

Appendix 1.0

Project Development Plans

RIVERSIDE COUNTY FIRE DEPARTMENT NOTES

1) AUTOMATIC FIRE SPRINKLER SYSTEM: 2016 CFC 903.2 AS AMENDED BY COUNTY ORDINANCE 787.8 & WILDOMAR MUNICIPAL CODE 8.28.020 REQUIRES "IN ALL NEW BUILDINGS AND STRUCTURES WHICH ARE 3,600 S.F. OR GREATER AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED REGARDLESS OF OCCUPANCY CLASSIFICATION." AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED PER THE CFC AND NFPA 13. SPRINKLER SYSTEM SUPERVISION WILL BE REQUIRED.

CIVIL NOTES:

- OFFER OF DEDICATION TO RIVERSIDE COUNTY PER INST. NO. 468934 AND 468435.
- CENTERLINE OF EASEMENT TO SO SIERRA'S POWER CO. BK 638, P 434 O.R.
- 24' OFFER OF DEDICATION TO RIVERSIDE COUNTY INST. NO. 468934 AND 468935.
- EASEMENT TO SO. CAL. EDISON CO. INST. NO. 176937.
- EASEMENT TO SO. CAL EDISON PER INST. NO. 192175.
- PROPOSED 12' TEMP. CONST. EASEMENT TO RCFCO RESERVED IN AGREEMENT INST. NO. 045506.
- PROPOSED 14' EASEMENT TO RCFCO RESERVED IN AGREEMENT INST. NO. 045506.
- CENTERLINE OF EASEMENT TO SO. SIERRA'S POWER CO. BK. 638 P. 434.
- PROPOSED TEMP CONST. EASEMENT TO RCFCO RESERVED IN AGREEMENT INST. NO. 045506.
- PROPOSED 20' FEE TITLE DEDICATION TO RCFCO RESERVED IN AGREEMENT INST. NO. 045506.
- EXISTING POWER POLES.

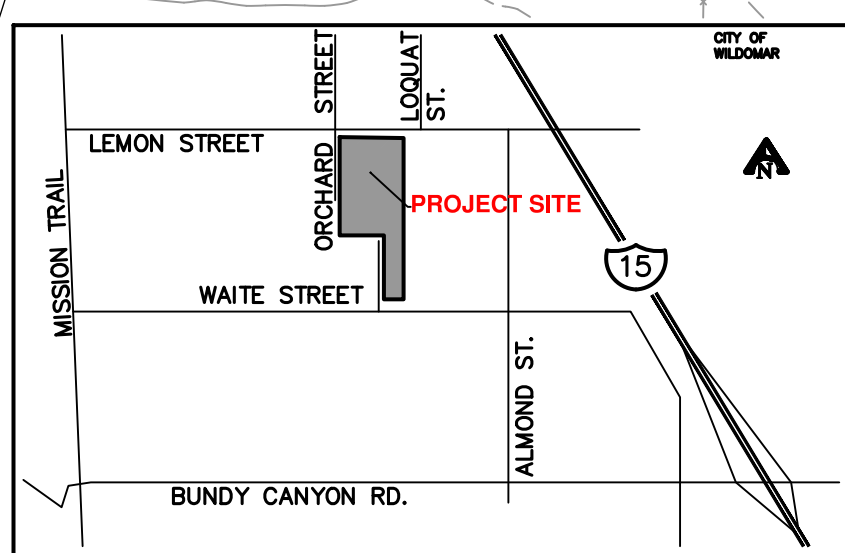
PAR 3
PM 19410
PMB 76/36
APN: 366-330-012
MDR LAND USE
R-R ZONING

PAR 2
PM 17,776
PMB 101/2,3
MDR LAND USE
R-R ZONING

PAR 1
PM 17,776
MDR LAND USE
R-R ZONING

PAR 4
PM 14410
PMB 76/96
APN: 366-330-013
MDR LAND USE
R-R ZONING

PAR 2
PM 14410
PMB 76/96



VICINITY MAP

APN: 366-170-035
MHDR LAND USE
R-R ZONING

APN: 366-170-036
MHDR LAND USE
R-R ZONING

APN: 366-170-037
MHDR LAND USE
R-R ZONING

APN: 366-170-038
MHDR LAND USE
R-R ZONING

APN: 366-170-023
MHDR LAND USE
R-R ZONING

APN: 366-170-024
MHDR LAND USE
R-R ZONING

APN: 366-170-024
MDR MIXED LAND USE
R-R ZONING

EXISTING 6' HIGH
STEEL FENCE
ENCLOSING THE
EXISTING
PLAYGROUND

EXISTING SLIDING
GATES ADD KNOX
RAPID ENTRY
SYSTEM

ACCENT FREE
STANDING
BELL TOWER
WALL

PROPOSED
RETAINING WALL

EXISTING SLIDING
GATES ADD KNOX
RAPID ENTRY
SYSTEM

EXISTING PROPERTY
LINE, 24'
N0°37'20"E

EXISTING 6' HIGH
STEEL FENCE

REMOVE DRIVE WAY
FILL IN APPROACH

REMOVE
EXISTING 6' HIGH
CHAIN LINK FENCE

NEW SIDEWALK,
CURB & GUTTER

MDR MIXED LAND USE
R-R ZONING

LAND OWNER
ROMAN CATHOLIC DIOCESE OF SAN BERNARDINO
ATTENTION: DAVID MEIER
1201 E. HIGHLAND AVENUE
SAN BERNARDINO, CA 92404
PHONE: (951) 522-3036

APPLICANT / CIVIL ENGINEER

McKEEVER ENGINEERING
ATTENTION: BILL McKEEVER
909 E. WASHINGTON STREET, SUITE 208
COLTON, CA 92324
PHONE: (909) 825-8048
EMAIL: office@wjmckeeverinc.com

ARCHITECT

CHARLES J. BROWN ARCHITECT
ATTENTION: CHARLES BROWN ARCHITECT
4049 ALMOND STREET, SUITE 201
RIVERSIDE, CA 92501
PHONE: (951) 683-6222
EMAIL: cbrown@cbarchitect.org

ASSESSOR'S PARCEL NO.

366-170-058 & 005, 366-330-011

SITE ADDRESS

21591 LEMON STREET, WILDOMAR, CA 92595

LEGAL DESCRIPTION

A PORTION OF LOT 78 OF SEDCO TRACT NO. 1
MB 10, PAGES 58-75 RECORDS OF RIVERSIDE
COUNTY CA, AND PARCEL NO. 2 P.M. 14410
PMB 76 PAGE 96 RECORDS OF RIVERSIDE
COUNTY CA

GENERAL INFORMATION

EXISTING & PROPOSED ZONE: R-R
EXISTING & PROPOSED LAND USE: MDR
SPECIFIC PLAN: NONE
CITY SPHERE: WILDOMAR
AGRICULTURAL PRESERVE: NONE
FEMA FLOOD PLAN: FLOOD ZONE X
COUNTY FAULT ZONE: GLEN IVY
SITE AREA: 457,503.33 S.F. (10.50 ACRES)

UTILITY PURVEYORS

SCHOOL DISTRICT: LAKE ELSINORE UNIFIED
WATER & SEWER: ELSINORE VALLEY MUNICIPAL WATER
TRASH & RECYCLING: WASTE MANAGEMENT
GAS: THE GAS COMPANY
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
CABLE TELEVISION: SPECTRUM
TELEPHONE: VERIZON

PARKING

10,594 S.F. ASSEMBLY AREA/30 = 354 CARS
3,252 S.F. OFFICE/200 = 17
371 PARKING SPACES REQUIRED
178 EXISTING PARKING SPACES
237 NEW PARKING SPACES
415 TOTAL PROVIDED
9 ACCESSIBLE PARKING SPACES REQUIRED
19 ACCESSIBLE PARKING SPACES PROVIDED.
237'8"=19 CLEAN AIR VEHICLE PARKING
SPACES REQUIRED, 21 PROVIDED.
237'5"=12 BICYCLE PARKING SPACES REQUIRED,
12 PROVIDED.

LOT COVERAGE

TOTAL SITE AREA: 457,503.33 S.F. (10.50 ACRES)
BUILDINGS: 40,825 S.F./457,503.33 S.F. = 8.9%
PAVING: 166,430 S.F./457,503.33 S.F. = 36.4%
HARDSCAPE: 40,563 S.F./457,503.33 S.F. = 8.9%
LANDSCAPE: 209,685.33 S.F./457,503.33 S.F. = 45.8%

BUILDING LEGEND

- NEW 17,601 S.F. CHURCH - PHASE 1
42'-8" HIGH, ONE STORY
1,200 SEATS
TYPE V-B CONSTRUCTION
FIRE SPRINKLER SYSTEM
- NEW 9,792 S.F. OFFICE & CLASSROOM
ADDITION - PHASE 2, REMOVE EX. MODULARS
29'-0" HIGH, ONE STORY
TYPE V-B CONSTRUCTION
FIRE SPRINKLER SYSTEM
- EXISTING 9,589 S.F. MULTIPURPOSE
ROOM TO REMAIN, ONE STORY
TYPE V-B CONSTRUCTION, PHASE 1
- EXISTING 2,092 S.F. OFFICE TO BECOME
RESIDENCE, ONE STORY, TYPE V-B CONSTR.
PHASE 1.
- EXISTING 1,443 S.F. CLASSROOM TO
BECOME OFFICES, PHASE 1, ONE STORY
TYPE V-B CONSTRUCTION
- FOUR EXISTING CLASSROOMS TO REMAIN
UNTIL BUILDING B IS CONSTRUCTED
ONE STORY TYPE V-B CONSTRUCTION

ARCHITECTURAL NOTES

- CLEAN AIR VEHICLE PARKING
- REMOVE EXISTING PARKING LOT LIGHT FIXTURES
- BICYCLE PARKING FOR 6 BICYCLES
- REMOVE EXISTING CONCRETE SIDEWALK
- NEW ACCESSIBLE RAMP, REFER TO CIVIL DRAWINGS
- REMODEL EXISTING ACCESSIBLE PARKING SPACE
TO MEET CURRENT CODE FOR VAN ACCESSIBLE
PARKING. RESTRIPE ADJACENT PARKING
SPACES IF NECESSARY.
- REMODEL EXISTING TRASH ENCLOSURE TO
MEET CURRENT CODE FOR ACCESSIBILITY.
- REWORK EXISTING SIDEWALK / CURB TO
CREATE A NEW 18' RADIUS CURB TO ALLOW
FOR FIRE DEPARTMENT APPARATUS ACCESS
- REMOVE EXISTING METAL FENCE AND REPLACE
WITH NEW WROUGHT IRON FENCE W/ 16"x16"
PILASTERS. REFER TO LANDSCAPE DRAWINGS.
- NEW WROUGHT IRON FENCE W/ 16"x16"
PILASTERS. REFER TO LANDSCAPE DRAWINGS.

EXHIBIT REVISION BLOCK

DATE: 7/26/19 - CUP CORRECTIONS

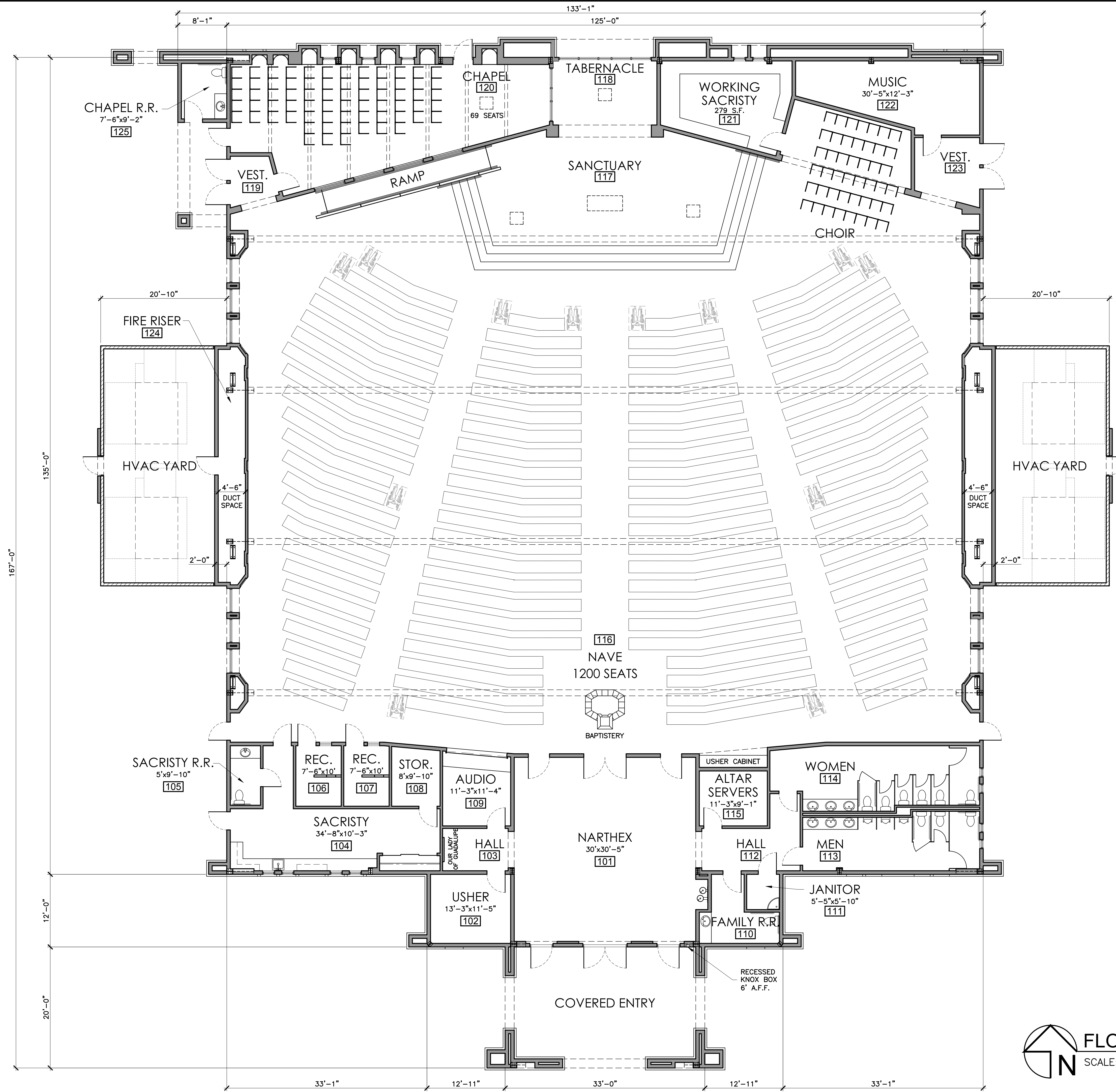
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951-683-6222 / cbrown@cbarchitect.org



ST. FRANCES OF ROME CATHOLIC CHURCH
CONDITIONAL USE PERMIT SUBMITTAL
21591 LEMON ST., WILDOMAR, CA 92595

JOB
DATE 8/28/19
SCALE: 1"=40'-0"

PA# 19-0017
SITE PLAN
A-1
DRAWING #
OF #



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

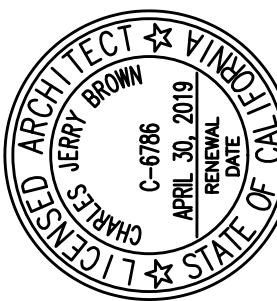
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OF #		

PA# 19-0017

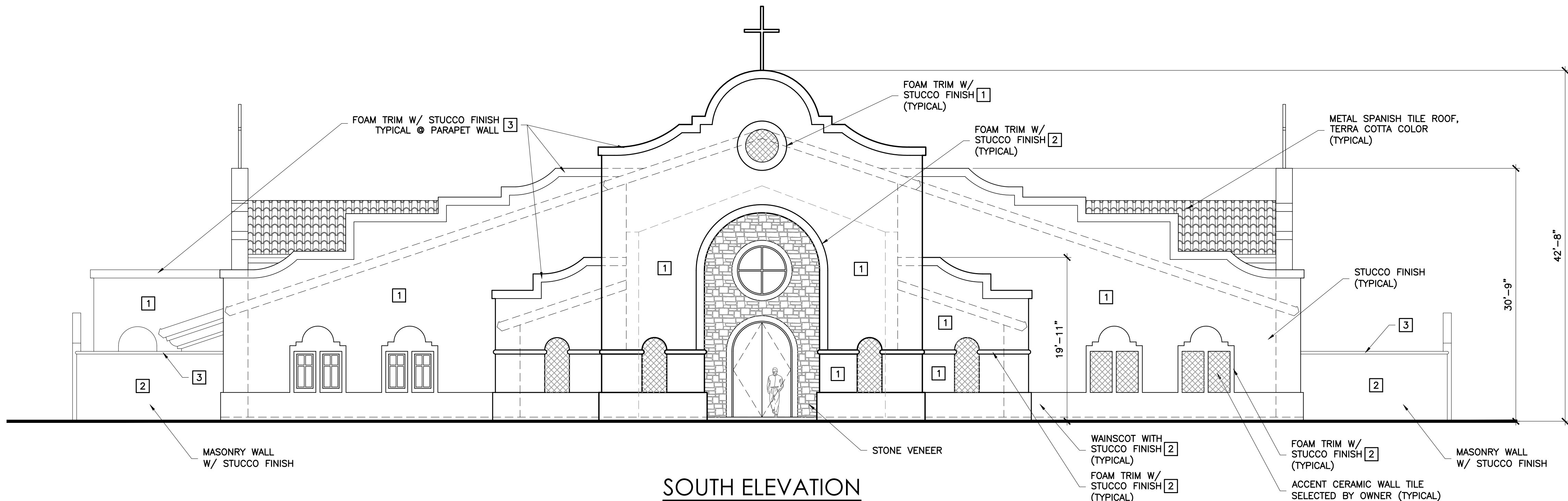
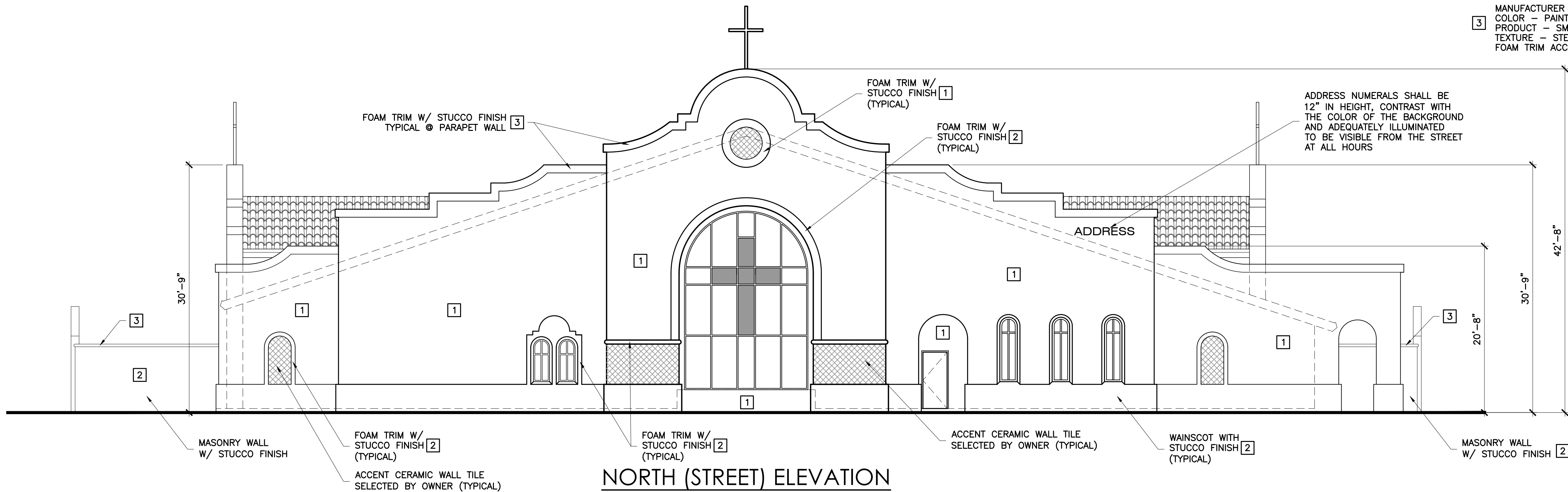
FLOOR PLAN

ST. FRANCES OF ROME CATHOLIC CHURCH
 CONDITIONAL USE PERMIT SUBMITTAL
 21591 LEMON ST., WILDOMAR, CA 92595

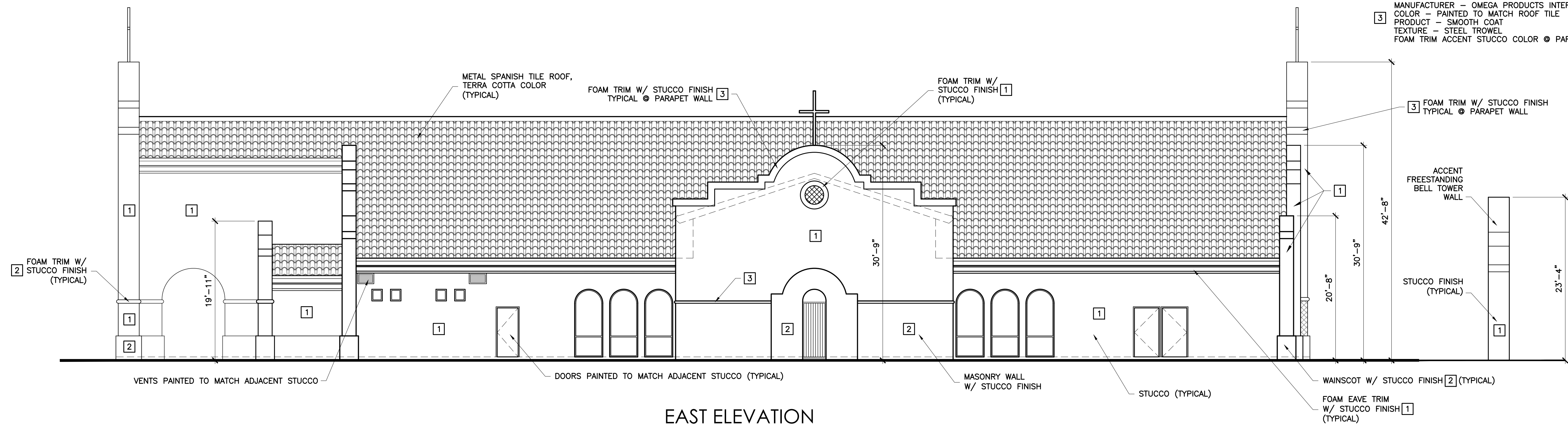
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DATE	6/10/19
SCALE:	1/8"=1'-0"



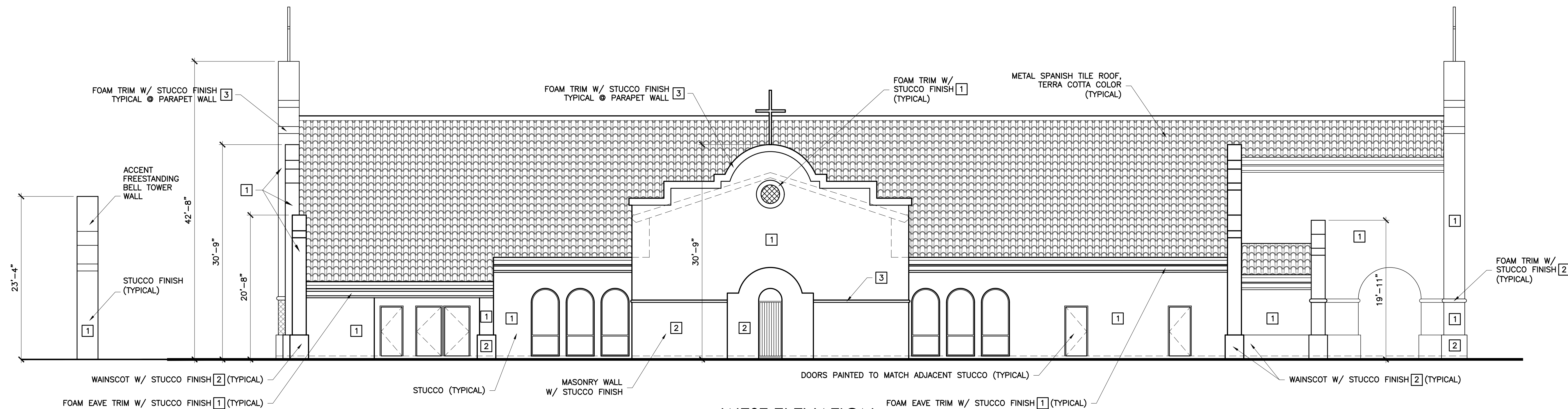
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 4049 ALMOND ST. STE. 201, RIVERSIDE CA 92501
 951-683 6222 / cbrown@cbarchitect.org



- STUCCO NOTES**
- 1 MANUFACTURER — OMEGA PRODUCTS INTERNATIONAL
COLOR — 432 MILKY QUARTZ
PRODUCT — SMOOTH COAT
TEXTURE — STEEL TROWEL
PRIMARY STUCCO AND FOAM EAVE TRIM STUCCO COLOR
- 2 MANUFACTURER — OMEGA PRODUCTS INTERNATIONAL
COLOR — 12 CHENILLE
PRODUCT — SMOOTH COAT
TEXTURE — STEEL TROWEL
WAINSCOT AND FOAM TRIM ACCENT STUCCO COLOR
- 3 MANUFACTURER — OMEGA PRODUCTS INTERNATIONAL
COLOR — PAINTED TO MATCH ROOF TILE
PRODUCT — SMOOTH COAT
TEXTURE — STEEL TROWEL
FOAM TRIM ACCENT STUCCO COLOR @ PARAPET WALLS

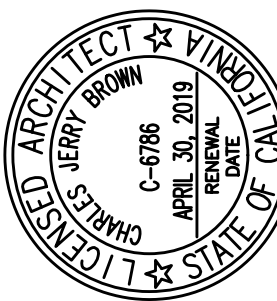


EAST ELEVATION



WEST ELEVATION

- STUCCO NOTES**
- 1 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - 432 MILKY QUARTZ
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
PRIMARY STUCCO AND FOAM EAVE TRIM STUCCO COLOR
- 2 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
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PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
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- 3 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - PAINTED TO MATCH ROOF TILE
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
FOAM TRIM ACCENT STUCCO COLOR • PARAPET WALLS



ST. FRANCES OF ROME CATHOLIC CHURCH
CONDITIONAL USE PERMIT SUBMITTAL

21591 LEMON ST., WILDOMAR, CA 92595

JOB
DATE 6/10/19
SCALE: 1/8"=1'-0"

PA# 19-0017

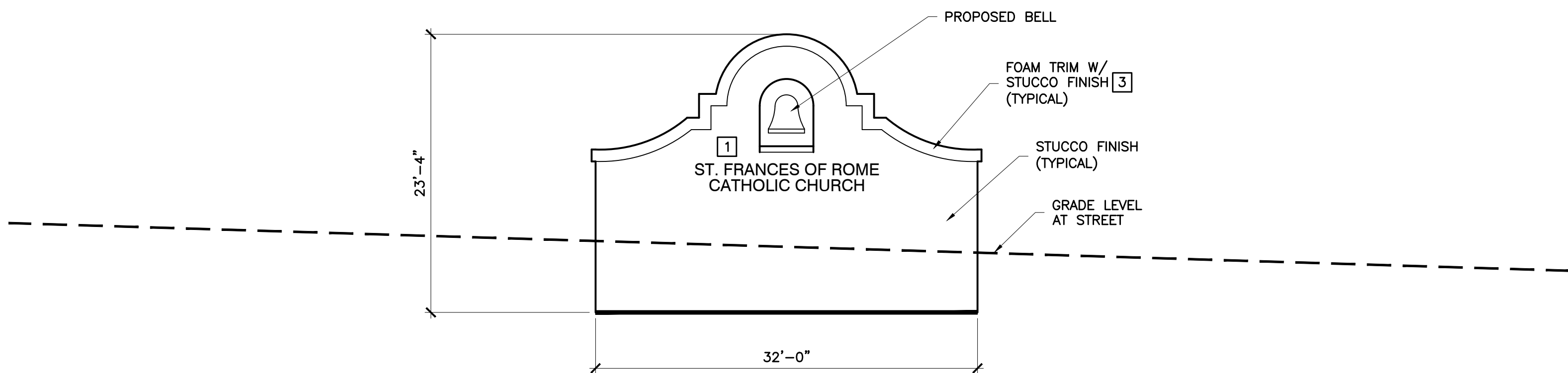
CHURCH ELEVATIONS

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OF #	

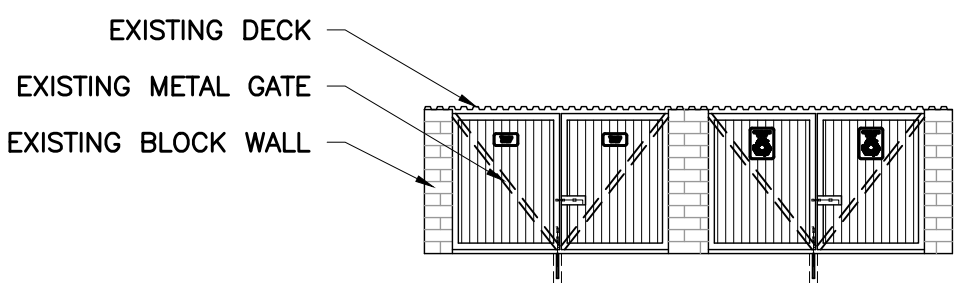
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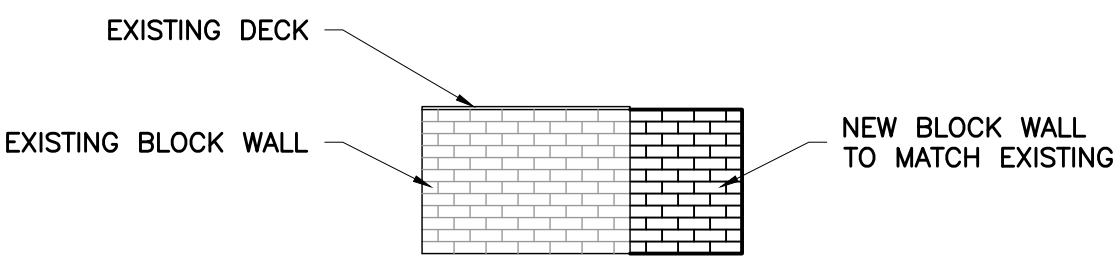
NORTH (STREET) ELEVATION



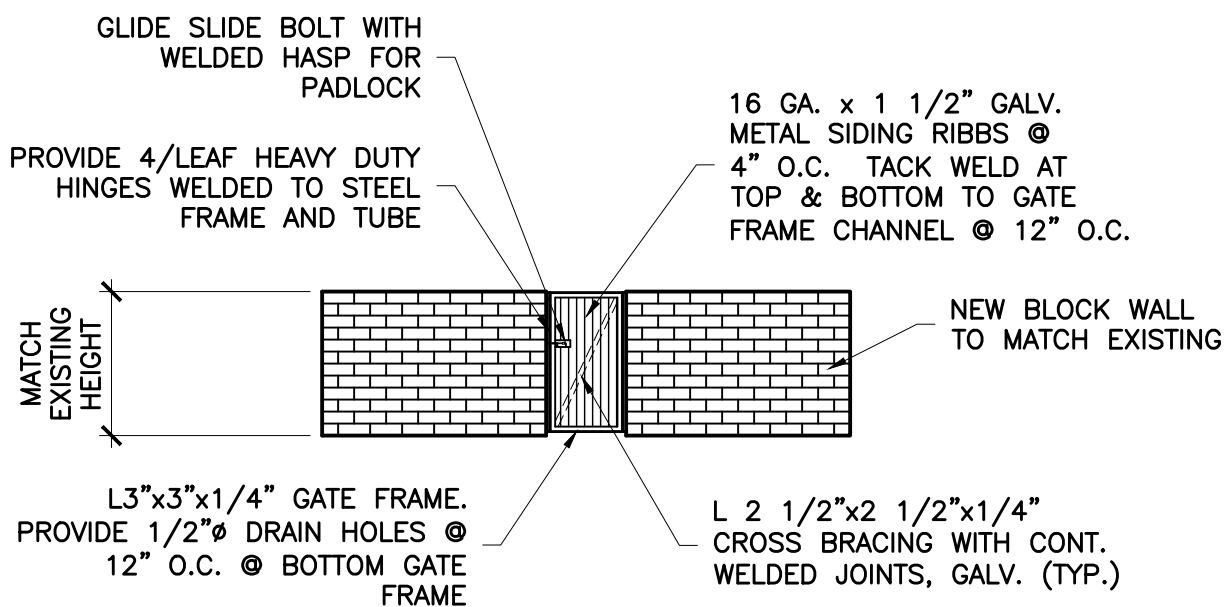
BELL WALL



TRASH ENCLOSURE
FRONT ELEVATION



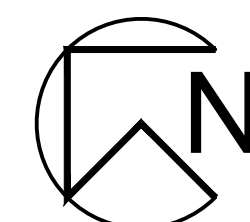
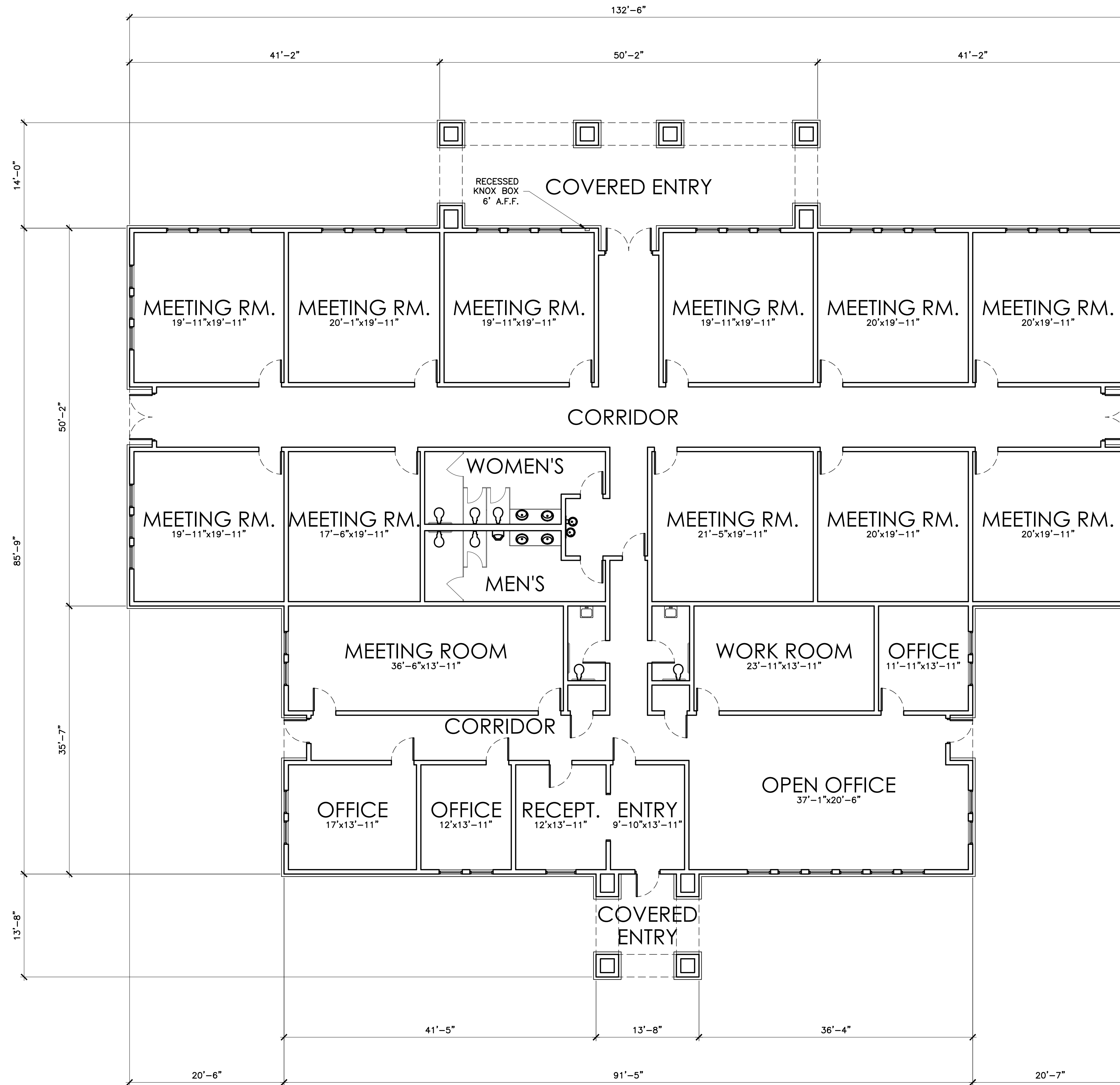
TRASH ENCLOSURE
SIDE ELEVATIONS



TRASH ENCLOSURE
REAR ELEVATION

STUCCO NOTES

- 1 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - 432 MILKY QUARTZ
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
PRIMARY STUCCO AND FOAM EAVE TRIM STUCCO COLOR
- 2 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - 12 CHENILLE
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
WAINSCOT AND FOAM TRIM ACCENT STUCCO COLOR
- 3 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - PAINTED TO MATCH ROOF TILE
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
FOAM TRIM ACCENT STUCCO COLOR @ PARAPET WALLS



OFFICE FLOOR PLAN

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

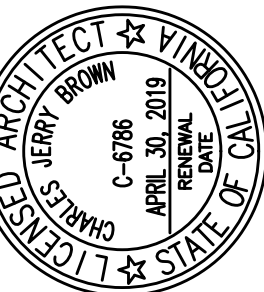
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DATE: 7/26/19 - CUP CORRECTIONS			
DRAWING	#		
OF	#		

PA# 19-0017

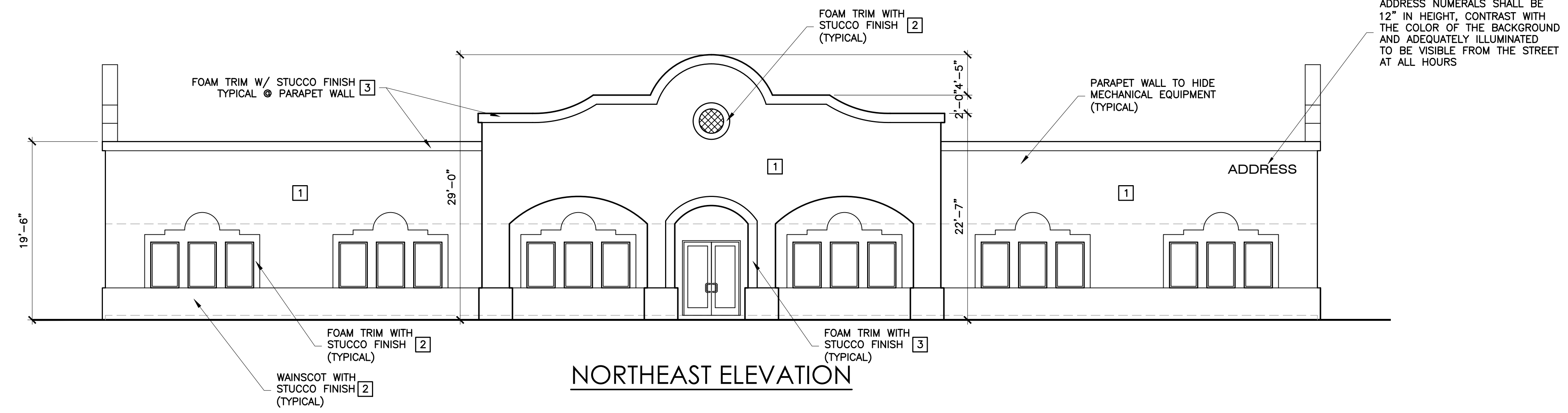
MEETING ROOMS
AND OFFICE
FLOOR PLAN

JOB	
DATE	6/10/19
SCALE:	1/8"=1'-0"

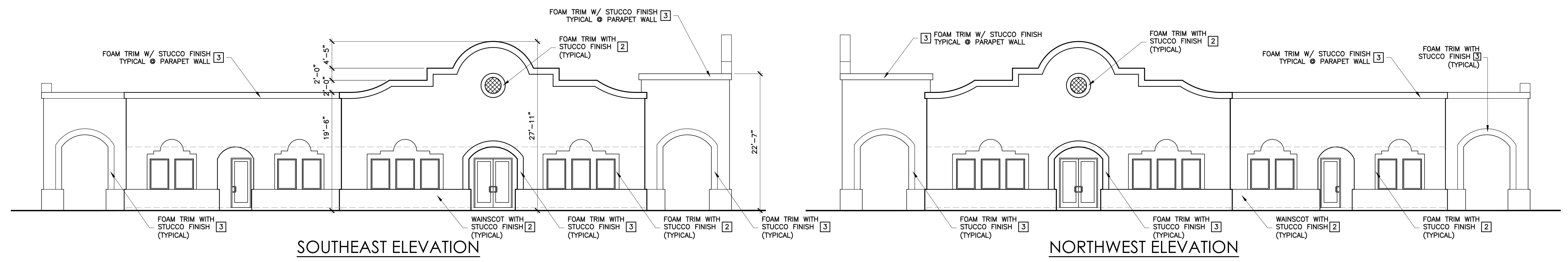
ST. FRANCES OF ROME CATHOLIC CHURCH
CONDITIONAL USE PERMIT SUBMITTAL
21591 LEMON ST., WILDOMAR, CA 92595



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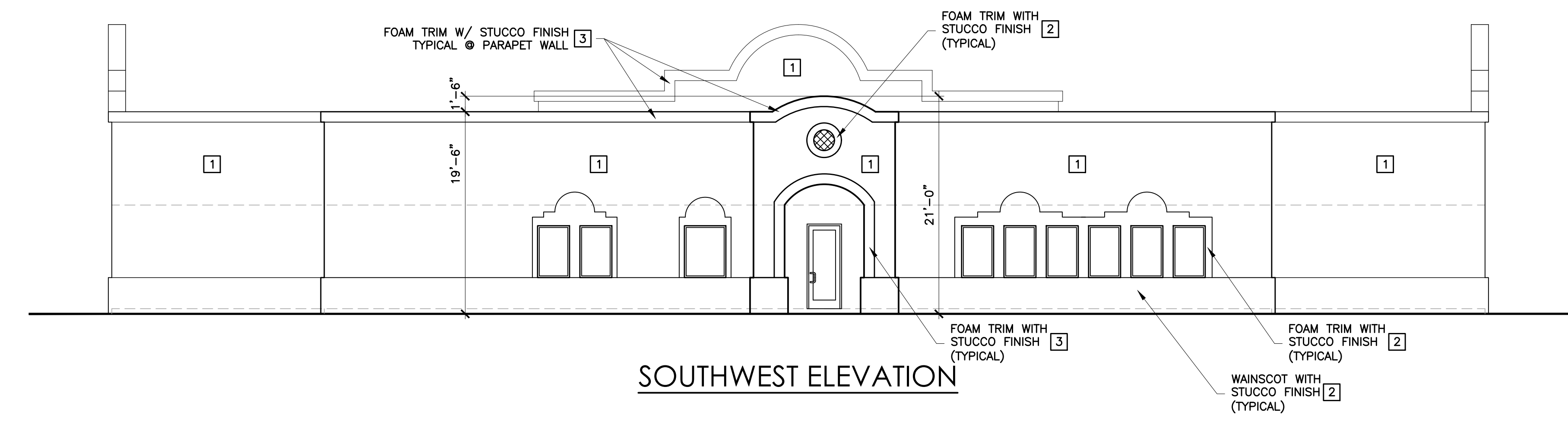


NORTHEAST ELEVATION



SOUTHEAST ELEVATION

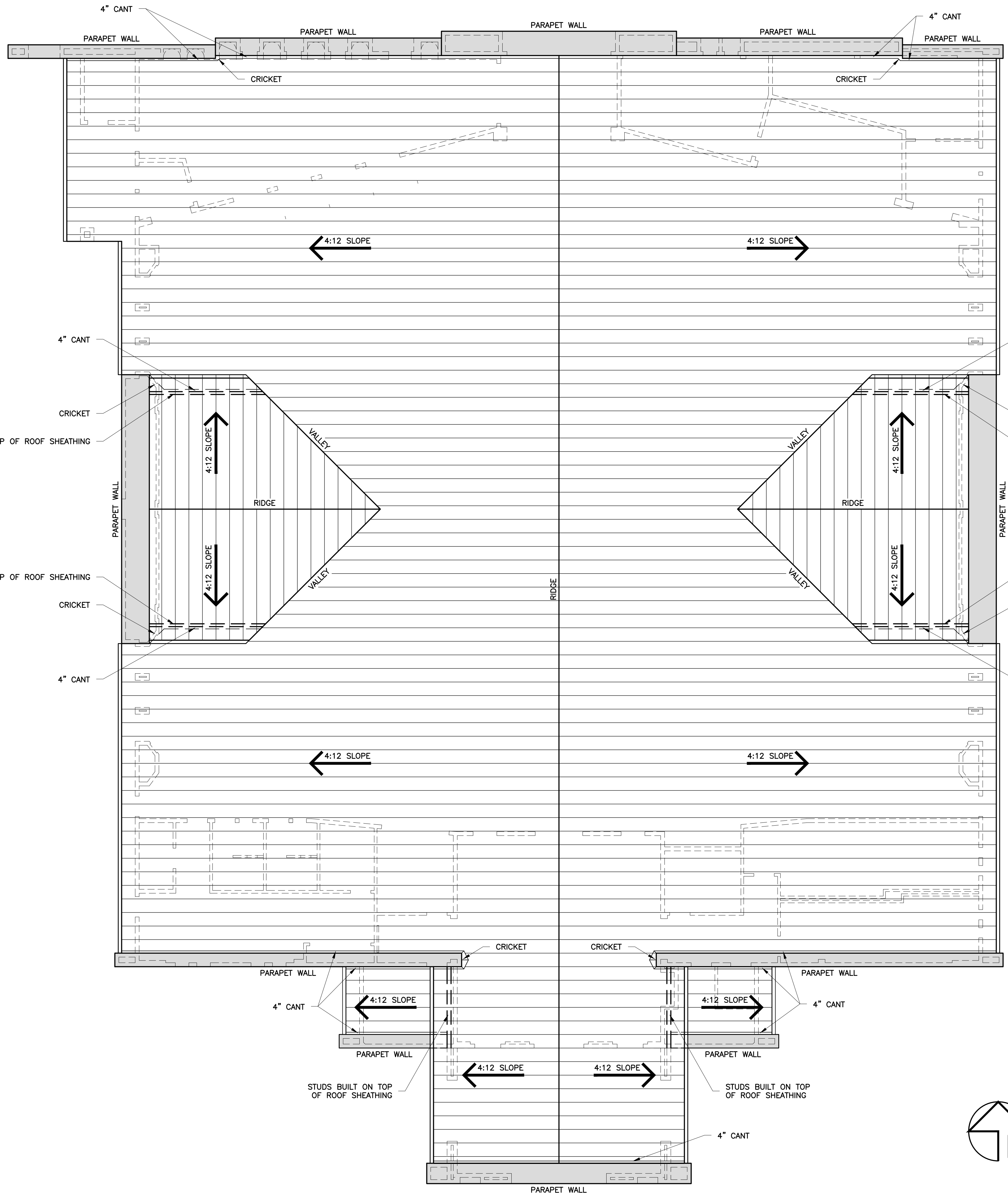
NORTHWEST ELEVATION



SOUTHWEST ELEVATION

- STUCCO NOTES**
- 1 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - 432 MILKY QUARTZ
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
PRIMARY STUCCO AND FOAM EAVE TRIM STUCCO COLOR
 - 2 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - 12 CHENILLE
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
WAINSCOT AND FOAM TRIM ACCENT STUCCO COLOR
 - 3 MANUFACTURER - OMEGA PRODUCTS INTERNATIONAL
COLOR - PAINTED TO MATCH ROOF TILE
PRODUCT - SMOOTH COAT
TEXTURE - STEEL TROWEL
FOAM TRIM ACCENT STUCCO COLOR @ PARAPET WALLS

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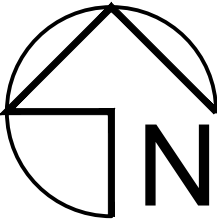
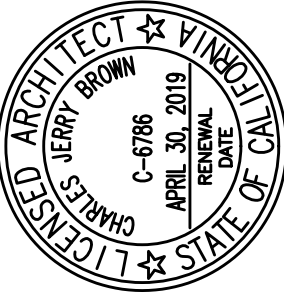
 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

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DRAWING	#	OF	

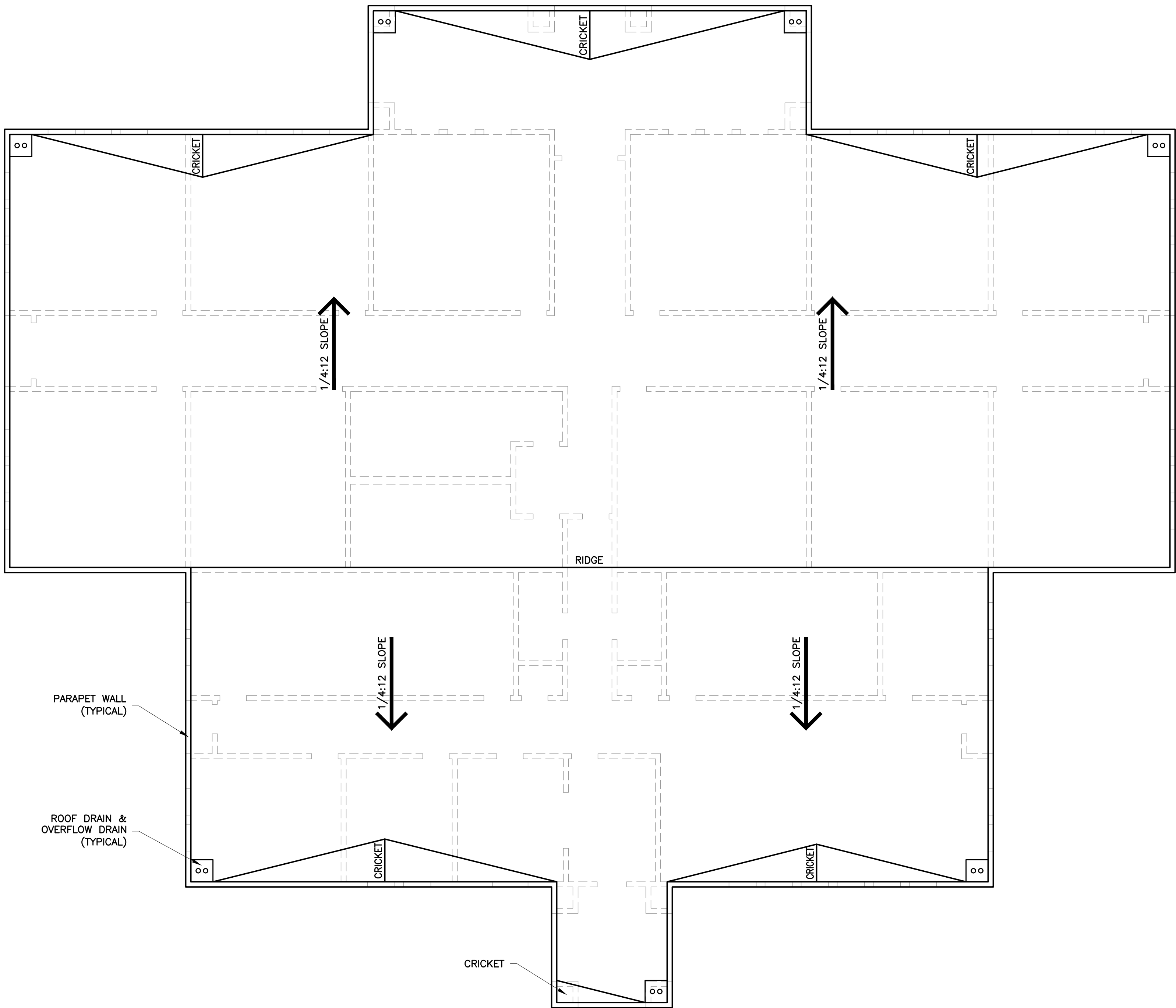
PA# 19-0017

CHURCH ROOF PLAN

ST. FRANCES OF ROME CATHOLIC CHURCH
CONDITIONAL USE PERMIT SUBMITTAL
21591 LEMON ST., WILDOMAR, CA 92595



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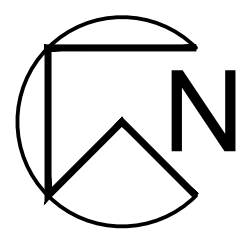
 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

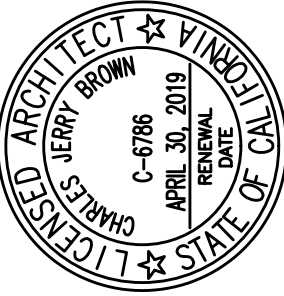
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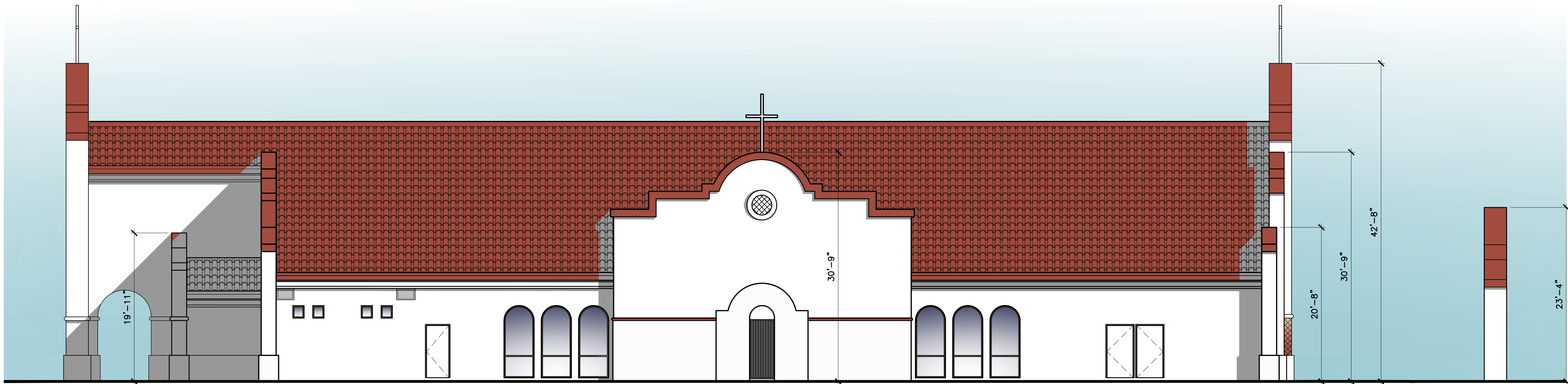
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**MEETING ROOMS
AND OFFICE
ROOF PLAN**

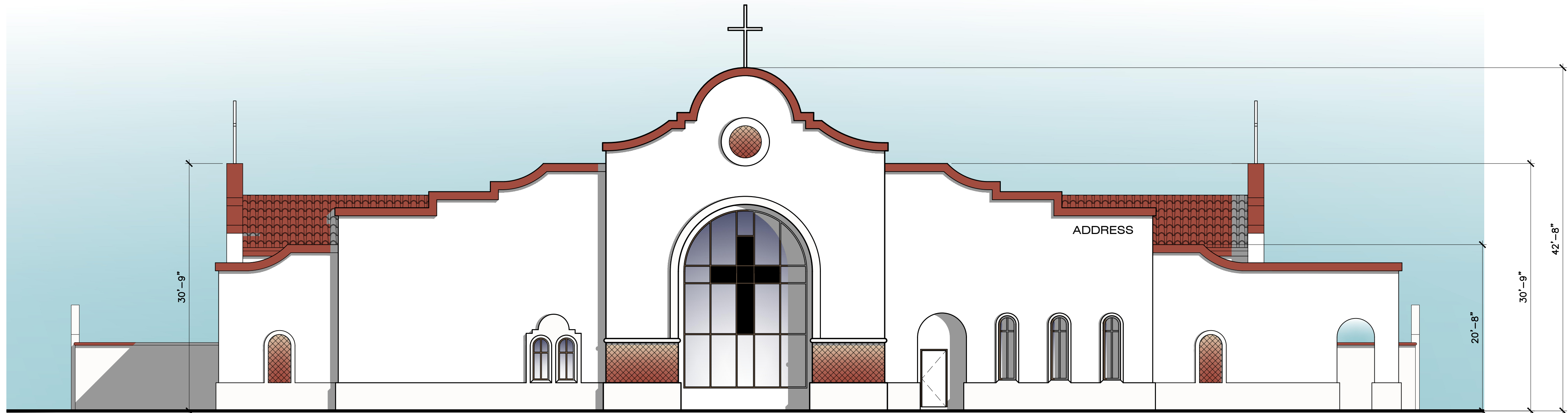
JOB	
DATE	6/10/19
SCALE: 1/8"=1'-0"	

ST. FRANCES OF ROME CATHOLIC CHURCH
CONDITIONAL USE PERMIT SUBMITTAL
21591 LEMON ST., WILDOMAR, CA 92595

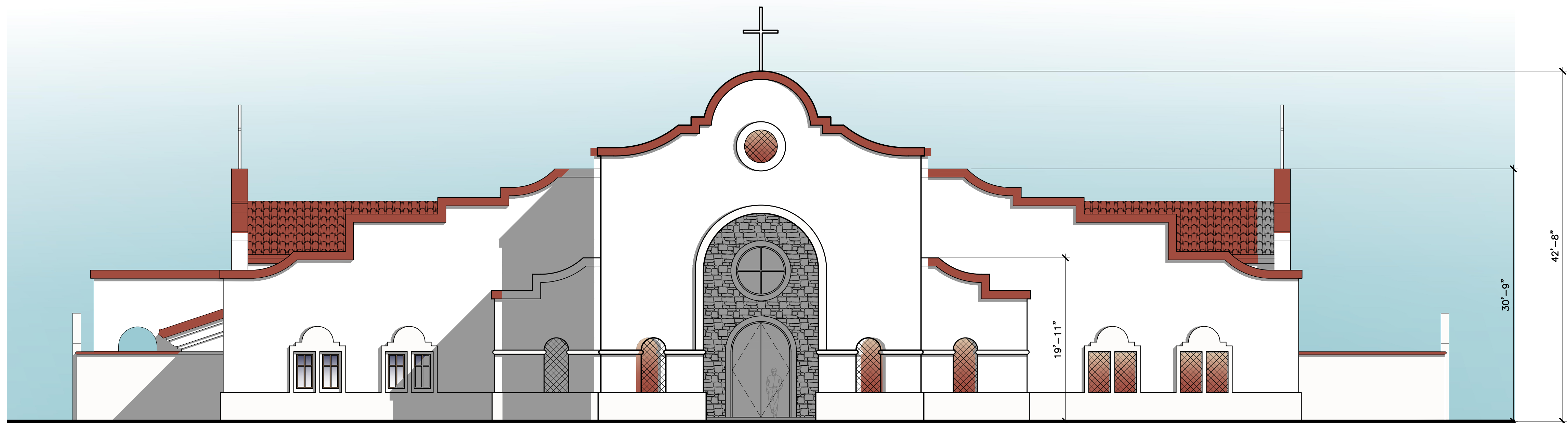




EAST / WEST ELEVATION

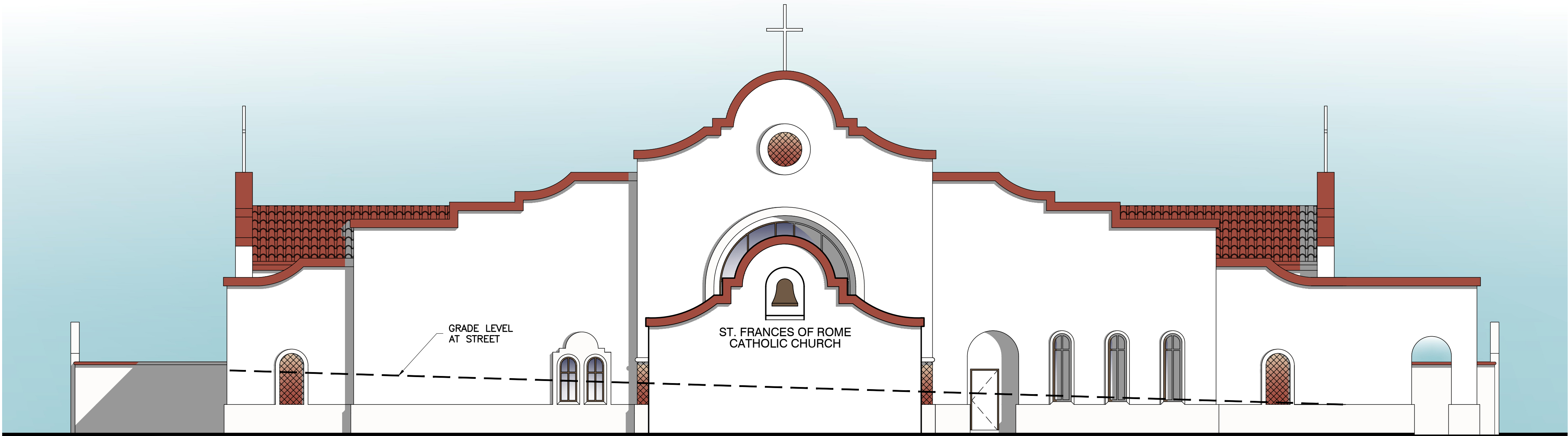


NORTH (STREET) ELEVATION

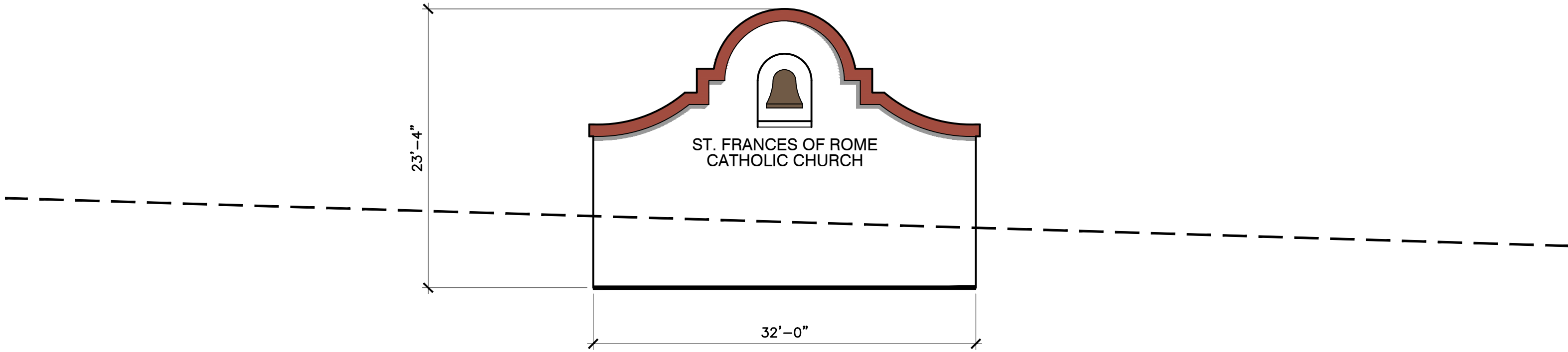


SOUTH ELEVATION

EXHIBIT REVISION BLOCK	
DATE: 7/26/19 - CUP CORRECTIONS	
DRAWING #	
OF #	



NORTH (STREET) ELEVATION



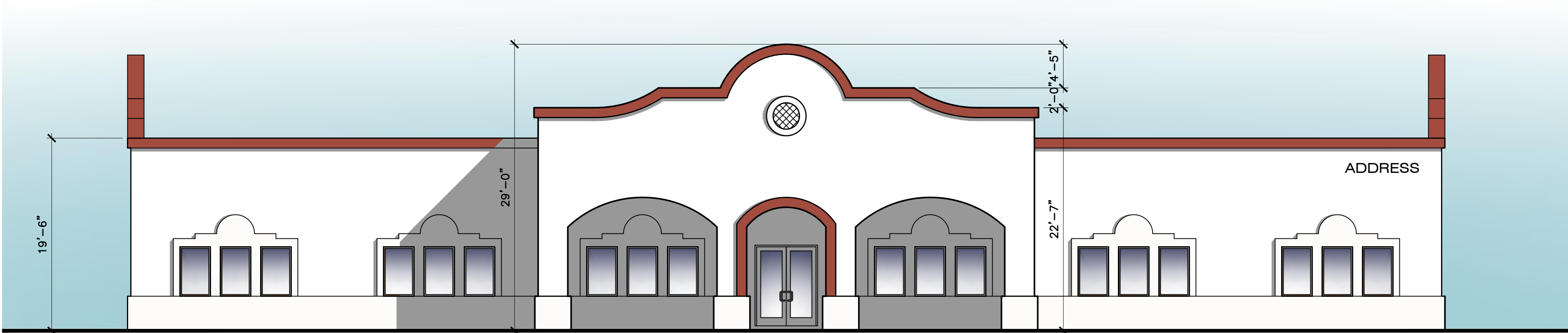
BELL WALL

PA# 19-0017

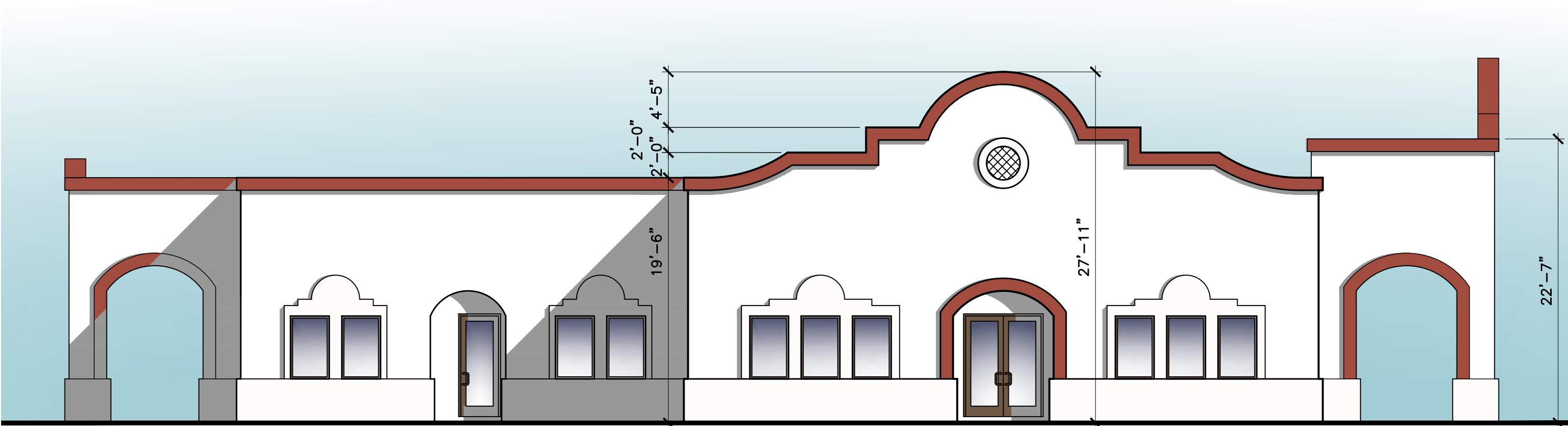
BELL WALL

EXHIBIT REVISION BLOCK	
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DRAWING	#
OF	#

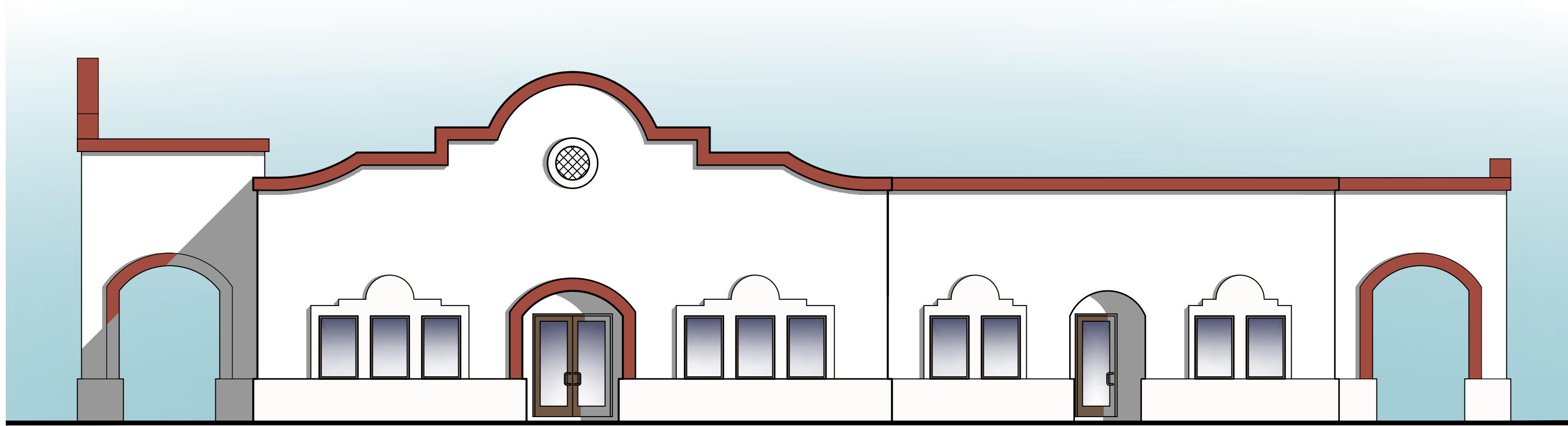
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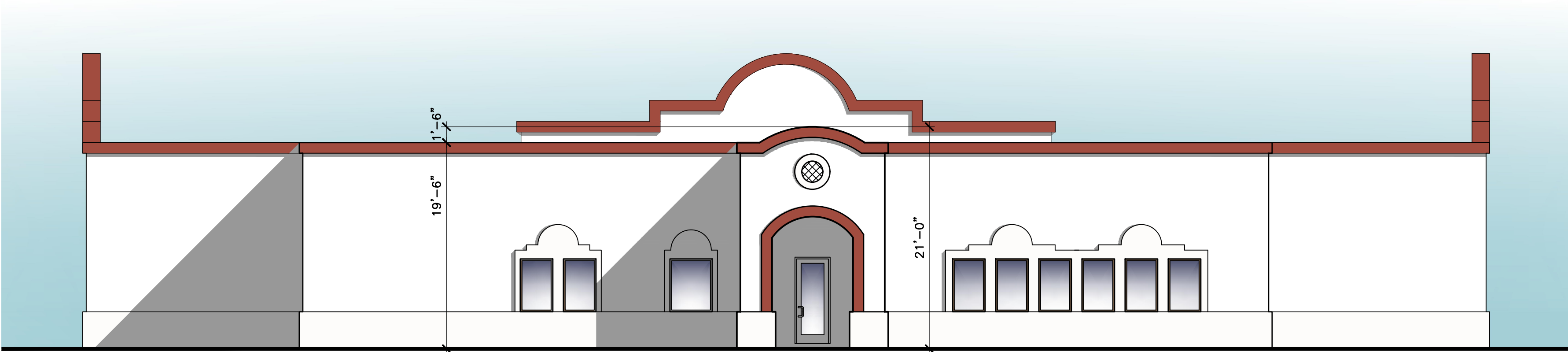
NORTHEAST ELEVATION



SOUTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

21591 LEMON ST.
WILDOMAR, CA 92595
APN: 366-170-058 & 005, 366-330-011

OWNER:
ROMAN CATHOLIC DIOCESE OF SAN BERNARDINO
CONTACT: DAVID MEIER
1201 E. HIGHLAND AVENUE
SAN BERNARDINO, CA 92404
PHONE: 951-522-3036

CIVIL ENGINEER:
McKEEVER ENGINEERING
CONTACT: BILL McKEEVER
909 E. WASHINGTON STREET, SUITE 208
COLTON, CA 92324
PHONE: 909-825-8048
EMAIL: OFFICE@WJMcKEEVERINC.COM

ARCHITECT:
CHARLES J. BROWN ARCHITECT
CONTACT: CHARLES BROWN
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RIVERSIDE, CA 92501
PHONE: 951-683-6222
EMAIL: CBROWN@CBARCHITECT.ORG

SPECIAL RENOVATION NOTES:

THE MAJORITY OF THE EXISTING LANDSCAPE SURROUNDING EXISTING BUILDINGS SHALL BE REMOVED. THE NEW LANDSCAPE DESIGN THEME SHALL REFLECT A "XERISCAPE" DESIGN WITH AN ASSORTMENT OF DROUGHT TOLERANT PLANT MATERIALS.

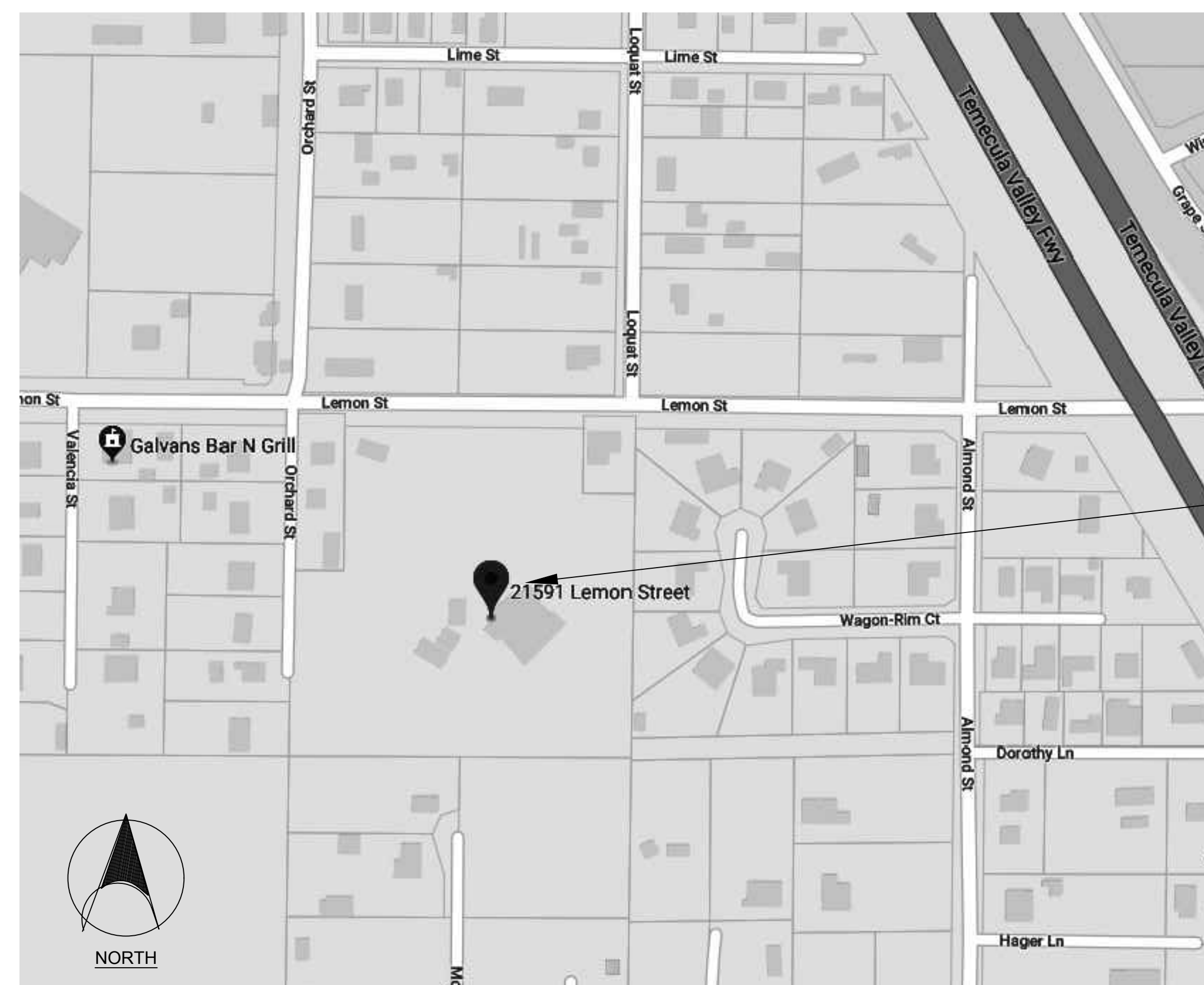
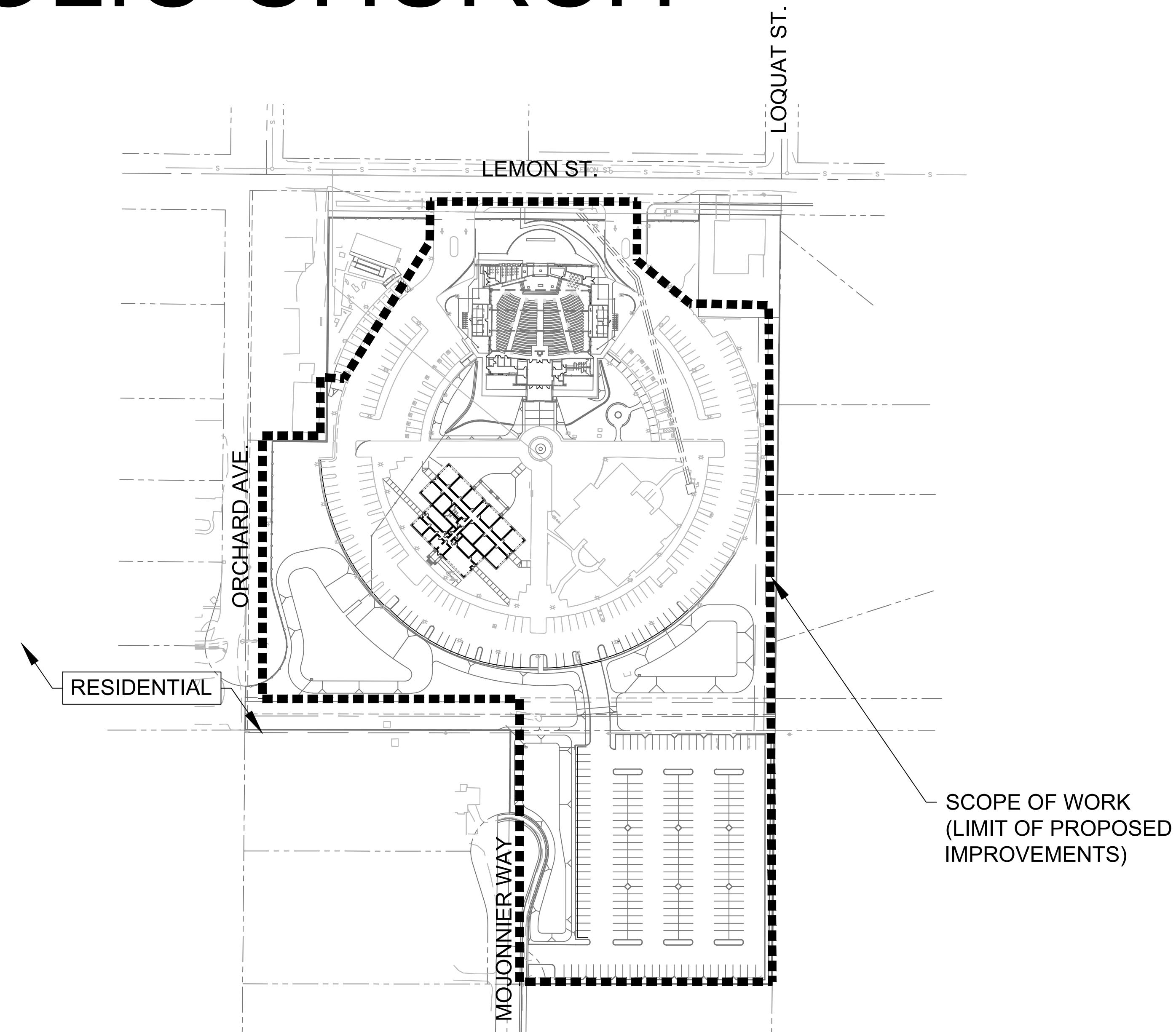
A NEW IRRIGATION SYSTEM WILL BE PROVIDED CONSISTING OF WATER EFFICIENT DMP AND BUBBLER SYSTEMS.

GENERAL NOTES

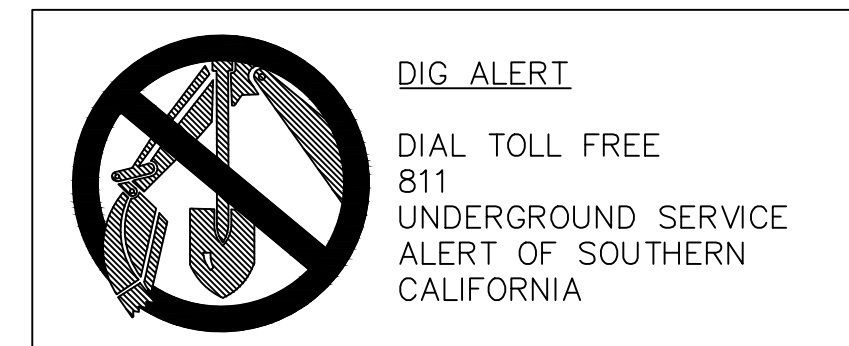
1. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT IN ORDER TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK. THE CONTRACTOR SHALL CONFIRM THAT HE IS WORKING FROM THE CURRENT CITY APPROVED LANDSCAPE & IRRIGATION DWGS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS ASSOCIATED WITH THIS PROJECT RELATING TO HARDSCAPE, IRRIGATION & PLANTING INSTALLATIONS.
3. ALL LANDSCAPE & HARDSCAPE IMPROVEMENTS SHALL BE APPROVED BY THE CITY OF WILDOMAR'S LANDSCAPE PLANNING DIVISION PRIOR TO ANY CONSTRUCTION.
4. THE PLANT MATERIAL SUPPLIER/ OR LANDSCAPE CONTRACTOR SHALL PROVIDE GUARANTEED EVIDENCE TO LAND. ARCH. THAT ALL PLANT MATERIAL IS CONSISTENT WITH THE APPROVED PLANT LEGEND CONSIDERING GENUS, SPECIES, CULTIVARS, AND SIZE SPECIFIED. ALL PLANT MATERIAL NOT CONSISTENT WITH THE PLANT LEGEND MAY BE REJECTED.
5. ALL REVISIONS AND CHANGE ORDERS TO THE APPROVED LAND. ARCH. PLANS AND SPECIFICATIONS ARE SUBJECT TO THE REVIEW AND APPROVAL BY THE LAND. ARCH. & PROPERTY OWNER BEFORE WORK MAY CONTINUE.
6. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) BEFORE THE START OF CONSTRUCTION AT 811 DIG-ALERT.
7. REFER TO SITE CONSTRUCTION PLANS, IRRIGATION & PLANTING PLANS FOR SPECIFIC NOTES PERTAINING TO THESE TASKS.
8. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WILDOMAR'S STANDARDS RELATING TO EROSION CONTROL, PORTABLE TOILETS, ETC.
9. ALL IRRIGATION IMPROVEMENTS SHALL COMPLY WITH THE CA. STATE WATER ORDINANCE 1881 & THE CITY'S IRRIGATION STANDARDS AND GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
10. SOIL TEST SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT WITH PROOF OF AMENDMENTS USED AND QUANTITIES AS DIRECTED BY THE SOIL REPORT.
11. ALL IMPROVEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER

SHEET INDEX

L-1	COVER SHEET
L-2 ~ L-3	PRELIMINARY PLANTING PLAN
L-4	PLANTING LEGEND AND PRELIMINARY IRRIGATION WATER USE CALCULATIONS



VICINITY MAP
N.T.S.



CONSULTANTS:

CIVIL	McKEEVER
STRUCTURAL	-
MECHANICAL	-
DRAINAGE	-
ELECTRICAL	-
ARCHITECT	CHARLES J. BROWN
SOILS PROTECTION	-
SOILS ENGINEER	-
MATERIAL HANDLING	-

ST. FRANCES OF ROME CATHOLIC CHURCH
21591 LEMON ST.
WILDOMAR, CA 92595
APN: 366-170-058 & 005, 366-330-011

8/21/19
CIVIL UPDATES & CITY COMMENTS

[illegible]

HKD: SP
RAWN: AJ/AP
IB #

COVER SHEET

OF 4 SHEETS



CONSULTANTS:

CIVIL	MOKEEVER
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
ARCHITECT	CHARLES J. BROWN
FIRE PROTECTION	
SOILS ENGINEER	
MATERIAL HANDLING	

PRELIMINARY LANDSCAPE RENOVATIONS FOR
ST. FRANCES OF ROME CATHOLIC CHURCH

21591 LEMON ST.
WILDOMAR, CA 92595
APN: 366-170-058 & 005, 366-330-011

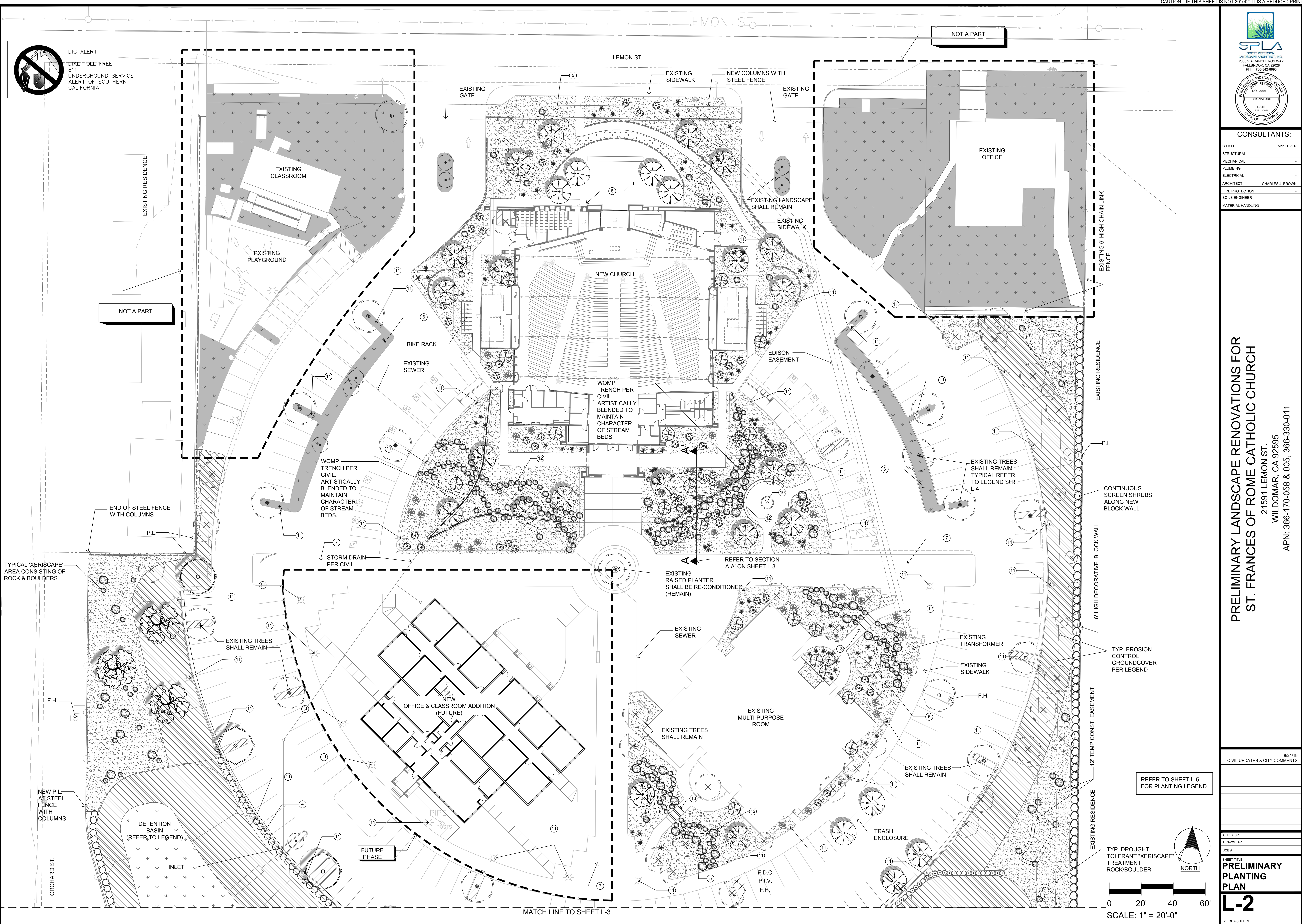
8/21/19
CIVIL UPDATES & CITY COMMENTS

CHKD: SP
DRAWN: AP
JOB #

SHEET TITLE
**PRELIMINARY
PLANNING
PLAN**

L-2

2 OF 4 SHEETS





CONSULTANTS:

CIVIL	McKEEVER
STRUCTURAL	
MECHANICAL	
PLUMBING	
ELECTRICAL	
ARCHITECT	CHARLES J. BROWN
FIRE PROTECTION	
SOILS ENGINEER	
MATERIAL HANDLING	

PRELIMINARY LANDSCAPE RENOVATIONS FOR
ST. FRANCES OF ROME CATHOLIC CHURCH

21591 LEMON ST.
WILDOMAR, CA 92595
APN: 366-170-058 & 005, 366-330-011

8/21/19
CIVIL UPDATES & CITY COMMENTS

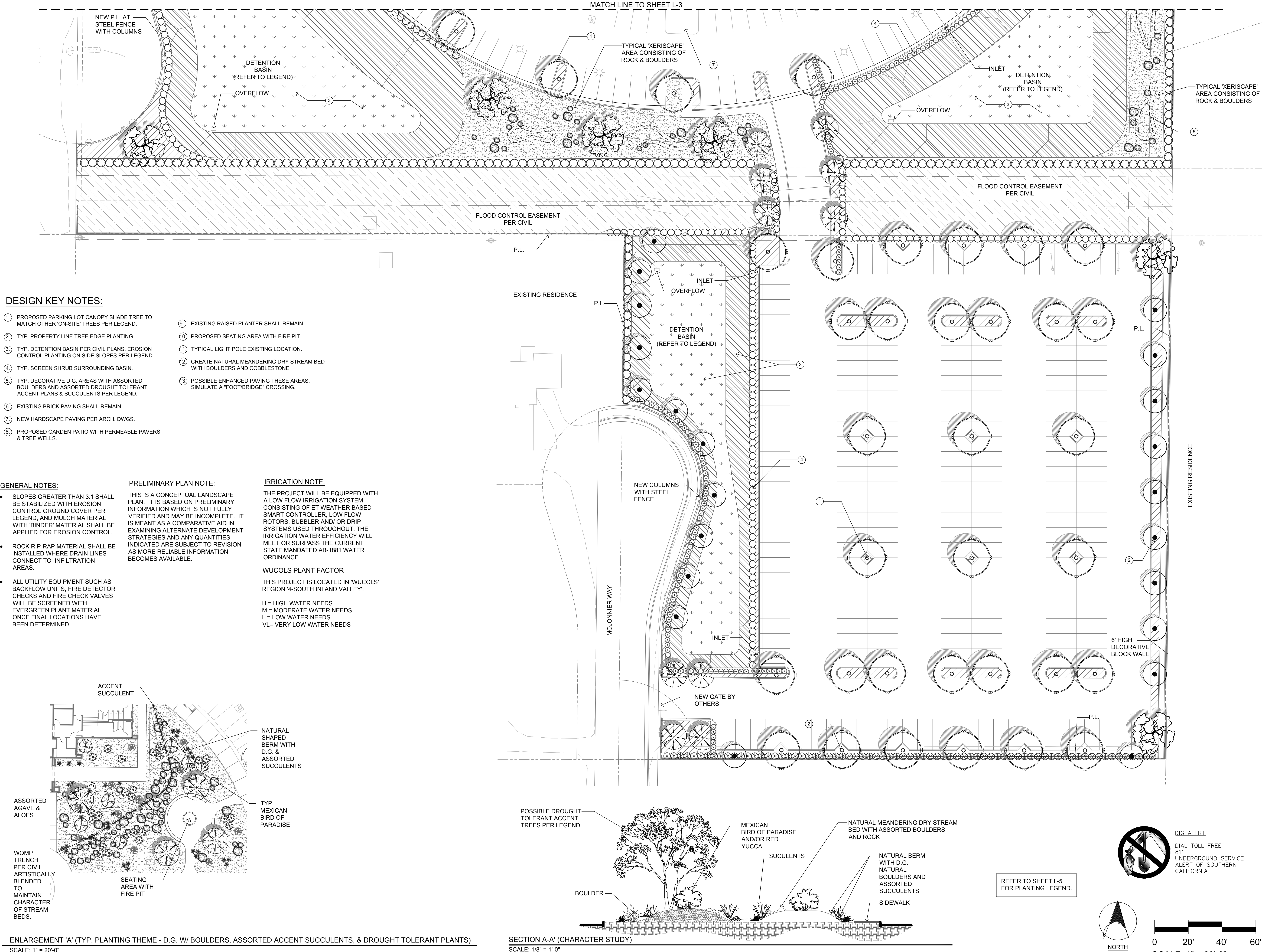
CHKD: SP
DRAWN: AP
JOB #

SHEET TITLE
**PRELIMINARY
PLANTING
PLAN**

L-3

3 OF 4 SHEETS

Wed, 21 Aug 2019



CIVIL	McKEEVER
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
ARCHITECT	CHARLES J. BROWN
FIRE PROTECTION	-
SOILS ENGINEER	-
MATERIAL HANDLING	-

PRELIMINARY LANDSCAPE RENOVATIONS FOR ST. FRANCES OF ROME CATHOLIC CHURCH

21591 LEMON ST.
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APN: 366-170-058 & 005, 366-3

APN: 366-170-058 & 005, 366-330-011

Wed. 21 Aug 2019

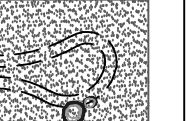
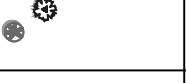
- ① PROPOSED PARKING LOT CANOPY SHADE TREE TO MATCH OTHER 'ON-SITE' TREES PER LEGEND.
- ② TYP. PROPERTY LINE TREE EDGE PLANTING.
- ③ TYP. DETENTION BASIN PER CIVIL PLANS. EROSION CONTROL PLANTING ON SIDE SLOPES PER LEGEND.
- ④ TYP. SCREEN SHRUB SURROUNDING BASIN.
- ⑤ TYP. DECORATIVE D.G. AREAS WITH ASSORTED BOULDERS AND ASSORTED DROUGHT TOLERANT ACCENT PLANS & SUCCULENTS PER LEGEND.
- ⑥ EXISTING BRICK PAVING SHALL REMAIN.
- ⑦ NEW HARDSCAPE PAVING PER ARCH. DWGS.
- ⑧ PROPOSED GARDEN PATIO WITH PERMEABLE PAVERS & TREE WELLS.
- ⑨ EXISTING RAISED PLANTER SHALL REMAIN.
- ⑩ PROPOSED SEATING AREA WITH FIRE PIT.
- ⑪ TYPICAL LIGHT POLE EXISTING LOCATION.
- ⑫ CREATE NATURAL MEANDERING DRY STREAM BED WITH BOULDERS AND COBBLESTONE.
- ⑬ POSSIBLE ENHANCED PAVING THESE AREAS. SIMULATE A "FOOT/BRIDGE" CROSSING.

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	POSSIBLE FLOWERING ACCENT TREES SUCH AS: LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE ALT: CERCIDIUM X 'DESERT MUSEUM', PALO VERDE 24" BOX SIZE.	39	L
	NEW PARKING LOT SHADE TREE TO MATCH OTHER EXISTING TREES ULMUS PARVIFOLIA, EVERGREEN ELM 24" BOX SIZE.	38	L
	PROPERTY LINE TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE. ALT: QUERCUS ILEX, HOLLY OAK	22	M
	CA NATIVE TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE	9	L
	EXISTING TREES SHALL REMAIN. PROTECT IN PLACE. VERIFY IN FIELD. NOTE: PRUNE & CLEAN TREES AS REQUIRED.		
	EXISTING TREES TO BE REMOVED		

SYMBOL	SHRUB NAME	WUCOLS
	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE	M
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	M

	TYP. EROSION CONTROL DROUGHT TOLERANT BANK PLANTING SUCH AS BACCHARIS PILULARIS 'TWIN PEAKS', COYOTE BUSH	L
	ROSMARINUS O. 'PROSTRATUS', PROSTRATE ROSEMARY 1 GAL. SIZE @ 24" O.C.	L
	DETENTION BASIN BOTTOM SHALL RECEIVE A HYDROSEED MIX CONSISTING OF THE FOLLOWING: • ACHILLEA MILLEFOLIUM 1.0 LBS/ ACRE • ESCHSCHOLZIA CAESPITOSA 1.0 LBS/ ACRE • JUNCUS BUFONIUS 1.0 LBS/ ACRE • LEYMUS TRITICOIDESRIO 6.0 LBS/ ACRE • DESCHAMISIA DESPITOSA 4.0 LBS/ ACRE • FESTUCA RUBRA 'MOLATE' 10.0 LBS/ ACRE • HORDEUM BRACHYANTHERUM 6.0 LBS/ ACRE • MUHLENBERGIA RIGENS 1.0 LBS/ ACRE • MUHLENBERGIA MICROSPERMA 3.0 LBS/ ACRE • HORDEUM DEPRESSUM 3.0 LBS/ ACRE	M

ALT: LEAVE AS NATURAL BOTTOM WITH NATIVE SOIL.

	NEW DECOMPOSED GRANITE WITH AN ASSORTMENT OF SUCCULENTS AND BOULDERS. SUCCULENTS SHALL CONSIST OF: * HESPERALOE PARVIFLORA, RED YUCCA * AGAVE AMERICANA, CENTURY AGAVE * AGAVE 'BLUE GLOW', BLUE GLOW AGAVE * ALOE STRIATA, CORAL ALOE * CAESALPINIA SPP., MEXICAN BIRD OF PARADISE * BOUGAINVILLEA 'TORCH GLOW' (GROUND COVER)
	REPRESENTS A NATURAL MEANDERING "DRY STREAM" BED STRATEGICALLY SPOTTED IN THE FIELD TO CREATE A VISUAL INTEREST AND POSSIBLY LINK ASSORTED SUCCULENT PLANTING POCKETS TOGETHER. STREAM BED SHALL CONSIST OF DECORATIVE NATURAL GRANITE BOULDERS WITH VARIOUS SIZE COBBLESTONE.
	EXISTING LANDSCAPE SHALL REMAIN. NOT A PART.
	POCKETS OF DROUGHT TOLERANT COLOR PLANTING SUCH AS VERBENA SPECIES.

1. THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING 'STATE OF THE ART' IRRIGATION EQUIPMENT SUCH AS MULTIPLE START TIMES FOR CONTROLLERS, ET BASED MASTER CONTROLLERS, 'RAIN SHUT OFF' DEVICE @ CONTROLLERS, PRESSURE AND REGULATING VALVE & LOW FLOW IRRIGATION BUBBLER HEADS FOR TREES UTILIZING DRIP SYSTEMS WHERE APPROPRIATE.

PROJECT: ST. FRANCIS OF ROME
PROJECT LOCATION: WILDOMAR, CA
LANDSCAPE ARCHITECT: SCOTT PETERSON, A.S.L.A.

PRELIMINARY WATER USE CALCULATIONS SHALL COMPLY WITH THE CITY OF WILDOMAR IRRIGATION GUIDELINES AND CALIFORNIA ORDINANCE AB 1881.

	Reference Evapotranspiration (ETo)				57.33		
Hydrozone Plant type	Plant Factor	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area sq.ft.	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Low	0.25	Drip	0.81	0.31	47,896	14,782.72	525,446
Moderate	0.35	Drip	0.81	0.43	5,372	2,321.23	82,507
Moderate	0.35	Bubbler	0.85	0.41	6,044	2,488.71	88,460
V. Low	0.2	Emitter	0.85	0.24	58,066	13,662.59	485,631
Basin	0	Non-Irrg	1	0.00	22,550	0.00	0
				Totals	139,928	18,472.53	1,182,044
Special Landscape Areas							
				Totals	0		
						ETWU Total	1,182,044
MAWA (Annual Gallons Allowed) = ETo x 0.62 x ETAF x Area						MAWA	2,238,158
ETWU must be less than MAWA						Difference	1,056,114
Regular Landscape Areas							
Total ETAF x Area		18,472.53					
Total Area		139,928					
Average ETAF		0.13					
All Landscape Areas							
Total ETAF x Area		18,472.53					
Total Area		139,928					
Site Average ETAF		0.13					

SITE AREA APPROX.	= 457,503 S.F.
TOTAL LANDSCAPE AREA APPROX.	= 209,685 S.F.
LANDSCAPE RENOVATION AREA APPROX.	= 117,885 S.F.
NEW LANDSCAPE AREA APPROX.	= 22,043 S.F.

NOTE:
ALL SHRUBS SHALL BE A MINIMUM OF 5 GAL. SIZE.



DIG ALERT
DIAL TOLL FREE
811
UNDERGROUND SERVICE
ALERT OF SOUTHERN
CALIFORNIA

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	13	B3	SINGLE	0.990	10738	86	OSQ-A-NM-3ME-B-30K- - + OSQ-DA
	41	B4	SINGLE	0.990	10738	86	OSQ-A-NM-4ME-B-30K- - + OSQ-DA
	1	B4-2L	2 @ 90	0.990	10738	86	OSQ-A-NM-4ME-B-30K- - + OSQ-DA
	6	B5M-2	BACK-BACK	1.010	10232	86	OSQ-A-NM-5ME-B-30K- - + OSQ-DA
	8	K3	SINGLE	0.990	16022	130	OSQ-A-NM-3ME-K-30K- - + OSQ-DA
	3	K3B	SINGLE	0.990	12312	130	OSQ-A-NM-3ME-K-30K- - + OSQ-DA + OSQ-BLSMF
	6	K5M-2	BACK-BACK	1.010	15063	130	OSQ-A-NM-5ME-K-30K- - + OSQ-DA

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.67	12.6	0.0	N.A.	N.A.
Lot 1	Fc	3.29	8.9	1.0	3.29	8.90
Lot 2	Fc	4.29	12.6	1.0	4.29	12.60

Existing Pole
Contractor to verify voltage, color, and mounting.

Additional Equipment
(98) OSQ-DA__ (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND
CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: St. Francis of Rome Catholic Church 21591 Lemon St, Wildomar, CA

SR-36602

Footcandles calculated at grade

Filename: 190418SC1BAFR2.AGI

Layout By: Ben Foster

Date:5/22/2019

Scale 1" = 40'

