

WILDOMAR TRAIL TOWN CENTER

COMMERCIAL, RETAIL, AND PROFESSIONAL OFFICE DEVELOPMENT PLANS (PA 20-0039)

PROJECT DIRECTORY

OWNER/DEVELOPER:

J & T MANAGEMENT, INC.
139 RADIO RD
CORONA, CA 92879
KARINE KOFDARALI
(951) 280-3833 EXT. 11
karine@jntmgmt.com

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17911 VON KARMAN AVE, STE 200
IRVINE, CA 92614
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(949) 797-8306
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LANDSCAPE ARCHITECT:
MICHAEL BAKER INTERNATIONAL
40810 COUNTY CENTER DRIVE, STE 200
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40810 COUNTY CENTER DRIVE, STE 200
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PROJECT INFORMATION

SCOPE OF WORK: PROPOSED DEVELOPMENT OF ±25.8 AC SITE WHICH INCLUDES ±41,609 SF RETAIL, ±72,000 SF OFFICE AND 109 RESIDENTIAL UNITS AND ON-SITE IMPROVEMENTS. PROPOSED RETAIL USES INCLUDE MARKET, RESTAURANTS, SHOPS, GAS STATION AND CAR WASH.

ASSESSOR'S PARCEL NUMBERS:
376-190-002-6 & 376-180-006-9

LAND USE: MUPA
CURRENT ZONING: C-P-S SCENIC HIGHWAY COMMERCIAL
PROPOSED ZONING: C-P-S AND R-3

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 (APN: 376-190-002-6):

THOSE PORTIONS OF PARCELS 1 AND 2 OF PARCEL MAP NO. 8063, AS SHOWN BY MAP ON FILE IN BOOK 31, PAGES 33 AND 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 89°57'39" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, A DISTANCE OF 477.79 FEET; THENCE NORTH 20°46'43" EAST, A DISTANCE OF 599.11 FEET; THENCE NORTH 89°57'39" EAST, A DISTANCE OF 575.00 FEET; THENCE NORTH 35°02'05" EAST, A DISTANCE OF 606.46 FEET TO THE SOUTHWESTERLY LINE OF INTERSTATE 15, AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 25, 1978 AS INSTRUMENT NO. 104993 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE; THENCE NORTH 55°00'46" WEST ALONG THE SOUTHWESTERLY LINE, A DISTANCE OF 94.14 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 80°57'02" WEST CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 490.32 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 473.59 FEET; THENCE SOUTHWESTERLY TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET, THROUGH AN ANGLE OF 16°22'18" AN ARC LENGTH OF 77.15 FEET (THE INITIAL RADIAL LINE BEARS NORTH 18°34'30" WEST); THENCE SOUTH 36°31'18" WEST, A DISTANCE OF 850.04 FEET; THENCE SOUTH 00°29'19" WEST, A DISTANCE OF 470.45 FEET TO THE POINT OF BEGINNING.

THE PRECEDING FOUR (4) AREAS AND DISTANCES BEING ALONG THE NORTHERLY AND NORTHWESTERLY LINES OF SAID PARCELS 1 AND 2.

PARCEL 2 (APN: 376-180-006-9):

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF FRACTIONAL SECTION 35, TOWNSHIP 6 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAP NO. 7381, AS PER MAP RECORDED IN BOOK 26, PAGE 39 OF PARCEL MAPS, SAID CORNER BEING ON THE WESTERLY LINE OF PARCEL 4 OF PARCEL MAP NO. 8063, AS PER MAP RECORDED IN BOOK 31, PAGES 33 AND 34 OF PARCEL MAPS; THENCE NORTH 00°29'40" EAST, 322.70 FEET AND NORTHERLY LINE OF SAID PARCEL 4, TO A POINT ON A LINE PARALLEL WITH, AND 30.00 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE NORTHERLY LINE OF SAID PARCEL 4, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58'39" WEST, 93.10 FEET ON SAID PARALLEL LINE; THENCE NORTHWESTERLY ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH AN ANGLE OF 56°32'37", AN ARC LENGTH OF 210.47 FEET; THENCE SOUTH 79°08'01" WEST, 33.97 FEET TO A LINE PARALLEL WITH, AND 44.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF CENTRAL AVENUE AS SHOWN ON SAID PARCEL MAP NO. 7381; THENCE NORTH 53°28'50" WEST, 14.00 FEET TO THE SOUTHEASTERLY LINE OF SAID CENTRAL AVENUE; THENCE NORTH 36°31'10" EAST, 569.25 FEET ON SAID SOUTHEASTERLY LINE, TO THE WESTERLY LINE OF LOT 'B' AS SHOWN ON SAID PARCEL MAP NO. 8063; THENCE SOUTH 00°29'40" WEST, 524.19 FEET ON THE WESTERLY LINE OF LOT 'B', PARCEL 1 AND PARCEL 4 OF SAID PARCEL MAP NO. 8063, TO THE TRUE POINT OF BEGINNING

DRAWING INDEX

ARCHITECTURAL

- 1 TITLE SHEET
- 2 ENLARGED CONCEPTUAL SITE PLAN - COMMERCIAL AND OFFICE SITE
- 3 PHASING PLAN
- 4 OVERALL CONCEPTUAL SITE PLAN
- 5 ENLARGED CONCEPTUAL SITE PLAN - 1
- 6 ENLARGED CONCEPTUAL SITE PLAN - 2
- 7 ENLARGED CONCEPTUAL SITE PLAN - 3
- 8 ENLARGED CONCEPTUAL SITE PLAN - 4
- 9 ADA PATH EXHIBIT
- 10 EMERGENCY VEHICLE PATH EXHIBIT
- 11 PAD 1 - CONCEPTUAL FLOOR PLAN & ROOF PLAN
- 12 CARWASH - CONCEPTUAL FLOOR PLAN & ROOF PLAN
- 13 PAD 2 - CONCEPTUAL FLOOR PLAN & ROOF PLAN
- 14 PAD 3 - CONCEPTUAL FLOOR PLANS & ROOF PLANS
- 15 PAD 4 - CONCEPTUAL FLOOR PLANS & ROOF PLANS
- 16 MAJOR A - CONCEPTUAL FLOOR PLAN
- 17 MAJOR A - CONCEPTUAL ROOF PLAN
- 18 PAD 5 - CONCEPTUAL FLOOR & ROOF PLAN
- 19 OFFICE A - CONCEPTUAL FLOOR PLAN
- 20 OFFICE A - CONCEPTUAL ROOF PLAN
- 21 OFFICE B - CONCEPTUAL FLOOR PLAN
- 22 OFFICE B - CONCEPTUAL ROOF PLAN
- 23 PAD 1 - CONCEPTUAL ELEVATIONS
- 24 PAD 1 - CONCEPTUAL ELEVATIONS
- 25 CAR WASH - CONCEPTUAL ELEVATIONS
- 26 GAS CANOPY - CONCEPTUAL ELEVATIONS
- 27 DIESEL CANOPY - CONCEPTUAL ELEVATIONS
- 28 PAD 1 - CONCEPTUAL RENDERING
- 29 PAD 2 - CONCEPTUAL ELEVATIONS
- 30 PAD 2 - CONCEPTUAL ELEVATIONS
- 31 PAD 2 - CONCEPTUAL RENDERING
- 32 PAD 2 - CONCEPTUAL RENDERING
- 33 PAD 3 - CONCEPTUAL ELEVATIONS
- 34 PAD 3 - CONCEPTUAL ELEVATIONS
- 35 PAD 3 - CONCEPTUAL RENDERING
- 36 PAD 4 - CONCEPTUAL ELEVATIONS
- 37 PAD 4 - CONCEPTUAL RENDERING
- 38 MAJOR A - CONCEPTUAL ELEVATIONS
- 39 MAJOR A - CONCEPTUAL ELEVATIONS
- 40 MAJOR A - CONCEPTUAL RENDERING
- 41 PAD 5 - CONCEPTUAL ELEVATIONS
- 42 PAD 5 - CONCEPTUAL ELEVATIONS
- 43 PAD 5 - CONCEPTUAL RENDERING
- 44 OFFICE A - CONCEPTUAL ELEVATION
- 45 OFFICE A - CONCEPTUAL ELEVATION
- 46 OFFICE A - CONCEPTUAL ELEVATION
- 47 OFFICE A - CONCEPTUAL ELEVATION
- 48 OFFICE A - CONCEPTUAL RENDERING
- 49 OFFICE B - CONCEPTUAL ELEVATION
- 50 OFFICE B - CONCEPTUAL ELEVATION
- 51 OFFICE B - CONCEPTUAL ELEVATION
- 52 OFFICE B - CONCEPTUAL ELEVATION
- 53 OFFICE B - CONCEPTUAL RENDERING
- 54 TRASH ENCLOSURE & MECHANICAL UNIT SCREEN DETAILS
- 55 PHOTOMETRIC PLAN

LANDSCAPE

- 1 CONCEPTUAL LANDSCAPE PLAN
- 2 CONCEPTUAL LANDSCAPE PLAN
- 3 CONCEPTUAL LANDSCAPE PLAN

CONDITIONALLY APPROVED

BY THE PLANNING DEPARTMENT
 BY THE PLANNING DIRECTOR
 BY THE PLANNING COMMISSION
 BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 09 / 08 / 2021

APPLICATION NOS. PA 20-0039

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi

VICINITY MAP



Site Summary					
Retail Site Area	±	441,537	SF	10.14	AC
Office Site Area	±	272,896	SF	6.26	AC
Gross Area	±	714,433	SF	16.40	AC
Retail Building Area	±	41,609	SF		
Office Building Area	±	72,000	SF		
Total Building Area	±	113,609	SF		
Building Footprints	±	67,209	SF ¹		
Lot Coverage:		9.4%			

Parking Calculations			
Stalls required for General Retail	229 Stalls ²		
Stalls required for Professional Business Office	360 Stalls ²		
Total Parking Stalls Required	589 Stalls		
		Parking Stalls Provided	609 Stalls
Clean Air/Vanpool/ EV stalls required	49 Stalls ³	Clean Air/Vanpool/ EV stalls provided	51 Stalls
EVCS Stalls required	37 Stalls ⁴	EVCS Stalls provided	38 Stalls
Bicycle Parking required		Bicycle Parking provided	
Short Term Parking	31 Stalls ⁵	Short Term Parking	32 Stalls
Long Term Parking	25 Stalls ⁶	Long Term Parking	26 Stalls

Notes
1 Lot Coverage is based on building footprints of Retail ($\pm 41,609$ SF) and Office ($\pm 25,600$ SF)

2 Required parking is per the City of Wildomar Municipal Code 17.188.030:

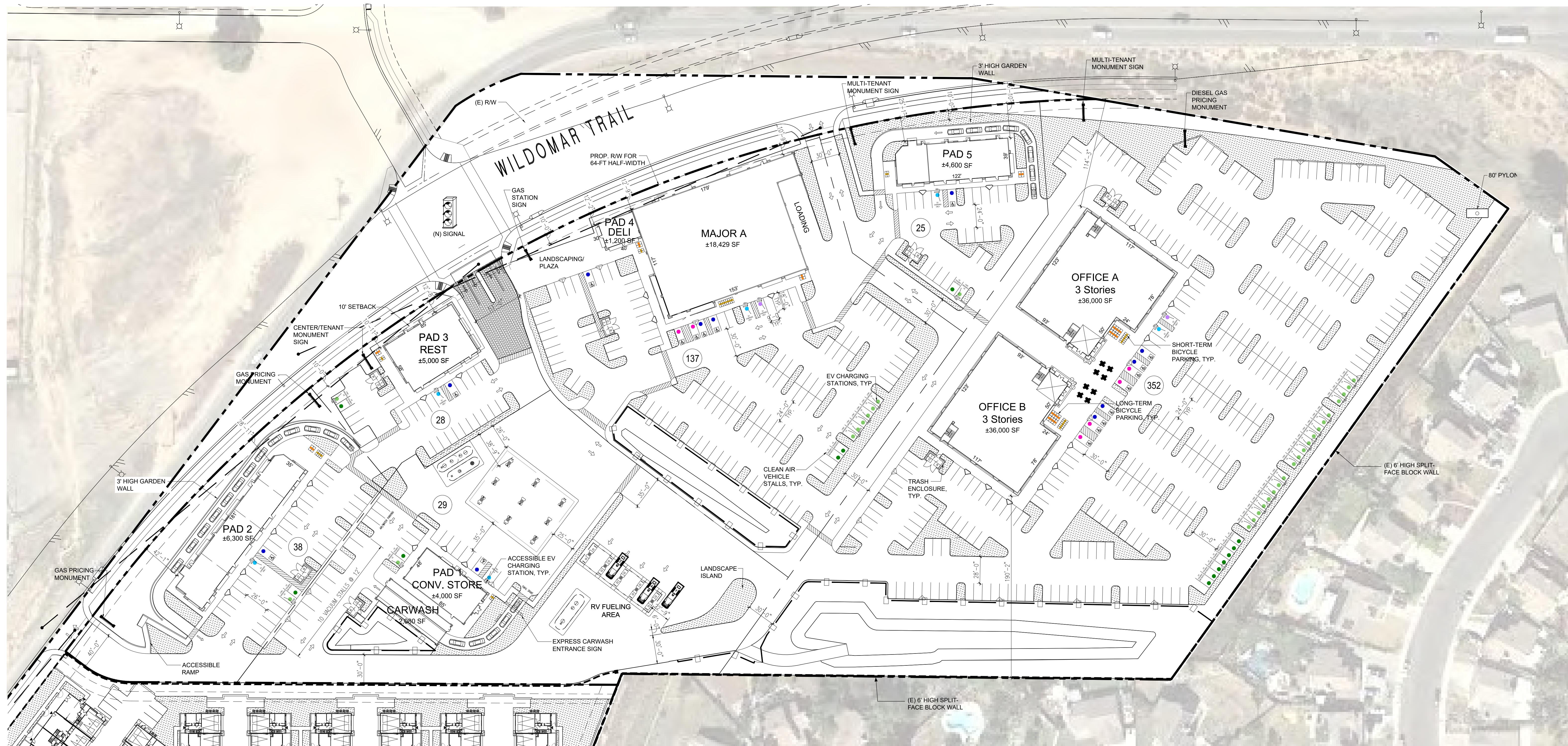
General Retail:	5.5 Stalls / 1000 SF
Professional Business Office:	1 Stall / 200 SF

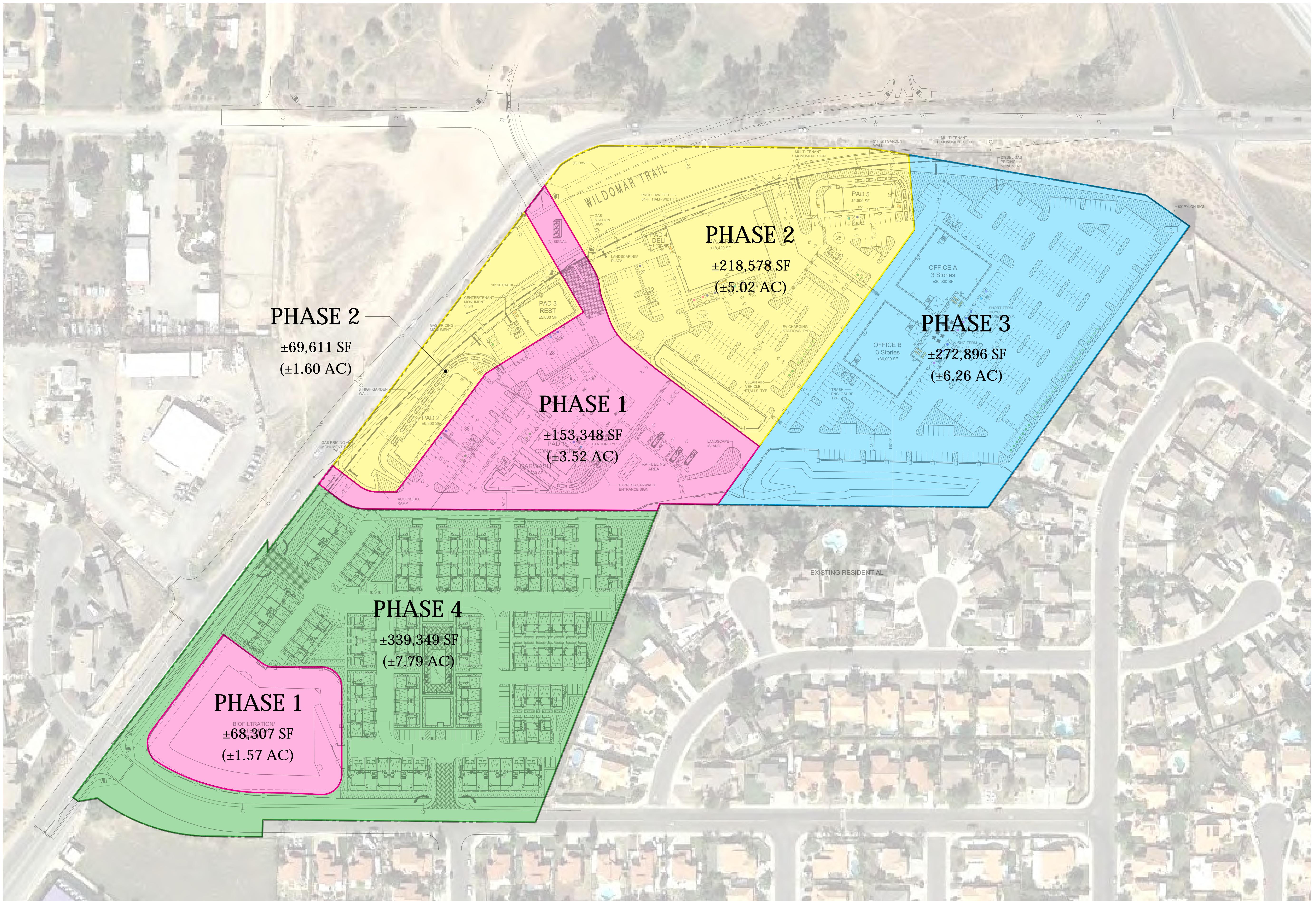
3 Clean Air/Vanpool/EV Stalls include the required EVCS Stalls.
Per 2019 CAGBSC: Clean Air/Vanpool/EV Stalls = 8% of Total Stalls Provided

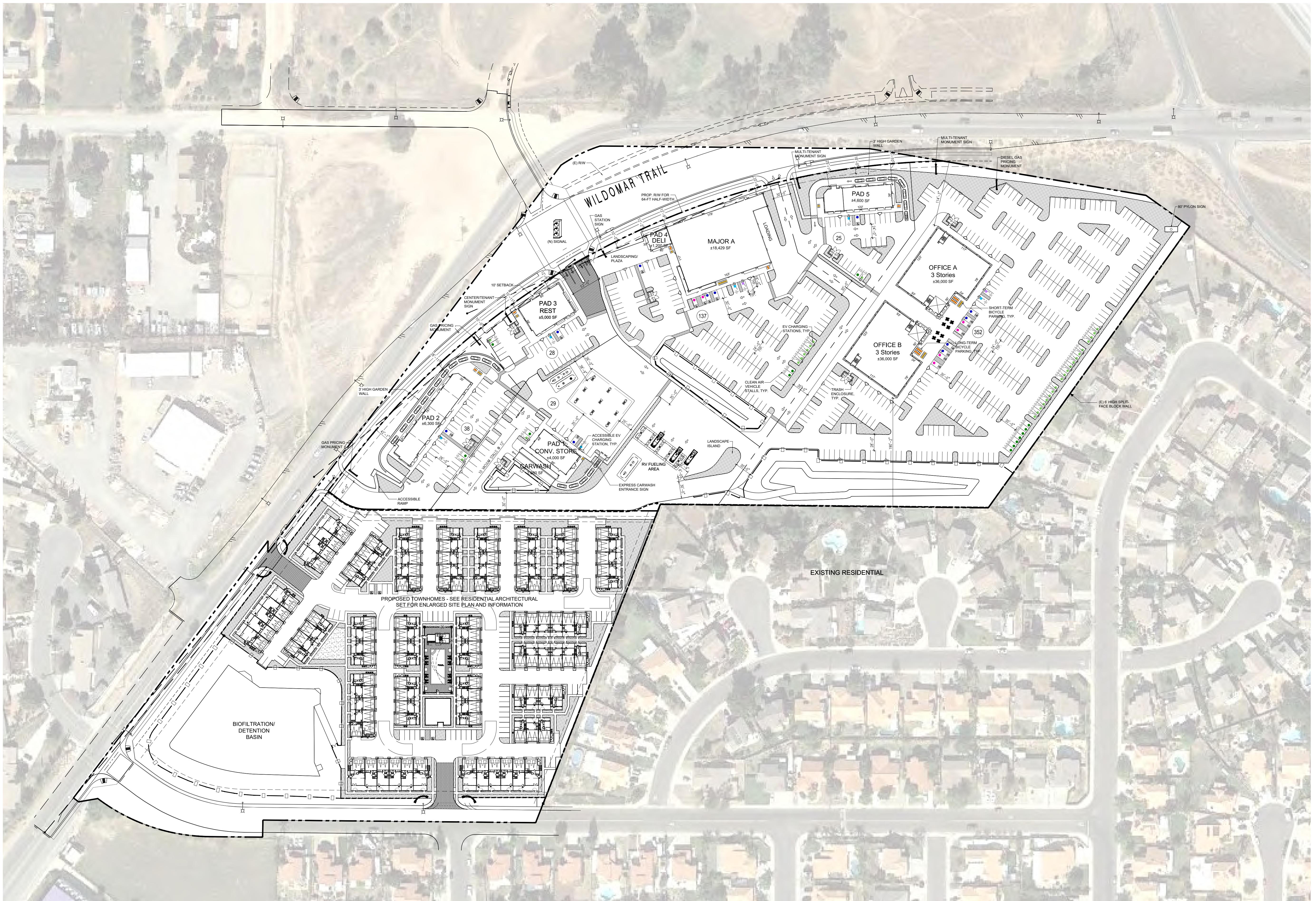
4 Per 2019 CAGBSC: EVCS Stalls = 6% of Total Stall Provided

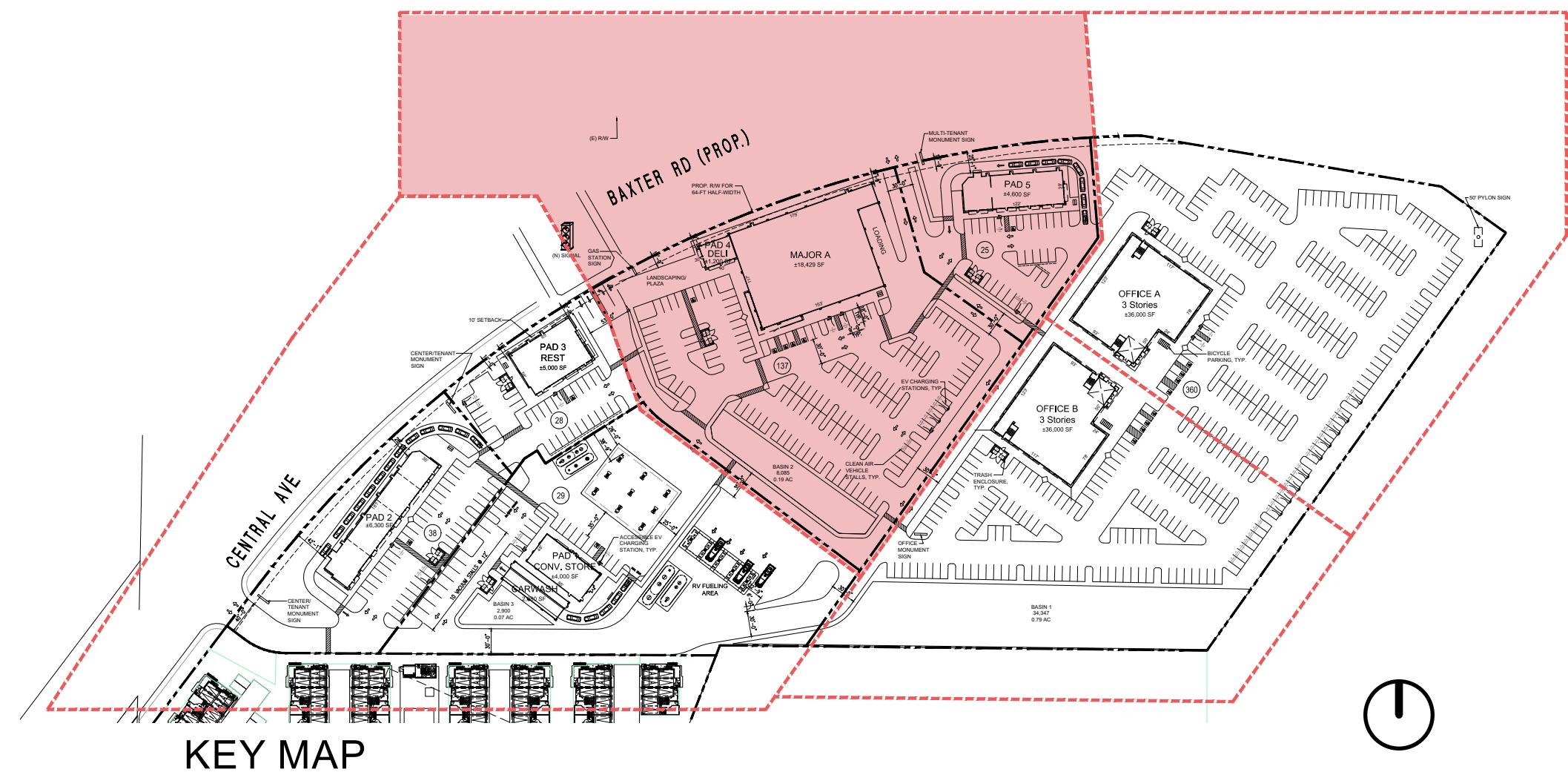
5 Short Term Bicycle parking requirements is per 2019 CAGBSC

6 Long Term Bicycle parking requirements is per City of Wildomar Municipal Code 17.188.060



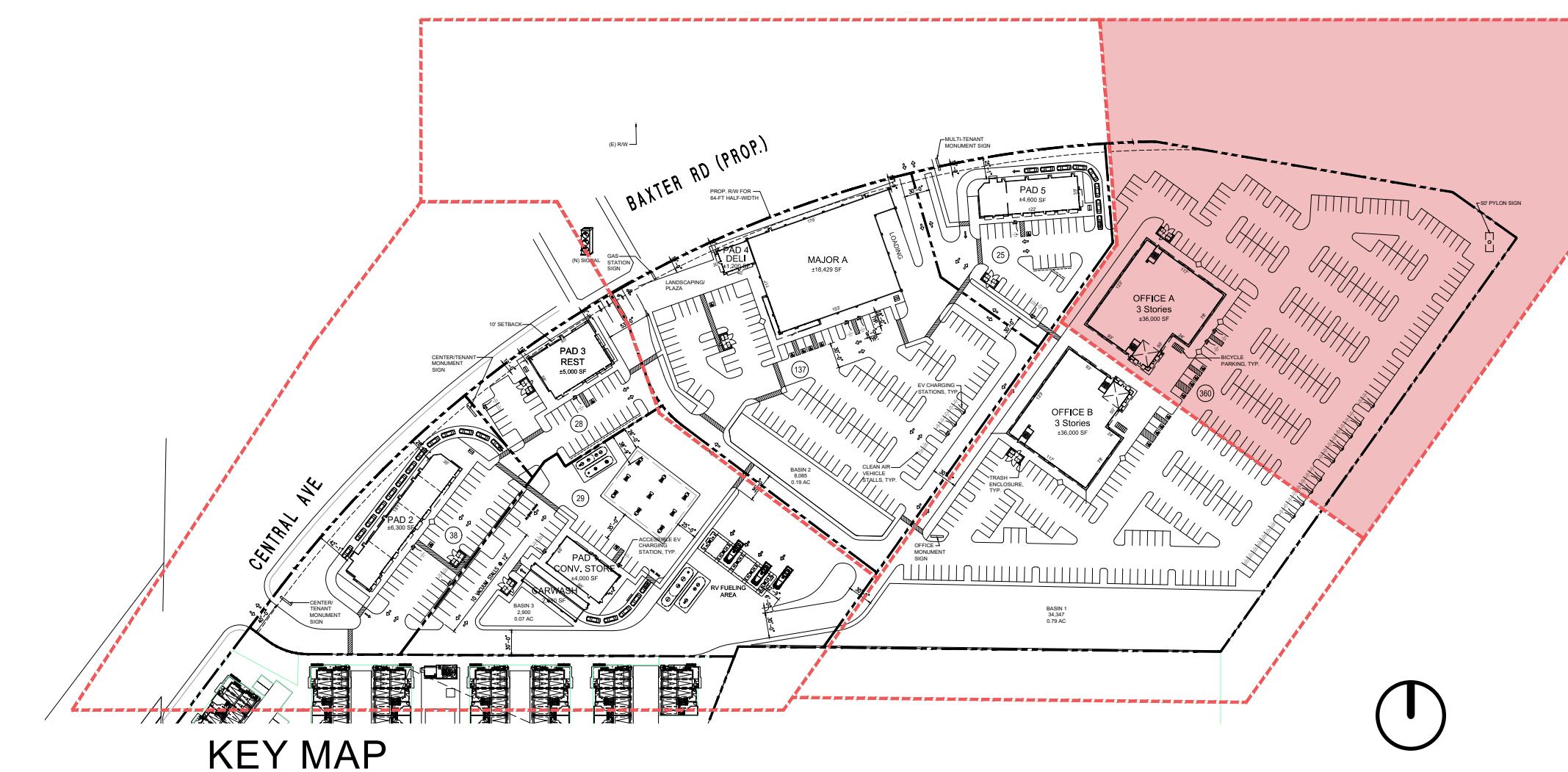






PARKING STALL LEGEND

-  CLEAN AIR/ VANPOOL / EV
-  ELECTRIC VEHICLE CHARGING STATION (EVCS)
-  EVCS - STANDARD ACCESSIBLE
-  EVCS - VAN ACCESSIBLE
-  LONG-TERM BICYCLE PARKING
-  SHORT-TERM BICYCLE PARKING
-  STANDARD ACCESSIBLE
-  VAN ACCESSIBLE



PARKING STALL LEGEND

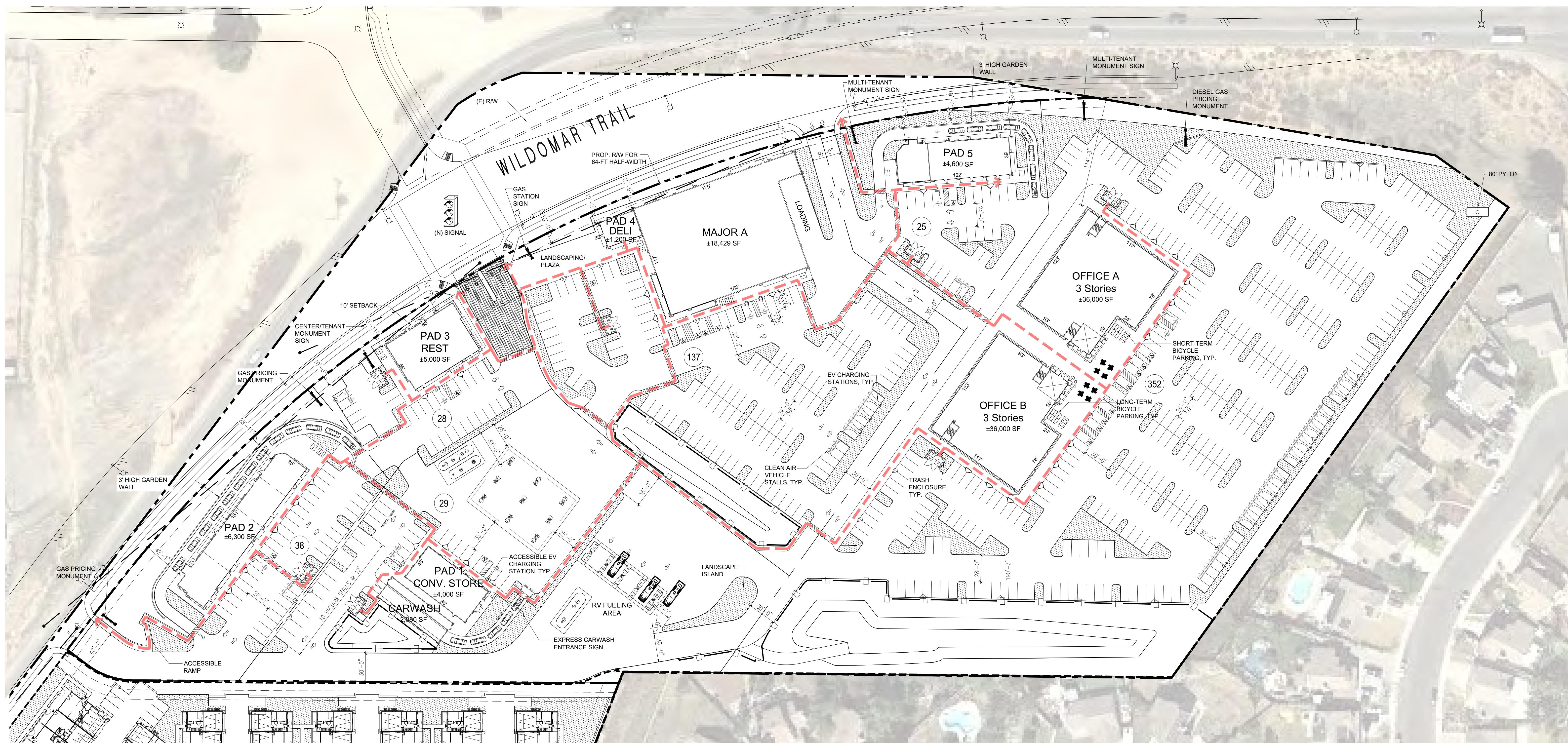
- CLEAN AIR/ VANPOOL / EV
- ELECTRIC VEHICLE CHARGING STATION (EVCS)
- EVCS - STANDARD ACCESSIBLE
- EVCS - VAN ACCESSIBLE
- LONG-TERM BICYCLE PARKING
- SHORT-TERM BICYCLE PARKING
- STANDARD ACCESSIBLE
- VAN ACCESSIBLE





LEGEND

ADA PATH OF TRAVEL



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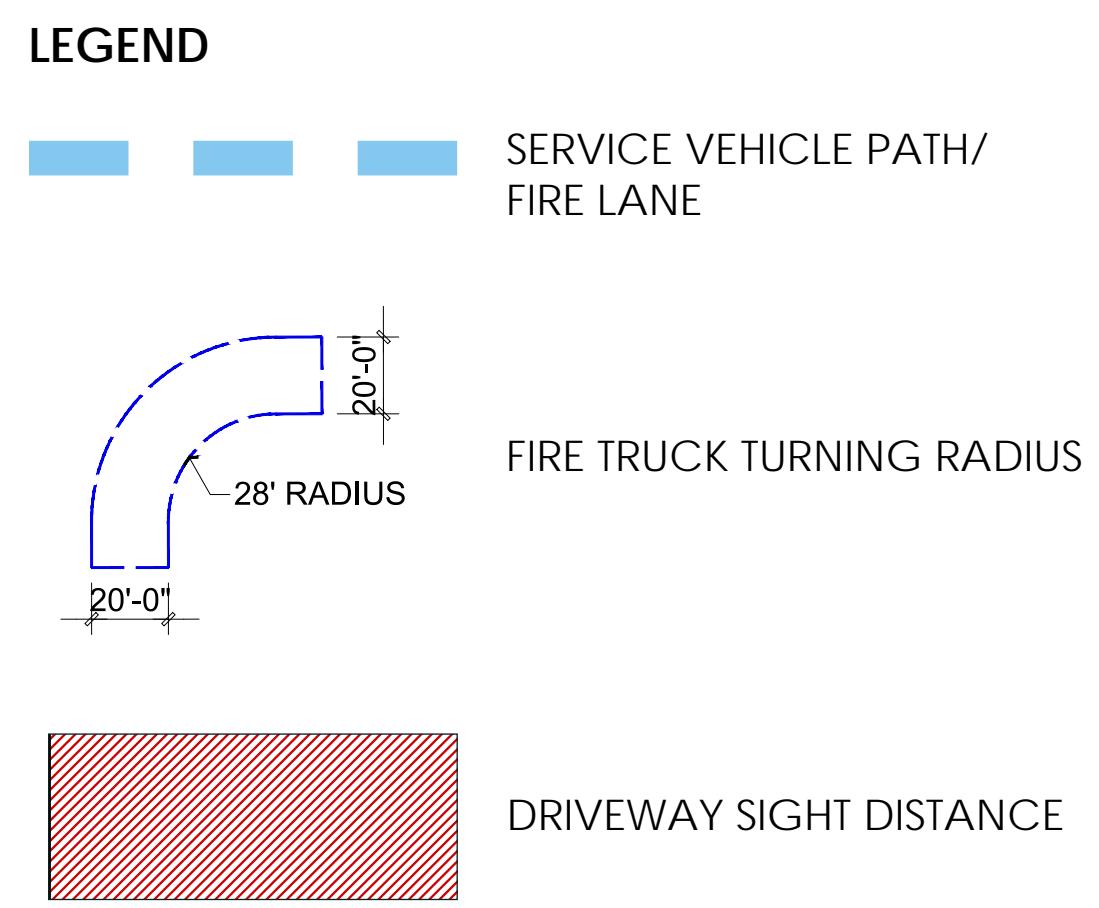
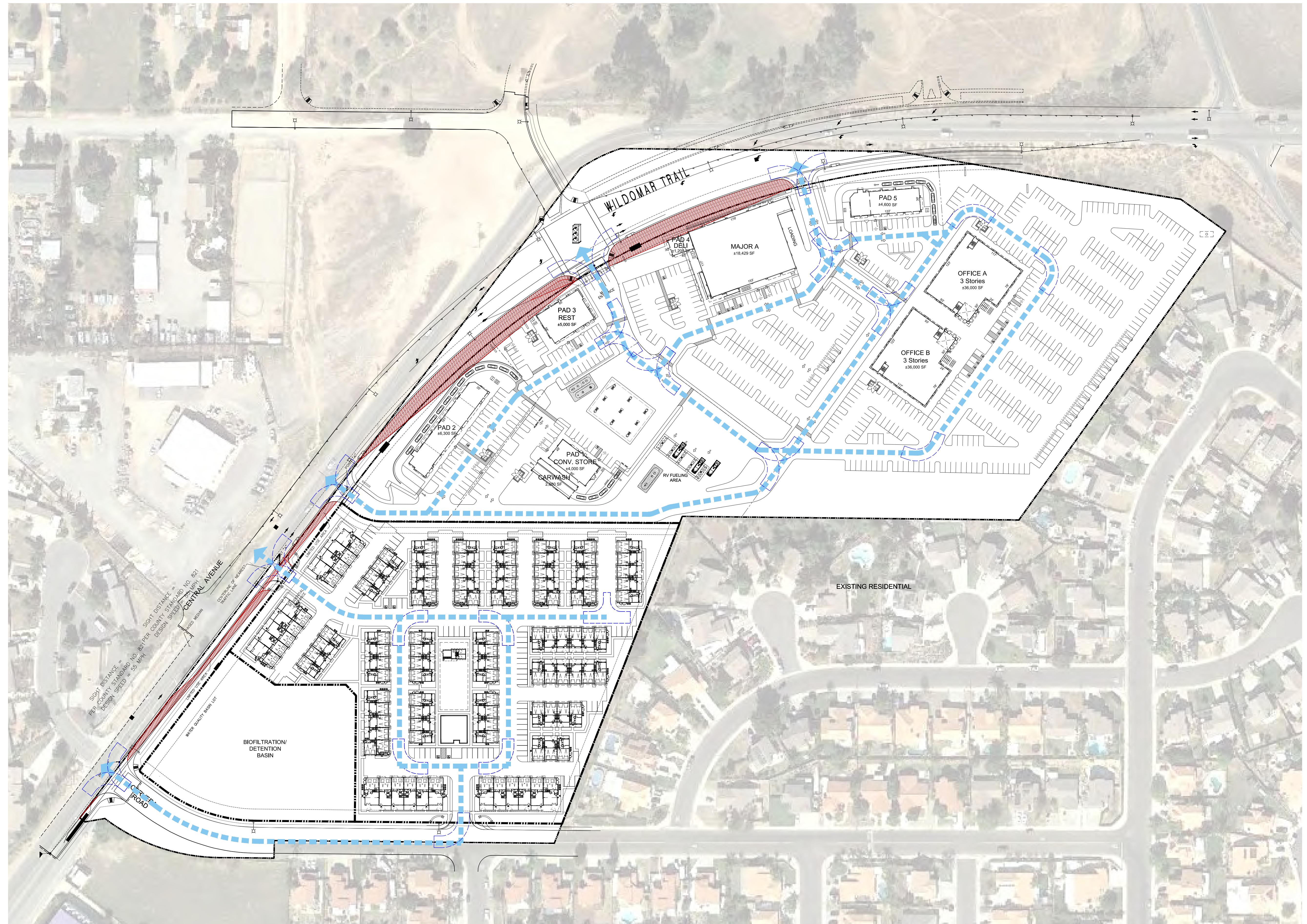
J&T Business Management
139 Radio Road
Corona, CA 92879

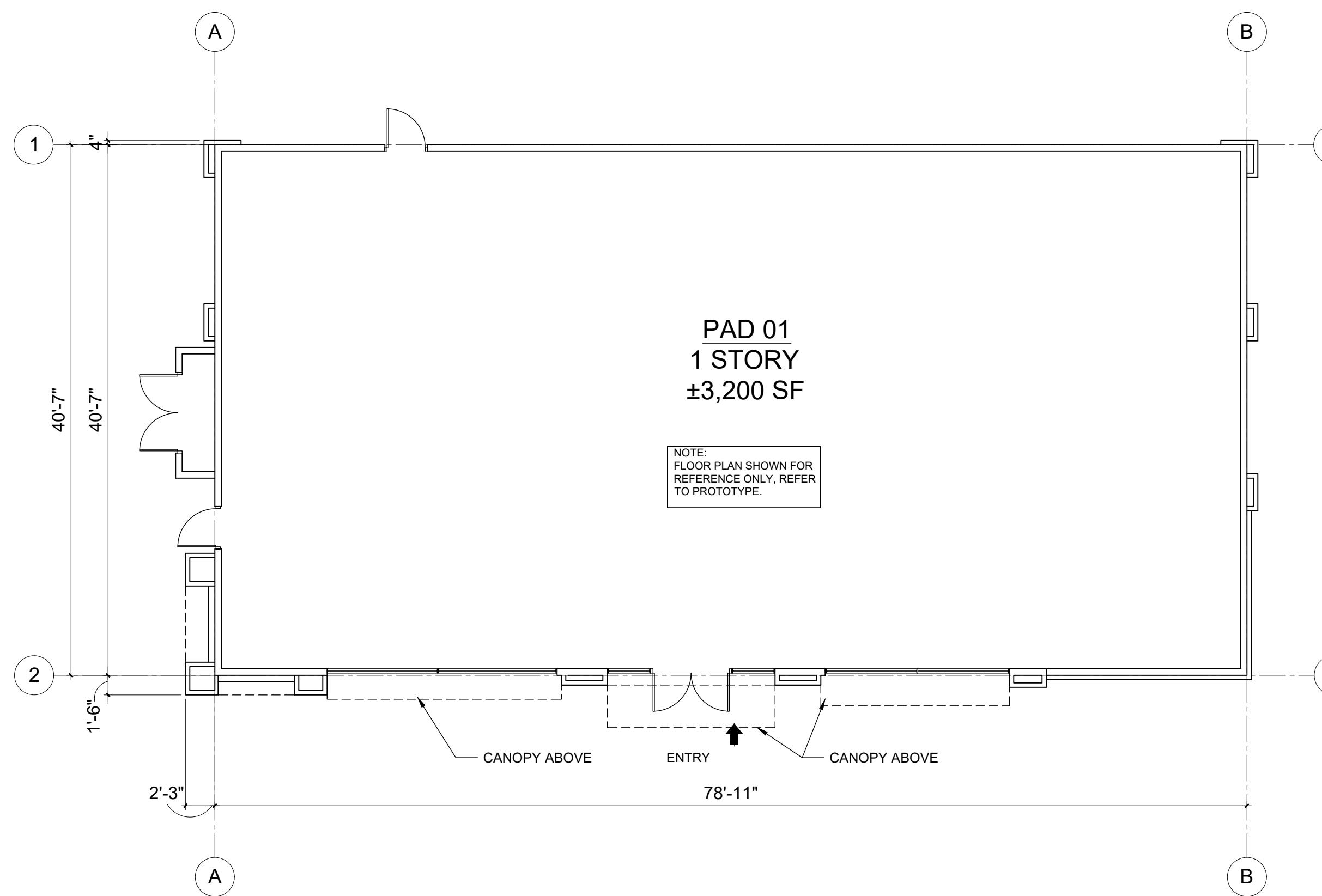
WILDOMAR TRAIL TOWN CENTER
WILDOMAR, CA # 2017-0651

ENTITLEMENT SUBMITTAL
APRIL 28TH, 2021

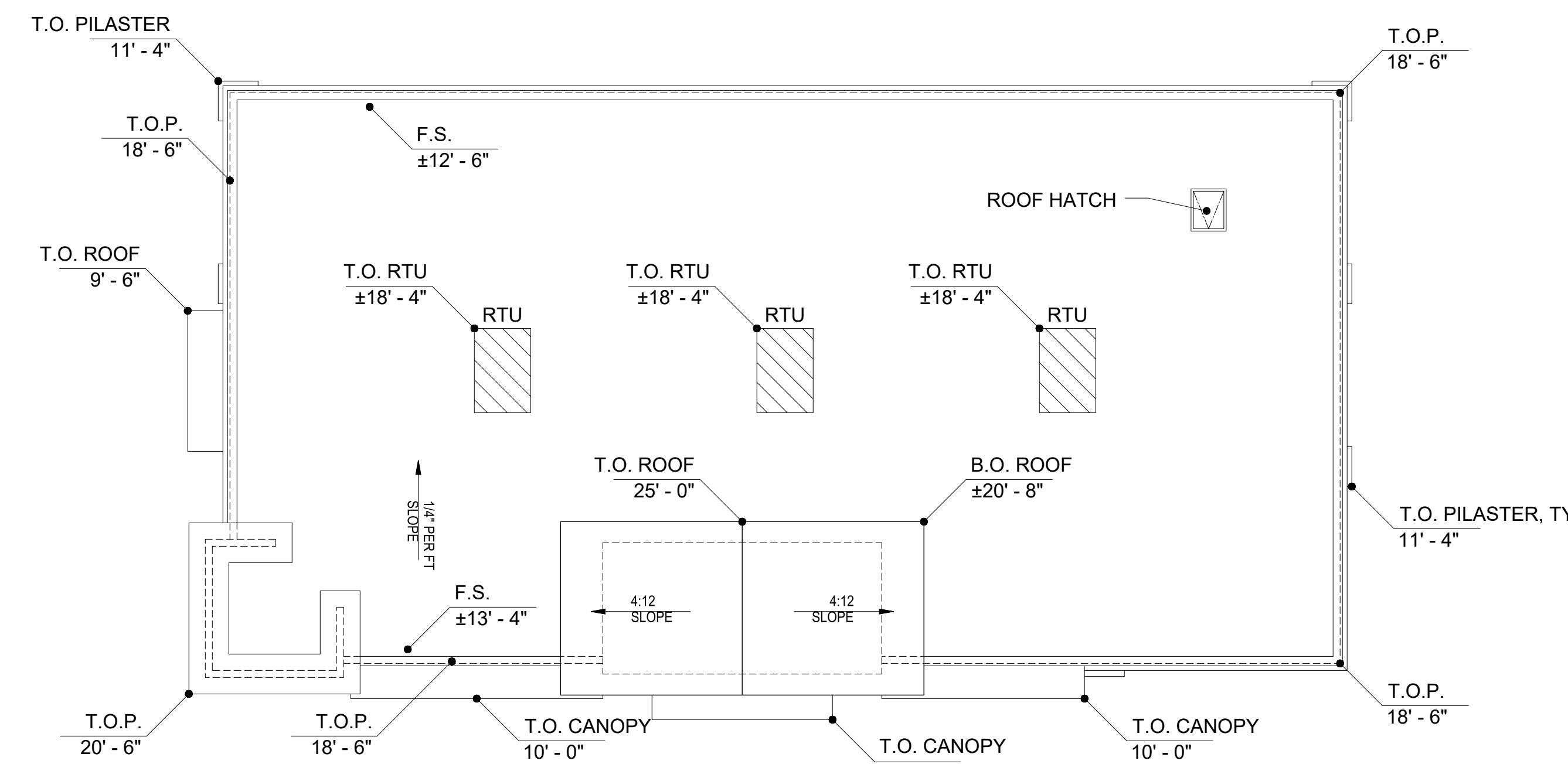
0 25 50 100
SCALE: 1" = 50'-0"

ADA PATH EXHIBIT





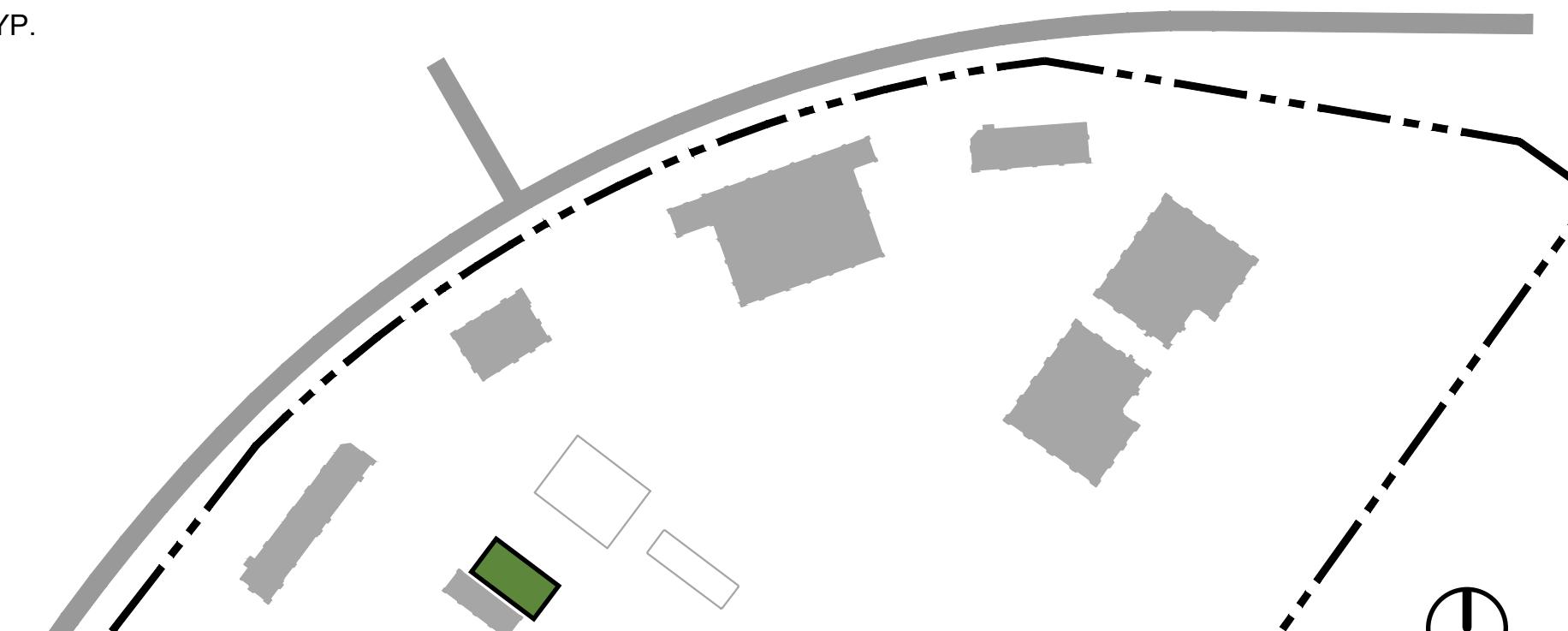
FLOOR PLAN



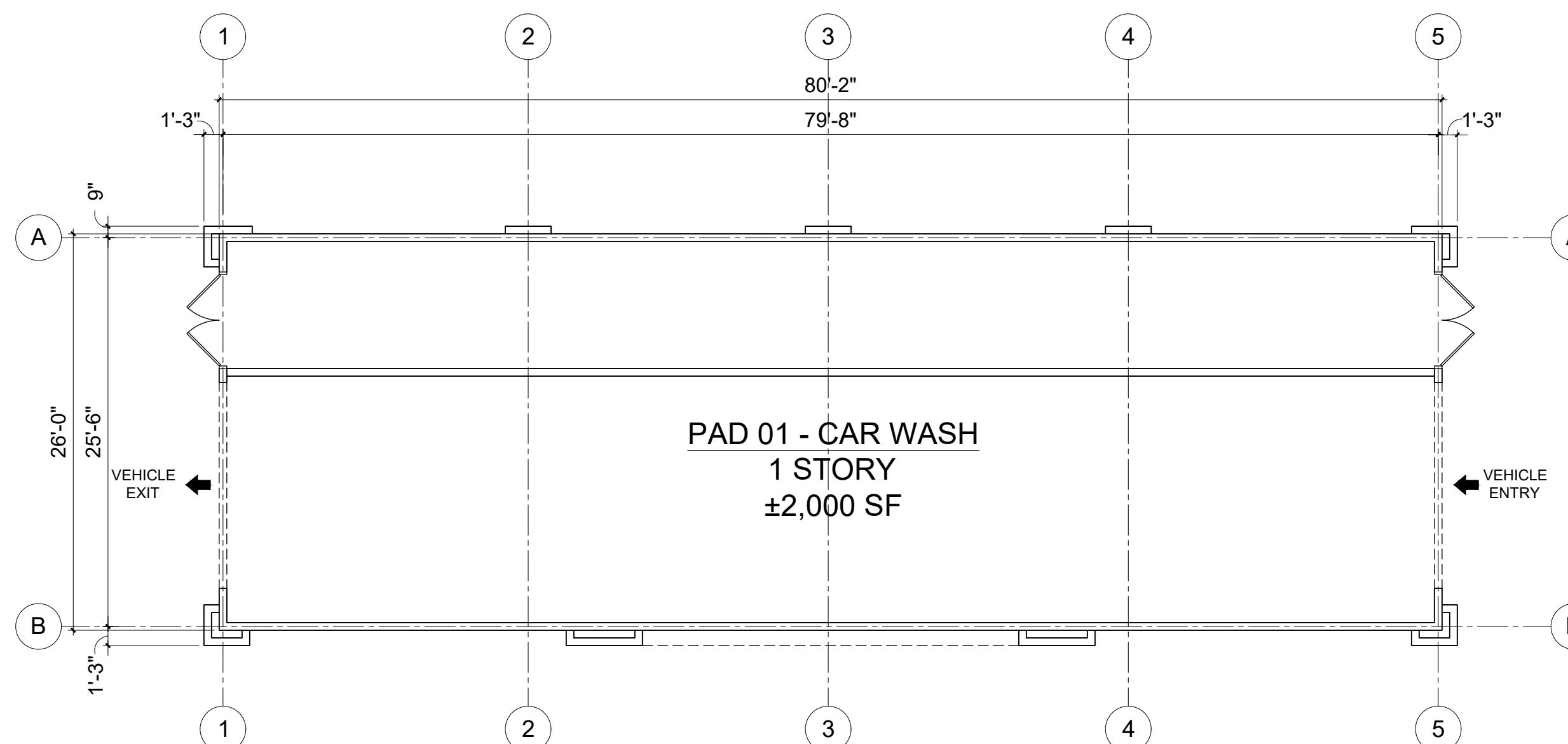
ROOF PLAN

NOTES:

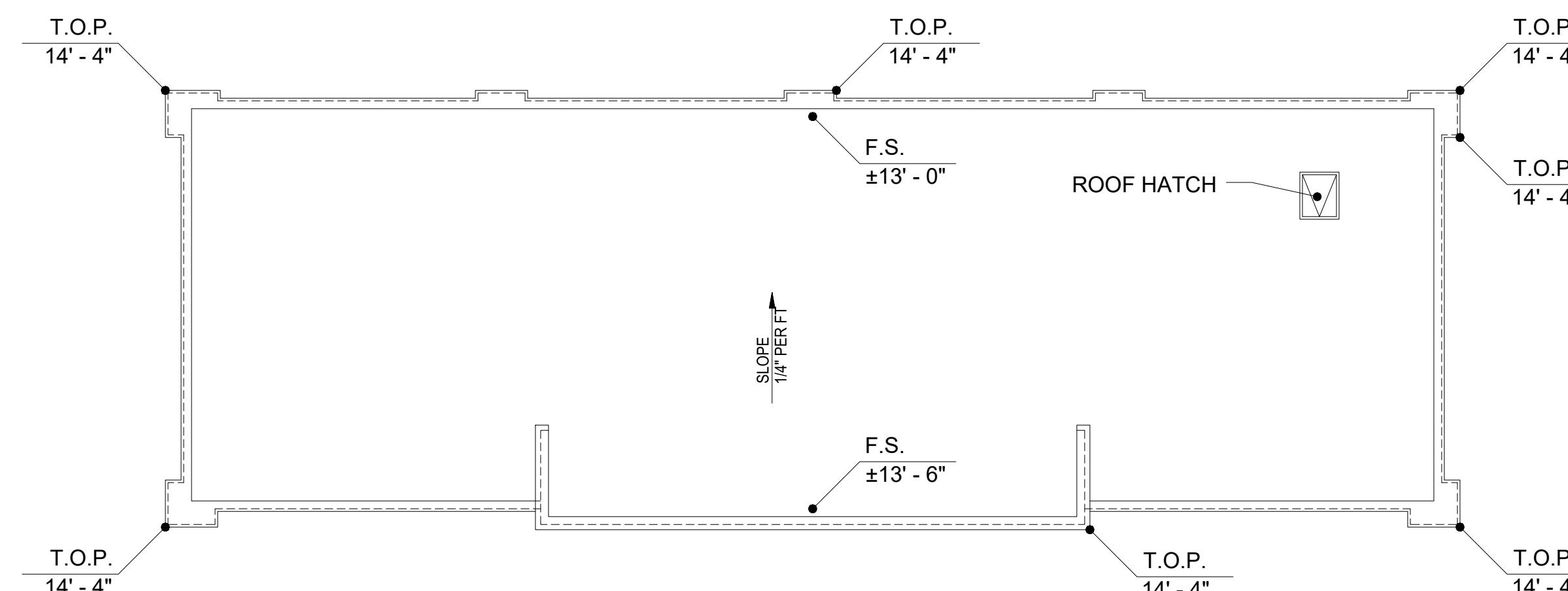
ROOFING MATERIALS WILL NOT HAVE A REFLECTIVE SHINE.
RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.



KEY MAP



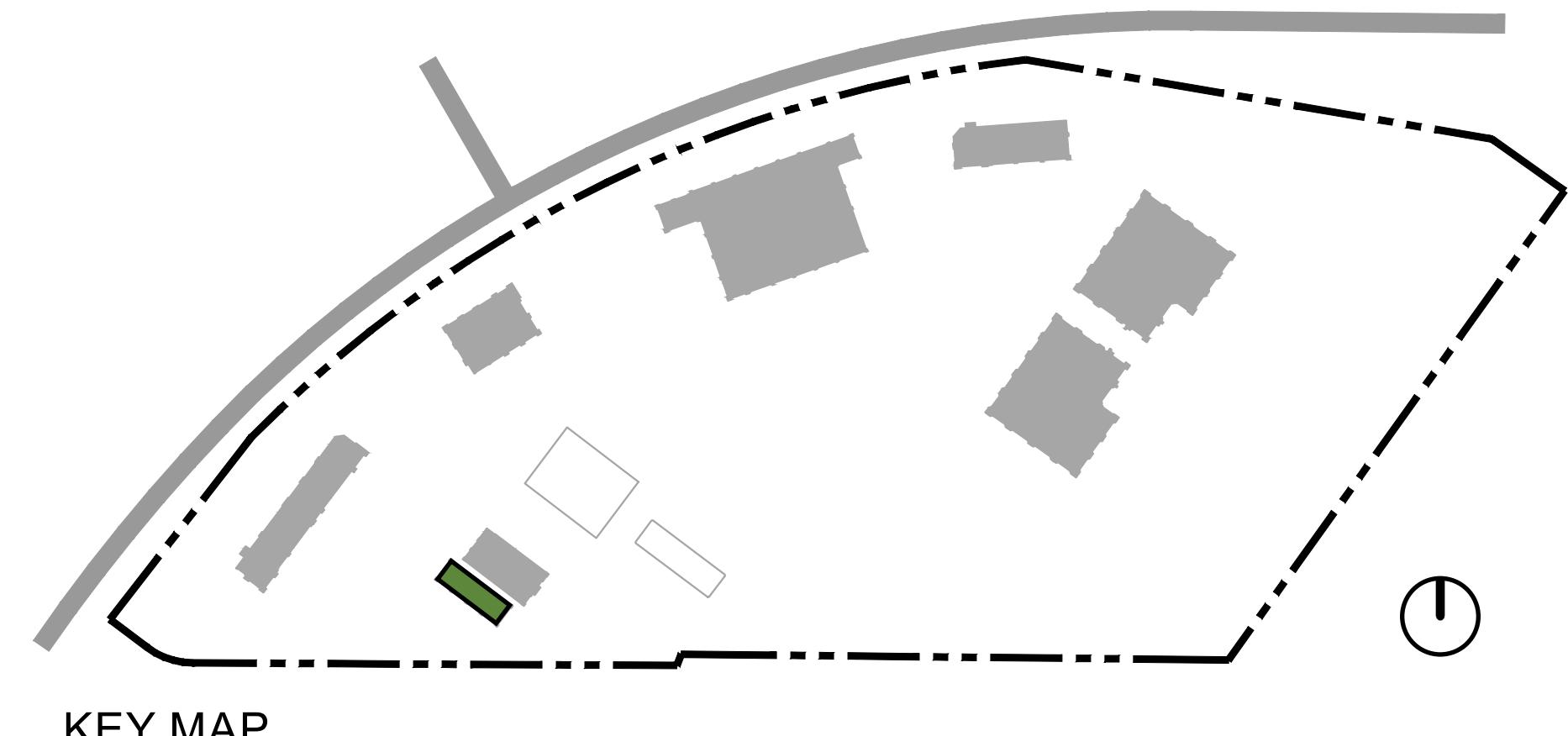
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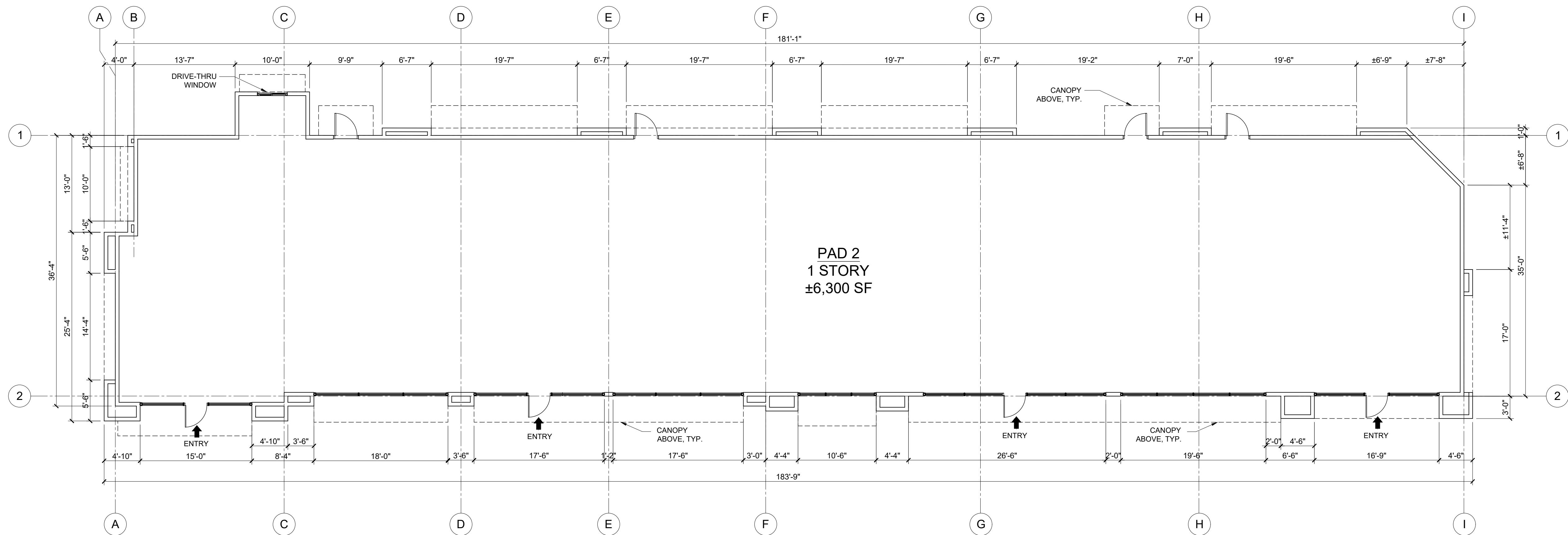
ROOF PLAN

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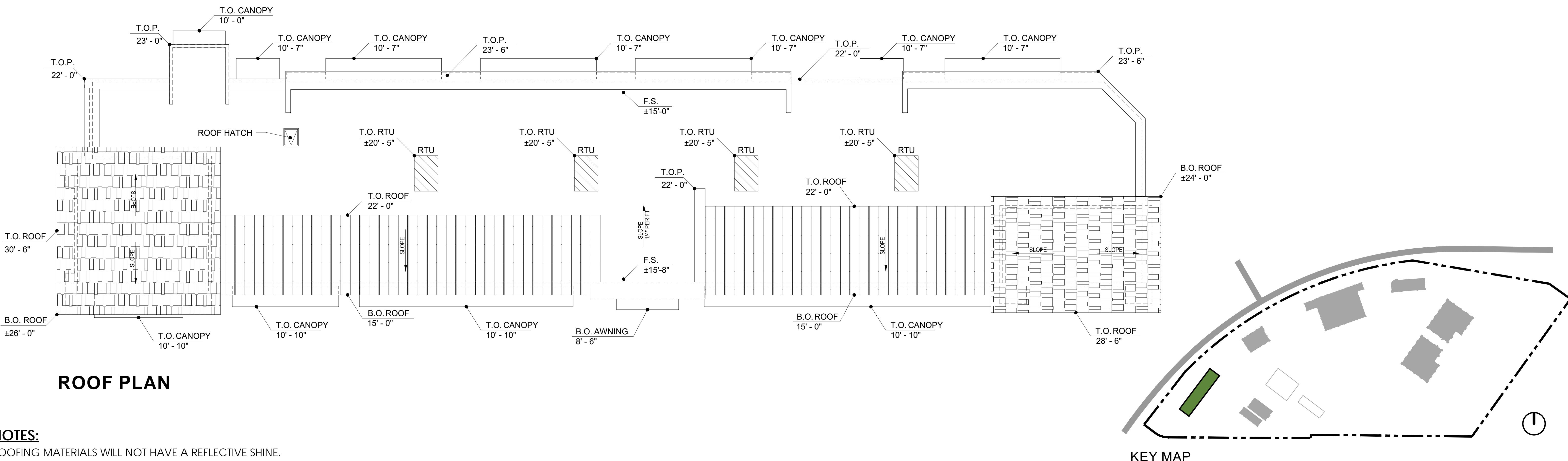
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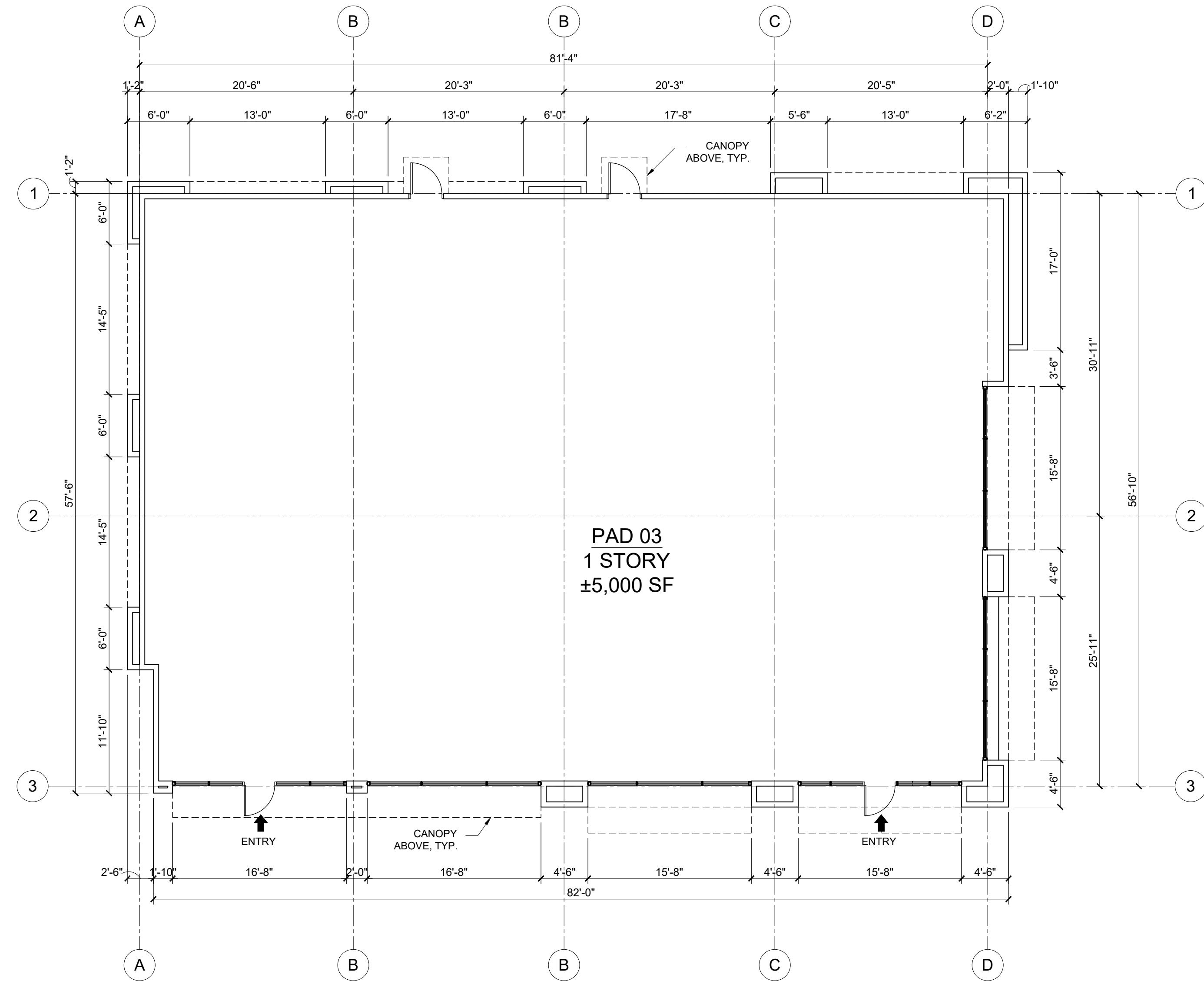


FLOOR PLAN

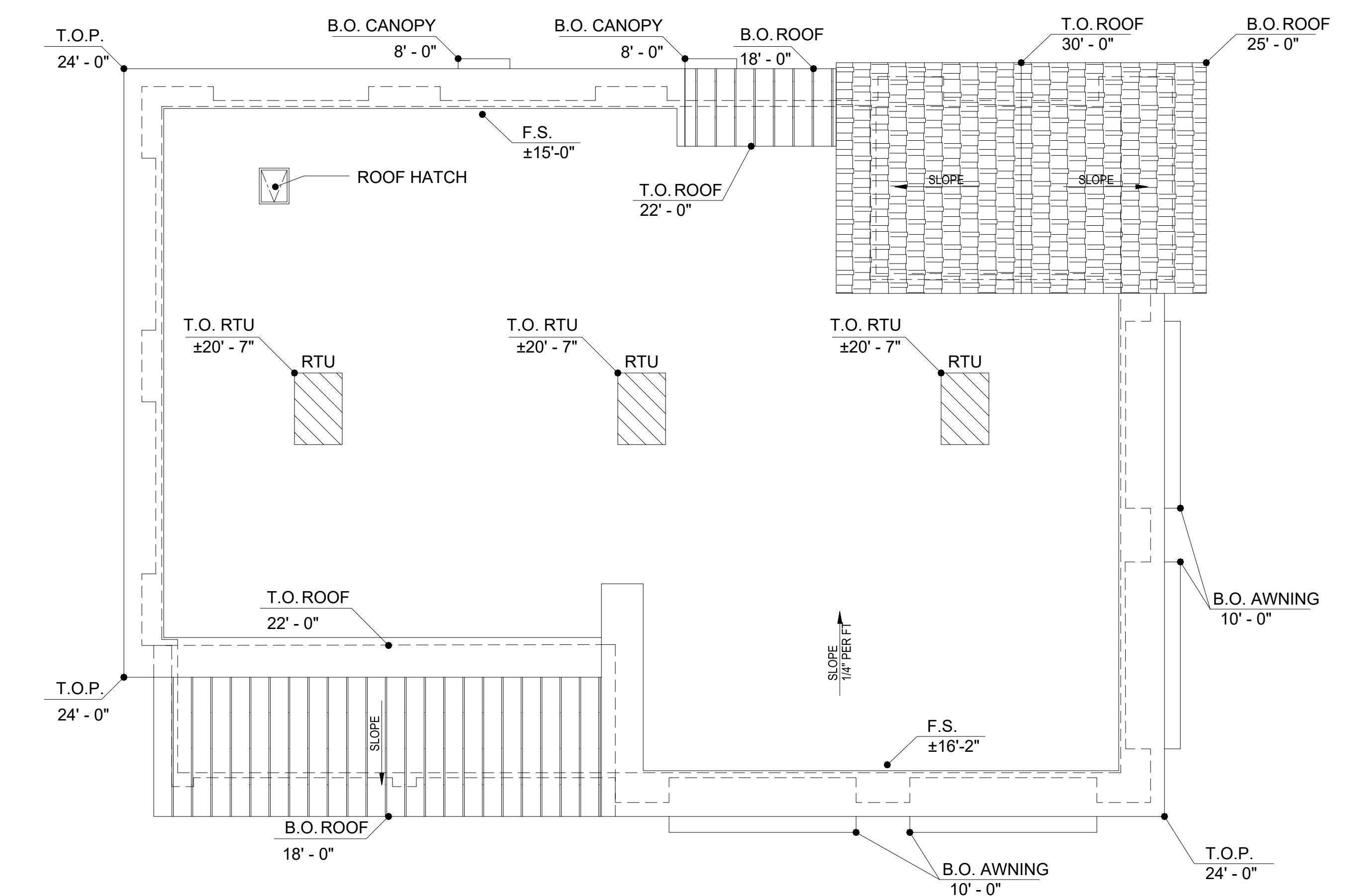


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FLOOR PLAN



ROOF PLAN

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WILDOMAR TRAIL TOWN CENTER

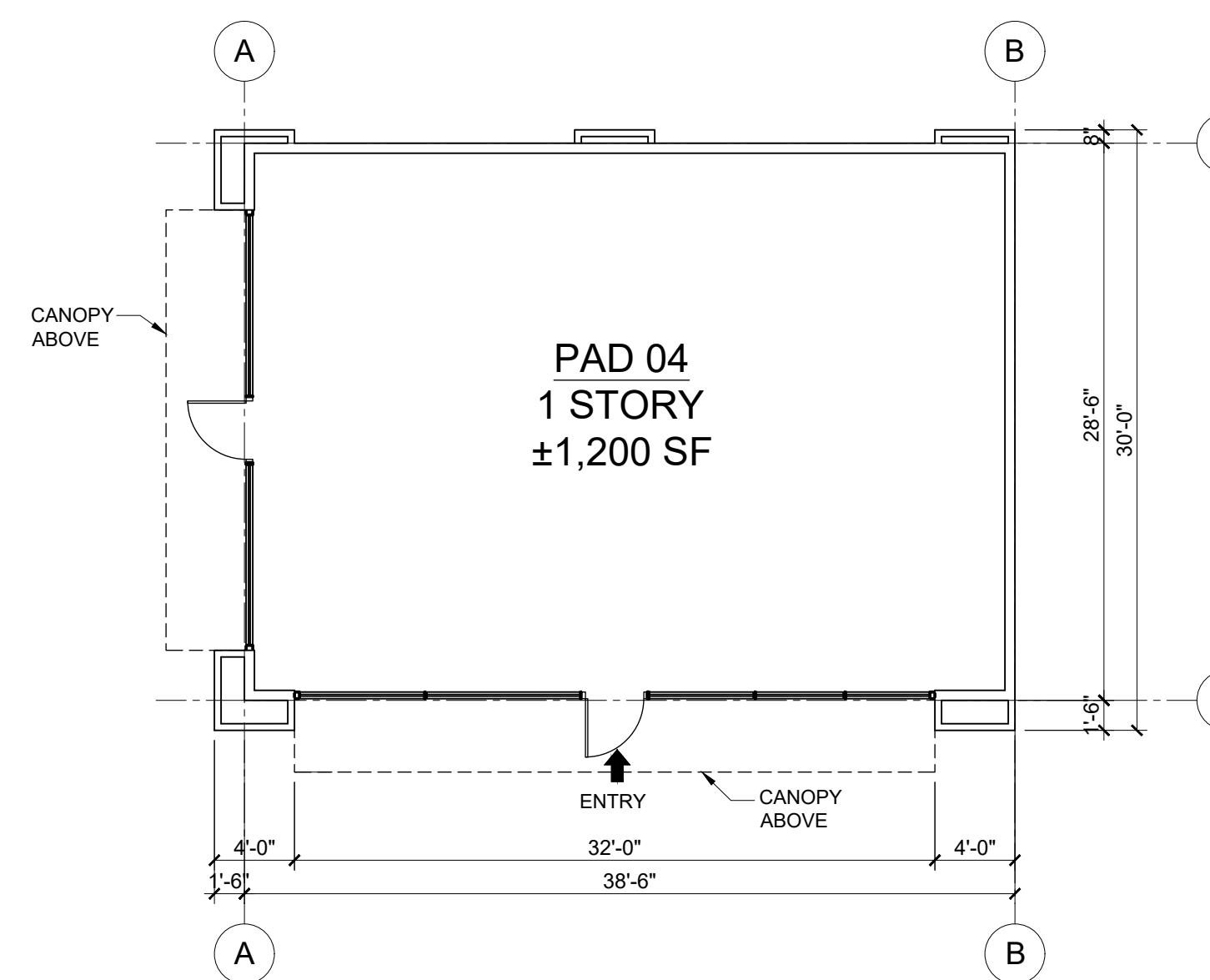
WILDOMAR, CA # 2017-0651

ENTITLEMENT SUBMITTAL

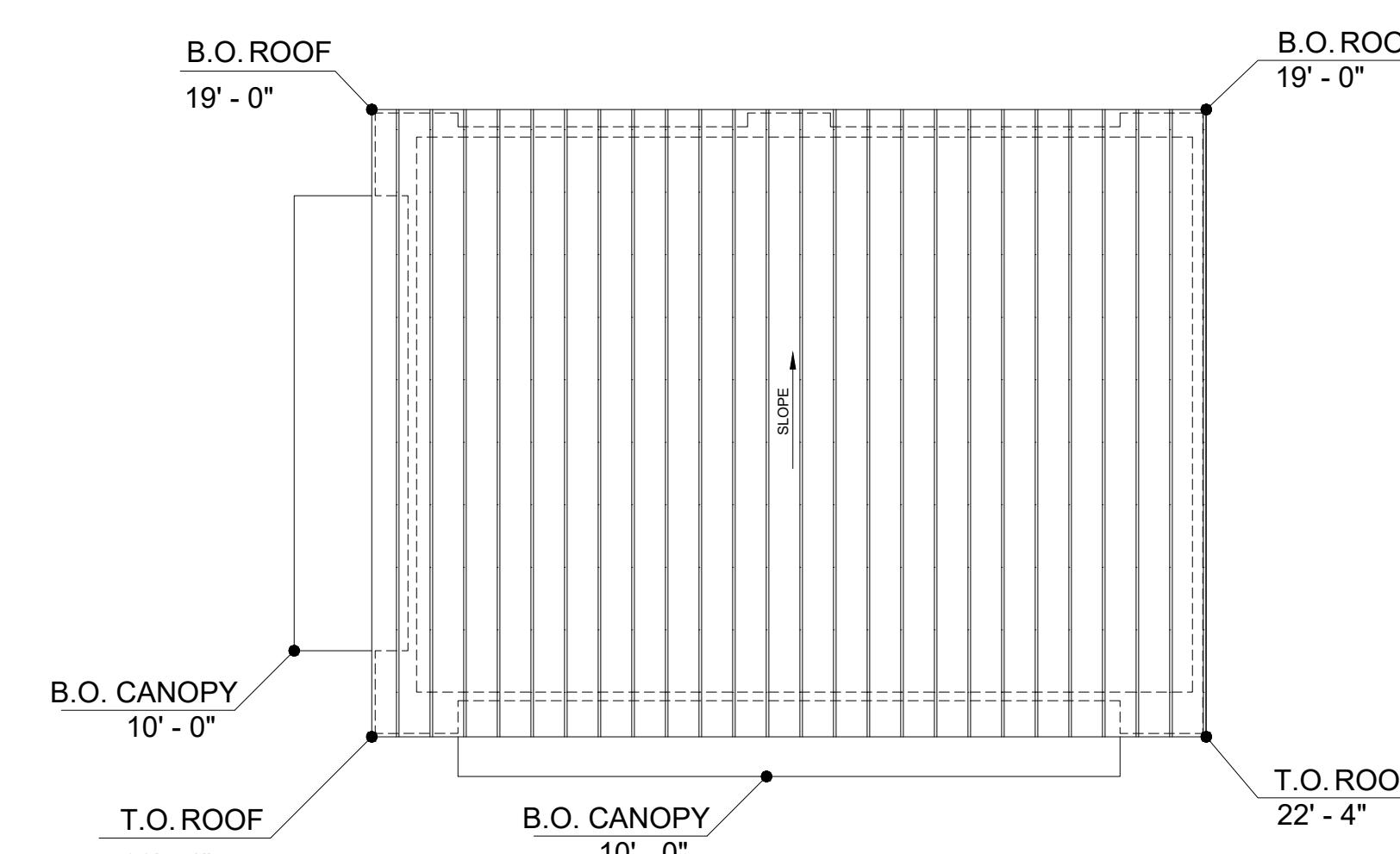
APRIL 28TH, 2021

A top-down diagram titled 'KEY MAP' showing a path from a start point to a goal point. The map features a thick black dashed line representing the path. A thick grey curved line represents a boundary or obstacle. A green rectangle represents a specific area or object. Several grey rectangles of varying sizes represent buildings or rooms. A white circle with a black dot inside represents a goal point. A white rectangle with a black dot inside represents a start point. The map is set against a white background.

KEY MAP



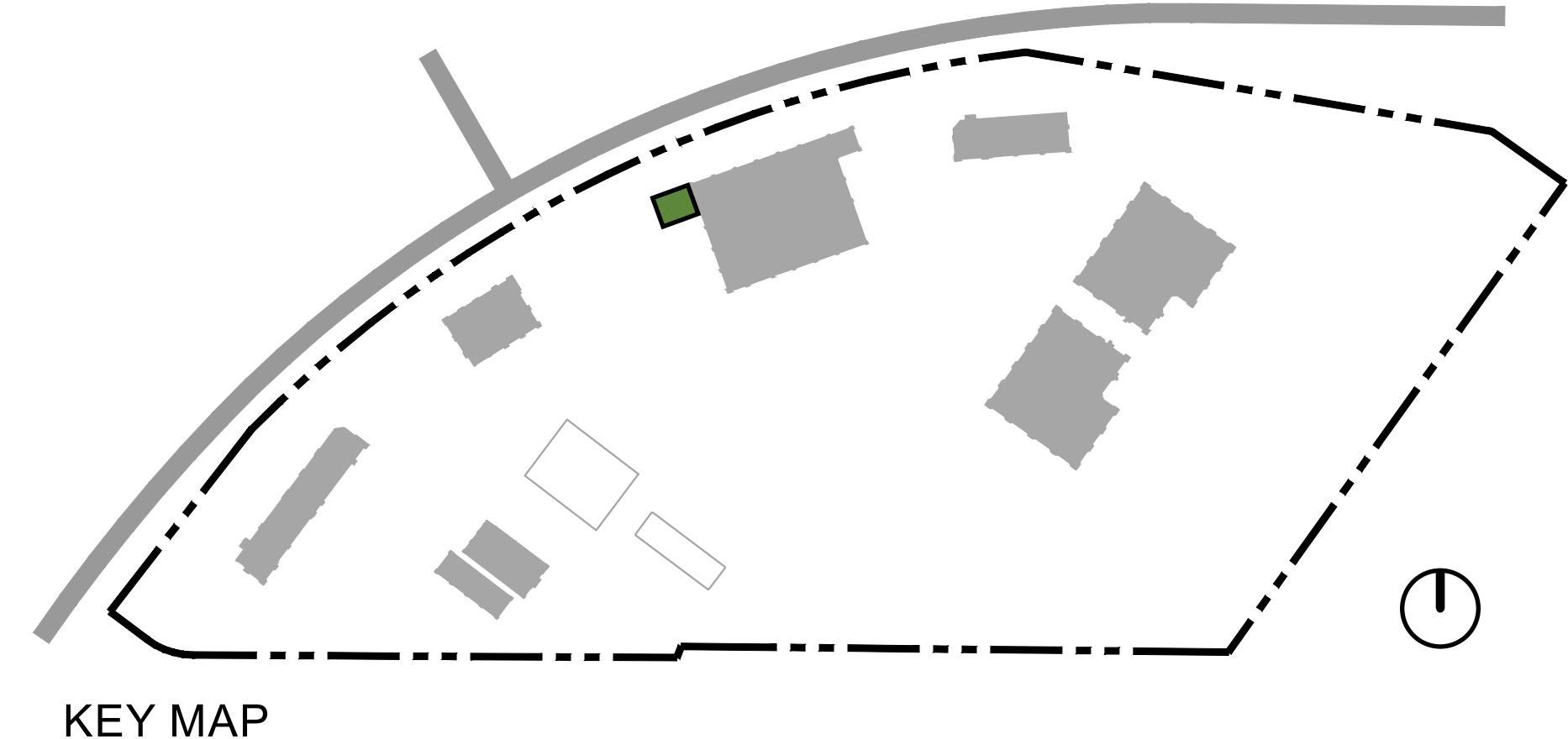
FLOOR PLAN



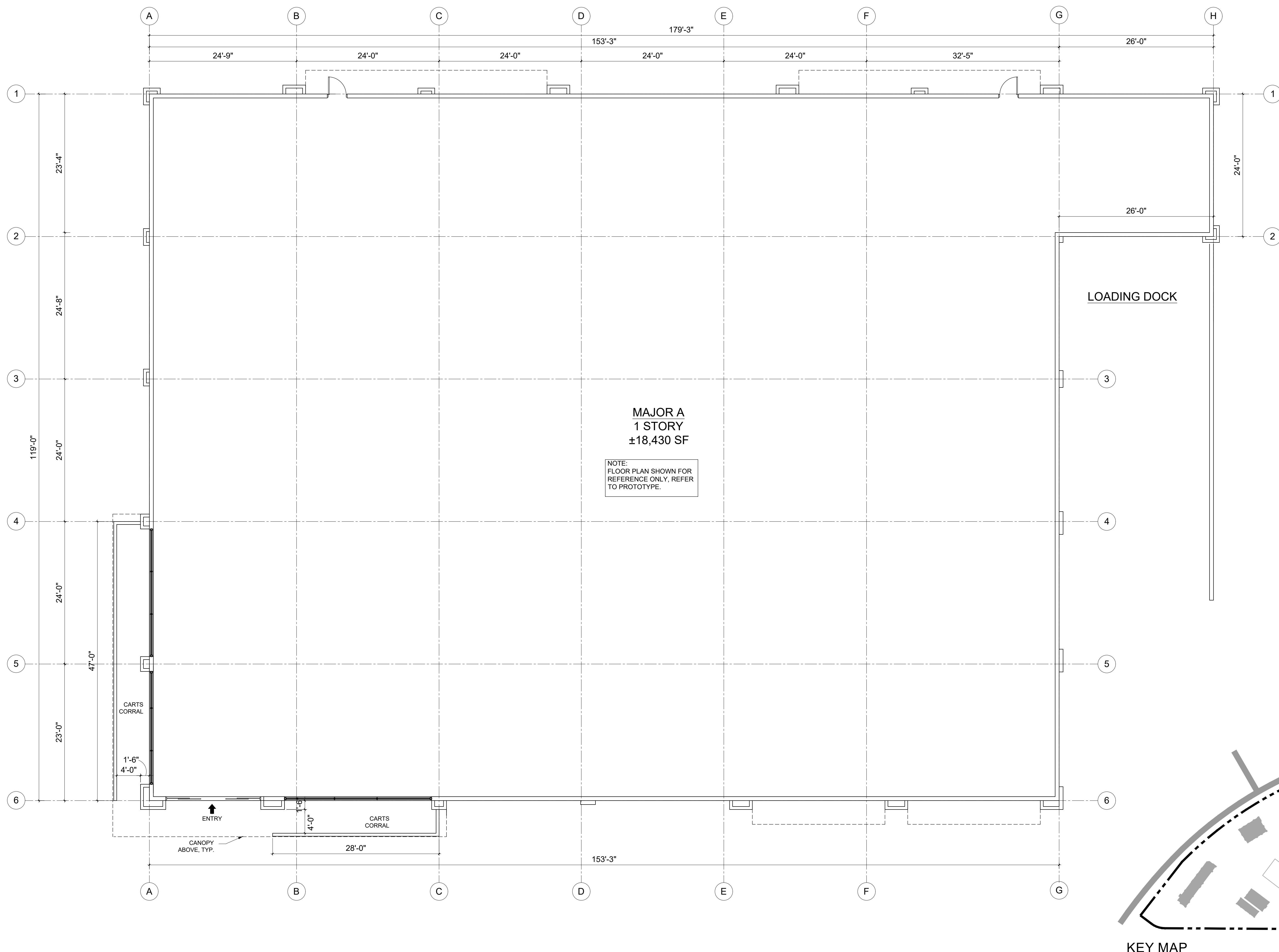
ROOF PLAN

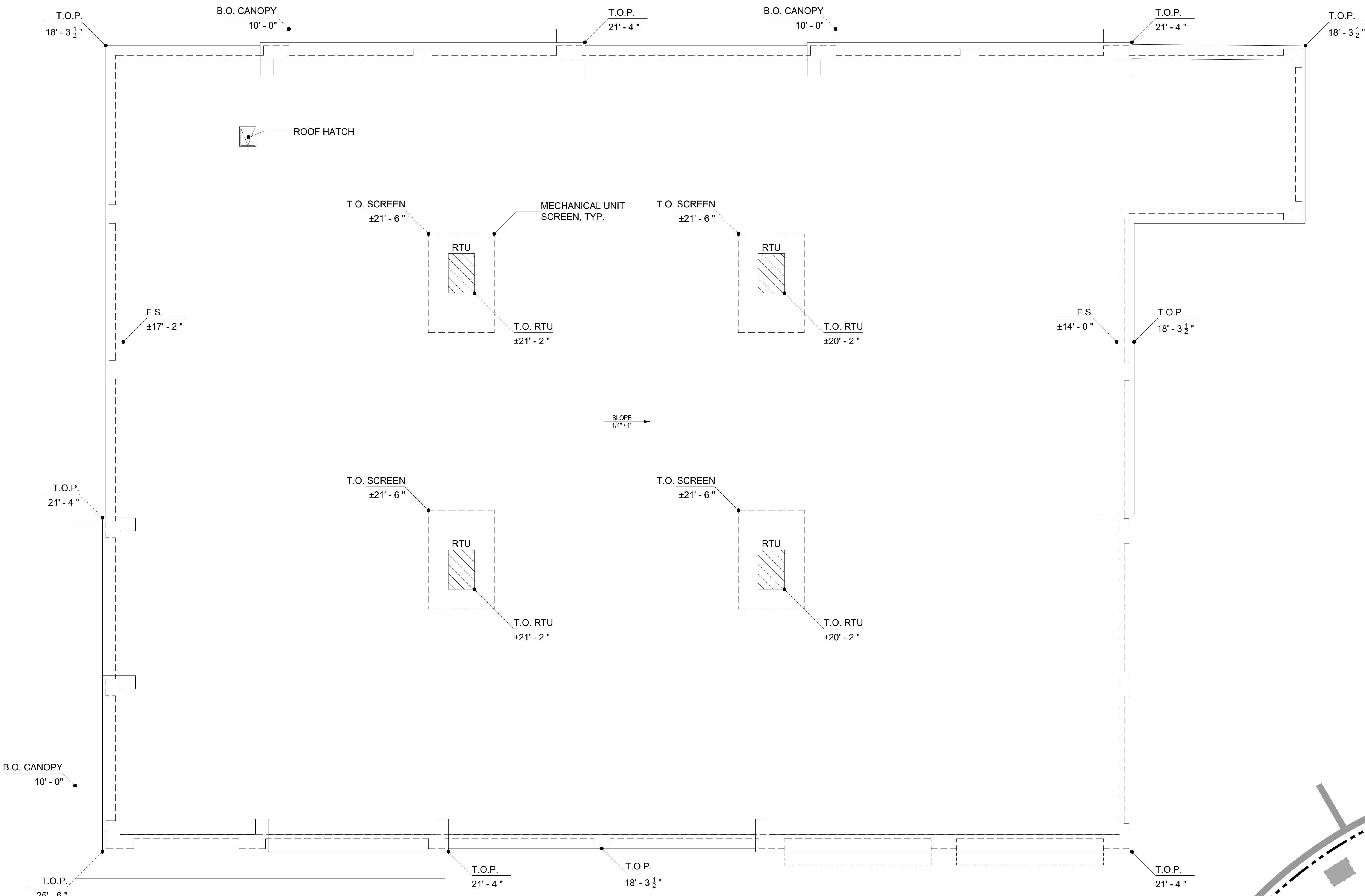
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PAD 4
CONCEPTUAL PLANS



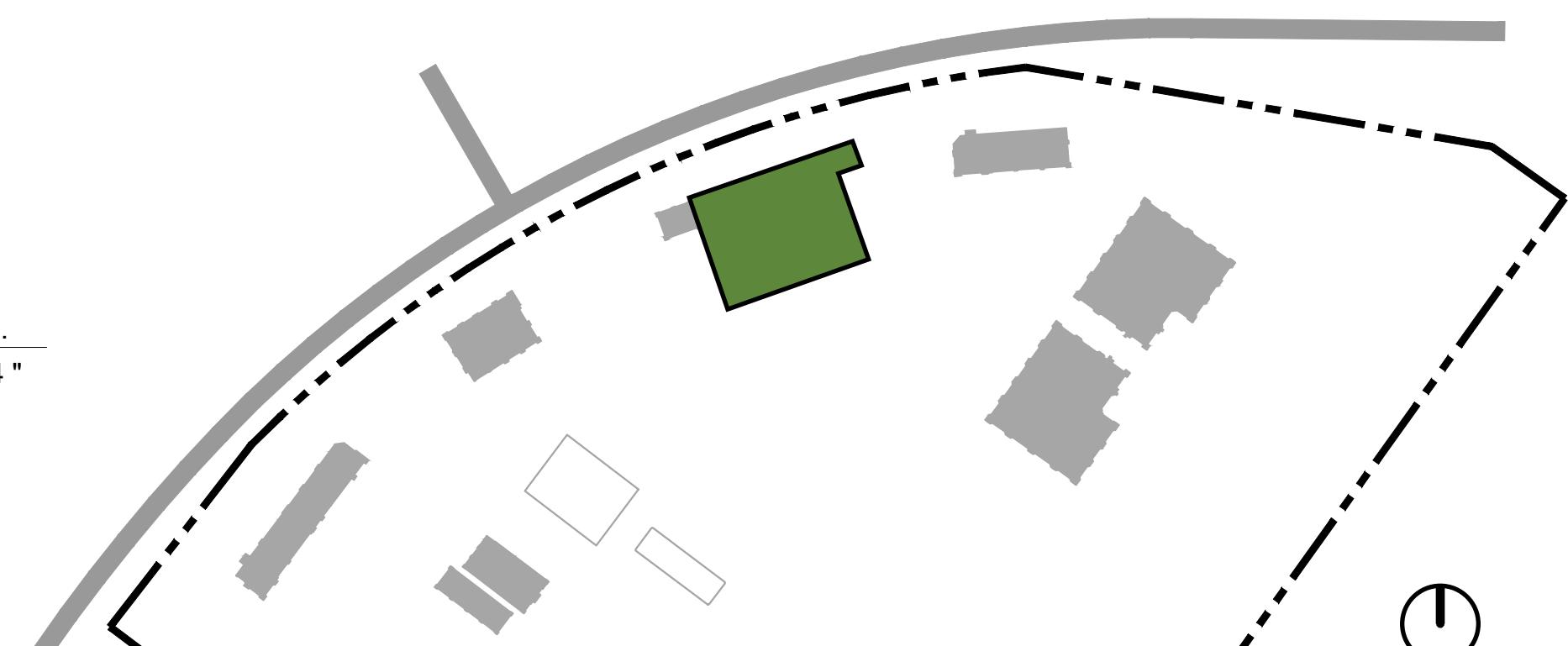


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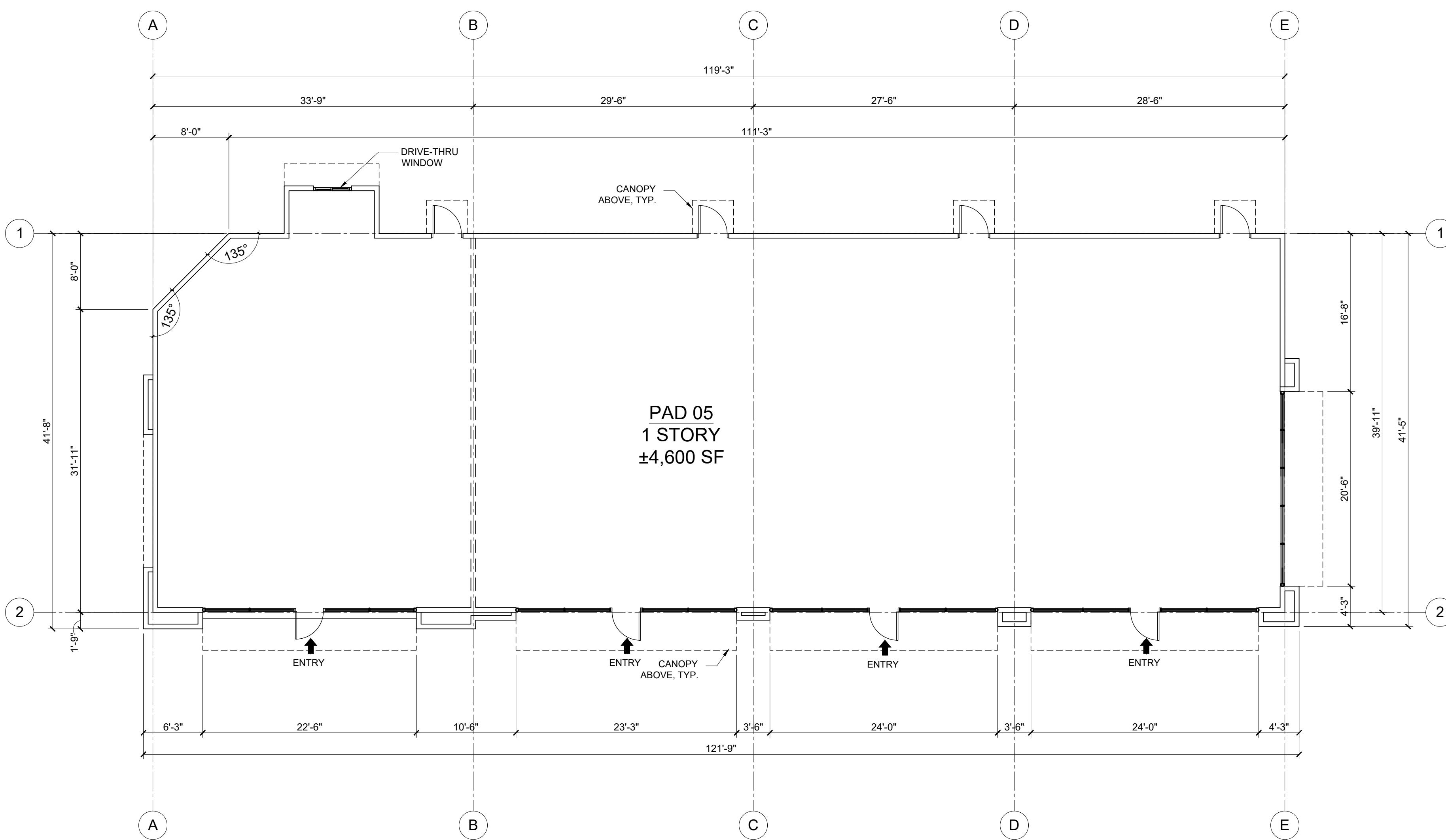
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RTU LOCATION AND SIZE ARE CONCEPTUAL AND SUBJECT TO CHANGE.

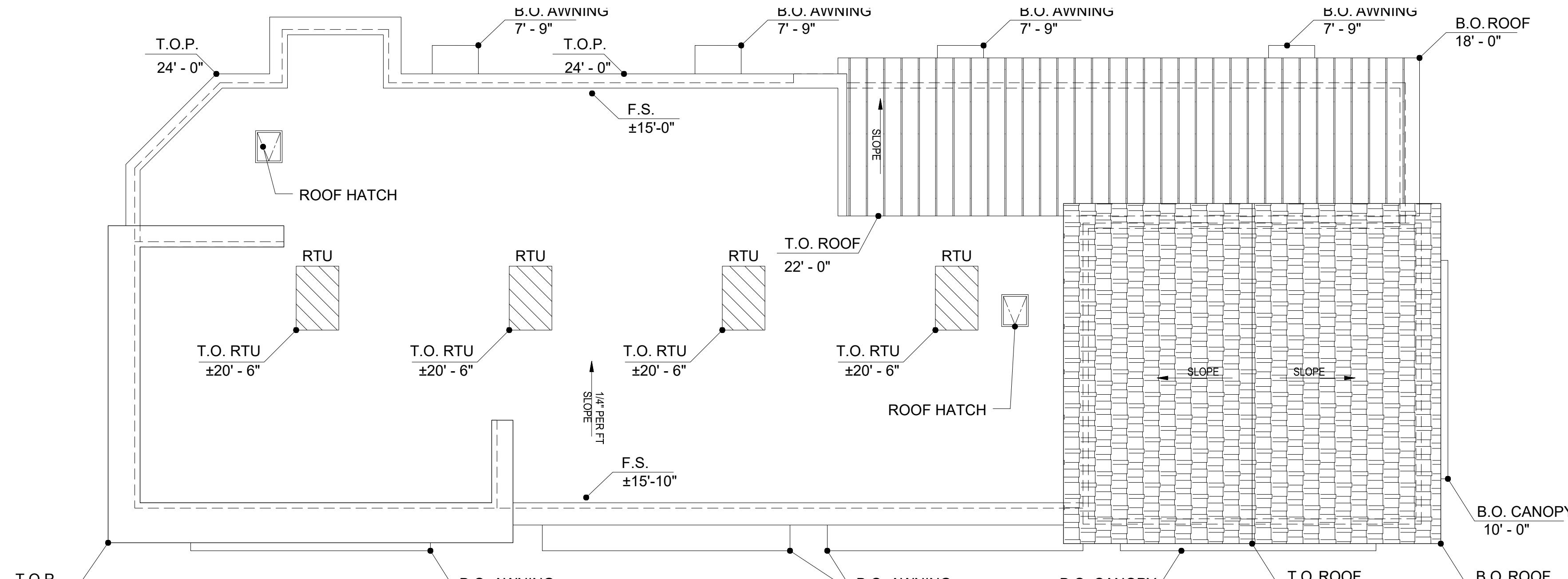
RTU EXTENDING PAST THE BUILDING PARAPETS WILL BE INDIVIDUALLY SCREENED BY DECORATIVE METAL PANEL. SEE SHEET 53 FOR DETAIL.



KEY MAP

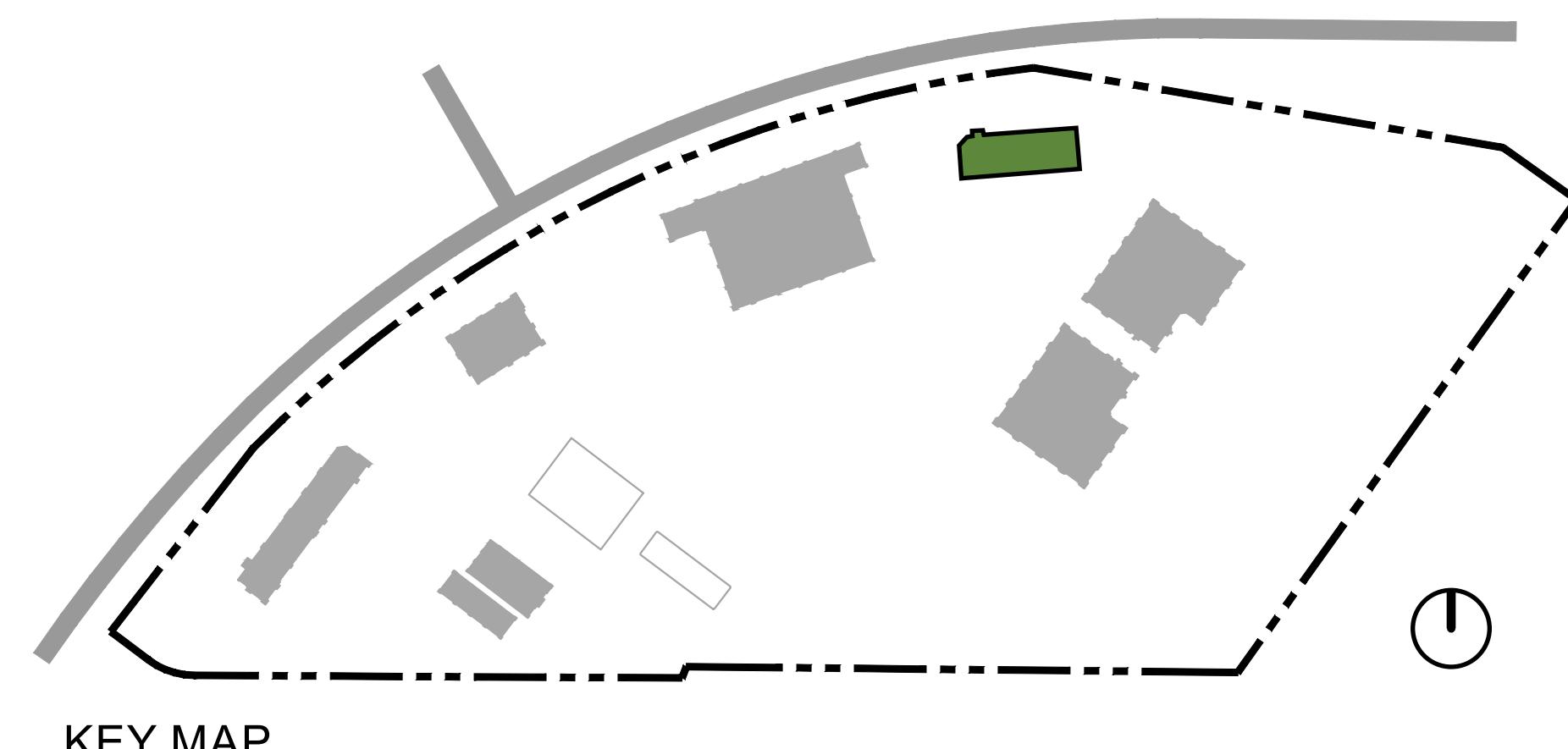


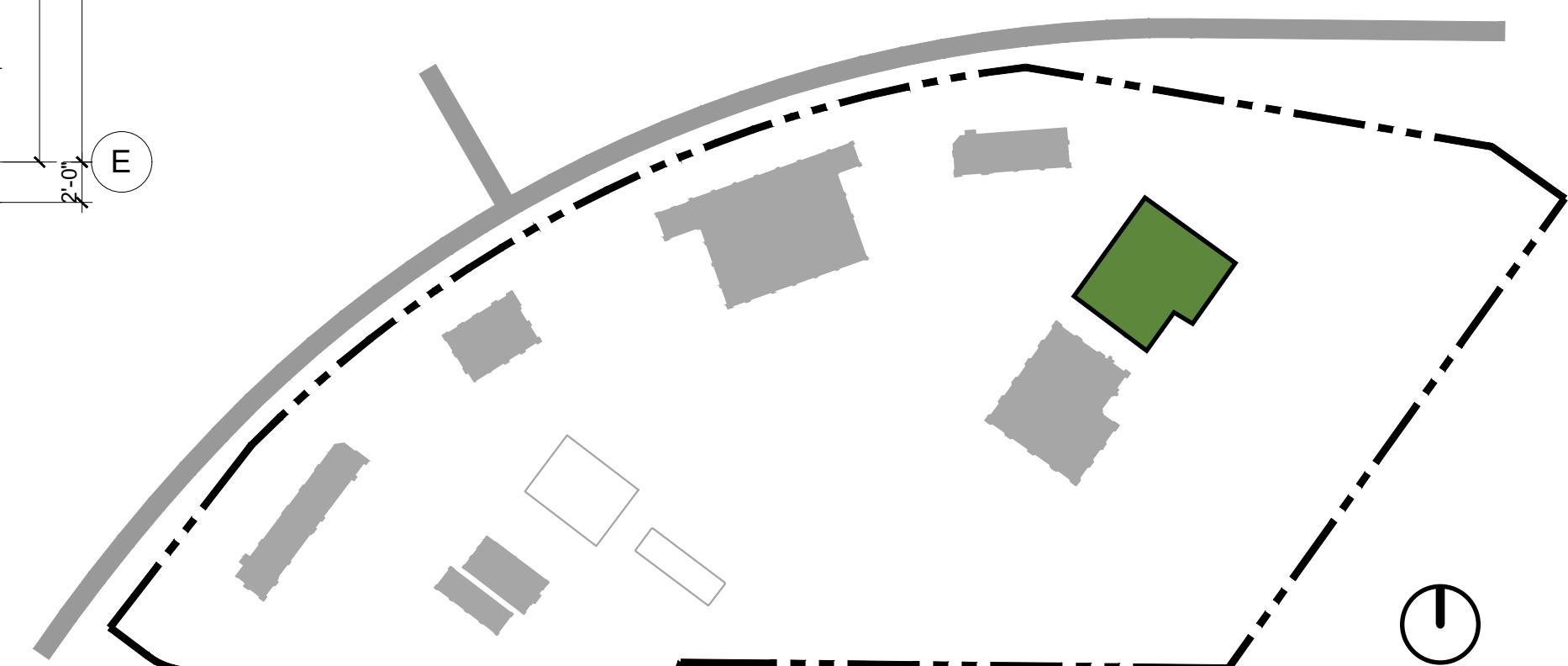
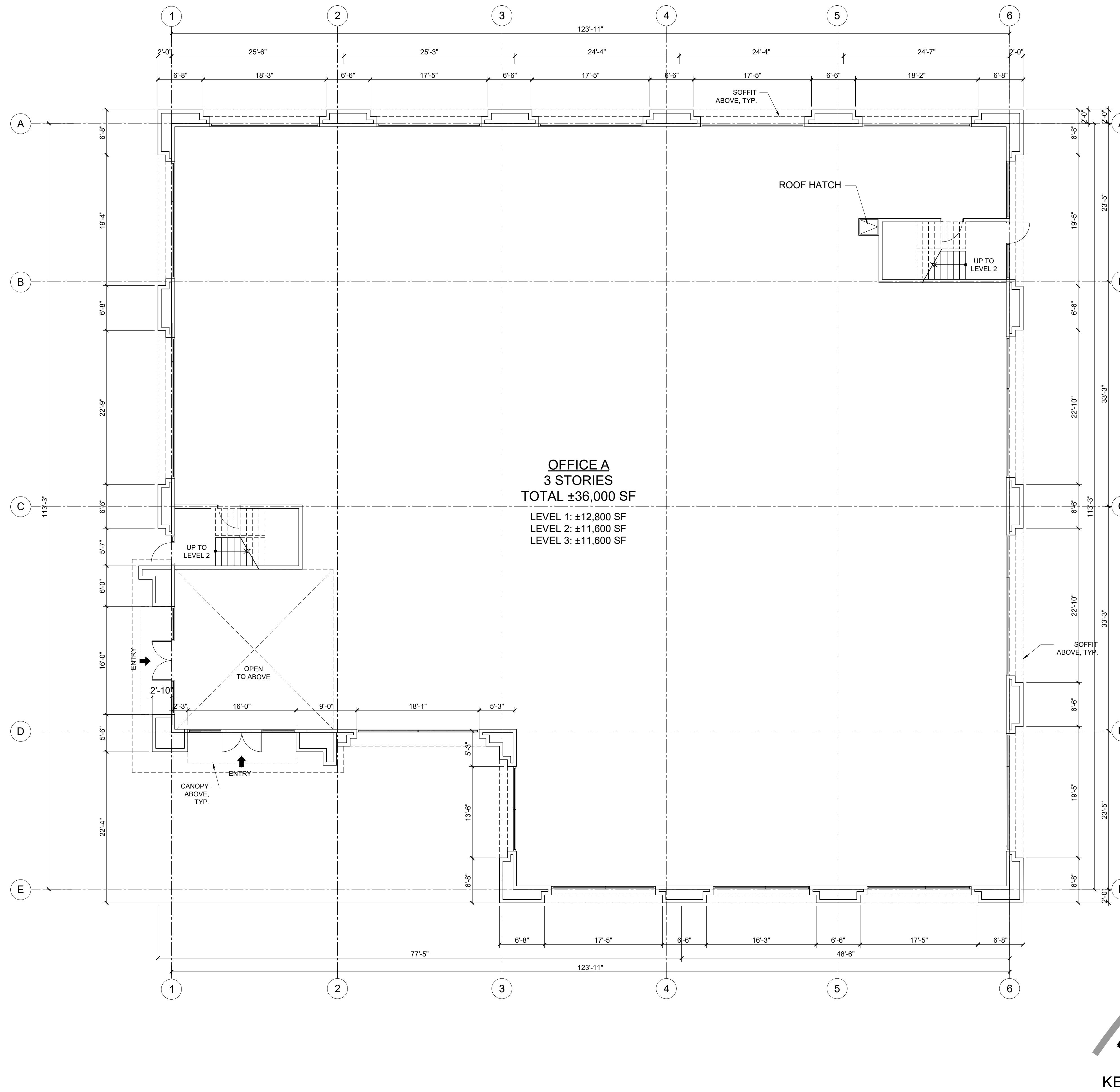
FLOOR PLAN



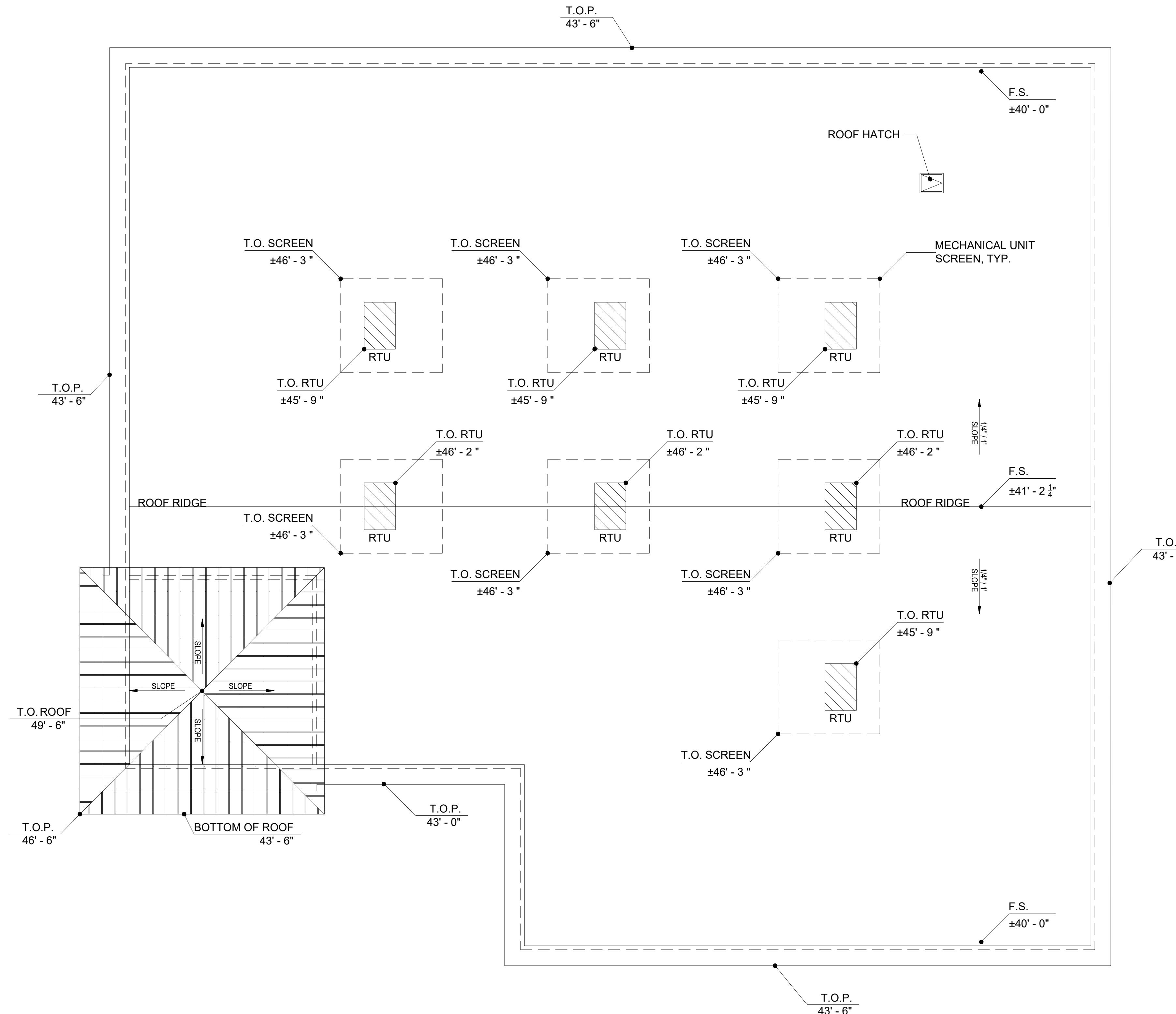
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KEY MAP

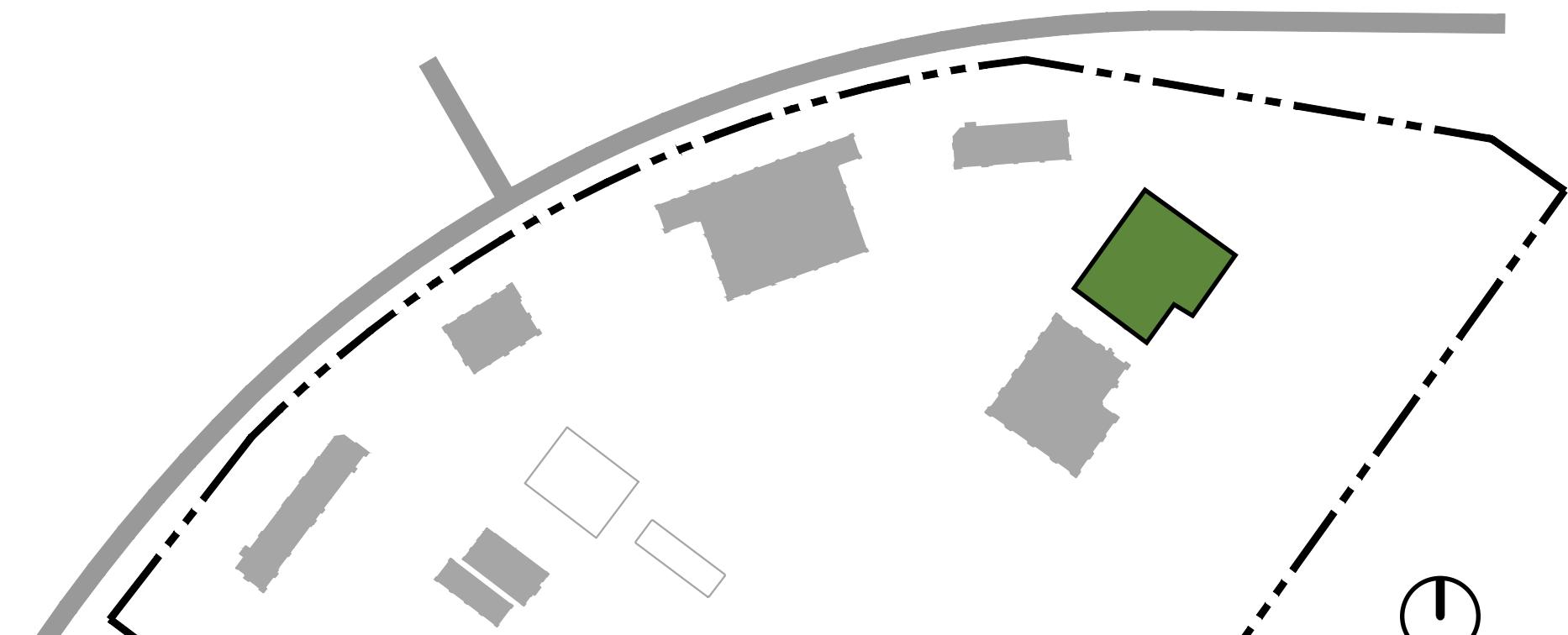


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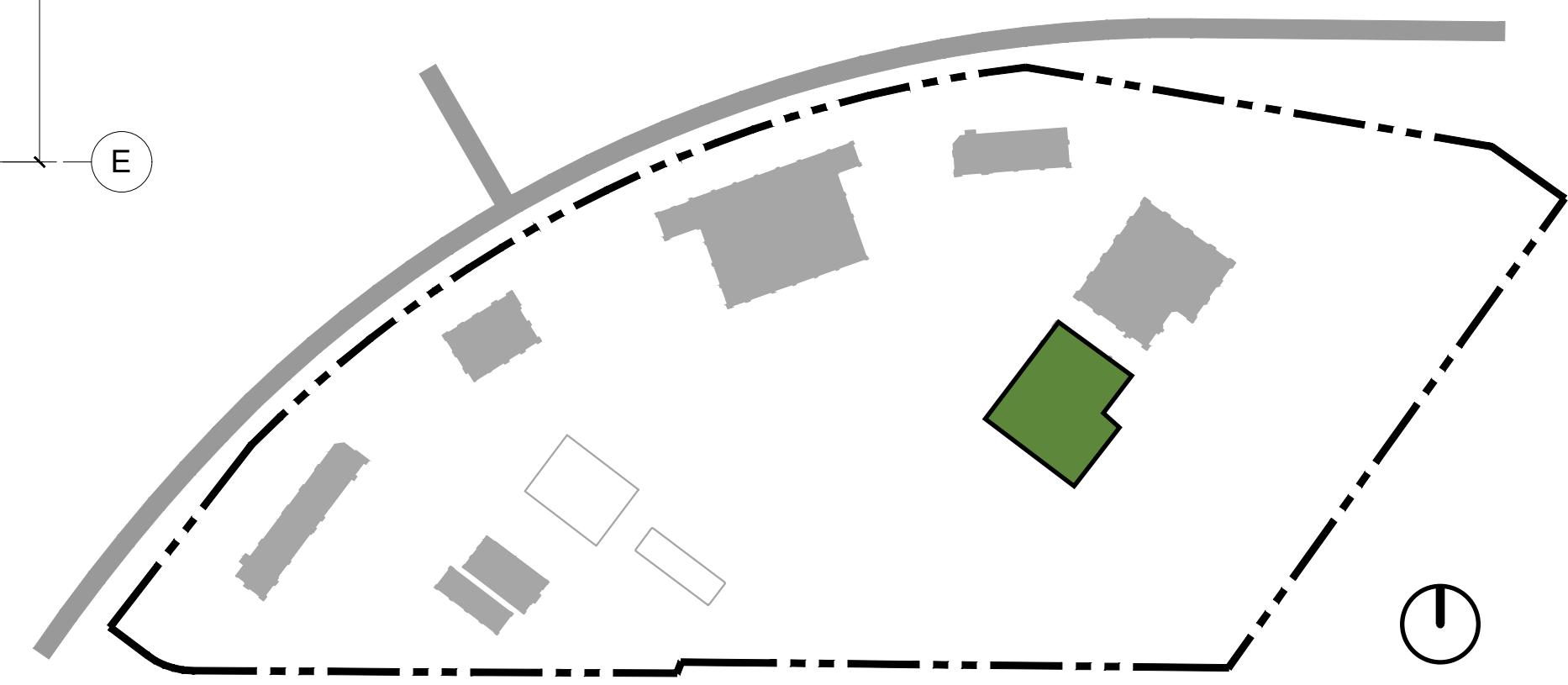
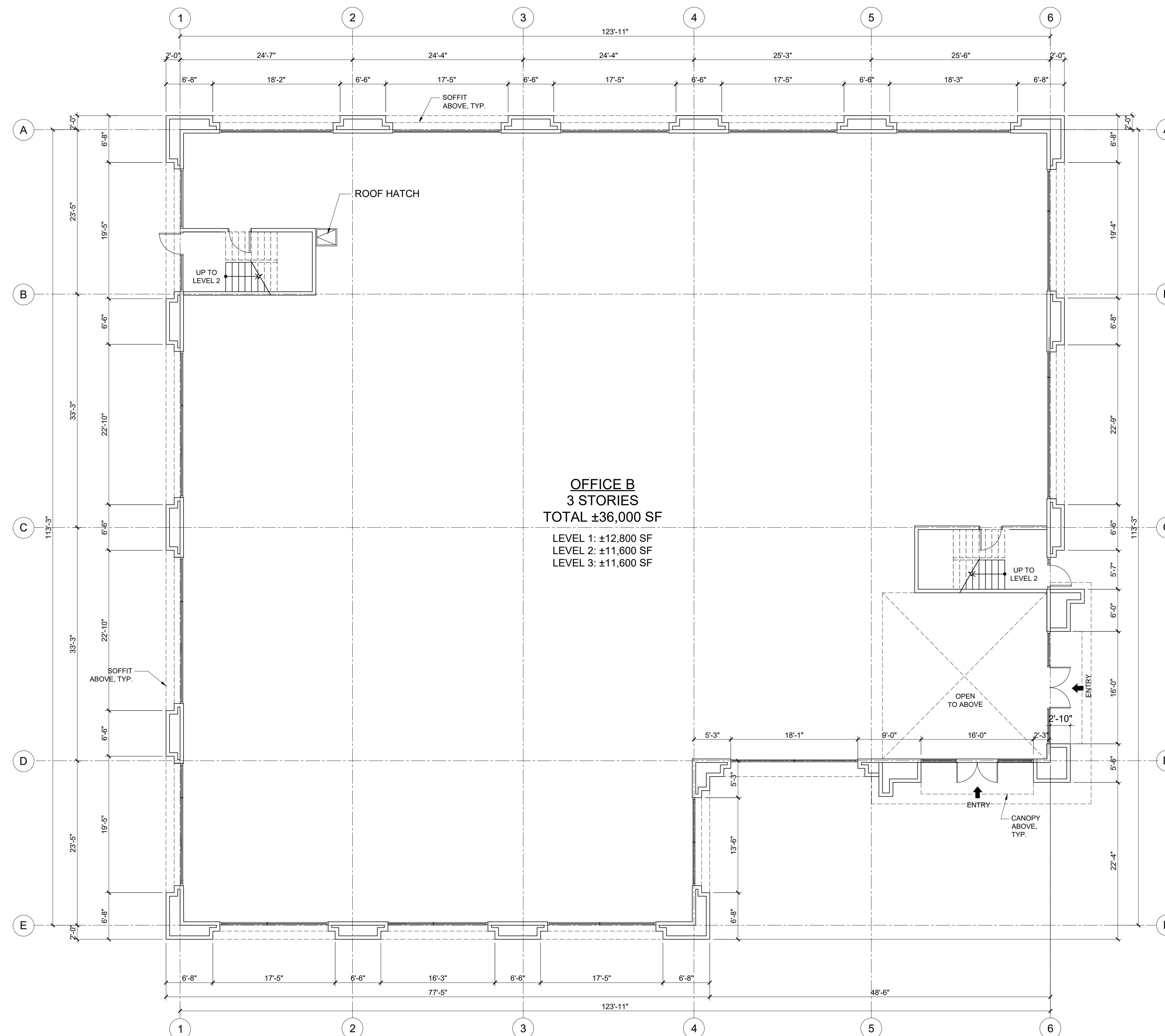
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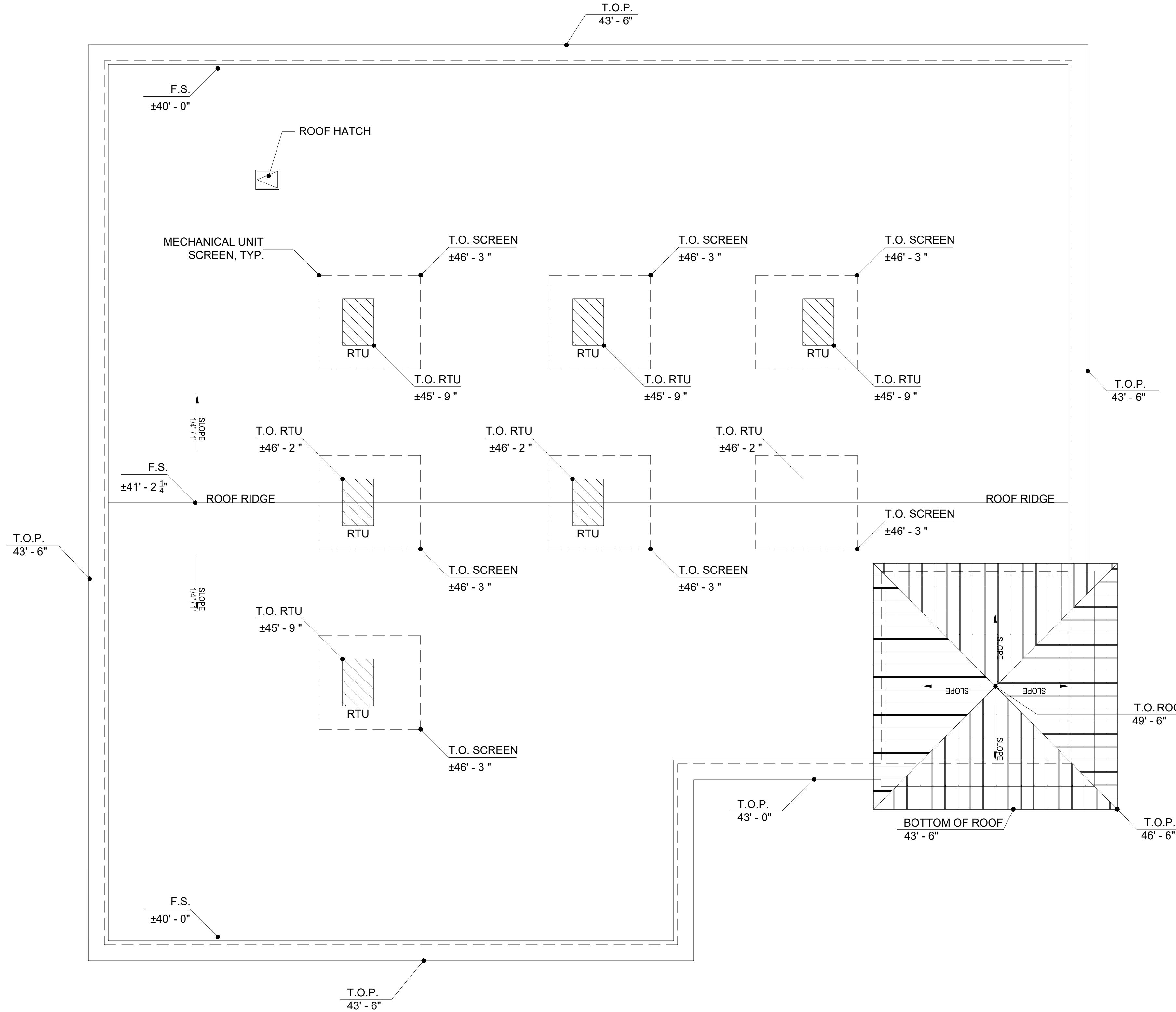
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KEY MAP



KEY MAP

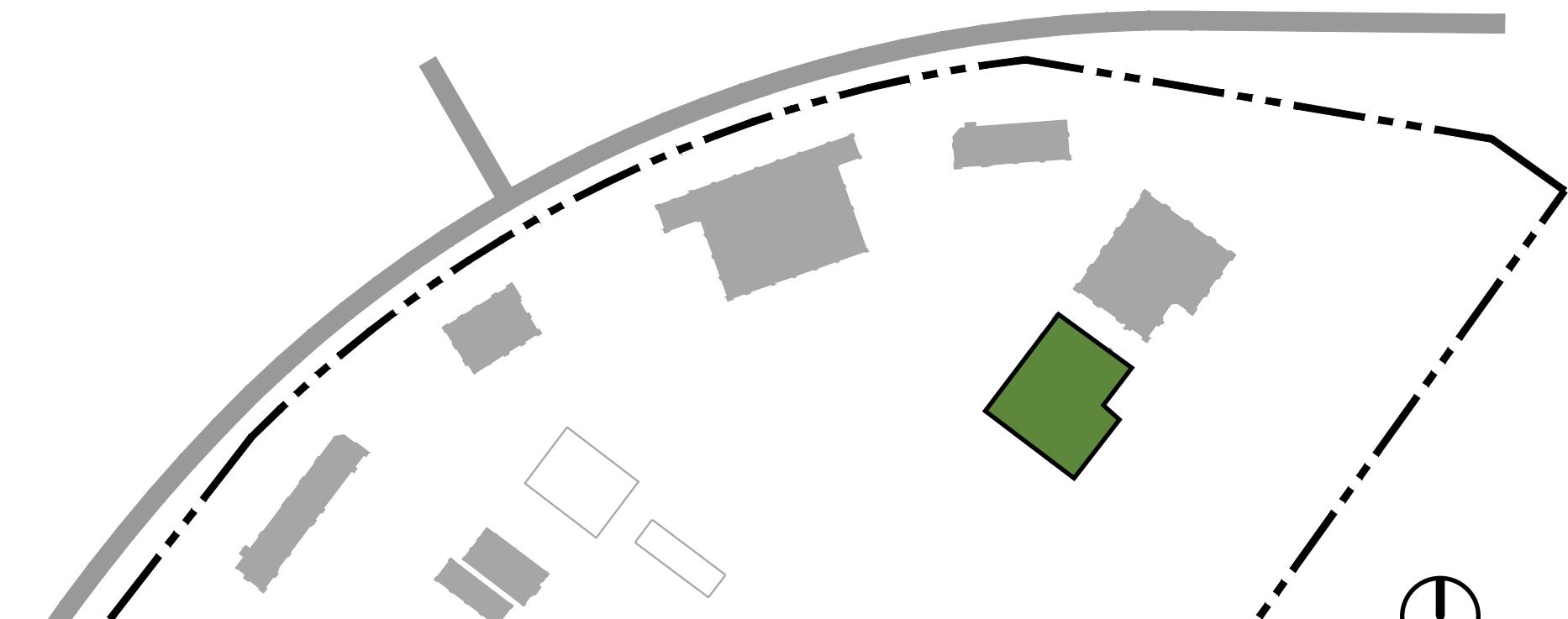


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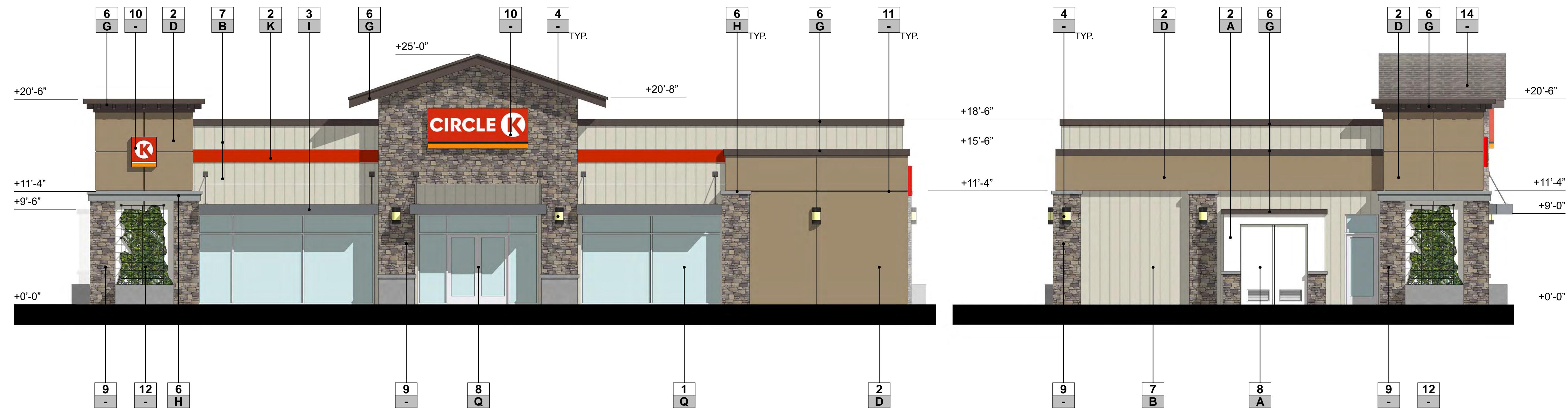
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PAD 1
① FRONT ELEVATION



② SIDE ELEVATION

MATERIALS

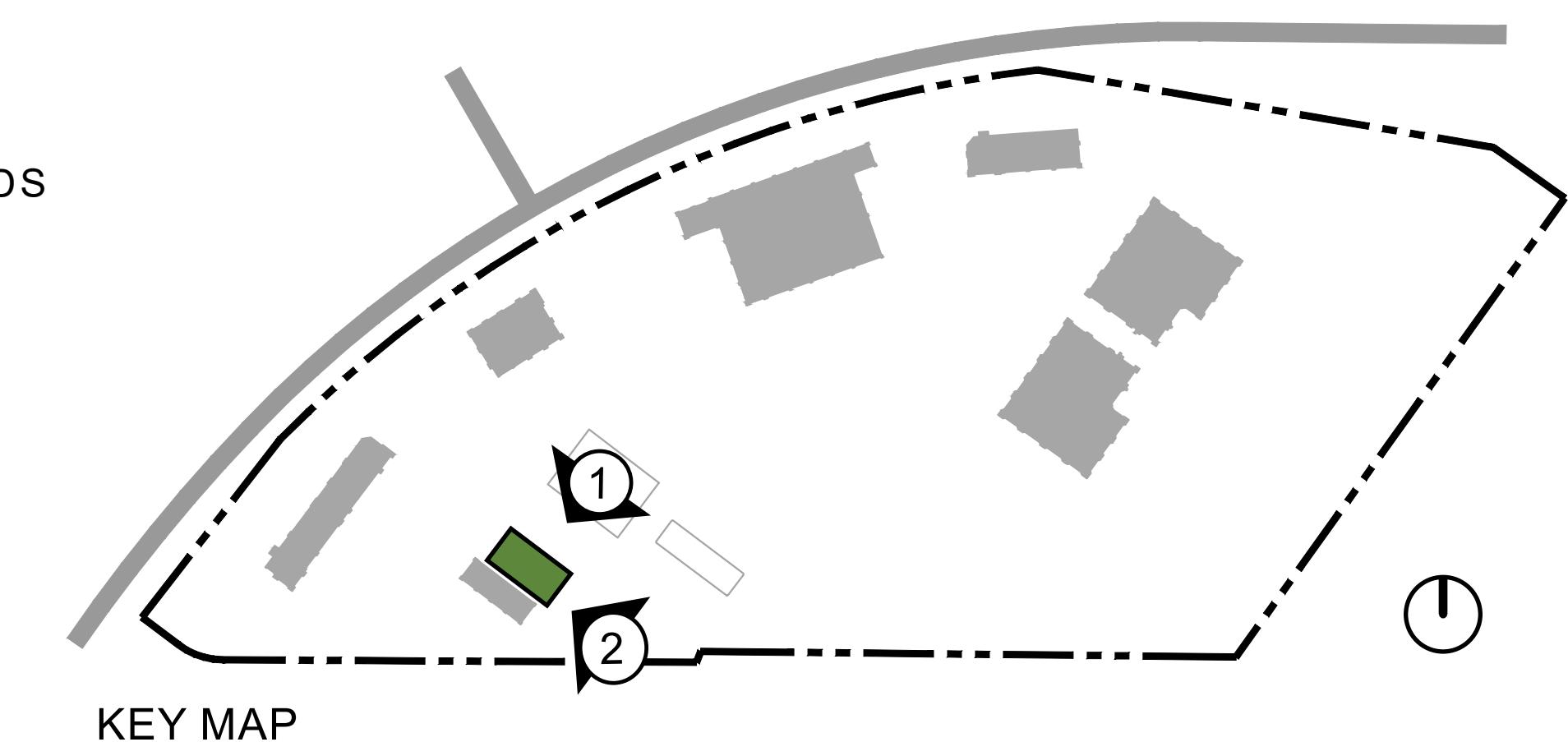
- ① ALUMINUM STOREFRONT SYSTEM
- ② STUCCO
- ③ METAL CANOPY
- ④ LIGHT FIXTURE
- ⑤ COPING
- ⑥ TRIM
- ⑦ COMPOSITE SIDING -
"HARDIEPANEL VERTICAL SIDING"
SMOOTH, HARDIE BOARD
- ⑧ DOOR
- ⑨ STONE VENEER -
"MEADOW SPRINGS" BY CORONADO
- ⑩ TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- ⑪ REVEAL
- ⑫ LANDSCAPE TRELLIS

- ⑭ COMPOSITE ROOFING -
"DRIFTWOOD" LANDMARK, CERTAINTEED

FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- K PAINT - TENANT COLOR
- Q ANODIZED ALUMINUM - "CLEAR" AC-2, ARCADIA

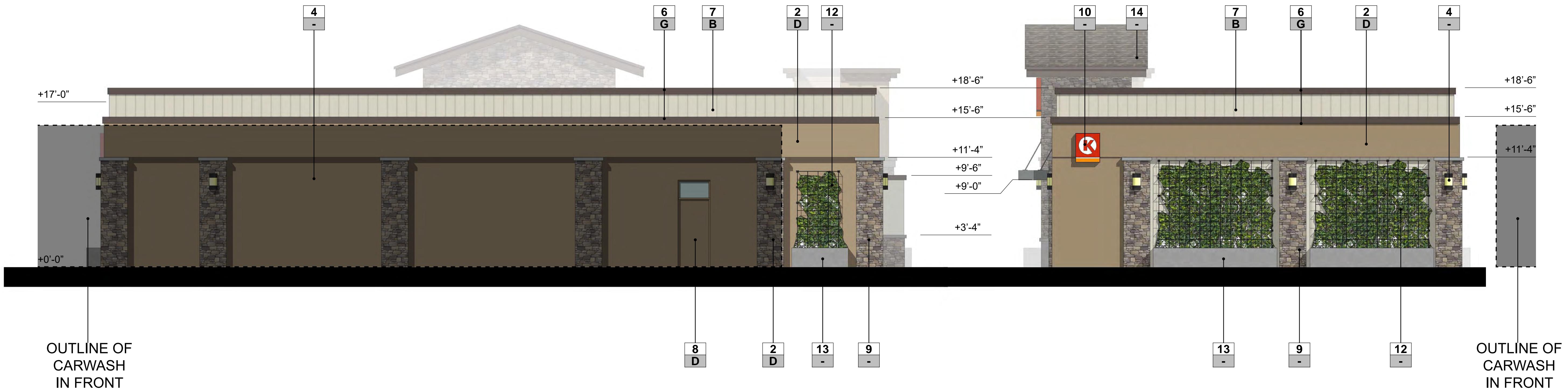
NOTE:
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.
DOOR LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.
LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.



PAD 1

3 REAR ELEVATION

(PARTIALLY OBSCURED BY CARWASH BUILDING)



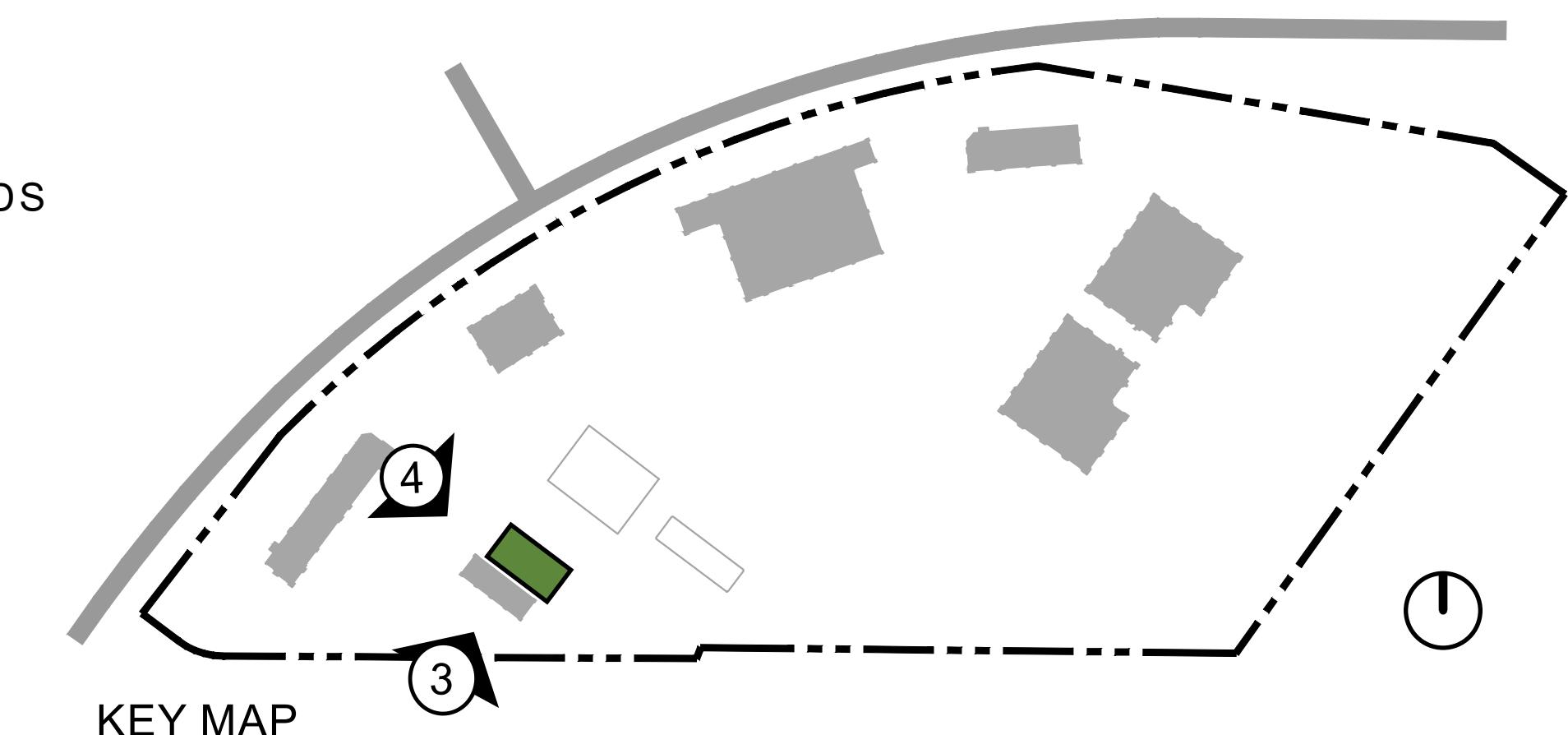
MATERIALS

- 2 STUCCO
- 4 LIGHT FIXTURE
- 6 TRIM
- 7 COMPOSITE SIDING -
"HARDIEPANEL VERTICAL SIDING"
SMOOTH, HARDIE BOARD
- 8 DOOR
- 9 STONE VENEER -
"MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS
- 13 PRECAST CONCRETE BASE -
"TORINO 27", PACIFIC STONE

FINISH/COLOR

- 14 COMPOSITE ROOFING -
"DRIFTWOOD" LANDMARK, CERTAINTEED
- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- Q ANODIZED ALUMINUM - "CLEAR" AC-2, ARCADIA

NOTE:
SIGNAGE IS UNDER SEPARATE PERMIT AND WILL BE SUBMITTED SEPARATELY.
DOOR LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL TENANT LAYOUT.
LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.

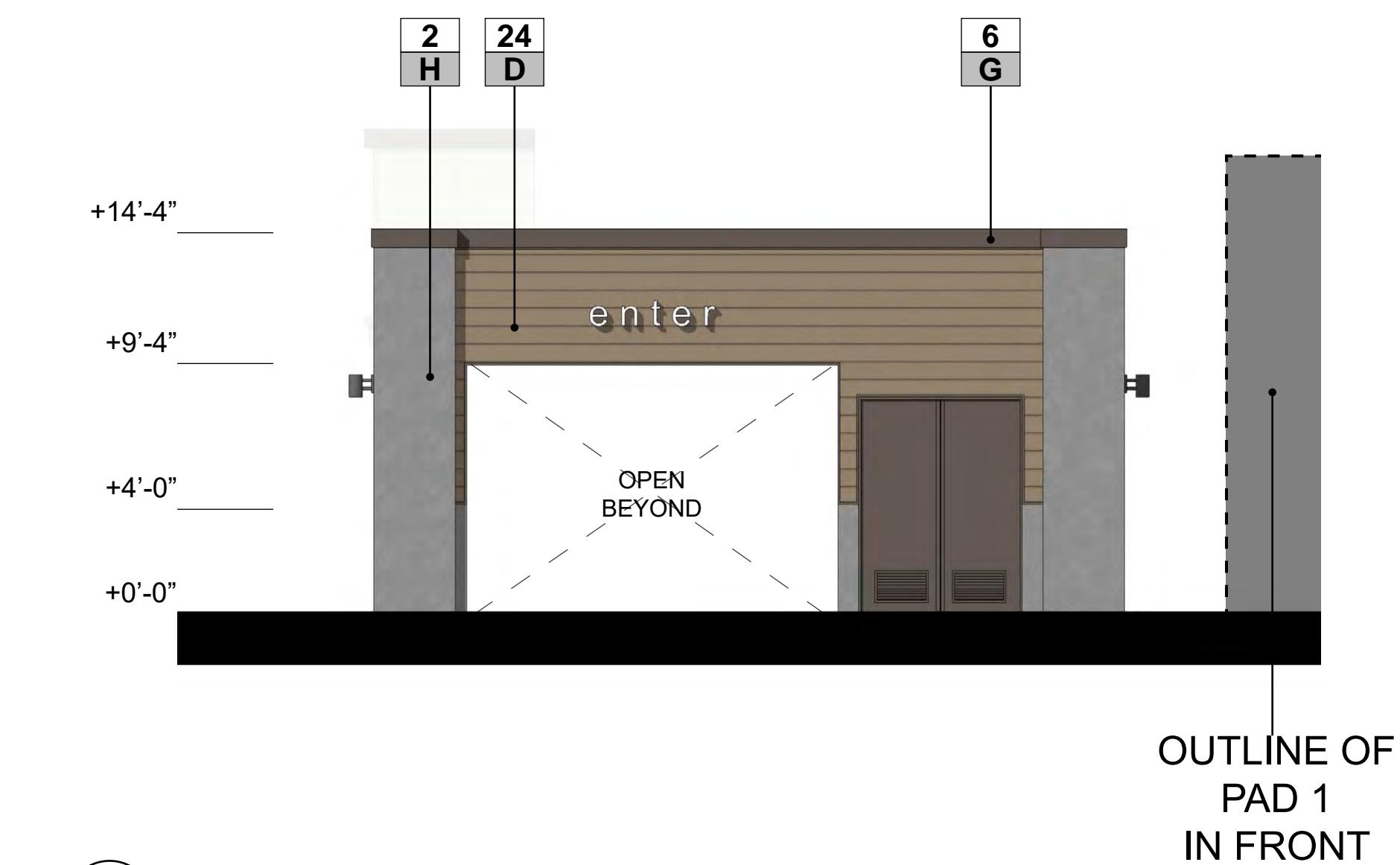


PAD 1 - CAR WASH

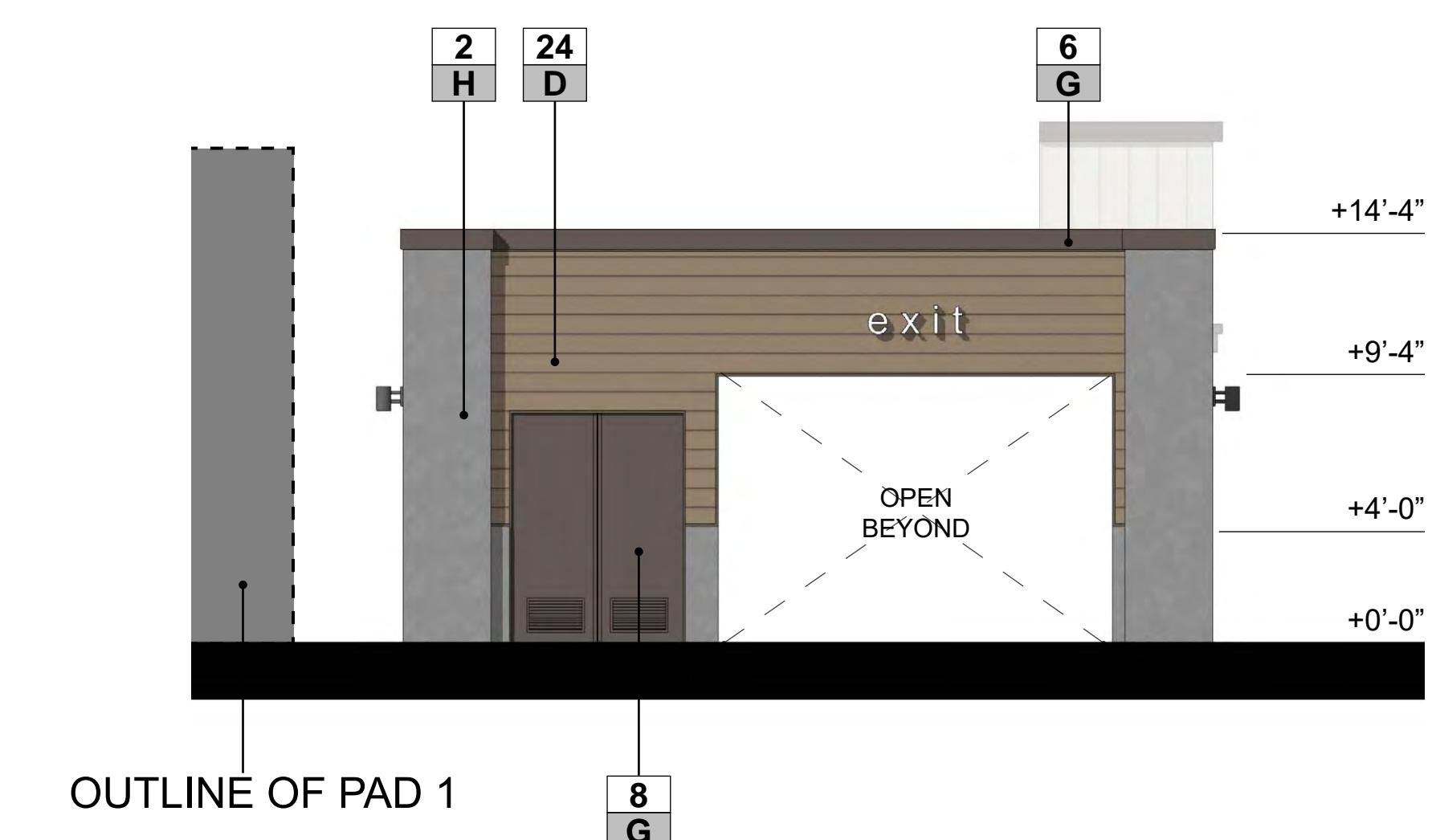
1 SIDE ELEVATION



2 ENTRY ELEVATION



4 EXIT ELEVATION



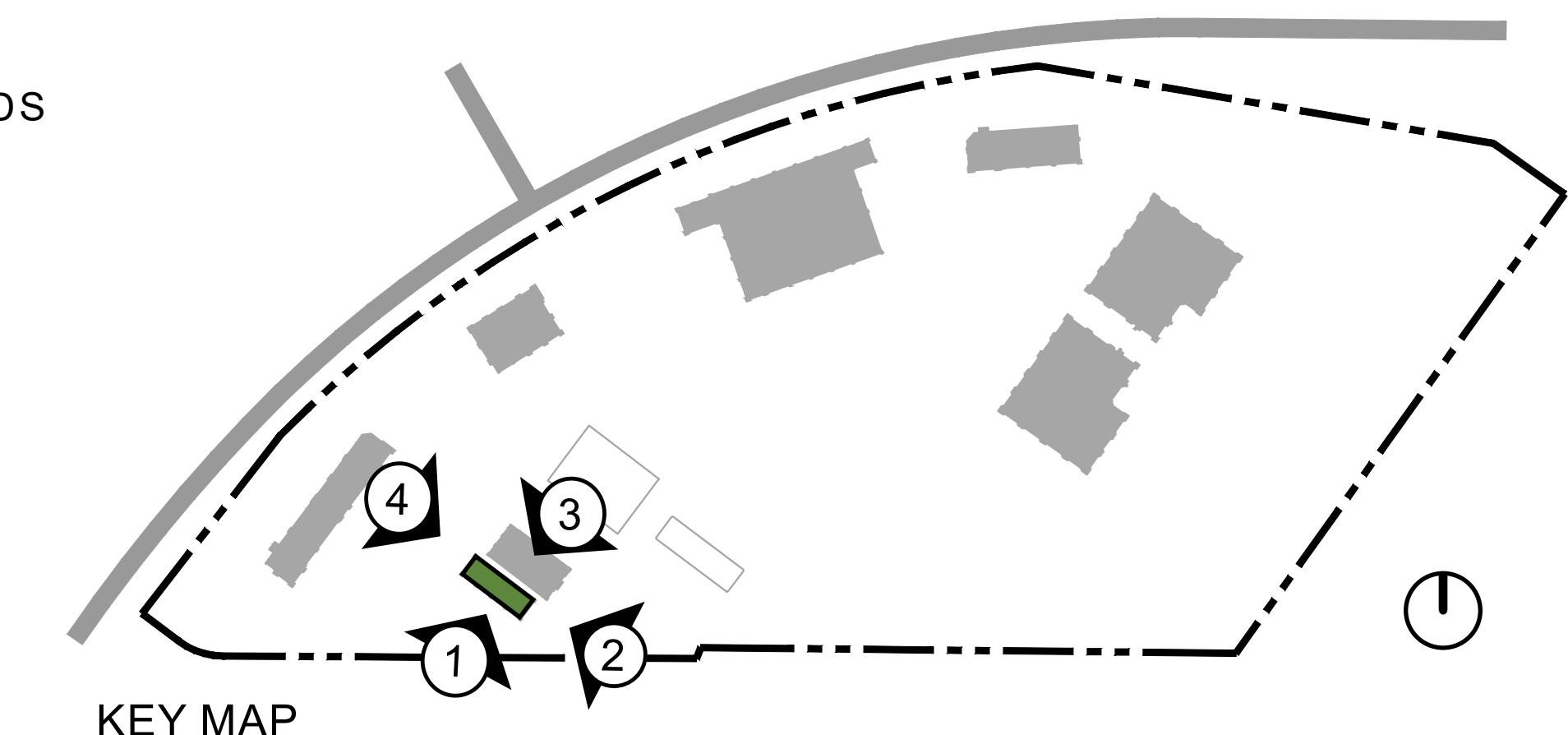
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MATERIALS

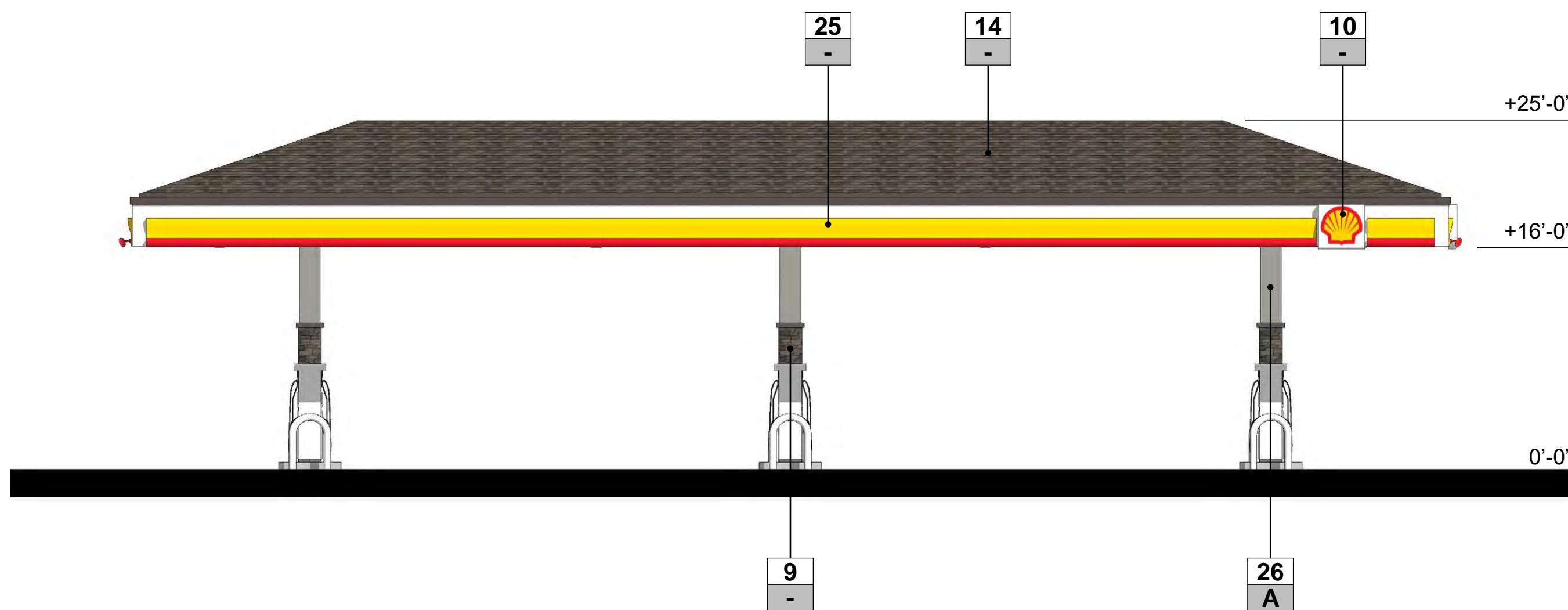
- 2 STUCCO
- 4 LIGHT FIXTURE
- 6 TRIM
- 8 DOOR
- 9 STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 13 PRECAST CONCRETE BASE - "TORINO 27", PACIFIC STONE
- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

FINISH/COLOR

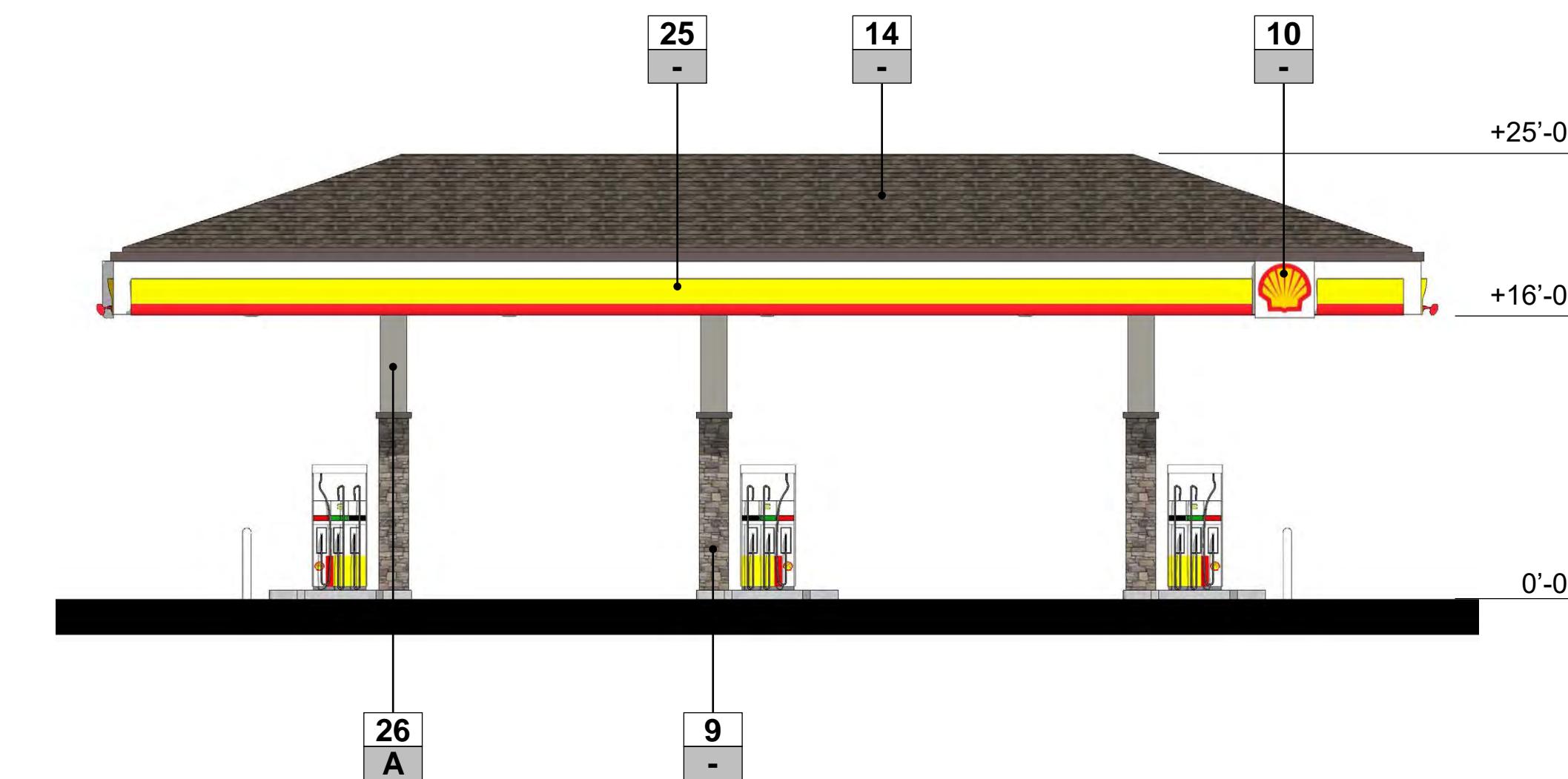
- A PAINT - Z
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS



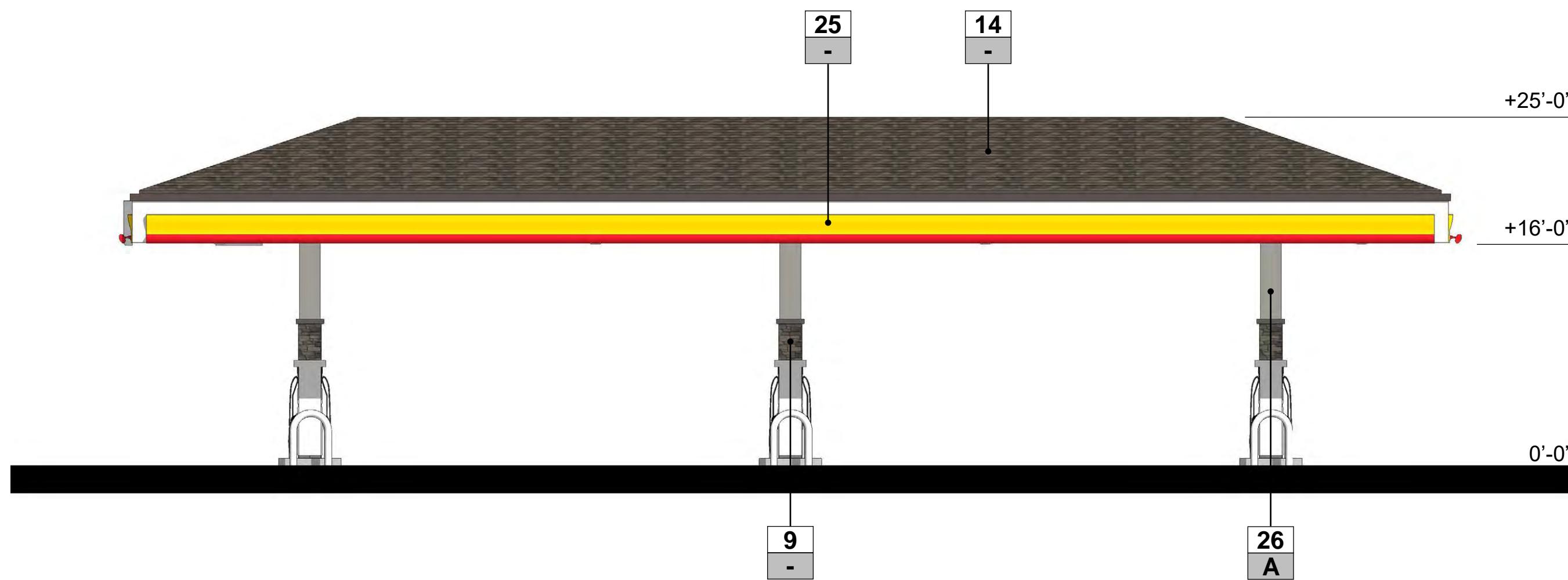
GAS CANOPY FRONT ELEVATION



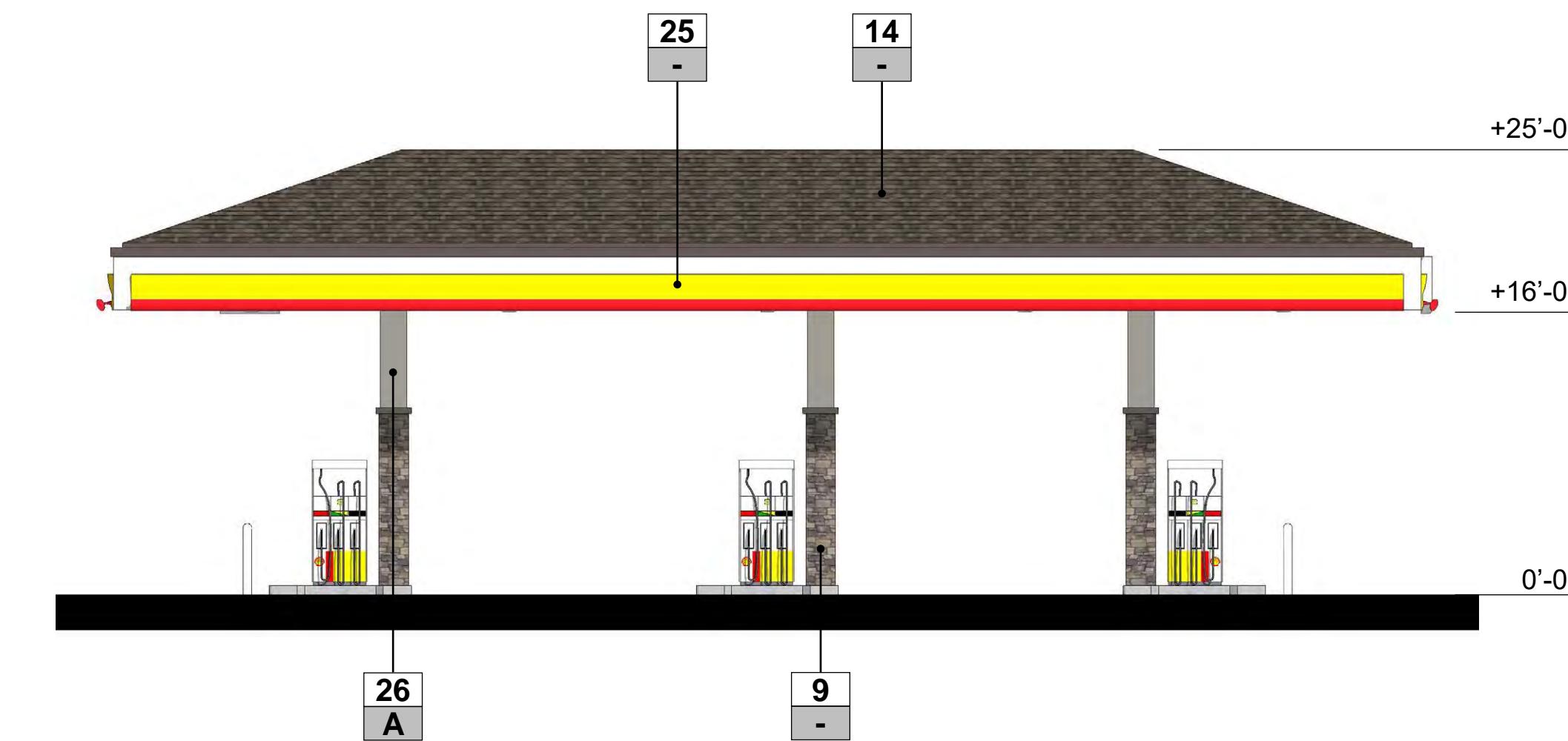
2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



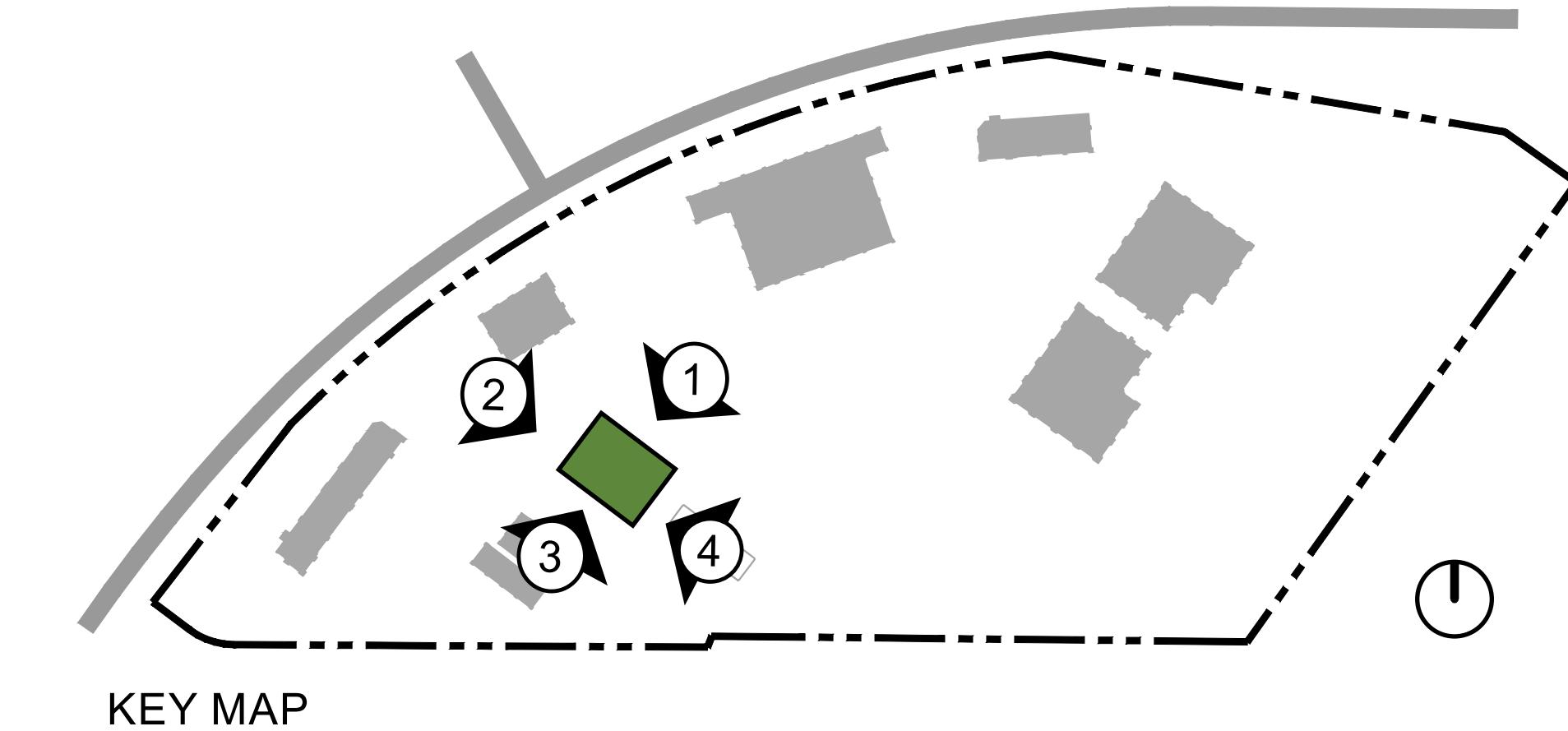
MATERIALS

- 9 STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINEED
- 25 A.C.M. PANEL
- 26 CANOPY COLUMN

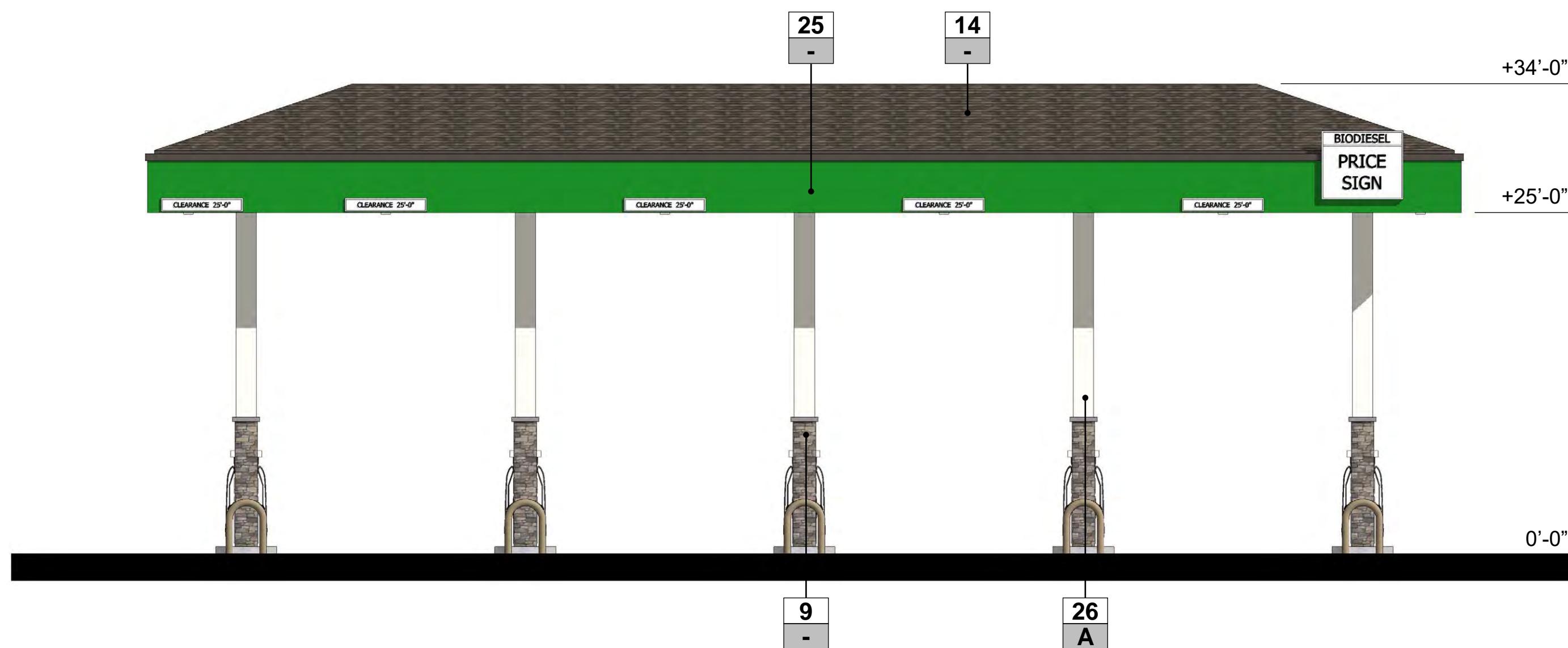
FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS

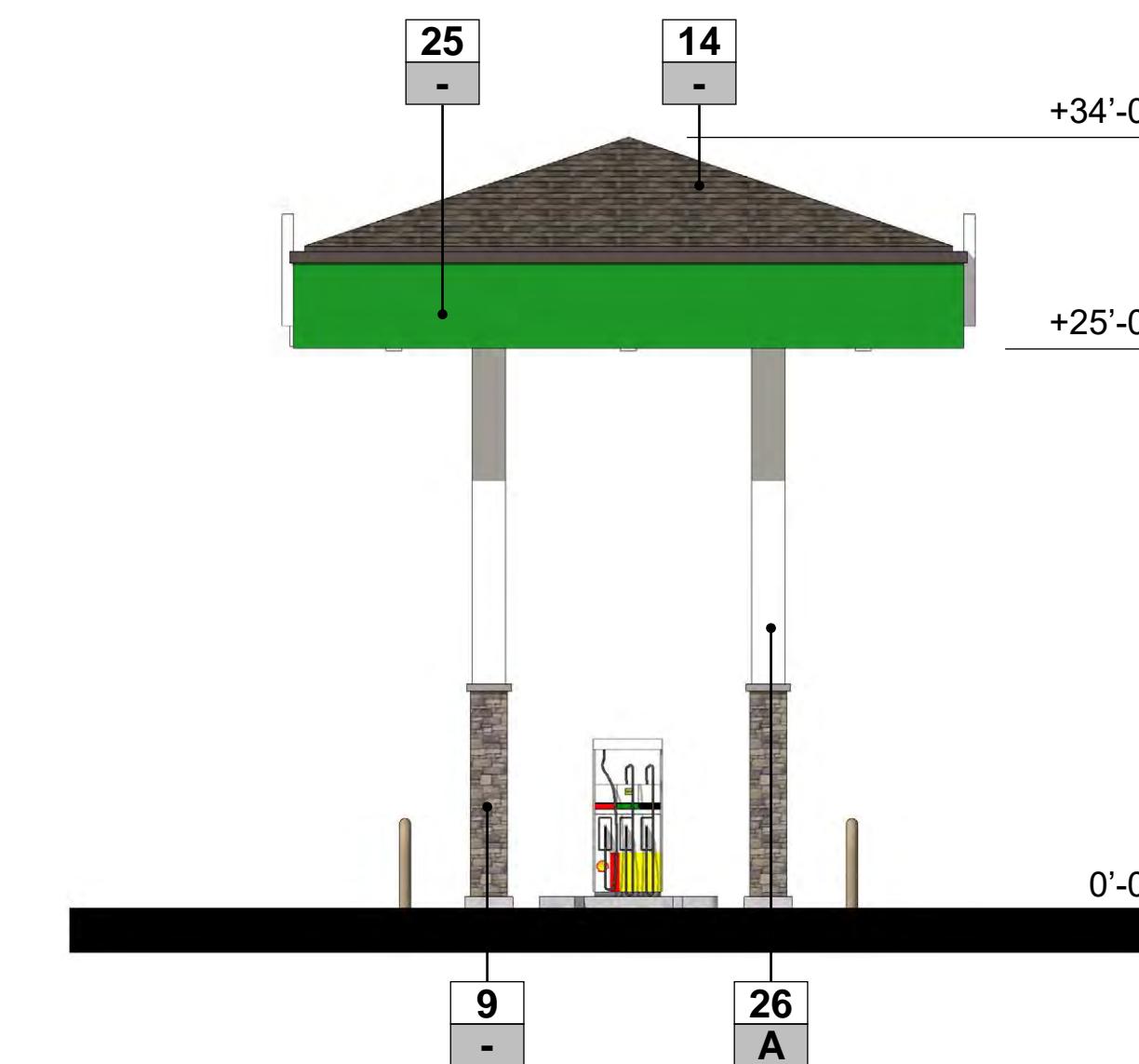
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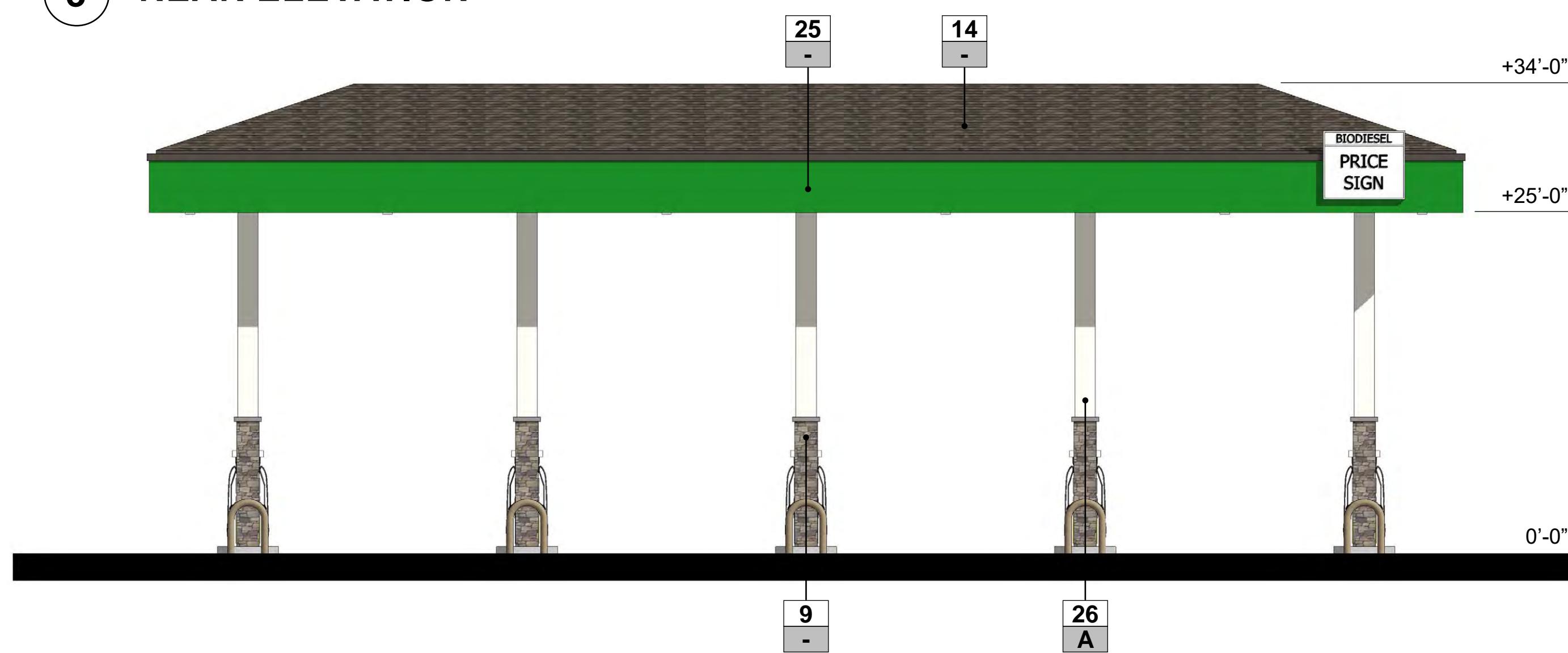
DIESEL GAS CANOPY FRONT ELEVATION



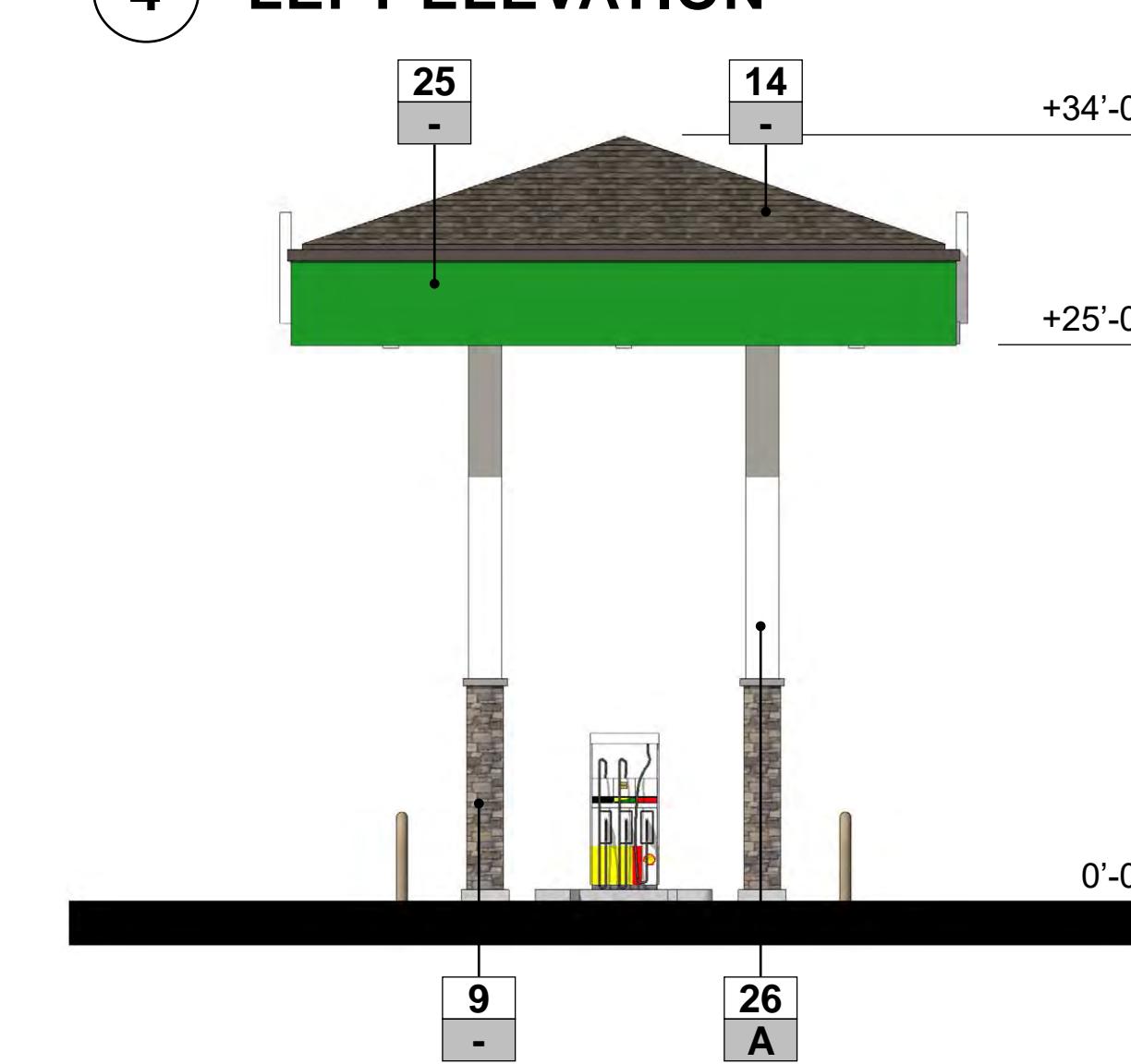
2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION



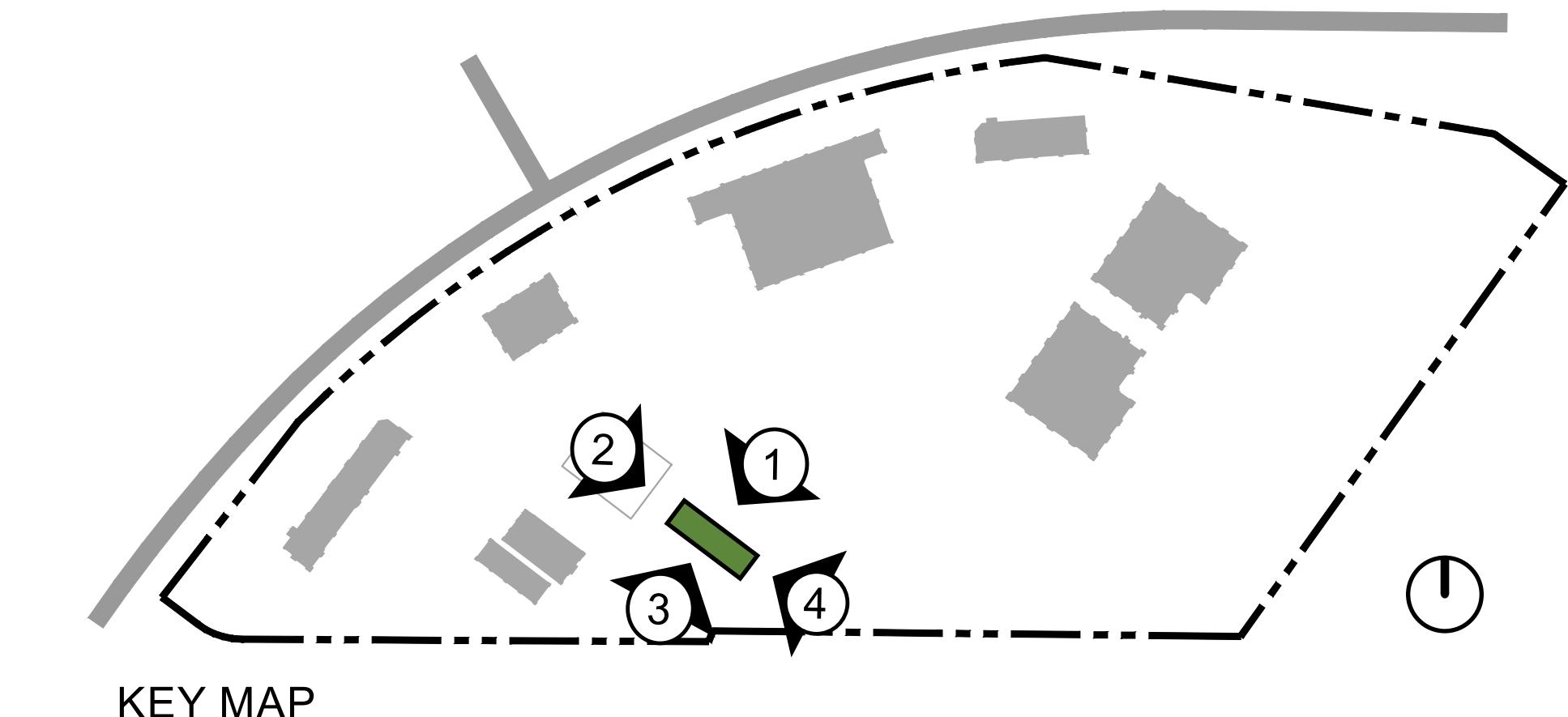
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MATERIALS

- 9 STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINEED
- 25 A.C.M. PANEL
- 26 CANOPY COLUMN

FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS





PAD 2
1 FRONT ELEVATION

2 SIDE ELEVATION



MATERIALS

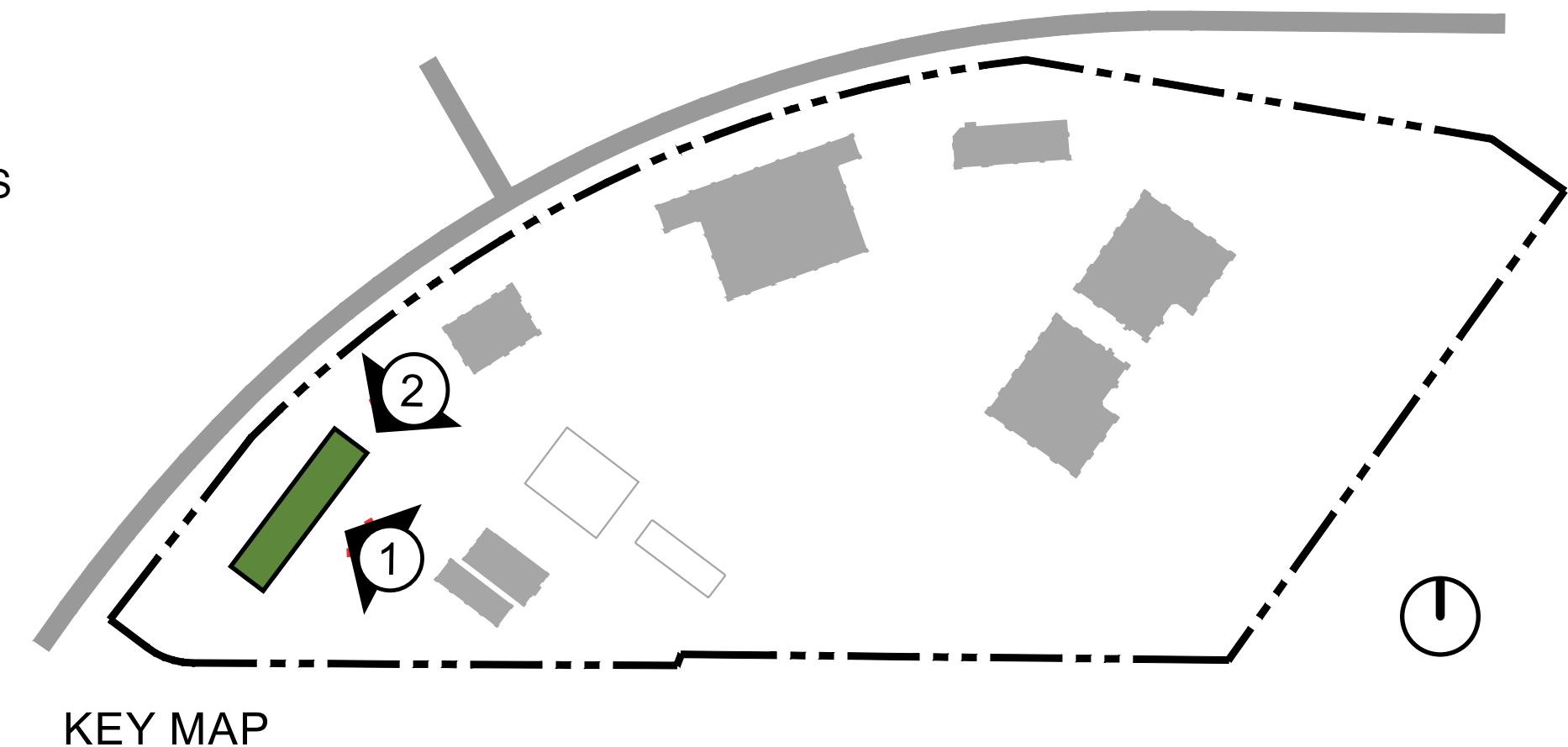
- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 METAL CANOPY
- 4 LIGHT FIXTURE
- 6 TRIM
- 7 COMPOSITE SIDING - "HARDIEPANEL VERTICAL SIDING" SMOOTH, HARDIE BOARD
- 8 DOOR
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS
- 13 PRECAST CONCRETE BASE - "TORINO 27", PACIFIC STONE

- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED
- 15 FABRIC AWNING
- 16 CORBEL
- 17 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 18 CORRUGATED METAL
- 19 BRICK VENEER - "DONAMIRE", MERIDIAN BRICK
- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

FINISH/COLOR

- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- R FABRIC - "ALLOY STEEL" SUNBRELLA

NOTE:
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PAD 2
③ REAR ELEVATION

④ SIDE ELEVATION



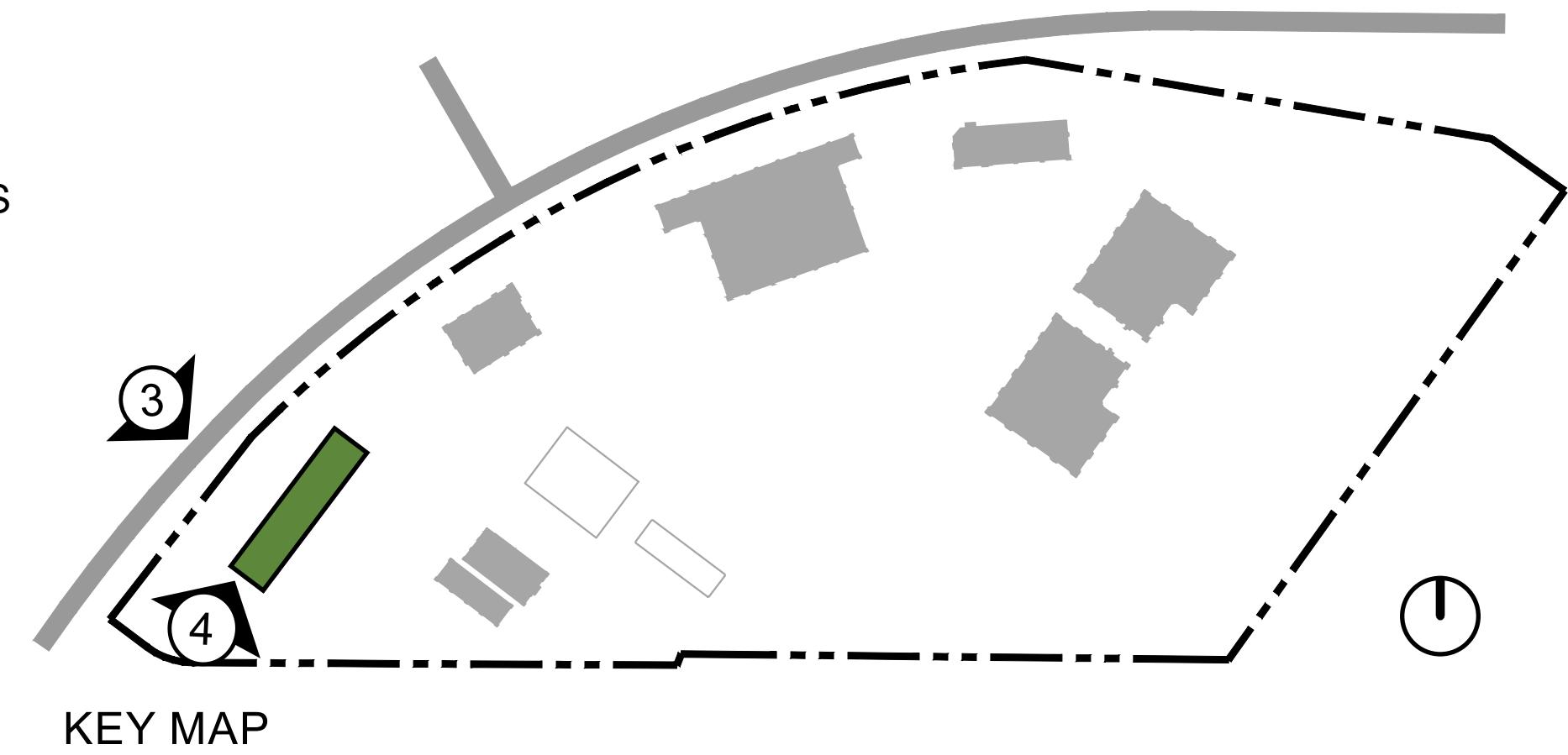
MATERIALS

- 2 STUCCO
- 3 METAL CANOPY
- 4 LIGHT FIXTURE
- 6 TRIM
- 7 COMPOSITE SIDING -
"HARDIEPANEL VERTICAL SIDING"
SMOOTH, HARDIE BOARD
- 8 DOOR
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS
- 13 PRECAST CONCRETE BASE -
"TORINO 27", PACIFIC STONE
- 14 COMPOSITE ROOFING -
"DRIFTWOOD" LANDMARK, CERTAINTEED
- 16 CORBEL
- 18 CORRUGATED METAL
- 19 BRICK VENEER - "DONAMIRE", MERIDIAN BRICK
- 24 COMPOSITE SIDING -
"HARDIEPLANK LAP SIDING" SMOOTH,
HARDIE BOARD

FINISH/COLOR

- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS

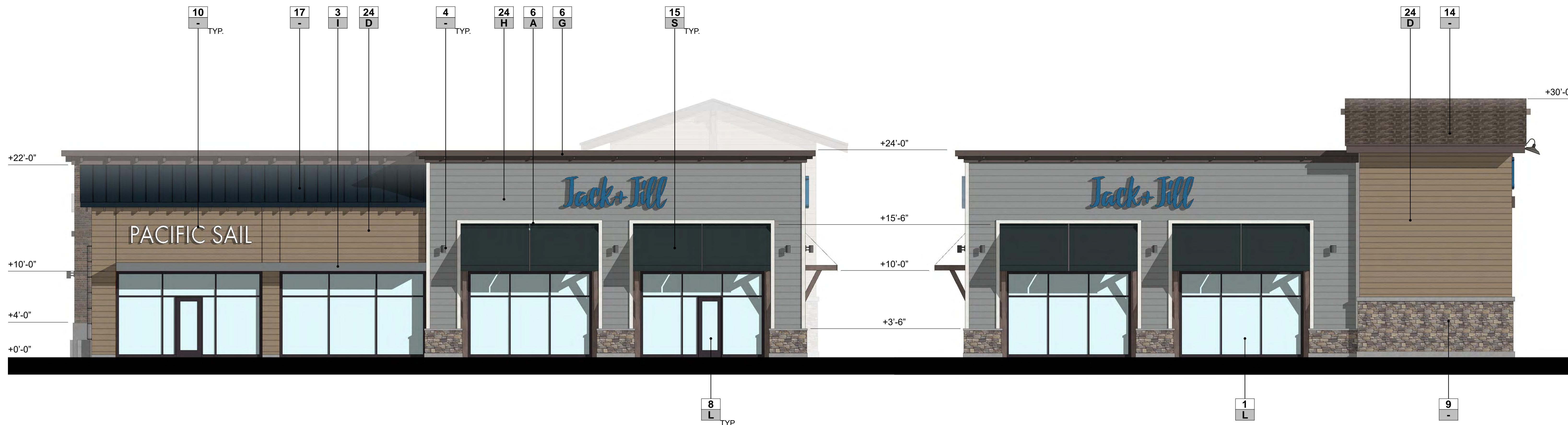
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PAD 3
1 FRONT ELEVATION



MATERIALS

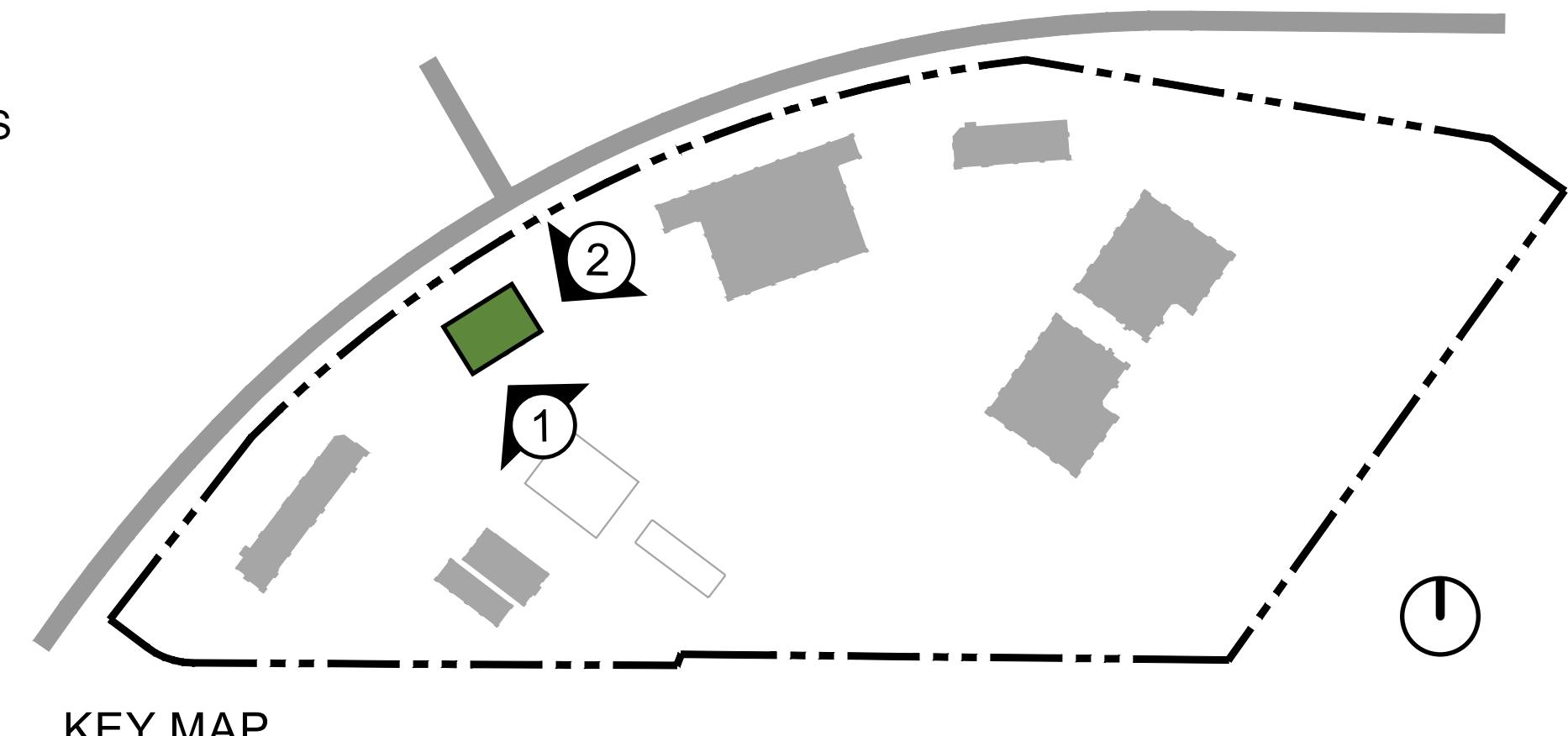
- 1 ALUMINUM STOREFRONT SYSTEM
- 3 METAL CANOPY
- 4 LIGHT FIXTURE
- 6 TRIM
- 8 DOOR
- 9 STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED

- 15 FABRIC AWNING
- 17 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

FINISH/COLOR

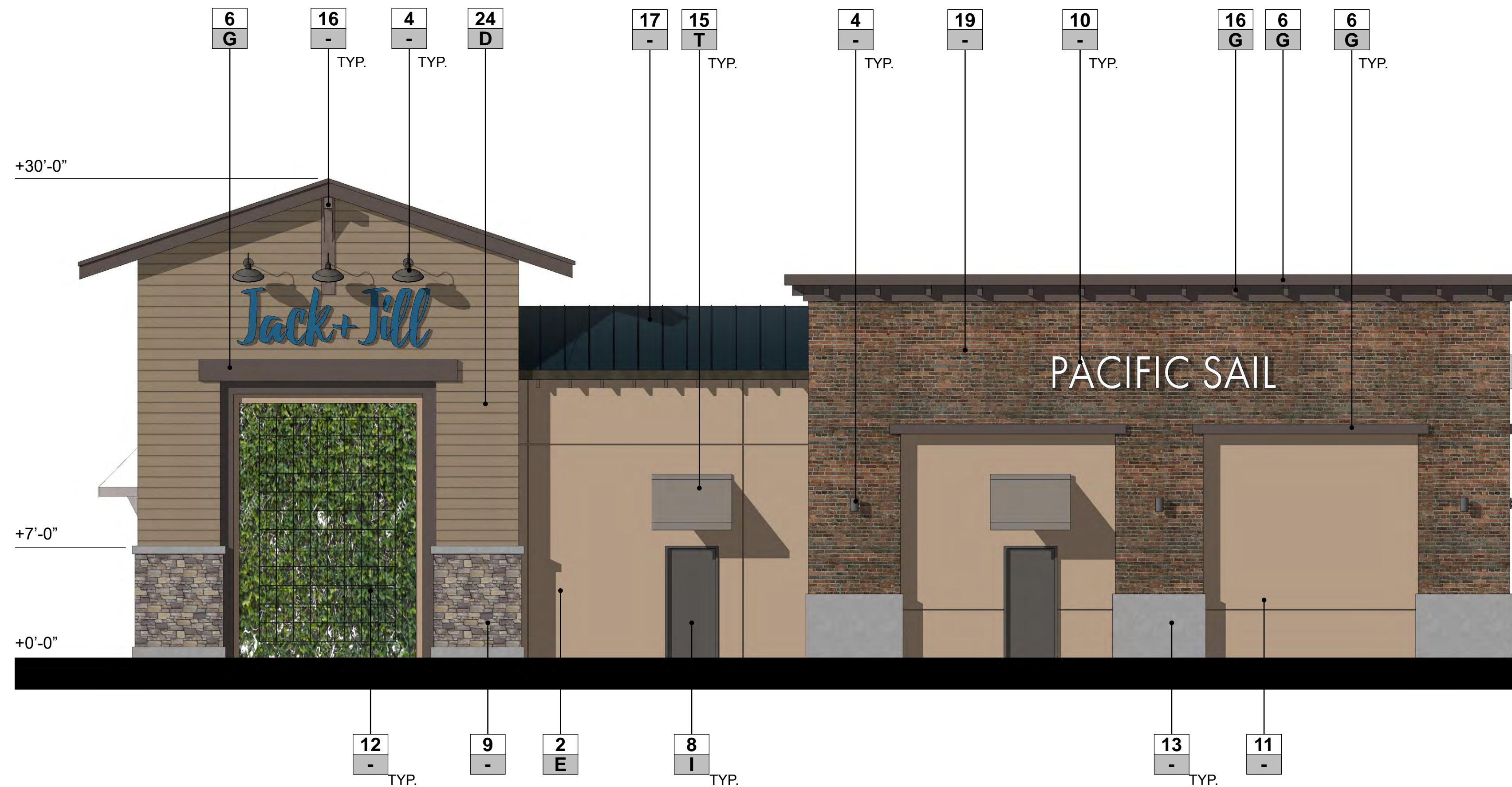
- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- S FABRIC - "BLACK" SUNBRELLA

NOTE:
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PAD 3
CONCEPTUAL ELEVATIONS

PAD 3
3 REAR ELEVATION



4 SIDE ELEVATION



MATERIALS

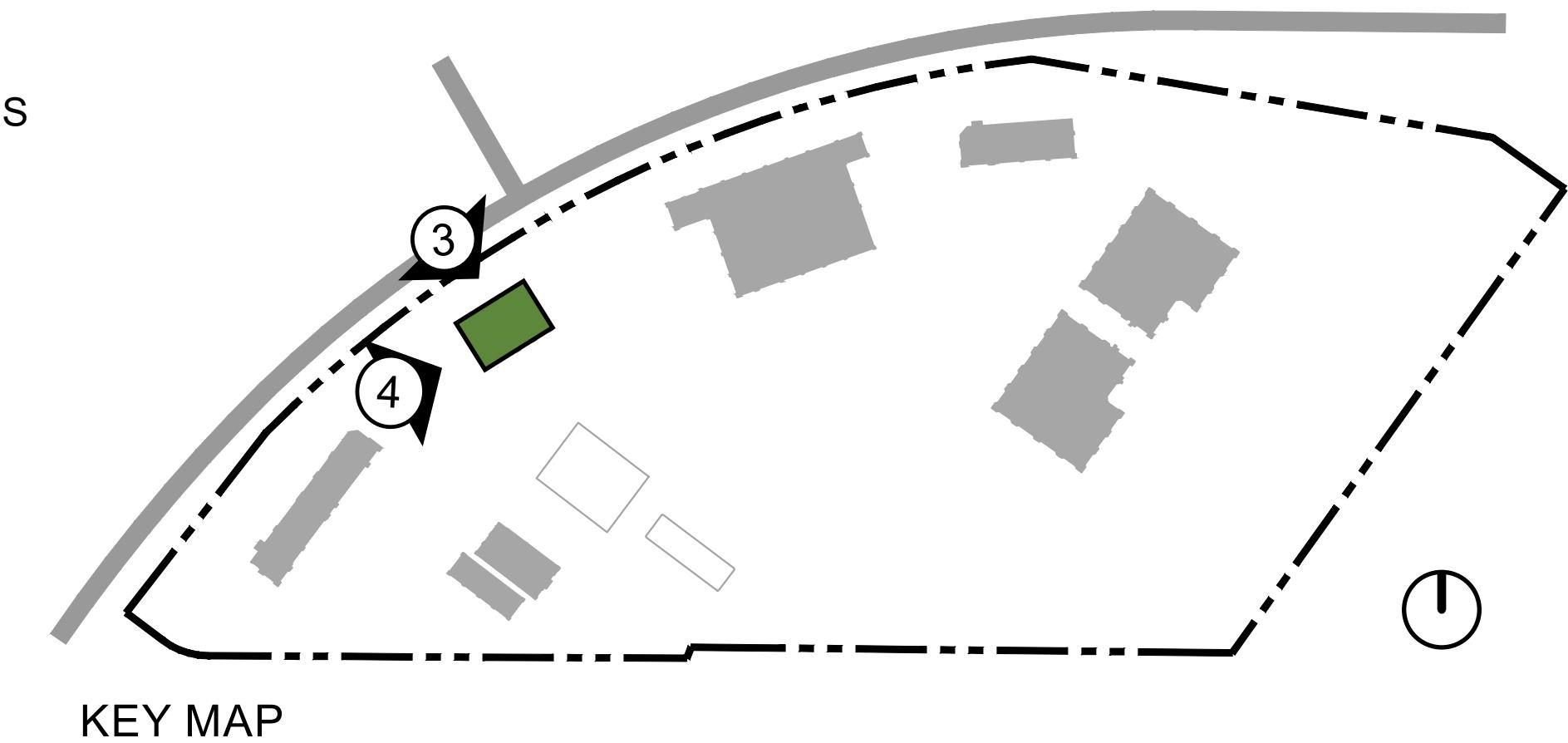
- 2 STUCCO
- 4 LIGHT FIXTURE
- 6 TRIM
- 8 DOOR
- 9 STONE VENEER - "MEADOW SPRINGS" BY CORONADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 11 REVEAL
- 12 LANDSCAPE TRELLIS
- 13 PRECAST CONCRETE BASE - "TORINO 27", PACIFIC STONE
- 15 FABRIC AWNING

- 16 CORBEL
- 17 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 19 BRICK VENEER - "DONAMIRE", MERIDIAN BRICK
- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

FINISH/COLOR

- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E PAINT - "TRAIL DUST" DE6123, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- T FABRIC - "CADET GRAY", SUNBRELLA

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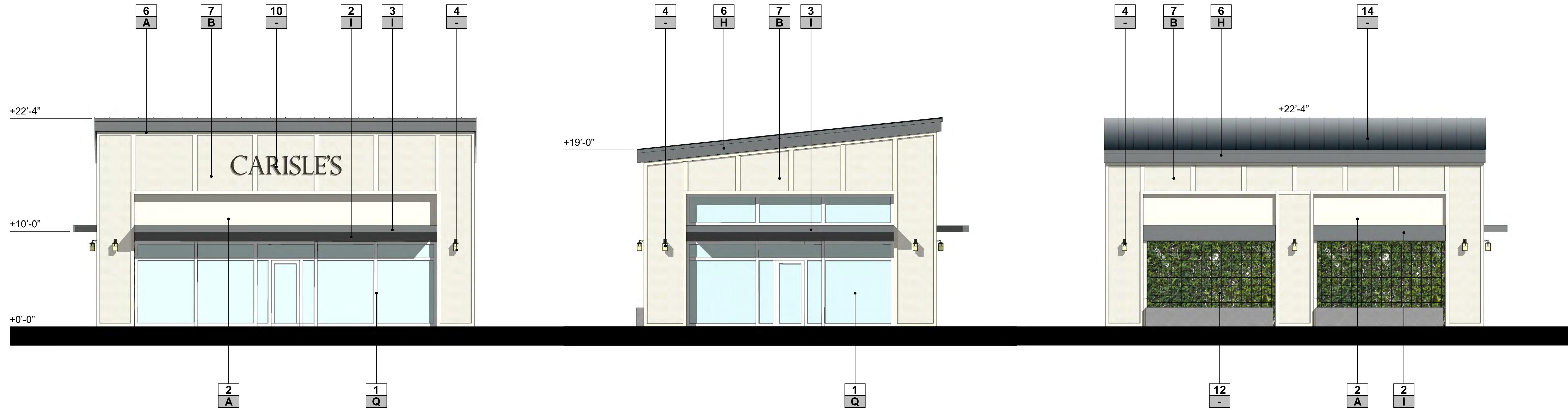




PAD 4
1 FRONT ELEVATION

2 SIDE ELEVATION

3 REAR ELEVATION



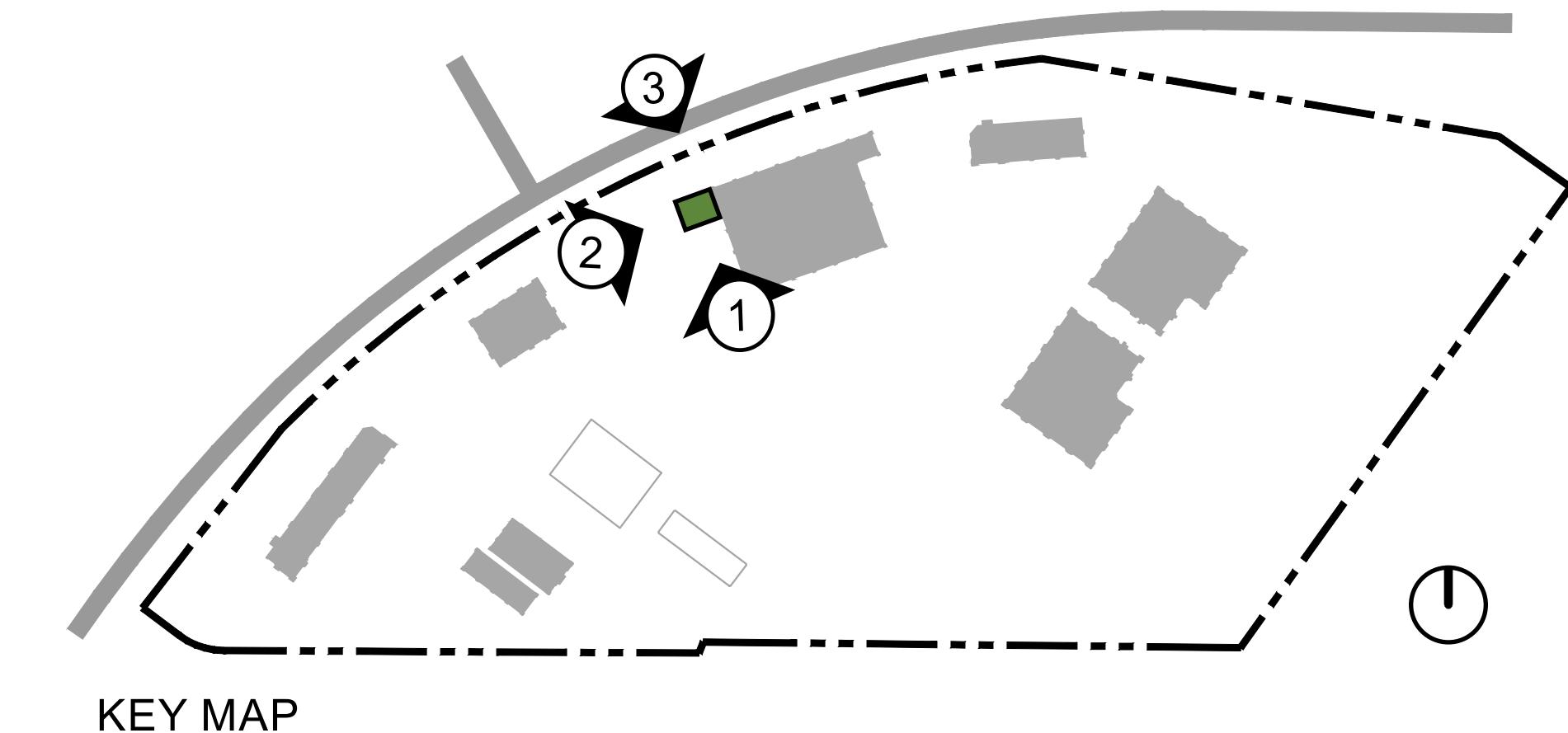
MATERIALS

- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 METAL CANOPY
- 4 LIGHT FIXTURE
- 6 TRIM
- 7 COMPOSITE SIDING -
"HARDIEPANEL VERTICAL SIDING"
SMOOTH, HARDIE BOARD
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS
- 14 COMPOSITE ROOFING -
"DRIFTWOOD" LANDMARK, CERTAINEED

FINISH/COLOR

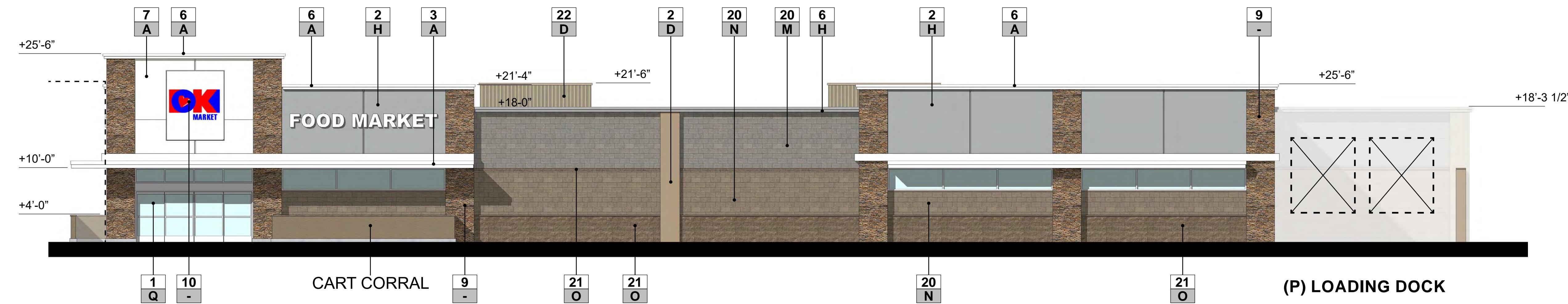
- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- H PAINT - "STIEGLIEZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- Q ANODIZED ALUMINUM - "CLEAR" AC-2, ARCADIA
- S FABRIC - "BLACK", SUNBRELLA

NOTE:
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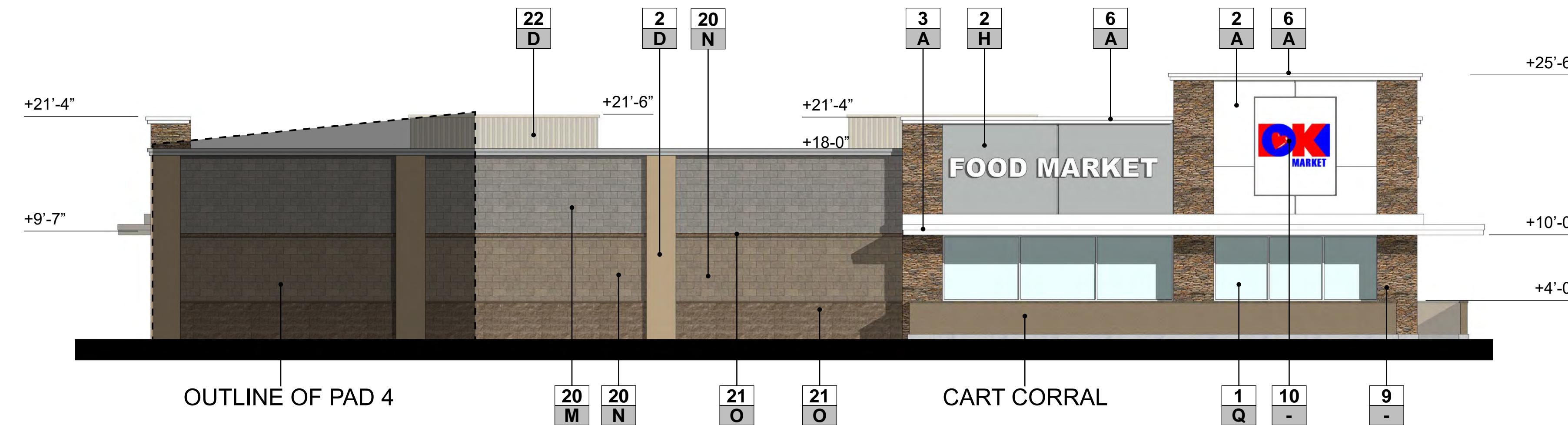




**1 MAJOR A
FRONT ELEVATION**



2 SIDE ELEVATION



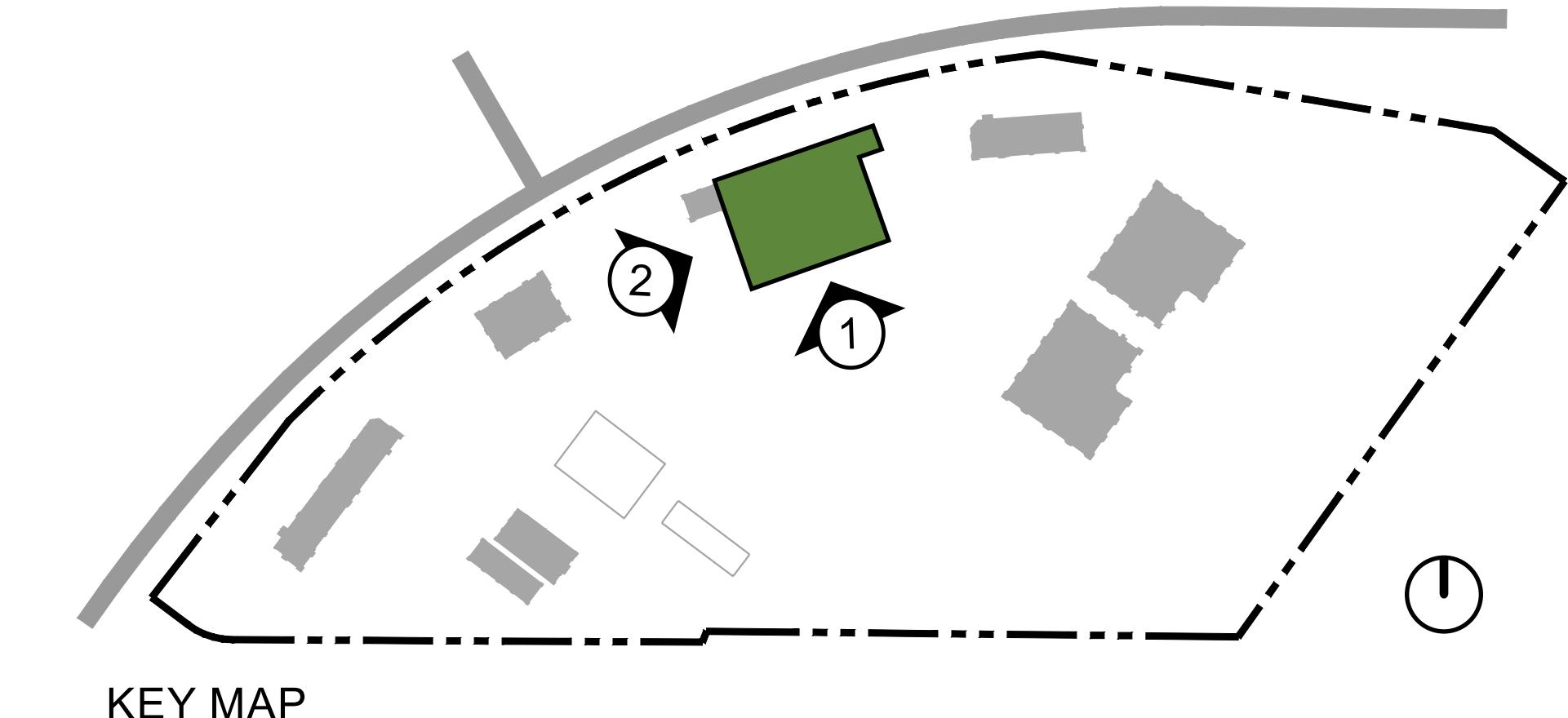
MATERIALS

- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 METAL CANOPY
- 6 TRIM
- 7 COMPOSITE SIDING -
"HARDIEPLANK LAP SIDING" SMOOTH,
HARDIE BOARD
- 9 STONE VENEER -
RUSTIC LEDGE "SAWTOOTH BLEND" BY ELDORADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 20 CMU BLOCK - PRECISION BLOCK
- 21 CMU BLOCK - SPLIT FACE BLOCK
- 22 MECHANICAL UNIT SCREEN - ENVISOR,
"METAL VERTICAL RIB"

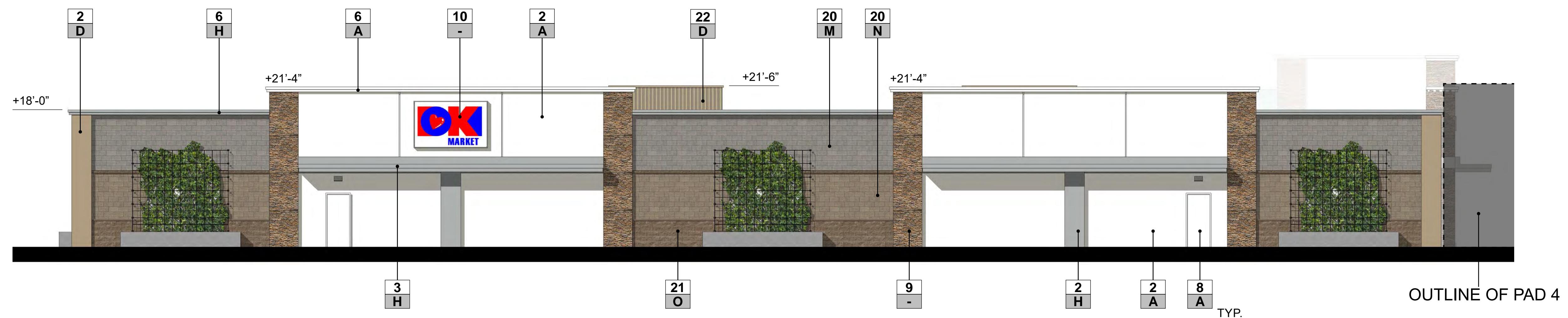
FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- H PAINT - "STIEGLIEZ SILVER" DET612, DUNN EDWARDS
- M "NATURAL GRAY MW", ORCO
- N "TAN MW", ORCO
- O "ALTURA MW", ORCO
- Q ANODIZED ALUMINUM - "CLEAR" AC-2, ARCADIA
- T FABRIC - "CADET GRAY", SUNBRELLA

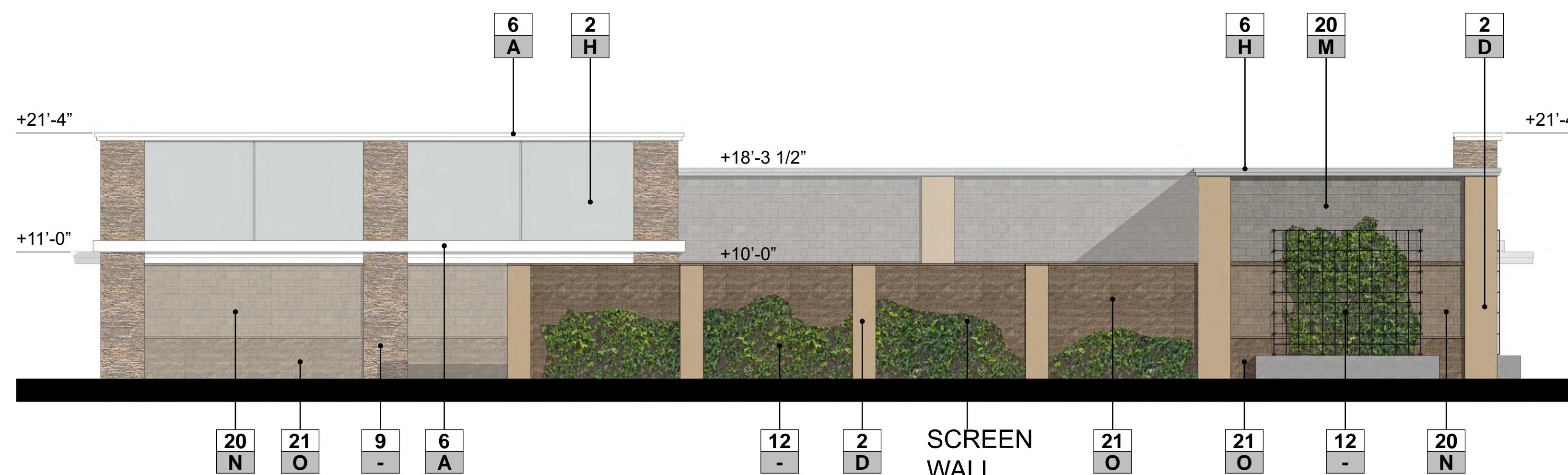
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**3 MAJOR A
REAR ELEVATION**



4 SIDE ELEVATION



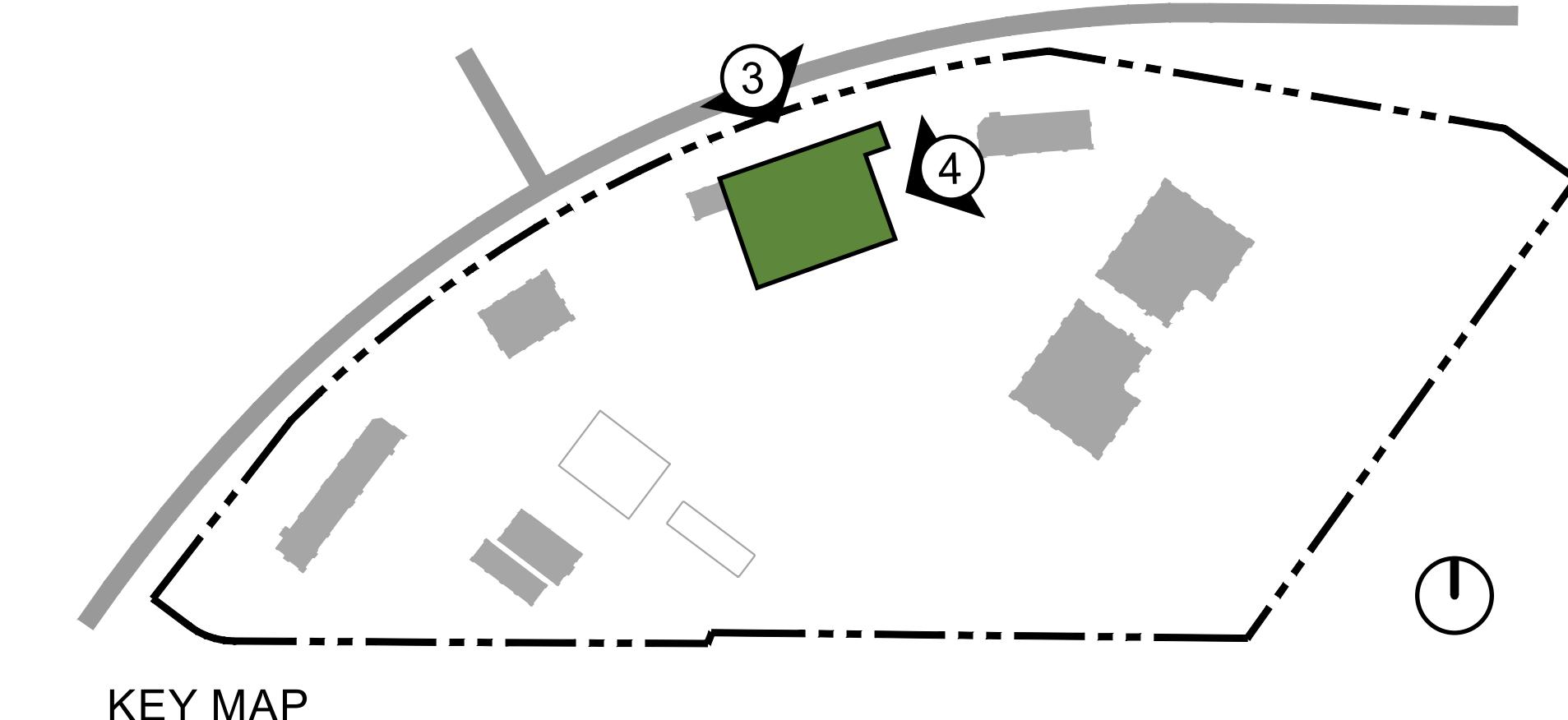
MATERIALS

- 2 STUCCO
- 3 METAL CANOPY
- 6 TRIM
- 8 DOOR
- 9 STONE VENEER -
RUSTIC LEDGE "SAWTOOTH BLEND" BY ELDORADO
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS / WALL VINES
- 20 CMU BLOCK - PRECISION BLOCK
- 21 CMU BLOCK - SPLIT FACE BLOCK
- 22 MECHANICAL UNIT SCREEN - ENVISOR,
"METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- M "NATURAL GRAY MW", ORCO
- N "TAN MW", ORCO
- O "ALTURA MW", ORCO
- T FABRIC - "CADET GRAY", SUNBRELLA

NOTE:
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WILDOMAR TRAIL TOWN CENTER
WILDOMAR, CA # 2017-0651

ENTITLEMENT SUBMITTAL
APRIL 28TH, 2021

MAJOR A
CONCEPTUAL RENDERING

PAD 5
① FRONT ELEVATION



② SIDE ELEVATION

MATERIALS

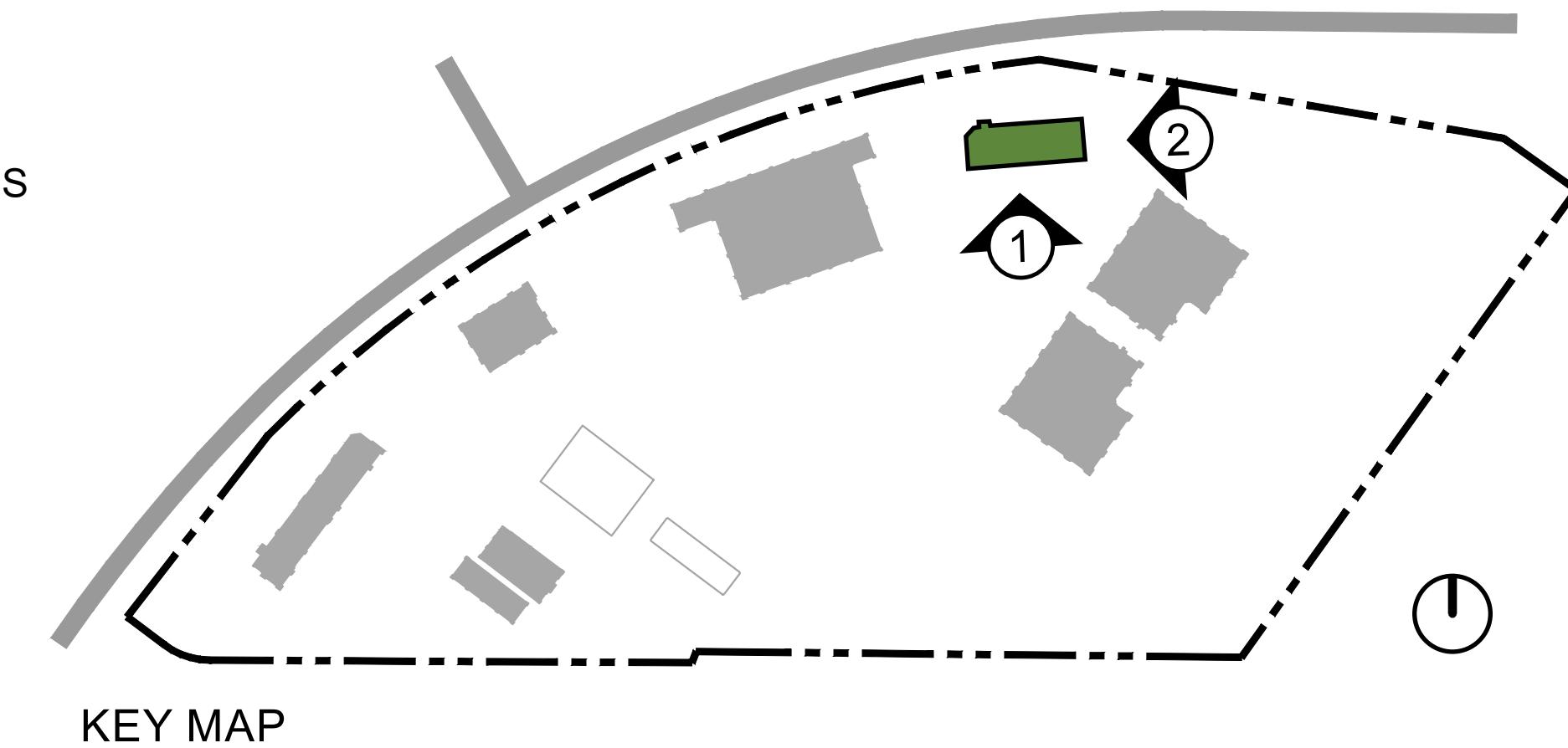
- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 METAL CANOPY
- 4 LIGHT FIXTURE
- 6 TRIM
- 7 COMPOSITE SIDING - "HARDIEPANEL VERTICAL SIDING" SMOOTH, HARDIE BOARD
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 11 REVEAL
- 12 LANDSCAPE TRELLIS
- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTAINTEED

- 15 FABRIC AWNING
- 16 CORBEL
- 17 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 22 ARCHITECTURAL METAL PANEL
- 23 WOOD-LOOK STONE VENEER - "RUSTIC FARMHOUSE" BARNWOOD STONE, CORONADO.
- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

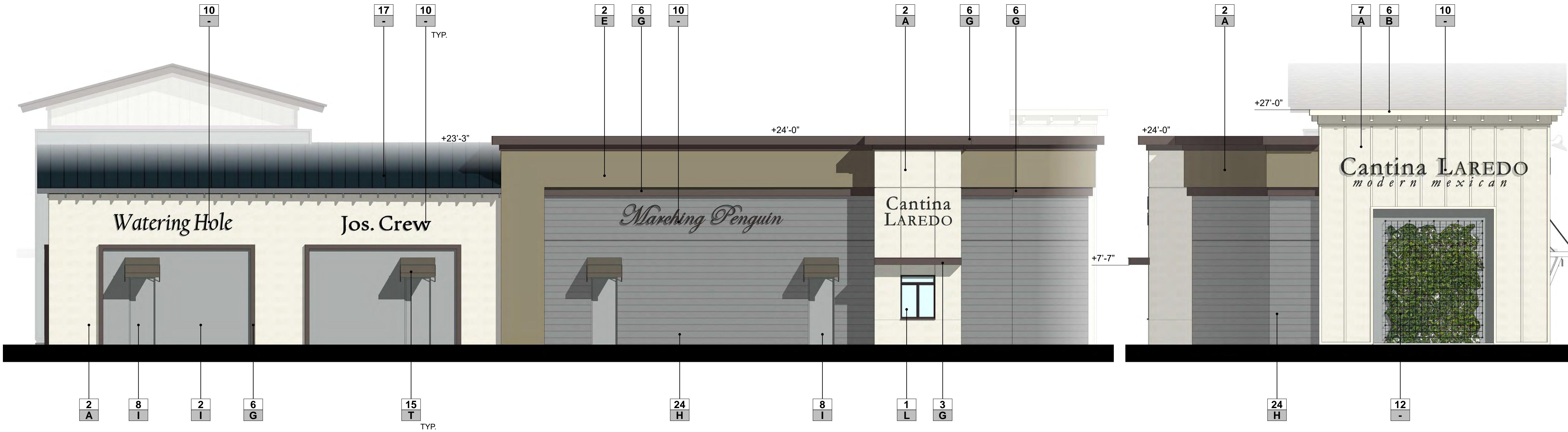
FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- E PAINT - "TRAIL DUST" DE6123, DUNN EDWARDS
- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- R FABRIC - "ALLOY STEEL" SUNBRELLA
- S FABRIC - "BLACK" SUNBRELLA

NOTE:
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PAD 5
③ REAR ELEVATION



MATERIALS

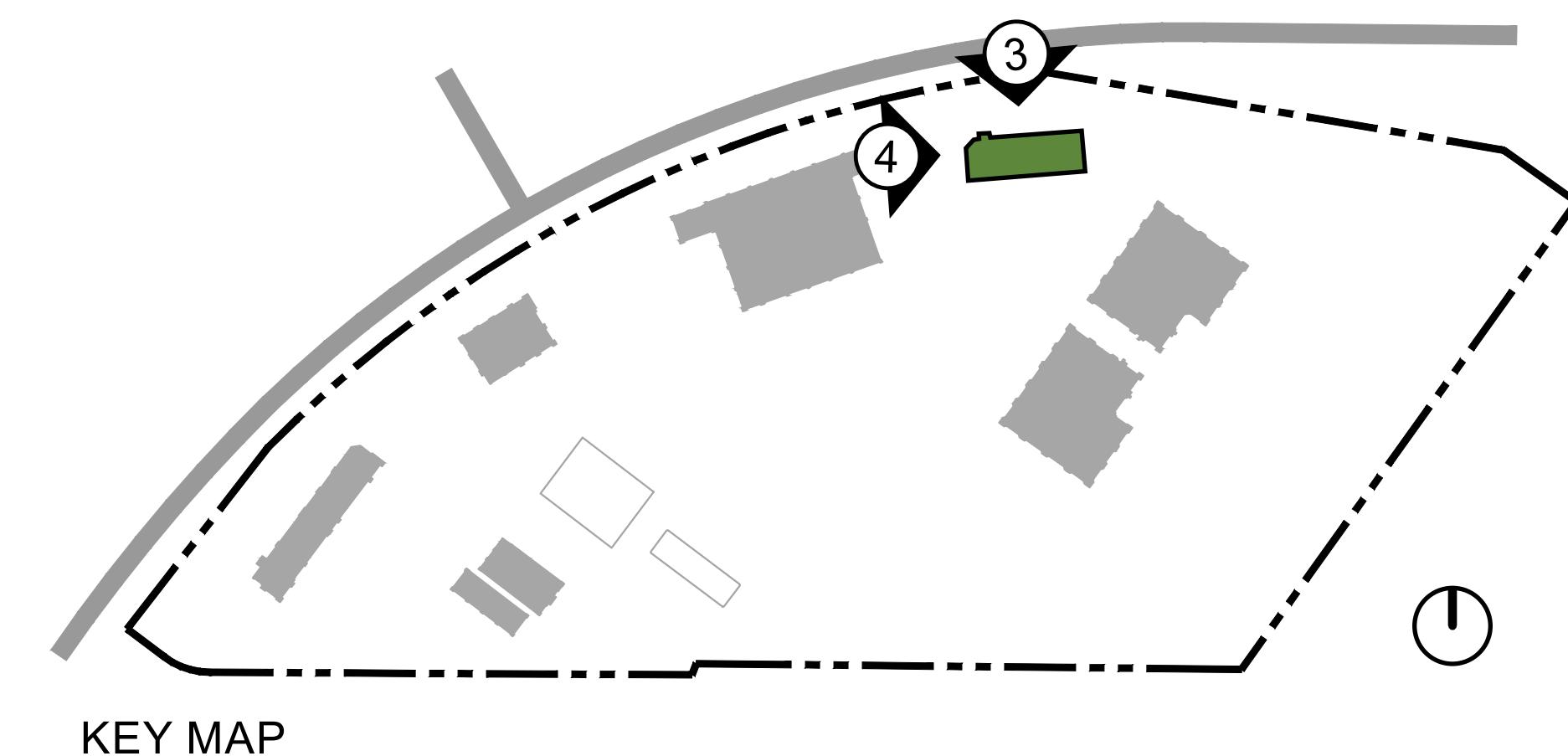
- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 METAL CANOPY
- 6 TRIM
- 7 COMPOSITE SIDING - "HARDIEPANEL VERTICAL SIDING" SMOOTH, HARDIE BOARD
- 8 DOOR
- 10 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT
- 12 LANDSCAPE TRELLIS
- 15 FABRIC AWNING
- 17 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING

- 24 COMPOSITE SIDING - "HARDIEPLANK LAP SIDING" SMOOTH, HARDIE BOARD

FINISH/COLOR

- A PAINT - "MOONLIGHT" DE6246, DUNN EDWARDS
- B PAINT - "LUNAR LANDING" DE6241, DUNN EDWARDS
- D PAINT - "BARREL STOVE" DE6216, DUNN EDWARDS
- E PAINT - "WEATHER BOARD" DE6222, DUNN EDWARDS
- H PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- I PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- L ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- T FABRIC - "CADET GRAY", SUNBRELLA

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LANDSCAPE AND SITE ELEMENTS NOT SHOWN FOR CLARITY.





OFFICE A
1 FRONT ELEVATION



MATERIALS

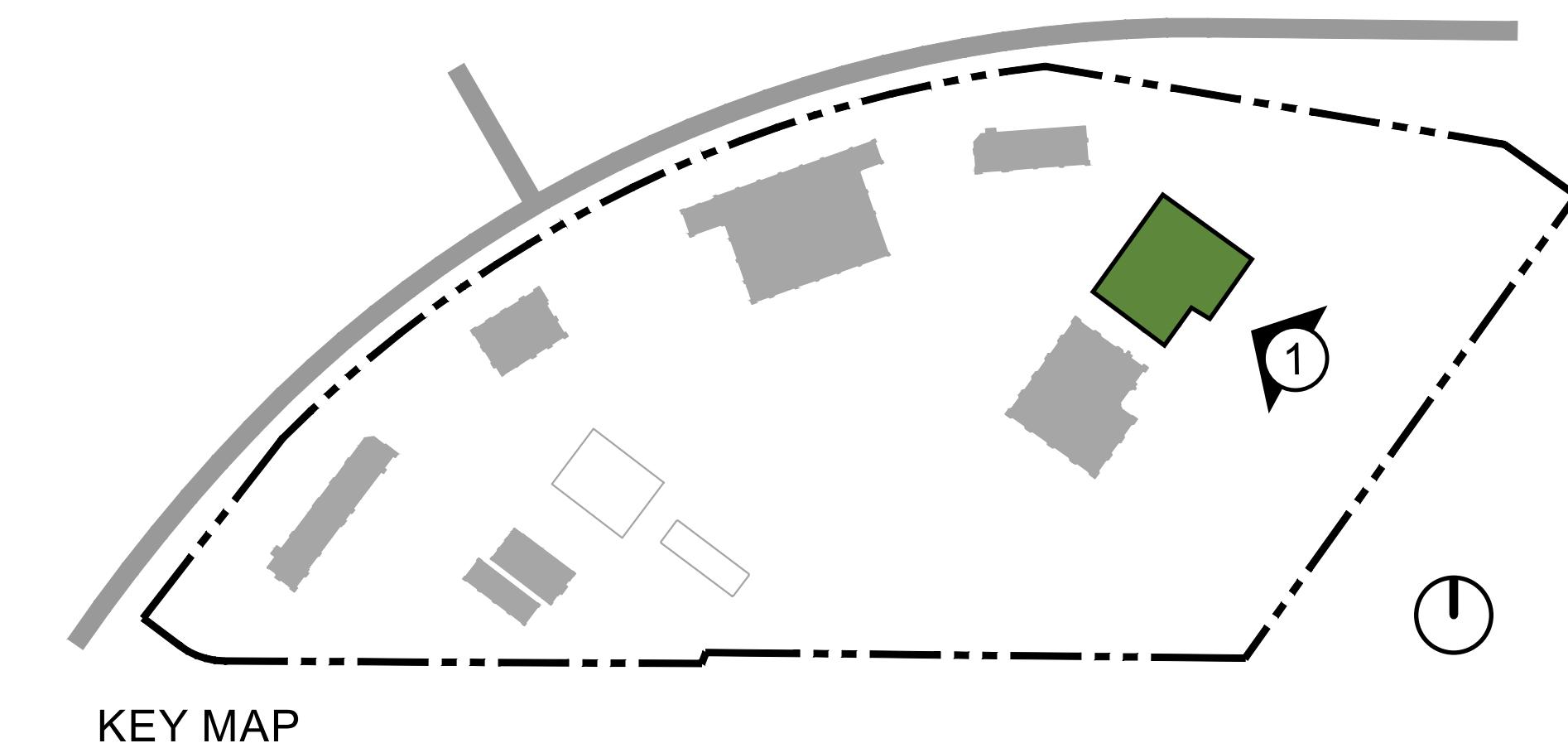
- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "Lighthouse" DEW385, DUNN EDWARDS
- B PAINT - "Pointed Rock" DE6363, DUNN EDWARDS
- C PAINT - "Wood Lake" DE6075, DUNN EDWARDS
- D PAINT - "Stieglitz Silver" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "Standard Dark Bronze" AC-7, ARCADIA
- F "Summit Grey" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "Standard Clear" #AC2

NOTE:
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OFFICE A
SIDE ELEVATION
2



MATERIALS

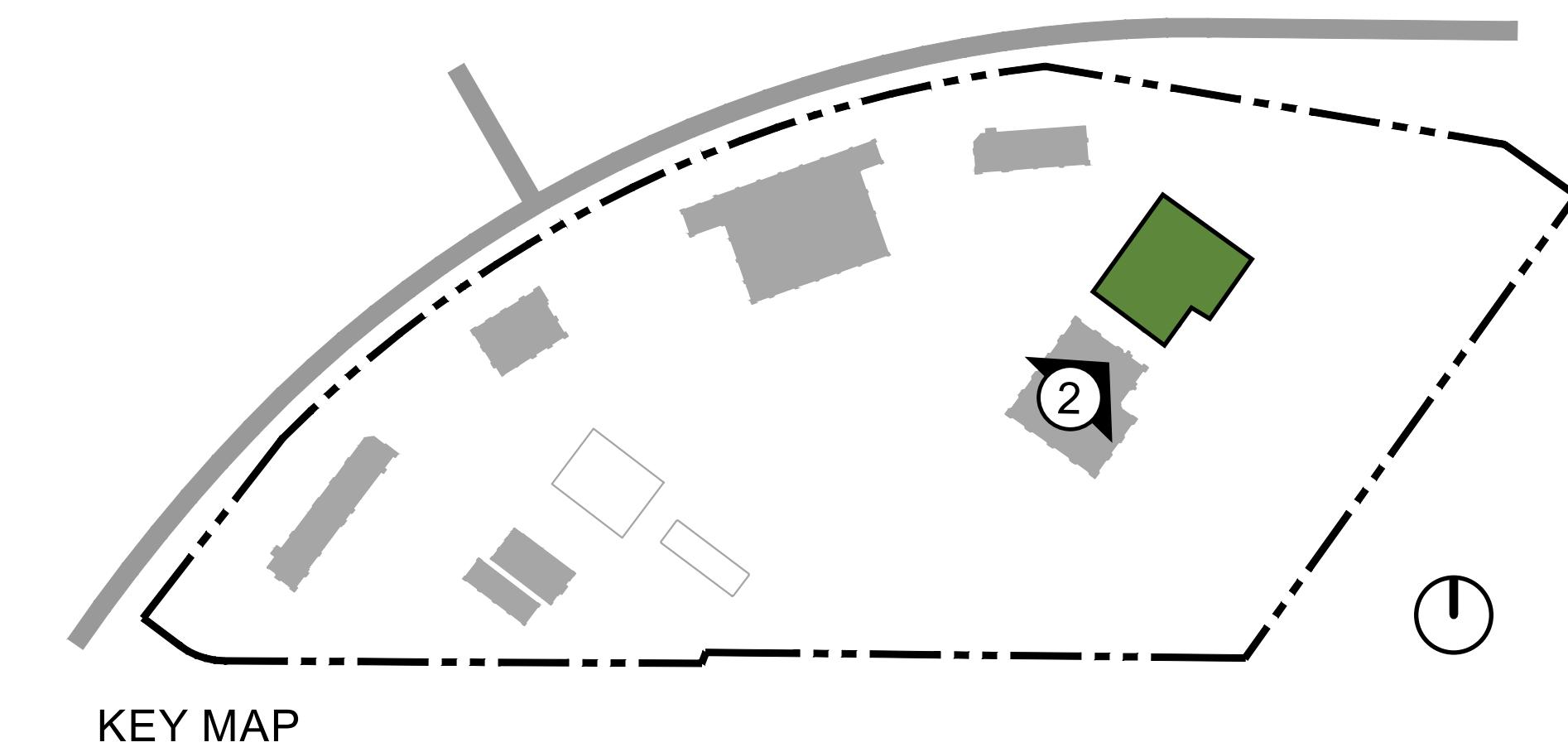
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- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "Lighthouse" DEW385, DUNN EDWARDS
- B PAINT - "Pointed Rock" DE6363, DUNN EDWARDS
- C PAINT - "Wood Lake" DE6075, DUNN EDWARDS
- D PAINT - "Stieglitz Silver" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "Standard Dark Bronze" AC-7, ARCADIA
- F "Summit Grey" Split Limestone, CORONADO
- G ANODIZED ALUMINUM - "Standard Clear" #AC2

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OFFICE A
REAR ELEVATION
3



MATERIALS

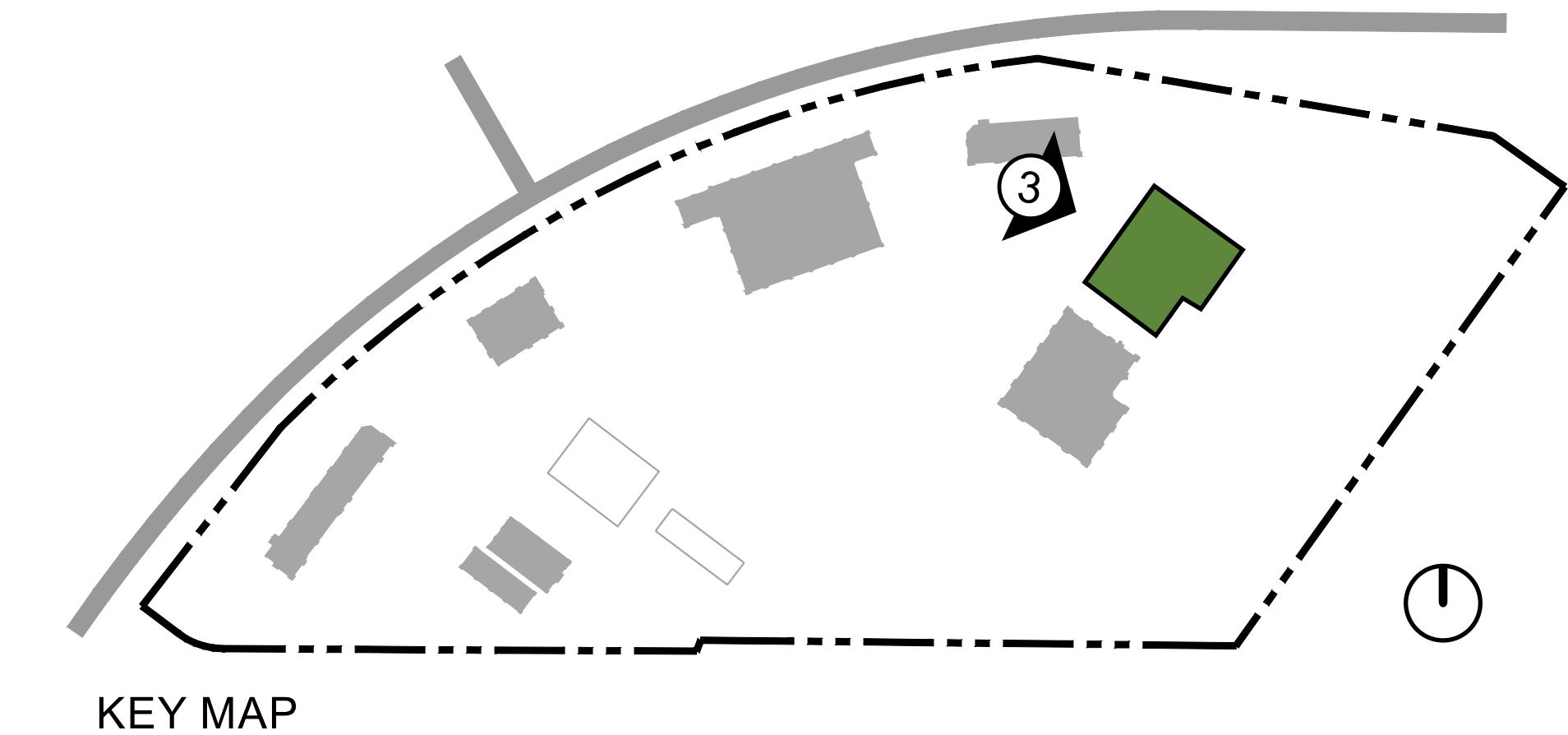
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- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

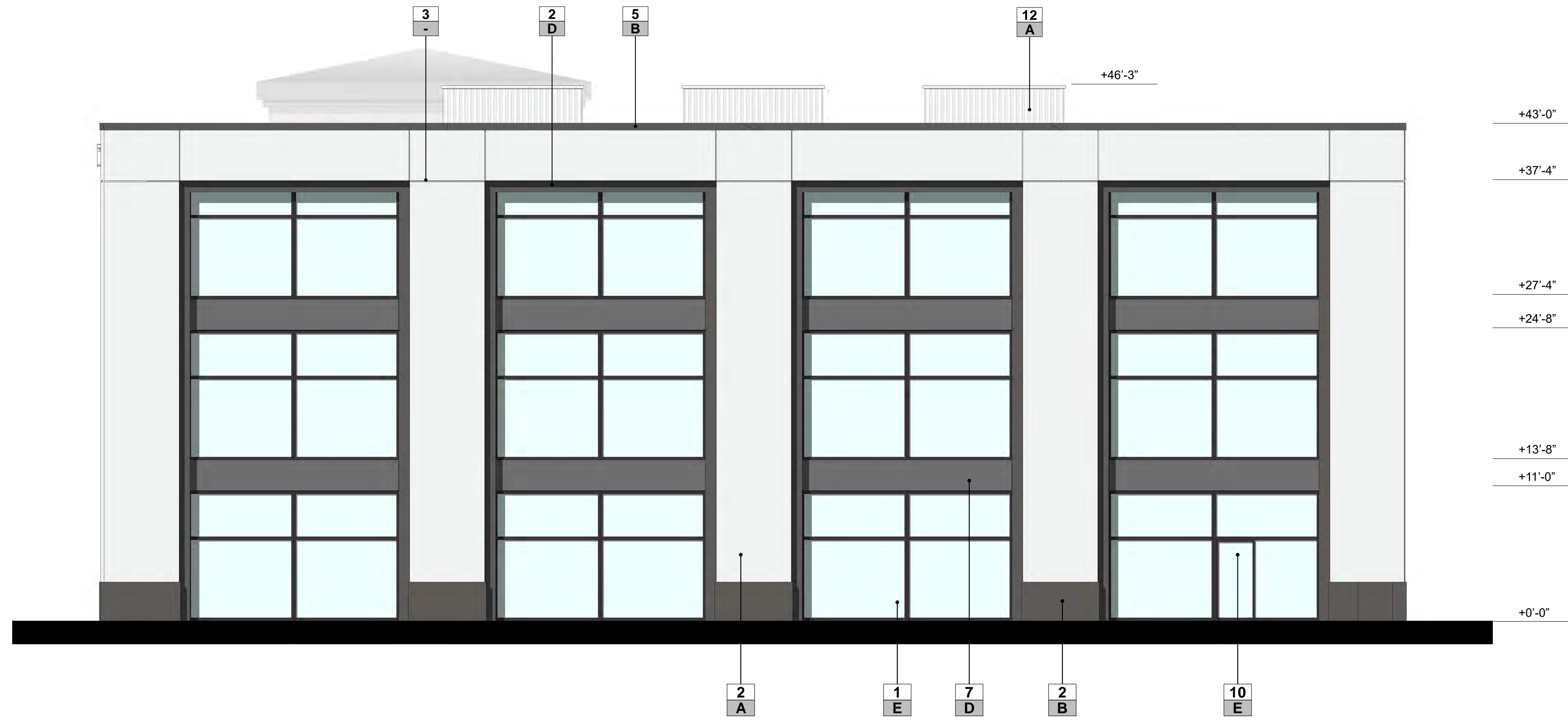
FINISH/COLOR

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- B PAINT - "Pointed Rock" DE6363, DUNN EDWARDS
- C PAINT - "Wood Lake" DE6075, DUNN EDWARDS
- D PAINT - "Stieglitz Silver" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "Standard Dark Bronze" AC-7, ARCADIA
- F "Summit Grey" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "Standard Clear" #AC2

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OFFICE A
4
SIDE ELEVATION



MATERIALS

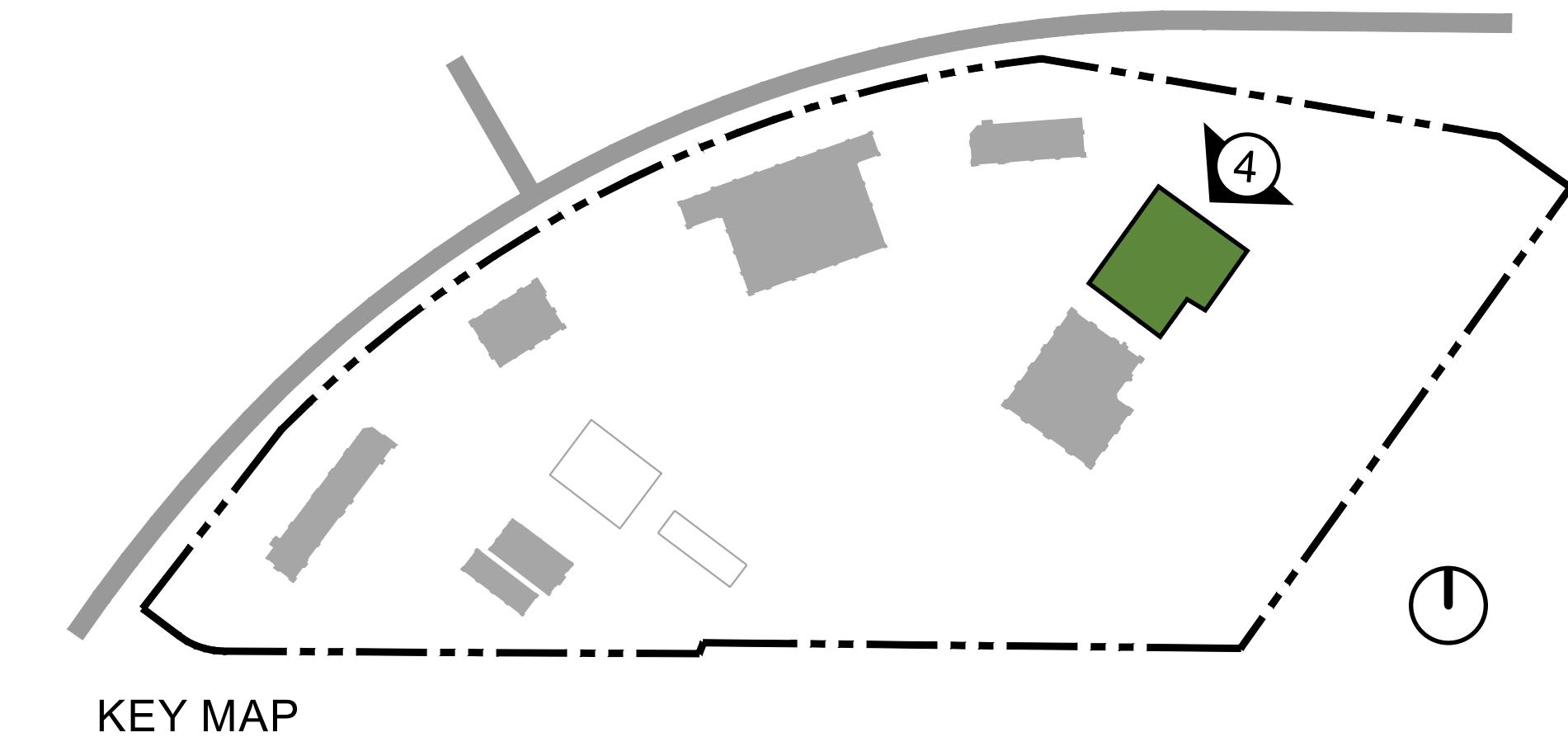
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- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "Lighthouse" DEW385, DUNN EDWARDS
- B PAINT - "Pointed Rock" DE6363, DUNN EDWARDS
- C PAINT - "Wood Lake" DE6075, DUNN EDWARDS
- D PAINT - "Stieglitz Silver" DET612, DUNN EDWARDS
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- F "Summit Grey" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "Standard Clear" #AC2

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OFFICE B
FRONT ELEVATION



MATERIALS

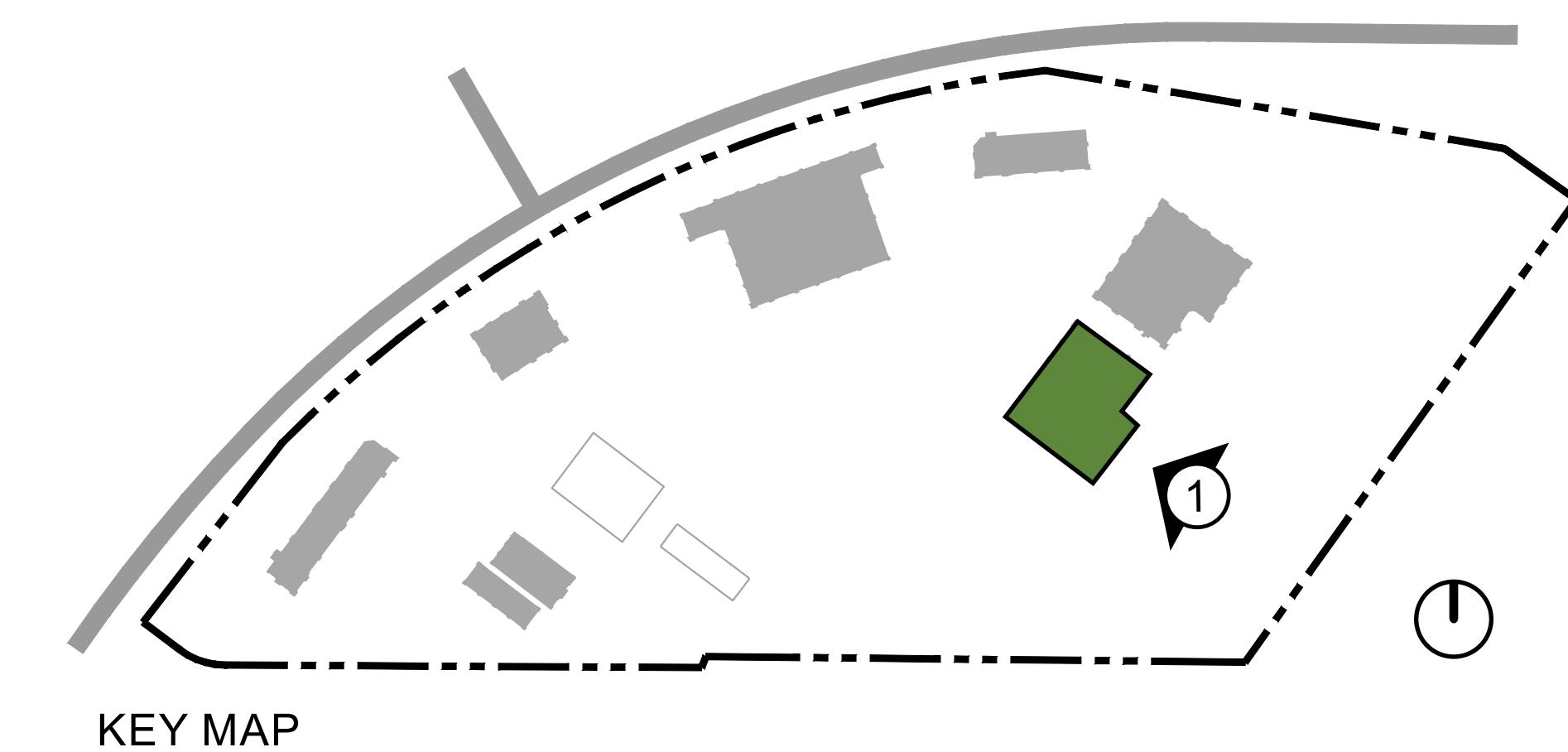
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- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

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- F "Summit Grey" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "Standard Clear" #AC2

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OFFICE B
2
SIDE ELEVATION



MATERIALS

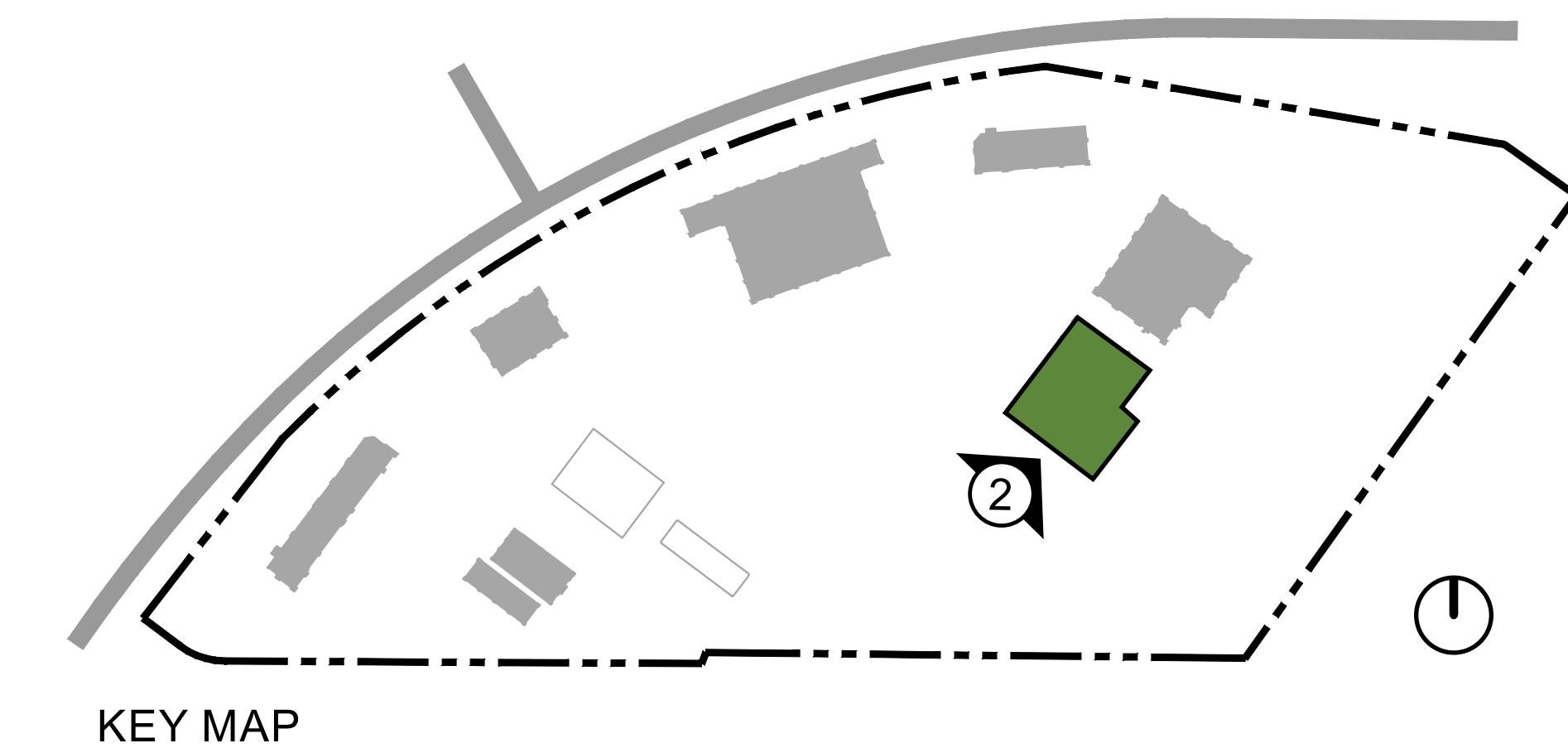
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- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "LIGHHOUSE" DEW385, DUNN EDWARDS
- B PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- C PAINT - "WOOD LAKE" DE6075, DUNN EDWARDS
- D PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- F "SUMMIT GREY" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "STANDARD CLEAR" #AC2

NOTE:
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OFFICE B
3 REAR ELEVATION



MATERIALS

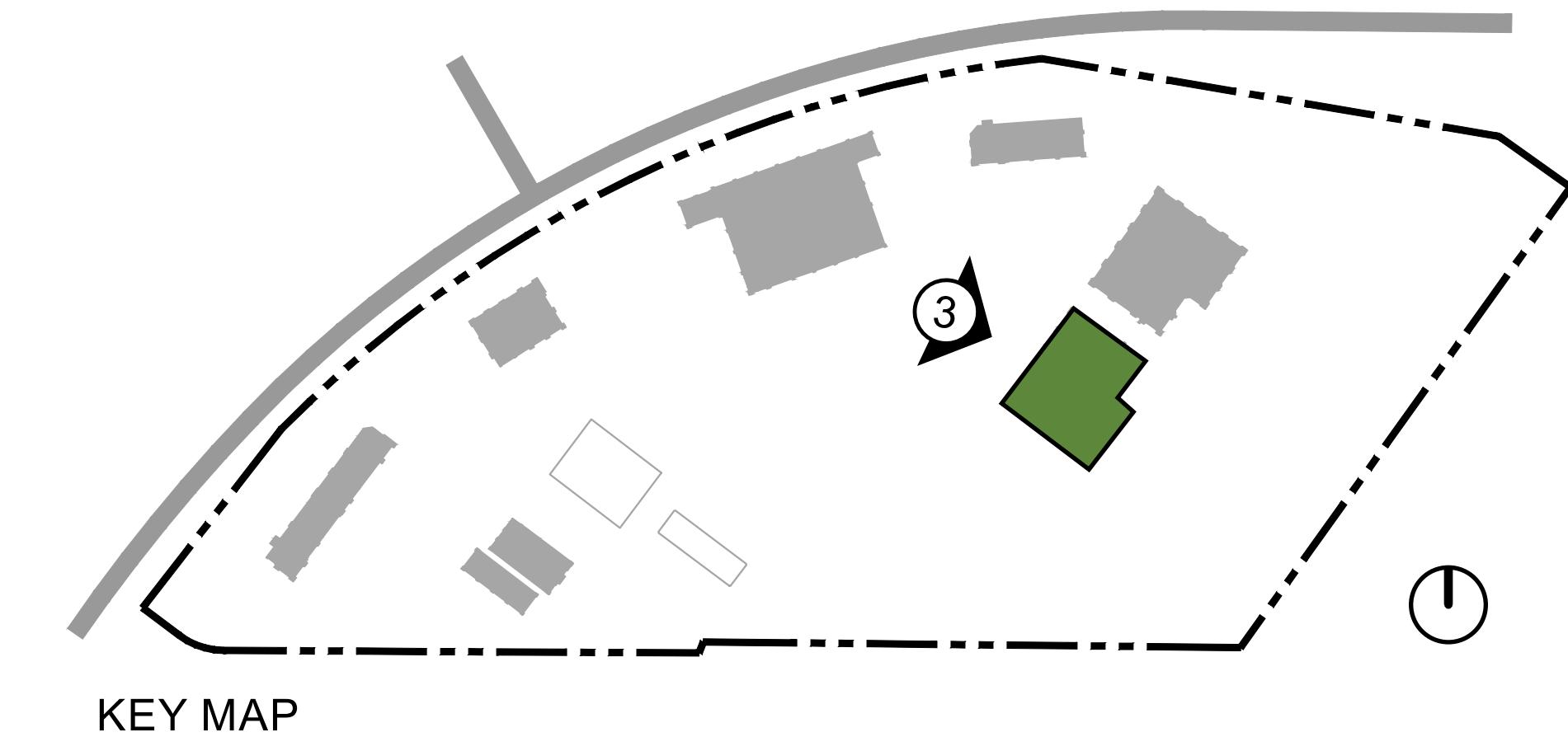
- 1 ALUMINUM STOREFRONT SYSTEM
- 2 STUCCO
- 3 REVEAL
- 4 METAL PANEL
- 5 COPING
- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
- 9 STONE VENEER
- 10 DOOR
- 11 TENANT SIGNAGE - SIGNAGE UNDER SEPARATE PERMIT

- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

- A PAINT - "LIGHHOUSE" DEW385, DUNN EDWARDS
- B PAINT - "POINTED ROCK" DE6363, DUNN EDWARDS
- C PAINT - "WOOD LAKE" DE6075, DUNN EDWARDS
- D PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- F "SUMMIT GREY" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "STANDARD CLEAR" #AC2

NOTE:
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4
OFFICE B
SIDE ELEVATION



MATERIALS

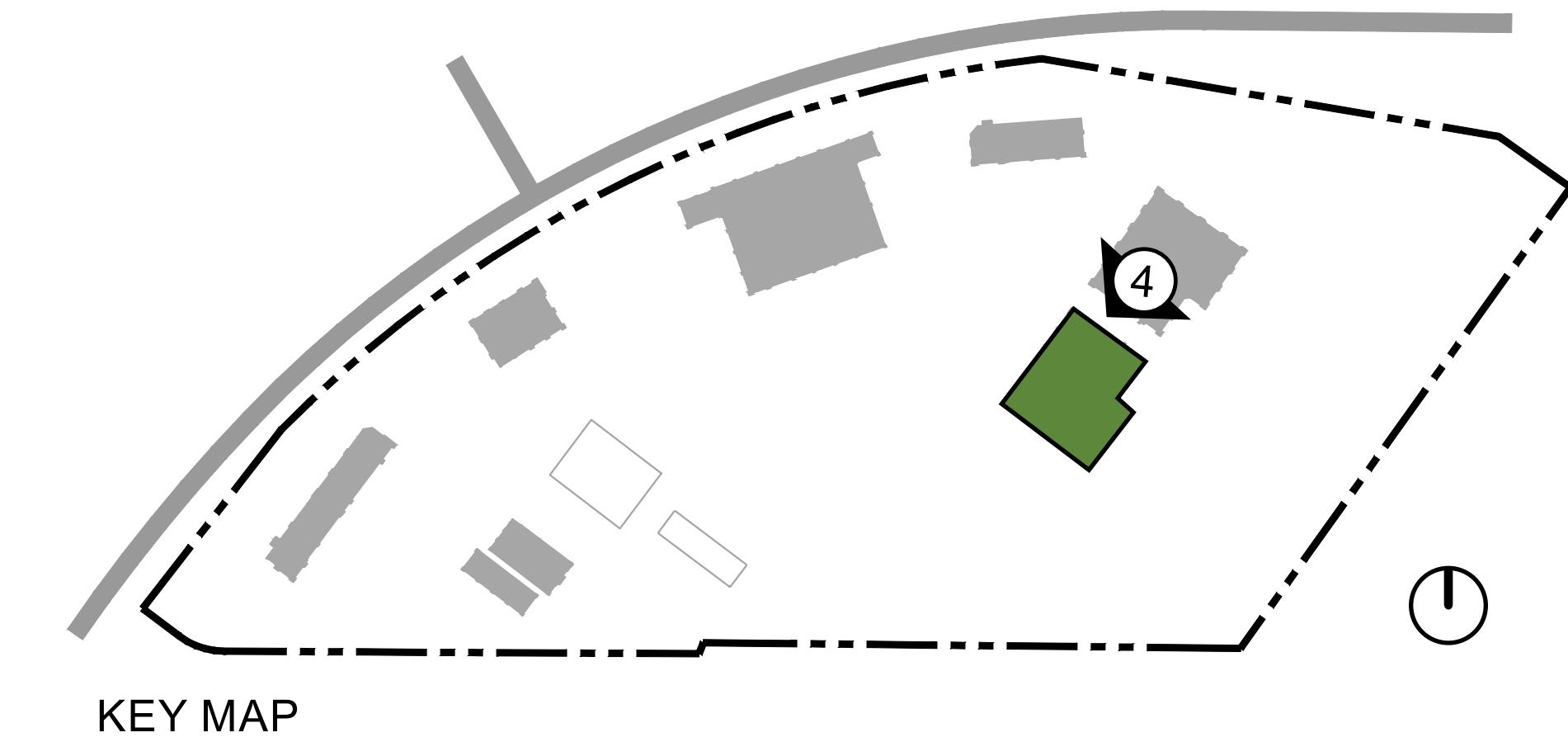
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- 3 REVEAL
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- 6 TRIM
- 7 ALUMINUM COMPOSITE MATERIAL
- 8 STANDING SEAM ROOF - "BURNISHED SLATE", ABC METAL ROOFING
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- 12 MECHANICAL UNIT SCREEN - ENVISOR, "METAL VERTICAL RIB"

FINISH/COLOR

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- D PAINT - "STIEGLITZ SILVER" DET612, DUNN EDWARDS
- E ANODIZED ALUMINUM - "STANDARD DARK BRONZE" AC-7, ARCADIA
- F "SUMMIT GREY" SPLIT LIMESTONE, CORONADO
- G ANODIZED ALUMINUM - "STANDARD CLEAR" #AC2

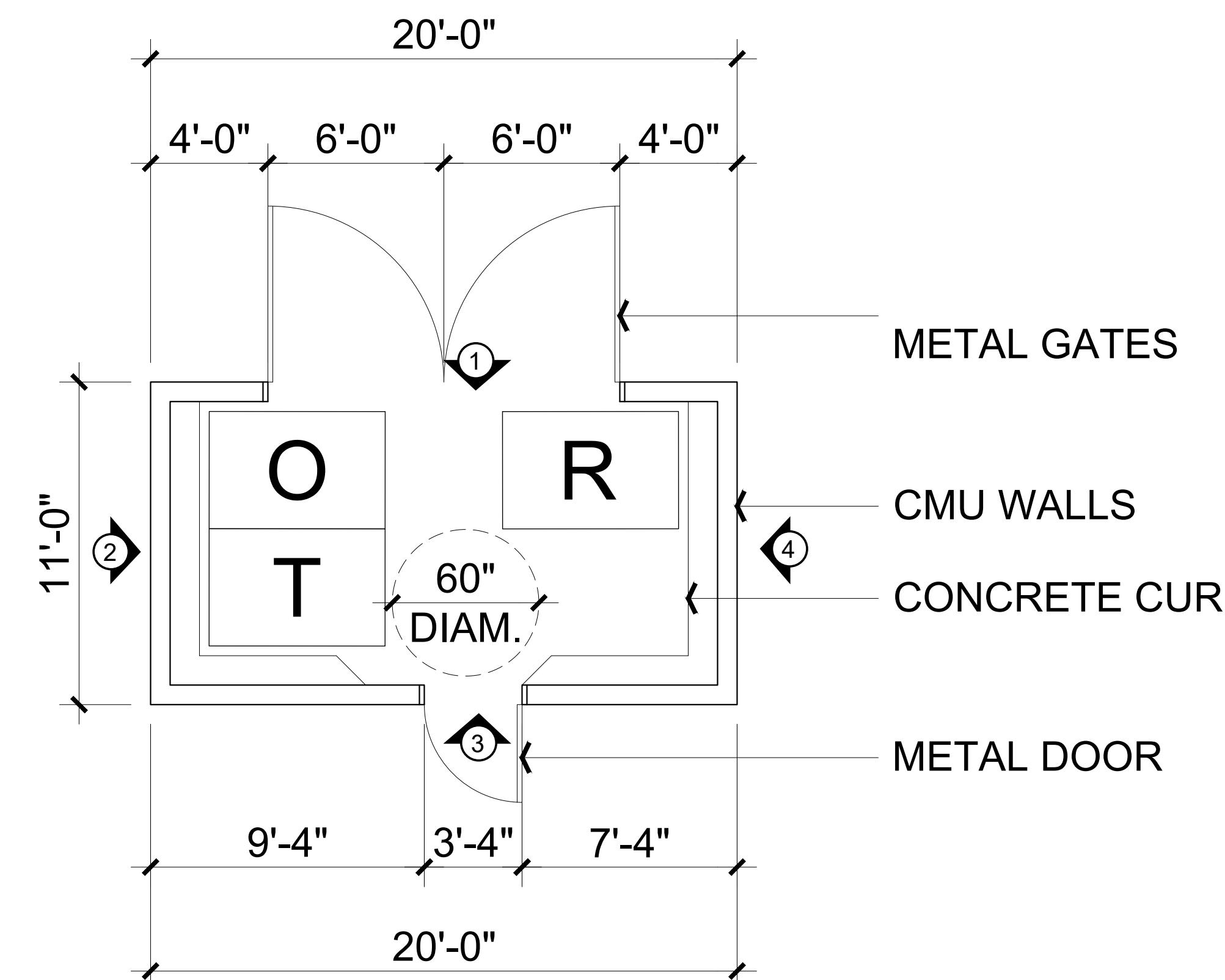
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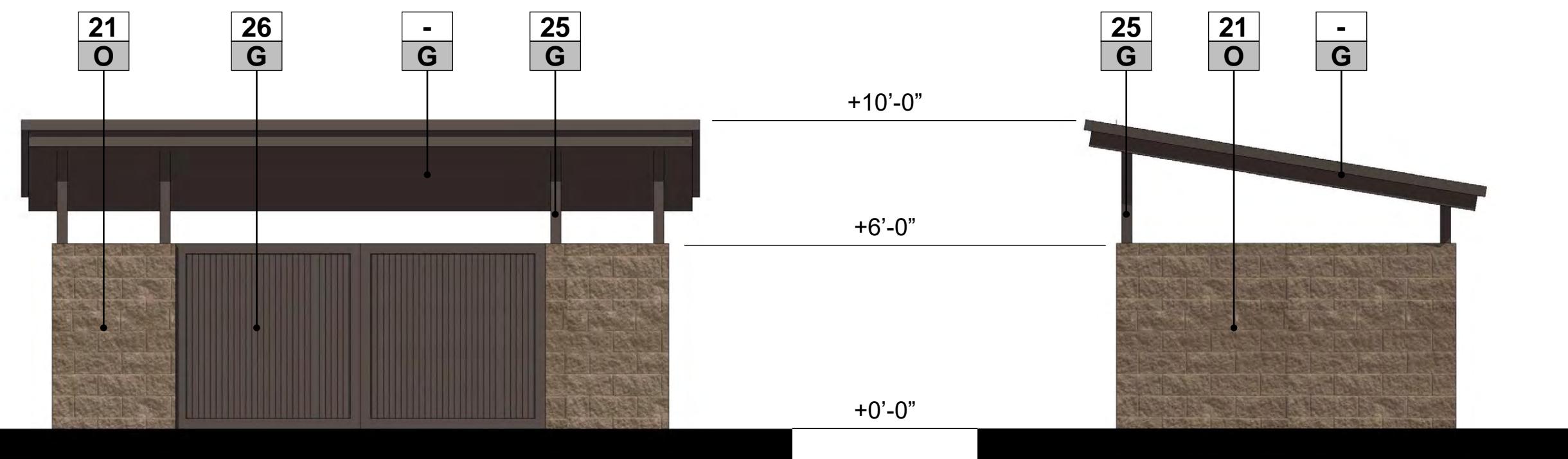


TYPICAL TRASH ENCLOSURE DETAIL

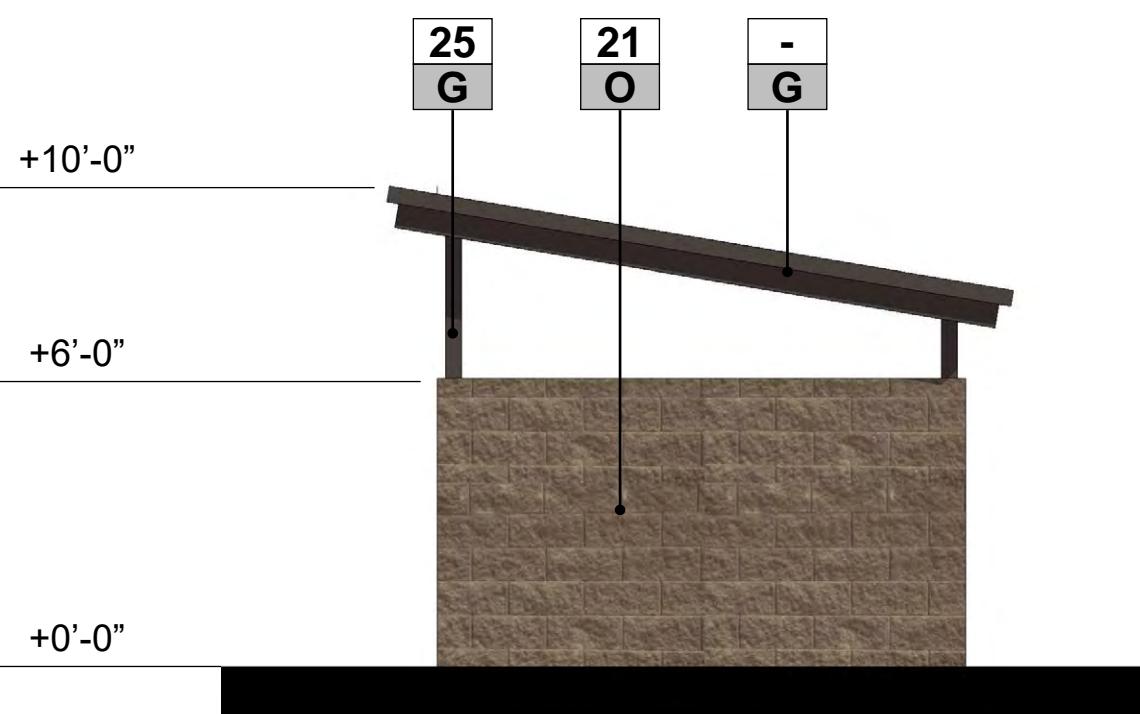
TYPICAL FLOOR PLAN



1 FRONT ELEVATION



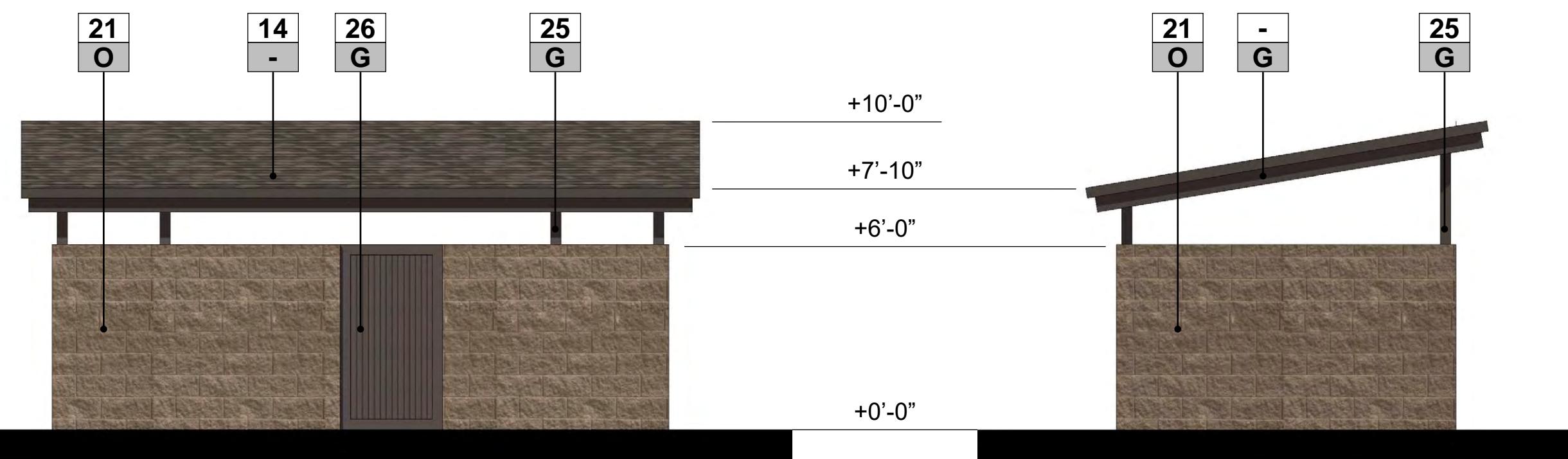
2 RIGHT ELEVATION



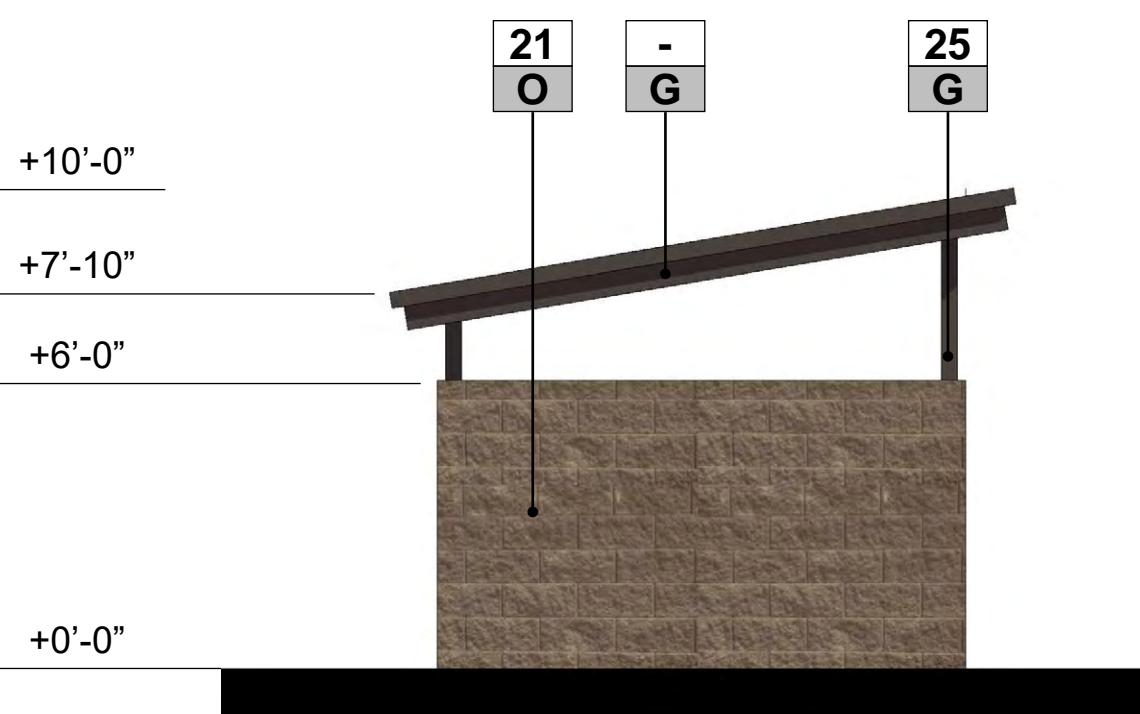
MATERIALS

- 14 COMPOSITE ROOFING - "DRIFTWOOD" LANDMARK, CERTANTEED
- 21 CMU BLOCK - SPLIT FACE BLOCK
- 25 STEEL COLUMN
- 26 METAL DOOR/GATE

3 REAR ELEVATION



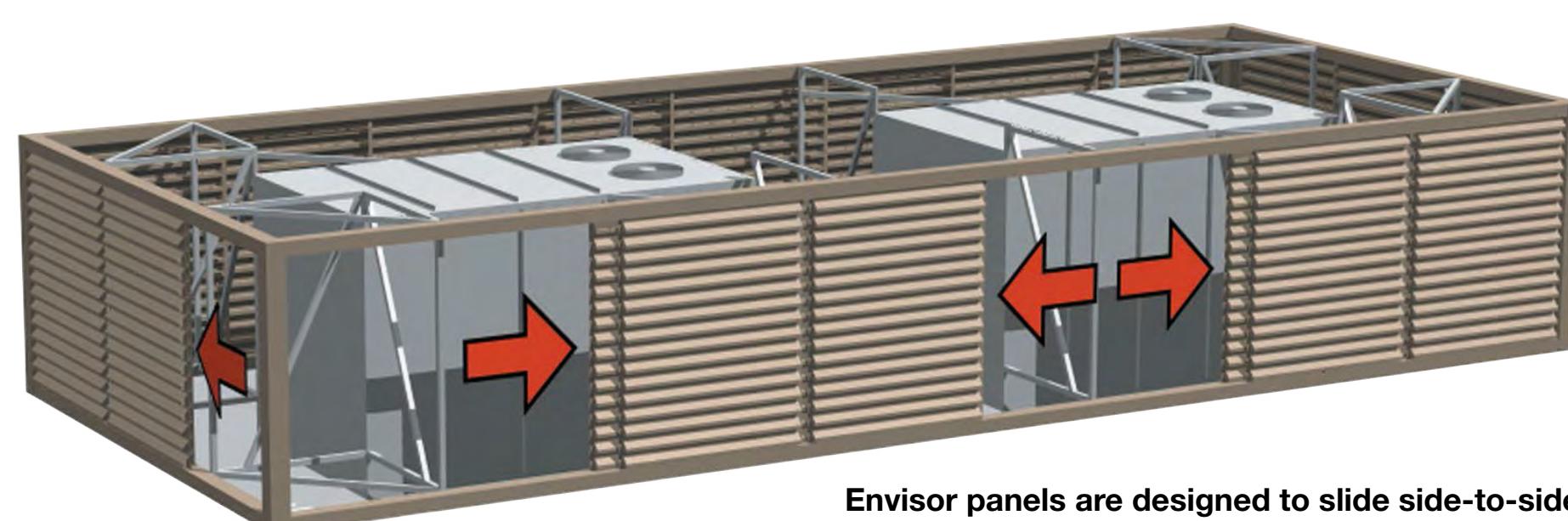
4 LEFT ELEVATION



COLORS & FINISHES

- G PAINT - "ESPRESSO MACCHIATO" DET680, DUNN EDWARDS
- O "ALTURA MW", ORCO

MECHANICAL UNIT SCREEN DETAILS



Envisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS



PANEL STYLES



COLOR OPTIONS



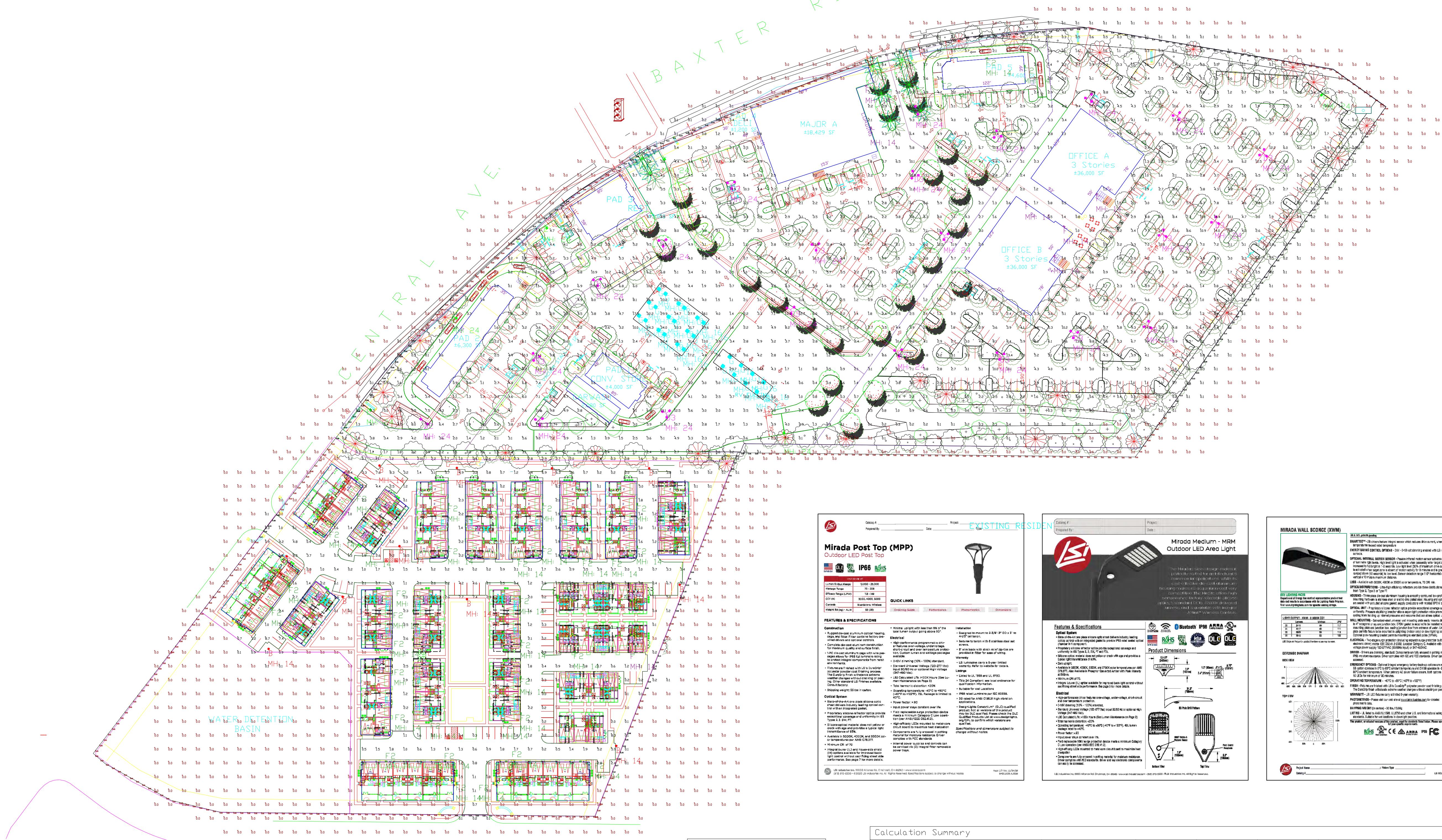
TOP TRIM OPTIONS



NOTES:

SEE ELEVATION FOR PROPOSED PAINT COLOR AND HEIGHT
SEE ROOF PLAN FOR CONCEPTUAL SCREEN LAYOUT

A 3D geological model showing a cross-section of a reservoir (R) with various properties and boundary conditions. The model includes a top surface, bottom boundary, and various geological features like faults and fractures. Handwritten labels in green highlight specific features: 'X T E R' on the left, 'R D' in the middle, and 'P R D' at the top right. Numerical values are scattered throughout the model, such as 0.0, 0.1, 0.4, 0.5, 0.7, 1.0, 1.7, and 2.1.



Fixture Height Chart		
Qty	Label	Height
13	B	14' MH
2	D2	24' MH
20	D3	24' MH
6	E	24' MH
26	F	14' MH
3	F2	14' MH
26	G	16' MH

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROPERTY LINE AT GRADE	Illuminance	Fc	0.08	0.48	0.00	N.A.	N.A.	
RESIDENTIAL CALCS @ GRADE 20'X	Illuminance	Fc	0.69	10.5	0.0	N.A.	N.A.	
RETAIL OFFICE CALCS @ GRADE	Illuminance	Fc	3.07	34.7	0.0	N.A.	N.A.	
CAR GAS CANOPY	Illuminance	Fc	29.56	34.7	22.4	1.32	1.55	
OFFICE SUMMARY	Illuminance	Fc	4.19	14.4	0.2	20.95	72.00	
RESIDENTIAL SUMMARY	Illuminance	Fc	2.03	10.5	0.2	10.15	52.50	
RETAIL SUMMARY	Illuminance	Fc	5.16	34.7	0.0	N.A.	N.A.	
RV GAS CANOPY	Illuminance	Fc	28.70	31.8	22.0	1.30	1.45	

ased on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

his lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric valuation purposes only and should not be used as a construction document or as a final

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts	BUG Rating
	11	B	SINGLE	MPP-LED-20L-SIL-3-30-70CRI-IL-SINGLE-14'MH	1.000	1.000	0.970	12899	166	B1-U3-G3
	2	D2	D180°	MRM-LED-30L-SIL-5W-30-70CRI-D180-24'MH	1.000	1.000	0.970	57114	494	B5-U0-G3
	20	D3	3 @ 120 DEGREES	MRM-LED-30L-SIL-5W-30-70CRI-TN120-24'MH	1.000	1.000	0.970	85671	741	B5-U0-G3
	6	E	SINGLE	MRM-LED-24L-SIL-FT-30-70CRI-IL-24'MH	1.000	1.000	0.970	14886	187	B1-U0-G3
	7	F	SINGLE	XWM-FT-LED-04L-30-14'MH	1.000	1.000	0.900	3706	29.5	B1-U0-G1
	37	F2	SINGLE	XWM-3-LED-04L-30-14'MH	1.000	1.000	0.900	3752	29.5	B1-U0-G1
	26	G	SINGLE	GRUS-SC-LED-14-20	0.000	1.000	0.900	16225	122	B2-U0-G1

Total Project Watts
Total Watts = 23486



10000 ALLIANCE RD. CINCINNATI, OHIO 45256
(513) 793-3200 * FAX (513) 793-6044

LIGHTING PROPOSAL LO-145

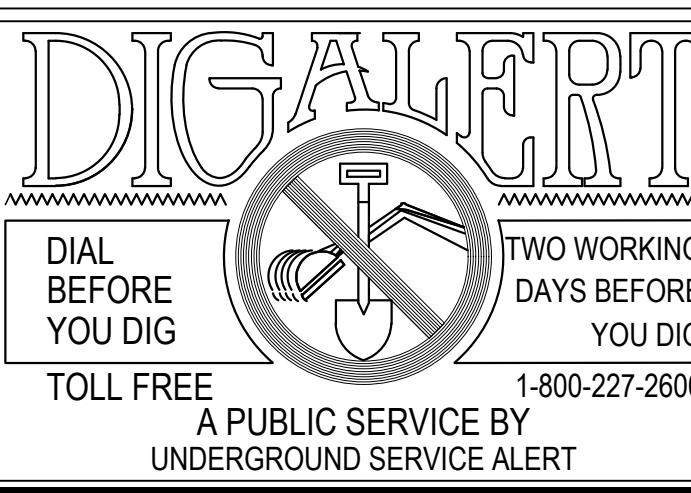
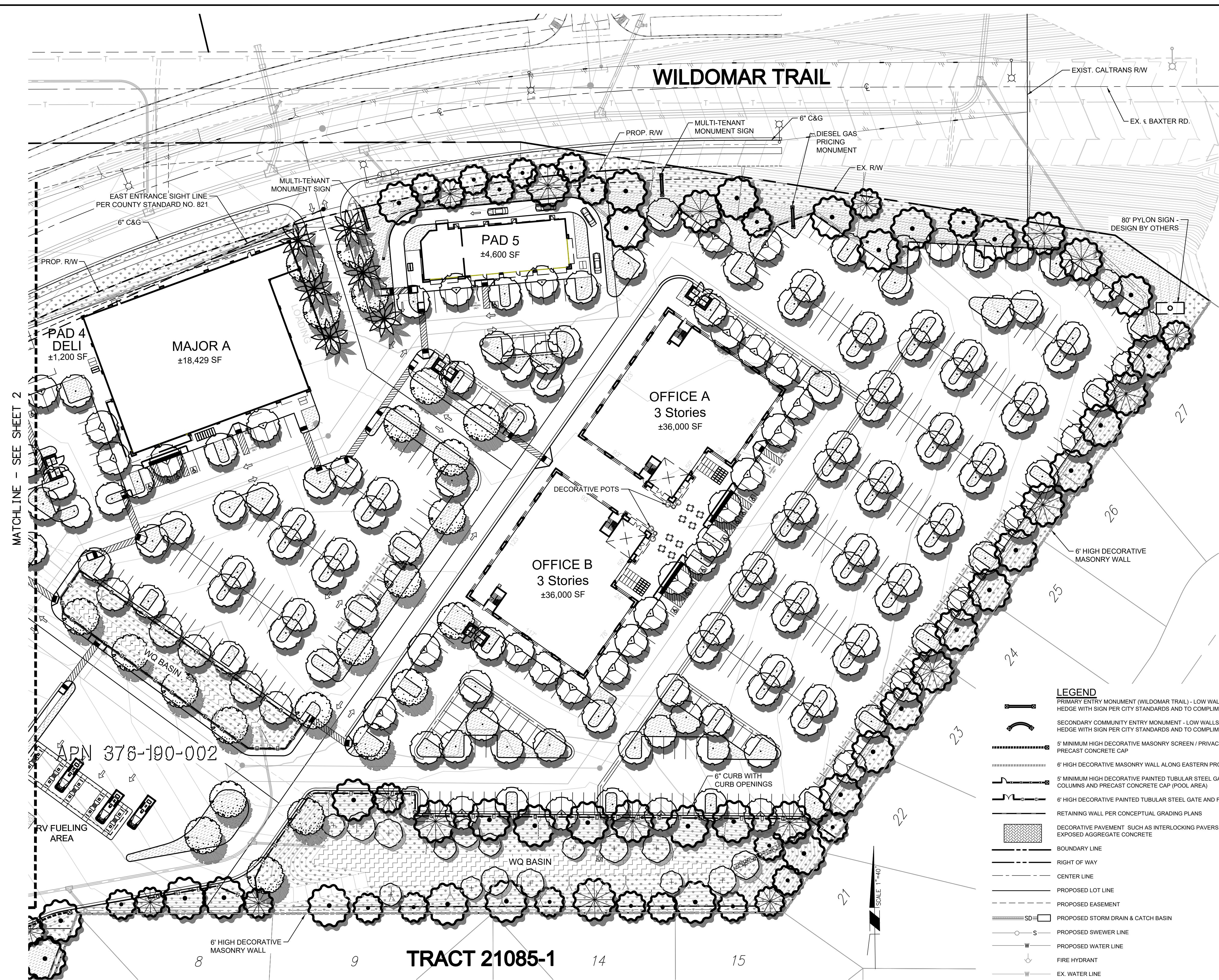
WTI ROMAR TOWNE CENTER

WILDEMAR TOWNE CENTER
WILDEMAR, CA

Table 1. Summary of the main characteristics of the three groups of patients.

BY:GEF DATE:2/4/2019 REV:3/2/21

SCALE: 1"=80'



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

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

TRACT 21085-1

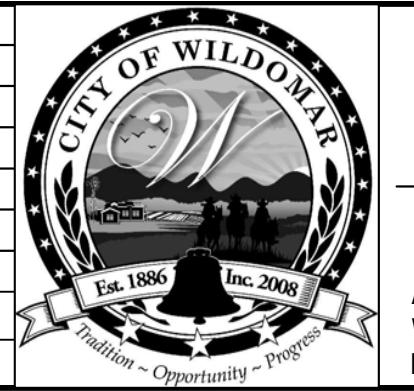
REVISIONS

APPR. DATE

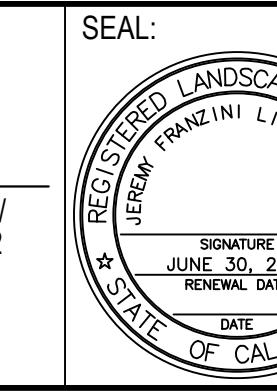
CITY

MARK BY DATE

ENGINEER



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



Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-8042 · M-BAKERINTL.COM
PREPARED BY: JEREMY FRANZINI
LIC. NO. 4514 DATE
SIGNATURE: JUNE 30, 2021
RENEWAL DATE: JUNE 30, 2024

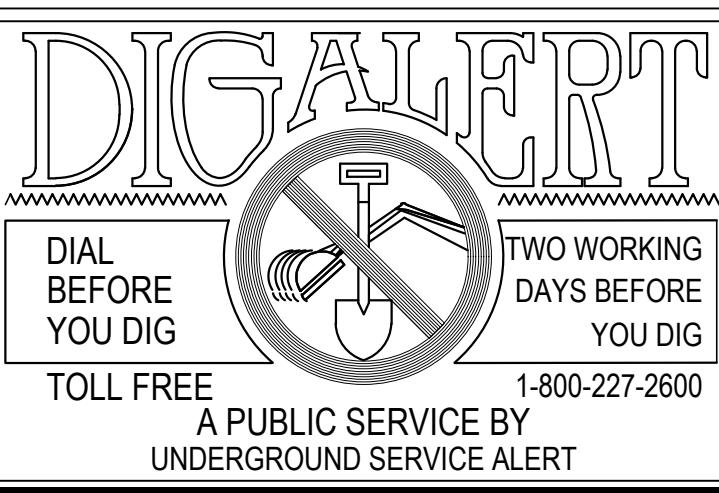
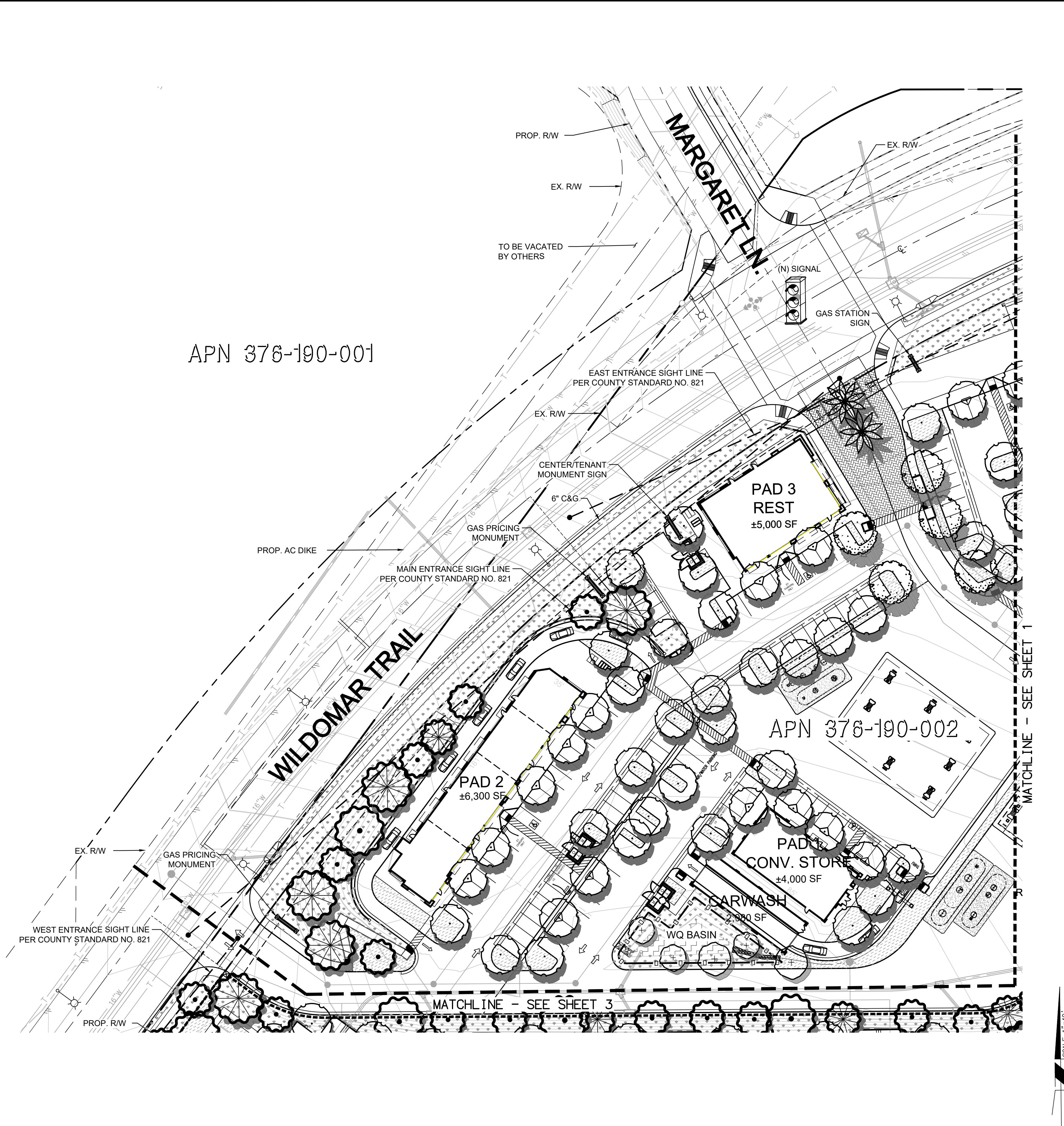
BENCHMARK:
Elevation = 1304.204
Datum = NGVD29
BENCHMARK # E-6-70
THIS SURVEY WAS PERFORMED
ON 01/22/21
BY INLAND AERIAL SURVEYS, INC.
L.S. (number), EXP. (date)
SCALE: H: As Noted V: As Noted

PA NO. 20-0039
SHEET No. 1
OF 3 SHTS
CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
LANDSCAPE SUBMITTAL
CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE ZONES AND PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS
ACACIA SP. SUCH AS:		
LAGERSTROMEA INDICA	CRAPAE MYRTLE	M
OLE EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L
PHOENIX DACTYLIFERA	DATE PALM	L
TABEBUA SPECIES	TRUMPET	M
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L
NOTES: MIN. 24" BOX SIZES; MIN. 36" & 48" BOX SIZES AT ENTRY; PALMS SHALL BE 17'-18" B.T.H. MIN.; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/OR A MAX. OF 15% OF TREE PALETTE.		
CANOPY TREES, SUCH AS:		
KOELREUTERIA SPECIES	CHINESE FLAME TREE	M
PARKINSONIA SPECIES	PALO VERDE	L
PLATANUS SPECIES	SYCAMORE	M
PROSOPIS SPECIES	MESQUITE	L
QUERCUS SPECIES	OAK	L
TIPUANA TIPU	TIPU TREE	M
TRISTANIA SPECIES	WATER GUM	M
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM	L
NOTE: MIN. 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTRY		
SHRUBS, SUCH AS:		
AGAVE SPECIES	AGAVE	L
CALANDRINA SPECIES	ROCK PURSLANE	L
CALYCANTHUS 'WHITE JOHN'	WEAVING BOTTLEBRUSH	L
CISTUS SPECIES	SCOTTIA	L
DASYLIURON SPECIES	DESERT SPOON	L
DIMELLA REVOLUTA	FLAX LILY	L
GREVILLEAE 'NOELL'	NOEL'S GREVILLEA	L
LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	L
TEUCRUM FRUTICANS	BUSH GERMANDER	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
NOTE: MINIMUM 5 AND 15 GALLON SIZES		
GROUND COVERS, SUCH AS:		
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
COTONEASTER SPECIES	COTONEASTER	M
DROSANTHEMUM SPECIES	ICE PLANT	L
LANTANA SPECIES	LANTANA	L
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L
ROSA SPECIES	CARPET ROSE	L
SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS		
DROUGHT TOLERANT VARIETIES OF TURF		
NATIVE HYDROSEED		
WALL CLINGING VINES, SUCH AS:		
BOUGAINVILLA SPECIES	BOUGAINVILLA	L
DISTICIS SPECIES	TRUMPET VINE	M
FICUS PUMILA	CREEPING FIG	M
GELEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M
MINIMUM 1 GALLON SIZES		
LANDSCAPED OPEN SPACE, BUFFER AND SCREEN		
BOTANICAL NAME	COMMON NAME	WUCOLS
CANOPY TREES, SUCH AS:		
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	L
QUERCUS SPECIES	OAK	L
PINUS SPECIES	SYCAMORE	M
PLATANUS SPECIES	FREEMONT COTTONWOOD	M
POPULUS FREMONTII	CALIFORNIA PEPPER	L
SCIINUS MOLLE		
NOTE: MINIMUM 15 GALLON SIZES		
SHRUBS, SUCH AS:		
CISTUS SPECIES	ROCKROSE	L
ENCELIA FARINOSA	BRITTLEBUSH	L
HETEROMELES ARBUTIFOLIA	TOYN	L
LEUCOPHYLLUM SPECIES	TEXAS RANGER	L
RHAMNUS CALIFORNICA	COFFEE BERRY	L
RHUS INTEGRIFOLIA	LEMONADE BERRY	L
RHUS OVATA	SUGAR BUSH	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
NOTE: MINIMUM 5 GALLON SIZES		
GROUND COVERS, SUCH AS:		
ACACIA REDOLENS	PROSTRATE ACACIA	L
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	L
BACCHARIS PILULARIS	COYOTE BRUSH	L
DROSANTHEMUM SPECIES	ICE PLANT	L
SENECIO MANDRALISCAE	BLUE CHALK STICKS	L
LANTANA SPECIES	LANTANA	L
LONICERA JAPONICA 'HALLIANA'	JAPANESE HONEYSUCKLE	L
MUEHLENBERGIA RIGENS	DEER GRASS	M
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY	L
NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS		
WATER QUALITY BASIN		
BOTANICAL NAME	COMMON NAME	WUCOLS
TREES, SUCH AS:		
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
POPULUS FREMONTII	WESTERN COTTONWOOD	M
NOTE: 5 AND 15 GALLON SIZES		
SHRUBS, SUCH AS:		
ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)		
NOTE: MINIMUM 4" POT SIZES AND PLUGS FROM FLATS.		
NOTE: LOCATION OF COMMERCIAL BUILDING FOUNDATION PLANTING TO BE DETERMINED AT DESIGN DEVELOPMENT PHASE AND OR WHEN BUILDING USE HAS BEEN DETERMINED AND ENTRANCES HAVE BEEN IDENTIFIED.		

SEE SHEET 2 FOR PLANTING
GENERAL NOTES

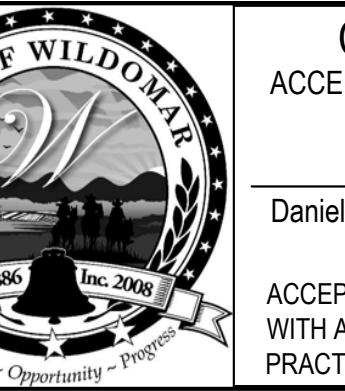


NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT
COMMENCE UNTIL AN ENCROACHMENT PERMIT
AND/OR A GRADING PERMIT HAS BEEN ISSUED.

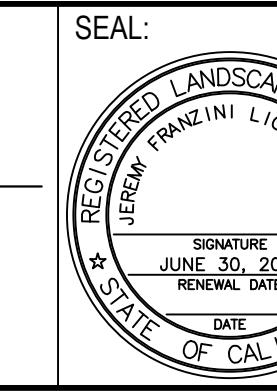
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the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

MARK BY DATE
REVISIONS

APPR. DATE
CITY



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



Michael Baker
INTERNATIONAL
40810 COUNTY CENTER DRIVE, SUITE 200
TEMECULA, CA 92591
PHONE: (951) 676-0842 - M-BAKERINTL.COM
PREPARED BY: JEREMY FRANZINI
LIC. NO. 4514 DATE
SCALE: H: As Noted V: As Noted

BENCHMARK:
Elevation = 1304.204
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

PA NO. 20-0039
CITY OF WILDOMAR
WILDOMAR TRAIL TOWN CENTER
LANDSCAPE SUBMITTAL
CONCEPTUAL LANDSCAPE PLAN
SHEET No. 2
OF 3 SHTS

GENERAL NOTES

1. 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 TO BE NO TALLER THAN 20' IF PLANTED UNDER UTILITY WIRES
2. STREET TREE SPECIES AND SPACING SHALL CONFORM TO ADJACENT TRACTS.
3. SIGHT DISTANCE TRIANGLES AT INTERSECTIONS AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH COUNTY STANDARD NO. 821. VEGETATION WILL BE 30' MAXIMUM HEIGHT IN LIMITED USE AREAS.
4. 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 17.180 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE STATE AND LOCAL CODES THAT ARE THE SAME OR MORE STRINGENT. SEE ORDINANCES 349 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL) 460 - SUBDIVISION, AND 461 - ROAD IMPROVEMENTS, THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (AUGUST 2014), 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.
5. ALL LANDSCAPE IMPROVEMENTS DEPICTED HEREIN OUTSIDE OF PUBLIC RIGHT OF WAY TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).
6. 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.
7. 3" MINIMUM DEPTH OF SHREDDED BARK MULCH IN ALL PLANTER AREAS EXCLUDING HYDROSEED AREAS.
8. AGRONOMIC SOILS REPORT WILL BE PROVIDED DURING FINAL DESIGN.

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 161,818 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ET0X0.55XAWX0.62) = 6 GALLONS PER YEAR
MAWA = 55.00 X 0.45 X 161,818 X 0.62 = 2,483.97 GALLONS PER YEAR
MAWA = 8.05 X 0.45 X 161,818 X 0.62 = 363,435 GALLONS (PEAK DEMAND IN AUGUST)

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 - 608 SPACES (OPEN)
TOTAL AREA OF PARKING SPACES = 99,537 SF

TREE SHADE QUANTITY @ FULL (100%) - 40 @ 600 SF
TREE SHADE QUANTITY @ HALF (50%) - 86 @ 300 SF
TOTAL SHADE PROVIDED 49,783 SF
PERCENT SHADE = 50%

TOTAL LANDSCAPE AREA 161,818 SF

LEGEND

PRIMARY ENTRY MONUMENT (WILDOMAR TRAIL) - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE
SECONDARY COMMUNITY ENTRY MONUMENT - LOW WALLS AND OR BOULDERS AND OR HEDGE WITH SIGN PER CITY STANDARDS AND TO COMPLIMENT ARCHITECTURE

5' MINIMUM HIGH DECORATIVE MASONRY SCREEN / PRIVACY WALL AND COLUMNS WITH PRECAST CONCRETE CAP
6' HIGH DECORATIVE MASONRY WALL ALONG EASTERN PROJECT BOUNDARY
5' MINIMUM HIGH DECORATIVE PAINTED TUBULAR STEEL GATE AND FENCE WITH MASONRY COLUMNS AND PRECAST CONCRETE CAP (POOL AREA)
6' HIGH DECORATIVE PAINTED TUBULAR STEEL GATE AND FENCE (BASIN AREA)
RETAINING WALL PER CONCEPTUAL GRADING PLANS
DECORATIVE PAVEMENT SUCH AS INTERLOCKING PAVERS, STAMPED CONCRETE OR EXPOSED AGGREGATE CONCRETE

— BOUNDARY LINE
— RIGHT OF WAY
— CENTER LINE
— PROPOSED LOT LINE
— PROPOSED EASEMENT
— SD — PROPOSED STORM DRAIN & CATCH BASIN
— S — PROPOSED SWEEPER LINE
— W — PROPOSED WATER LINE
— W — FIRE HYDRANT
— W — EX. WATER LINE
— T — EX. OVERHEAD TEL. LINES
— STREET LIGHT

SCALE: 1"=40'



40

20

0

40

80

120

SCALE: 1"=40'

LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
	ACACIA SP. LUPINUS LAGERSTROEMIA INDICA OLE EUROPEA 'SWAN HILL'	CRAPAE MYRTLE FRUITLESS OLIVE DATE PALM	M L L
	PROSOPIS SPECIES TABEBUIA SPECIES WASHINGTONIA FILIFERA	TRUMPET CALIFORNIA FAN PALM	M L L
		NOTES: MIN. 24" BOX SIZES; MIN. 36" & 48" BOX SIZES AT ENTRY; PALMS SHALL BE 17'-18' B.T.H. MIN.; PALMS MAY ONLY BE USED IN LOCATIONS SHOWN ON THIS PLAN AND/OR A MAX. OF 15% OF TREE PALETTE.	
	KOELREUTERIA SPECIES PARKINSONIA SPECIES PLATANUS SPECIES QUERCUS SPECIES TIPUANA TIPU TRISTANIA SPECIES ULMUS PARVIFOLIA	CHINESE FLAME TREE PALO VERDE SYCAMORE MESQUITE OAK TIPU TREE WATER GUM CHINESE EVERGREEN ELM	M L L L L L L
		NOTE: MIN. 24" BOX SIZES; MINIMUM 36" AND 48" BOX SIZES AT ENTRY	
	AGAVE SPECIES CALANDRINA SPECIES CALENDULA 'MILLE JOHN'	AGAVE ROCK PURSLANE WEEDING BOTTLEBRUSH SUCKER DESERT SPOON	L L L L
	DISTUR SPECIES DASYLIRION SPECIES DIMELLA REVOLUTA GREVILLEA 'NOEL'	FLAX LILY NOEL'S GREVILLEA LEUCOPHYLLUM SPECIES OLEA EUROPEA 'LITTLE OLLIE'	L L L L
	TEUCRUM FRUTICANS	TEXAS RANGER DWARF OLIVE BUSH GERMANDER	L L L
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
		NOTE: MINIMUM 5 AND 15 GALLON SIZES	
	BACCHARIS 'CENTENNIAL' COTONEASTER SPECIES DROSANTHEMUM SPECIES LANTANA SPECIES MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS ROSA SPECIES SENECIO MANDRALISCAE	CENTENNIAL BACCHARIS COTONEASTER ICE PLANT LANTANA PROSTRATE MYOPORUM PROSTRATE ROSEMARY CARPET ROSE BLUE CHALK STICKS	L M L L L L L
		NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS	
		DROUGHT TOLERANT VARIETIES OF TURF NATIVE HYDROSEED	
	BOUGAINVILLA SPECIES DISTICIS SPECIES FICUS PUMILA GELEMIUM SEMPERVIRENS PARTHENOCISSUS TRICUSPIDATA TRACHELOSPERMUM JASMINOIDES	BOUGAINVILLA TRUMPET VINE CREEPING FIG CAROLINA JESSAMINE BOSTON IVY STAR JASMINE	L M M M M M
		MINIMUM 1 GALLON SIZES	
	CANOPY TREES, SUCH AS: CUPRESSUS SEMPERVIRENS QUERCUS SPECIES PINUS SPECIES PLATANUS SPECIES POPULUS FREMONTII SCHINUS MOLLE	LANDSCAPED OPEN SPACE, BUFFER AND SCREEN ITALIAN CYPRESS OAK PINE SYCAMORE FREEMONT COTTONWOOD CALIFORNIA PEPPER	L L L M M L
		NOTE: MINIMUM 15 GALLON SIZES	
	ROCKROSE BRITTEBUSH TOYN TEXAS RANGER COFFEE BERRY LEMONADE BERRY SUGAR BUSH COAST ROSEMARY	ROCKROSE BRITTEBUSH TOYN TEXAS RANGER COFFEE BERRY LEMONADE BERRY SUGAR BUSH COAST ROSEMARY	L L L L L L L
		NOTE: MINIMUM 5 GALLON SIZES	
	ACACIA REDOLENS BACCHARIS 'CENTENNIAL' BACCHARIS PILULARIS DROSANTHEMUM SPECIES SENECIO MANDRALISCAE LANTANA SPECIES LONICERA JAPONICA 'HALLIANA' MUEHLENBERGIA RIGENS MYOPORUM PARVIFOLIUM ROSMARINUS OFFICINALIS	PROSTRATE ACACIA CENTENNIAL BACCHARIS COYOTE BRUSH ICE PLANT BLUE CHALK STICKS LANTANA JAPANESE HONEYSUCKLE DEER GRASS PROSTRATE MYOPORUM PROSTRATE ROSEMARY	L L L L L L L M L
		NOTE: MINIMUM 1 GALLON SIZES AND ROOTED CUTTINGS FROM FLATS	
	PLATANUS RACEMOSA POPULUS FREMONTII	WATER QUALITY BASIN CALIFORNIA SYCAMORE WESTERN COTTONWOOD	M M
		NOTE: 5 AND 15 GALLON SIZES	
		SHRUBS, SUCH AS: ANNUAL & PERENNIAL NATIVE GRASSES (BASIN BOTTOM & SIDES BELOW HIGH WATER ELEVATION)	
		NOTE: MINIMUM 4" POT SIZES AND PLUGS FROM FLATS	
		NOTE: LOCATION OF COMMERCIAL BUILDING FOUNDATION PLANTING TO BE DETERMINED AT DESIGN DEVELOPMENT PHASE AND OR WHEN BUILDING USE HAS BEEN DETERMINED AND ENTRANCES HAVE BEEN IDENTIFIED.	

