

THE SYCAMORE ACADEMY

CITY OF WILDOMAR PROJECT NUMBER: PENDING
PLANNING DEPARTMENT PROJECT SUBMITTAL

CONSTRUCTION OF SIX INDIVIDUAL, ONE STORY, WOOD FRAMED BUILDINGS TO BE USED FOR EDUCATIONAL PURPOSES INCLUSIVE OF RELATED OFF-SITE AND ON SITE IMPROVEMENTS



06.26.14

MILESTONES

REVISIONS

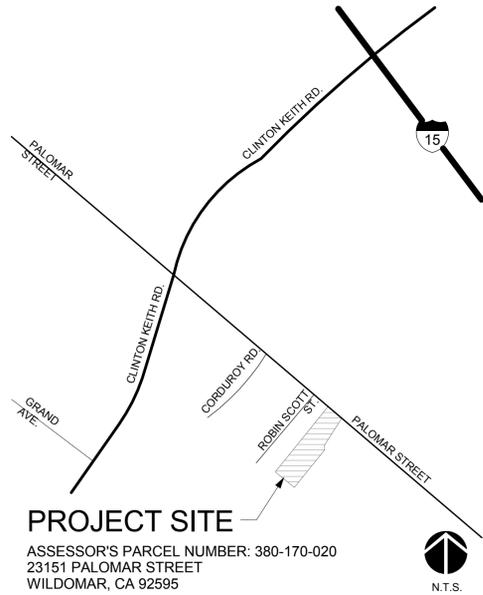
THE SYCAMORE ACADEMY

COVER SHEET

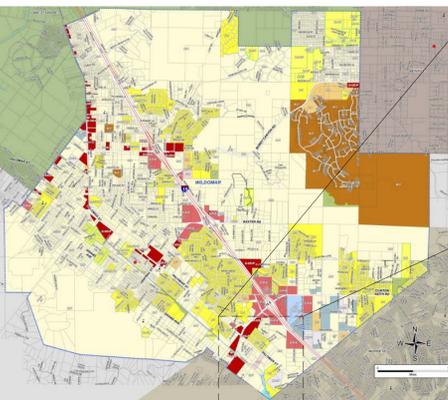
CS

PROJECT DESCRIPTION

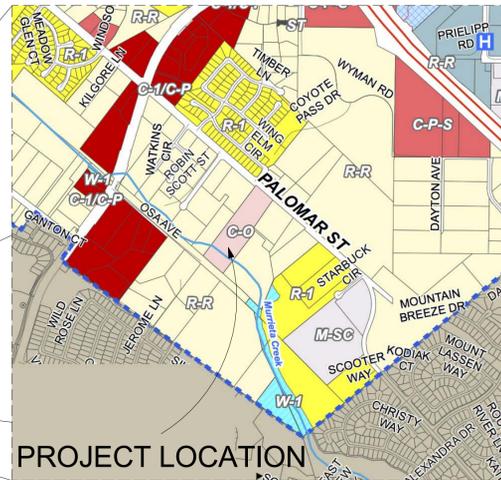
CS	COVER SHEET
SURVEY	
1 OF 2	ALTA/ACSM LAND TITLE SURVEY
2 OF 2	ALTA/ACSM LAND TITLE SURVEY
CIVIL	
1	TITLE SHEET / OFFSITE STREET IMPROVEMENT PLAN
2	OFFSITE STREET IMPROVEMENT PLAN AND PROFILE
3	OFFSITE STREET CROSS SECTION PLAN
1 OF 2	OFFSITE WATER AND SEWER IMPROVEMENT PLANS
2 OF 2	OFFSITE WATER AND SEWER IMPROVEMENT PLANS
C-0.0	TITLE SHEET, NOTES AND QUANTITIES
C-1.0	SITE DEMOLITION PLAN
C-2.0	DETAIL SHEET
C-2.1	DETAIL SHEET
C-3.0	SITE PAVING PLAN
C-3.1	SITE GRADING PLAN
C-3.2	SITE GRADING PLAN
C-4.0	SITE DRAINAGE PLAN
C-5.0	ONSITE SEWER PLAN
C-6.0	ONSITE PRIVATE FIRE WATER SERVICE
C-6.1	ONSITE DOMESTIC WATER PLAN
ARCHITECTURAL	
A-0.2	CONSTRAINED AREA PLAN
A-1.0	SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2.0	FLOOR PLAN
A-4.0	REFLECTED CEILING PLAN
A-5.0	ROOF PLAN
A-6.0	EXTERIOR ELEVATIONS
A-6.1	EXTERIOR ELEVATIONS
A-6.2	EXTERIOR ELEVATIONS
A-6.3	EXTERIOR ELEVATIONS
A-6.4	EXTERIOR ELEVATIONS
A-6.5	EXTERIOR ELEVATIONS
ELECTRICAL	
PS-1	PHOTOMETRIC STUDY
LANDSCAPE	
L-1.0	PLANTING PLAN A
L-1.1	PLANTING PLAN B



VICINITY MAP / PROJECT ADDRESS



CITY OF WILDOMAR



PROJECT LOCATION

LEGEND

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

ZONING AND LAND USE PLAN

THE SYCAMORE ACADEMY

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

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

LAND OWNER (APPLICANT)

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

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

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

GAS: THE GAS COMPANY
(800) 427-2000

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
(800) 655-4555

TELEPHONE: VERIZON
(800) 483-5000

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

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

UTILITY PURVEYORS

PJHM ARCHITECTS, INC.

CONTACT: THOMAS W. KRUSE, ARCHITECT

IN ORANGE COUNTY

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

STRUCTURAL

MIYAMOTO INTERNATIONAL, INC

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

(P) 949.579.1170
(F) 949.579.1180

MECHANICAL AND PLUMBING

ROBINSON'S MECHANICAL CONSTRUCTION, INC

1522 HOWARD ACCESS ROAD
UPLAND, CA 91786

(T) 909.946.9232
(F) 909.946.5641

HVAC

SMK HEATING & AIR, INC

1505 N. HARMONY CIRCLE
ANAHEIM, CA 92807

(T) 714.779.0803
(F) 714.779.0804

ELECTRICAL

RILEY ELECTRICAL, INC.

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

(T) 909.981.6110
(F) 909.982.7599

FIRE PROTECTION

CONSTANT FIRE PROTECTION, INC

269 W. LAUREL STREET
COLTON, CA 92324

(T) 909.824.2962
(F) 909.824.1751

LANDSCAPE

HERMANN DESIGN GROUP

7772 FLORA ROAD, SUITE A
PALM DESERT, CA 92211

(T) 760.777.9131
(F) 760.777.9132

LAND SURVEYORS

DAWSON SURVEYING, INC.

575 E. CARREON DR
COLTON, CA 92324

(T) 909.430.0016
(F) 909.430.0046

CONSULTANTS (EXHIBIT PREPARER)

EVEREST ENVIRONMENTAL

6297 EAST AVENUE
RANCHO CUCAMONGA, CA 91739

(T) 909.957.4239

WQMP/SWPPP (EXHIBIT PREPARER)

INLAND FOUNDATION

1310 SOUTH SANTA FE AVENUE
SAN JACINTO, CA 92583

(T) 951.654.1555
(F) 951.654.0551

GEOTECHNICAL REPORT NO.: PENDING
DATE: PENDING

Y N PENDING

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

[X] [] [] OTHER GEOLOGIC HAZARDS*

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

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

(EXHIBIT PREPARER) GEOTECHNICAL ENGINEER

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

GENERAL NOTES

SCHEDULE OF DRAWINGS

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

SCHEDULE B

THE FOLLOWING ENCUMBRANCE ITEMS ARE THOSE CONTAINED IN OLD REPUBLIC TITLE COMPANY TITLE REPORT NO. 2476024701-4B UPDATE NO. 4, DATED SEPTEMBER 16, 2014 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THE REPORT. THOSE WHICH CAN BE PLOTTED ON THE SURVEY ARE SHOWN THUS () DENOTES SURVEYORS COMMENTS

1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2014-2015, A LIEN, BUT NOT YET DUE OR PAYABLE.
 CODE NO. : 025-007
 ASSESSOR'S PARCEL NO. : 390-170-020-1
 5. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : CALIFORNIA ELECTRIC POWER COMPANY
 FOR : PUBLIC UTILITIES
 RECORDED : FEBRUARY 5, 1946 IN BOOK 715 OF OFFICIAL RECORDS, PAGE 205
 AFFECTS : THE NORTHWESTERLY PORTION OF SAID LAND
 6. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : CLARENCE K. SR. AND ANNE L. MULVEY, HUSBAND AND WIFE ET AL
 FOR : INGRESS AND EGRESS
 RECORDED : SEPTEMBER 17, 1992 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 06576
 AFFECTS : A PORTION OF SAID LAND
 AND BY VARIOUS DEEDS OF RECORD (NON-EXCLUSIVE EASEMENT)
 7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
 FOR : PUBLIC UTILITIES
 RECORDED : OCTOBER 10, 1989 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 349824
 AFFECTS : THE NORTHWESTERLY 20 FEET OF SAID LAND
 8. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : COUNTY OF RIVERSIDE
 FOR : PUBLIC ROAD AND DRAINAGE PURPOSES
 RECORDED : FEBRUARY 28, 2002 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2002-104759
 AFFECTS : A PORTION OF SAID LAND
 9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : SOUTHERN CALIFORNIA EDISON COMPANY
 FOR : PUBLIC UTILITIES
 RECORDED : DECEMBER 27, 2006 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2006-945966
 AFFECTS : A PORTION OF SAID LAND
- [AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
 GRANTED TO : VERIZON CALIFORNIA INC., A CORPORATION
 FOR : PUBLIC UTILITIES
 RECORDED : MAY 10, 2007 IN OFFICIAL RECORDS AS INSTRUMENT NUMBER 2007-314968
 AFFECTS : A PORTION OF SAID LAND
 NON-EXCLUSIVE EASEMENT, BLANKET IN NATURE]

LEGAL DESCRIPTION

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

THAT PORTION OF BLOCK "M" OF ELSINORE, IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 174 OF MAPS, ALSO PORTIONS OF LOTS 8 AND 9 OF THE LA VISTA TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 98, RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AS SHOWN ON THE MAP OF LA VISTA TRACT, AS PER MAP RECORDED IN BOOK 8, PAGE 98, RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING THE NORTHWESTERLY CORNER OF SAID LOT 8;

- THENCE SOUTH 49° 19' 25" EAST 300.26 FEET;
- THENCE SOUTH 34° 18' 09" WEST 452.01 FEET;
- THENCE SOUTH 07° 37' 23" WEST 141.06 FEET;
- THENCE SOUTH 37° 04' 32" WEST 374.00 FEET;
- THENCE NORTH 35° 02' 12" WEST 85.49 FEET;
- THENCE NORTH 22° 41' 05" WEST 51.64 FEET;
- THENCE NORTH 57° 13' 16" WEST 13.73 FEET;
- THENCE NORTH 43° 47' 15" WEST 33.12 FEET;
- THENCE NORTH 45° 37' 46" WEST 31.50 FEET;
- THENCE NORTH 53° 04' 38" WEST 58.71 FEET;
- THENCE NORTH 57° 41' 14" WEST 30.72 FEET;
- THENCE NORTH 64° 02' 00" WEST 39.84 FEET;
- THENCE NORTH 22° 23' 13" WEST 39.49 FEET;
- THENCE NORTH 10° 56' 45" EAST 56.58 FEET TO THE EAST LINE OF SAID LOT 7;
- THENCE NORTH 37° 04' 47" EAST 846.21 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS PARCEL B OF THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT 2014-005 RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 2014-0365627, OFFICIAL RECORDS.

BASIS OF BEARINGS

THE BEARING OF N 37° 08' 42" E BEING THE NORTHWESTERLY BOUNDARY OF PARCEL MAP 0467 ON FILE IN BOOK 36, PAGE 27 OF PARCEL MAPS, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. ALSO BEING THE CENTERLINE OF ROBIN SCOTT STREET.

SURVEYOR'S NOTES

1. ALL BEARINGS READ IN A NORTHERLY DIRECTION UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
3. PROPERTY SURVEYED IN ACCORDANCE WITH OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT NO. 2476024701-4B, UPDATE NO. 4, DATED SEPTEMBER 16, 2014.
4. TOTAL AREA OF THE SUBJECT SITE IS 7.21 ACRES, MORE OR LESS.
5. THIS SURVEY WAS PERFORMED IN APRIL, 2014 AND IS BASED ON A FIELD SURVEY.
6. THERE ARE NO BUILDINGS ON SITE.
7. UNDERGROUND UTILITIES WERE PLOTTED FROM AVAILABLE RECORDS AND NO GUARANTEE AS TO HORIZONTAL OR VERTICAL POSITIONS IS IMPLIED OR GIVEN.
8. FLOOD ZONE - ZONE AE - BASE FLOOD ELEVATIONS DETERMINED AND ZONE X - AREA OUTSIDE THE 500-YEAR FLOOD WHICH HAS A LESS THAN 0.2% ANNUAL CHANCE TO FLOOD ANNUALLY. MAP EFFECTIVE DATE - AUGUST 28, 2008.
9. VERTICAL RELIEF WAS OBTAINED BY AERIAL PHOTOGRAMMETRY AND IS PLOTTED AT ONE-FOOT INTERVALS.
10. INDICATES SET 1" I.P. W/PLASTIC PLUG STAMPED LS 6932.
11. INDICATES FOUND MONUMENT AS NOTED.
12. THERE WAS EVIDENCE OF EARTH MOVING WORK IN THE MIDDLE OF THE SITE, LIMITS ARE AS SHOWN.
13. ULTIMATE RIGHT-OF-WAY FOR PALOMAR ROAD IS 64 FEET HALF WIDTH PER CITY OF WILDOMAR.
14. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. THERE ARE NO WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

SURVEYOR'S CERTIFICATE

TO PALOMAR OFFICE CENTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, U.S. BANK NATIONAL ASSOCIATION, A NATIONAL ASSOCIATION, CALIFORNIA MUNICIPAL FINANCIAL AUTHORITY, 23451 PALOMAR STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RONALD REAGAN CHARTER SCHOOL ALLIANCE, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION, KUTAK ROCK LLP, ICE MILLER LLP, JONES HALL, HANSBERGER & KLEIN, LLP AND THEIR SUCCESSORS AND ASSIGNS, OLD REPUBLIC TITLE COMPANY AND THEIR SUCCESSORS AND ASSIGNS, BBST CAPITAL MARKETS, A DIVISION OF BBST SECURITIES, LLC AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 11(A), 11(B), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2014.

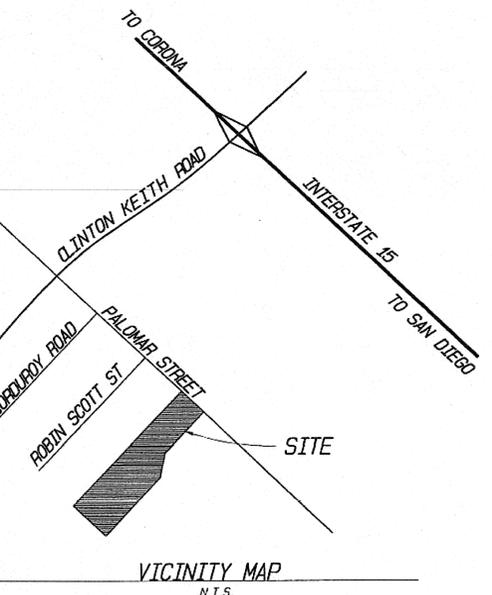


Robert John Dawson
 ROBERT JOHN DAWSON - LS 6932 - DATE 9-29-14

ALTA/ACSM LAND TITLE SURVEY

IN REFERENCE TO TITLE REPORT NO. 2476024701-4B, UPDATE NO. 4, ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED SEPTEMBER 16, 2014

PLANS PREPARED BY:
DAWSON SURVEYING, INC.
 LAND SURVEYORS
 575 E. CARPENTER DR COLTON, CA 92324
 PHONE: 909-430-0016 FAX: 909-430-0046
 E-MAIL: robert@dos11s.com
 W.O. 515.13



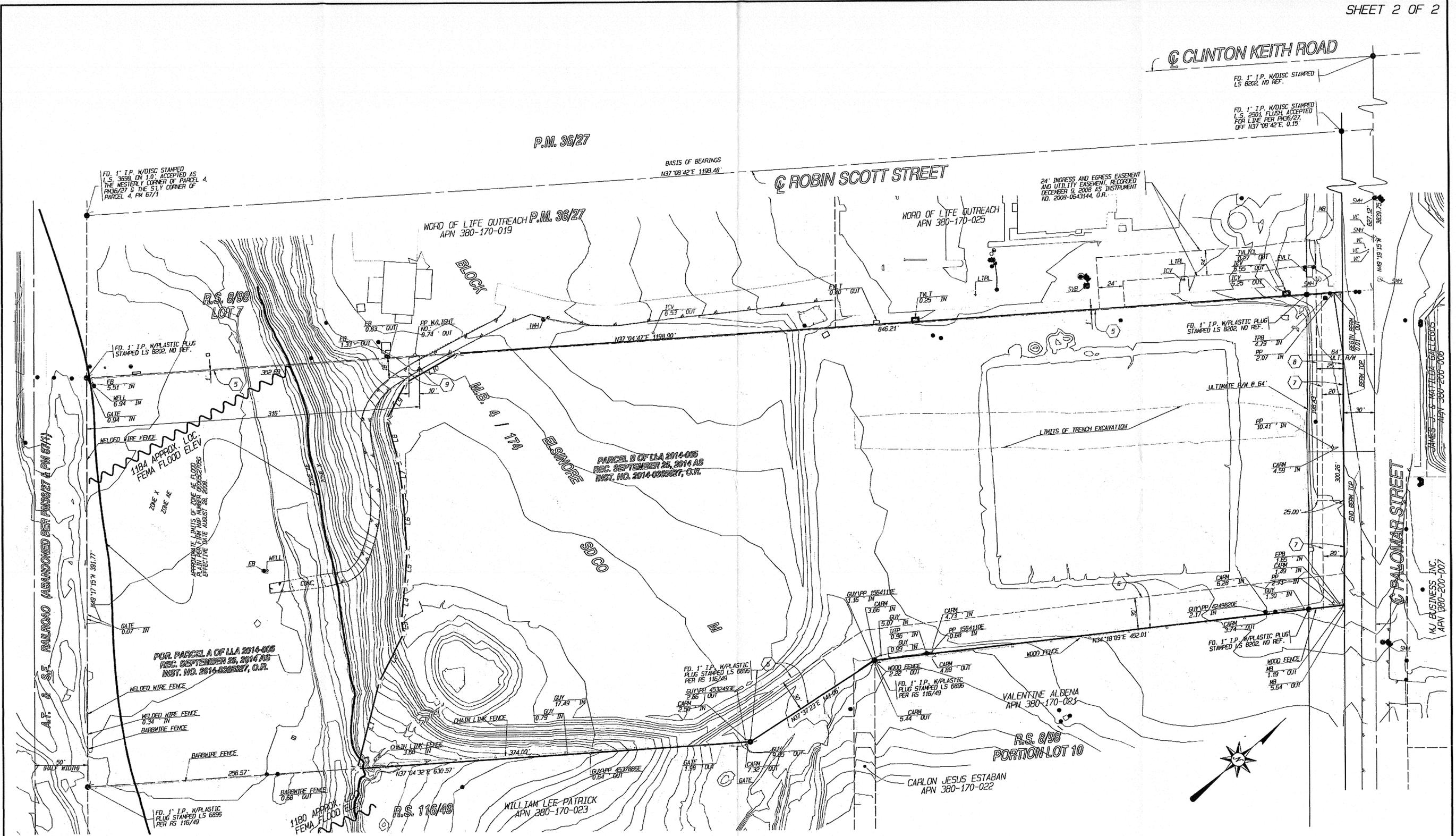
ZONING

ZONING DESIGNATION: C-0 - COMMERCIAL OFFICE
 BUILDING SETBACK REQUIREMENTS:
 25' FRONT, 25' REAR, 25' SIDE
 HEIGHT REQUIREMENTS:
 STRUCTURES SHALL NOT EXCEED 40' AT YARD SETBACK LINE
 BUILDINGS SHALL NOT EXCEED 50' UNLESS A HEIGHT UP TO 75' IS GRANTED PURSUANT TO SECTION 17.172.220

SITE ADDRESS

23151 PALOMAR STREET
 MURRIETA, CA. 92562-9495

MARK	DATE	BY	DESCRIPTION



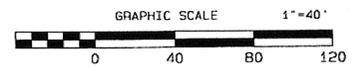
- LEGEND**
- | | | | |
|------|--------------------------|-----------|----------------------------|
| CARM | CROSS ARM - ELECTRICAL | — A — A — | EDGE OF PAVEMENT |
| EB | ELECTRICAL BOX | ⊙ | ELECTRICAL MANHOLE |
| EPB | ELECTRICAL PULL BOX | ⊠ | ELECTRICAL BOX |
| EV | ELECTRICAL VAULT | — | FENCE CHAIN LINK |
| EVL | ELECTRICAL VAULT | — | FENCE WOODEN |
| EP | EDGE OF PAVEMENT | — | FENCE BARBWIPE |
| FD | FOUND | — | MAILBOX |
| GUY | GUY ANCHOR | — | POWER POLE WITH CROSS ARMS |
| GVT | GAS VALVE | — | SEWER MANHOLE |
| ICV | IRRIGATION CONTROL VALVE | — | |
| IN | INSIDE | | |
| IP | IRON PIPE | | |
| L | LIGHT POLE | | |
| LPL | LIGHT POLE | | |
| MB | MAILBOX | | |
| NO | NUMBER | | |
| OUT | OUTSIDE | | |
| PP | POWER POLE | | |
| SMH | SEWER MANHOLE | | |
| THH | TELEPHONE MANHOLE | | |
| TPB | TELEPHONE PULLBOX | | |
| TV | TELEPHONE VAULT | | |
| TVL | TELEPHONE VAULT | | |
| UP | UTILITY POLE | | |
| VC | VALVE CAN | | |

LINE	BEARING	DISTANCE
L1	N35°02'12"E	85.49
L2	N22°41'05"W	51.64
L3	N67°13'16"W	13.73
L4	N43°47'15"W	33.12
L5	N45°37'46"W	31.50
L6	N63°04'28"W	58.71
L7	N67°41'14"W	30.72
L8	N64°02'00"W	39.84
L9	N22°23'13"W	39.49
L10	N10°56'49"E	56.58

ALTA/ACSM LAND TITLE SURVEY

IN REFERENCE TO TITLE REPORT NO. 2476024701-48, UPDATE NO. 4, ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED SEPTEMBER 16, 2014

PLANS PREPARED BY:
DAWSON SURVEYING, INC.
 LAND SURVEYORS
 575 E. CARPENTON DR. COLTON, CA 92324
 PHONE: 909-430-0016 FAX: 909-430-0046
 E-MAIL: robert@dsw11s.com
 W.O. 515.13

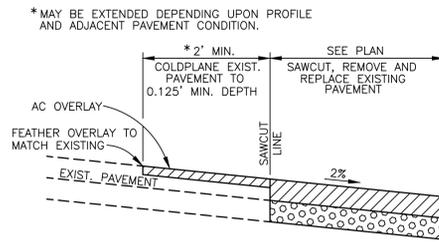


MARK	DATE	BY	DESCRIPTION

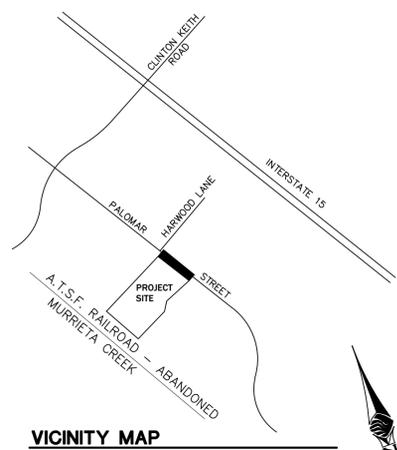
STREET IMPROVEMENT PLANS FOR PALOMAR STREET CITY OF WILDOMAR, CALIFORNIA PUP No. 14-0074

GENERAL NOTES:

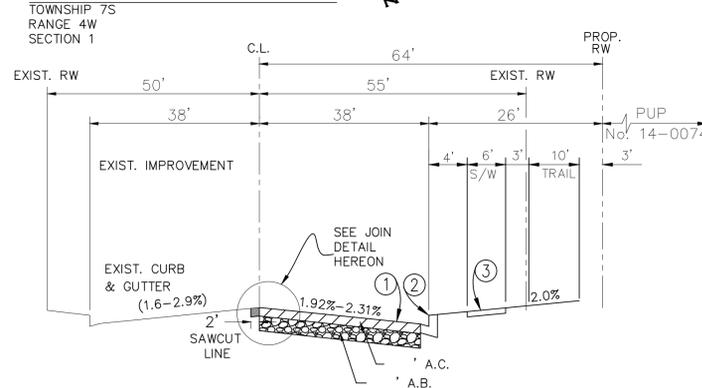
1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER OR CONTRACTOR TO APPLY TO THE CITY OF WILDOMAR PUBLIC WORKS DEPARTMENT, FOR AN ENCROACHMENT PERMIT FOR ALL WORK PERFORMED WITHIN PUBLIC RIGHT-OF-WAY, DEDICATED AND ACCEPTED FOR PUBLIC USE; AND TO BE RESPONSIBLE FOR SATISFACTORY COMPLIANCE FOR ALL CURRENT ENVIRONMENTAL REGULATIONS DURING THE LIFE OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ADDITIONAL STUDIES AND/OR PERMITS MAY BE REQUIRED.
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 WILDOMAR 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, TIE POINTS, PROPERTY CORNERS AND BENCHMARKS SHALL BE REFERENCED OUT AND CORNER RECORDS FILED WITH THE COUNTY SURVEYOR PURSUANT TO SECTION 8771 OF THE BUSINESS & PROFESSIONAL CODE. SURVEY POINTS DESTROYED DURING CONSTRUCTION SHALL BE RESET, AND A SECOND CORNER RECORD FILED FOR THOSE POINTS TO COMPLETION AND ACCEPTANCE OF THE IMPROVEMENTS.
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 WILDOMAR 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 WQID 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.



14 JOIN DETAIL AT EXISTING ASPHALT
NTS



VICINITY MAP



STD NO 92 ARTERIAL HIGHWAY TYPICAL SECTION
PALOMAR STREET

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

APPLICANT/ENGINEER

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

OWNER/DEVELOPER

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

SOILS ENGINEER

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

ENGINEERS NOTE:

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

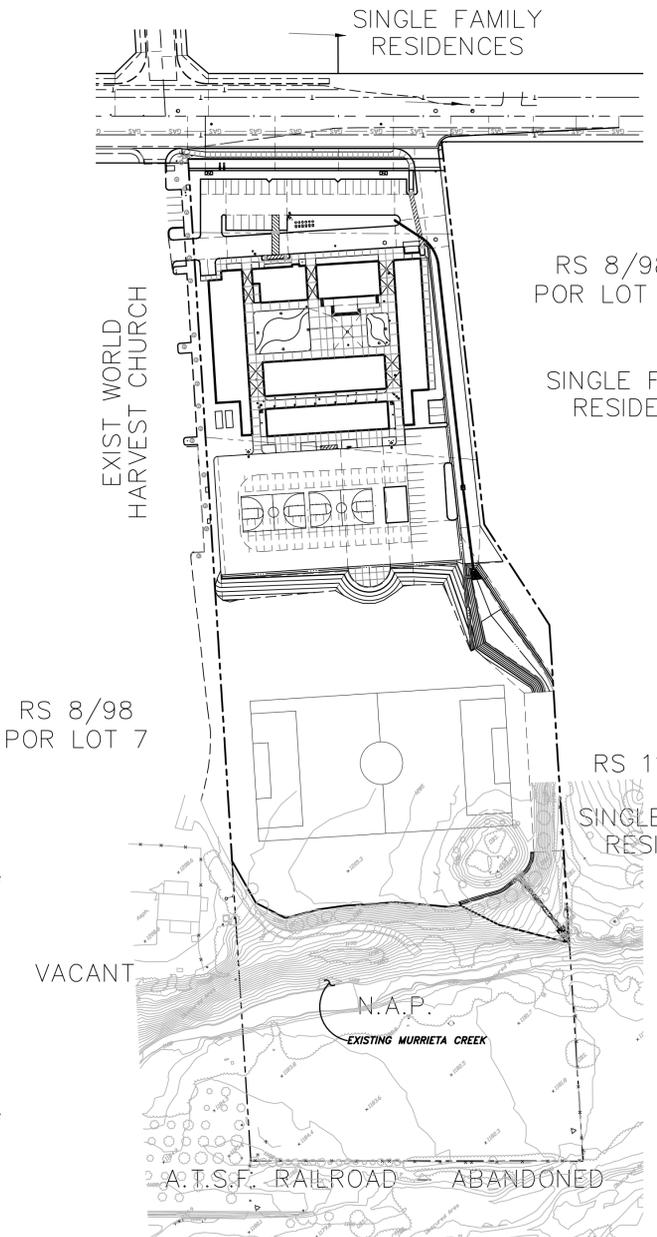
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A DILIGENT SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT ALL THE UTILITIES SHOWN AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS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

NOTE:

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

NOTE:

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



INDEX MAP

SCALE: 1" = 100'

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
- EO - END OF CURVE
- BC - BEGINNING OF CURVE
- BCR - BEGINNING OF CURB RETURN

CONSTRUCTION NOTES

NO.	DESCRIPTION	QUANT.	UNIT
1	CONSTRUCT AC PAVEMENT OVER A.B. CLASS II.	14,726	SF
2	CONSTRUCT 8" CURB AND GUTTER TYPE A-8 PER RIVERSIDE COUNTY STANDARD DRAWING No. 201.	269	LF
3	CONSTRUCT CONCRETE SIDEWALK PER RIVERSIDE COUNTY STANDARD DRAWING No. 401.	1570	SF
4	CONSTRUCT 8" ASPHALT DIKE PER RIVERSIDE COUNTY STANDARD DRAWING No. 212.	199	LF
5	PROTECT EXISTING POWER POLE IN PLACE.	3	EA.
6	SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT SECTION.	9120	SF
7	REMOVE EXISTING ASPHALT DIKE.	172	LF
8	CONSTRUCT CONCRETE DRIVEWAY APPROACH PER DETAIL No.1, HEREON.	1	EA.
9	CONSTRUCT CURB RAMP "CASE B" PER RIVERSIDE COUNTY STANDARD DRAWING No. 403.	1	EA.
10	CONSTRUCT 8" TYPE "D" CURB PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.	37	LF
11	CONSTRUCT CURB FACE TRANSITION. SEE PLAN FOR CURB HEIGHT.	37	LF
12	CONSTRUCT 6" TYPE "D" CURB PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.	20	LF
13	CONSTRUCT 8" THICK P.C.C. CLASS "A" DRIVEWAY APPROACH.	992	SF
14	JOIN EXISTING ASPHALT PER JOIN DETAIL ON SHEET No. 1.	559	LF

NOTIFICATIONS

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

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

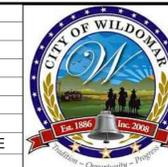
INDEX OF SHEETS:

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

File Name: S:\Projects\SycamoreAcademy\DWG\OFFSITE SHEET-1.dwg Rev. 2006
Plot Date: 1/10/2015 10:42 PM

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



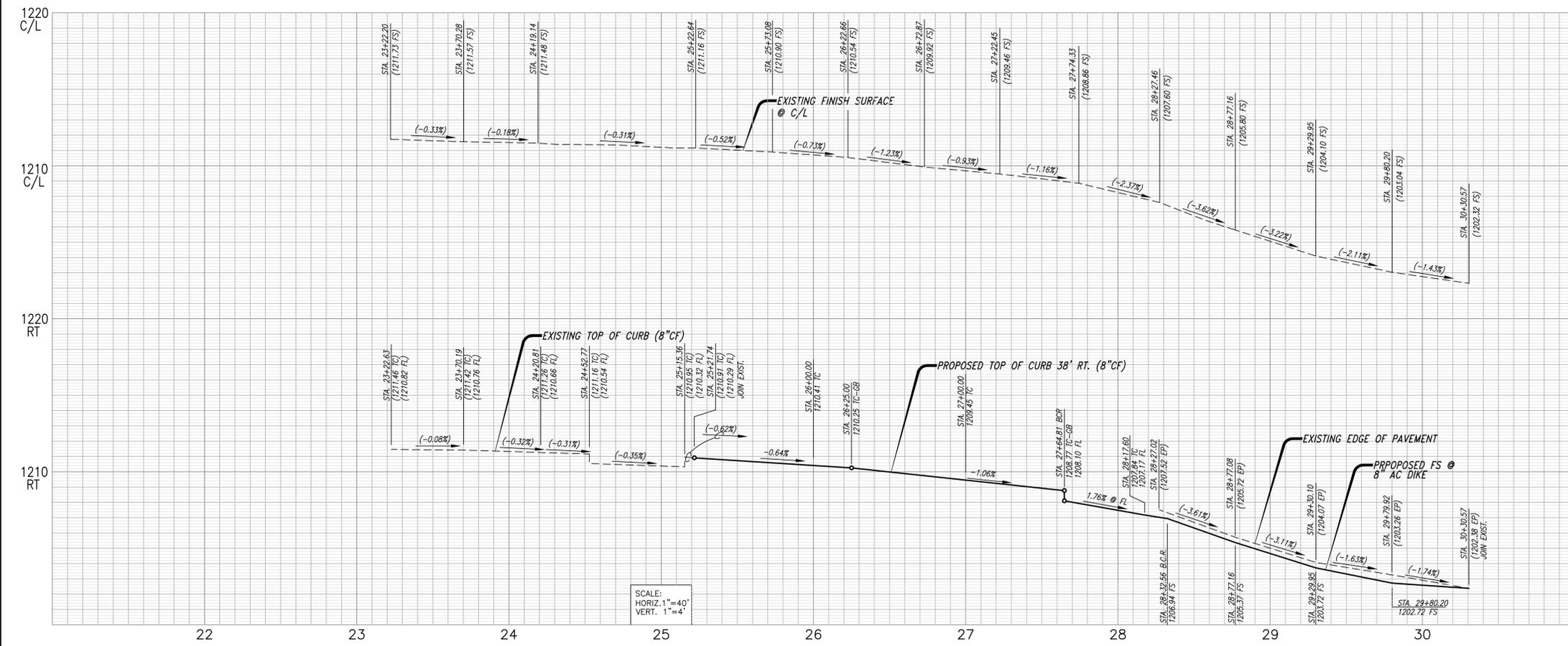
CITY OF WILDOMAR
ACCEPTED BY:
Date:
DANIEL A. YORK
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE
WITH APPLICABLE CITY STANDARDS AND
PRACTICES



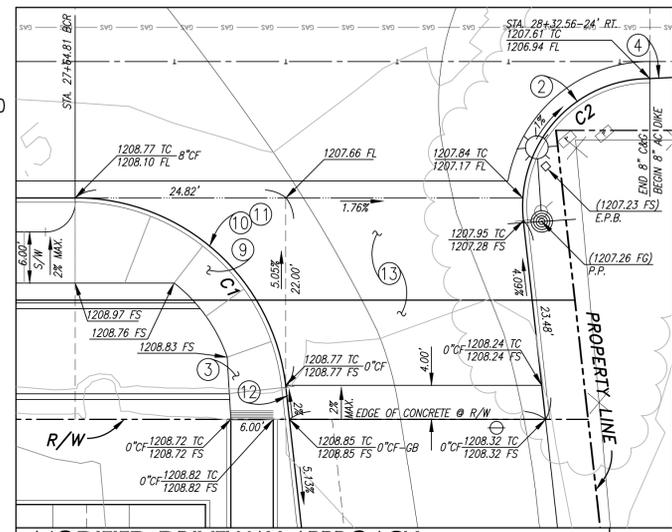
SEAL-ENGINEER:
SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE, SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915
PREPARED BY: [Signature] 1/13/15
STEVEN L. RAY
R.C.E. No. 35334 EXP. 9/30/15

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 SHEET No. 1 OF 3 SHEETS
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
TITLE SHEET OFFSITE
STREET IMPROVEMENT PLAN



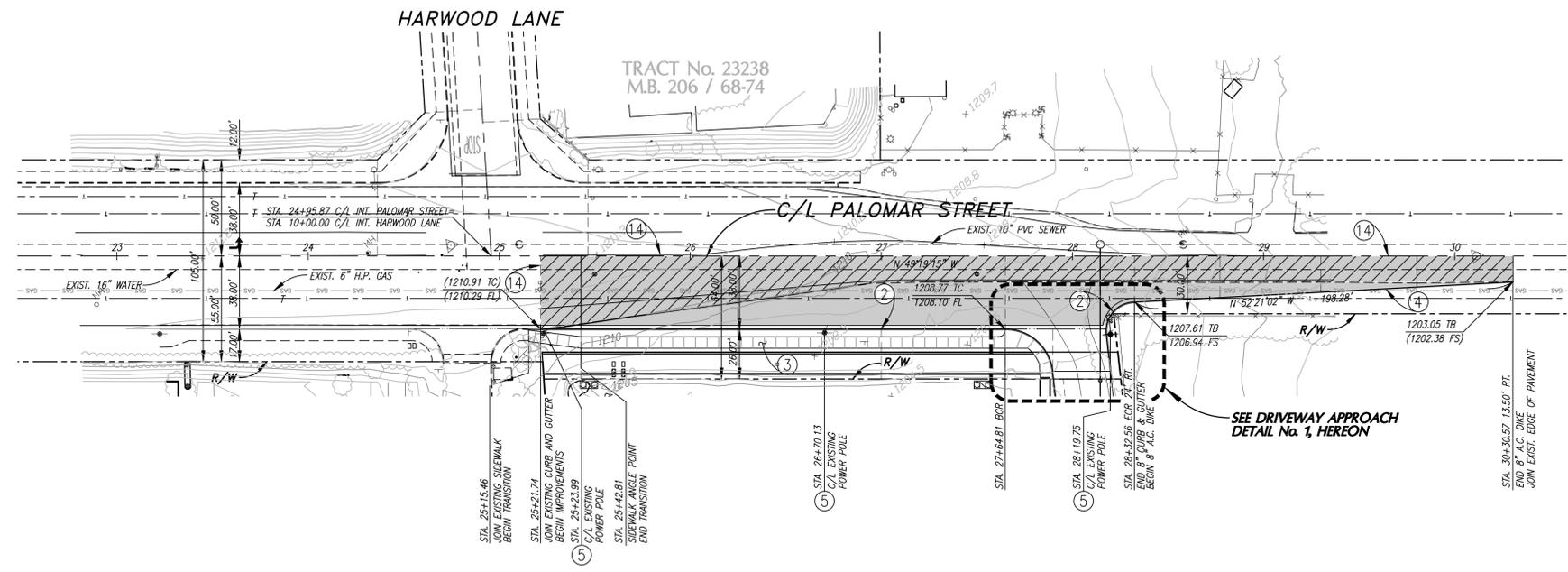
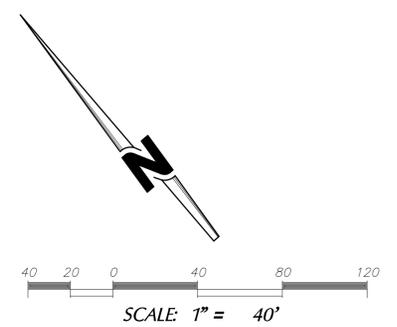
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 - ⑬ CONSTRUCT 8" THICK P.C.C. CLASS "A" DRIVEWAY APPROACH.
 - ⑭ JOIN EXISTING ASPHALT PER JOIN DETAIL ON SHEET No. 1.



MODIFIED DRIVEWAY APPROACH
RIVERSIDE COUNTY STD. 207A ⑧ SCALE: 1"=10' 1

CURVE DATA

No	Δ	R	L
C1	83°37'24"	25.00'	36.49'
C2	96°22'36"	15.00'	25.23'



File name: C:\SCH00151\SymantecAcademy\DWG\OFFSITE\SHET-2.dwg Rev. 2006
 Plot date: 1/10/2015 3:01 PM

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

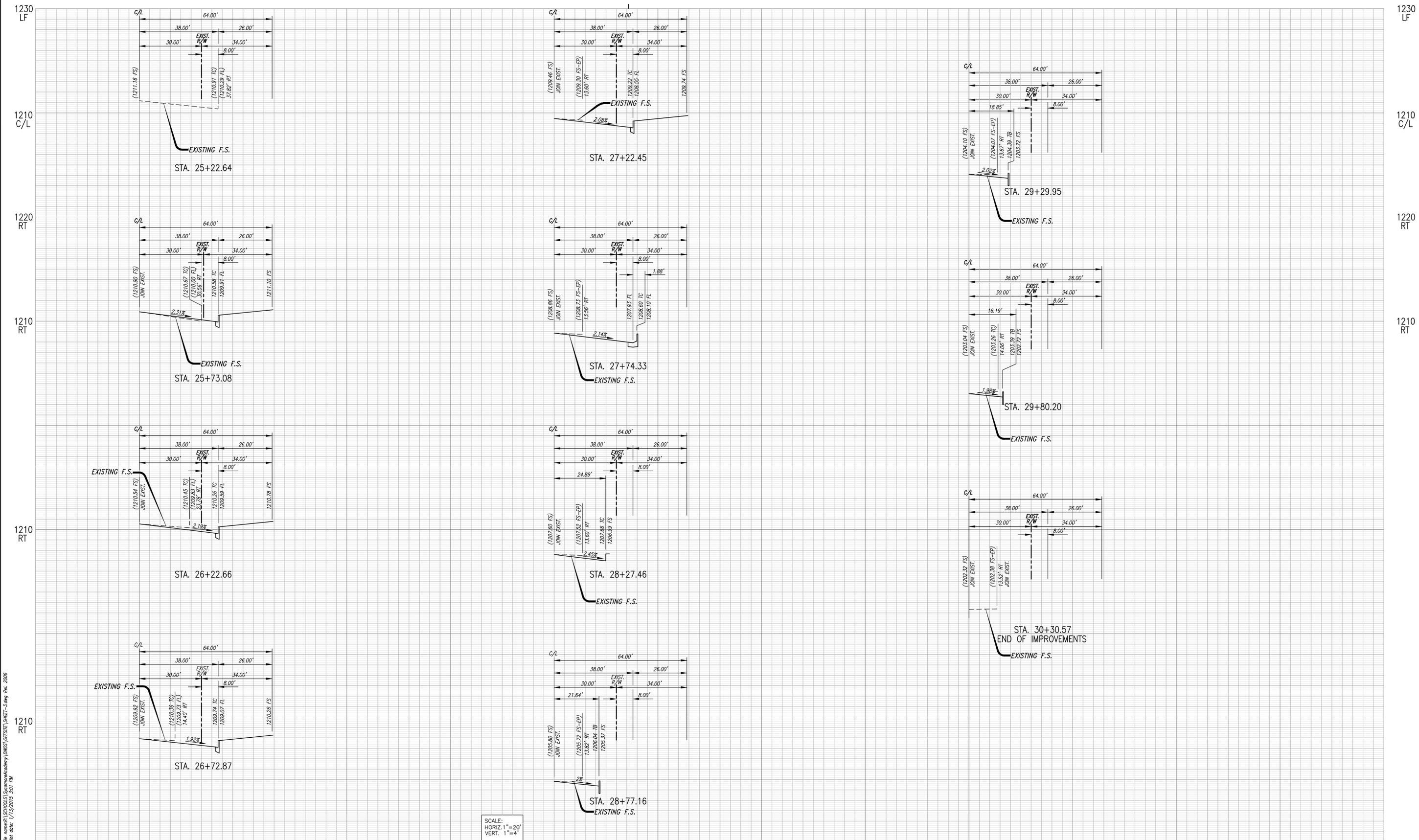


SEAL-ENGINEER:
SLR
Civil Engineering, Inc.
 6840 INDIANA AVENUE • SUITE 130
 RIVERSIDE, CA 92506
 (951) 683-8088 FAX (951) 683-6915
 PREPARED BY: *SLR* 1/13/15
 STEVEN L. RAY
 R.C.E. No. 35334 EXP. 9/30/15

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

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

SHEET No. **2**
 OF 3 SHEETS



File name: C:\SCH0015\Symposium\academy\DWG\OFFSITE\SHET-3.dwg Rev. 2006
 Plot date: 1/12/2015 3:01 PM

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

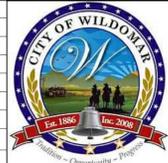
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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER					CITY



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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PUBLIC USE PERMIT No. 14-0074

CITY OF WILDOMAR
 THE SYCAMORE ACADEMY
 OFFSITE STREET
 CROSS SECTION PLAN

SHEET No. **3**
 OF 3 SHEETS

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, LIMES, 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) 654-0551
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.

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.
- 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 TO 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 EI>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.

CONSTRUCTION NOTES	
NO.	DESCRIPTION
1	CONSTRUCT 3" AC OVER 8" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
2	CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
3	CONSTRUCT 3" AC OVER 4" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
4	CONSTRUCT 6" CURB AND GUTTER PER RIVERSIDE COUNTY STANARD DRAWING No. 200.
5	CONSTRUCT 6" CURB ONLY PER RIVERSIDE COUNTY STANDARD DRAWING No. 204.
6	CONSTRUCT 4" THICK CONCRETE PAVING WITH 6"x6"x#10 WELDED WIRE MESH. FINISH PER ARCHITECT'S SPECIFICATIONS.
7	CONSTRUCT 6" THICK CONCRETE PAVING WITH #4 BARS 18" O.C. EACH WAY. FINISH PER ARCHITECT'S SPECIFICATIONS.
8	CONSTRUCT ACESIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
9	CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No.1, SHEET C-2.1.
10	CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
11	CONSTRUCT 3" WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.
12	CONSTRUCT 4' WIDE V-GUTTER PER DETAIL No. 6, SHEET C-2.1.
13	CONSTRUCT FIBAR PLAY AREA PER DETAIL No. 7, SHEET C-2.1.
14	CONSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER DETAIL No. 1, SHEET C-2.2.
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. 2, 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.
67	MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. (VERIFY DRINKING FOUNTAIN CONNECTION POINT AND INVERT ELEV. WITH MANUFACTURE'S SPECIFICATIONS.)
68	INSTALL 3/4" ROCK SEEPAGE PIT DRAIN PER DETAIL No. 8, SHEET C-2.1.
69	JOIN STREET SEWER LATERAL AT CLEANOUT.
STORM DRAIN CONSTRUCTION NOTES	
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), PER DETAIL No. , SHEET C-2.0.
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. (SEE PLAN FOR SIZE)
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 VANAL PROOF, NICKEL BRONZE TOP. TOP OF DRAIN ELEVATION PER PLAN. SEE DETAIL No. , SHT. 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 (TRAFFIC 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 RCFCD STD. DWG. No. MH251.
47	CONSTRUCT JUNCTION STRUCTURE No. 4 PER R.C.F.C.D. STD. DWG. No. JS-229.
WATER - FIRE SERVICE CONSTRUCTION NOTES	
70	16"x8" HOT TAP CONNECTION PER E.V.M.W.D. STD. DWG. No. W-29 AND W-13 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
71	8" DUCTILE IRON PIPE PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
72	8"x 8"x 4" D.I. TEE PER E.V.M.W.D. STD. DWG. No. PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
73	8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STD. DWG. No. W-23 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
74	8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
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.

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

EARTHWORK QUANTITIES

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

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

NOTIFICATIONS

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

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

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-2.2	DETAILS
C-3.0	SITE GRADING PLAN
C-3.1	SITE GRADING PLAN
C-3.2	SITE GRADING PLAN
C-4.0	SITE DRAINAGE PLAN
C-5.0	SITE SEWER PLAN
C-6.0	SITE FIRE WATER SERVICE PLAN
C-6.1	SITE DOMESTIC WATER PLAN

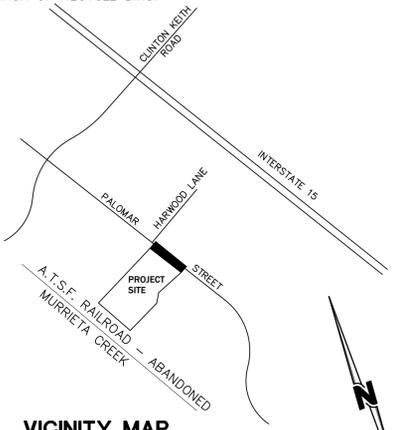
102-0410 PUBLIC USE PERMIT No. 14-0074 SHEET No.

CITY OF WILDOMAR THE SYCAMORE ACADEMY TITLE SHEET, NOTES AND QUANTITIES

C-0.0

OF 12 SHTS

File Name: C:\SCH005\SycamoreAcademy\DWG\C-0.dwg Rev. 2008
Rev. Date: 1/12/2015 3:16 PM



VICINITY MAP

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

DIGALERT
DIAL BEFORE YOU DIG
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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE:
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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
	ENGINEER				CITY

THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION
SOILS R-VALUE - 20 PER INLAND FOUNDATION REPORT S679-002 DATED JULY 25, 2014



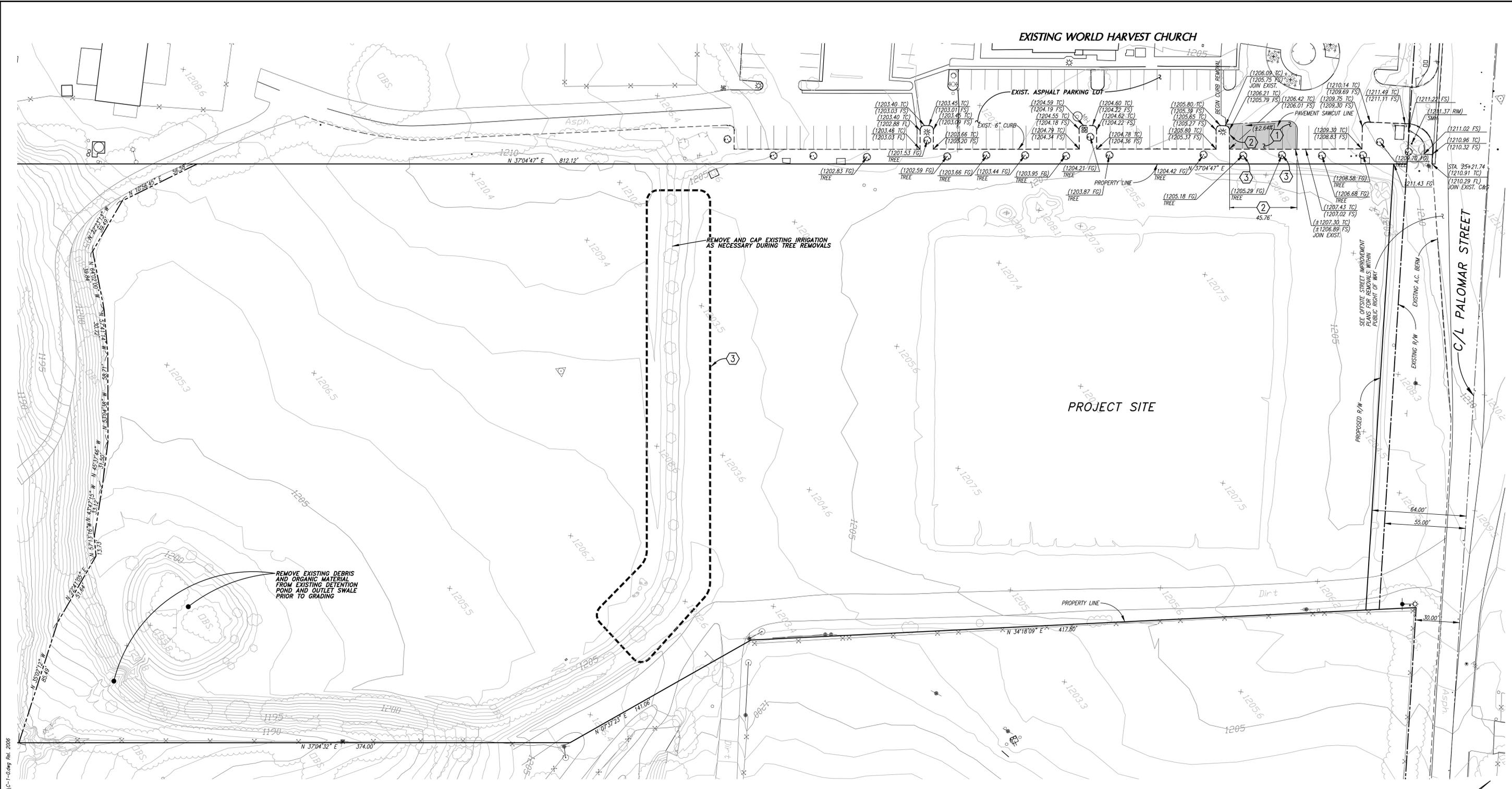
CITY OF WILDOMAR
ACCEPTED BY:
Date: Daniel A. York
Public Works Director/City Engineer
ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES



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 1/13/15
STEVEN L. RAY
R.C.E. No. 35334 EXP. 9/30/15

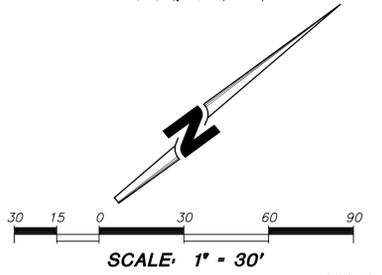
BENCHMARK:
Elevation = 1240.00
Datum = NAVD 88
BENCHMARK #Z14119
THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15
SCALE:
H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074 SHEET No. C-0.0 OF 12 SHTS



DEMOLITION NOTES

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

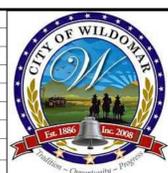


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Plot date: 1/12/2015 3:16 PM

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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



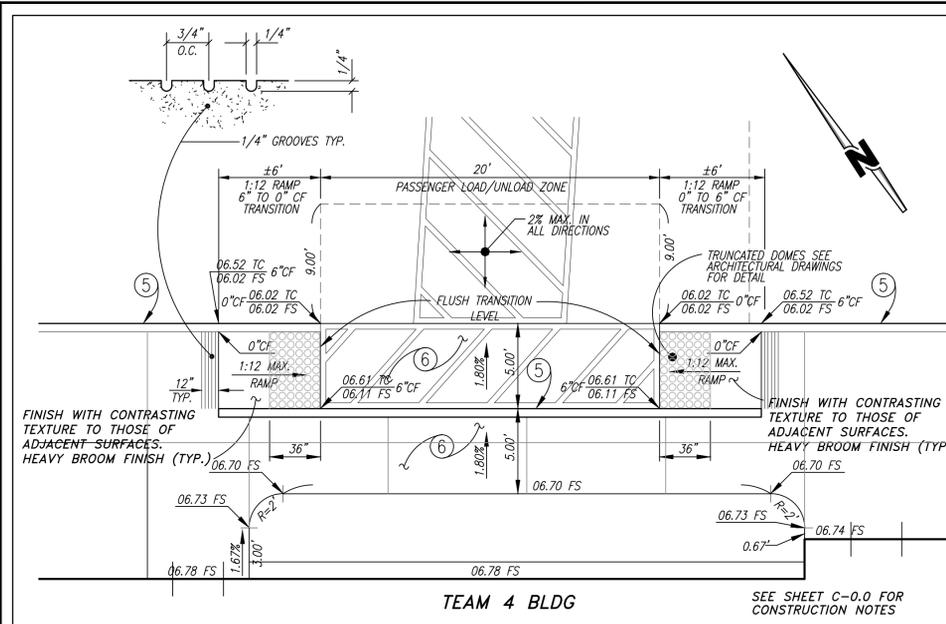
SEAL-ENGINEER:
SLR
Civil Engineering, Inc.
6840 INDIANA AVENUE • SUITE 130
RIVERSIDE, CA 92506
(951) 683-8088 FAX (951) 683-6915
PREPARED BY: *SLR* 1/13/15
STEVEN L. RAY
R.C.E. No. 35334 EXP. 9/30/15

BENCHMARK:
Elevation = 1240.00
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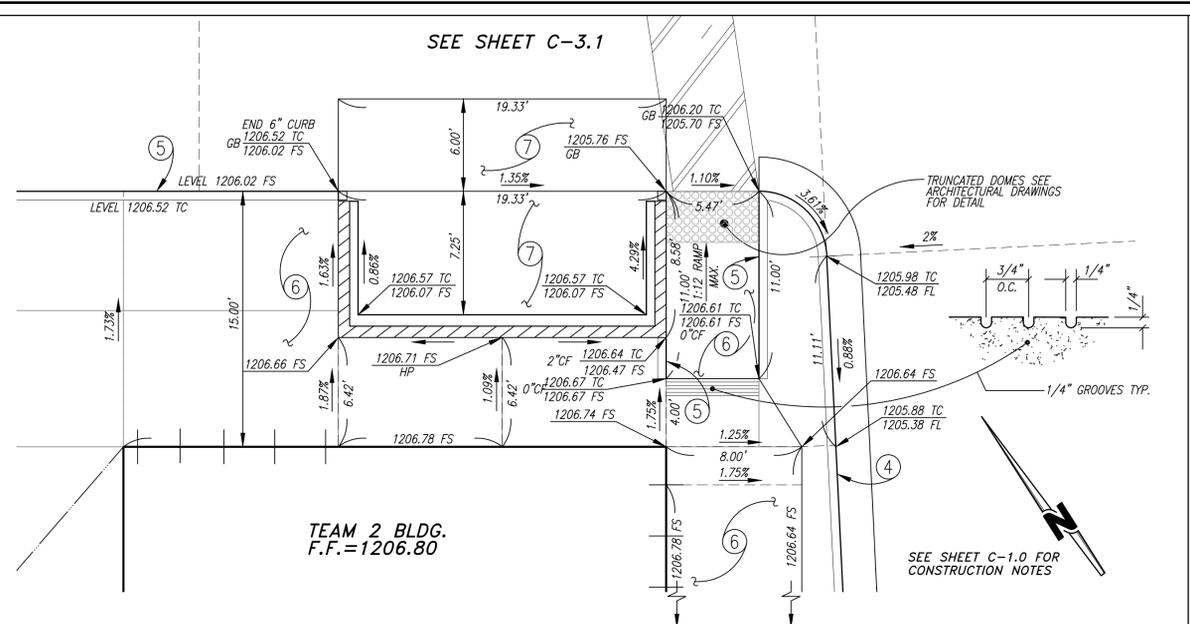
PUBLIC USE PERMIT No. 14-0074
CITY OF WILDOMAR
THE SYCAMORE ACADEMY
SITE DEMOLITION PLAN

SHEET No. **C-1.0**
OF 12 SHEETS

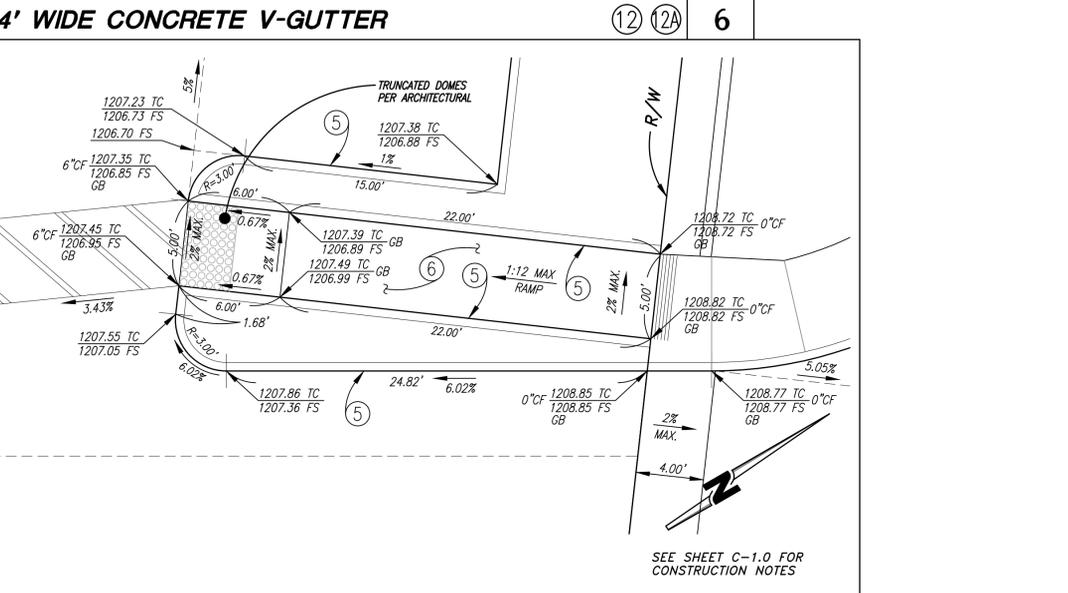
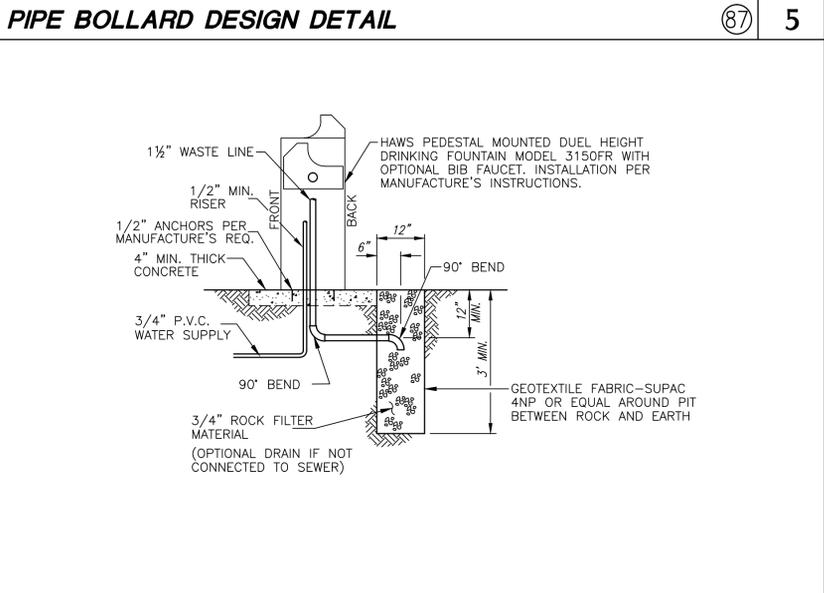
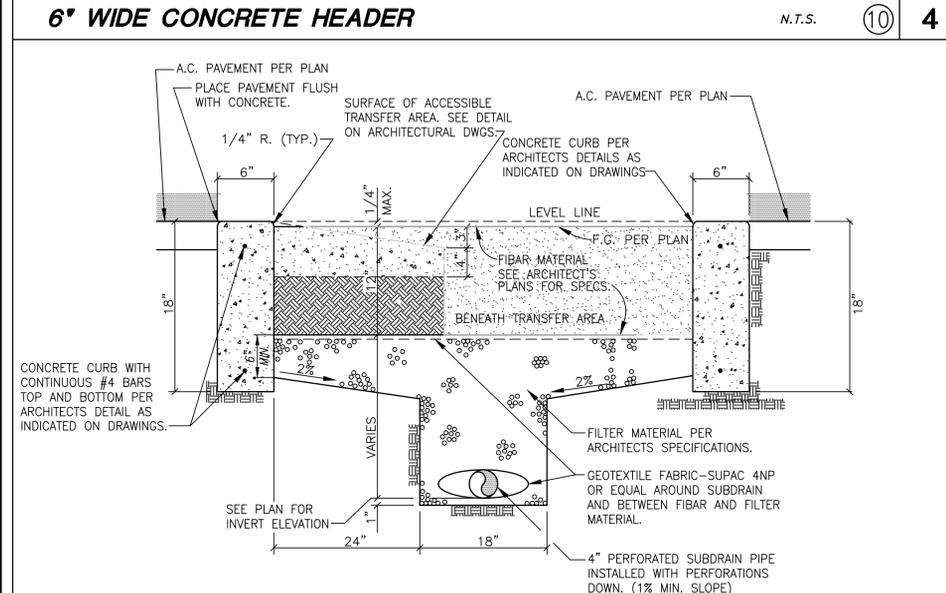
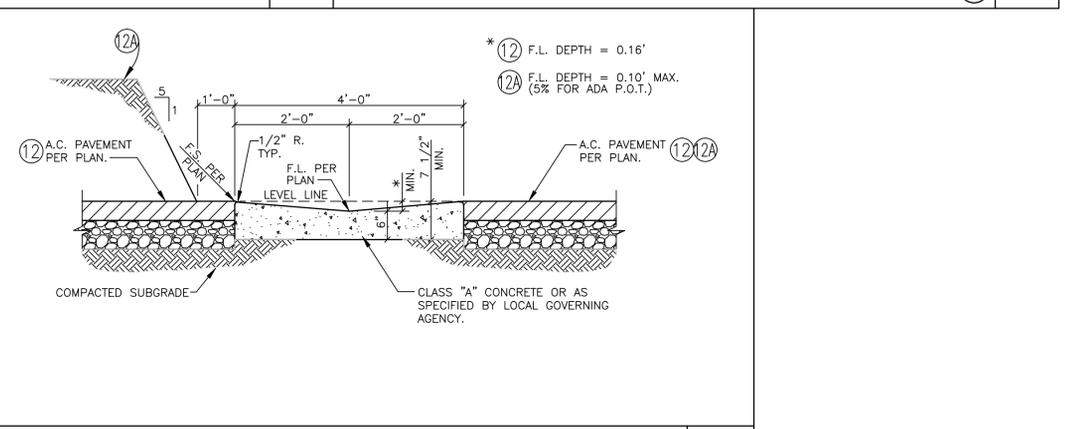
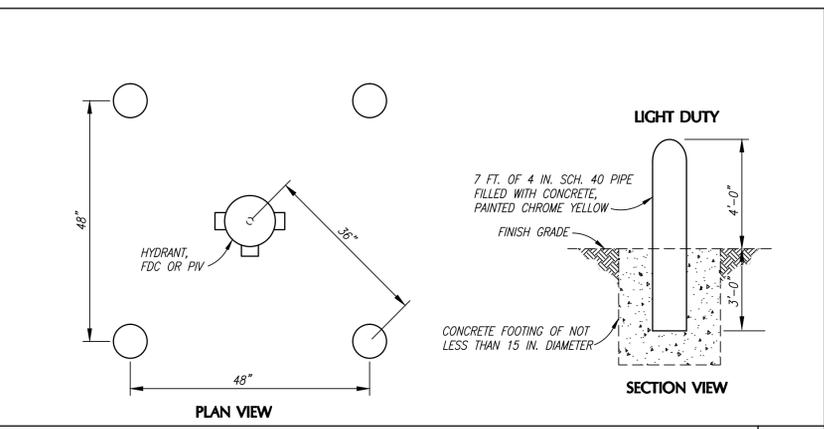
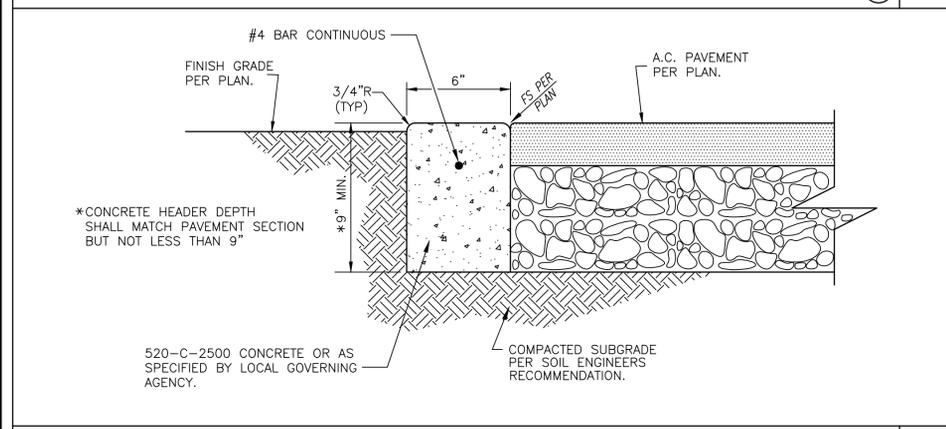
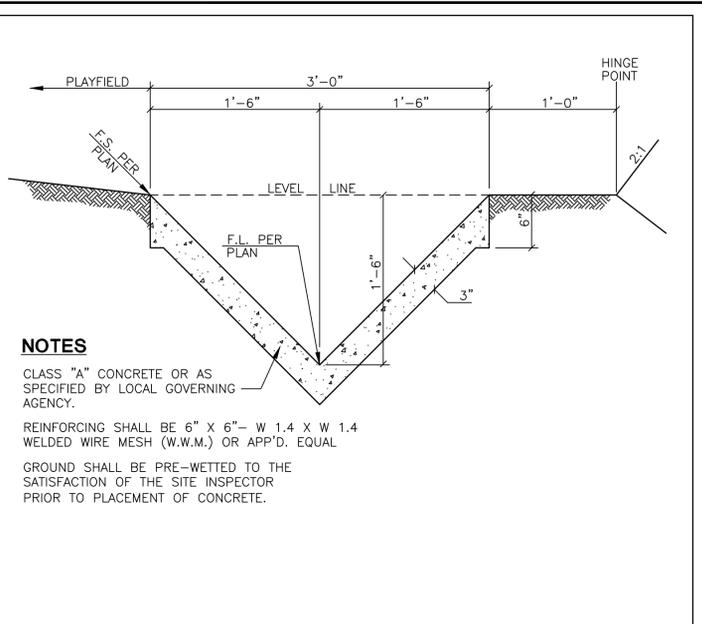
102-0410



PASSENGER LOAD/UNLOAD DETAIL N.T.S. (9) 1



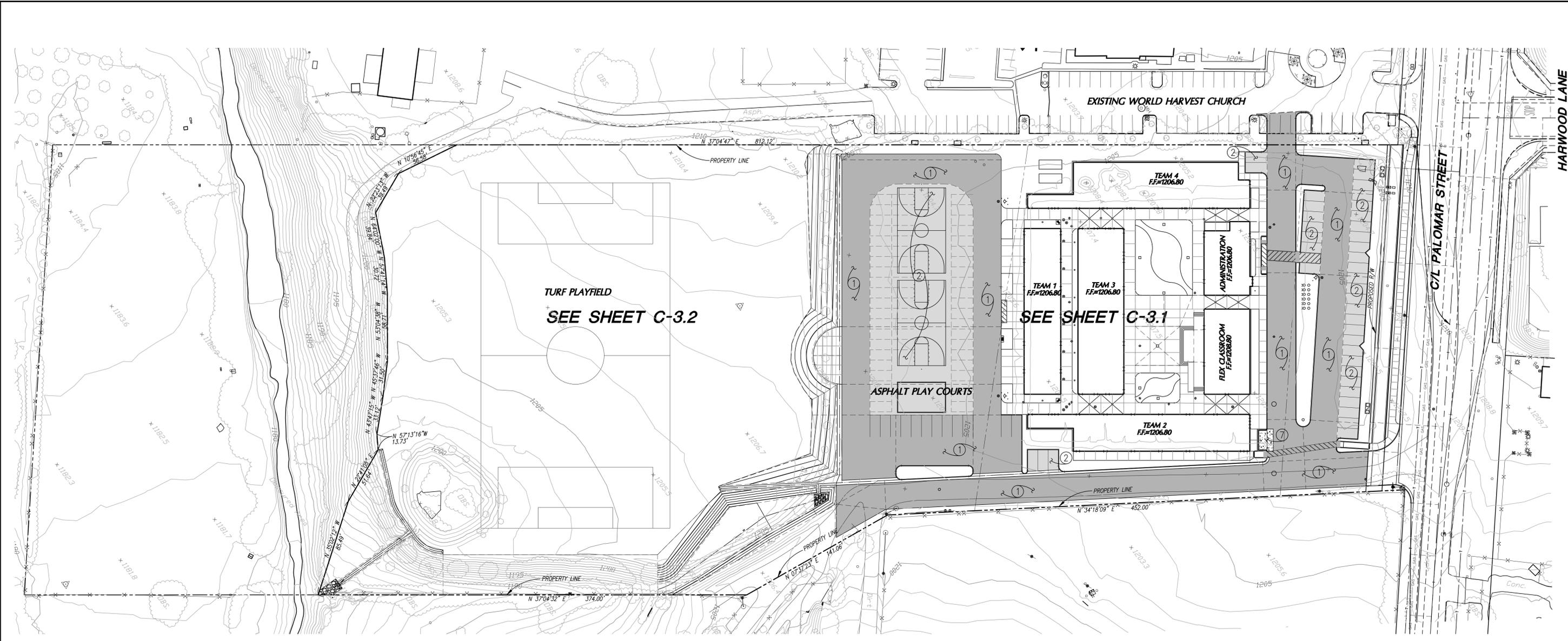
TRASH ENCLOSURE ENLARGED DETAIL SCALE: 1"=5' 2



FIBAR PLAY AREA DETAIL N.T.S. (13) 7 **DRINKING FOUNTAIN DRAIN DETAIL** N.T.S. (68) 8 **ENLARGED ACCESS RAMP DETAIL** SCALE: 1"=5' 9

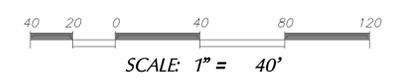
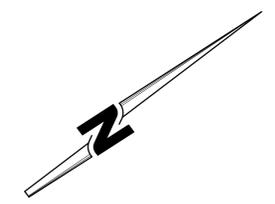
<p>DIAL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG</p> <p>TOLL FREE 1-800-227-2600 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>	<p>NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.</p> <p>The private engineer signing 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.</p>	<p>THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION</p>	<p>SOILS R-VALUE - PER DATED</p>	<p>MARK BY DATE ENGINEER</p>	<p>REVISIONS</p>	<p>APPR. DATE CITY</p>	<p>CITY OF WILDOMAR ACCEPTED BY: DANIEL A. YORK Public Works Director/City Engineer ACCEPTANCE AS TO CONFORMANCE WITH APPLICABLE CITY STANDARDS AND PRACTICES</p>	<p>SEAL-ENGINEER: STEVEN L. RAY REGISTERED PROFESSIONAL ENGINEER CIVIL 35334 9-30-15</p>	<p>SLR Civil Engineering, Inc. 6840 INDIANA AVENUE, SUITE 130 RIVERSIDE, CA 92506 (951) 683-8088 FAX (951) 683-6915</p> <p>PREPARED BY: <i>SLR</i> 1/13/15 STEVEN L. RAY</p> <p>R.C.E. No. 35334 EXP. 9/30/15</p>	<p>BENCHMARK: Elevation = 1240.00 Datum = NAVD 88 BENCHMARK #Z14119</p> <p>THIS SURVEY WAS PERFORMED ON 3/2014 BY ROBERT DAWSON L.S. 6932, EXP. 9-30-15</p> <p>SCALE: H: As Noted V: As Noted</p>	<p>PUBLIC USE PERMIT No. 14-0074</p> <p>CITY OF WILDOMAR THE SYCAMORE ACADEMY DETAIL SHEET</p>	<p>SHEET No. C-2.1 OF 11 SHEETS</p>
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File name: S:\090615\SycamoreAcademy\DWG\C-2-1.dwg, Rev. 2006
 Plot date: 1/13/2015 3:14 PM



CONSTRUCTION NOTES:

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



File name: R:\SCH00051\SycamoreAcademy\DWG\C-3-0.dwg Rev. 2008
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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



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

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

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

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

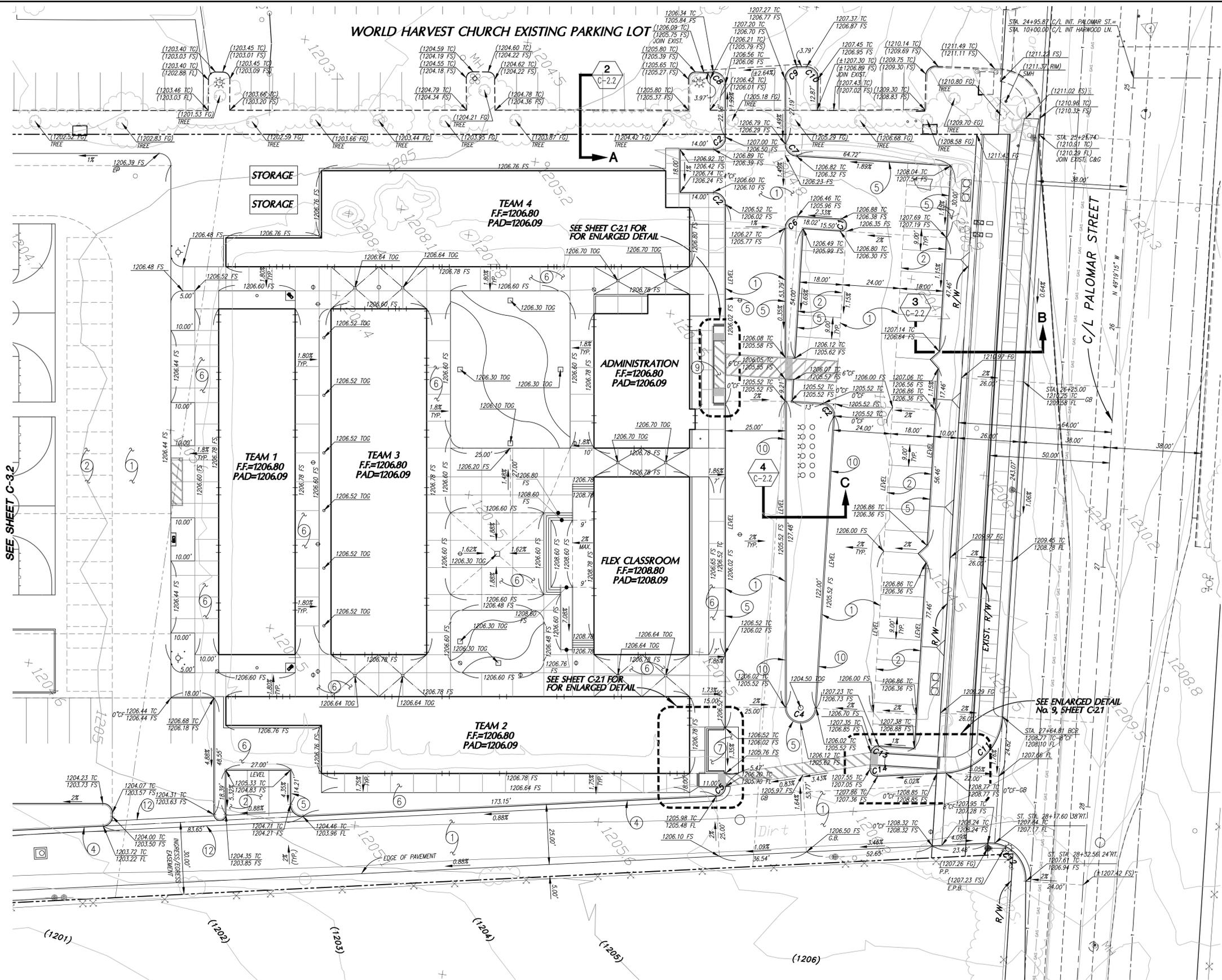
THE SYCAMORE ACADEMY
 SITE PAVING PLAN

SHEET No. **C-3.0**

OF 12 SHEETS

102-0410

WORLD HARVEST CHURCH EXISTING PARKING LOT



- CONSTRUCTION NOTES:**
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 - CONSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER DETAIL No. 1, SHEET C-2.2.

CURVE DATA		
No	Δ	L
C1	180°00'00"	2.50'
C2	90°00'00"	5.00'
C3	" "	5.00'
C4	" "	6.50'
C5	" "	4.00'
C6	" "	5.00'
C7	" "	20.00'
C8	" "	5.00'
C9	" "	5.00'
C10	" "	5.00'
C11	83°37'24"	25.00'
C12	96°22'36"	15.00'
C13	" "	3.00'
C14	" "	3.00'

File name: R:\SCH00051\SycamoreAcademy\DWG\C-3-1.dwg Rev. 2005
 Plot date: 1/13/2015 3:09 PM

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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 AND 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* 1/13/15

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

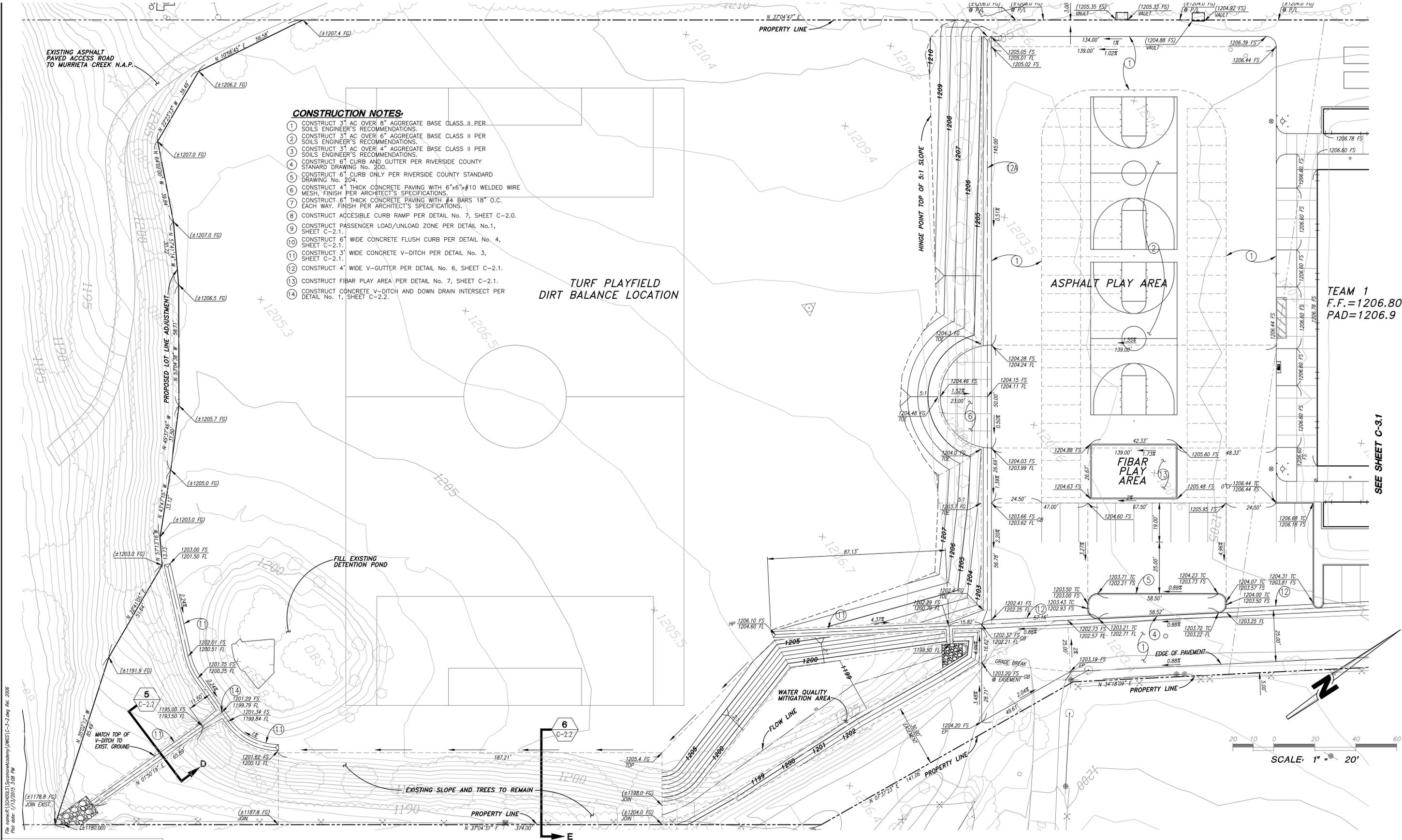
PUBLIC USE PERMIT No. 14-0074

CITY OF WILDOMAR

THE SYCAMORE ACADEMY
SITE GRADING PLAN

SHEET No. **C-3.1**

OF 12 SHEETS



CONSTRUCTION NOTES:

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- 2 CONSTRUCT 3" AC OVER 6" AGGREGATE BASE CLASS II PER SOILS ENGINEER'S RECOMMENDATIONS.
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- 8 CONSTRUCT ACCESSIBLE CURB RAMP PER DETAIL No. 7, SHEET C-2.0.
- 9 CONSTRUCT PASSENGER LOAD/UNLOAD ZONE PER DETAIL No. 1, SHEET C-2.1.
- 10 CONSTRUCT 6" WIDE CONCRETE FLUSH CURB PER DETAIL No. 4, SHEET C-2.1.
- 11 CONSTRUCT 3" WIDE CONCRETE V-DITCH PER DETAIL No. 3, SHEET C-2.1.
- 12 CONSTRUCT 4" WIDE V-GUTTER PER DETAIL No. 6, SHEET C-2.1.
- 13 CONSTRUCT FIBAR PLAY AREA PER DETAIL No. 7, SHEET C-2.1.
- 14 CONSTRUCT CONCRETE V-DITCH AND DOWN DRAIN INTERSECT PER DETAIL No. 1, SHEET C-2.2.

TURF PLAYFIELD
DIRT BALANCE LOCATION

ASPHALT PLAY AREA

FIBAR
PLAY
AREA

TEAM 1
F.F.=1206.80
PAD=1206.9

SEE SHEET C-3.1

SCALE: 1" = 20'

File name: P:\SCH003\SycamoreAcademy\DWG\C-3-2.dwg Rev. 2006
 Plot date: 1/13/2015 3:08 PM

DIGALERT

DIAL BEFORE YOU DIG

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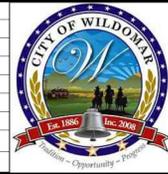
TOLL FREE 1-800-227-2600

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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.

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

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

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

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

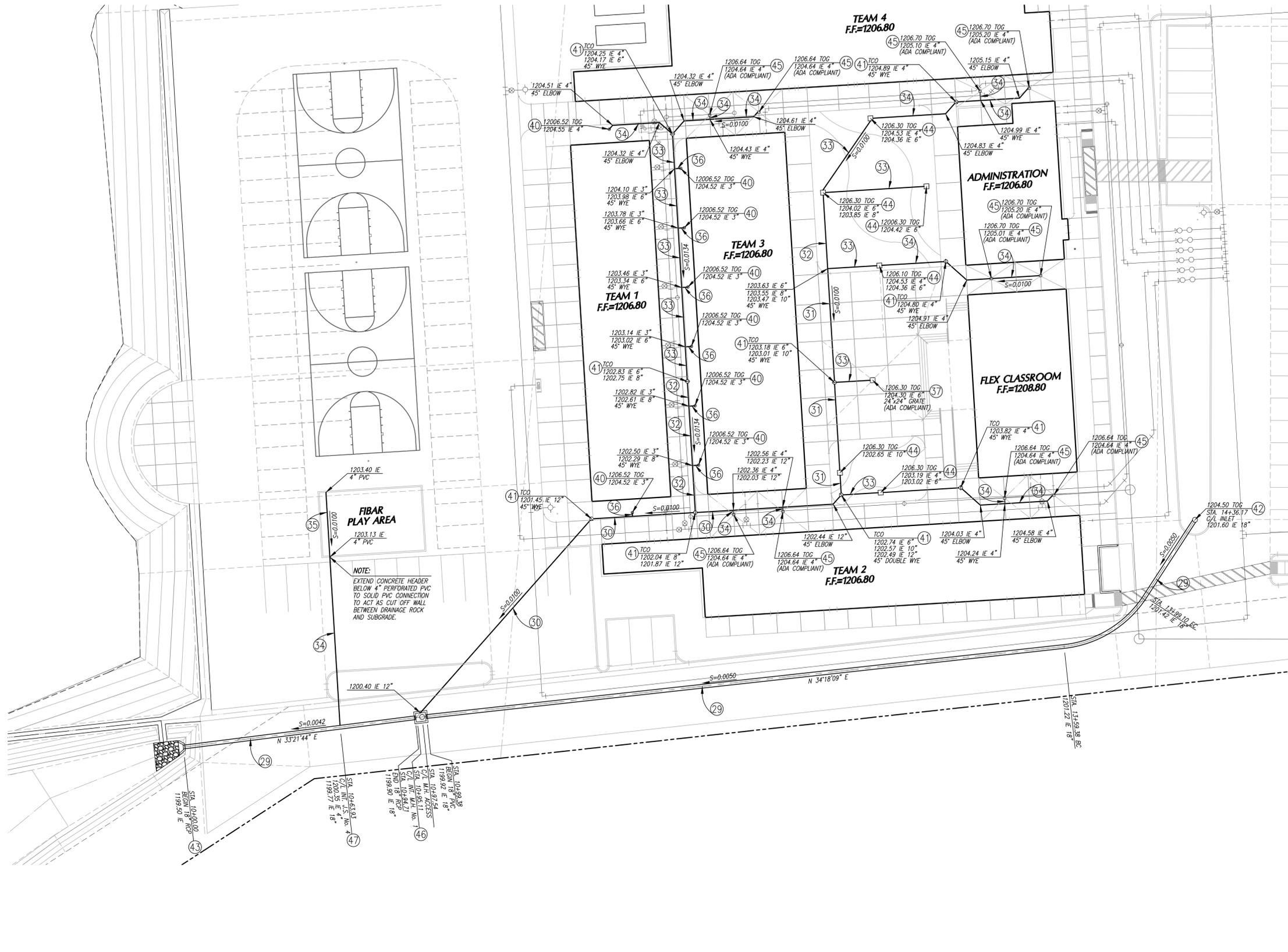
THE SYCAMORE ACADEMY SITE GRADING PLAN

102-0410

SHEET No. C-3.2

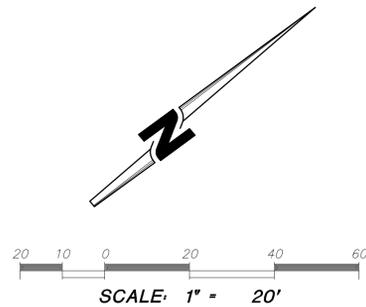
OF 12 SHTS

File name: R:\SCH0005\SycamoreAcademy\DWG\C-4.dwg Rev. 2008
 Plot date: 1/13/2015 3:08 PM



- STORM DRAIN CONSTRUCTION NOTES**
- 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. (SEE PLAN FOR SIZE)
 - 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. , SHT. 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. 2, SHT. C-2.0.
 - 42 INSTALL NYOPLAST 24" DIAMETER DRAIN BASIN WITH 24" DUCTILE IRON STANDARD GRATE (TRAFFIC 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 RCFC D. STD. DWG. No. MH251.
 - 47 CONSTRUCT JUNCTION STRUCTURE No. 4 PER R.C.F.C.D. STD. DWG. No. JS-229.

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



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THIS PROJECT IS BONDED AND TO BE INSPECTED BY CONSTRUCTION INSPECTION		SOILS R-VALUE = 20 PER IN-LAND FOUNDATION REPORT S679-002 DATED JULY 25, 2014	
MARK	BY	DATE	REVISIONS
	ENGINEER		
APPR.	DATE	CITY	

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

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

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

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

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

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SCALE: H: As Noted v: As Noted

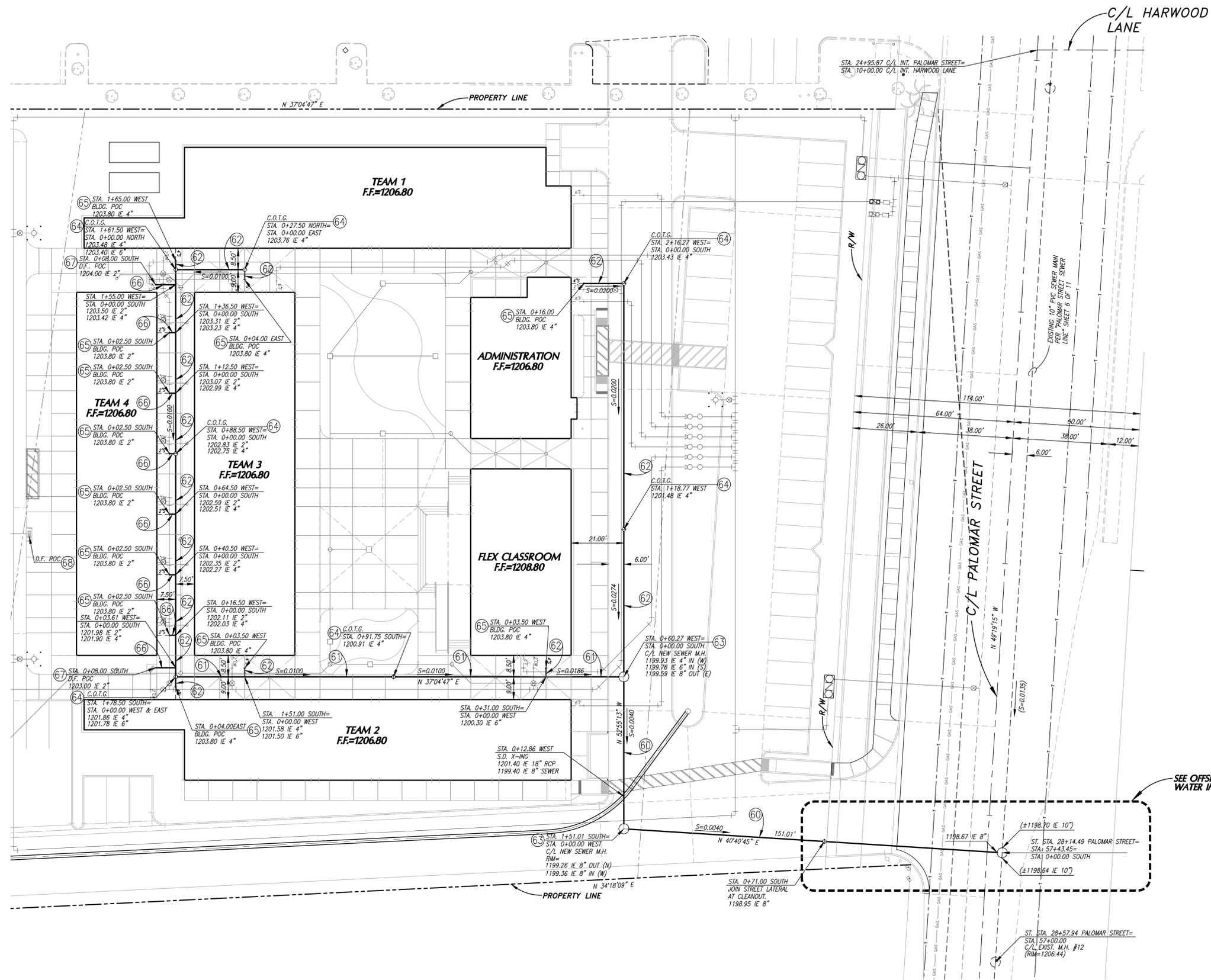
PUBLIC USE PERMIT No. 14-0074

CITY OF WILDOMAR

THE SYCAMORE ACADEMY
 SITE DRAINAGE PLAN

SHEET No. C-4.0

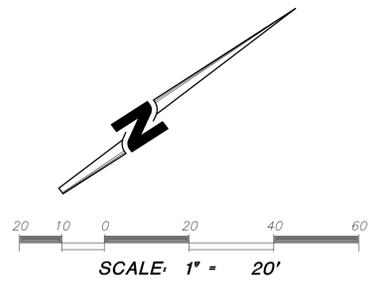
OF 12 SHTS



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. 2, 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.
- 67 MAKE APPROVED CONNECTION TO DRINKING FOUNTAIN P.O.C. (VERIFY DRINKING FTN. CONNECTION POINT AND INVERT ELEV. WITH MANUFACTURER'S SPECIFICATIONS.)
- 68 INSTALL 3/4" ROCK SEEPAGE PIT DRAIN PER DETAIL NO. 8, SHEET C-2.1.
- 69 JOIN STREET SEWER LATERAL AT CLEANOUT.

SEE OFFSITE SEWER AND WATER IMPROVEMENT PLANS



File name: F:\SCH06051\SycamoreAcademy\DWG\C-5-0.dwg Rev. 2006
 Plot date: 1/13/2015 3:07 PM

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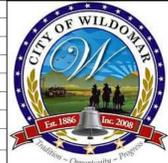
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CITY OF WILDOMAR

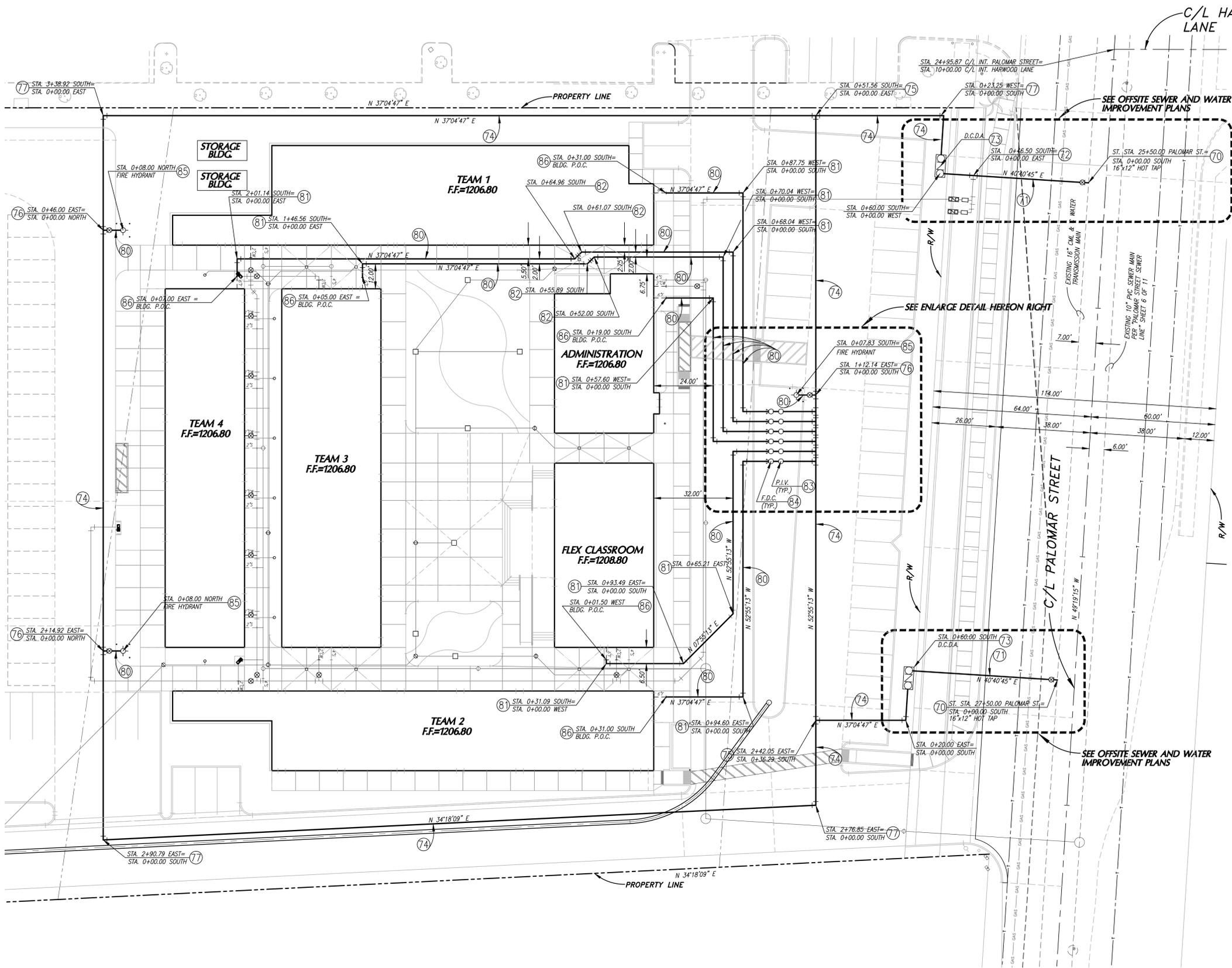
THE SYCAMORE ACADEMY

ONSITE SEWER PLAN

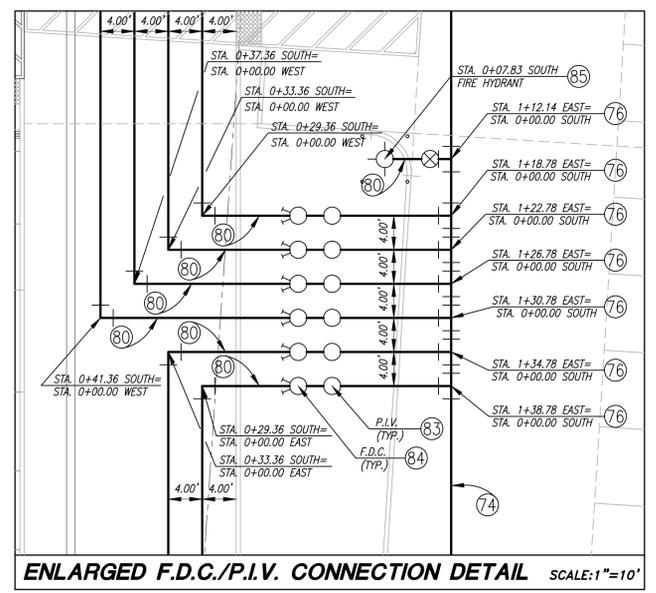
SHEET No. **C-5.0**

OF 12 SHEETS

File name: \\S:\Projects\2014\2014_SycamoreAcademy\DWG\C-6-0.dwg Rev. 2006
 Plot date: 1/13/2015 3:06 PM



- WATER - FIRE SERVICE CONSTRUCTION NOTES**
- 70 16" x 8" HOT TAP CONNECTION PER E.V.M.W.D. STD. DWG. No. W-29 AND W-13 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - 71 8" DUCTILE IRON PIPE PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - 72 12" x 12" x 4" D.I. TEE PER E.V.M.W.D. STD. DWG. No. W-23 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - 73 8" DOUBLE CHECK DETECTOR ASSEMBLY PER E.V.M.W.D. STD. DWG. No. W-23 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - 74 8" PVC C-900, DR-14 WATER MAIN PER E.V.M.W.D. STD. DWG. No. W-3 AND W-4 PER OFFSITE SEWER AND WATER IMPROVEMENT PLANS.
 - 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 (VERIFY BUILDING CONNECTION POINT WITH BUILDING FIRE SPRINKLER PLANS).
 - 87 INSTALL PIPE BOLLARD PER DETAIL No. 5, SHEET C-2.1.



DIGALERT

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TWO WORKING DAYS BEFORE YOU DIG

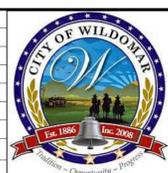
TOLL FREE 1-800-227-2600

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



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

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

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

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

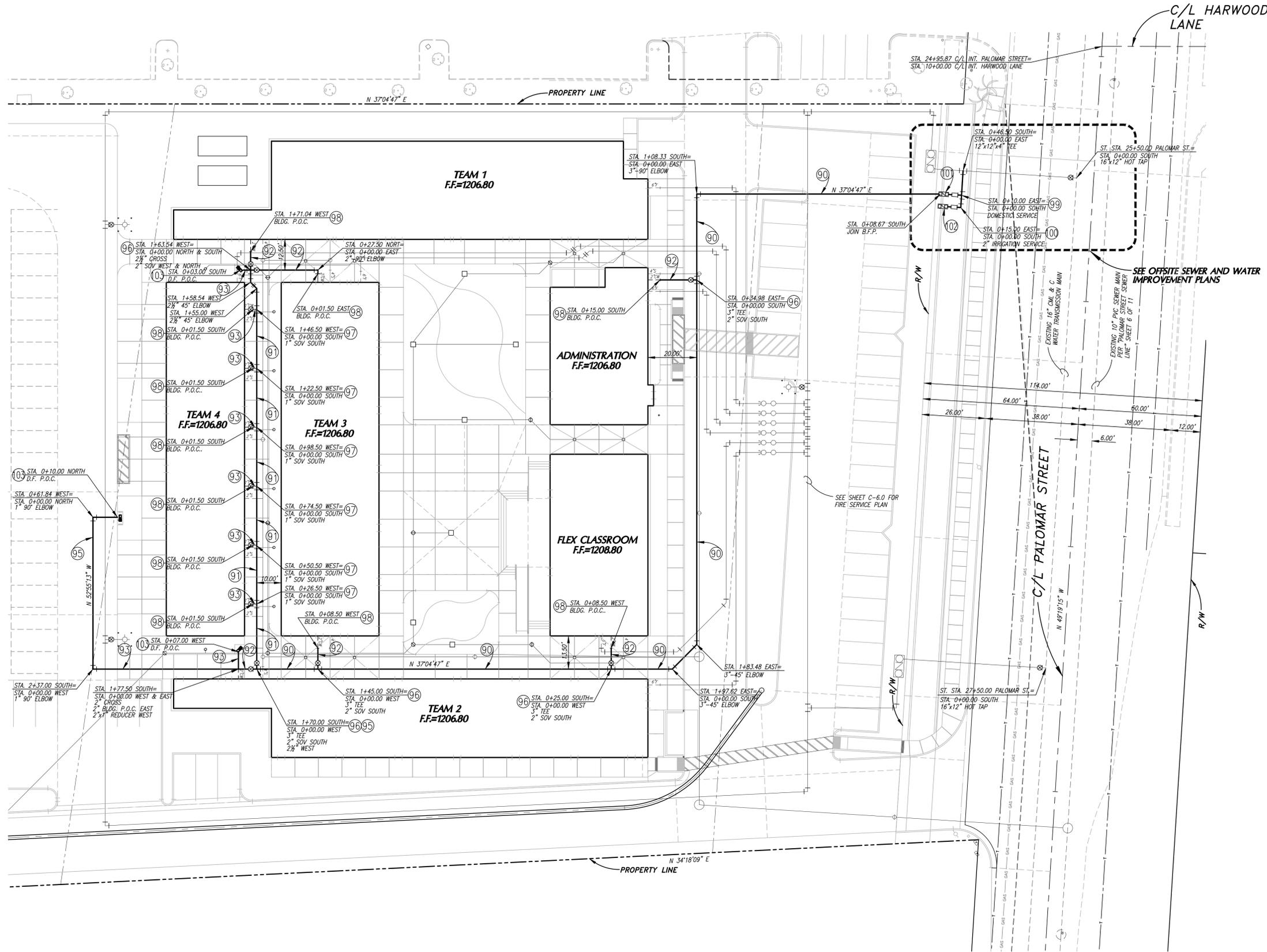
SCALE:
 H: As Noted V: As Noted

PUBLIC USE PERMIT No. 14-0074

CITY OF WILDOMAR
 THE SYCAMORE ACADEMY
 ONSITE PRIVATE FIRE
 WATER SERVICE

SHEET No. **C-6.0**
 OF 12 SHEETS

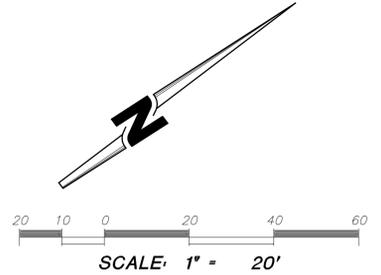
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 Plot date: 1/13/2015 3:05 PM



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

SEE OFFSITE SEWER AND WATER IMPROVEMENT PLANS

SEE SHEET C-6.0 FOR FIRE SERVICE PLAN



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TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE 1-800-227-2600

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CITY OF WILDOMAR
 ACCEPTED BY:
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SCALE:
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PUBLIC USE PERMIT No. 14-0074

CITY OF WILDOMAR
 THE SYCAMORE ACADEMY
 ONSITE DOMESTIC
 WATER PLAN

SHEET No.
C-6.1
 OF 12 SHEETS

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

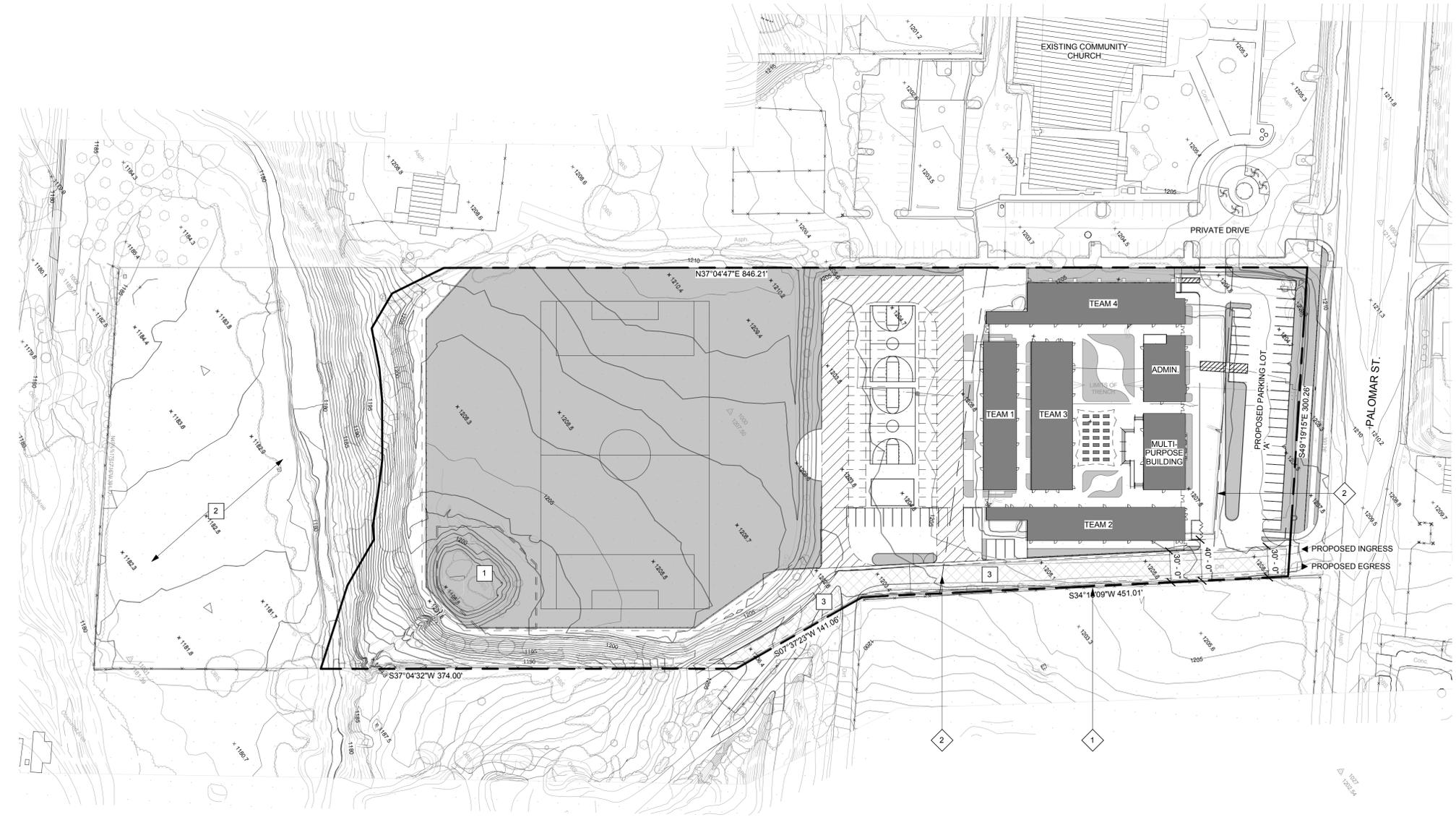
DEFINED CONSTRAINED AREAS

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

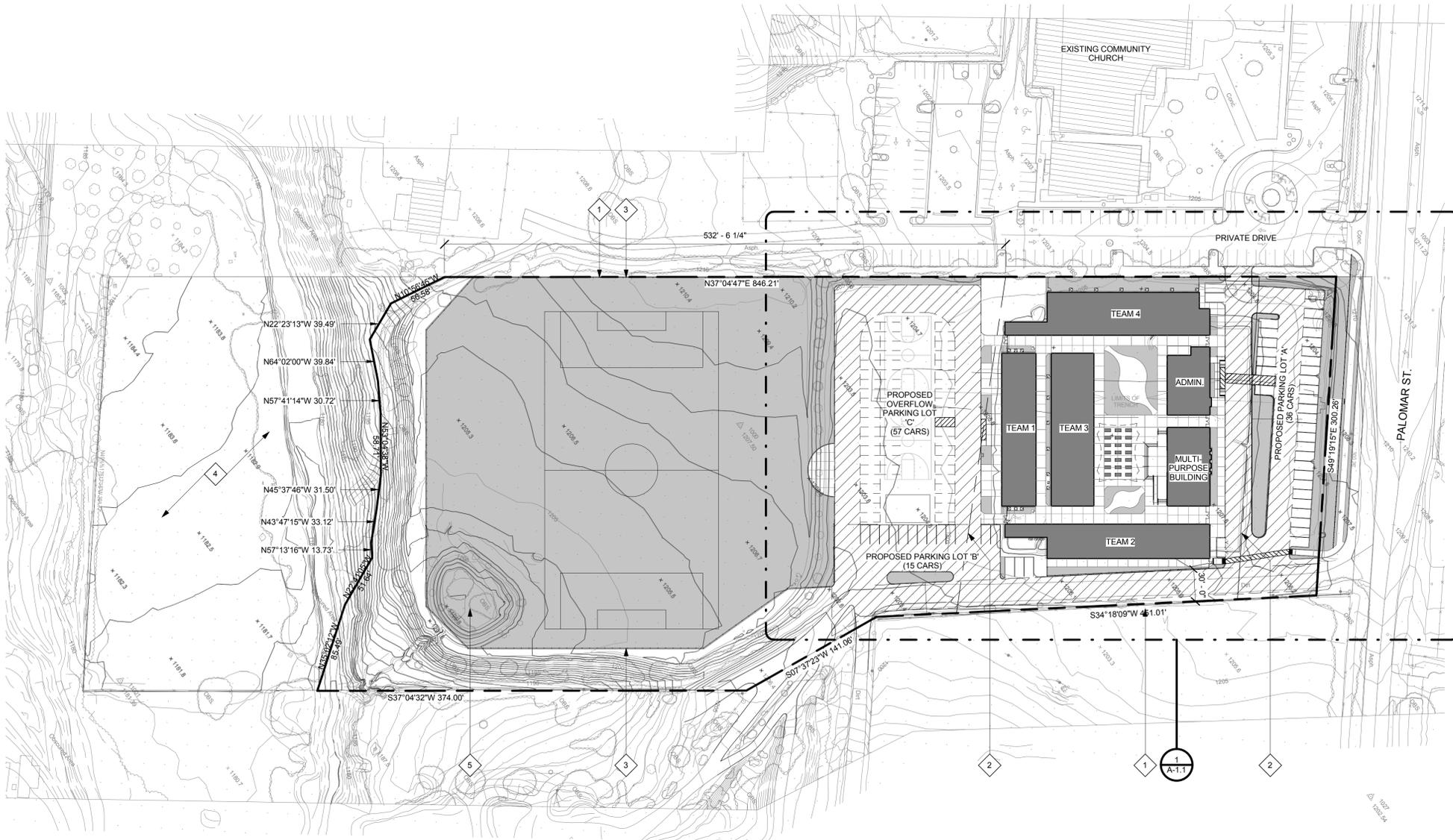
CONSTRAINED AREA PLAN KEYNOTES

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

CONSTRAINED AREA PLAN SYMBOLS



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 SEATING 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'

- 15 STANDARD STALLS

PROPOSED OVERFLOW PARKING LOT 'C'

- 55 TOTAL STALLS

- 1 ACCESSIBLE VAN ACCESSIBLE
- 57 TOTAL

108 GRAND TOTAL

108 PROPOSED SPACES > 63 REQUIRED SPACES

PARKING LOT CALCULATIONS

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
- PAVEMENT USED FOR PARENT CHILD DROP OFF AND EMERGENCY VEHICLE ACCESS

SITE PLAN SYMBOLS

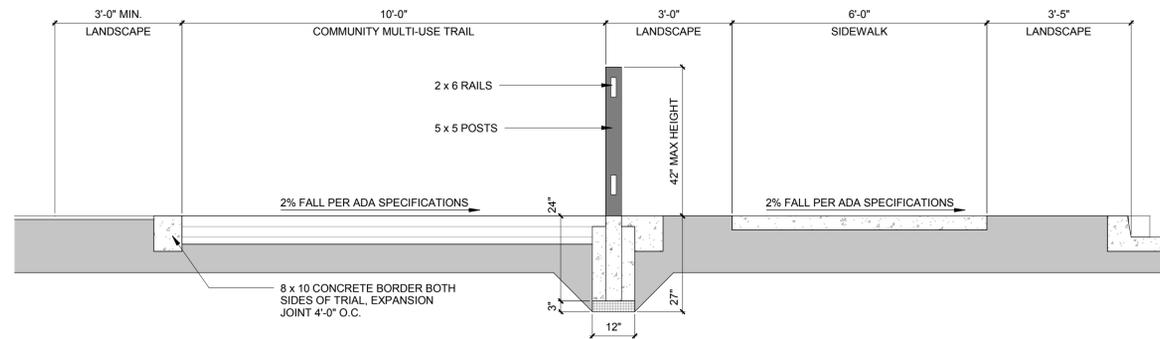


06.16.14
 PLANNING DEPT. SUBMITTAL

MILESTONES



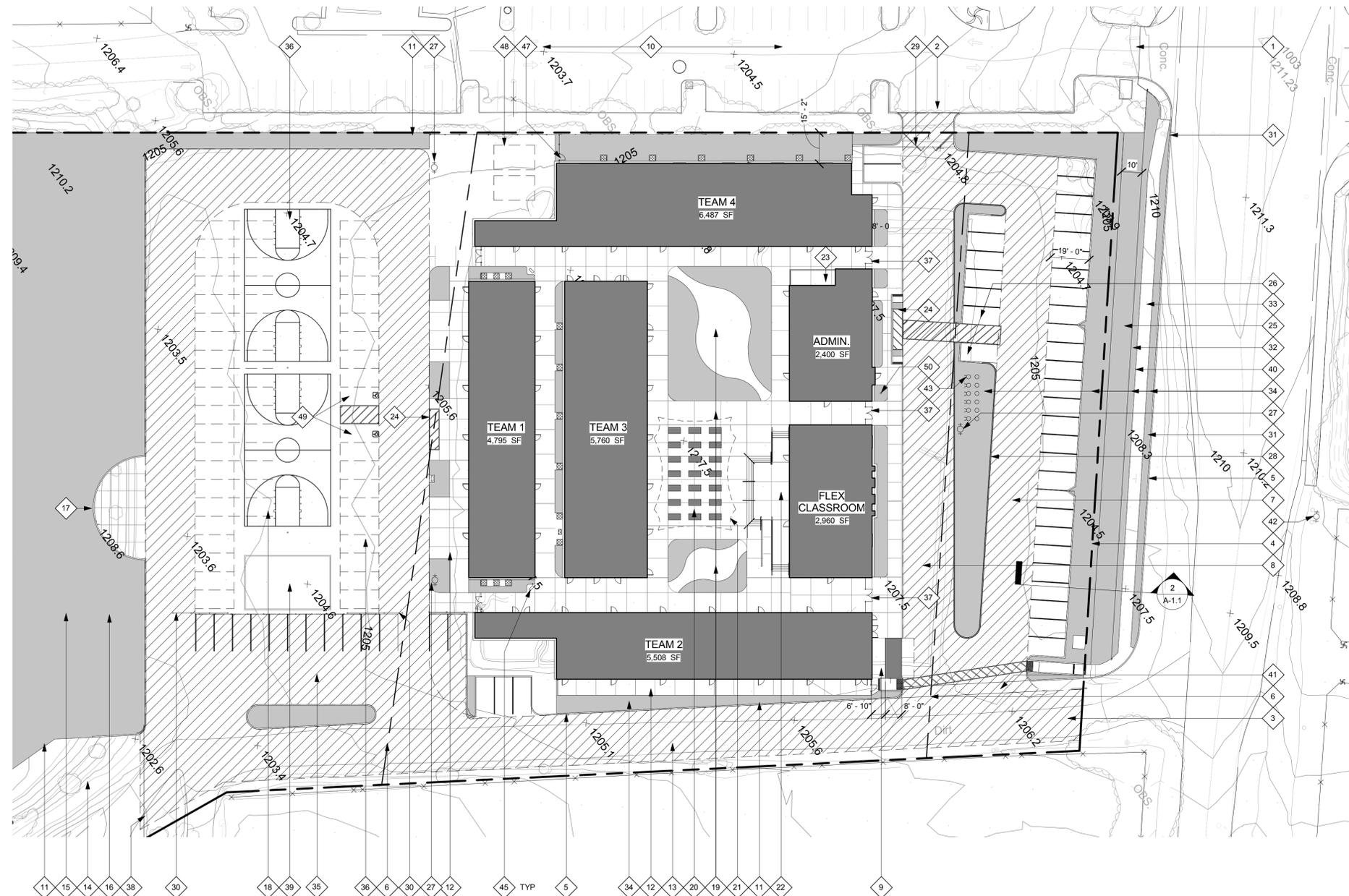
REVISIONS



COMMUNITY TRAIL EASEMENT

2

SCALE: 1/2" = 1'-0"



1. EXISTING ADJACENT PRIVATE ACCESS DRIVE
2. NEW ACCESS DRIVE FOR EMERGENCY VEHICLE ACCESS AND SCHOOL EMERGENCIES
3. NEW "MAIN ACCESS" DRIVE
4. PROPERTY LINE
5. NEW CURB AND GUTTER
6. SEISMIC SET BACK LINE (APPROX. 69,085 SF, NET AREA)
7. A.C. PAVED PARKING AREA FOR 36 CARS. PAVEMENT THICKNESS VARIES
8. PARENT/CHILD DROP-OFF AREA
9. TRASH ENCLOSURE, PRE CRUR STANDARD
10. EXISTING ADJACENT PARKING LOT
11. 6'-0" HIGH CHAIN LINK FENCE AT ENTIRE SCHOOL PERIMETER
12. CONCRETE PATIO, TYP.
13. NEW A.C. PAVED DRIVE (EASEMENT)
14. EXISTING DRAINAGE COURSE TO BE USED FOR BIO SWALE
15. TURF PLAYFIELD
16. REGRADE SLOPE FOR MAINTENANCE AND ACCESS
17. TURF AMPHITHEATER
18. A.C. PAVED PLAY AREA/OVERFLOW PARKING FOR 56 CARS
19. COURTYARD PAVING
20. LUNCH/ASSEMBLY AREA
21. FABRIC SHADE STRUCTURE ABOVE
22. CONCRETE PLATFORM
23. STAFF PATIO
24. ACCESSIBLE DROP-OFF
25. 10 FT. WIDE REGIONAL/COMMUNITY MULTI-USE TRAIL PER DETAIL 2/A-1.1
26. REQUIRED ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
27. NEW FIRE HYDRANT LOCATION
28. FIRE LANE CURB TO BE PAINTED RED
29. 25'-0" WIDE GATE FOR EMERGENCY VEHICLE ACCESS
30. 26'-0" WIDE SLIDING 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 6'-0" WIDE CONCRETE SIDEWALK
34. SHADING INDICATES NEW LANDSCAPING
35. A.C. PAVED PARKING FOR 15 CARS. PAVEMENT THICKNESS VARIES
36. SPECIAL EVENT PARKING FOR 56 CARS. PAVEMENT THICKNESS VARIES
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 PIT
40. NOT USED
41. ACCESSIBLE ENTRANCE WALK FROM PUBLIC RIGHT OF WAY
42. EXISTING FIRE HYDRANT
43. LOCATION OF SIX SEPARATE (ONE FOR EACH BUILDING) FIRE DEPARTMENT CONNECTION DEVICES
44. NOT USED
45. PEDESTAL MOUNTED DUAL-HEIGHT DRINKING FOUNTAIN
46. NOT USED
47. 6'-0" HIGH x 3'-0" WIDE CHAIN LINK FENCE
48. SEA BIN CONTAINER LOCATION, N.I.C.
49. ACCESSIBLE PARKING, ONE VAN ACCESSIBLE
50. FLAG POLE

pjhm
architect s



06.16.14
PLANNING DEPT. SUBMITTAL

MILESTONES



REVISIONS

SITE PLAN KEYNOTES

SITE PLAN GENERAL NOTES

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

SITE PLAN SYMBOLS

SITE PLAN



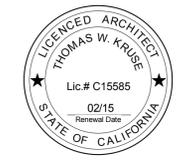
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SCALE: 1" = 30'-0"

THE SYCAMORE ACADEMY

ENLARGED SITE PLAN

A-1.1



06.26.14

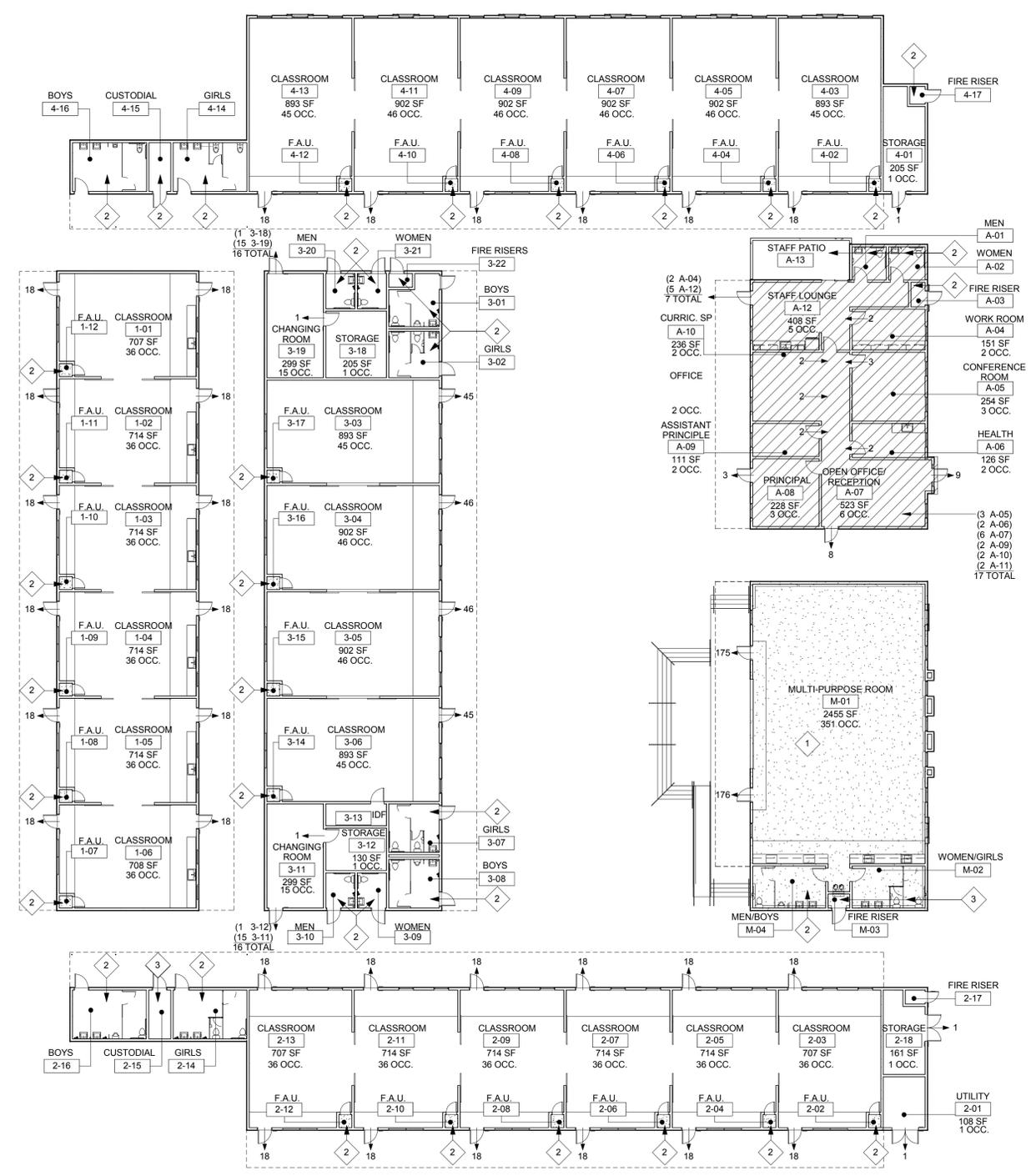
MILESTONES



REVISIONS

THE SYCAMORE ACADEMY

FLOOR PLAN



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

APPLICABLE CODES

- 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
- ACTUAL BUILDING AREA: E = 29,857 SF
B = 2,848 SF
A-3 = 3,473 SF
- AUTOMATIC FIRE SPRINKLER: YES (ENTIRE BUILDING)
- FRONTAGE INCREASE: 0.00 (ft)
- AUTOMATIC FIRE SPRINKLER INCREASE: 3.00 (ft)
- EQUATION 5-1 ADJUSTED ALLOWABLE AREA: (Aa)

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

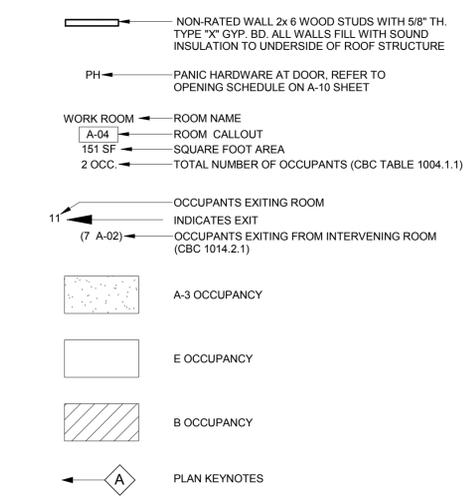
BUILDING DATA

TEAM 1 BUILDING TOTAL (SF)	
FIRST FLOOR	-4,448 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	:1,245 SF
=TOTAL	-5,693 SF
TEAM 2 BUILDING TOTAL (SF)	
FIRST FLOOR	-5,199 SF
+EAVES/ OVERHANGS (NOT INCLUDED IN FLOOR AREA CALCULATION)	-2,697 SF
=TOTAL	-7,897 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

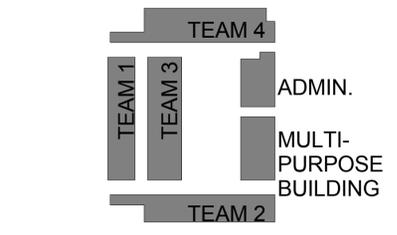
OCCUPANT LOAD CALCULATIONS

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

FLOOR PLAN KEYNOTES



FLOOR PLAN SYMBOLS

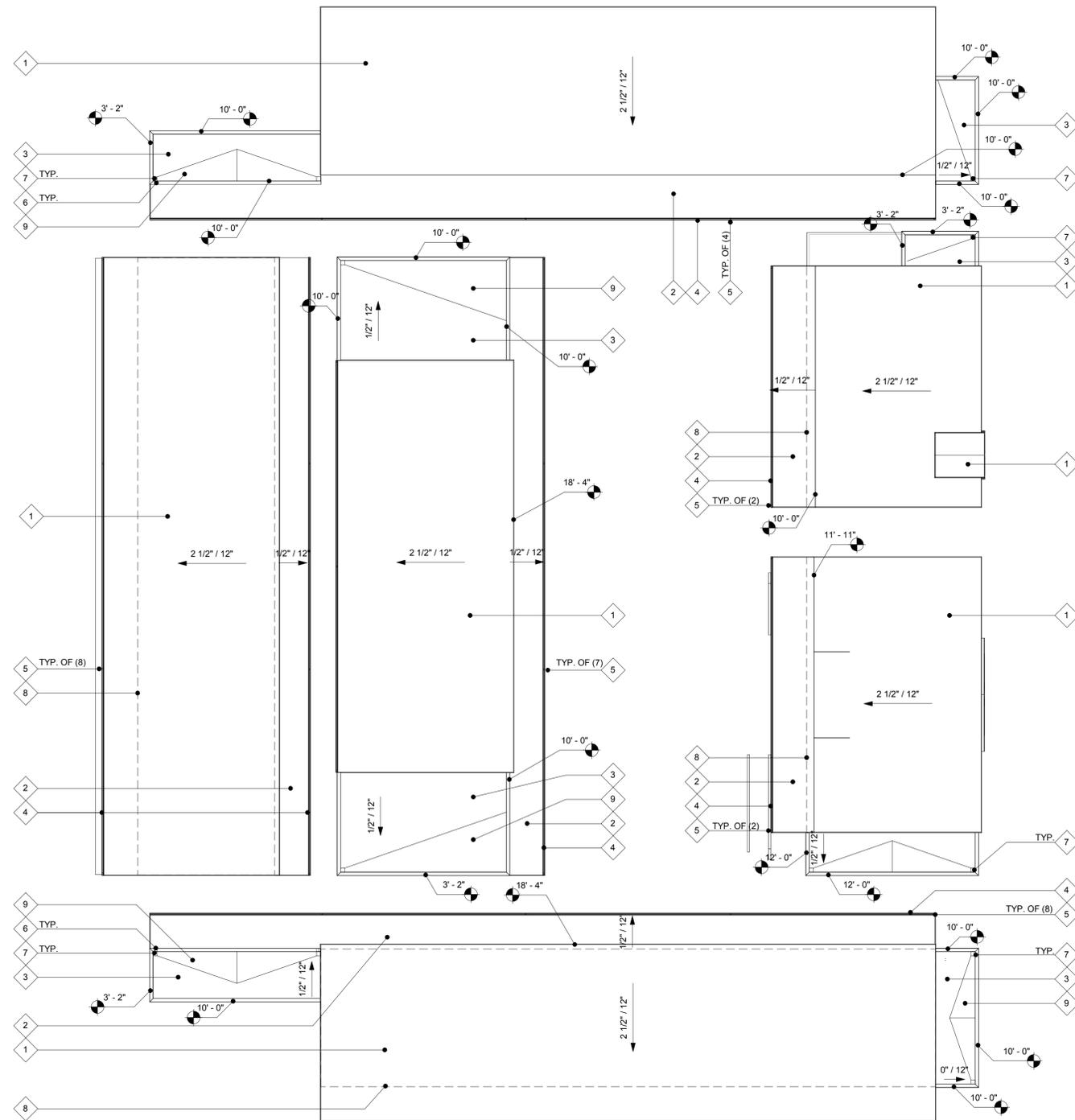


KEY PLAN

BUILDING CODE AND EXITING ANALYSIS

1
1/16" = 1'-0"

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

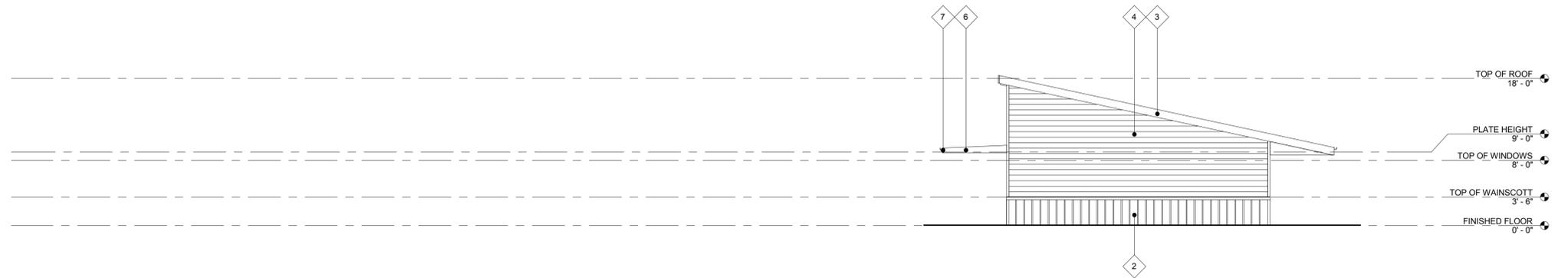
THE SYCAMORE ACADEMY

A-5.0



06.26.14

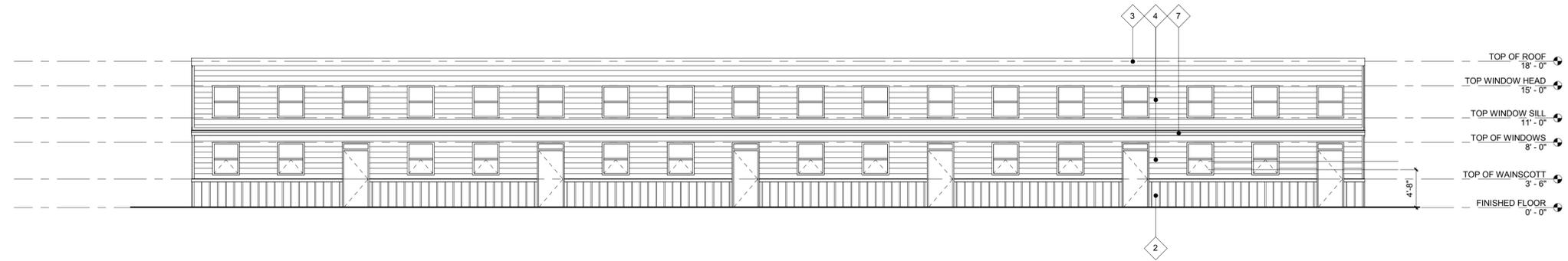




TEAM 1 - NORTH ELEVATION

1

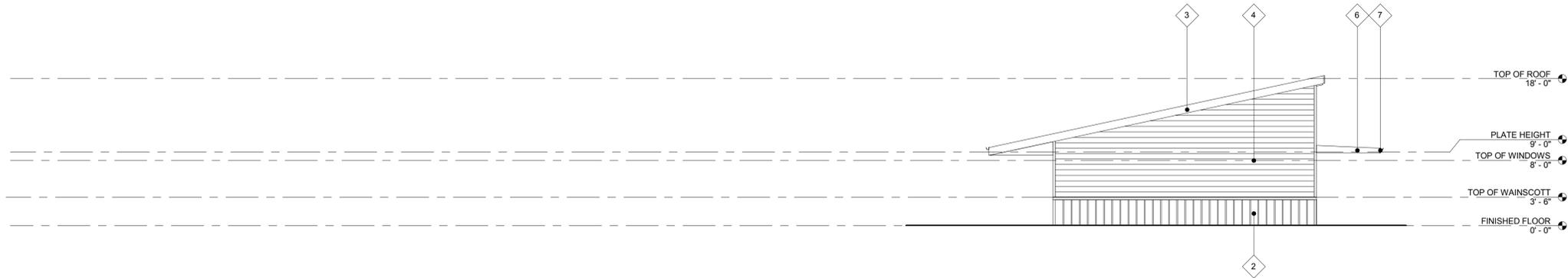
1/8" = 1'-0"



TEAM 1 - EAST ELEVATION

2

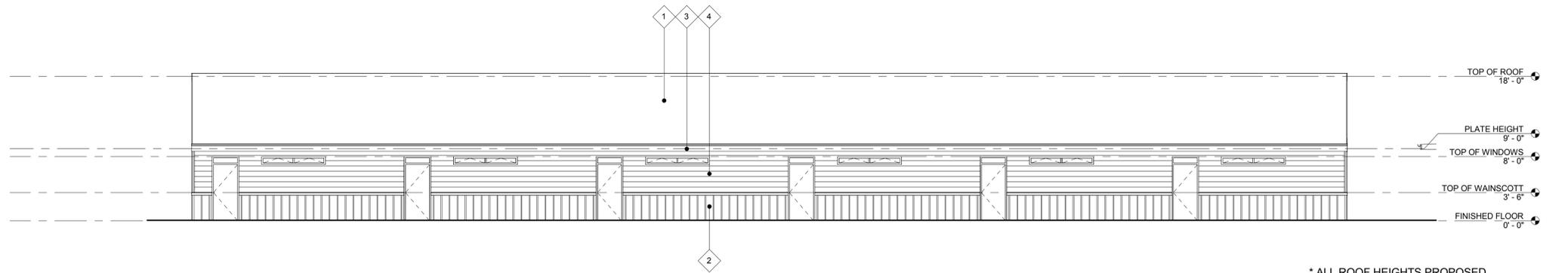
1/8" = 1'-0"



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

EXTERIOR ELEVATION KEYNOTES



06.26.14

MILESTONES



REVISIONS

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS



TEAM 2 - NORTH ELEVATION

1

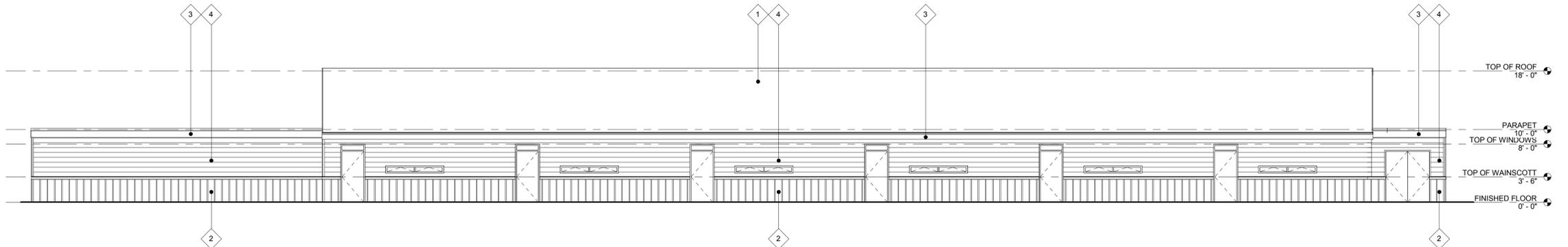
1/8" = 1'-0"



TEAM 2 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 2 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 2 - WEST ELEVATION

4

1/8" = 1'-0"

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

EXT. ELEVATION KEYNOTES

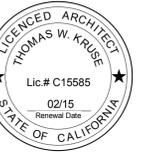
THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

MILESTONES

REVISIONS

06.26.14





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MILESTONES

REVISIONS

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS



TEAM 3 - NORTH ELEVATION

1

1/8" = 1'-0"



TEAM 3 - EAST ELEVATION

2

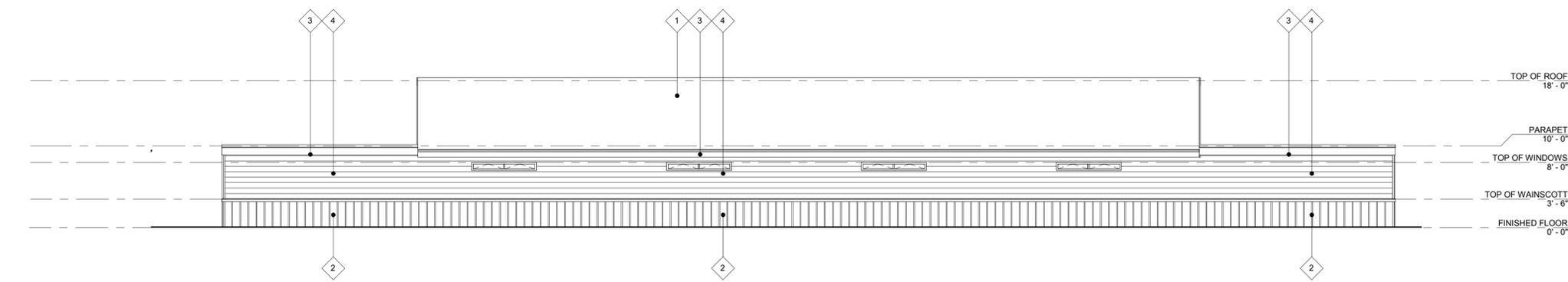
1/8" = 1'-0"



TEAM 3 - SOUTH ELEVATION

3

1/8" = 1'-0"



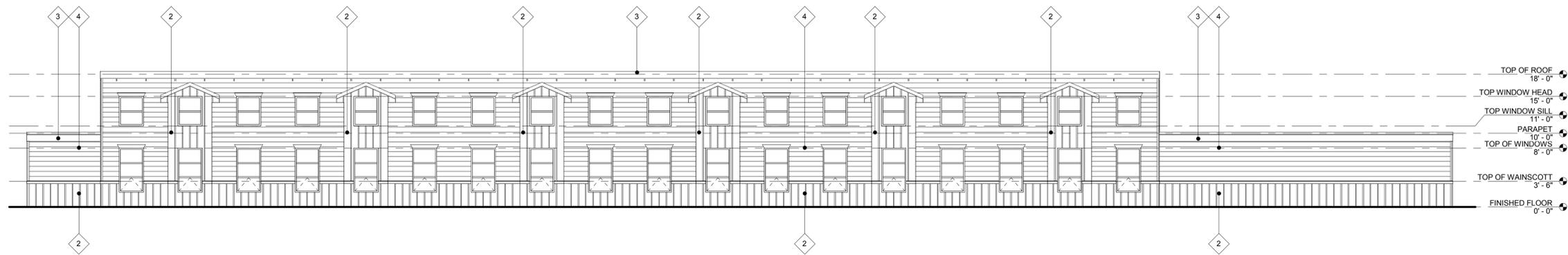
TEAM 3 - WEST ELEVATION

4

1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

- EXTERIOR ELEVATION KEYNOTES
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



TEAM 4 - NORTH ELEVATION

1

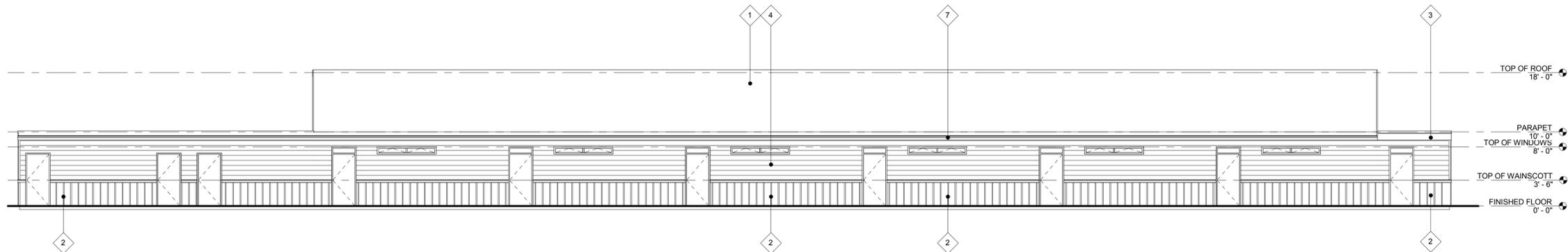
1/8" = 1'-0"



TEAM 4 - EAST ELEVATION

2

1/8" = 1'-0"



TEAM 4 - SOUTH ELEVATION

3

1/8" = 1'-0"



TEAM 4 - WEST ELEVATION

4

1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

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

EXT. ELEVATION KEYNOTES

EXTERIOR ELEVATIONS THE SYCAMORE ACADEMY

MILESTONES

REVISIONS

06.26.14

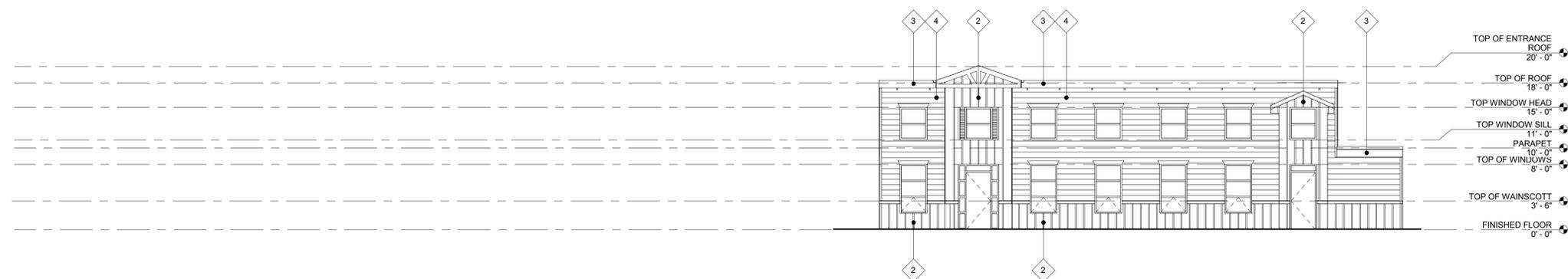




ADMINISTRATION NORTH ELEVATION

1

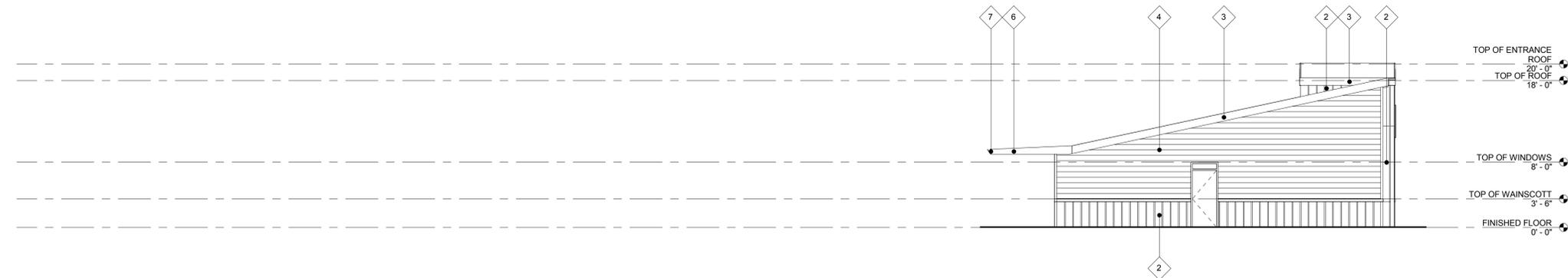
1/8" = 1'-0"



ADMINISTRATION EAST ELEVATION

2

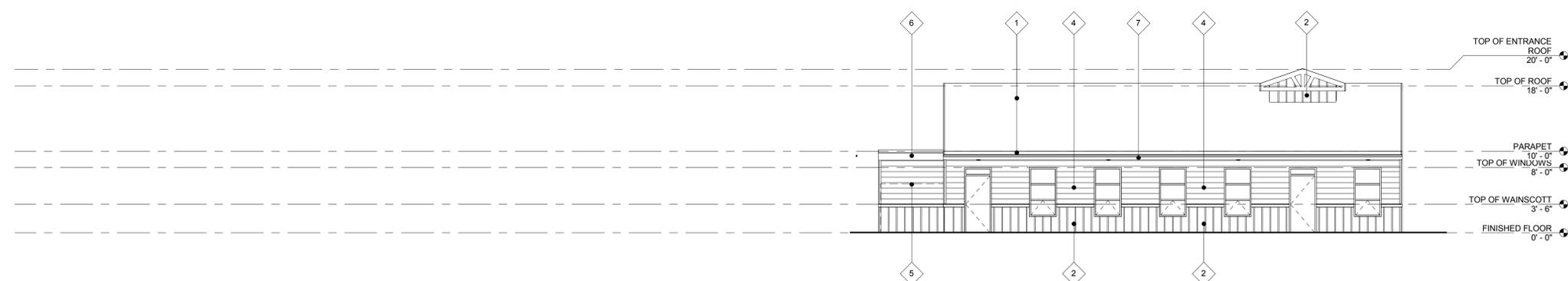
1/8" = 1'-0"



ADMINISTRATION SOUTH ELEVATION

3

1/8" = 1'-0"



ADMINISTRATION WEST ELEVATION

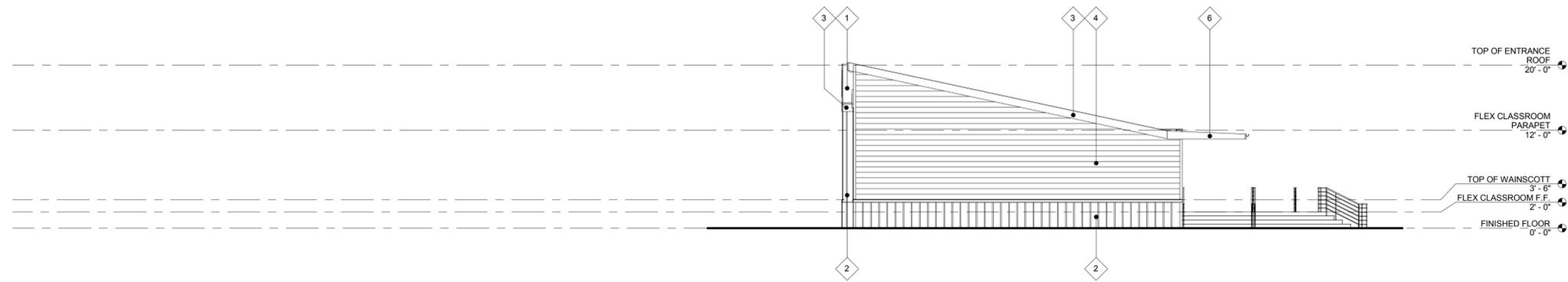
4

1/8" = 1'-0"

* ALL ROOF HEIGHTS PROPOSED

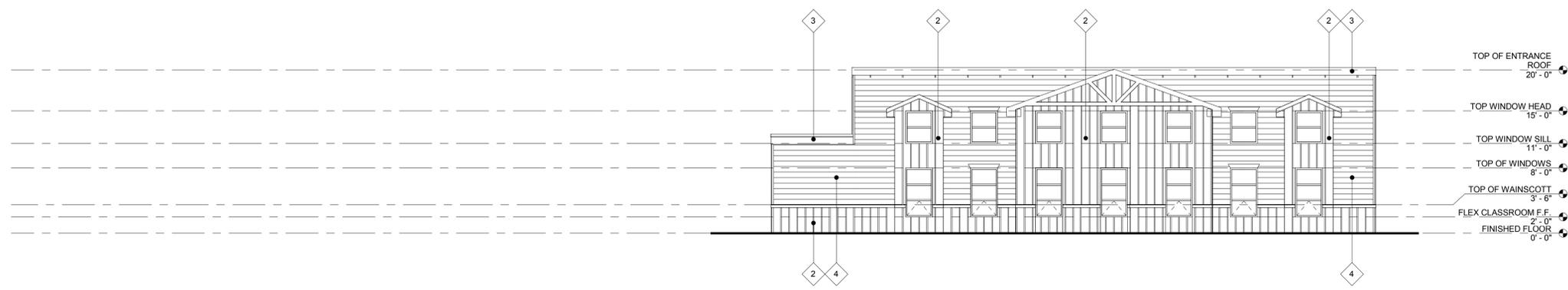
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- 7 2x8 RESAWN WOOD FASCIA - PAINT FINISH

EXTERIOR ELEVATION KEYNOTES



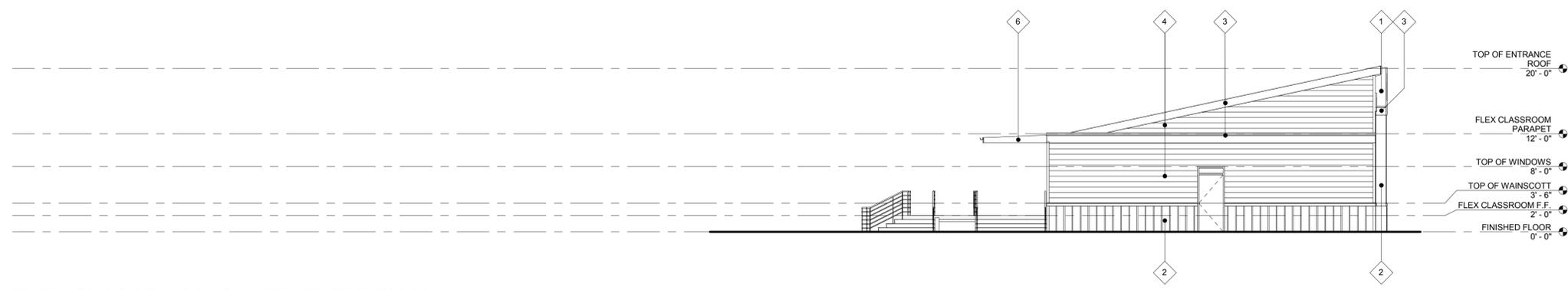
FLEX CLASSROOM NORTH ELEVATION

1
1/8" = 1'-0"



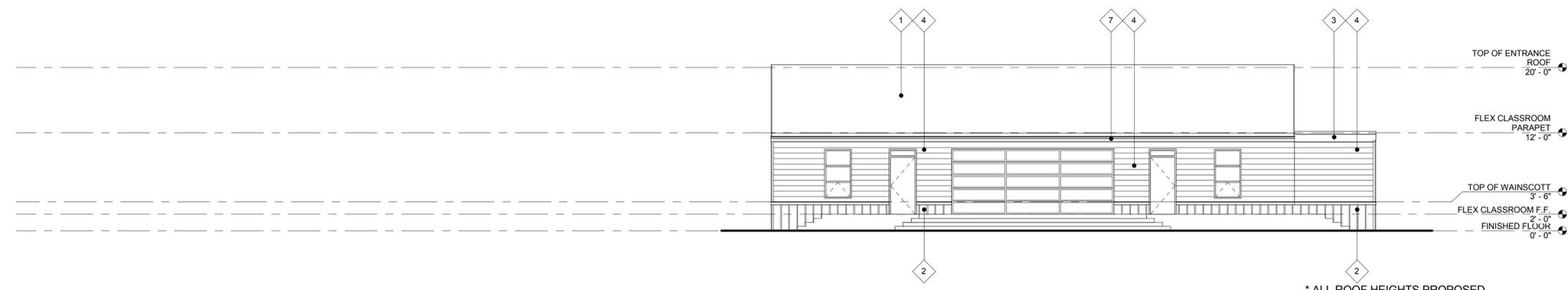
FLEX CLASSROOM EAST ELEVATION

2
1/8" = 1'-0"



FLEX CLASSROOM SOUTH ELEVATION

3
1/8" = 1'-0"



FLEX CLASSROOM WEST ELEVATION

4
1/8" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES

THE SYCAMORE ACADEMY

EXTERIOR ELEVATIONS

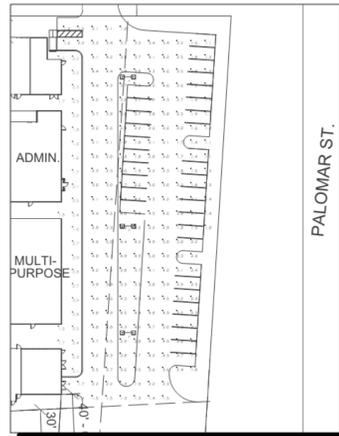


06.26.14

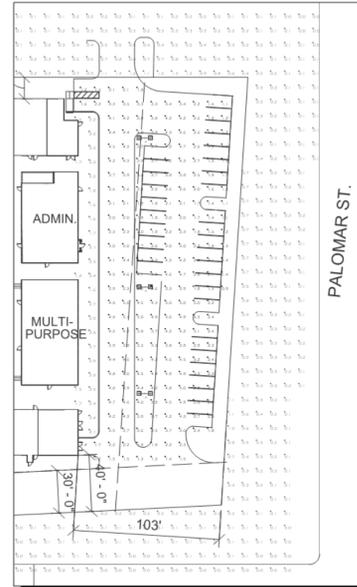
MILESTONES

REVISIONS

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

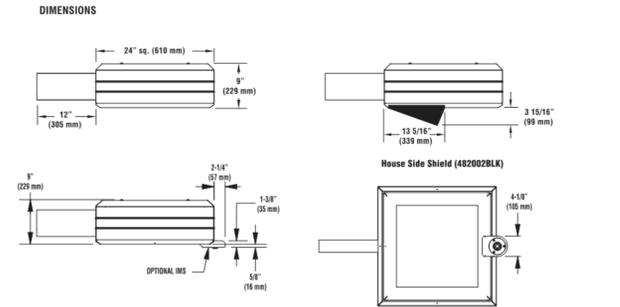
PHOTOMETRIC STUDY

LED AREA LIGHTS - (XGBM)

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XGBM - LED	FT - Forward Throw FTA - Forward Throw 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 (IP67) DIM - 0-10 volt dimming (required for satellite fixtures)	Sensor ES ¹ - External Sensor MS ² - 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>Distribution</th> <th>Light Source</th> <th>Drive Current</th> <th>Color Temperature</th> <th>Input Voltage</th> <th>Finish</th> <th>Optional Controls</th> <th>Optional Sensor/Options</th> </tr> <tr> <td>Single</td> <td>2.3</td> <td>2.4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D180*</td> <td>4.7</td> <td>4.8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D90*</td> <td>4.7</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>T90*</td> <td>7.2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TN120*</td> <td>7.3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>O90*</td> <td>8.8</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options	Single	2.3	2.4							D180*	4.7	4.8							D90*	4.7								T90*	7.2								TN120*	7.3								O90*	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>SPSR20-277 - Wet Location Remote Box with 277V External Photocell</td> <td>CF</td> </tr> <tr> <td>BKA-BO-NM - C.R. - Wall Mount Plate</td> <td>123115BLK</td> <td>208-277V External Photocell</td> <td>CF</td> </tr> <tr> <td>BKA-BO-RA-CL-R - Radius Arm</td> <td>168010CLR</td> <td>PMOS120 - 120V Pole-Mount Occupancy Sensor</td> <td>CF</td> </tr> <tr> <td>BKA-BO-S-1P-CL-R - Occupancy Bracket for round or square poles</td> <td>144191CLR</td> <td>PMOS208-240 - 208, 240V Pole-Mount Occupancy Sensor</td> <td>CF</td> </tr> <tr> <td>ROSB205 - 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>ROSB277 - 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	SPSR20-277 - Wet Location Remote Box with 277V External Photocell	CF	BKA-BO-NM - C.R. - Wall Mount Plate	123115BLK	208-277V External Photocell	CF	BKA-BO-RA-CL-R - Radius Arm	168010CLR	PMOS120 - 120V Pole-Mount Occupancy Sensor	CF	BKA-BO-S-1P-CL-R - Occupancy Bracket for round or square poles	144191CLR	PMOS208-240 - 208, 240V Pole-Mount Occupancy Sensor	CF	ROSB205 - W. Remote Box with 120V Occupancy Sensor	CF	PMOS277 - 277V Pole-Mount Occupancy Sensor	CF	ROSB277 - 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 - MS, DM and BLS are not compatible. On SS drive current with 347-480V, consult factory regarding dimming.
 7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
 8 - MS, DM and BLS are not compatible.
 9 - 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)



lighting facts
A Division of LSI

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

Color Accuracy
Color Rendering Index (CRI) 66

Light Color
5068 (Daylight)

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

Label	Lumens (Nominal)				Watts (Nominal)
	Type 1	Type 1	Type FT	Type FT	
LW	14080	13840	15020	16560	140
SS	20180	18040	20700	23030	187
HO	26750	25460	29070	31910	300
LW	11450	11290	12220	13470	138
SS	16390	15170	17230	18750	188
HO	22240	20550	23510	25410	288

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

ARRA IP67 DLC ETL ENEC UL94

ARRA IP67 DLC ETL ENEC UL94

ARRA IP67 DLC ETL ENEC UL94

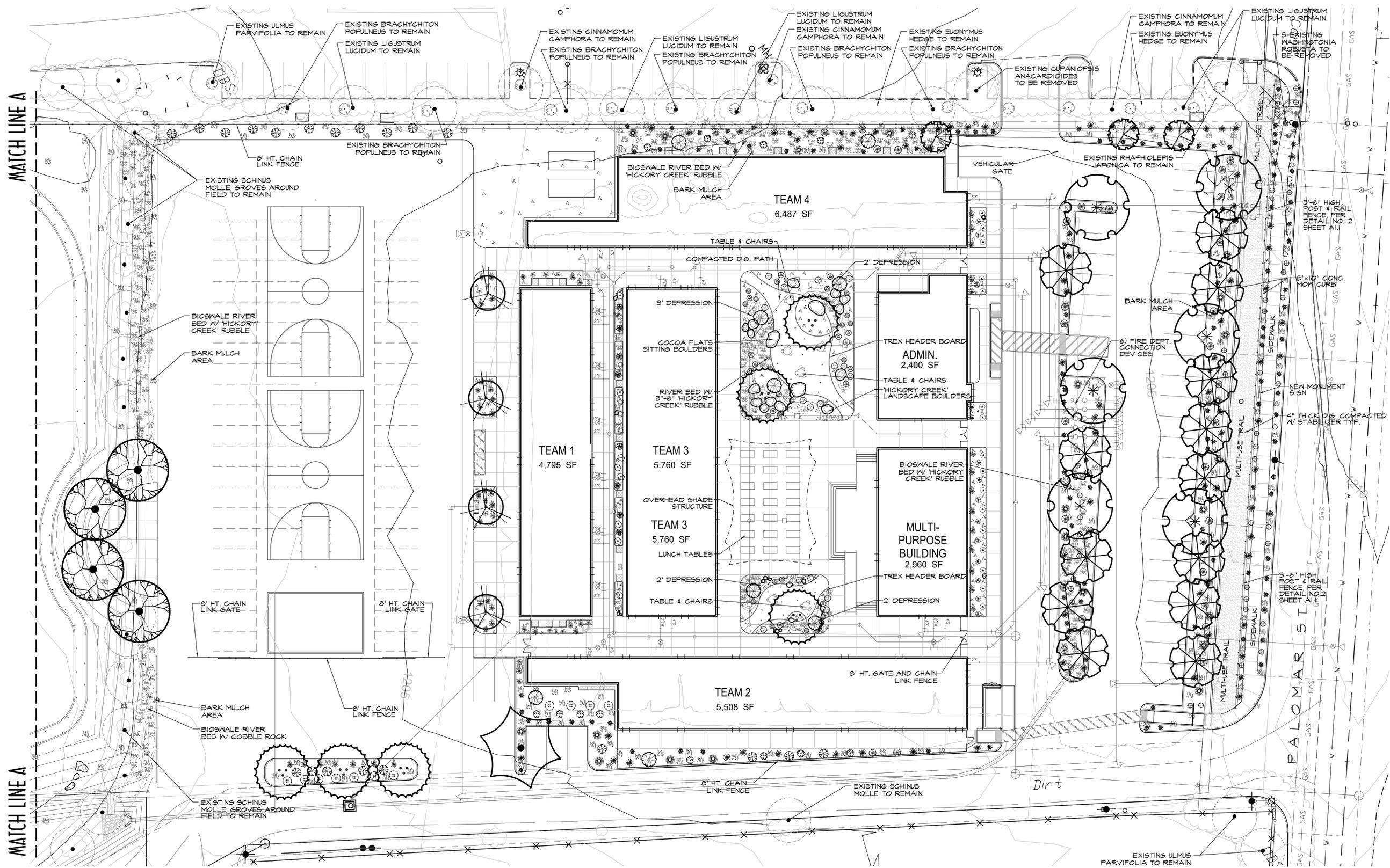
Project Name	Fixture Type	06/05/14
Catalog #		© 2014 LSI INDUSTRIES INC.

PHOTOMETRIC PRODUCT INFORMATION

THE SYCAMORE ACADEMY

PHOTOMETRIC STUDY

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, CA92054 • Phone: 760.730.5527, Fax: 760.730.5627 • Web: www.pjhm.com



HERMANN DESIGN GROUP
 77-899 WOLF ROAD
 SUITE 102
 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

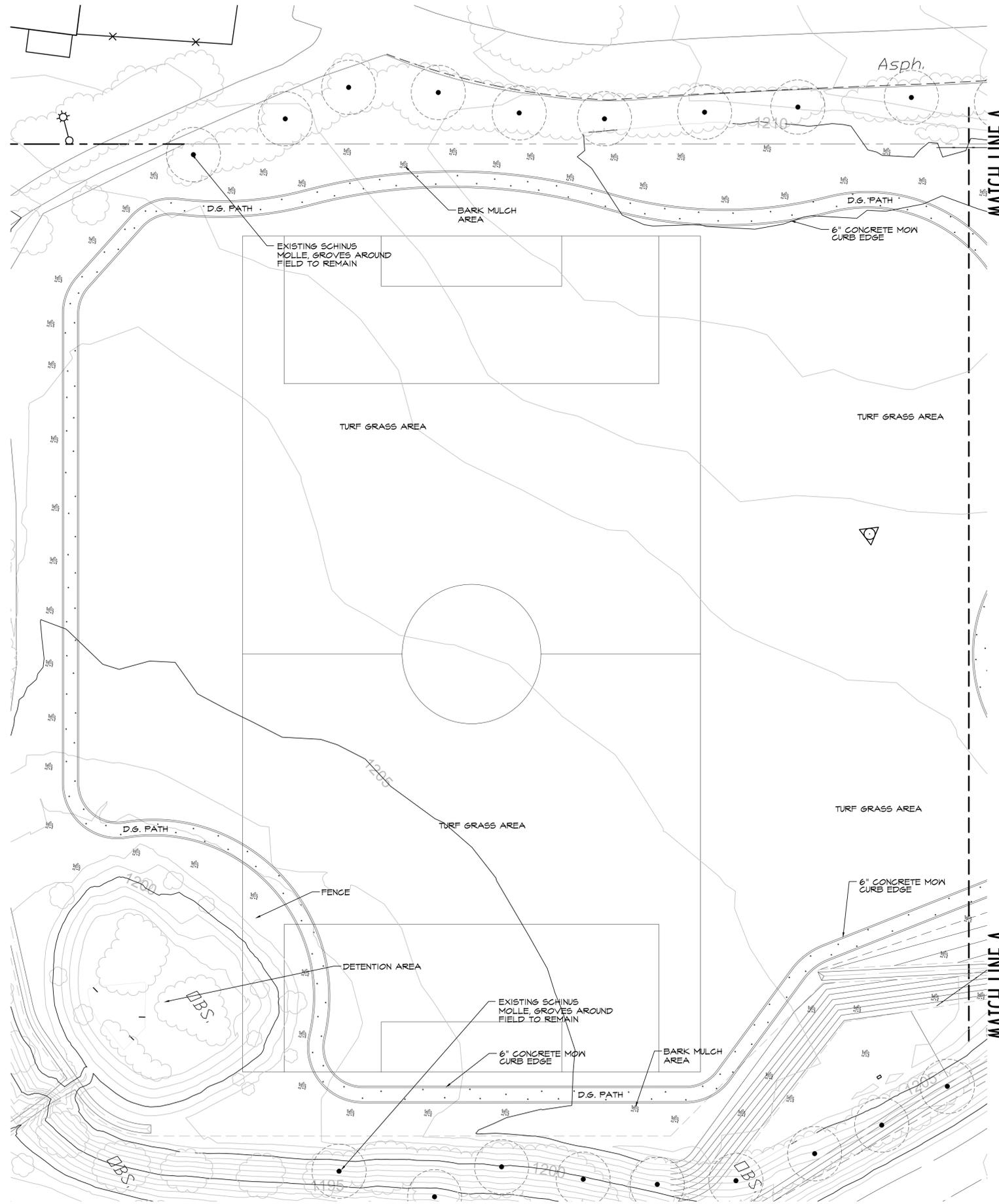
REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
**PLANTING
 PLAN A**

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

SHEET
L1.0
 OF 2 SHEETS



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE SPACING WATER USE

TREES & PALMS

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

SHRUBS & ACCENTS

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

ROCK & DECORATIVE GROUNDCOVER

	27,950 S.F.	BARK MULCH LAID 2" THICK
	4,145 S.F.	3'-6" DIA. 'HICKORY CREEK' RUBBLE
	7,900 S.F.	3/4" DIA. 'CALIFORNIA GOLD' LAID 2" THICK
	7,700 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 2" THICK, ROLLED & COMPACTED (COURTYARD AND SPORT FIELD TRACK)
	2,925 S.F.	3/8" MINUS SOUTHWEST BROWN FINES, LAID 4" THICK, INSTALLED IN 2'-2" COMPACTED AND ROLLED LIFTS W/ STABILIZER. (MULTI-USE TRAIL)
	45,300 S.F.	LAWN AREA
	4	'COCOA FLAT' SITTING BOULDERS, 5' DIA.
	32	'HICKORY CREEK' LANDSCAPE BOULDERS, 12"-4' DIA.

NOTES

- LANDSCAPE PER RIVERSIDE COUNTY ORDINANCE #859.2
- PLANT QUANTITY, LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR BIDDING PURPOSES.
- PLANT ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A \$1000 ALLOWANCE TO BE USED FOR PLANT MATERIAL NOT LISTED ON THE LEGEND, WHICH WILL BE SPECIFIED AND FIELD LOCATED BY THE LANDSCAPE ARCHITECT. IF ALLOWANCE IS NOT USED OR IS ONLY PARTIALLY USED, THE UNUSED PORTION SHALL BE REFUNDED TO THE OWNER BY THE LANDSCAPE CONTRACTOR.
- LANDSCAPE ARCHITECT SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
- UNIT PRICES, LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.



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 77-899 WOLF ROAD
 SUITE 102
 PALM DESERT, CA
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 ACADEMY
 23089 PALOMAR ST.
 WILDOMAR, CA

REVISIONS	DATE	BY
CITY COMMENTS	1/6/15	OPUS



SHEET TITLE
PLANTING PLAN B

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

SHEET
L1.1
 OF 2 SHEETS

