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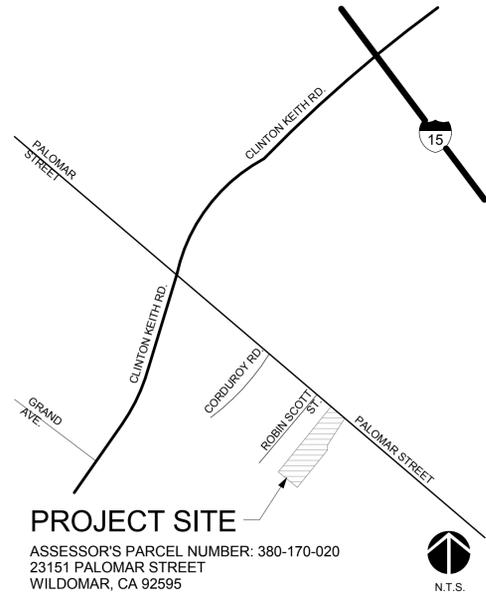
# **APPENDIX 1 – PROJECT PLANS**

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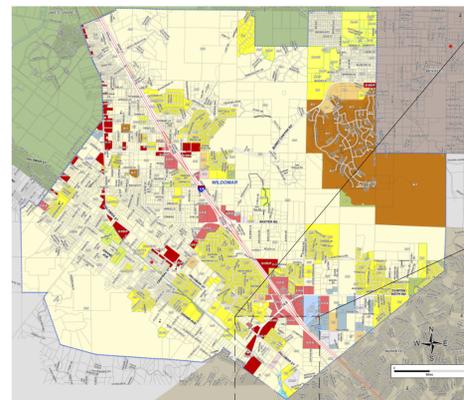


# THE SYCAMORE ACADEMY

CITY OF WILDOMAR PROJECT NUMBER: PENDING  
PLANNING DEPARTMENT PROJECT SUBMITTAL



## VICINITY MAP



## THE SYCAMORE ACADEMY

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

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

## LAND OWNER (APPLICANT)

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

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

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

GAS: THE GAS COMPANY  
(800) 427-2000

ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
(800) 655-4555

TELEPHONE: VERIZON  
(800) 483-5000

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

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

## UTILITY PURVEYORS

## PJHM ARCHITECTS, INC.

CONTACT: THOMAS W. KRUSE, ARCHITECT

IN ORANGE COUNTY

24461 RIDGE ROUTE DRIVE #110  
LAGUNA HILLS, CA 92653

(T) 949.496.6191  
(F) 951.940.5301

IN SAN DIEGO COUNTY

804 PIER VIEW WAY #103  
OCEANSIDE, CA 92054

(T) 760.730.5527  
(F) 760.730.5627

## ARCHITECT (EXHIBIT PREPARER)

CIVIL

## SLR ENGINEERING, INC.

6104 RIVERSIDE AVENUE, SUITE A  
RIVERSIDE, CA 92506

(T) 951.784.2344  
(F) 951.683.6915

PLUMBING

## PENDING

ADDRESS  
ADDRESS

(T) UNKNOWN

MECHANICAL

## PENDING

ADDRESS  
ADDRESS

(T) UNKNOWN

ELECTRICAL

## PENDING

ADDRESS  
ADDRESS

(T) UNKNOWN

LANDSCAPE

## HERMANN DESIGN GROUP

77772 FLORA ROAD, SUITE A  
PALM DESERT, CA 92211

(T) 760.777.9131  
(F) 760.777.9132

LAND SURVEYORS

## DAWSON SURVEYING, INC.

575 E. CARREON DR  
COLTON, CA 92324

(T) 909.430.0016  
(F) 909.430.0046

## EVEREST ENVIRONMENTAL

6297 EAST AVENUE  
RANCHO CUCAMONGA, CA 91739

(T) 909.957.4239

## WQMP/SWPPP (EXHIBIT PREPARER)

## INLAND FOUNDATION

1310 SOUTH SANTA FE AVENUE  
SAN JACINTO, CA 92583

(T) 951.654.1555  
(F) 951.654.0551

GEOTECHNICAL REPORT NO.: PENDING  
DATE: PENDING

Y N PENDING

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

[X] [ ] [ ] OTHER GEOLOGIC HAZARDS\*

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

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

(EXHIBIT PREPARER)

## GEOTECHNICAL ENGINEER

CS COVER SHEET

## SURVEY

1 OF 2 ALTA/ACSM LAND TITLE SURVEY  
2 OF 2 ALTA/ACSM LAND TITLE SURVEY

## CIVIL

-STREET IMPROVEMENT  
1 TITLE SHEET / OFFSITE STREET IMPROVEMENT PLAN  
2 OFFSITE STREET IMPROVEMENT PLAN AND PROFILE  
3 OFFSITE STREET CROSS SECTION PLAN

-SITE IMPROVEMENT  
C-0.0 TITLE SHEET, NOTES AND QUANTITIES  
C-1.0 SITE DEMOLITION PLAN  
C-2.0 DETAIL SHEET  
C-2.1 DETAIL SHEET  
C-3.0 SITE PAVING PLAN  
C-3.1 SITE GRADING PLAN  
C-3.2 SITE GRADING PLAN  
C-4.0 SITE DRAINAGE PLAN  
C-5.0 ONSITE SEWER PLAN  
C-6.0 ONSITE PRIVATE FIRE WATER SERVICE  
C-6.1 ONSITE DOMESTIC WATER PLAN

## ARCHITECTURAL

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

## ELECTRICAL

PS-1 PHOTOMETRIC STUDY

## LANDSCAPE

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



06.26.14

## MILESTONES



## REVISIONS

## LEGEND

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

## ZONING AND LAND USE PLAN

## CONSULTANTS (EXHIBIT PREPARER)

## SCHEDULE OF DRAWINGS

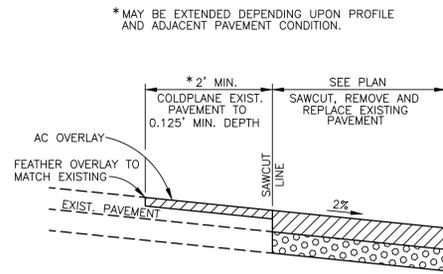




# STREET IMPROVEMENT PLANS FOR PALOMAR STREET CITY OF WILDOMAR, CALIFORNIA PUP No. 14-0074

### GENERAL NOTES:

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

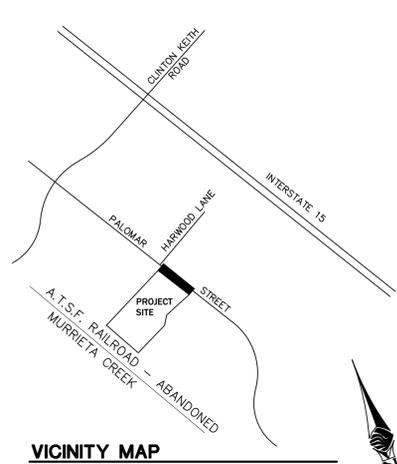


### JOIN DETAIL AT EXISTING ASPHALT

NTS

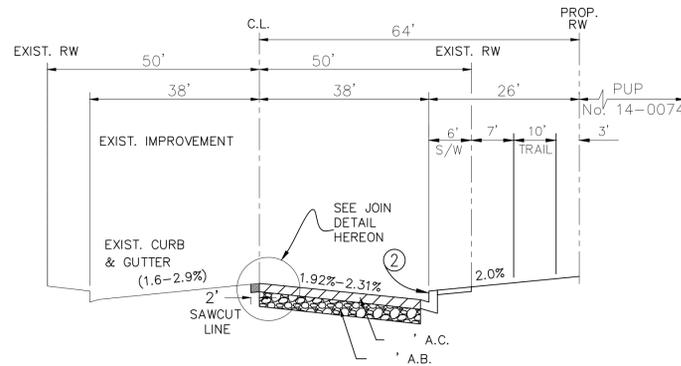
### LEGEND

- FS - FINISH SURFACE
- TC - TOP OF CURB
- FL - FLOW LINE
- EP - EDGE OF PAVEMENT
- EXIST. - EXISTING
- LT - LEFT
- RT - RIGHT
- CL - CENTERLINE
- ECR - END OF CURB RETURN
- EC - END OF CURVE
- BC - BEGINNING OF CURVE
- BCR - BEGINNING OF CURB RETURN



### VICINITY MAP

TOWNSHIP 7S  
RANGE 4W  
SECTION 1



### STD NO 92 ARTERIAL HIGHWAY TYPICAL SECTION PALOMAR STREET

N.T.S.  
T.I. -  
R VALUE -

### APPLICANT/ENGINEER

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

### OWNER/DEVELOPER

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

### SOILS ENGINEER

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

### ENGINEERS NOTE:

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

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

### NOTE:

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

### NOTE:

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

THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION

SOILS R-VALUE - DATED



### NOTE:

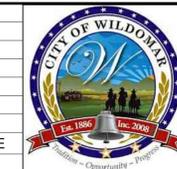
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MARK BY DATE  
ENGINEER

REVISIONS

APPR. DATE  
CITY



CITY OF WILDOMAR  
ACCEPTED BY:

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

SEAL-ENGINEER:



SLR  
Civil Engineering, Inc.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: *SLR* 8/27/14  
STEVEN L. RAY

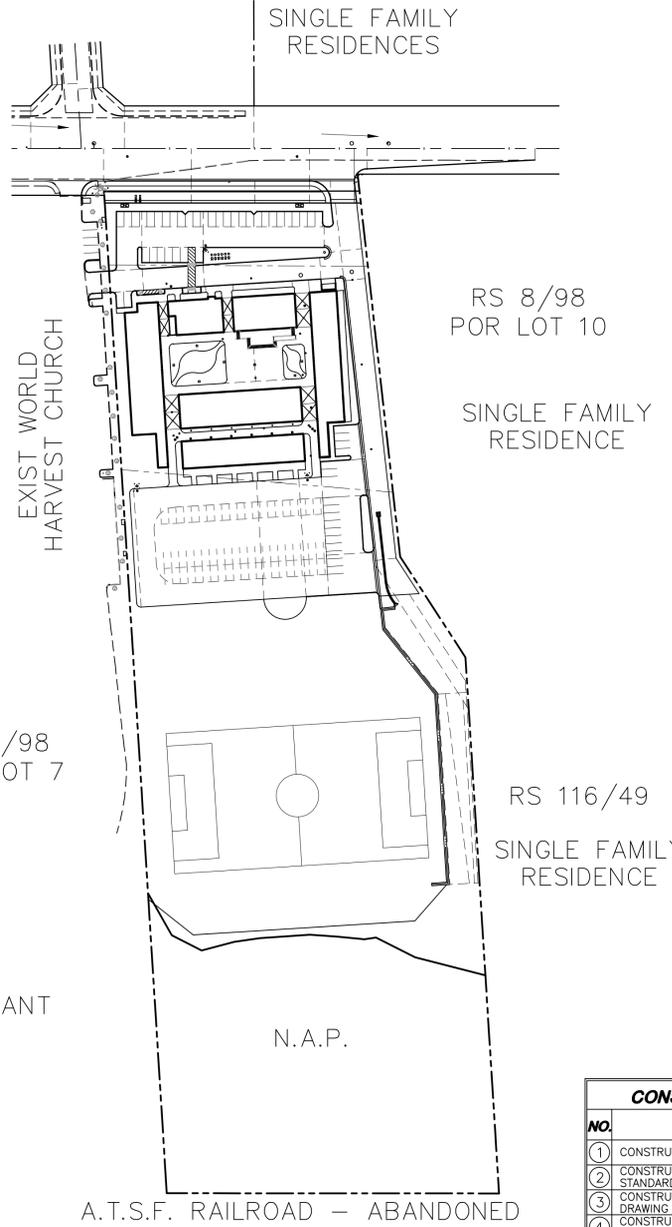
BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15  
SCALE:  
H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074 SHEET No.

CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
TITLE SHEET OFFSITE  
STREET IMPROVEMENT PLAN

1

OF # SHTS



### INDEX MAP

SCALE: 1" = 100'

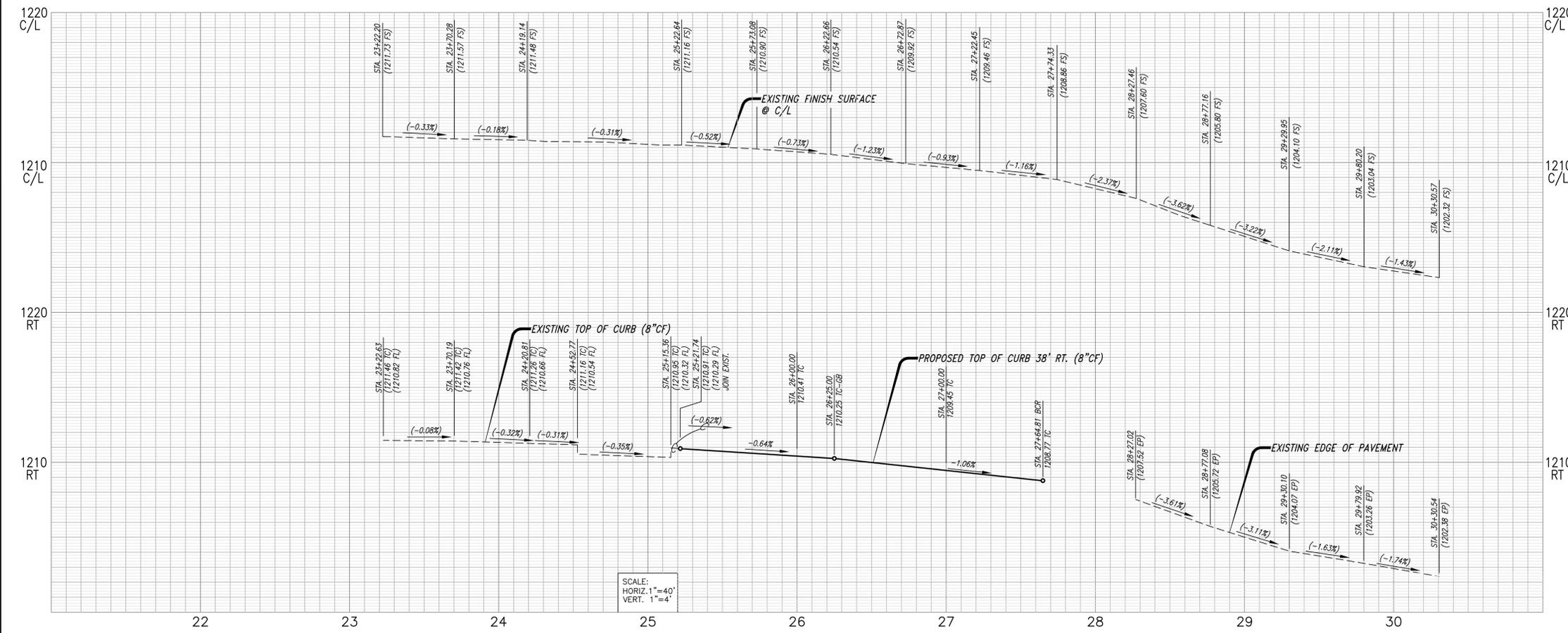
### CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANT.	UNIT
1	CONSTRUCT AC PAVEMENT OVER A.B. CLASS II.	-	-
2	CONSTRUCT 8" CURB AND GUTTER TYPE A-8 PER RIVERSIDE COUNTY STANDARD DRAWING No. 201.	-	-
3	CONSTRUCT CONCRETE SIDEWALK PER RIVERSIDE COUNTY STANDARD DRAWING No. 401.	-	-
4	CONSTRUCT 8" ASPHALT DIKE PER RIVERSIDE COUNTY STANDARD DRAWING No. 212.	-	-
5	PROTECT EXISTING POWER POLE IN PLACE.	-	-
6	SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT SECTION.	-	-
7	REMOVE EXISTING ASPHALT DIKE.	-	-
8	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD DRAWING No. 207A. (MODIFIED PER DETAIL No. 1, HEREON).	-	-
9	INSTALL 120 V. 55 WATT L.P.S.V. 22,000 LUMEN STREET LIGHT PER RIVERSIDE COUNTY STANDARD DRAWING No. 1001.	-	-

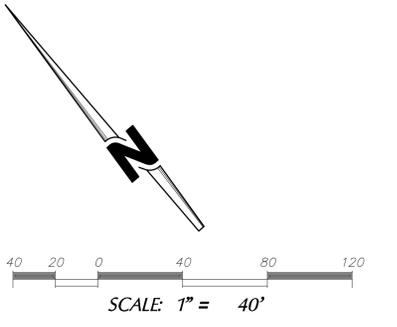
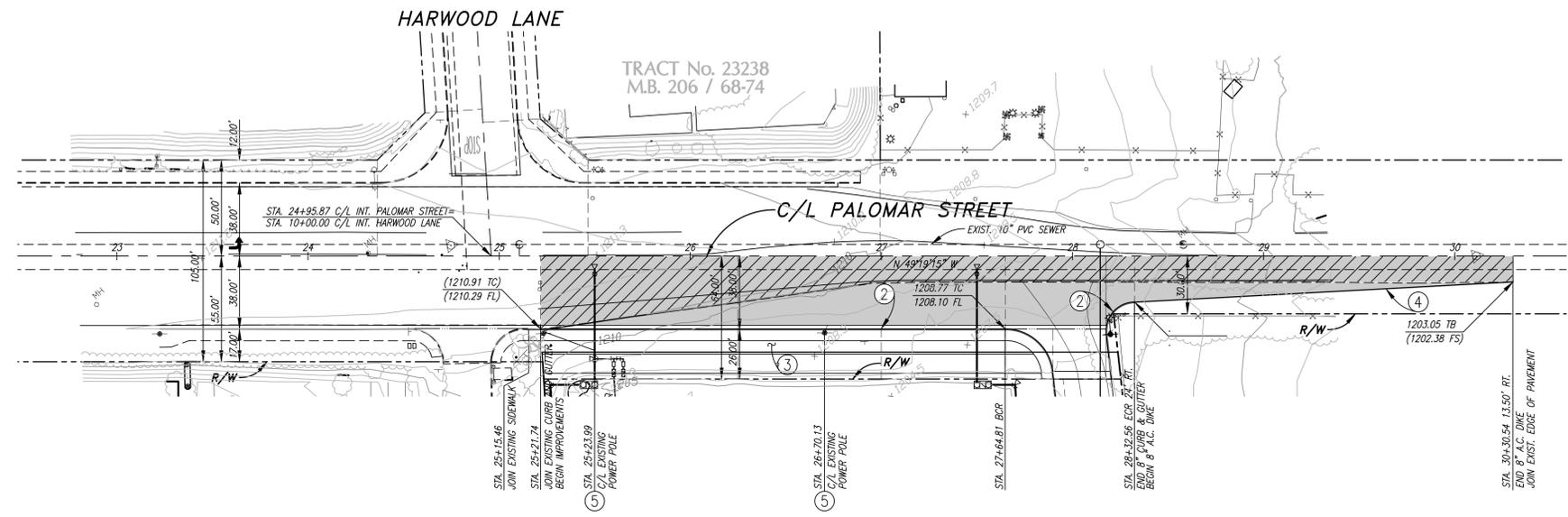
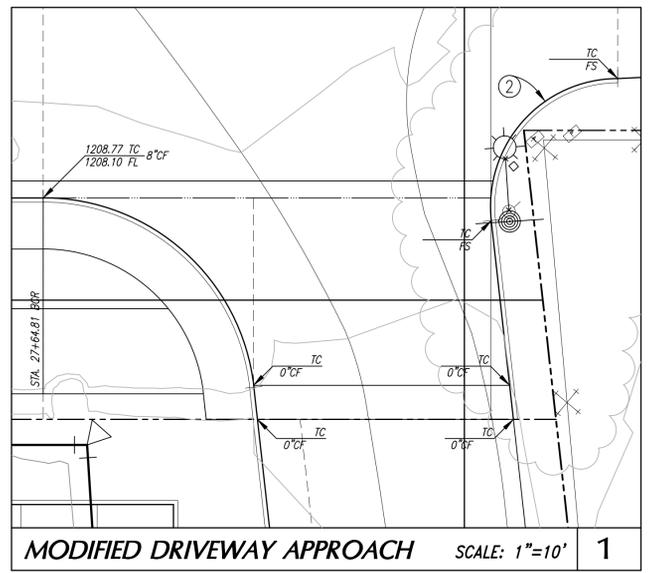
### INDEX OF SHEETS:

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

102-0410



- CONSTRUCTION NOTES:**
- ① CONSTRUCT AC PAVEMENT OVER A.B. CLASS II.
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  - ⑤ PROTECT EXISTING POWER POLE IN PLACE.
  - ⑥ SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT SECTION.
  - ⑦ REMOVE EXISTING ASPHALT DIKE.
  - ⑧ CONSTRUCT CONCRETE DRIVEWAY APPROACH PER RIVERSIDE COUNTY STANDARD DRAWING No. 207A. (MODIFIED PER DETAIL No. 1, HEREON).



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**DIGALERT**

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**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 OF WILDOMAR**

ACCEPTED BY:

Date:

DANIEL A. YORK  
 Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



SEAL-ENGINEER:

**SLR**  
 Civil Engineering, Inc.

6840 INDIANA AVENUE • SUITE 130  
 RIVERSIDE, CA 92506  
 (951) 683-8088 FAX (951) 683-6915

PREPARED BY: *SLR* 8/27/14  
 STEVEN L. RAY

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

BENCHMARK:  
 Elevation = 1240.00  
 Datum = NAVD 83  
 BENCHMARK #Z14119

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

SCALE:  
 H: As Noted V: As Noted

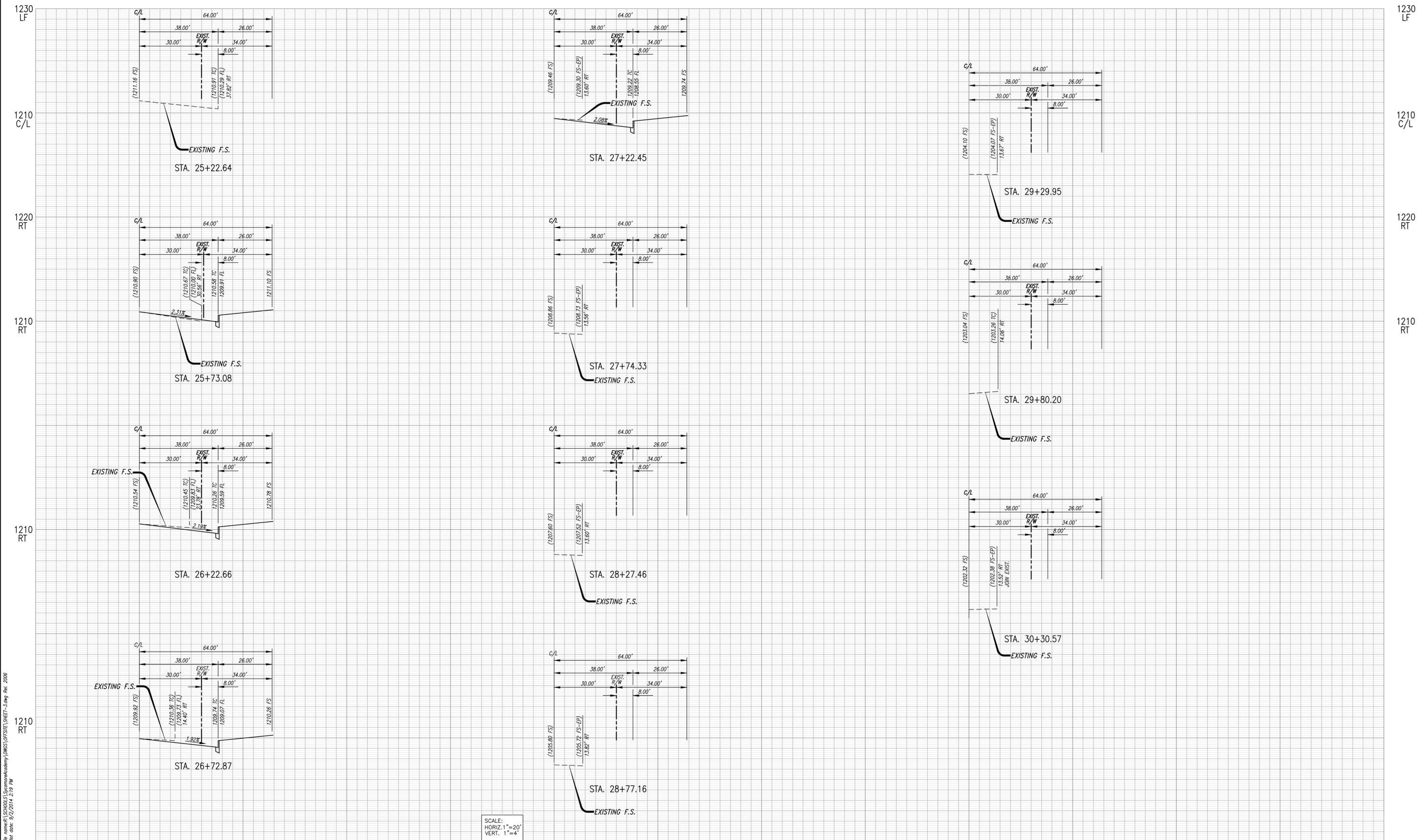
PUBLIC USE PERMIT No. 14-0074

**CITY OF WILDOMAR**

THE SYCAMORE ACADEMY  
 OFFSITE STREET  
 IMPROVEMENT PLAN AND PROFILE

SHEET No. **2**

OF # SHTS



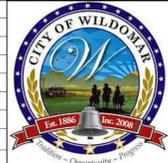
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 Plot date: 9/27/2014 2:19 PM

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



**NOTE:**  
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				CITY	



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



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**Civil Engineering, Inc.**  
 6840 INDIANA AVENUE • SUITE 130  
 RIVERSIDE, CA 92506  
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 Datum = NAVD 88  
 BENCHMARK #Z14119  
 THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15  
 SCALE:  
 H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074  
**CITY OF WILDOMAR**  
 THE SYCAMORE ACADEMY  
 OFFSITE STREET  
 CROSS SECTION PLAN

SHEET No. 3 OF # SHTS

102-0410

**NPDES- WHEN ONE ACRE OR MORE IS BEING DISTURBED**

- CONSTRUCTION SITE BEST MANAGEMENT PRACTICE (BMPs) FOR THE MANAGEMENT OF STORM WATER AND NON-STORMWATER DISCHARGES SHALL BE DOCUMENTED ON THE GRADING PLAN WHICH THEREBY BECOMES THE SITE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). ARRANGEMENT SHALL BE MADE BY THE DEVELOPER TO RETAIN THE SWPPP ON THE JOBSITE THROUGHOUT THE TIME OF CONSTRUCTION. THE IMPLEMENTATION AND MAINTENANCE OF SITE BMPs IS REQUIRED TO MINIMIZE JOBSITE EROSION AND SEDIMENTATION. CERTAIN BMPs MAY BE REQUIRED TO REMAIN IN PLACE THROUGHOUT THE YEAR TO MINIMIZE EROSION AND SEDIMENTATION. ARRANGEMENTS SHALL BE MADE BY THE DEVELOPER TO MAINTAIN THOSE BMPs THROUGHOUT THE TIME OF CONSTRUCTION.
- EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE ENTERTAINMENT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON CONSTRUCTION SITES.
- SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED TO MINIMIZE THE TRANSPORT OF SOIL FROM THE CONSTRUCTION SITE.
- GRADING SHALL BE PHASED TO LIMIT THE AMOUNT OF DISTURBED AREA EXPOSED TO THE EXTENT FEASIBLE.
- AREAS THAT ARE CLEARED AND GRADED SHALL BE LIMITED TO ONLY THE PORTION OF THE SITE THAT IS NECESSARY FOR CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
- ONCE DISTURBED, SLOPES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED IF THEY WILL NOT BE WORKED WITHIN 21 DAYS. DURING THE STORM SEASON, ALL SLOPES SHALL BE STABILIZED PRIOR TO A PREDICTED STORM EVENT. CONSTRUCTION SITES SHALL BE REVEGETATED AS EARLY AS FEASIBLE AFTER SOIL DISTURBANCE.
- STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT-CONSTRUCTION ACTIVITY. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PLANTS, STAINS, SEALANTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OIL LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTE FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTE FROM STREET CLEANING; AND SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITE AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR LOCAL STORM DRAIN SYSTEM.
- APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTE, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO ELIMINATE OR REDUCE TRANSPORT FROM SITE TO STREET, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
- ALL CONSTRUCTION CONTRACTORS AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BMPs AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
- DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NATION POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD.
- BMPs SHALL BE MAINTAINED AT ALL TIMES. IN ADDITION, BMPs SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITIES, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF IN TRASH OR RECYCLE BINS.

**LEGEND**

FL	FLOW LINE ELEVATION
FG	FINISHED GROUND ELEVATION
FS	FINISHED SURFACE ELEVATION
BW	BACK OF WALK ELEVATION
TC	TOP OF CURB ELEVATION
GB	GRADE BREAK ELEVATION
TW	TOP OF WALL ELEVATION
TF	TOP OF FOOTING ELEVATION
HP	HINGE POINT
TB	TOP OF BERM
IE	INVERT ELEVATION
C.O.T.G.	CLEAN OUT TO GRADE
T.C.O.	TOP OF CLEAN OUT
TCB	TOP OF CATCH BASIN ELEVATION
TAD	TOP OF AREA DRAIN ELEVATION
TOG	TOP OF GRATE ELEVATION
P=	INDICATES PAD ELEVATION
F.F.	FINISH FLOOR ELEVATION
→	DIRECTION OF FLOW
---12"W---	EXISTING WATER
---8"S---	EXISTING SEWER
-X-X-	C.L. FENCE
[1200.00 TC]	INDICATES FUTURE ELEVATION
(1200.00 FG)	INDICATES EXISTING ELEVATION
1200.00 FS	INDICATES PROPOSED ELEVATION

**OWNER/DEVELOPER**

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

**ENGINEER**

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

**SOILS ENGINEER**

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

**ENGINEERS NOTE:**

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

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

**SITE IMPROVEMENT PLANS**

**FOR  
THE SYCAMORE ACADEMY  
CITY OF WILDOMAR, CALIFORNIA  
PUP No. 14-0074**

**GENERAL GRADING NOTES**

- ALL GRADING SHALL CONFORM TO THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE AND CITY ORDINANCES.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRE SEPARATE PLANS AND AN ENCROACHMENT PERMIT.
- GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY INLAND FOUNDATION ENGINEERING, INC. DATED JULY 25, 2014, PROJECT No. S679-002.
- COMPACTED FILL TO SUPPORT ANY STRUCTURES SHALL COMPLY WITH SECTION 1803.5. PROJECTS WITHOUT PRELIMINARY SOILS REPORT SHALL HAVE DETAILED SPECIFICATIONS SATISFYING THE REQUIREMENTS IN SECTION 1803.5 PREPARED BY THE EOR.
- THE CONTRACTOR SHALL NOTIFY THE BUILDING AND SAFETY DEPARTMENT AT LEAST 24 HOURS IN ADVANCE TO REQUEST FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
- THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1-800-422-4133.

**CUT / FILL**

- MAXIMUM CUT AND FILL SLOPE = 2:1.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL. FILLS SHOULD BE PLACED IN THIN LIFTS (8-INCHES MAX OR AS RECOMMENDED IN SOILS REPORT), COMPACTED AND TESTED AS GRADING PROCESS UNTIL FINAL GRADES ARE ATTAINED. ALL FILLS ON SLOPES STEEPER THAN 5 TO 1 (H/V) AND A HEIGHT GREATER THAN 5 FEET SHALL BE KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR ALL SUPPORT. THE BENCH UNDER THE TOE MUST BE 10 FEET WIDE MIN.
- THE SLOPE STABILITY FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT, OR SLOPES STEEPER THAN 2:1 MUST BE VERIFIED WITH A FACTOR OF SAFETY OF AT LEAST 1.5.
- NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 12 INCHES SHALL BE BURIED OR PLACED IN FILLS CLOSER THAN 10 FEET TO THE FINISH GRADE.

**DRAINAGE AND EROSION/DUST CONTROL**

- DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- PROVIDE A SLOPE INTERCEPTOR DRAIN ALONG THE TOP OF CUT SLOPES WHERE THE DRAINAGE PATH IS GREATER THAN 40 FEET TOWARDS THE CUT SLOPE.
- PROVIDE 5' WIDE BY 1' HIGH BERM ALONG THE TOP OF A FILL SLOPES STEEPER THAN 3:1.
- THE GROUND IMMEDIATELY ADJACENT TO THE BUILDING FOUNDATION SHALL BE SLOPED AWAY WITH 2% MIN FOR A MIN DISTANCE OF 10 HORIZONTAL FEET. SWALES WITHIN 10 FEET FROM BUILDING SHALL HAVE 2% MINIMUM SLOPE.
- NO OBSTRUCTION OF NATURAL WATER COURSES SHALL BE PERMITTED.
- DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMP'S) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
- FOR SLOPES 3 TO 1 (H/V) OR STEEPER ALL SLOPES EQUAL TO OR GREATER THAN 3' IN VERTICAL HEIGHT, ARE REQUIRED TO BE PLANTED WITH GRASS OR ROSEA ICE PLANT (OR EQUAL) GROUND COVER AT A MAXIMUM SPACING OF 12" ON CENTER. SLOPES EXCEEDING 15' IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED SHRUBS NOT TO EXCEED 10' ON CENTER, OR TREES SPACED NOT TO EXCEED 20' ON CENTER OR SHRUBS NOT TO EXCEED 10', OR A COMBINATION OF SHRUBS AND TREES NOT TO EXCEED 15' IN ADDITION TO THE GRASS OR GROUND COVER. SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN IN-GROUND IRRIGATION SYSTEM EQUIPPED WITH AN APPROPRIATE BACKFLOW DEVICE PER U.P.C., CHAPTER 10. THE SLOPE PLANTING AND IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PRECISE GRADING FINAL.

**COMPLETION OF WORK**

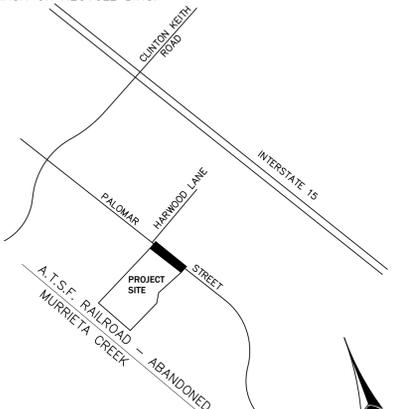
- A REGISTERED CIVIL ENGINEER SHALL PREPARE FINAL COMPACTION REPORT/GRADING REPORT AND IT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. THE REPORT SHALL ALSO PROVIDE BUILDING FOUNDATION DESIGN PARAMETERS INCLUDING ALLOWABLE SOIL PRESSURES, EXPANSION INDEX AND REMEDIAL MEASURES IF E1<20, WATER SOLUBLE SULFATE CONTENT, CORROSIVITY AND REMEDIAL MEASURES IF NECESSARY.

EXCEPT FOR NON-TRACT SINGLE RESIDENTIAL LOT GRADING, THE COMPACTION REPORT SHALL INCLUDE THE SPECIAL INSPECTION VERIFICATIONS LISTED IN TABLE 1704.7 OF THE CALIFORNIA BUILDING CODE.

A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE BUILDING AND SAFETY DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO REQUESTING INSPECTION AND ISSUANCE OF THE BUILDING PERMIT. CERTIFICATION SHALL INCLUDE LINE GRADE, SURFACE DRAINAGE, ELEVATION, AND LOCATION OF PERMITTED GRADING ON THE LOT.

NO.	DESCRIPTION
1	CONSTRUCT 3/4" AC OVER 12" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
2	CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS IIPER SOILS ENGINEER'S RECOMMENDATIONS.
3	CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS IIPER SOILS ENGINEER'S RECOMMENDATIONS.
4	CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY STANDARD DRAWING No. 200.
5	CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
6	CONSTRUCT 4" THICK CONCRETE PAVING FINISH PER ARCHITECT'S SPECIFICATIONS.
7	CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY. FINISH PER ARCHITECT'S SPECIFICATIONS.
8	CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
9	CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No.1, SHEET C-2.1.
10	CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
11	CONSTRUCT 3" WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.
<b>SEWER CONSTRUCTION NOTES</b>	
60	INSTALL 8" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
61	INSTALL 6" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
62	INSTALL 4" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
63	CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4.
64	CONSTRUCT SEWER CLEANOUT PER DETAIL No. , SHEET C-2.0.
65	MAKE APPROVED CONNECTION TO BUILDING P.O.C. (VERIFY BUILDING CONNECTION POINT AND INVERT ELEV. WITH BUILDING PLUMBING PLANS).
66	INSTALL 2" ABS SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
<b>STORM DRAIN CONSTRUCTION NOTES</b>	
29	INSTALL 18" R.C.P. STORM DRAIN 2000-D.
30	INSTALL 12" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
31	INSTALL 10" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
32	INSTALL 8" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
33	INSTALL 6" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
34	INSTALL 4" P.V.C. PIPE (SDR-35 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
35	INSTALL 4" PERFORATED P.V.C. PIPE (SCHEDULE 40 OR APPROVED EQUAL).
36	INSTALL 3" P.V.C. PIPE (SCHEDULE 40 OR APPROVED EQUAL), PER DETAIL No. , SHEET C-2.0.
37	CONSTRUCT CATCH BASIN No. 1 PER DETAIL No. , SHEET C-2.0.
38	INSTALL "DURA-DRAIN" PRECAST CONCRETE AREA DRAIN MODEL P6 WITH GALVANIZED STEEL
39	INSTALL 12" DIAMETER FLOOR DRAIN, J.R. SMITH MODEL 2140 WITH VANDAL PROOF, NICKEL BRONZE TOP. TOP OF DRAIN ELEVATION PER PLAN. SEE DETAIL No. , SHEET C-2.0.
40	INSTALL N.D.S. 3" ATRIUM GRATE ( #70 ) OR APPROVED EQUAL. FLANGE ELEVATION TO BE 0.50' BELOW ADJACENT TOP OF PLANTER.
41	CONSTRUCT STORM DRAIN CLEANOUT PER DETAIL No. , SHT. C-2.0.
42	INSTALL NYOPLAST 24" DIAMETER DRAIN BASIN WITH 24" DUCTILE IRON STANDARD GRATE (H20 RATED).
43	CONSTRUCT CONCRETE HEADWALL PER DETAIL No. 9, SHEET C-2.0.
44	INSTALL BROOKS PRODUCTS No. 2424 PRECAST CATCH BASIN WITH 2424 STEEL GRATE.
45	INSTALL BROOKS PRODUCTS No. 1212 PRECAST CATCH BASIN WITH 1212 STEEL GRATE.
46	CONSTRUCT STORM DRAIN MANHOLE No. 1 PER RCFD STD. DWG. No. MH251.
<b>WATER - FIRE SERVICE CONSTRUCTION NOTES</b>	
70	INSTALL 16"x 12" HOT TAP CONNECTION PER E.V.M.W.D. STD. DWG. No. W-29 AND W-13.
71	INSTALL 12" DUCTILE IRON PIPE PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
72	INSTALL 12"x 12"x 4" D.I. TEE PER E.V.M.W.D. STD. DWG. No.
73	INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STD. DWG. No. W-23.
74	INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
75	INSTALL 8"x 8"x 8" D.I. TEE PER E.V.M.W.D. STD. DWG. No. W-4.
76	INSTALL 8"x 8"x 6" D.I. TEE PER E.V.M.W.D. STD. DWG. No. W-4.
77	INSTALL 8" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
78	INSTALL 8" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
79	INSTALL 8" GATE VALVE PER E.V.M.W.D. STD. DWG. No. W-13.
80	INSTALL 6" P.V.C. C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
81	INSTALL 6" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
82	INSTALL 6" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.

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



**VICINITY MAP**

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

File name: S:\SCHOOLS\SycamoreAcademy\DWG\C-0-0.dwg Rev. 2008  
Plot date: 9/2/2014 2:18 PM

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

**NOTE:**  
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.  
The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after city acceptance or during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for acceptance by the city.

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



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



SEAL-ENGINEER:  
**SLR**  
Civil Engineering, Inc.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: *[Signature]* 8/27/14  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
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PUBLIC USE PERMIT No. 14-0074 SHEET No. **C-0.0**  
**CITY OF WILDOMAR**  
THE SYCAMORE ACADEMY  
TITLE SHEET, NOTES AND QUANTITIES  
OF # SHTS

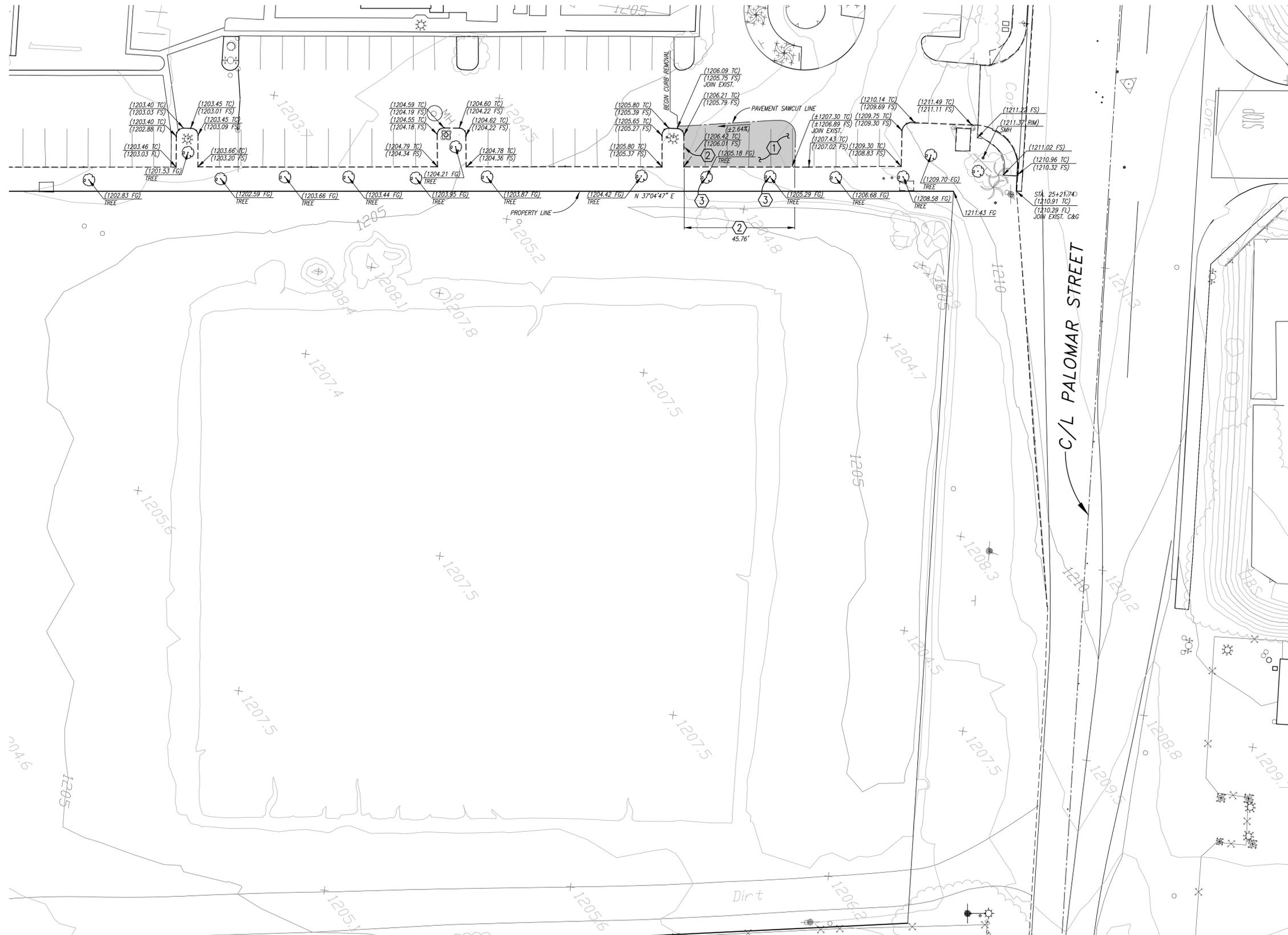
**INDEX OF SHEETS:**

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

EXISTING WORLD HARVEST CHURCH

DEMOLITION NOTES

- ① SAWCUT AND REMOVE EXISTING A.C. PAVEMENT.
- ② SAWCUT AND REMOVE EXISTING CONCRETE CURB.
- ③ REMOVE EXISTING TREE.

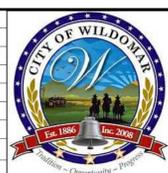


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MARK	BY	DATE	REVISIONS	APPR.	DATE



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



**SEAL-ENGINEER:**  
**SLR**  
Civil Engineering, Inc.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: *SLR* 8/27/14  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

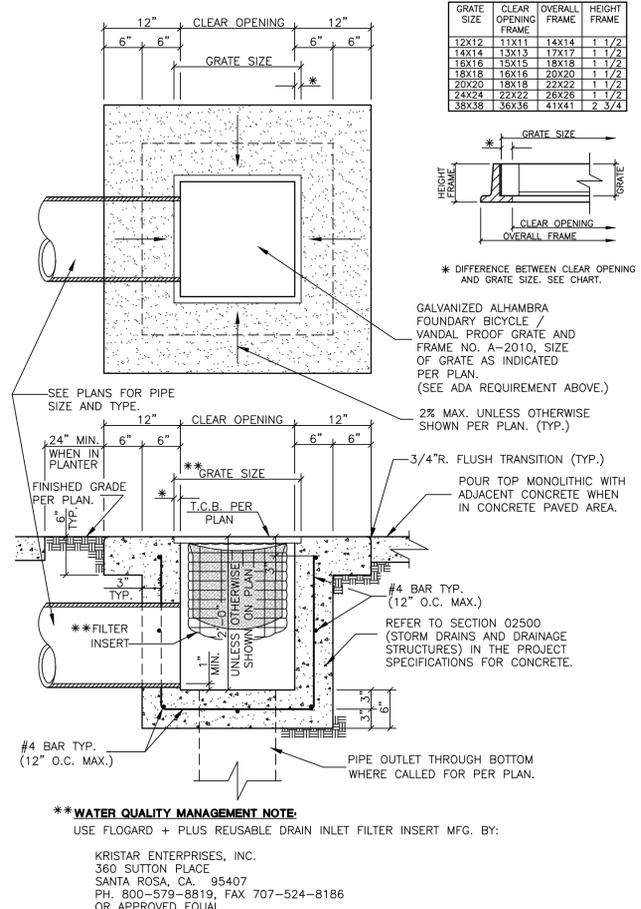
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SCALE:  
H: As Noted V: As Noted

**PUBLIC USE PERMIT** No. 14-0074  
**CITY OF WILDOMAR**  
THE SYCAMORE ACADEMY  
SITE DEMOLITION PLAN

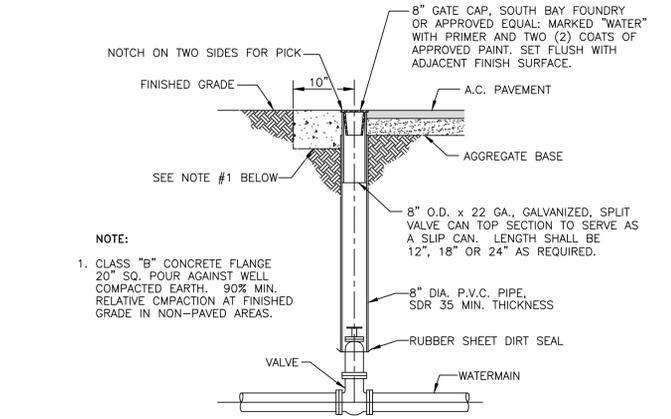
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OF # SHEETS

102-0410

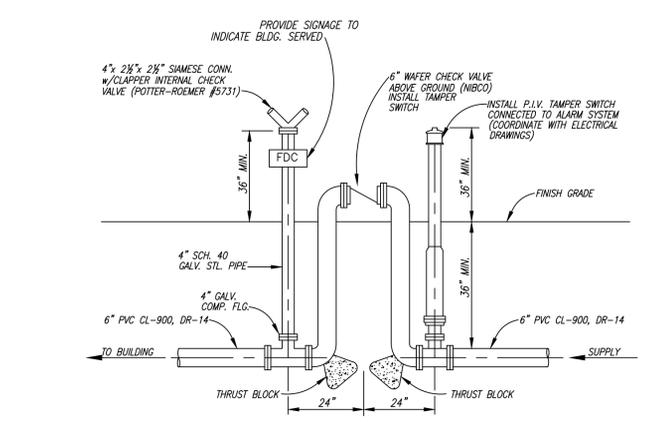
**ACCESS REQUIREMENT: WHEN CATCH BASIN IS IN PATH OF TRAVEL, PROVIDE GRATE WITH 1/2" MAXIMUM OPENINGS IN DIRECTION OF TRAVEL.**



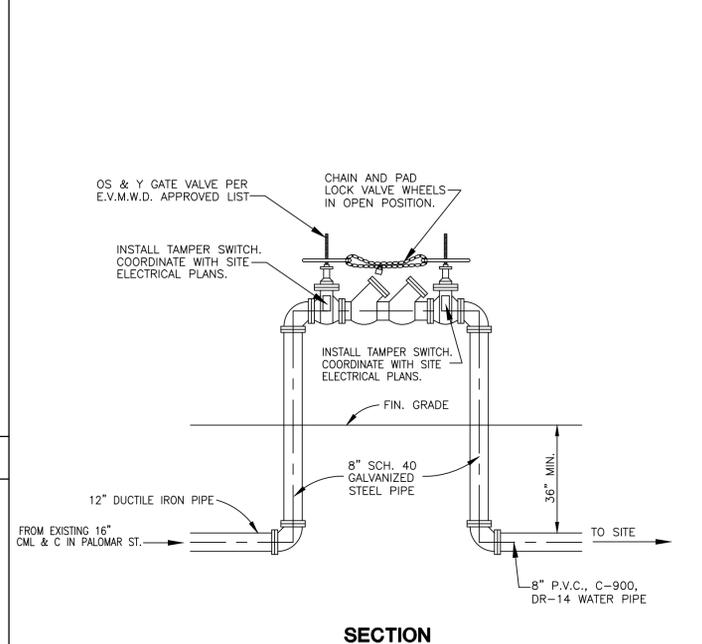
**GRATE INLET CATCH BASIN NO. 1 w/ FILTER** (37) 1



**VALVE CAN DETAIL** (959697) 3



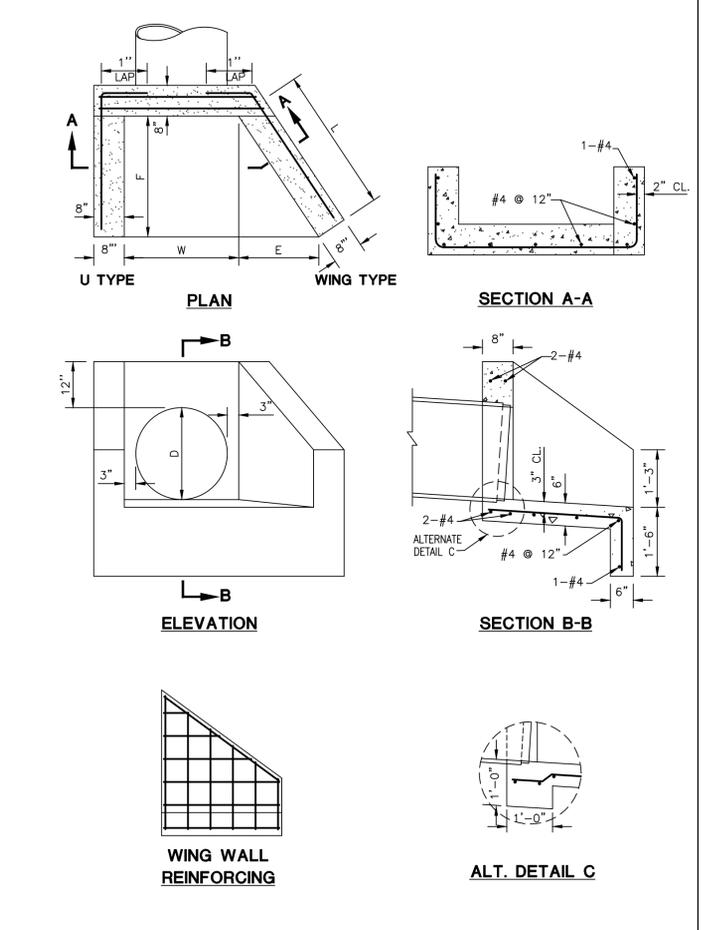
**BUILDING POST INDICATOR VALVE (P.I.V.) / FIRE DEPT. CONNECTION (F.D.C.) DETAIL** (8384) 4



**8" FIRE SERVICE DOUBLE CHECK DETECTOR ASSEMBLY (D.C.D.A.)** (73) 6

NOTE:  
ALL CONSTRUCTION INSTALLATION TO CONFORM TO CITY OF PERRIS FIRE DEPT. REQUIREMENTS, NFPA 24 STDS. AND SPECIFICATIONS, AND CITY OF PERRIS WATER IMPROVEMENT STDS.

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



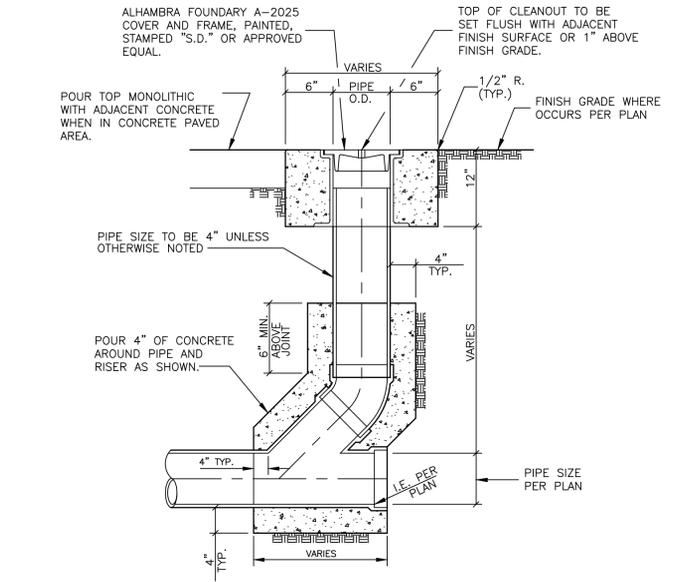
**CONCRETE HEADWALL DETAIL** 8

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

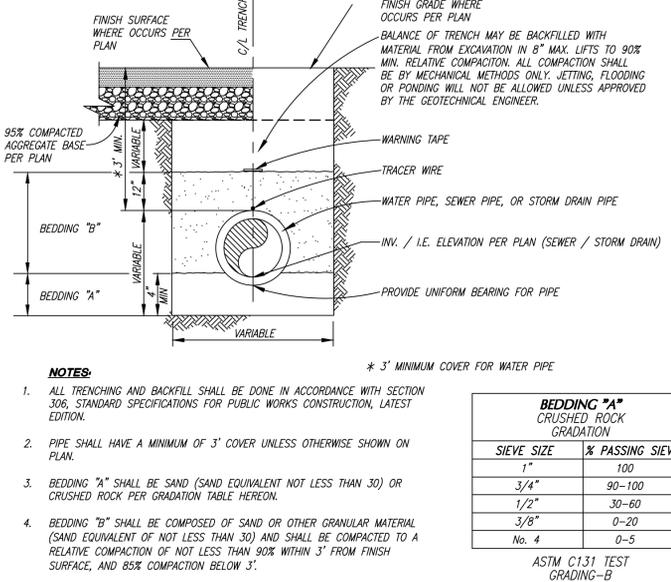
  

DIA OF PIPE	W	DOUBLE PIPE			
		U TYPE		WING TYPE	
		CONC	STEEL	CONC	STEEL
18"	AS SHOWN ON PLANS	0.82	53	0.90	61
24"	AS SHOWN ON PLANS	1.22	73	1.36	86
30"	AS SHOWN ON PLANS	1.66	109	1.92	123
36"	AS SHOWN ON PLANS	2.19	136	2.55	162

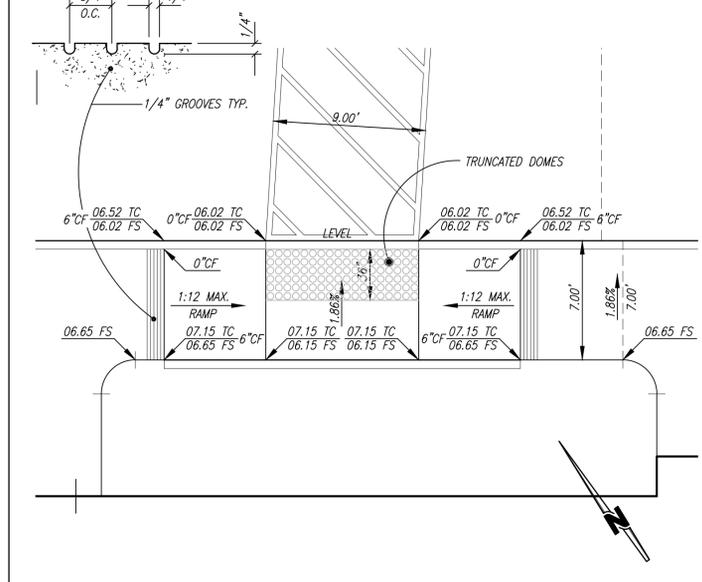
- NOTES:**
- CONCRETE SHALL BE 560-C-3250.
  - EXPOSED CORNERS TO BE CHAMFERED 3/4".
  - MULTIPLE PIPES TO BE SET A DISTANCE OF D/2, WITH A 1" MINIMUM BETWEEN OUTSIDE DIAMETERS OF PIPES.
  - TOP OF HEADWALL SHALL BE PLACED APPROXIMATELY PARALLEL TO PROFILE GRADE WHEN THE GRADE IS 3% OR MORE.
  - SKewed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



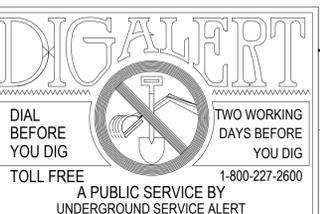
**STORM DRAIN/SEWER CLEANOUT** (64) 2



**TYPICAL PIPE TRENCH DETAIL** 5



**CURB ACCESS DETAIL** (SCALE: 1"=5') 7



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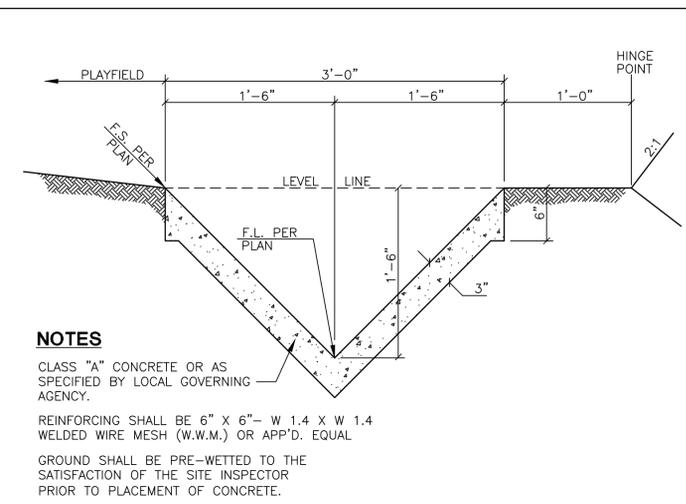
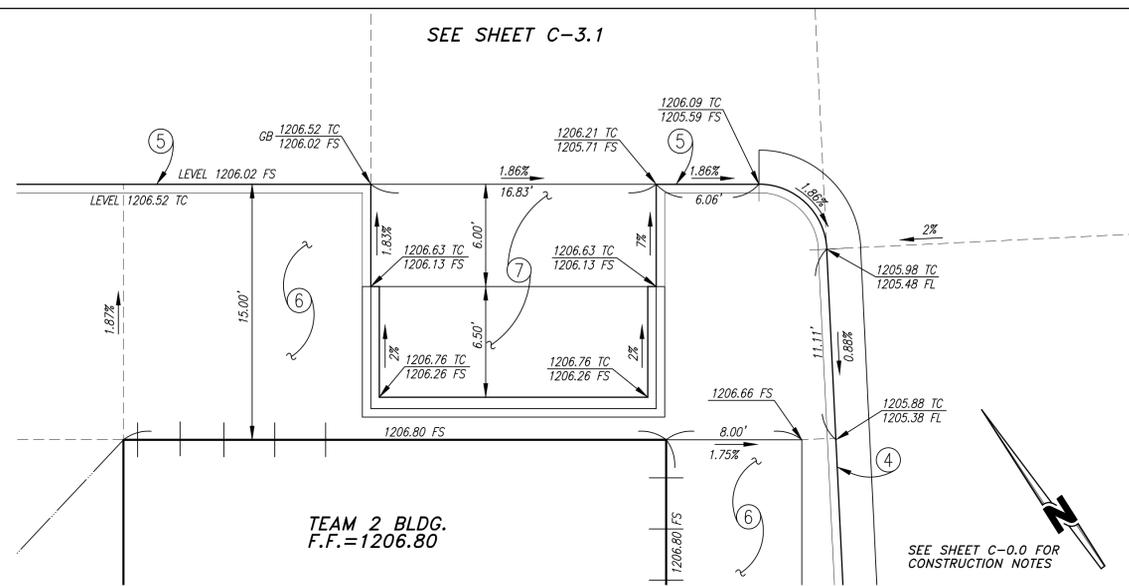
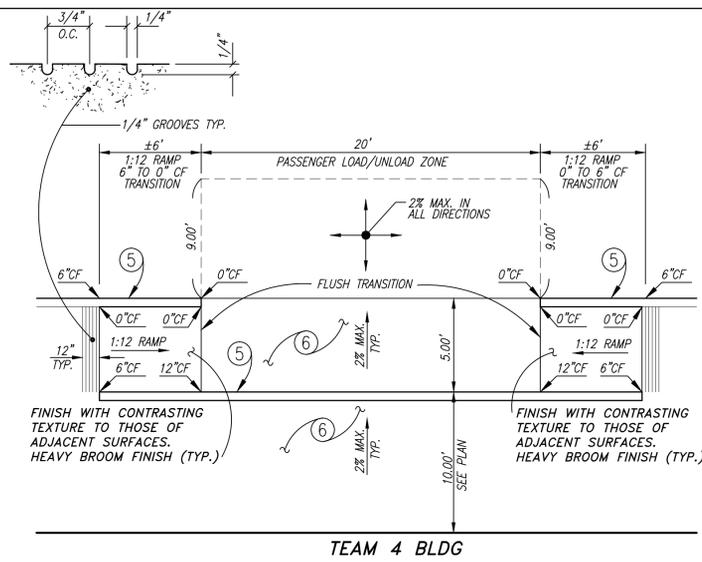
**CITY OF WILDOMAR**  
ACCEPTED BY:  
Date:  
DANIEL A. YORK  
Public Works Director/City Engineer  
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



**SEAL-ENGINEER:**  
STEVEN L. RAY  
CIVIL  
PREPARED BY: *SLR* 8/27/14  
STEVEN L. RAY Date:  
R.C.E. No. 35334 EXP. 9/30/15

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

**PUBLIC USE PERMIT** No. 14-0074  
**CITY OF WILDOMAR**  
THE SYCAMORE ACADEMY  
DETAIL SHEET  
SHEET No. **C-2.0**  
OF # SHTS



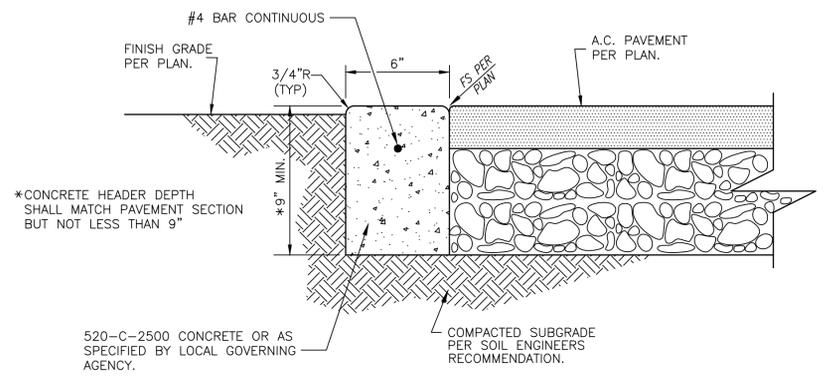
PASSENGER LOAD/UNLOAD DETAIL

N.T.S. 9 1

TRASH ENCLOSURE ENLARGED DETAIL

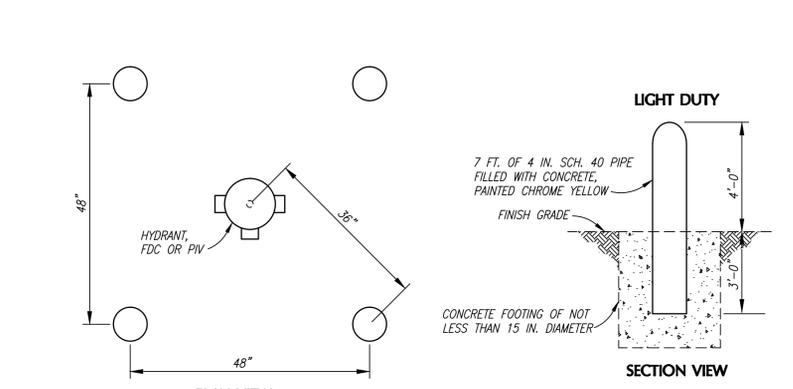
SCALE: 1"=5' 2

3' WIDE CONCRETE 'V' DITCH N.T.S. 11 3



6' WIDE CONCRETE HEADER

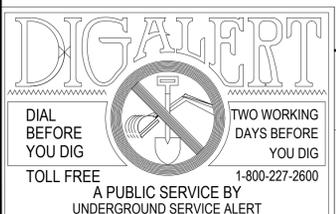
N.T.S. 10 4



PIPE BOLLARD DESIGN DETAIL

87 5

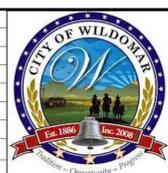
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THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION		SOILS R-VALUE -- PER DATED	
MARK	BY	DATE	REVISIONS
	ENGINEER		
APPR.	DATE	CITY	



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



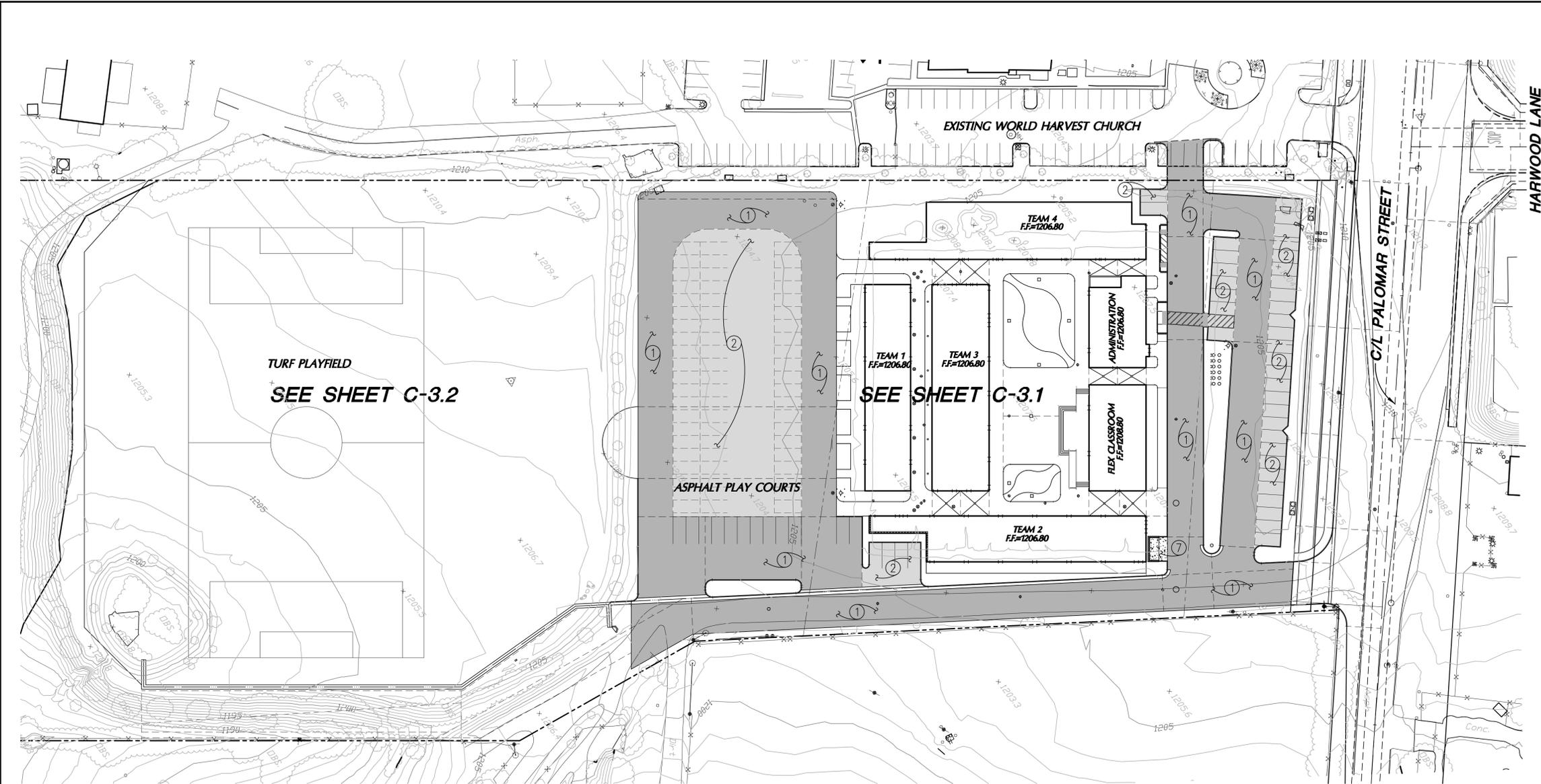
SEAL-ENGINEER:  
SLR  
Civil Engineering, Inc.  
6840 INDIANA AVENUE • SUITE 130  
RIVERSIDE, CA 92506  
(951) 683-8088 FAX (951) 683-6915  
PREPARED BY: Steven L. Ray 8/27/14  
STEVEN L. RAY  
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:  
Elevation = 1240.00  
Datum = NAVD 88  
BENCHMARK #Z14119  
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SCALE:  
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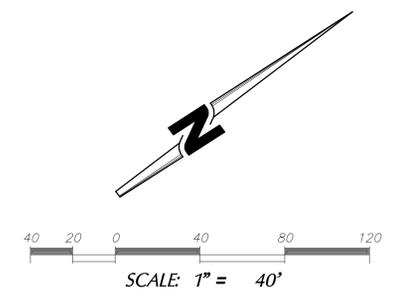
PUBLIC USE PERMIT No. 14-0074  
CITY OF WILDOMAR  
THE SYCAMORE ACADEMY  
DETAIL SHEET

SHEET No. C-2.1  
OF # SHEETS

102-0410



- CONSTRUCTION NOTES:**
- ① CONSTRUCT 3 1/2" AC OVER 12" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
  - ② CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS IIPER SOILS ENGINEER'S RECOMMENDATIONS.
  - ③ CONSTRUCT 6" AGGREGATE BASE CLASS IIPER SOILS ENGINEER'S RECOMMENDATIONS.
  - ④ CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY STANDARD DRAWING No. 200.
  - ⑤ CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
  - ⑥ CONSTRUCT 4" THICK CONCRETE PAVING FINISH PER ARCHITECT'S SPECIFICATIONS.
  - ⑦ CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY. FINISH PER ARCHITECT'S SPECIFICATIONS.
  - ⑧ CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
  - ⑨ CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No.1, SHEET C-2.1.
  - ⑩ CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
  - ⑪ CONSTRUCT 3" WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.



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 Plot date: 9/2/2014 2:16 PM

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MARK	BY	DATE	REVISIONS	APPR.	DATE

**CITY OF WILDOMAR**

ACCEPTED BY: DANIEL A. YORK  
 Public Works Director/City Engineer

Date: 9/30-15

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES

SEAL-ENGINEER:

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

**SLR**  
 Civil Engineering, Inc.

6840 INDIANA AVENUE • SUITE 130  
 RIVERSIDE, CA 92506  
 (951) 683-8088 FAX (951) 683-6915

PREPARED BY: STEVEN L. RAY 9/27/14

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

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

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SCALE:  
 H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074

**CITY OF WILDOMAR**

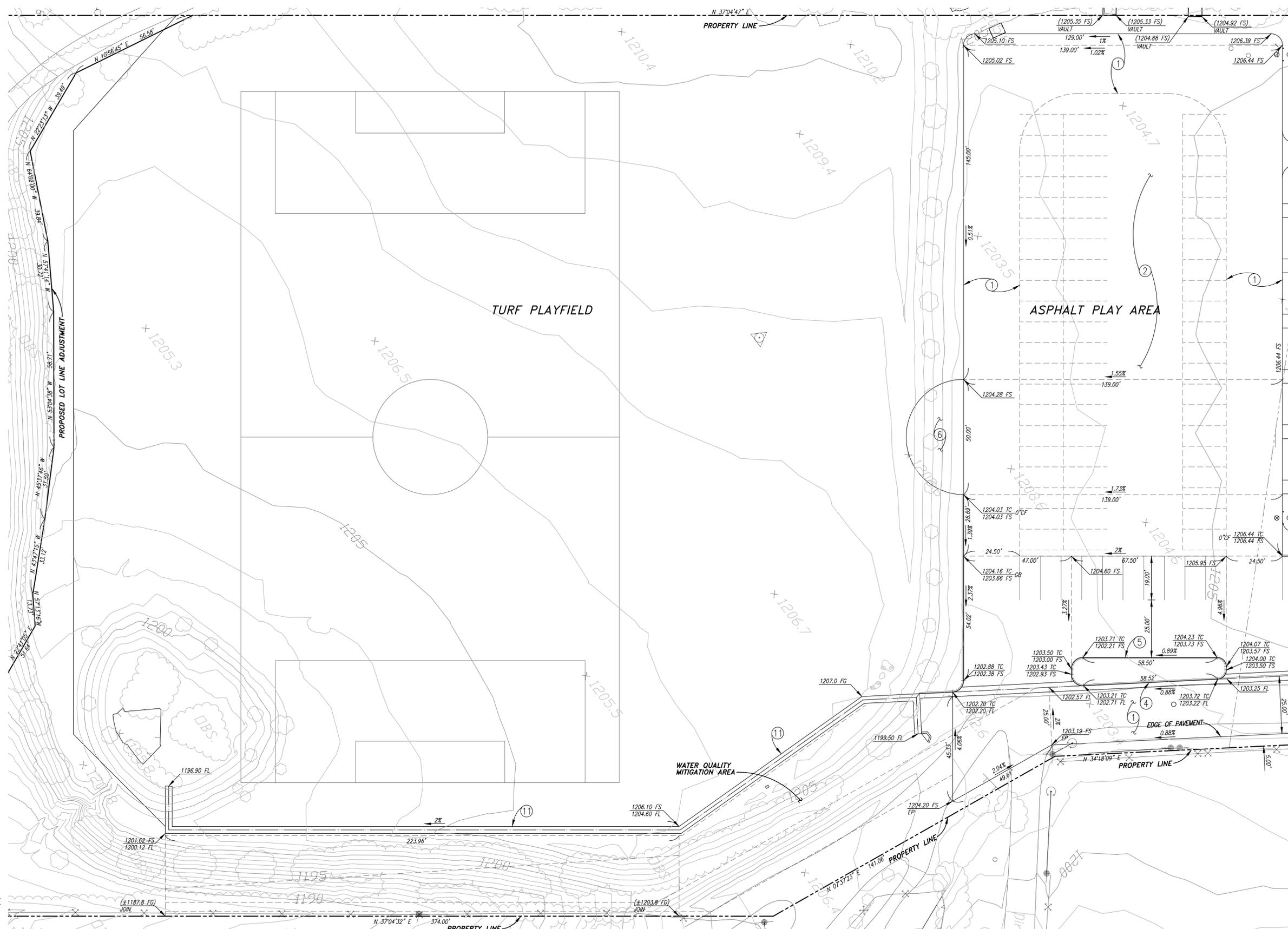
THE SYCAMORE ACADEMY  
 SITE PAVING PLAN

SHEET No. **C-3.0**

OF # SHTS

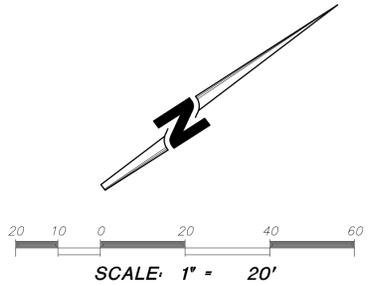
102-0410





- CONSTRUCTION NOTES:**
- 1 CONSTRUCT 3 1/2" AC OVER 12" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
  - 2 CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
  - 3 CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
  - 4 CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY STANDARD DRAWING No. 200.
  - 5 CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
  - 6 CONSTRUCT 4" THICK CONCRETE PAVING FINISH PER ARCHITECT'S SPECIFICATIONS.
  - 7 CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY. FINISH PER ARCHITECT'S SPECIFICATIONS.
  - 8 CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
  - 9 CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No. 1, SHEET C-2.1.
  - 10 CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
  - 11 CONSTRUCT 3' WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.

SEE SHEET C-3.1

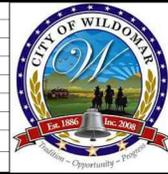


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**CITY OF WILDOMAR**  
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Public Works Director/City Engineer  
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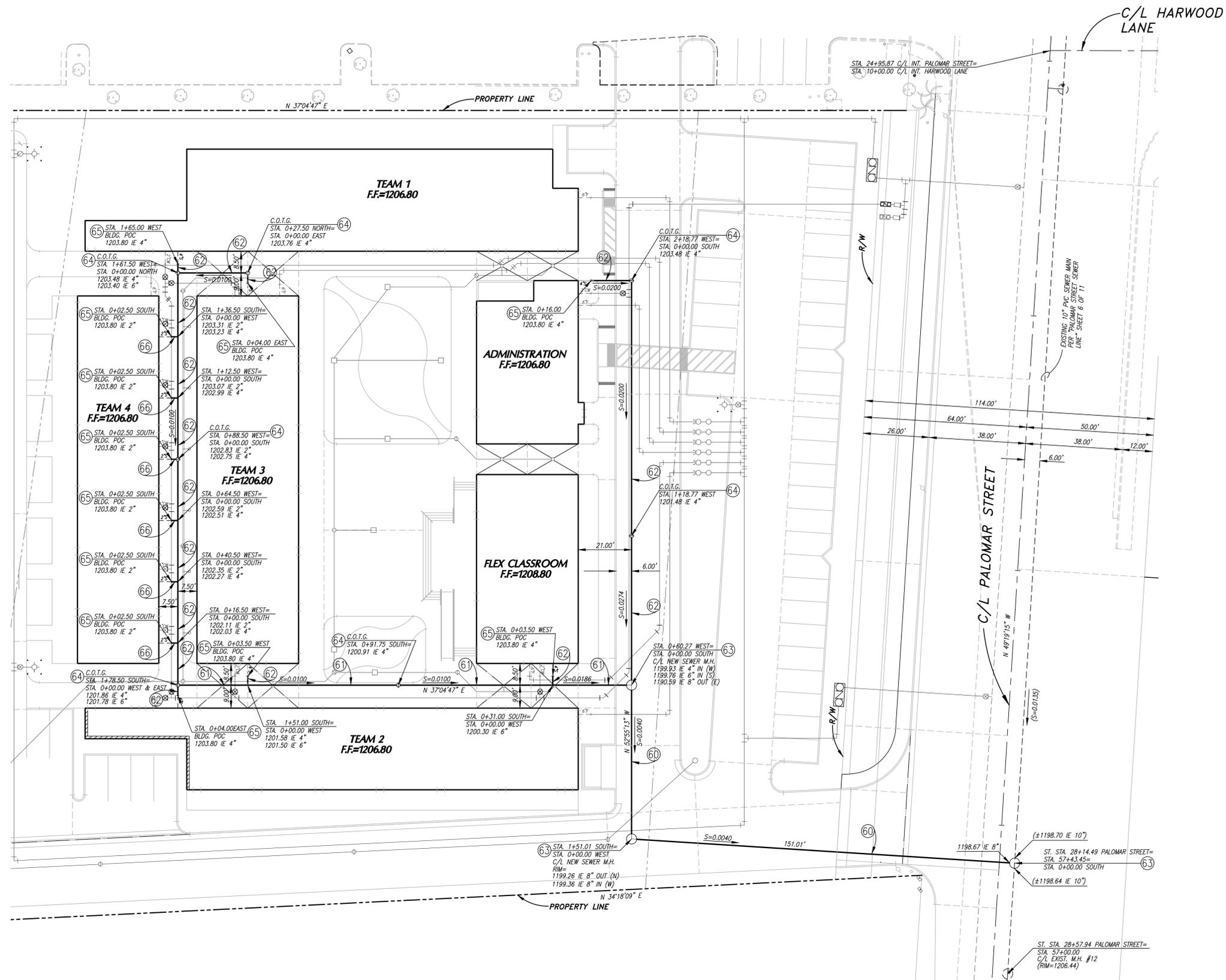
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SCALE:  
H: As Noted V: As Noted

**PUBLIC USE PERMIT** No. 14-0074  
**CITY OF WILDOMAR**  
THE SYCAMORE ACADEMY  
SITE GRADING PLAN

102-0410  
SHEET No. **C-3.2**  
OF # SHTS

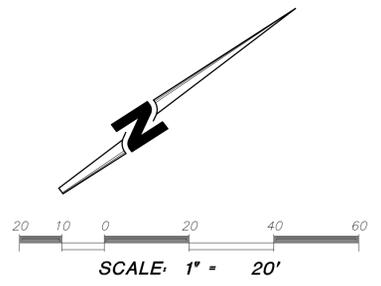
**PRELIMINARY**





**SEWER CONSTRUCTION NOTES**

- 60 INSTALL 8" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
- 61 INSTALL 6" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
- 62 INSTALL 4" PVC SDR-35 SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.
- 63 CONSTRUCT 48" DIAMETER SEWER MANHOLE PER E.V.M.W.D. STANDARD DRAWING No. S-4.
- 64 CONSTRUCT SEWER CLEANOUT PER DETAIL No. , SHEET C-2.0.
- 65 MAKE APPROVED CONNECTION TO BUILDING P.O.C. (VERIFY BUILDING CONNECTION POINT AND INVERT ELEV. WITH BUILDING PLUMBING PLANS).
- 66 INSTALL 2" ABS SEWER PIPE PER E.V.M.W.D. STANDARD DRAWING No. S-1A.



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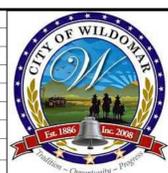
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MARK	BY	DATE	REVISIONS	APPR.	DATE
	ENGINEER				CITY



**CITY OF WILDOMAR**  
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 Public Works Director/City Engineer  
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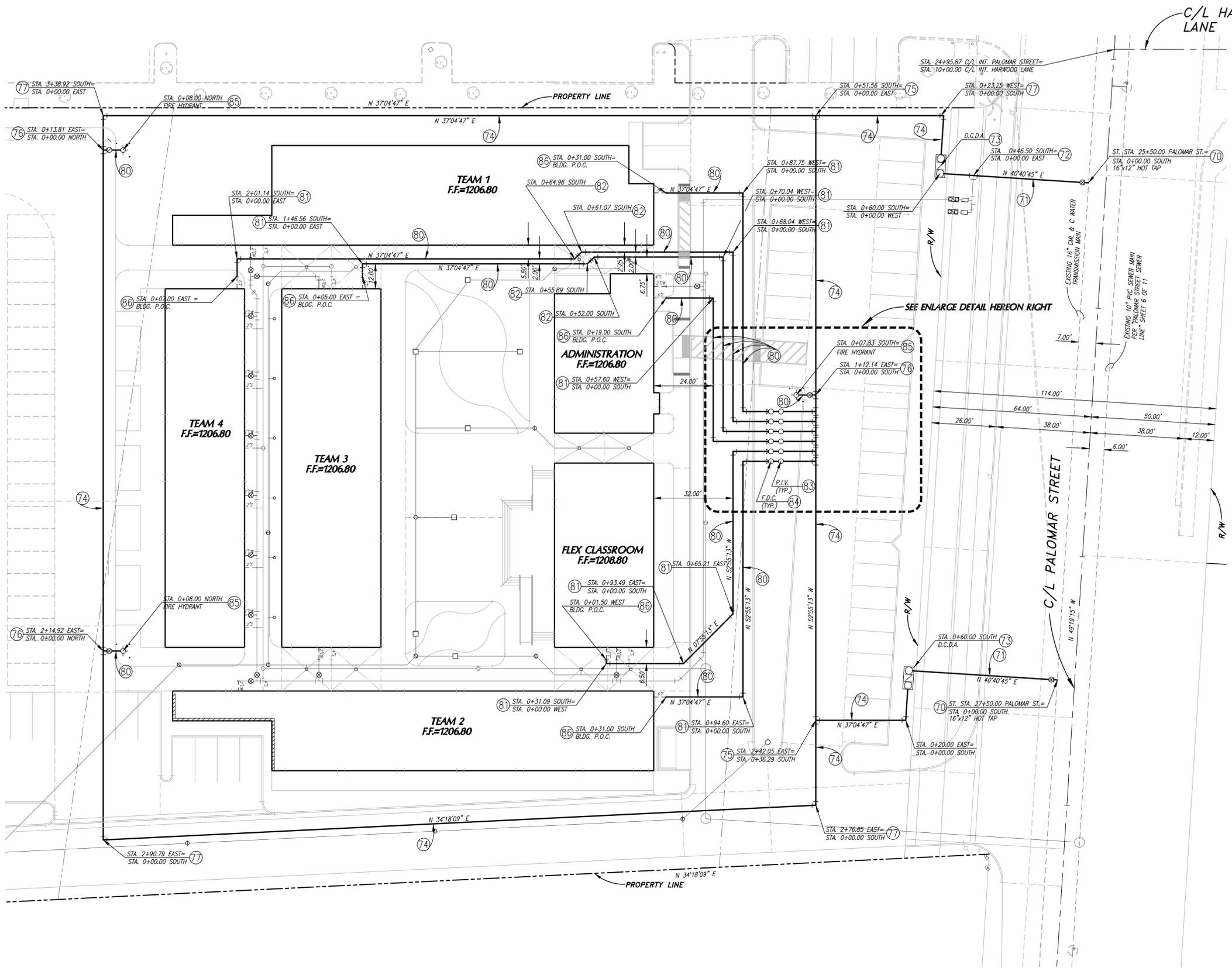
**SEAL-ENGINEER:**  
**SLR**  
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 6840 INDIANA AVENUE • SUITE 130  
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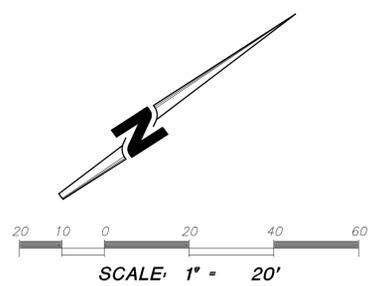
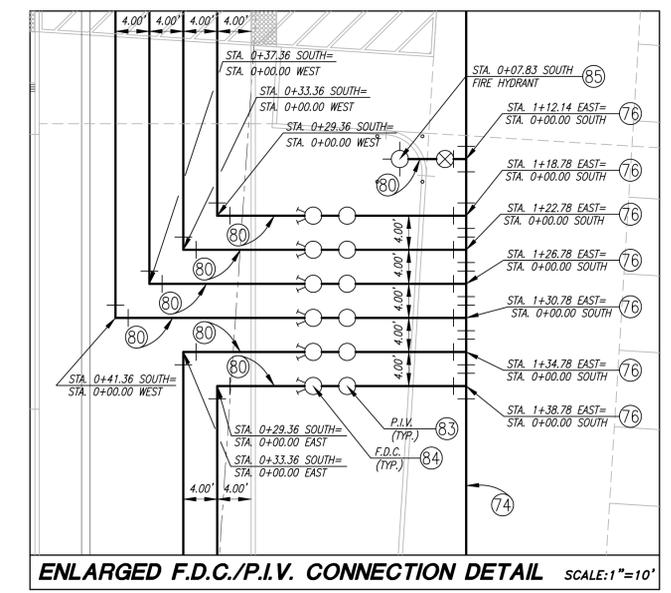
**PUBLIC USE PERMIT** No. 14-0074  
**CITY OF WILDOMAR**  
 THE SYCAMORE ACADEMY  
 ONSITE SEWER PLAN

SHEET No.  
**C-5.0**  
 OF # SHTS

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 The name of the system is S:\Projects\2014\2103\2103.dwg



- WATER - FIRE SERVICE CONSTRUCTION NOTES**
- (70) INSTALL 16"x 12" HOT TAP CONNECTION PER E.V.M.W.D. STD. DWG. No. W-29 AND W-13.
  - (71) INSTALL 12" DUCTILE IRON PIPE PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
  - (72) INSTALL 12"x 12"x 4" D.I. TEE PER E.V.M.W.D. STD. DWG. No.
  - (73) INSTALL 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STD. DWG. No. W-23.
  - (74) INSTALL 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
  - (75) INSTALL 8"x 8"x 8" D.I. TEE PER E.V.M.W.D. STD. DWG. No. W-4.
  - (76) INSTALL 8"x 8"x 6" D.I. TEE PER E.V.M.W.D. STD. DWG. No. W-4.
  - (77) INSTALL 8" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
  - (78) INSTALL 8" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
  - (79) INSTALL 8" GATE VALVE PER E.V.M.W.D. STD. DWG. No. W-13.
  - (80) INSTALL 6" P.V.C. C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4.
  - (81) INSTALL 6" D.I. 90° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
  - (82) INSTALL 6" D.I. 45° ELBOW PER E.V.M.W.D. STD. DWG. No. W-4.
  - (83) INSTALL 6" POST INDICATOR VALVE (P.I.V.) FOR SITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL No. 4, SHEET C-2.0.
  - (84) INSTALL FIRE DEPT. CONNECTION (F.D.C.) 2-WAY FOR ONSITE FIRE SYSTEM PER COUNTY OF RIVERSIDE FIRE DEPT. STANDARDS AND SPECIFICATIONS. SEE DETAIL No. 4, SHEET C-2.
  - (85) INSTALL 6"x 4"x 2 1/2" SUPER FIRE HYDRANT PER E.V.M.W.D. STD. DWG. No. W-7. COMPLETE TO INCLUDE PIPE, 6" VALVE, HYDRANT AND ALL OTHER MATERIALS REQUIRED.
  - (86) MAKE APPROVED CONNECTION TO BUILDING FIRE SPRINKLER SYSTEM (VERIFY BUILDING CONNECTION POINT WITH BUILDING FIRE SPRINKLER PLANS).
  - (87) INSTALL PIPE BOLLARD PER DETAIL No. 5, SHEET C-2.1.



**DIGALERT**

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

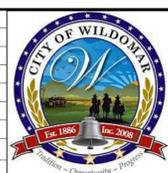
TOLL FREE 1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**NOTE:**  
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MARK	BY	DATE	REVISIONS	APPR.	DATE



**CITY OF WILDOMAR**

ACCEPTED BY:

Date:

DANIEL A. YORK  
 Public Works Director/City Engineer

ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



**SLR**  
 Civil Engineering, Inc.

6840 INDIANA AVENUE, SUITE 130  
 RIVERSIDE, CA 92506  
 (951) 683-8088 FAX (951) 683-6915

PREPARED BY: *SLR* 8/27/14  
 STEVEN L. RAY

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

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

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

SCALE:  
 H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074

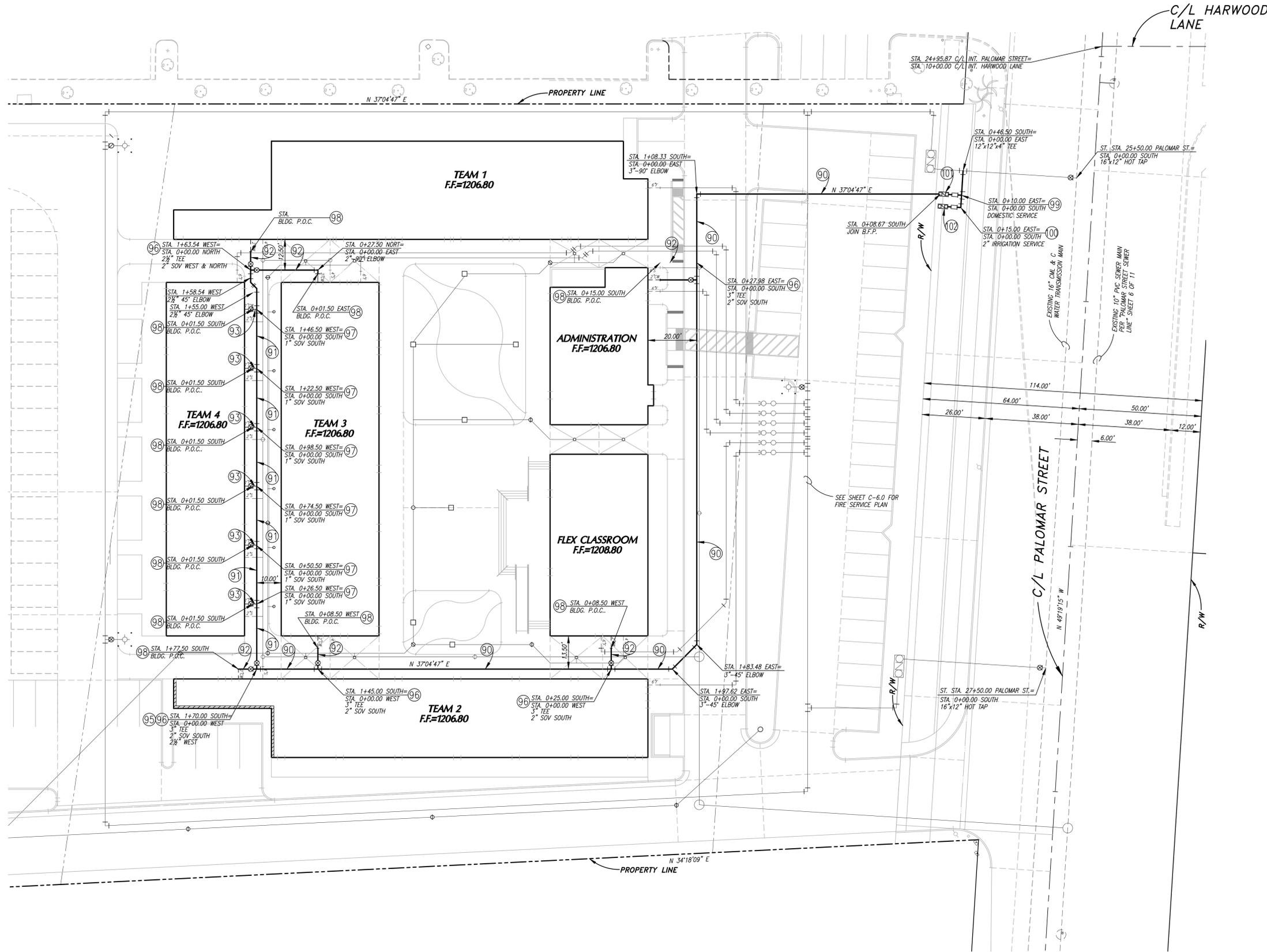
**CITY OF WILDOMAR**

THE SYCAMORE ACADEMY  
 ONSITE PRIVATE FIRE  
 WATER SERVICE

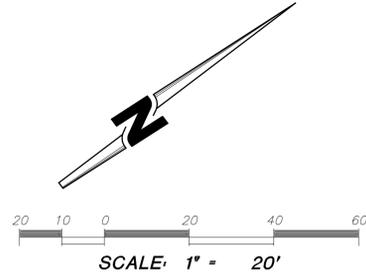
SHEET No. **C-6.0**

OF # SHTS

The name(s) shown on this drawing is/are the property of the City of Wildomar, California. No part of this drawing may be reproduced without the written permission of the City of Wildomar, California.



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



**DIGALERT**

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

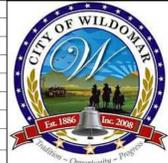
TOLL FREE 1-800-227-2600

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MARK	BY	DATE	REVISIONS	APPR.	DATE



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



**SEAL-ENGINEER:**  
**SLR**  
**Civil Engineering, Inc.**  
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 Elevation = 1240.00  
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 THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15  
 SCALE:  
 H: As Noted V: As Noted

**PUBLIC USE PERMIT** No. 14-0074  
**CITY OF WILDOMAR**  
 THE SYCAMORE ACADEMY  
 ONSITE DOMESTIC  
 WATER PLAN

SHEET No.  
**C-6.1**  
 OF # SHTS

APPROXIMATE TOTAL OF GROSS ACREAGE OF PROPERTY = 9.6 ACRES  
 APPROXIMATE TOTAL OF NET USABLE ACREAGE OF PROPERTY = 5.8 ACRES



06.16.14  
 PLANNING DEPT. SUBMITTAL

MILESTONES



REVISIONS

SITE AREA CALCULATION

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

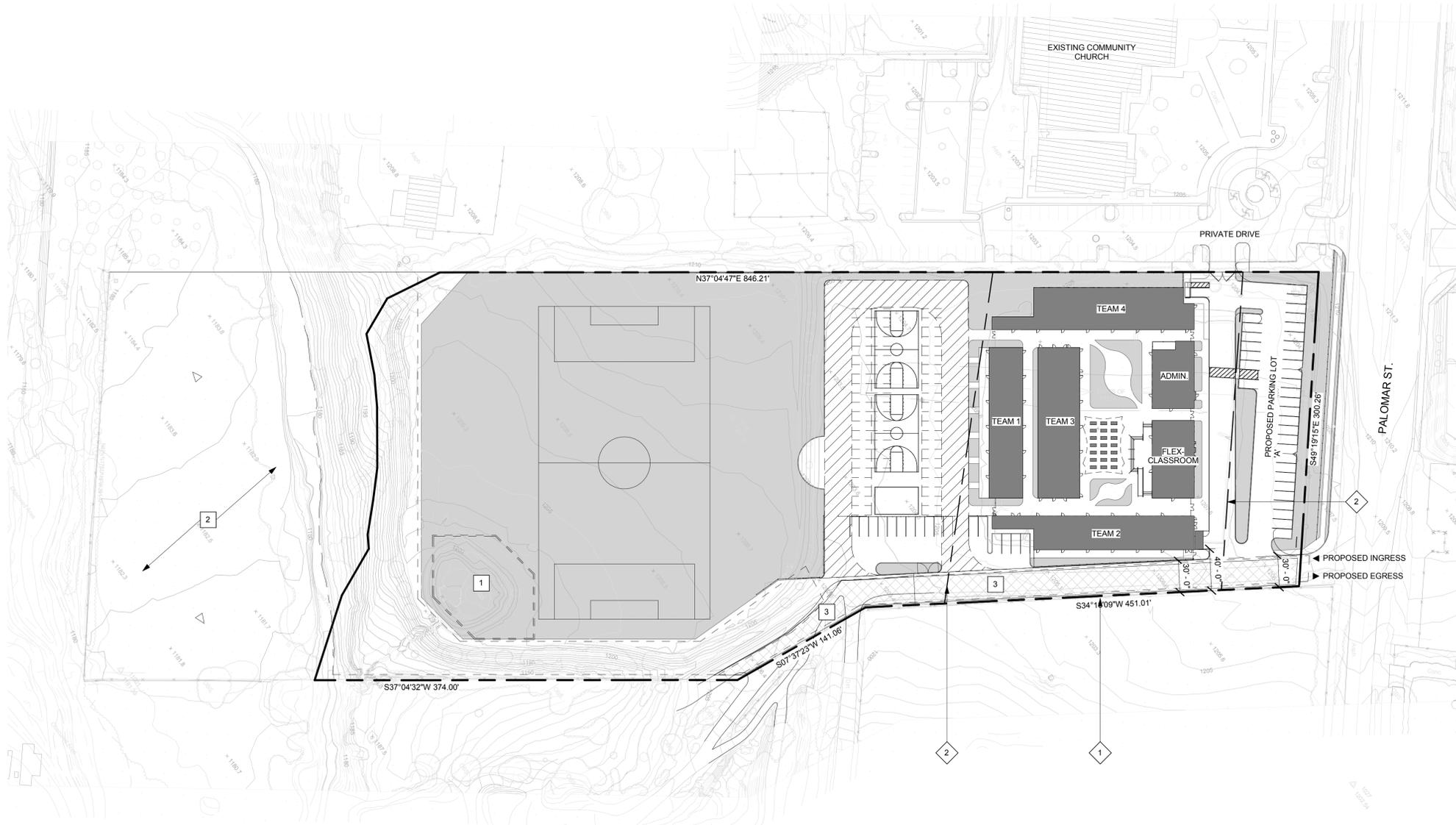
DEFINED CONSTRAINED AREAS

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

CONSTRAINED AREA PLAN KEYNOTES

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

CONSTRAINED AREA PLAN SYMBOLS

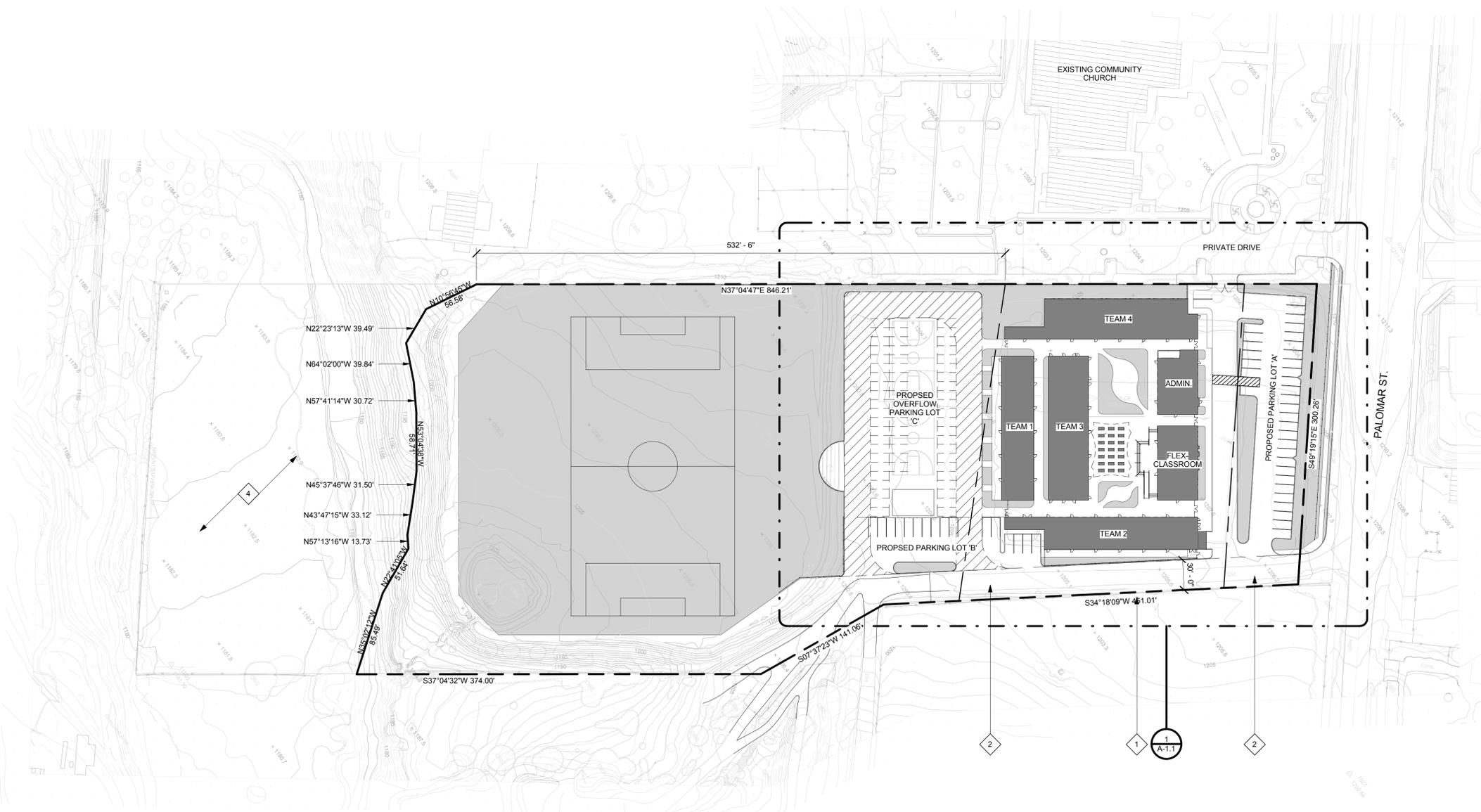


SITE PLAN



SCALE: 1"= 60'-0"

SITE PLAN



SCALE: 1"= 60'-0"

**PARKING STALLS REQUIRED: (PER MUNICIPAL CODE 17.188.030)**  
 WHICHEVER IS GREATER:  
 ONE CAR PER CLASSROOM = 23  
 ONE CAR PER THREE SEATS IF FLEX CLASSROOM IS USED AS MULTI-PURPOSE ROOM. AVAILABLE SEATIN VIA FOLDING CHAIRS IS 190.  
 190 DIVIDED BY 3 = 63 REQUIRED PARKING SPACES

**PROPOSED PARKING LOT 'A'**

- 34 STANDARD STALLS
- 1 ACCESSIBLE VAN ACCESSIBLE
- 36 TOTAL

**PROPOSED PARKING LOT 'B'**

- 16 STANDARD STALLS

**PROPOSED OVERFLOW PARKING LOT 'C'**

- 58 TOTAL STALLS
- 2 ACCESSIBLE VAN ACCESSIBLE
- 61 TOTAL

**113 GRAND TOTAL**

113 PROPOSED SPACES > 63 REQUIRED SPACES

**SITE PLAN GENERAL NOTES**

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

**SITE PLAN KEYNOTES**

- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE

**SITE PLAN SYMBOLS**



06.16.14  
 PLANNING DEPT. SUBMITTAL

**MILESTONES**

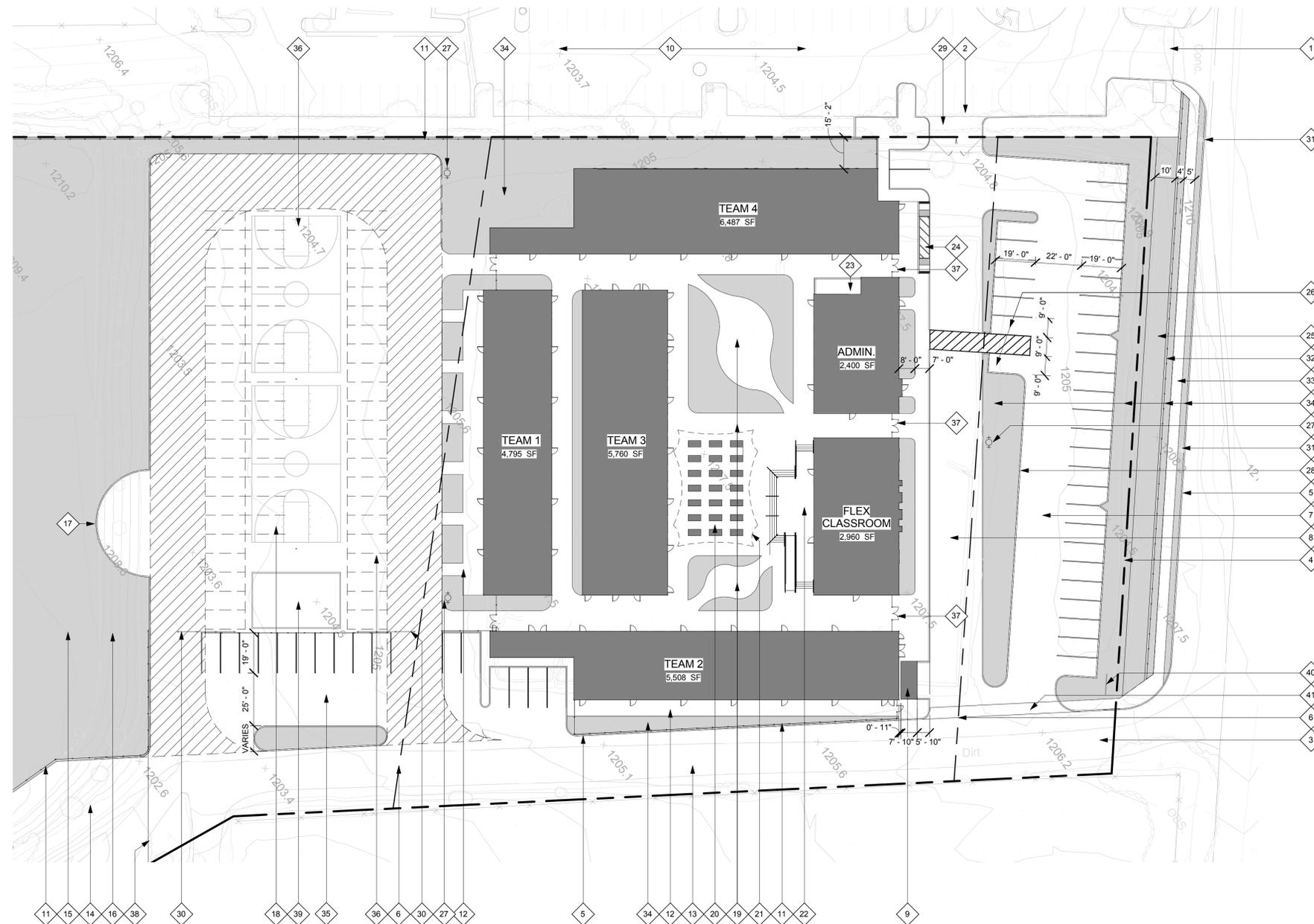


**REVISIONS**

**THE SYCAMORE ACADEMY**

**SITE PLAN**

A-1.0



1. EXISTING ADJACENT PRIVATE ACCESS DRIVE
2. NEW ACCESS DRIVE FOR EMERGENCY VEHICLES
3. NEW ACCESS DRIVE
4. PROPERTY LINE
5. NEW CURB AND GUTTER
6. SEISMIC SET BACK LINE (APPROX. 69,085 SF. NET AREA)
7. PARKING FOR 36 CARS
8. PARENT/CHILD DROP-OFF AREA
9. TRASH ENCLOSURE, PRE CR&R STANDARD
10. EXISTING ADJACENT PARKING LOT
11. 8' HIGH CHAIN LINK FENCE AT ENTIRE SCHOOL PERIMETER
12. CONCRETE PATIO, TYP.
13. NEW A.C. PAVED DRIVE (EASEMENT)
14. EXISTING DRAINAGE COURSE TO BE USED FOR BIO SWALE
15. TURF PLAYFIELD
16. REGRADE SLOPE FOR MAINTENANCE AND ACCESS
17. TURF AMPHITHEATER
18. PAVED PLAY
19. COURTYARD PAVING
20. LUNCH/ ASSEMBLY AREA
21. FABRIC SHADE STRUCTURE ABOVE
22. CONCRETE PLATFORM
23. STAFF PATIO
24. ACCESSIBLE DROP-OFF
25. 10 FT. WIDE REGIONAL/COMMUNITY MULTI-USE TRAIL
26. REQUIRED ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
27. NEW FIRE HYDRANT LOCATION
28. FIRE LANE CURB TO BE PAINTED RED
29. SWINGING GATE FOR EMERGENCY VEHICLE ACCESS
30. SLIDING CHAINLINK GATE FOR SPECIAL EVENT PARKING AND EMERGENCY VEHICLE ACCESS
31. EXISTING POWER POLE
32. NEW 3'-6" HIGH FENCE PER CITY OF WILDOMAR STD.
33. NEW 5'-0" WIDE CONCRETE SIDEWALK
34. SHADING INDICATES NEW LANDSCAPING
35. PARKING FOR 16 CARS
36. SPECIAL EVENT PARKING FOR 61 CARS
37. 8'-0" HIGH x 6'-0" WIDE ORNAMENTAL IRON GATE (TYP. FOR FIVE LOCATIONS)
38. LIMIT OF EASEMENT/A.C. PAVED DRIVE
39. PLAY STRUCTURE FIT
40. LOW MONUMENT SIGN WITH LETTERS "THE SYCAMORE ACADEMY"
41. ACCESSIBLE ENTRANCE WALK FROM PUBLIC RIGHT OF WAY

SITE PLAN GENERAL NOTES

MILESTONES



REVISIONS

SITE PLAN KEYNOTES

- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE

SITE PLAN SYMBOLS



MILESTONES



REVISIONS

SITE PLAN KEYNOTES

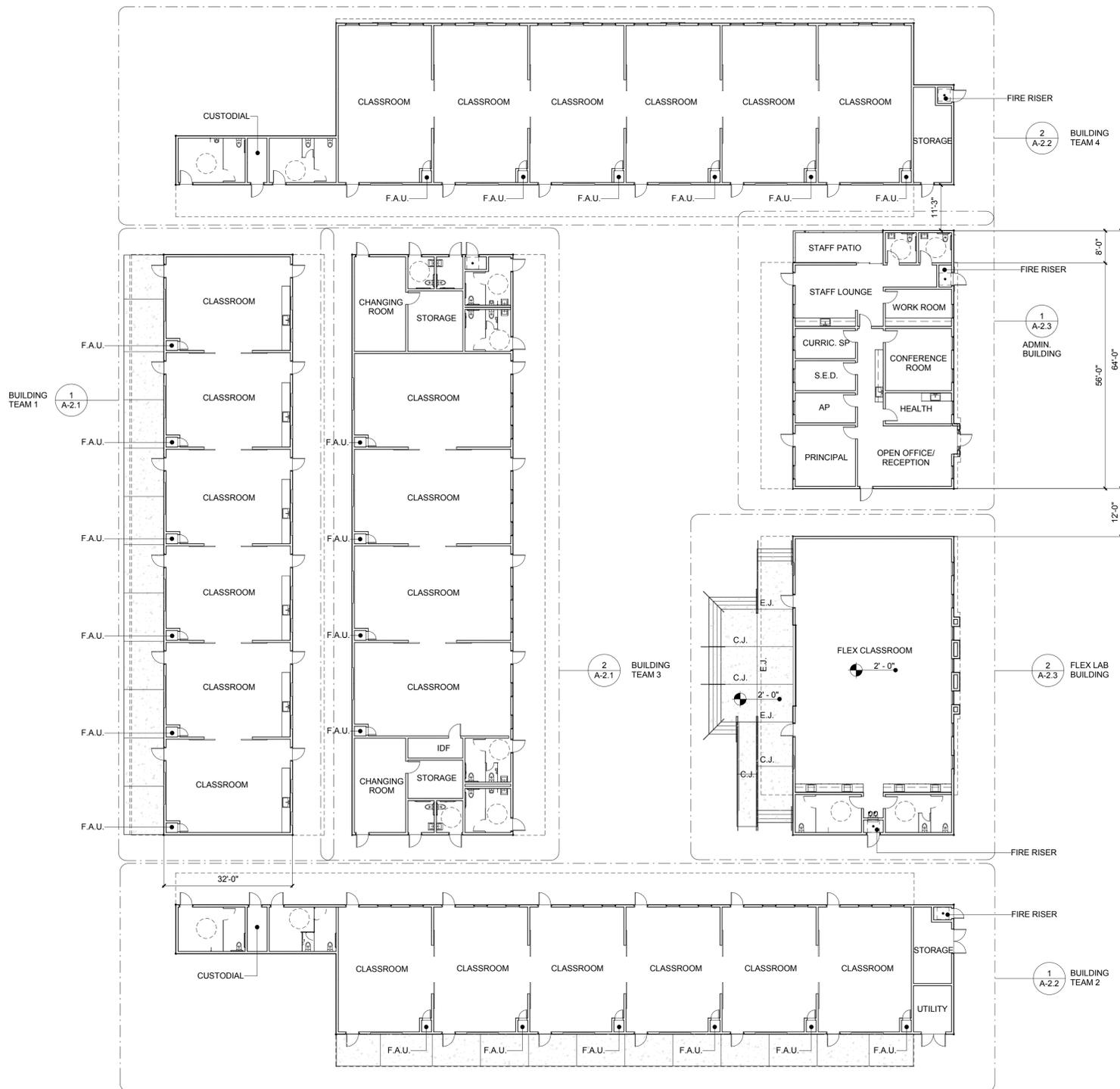
- PROPOSED BUILDINGS
- PROPOSED LANDSCAPE
- PROPOSED HARDSCAPE

SITE PLAN SYMBOLS



06.16.14  
PLANNING DEPT. SUBMITTAL

COMPOSITE FLOOR PLAN



TEAM 1

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
1-01	CLASSROOM	E	709 SF	20	36
1-02	CLASSROOM	E	716 SF	20	36
1-03	CLASSROOM	E	716 SF	20	36
1-04	CLASSROOM	E	716 SF	20	36
1-05	CLASSROOM	E	716 SF	20	36
1-06	CLASSROOM	E	709 SF	20	36
1-07	F.A.U.		7 SF		
1-08	F.A.U.		7 SF		
1-09	F.A.U.		7 SF		
1-10	F.A.U.		7 SF		
1-11	F.A.U.		7 SF		
1-12	F.A.U.		7 SF		
					216 OCC.

TEAM 2

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
2-01	UTILITY		108 SF		300
2-02	F.A.U.		7 SF		
2-03	CLASSROOM		709 SF		20
2-04	F.A.U.		7 SF		
2-05	CLASSROOM		716 SF		20
2-06	F.A.U.		7 SF		
2-07	CLASSROOM		716 SF		20
2-08	F.A.U.		7 SF		
2-09	CLASSROOM		716 SF		20
2-10	F.A.U.		7 SF		
2-11	CLASSROOM		716 SF		20
2-12	F.A.U.		7 SF		
2-13	CLASSROOM		709 SF		20
2-14	GIRLS RESTROOM		183 SF		300
2-15	CUSTODIAL		54 SF		1
2-16	BOYS RESTROOM		183 SF		300
2-17	FIRE RISER		14 SF		
2-18	STORAGE		161 SF		300
					219 OCC.

TEAM 3

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
3-09	WOMEN		52 SF		
3-10	MEN		52 SF		
3-11	CHANGING ROOM		299 SF		15
3-12	STORAGE		130 SF		300
3-13	IDF		67 SF		
3-14	F.A.U.		7 SF		
3-15	F.A.U.		7 SF		
3-16	F.A.U.		7 SF		
3-17	F.A.U.		7 SF		
3-18	STORAGE		205 SF		300
					17 OCC.

TEAM 4

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
4-01	STORAGE		205 SF		300
4-02	F.A.U.		7 SF		
4-03	CLASSROOM		894 SF		20
4-04	F.A.U.		7 SF		
4-05	CLASSROOM		903 SF		20
4-06	F.A.U.		7 SF		
4-07	CLASSROOM		903 SF		20
4-08	F.A.U.		7 SF		
4-09	CLASSROOM		903 SF		20
4-10	F.A.U.		7 SF		
4-11	CLASSROOM		903 SF		20
4-12	F.A.U.		7 SF		
4-13	CLASSROOM		894 SF		20
4-14	GIRLS RESTROOM		183 SF		300
4-15	CUSTODIAL		54 SF		1
4-16	BOYS RESTROOM		184 SF		300
4-17	FIRE RISER		14 SF		
					276 OCC.

FLEX LAB BUILDING

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
F-01	FLEX CLASSROOM		2455 SF		7
F-02	WOMEN / GIRLS RESTROOM		154 SF		
F-03	FIRE RISER		15 SF		
F-04	MEN / BOYS RESTROOM		154 SF		
					351 OCC.

ADMINISTRATION BUILDING

ROOM	NAME	OCCUPANCY	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
A-01	MEN RESTROOM		57 SF		
A-02	WOMEN RESTROOM		61 SF		
A-03	FIRE RISER		17 SF		
A-04	WORK ROOM		151 SF	100	2
A-05	CONFERENCE ROOM		254 SF	100	3
A-06	HEALTH		126 SF	100	2
A-08	PRINCIPAL		228 SF	100	3
A-09	AP		111 SF	100	2
A-10	S.E.D.		111 SF	100	2
A-11	CURRIC. SP		111 SF	100	2
A-12	STAFF LOUNGE		570 SF	100	6
					22 OCC.

TOTAL OCCUPANT LOAD 1,101 OCC.

- CONSTRUCTION TYPE: V-B
- NUMBER OF STORIES: 1
- ALLOWABLE HEIGHT: 40'-0"
- ACTUAL HEIGHT: 20'-0"
- OCCUPANCY GROUP(S): E, B, A-3
- ALLOWABLE AREA: E = 9,500 SF (A) PER FLOOR  
B = 9,000 SF (A) PER FLOOR  
A-3 = 6,000 SF (A) PER FLOOR

7. ACTUAL BUILDING AREA: E = 29,857 SF  
B = 2,848 SF  
A-3 = 3,473 SF

8. AUTOMATIC FIRE SPRINKLER: YES (ENTIRE BUILDING)

9. FRONTAGE INCREASE: 0.00 (F)

10. AUTOMATIC FIRE SPRINKLER INCREASE: 3.00 (S)

11. EQUATION 5-1 ADJUSTED ALLOWABLE AREA: (Aa)

AREA INCREASES: If=0.00  
Is=3.00  
Aa = (At + (At x If)) + (At x Is)

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

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

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

12. MIXED OCCUPANCY CALCULATION:

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

TEAM 1 BUILDING TOTAL (SF)

FIRST FLOOR :4,448 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :1,245 SF  
=TOTAL :5,693 SF

TEAM 2 BUILDING TOTAL (SF)

FIRST FLOOR :5,190 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :2,697 SF  
=TOTAL :7,887 SF

TEAM 3 BUILDING TOTAL (SF)

FIRST FLOOR :5,583 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :1,227 SF  
=TOTAL :6,810 SF

TEAM 4 BUILDING TOTAL (SF)

FIRST FLOOR :6,273 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :1,568 SF  
=TOTAL :7,841 SF

FLEX LAB BUILDING TOTAL (SF)

FIRST FLOOR :2,857 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :546 SF  
=TOTAL :3,403 SF

ADMIN BUILDING TOTAL (SF)

FIRST FLOOR :2,297 SF  
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION) :479 SF  
=TOTAL :2,776 SF

TOTAL FLOOR AREA :26,648 SF  
TOTAL EAVE/OVERHANG AREA :7,762 SF

OCCUPANT LOAD CALCULATIONS



KEY PLAN

1  
1/16" = 1'-0"

FLOOR PLAN

THE SYCAMORE ACADEMY

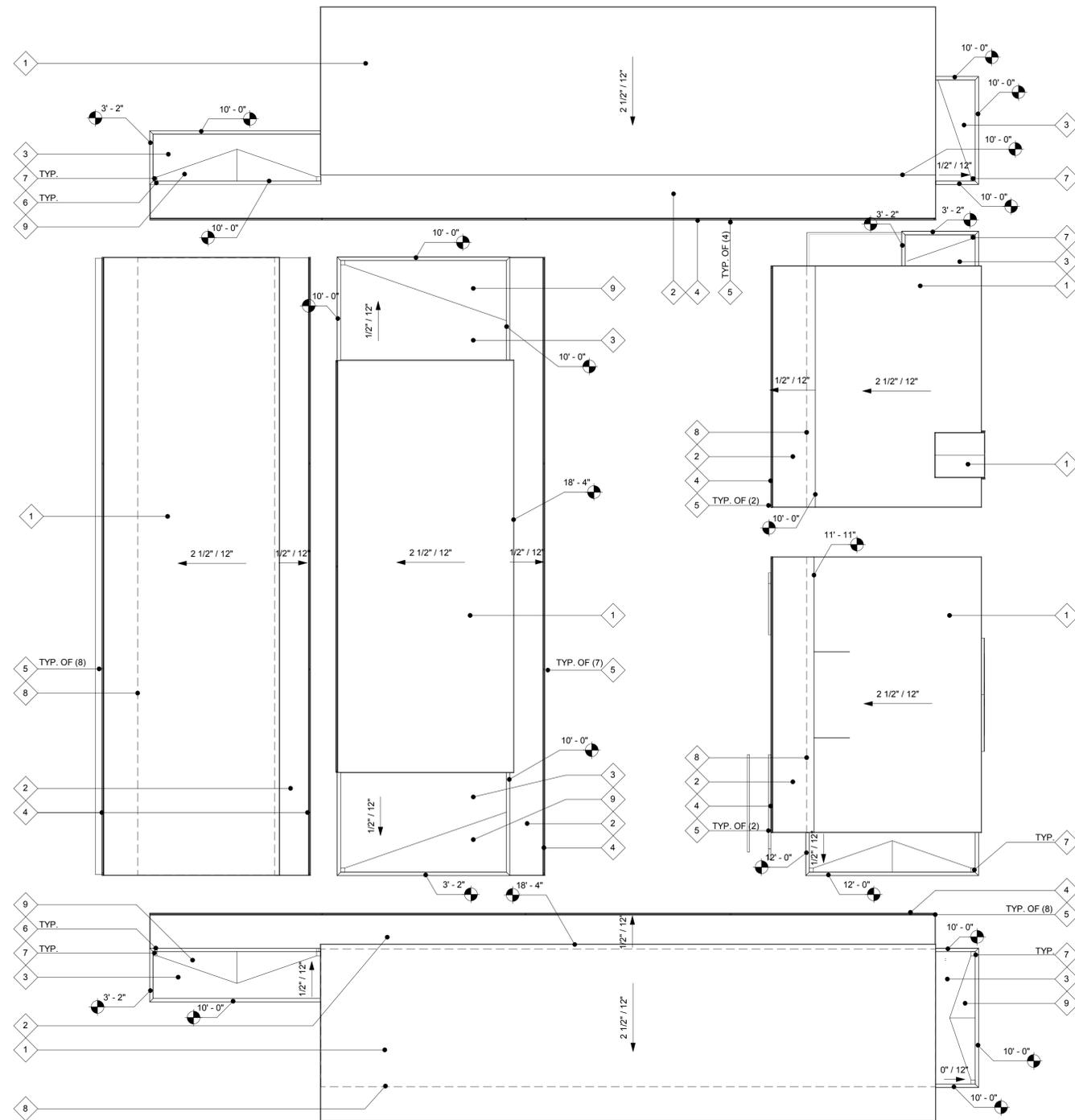
MILESTONES

REVISIONS

06.26.14



ROOF PLAN



\* ALL ROOF HEIGHTS PROPOSED



1  
1/16" = 1'-0"

KEY PLAN

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

ROOF PLAN KEYNOTES

MILESTONES



REVISIONS

ROOF PLAN SYMBOLS

ROOF PLAN

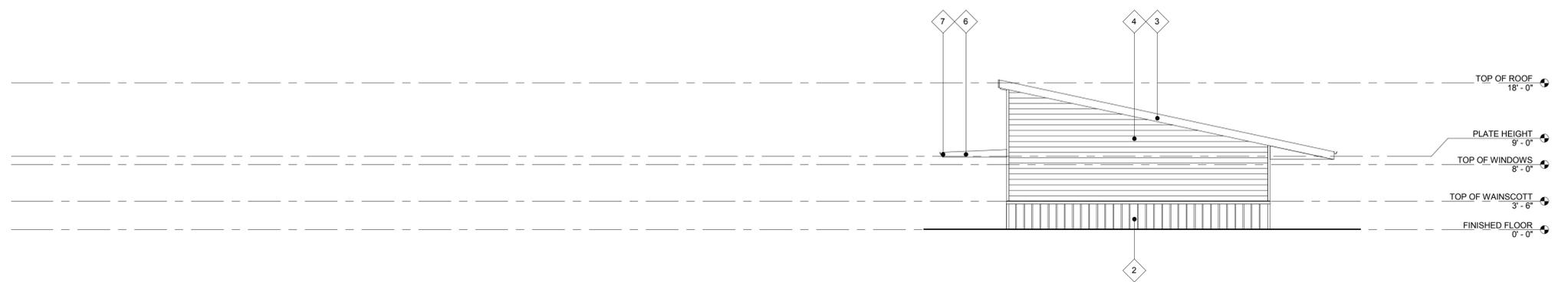
THE SYCAMORE ACADEMY

A-5.0



06.26.14





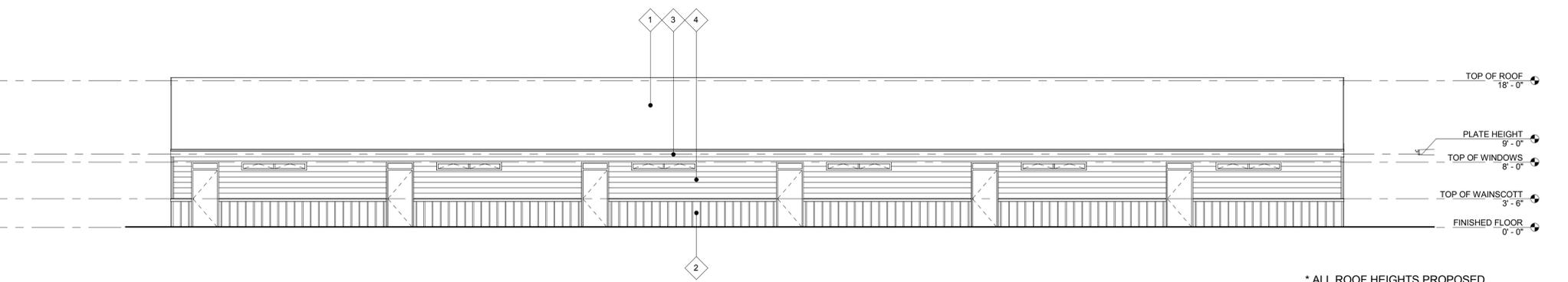
TEAM 1 - NORTH ELEVATION 1  
1/8" = 1'-0"



TEAM 1 - EAST ELEVATION 2  
1/8" = 1'-0"



TEAM 1 - SOUTH ELEVATION 3  
1/8" = 1'-0"



TEAM 1 - WEST ELEVATION 4  
1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

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

pjhm

architect s



06.26.14

MILESTONES



REVISIONS

EXTERIOR ELEVATION KEYNOTES

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

SYMBOL LEGEND



TEAM 2 - NORTH ELEVATION

1

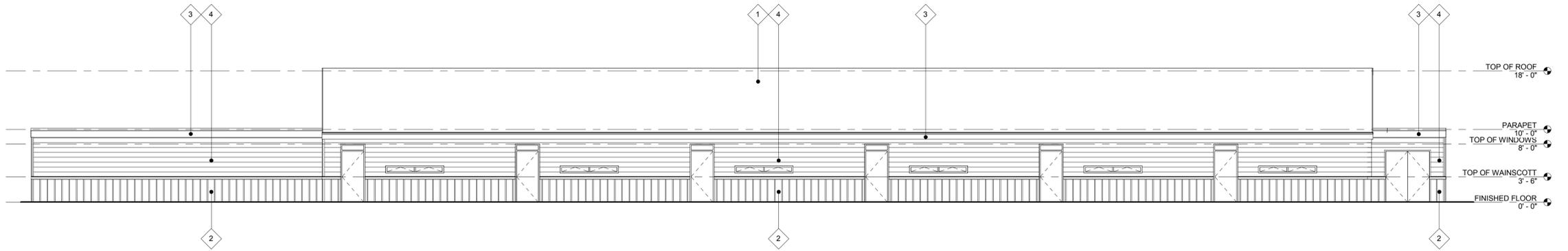
1/8" = 1'-0"



TEAM 2 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 2 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 2 - WEST ELEVATION

4

1/8" = 1'-0"

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

EXTERIOR ELEV. KEYNOTES

MILESTONES

REVISIONS

SYMBOL LEGEND

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS



06.26.14

1. ASPHALT SHINGLE ROOFING
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TEAM 3 - NORTH ELEVATION

1  
1/8" = 1'-0"



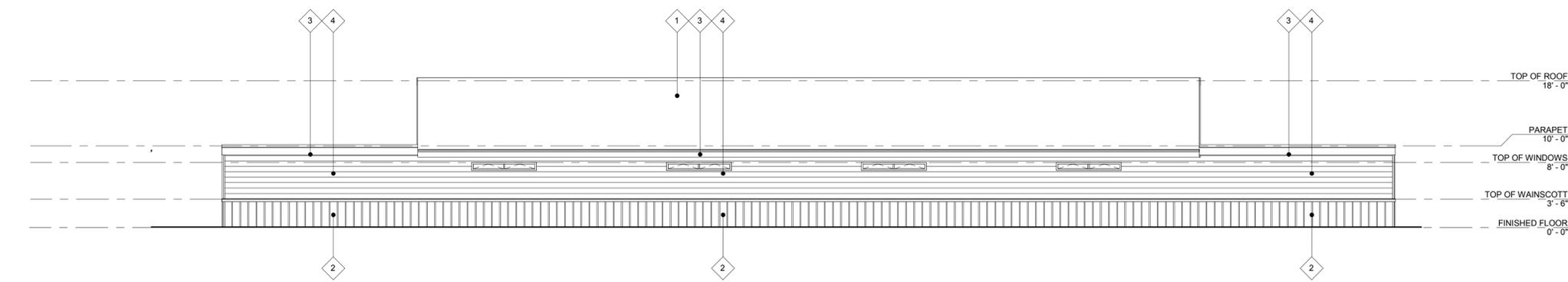
TEAM 3 - EAST ELEVATION

2  
1/8" = 1'-0"



TEAM 3 - SOUTH ELEVATION

3  
1/8" = 1'-0"



TEAM 3 - WEST ELEVATION

4  
1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

EXTERIOR ELEVATION KEYNOTES

MILESTONES

REVISIONS

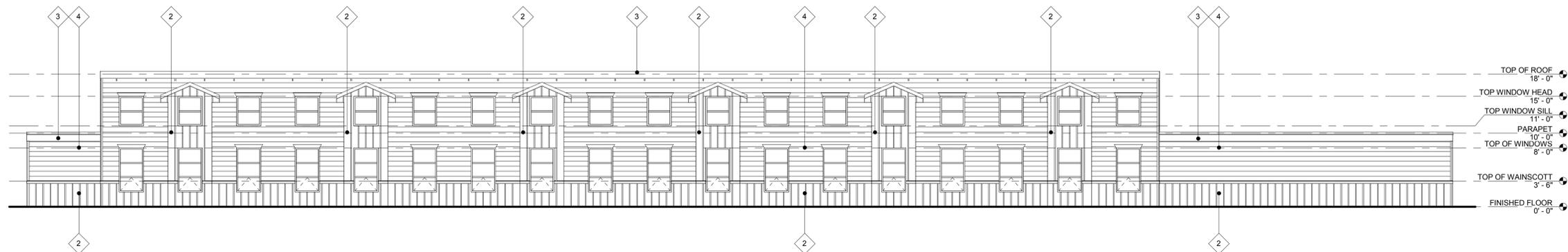
SYMBOL LEGEND

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

**pjhm** architects

06.26.14



TEAM 4 - NORTH ELEVATION

1

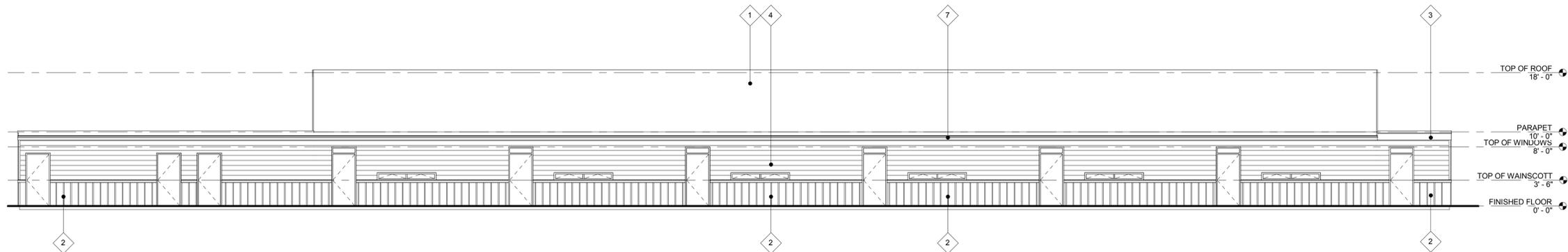
1/8" = 1'-0"



TEAM 4 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 4 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 4 - WEST ELEVATION

4

1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

- 1 ASPHALT SHINGLE ROOFING
- 2 BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
- 3 2x12 RESAWN WOOD FASCIA - PAINT FINISH
- 4 8" WIDE HORIZONTAL SIDING - PAINT FINISH
- 5 PATIO WALL NOT SHOWN FOR CLARITY
- 6 2x12 RESAWN WOOD, TAPERED FASCIA - PAINT FINISH
- 7 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEV. KEYNOTES

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EXTERIOR ELEVATIONS

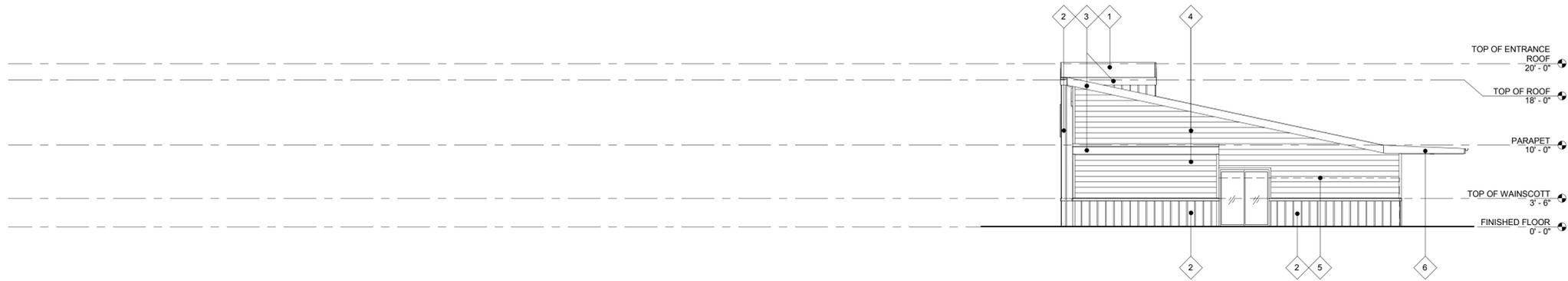


06.26.14

San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054 • Phone: 760.730.5527, Fax: 760.730.5627 • Web: www.pjhm.com

Orange County Office: Address: 24461 Ridge Route Drive #100, Laguna Hills, CA 92653 • Phone: 949.496.6191, Fax: 949.496.0269 • San Diego Office: Address: 804 Pier View Way #103, Oceanside, CA 92054 • Phone: 760.730.5527, Fax: 760.730.5627 • Web: www.pjhm.com

ADMINISTRATION NORTH ELEVATION



1. ASPHALT SHINGLE ROOFING
2. BOARD AND BATTEN SIDING OVER BUILDING WRAP OVER SHEATHING / SHEAR PANELING - PAINT FINISH
3. 2x12 RESAWN WOOD FASCIA - PAINT FINISH
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7. 2x8 RESAWN WOOD FASCIA - PAINT FINISH

1  
1/8" = 1'-0"

ADMINISTRATION EAST ELEVATION



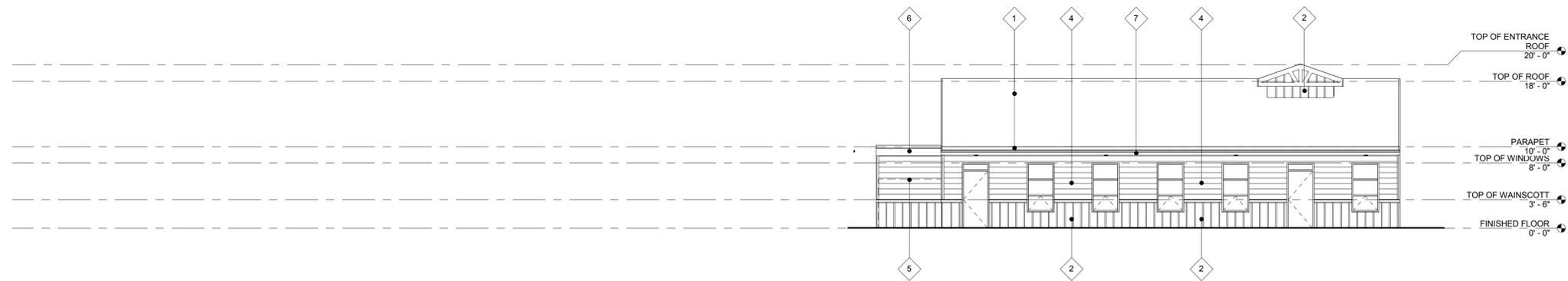
2  
1/8" = 1'-0"

ADMINISTRATION SOUTH ELEVATION



3  
1/8" = 1'-0"

ADMINISTRATION WEST ELEVATION



4  
1/8" = 1'-0"

\* ALL ROOF HEIGHTS PROPOSED

EXTERIOR ELEVATION KEYNOTES

SYMBOL LEGEND

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

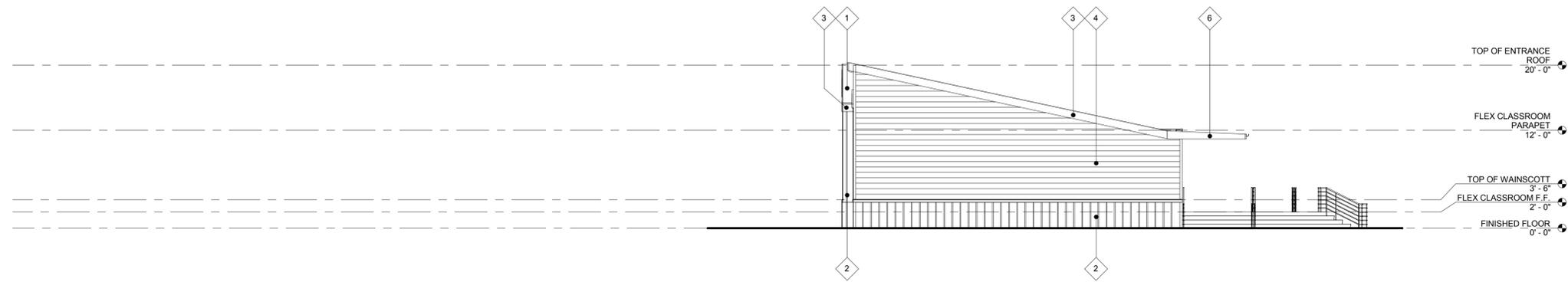
06.26.14

MILESTONES

REVISIONS

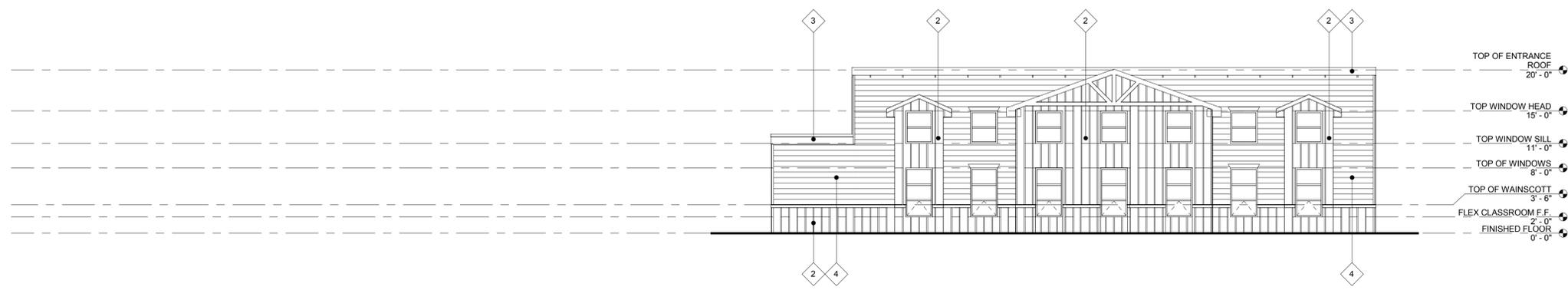


**pjhm**  
architect s



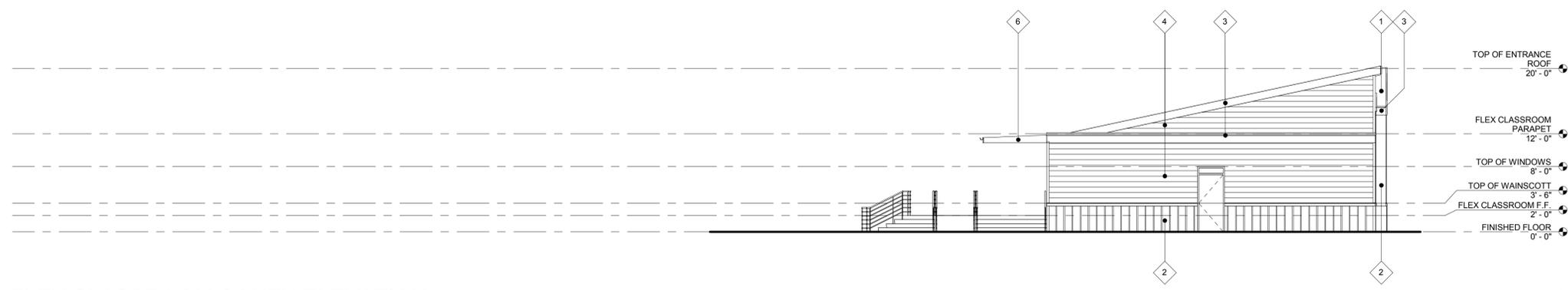
FLEX CLASSROOM NORTH ELEVATION

1  
1/8" = 1'-0"



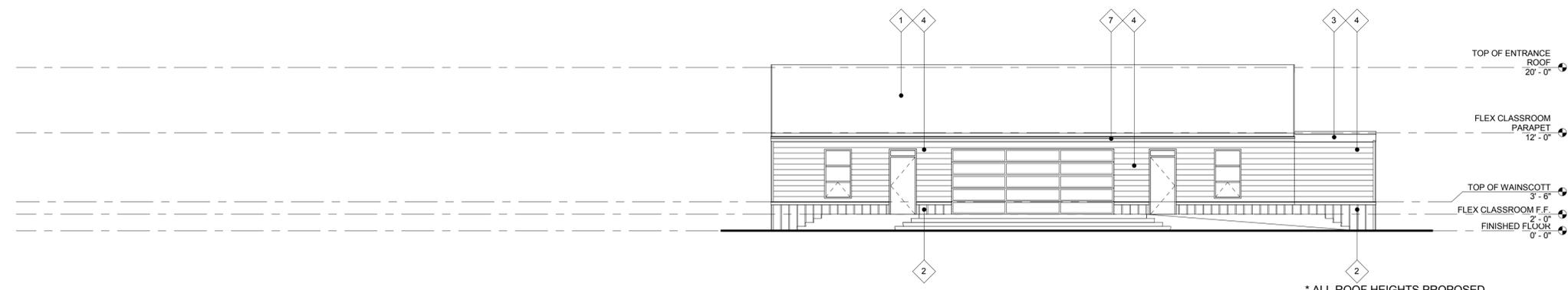
FLEX CLASSROOM EAST ELEVATION

2  
1/8" = 1'-0"



FLEX CLASSROOM SOUTH ELEVATION

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EXTERIOR ELEVATION KEYNOTES

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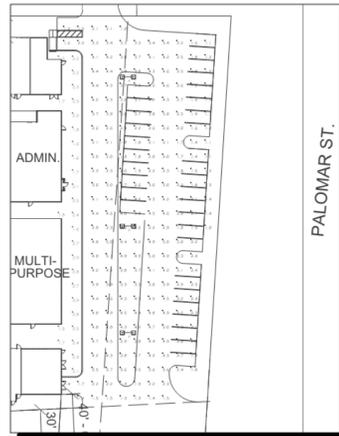
THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

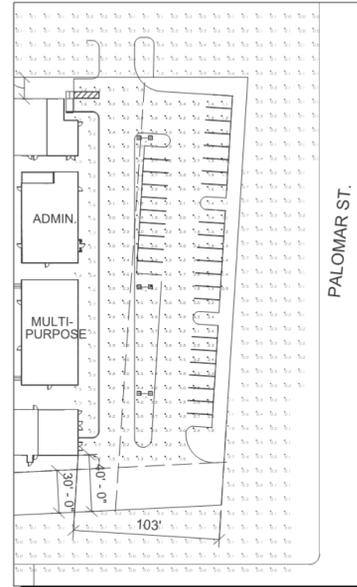


06.26.14

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



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



**pjhm**  
architect s



06.16.14  
PLANNING DEPT. SUBMITTAL

MILESTONES  
△

REVISIONS

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

Label	CalcType	Units	Avg	Max	Min	Avg/Mn	Max/Mn
FRONT CALC @ GRND	Illuminance	Fc	2.17	2.9	1.5	1.45	1.93
PARKING CALC @ GRND	Illuminance	Fc	3.07	5.1	1.0	3.07	5.10

Label	Z
A	30
A	30
A	30

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

Label	CalcType	Units	Avg	Max	Min	Avg/Mn	Max/Mn
1 PARKING CALC @ GRND	Illuminance	Fc	3.09	5.1	0.9	3.43	5.67
2 FRONT CALC @ GRND	Illuminance	Fc	2.16	2.9	1.5	1.45	1.93
3 BEYOND PROPERTY LINE	Illuminance	Fc	0.22	1.3	0.0	N.A.	N.A.

Label	Z
A	30
A	30
A	30

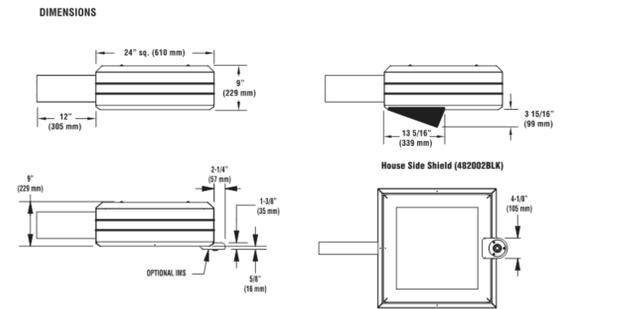
PHOTOMETRIC STUDY

LED AREA LIGHTS - (XGBM)

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM - LED Grounded	FT - Forward Throw FTA - Forward Throw Automotive 3 - Type III 5 - Type V	LED	LW - Low Watt SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GFF - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde WHT - White	Virtual Wireless Network Requires a Vena controller/Multi Inp (blank) - None VCM - Standard (remote grade) VCMH - Standard (Hout) DIM - 0-10 volt dimming (required for satellite fixtures)	Sensor ES <sup>1</sup> - External Sensor MS <sup>2</sup> - Integral Motion Sensor PCI 120 - 120V Button-Type Photocell PCI 208 - 208V Button-Type Photocell PCI 240 - 240V Button-Type Photocell PCI 277 - 277V Button-Type Photocell PCI 347 - 347V Button-Type Photocell

LUMINAIRE EPA CHART - XGBM	ACCESSORY ORDERING INFORMATION																																																					
<table border="1"> <tr> <th>Prefix</th> <th>Bracket</th> <th>12" Bracket</th> </tr> <tr> <td>Single</td> <td>2.3</td> <td>2.4</td> </tr> <tr> <td>D180*</td> <td>4.7</td> <td>4.8</td> </tr> <tr> <td>D90*</td> <td>4.7</td> <td>4.7</td> </tr> <tr> <td>T90*</td> <td>7.2</td> <td>7.2</td> </tr> <tr> <td>TN120*</td> <td>7.3</td> <td>7.3</td> </tr> <tr> <td>O90*</td> <td>8.8</td> <td>8.8</td> </tr> </table>	Prefix	Bracket	12" Bracket	Single	2.3	2.4	D180*	4.7	4.8	D90*	4.7	4.7	T90*	7.2	7.2	TN120*	7.3	7.3	O90*	8.8	8.8	<table border="1"> <tr> <th>Description</th> <th>Order Number</th> <th>Description</th> <th>Order Number</th> </tr> <tr> <td>XGBM - HSS - House Side Shield (Black only)</td> <td>482002BLK</td> <td>SPSR20 - Wet Location Remote Box with 120V External Photocell</td> <td>CF</td> </tr> <tr> <td>RP27 - Round Pole Plate</td> <td>16202BLK</td> <td>RP208R277 - Wet Location Remote Box with 208-277V External Photocell</td> <td>CF</td> </tr> <tr> <td>BKA-B0-NM - C.R. - Wall Mount Plate</td> <td>12311BLK</td> <td>208-277V External Photocell</td> <td>CF</td> </tr> <tr> <td>BKA-B0-RA-B-CLR - Radius Arm</td> <td>16801CLR</td> <td>PMOS120 - 120V Pole-Mount Occupancy Sensor</td> <td>CF</td> </tr> <tr> <td>BKA-B0-S-1P-CLR - Occupancy Bracket for round or square poles</td> <td>144191CLR</td> <td>PMOS208240 - 208, 240V Pole-Mount Occupancy Sensor</td> <td>CF</td> </tr> <tr> <td>ROSB025 - W. Remote Box with 120V Occupancy Sensor</td> <td>CF</td> <td>PMOS277 - 277V Pole-Mount Occupancy Sensor</td> <td>CF</td> </tr> <tr> <td>ROSB027 - W. Remote Box with 277V Occupancy Sensor</td> <td>CF</td> <td></td> <td></td> </tr> </table>	Description	Order Number	Description	Order Number	XGBM - HSS - House Side Shield (Black only)	482002BLK	SPSR20 - Wet Location Remote Box with 120V External Photocell	CF	RP27 - Round Pole Plate	16202BLK	RP208R277 - Wet Location Remote Box with 208-277V External Photocell	CF	BKA-B0-NM - C.R. - Wall Mount Plate	12311BLK	208-277V External Photocell	CF	BKA-B0-RA-B-CLR - Radius Arm	16801CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	CF	BKA-B0-S-1P-CLR - Occupancy Bracket for round or square poles	144191CLR	PMOS208240 - 208, 240V Pole-Mount Occupancy Sensor	CF	ROSB025 - W. Remote Box with 120V Occupancy Sensor	CF	PMOS277 - 277V Pole-Mount Occupancy Sensor	CF	ROSB027 - W. Remote Box with 277V Occupancy Sensor	CF		
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**FOOTNOTES:**  
1 - Use with 5" traditional drilling pattern.  
2 - MS, DM and BLS are not compatible. On SS drive current with 347-480V, consult factory regarding dimming.  
3 - MS, DM and BLS are not compatible.  
4 - Do not specify for satellite units.  
5 - Not compatible with Virtual wireless systems, DIM or BLS.  
6 - House Side Shield adds to fixture EPA, HSS must be mounted opposite of MS. Consult factory.  
7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.  
8 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.



Project Name	Fixture Type	06/05/14
Catalog #		© 2014 LSI INDUSTRIES INC.

LED AREA LIGHTS - (XGBM)



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

Color Accuracy	66
Color Rendering Index (CRI)	

Light Color	5068 (Daylight)
Temperature (K)	

All results are according to IESNA LM-79-2008, Approval Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.  
Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registered Number: 50224-01/1/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/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**PLANT LIST**

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

**TREES & PALMS**

6	PLATANUS RACEMOSA	'CALIFORNIA SYCAMORE'	36" BOX	38' O.C.	0.5 MOD
8	PLATANUS HISPANICA	'COLUMBIA'	36" BOX	80' O.C.	0.5 MOD
2	PARKINSONIA	'DESERT MUSEUM'	24" BOX	-	0.2 LOW
2	GINKGO BILOBA	'MAIDENHAIR TREE'	24" BOX	-	0.5 MOD
7	ACACIA STENOPHYLLA	'SHOESTRING ACACIA'	24" BOX	22' O.C.	0.5 MOD
5	FRUNUS CERASIFERA	'ATROPURPUREA'	24" BOX	24' O.C.	0.5 MOD
4	FINUS BRUTIA	'CALABRIAN PINE'	24" BOX	25' O.C.	0.5 MOD
13	OLEA EUROPAEA	'WILSONII'	24" BOX	20' O.C.	0.5 MOD

**SHRUBS & ACCENTS**

6	DASYLIRION LONGISSIMA	'MEXICAN GRASS TREE'	15 GAL.	35' O.C.	0.2 LOW
33	PENNISETUM SETACEUM 'RUBRUM'		5 GAL.	15' O.C.	0.2 LOW
44	MUHLENBERGIA RIGENS 'NASHVILLE'		5 GAL.	6' O.C.	0.2 LOW
44	MUHLENBERGIA CAPILLARIS 'REGAL MIST'		5 GAL.	8' O.C.	0.2 LOW
115	STIPA TENUISSIMA	'MEXICAN FEATHER GRASS'	5 GAL.	8' O.C.	0.2 LOW
20	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'		5 GAL.	20' O.C.	0.2 LOW
61	JUNCUS EFFUSUS	'SOFT RUSH'	1 GAL.	4' O.C.	0.2 LOW
15	LEUCOPHYLLUM LAEVIGATUM	'CHIHUAHUA SAGE'	5 GAL.	9' O.C.	0.2 LOW
7	SENNA NEMOPHILA	'DESERT CASSIA'	5 GAL.	10' O.C.	0.2 LOW
25	HESPERALOE PARVIFLORA	'RED TIPPED YUCCA'	5 GAL.	4' O.C.	0.2 LOW
116	SOUTH SIDE PLANT GROUPING @ 3' O.C.				
	DIANELLA TASMANICA 'VARIEGATA'		1 GAL.		0.5 MOD
	ALOE STRIATA	'CORAL ALOE'	5 GAL.		0.5 MOD
	HESPERALOE PARVIFLORA	'RED TIPPED YUCCA'	5 GAL.		0.2 LOW
24	BUILDING PLANTER GROUPING @ 3' O.C.				
	LAVANDULA ANGUSTIFOLIA	'ENGLISH LAVENDER'	5 GAL.		0.2 LOW
	ALOE 'BLUE ELF'		5 GAL.		0.5 MOD
	LAMPRANTHUS SPECTABILIS	'TRAILING ICE PLANT'	5 GAL.		0.5 MOD
40	COURTYARD PLANT GROUPING @ 4' O.C.				
	ALOE MACULATA	'SOAP ALOE'	5 GAL.		0.5 MOD
	ANISOZANTHOS HYBRIDS	'BUSH GEM SERIES'	5 GAL.		0.5 MOD
	DASYLIRION LONGISSIMA	'MEXICAN GRASS TREE'	15 GAL.		0.2 LOW
	SPHAGNETICOLA TRILOBATA	'MEDELIA'	5 GAL.		0.2 LOW
47	NORTH SIDE PLANT GROUPING @ 3' O.C.				
	DIETES BICOLOR		5 GAL.		0.5 MOD
	FESTUCA GLAUCA	'BLUE FESCUE'	1 GAL.		0.2 LOW

**VINES & GROUND COVER**

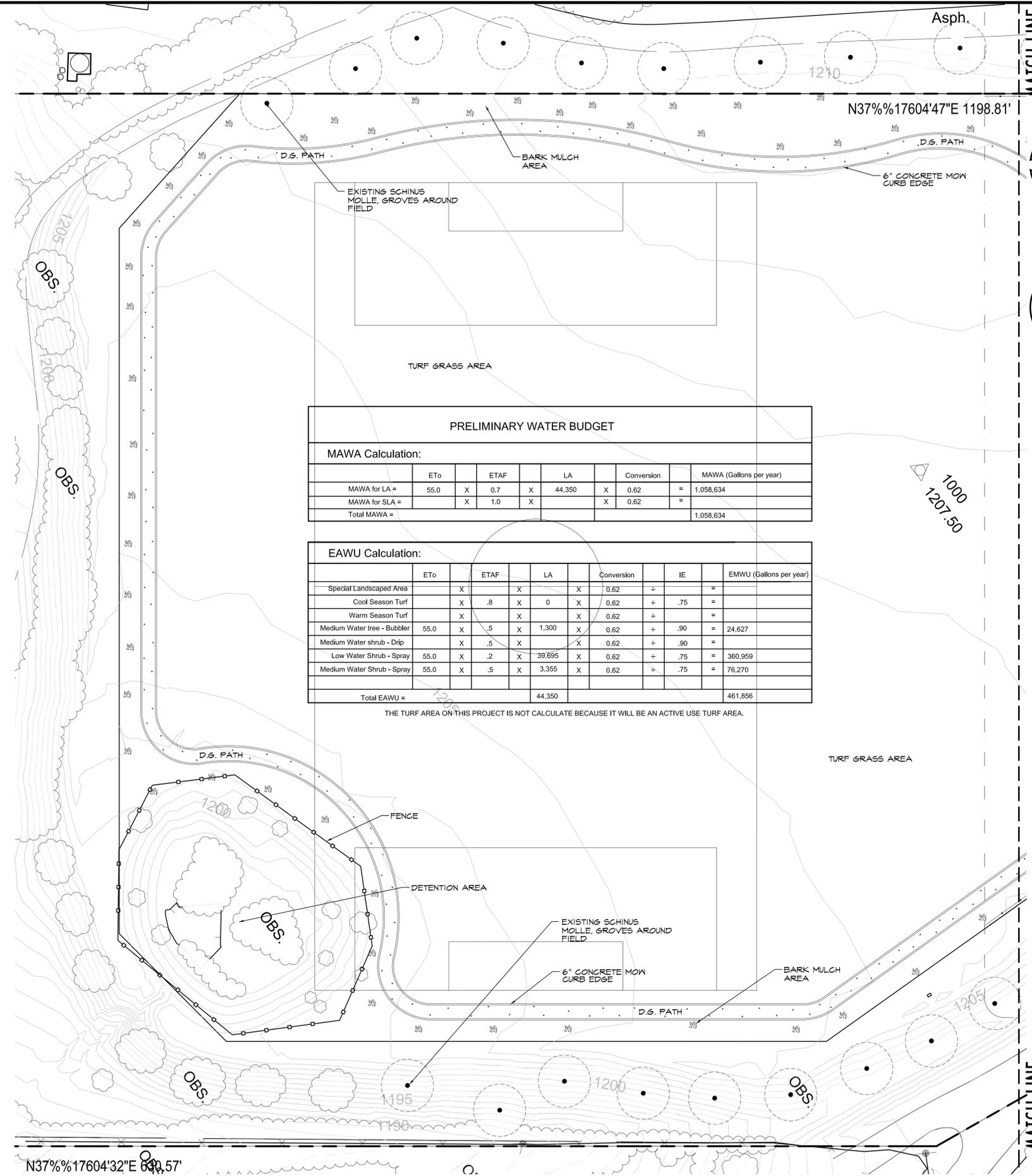
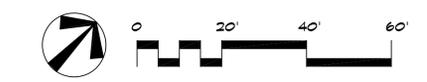
20	MYOPORUM PARVIFOLIUM		1 GAL.	6' O.C.	0.2 LOW
28	SPHAGNETICOLA TRILOBATA	'MEDELIA'	5 GAL.	4' O.C.	0.2 LOW

**ROCK & DECORATIVE GROUND COVER**

- 28,950 S.F. BARK MULCH LAID 2" THICK
- 10,400 S.F. 3"-6" DIA. 'HICKORY CREEK' RUBBLE
- 5,000 S.F. 3/4" DIA. 'CALIFORNIA GOLD' LAID 2" THICK
- 1,700 S.F. 3/8" MINUS 'SOUTHWEST BROWN FINES' LAID 2" THICK & COMPACTED
- 15,300 S.F. LAWN AREA
- 4 'COCOA FLAT' SITTING BOULDERS, 5' DIA.
- 32 'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4' DIA.

**NOTES**

1. LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #859.2
2. PLANT QUANTITY, LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
3. PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1,000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
4. LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
5. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.



**PRELIMINARY WATER BUDGET**

**MAWA Calculation:**

	ETo	ETAF	LA	Conversion	MAWA (Gallons per year)
MAWA for LA =	55.0	X 0.7	X 44,350	X 0.62	= 1,058,634
MAWA for SLA =		X 1.0	X	X 0.62	=
<b>Total MAWA =</b>					<b>1,058,634</b>

**EAWU Calculation:**

	ETo	ETAF	LA	Conversion	IE	EMWU (Gallons per year)
Special Landscaped Area	X	X	X	0.82	÷	=
Cool Season Turf	X	.8	X 0	X 0.62	÷	.75 =
Warm Season Turf	X	X	X	0.62	÷	=
Medium Water tree - Bubbler	55.0	X .5	X 1,300	X 0.62	÷	.90 = 24,627
Medium Water shrub - Drip	X	.5	X	X 0.62	÷	.90 =
Low Water Shrub - Spray	55.0	X .2	X 39,695	X 0.62	÷	.75 = 360,959
Medium Water Shrub - Spray	55.0	X .5	X 3,355	X 0.62	÷	.75 = 76,270
<b>Total EAWU =</b>			<b>44,350</b>			<b>461,856</b>

THE TURF AREA ON THIS PROJECT IS NOT CALCULATE BECAUSE IT WILL BE AN ACTIVE USE TURF AREA.

**HERMANN DESIGN GROUP**  
77-772 FLORA ROAD  
SUITE A  
PALM DESERT, CA  
92211  
LIC# 2754 EXP. 04/30/16  
PH. (760) 777-9131  
FAX (760) 777-9132

**OWNER:**  
**THE SYCAMORE ACADEMY**  
23089 PALOMAR ST.  
WILDOMAR, CA

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

REVISIONS	DATE BY

**SHEET TITLE**  
**PLANTING PLAN B**

DESIGNED	CH/OPUS
DRAWN	OPUS
CHECKED	-
DATE	08/26/14
SCALE	1"=20'
JOB NO.	

**SHEET**  
**1.1**  
**OF 2 SHEETS**