WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA



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CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 10 / 19 / 2022

APPLICATION NOS. CUP/PLOT PLAN No. 21-0145

PLANNER M B

SIGNATURE Matthew Bassi

DESIGN TEAM

COMMERCIAL DEVELOPER:
SAGE INVESTCO, LLC
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

RESIDENTIAL DEVELOPER:
INTRACORP
895 DOVE STREET
NEWPORT BEACH, CA 92660
949.757.8461

COMMERCIAL ARCHITECT:
GK PIERCE ARCHITECTS, INC.
3 OVERTURE
ALISO VIEJO, CA 92656
949.344.2709

RESIDENTIAL ARCHITECT:
ARCHITECTS ORANGE, INC.
144 N. ORANGE STREET
ORANGE, CA 92866
714.639.9860

LANDSCAPE ARCHITECT:
URBAN ARENA, INC.
11300 SORRENTO VALLEY ROAD
SAN DIEGO, CA 92121
858.625.0112

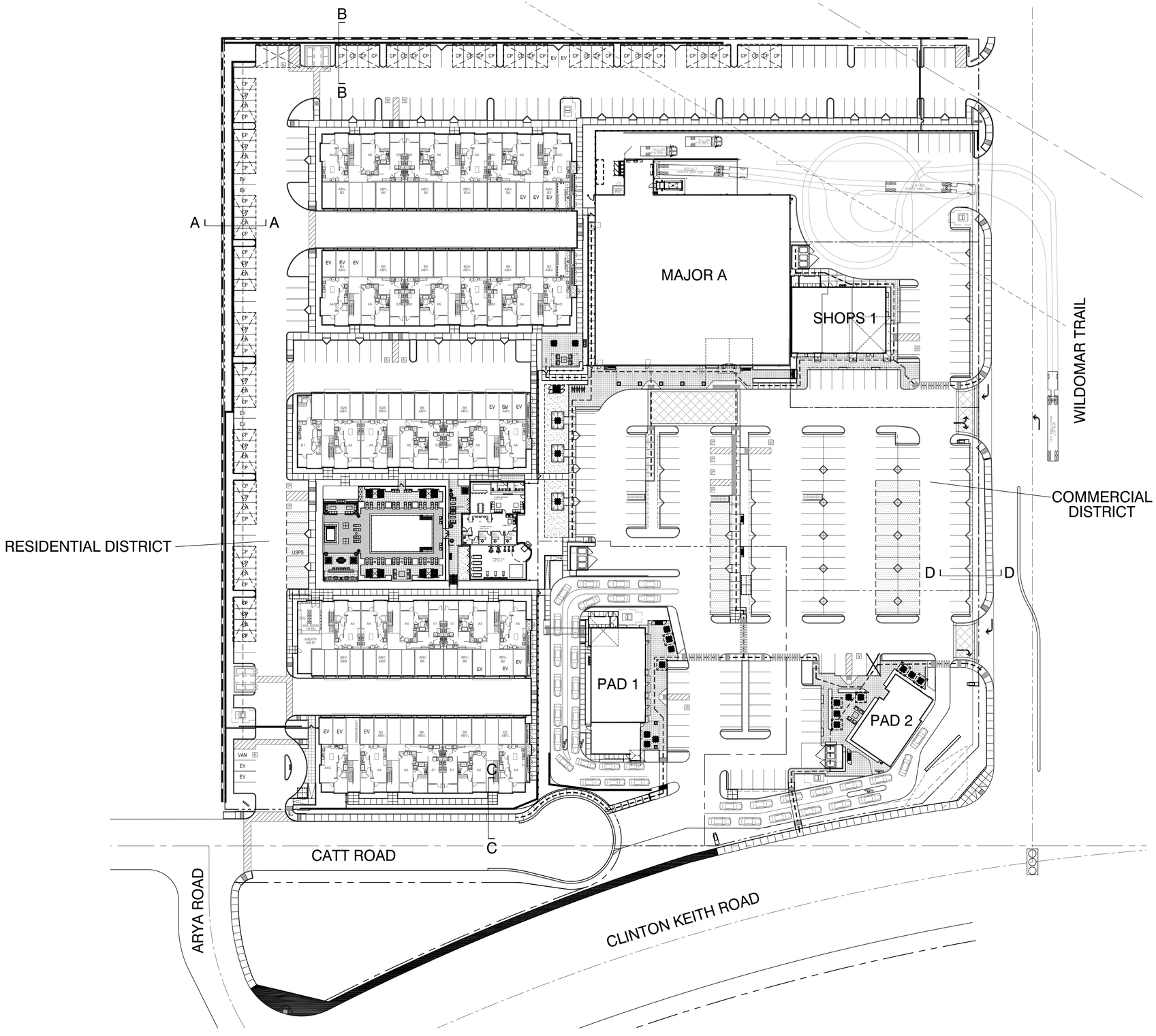
CIVIL ENGINEER:
DRC ENGINEERING, INC.
6840 INDIANA AVENUE, SUITE 215
RIVERSIDE, CA 92506
714.685.6860

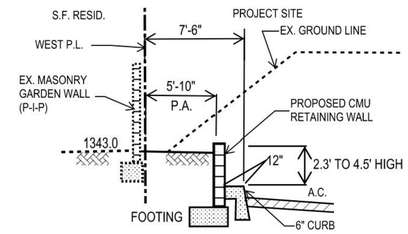
INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.757.8461

KASSEN KLEIN
Real Estate Development Entitlement Consulting
(951) 733-7665
kassen@kassenklein.com
P.O. Box 747, Murrieta, CA 92564

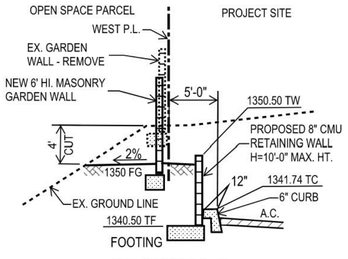
SAGE INVESTCO
4350 VON KARMAN, SUITE 200
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949.954.6100

JUNE 23, 2022

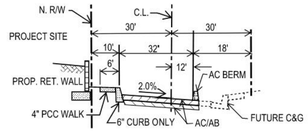




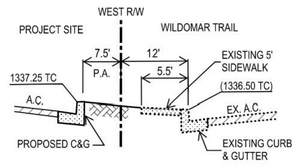
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

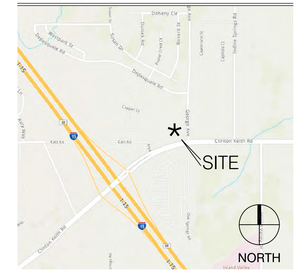


SECTION C-C CATT ROAD
LOOKING EAST
N.T.S.



SECTION D-D
N.T.S.

VICINITY



LEGAL

PROPERTY ADDRESS:
24850- 23980 CATT ROAD
WILDOMAR, CA 92595

AP# 376-420-015 & -021

PROPERTY OWNER:
DAMAS CLINTON KEITH, LLC
ATTN: CARMELLA LOELKES
3225 McLEOD DRIVE, SUITE 777
LAS VEGAS, NV 89121

PROPERTY ADDRESS:
24850- 23980 CATT ROAD
WILDOMAR, CA 92595

AP# 376-420-016 & -017

PROPERTY OWNER:
ARAM PROPERTIES, LLC
ATTN: CARMELLA LOELKES
3225 McLEOD DRIVE, SUITE 777
LAS VEGAS, NV 89121

DEVELOPER/ AGENT (COMMERCIAL):
SAGE INVESTCO, LLC
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.6100

DEVELOPER/ AGENT (RESIDENTIAL):
INTRACORP SW, LLC
895 DOVE STREET, SUITE 400
NEWPORT BEACH, CA 92660
949.955.2370

ZONING

GENERAL PLAN:

ZONING: C-P-S (SCENIC HIGHWAY COMMERCIAL) MIXED USE OVERLAY ZONE

CITY COUNCIL DISTRICT: 5

BUILDING SETBACKS:
<35 TALL: 0'
>35 TALL: 2 FOR EACH FOOT OVER 35'

LANDSCAPE SETBACKS:
ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY: 5'
ADJACENT TO RESIDENTIAL ZONE: 5'

MAXIMUM BUILDING HEIGHT: 50'

MAXIMUM BUILDING COVERAGE: N/A

COMMERCIAL & RESIDENTIAL DISTRICT PROJECT SUMMARIES

REFER TO ENLARGED SITE PLANS FOR SUMMARIES, DETAILS AND INFORMATION FOR EACH DISTRICT

NOTE:
THIS SITE PLAN SHOWS DEVELOPERS PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN, ONLY.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

COMPOSITE SITE PLAN SCHEME Jv11

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 20' 40' 80'
SCALE: 1" = 40.00'
NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

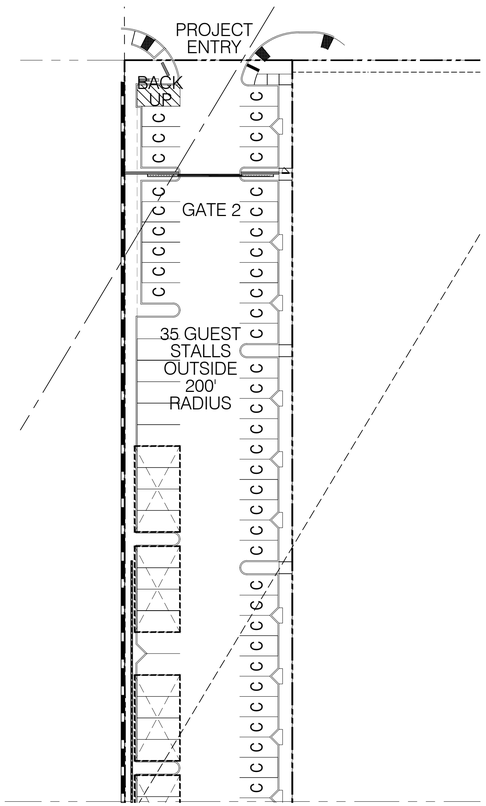
INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

AO Architecture. Design. Relationships.
144 N. ORANGE STREET, ORANGE, CA 92866
714.639.9860

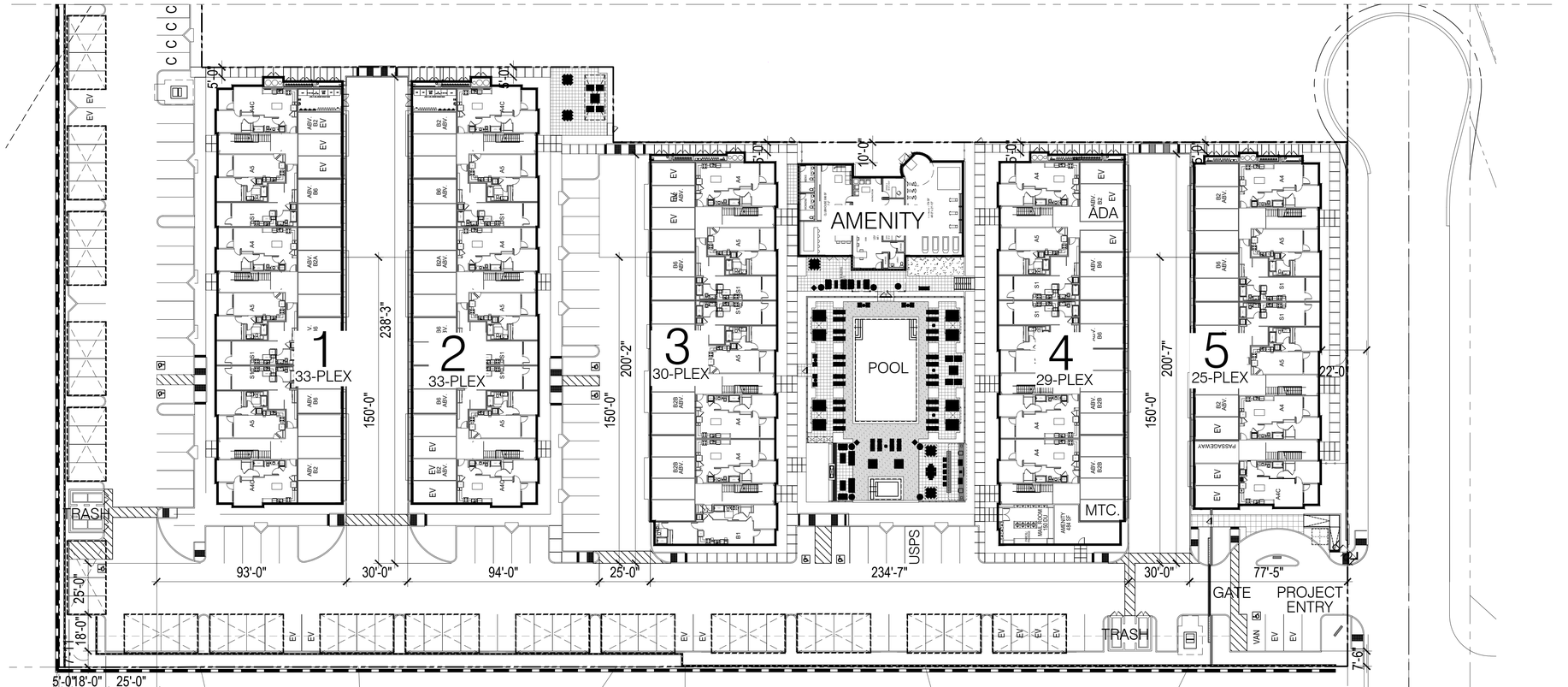
GKP PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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SEE PARTIAL CONCEPTUAL RESIDENTIAL SITE PLAN-A

SEE PARTIAL CONCEPTUAL RESIDENTIAL SITE PLAN-B



PARTIAL CONCEPTUAL RESIDENTIAL SITE PLAN-B

PARTIAL CONCEPTUAL RESIDENTIAL SITE PLAN-A

SITE PLAN - 150 DU

PROJECT DESCRIPTION:
3-STORY, PRIVATELY FUNDED MARKET-RATE APARTMENTS (R-2 OCCUPANCY) WITH ATTACHED GARAGES (U OCCUPANCY), TYPE VA CONSTRUCTION WITH NFPA 13R AND 13 SPRINKLER SYSTEMS.

SITE AREA: 4.48 AC
UNITS: 150 DU
DENSITY: 33.5 DU/AC

Parking Required:			
Type	Count	Ratio	QTY
Studio	12	1.25	15
1 Bedroom	81	1.25	101
2 Bedroom	57	2.25	128
Guest	245	0.15	37
TOTAL STALLS REQUIRED		**(1.88 ST/ DU)**	**282**
Total Accessible Stalls Assigned(Incl. 1 Van)			2
Total Accessible Sta 1 per 6 H/C stalls			2
Total EV Stalls Required			29

Parking Provided:	
Garage Stalls	77
Garage Stalls (ADA)	1
Standard Carport Sta 1 per 6 H/C stalls	66
Open Stalls Standard	61
Open Stalls Compact	44
Accessible Stalls Car Open (Incl.1EV)	5
Accessible Stalls Car at Carport	1
Accessible Stalls Van (Incl. 1EV)	1
EV Stalls at Carport	4
EV Stalls at PrivateGarages	15
EV Stalls Open (not incl. 1 ADA Van & 1 ADA Car)	8
TOTAL STALLS PROVIDED	**283**

TOTAL UNIT SUMMARY

Unit	Unit SF	Qty.	Total *	Deck SF	Deck Total	Qty.	Percentage
S1	580	12	6,960	80	960	12	8%
A2	661	2	1,322	76	152	81	54%
A4	788	24	18,912	70	1,680		
A4C	810	19	15,390	70	1,330		
A5	630	36	22,680	76	2,736		
B1	946	5	4,730	70	350	57	38%
B2	981	20	19,620	70	1,400		
B2B	936	8	7,488	70	560		
B6	1,115	24	26,760	76	1,824		
Avg.	**826**	**150**	**123,862**	**73**	**10,992**	150	100%
* RESIDENTIAL UNIT NET AREA							

NORTH

1"=30'-0" 0 15' 30' 60' 90'

CONCEPTUAL RESIDENTIAL SITE PLAN 3

CONCEPTUAL RESIDENTIAL SITE PLAN SCHEME Hv5
NWC CKR & WILDOMAR TR
WILDOMAR, CA
GKPA PROJECT #21108.01
23 JUNE 2022

INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

AO Architecture. Design. Relationships.
144 N. ORANGE STREET, ORANGE, CA 92866
714.639.9860

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NEWPORT BEACH, CA 92660
949.954.6100

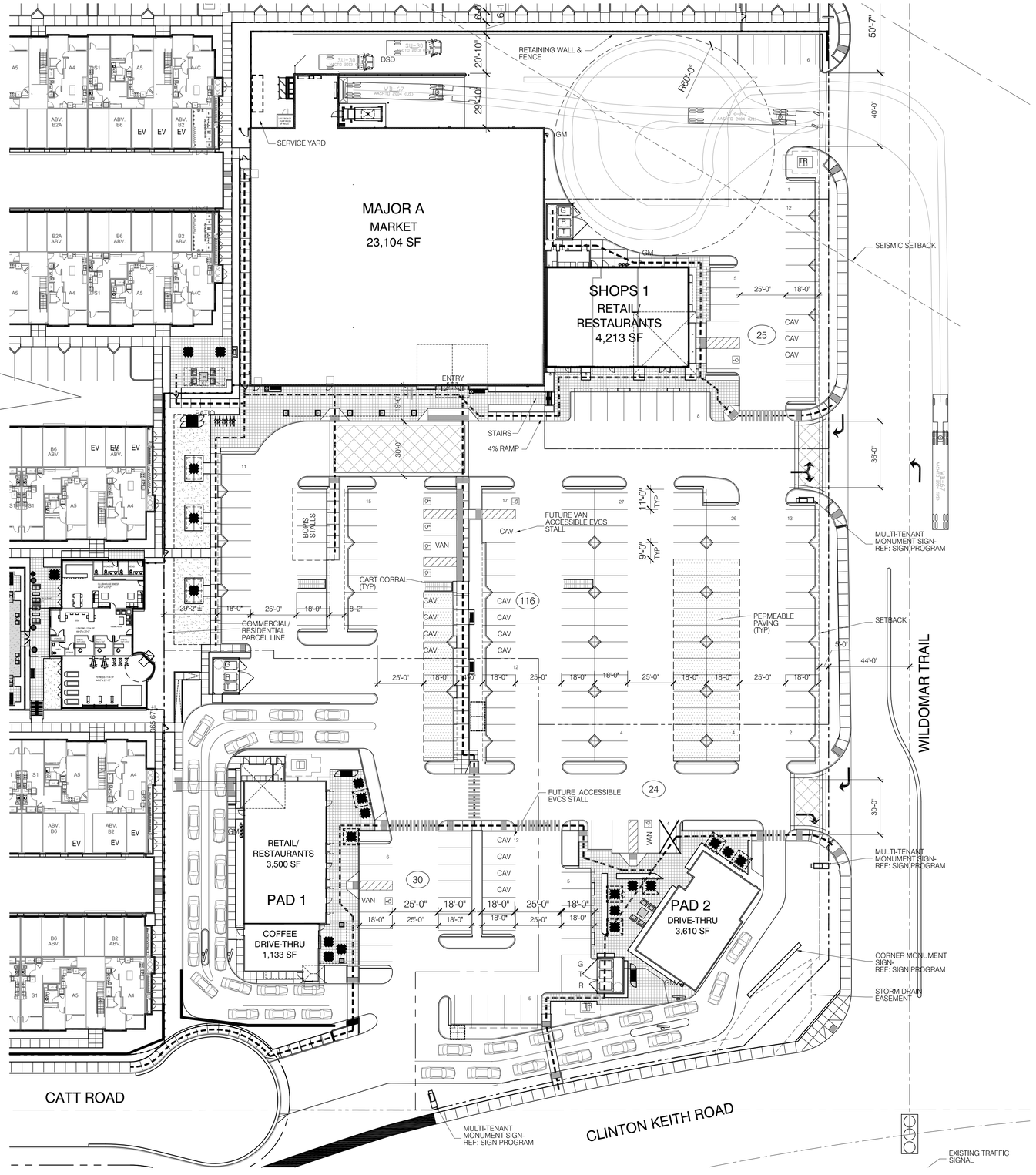
GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

REFER TO ENLARGED RESIDENTIAL DISTRICT SITE PLAN FOR ALL INFORMATION IN THE RESIDENTIAL DISTRICT



PARKING WMC 17.188.030

REQUIRED PARKING:
SHOPPING CENTERS (6/ 1,000 NET LEASABLE): 208 STALLS

TOTAL PARKING PROVIDED: 195 STALLS (5.6/ 1,000)

STANDARD PARKING SPACE DIMENSIONS: 9' X 18'
COMPACT PARKING SPACE DIMENSIONS (20% MAX): 8.5' X 16'
MINUMUM DRIVE AISLE WIDTH: 24'
DRIVE-THRU STACKING DISTANCE (PER VEHICLE): 25'
MIN STACKING IN DRIVE-THRU: 12 CARS PRIOR TO MENU BD

ACCESSIBLE PARKING

2019 CBC
TABLE 11B-208.2

TOTAL NUMBER OF PARKING SPACES PROVIDED	TOTAL NUMBER OF ACCESSIBLE SPACES
1- 25	1
26- 50	2
51- 75	3
76- 100	4
101- 150	5
151- 200	6
201- 300	7
301- 400	8
401- 500	9
501- 1,000	2 PERCENT OF TOTAL
1,001 AND OVER	20 PLUS 1/100 OVER 1,000

TOTAL PARKING PROVIDED: 195 STALLS
TOTAL ACCESSIBLE SPACES REQUIRED: 6 STALLS
VAN ACCESSIBLE REQ'D (SEC.11B-208.2.4) 2 OF TOTAL REQ'D

ACCESSIBLE SPACES PROVIDED:
STANDARD STALL: 3 STALLS
VAN ACCESSIBLE STALLS: 4 STALLS

TOTAL ACCESSIBLE SPACES PROVIDED: 7 STALLS

CLEAN AIR VEHICLE PARKING

2019 CAL GREEN
TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF PARKING SPACES
0- 9	0
10- 25	1
26- 50	3
51- 75	6
76- 100	8
101- 150	11
151- 200	16
201 AND OVER	8 PERCENT OF TOTAL

TOTAL PARKING PROVIDED: 195 STALLS
TOTAL CAV PARKING REQUIRED: 16 STALLS
TOTAL CAV PARKING PROVIDED: **16 STALLS

**(CALGREEN 5.106.5.3.5: FUTURE EVCS SPACES QUALIFY AS DESIGNATED PARKING FOR CLEAN AIR VEHICLES)

FUTURE ELECTRICAL VEHICLE CHARGING STATIONS

2019 CAL GREEN
TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	TOTAL NUMBER OF EVCS SPACES
0- 9	0
10- 25	1
26- 50	2
51- 75	4
76- 100	5
101- 150	7
151- 200	10
201 AND OVER	6 PERCENT OF TOTAL

2019 CBC
TABLE 11B-228.3.2.1

TOTAL NUMBER OF EVCS AT A FACILITY	VAN ACCESSIBLE	STANDARD ACCESSIBLE	AMBULATORY
1- 4	1	0	0
5-25	1	1	0
26- 50	1	1	1
51- 75	1	2	2
76- 100	1	3	3
101 AND OVER	1 + 1/300 OVER 100	3 + 1/60 OVER 100	1 + 1/50 OVER 100

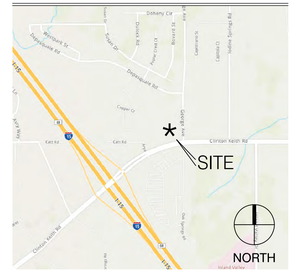
TOTAL PARKING PROVIDED: 195 STALLS
FUTURE EVCS SPACES REQUIRED): 10 STALLS
FUTURE ACCESSIBLE SPACES REQ'D (OF TOTAL):
VAN ACCESSIBLE: 1 STALL
STANDARD ACCESSIBLE: 1 STALL
AMBULATORY: 0 STALLS

FUTURE EVCS SPACES PROVIDED:
FUTURE STANDARD EVCS SPACES: 14 STALLS
FUTURE VAN ACCESSIBLE EVCS: 1 STALLS
FUTURE STANDARD ACCESSIBLE EVCS: 1 STALLS
FUTURE AMBULATORY EVCS: 0 STALLS

TOTAL FUTURE EVCS SPACES PROVIDED: 16 STALLS

FUTURE EVCS NOTES:
1. ALL CLEAN AIR VEHICLE PARKING SPACES SHALL BE PROVIDED WITH INFRASTRUCTURE FOR THE ADDITION OF FUTURE ELECTRIC VEHICLE CHARGING STATIONS.
2. FUTURE ACCESSIBLE EVCS STALLS SHALL BE CONSTRUCTED TO MEET CURRENT ACCESSIBILITY STANDARDS ALONG ACCESSIBLE ROUTES OR, HAVE THE ABILITY TO BE MODIFIED WITHOUT AFFECTING REQUIRED PARKING SPACE QUANTITIES.

VICINITY



LEGAL

PROPERTY ADDRESS:
24850- 23980 CATT ROAD
WILDOMAR, CA 92595

AP# 376-420-015 & -021

PROPERTY OWNER:
DAMAS CLINTON KEITH, LLC
ATTN: CARMELLA LOELKES
3225 McLEOD DRIVE, SUITE 777
LAS VEGAS, NV 89121

PROPERTY ADDRESS:
24850- 23980 CATT ROAD
WILDOMAR, CA 92595

AP# 376-420-016 & -017

PROPERTY OWNER:
ARAM PROPERTIES, LLC
ATTN: CARMELLA LOELKES
3225 McLEOD DRIVE, SUITE 777
LAS VEGAS, NV 89121

DEVELOPER/ AGENT (COMMERCIAL):
SAGE INVESTCO, LLC
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.6100

ZONING

GENERAL PLAN:

ZONING: C-P-S (SCENIC HIGHWAY COMMERCIAL)
MIXED USE OVERLAY ZONE
CITY COUNCIL DISTRICT: 5

BUILDING SETBACKS:
<35' TALL: 0'
>35' TALL: 2 FOR EACH FOOT OVER 35'
LANDSCAPE SETBACKS:
ADJACENT TO PUBLIC ROAD RIGHT-OF-WAY: 5'
ADJACENT TO RESIDENTIAL ZONE: 5'

MAXIMUM BUILDING HEIGHT: 50'

MAXIMUM BUILDING COVERAGE: N/A

COMMERCIAL PROJECT SUMMARY

LAND AREA: 4.55 AC (198,085 SF±)

RETAIL/ RESTAURANTS: 34,540 SF

BUILDING COVERAGE (F.A.R.): 17.4%

NOTE:
THIS SITE PLAN SHOWS DEVELOPERS PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THE SITE PLAN, ONLY.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

COMMERCIAL DISTRICT SITE PLAN SCHEME Jv10

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
26 MAY 2022

0 15' 30' 60'
SCALE: 1" = 30.00'
NORTH

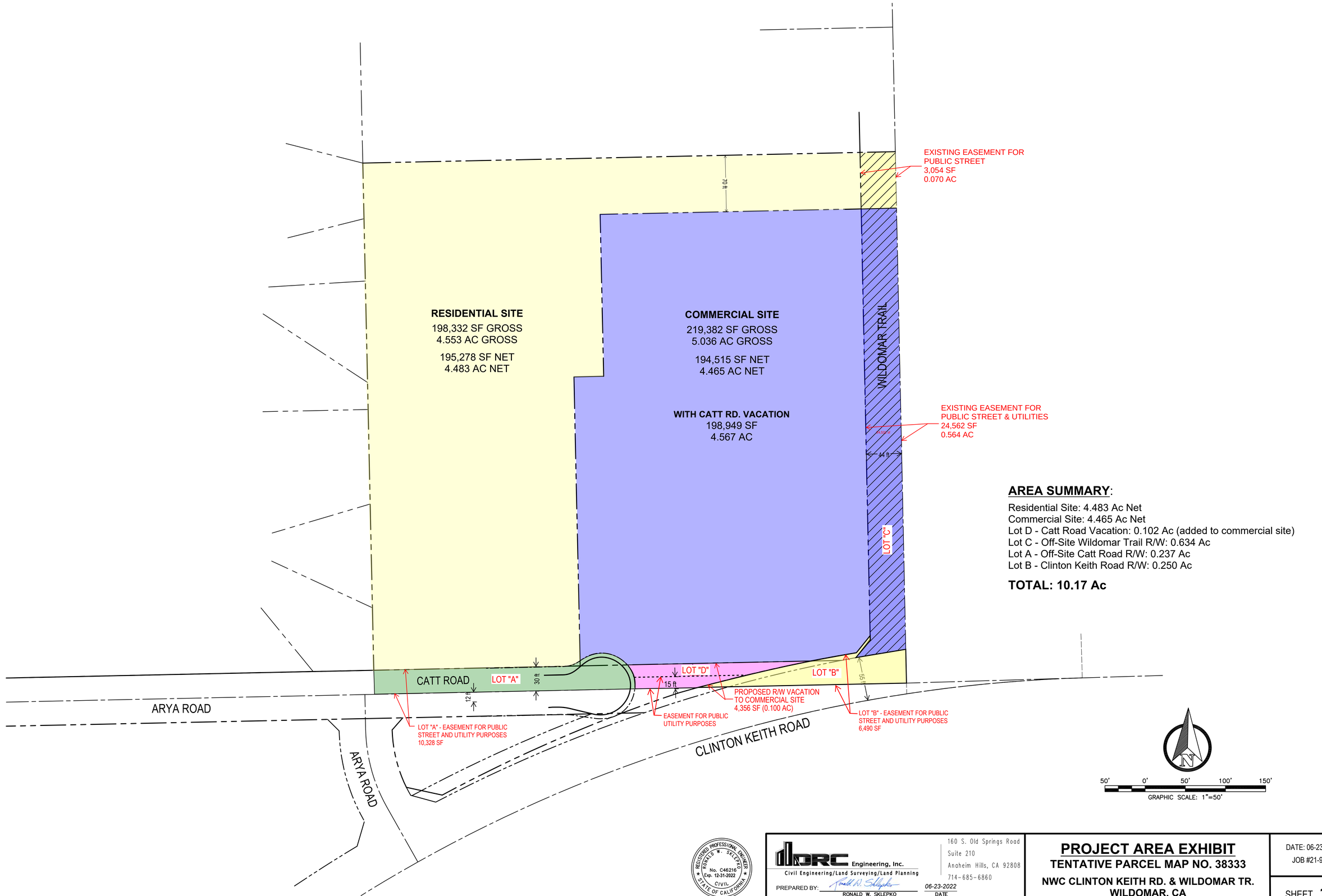
WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

©GK PIERCE ARCHITECTS, INC. 2022



AREA SUMMARY:

Residential Site: 4.483 Ac Net
Commercial Site: 4.465 Ac Net
Lot D - Catt Road Vacation: 0.102 Ac (added to commercial site)
Lot C - Off-Site Wildomar Trail R/W: 0.634 Ac
Lot A - Off-Site Catt Road R/W: 0.237 Ac
Lot B - Clinton Keith Road R/W: 0.250 Ac

TOTAL: 10.17 Ac

REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2022
CIVIL
STATE OF CALIFORNIA

RBF Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

PREPARED BY: Ronald W. Sklepko 06-23-2022
RONALD W. SKLEPKO DATE
R.C.E. No. C46216 EXP. 12-31-2022

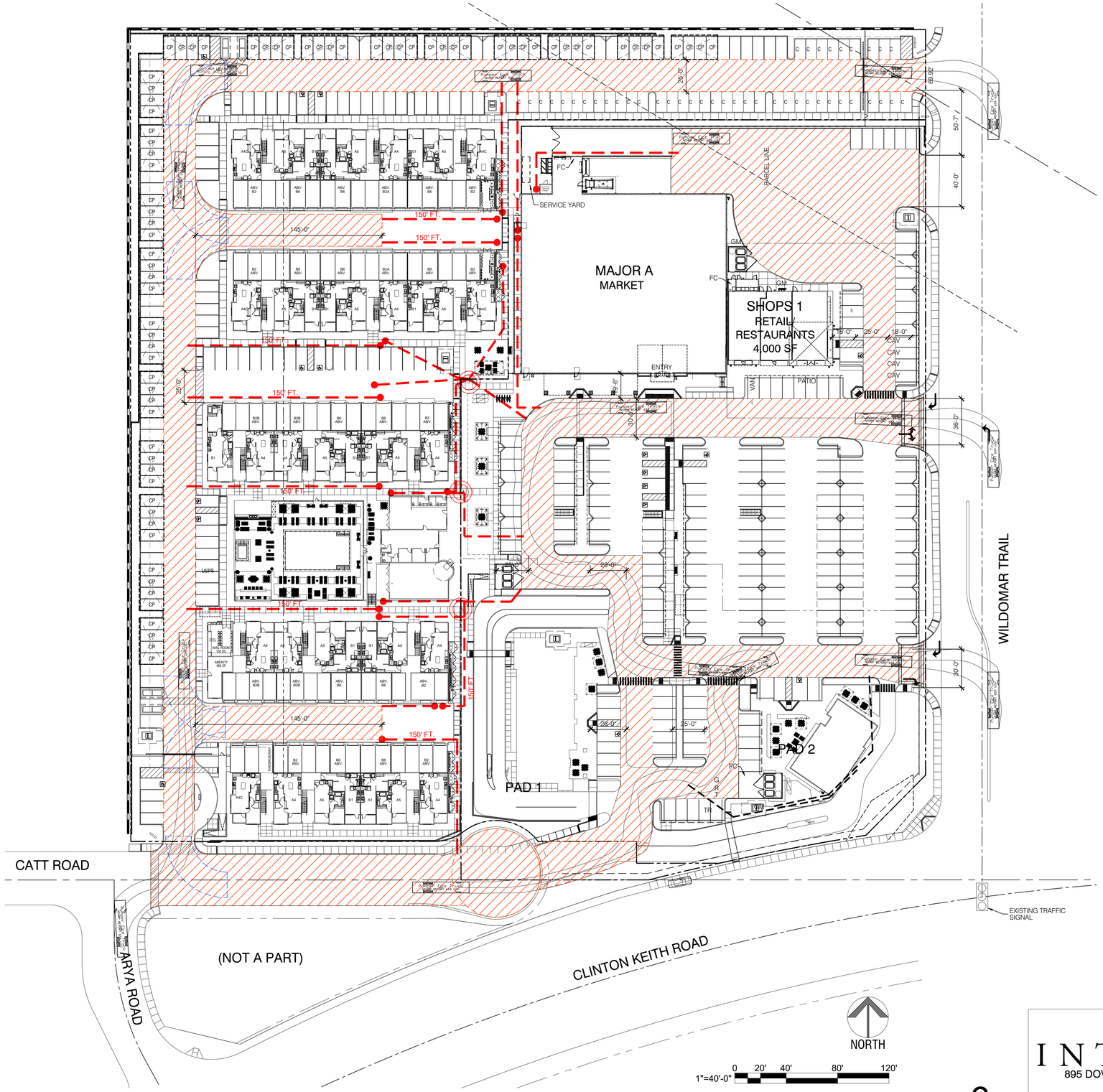
PROJECT AREA EXHIBIT

TENTATIVE PARCEL MAP NO. 38333

NWC CLINTON KEITH RD. & WILDOMAR TR.
WILDOMAR, CA

DATE: 06-23-2022
JOB #21-994

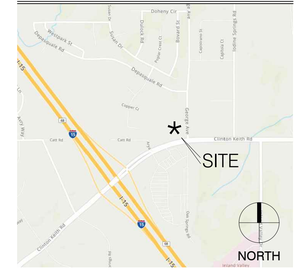
SHEET 1



EMERGENCY ACCESS SITE PLAN

6

VICINITY



LEGEND & SYMBOLS

DDC	DOUBLE DETECTOR CHECK VALVE- REF: CIVIL DRAWINGS
FDC	FIRE DEPARTMENT CONNECTION- REF: CIVIL DRAWINGS
FC	FIRE CONTROL/ SPRINKLER RISER
FH	FIRE HYDRANT- REF: CIVIL DRAWINGS PROVIDE BLUE REFLECTOR @ CL DRIVEWAY PER FIRE DEPT REQUIREMENTS
G	GREEN WASTE DUMPTSER
GM	GAS METER LOCATION- REF: PLUMBING & GAS UTILITY DRAWINGS
PIV	POST INDICATOR VALVE- REF: CIVIL DRAWINGS
R	RECYCLE DUMPSTER
T	TRASH DUMPSTER
TR	TRANSFORMER

LEGEND

THE PROJECT COMPLIES WITH FIRE APPARATUS ACCESS TO 3- STORY BUILDG

UP TO 150' FIRE HOSE PULL

FIRE LANE - MIN. CLEAR DIMENSION

HAMMERHEAD

FIRE TRUCK TURNING RADIUS

KNOX BOX

EMERGENCY ACCESS SITE PLAN SCHEME Hv5

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

Architecture. Design. Relationships.
144 N. ORANGE STREET, ORANGE, CA 92866
714.639.9860

SAGE INVESTCO
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.6100

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA



1"=40'-0" 0 20' 40' 80' 120'

CONCEPTUAL OPEN SPACE PLAN-RESIDENTIAL

7

OPEN SPACE PROVIDED:

PRIVATE OPEN SPACE:	10,992 SF
COMMON OPEN SPACE >20':	18,636 SF
CLUB/FITNESS:	3,728 SF
COMMON OPEN SPACE <20':	12,535 SF
SETBACK BUFFER:	12,259 SF
TOTAL PROV.	58,150 SF (388 SF/DU)

NOTES:
1. STANDARD PARKING SIZE 9'-0"X18'-0"; COMPACT PARKING SIZE 8'-6"X16'-0"
2. STANDARD GARAGE SIZE 10'X20'
3. PRIVATE OPEN SPACE: MINIMUM 7' DIMENSION
4. PARKING TO BE CONVENIENTLY DISTRIBUTED THROUGHOUT THE SITE AND WITHIN 200 FEET OF THE BUILDING/ UNIT THEY SERVE.

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

OPEN SPACE PLAN-RESIDENTIAL SCHEME Hv5

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SENSITIVE HABITAT AREA
(NOT A PART)



EXISTING
SINGLE-FAMILY RESIDENTIAL
(NOT A PART)

WILDOMAR CROSSROADS

WILDOMAR | CALIFORNIA

INTRACORP SW, LLC | 21-142

DATE 06 | 23 | 22

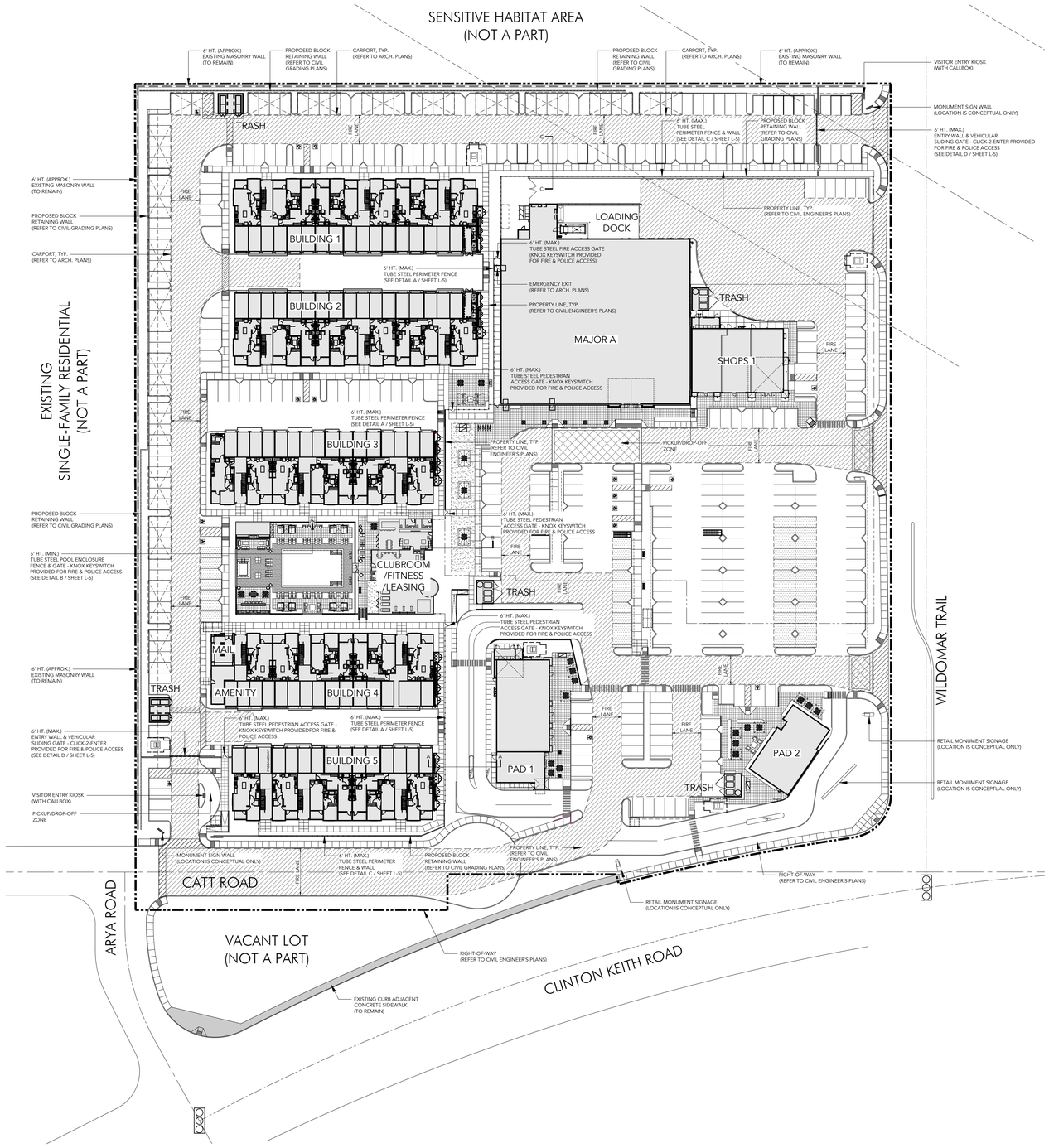
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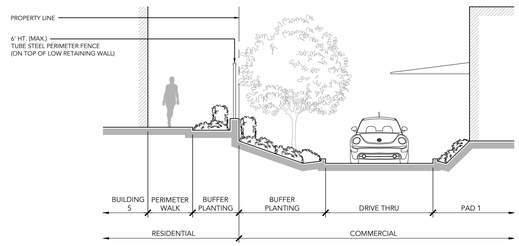
NORTH

SAGE INVESTCO
INTRACORP
Building the Extraordinary

URBAN ARENA

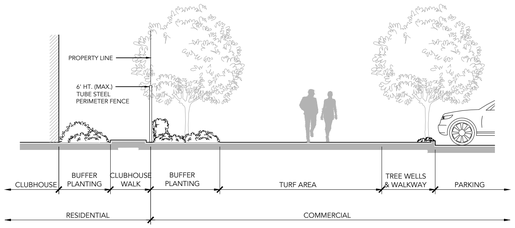
LANDSCAPE ILLUSTRATIVE PLAN | L-1





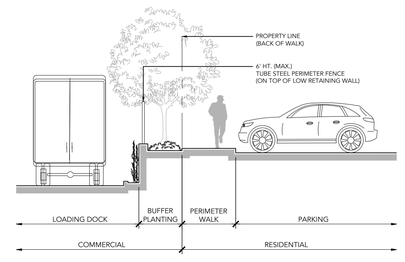
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

WILDOMAR CROSSROADS

WILDOMAR | CALIFORNIA

INTRACORP SW, LLC | 21-142

DATE 06 | 23 | 22

1"=50'-0" SCALE

0 50 100

NORTH

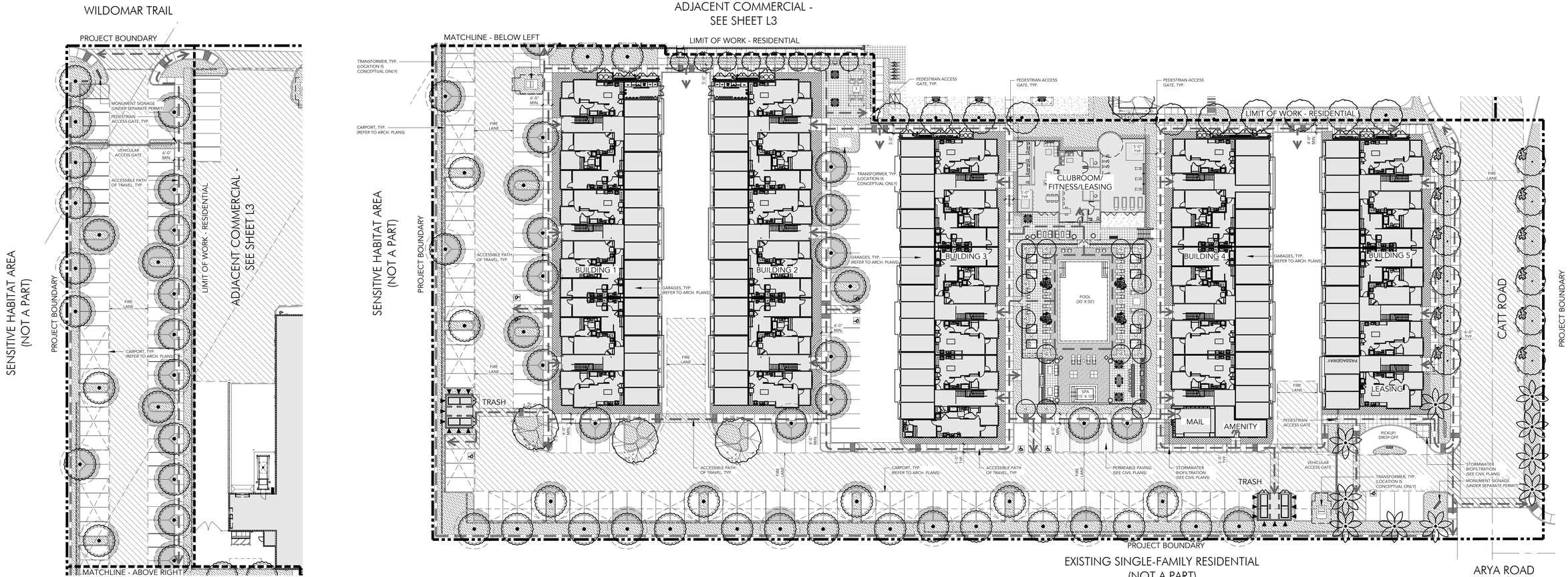
SAGE INVESTCO

INTRACORP

Building the Extraordinary

URBAN ARENA

LANDSCAPE OVERALL PLAN | L-2



LANDSCAPE NOTES

A. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, MATURE SPECIMEN TREES IN THIRTY-SIX INCH (36") AND FORTY-EIGHT INCH (48") BOX TREES SHALL BE PROVIDED FOR LARGE PROJECT IN SUFFICIENT QUANTITY TO PROVIDE VARIETY AND EMPHASIS ON MAIN FOCAL AREAS. SUBJECT TO REVIEW AND APPROVAL OF THE DIRECTOR AND LANDSCAPE CONSULTANT.

B. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE ARCHITECT SHALL INCLUDE 3 TO 4 FOOT HIGH LANDSCAPE SCREENING ELEMENTS ALONG ENTIRE PARKING FRONTAGE AT STREETS AND DRIVE AISLES. A COMBINATION OF LANDSCAPE BERMS, GROUPS OF SCREENING SHRUBS, OR ENHANCED WALLS SHALL BE UTILIZED.

C. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE WILL AVOID PLANTS THAT REQUIRE CUTTING BACK TO KEEP THEM WITHIN A SPECIFIC AREA OR AT A TRIMMED HEIGHT. PROVIDED SPACE FOR PLANTS TO GROW TO MATURITY AND KEEP THEIR NATURAL SHAPE.

D. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE WILL SELECT PLANT MATERIALS WITHIN VEHICULAR LINE OF SIGHT IMPACT AREAS LIMITED TO A MAXIMUM OF 30" NATURAL HEIGHT.

E. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE ARCHITECT WILL AVOID MONOCULTURE PLANTING, PROVIDE ADDITIONAL PLANT MATERIAL WITH VARYING CHARACTERISTICS. FINAL SHRUB LAYOUT WILL NOT APPEAR AS MASSES, NO SPOTTY PLACEMENT OF SINGULAR SHRUBS.

F. LANDSCAPE ARCHITECT RECOGNIZES THAT THIS PROJECT IS LOCATED WITHIN THE 'VERY HIGH FIRE SEVERITY ZONE' AND WILL BE SUBJECT TO REVIEW BY RIVERSIDE COUNTY OFFICE OF THE FIRE MARSHAL FOR FUEL MODIFICATION REQUIREMENTS.

G. NO COMBUSTIBLE MULCH WILL BE ALLOWED TO BE LOCATED WITHIN 5' OF ANY BUILDING STRUCTURE.

WATER USE CALCULATIONS

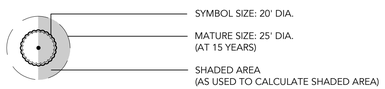
TOTAL LANDSCAPE AREA 29,086 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO) X (0.7) X (LA) X (0.62) = GALLONS PER YEAR
MAWA = 61.65 X 0.7 X 29,086 X 0.62 = 778,228 GALLONS PER YEAR

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

SHADED PARKING CALCULATIONS

OPEN PARKING	130 SPACES
COVERED PARKING	76 SPACES
TOTAL AREA OF OPEN PARKING SPACES	19,862 SF
REQUIRED PERCENTAGE OF PARKING AREA TO BE SHADED	50% (50+ SPACES)
TOTAL SHADE PROVIDED	10,603 SF
PERCENT OF OPEN PARKING SHADED	53 %



UTILITY COORDINATION

PLEASE NOTE THAT THE LOCATION OF ALL UTILITY STRUCTURES IS CONCEPTUAL ONLY AND WILL BE COORDINATED FURTHER DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION PHASE. CONCEPTUAL LIGHTING PLAN IS PROVIDED WITHIN THE DRAWING SET, REFER TO LIGHTING PLANS.

LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
STREET TREES SUCH AS:			
	CERCIDIUM X 'DESERT MUSEUM'	'DESERT MUSEUM' PALO VERDE	L
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	M
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
	PLATANUS X ACERIFOLIA	LONDON PLANETREE	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	M
PARKING TREES SUCH AS:			
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	M
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	M
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	PYRUS KAWAKAMII	EVERGREEN PEAR	M
	RHUS LANCEA	AFRICAN SUMAC	L
	ULMUS PARVIFOLIA	CHINESE ELM	L
ACCENT TREES SUCH AS:			
	ARBUTUS 'MARINA'	'MARINA' STRAWBERRY TREE	M
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	M
	GINKGO BILOBA	MAIDENHAIR TREE	M
	JACARANDA MIMOSIFOLIA	JACARANDA	M
	MAGNOLIA GRANIFLORA	SOUTHERN MAGNOLIA	M
	TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE	M
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	M
SCREEN TREES SUCH AS:			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	M
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	M
	TIPUANU TIPU	TIPU TREE	M
PALM TREES SUCH AS:			
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	M
	BRAHEA ARMATA	MEXICAN BLUE PALM	L
	PHOENIX DACTYLIFERA	DATE PALM	L
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
FOUNDATION PLANTS SUCH AS:			
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	M
	PITTOSPORUM TOBIRA	MOCK ORANGE	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	M
	RHAPHIOLEPIS INDICA 'CLARA'	'CLARA' INDIAN HAWTHORN	M
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M
	XYLOSMA CONGESTA 'COMPACTA'	SHINY XYLOSMA	M
SHRUBS SUCH AS:			
	ALOE X SPECIES	ALOE	L
	AGAVE X SPECIES	AGAVE	L
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	L
	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	M
	BOUGAINVILLEA 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	M
	CAREX X SPECIES	SEDGE	L
	CARISSA MACROCARPA 'TUTTLE'	'TUTTLE' DWARF NATAL PLUM	M
	CHONDROPETALUM TECTORUM 'EL CAMPO'	'EL CAMPO' SMALL CAPE RUSH	M
	CORDYLINE X SPECIES	CORDYLINE	M
	DASYLIRION SPECIES	DESERT SPOON	L
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	M
	DIETES GRANDIFLORA	FORTNIGHT LILY	M
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L
	LEUCADENDRON X 'SAFARI SUNSHINE'	CONEBUSH	M
	LOMANDRA X SPECIES	MAT RUSH	M
	PEDILANTHUS MACROCARPUS	SLIPPER	VL
	PHILODENDRON XANADU	XANADU PHILODENDRON	M
	PHORMIUM 'DARK DELIGHT'	'DARK DELIGHT' PURPLE FLAX	M
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TOUNGE	L
	SESLERIA X 'GREENLEE'	'GREENLEE' MOOR GRASS	M
	STRELITZIA REGINAE	BIRD OF PARADISE	M
	WESTRINGIA FRUTICOSA 'SMOKEY'	'SMOKEY' WESTRINGIA	L
	ZAMIA FURFURACEA	CARDBOARD PALM	M

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
GROUNDCOVERS SUCH AS:			
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	M
	CARISSA MACROCARPA 'GREEN CARPET'	'GREEN CARPET' NATAL PLUM	M
	COTONEASTER SPECIES	COTONEASTER	M
	FESTUCA GLAUCA 'ELIJAH BLUE'	'ELIJAH BLUE' FESCUE	M
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
	ROSA SPECIES	CARPET ROSE	M
	SENECIO SERPENS	BLUE CHALKSTICKS	L
	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE QUEEN SPIDERWORT	M
VINES SUCH AS:			
	FICUS PUMILA	CLIMBING FIG	M
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M

GENERAL NOTES

ALL LANDSCAPING, IRRIGATION AND RELATED IMPROVEMENTS SHALL BE DESIGNED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF WILDOMAR, THE COUNTY OF RIVERSIDE (AS REQUIRED), RIVERSIDE COUNTY FIRE DEPARTMENT AND THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. REFERENCE THE CITY OF WILDOMAR MUNICIPAL CODE CHAPTERS 17.188 (OFF-STREET VEHICULAR PARKING STANDARDS) AND 17.276 (WATER-EFFICIENT LANDSCAPES) AND APPLICABLE SECTIONS OF THE COUNTY OF RIVERSIDE MUNICIPAL CODE (ORDINANCES 348 - LAND USE, 457 - CALIFORNIA BUILDING CODE (EROSION CONTROL), 460 - SUBDIVISION, AND 461 - ROAD IMPROVEMENTS), THE COUNTYWIDE DESIGN STANDARDS & GUIDELINES (JANUARY 2004), GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING (DECEMBER 2009), CALIFORNIA FRIENDLY PLANT LIST (MARCH 2013), FIRE DEPARTMENT REQUIREMENTS, OAK TREE MANAGEMENT GUIDELINES, AND THE REQUIREMENTS OF THE ELSINORE VALLEY MUNICIPAL WATER DISTRICT. IRRIGATION SYSTEM SHALL MINIMIZE THE USE OF OVERHEAD SPRAY TYPE SYSTEMS AND INCORPORATE DRIP OR BUBBLER TYPE IRRIGATION SYSTEMS.

ALL LANDSCAPE IMPROVEMENTS DEPICTED IN THIS DRAWING SET ARE TO BE MAINTAINED BY PRIVATE PROPERTY ASSOCIATION(S) OR HOMEOWNERS ASSOCIATION(S).

WILDOMAR CROSSROADS

WILDOMAR | CALIFORNIA

INTRACORP SW, LLC | 21-142

DATE 06 | 23 | 22

1"=30'-0" SCALE
0 30 60

NORTH

LANDSCAPE RESIDENTIAL ENLARGEMENT PLAN | L-3

SAGE INVESTCO
INTRACORP
Building the Extraordinary
URBAN ARENA

WATER USE CALCULATIONS

TOTAL LANDSCAPE AREA 23,991 SF

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETO) X (0.7) X (LA) X (0.62) = GALLONS PER YEAR
MAWA = 61.65 X 0.7 X 23,991 X 0.62 = 641,905 GALLONS PER YEAR

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

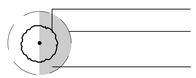
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SHADED PARKING CALCULATIONS

PARKING PROVIDED	195 SPACES (OPEN)
TOTAL AREA OF PARKING SPACES	26,669 SF
REQUIRED PERCENTAGE OF PARKING AREA TO BE SHADED	50% (50+ SPACES)
TOTAL SHADE PROVIDED	16,054 SF
PERCENT OF OPEN PARKING SHADED	61 %



BICYCLE PARKING CALCULATIONS

CAR PARKING PROVIDED	195 SPACES
EMPLOYEE SPACES REQUIRED (1 BICYCLE SPACE PER 25 CAR SPACES)	8 BIKE PARKING SPACES (CLASS I LOCKERS OR CLASS II RACKS IN AN ENCLOSED LOCKABLE AREA)
EMPLOYEE SPACES PROVIDED	8 BIKE PARKING SPACES (4 CLASS I LOCKERS - 2 BIKES PER LOCKER)
PATRON & VISITOR SPACES REQUIRED (1 BICYCLE SPACE PER 33 CAR SPACES)	6 BIKE PARKING SPACES (CLASS II RACKS)
PATRON & VISITOR SPACES PROVIDED	6 BIKE PARKING SPACES (3 CLASS II BIKE RACKS - 2 BIKES PER RACK)

INTERIOR PARKING LANDSCAPE

PARKING PROVIDED	195 SPACES
TOTAL AREA OF PARKING SPACES	26,669 SF
REQUIRED PERCENTAGE TO BE LANDSCAPED	10% (50+ SPACES)
TOTAL INTERIOR PARKING LANDSCAPE	3,606 SF
PERCENT OF INTERIOR PARKING LANDSCAPE PROVIDED	13 %

UTILITY COORDINATION

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LANDSCAPE NOTES

A. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, MATURE SPECIMEN TREES IN THIRTY-SIX INCH (36") AND FORTY-EIGHT INCH (48") BOX TREES SHALL BE PROVIDED FOR LARGE PROJECT IN SUFFICIENT QUANTITY TO PROVIDE VARIETY AND EMPHASIS ON MAIN FOCAL AREAS. SUBJECT TO REVIEW AND APPROVAL OF THE DIRECTOR AND LANDSCAPE CONSULTANT.

B. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE ARCHITECT SHALL INCLUDE 3 TO 4 FOOT HIGH LANDSCAPE SCREENING ELEMENTS ALONG ENTIRE PARKING FRONTAGE AT STREETS AND DRIVE AISLES. A COMBINATION OF LANDSCAPE BERMS, GROUPS OF SCREENING SHRUBS OR ENHANCED WALLS SHALL BE UTILIZED.

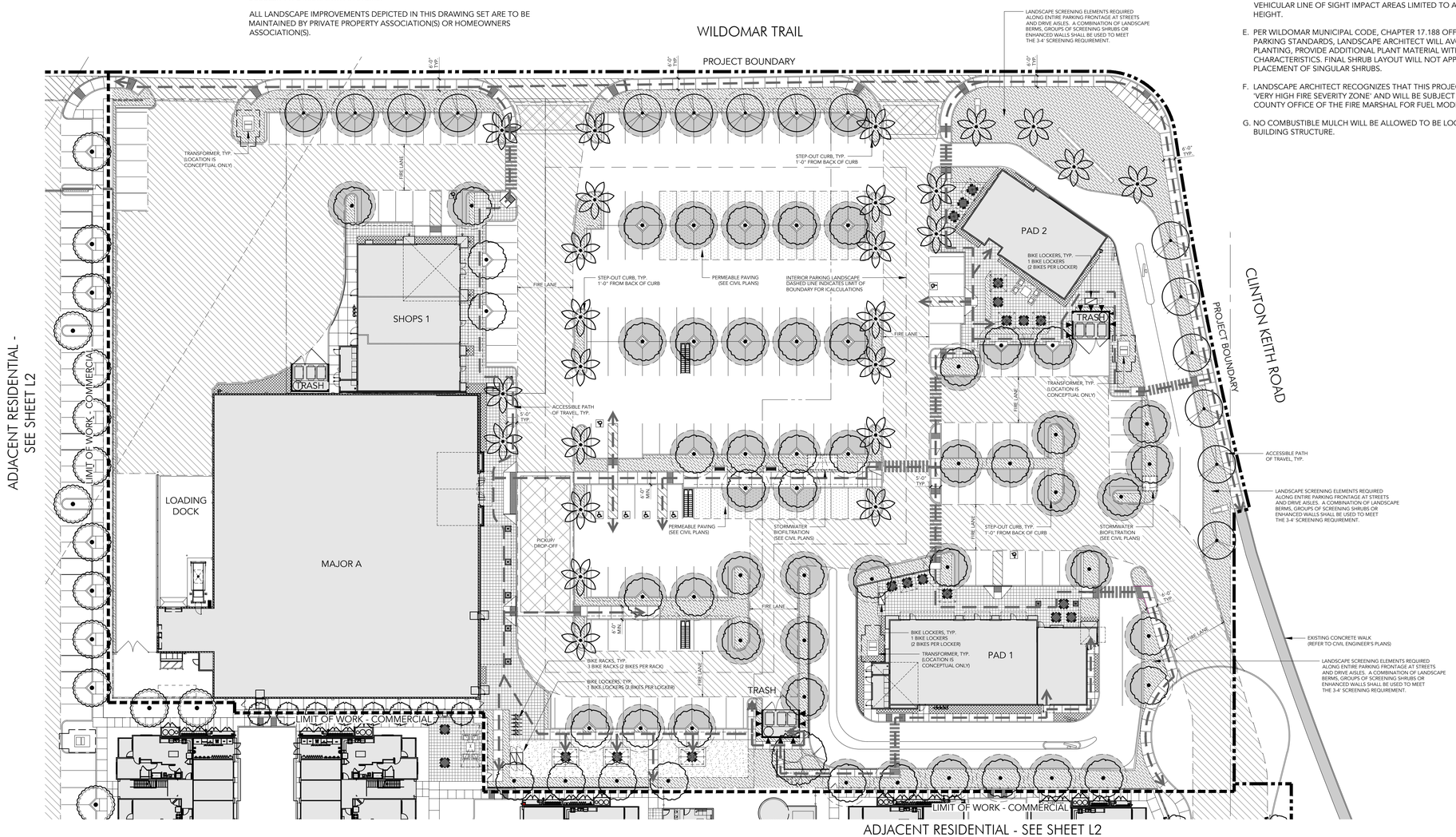
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D. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE WILL SELECT PLANT MATERIALS WITHIN VEHICULAR LINE OF SIGHT IMPACT AREAS LIMITED TO A MAXIMUM OF 30" NATURAL HEIGHT.

E. PER WILDOMAR MUNICIPAL CODE, CHAPTER 17.188 OFF-STREET VEHICULAR PARKING STANDARDS, LANDSCAPE ARCHITECT WILL AVOID MONOCULTURE PLANTING, PROVIDE ADDITIONAL PLANT MATERIAL WITH VARYING CHARACTERISTICS. FINAL SHRUB LAYOUT WILL NOT APPEAR AS MASSES, NO SPOTTY PLACEMENT OF SINGULAR SHRUBS.

F. LANDSCAPE ARCHITECT RECOGNIZES THAT THIS PROJECT IS LOCATED WITHIN THE 'VERY HIGH FIRE SEVERITY ZONE' AND WILL BE SUBJECT TO REVIEW BY RIVERSIDE COUNTY OFFICE OF THE FIRE MARSHAL FOR FUEL MODIFICATION REQUIREMENTS.

G. NO COMBUSTIBLE MULCH WILL BE ALLOWED TO BE LOCATED WITHIN 5' OF ANY BUILDING STRUCTURE.



LANDSCAPE ZONES AND PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS
STREET TREES SUCH AS:			
	CERCIDIUM X 'DESERT MUSEUM'	'DESERT MUSEUM' PALO VERDE	L
	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	M
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	M
	PLATANUS X ACERIFOLIA	LONDON PLANETREE	M
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	M
PARKING TREES SUCH AS:			
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	M
	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	M
	GLEDITSIA TRIACANTHOS	HONEY LOCUST	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	PYRUS KAWAKAMII	EVERGREEN PEAR	M
	RHUS LANCEA	AFRICAN SUMAC	L
	ULMUS PARVIFOLIA	CHINESE ELM	L
ACCENT TREES SUCH AS:			
	ARBUTUS 'MARINA'	'MARINA' STRAWBERRY TREE	M
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	M
	GINKGO BILOBA	MAIDENHAIR TREE	M
	JACARANDA MIMOSIFOLIA	JACARANDA	M
	MAGNOLIA GRANIFLORA	SOUTHERN MAGNOLIA	M
	TABEBUIA CHRYSOTRICHA	GOLDEN TRUMPET TREE	M
	TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	M
SCREEN TREES SUCH AS:			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	M
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	M
	TIPUANU TIPU	TIPU TREE	M
PALM TREES SUCH AS:			
	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	M
	BRAHEA ARMATA	MEXICAN BLUE PALM	L
	PHOENIX DACTYLIFERA	DATE PALM	L
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	L
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	L
FOUNDATION PLANTS SUCH AS:			
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	M
	PITTOSPORUM TOBIRA	MOCK ORANGE	M
	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	M
	RHAPHIOLEPIS INDICA 'CLARA'	'CLARA' INDIAN HAWTHORN	M
	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M
	XYLOSMA CONGESTA 'COMPACTA'	SHINY XYLOSMA	M
SHRUBS SUCH AS:			
	ALOE X SPECIES	ALOE	L
	AGAVE X SPECIES	AGAVE	L
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	L
	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	M
	BOUGAINVILLEA 'LA JOLLA'	'LA JOLLA' BOUGAINVILLEA	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	M
	CAREX X SPECIES	SEDGE	L
	CARISSA MACROCARPA 'TUTTLE'	'TUTTLE' DWARF NATAL PLUM	M
	CHONDROPETALUM TECTORUM 'EL CAMPO'	'EL CAMPO' SMALL CAPE RUSH	M
	CORDYLINE X SPECIES	CORDYLINE	M
	DASYLIRION SPECIES	DESERT SPOON	L
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	M
	DIETES GRANDIFLORA	FORTNIGHT LILY	M
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	L
	LEUCADENDRON X 'SAFARI SUNSHINE'	CONEBUSH	M
	LOMANDRA X SPECIES	MAT RUSH	M
	PEDILANTHUS MACROCARPUS	SLIPPER	VL
	PHILODENDRON XANADU	XANADU PHILODENDRON	M
	PHORMIUM 'DARK DELIGHT'	'DARK DELIGHT' PURPLE FLAX	M
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TOUNGE	L
	SESLERIA X 'GREENLEE'	'GREENLEE' MOOR GRASS	M
	STRELITZIA REGINAE	BIRD OF PARADISE	M
	WESTRINGIA FRUTICOSA 'SMOKEY'	'SMOKEY' WESTRINGIA	L
	ZAMIA FURFURACEA	CARDBOARD PALM	M
GROUNDCOVERS SUCH AS:			
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L
	CAREX PRAEGRACILIS	CALIFORNIA FIELD SEDGE	M
	CARISSA MACROCARPA 'GREEN CARPET'	'GREEN CARPET' NATAL PLUM	M
	COTONEASTER SPECIES	COTONEASTER	M
	FESTUCA GLAUCA 'ELIJAH BLUE'	'ELIJAH BLUE' FESCUE	M
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	L
	ROSA SPECIES	CARPET ROSE	M
	SENECIO SERPENS	BLUE CHALKSTICKS	L
	TRADESCANTIA PALLIDA 'PURPLE HEART'	PURPLE QUEEN SPIDERWORT	M
VINES SUCH AS:			
	FICUS PUMILA	CLIMBING FIG	M
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M

WILDOMAR CROSSROADS

WILDOMAR | CALIFORNIA

INTRACORP SW, LLC | 21-142

DATE 06 | 23 | 22

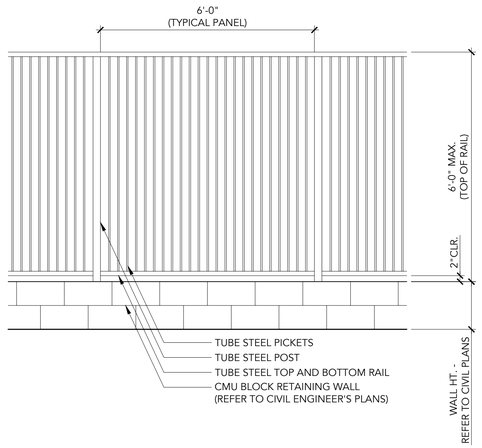
1"=30'-0" SCALE (0, 30, 60) NORTH

SAGE INVESTCO

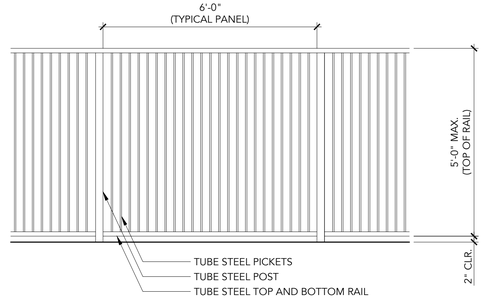
INTRACORP
Building the Extraordinary

URBAN ARENA

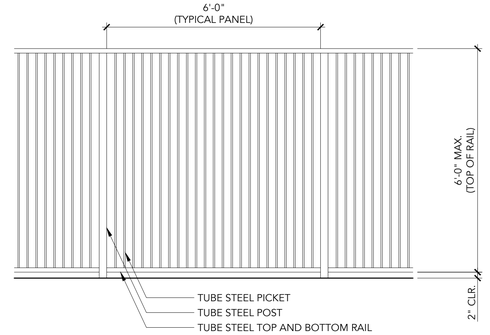
LANDSCAPE COMMERCIAL ENLARGEMENT PLAN | L-4



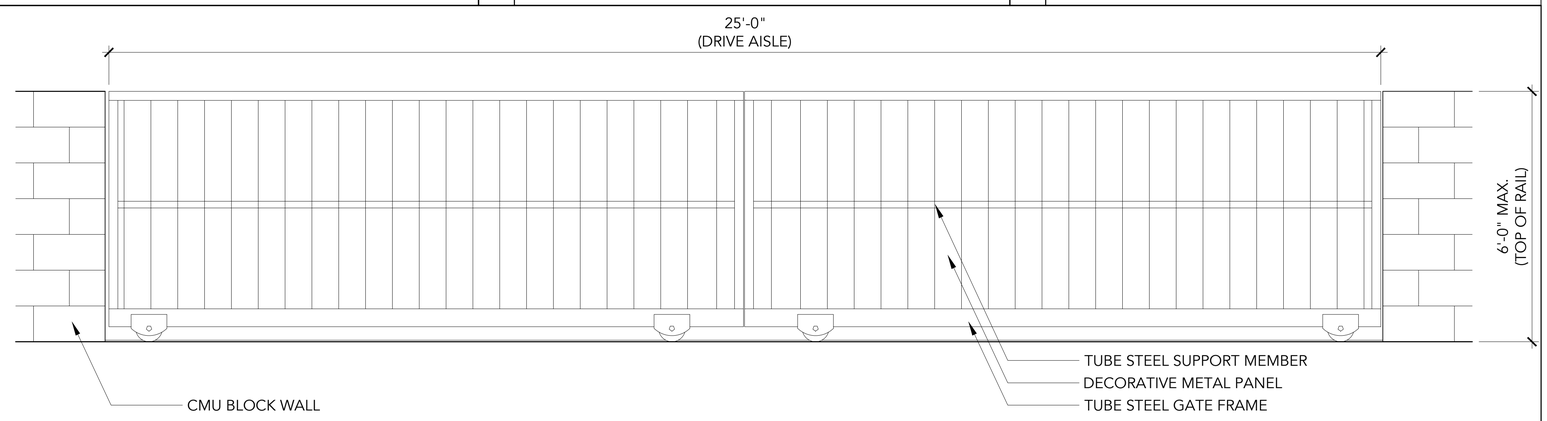
C | TUBE STEEL PERIMETER FENCE & WALL P-21.21.142-02 1/2" = 1'-0"



B | TUBE STEEL POOL ENCLOSURE FENCE P-21.21.142-03 1/2" = 1'-0"



A | TUBE STEEL PERIMETER FENCE P-21.21.142-01 1/2" = 1'-0"



D | ENTRY WALL AND VEHICULAR GATE P-21.21.142-04 3/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR | CALIFORNIA

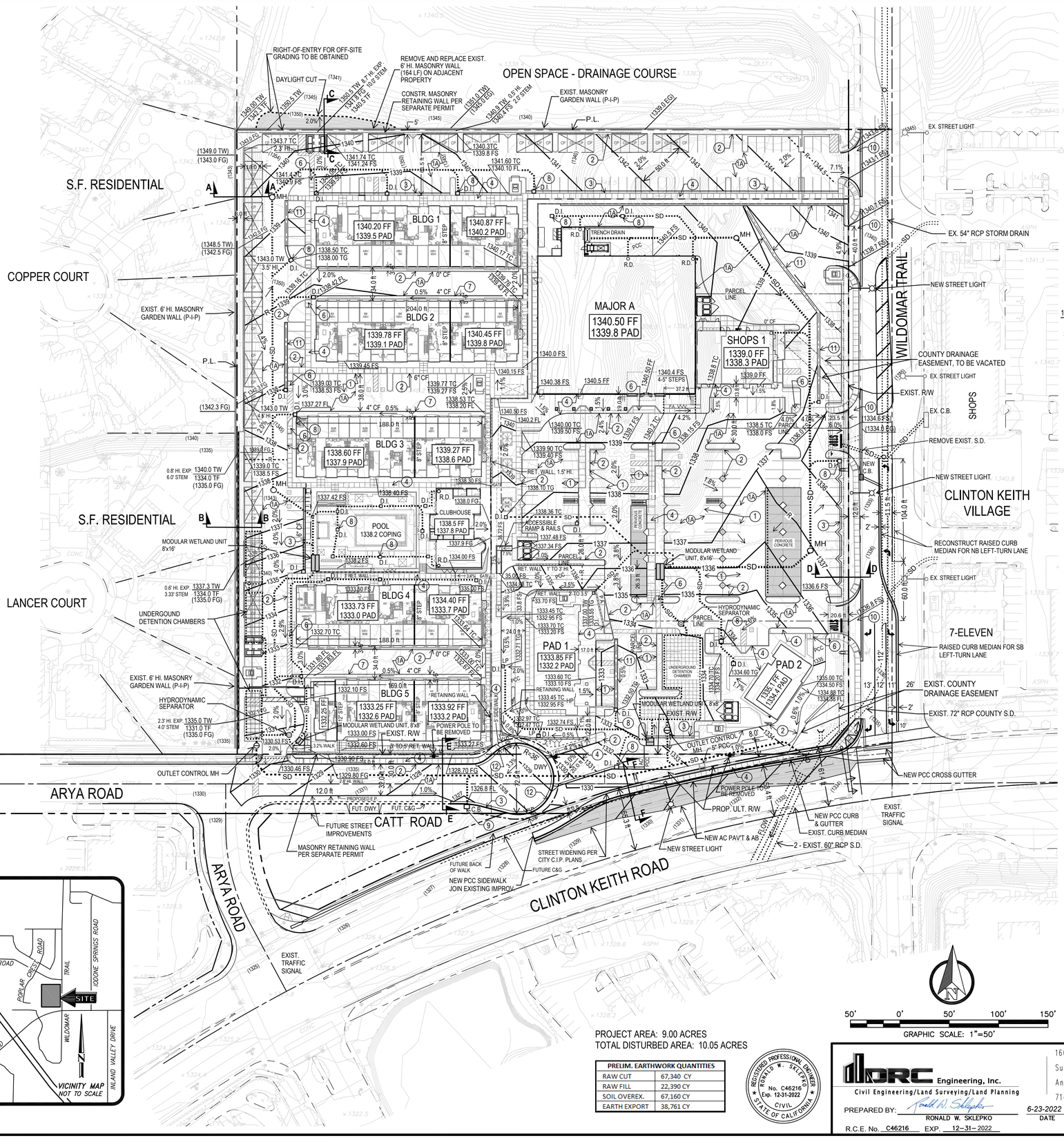
INTRACORP SW, LLC | 21-142

DATE 06 | 23 | 22

SAGE INVESTCO

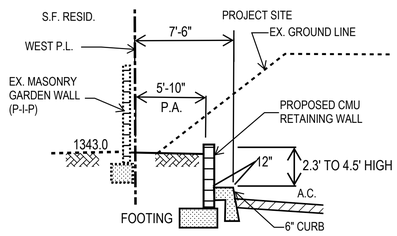
INTRACORP
Building the Extraordinary

URBAN ARENA

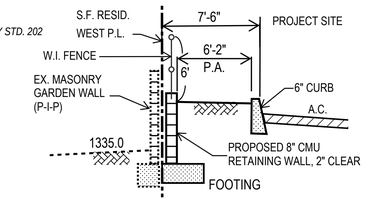


CONSTRUCTION NOTES

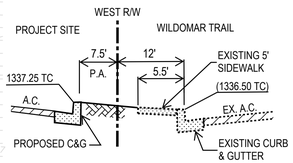
1. CONSTRUCT 3" AC/10" AB, PARKING STALLS
1A. CONSTRUCT 4" AC/14" AB, DRIVE AISLES
2. CONSTRUCT 6" PCC CURB ONLY
3. CONSTRUCT 6" PCC CURB & 18" GUTTER
4. CONSTRUCT 4" PCC SIDEWALK.
5. CONSTRUCT ACCESSIBLE CURB–CUT RAMP.
6. CONSTRUCT 3' WIDE TRUNCATED DOMES.
7. CONSTRUCT 4" MOUNTABLE CURB & GUTTER
8. INSTALL SD. DRAIN INLET GRATE AND DRAIN BOX.
9. INSTALL CATCH BASIN.
10. CONSTRUCT PCC COMMERCIAL DRIVEWAY PER CITY STD.
11. CONSTRUCT PCC RIBBON GUTTER, 3' WIDE
12. CONSTRUCT PCC ROLLED CURB, TYPE C, PER CITY STD. 202



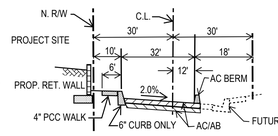
SECTION A-A
N.T.S.



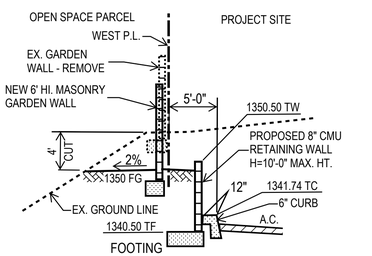
SECTION B-B
N.T.S.



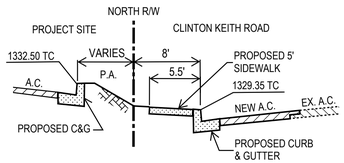
SECTION D-D
N.T.S.



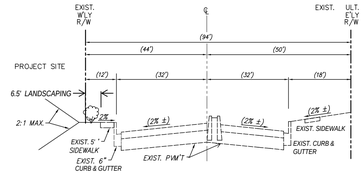
SECTION E-E CATT ROAD
LOOKING EAST
N.T.S.



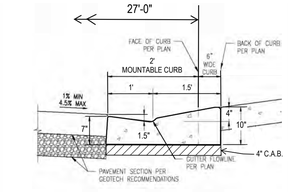
SECTION C-C
N.T.S.



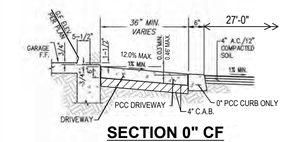
SECTION F-F
N.T.S.



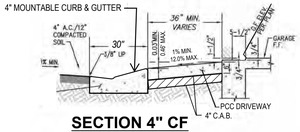
TYPICAL SECTION – WILDOMAR TRAIL
T.I.=8.5, R=34
N.T.S.



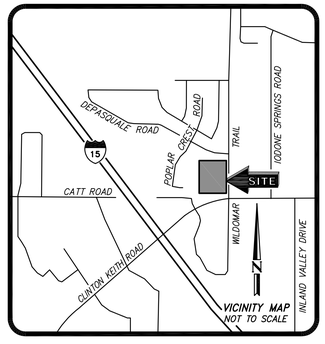
4" MOUNTABLE CURB AND GUTTER
N.T.S.



SECTION 0" CF



SECTION 4" CF



PRELIM. EARTHWORK QUANTITIES	
RAW CUT	67,340 CY
RAW FILL	22,390 CY
SOIL OVEREX.	67,160 CY
EARTH EXPORT	38,761 CY

REGISTERED PROFESSIONAL ENGINEER — RONALD W. SKLEPKO — No. C46216 Exp. 12-31-2022 — CIVIL — STATE OF CALIFORNIA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

PREPARED BY: Ronald W. Sklepko 6-23-2022
RONALD W. SKLEPKO — DATE
R.C.E. No. C46216 EXP. 12–31– 2022

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP NO. 38333
NWC CLINTON KEITH RD. & WILDOMAR TR.
WILDOMAR, CA

DATE: 6-23-2022
JOB #21-994

SHEET **C-1**

PROPERTY ADDRESS:
24850-23980 CATT ROAD
WILDOMAR, CA 92595

PROPERTY OWNERS:
DAMAS CLINTON KEITH, LLC
3225 McLEOD DR., SUITE 777
LAS VEGAS, NV 89121
APN: 376-420-015 & 021

ARAM PROPERTIES, LLC
3225 McLEOD DR., SUITE 777
LAS VEGAS, NV 89121
APN: 376-420-016 & 017

DEVELOPERS:
SAGE INVESTCO, LLC
4350 VON KARMAN AVE., SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949-705-0426

INTRACORP SW, LLC
895 DOVE ST, SUITE 400
NEWPORT BEACH, CA 92660
TEL: 949-757-8470

FILENAME: M:\2021\21-994 Sage Investco Wildomar Retail\MA\21994 MA01.dwg, LAST SAVED ON: Apr 13 2022 9:10am PLOTTED BY: BOB, ON: Apr 13 2022 11:01am, CFS:

OPEN SPACE - DRAINAGE COURSE

S.F. RESIDENTIAL

COPPER COURT

S.F. RESIDENTIAL

LANCER COURT

ARYA ROAD

CATT ROAD

ARYA ROAD

CLINTON KEITH ROAD

WILDOMAR TRAIL

CLINTON KEITH VILLAGE

7-ELEVEN

BLDG 1

BLDG 2

BLDG 3

BLDG 4

BLDG 5

MAJOR A

SHOPS 1

PAD 1

PAD 2

POOL

CLUBHOUSE

EX. STREET LIGHT

EX. 54" RCP STORM DRAIN

NEW STREET LIGHT

EX. C.B.

NEW C.B.

NEW STREET LIGHT

EX. STREET LIGHT

EX. 72" RCP STORM DRAIN

30' EASEMENT TO EVMWD FOR SEWER & WATER MAIN

PROPOSED 30' EASEMENT TO EVMWD FOR SEWER & WATER

20' EASEMENT TO EVMWD FOR WATER MAIN

20' EASEMENT TO EVMWD FOR WATER MAIN

20' EASEMENT TO EVMWD FOR WATER MAIN

20' EASEMENT TO EVMWD FOR WATER MAIN

20' EASEMENT TO EVMWD FOR WATER MAIN

MODULAR WETLAND UNIT 8'x16'

UNDERGROUND DETENTION CHAMBERS

MODULAR WETLAND UNIT, 8'x16'

MODULAR WETLAND UNIT, 8'x8'

HYDRODYNAMIC SEPARATOR

HYDRODYNAMIC SEPARATOR

UNDERGROUND DETENTION CHAMBER

OUTLET CONTROL MH

OUTLET CONTROL MH

POWER POLE TO BE REMOVED

POWER POLE TO BE REMOVED

EXISTING HEADWALL TO REMAIN

PROPOSED R/W

NEW MH

NEW MH

EX. MH

SMH

MH

FH

FDC

DDC

PIV

RISER

DOM WM & BFP

FIRE RISER

3 WMs-BFP

2 WM-BFP

WM-BFP

WM - IRRG

BFP

HYDROBYNAMIC SEPARATOR

5'x12" REDUCER

8"x12" REDUCER

C.B.

R.D.

D.I.

FUT. DWY.

24" CMP

50' 0' 50' 100' 150'

GRAPHIC SCALE: 1"=50'

REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2022
CIVIL
STATE OF CALIFORNIA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

PREPARED BY: Ronald W. Sklepko
RONALD W. SKLEPKO
6-23-2022
DATE

R.C.E. No. C46216 EXP. 12-31-2022

CONCEPTUAL UTILITY PLAN

TENTATIVE PARCEL MAP NO. 38333

NWC CLINTON KEITH RD. & WILDOMAR TR.
WILDOMAR, CA

DATE: 6-23-2022
JOB #21-994

SHEET C-2

FILENAME: M:\2021\21-994 Sage Investco Wildomar Retail\MA\21994 MA01.dwg, LAST SAVED ON: Apr 13 2022 9:10am PLOTTED BY: BOB, ON: Apr 13 2022 11:01am, CFG:

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38333

BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 8705
PER BOOK 36, PAGE 69 OF MAPS RECORDS OF RIVERSIDE COUNTY

DATE OF FIELD SURVEY
JULY, 2021

TAX PARCEL NO.
376-410-015, 376-410-016,
376-410-017, 376-410-021

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. OSA-6544937 DATED APRIL 28, 2021 AS PREPARED BY FIRST AMERICAN TITLE COMPANY, SANTA ANA, CA [TITLE OFFICER: RIZZA WALKER, TELEPHONE: (714) 250-3098] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

DAMAS CLINTON KEITH LLC, AS TO AN UNDIVIDED 40% INTEREST AND 24850-23980 CATT RD TRUST DATED NOVEMBER 27, 2020, LAHN VALLEY LLC A WYOMING LIMITED LIABILITY COMPANY, ITS SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, AS TO AN UNDIVIDED 60% INTEREST AS TENANTS IN COMMON, AS TO PARCELS ONE AND TWO;

ARAM PROPERTIES, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS THREE AND FOUR

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 4 OF PARCEL MAP 8705 AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:
PARCEL 1 OF PARCEL MAP 8705 AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THREE:
PARCEL 2 OF PARCEL MAP 8705 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 36, PAGE 69 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FOUR:
PARCEL 3 OF PARCEL MAP NO. 8705, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

TITLE EASEMENTS

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

4 AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1954 AS BOOK 1654, PAGE 530 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - SAID DOCUMENT DOES NOT PROVIDE A WIDTH - CENTERLINE PLOTTED HEREON AS [A])

5 AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137039 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [B])

6 AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137040 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

7 AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137041 OF OFFICIAL RECORDS.

THE INTEREST OF THE EASEMENT HOLDER HAS SINCE BEEN TRANSFERRED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY INSTRUMENTS RECORDED MARCH 01, 2012 AS INSTRUMENT NO. 2012-093233 AND APRIL 20, 2012 AS INSTRUMENT NO. 2012-0181346, BOTH OF OFFICIAL RECORDS.

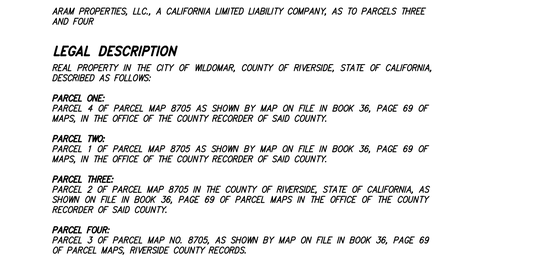
(DOCUMENTS AFFECT - PLOTTED HEREON AS [D])

BASIS OF BEARINGS

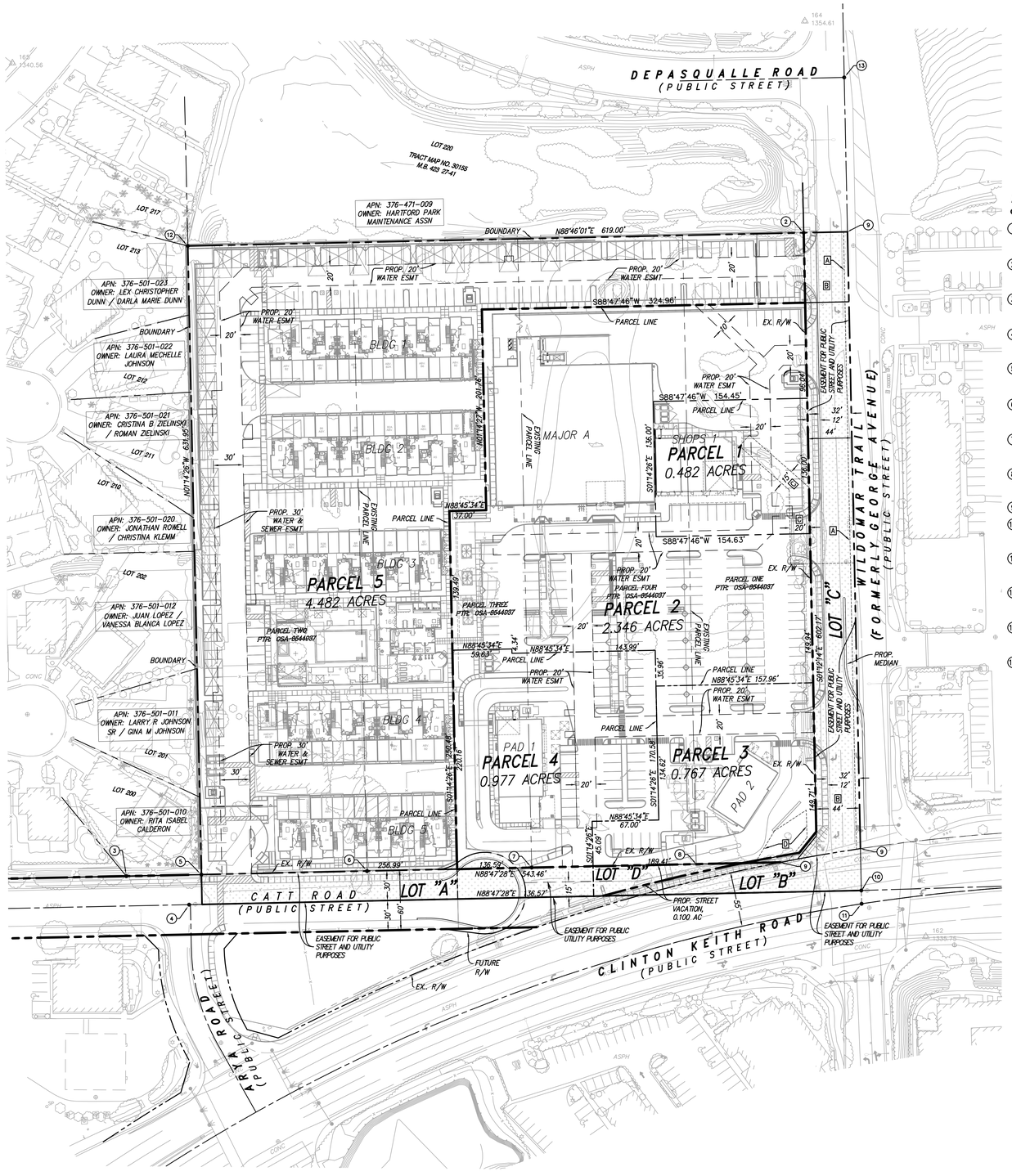
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CATT ROAD AS SHOWN ON PARCEL MAP NO. 8705, FILED IN PARCEL MAP BOOK 36, PAGE 69, BEING NORTH 88°47'20" EAST.

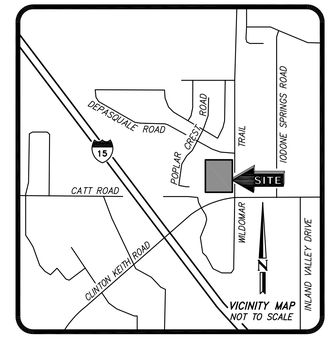
BENCH MARK

B.M. # T-59-81
3" ALUMINUM DISK IN CONC. CYLINDER. FROM THE INT. OF IVY ST. AND WASHINGTON ST., 3.6 MILES N.W. ON WASHINGTON-PALOMAR STS. TO THE INT. OF PALOMAR AND CLINTON KEITH RD., TO THE INT. OF CLINTON KEITH RD. AND GRAND AVE. IN THE N. COR. OF THE "T" INT.; 124.8' W. OF CLINTON KEITH RD.; 47.6' NO. OF GRAND AVE; 6' NE. OF A 1" I.P. W/PLASTIC PLUG LS 2606: 2' S. OF A 6' CHAIN LINK FENCE AROUND A S.C.E POWER STATION AND R.C.W.D. WELL SITE; 10' N. OF P.P. #2075052E; SET FIBERGLASS WITNESS POST 1' NORTH. ELEV. 1192.072



TYPICAL SECTION - WILDOMAR TRAIL
T.I.=8.5, R=34
N.T.S.





MONUMENT AND ESTABLISHMENT NOTES

- ● INDICATES FOUND MONUMENT AS NOTED BELOW.
- (1) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, DOWN 0.6'. ACCEPTED AS POINT ON THE CENTERLINE OF CATT ROAD.
- (2) INDICATES FOUND LEAD, TACK AND TAG STAMPED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (3) INDICATES FOUND 1" IRON PIPE (WITH PLASTIC PLUG) TAGGED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (4) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CATT ROAD AND ARYA DRIVE.
- (5) INDICATES FOUND 1" IRON PIPE (WITH PLASTIC PLUG) TAGGED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., DOWN 0.5'.
- (6) INDICATES FOUND 1" IRON PIPE TAGGED "L.S. 3365", PER R1, DOWN 0.4'. SAID MONUMENT IS LOCATED SOUTH 01°18'34" EAST, 0.11 FEET FROM THE SOUTH COMMON CORNER BETWEEN PARCELS 1 AND 2 OF R1.
- (7) INDICATES FOUND 1" IRON PIPE TAGGED "L.S. 3365", PER R1, DOWN 0.4'. SAID MONUMENT IS LOCATED SOUTH 01°17'00" WEST, 0.25 FEET FROM THE SOUTH COMMON CORNER BETWEEN PARCELS 2 AND 3 OF R1.
- (8) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE SOUTH COMMON CORNER BETWEEN PARCELS 3 AND 4 OF R1 BY PRORATION USING R1 DATA.
- (9) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- (10) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CATT ROAD AND GEORGE AVENUE.
- (11) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CLINTON KEITH ROAD AND GEORGE AVENUE.
- (12) INDICATES FOUND LEAD, TACK AND TAG STAMPED "LS 7910" ON TOP OF WALL, PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH WITH TOP OF WALL.
- (13) INDICATES FOUND GN SPINDLE WITH WASHER STAMPED "LS 7910", PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (14) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED BY HOLDING RECORD DATA PER R1.

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- PARCEL LINE
- EXISTING LOT LINE/ RIGHT-OF-WAY LINE

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS
ONTARIO, CA 91761
(800) 655-4555

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531-3000
(951) 674-3146

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA
REDLANDS, CA 92373
(800) 427-2200

CABLE: CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(909) 359-8989

TELEPHONE: PACIFIC BELL TELEPHONE / SBC
3939 E. CORONADO
ANAHEIM, CA 92807
(800) 750-2355

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531-3000
(951) 674-3146

ZONING / LAND USE

SCENIC HIGHWAY COMMERCIAL (C-P-S) WITH A HOUSING ELEMENT MIXED USE OVERLAY

DEVELOPER

SAGE CITRUS FONTANAN, LLC
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
TELE: 949-954-5100

ENGINEER

DRC ENGINEERING, INC.
6840 INDIANA AVENUE, SUITE 215
RIVERSIDE, CA 92506
(714) 685 - 6860 X 307

CONTACT: RONALD W. SKLEPKO, P.E.

AREA SUMMARY

PARCEL 1:	0.482 ACRES
PARCEL 2:	2.346 ACRES
PARCEL 3:	0.767 ACRES
PARCEL 4:	0.977 ACRES
PARCEL 5:	4.482 ACRES
TOTAL:	9.054 ACRES
STREET VACATION:	0.100 ACRES
NET	8.95 ACRES

LOT SUMMARY

LOT "A":	0.240 ACRES
LOT "B":	0.149 ACRES
LOT "C":	0.624 ACRES
LOT "D":	0.100 ACRES (VACATION AREA)

PROJECT AREA: 9.05 ACRES
TOTAL DISTURBED AREA: 10.05 ACRES

PRELIMINARY EARTHWORK QUANTITIES	
RAW CUT	67,340 CY
RAW FILL	22,390 CY
SOIL OVEREX.	67,160 CY
EARTHWORK EXPORT	38,761 CY

N

50' 25' 0' 50' 100'
GRAPHIC SCALE: 1 INCH = 50 FT

811 Know what's below. Call before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER No. C46216 (Exp. 12-31-2022) CIVIL STATE OF CALIFORNIA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Suite 210, Anaheim Hills, CA 92808
714-685-6860

PLANS PREPARED UNDER THE SUPERVISION OF:
RONALD W. SKLEPKO R.C.E. 46216 DATE

BENCH MARK:
RIVERSIDE COUNTY B.M. H-10-2 (SEE DESCRIPTION HEREON)

SCALE: PER PLAN

CITY OF WILDOMAR
PARCEL MAP NO. 38333
N.W. WILDOMAR TRAIL AND CLINTON KEITH ROAD
CITY OF WILDOMAR, COUNTY OF RIVERSIDE

1 OF 1 SHEETS

FOR: CITY OF WILDOMAR
PLAN No. _____

U:\2021\21-094 Sage Investco Wildomar Retail\TM\21-094 Wildomar Trail (portion).dwg, Apr 23, 2022 - 11:15am

SITE LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	MANUFACTURER SPECS	DESCRIPTION	MOUNTING	LAMP INFO	LIGHTING CUTOFF TYPES PER CITY OF WILDOMAR MC CH#8.64	MAX LUMEN ALLOWED PER CITY OF WILDOMAR MC CH#8.64	LUMEN FACTOR PER CITY OF WILDOMAR MC CH#8.64	TOTAL COUNT RESIDENTIAL	TOTAL LUMENS RESIDENTIAL	TOTAL COUNT COMMERCIAL	TOTAL LUMENS COMMERCIAL
S1A		CYCLONE LIGHTING # CY55P1B–FGC–3MHS–30W–3K–BK–TX (1)M230 ARM	POLE MOUNTED AREA LIGHTING – SINGLE TYPE 3 MEDIUM OPTICS WITH HOUSESHIELD TEXTURED BLACK	14'–0" AFG TO TOP OF FIXTURE –	30W LED 3000K 4300 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 4300 LUMENS	13	55900	9	38700
S1B		CYCLONE LIGHTING # CY55P1B–FGC–3MHS–30W–3K–BK–TX (2)M230 ARMS @180°	POLE MOUNTED AREA LIGHTING – DOUBLE TYPE 3 MEDIUM OPTICS WITH HOUSESHIELD TEXTURED BLACK	14'–0" AFG TO TOP OF FIXTURE –	30W LED 3000K/HEAD 4300 LUMENS/HEAD	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 8600 LUMENS	6	51600	27	232200
S1C		CYCLONE LIGHTING # CY55P1B–FGC–3MHS–30W–3K–BK–TX (1)M230 ARM	POLE MOUNTED AREA LIGHTING – SINGLE TYPE 3 MEDIUM OPTICS WITH HOUSESHIELD TEXTURED BLACK	12'–0" AFG TO TOP OF FIXTURE –	30W LED 3000K 4300 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 4300 LUMENS	4	17200	0	0
S2		CYCLONE LIGHTING # CBM1105C–FGF–3–15W–3K–BB1–BK–TX	PEDESTRIAN DECORATIVE 44"H BOLLARD TYPE 3 OPTICS TEXTURED BLACK	GROUND MOUNT –	16W LED 3000K 858 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 858 LUMENS	14	12012	0	0
S3		LITHONIA LIGHTING # CLX–LED–24–1500–HEF–L–MVOLT–3000K	UNDER CANOPY LED 24"L STRIP WHITE	SURFACE MOUNTED UNDER CANOPY CEILING TRASH ENCLOSURES	10.4W LED 3000K 1220 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	0 % PER 8.64.090–1(A)(3) 0 LUMENS	2	EXEMPT	6	EXEMPT
S4		LITHONIA LIGHTING # DSXSC–LED–10C–700–30K–T5W–MVOLT	UNDER CANOPY LED STRIP TYPE 5 OPTICS NATURAL ALUMINUM	SURFACE MOUNTED UNDER CANOPY CEILING CARPORTS	26W LED 3000K 2570 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	0 % PER 8.64.090–1(A)(3) 0 LUMENS	19	EXEMPT	0	EXEMPT
S5A		LITHONIA LIGHTING # WDGE1–LED–P1–30K–VF	ARCHITECTURAL WALL SCONCE TYPE VISUAL COMFORT FORWARD THROW TEXTURED BLACK	9'–0" AFG TO BOTTOM OF FIXTURE (ABOVE EXTERIOR DOORS) 11'–0" AFG TO BOTTOM OF FIXTURE (AT GARAGE ALLEYS)	10W LED 3000K 1161 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 1161 LUMENS	41	47601	8	9288
S5B		LITHONIA LIGHTING # WDGE2–LED–P3–30K–VF	ARCHITECTURAL WALL SCONCE TYPE VISUAL COMFORT FORWARD THROW TEXTURED BLACK	16'–0" AFG TO BOTTOM OF FIXTURE –	23W LED 3000K 3015 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 3015 LUMENS	0	0	9	27135
S6A		ANP LIGHTING # W520–M009LDD–W–30K–72–E8	DECORATIVE 20" DIAMETER RLM SCONCE WITH 32"X12" ARM TEXTURED BLACK	9'–0" AFG TO BOTTOM OF FIXTURE (MINIMUM TO AFG)	9W LED 3000K 850 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	100% PER 8.64.090–1(A)(1) 850 LUMENS	52	44200	34	28900
S6B		ANP LIGHTING # W520–M009LDD–W–30K–72–SLC	DECORATIVE 20" DIAMETER RLM PENDANT CORD OR PENDANT HUNG TEXTURED BLACK	9'–0" AFG TO BOTTOM OF FIXTURE (MINIMUM TO AFG)	9W LED 3000K 850 LUMENS	FULL CUT–OFF FULLY SHIELDED	MAX N/A	0 % PER 8.64.090–1(A)(3) 0 LUMENS	9	EXEMPT	22	EXEMPT
S7		PRIMUS LIGHTING # DSW–24–120–DSC7–PLED–S14F–27K	FESTOON LIGHTS WITH 24" SPACING STRING–HUNG	10'–0" DECORATIVE STRING HUNG (MINIMUM TO AFG)	1.5W LED 2700K 150 LUMENS	UNSHIELDED DECORATIVE	3000 LUMENS OR BELOW ALLOWED PER FIXTURE	100% PER 8.64.090–1(A)(4) 150 LUMENS	52	7800	0	0
S8		HYDREL LIGHTING # HSL13–6INCH–LED–3000K–MVOLT–L	6" WALL MOUNTED STEP LIGHTS BLACK	18" AFG TO BOTTOM OF FIXTURE (MINIMUM TO AFG)	5W LED 3000K 194 LUMENS	PARTIAL UNSHIELDED LOW–LEVEL	3000 LUMENS OR BELOW ALLOWED PER FIXTURE	100% PER 8.64.090–1(A)(4) 194 LUMENS	3	582	3	582
S9		ACCLAIM LIGHTING # LNE#1–COL#C–OPT#T–3K–(GROUND)	12" LINEAR WALL WASH BLACK	GROUND MOUNT –	12W LED 3000K 788 LUMENS	PARTIAL UNSHIELDED LOW–LEVEL	3000 LUMENS OR BELOW ALLOWED PER FIXTURE	100% PER 8.64.090–1(A)(4) 788 LUMENS	2	1576	9	7092

SITE LIGHTING PROJECT SUMMARY

COMMERCIAL PARCEL

PROJECT SITE ACREAGE
= 4.63 ACRES

PROJECT SITE OCCUPANCY / ZONING
= C–P–S, SCENIC HIGHWAY COMMERCIAL

LUMINAIRE CUT–OFF TYPES USED:
= FULLY SHIELDED FIXTURES – GENERAL USE
= UNSHIELDED FIXTURES – DECORATIVE AND AMBIANCE USE

LUMEN ALLOWANCE PER ACRE
PER CITY OF WILDOMAR MUNICIPAL CODE CHAPTER 8, TABLE 8.64.090–1
COMMERCIAL PARCEL: (OPTION 3)
= 175000 LUMENS OF COMBINED SHIELDED AND UNSHIELDED
= 11000 LUMENS OF UNSHIELDED

PROJECT SITE TOTAL LUMEN ALLOWANCE
= 810250 LUMENS OF COMBINED (175000L X 4.63 ACRES)
= 49280 LUMENS OF UNSHIELDED (50930L X 4.63 ACRES)

TOTAL LUMENS IN PROJECT OF COMBINED FIXTURES
PER FACTOR CALCULATIONS SHOWN ON FIXTURE SCHEDULE
= 343897 LUMENS (336223L, SHIELDED + 7674L, UNSHIELDED)

TOTAL LUMENS IN PROJECT OF UNSHIELDED FIXTURES
PER FACTOR CALCLUATIONS SHOWN ON FIXTURE SCHEDULE
= 7674 LUMENS

RESIDENTIAL PARCEL

PROJECT SITE ACREAGE
= 4.48 ACRES

PROJECT SITE OCCUPANCY / ZONING
= R–2, RESIDENTIAL

LUMINAIRE CUT–OFF TYPES USED:
= FULLY SHIELDED FIXTURES – GENERAL USE
= UNSHIELDED FIXTURES – DECORATIVE AND AMBIANCE USE

LUMEN ALLOWANCE PER ACRE
PER CITY OF WILDOMAR MUNICIPAL CODE CHAPTER 8, TABLE 8.64.090–1
RESIDENTIAL PARCEL:
= 55000 LUMENS OF COMBINED SHIELDED AND UNSHIELDED
= 11000 LUMENS OF UNSHIELDED

PROJECT SITE TOTAL LUMEN ALLOWANCE
= 246400 LUMENS OF COMBINED (55000L X 4.48 ACRES)
= 49280 LUMENS OF UNSHIELDED (11000L X 4.48 ACRES)

TOTAL LUMENS IN PROJECT OF COMBINED FIXTURES
PER FACTOR CALCULATIONS SHOWN ON FIXTURE SCHEDULE
= 238471 LUMENS (228513L + 9958L, UNSHIELDED)

TOTAL LUMENS IN PROJECT OF UNSHIELDED FIXTURES
PER FACTOR CALCLUATIONS SHOWN ON FIXTURE SCHEDULE
= 9958 LUMENS

NOTE:
ALL EXTERIOR LIGHTING CONTROLS SHALL BE COMPLIANT PER
CITY OF WILDOMAR MUNICIPAL CODE: TITLE 8 / CHAPTER 8.64

PHOTOMETRICS STATISTICS - RESIDENTIAL

AREA	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
RESIDENTIAL – OVERHEAD SHED AT PATIO MAJOR A	✳	2.9 fc	3.6 fc	2.3 fc	1.6:1	1.3:1
RESIDENTIAL – PARKING AMENITIES	✳	1.1 fc	1.6 fc	0.6 fc	2.7:1	1.8:1
RESIDENTIAL – PARKING CARPORT – TYP	✳	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
RESIDENTIAL – PARKING CENTER	✳	1.1 fc	2.2 fc	0.5 fc	4.4:1	2.2:1
RESIDENTIAL – PARKING NORTH	✳	1.0 fc	2.4 fc	0.4 fc	6.0:1	2.5:1
RESIDENTIAL – PARKING SOUTHWEST FRONT	✳	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
RESIDENTIAL – PARKING WEST	✳	1.0 fc	1.4 fc	0.5 fc	2.8:1	2.0:1
RESIDENTIAL – PEDESTRIAN TYPICAL	+	1.5 fc	6.0 fc	0.2 fc	30.0:1	7.5:1
RESIDENTIAL – POOL DECK BBQ	✳	14.9 fc	19.7 fc	4.9 fc	4.0:1	3.0:1
RESIDENTIAL – POOL DECK AREA	✳	2.1 fc	4.7 fc	1.0 fc	4.7:1	2.1:1
RESIDENTIAL – TRASH NORTH	✳	1.7 fc	3.1 fc	0.4 fc	7.8:1	4.3:1
RESIDENTIAL – TRASH SOUTH	✳	2.9 fc	5.2 fc	1.4 fc	3.7:1	2.1:1

PHOTOMETRICS STATISTICS - COMPOSITE

SITE BOUNDARY – EAST	+	0.6 fc	1.3 fc	0.1 fc	13.0:1	6.0:1
SITE BOUNDARY – NORTH	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE BOUNDARY – SOUTH	+	0.4 fc	1.1 fc	0.0 fc	N/A	N/A
SITE BOUNDARY – WEST	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

PHOTOMETRICS STATISTICS - COMMERICIAL

AREA	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
COMMERCIAL – DRIVE THRU LANE PAD 1	✳	1.3 fc	4.6 fc	0.4 fc	11.5:1	3.3:1
COMMERCIAL – DRIVE THRU LANE PAD 2	✳	1.7 fc	5.9 fc	0.3 fc	19.7:1	5.7:1
COMMERCIAL – DRIVE THRU WINDOW PAD 1	+	13.3 fc	15.9 fc	11.9 fc	1.3:1	1.1:1
COMMERCIAL – DRIVE THRU WINDOW PAD 2	+	13.4 fc	15.6 fc	12.1 fc	1.3:1	1.1:1
COMMERCIAL – OVERHEAD WAITING SHEDS	✳	2.2 fc	3.1 fc	1.3 fc	2.4:1	1.7:1
COMMERCIAL – PARKING CENTER	✳	1.4 fc	3.3 fc	0.3 fc	11.0:1	4.7:1
COMMERCIAL – PARKING NORTHEAST	✳	1.5 fc	3.7 fc	0.4 fc	9.3:1	3.8:1
COMMERCIAL – PARKING SOUTHEAST	✳	1.3 fc	2.6 fc	0.3 fc	8.7:1	4.3:1
COMMERCIAL – PATIO PAD 1	✳	5.6 fc	7.9 fc	3.7 fc	2.1:1	1.5:1
COMMERCIAL – PATIO PAD 2	✳	2.3 fc	6.9 fc	1.0 fc	6.9:1	2.3:1
COMMERCIAL – PEDESTRIAN TYPICAL	+	1.3 fc	5.5 fc	0.3 fc	18.3:1	4.3:1
COMMERCIAL – TRASH MAJOR A	✳	3.5 fc	5.9 fc	1.6 fc	3.7:1	2.2:1
COMMERCIAL – TRASH PAD 1	✳	3.7 fc	5.5 fc	2.2 fc	2.5:1	1.7:1
COMMERCIAL – TRASH PAD 2	✳	3.3 fc	5.1 fc	1.5 fc	3.4:1	2.2:1

SITE LIGHTING SHEET INDEX

E–0.0 SITE LIGHTING COVER SHEET
E–1.0 SITE LIGHTING LAYOUT – PARTIAL AREA NORTH
E–1.1 SITE LIGHTING LAYOUT – PARTIAL AREA SOUTH
E–2.0 SITE LIGHTING PHOTOMETRICS – PARTIAL AREA NORTH
E–2.1 SITE LIGHTING PHOTOMETRICS – PARTIAL AREA SOUTH
E–3.0 SITE LIGHTING FIXTURE CUTSHEETS
E–3.1 SITE LIGHTING FIXTURE CUTSHEETS
E–3.2 SITE LIGHTING FIXTURE CUTSHEETS

E0.0

REGISTERED PROFESSIONAL ENGINEER
RONALD L. OLDFIELD
No. 17[illegible]
Exp. 7/30/22
ELECTRICAL
STATE OF CALIFORNIA

SALASOBRIEN
| expect a difference |
8825 RESEARCH DRIVE
IRVINE, CA 92618
TEL: (949) 753-1553

#2021-03779/P21034
04-19-22
www.salasobrien.com
E-Mail mail@ombengrs.com

DP | JVP | RB

SITE LIGHTING COVER SHEET

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

Architecture. Design. Relationships.
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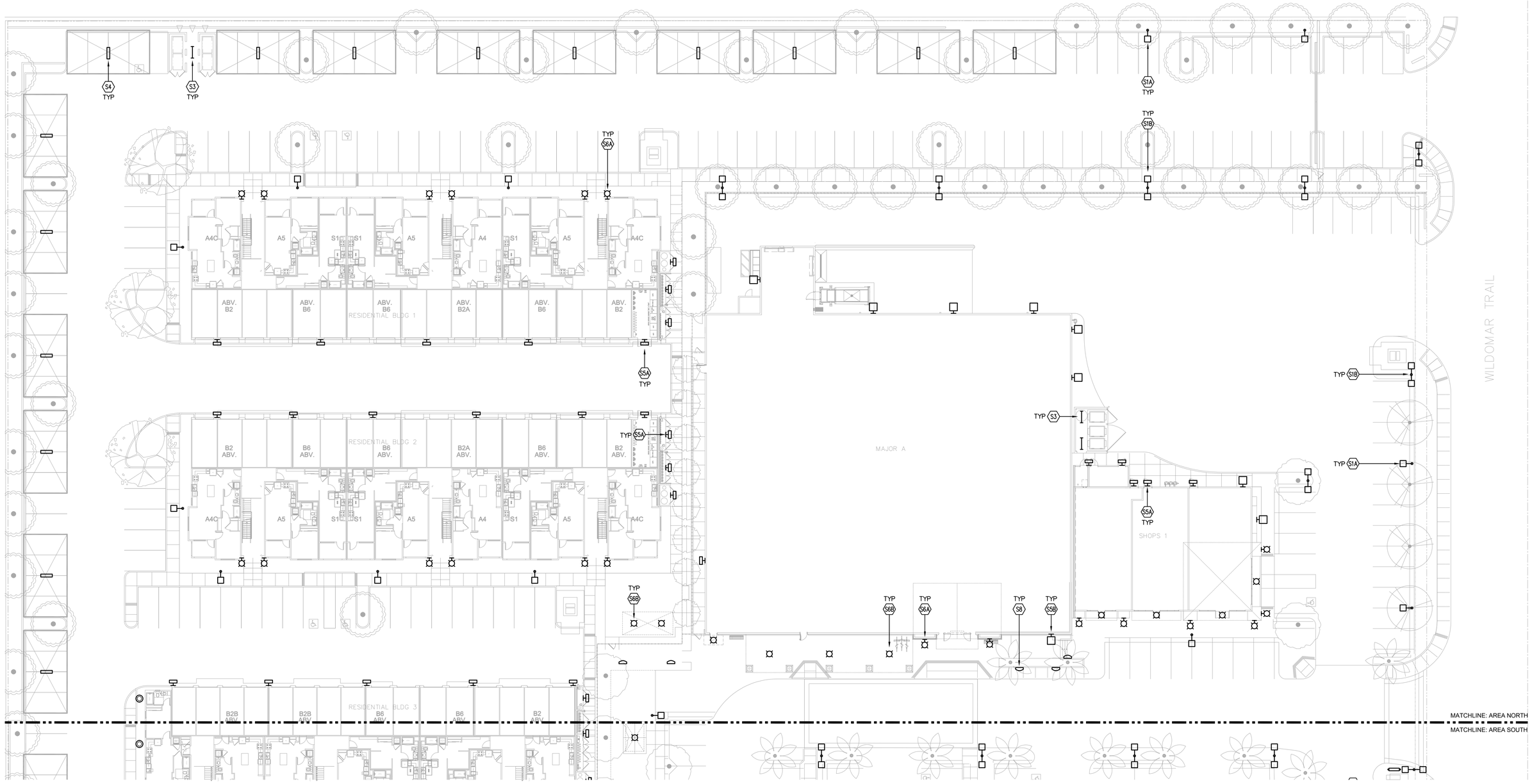
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3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

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NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

E1.0

SITE LIGHTING LAYOUT
PARTIAL AREA - NORTH

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

REGISTERED PROFESSIONAL ENGINEER
ROY LOPEZ
ELECTRICAL
STATE OF CALIFORNIA

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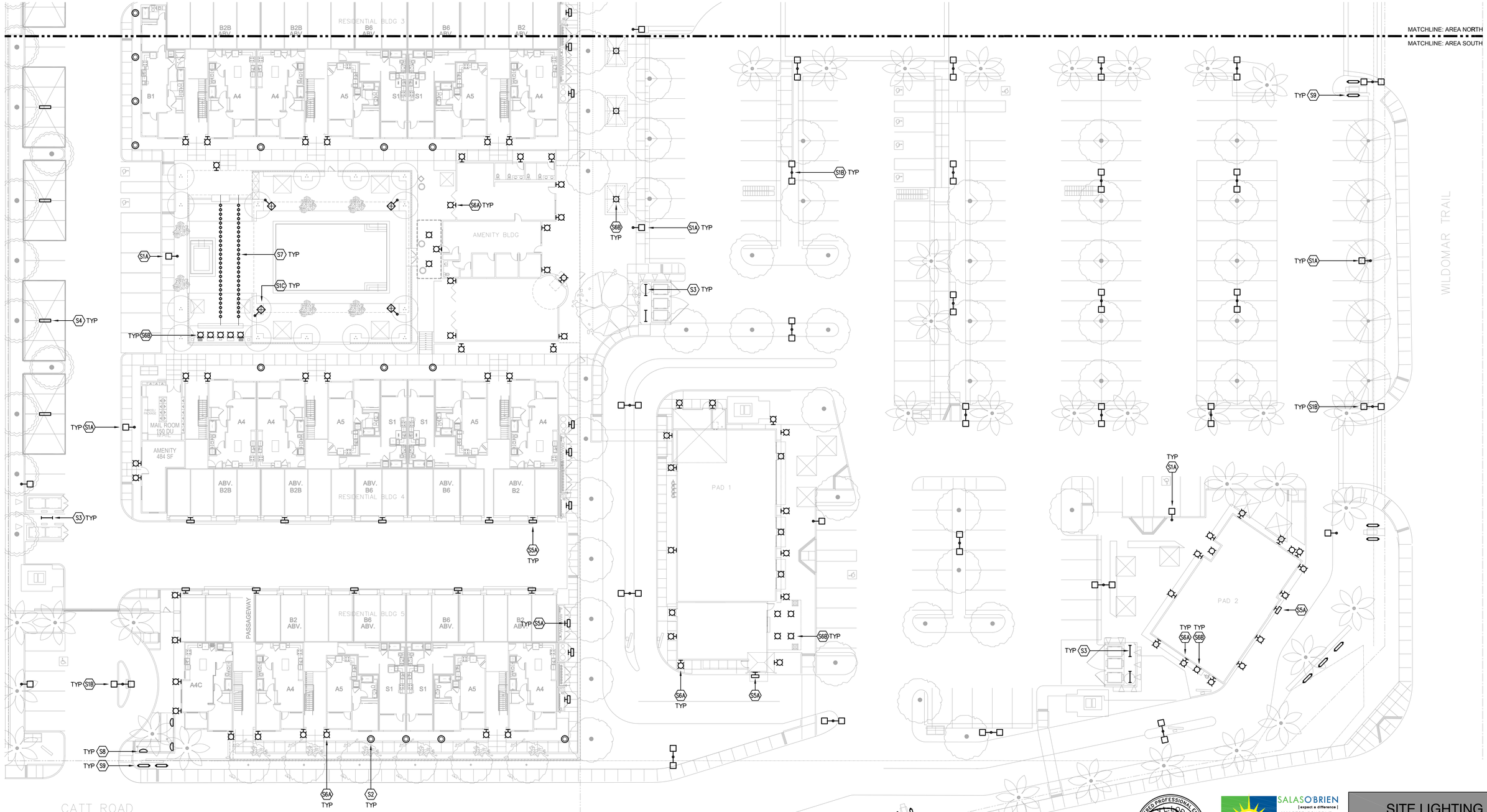
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E1.1

SITE LIGHTING LAYOUT
PARTIAL AREA - SOUTH

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

REGISTERED PROFESSIONAL ENGINEER
ROY L. LOPEZ
No. 17[illegible]
Exp. 6/30/22
ELECTRICAL
STATE OF CALIFORNIA

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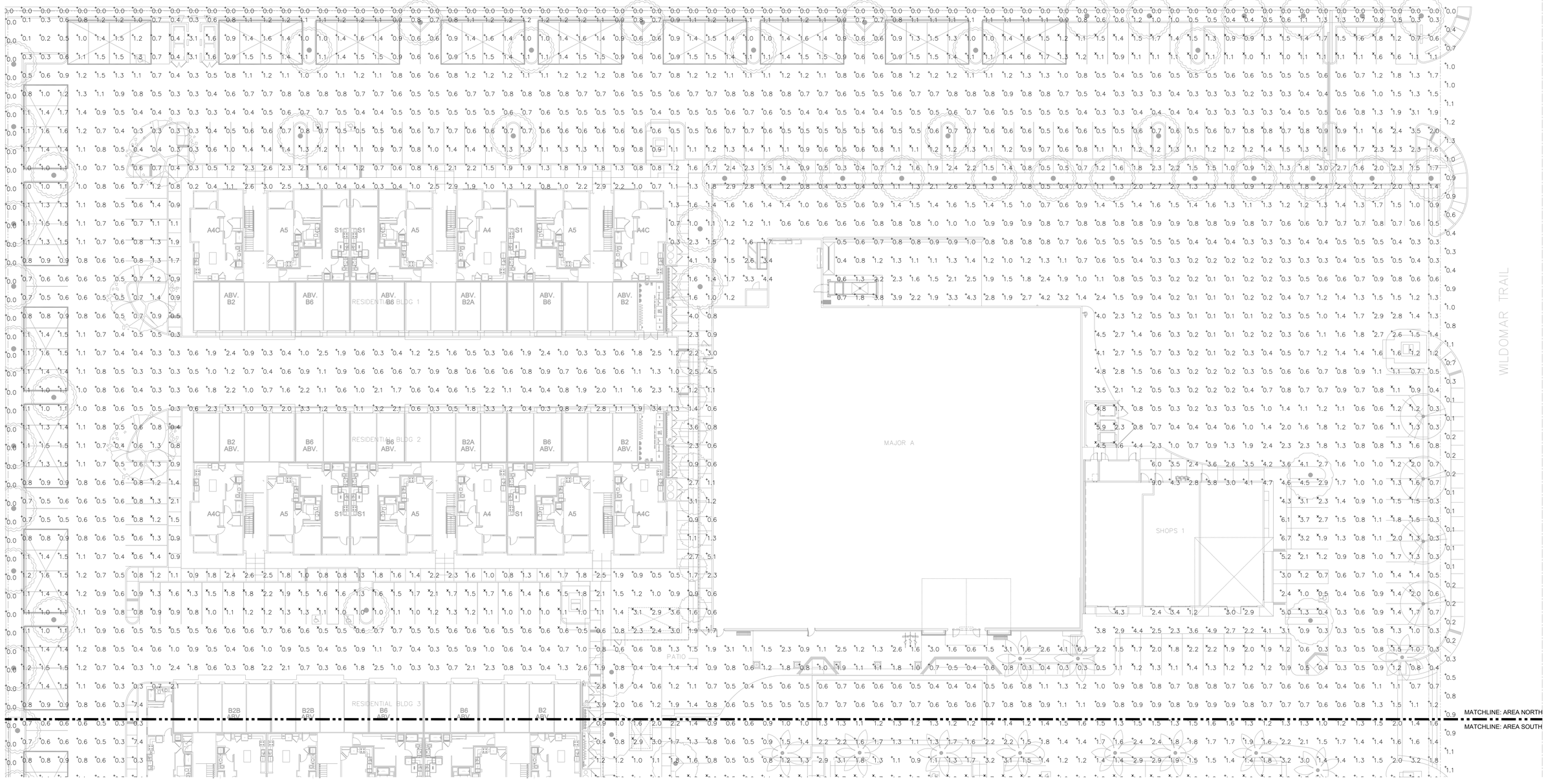
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NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

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NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

E2.0

REGISTERED PROFESSIONAL ENGINEER ROY L. OVE No. E 17130 Exp. 6-30-23 ELECTRICAL STATE OF CALIFORNIA

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8825 RESEARCH DRIVE
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TEL: (949) 753-1553

#2021-03779/P21034
04-19-22
www.salasobrien.com
E-Mail mail@ombengrs.com

DP | JVP | RB

SITE LIGHTING PHOTOMETRICS PARTIAL AREA - NORTH

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

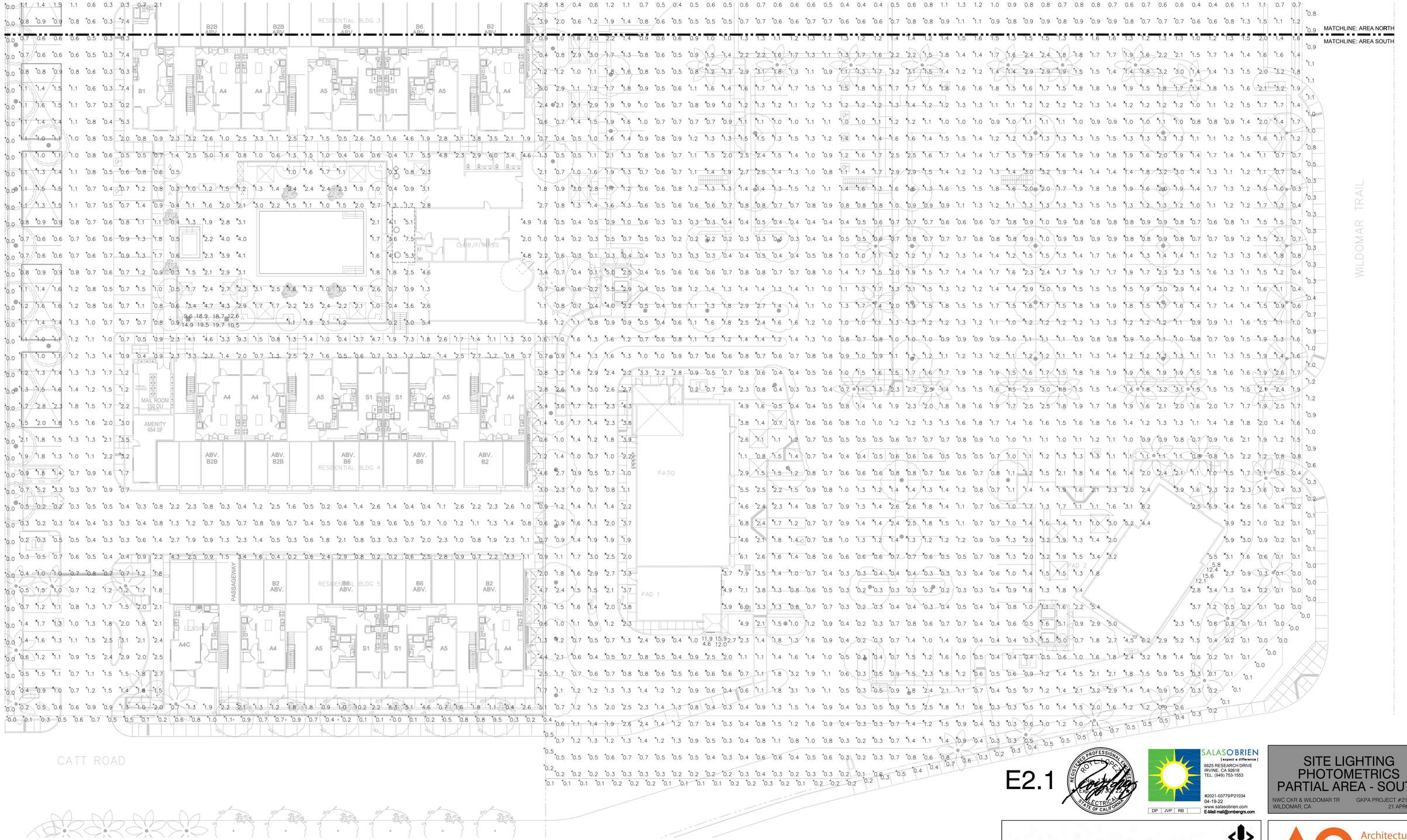
INTRACORP
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T 949.344.2710
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E2.1

SITE LIGHTING PHOTOMETRICS
PARTIAL AREA - SOUTH

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

REGISTERED PROFESSIONAL ENGINEER
ROY L. LOPEZ
Exp. 06-30-23
ELECTRICAL
STATE OF CALIFORNIA

SALASOBRIEN
[expect a difference]
8825 RESEARCH DRIVE
IRVINE, CA 92618
TEL: (949) 753-1553

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WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

1"=20'-0" (0, 10', 20', 40', 60')

NORTH

INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

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TYPE S1A S1B S1C

cyclone

Domia CY55P1B Approval – Specification

Project: Order:
Qty: Luminaire: Type:

Tenon Details: Round shape, made of one-piece cast A356 aluminum. An interior border makes it possible to fix the frame module. The certification, maintenance and coding labels of the luminaire are located inside the housing module.

Frame Module: Cast A356 aluminum ring mechanically fixed to the housing, with hinge and quarter-turn latch that accepts the lens module and provides access to the driver module.

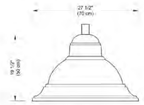
Optical Module: The cast A384 aluminum heat sink is optimized to minimize the temperature of the LEDs, increasing their longevity and efficiency. The lens module is assembled mechanically for easy replacement. A flat lens in ▼ is fixed on the cast aluminum frame. The lens is fully IP67 thanks to the silicone gasket. The high efficiency ▼ LED circuit is mechanically assembled on the heat sink. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. The type according to IES ▼.

Driver Module: The self-adjusting Class 1 (50W and over) or Class 2 (20 to 40W) driver is removable without tools.

Primary Voltage of ▼ **Volts.** 50 / 60Hz. THD max 20%. The high power factor is of 90%. The operating temperature is from -40° F (-40° C) to 130° F (50° C). Complies with ROHS. Assembled with quick-disconnect connectors. Complete with 10kA tripolar overvoltage protection for live, neutral and ground lines according to EEE / ANSI C62.41 2002 C. The driver offers 0-10 Volts output.

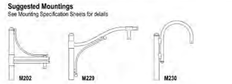
Wiring / Hardware: Type TEW 14-7, 12" (30cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is accessible is stainless steel. Silicone gaskets are used for sealing the luminaire.

Color: ▼ Textured or Smooth (SM) ▼ finish. The application of durable polyester powder coating meets AAMA 2604 requirements (5 years at all weather conditions). The finish meets ASTM-D7, B117, D1654 and D2247 standards for salt spray and moisture. Cyclone recommends a textured finish for this product.



EPA: 1.61 ft² **Weight:** 52 lbs / 24 kg

Suggested Mountings
See Mounting Specification Sheets for details



Stamp/Approval:
Name: Date:

Name: Page 1 of 2
Date:

Cyclone Lighting: 2175 Des Entreprises Blvd. Terrebonne (QC) Canada J6Y 1W9
Phone: 450.434.5000 - info@cyclonelighting.com

www.cyclonelighting.com
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cyclone

Domia CY55P1B Approval – Specification

Project: Order:
Qty: Luminaire: Type:

Ordering Template

Model	Lens	Dist.	Performance Package	CCT	Volt	Adaptor	Ph Cell	Options	Color	Texture	Op. Fin.
CY55P1B	FGC	2	10W (3300LM)	3K	120-277	NONE	NONE	NONE	BK	TX	MG
	FGF	2HS	30W (4200LM)	4K	347-480		PC	ADV	DG	SM	
		3	40W (5600LM)		120			FDP506	MA		
		3HS	50W (6600LM)		208			FDP508	SI		
		3M	50W (7900LM)		240			SD	BZ		
		3MHS	60W (10500LM)		277				BG		
		4	100W (13900LM)		347				GM		
		4HS	130W (15500LM)		480				PG		
		5							WH		

*Not available for 4MHS

Ordering Code

References

Lens
FGC Flat Glass Clear
FGF Flat Glass Frosted

Distribution
2 Type 2
3 Type 3
3HS Type 3 with House Shield
3M Type 3 Medium
3MHS Type 3 Medium with House Shield
4 Type 4
4HS Type 4 with House Shield
5 Type 5
See Photometric data document for photometric values.

CCT
3K 3000K
4K 4000K

Watt
See Photometric Data document for lumen output per distribution and lens.

Volts
120-277 MVOLT 120-277VAC
347-480 HVOLT 347-480VAC

Adaptor
None Fits into Ø 2" I.D. X 4" long tenon

Photocell
PC Button-type photocell

Options
ADV Side Mount Filter
FDP506 Program 50% for 6 hours (5PM to 9AM)
FDP508 Program 50% for 8 hours (5PM to 9AM)
SD* Field adjustable 10% increment step-dimming switch
* Contact factory for wireless controls and more information regarding SD series.

Color
BK Black RAL9005
DG Dark green RAL6012
MA Marine blue RAL5013
SI Metallic silver RAL9006 (smooth only)
BZ Dark bronze RAL8019
BG Burgundy RAL3005
GM Moss green RAL6005
PG Pale grey RAL7040
WH White RAL9003

Texture
TX Textured
SM Smooth

Op. Fin. (Optional finish)
MG Marine grade pre-finish



EPA: 1.61 ft² **Weight:** 52 lbs (24 kg)

Suggested Mountings
See Mounting Specification Sheets for details



Stamp/Approval:
Name: Date:

Name: Page 2 of 2
Date:

Cyclone Lighting: 2175 Des Entreprises Blvd. Terrebonne (QC) Canada J6Y 1W9
Phone: 450.434.5000 - info@cyclonelighting.com

www.cyclonelighting.com
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TYPE S2

Bollard
CBM1105C

LED code definition: 3 - 15W - 4K
Color temperature
LED Wattage
Optical distribution

SOURCE: LED 4000K ± 150K, 70 CRI minimum†
WATERPROOF RATING: IP67 optical system
Dark Sky friendly optical system when using flat lens



Flat Glass Frost (FGF)

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY†
3-15W-4K	858	68	15	19	460	B0-U0-G0	35W
5-45W-4K	1851	53	45	52	1150	B1-U0-G0	70W
2-20W-4K	1431	45	35	32	820	B1-U0-G0	50W
5-50W-4K	1597	50	35	39	820	B1-U0-G0	50W
3-30W-4K	1718	46	30	37	550	B1-U0-G0	70W
5-50W-4K	1995	57	35	41	820	B1-U0-G0	70W
3-35W-4K	2064	48	35	42	1050	B1-U0-G0	70W
7-70W-4K	2236	53	35	47	1050	B1-U0-G0	70W

Cylinder lens - CAP (POND finish)

LED CODE	LUMEN OUTPUT	EFFICACY (LM/W)	WATTAGE LED	WATTAGE SYSTEM*	LED CURRENT (mA)	BUG RATING	HID EQUIVALENCY†
3-15W-4C	528	35	15	18	460	B0-U0-G1	35W
5-45W-4C	579	32	15	19	480	B0-U0-G1	35W
3-25W-4C	1190	131	25	32	1000	B0-U0-G1	50W
5-50W-4C	1140	30	35	32	820	B1-U0-G1	70W
3-30W-4K	1064	119	30	37	950	B1-U0-G1	70W
5-45W-4K	1046	30	30	37	950	B1-U0-G1	70W
3-35W-4K	1340	30	35	43	1050	B1-U0-G1	70W
5-35W-4K	1303	37	35	43	1050	B1-U0-G1	70W

†ES-19-21 Calculated **L70** is over **363 000 hours.**
IES-TM-21 Reported more than **54 000 hours.**
*System wattage includes the LED and the Driver.
†Equivalency should always be verified by photometric layout.
‡4000K used for testing. 3000K photometrics is available on website

Note: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Cyclone Lighting. Cyclone Lighting reserves the right to substitute materials or change the manufacturing process of its products without prior notification. See the latest results and updates on our website at www.cyclonelighting.com

cyclone
REV. 5: 09/10

Bollards
CBM1701C/CBM1105C/CBM1154C/CBM1210C/CBM2112C

Ordering Template

MODEL	LENS	DIST.	WATT	CT	VOLT	BASE	OPTIONS	COLOR	TEXTURE	OP.FIN.
CBM1701C	FGF	3	15W	3K	120	NONE[1]	NONE	BK	TX	MG
CBM1105C	CAC	5	25W	4K	208	BB1[1]	PC[1,2]	DG	SM	
CBM1154C	CAP[1]		30W		240	BB2[4]	GFRC1	MA		
CBM1210C			35W		277	BB3[1,4]	GFRC2	SI		
CBM2112C					347			BZ		
					480			BG		
								GM		
								PG		
								WH		

[1]FOR ALL BOLLARD EXCEPT CBM1701C
[2]AVAILABLE ONLY WITH CBM1701C
[3]OPTION PC AND GFRC NOT AVAILABLE WITH BB3
[4]OPTION NOT AVAILABLE FOR CBM1701C
[5]OPTION NOT AVAILABLE WITH 480V

ORDERING CODE

References

LENS
FGF FLAT GLASS FROST
CAC CLEAR CYCLINDRICAL ACRYLIC GLOBE
CAP POND (DIFFUSED) CYCLINDRICAL ACRYLIC GLOBE

DISTRIBUTION
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

WATT
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

CCT
3K 3000K
4K 4000K

BASE
NONE NONE
BB1 ROUND BASE
BB2 ROUND BASE WITH BASE COVER
BB3 RIBBED BASE

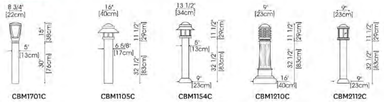
OPTIONS
NONE NONE
PC BUTTON-TYPE PHOTOCELL
GFRC1 DUPLEX RECEPTACLE, GROUND FAULT CURRENT INTERRUPTER, 125 VAC (15A), COMPLETE WITH A LOCKABLE "WeatherProof" WEATHERPROOF COVER
GFRC2 DUPLEX RECEPTACLE, GROUND FAULT CURRENT INTERRUPTER, 125 VAC (20A), COMPLETE WITH A LOCKABLE "WeatherProof" WEATHERPROOF COVER

COLOR
BK BLACK RAL9005
DG DARK GREEN RAL6012
MA MARINE BLUE RAL5013
SI METALLIC SILVER RAL9006 (SMOOTH ONLY)
BZ DARK BRONZE RAL8019
BG BURGUNDY RAL3005
GM MOSS GREEN RAL6005
PG PALE GREY RAL7040
WH WHITE RAL9003

TEXTURE
TX TEXTURED
SM SMOOTH

OP.FIN. (OPTIONAL FINISH)
MG MARINE GRADE PRE-FINISH

Luminaire



CBM1701C CBM1105C CBM1154C CBM1210C CBM2112C
BB1 BB2 BB3 BB2

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TYPE S3

LITHONIA LIGHTING

Catalog Number
Notes
Type

LED Linear

CLX

24", 36", 48" and 96" Lengths



FEATURES & SPECIFICATIONS

INTENDED USE — The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any indoor lighting need. The CLX is also offered in standard and high efficacy configurations and capable of being continuous row mounted or installed as a stand-alone fixture. Ideal for skylight and downlight in commercial, retail, manufacturing, warehouse, and display applications. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic-Polycarbonate Compatibility table for suitable uses.**

CONSTRUCTION — Channel and cover are formed from code-gauge cold-rolled steel. Housing and lens ends are injection molded plastic to provide a more architectural look and feel. The end caps come standard with a 5/8" knock out for continuous row mounting but can be ordered without.

Finish: Paint options include high-gloss, Baked white polyester (WH), sphagnacrest (GACF), matte black (HB) and smoke gray (MGY). Pre-coat epoxy primer/polyester topcoment ensures superior paint adhesion and rust resistance.

OPTICS — Offered with acrylic lens and lens trim configurations. Provides a choice of optical distributions including, wide, narrow, and side.

ELECTRICAL — 3000mA high-output LEDs integrated on a two layer circuit board, ensuring cool-running operation. Optional internal pluggable wiring harness for reduced labor cost in row mounting applications. See P.R.E. ordering information on page 3-4. Electronic LED drivers is multi-volt input and 0-10V dimming standard (see Operational Data on page 4 for actual wattage consumption). The fixture is designed and tested to withstand a minimum line surge of 2.5kV at 0.5x 100kHz waveform wave for indoor locations. Regional locations requiring higher level of protection additional surge protection must be provided. L70 is 100,000 hours at 25˚C.

ELDs provide nominal 80 CRI at 90 CRI at 3000-K, 3500-K, 4000-K or 5000-K.

Lumen output up to 22,000 lumens per foot.

INSTALLATION — Fixture may be ceiling or wall mounted (with or without THCLX bumper or angle mounted with CLAMKLIBT), pendant or stem mounted with appropriate mounting systems.

WARNING — Removing the lens and exposing the fixture during installation exposes the LEDs, putting them at risk for damage.

If you plan to surface-mount this fixture, we recommend using the THCLX. This eliminates the need to open the fixture.

If you plan to continuous row mount, we recommend using the FLX wiring harness option. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS — CSA certified to US and Canadian safety standards. For use in damp locations between -4°F (-20°C) and 104°F (40°C). Optional High Ambient (hA) ranging to 122°F (50°C) available on certain lumen packages (see ambient temperature chart for additional information).

Designlights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy American(a) government procurement requirements under 14 CFR, 25 and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Stock configurations are offered for shorter lead times:

Stock Part Number	BPC	DLC QPL Product ID	DLC Premium
CLX L40 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723125616	PLHA3294	Yes
CLX L40 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723126286	PHWA3294	Yes
CLX L40 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723125999	PTTBG20	Yes
CLX L40 5000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723126998	PBHA3C34	Yes
CLX L96 4000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723126461	HYTBA96	Yes
CLX L96 4000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723125915	PAHA20TE	Yes
CLX L96 10000LM SEF FDL MVOLT GZ10 40K 80CRI WH	0091723125922	PHWC70F	Yes
CLX L96 10000LM SEF FDL MVOLT GZ10 50K 80CRI WH	0091723125830	PHYFL35K	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723126160	FAHA25K	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723125892	PHWA2ARL	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723125854	PTTBG20	Yes
CLX L48 5000LM SEF RDL MVOLT GZ10 50K 80CRI WH	0091723126046	PBAGC35K	Yes
CLX L48 4000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723125670	PHYTB8BV	Yes
CLX L96 4000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723125625	PDBTEA3	Yes
CLX L96 10000LM SEF RDL MVOLT GZ10 40K 80CRI WH	0091723125953	PHBCFE8W	Yes
CLX L96 10000LM SEF RDL MVOLT GZ10 50K 80CRI WH	0091723125687	PHYFL35K	Yes

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks marked by a ✓ AUTOMATICALLY

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

TYPE S4



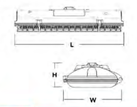
D-Series
LED Surface Canopy

Buy American

Catalog Number
Notes
Type

Specifications

Length: 17-3/4" (451 mm)
Width: 8-1/2" (215.9 mm)
Height: 3-7/16" (87.3 mm)
Weight (max): 16 lbs (7.3 kg)



Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K TSM MVOLT SRM DWHXD

DSXSC LED

Series	LDMs	Drive currents	Color temperature	Distribution	Voltage	Mounting
DSXSC LED	10C (10 LEDs per engine)[1,2]	350 350 mA	30K 3000 K	T5R Type V, emitter up	MVOLT[3] 277[3]	Shipped included
	20C 20 LEDs (two engines)	530 530 mA	40K 4000 K	T5M Type V, medium	120[3] 347[3]	SRM Surface mount (13 inch height feet)
	30C 30 LEDs (three engines)	700 700 mA	50K 5000 K	T5W Type V, wide	208[3] 480[3]	
		1000 1000 mA (1 A)	AMBPC Ambient photocell sensor[4]	T5R Type V, rectangular	240[3]	
				ASY Asymmetric		

Options			Finish
Shipped installed			Shipped separately
PIR	Motion/ambient sensor for 15-30' mounting height, and typical applications: requiring daylight harvesting and 180-degree detection.[5,6]	PIRHFC3V	BDS Field drilled[7]
PIRH	Motion/ambient sensor for 15-30' mounting height.[5,6]	PIRFC3V	
PIRFC3V	Motion/ambient sensor for 8-15' mounting height, and for typical applications requiring daylight harvesting and Title 24 compliance.[5,6]	PIRHFC3VDCR	
		PIRFC3VDCR	
		PIRHFC3VPDT	

Finish	
WH	White
GALVW	Galvanized with white lens end caps
GALVB	Galvanized with black lens end caps
BKB	Matte black
SMGYW	Smoke gray with white lens end caps
SMGYB	Smoke gray with black lens end caps

Accessories

Ordered and shipped separately.

DSXSHCVR Hexor side shield (1 per light engine)
DSXSCSBDTPMHXD Bird shroud for SRM on surface (also easily applied to upside-down)

NOTES

1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AMBPC only available with 120-277V.
4. Designlights Consortium qualified.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fixing (10-20" options).
6. Not with one light engine (10C). Only available with 700mA or 1000mA.
7. Also available as a separate accessory; see Accessories information at left.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. See the electrical section on page 3 for more details.
10. CCT/CRI not available with all PIR options.
11. Dimming driver standard. Available in layouts up to 30'. Not available in 347V, 480V, HVOLT or with PIR options.
12. PIR & PIRFC3V specifies the Acuity Controls ISENSE-2-GEN2 motion/ambient sensor, the PIRH & PIRH3FC3V specifies the Acuity Controls ISENSE-DIM motion/ambient sensor.

Lithonia Lighting
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 •
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DSXSC
Rev. 04/17/21

Performance Data

Lumen Output
Ratings are based on actual photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

LDMs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)						40K (4000 K, 70 CRI)						50K (5000 K, 70 CRI)						AMBPC			
				Lumens	B	U	G	LPW	Zonal Lumens 0-30	Lumens	B	U	G	LPW	Zonal Lumens 0-30	Lumens	B	U	G	LPW	Zonal Lumens 0-30	Lumens	B	U	G
10C	350 mA	39W	T5R	4,127	1	0	1	106	1,651	4,294	1	0	1	110	1,718	4,294	1	0	1	110	1,718	4,294	1	0	1
			T5M	4,262	2	0	1	109	1,705	4,435	2	0	1	114	1,774	4,435	2	0	1	114	1,774				
			T5W	4,396	3	0	1	113	1,758	4,574	3	0	1	117	1,830	4,574	3	0	1	117	1,830				
			T5R	4,127	1	0	1	106	1,651	4,294	1	0	1	110	1,718	4,294	1	0	1	110	1,718				
	530 mA	59W	T5R	6,255	1	0	1	106	2,502	6,508	1	0	1	110	2,603	6,508	1	0	1	110	2,603	6,508	1	0	1
			T5M	6,459	2	0	1	109	2,584	6,720	2	0	1	114	2,688	6,720	2	0	1	114	2,688				
			T5W	6,661	3	0	1	113	2,664	6,931	3	0	1	117	2,772	6,931	3	0	1	117	2,772				
			T5R	6,255	1	0	1	106	2,502	6,508	1	0	1	110	2,603	6,508	1	0	1	110	2,603				
	700 mA	78W	T5R	8,245	2	0	1	106	3,298	8,578	2	0	1	110	3,431	8,578	2	0	1	110	3,431				
			T5M	8,514	2	0	1	109	3,406	8,858	2	0	1	114	3,543	8,858	2	0	1	114	3,543				
			T5W	8,779	3	0	1	113	3,512	9,134	3	0	1	117	3,654	9,134	3	0	1	117	3,654				
			T5R	8,245	2	0	1	106	3,298	8,578	2	0	1	110	3,431	8,578	2	0	1	110	3,431				
	1000 mA	114W	T5R	11,455	2	0	1	100	4,582	11,917	2	0	1	105	4,767	11,917	2	0	1	105	4,767				
			T5M	11,838	2	0	1	104	4,735	12,315	2	0	1	108	4,926	12,315	2	0	1	108	4,926				
			T5W	12,207	3	0	1	107	4,883	12,698	3	0	1	111	5,079	12,698	3	0	1	111	5,079				
			T5R	11,455	2	0	1	100	4,582	11,917	2	0	1	105	4,767	11,917	2	0	1	105	4,767				
20C	530 mA	59W	T5R	6,255	1	0	1	106	2,502	6,508	1	0	1	110	2,603	6,508	1	0	1	110	2,603	6,508	1	0	1
			T5M	6,459	2	0	1	109	2,584	6,720	2	0	1	114	2,688	6,720	2	0	1	114	2,688				
			T5W	6,661	3	0	1	113	2,664	6,931	3	0	1	117	2,772	6,931	3	0	1	117	2,772				
			T5R	6,255	1	0	1	106	2,502	6,508	1	0	1	110	2,603	6,508	1	0	1	110	2,603				
	700 mA	78W	T5R	8,245	2	0	1	106	3,298	8,578	2	0	1	110	3,431	8,578	2	0	1	110	3,431				
			T5M	8,514	2	0	1	109	3,406	8,858	2	0	1	114	3,543	8,858	2	0	1	114	3,543				
			T5W	8,779	3	0	1	113	3,512	9,134	3	0	1	117	3,654	9,134	3	0	1	117	3,654				
			T5R	8,245	2	0	1	106	3,298	8,578	2	0	1	110	3,431	8,578	2	0	1	110	3,431				
	1000 mA	114W	T5R	11,455	2	0	1	100	4,582	11,917	2	0	1	105	4,767	11,917	2	0	1	105	4,767				
			T5M	11,838	2	0	1	104	4,735	12,315	2	0	1	108	4,926	12,315	2	0	1	108	4,926				
			T5W	12,207	3	0	1	107	4,883	12,698	3	0	1	111	5,079	12,698	3	0	1	111	5,079				
			T5R	11,455	2	0	1	100	4,582	11,917	2	0	1	105	4,767	11,917	2	0	1	105	4,767				
30C	700 mA	117W	T5R	12,368	2	0	1	106	4,947	12,867	2	0	1	110	5,147	12,867	2	0	1	110	5,147	12,867	2	0	1
			T5M	12,777	2	0	1	109	5,111	13,288	2	0	1	114	5,315	13,288	2	0	1	114	5,315				
			T5W	13,174	3	0	1	113	5,270	13,701	3	0	1	117	5,480	13,701	3	0	1	117	5,480				
			T5R	12,368	2	0	1	106	4,947	12,867	2	0	1	110	5,147	12,867	2	0	1	110	5,147				
	1000 mA	167W	T5R	17,182	2	0	1	103	6,873	17,875	2	0	1	107	7,150	17,875	2	0	1	107	7,150				
			T5M	17,753	2	0	1	106	7,101	18,466	2	0	1	111	7,386	18,466	2	0	1	111	7,386				
			T5W	18,303	3	0	1	110	7,321	19,035	3	0	1	114	7,614	19,035	3	0	1	114	7,614				
			T5R	17,182	2	0	1	103	6,873	17,875	2	0	1	107	7,150	17,875	2	0	1	107	7,150				

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for average ambient temperatures from 0-40ºC (32-104ºF).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99

Electrical Load

LDMs	Drive Current (mA)	Input Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	39W	0.33	0.19	0.16	0.14	—	—
	530	59W	0.50	0.29	0.25	0.22	—	—
	700	78W	0.66	0.38	0.33	0.29	0.23	0.17
	1000	114W	0.97	0.56	0.48	0.42	0.33	0.24
20C	350	78W	0.66	0.38	0.33	0.29	0.23	0.17
	530	118W	1.00	0.58	0.50	0.44	0.35	0.25
	700	156W	1.32	0.76	0.66	0.58	0.46	0.33
	1000	228W	1.93	1.12	0.97	0.84	0.66	0.48
30C	700	234W	1.98	1.14	0.99	0.87	0.69	0.50
	1000	342W	2.90	1.68	1.45	1.26	0.99	0.72

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a minimum 25°C ambient, per IESNA LM-80-08 and IESNA TM-21 methodology.
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXSC LED 10C 1000			
	1.0	0.97	0.94	0.90
	DSXSC LED 20C 1000			
	1.0	0.95	0.89	0.80
	DSXSC LED 30C 1000			
	1.0	0.98	0.97	0.95

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WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

TYPE SSA



WDGE1 LED
Architectural Wall Sconce

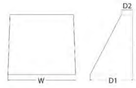
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Catalog Number
Notes
Type

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard/40K, 0°C	Cold/40K, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	10W	10W	Standalone / xSight	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	15W	15W	Standalone / xSight	2,500	3,500	4,500	6,000	—	—
WDGE4 LED	—	—	Standalone / xSight	10,000	16,000	20,000	22,000	25,000	

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K* 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347*	Shipped included SRM Surface mounting bracket ICW Indirect Ceiling Ceiling Washer bracket (for ceiling locations only)** Shipped separately AWS Wildcard architectural wall spacer PBBW Surface-mounted back box (req. left/right conduit entry). Use when there is no junction box available.

Options	Finish
E4WH* Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min.) PE* Photocell, Button Type DS Dual-switching (comes with 2 drivers and 2 light engines, see page 3 for details) DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WSGE4W1.DDBXD WSG2 Stock Architectural Wall Spacer (specify finish)
WSG2 PBBW DDBXD U WSG2 surface-mounted back box (specify finish)

NOTES
1 50K not available in 90CRI.
2 347V not available with E4WH, E4WHL, E2WHC.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Color Temp	2W (150MA, 4000K)				3W (200MA, 4000K)				4W (300MA, 4000K)				6W (450MA, 4000K)				12W (700MA, 4000K)			
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)			
		120V	208V	240V	277V
P1	10W	0.082	0.049	0.043	0.038
	12W	—	—	—	—
P2	15W	0.132	0.081	0.072	0.064
	18W	—	—	—	—

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

System	Pkg Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87 use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

TYPE SSB



WDGE2 LED
Architectural Wall Sconce Visual Comfort Optic

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Catalog Number
Notes
Type

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with xSight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard/40K, 0°C	Cold/40K, -20°C	Lumens	Approximate Lumens (4000K, 80CRI)					
					P2	P3	P4	P5	P6	
WDG1 LED	Visual Comfort	4W	—	—	750	1,200	2,000	—	—	—
WDG2 LED	Visual Comfort	10W	10W	Standalone / xSight	—	1,200	2,000	3,000	4,500	6,000
WDG2 LED	Precision Refractive	10W	10W	Standalone / xSight	700	1,200	2,000	3,200	4,200	—
WDG3 LED	Precision Refractive	15W	15W	Standalone / xSight	—	2,100	3,100	4,500	6,000	—
WDG4 LED	Precision Refractive	—	—	Standalone / xSight	—	12,000	16,000	18,000	20,000	22,800

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1* P2* P3* P4* P5*	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K* 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347* 480*	Shipped included SRM Surface mounting bracket ICW Indirect Ceiling Ceiling Washer bracket (for ceiling locations only)** Shipped separately AWS Wildcard architectural wall spacer PBBW Surface-mounted back box (req. left/right conduit entry). Use when there is no junction box available.

Options	Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min.) E10WCR Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min.) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min.) PE* Photocell, Button Type DS* Dual-switching (comes with 2 drivers and 2 light engines, see page 3 for details) DMG* 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Standalone Sensors/Controls (only available with FSM 7/5/4 & P5/4K)

P5S	Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for sensor switched locations with external dusk-to-dawn switching.
P5SW	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for sensor switched locations with external dusk-to-dawn switching.
P5SWFCSV	Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk-to-dawn operation.
P5SWHFCSV	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk-to-dawn operation.

Networked Sensors/Controls (only available with FSM/FSW P5S)

NETGUIDE P5S	xSPACE Wireless enabled Bi-level motion/ambient sensor for 8-15' mounting height.
NETGUIDE P5SW	xSPACE Wireless enabled Bi-level motion/ambient sensor for 15-30' mounting height.

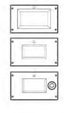
Emergency Drivers also Available

Accessories

Ordered and shipped separately.

WSG4W1.DDBXD WSG2 Stock Architectural Wall Spacer (specify finish)
WSG2 PBBW DDBXD U WSG2 surface-mounted back box (specify finish)

NOTES
1 PE, PS not available with sensors/controls. Sensors/controls only available with FSM/FSW P5SW and FSWX.
2 50K not available in 90CRI.
3 347V and 480V not available with E4WH, E10WCR, E20WC or sensors/controls.
4 DS option not available with E4WH, E10WCR, E20WC or sensors/controls.
5 DMG option not available with sensors/controls.
6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
7 Not qualified for DLC. Not available with emergency battery backup, sensors/controls.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Red. Type	2W (150MA, 4000K)				3W (200MA, 4000K)				4W (300MA, 4000K)				6W (450MA, 4000K)				12W (700MA, 4000K)			
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,015	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,988	129	1	0	0	3,095	134	1	0	0	3,199	138	1	0	0	3,332	139	1	0	0	3,326	139	1	0	0
		VW	2,983	132	1	0	0	3,091	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,572	126	1	0	1	4,483	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	46W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	208V	240V	277V	347V	480V
P1 / P1SW	10W	0.082	0.049	0.043	0.038	—	—
	11W	—	—	—	—	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	—	—
	18W	—	—	—	—	0.056	0.041
P3 / P3SW	27W	0.195	0.114	0.100	0.088	—	—
	26W	—	—	—	—	0.079	0.058
P4	37W	0.302	0.175	0.152	0.134	—	—
	39W	—	—	—	—	0.113	0.086
P5	48W	0.434	0.249	0.211	0.184	—	—
	52W	—	—	—	—	0.137	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

System	Pkg Type	Lumens
E4WH	VF	646
	VW	647
E10WCR	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,911

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative Lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.03
10°C	1.02
20°C	1.01
25°C	1.00
30°C	0.99
40°C	1.04°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87 use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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TYPE SBA/SBB

ANP Lighting — Specifications W520

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____



W520 LED

Weight: 2.5 lbs

Catalog Logic: W520 -M024LDD_W_40K- RTCW - E6 -100GLCL- PC - 41 -UNV
(Light Engine · Voltage · Distribution · CCT · Color Finish · Mounting · Glass & Guard · Accessories · Finish · Voltage)

Catalog Number: W520 - ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ - UNV

1 LIGHT SOURCE & WATTAGES

M012LDW	(12w, 758 lumen, Cree module) Integral driver, 120V, TRIAC Dimming & nano-distribution only.
M009LDD	(9w, 950 lumen, Cree module)
M018LDD	(18w, 1900 lumen, Cree module)
M018LDD	(18w, 2000 lumen, Cree module)
M024LDD	(24w, 3000 lumen, Cree module)

2 DISTRIBUTION

W (TS Wide Distribution with Dome LED Lens)
N* (TS Narrow Distribution with Flat LED Lens)

****Use in narrow only, select "N".**

3 COLOR TEMPERATURE (CCT)

27K (2700K)
30K (3000K)
35K (3500K)
40K (4000K)

4 DRIVER HOUSINGS*

NA (Housing not required for TCw)

Wall Mount Options
Choose Arm in Box 5

RTCW (Driver Housing for Wall only (6 arms) 6 1/2" OD x 5 5/8" H)
SRTCW (Smooth Driver Housing for Wall only (9 arms) 6" OD x 2 7/8" H)
RTCWDW (Driver Housing/No Spun Cover for Wall only (6 arms) 5 7/8" OD x 2 5/8" H)

Cord Mount Options
Choose Cord Style in Box 5

CRO-RTCC (Driver Housing for Cord only; 5 1/2" OD x 5 5/8" H)
CRO-SRTCC (Smooth Driver Housing for Cord only; 6" OD x 2 7/8" H)
CRO-RTCNCC (Driver Housing/No Spun Cover for Cord only; 5 7/8" OD x 2 5/8" H)

Slip Fitter Mount Options
Choose Cord Style in Box 5

SSC-RTCC (Driver Housing for 5/8 CableCord only; 6 1/2" OD x 5 5/8" H)
SSC-SRTCC (Smooth Driver Housing for 5/8 CableCord only; 6" OD x 2 7/8" H)
SSC-RTCNCC (Driver Housing/No Spun Cover for 5/8 CableCord only; 5 7/8" OD x 2 5/8" H)

Stem Mount Options
Choose Stem Size in Box 5

ST-RTCC (Driver Housing for Stem only; 6 1/2" OD x 5 5/8" H)
ST-SRTCC (Smooth Driver Housing for Stem only; 6" OD x 2 7/8" H)
ST-RTCNCC (Driver Housing/No Spun Cover for Stem only; 5 7/8" OD x 2 5/8" H)

Emergency Backup Housing Options
Choose Cord Style in Box 5

CRO-DCCEM (Emergency Ballast Housing for Cord only; 5" OD x 1 1/2" H)
ST-DCCEM (Emergency Ballast Housing for Stem only; 12" OD x 4 1/2" H)
SSC-DCCEM (Emergency Ballast Housing for 5/8 CableCord only; 5" OD x 10" H)

Choose Cord Style in Box 5.

*Cord or Wire Guard finish will match fixture finish.
*Driver Housings Bolish will match fixture finish.

5 MOUNTING SOURCES*

Arm Mounts
E3 E4 E6 E8 E9 E10 E11 E12 E16 E25

Wall Mounts
WM04 WM74 WM217

Post Mounts
PM10 PM20 PM30 PM40 PM50 PM210

Cord Mounts
Color & Style
(See page 5 for color/paint style)

SJT Cord
BLC (B/ Black SJT Cord)
WHC (W/ White SJT Cord)

Solid Fabric Colored Cords

BLSF (B/ Black)
ORSF (O/ Orange)
GYSF (G/ Grey)
LGSF (L/ Lime Green)
CHSF (C/ Chocolate Brown)
KGSF (K/ Kelly Green)
WHSF (W/ White)
CBSF (C/ Cobalt Blue)
CASF (C/ Cardinal)
SBSF (S/ Sky Blue)

Patterned Fabric Colored Cords

BWHPF (B/ Black/White Houndstooth)
BWPF (B/ Brown/Ivory Houndstooth)
GYCPF (G/ Grey/Citrus Yellow)
MOSPF (M/ Magenta/Orange Stripe)
NWTPF (N/ Navy Mini Tweed)

Glossy Fabric Colored Cords

GMGF (G/ Gun Metal)
SSGF (S/ Sterling Silver)
CPGF (C/ Copper Penny)
BRGF (B/ Bronze)
GOGF (G/ Gold)

Stem Mounts

12" (13-5/8" OD) High Stems	24" (1" OD) Rigid Stems
3S7S 3S7U 3S7S	3S7S 3S7U 3S7S
3S72A 3S72C 3S74	3S72A 3S72C 3S74
3S75D 3S77J 3S79S	3S75D 3S77J 3S79S

*Arm mounts, Wall mounts or Stem finish will match fixture finish.

6 GLASS & GUARD*

Up to 24w MAX

1006GLCL (Clear Glass)
1006GLFR (Frosted Glass)
1006GLPR (Prismatic Glass)
1006GLCLGP (Clear Glass & Small Wire Guard)
1006GLFRGP (Frosted Glass & Small Wire Guard)
1006GLPRGP (Prismatic Glass & Small Wire Guard)
1006GLCLGPC (Clear Glass & Cast Guard)
1006GLFRGPC (Frosted Glass & Cast Guard)
1006GLPRGPC (Prismatic Glass & Cast Guard)
1006GLGP (Small Wire Guard with No Glass)
1006GLGPC (Cast Guard with No Glass)

*Cast or Wire Guard finish will match fixture finish.

7 ACCESSORIES*

*EMG-LED06 (6w, LED Emergency Driver, remote placement, Cree module only. Not applicable for 12w LED)
MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED10 (10w, LED Emergency Driver, remote placement, Cree module only. Not applicable for 12w LED)
MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED15 (15w, LED Emergency Driver, remote placement, Cree module only. Not applicable for 12w LED)
MUST CHOOSE DCCEM CANOPY IN BOX 4.
*EMG-LED20 (20w, LED Emergency Driver, remote placement, Cree module only. Not applicable for 12w LED)
MUST CHOOSE DCCEM CANOPY IN BOX 4.
GR20 (20" Wire Grid)*
PC (Button Photo Cell) Remote Only
SC (Shroud for Arms)**
SLC (Slotted Ceiling Mount Canopy; 20" Max)**
SQ (Square Black Holes)**
SWL (Adjustable Locking Swivel)**
TBK (Turn Bucket Kit)**

*For Emergency lumen output data; see Resources section at www.ANPlighting.com.
**Accessory finish will match fixture finish.

8 FINISHES

*Marine Grade Finish has an additional charge

Standard Colors	Number	Marine Grade*	Premium Colors	Number	Marine Grade*
Aspen Green	10	10M	Alpine Green Black	01	01M
Carmelwood	11	11M	Arctic Silver	14	14M
Lilac	12	12M	Candy Apple Red	54	54M
Putty	13	13M	Cornell Blue	60	60M
Raw Unfinished	49	NA	Dusome	66	66M
Black	41	41M	Buttonwood	67	67M
Forest Green	42	42M	Black Silver	68	68M
Bright Red	43	43M	Cityscape Gray	69	69M
White	44	44M	Mayan Gold	70	NA
Bright Blue	45	45M	Textured Desert Stone	80	80M
Sunny Yellow	46	46M	Extreme Chrome	81	81M
Aqua Green	47	47M	Graystone	82	82M
Goldenrod	48	NA	Oil Rubbed Bronze	83	83M
Navy	58	58M	Carbon Graphite	96	96M
Anti-Vandal Bronze	91	51M			
Patina Verde	52	52M			
Copper Clay	53	53M			
Silver	56	56M			
Black Vanilla	61	61M			
Painted Chrome	78	75M			
Painted Copper	71	71M			
Textured Black	72	72M			
Matte Black	73	73M			
Textured Anthracite	76	76M			
Textured White	77	77M			
Textured Silver	78	78M			

Consult Factory for additional paint charges and availability.

9 VOLTAGE

UNV (120-277)

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1-800-548-3227
ANPlighting.com
64XXLXXXX

TYPE SBA/SBB (CONT.)

ANP Lighting — Specifications W520

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____

LED MODULE SPECIFICATIONS

LED	CCT	Typical Lumicon Flux	System Wattage	Typical Efficacy
9W	2700K	850	11W	97
	3000K	900	11W	97
	3500K	850	11W	97
	4000K	850	11W	97
10W	2700K	1250	12W	125
	3000K	1250	12W	125
	3500K	1250	12W	125
	4000K	1250	12W	125
12W	2700K	750	12W	63
	3000K	750	12W	65
	3500K	750	12W	65
	4000K	750	12W	65
16W	2700K	2000	19W	125
	3000K	2000	19W	125
	3500K	2000	19W	125
	4000K	2000	19W	125
24W	2700K	3000	29W	125
	3000K	3000	29W	125
	3500K	3000	29W	125
	4000K	3000	29W	125

MODULE SPECIFICATION:

- Efficacy 65-125 Lumens per watt
- Life: L70 50,000 hours
- Color temp: 2700K, 3000K, 3500K and 4000K
- CRI: >90.

MODULE DRIVER SPECIFICATION:

- Input Voltage: 120-277 Volts; 50/60Hz
- Dimmable down to 1%
- 0-10V, TRIAC and ELV dimming protocols are standard. (12w is 120v and TRIAC dimming only)
- Output Current: Constant Current, 440mA to 940mA (model dependent)
- Driver Efficiency > 80%; Power Factor > 0.9
- Integral Surge Protection in conformance to ANSI C62.41 Category A.

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL

WARRANTY

See www.ANPlighting.com for complete fixture warranty.
LED warranty information:
- 5 year limited warranty*
*Limited Warranty: A typical year is defined as 4380 hours of operation

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ANP Lighting — Specifications W520

Project: _____
Fixture Type: _____ Quantity: _____
Customer: _____

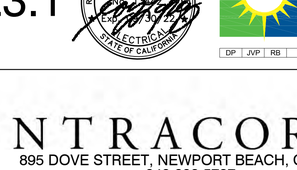
ARM MOUNTS | Dimensions are Projection x Height | CB included with all arms | Arm with match fixture finish



WALL MOUNTS | Dimensions are Projection x Height | **POST MOUNTS** | Dimensions are Projection x Height



ACCESSORIES



Driver Housings



GLASS & GUARDS

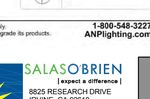
UP TO 24W MAX

Glass Legend: CL = Clear FR = Frosted PR = Prismatic
10B = Clear 20B = Frosted

Glass Only (6 1/2" H X 4 1/8" W)



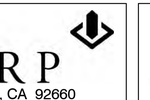
Glass with Cast Guard (7 1/2" H X 4 1/8" W)



Glass with Wire Guard (7 1/2" H X 4 1/8" W)



Guards Only (7 1/2" H X 4 1/8" W)



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64XXLXXXX

E3.1

REGISTERED PROFESSIONAL ENGINEER ROYAL J. DIETZ Exp. 6-30-22 ELECTRICAL STATE OF CALIFORNIA

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#2021-03779/P21034
04-19-22
www.salasobrien.com
E-Mail mail@ombengrs.com

DP | JVP | RB

SITE LIGHTING FIXTURE CUTSHEETS

NWC CKR & WILDOMAR TR WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

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949.293.5737

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144 N. ORANGE STREET, ORANGE, CA 92866
714.639.9860

SAGE INVESTCO
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.

TYPE S7

PRIMUS

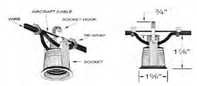
DECOSTRING SERIES

LED / INCANDESCENT

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PROJECT:
TYPE:



SOCKET, WIRE & CABLE DETAILS

Decostrings are a perfect accent lighting solution to add a personal ambience to patios, courtyards, atriums, restaurants, amusement parks and any open area. The "festoon" lighting system is typically strung between two anchorage points with optional intermediary support and electrically fed from one end. The sockets can be either symmetrically spaced or randomly spaced to suit the application. Optional shades, guards and lenses complete the architectural design.

SPECIFICATIONS

LAMPHOLDER	Black phenolic, medium base UL weatherproof with hook for optional mounting.
WIRE	12/2 G. Black flexible wire rated for 25A max. uv rated for outdoor use and long lasting.
SUPPORT CABLE	1/16" aircraft catenary cable supports the system, 480# test. Heavier cable available. (*See Page 7*)
LAMPS	LED and incandescent medium base A, G or S style lamps. (*See Page 3 for Lamp Options*)
ACCESSORIES	Optional brass, aluminum and acrylic shades. (*See Page 4 & 5 for Shade Options*) Consult factory for custom shades not shown in catalog.
GUIDELINES	Many ways to install and create a design. (*See Page 6 & 7*)
PHOTOMETRY	Bare lamp and shielded "BUG" rated JIES files available. (*See Page 8*) (Consult Factory or Visit Website)
CERTIFICATION	ETL listed for dry or wet and permanent installation. E201431 MADE IN THE USA
VOLTAGE	120V system (1920 watts max load). No driver or transformer required. (Consult Factory for 12V/24V)
DIMMING	Dimmable down to 10% with leading or trailing edge type dimmers.

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DRY DSW WET	12 12'O/C 18 18'O/C 24 24'O/C 36 36'O/C 48 48'O/C (OTHER, SPECIFY)	120 120V	SELECT FROM LAMP PAGE 3	OPTIONAL SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	STK STANDARD KIT TDK TURN BUCKLE KIT (SEE PAGE 7)	(SPECIFY)

PRIMUS

DECOSTRING LAMPS

LED / INCANDESCENT

LED FILAMENT STYLE LAMPS



STOCK
PLED-S14F-2/4K-150
PLED-S14F-2/7K-150
FROSTED-CONSULT FACTORY
1.5W | 150L



STOCK
PLED-G16.5F-3.5W-2/4K
PLED-G16.5F-3.5W-2/7K
3.5W | 325L

PLED-G16.5F-2W-2/4K
PLED-G16.5F-2W-2/7K
2W | 200L



A19, B, A19
CONSULT FACTORY
SPECIAL ORDER
(SUBJECT TO AVAILABILITY)



S14F VARIOUS COLORS
CONSULT FACTORY SPECIAL ORDER
(SUBJECT TO AVAILABILITY)



G25
CONSULT FACTORY
SPECIAL ORDER
(SUBJECT TO AVAILABILITY)

** NOTE: LED LAMPS DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.*

INCANDESCENT LAMPS



LF
A15 CLEAR 120V 15W
LT
A15 CLEAR 120V 25W



LS
S14 CLEAR 120V 11W
COLORS AVAILABLE



LH-CL
G16.5 CLEAR 120V 25W
LH-WH
G16.5 WHITE 120V 25W



LG
S11 CLEAR 120V 7.5W
COLORS AVAILABLE

FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.
PHOTOMETRY: BARE LAMP AND SHIELDED "BUG" RATED IES FILES AVAILABLE - CONSULT FACTORY

TYPE S8

HYDREL

CATALOG NUMBER
NOTES
TYPE



HSL13

Static White and Static Color Step Light 13

HIGHLIGHTS

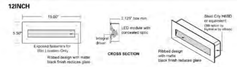
- Integral Driver
- Long throw distribution
- Standard 0-10V dimming option
- Die-cast housing with solid aluminum, brass, or stainless steel faceplate
- Wet location listed
- Back Box providec by Hydrel or by others

5 YEAR WARRANTY

Buy American

DIMENSIONS

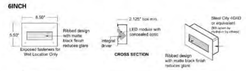
12INCH



9INCH



6INCH



3INCH



LUMEN PACKAGES

Distribution	Delivered Lumens	Input Watts	Lumens/ Watt
3INCH	87	3	29
6INCH	196	5	36
9INCH	299	8	37
12INCH	386	11	37

Performance data tested upon 30K LED

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Phone: 800-705-SERV (7378) • www.hydrel.com

ORDERING INFORMATION

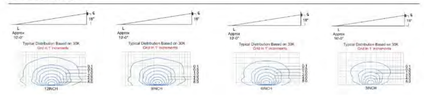
EXAMPLE: HSL13 3INCH LED 27K MVOLT L MINS BRB

Series*	Length*	Source*	Color Temperature*		Voltage*	Distribution*
HSL13 Step Light 13	3INCH 3" Nominal Length 6INCH 6" Nominal Length 9INCH 9" Nominal Length 12INCH 12" Nominal Length	LED	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	AMBPC Amber BLU Blue GRN Green RED Red CYN Cyan RDO Red-Orange	MVOLT Multi-Volt 120V thru 277V	L Long Throw

Dimming Optional	OPTION	Finish*
MINS Dimming Driver	BB Back Box Note: Include BB if you need a back box, otherwise back box is by others.	BRB Brushed Brass BBP Brushed Brass Paint BNSS Brushed Stainless Steel LBPS Light Bronze Paint Smooth PBR Polished Brass PSS Polished Stainless Steel SGB Semi Gloss Black SOW Semi Gloss White CF Custom Finish KALTRO Kal Paint Finishes Note: KALTRO for ordering only, replace with applicable RAL, Matthews, Sherwin Williams, or Benjamin Moore color for application intended. Custom paint may void Hydrel product's cULus certified paint.

Note: * is a required field

PERFORMANCE DATA



Expected Life: Static White LED: L70 @ 60,000 hours
Static Color LED: L70 @ 60,000 hours

Lumen Multiplier Table for CCT

CCT	Multiplier
27K	0.963
30K	1.000
35K	1.218
40K	1.153
50K	1.298

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TYPE S9

LINEAR ONE EXTERIOR

ACCLAIM LIGHTING



bin-one
ams

Client:
Project:
Type:
Order Code:
Quantity:

With **Linear One,** we set out to produce a series that works with your vision instead of crowding it. Acclaim Lighting continually strives for simple goals during the design process: be useful, stay out of the way, and function wonderfully. Creativity begins with great design and Linear One is streamlined to work for you. We meticulously craft linear lights that install with no visible cables and create the clutter-free space your work deserves. This means that subtlety enhances your aesthetic as Linear One remains hidden while serving as the powerhouse behind your visual creation. Refined to work with your creativity, Linear One provides end-to-end modular functionality that adapts to your needs and never works against them. Acclaim Lighting is motivated by the passion of its users and strives to produce the very best solutions in architectural lighting. We create beautiful products that work for creativity.

SPECIFICATIONS

Colors	2700K, 3000K, 3500K, 4000K (80 CRI or 90 CRI available), Red, Green, Blue, Amber
Beam Angles	10 x 10 , 30 x 30 , 60 x 60 , 100 x 100 , 10 x 25 , 10 x 40 , 10 x 70 , 30 x 60 , 40 x 70 Asymmetric (60 x 60 + 20 tilt), Batwing (split 10 x 40 or 40 x 70)
Housing Lengths	1' (304.8mm), 4' (1219.2mm)
Control	0-100% dimming via internal 0-10V driver, DMX via optional UDM, wireless via optional Aria
Max Fixtures in Series	80' (24m)
Power Consumption	**1':** 12W, **4':** 48W
Operating Voltage	100-277VAC, 50/60 Hz
Lumen Maintenance	L70 @ 150,000 hours (25 C)
Mounting	90 mounting bracket included, flat mounting bracket optional
Finish	Silver / finished aluminum, marine and natatorium environment capability standard.
Material	Aluminum body - Type III hard coat anodized, polycarbonate lens
Ambient Operating Temperature	-40 F to 131 F (-40 C to 55 C)
IP Rating	IP66, wet location - marine environment housing standard
IK Rating	IK10, protection against 5 joule impact (40cm distance)
Fixture Connectors	IP66 End to end multi-pin connection cables included
Warranty	5 Years, limited
Weight	**1':** 2.4 lbs, **4':** 9.7 lbs
Dimensions	**L:** 12" / 48" **W:** 2.12" **H:** 3.39" (L: 305 / 1220 W: 54 H: 86.2mm)
Certifications	ETL, CE

LINEAR ONE EXTERIOR
ACCLAIM LIGHTING

ORDER CODES

* indicates special order

LNE# - COL# - OPT#

Optics:
C = 10 x 10
G = 30 x 30
L = 60 x 60
K = 100 x 100
M = 10 x 40
N = 10 x 25
R = 10 x 60
Q = 30 x 60
S = 40 x 70
T = Asymmetric WallWash (60 x 60 + 20 tilt)
V = Batwing (split 10 x 40)
W = Batwing (split 40 x 70)

Color & CRI:
A = 2700K, 80 CRI
C = 3000K, 80 CRI
D = 3500K, 80 CRI
E = 4000K, 80 CRI
F = 2700K, 90 CRI*
G = 3000K, 90 CRI*
H = 3500K, 90 CRI*
J = 4000K, 90 CRI*
K = Red
L = Green
M = Blue
N = Amber

Length:
A = 1'
D = 4'

RELATED COMPONENTS

Feed Cables



LNFC10
10' Feed Cable for Linear One Exterior
Multi-pin connector to bare wire AC + 0-10V

LNFC50
50' Feed Cable for Linear One Exterior
Multi-pin connector to bare wire AC + 0-10V

Link Cables



LNLC0
6" Link Cable for Linear One Exterior
Multi-pin connector to multi-pin connector, use for curved runs

LNLC1
1' Link Cable for Linear One Exterior
Multi-pin connector to multi-pin connector

LNLC5
5' Link Cable for Linear One Exterior
Multi-pin connector to multi-pin connector

LNLC10
10' Link Cable for Linear One Exterior
Multi-pin connector to multi-pin connector

TYPE S9 (CONT.)

LINEAR ONE EXTERIOR
ACCLAIM LIGHTING

RELATED COMPONENTS

Optional Mounting Accessories



LNMT1
1' mounting track for Linear One
Aluminum profile, screws not included

LNMT4
4' mounting track for Linear One
Aluminum profile, screws not included



LNEB1
1' extender bar for Linear One
Aluminum body, screws not included

LNEB2
2' extender bar for Linear One
Aluminum body, screws not included

LNEB3
3' extender bar for Linear One
Aluminum body, screws not included



LNFMB
Flat Mounting Bracket for Linear One
2 pcs required per fixture, factory fitted option

Optional Beam Accessories



LNEGS1
1' single sided glare shield for Linear One Exterior

LNEGS4
4' single sided glare shield for Linear One Exterior



LNELV1
1' full louver for Linear One Exterior (use 4 pcs. for 4' fixture)

LINEAR ONE EXTERIOR
ACCLAIM LIGHTING

DIMENSIONS

PHOTOMETRICS

80 CRI Versions, 10 x 10 , 1'

Color	Lumens(per foot)	Max Candela	Efficacy (l/pw)	CRI	TM30
2700K	739	5643	63	81.1	81.2
3000K	788	6291	67	82.8	81.3
3500K	772	5897	66	84.3	82.6
4000K	770	5790	65	85.4	83.2

90 CRI Versions, 10 x 10 , 1'

Color	Lumens(per foot)	Max Candela	Efficacy (l/pw)	CRI	TM30
2700K	574	4377	49	90.6	93
3000K	544	3844	47	91	89.2
3500K	568	4012	48	92.8	88.7
4000K	579	4103	48	90.1	90

E3.2

REGISTERED PROFESSIONAL ENGINEER
ROY L. PEDERSEN
No. E-19130
ELECTRICAL
STATE OF CALIFORNIA

SALASOBRIEN
| expect a difference |
8825 RESEARCH DRIVE
IRVINE, CA 92618
TEL: (949) 753-1553

#2021-03779/P21034
04-19-22
www.salasobrien.com
E-Mail mail@combengrs.com

DP | JVP | RB

SITE LIGHTING FIXTURE CUTSHEETS

NWC CKR & WILDOMAR TR
WILDOMAR, CA

GKPA PROJECT #21108.01
21 APRIL 2022

INTRACORP
895 DOVE STREET, NEWPORT BEACH, CA 92660
949.293.5737

EE

AO Architecture. Design. Relationships.
144 N. ORANGE STREET, ORANGE, CA 92866
714.639.9860

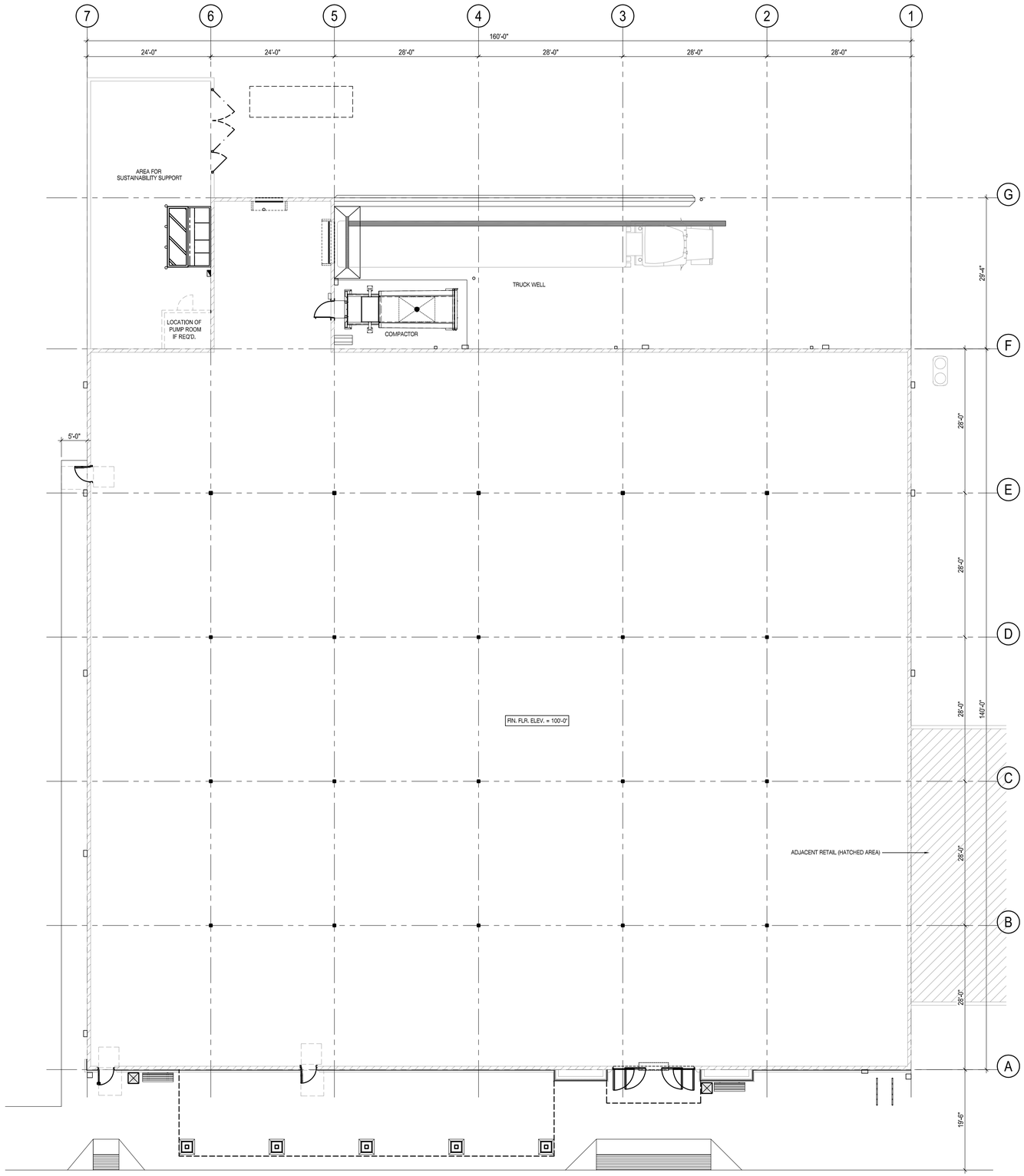
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3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.6100

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720
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WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

Last saved by ramon.benjamin Layout1 P:\2021\2021-03779\Cad\1_ENTITLEMENT\P21034_E32.dwg 11/23/2021 11:44
Last plotted by ramon.benjamin Layout1 P:\2021\2021-03779\Cad\1_ENTITLEMENT\P21034_E32.dwg 04/19/2022 15:53



PRELIMINARY FLOOR PLAN

SCALE: 3/32" = 1'-0"

1

62931034

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brr
ARCHITECT OF RECORD: MARIAH B. MEYER
8131 METCALF AVENUE, SUITE 550, OVERLAND PARK, KANSAS 66204

SPROUTS
FARMERS MARKET
WILDOMAR, CA 92595

SPROUTS FARMERS MARKET
BUILD TO SUIT (NBTS)
WILDOMAR, CA (#462)

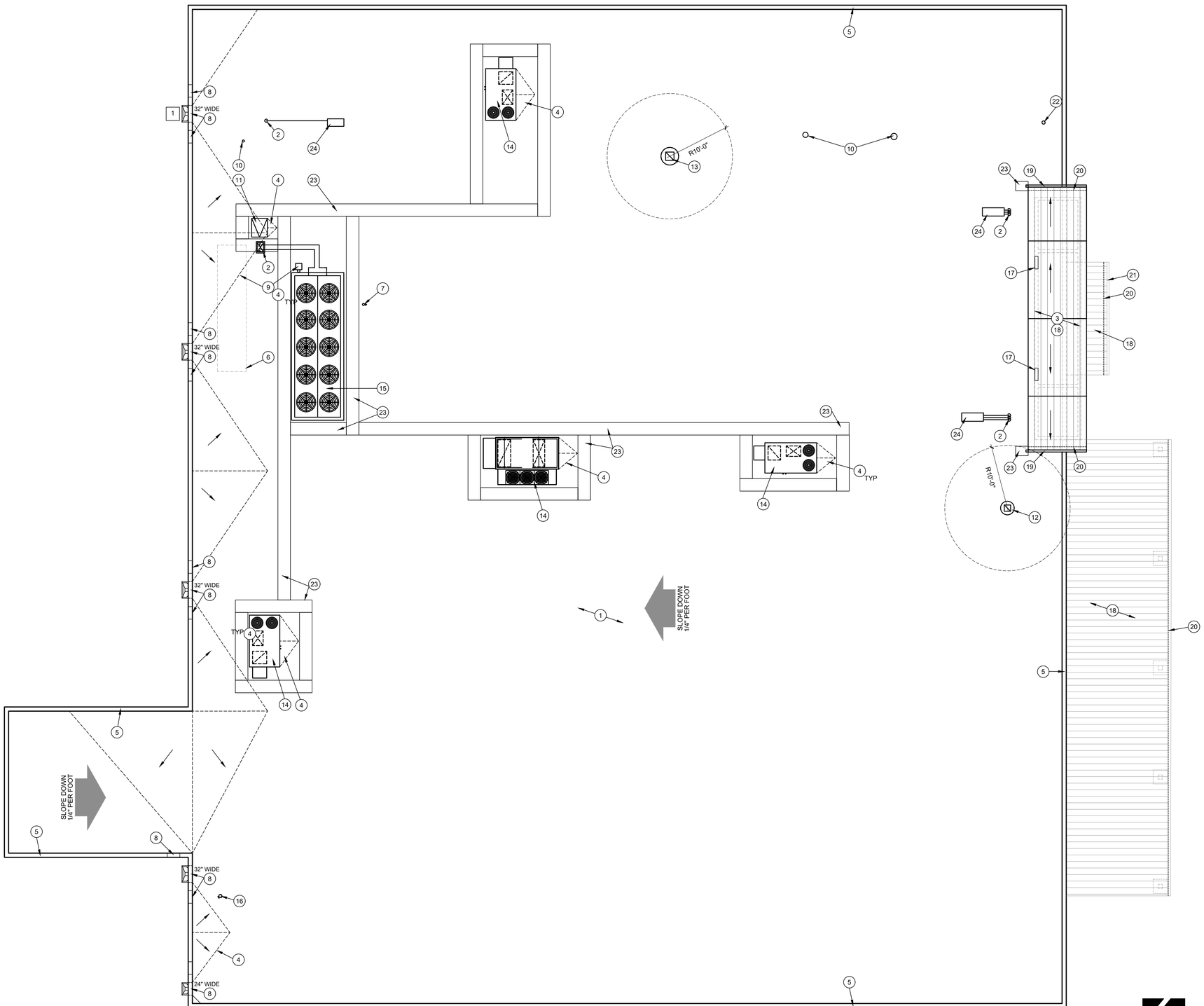
PRELIMINARY FLOOR PLAN

DATE:	04-18-22
DRAWN BY:	MMM
CHECKED BY:	
SCALE:	AS NOTED
PROJECT NUMBER:	62931034

SHEET:
PA1.0

REV:

NORTH



KEYNOTES:

1. CLASS 'A' SINGLE PLY T.P.O. ROOF WITH R-30 INSULATION ON METAL ROOF DECK. REF SPECS.
2. PROVIDE OPENING IN ROOF FOR REFRIGERATION LINES
3. TOWER STRUCTURE SHOWN DASHED BELOW.
4. ROOF CRICKET, WOOD FRAME OR RIGID INSULATION FOR 1/4" PER FOOT SLOPE MINIMUM.
5. 24 GAUGE METAL FLASHING AT PARAPET - PAINT.
6. LINE OF REFRIGERATION RACKS BELOW.
7. HOSE BIB 6" ABOVE FINISH ROOF.
8. PRIMARY SCUPPER (SEE PLAN FOR SIZE) & 24" ADJACENT OVERFLOW SCUPPER.
9. WEATHER STATION BY REFRIGERATION CONTRACTOR. VERIFY LOCATION WITH REFRIGERATION DRAWINGS.
10. FLUE / VENT THRU ROOF. MIN. 2'-0" FROM PARAPET, 10'-0" FROM AIR-INTAKE ON HVAC UNITS.
11. ROOF ACCESS HATCH AND LADDER.
12. RESTROOM EXHAUST FAN.
13. ONE HOUR FIRE RATED EXHAUST HOOD DUCT SHAFT ENCLOSURE.
14. HVAC UNIT. FOR CURB.
15. REFRIGERATION EQUIPMENT ON ROOF. FOR LEVEL STEEL PLATFORM.
16. COMBUSTION AIR INTAKE.
17. LOUVERED ACCESS PANEL AT BACK OF TOWER.
18. STANDING SEAM METAL ROOF ON (2) LAYER 30# FELT ON EXTERIOR SHEATHING OVER METAL FRAMING.
19. 4" x 4" BOX SHAPE, METAL GUTTER WITH 2" DIAMETER DOWNSPOUT. INCLUDE SPLASH GUARD AT ROOF, INSTALLED DIRECTLY UNDER DOWNSPOUT.
20. SNOW GUARD RAILS (IN ZONES 4 AND COLDER) ON STANDING SEAM ROOF WITH TABS EXTENDING DOWN BETWEEN RAISED SNAP-LOCK SEAMS.
21. 4" x 4" BOX SHAPE, METAL GUTTER. INSTALL LEVEL AND PROVIDE DRAINAGE HOLE AT THE BOTTOM OF EACH END.
22. COMMUNICATION ANTENNA; G.C. TO PROVIDE 2" CONDUIT, PULL STRING AND WEATHER PROOF ROOF JACK FOR COAT CABLE.
23. WALKWAY PADS TYPICAL.
24. CONDENSING UNIT. REF MECHANICAL.

GENERAL NOTES:

1. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL NOTES AND DETAILS.
2. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ARCHITECTURAL DRAWINGS.
3. ALL EQUIPMENT ON ROOF TO BE MOUNTED ON LEVEL CURBS.
4. ALL VENT LOCATIONS TO BE COORDINATED WITH PLUMBING AND MECHANICAL DRAWINGS.
5. EXHAUST FANS AND VENTS TO BE LOCATED A MINIMUM OF 10'-0" FROM HVAC INTAKE. VERIFY ALL LOCATIONS WITH PLUMBING AND MECHANICAL DRAWINGS.
6. ALL MECHANICAL DUCT DROP LOCATIONS DIMENSIONED TO CENTER OF HVAC OPENING. VERIFY EXACT LOCATION. INTENT OF LAYOUT IS TO ALIGN EDGE OF CURB ON STRUCTURAL PURLIN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. MECHANICAL SUBCONTRACTOR TO COORDINATE INSTALLATION AND ACCEPTANCE OF PREFABRICATED CURBS AND PENETRATIONS WITH ROOF MEMBRANE SUBCONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, NAILING, ETC. AS NECESSARY FOR A WATERTIGHT AND WATERPROOF BUILDING.
8. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY, COORDINATE AND / OR INSTALL ALL ADJACENT AND / OR RELATED FLASHING, BLOCKING, NAILERS, CRICKETS, ETC. NECESSARY FOR THE COMPLETE INSTALLATION OF THE ROOF MEMBRANE WHICH IS REQUIRED FOR A COMPLETE, WARRANTED, WATERTIGHT, WATERPROOF INSTALLATION.
9. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY HEIGHT ELEVATION OF ROOF DECK AND ENTRY GABLE WITH STRUCTURAL DRAWINGS.
10. ROOF PENETRATIONS TO BE MINIMUM 2'-0" FROM EDGE OF ROOF OR PARAPETS.
11. GENERAL CONTRACTOR TO PROVIDE ONE (1) 3/4" CONDUIT FOR MUZAK COAXIAL CABLE PENETRATION. VERIFY EXACT LOCATION WITH SPROUTS. (LOCATE, CLOSE AS POSSIBLE, TO MANAGER'S OFFICE).
12. WOOD BLOCKING UNDER MANUFACTURED CURBS IS TO BE FLUSH WITH TOP OF RIGID (ROOF) INSULATION (MINIMUM) AND IS TO BE FLAT AND LEVEL. PROVIDE 5 1/2" MINIMUM WIDTH FRAMING AS NECESSARY FULL PERIMETER OF OPENING.
13. GENERAL CONTRACTOR TO PROVIDE WALKWAY PADS AROUND ALL ROOFTOP EQUIPMENT WITH A CONNECTED PATH LEADING TO THE ROOF HATCH.

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SPROUTS FARMERS MARKET
WILDOMAR, CA 92595

SPROUTS FARMERS MARKET
BUILD TO SUIT (NBTS)
WILDOMAR, CA (#462)

PRELIMINARY ROOF PLAN

DATE:	04-18-22
DRAWN BY:	MMM
CHECKED BY:	XX
SCALE:	
PROJECT NUMBER:	62931034

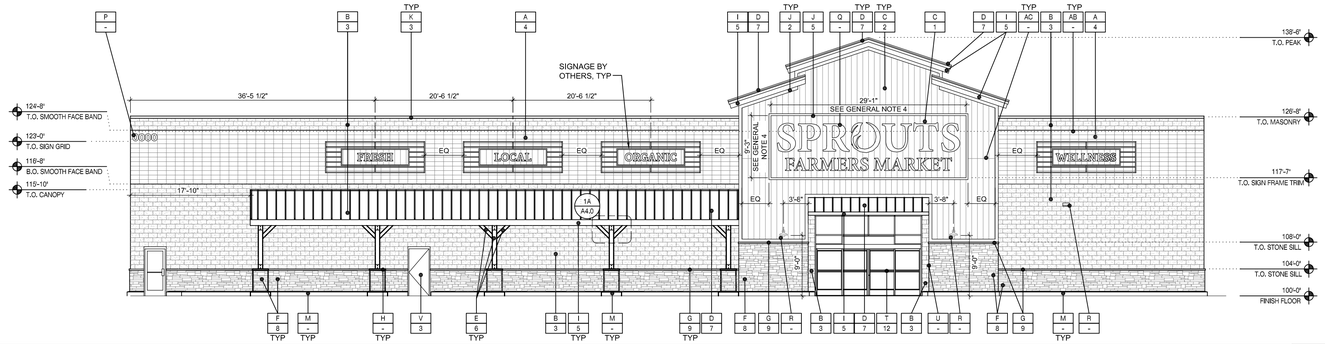
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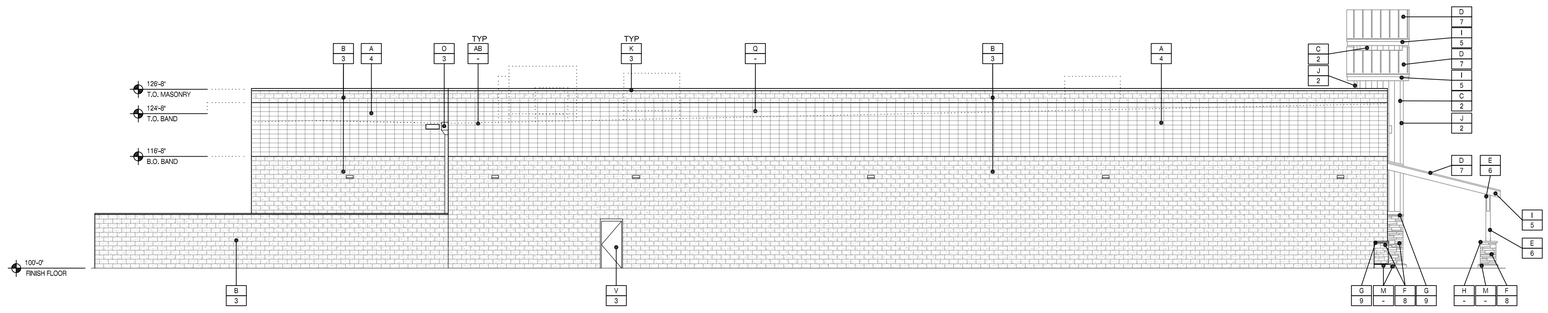
PRELIMINARY ROOF PLAN

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

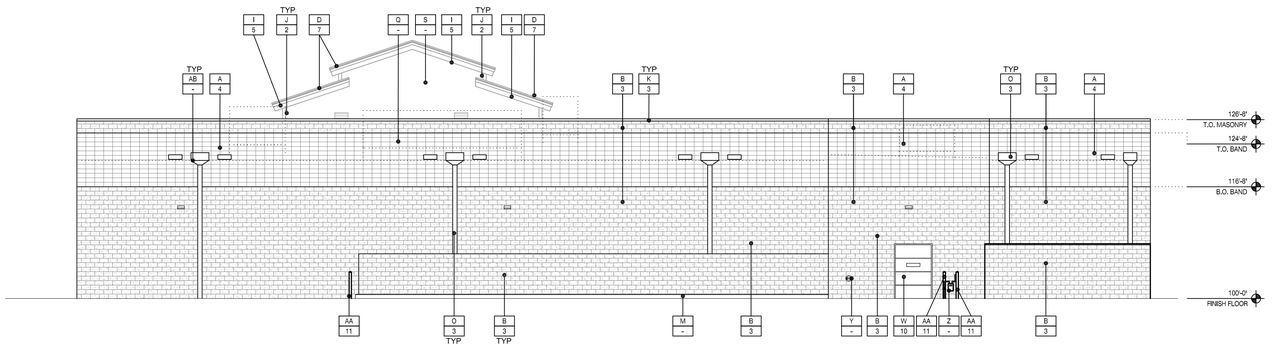
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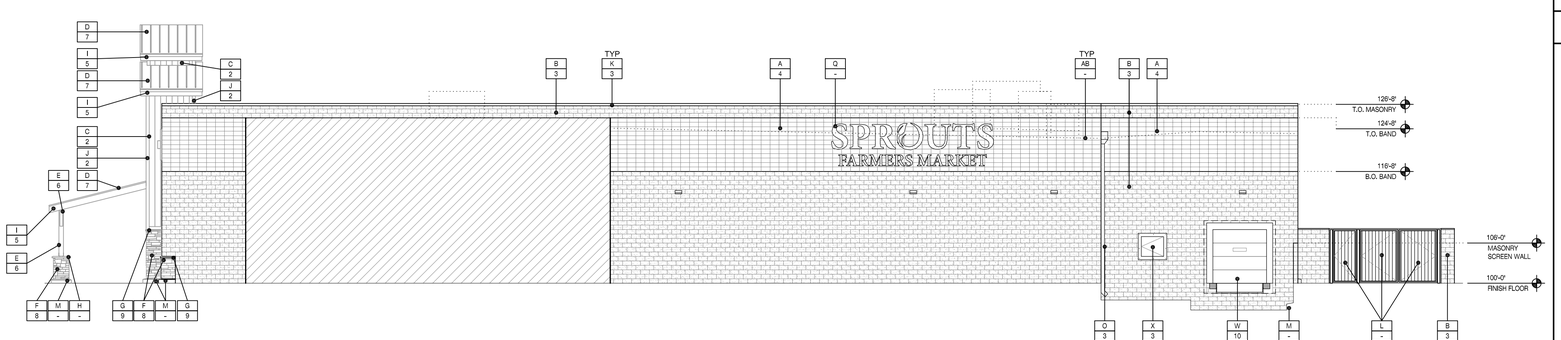
FRONT (SOUTH) ELEVATION — SCALE: 3/32" = 1'-0" — 1



SIDE (WEST) ELEVATION — SCALE: 3/32" = 1'-0" — 2



REAR (NORTH) ELEVATION — SCALE: 3/32" = 1'-0" — 3



SIDE (EAST) ELEVATION — SCALE: 3/32" = 1'-0" — 4

MATERIAL KEYNOTES:

- A - SMOOTH FACE C.M.U. BLOCK - STACKED BOND
- B - SPLIT FACE C.M.U. BLOCK - RUNNING BOND
- C - HARDIE BOARD ARTISAN SQUARE CHANNEL SIDING - VERTICAL
- D - BERRIDGE STANDING SEAM ROOFING
- E - SOLID WOOD
- F - CORONADO STONE VENEER
- G - CORONADO STONE SILL
- H - PRECAST CONCRETE CAP - AT COLUMNS ONLY
- I - HARDIE BOARD FIBER CEMENT FASCIA TRIM
- J - HARDIE BOARD ARTISAN FIBER CEMENT TRIM
- K - METAL - PAINTED
- L - BLACK ORNAMENTAL METAL FENCE
- M - CONCRETE CURB
- N - NOT USED
- O - ROOF DRAIN, DOWN SPOUT, AND ROOF OVERFLOW SCUPPER. PAINT TO MATCH ADJACENT SURFACE. U.N.O.
- P - BUILDING ADDRESS, VERIFY NUMBERS, LOCATION AND HEIGHT WITH FIRE MARSHAL (12" HIGH MIN.) NUMBERS MUST CONTRAST WITH BACKGROUND
- Q - LOCATION OF FUTURE SIGN - GENERAL CONTRACTOR TO INSTALL J-BOX FOR EACH SIGN, SIGNAGE UNDER SEPARATE PERMIT
- R - LIGHT FIXTURE REF. ELECTRICAL.
- S - PARAPET WATERPROOFING MEMBRANE
- T - AUTOMATIC SLIDING DOORS. G.C. SHALL WRAP EXTERIOR SIDE OF ANY WOOD BLOCKING OR SHIMS WITH BRAKE METAL MATCHING STOREFRONT FINISH.
- U - KNOX BOX - MOUNT AT +52" ABOVE FINISH FLOOR CONFIRM FINAL LOCATION WITH AHJ.
- V - HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT SURFACE..
- W - OVERHEAD DOOR AND FRAME - AT SIM. CONDITION OVERHEAD DOOR AND FRAME AND DOCK SEALS. PROVIDE 16" OF SMOOTH FACE BLOCK AROUND ENTIRE OVERHEAD SIM DOOR.
- X - COMPACTOR DOOR.
- Y - FIRE DEPARTMENT CONNECTION
- Z - GAS METER, PAINT TO MATCH ADJACENT WALL OR COLOR AS REQUIRED BY AHJ. ENSURE IT IS LABELED PER AHJ REQUIREMENTS.
- AA - BOLLARD
- AB - LINE OF ROOF BEYOND, HVAC, AND REFRIGERATION SHOWN DOTTED

COLOR SCHEDULE:

- 1 - PPG - 1099-1 - ALWAYS ALMOND
- 2 - PPG - 1142-6 - JERICHO JADE
- 3 - PPG - 1028-6 - MOMENTUM
- 4 - PPG - 1032-2 - HURRICANE HAZE
- 5 - PPG - 1005-7 - DARK GRANITE
- 6 - FLOOD WOOD STAIN - SEMI-TRANSPARENT - TOBACCO
- 7 - BERRIDGE - AGED BRONZE
- 8 - CORONADO - OLD WORLD LEDGE - MONARCH
- 9 - CORONADO - 900 SERIES - GREY
- 10 - PREFINISHED BY MFR. - WHITE
- 11 - TRAFFIC YELLOW
- 12 - DARK BRONZE

GENERAL NOTES:

1. GENERAL CONTRACTOR TO VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF ALL PERIMETER WALL PACK LIGHTING. (16'-0" ABOVE FINISH FLOOR TYPICAL U.N.O.).
2. HOLLOW METAL DOORS / OVERHEAD DOORS, DOWNSPOUTS, AND GUTTERS - PAINT TO MATCH ADJACENT WALL.
3. ALL SIGNAGE UNDER SEPARATE PERMIT. COORD. W/ SIGNAGE VENDOR
4. EXTENTS OF FIBER CEMENT TRIM SURROUND ARE SHOWN FOR BIDDING PURPOSES. PRIOR TO INSTALLATION OF FURRING CHANNELS AND FINISH MATERIALS GC SHALL COORDINATE WITH SIGNAGE VENDOR AND ARCHITECT TO CONFIRM REQUIRED DIMENSIONS. EXTENTS OF FIBER CEMENT TRIM SURROUND VARY WITH SIZE OF SIGN ALLOWED BY AHJ.
5. GRIND ALL METAL EDGES (INCLUDING TRIM AND FLASHING) FOR A SMOOTH FINISH.
6. PROVIDE JUNCTION BOXES FOR MAIN SIGN AND (4) ADDITIONAL JUNCTION BOXES FOR FUTURE SIGNS. REF. ELECTRICAL. VERIFY LOCATIONS AND NUMBER OF SIGNS WITH SPROUTS PRIOR TO INSTALLATION.
7. GENERAL CONTRACTOR TO POWER WASH EXTERIOR WALLS AND ENTRANCE WALK AT A MINIMUM PRIOR TO STORE OPENING.
8. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF "NOW HIRING" & "COMING SOON" BANNER 80-DAYS PRIOR TO OPENING.
9. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF "OPENING DATE" BANNER 30-DAYS PRIOR TO OPENING.
10. PROVIDE CONTROL JOINTS IN CMU WALLS AS LOCATED BY STRUCTURAL.

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SPROUTS FARMERS MARKET
WILDOMAR, CA 92595

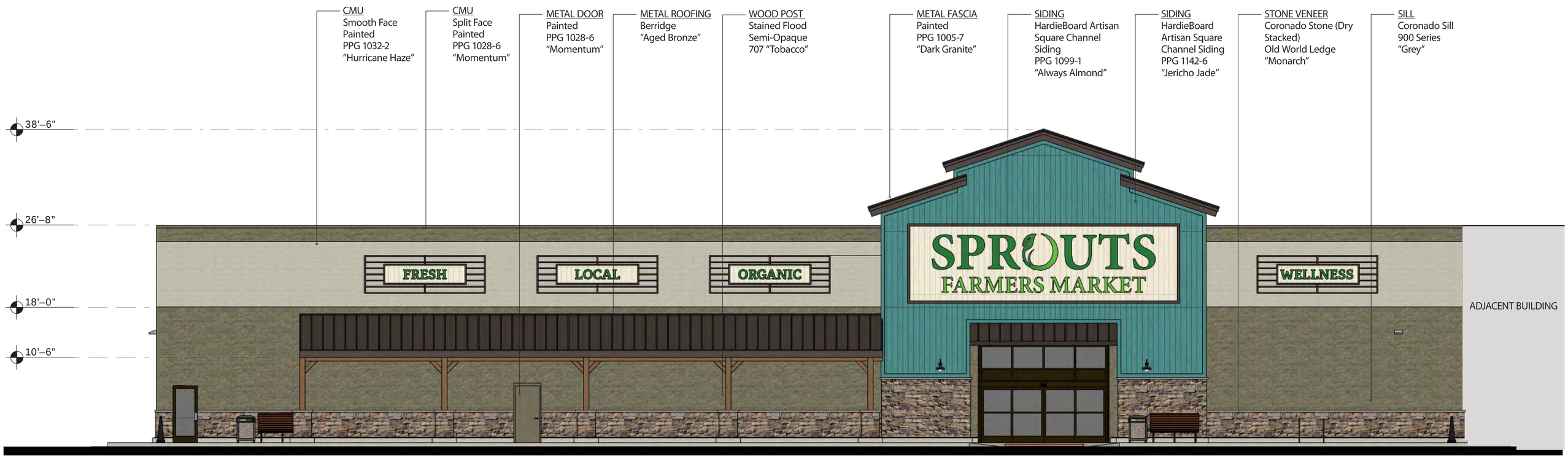
SPROUTS FARMERS MARKET
BUILD TO SUIT (NBTS)
WILDOMAR, CA (#462)

PRELIMINARY EXTERIOR ELEVATIONS

DATE:	04-18-22
DRAWN BY:	MMM
CHECKED BY:	
SCALE:	AS NOTED
PROJECT NUMBER:	62931034

SHEET: PA4.0

REV:



Front Elevation

NTS

5′ 10′ 20′ 30′ 50′

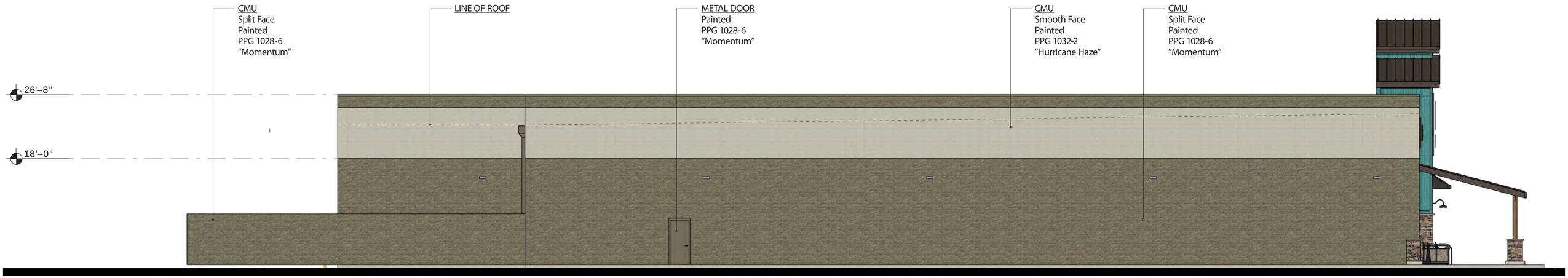
Sprouts Farmers Market | Wildomar (CA)

Exterior Elevations

June 10, 2022

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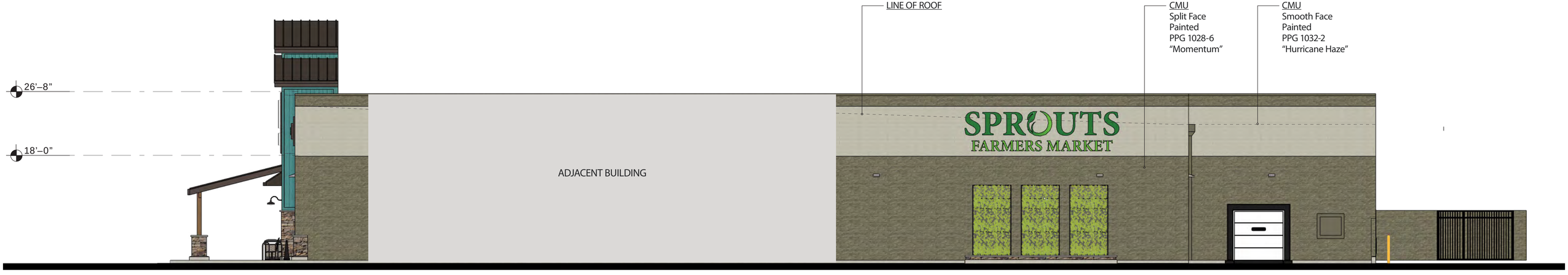
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Left Elevation

NTS

5′ 10′ 20′ 30′ 50′



Right Elevation

NTS

5′ 10′ 20′ 30′ 50′

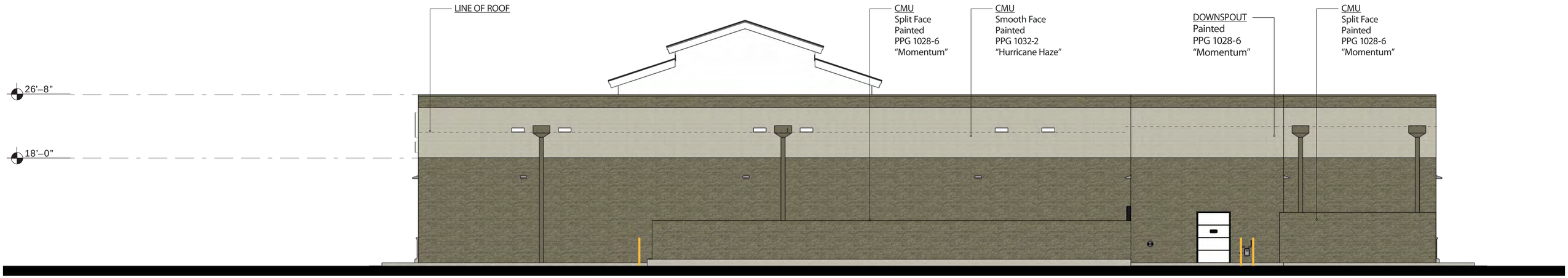
Sprouts Farmers Market | Wildomar (CA)

Exterior Elevations

June 10, 2022

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Rear Elevation

NTS

5′ 10′ 20′ 30′ 50′

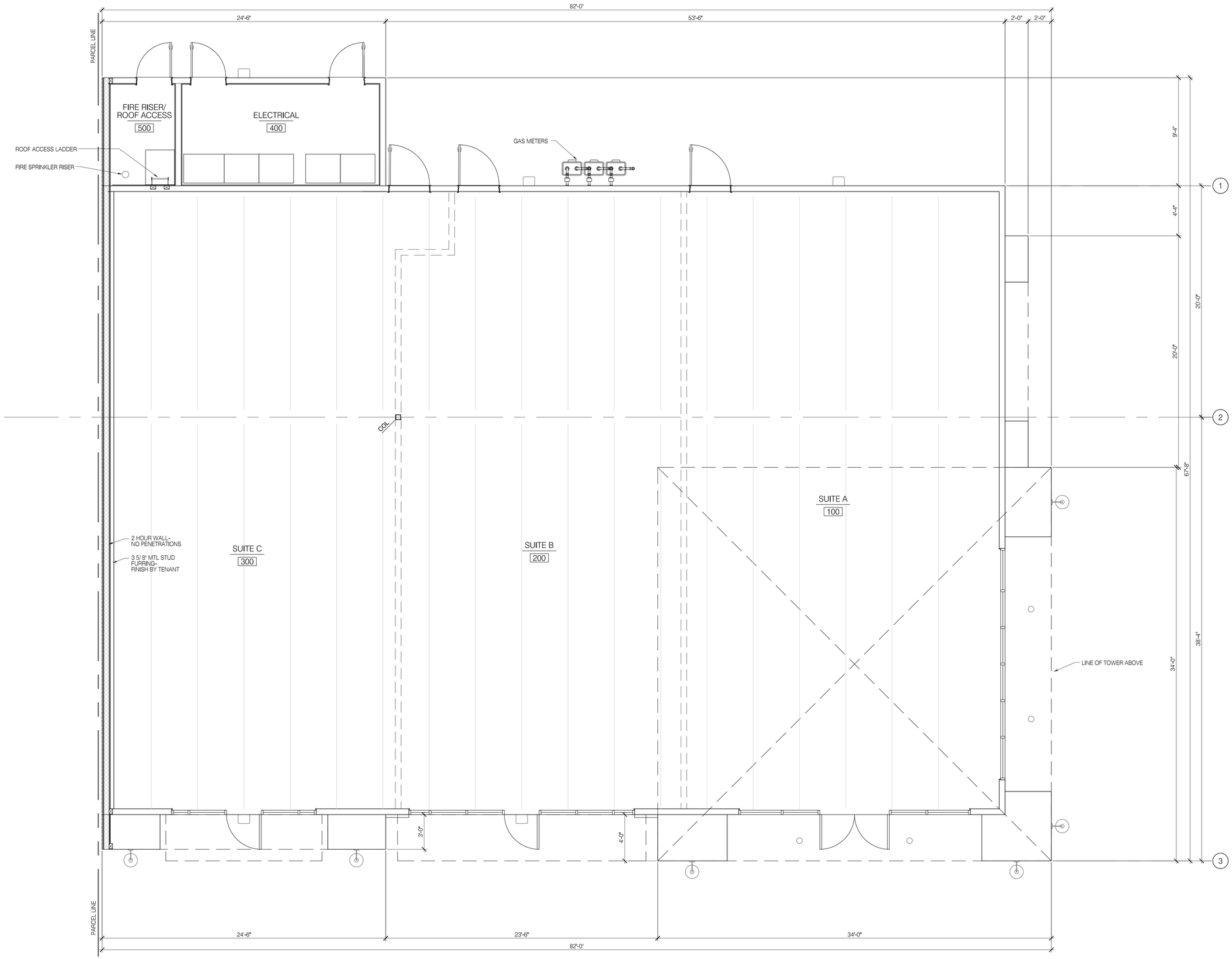
Sprouts Farmers Market | Wildomar (CA)

Exterior Elevations

June 10, 2022

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brr



PROJECT DATA

2019 CBC

BUILDING AREA:	4,213 SF
TYPE OF CONSTRUCTION:	V-N (FIRE SPRINKLERED)
OCCUPANCY:	M, A-2, B

SHOPS 1
FLOOR PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NORTH

WILDOMAR CROSSROADS

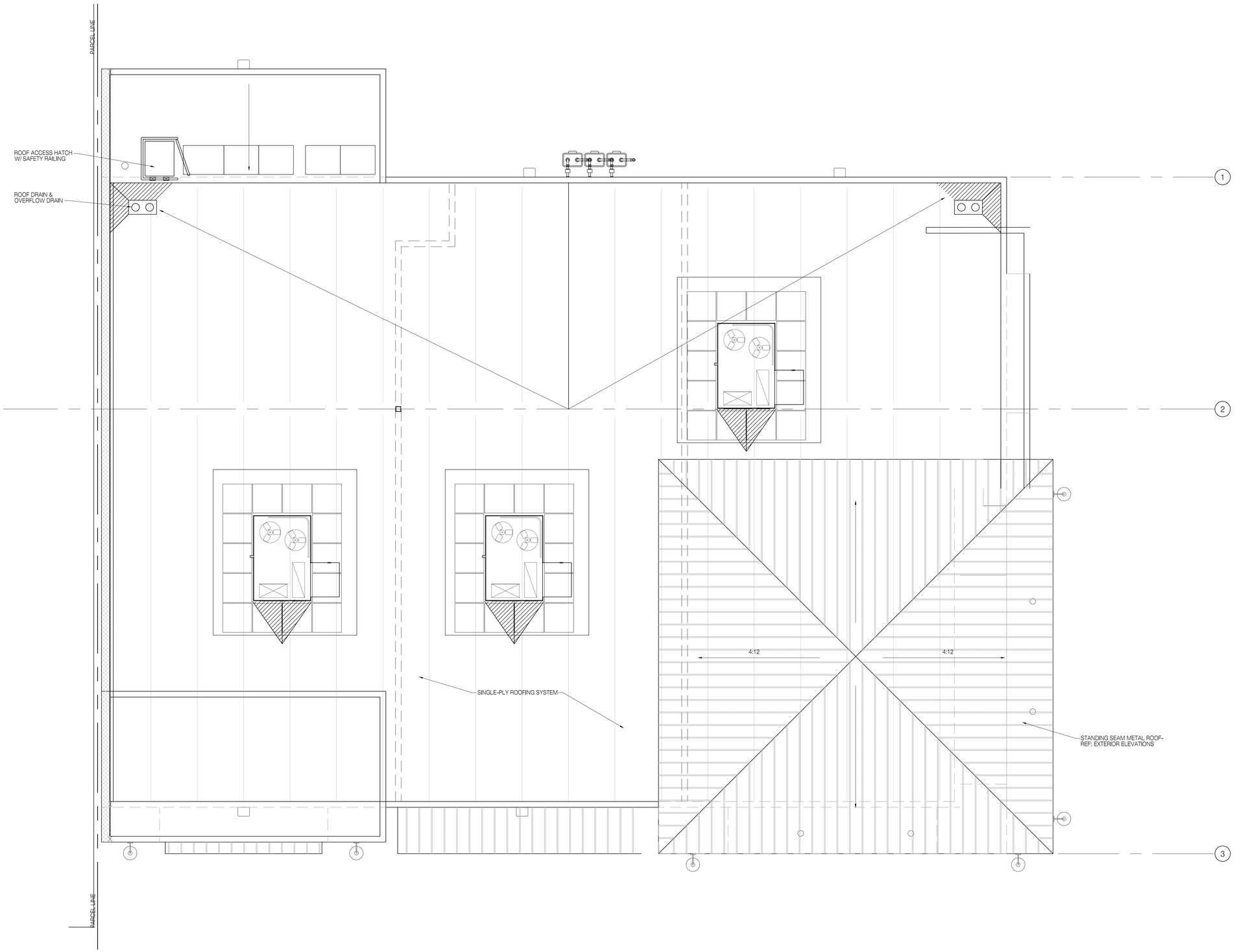
WILDOMAR, CALIFORNIA

SAGE INVESTCO

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949.954.6100

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F 949.344.2720

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SHOPS 1
ROOF PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

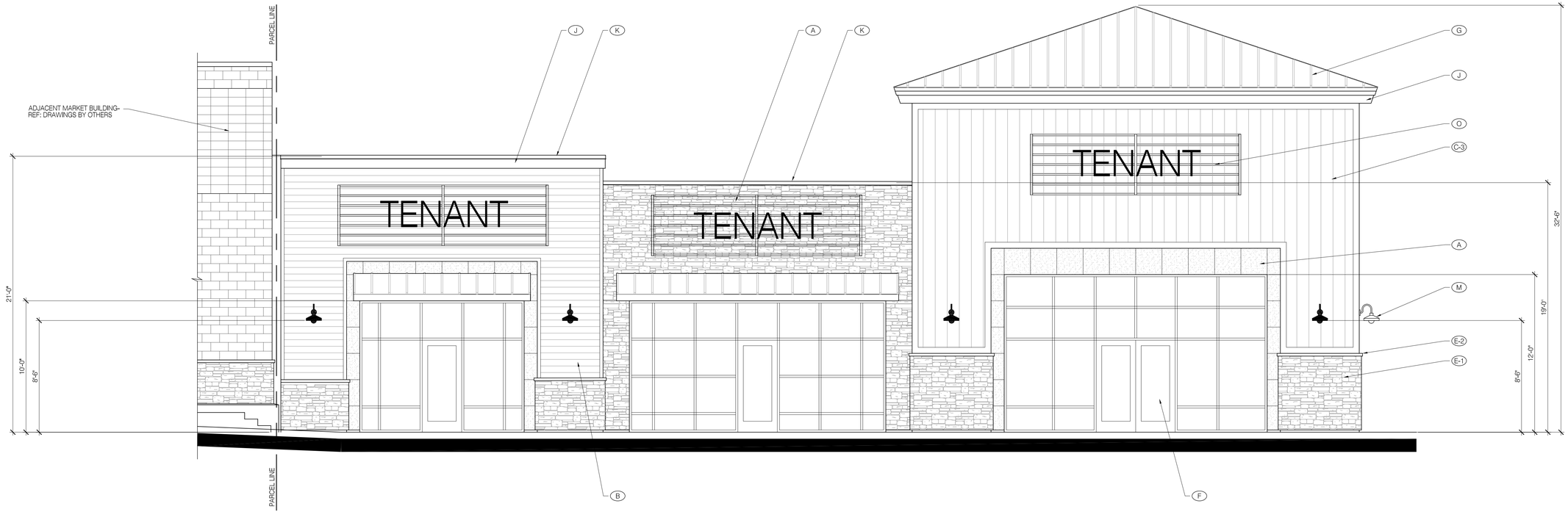
NORTH

WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

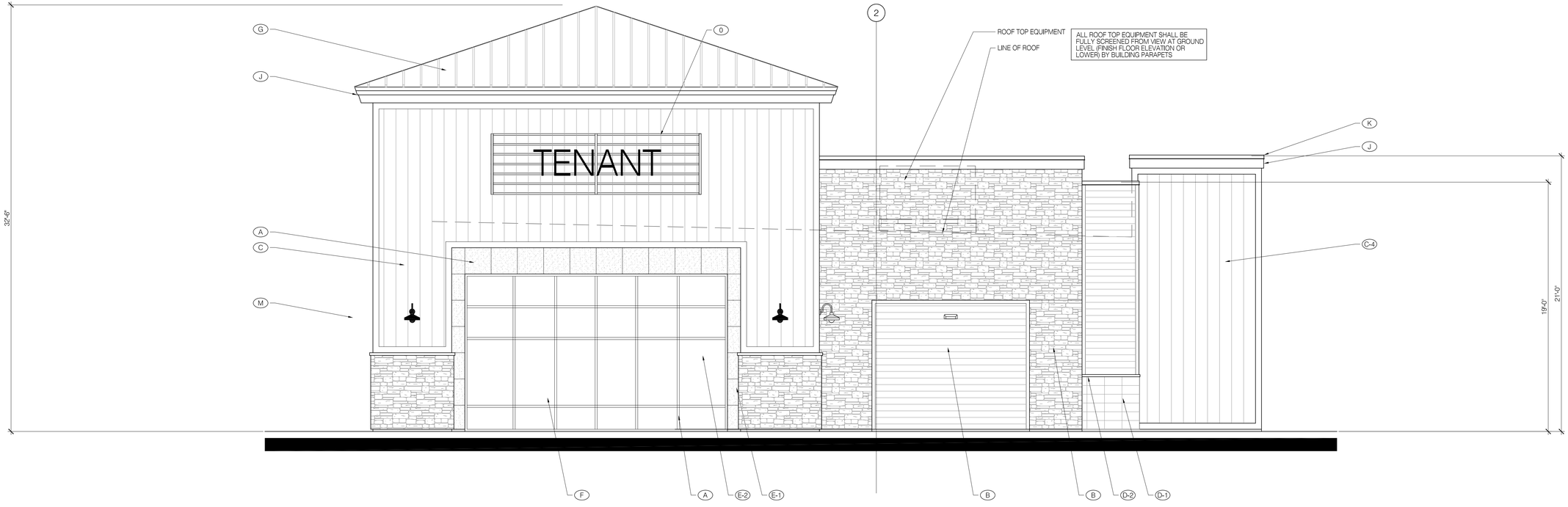
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SOUTH ELEVATION



EAST (WILDOMAR TRAIL) ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#/MF-#/L40K-UL-BZ

SHOPS 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

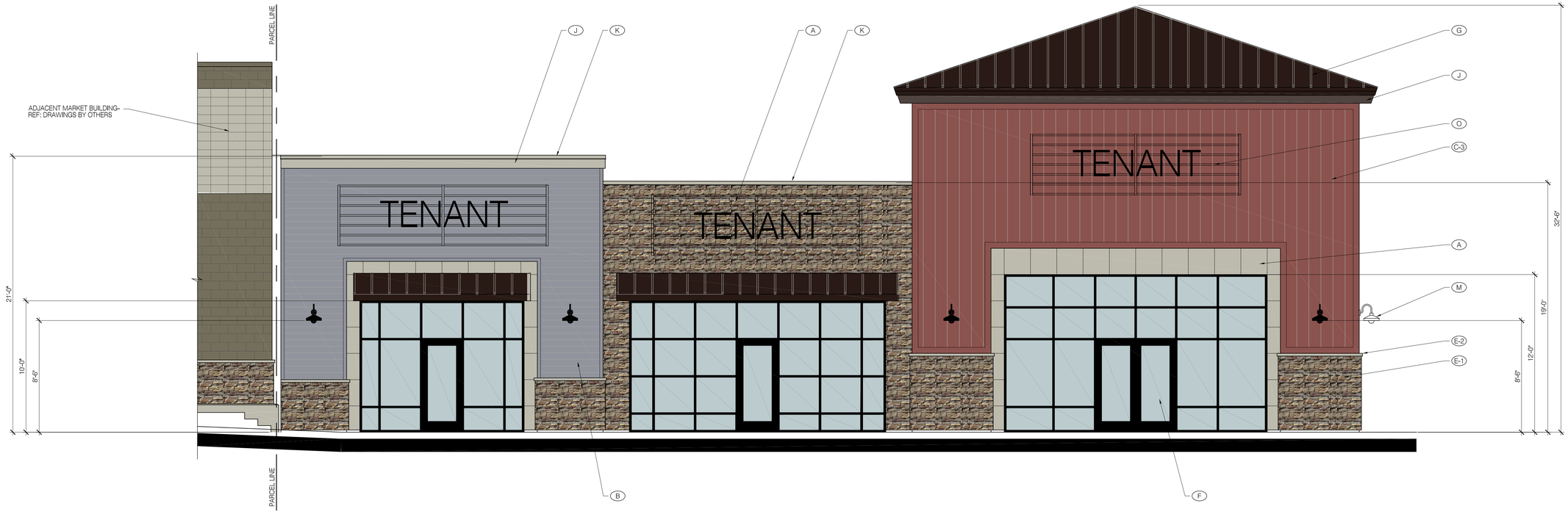
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WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

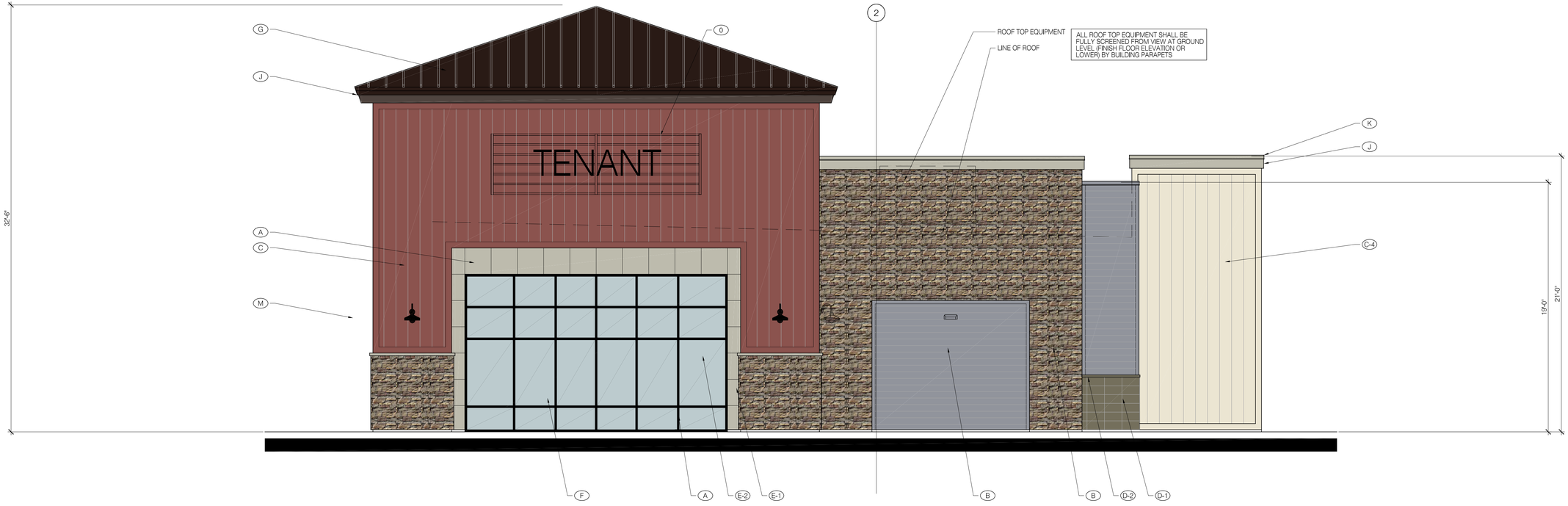
SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

GKP PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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SOUTH ELEVATION



EAST (WILDOMAR TRAIL) ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#MF-#L-40K-UL-BZ

SHOPS 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

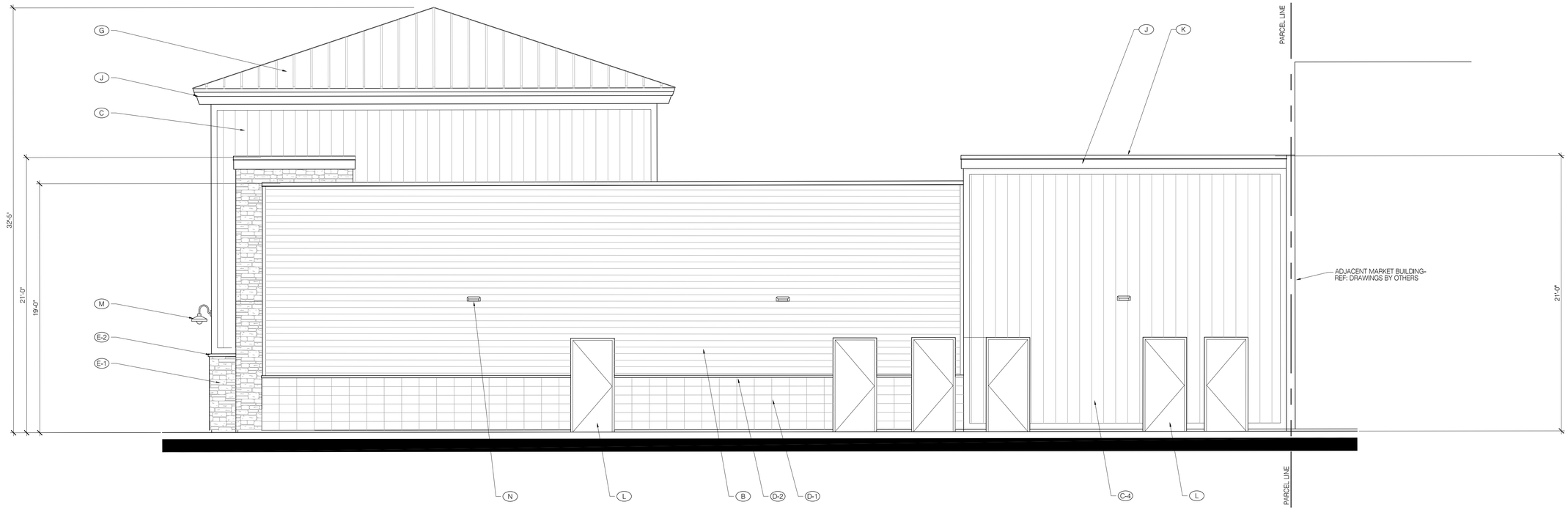
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WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

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F 949.344.2720

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NORTH ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO

4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

SHOPS 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

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EXTERIOR MATERIALS & FINISHES

(A) PORCELAIN TILE-
MFR/ PATTERN: ABK/ DOWNTOWN
COLOR: ASH

(B) CORRUGATED SIDING- SYSTEM
MFR: IMETCO
COLOR: PREWEATHERED GALVALUME

(C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"

(C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"

(C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"

(C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"

(D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
COLOR: PPG 1028-6 "MOMENTUM"

(D-2) PRECISION CMU SILL CAP- PAINTED
COLOR: PPG 1028-6 "MOMENTUM"

(E-1) MANUFACTURED STONE VENEER-
CORONADO OLD WORLD LEDGE "MONARCH"

(E-2) MANUFACTURED STONE SILL CAP
CORONADO 900 SERIES GREY

(F) ALUMINUM STOREFRONT SYSTEM-
COLOR: ANODIZED DARK BRONZE

(G) BERRIDGE STANDING SEAM METAL ROOF
COLOR: AGED BRONZE

(H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
METAL PAINT COLOR: PPG

(J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
COLOR: PPG 1032-2 "HURRICANE HAZE"

(J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
COLOR: PPG 1005-7 "DARK GRANITE"

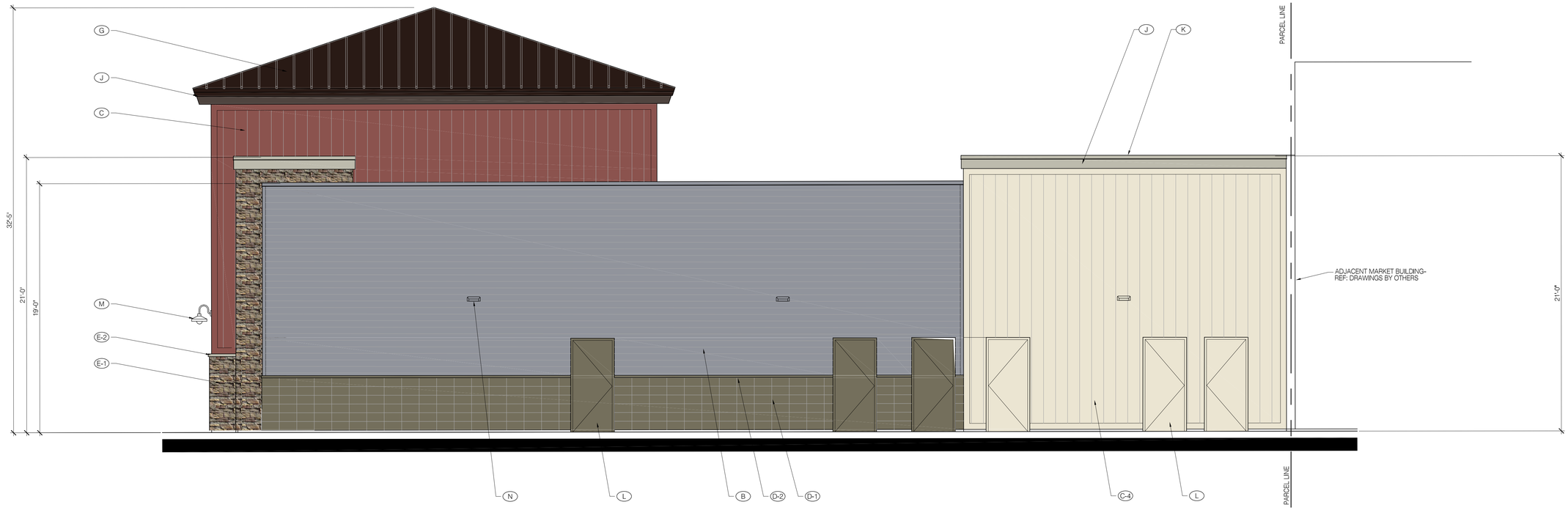
(K) GALVANIZED METAL COPING (PAINTED)
COLOR: TO MATCH ADJACENT SURFACE

(L) METAL DOORS & FRAMES- PAINTED
COLOR: TO MATCH ADJACENT SURFACE

(M) DECORATIIVE LIGHT FIXTURE-
"SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
HILITE H-CDSPRTS-45972
COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING

(N) WALL PACK LIGHT FIXTURE-
CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
REF: ELECTRICAL DRAWINGS

(O) SIGNAGE UNDER SEPARATE PERMIT-
REFER TO SIGN PROGRAM



NORTH ELEVATION

SHOPS 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

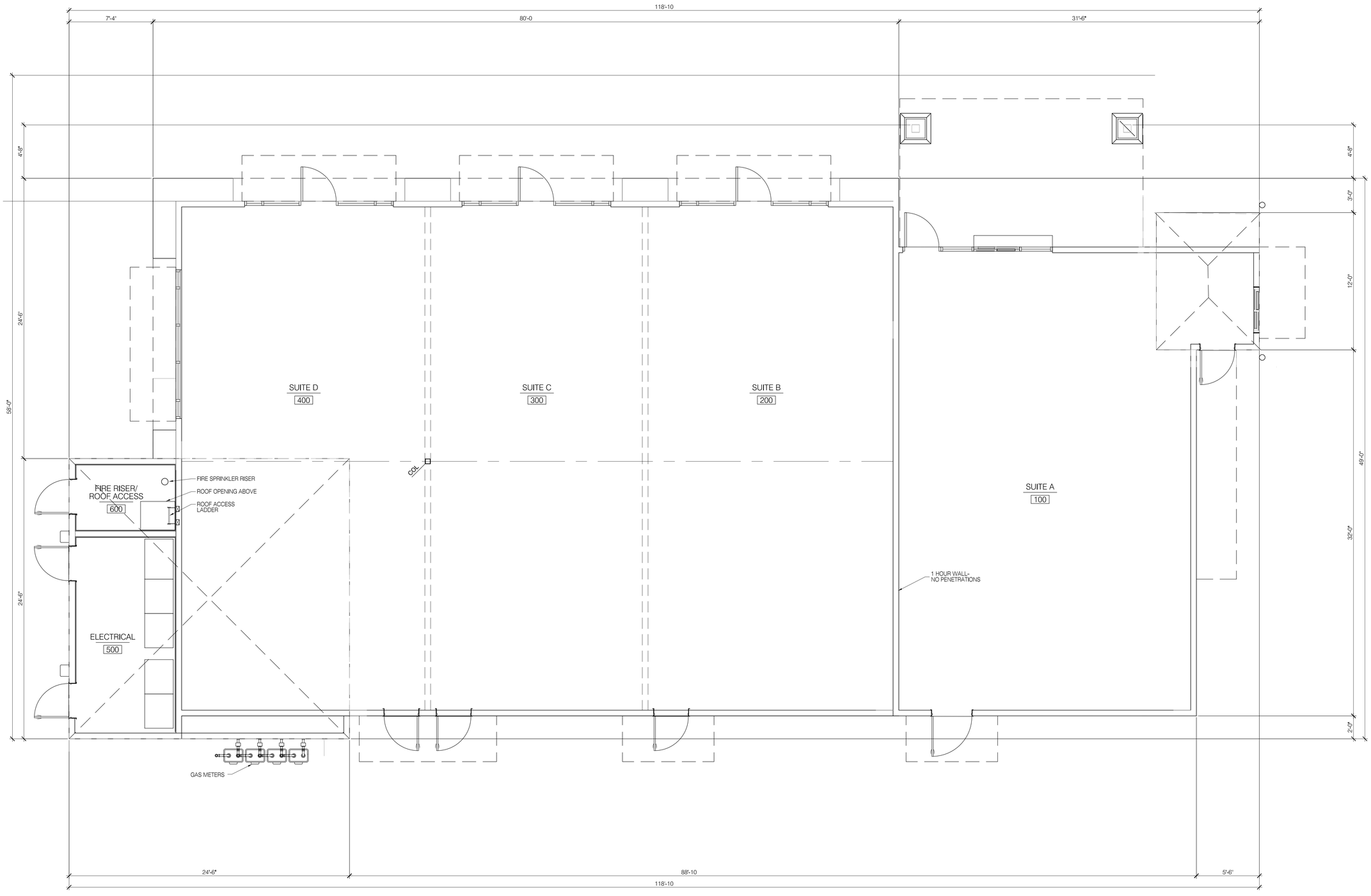
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SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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PROJECT DATA

2019 CBC

BUILDING AREA:	4,633 SF
TYPE OF CONSTRUCTION:	V-N (FIRE SPRINKLERED)
OCCUPANCY:	A-2/ M

PAD 1
FLOOR PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NORTH

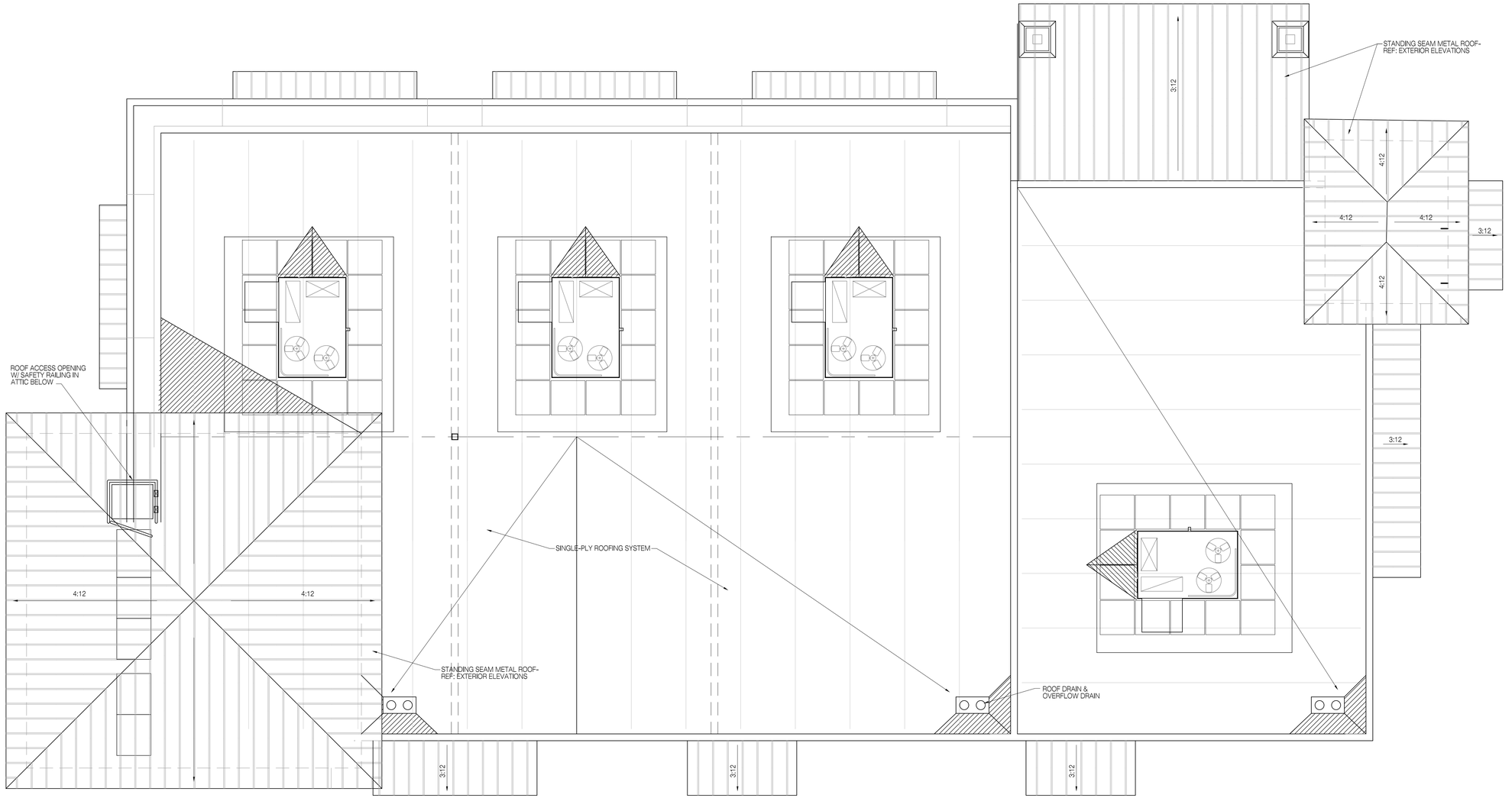
WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

SAGE INVESTCO

4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

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PAD 1
ROOF PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NORTH

WILDOMAR CROSSROADS
WILDOMAR, CALIFORNIA

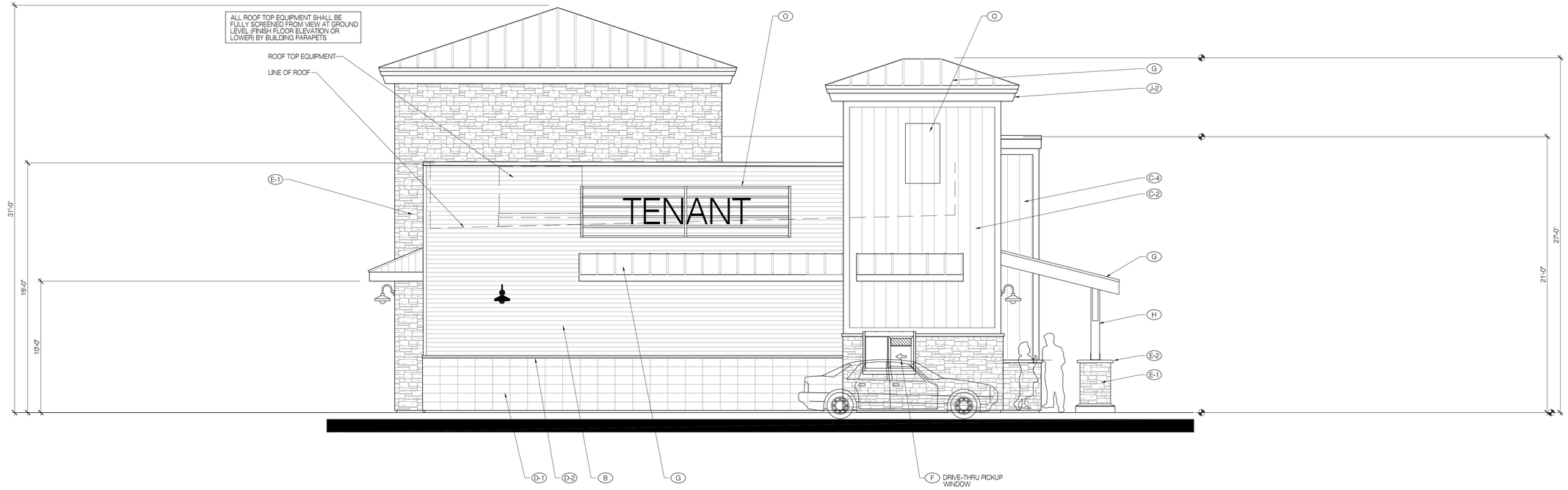
SAGE INVESTCO

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NEWPORT BEACH, CA 92660
949.954.6100

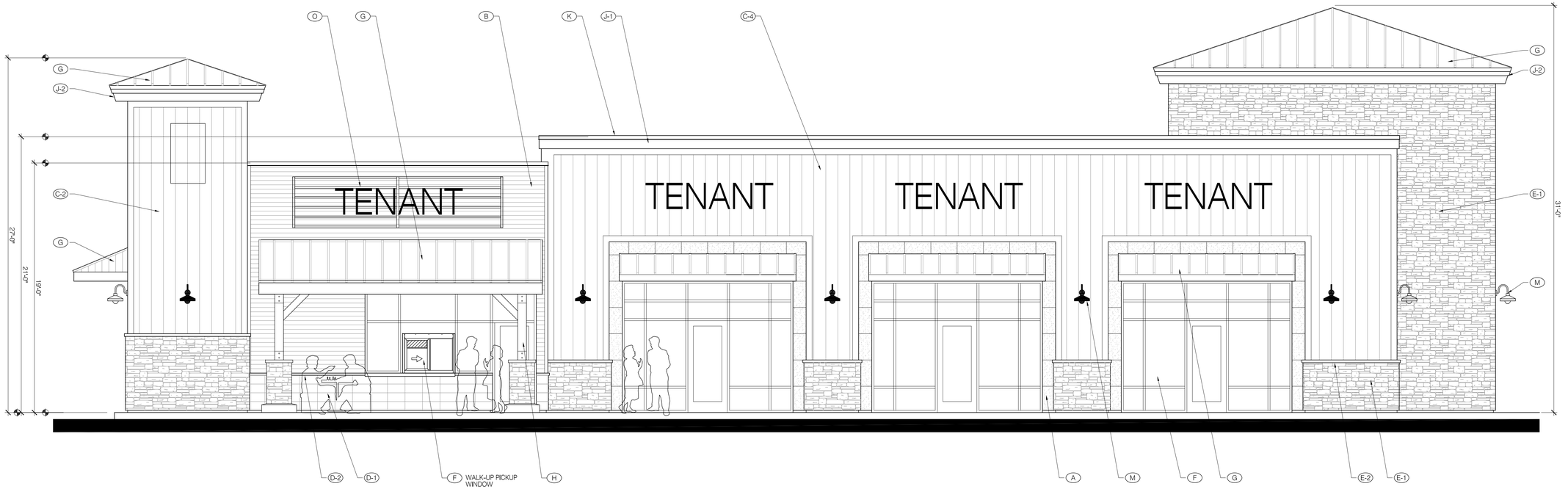
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SOUTH (CLINTON KEITH ROAD) ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO

4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

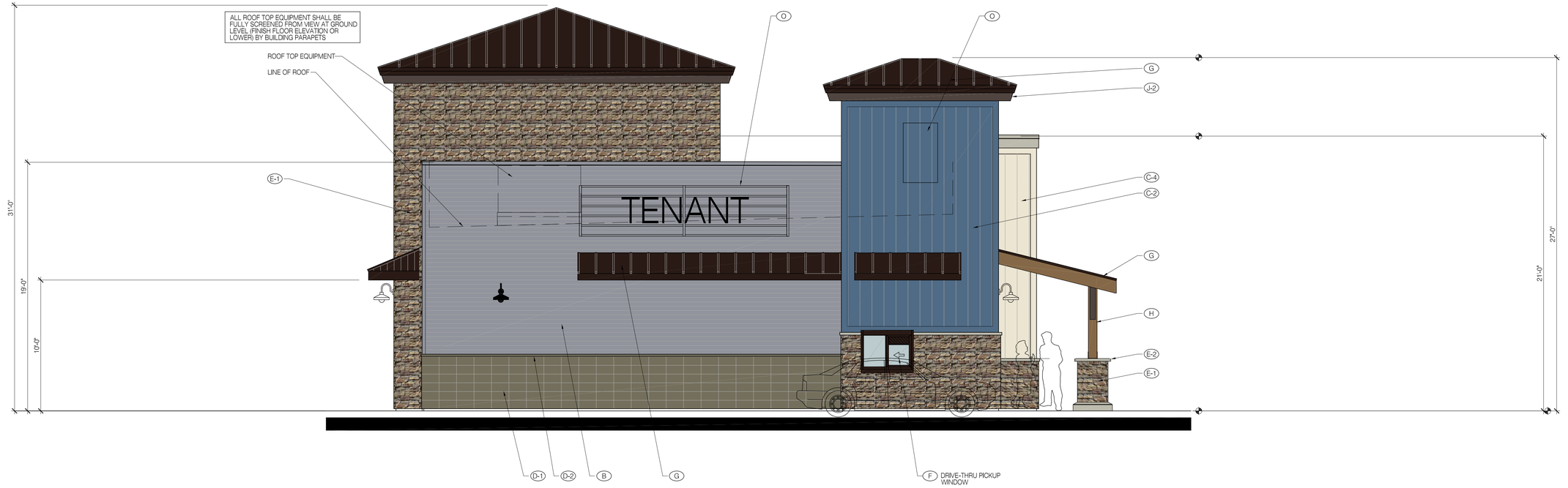
PAD 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

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SOUTH (CLINTON KEITH ROAD) ELEVATION



EAST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE- MFR/ PATTERN: ABK/ DOWNTOWN COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM MFR: IMETCO COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER- CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM- COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE- STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO" METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED) COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED) COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED) COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIVE LIGHT FIXTURE- "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED) HILITE H-CDSPRTS-45972 COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE- CREE XSPW-B-WM-#ME-#L-40K-UL-BZ REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT- REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
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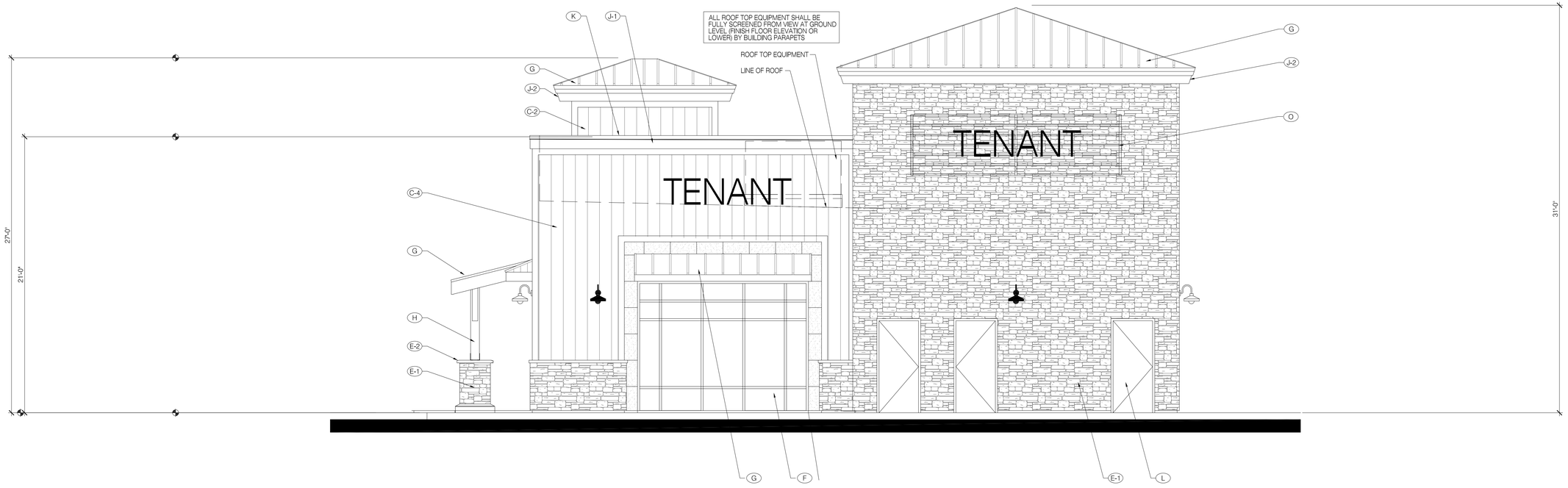
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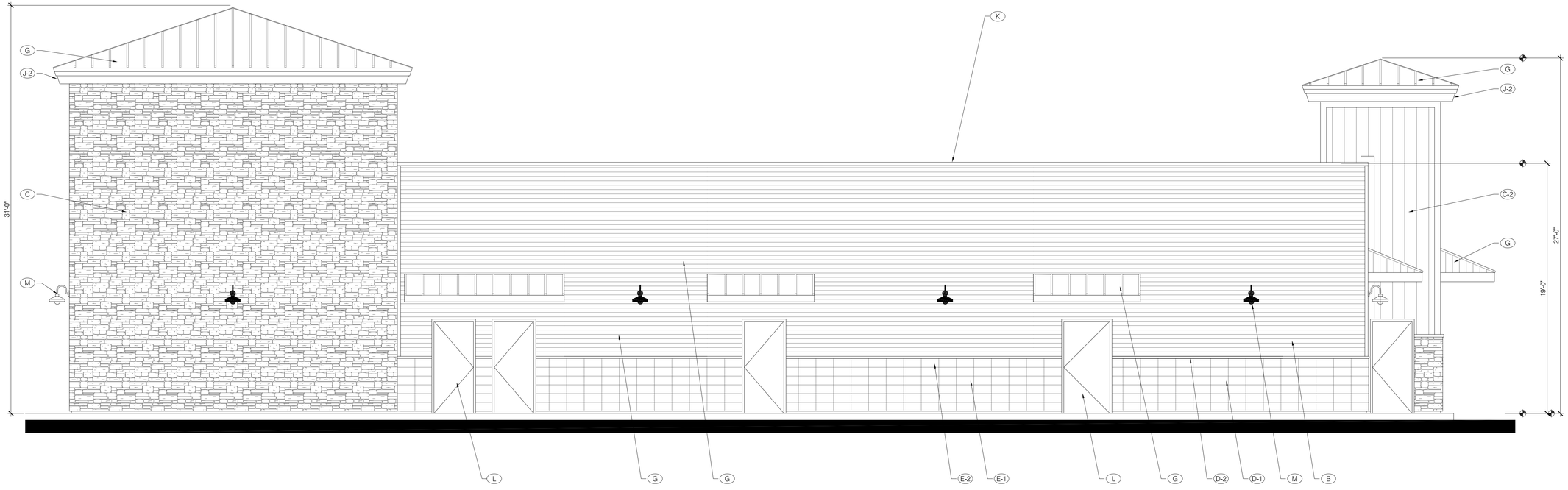
PAD 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022



NORTH ELEVATION



WEST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
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- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO

4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

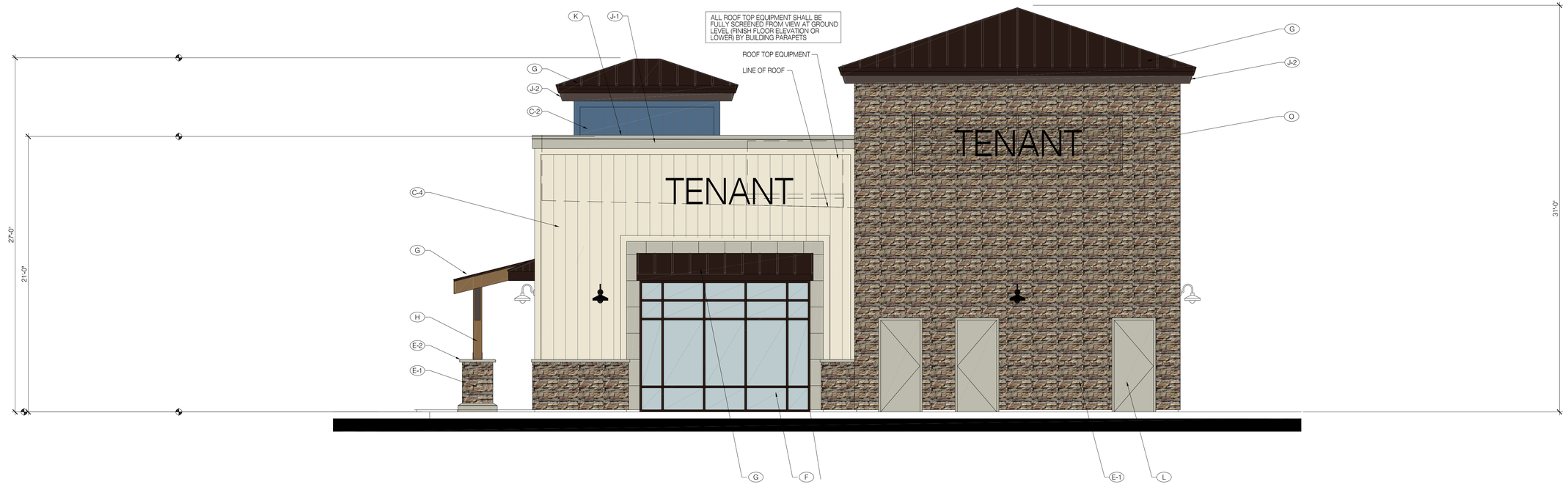
PAD 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

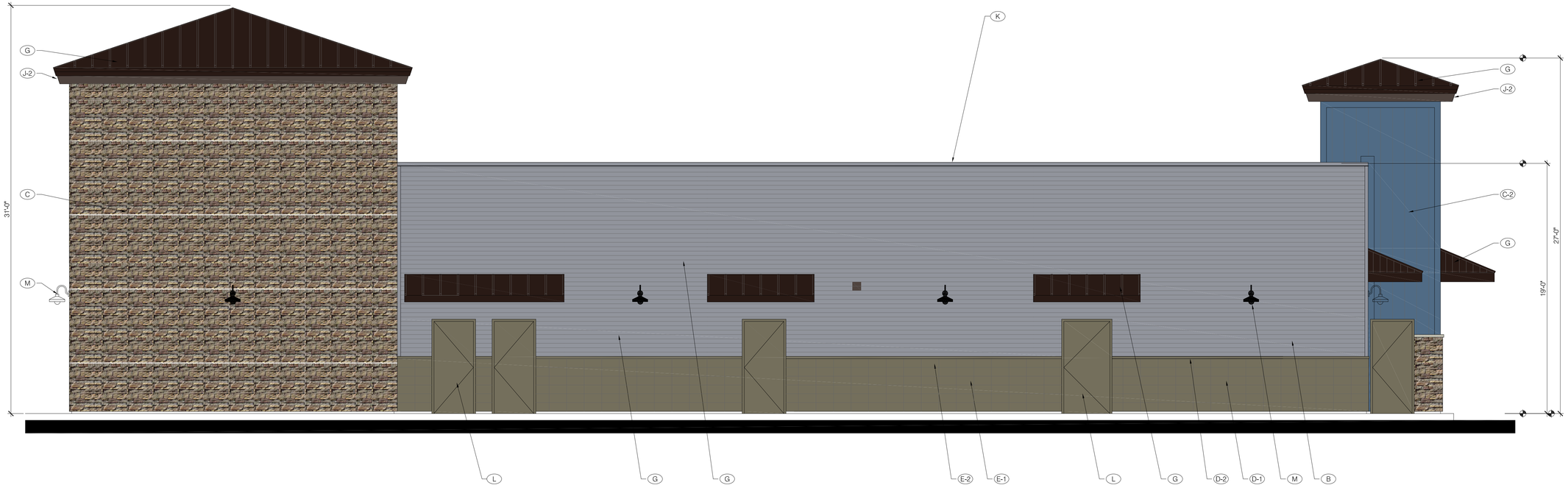
GKPA PROJECT #21108.01
23 JUNE 2022

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T 949.344.2710
F 949.344.2720

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NORTH ELEVATION



WEST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO

4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

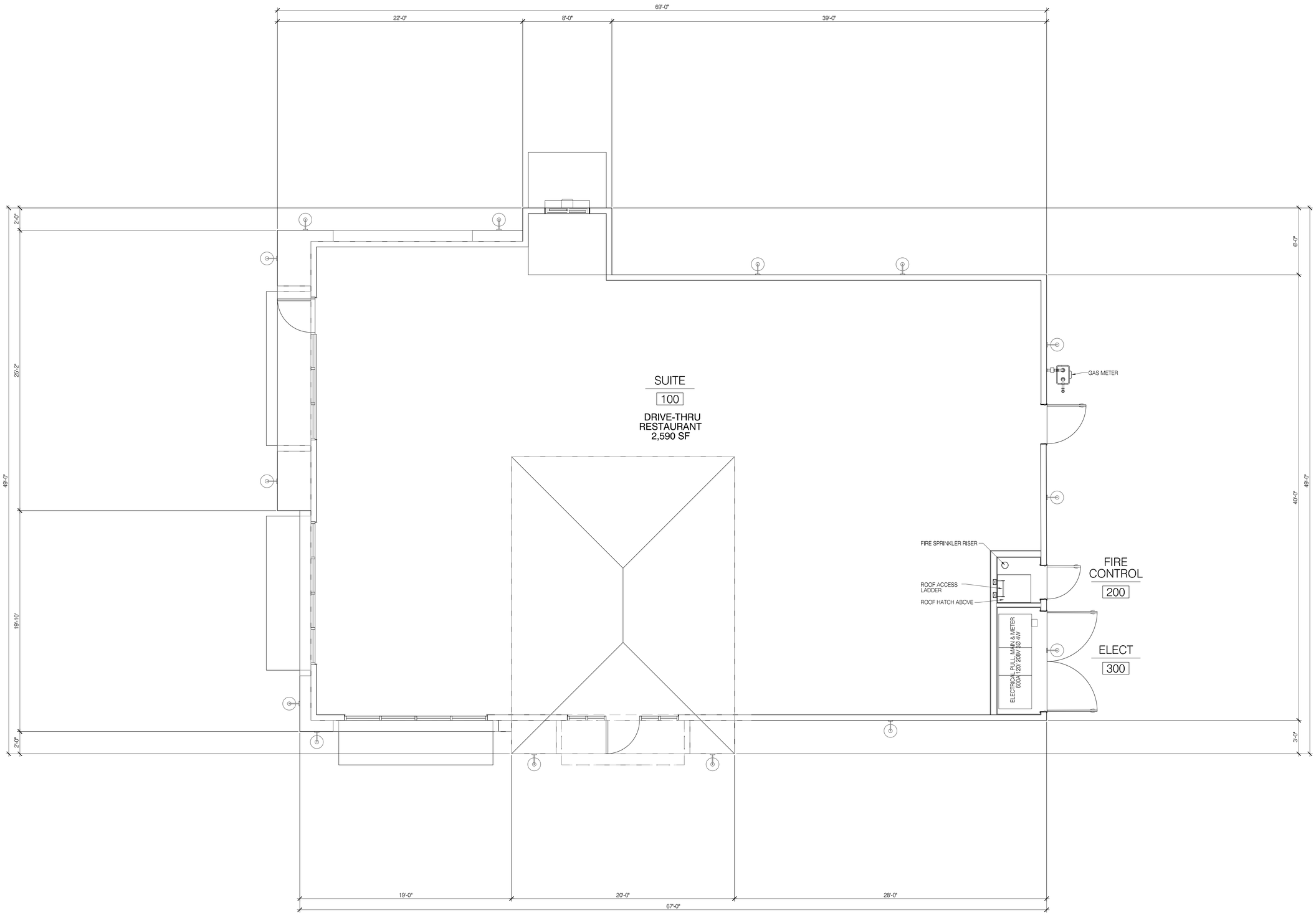
PAD 1
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

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PROJECT DATA

2019 CBC

BUILDING AREA:	2,590 SF
TYPE OF CONSTRUCTION:	V-N (FIRE SPRINKLERED)
OCCUPANCY:	A-2

PAD 2
FLOOR PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

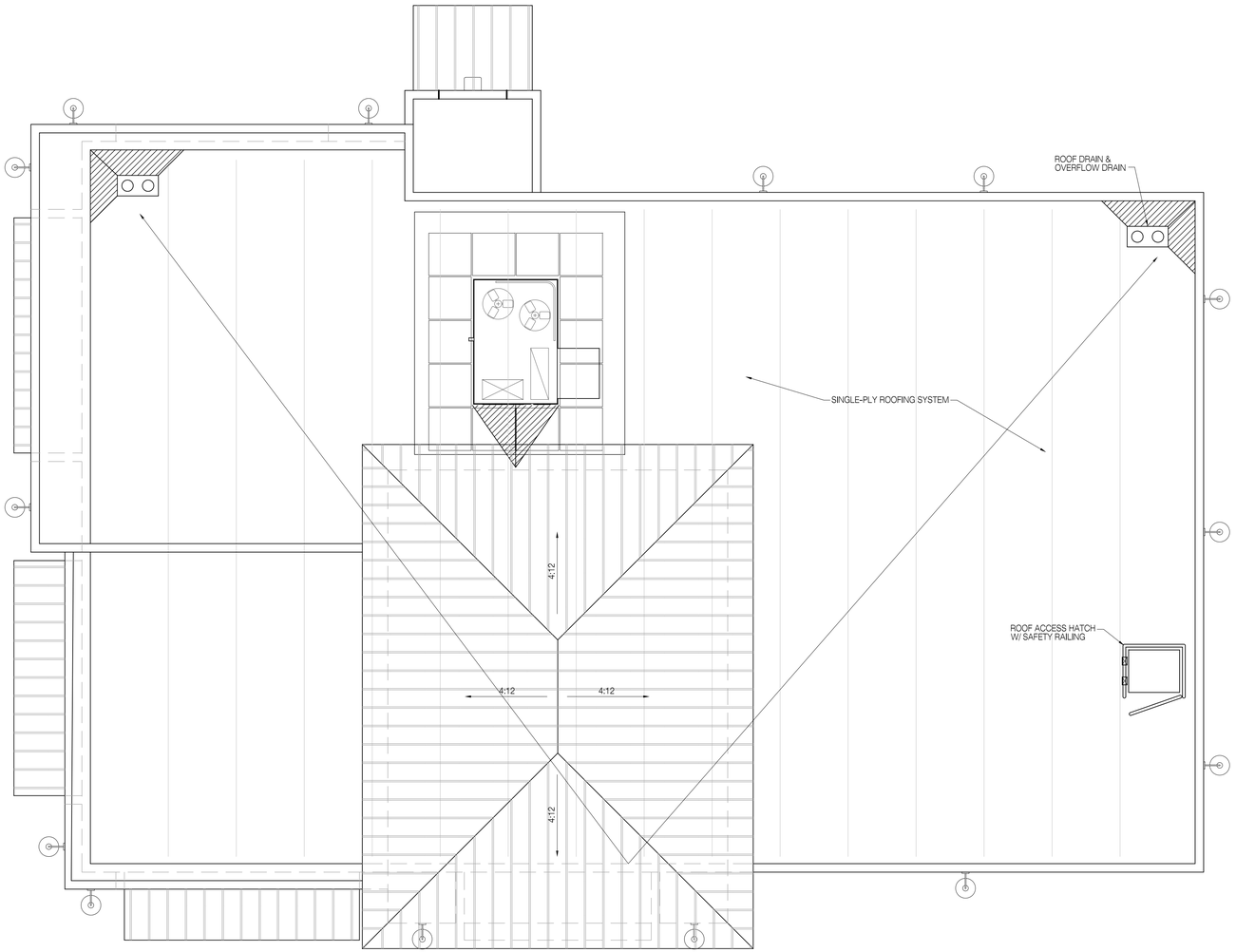
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PAD 2
ROOF PLAN

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

NORTH

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

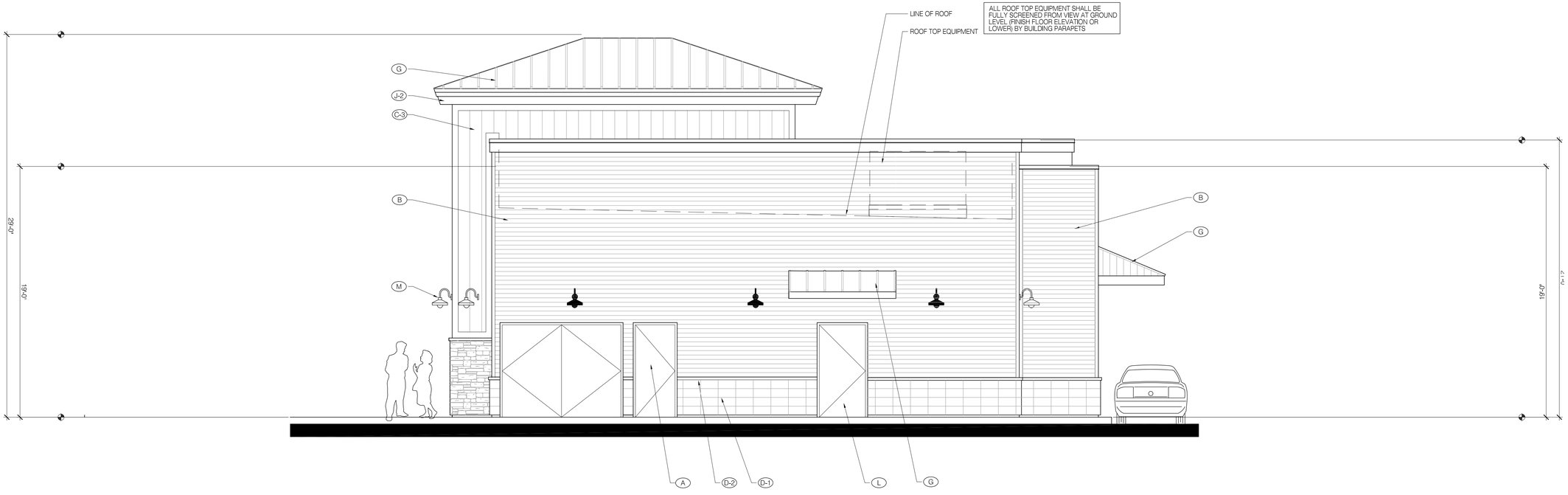
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NORTHWEST ELEVATION



SOUTHWEST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO

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NEWPORT BEACH, CA 92660
949.954.6100

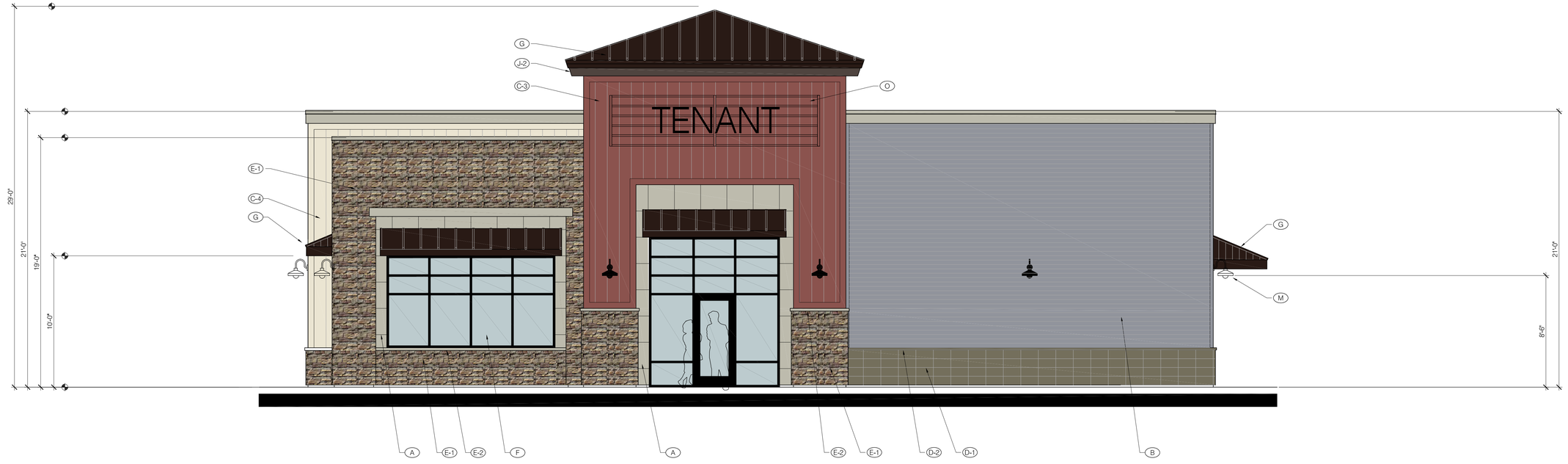
PAD 2
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

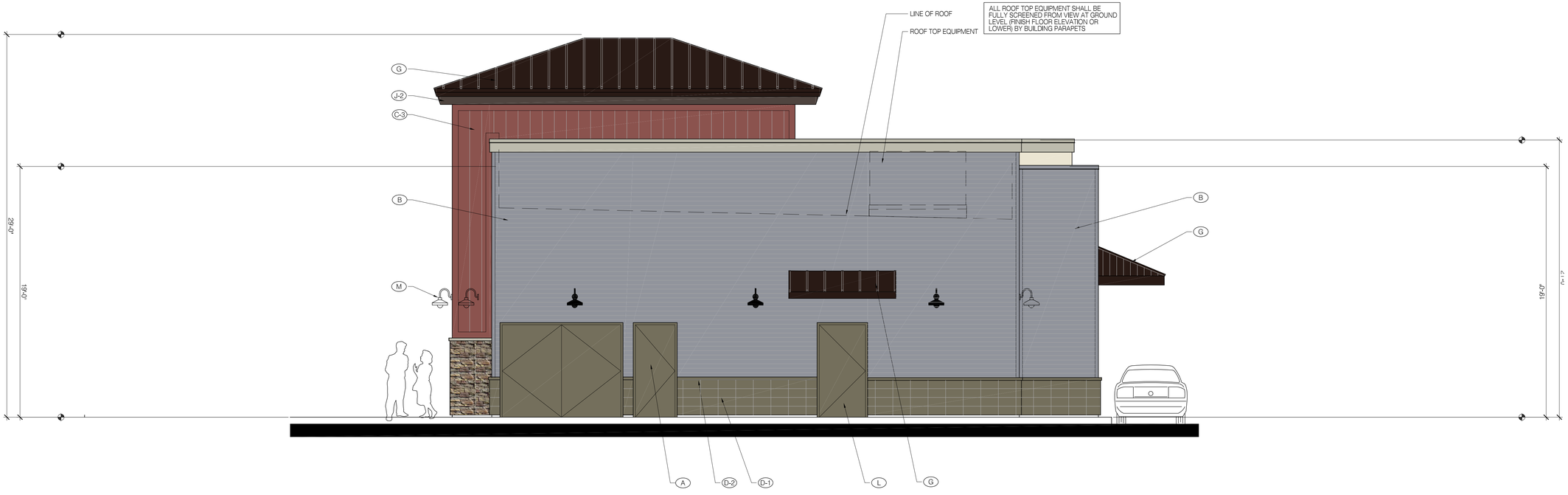
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NORTHWEST ELEVATION



SOUTHWEST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

PAD 2
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

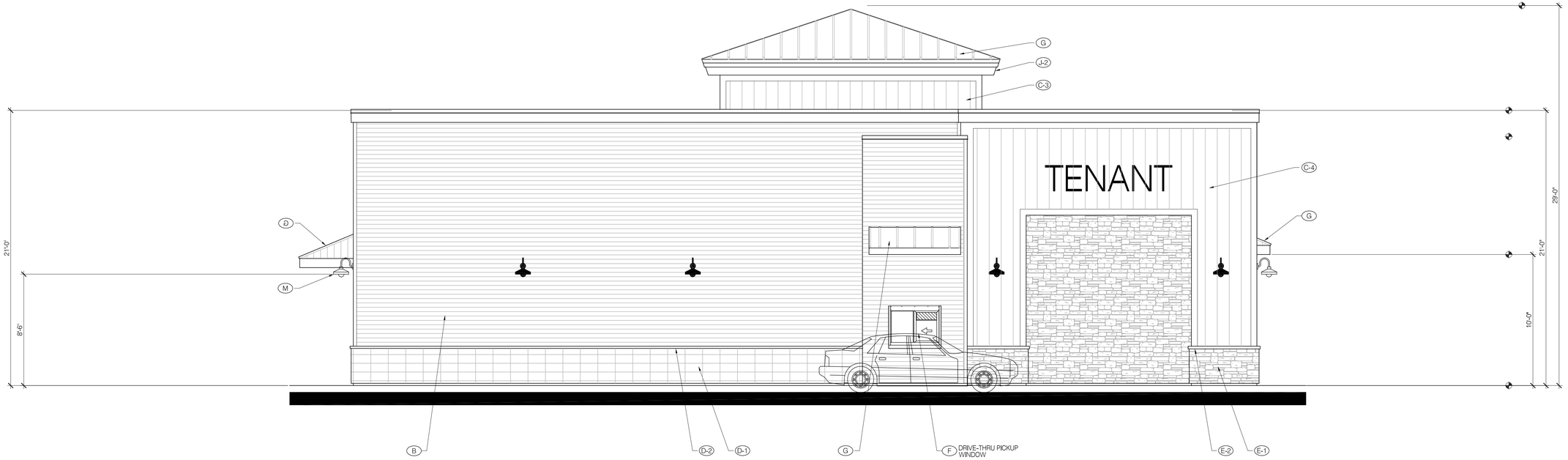
WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

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F 949.344.2720

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SOUTHEAST ELEVATION



NORTHEAST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH PPG 1142-6 "JERICHO JADE"
- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

PAD 2
EXTERIOR ELEVATIONS

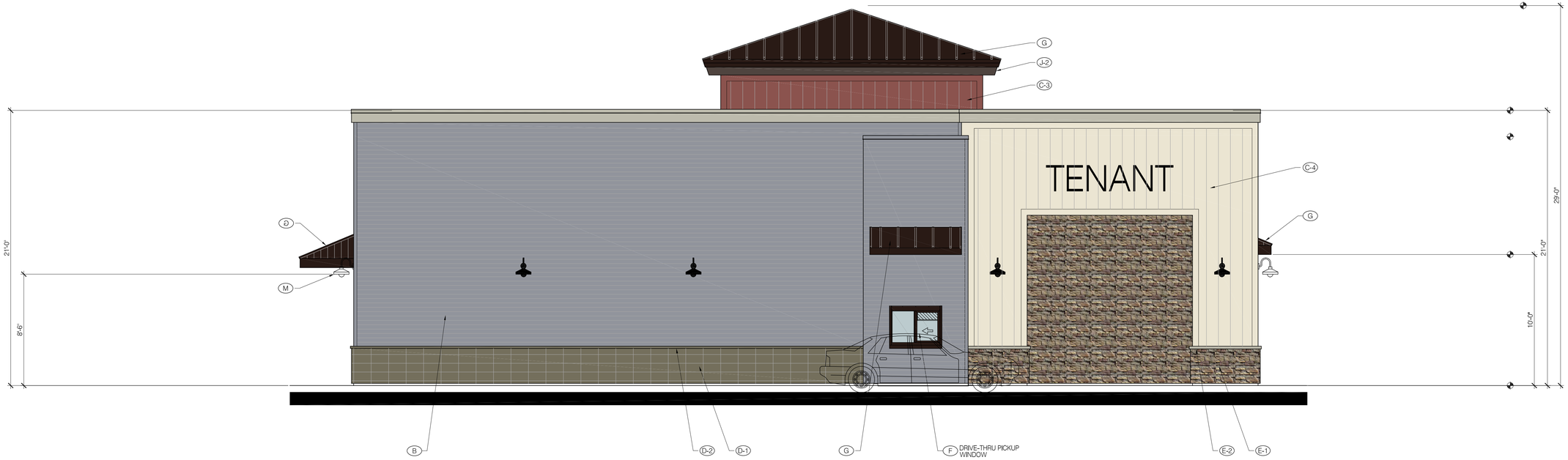
WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

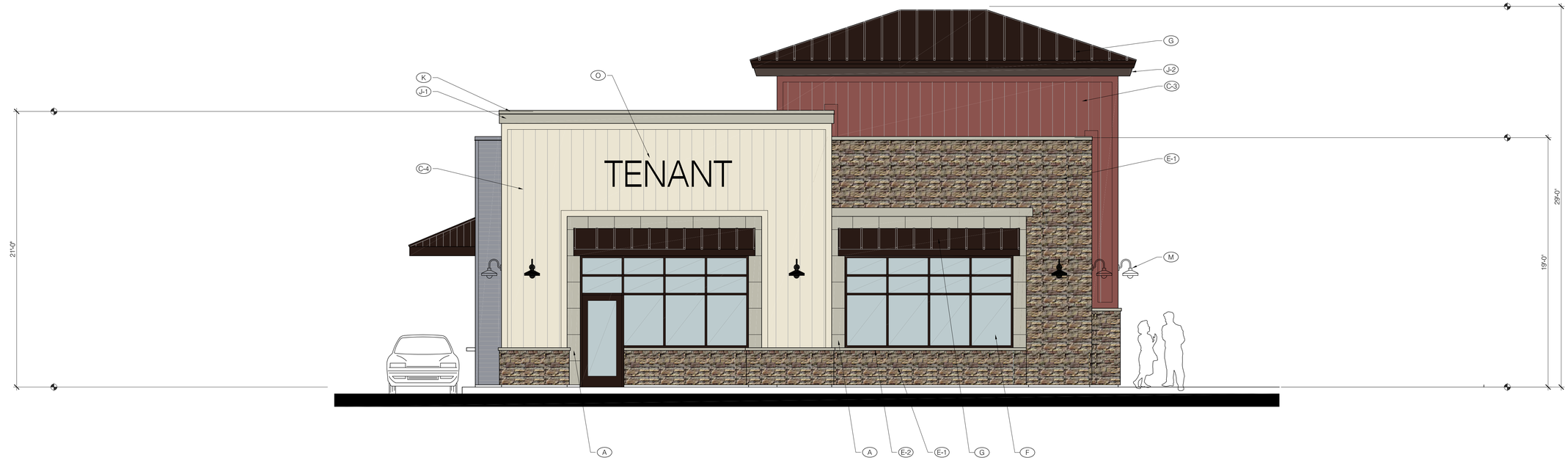
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NEWPORT BEACH, CA 92660
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F 949.344.2720

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SOUTHEAST ELEVATION



NORTHEAST ELEVATION

EXTERIOR MATERIALS & FINISHES

- (A) PORCELAIN TILE-
  MFR/ PATTERN: ABK/ DOWNTOWN
  COLOR: ASH
- (B) CORRUGATED SIDING- SYSTEM
  MFR: IMETCO
  COLOR: PREWEATHERED GALVALUME
- (C-1) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
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- (C-2) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 6523 "DENIM"
- (C-3) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS SW 0006 "TOILE RED"
- (C-4) HARDIE BOARD ATRESIAN SQUARE CHANNEL SIDING (VERTICAL)- PAINTED
  COLOR: TO MATCH SHERWIN WILLIAMS PPG 1099-1 "ALWAYS ALMOND"
- (D-1) SPLIT FACE CMU VENEER (STACKED BOND)- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (D-2) PRECISION CMU SILL CAP- PAINTED
  COLOR: PPG 1028-6 "MOMENTUM"
- (E-1) MANUFACTURED STONE VENEER-
  CORONADO OLD WORLD LEDGE "MONARCH"
- (E-2) MANUFACTURED STONE SILL CAP
  CORONADO 900 SERIES GREY
- (F) ALUMINUM STOREFRONT SYSTEM-
  COLOR: ANODIZED DARK BRONZE
- (G) BERRIDGE STANDING SEAM METAL ROOF
  COLOR: AGED BRONZE
- (H) RESAWN TIMBER ROOF SUPPORT COLUMN ASSEMBLY W/ EXPOSED STEEL BRACKETS & HARDWARE-
  STAIN COLOR: FLOOD WOOD STAIN- "TOBACCO"
  METAL PAINT COLOR: PPG
- (J-1) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1032-2 "HURRICANE HAZE"
- (J-2) DRESSED WOOD FASCIA & TRIM (PAINTED)
  COLOR: PPG 1005-7 "DARK GRANITE"
- (K) GALVANIZED METAL COPING (PAINTED)
  COLOR: TO MATCH ADJACENT SURFACE
- (L) METAL DOORS & FRAMES- PAINTED
  COLOR: TO MATCH ADJACENT SURFACE
- (M) DECORATIIVE LIGHT FIXTURE-
  "SMOOT" TYPE FIXTURE W/ GOOSENECK MOUNT (PAINTED)
  HILITE H-CDSPRTS-45972
  COLOR: VERIFY W/ ARCHITECT PRIOR TO ORDERING
- (N) WALL PACK LIGHT FIXTURE-
  CREE XSPW-B-WM-#ME-#L-40K-UL-BZ
  REF: ELECTRICAL DRAWINGS
- (O) SIGNAGE UNDER SEPARATE PERMIT-
  REFER TO SIGN PROGRAM

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

PAD 2
EXTERIOR ELEVATIONS

WILDOMAR CROSSROADS
WILDOMAR, CA

GKPA PROJECT #21108.01
23 JUNE 2022

SAGE INVESTCO
4350 VON KARMAN, SUITE 200
NEWPORT BEACH, CA 92660
949.954.6100

GK PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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PAINT-
PPG 1099-1 "ALWAYS ALMOND"



PAINT-
PPG 1032-2 "HURRICANE HAZE"



PAINT-
PPG 1028-6 "MOMENTUM"



PAINT-
PPG 1005-7 "DARK GRANITE"



STAINED WOOD-
FLOOD SEMI-TRANSPARENT STAIN
"707 "TOBACCO



PAINT-
PPG 1142-6 "JERICHO JADE"



PAINT-
SHERWIN WILLIAMS SW 6523
"DENIM"



PAINT-
SHERWIN WILLIAMS SW 0006
"TOILE RED"



MANUFACTURED STONE SILL-
CORONADO STONE
900 SERIES "GREY"



MANUFACTURED STONE VENEER-
CORONADO STONE
OLD WORLD LEDGE- "MONARCH"



METAL ROOFING-
BERRIDGE "AGED BRONZE"



CORRUGATED SIDING-
IMETCO LATITUDE HORIZONTAL
"WEATHERED GALVALUME"



PORCELAIN TILE-
MFR/ PATTERN: ABK/ DOWNTOWN
COLOR: ASH



DECORATIVE "SMOOT" TYPE LIGHT
FIXTURE (GOOSENECK MOUNT)
COLOR:

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

COMMERCIAL DISTRICT
COLORS & MATERIALS

WILDOMAR CROSSROADS
WILDOMAR, CA

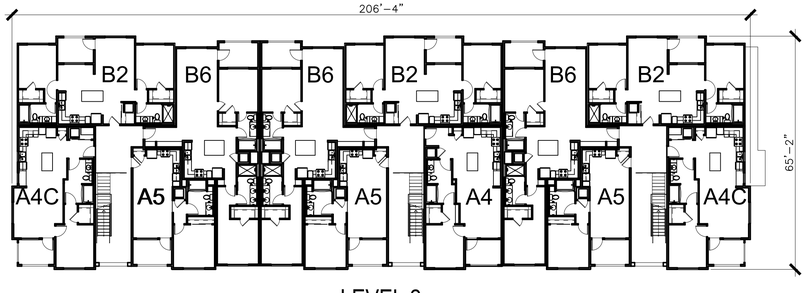
GKPA PROJECT #21108.01
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BRR ARCHITECTURE, INC.
DALLAS, TX

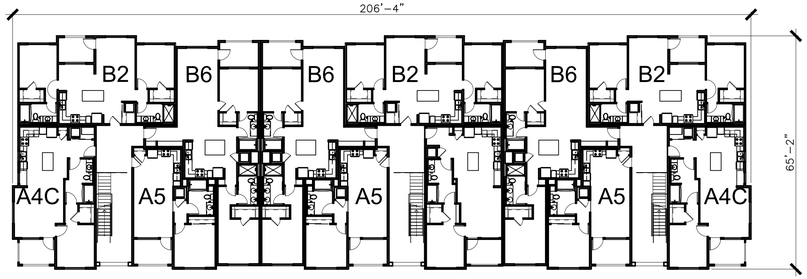
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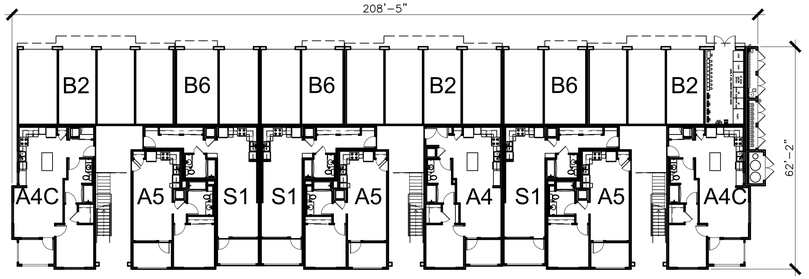
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LEVEL 2



LEVEL 3



LEVEL 1

BUILDINGS 1 AND 2

1"=20'-0" 0 10' 20' 40' 60'

CONCEPTUAL BUILDING PLANS - BLDGS. 1, 2

WILDOMAR CROSSROADS

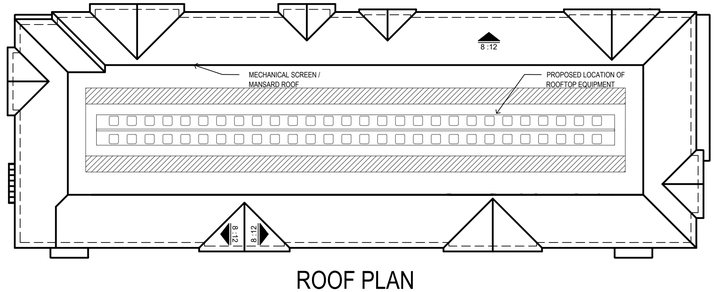
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JOB NO.: 2021-275

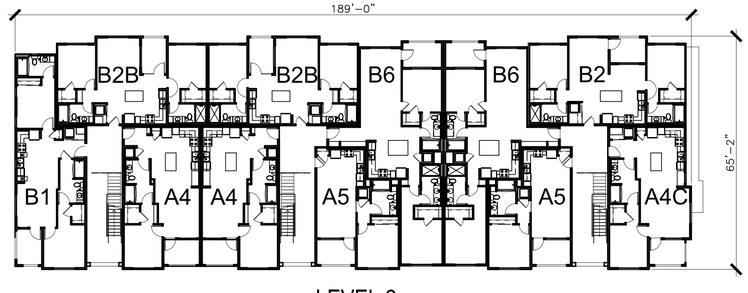
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949.293-5737

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144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

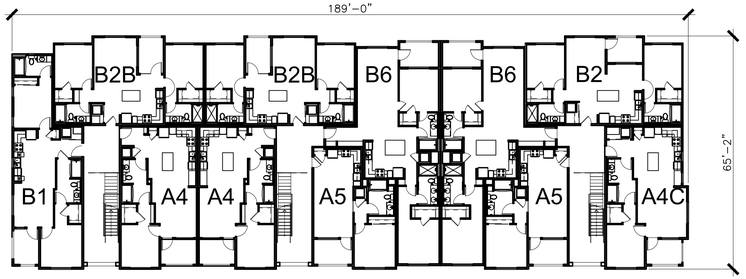
Architecture.
Design.
Relationships.



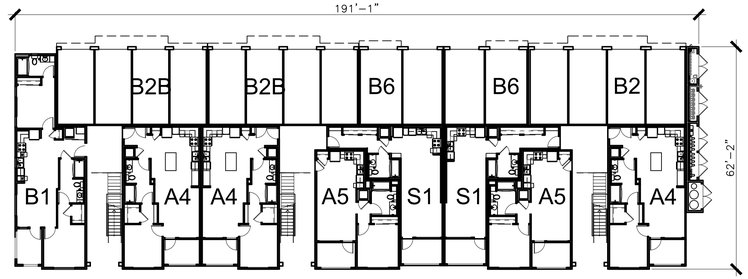
ROOF PLAN



LEVEL 2



LEVEL 3



LEVEL 1

BUILDING 3

1"=20'-0" 0 10' 20' 40' 60'

CONCEPTUAL BUILDING PLANS AND ROOF PLAN - BLDG. 3

47

WILDOMAR CROSSROADS

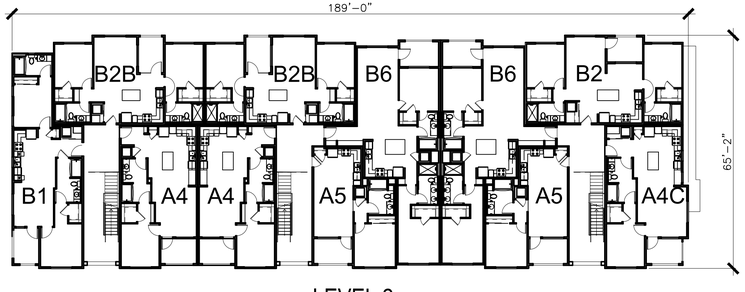
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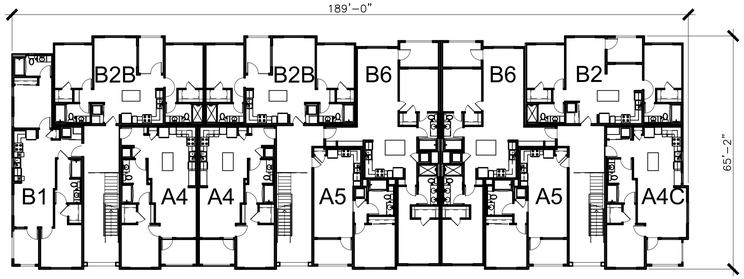
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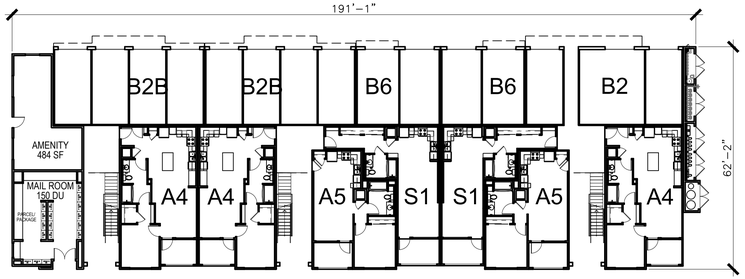
Architecture.
Design.
Relationships.



LEVEL 2



LEVEL 3



LEVEL 1

BUILDING 4

1"=20'-0" 0 10' 20' 40' 60'

CONCEPTUAL BUILDING PLANS - BLDG. 4

WILDOMAR CROSSROADS

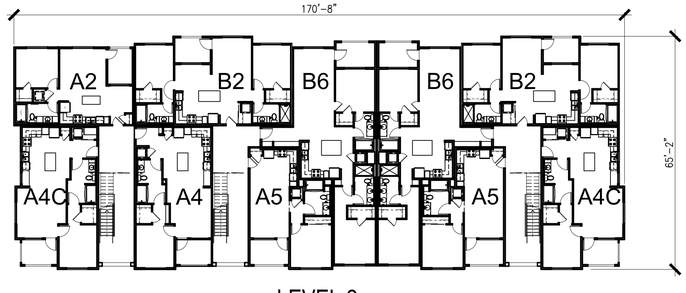
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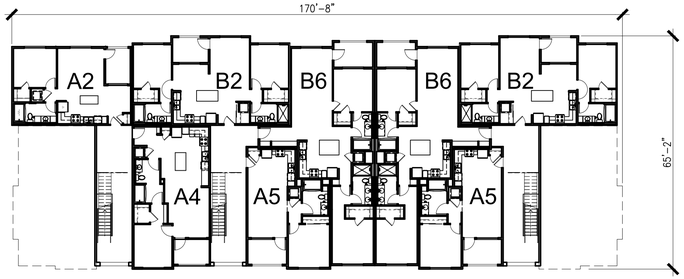
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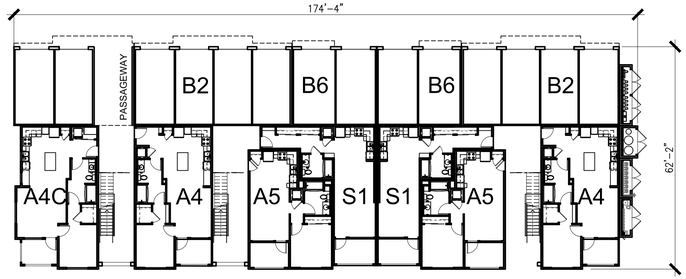
Architecture.
Design.
Relationships.



LEVEL 2



LEVEL 3



LEVEL 1

BUILDING 5

1"=20'-0" 0 10' 20' 40' 60'

CONCEPTUAL BUILDING PLANS - BLDG. 5

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

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Architecture.
Design.
Relationships.



BUILDING 1 SOUTH



BUILDING 1 NORTH

WILDOMAR CROSSROADS

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Relationships.



BUILDING 1 SOUTH

BUILDING 1 NORTH

WILDOMAR CROSSROADS

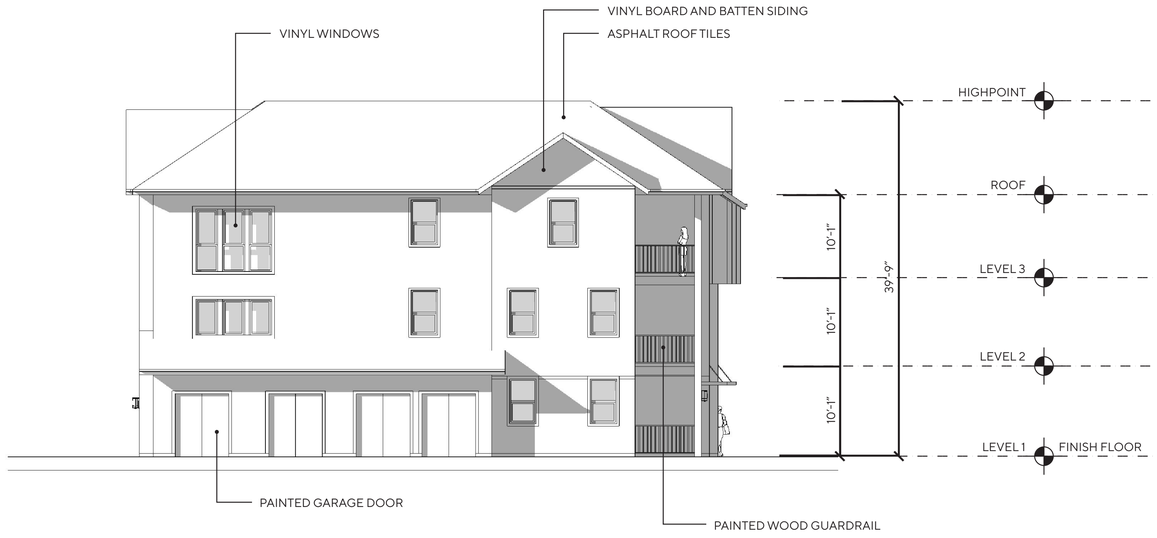
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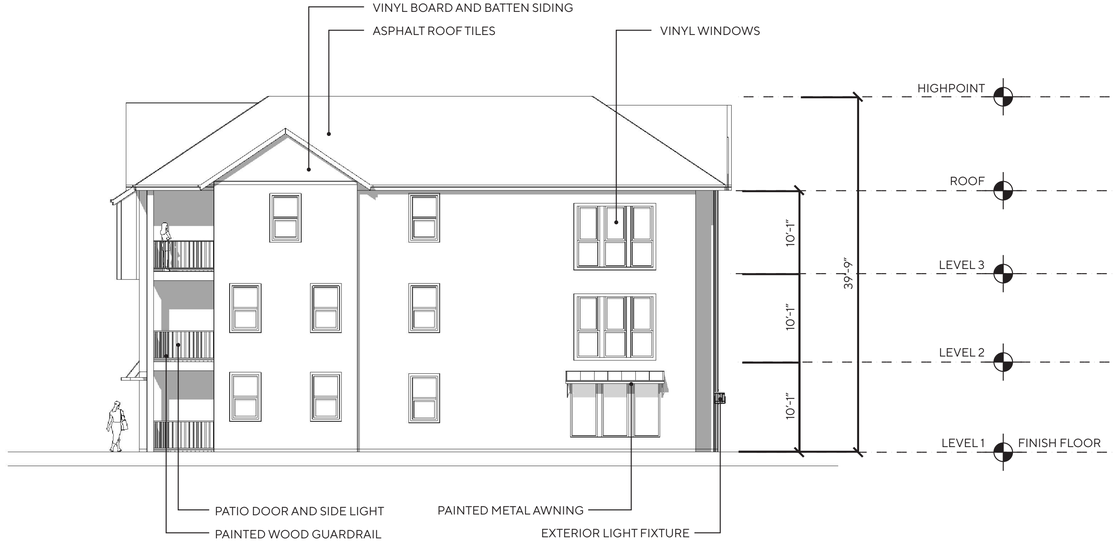
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BUILDING 1 EAST



BUILDING 1 WEST

WILDOMAR CROSSROADS

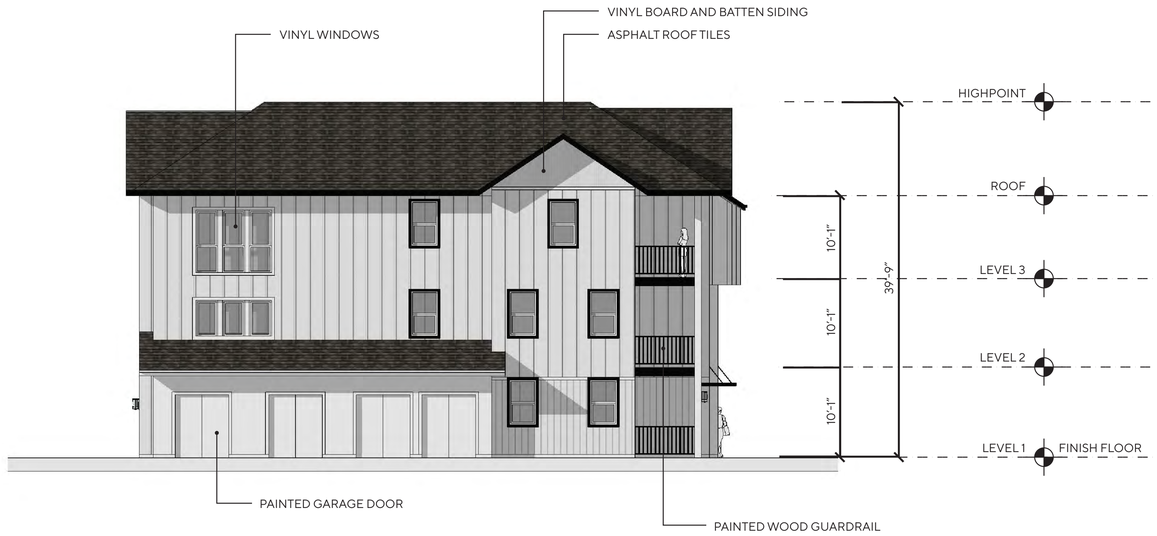
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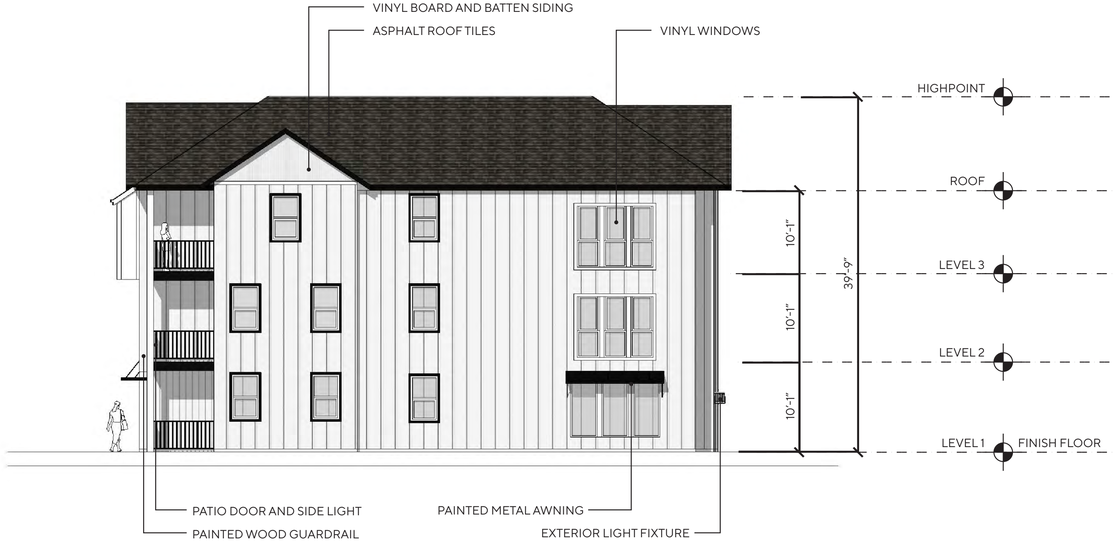
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BUILDING 1 EAST



BUILDING 1 WEST

WILDOMAR CROSSROADS

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BUILDING 2 SOUTH



BUILDING 2 NORTH

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BUILDING 2 SOUTH

BUILDING 2 NORTH

WILDOMAR CROSSROADS

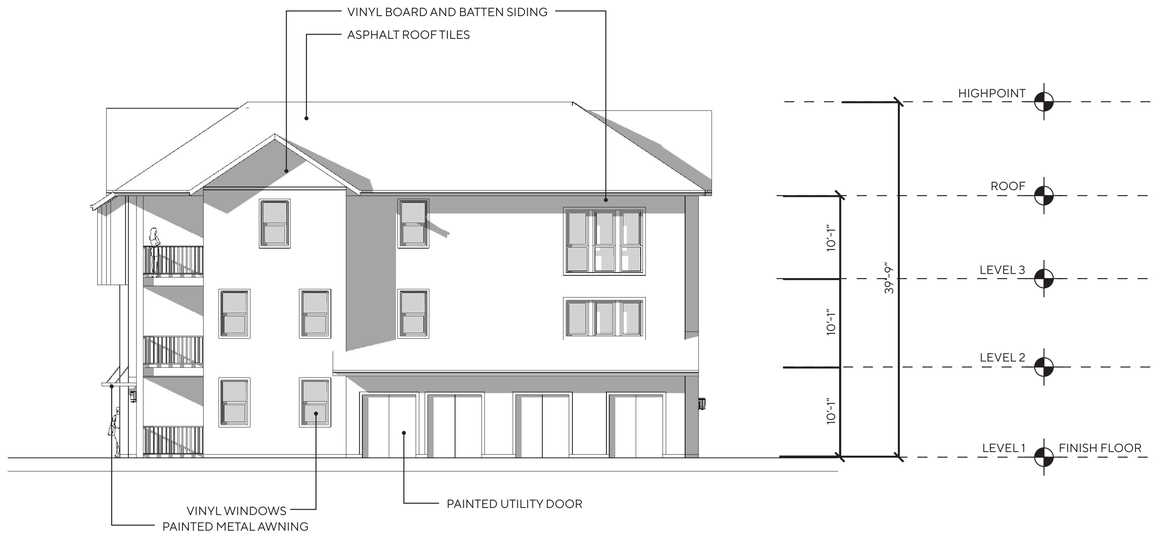
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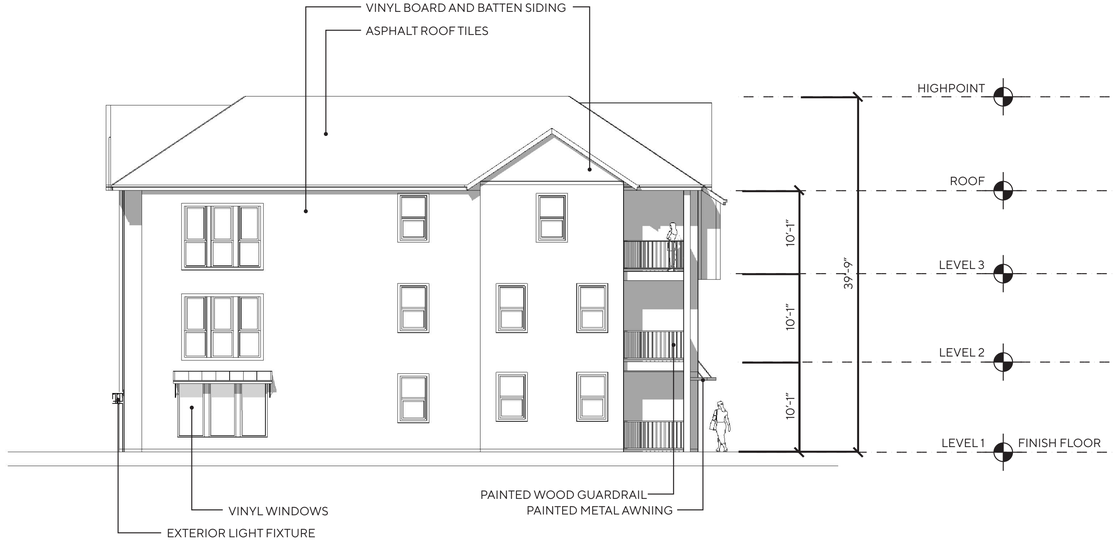
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BUILDING 2 EAST



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BUILDING 3 SOUTH



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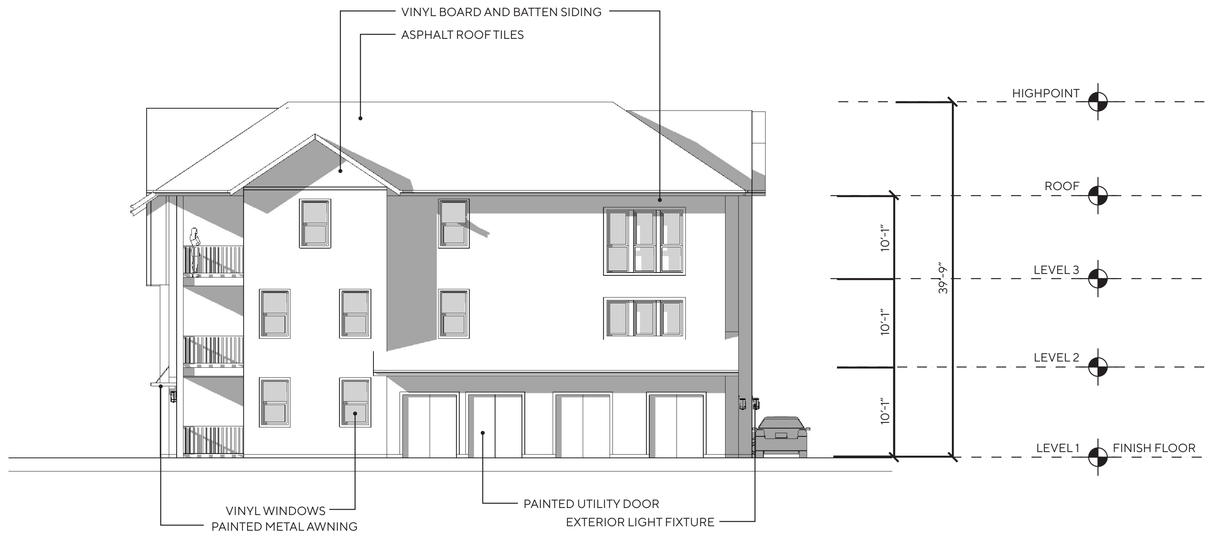
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BUILDING 3 EAST



BUILDING 3 WEST

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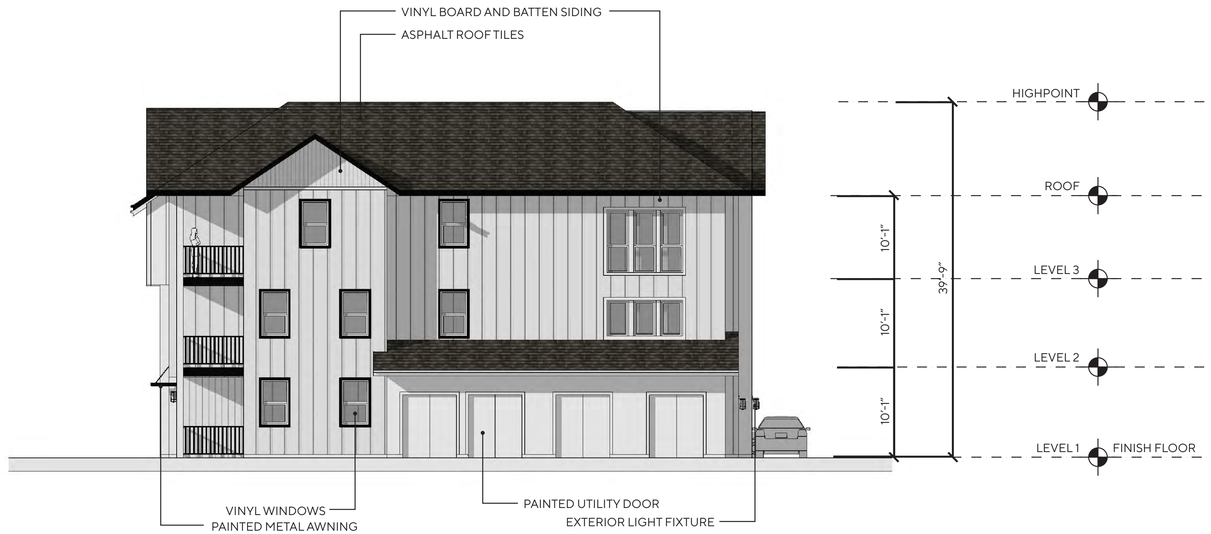
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BUILDING 3 EAST



BUILDING 3 WEST

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BUILDING 4 SOUTH



BUILDING 4 NORTH

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BUILDING 4 SOUTH



BUILDING 4 NORTH

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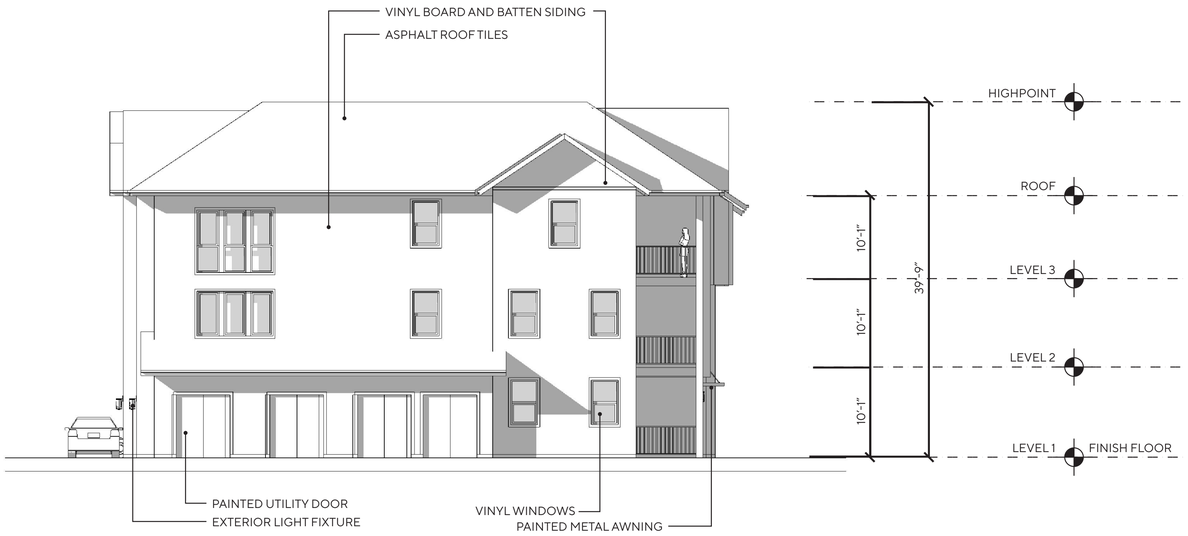
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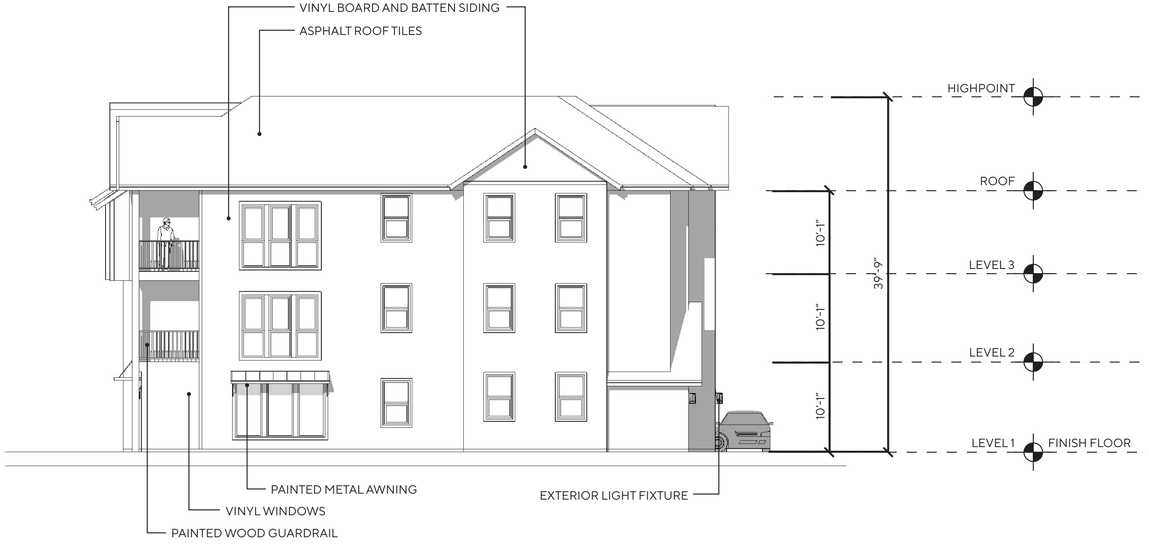
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BUILDING 4 EAST



BUILDING 4 WEST

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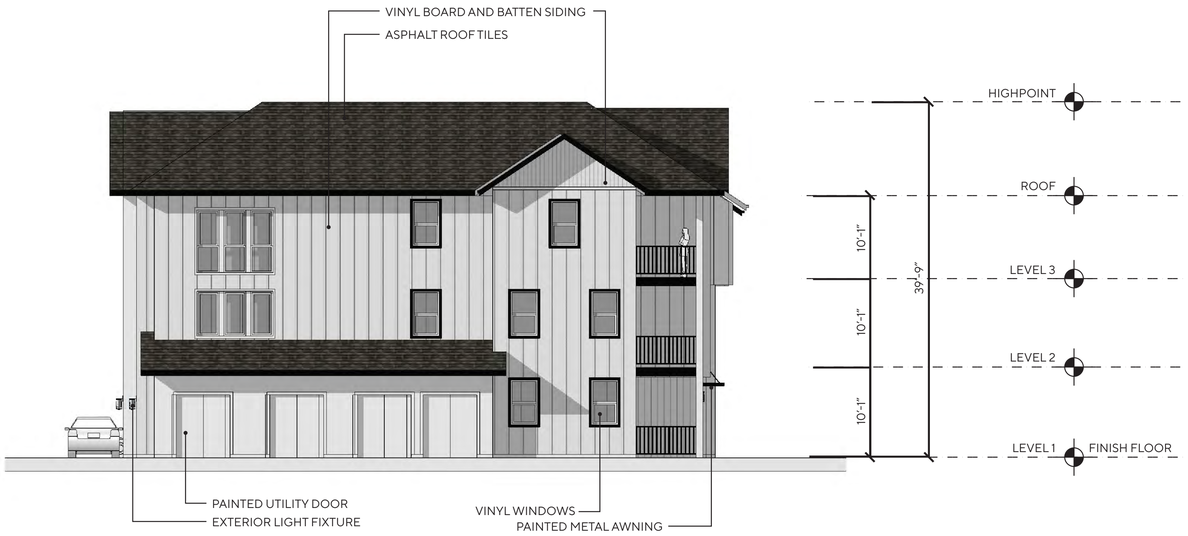
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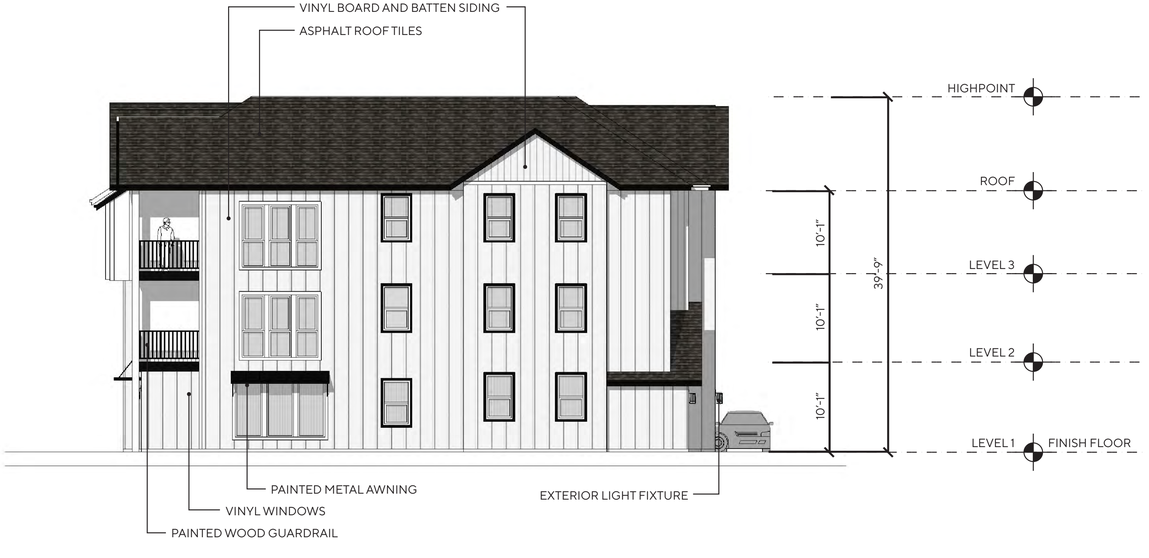
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BUILDING 4 EAST



BUILDING 4 WEST

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BUILDING 5 SOUTH

BUILDING 5 NORTH

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BUILDING 5 SOUTH



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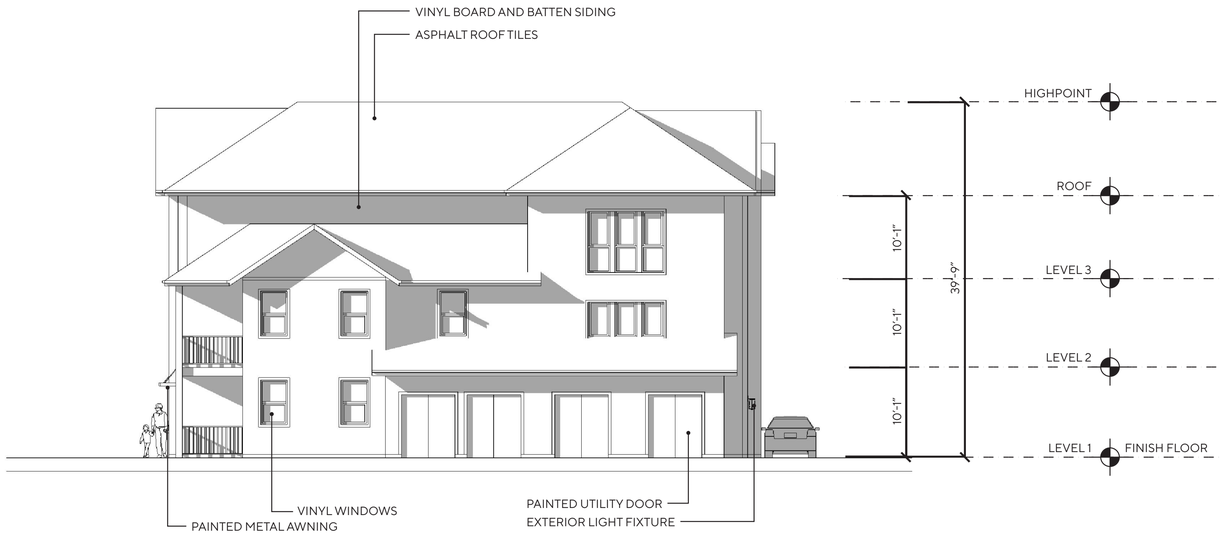
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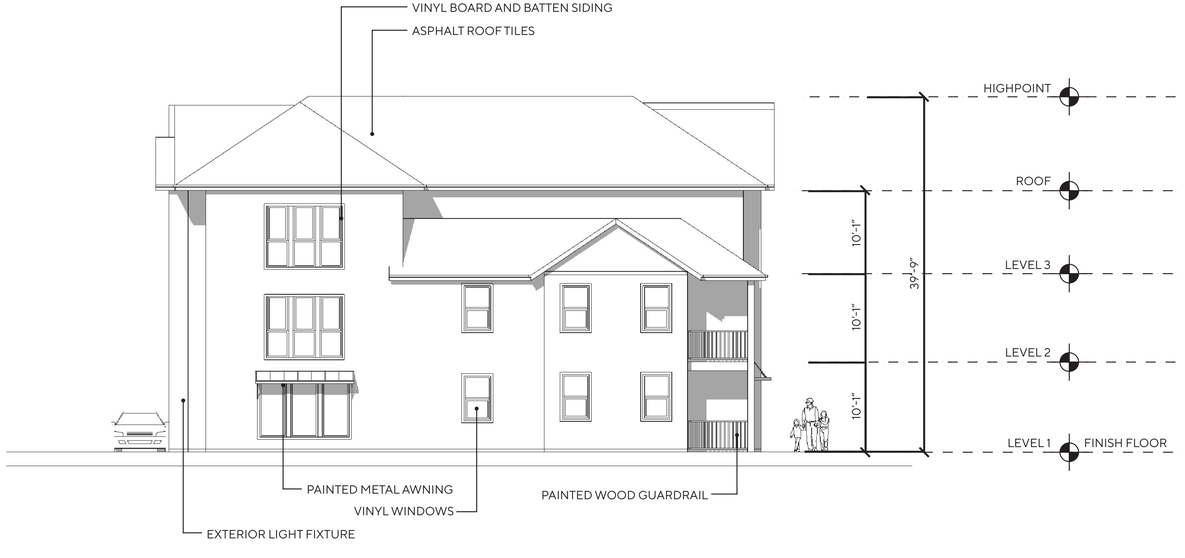
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BUILDING 5 EAST



BUILDING 5 WEST

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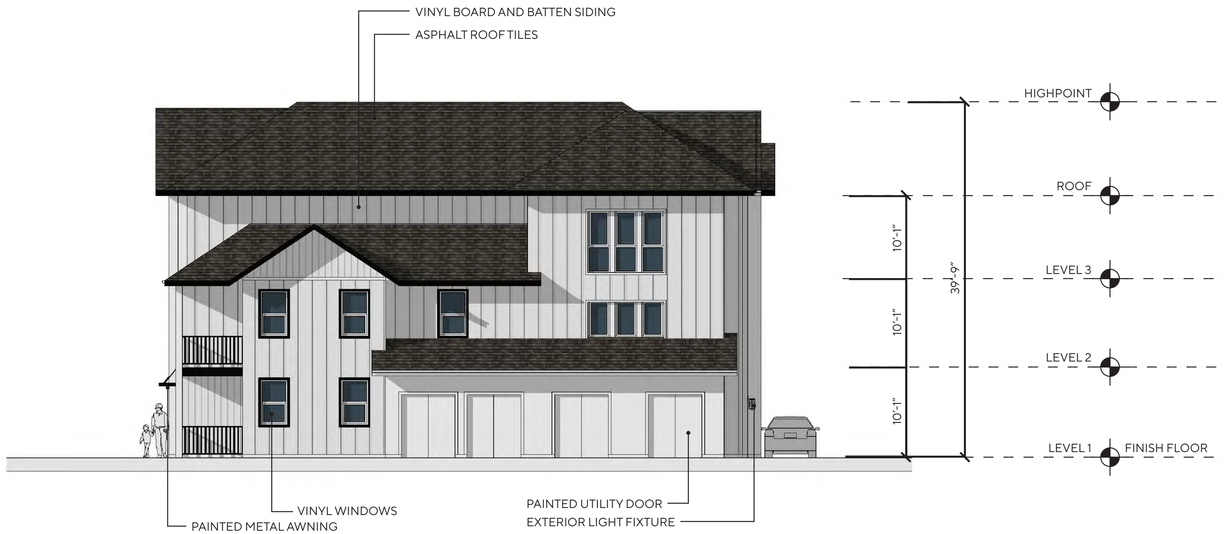
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BUILDING 5 EAST



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CONCEPTUAL PERSPECTIVE

WILDOMAR CROSSROADS

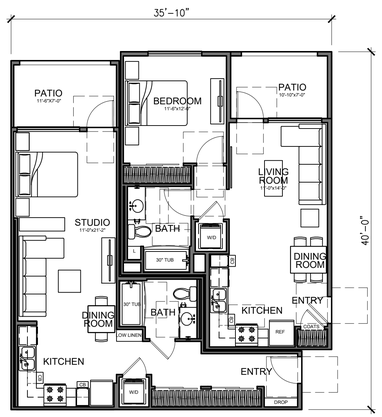
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

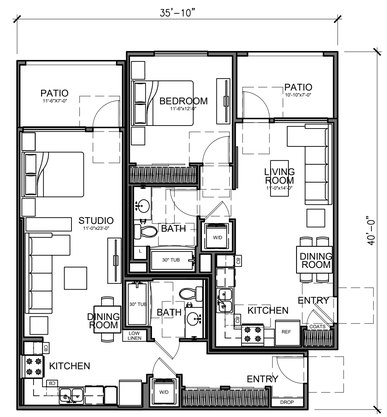
INTRACORP SW, LLC
895 Dove St., Suite 400, Newport Beach, Ca. 92660
949.293-5737

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.



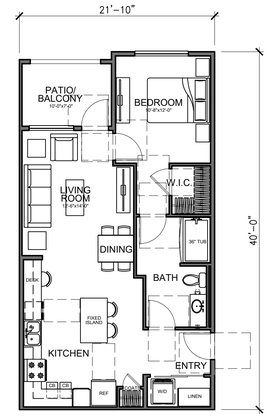
UNIT S1: STUDIO
LIVABLE AREA: 594 SQ. FT.
PATIO AREA: 81 SQ. FT.
QUANTITY: 12



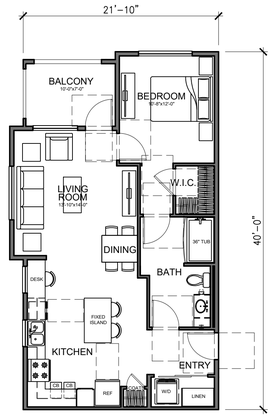
UNIT A5: 1BR / 1BA
LIVABLE AREA: 622 SQ. FT.
PATIO/ BALCONY AREA: 76 SQ. FT.
QUANTITY: 36

UNIT S1-ALT: STUDIO
LIVABLE AREA: 594 SQ. FT.
PATIO AREA: 81 SQ. FT.
QUANTITY: 12

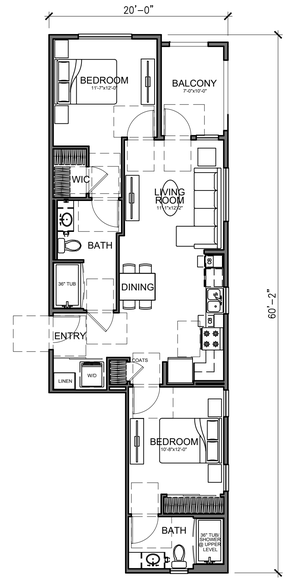
UNIT A5: 1BR / 1BA
LIVABLE AREA: 622 SQ. FT.
PATIO/ BALCONY AREA: 76 SQ. FT.
QUANTITY: 36



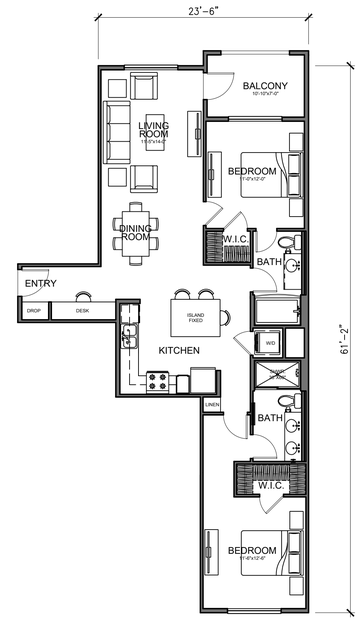
UNIT A4: 1BR / 1BA
LIVABLE AREA: 788 SQ. FT.
PATIO/ BALCONY AREA: 70 SQ. FT.
QUANTITY: 24



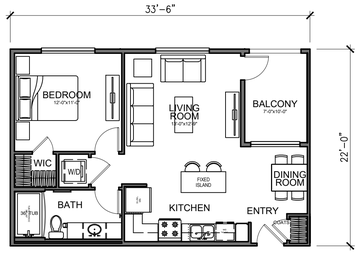
UNIT A4C: 1BR / 1BA
LIVABLE AREA: 810 SQ. FT.
PATIO/ BALCONY AREA: 70 SQ. FT.
QUANTITY: 19



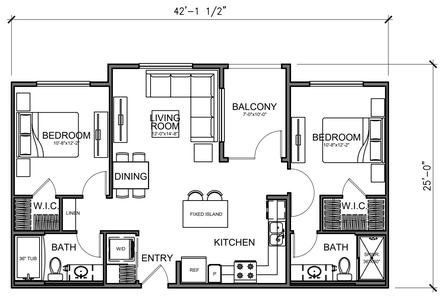
UNIT B1: 2BR / 2BA
LIVABLE AREA: 946 SQ. FT.
PATIO/ BALCONY AREA: 70 SQ. FT.
QUANTITY: 5



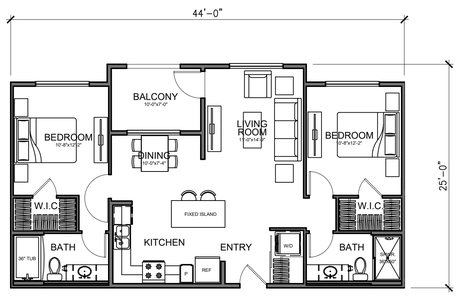
UNIT B6: 2BR / 2BA
LIVABLE AREA: 1139 SQ. FT.
BALCONY AREA: 76 SQ. FT.
QUANTITY: 24



UNIT A2: 1BR / 1BA
LIVABLE AREA: 661 SQ. FT.
BALCONY AREA: 70 SQ. FT.
QUANTITY: 2



UNIT B2B: 2BR / 2BA
LIVABLE AREA: 936 SQ. FT.
BALCONY AREA: 70 SQ. FT.
QUANTITY: 8



UNIT B2: 2BR / 2BA
LIVABLE AREA: 981 SQ. FT.
BALCONY AREA: 70 SQ. FT.
QUANTITY: 20

1/8"=1'-0" 0 4' 8' 16' 24'

CONCEPTUAL UNIT PLANS

WILDOMAR CROSSROADS

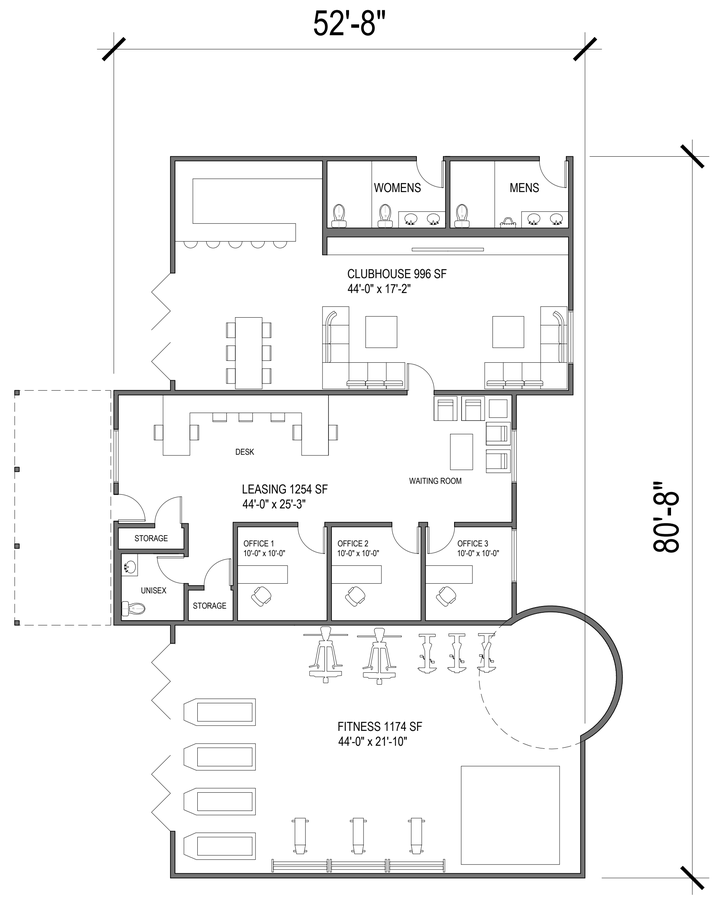
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

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Architecture.
Design.
Relationships.



AMENITY BUILDING
AREA: 3728 SQ. FT.

FLOOR PLAN

1/8"=1'-0" 0 4' 8' 16' 24'

CONCEPTUAL AMENITY PLAN

WILDOMAR CROSSROADS

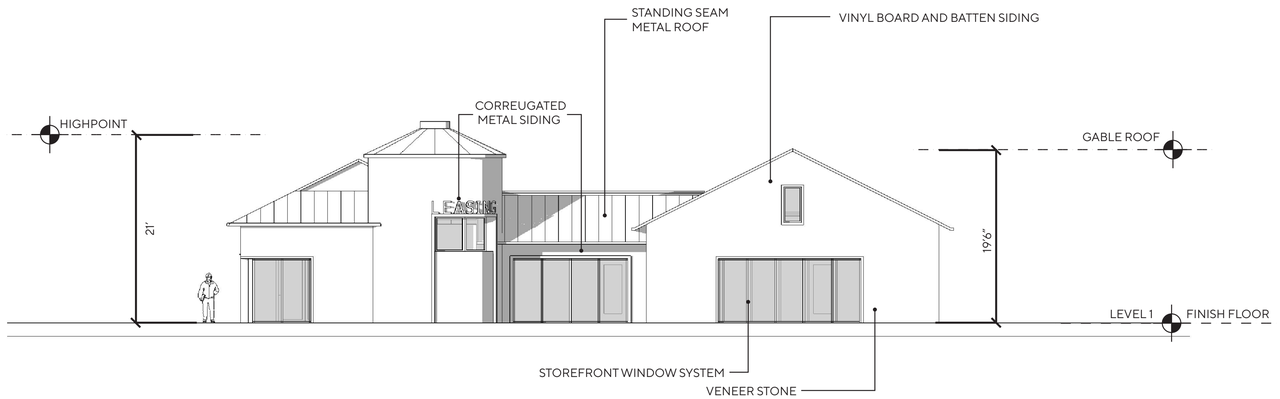
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

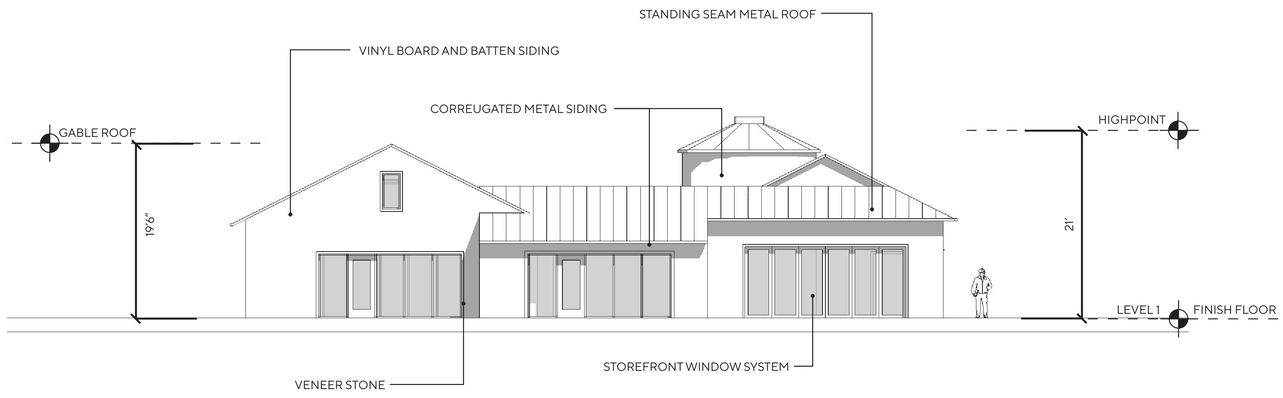
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Architecture.
Design.
Relationships.



AMENITY SOUTH



AMENTIY NORTH

WILDOMAR CROSSROADS

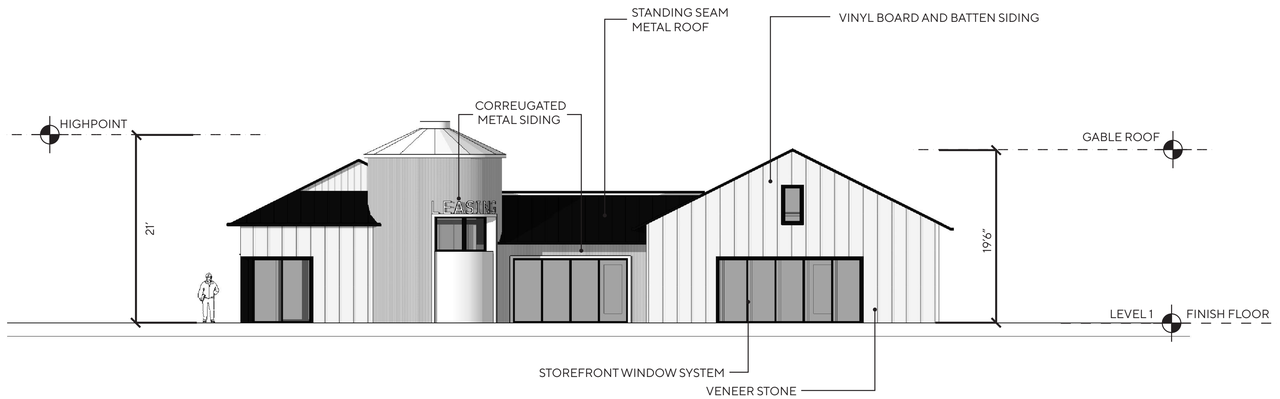
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

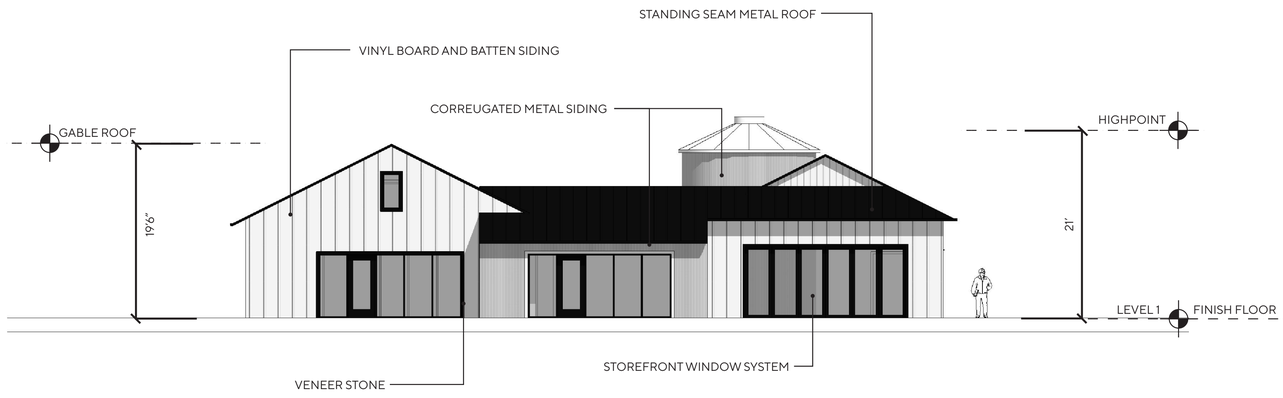
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Architecture.
Design.
Relationships.



AMENITY SOUTH



AMENTIY NORTH

WILDOMAR CROSSROADS

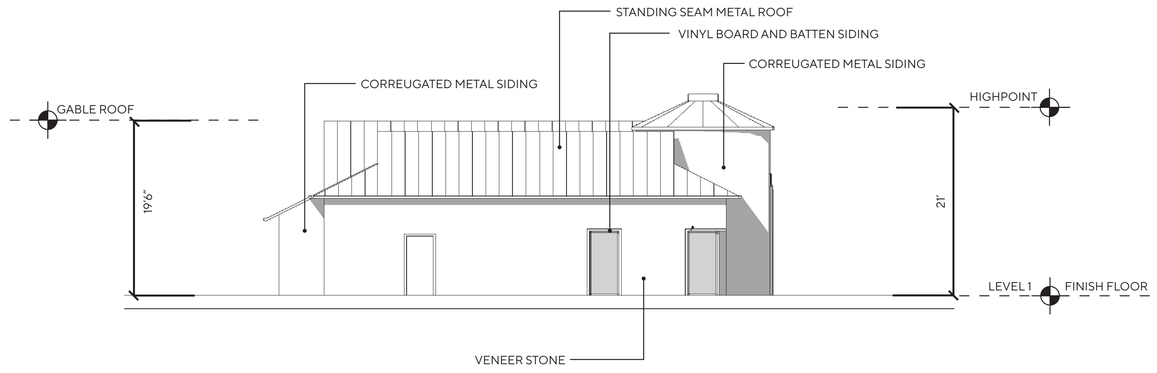
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

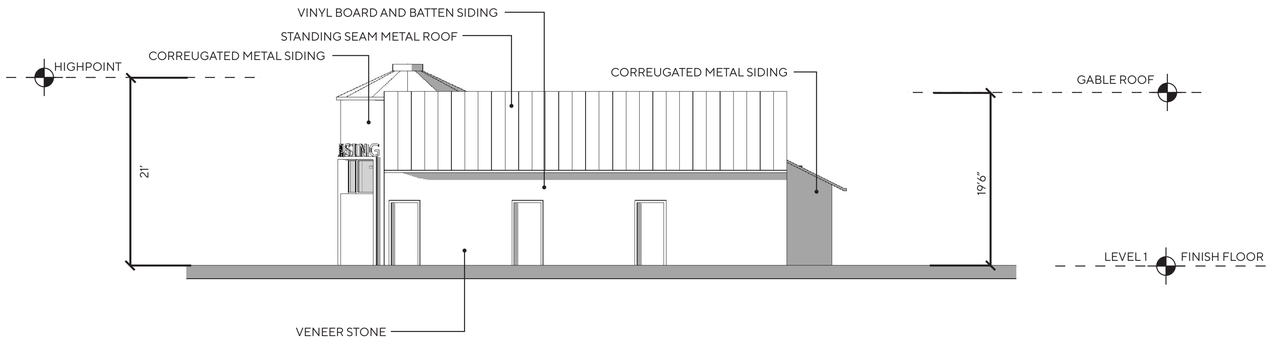
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Architecture.
Design.
Relationships.



AMENITY EAST



AMENTIY WEST

WILDOMAR CROSSROADS

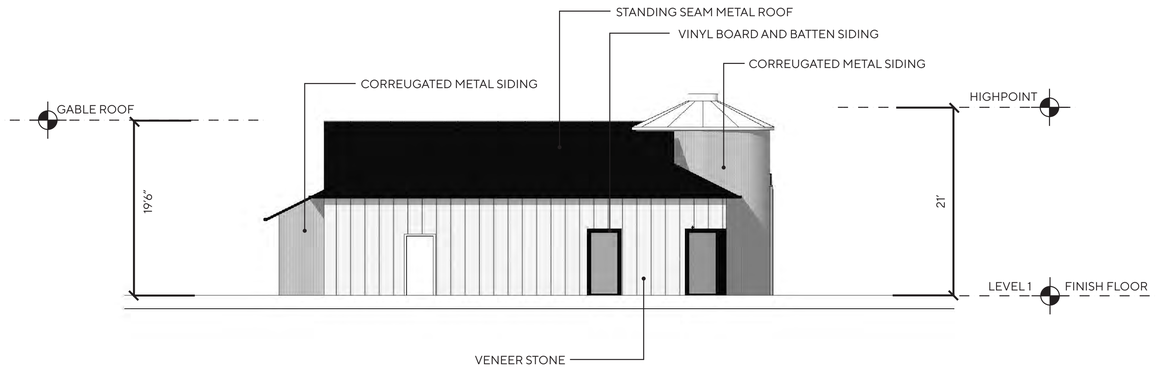
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

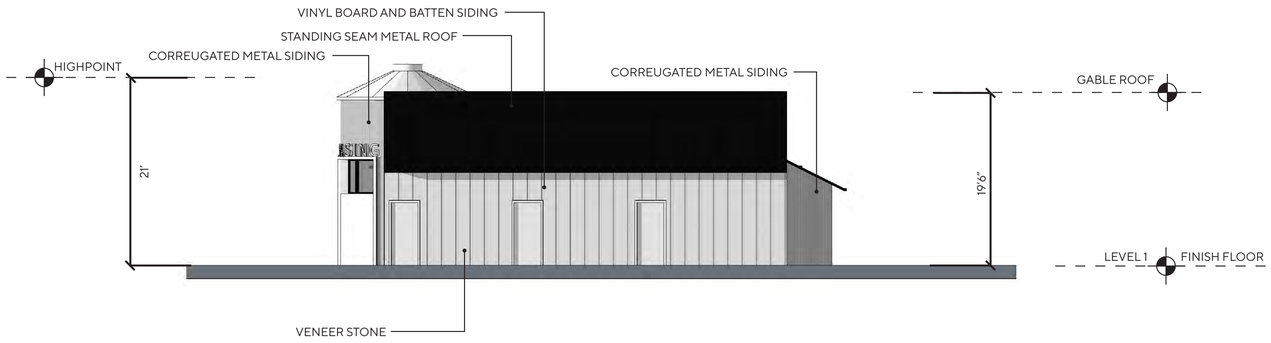
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Architecture.
Design.
Relationships.



AMENITY EAST



AMENTIY WEST

WILDOMAR CROSSROADS

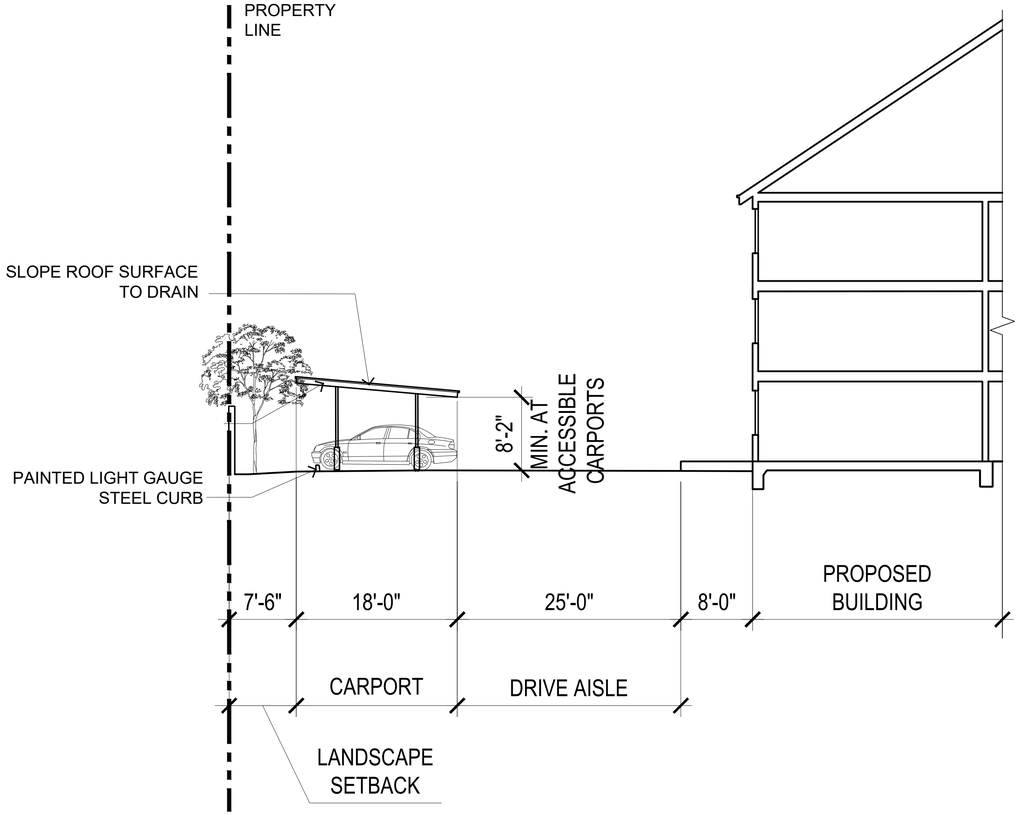
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

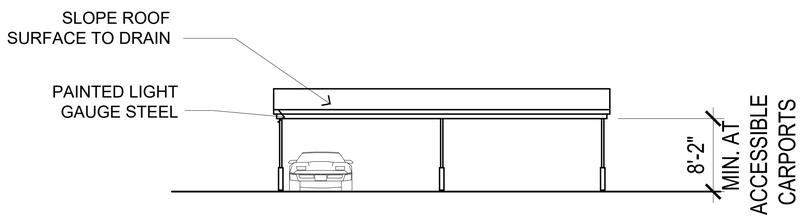
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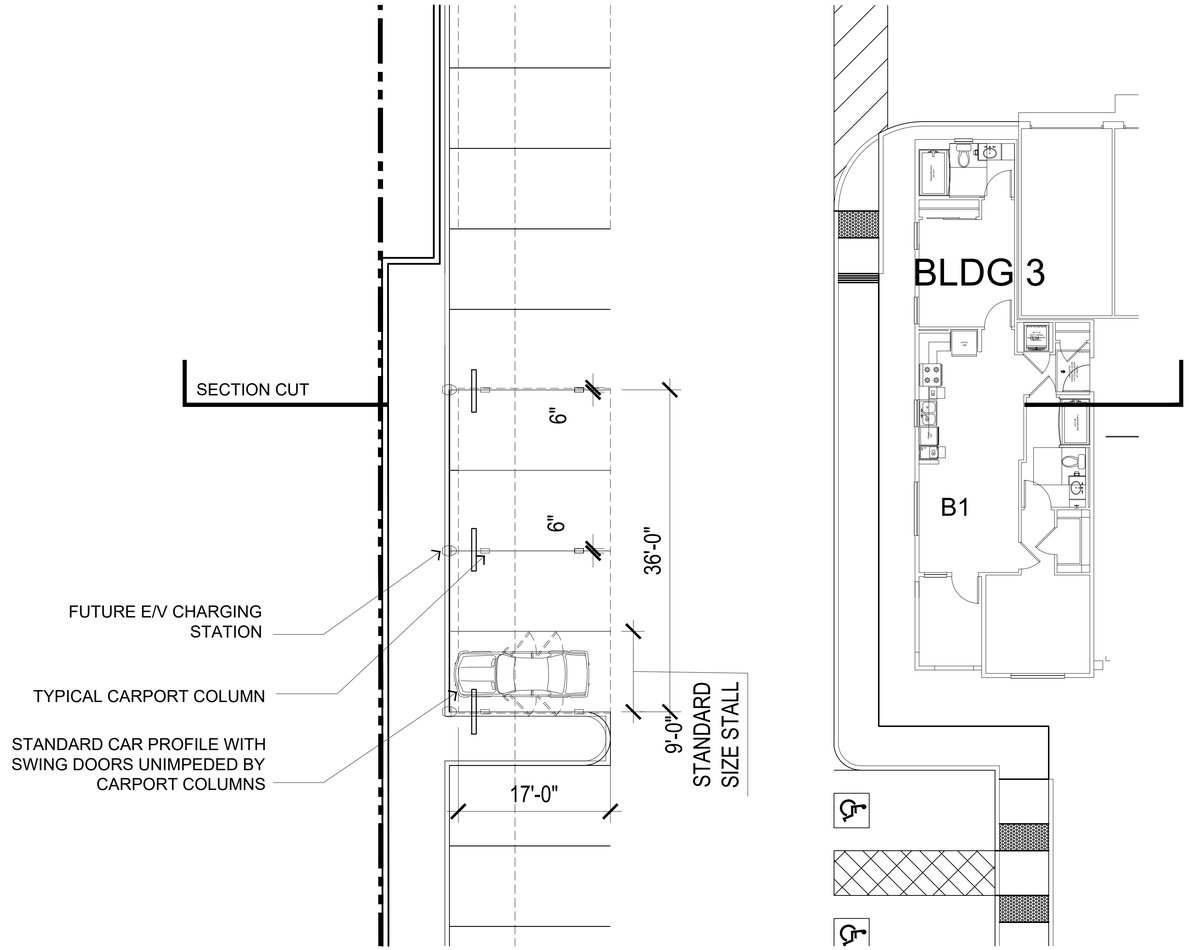
Architecture.
Design.
Relationships.



SECTION



FRONT ELEVATION



PLAN VIEW

1/8"=1'-0" 0 4' 8' 16' 24'

PARKING SECTION

WILDOMAR CROSSROADS

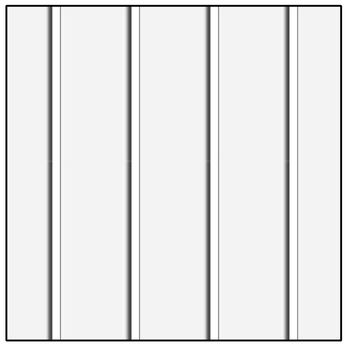
WILDOMAR, CALIFORNIA

DATE: 06-23-22
JOB NO.: 2021-275

INTRACORP SW, LLC
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949.293-5737

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144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.



SD01
BOARD AND BATTEN
CEMENTITIOUS SIDING
FINISH: LIGHT SAND FINISH
COLOR: BENJAMIN MOORE
872 WHITE CHRISTMAS



WD01
PAINTED WOOD TRIM
872 WHITE CHRISTMAS



01
BENJAMIN MOORE
2133-10 ONYX

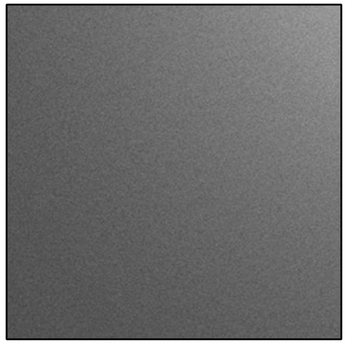
02
BENJAMIN MOORE
872 WHITE CHRISTMAS



ALUMINUM STORE
FRONT SYSTEM
CLEAR ANODIZED



RF01
ASPHALT COMPOSITION
ROOF SHINGLES



MT01
PAINTED METAL CANOPY



W01
VINYL 'NAIL ON' WINDOWS
COLOR: OFF WHITE

WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

MATERIAL BOARD

DATE: 06-23-22
JOB NO.: 2021-275

INTRACORP SW, LLC
895 Dove St., Suite 400, Newport Beach, Ca. 92660
949.293-5737

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144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.

KEYNOTES:

SD01 - BOARD AND BATTEN CEMENTITIOUS SIDING

WD01 - PAINTED BLACK TRIM TO MATCH 01 PAINT SPEC

RF01 - ASPHALT COMPOSITION ROOF SHINGLES

MT01 - PAINTED METAL CANOPY

W01 - VINYL "NAIL ON" WINDOWS (OFF WHITE)

ST01 - STUCCO FINISH

01 - BENJAMIN MOORE 2133-10 ONYX

02 - BENJAMIN MOORE 872 WHITE CHRISTMAS



WILDOMAR CROSSROADS

WILDOMAR, CALIFORNIA

RESIDENTIAL DISTRICT COLORS

DATE: 06-23-22
JOB NO.: 2021-275

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Architecture.
Design.
Relationships.

IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 38333

BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 8705
PER BOOK 36, PAGE 69 OF MAPS RECORDS OF RIVERSIDE COUNTY

DATE OF FIELD SURVEY
JULY, 2021

TAX PARCEL NO.
376-410-015, 376-410-016,
376-410-017, 376-410-021

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. OSA-6544937 DATED APRIL 28, 2021 AS PREPARED BY FIRST AMERICAN TITLE COMPANY, SANTA ANA, CA [TITLE OFFICER: RIZZA WALKER, TELEPHONE: (714) 250-3098] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID COMMITMENT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

DAMAS CLINTON KEITH LLC, AS TO AN UNDIVIDED 40% INTEREST AND 24850-23980 CATT RD TRUST DATED NOVEMBER 27, 2020, LAHN VALLEY LLC A WYOMING LIMITED LIABILITY COMPANY, ITS SUCCESSOR OR SUCCESSORS IN INTEREST, AS TRUSTEE, AS TO AN UNDIVIDED 60% INTEREST AS TENANTS IN COMMON, AS TO PARCELS ONE AND TWO;

ARAM PROPERTIES, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS THREE AND FOUR

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 4 OF PARCEL MAP 8705 AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:
PARCEL 1 OF PARCEL MAP 8705 AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THREE:
PARCEL 2 OF PARCEL MAP 8705 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON FILE IN BOOK 36, PAGE 69 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FOUR:
PARCEL 3 OF PARCEL MAP NO. 8705, AS SHOWN BY MAP ON FILE IN BOOK 36, PAGE 69 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

TITLE EASEMENTS

THE FOLLOWING MATTERS AFFECT PARCEL ONE:

4 AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY, ITS SUCCESSORS AND ASSIGNS FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 1954 AS BOOK 1654, PAGE 530 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - SAID DOCUMENT DOES NOT PROVIDE A WIDTH - CENTERLINE PLOTTED HEREON AS [A])

5 AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR PUBLIC ROAD AND DRAINAGE PURPOSES, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICES PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137039 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [B])

6 AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE, FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137040 OF OFFICIAL RECORDS.

(DOCUMENT AFFECTS - PLOTTED HEREON AS [C])

7 AN EASEMENT IN FAVOR OF COUNTY OF RIVERSIDE, FOR DRAINAGE PURPOSES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 28, 2007 AS INSTRUMENT NO. 2007-0137041 OF OFFICIAL RECORDS.

THE INTEREST OF THE EASEMENT HOLDER HAS SINCE BEEN TRANSFERRED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY INSTRUMENTS RECORDED MARCH 01, 2012 AS INSTRUMENT NO. 2012-093233 AND APRIL 20, 2012 AS INSTRUMENT NO. 2012-0181346, BOTH OF OFFICIAL RECORDS.

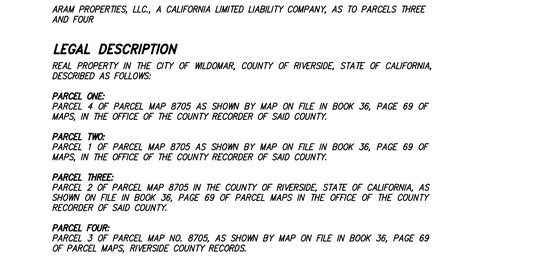
(DOCUMENTS AFFECT - PLOTTED HEREON AS [D])

BASIS OF BEARINGS

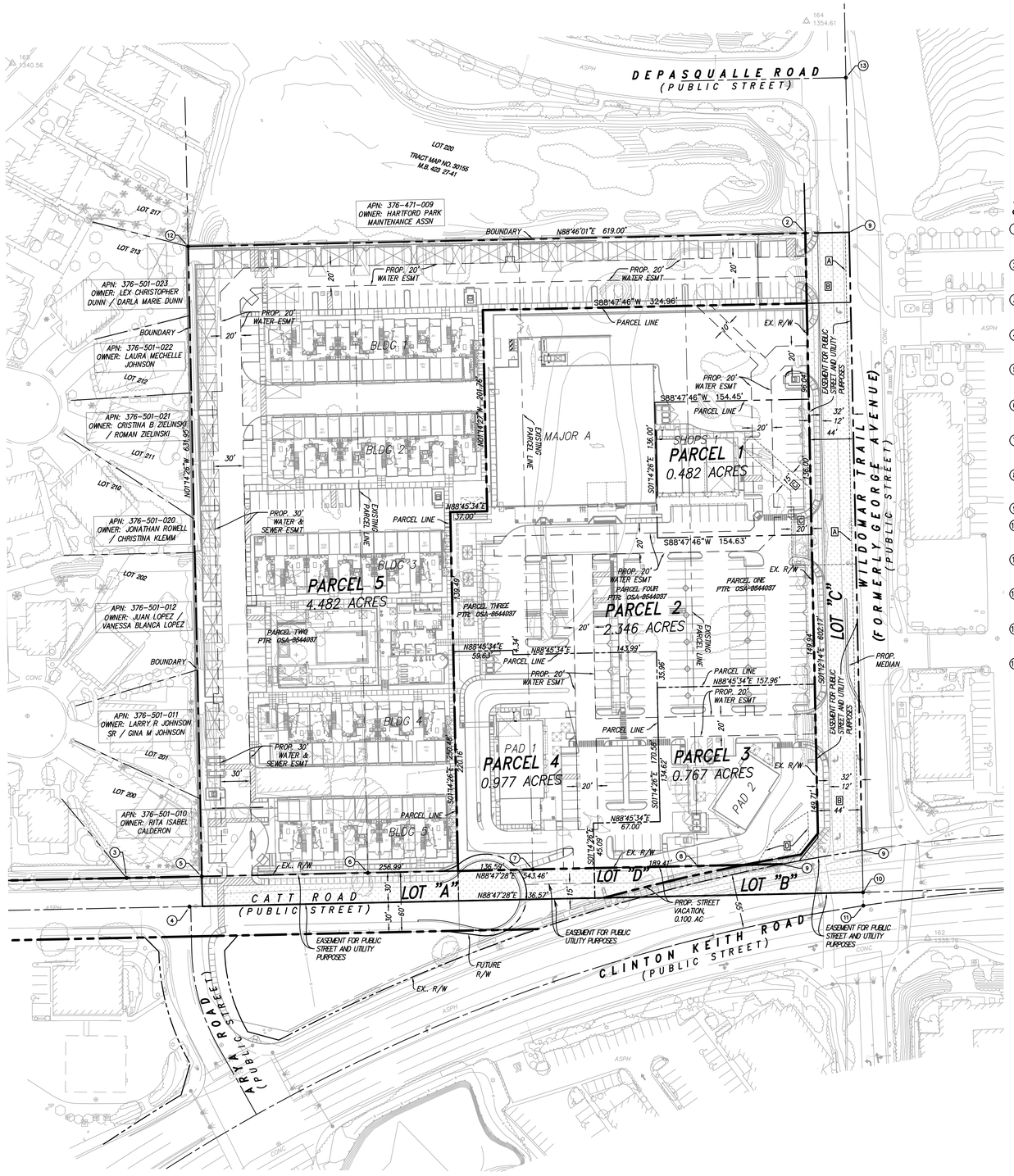
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CATT ROAD AS SHOWN ON PARCEL MAP NO. 8705, FILED IN PARCEL MAP BOOK 36, PAGE 69, BEING NORTH 88°47'20" EAST.

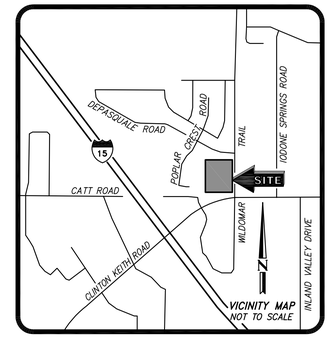
BENCH MARK

B.M. # T-59-81
3" ALUMINUM DISK IN CONC. CYLINDER. FROM THE INT. OF IVY ST. AND WASHINGTON ST., 3.6 MILES N.W. ON WASHINGTON-PALOMAR STS. TO THE INT. OF PALOMAR AND CLINTON KEITH RD., TO THE INT. OF CLINTON KEITH RD. AND GRAND AVE. IN THE N. COR. OF THE "T" INT.; 124.8' W. OF CLINTON KEITH RD.; 47.6' NO. OF GRAND AVE; 6' NE. OF A 1" I.P. W/PLASTIC PLUG LS 2606: 2' S. OF A 6' CHAIN LINK FENCE AROUND A S.C.E POWER STATION AND R.C.W.D. WELL SITE; 10' N. OF P.P. #2075052E; SET FIBERGLASS WITNESS POST 1' NORTH. ELEV. 1192.072



TYPICAL SECTION - WILDOMAR TRAIL
T.I.=8.5, R=34
N.T.S.





MONUMENT AND ESTABLISHMENT NOTES

- ● INDICATES FOUND MONUMENT AS NOTED BELOW.
- (1) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, DOWN 0.6'. ACCEPTED AS POINT ON THE CENTERLINE OF CATT ROAD.
- (2) INDICATES FOUND LEAD, TACK AND TAG STAMPED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (3) INDICATES FOUND 1" IRON PIPE (WITH PLASTIC PLUG) TAGGED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (4) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CATT ROAD AND ARYA DRIVE.
- (5) INDICATES FOUND 1" IRON PIPE (WITH PLASTIC PLUG) TAGGED "LS 7910" PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., DOWN 0.5'.
- (6) INDICATES FOUND 1" IRON PIPE TAGGED "L.S. 3365", PER R1, DOWN 0.4'. SAID MONUMENT IS LOCATED SOUTH 01°18'34" EAST, 0.11 FEET FROM THE SOUTH COMMON CORNER BETWEEN PARCELS 1 AND 2 OF R1.
- (7) INDICATES FOUND 1" IRON PIPE TAGGED "L.S. 3365", PER R1, DOWN 0.4'. SAID MONUMENT IS LOCATED SOUTH 01°17'00" WEST, 0.25 FEET FROM THE SOUTH COMMON CORNER BETWEEN PARCELS 2 AND 3 OF R1.
- (8) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED THE SOUTH COMMON CORNER BETWEEN PARCELS 3 AND 4 OF R1 BY PRORATION USING R1 DATA.
- (9) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- (10) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CATT ROAD AND GEORGE AVENUE.
- (11) INDICATES FOUND 1" IRON PIPE WITH ILLEGIBLE PLASTIC PLUG, NO REFERENCE, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CLINTON KEITH ROAD AND GEORGE AVENUE.
- (12) INDICATES FOUND LEAD, TACK AND TAG STAMPED "LS 7910" ON TOP OF WALL, PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH WITH TOP OF WALL.
- (13) INDICATES FOUND GIN SPINDLE WITH WASHER STAMPED "LS 7910", PER CERTIFICATE OF CORRECTION RECORDED 9/20/2011 AS DOCUMENT NO. 2011-0415389, O.R., FLUSH.
- (14) INDICATES SEARCHED, NOTHING FOUND. ESTABLISHED BY HOLDING RECORD DATA PER R1.

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- PARCEL LINE
- EXISTING LOT LINE/ RIGHT-OF-WAY LINE

UTILITIES

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
1351 E. FRANCIS
ONTARIO, CA 91761
(800) 655-4555

WATER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531-3000
(951) 674-3146

GAS: SOUTHERN CALIFORNIA GAS COMPANY
1981 LUGONIA
REDLANDS, CA 92373
(800) 427-2200

CABLE: CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
(909) 359-8989

TELEPHONE: PACIFIC BELL TELEPHONE / SBC
3939 E. CORONADO
ANAHEIM, CA 92807
(800) 750-2355

SEWER: ELSINORE VALLEY MUNICIPAL WATER DISTRICT
31315 CHANEY STREET
LAKE ELSINORE, CA 92531-3000
(951) 674-3146

ZONING / LAND USE

SCENIC HIGHWAY COMMERCIAL (C-P-S) WITH A HOUSING ELEMENT MIXED USE OVERLAY

DEVELOPER

SAGE CITRUS FONTANAN, LLC
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
TELE: 949-954-5100

ENGINEER

DRC ENGINEERING, INC.
6840 INDIANA AVENUE, SUITE 215
RIVERSIDE, CA 92506
(714) 685 - 6860 X 307

CONTACT: RONALD W. SKLEPKO, P.E.

AREA SUMMARY

PARCEL 1:	0.482 ACRES
PARCEL 2:	2.346 ACRES
PARCEL 3:	0.767 ACRES
PARCEL 4:	0.977 ACRES
PARCEL 5:	4.482 ACRES
TOTAL:	9.054 ACRES
STREET VACATION:	0.100 ACRES
NET	8.95 ACRES

LOT SUMMARY

LOT "A":	0.240 ACRES
LOT "B":	0.149 ACRES
LOT "C":	0.624 ACRES
LOT "D":	0.100 ACRES (VACATION AREA)

PROJECT AREA: 9.05 ACRES
TOTAL DISTURBED AREA: 10.05 ACRES

PRELIMINARY EARTHWORK QUANTITIES	
RAW CUT	67,340 CY
RAW FILL	22,390 CY
SOIL OVEREX.	67,160 CY
EARTHWORK EXPORT	38,761 CY

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☒ BY THE PLANNING COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 10 / 19 / 2022
APPLICATION NOS. TPM No. 38333 (PA 21-0145)
PLANNER MB
SIGNATURE Matthew Bassi

N

50' 25' 0' 50' 100'
GRAPHIC SCALE: 1 INCH = 50 FT

811 Know what's below. Call before you dig.

MARK	BY	DATE	REVISIONS	APPR.	DATE

SEAL-DESIGN ENGINEER
REGISTERED PROFESSIONAL ENGINEER RONALD W. SKLEPKO No. C46216 (Exp. 12-31-2022) CIVIL STATE OF CALIFORNIA

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

PLANS PREPARED UNDER THE SUPERVISION OF:
RONALD W. SKLEPKO R.C.E. 46216 DATE

BENCH MARK:
RIVERSIDE COUNTY B.M. H-10-2 (SEE DESCRIPTION HEREON)

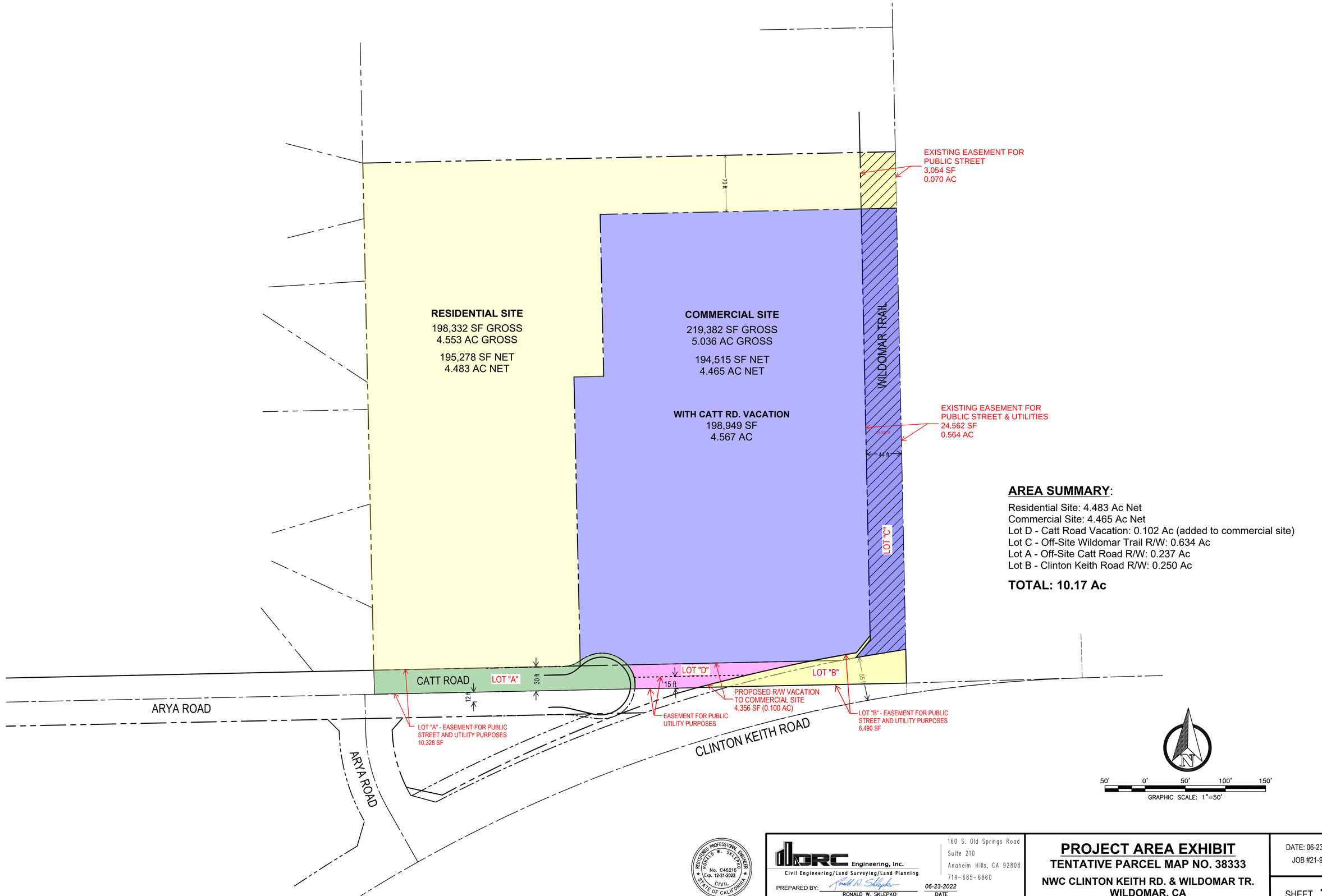
SCALE: PER PLAN

CITY OF WILDOMAR
PARCEL MAP NO. 38333
N.W. WILDOMAR TRAIL AND CLINTON KEITH ROAD
CITY OF WILDOMAR, COUNTY OF RIVERSIDE

1 OF 1 SHEETS

FOR: CITY OF WILDOMAR
PLAN No.

u:\2021\21-094 Sage Investco Wildomar Retail\TM\21-094 Wildomar Trail (portion).dwg, Apr 23, 2022 - 11:15am



AREA SUMMARY:

Residential Site: 4.483 Ac Net
Commercial Site: 4.465 Ac Net
Lot D - Catt Road Vacation: 0.102 Ac (added to commercial site)
Lot C - Off-Site Wildomar Trail R/W: 0.634 Ac
Lot A - Off-Site Catt Road R/W: 0.237 Ac
Lot B - Clinton Keith Road R/W: 0.250 Ac

TOTAL: 10.17 Ac

REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2022
CIVIL
STATE OF CALIFORNIA

RBF Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

PREPARED BY: Ronald W. Sklepko 06-23-2022
RONALD W. SKLEPKO DATE
R.C.E. No. C46216 EXP. 12-31-2022

PROJECT AREA EXHIBIT

TENTATIVE PARCEL MAP NO. 38333

NWC CLINTON KEITH RD. & WILDOMAR TR.
WILDOMAR, CA

DATE: 06-23-2022
JOB #21-994

SHEET 1