

PARCEL 1
APN 367-180-056

FUT. WATER QUALITY BASIN

PARCEL 2
APN 367-180-057

PARCEL 1
TPM NO. 37941
7.2 AC
MEDICAL OFFICE BUILDING
PER SEPARATE PLANS

NOTE:
OFFSITE GRADING AND STORM
DRAIN IMPROVEMENTS
REQUIRE APPROVAL/ PERMIT
FROM CALTRANS

PARCEL 3
TPM NO. 37941
0.4 AC

PARCEL *2
TPM NO. 37941 *
2.0 AC

HOTEL
FP=1341.50

WATER QUALITY BASIN

△ INDICATES AN EASEMENT FOR ACCESS AND PUBLIC UTILITIES TO BE RESERVED ON THE FINAL MAP.

△ INDICATES AN EASEMENT FOR STORM DRAIN PURPOSES TO BE
2 RESERVED ON FINAL MAP.

50 25 0 50 100 150

SCALE: 1"=50'

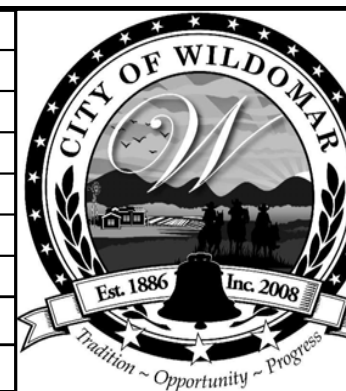
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

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MARK	BY	DATE
ENGINEER		

REVISIONS

APPR.	DATE	
	CITY	

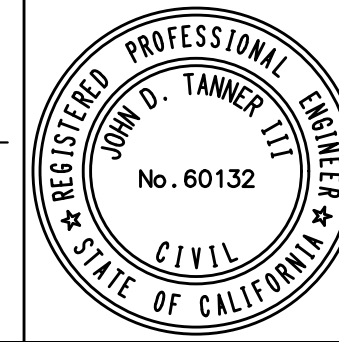


CITY OF WILDOMAR
ACCEPTED BY:

Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



Michael Baker

INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591

PHONE: (951) 676-8042 • MBAKERINTL.COM
PREPARED BY: JOHN D. TANNER III
R.C.E. No. 60132 DATE

BENCHMARK:
Elevation = 1304.204
Datum = NAVD83

Datum = NGVD29
BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED
ON 01/22/13
BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

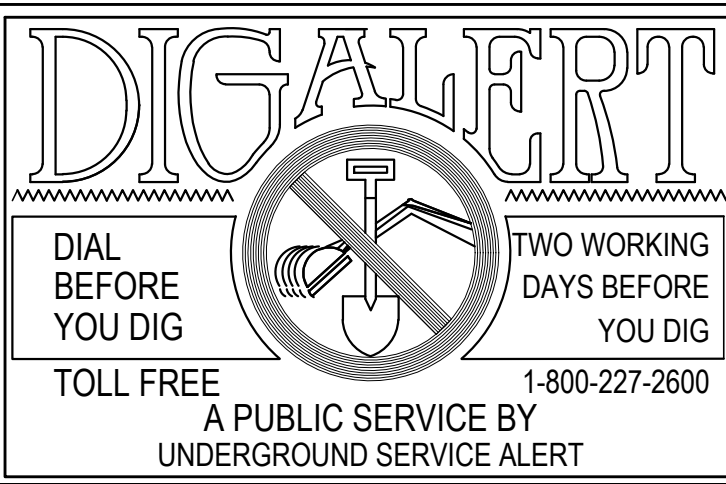
SCALE:
H: As Noted V: As Noted ^C

PA NO. 14-0002
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT

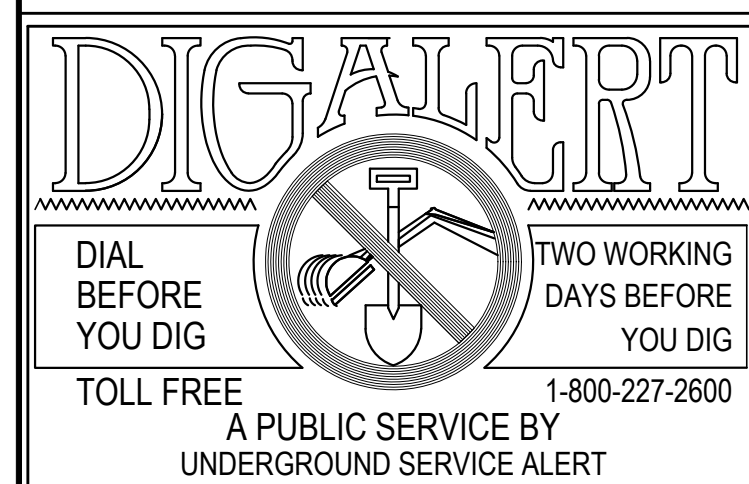
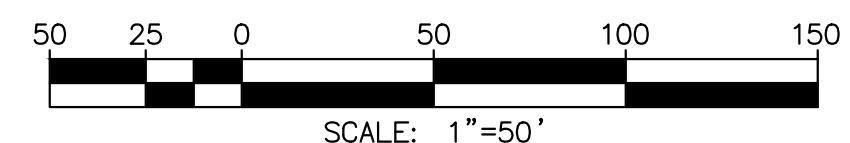
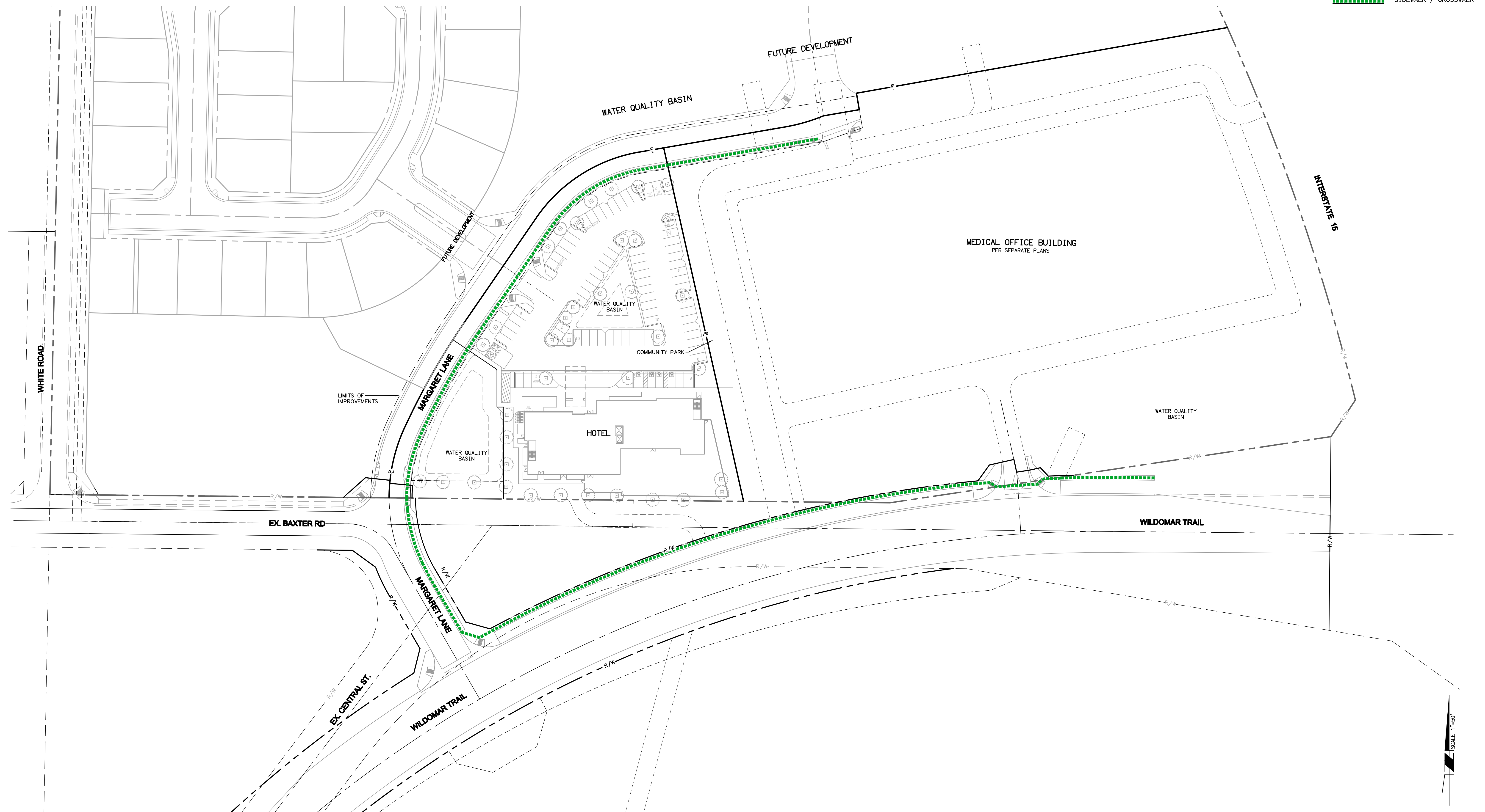
SHEET No.

4

OF SHT:

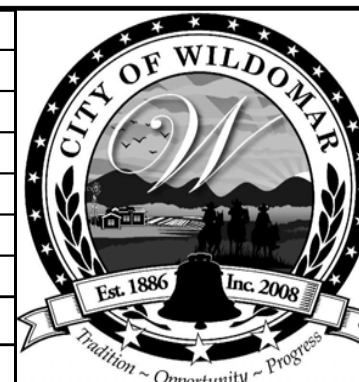


SIDEWALK / CROSSWALK



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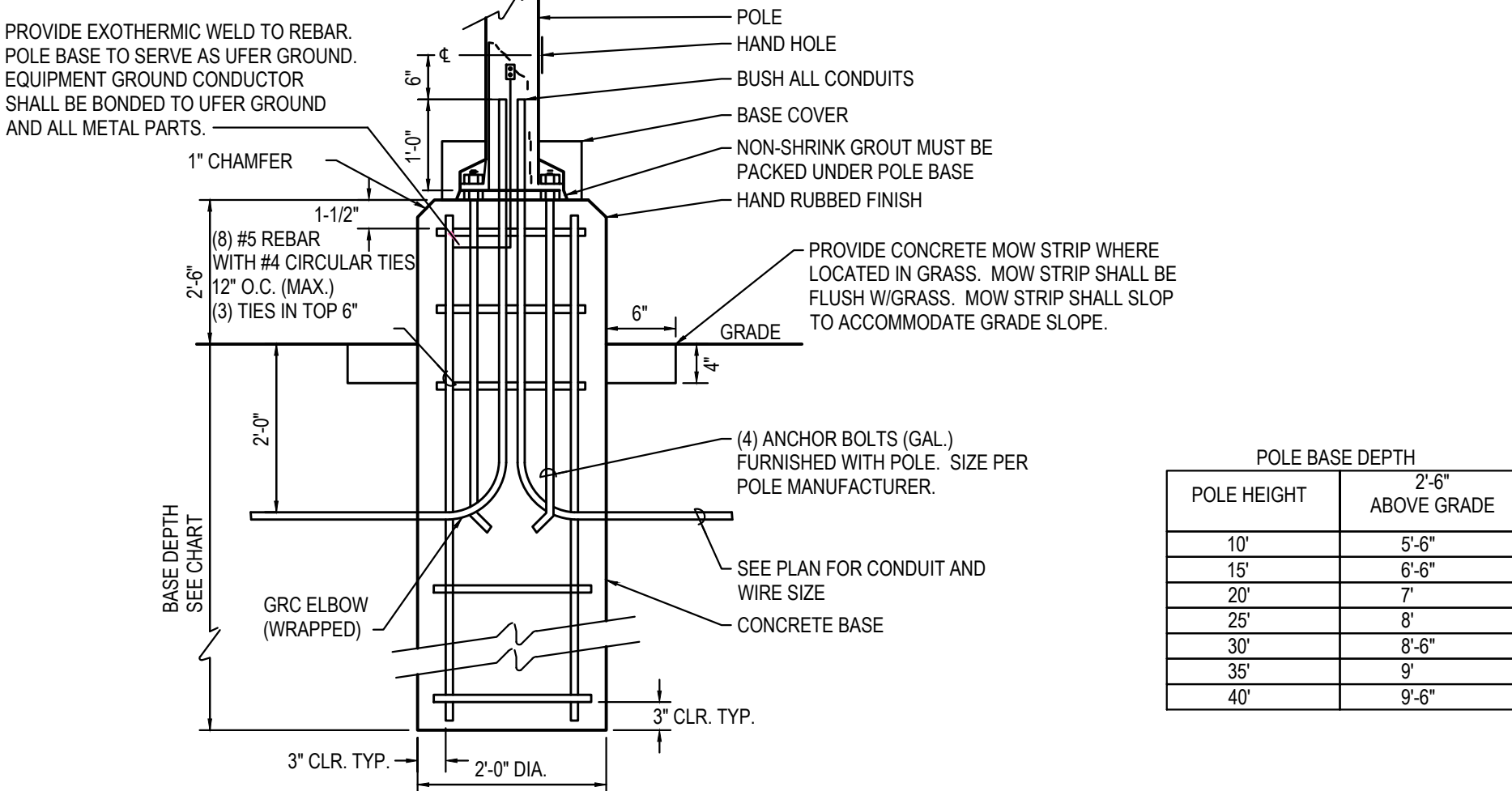
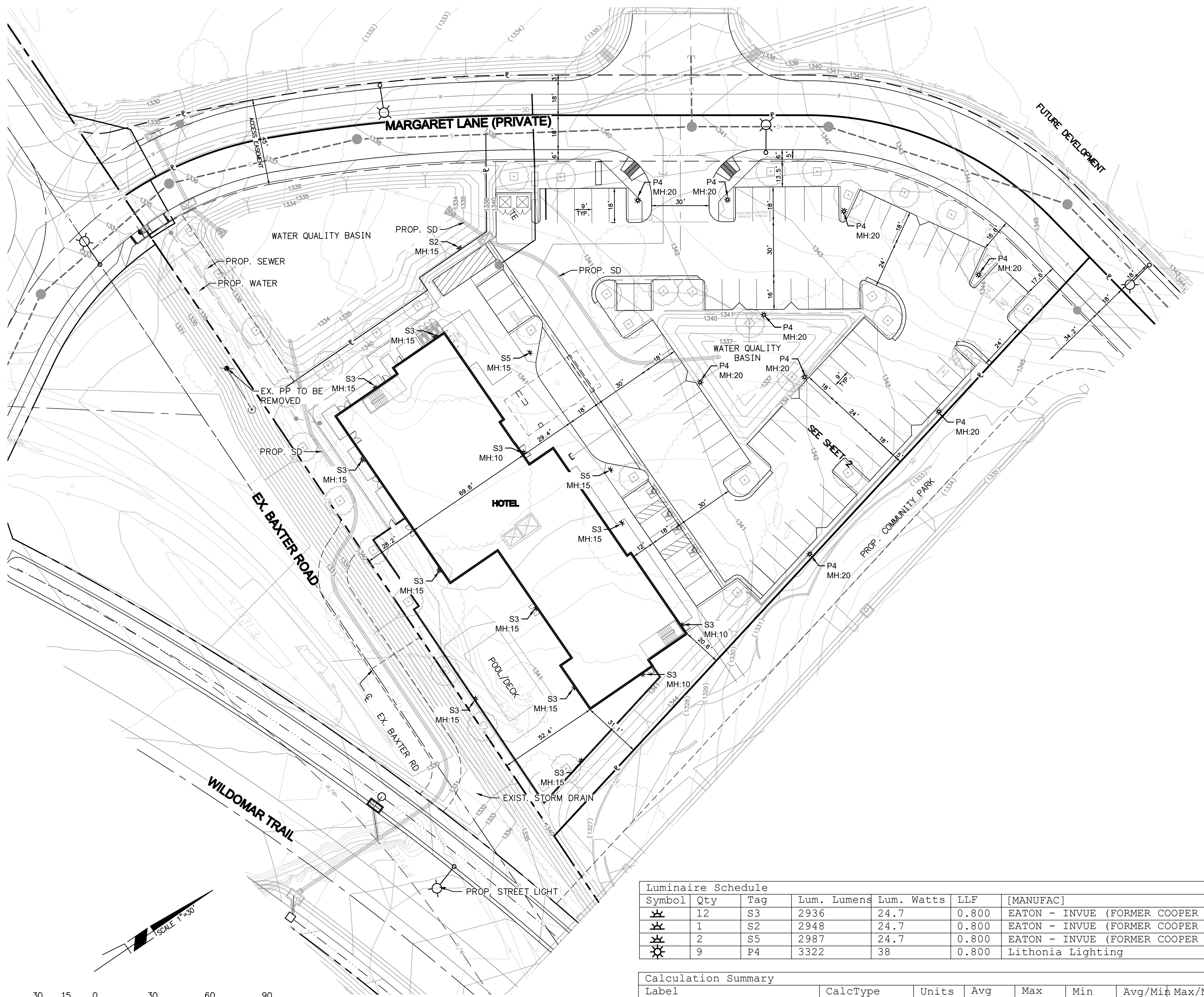
CITY OF WILDOMAR

BAXTER VILLAGE - HOTEL SITE

SITE PLAN OF DEVELOPMENT

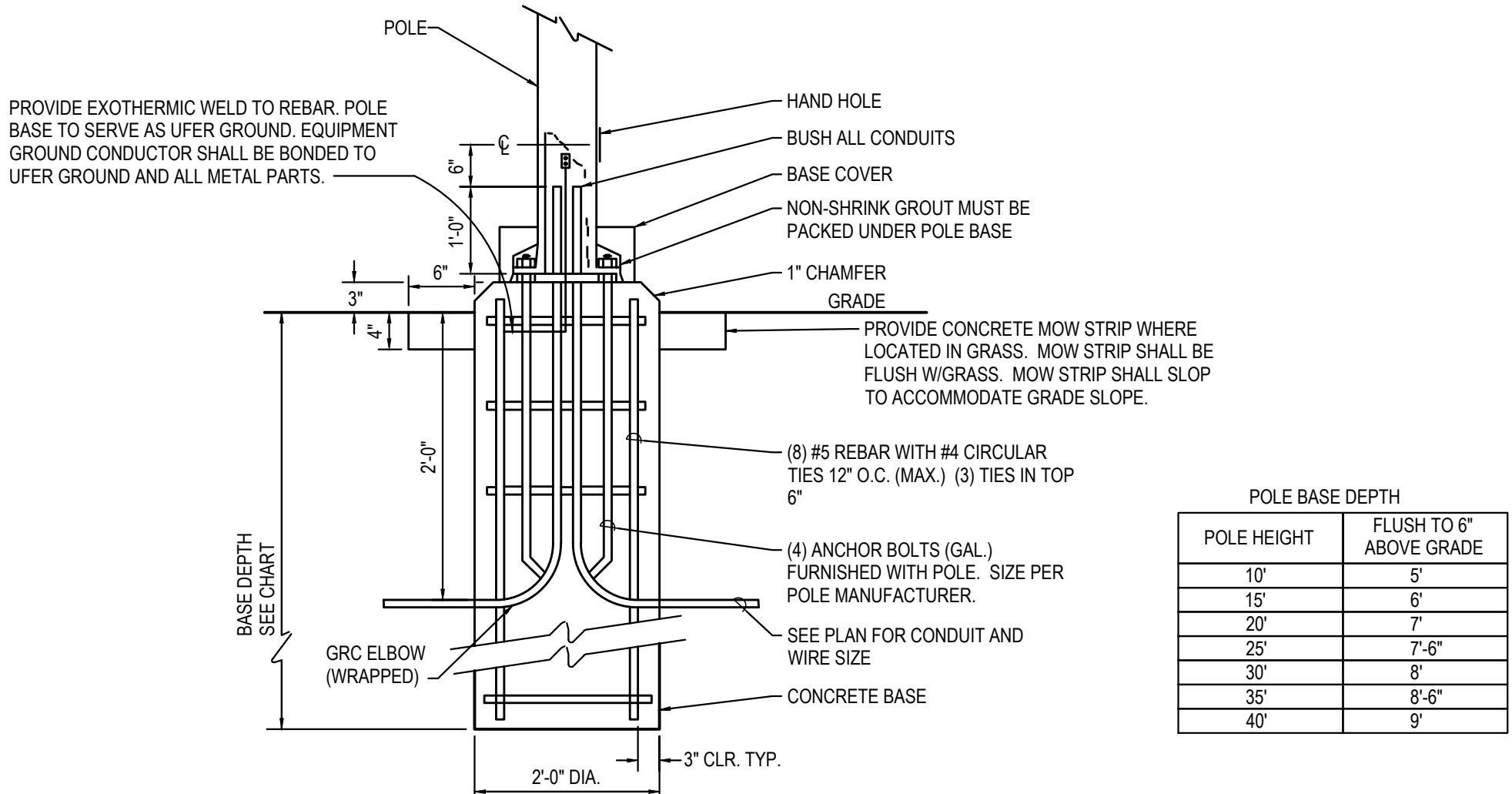
PEDESTRIAN CIRCULATION EXHIBIT - PHASE 1

OF SAT.



- NOTES:
1. BASIC WIND SPEED, $V = 100$ MPH
 2. DIAMETER OF POLE $< 9"$
 3. MAXIMUM PROJECTED AREA IN ANY PLANE OF THE LIGHT FIXTURES IS 10FT².
 4. MAXIMUM WEIGHT OF ALL COMBINED LIGHT FIXTURES IS 100LB. AT A MAXIMUM STANDOFF DISTANCE FROM THE CL OF THE POLE TO THE POLE TO THE CENTER OF GRAVITY OF THE FIXTURES IS 24".
 5. IN-LINE FUSING IS REQUIRED TO BE INSTALLED IN EACH UNGROUNDED CONDUCTOR AT THE LIGHT POLE BASE (MERSEN FEB-21-21 OR EQUAL). CONNECTIONS AND SPLICES SHALL BE INSTALLED WITH CLEAR INSULATED MULTIPLE TAP CONNECTOR, BURNDY, UNITAP, OR EQUAL. ALL POLES MUST HAVE ACCESS DOOR IN THE BASE TO ALLOW ACCESS TO FUSES.

A LIGHTING POLE BASE DETAIL



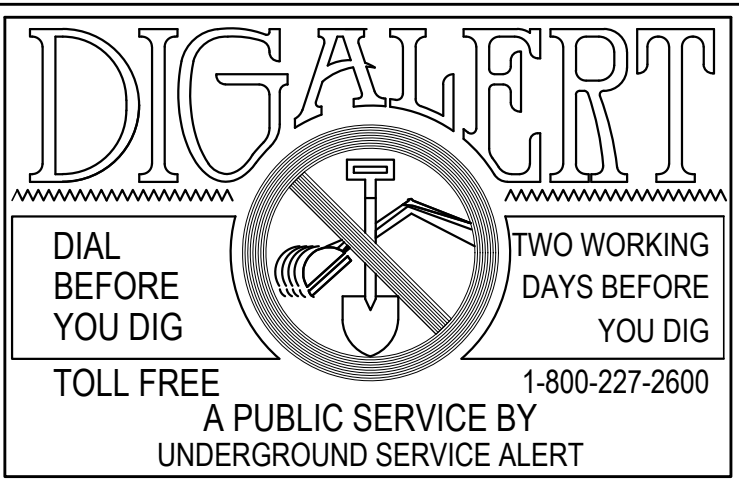
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B LIGHTING POLE BASE DETAIL

Luminaire Schedule						
Symbol	Qty	Tag	Lum. Lumens	Lum. Watts	LLF	[MANUFAC]
☀	12	S3	2936	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)
☀	1	S2	2948	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)
☀	2	S5	2987	24.7	0.800	EATON - INVUE (FORMER COOPER LIGHTING)
☀	9	P4	3322	38	0.800	Lithonia Lighting

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	0.71	1.4	0.2	3.55	7.00
Pool Area	Illuminance	Fc	0.99	2.1	0.3	3.30	7.00
Trespass East	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass North West	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Trespass South	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Walkway	Illuminance	Fc	1.06	2.5	0.3	3.53	8.33

LPD Area Summary					
Label	Area	Perimeter	Total Watts	LPD Units	LPD
Lighting Power Density	92329	1275	712.5002	Watts/Sq.Ft.	0.008

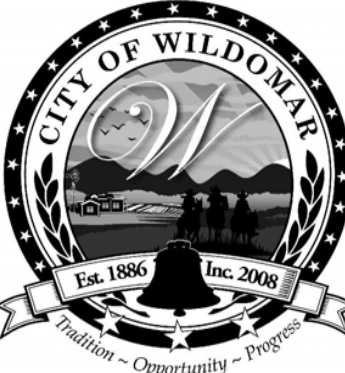


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	ENGINEER	

REVISIONS

APPR	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
Date:
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
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Michael Baker
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PA NO. 14-0002
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL SITE
SITE PLAN OF DEVELOPMENT
LIGHT PLAN

SHEET No.
9
OF
SHTS



LEGEND

- 1 DECORATIVE PAVING
- 2 MONUMENT SIGN
- 3 5' HIGH TUBULAR STEEL FENCE (BASIN AREA)
- 4 6' HIGH CMU BLOCK WALL (POOL AREA)
- 5 LIGHT FIXTURE
- 6 WATER QUALITY BASIN
- 7 ADJACENT MOB LANDSCAPE
- SUBDIVISION/ LOT BOUNDARY PL
- RIGHT OF WAY RW
- EASEMENT LINE
- RETAINING WALL
- SEWER MAIN SS
- SEWER MH
- SEWER CLEANOUT
- FIRE HYDRANT
- DOMESTIC WATER MAIN DW
- EX WATER METER
- EX DOMESTIC WATER W
- EX TELE T
- EX VALVE
- PROPOSED CONTOUR LINE
- RIP-RAP ENERGY DISSIPATER

LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
 	<u>ACCENT TREES, SUCH AS:</u>		
	CERCIDIMUM X 'DESERT MUSEUM'	PALO VERDE	L
	CHITALPA TASHKENTENSIS	CHITALPA	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
	TABEBUIA SPECIES	TRUMPET TREE	M
	PHOENIX DACTYLIFERA	DATE PALM	L
NOTES: MIN. 24" BOX SIZES; MIN. 36" BOX SIZES AT ENTRY			
	<u>PARKING LOT CANOPY TREES, SUCH AS:</u>		
	QUERCUS SPECIES	OAK	L
	SCHINUS MOLLE	CALIFORNIA PEPPER	L
	TIPUANA TIPU	TIPU TREE	M
	ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	L
NOTE: MIN. 24" BOX SIZES			
	<u>PERIMETER CANOPY TREES, SUCH AS:</u>		
	QUERCUS SPECIES	OAK	L
	PINUS SPECIES	PINE	L
	PLATANUS SPECIES	SYCAMORE	M
	SCHINUS MOLLE	CALIFORNIA PEPPER	L
NOTE: MINIMUM 15 GALLON SIZES			
 20,384 SF	<u>SHRUBS, SUCH AS:</u>		
	AGAVE SPECIES	AGAVE	L
	CALANDRINIA SPECIES	ROCK PURSLANE	L
	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L
	CISTUS SPECIES	ROCKROSE	L
	DASYLIRION SPECIES	DESERT SPOON	L
	DIANELLA REVOLUTA	FLAX LILY	L
	GREVILLEAE 'NOELLI'	NOEL'S GREVILLEA	L
	HETEROMELES ARBUTIFOLIA	TOYON	L
	LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY	L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
	NOTE: MINIMUM 5 GALLON SIZES		
	<u>GROUND COVERS, SUCH AS:</u>		
	BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
	BACCHARIS PILULARIS 'TWIN PEAKS'	COYOTE BRUSH	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
	LANTANA SPECIES	LANTANA	L
	MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	L
	ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L
NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS			
SHRUB/ GROUND COVER QUANTITY: 1,264			

WATER QUALITY BASIN

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	TREES, SUCH AS:		
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
	POPULUS FREMONTII	WESTERN COTTONWOOD	M
NOTE: 5 AND 15 GALLON SIZES			
	BASIN SIDES:		
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	L
	EUTHAMIA OCCIDENTALIS	WESTERN GOLDENROD	L
	IVA HAYESIANA	POVERTY WEED	L
NOTE: MINIMUM 1 GALLON SIZE			
QUANTITY: 440			
	BASIN BOTTOM:		
	ELYMUS TRITICOIDES	CREeping WILD RYE	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L
NOTE: MINIMUM 1 GALLON SIZE			
QUANTITY: 408			

GENERAL NOTES

- SEE SHEET 1 FOR NAME, ADDRESS, AND PHONE NUMBER OF OWNER, PLAN PREPARED, AND PROJECT CONSULTANTS.
- SEE SHEET 1 FOR PROJECT IDENTIFICATION (I.E. TRACT NO., APN NO., PARCEL NO., AND/OR ADDRESS).
- SEE SHEET 1 FOR ADJACENT PROPERTIES.
- SEE SHEET 1 FOR SQUARE FOOTAGE OF PROJECT.
- TREES SHALL BE LOCATED OUTSIDE OF UTILITY SETBACKS OR EASEMENTS AND SHALL BE LOCATED:
 - 10' FROM ANY WATER OR SEWER LINE
 - 30' FROM ANY INTERSECTION
 - 10' FROM STREET LIGHT
 - 10' FROM FIRE HYDRANT OR STREET SIGN
 - 10' FROM DRIVEWAY APPROACH
 - MATURE HEIGHT NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
- NO EXISTING TREES TO REMAIN.
- ALL IRRIGATION EQUIPMENT AND PLANS SHALL CONFORM TO RECYCLED WATER USE REQUIREMENTS, IF USED.
- ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.276 (WATER EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 - SUBDIVISION, AND 481 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (JANUARY 2004), COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING (DECEMBER 2009), CALIFORNIA FRIENDLY PLANT LIST (MARCH 2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT GUIDELINES, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

- ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
- SLOPE PLANTING SHALL INCLUDE PERMANENT GROUND COVER ADEQUATELY PLANTED WITH SHRUBS AND/OR TREES. PLANT MATERIAL AND MULCH TO BE SUITABLE FOR SLOPE USE AND PREVENTION OF SURFACE EROSION. PLANT SELECTION SHALL ENSURE FULL SLOPE COVERAGE WITHIN 12 MONTHS OF PLANTING.
- 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEEDED AREAS.
- ALL QUANTITIES SHOWN ARE AN ESTIMATE ONLY. FINAL QUANTITIES WILL BE PROVIDED ON CONSTRUCTION PLANS.
- AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA (LA) = 31,400 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ETO) X (0.45) X (LA) X (0.62) = GALLONS PER YEAR

MAWA = 55.00 X 0.45 X 31,400 X 0.62 = 481,833 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU)

HYDROZONE AREA 1 (27,500 SF):

LOW WATER USE SHRUBS & GROUND COVER - DRIP IRRIGATION

EWU = (ETO) X 0.62 X (LA) X (PF / IE) = GALLONS PER YEAR

EWU = 55.00 X 0.62 X 27,500 X 0.3 / 0.81 = 347,315 GALLONS PER YEAR

HYDROZONE AREA 2 (3,900 SF):

MODERATE WATER USE TREES - BUBBLER IRRIGATION

EWU = (ETO) X 0.62 X (LA) X (PF / IE) = GALLONS PER YEAR

EWU = 55.00 X 0.62 X 3,900 X 0.5 / 0.75 = 88,660 GALLONS PER YEAR

ETWU = 435,975 GALLONS PER YEAR

(PROPOSED WATER USAGE IS LOWER THAN MAXIMUM WATER ALLOWANCE - PROJECT CONFORMS WITH REQUIREMENTS)

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

SHADED PARKING CALCULATIONS

PARKING PROVIDED - 78 SPACES (OPEN)

TOTAL AREA OF PARKING SPACES = 15,400 SF

TREE SHADE QUANTITY @ FULL (100%) - 4 @ 600 SF

TREE SHADE QUANTITY @ HALF (50%) - 29 @ 300 SF

TOTAL SHADE PROVIDED 11,100 SF

PERCENT SHADE = 72%

DIGALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

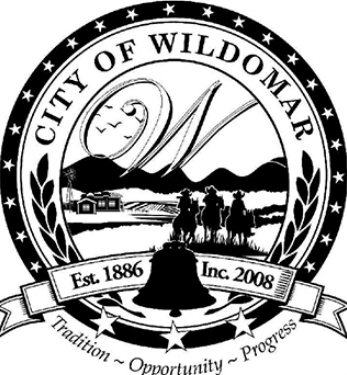
TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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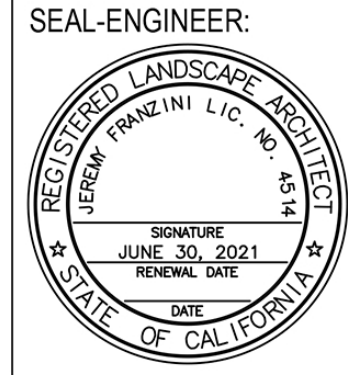
CITY OF WILDOMAR

ACCEPTED BY:

Date:

Daniel A. York, Director of Public Works/ City Engineer, PE 43212

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Michael Baker INTERNATIONAL

40810 COUNTY CENTER DRIVE, SUITE 200

TEMECULA, CA 92591

PHONE: (951) 676-8042 - M.BAKER@INTL.COM

PREPARED BY: JEREMY FRANZINI

Lic. No. 4514 EXP.

BENCHMARK: Elevation = 1304.204 Datum = NGVD29 BENCHMARK # E-6-70

THIS SURVEY WAS PERFORMED ON 1/22/13 BY INLAND AERIAL SURVEYS, INC.

L.S. (number), EXP. (date)

SCALE: H: As Noted V: As Noted

SITE AREA	
HOTEL BUILDING (5 LEVELS)	102 KEYS
PARKING REQUIRED (1 STALL/KEY + 2 STALLS FOR RESIDENT MANAGER)	104 STALLS
PARKING PROVIDED	
ON-SITE	78 STALLS
SHARED PARKING WITH MOB SITE	27 STALLS
TOTAL PARKING PROVIDED	105 STALLS
<i>All calculations below were based off of the 78 on-site parking</i>	
ACCESSIBLE PARKING PROVIDED	4 STALLS
EV PARKING PROVIDED	5 STALLS
CLEAN AIR & VANPOOL PARKING PROVIDED	8 STALLS
SHORT-TERM BICYCLE PARKING PROVIDED	4 STALLS
LONG-TERM BICYCLE PARKING PROVIDED	1 STALLS

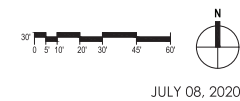
RETENTION
AREA

HOTEL
102 KEYS
(5 LEVELS)

ROOF FINISHED
HEIGHT: 50' MAX.

POOL
DECK

6' HT. CMU WALL
AROUND THE POOL DECK AREA
NOTE: ALL WALLS AND FENCES UNDER SEPARATE PERMIT



INDEX OF SHEETS:	
SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
3-4	GRADING PLAN, CROSS-SECTIONS DETAILS
5-etc...	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

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AO Architecture.
Design. Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 639-9860
PREPARED BY: _____
R.C.E. No. (number) EXP (date)

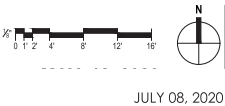
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BENCHMARK # _____	
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SCALE:	
H As Noted	V As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - SITE PLAN

SHEET No.
11
OF **21** SHTS

BAXTER VILLAGE HOTEL
ROOMS MATRIX

	1ST. LEVEL	2ND. LEVEL	3RD. LEVEL	4TH. LEVEL	5TH. LEVEL	ROOM TYPE TOTALS
Q/Q ROOM		4	4	4	4	16
Q/Q ACCESSIBLE ROOM	1	1	1	1	1	5
KING ROOM		18	18	18	18	72
KING ACCESSIBLE ROOM	1	1	1	1	1	5
KING SUITE		1	1	1	1	4
TOTAL ROOMS PER LEVEL	2	25	25	25	25	
GRAND TOTAL	102					



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JULY 08, 2020



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	ENGINEER	

REVISIONS

APPR	DATE
	CITY



CITY OF WILDOMAR
ACCEPTED BY:
Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

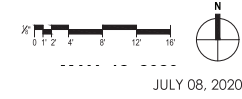
SEAL-ENGINEER:

AO Architecture.
Design.
Relationships
144 NORTH ORANGE ST., ORANGE, CA 92666
(714) 679-9860
PREPARED BY:
R.C.E. No. (number) EXP. (date)

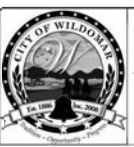
BENCHMARK
Elevation = _____
Datum = _____
BENCHMARK # _____
THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)
SCALE
H: As Noted, V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-TYPICAL
2ND-5TH FLOOR PLAN

SHEET No.
13
OF 21 SHTS



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

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City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

AO Architecture.
Design.
Relationships.
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860
PREPARED BY: _____
R.C.E. No. (number) EXP. (date) _____

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Datum = _____
BENCHMARK # _____

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ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H: As Noted V: As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL-ROOF PLAN

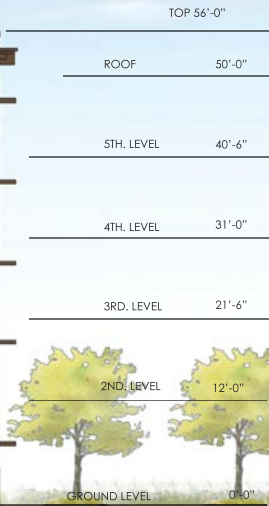
SHEET No.
14
OF **21** SHTS



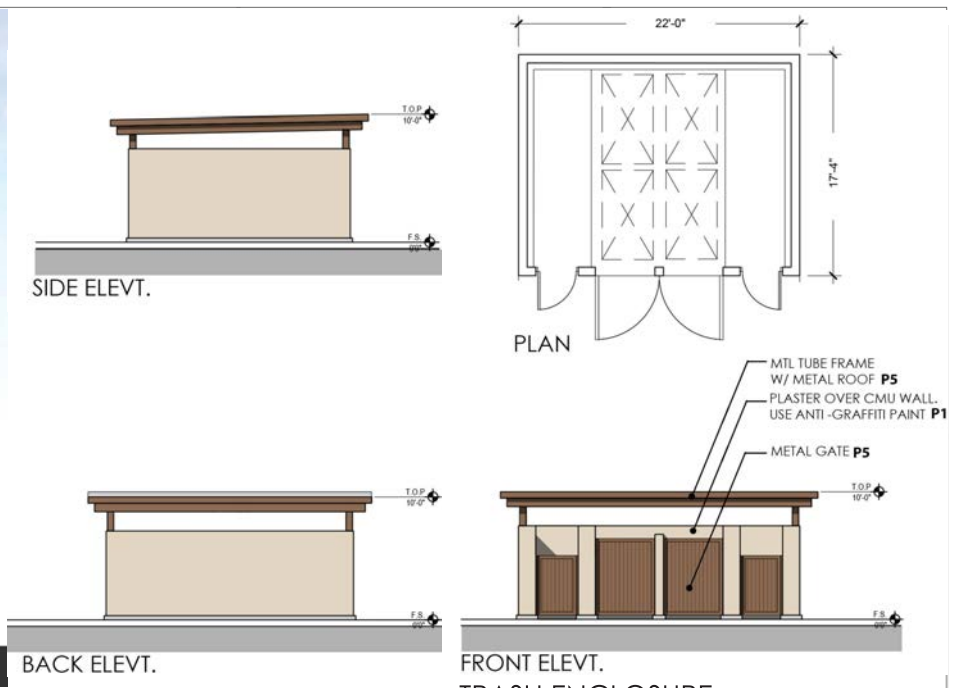
SHEET No.
16
OF 21 SHEETS

JULY 08, 2020

SHEET No.
17
OF 21 SHTS



SHEET No.
18
OF 21 SHTS

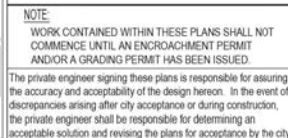
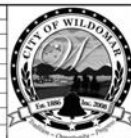


FRONT ELEV.
TRASH ENCLOSURE

SCALE: 3/16"



EAST ELEVATION

[illegible]

CITY OF WILDOMAR
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Date: _____
Daniel A. York, Director of Public Works/
City Engineer, PE 43212
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER



BENCHMARK:
Elevation = _____
Datum = _____
BENCHMARK # _____

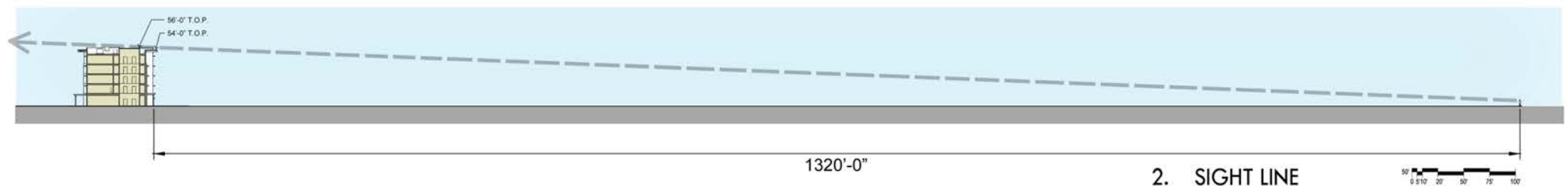
THIS SURVEY WAS PERFORMED
ON (date) BY (surveyor)
L.S. (number), EXP. (date)

SCALE:
H- As Noted V- As Noted

CITY OF WILDOMAR BAXTER VILLAGE - HOTEL BUILDING ENTITLEMENT SUBMITTAL HOTEL-EAST & WEST ELEVATIONS & TRASH ENCLOSURE	SHEET No. 19
	OF 21 SHEETS



1. CROSS SECTION



2. SIGHT LINE

INDEX OF SHEETS:	
SHEET No.	DESCRIPTION
1	TITLE SHEET, NOTES, DETAILS, QUANTITIES
2	OVERALL SITE PLAN, EROSION CONTROL PLAN, DETAILS
3-4	GRADING PLAN, CROSS-SECTIONS, DETAILS
5-etc.	STREET IMPROVEMENT PLAN & PROFILE, DETAILS

JULY 08, 2020



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[illegible]

CITY OF WILDOMAR
ACCEPTED BY:

Date: _____
of Public Works/
Engineer, PE 43212

ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES

SEAL-ENGINEER:



BENCHMARK	
Elevation = _____	
Datum = _____	
BENCHMARK # _____	
THIS SURVEY WAS PERFORMED ON (date) BY (surveyor) L.S. (number), EXP. (date)	
SCALE:	
H As Noted	V As Noted

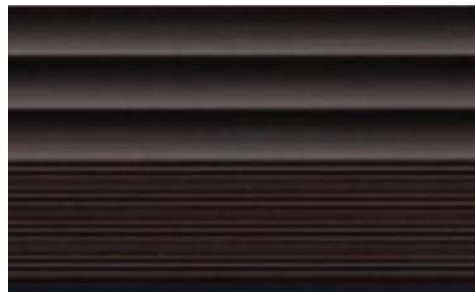
CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
**HOTEL-BUILDING SECTION &
SIGHT LINE**

SHEET No.
20

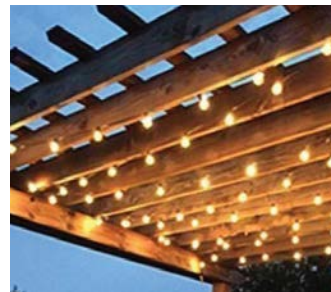
F 21 SHTS



M1 EXAMPLES OF WOOD - TEXTURED ALUM.
ENTRY DOORS



M2 ANODIZED ALUMINUM STOREFRONT
DARK BRONZE



L1 EXAMPLES OF STRING LIGHTS



L2 EXAMPLES OF CRAFTSMAN STYLE LIGHT FIXTURES



B1 EXAMPLES OF BOLLARDS

P1 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH DE6155 - SOFT IVORY



P2 EIFS WITH FINE STUCCO FINISH
COLOR TO MATCH
DE6117 - COLORADO TRAIL



P3 EIFS WITH FINE STUCCO FINISH
WITH HORIZONTAL REVEALS
COLOR TO MATCH
DET620 - BARNWOOD GRAY



P4 STUCCO TRIM - COLOR TO MATCH
DET631 - COCOA POWDER



P5 STUCCO TRIM & METAL EAVES, CANOPY
STRUCTURE, WINDOW SHADING DEVICES,
EXPOSED BEAMS & RAFTER TAILS.
COLOR TO MATCH DE6131 - TEDDY BEAR



W1 WOOD - TEXTURED SOFFIT
LIGHT OAK



G GLAZING - TINTED LIGHT GRAY



C1 EXAMPLE OF DECORATIVE PAVING



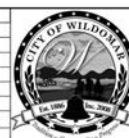
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[illegible]

SEAL-ENGINEER



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SCALE:
As Noted As Noted

CITY OF WILDOMAR
BAXTER VILLAGE - HOTEL BUILDING
ENTITLEMENT SUBMITTAL
HOTEL - MATERIALS & COLORS
BOARD

SHEET No.
21
OF 21 SHTS