
FRONT ELEVATION



LEFT ELEVATION
SCALE 1/8"=1'



REAR ELEVATION
SCALE 1/8"=1'



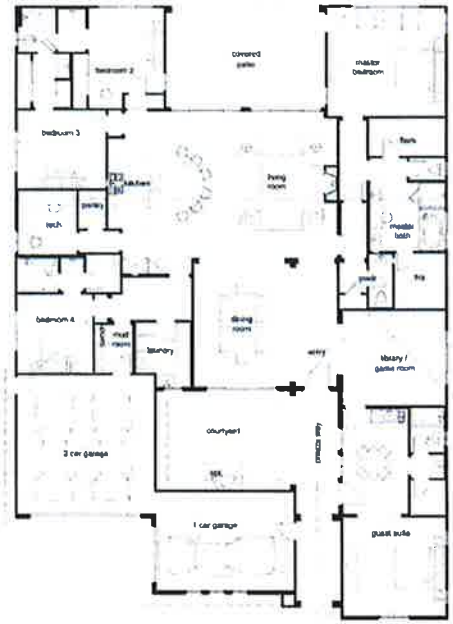
RIGHT ELEVATION
SCALE 1/8"=1'

PLAN 4- TUSCAN
3,685 SF. (1 STORY)
5 BED, 4.5 BATHS

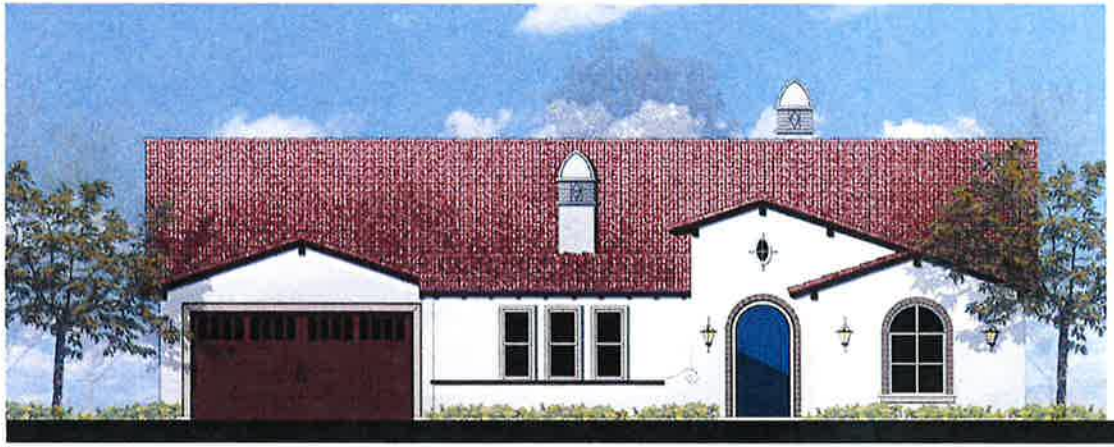
The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

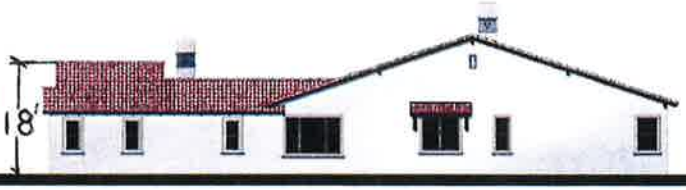


FLOOR PLAN
SCALE: ⅛" = 1'-0"



FRONT ELEVATION

LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 4- SPANISH
3,685 SF. (1 STORY)
5 BED, 4.5 BATHS

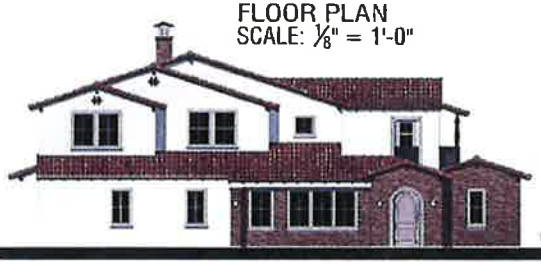
The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

FRONT ELEVATION

FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 5- SPANISH
4,146 SF. (2 STORY)
5 BED, 4.5 BATHS

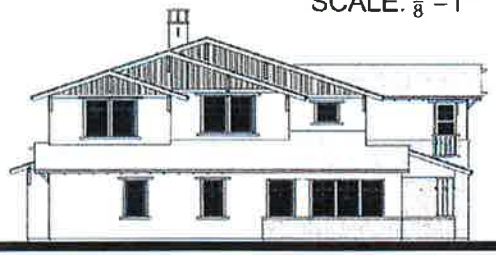
The City of Wildomar

The Village at Monte Vista

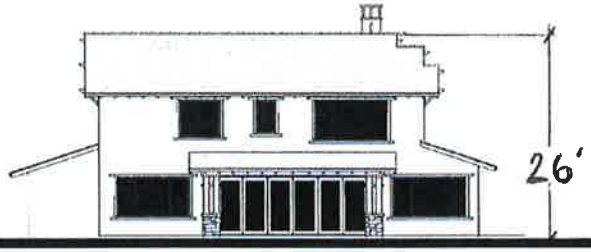
FLOOR PLAN & ELEVATIONS

FLOORPLAN
SCALE: $\frac{1}{8}$"=1'

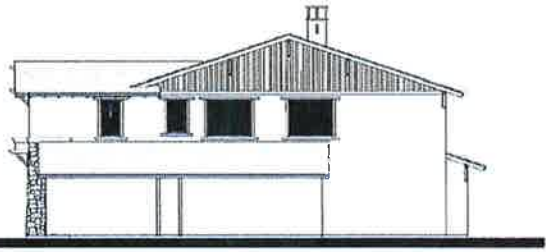
FRONT ELEVATION



LEFT ELEVATION
SCALE ⅛"=1'



REAR ELEVATION
SCALE ⅛"=1'



RIGHT ELEVATION
SCALE ⅛"=1'

PLAN 5- CRAFTSMAN
4,146 SF. (2 STORY)
5 BED, 4.5 BATHS

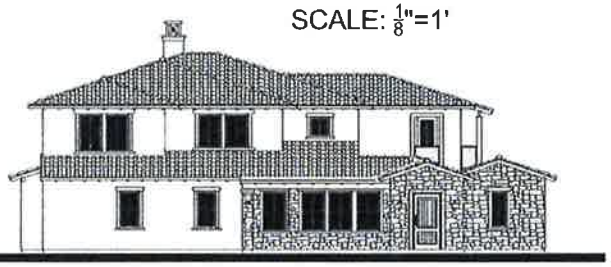
The City of Wildomar

The Village at Monte Vista

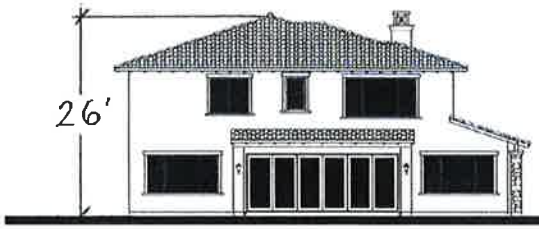
FLOOR PLAN & ELEVATIONS

FRONT ELEVATION

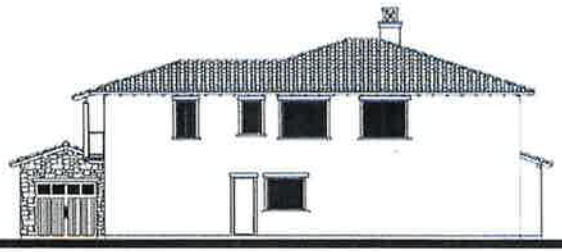
FLOORPLAN
SCALE: $\frac{1}{8}$"=1'



LEFT ELEVATION
SCALE ⅛"=1'



REAR ELEVATION
SCALE ⅛"=1'



RIGHT ELEVATION
SCALE ⅛"=1'

PLAN 5- TUSCAN
4,146 SF. (2 STORY)
5 BED, 4.5 BATHS

The City of Wildomar

The Village at Monte Vista

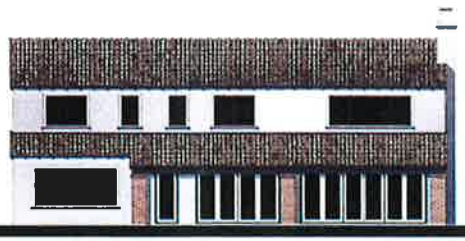
FLOOR PLAN & ELEVATIONS

FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 6- SPANISH
5,458 SF. (2 STORY)
7 BED, 6.5 BATHS

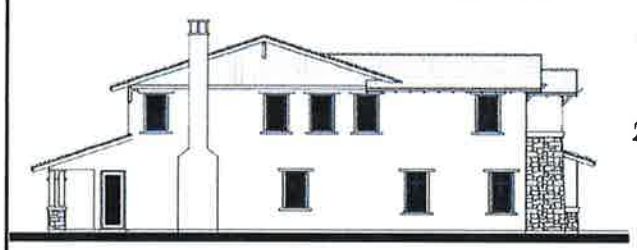
The City of Wildomar

The Village at Monte Vista

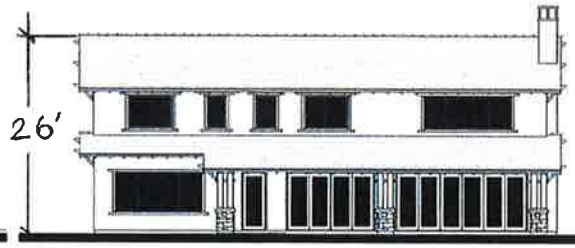
FLOOR PLAN & ELEVATIONS

FLOOR PLAN
SCALE: 1/8" = 1'-0"

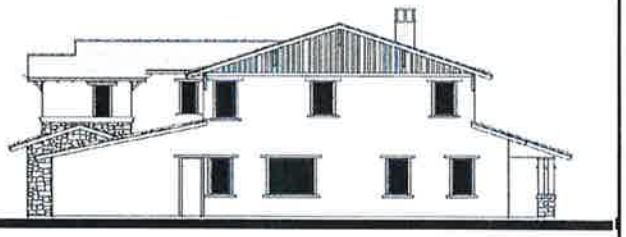
FRONT ELEVATION



LEFT ELEVATION
SCALE 1/8"=1'



REAR ELEVATION
SCALE 1/8"=1'



RIGHT ELEVATION
SCALE 1/8"=1'

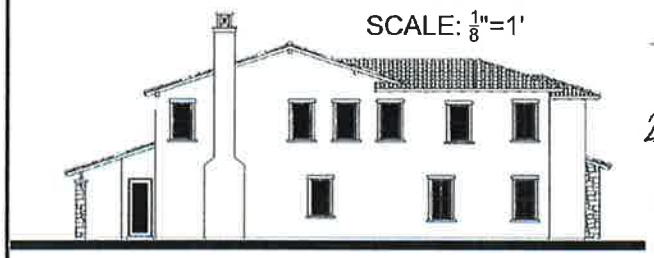
PLAN 6- CRAFTSMAN
5,458 SF. (2 STORY)
7 BED, 6.5 BATHS

The City of Wildomar

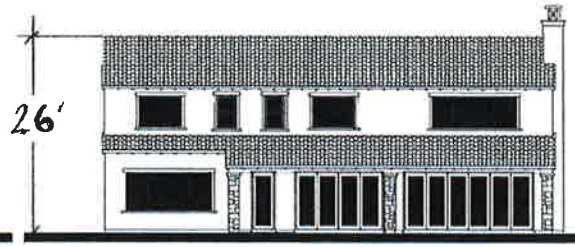
The Village at Monte Vista

FLOOR PLAN & ELEVATIONS

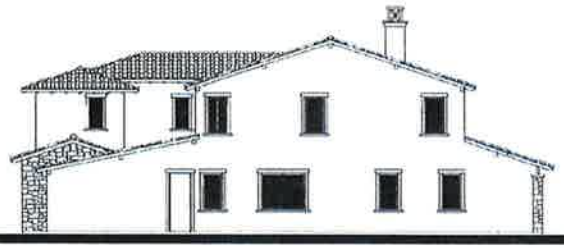
FLOORPLAN
SCALE: $\frac{1}{8}$"=1'



LEFT ELEVATION
SCALE ⅛"=1'



REAR ELEVATION
SCALE ⅛"=1'



RIGHT ELEVATION
SCALE ⅛"=1'

PLAN 6- TUSCAN
5,458 SF. (2 STORY)
7 BED, 6.5 BATHS

The City of Wildomar

The Village at Monte Vista

FLOOR PLAN & ELEVATIONS