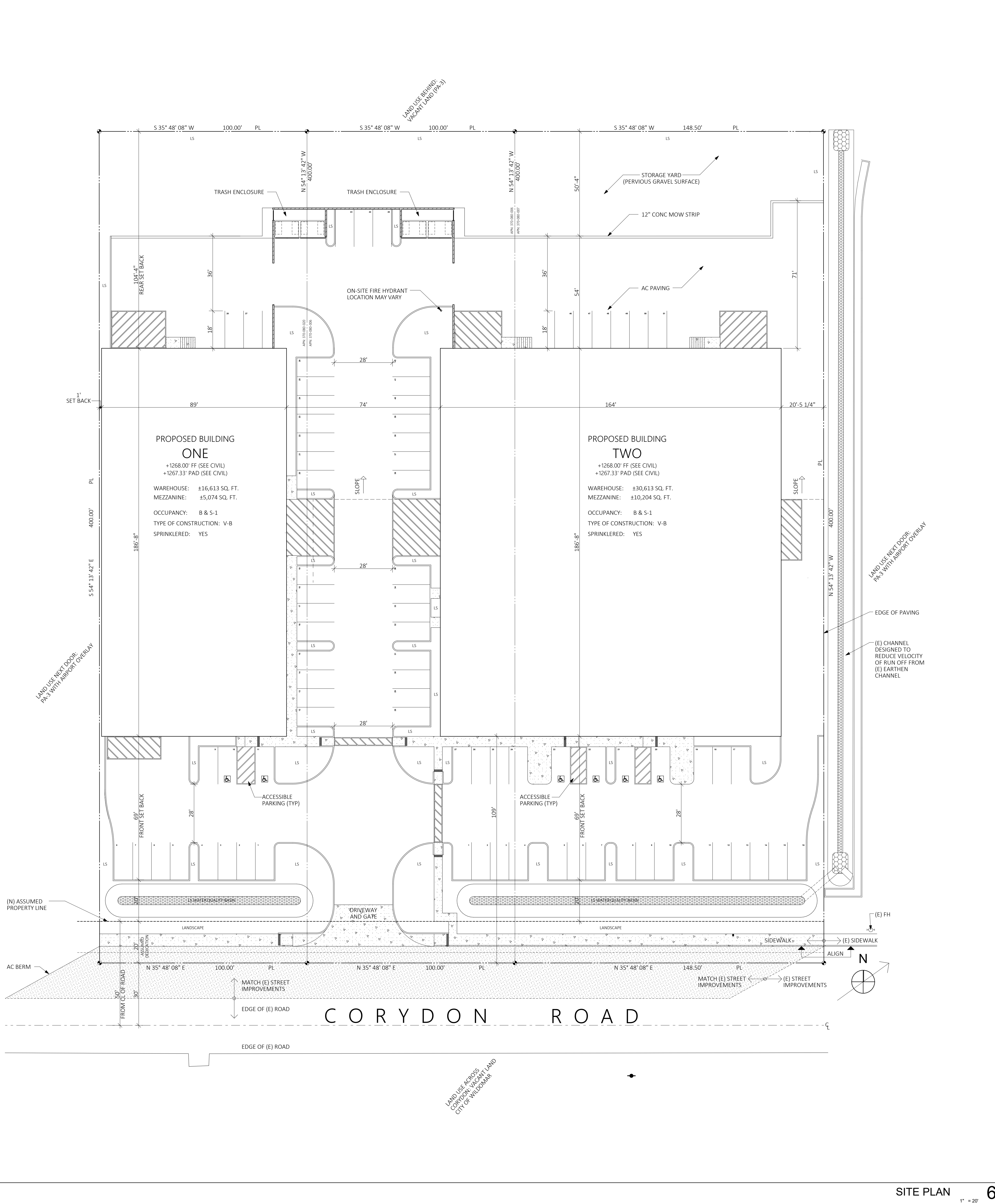


#Project Name: #P10-A-01 - CONCEPTUAL SITE PLAN & PROJECT DATA
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PROJECT DATA

| | |
|----------------------------------|---|
| ASSESSORS PARCEL NUMBER | 370-080-007, 370-080-006, AND 370-080-020 |
| LEGAL DESCRIPTION FOR ALL 3 LOTS | RECORDED BOOK/PAGE: MB 6/296 SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE LOT/ PARCEL: 06, 07, & 20 BLOCK: F TRACT MAP: |
| LOT SIZE | ± 132,432 SQ. FT. / ± 3.04 ACRES (3 LOTS COMBINED) |
| GENERAL LAND USE | LAKE ELSINORE SPECIFIC PLAN: PLANNING AREA 3 OF THE EAST LAKE SPECIFIC PLAN, AMENDMENT NO. 11 LAND USE DESIGNATION: ACTION SPORTS, TOURISM, COMMERCIAL & RECREATIONAL, AIRPORT OVERLAY |
| SCOPE OF WORK | THE PROPOSED PROJECT SHALL MERGE THREE LOTS INTO ONE FOR THE CONSTRUCTION OF TWO WAREHOUSE BUILDING SHELLS WITH CONSTRUCTION YARD. THERE ARE TWO BUILDING STRUCTURES LOCATED ON THE SITE THAT WILL BE DEMOLISHED. REQUIRED CONSTRUCTION OF ROAD IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SUCH AS PORTIONS OF THE ROAD, WALKS, LANDSCAPE STRIP AND PUBLIC FIRE HYDRANT. THE BUILDING SHELLS SHALL CONSIST OF CMU BLOCK WALLS WITH STEEL TRUSSED METAL DECK ROOF SYSTEM. INTERIOR WALLS CONSIST OF A COMBINATION OF CMU BLOCK AND METAL STUDS WITH GYPSUM BOARD. THE MEZZANINE FLOOR SHALL BE CONSTRUCTED OF CONCRETE METAL DECK OVER STEEL BEAMS. THE BUILDING SHELLS SHALL PROVIDE GENERAL ACCESSIBLE TOILET ROOMS AND UTILITY SINKS. GENERAL MECHANICAL, PLUMBING, ELECTRICAL AND FIRE SPRINKLERS SHALL BE PROVIDED AS REQUIRED. THE WAREHOUSE BELOW TH MEZZANINE AND THE MEZZANINE SHALL BE CONDITIONED SPACE. |

PLANNING

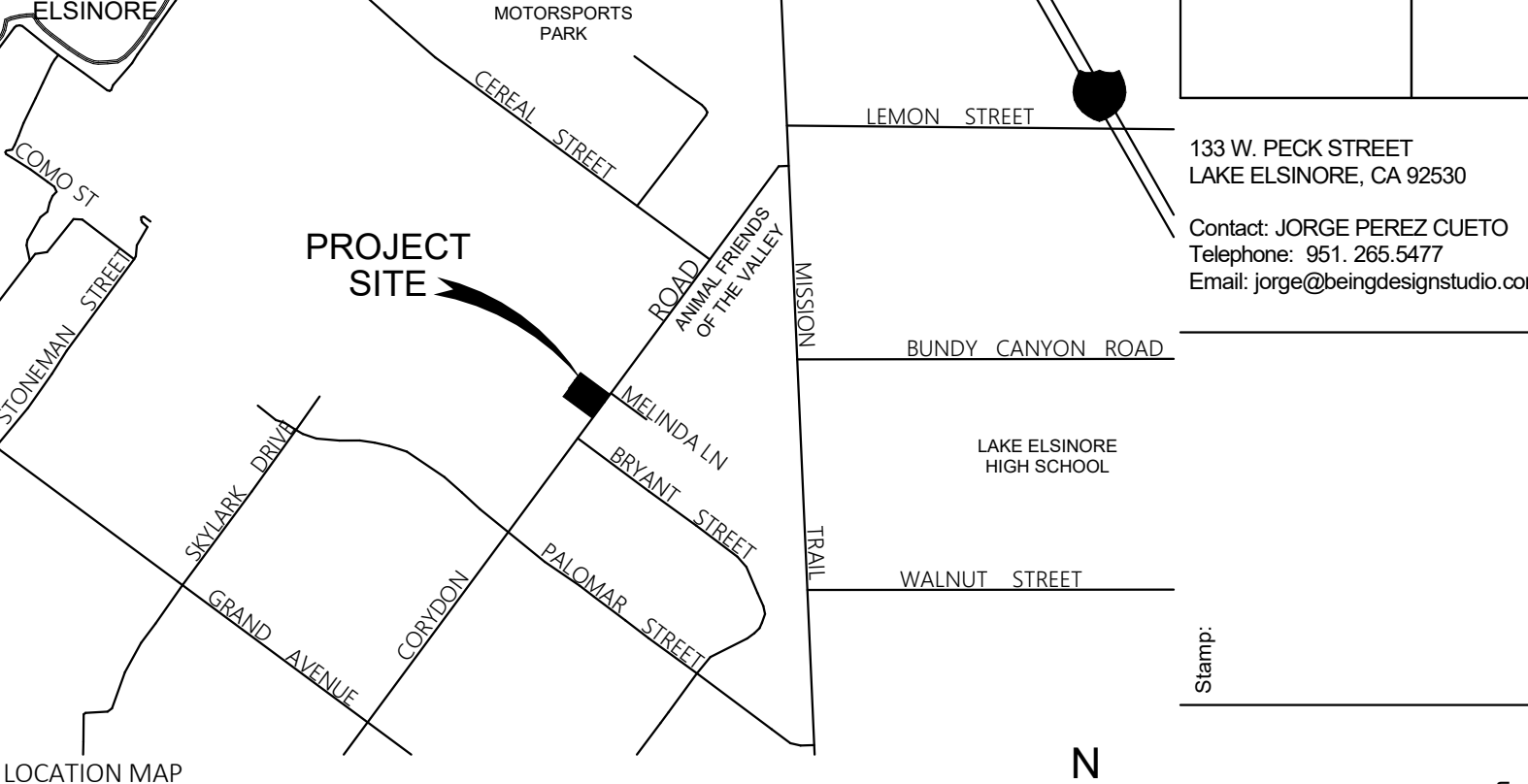
| | | | | | |
|--|--|----------------|----------------|--------------|-------|
| MINIMUM BUILDING SETBACK | | | | | |
| FRONT | 15' | | | | |
| PARKING FRONT | AVE. 25', MIN. 20' FRONT PROPERTY LINES = 100' + 100' + 148.5' = 348.5' TOTAL 348.5' X 25' AVG = 8,712.5 SQ. FT. PARKING SETBACK MIN. 20' X 348.5' = 6,970 SQ. FT. PLANTERS @ FRONT OF PARKING STALLS = 2,069 SQ. FT. MIN. SETBACK + PLANTERS = 9,039 SQ. FT. SO: 8,712.5 SQ. FT. < 9,039 SQ. FT. FRONT PARKING SETBACK AVERAGE IS OVER REQUIREMENT | | | | |
| SIDE & REAR | NO SETBACK REQUIRED EXCEPT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR A RESIDENTIAL USE. THEN MIN. OF 15' REQUIRED. | | | | |
| BUILDING HEIGHT | 45' MAXIMUM | | | | |
| LANDSCAPING IMPROVEMENTS | | | | | |
| 15% MINIMUM REQUIRED LANDSCAPED AREA REQUIRED LANDSCAPING IMPROVEMENTS INCLUDED IN CALCULATION → 20,486 SQ. FT. LANDSCAPED AREA ≥ 15% SO: 20,486 SQ. FT. = 15.48 % OKAY TOTAL PARCEL SIZE 132,432 SQ. FT. | | | | | |
| PARKING PER TITLE 17 - ZONING LEMC & CBC CHAPTER 11B | | | | | |
| BLDG. | SPACE | AREA | CALC | STALLS REQ'D | TOTAL |
| 1 | WAREHOUSE | 16,613 SQ. FT. | 16,613 / 1,000 | 17 | 28 |
| | OFFICE/ MEZ | 5,600 SQ. FT. | 5,600 / 500 | 11 | |
| | ACCESSIBLE STALL PER CBC TABLE 11B-208.2 | | | | |
| | 26 TO 50 | | | 2 | |
| STANDARD STALLS (9'X18') PROVIDED | | | 26 | | |
| ACCESSIBLE STALLS PROVIDED | | | 2 | | |
| 2 | WAREHOUSE | 30,613 SQ. FT. | 30,613 / 1,000 | 31 | 51 |
| | OFFICE/ MEZ | 10,204 SQ. FT. | 10,204 / 500 | 20 | |
| | ACCESSIBLE STALL PER CBC TABLE 11B-208.2 | | | | |
| | 51 TO 75 | | | 3 | |
| STANDARD STALLS (9'X18') PROVIDED | | | 47 | | |
| ACCESSIBLE STALLS PROVIDED | | | 4 | | |

AREA & DENSITY CALCULATIONS

| | |
|----------------------------|-----------------|
| IMPERVIOUS AREA | TOTAL |
| BUILDINGS | 47,226 SQ. FT.* |
| CONCRETE WALKS | 4,333 SQ. FT. |
| AC PAVING (ROADS & YARDS) | 51,045 SQ. FT. |
| TOTAL IMPERVIOUS AREA | 102,604 SQ. FT. |
| PERCENTAGE OF LOT COVERAGE | 77.5% |
| PERVIOUS AREA | TOTAL |
| LANDSCAPE | 20,486 SQ. FT. |
| YARD (UNPAVED) | 9,346 SQ. FT. |
| TOTAL PERVIOUS AREA | 29,832 SQ. FT. |
| PERCENTAGE OF LOT COVERAGE | 22.5% |

NOTES
 a.) FOR PURPOSES OF THE AREA AND DENSITY CALCULATIONS, THE AREA OF THE BUILDING HAS BEEN MEASURED TO THE EXTERIOR SIDE OF THE WALLS AND THEREFORE WILL DIFFER FROM THE BUILDING AREA CALCULATION AS INDICATED IN THE 2019 CBC SECTION 202 (DEFINITIONS FOR "AREA, BUILDING").

VICINITY MAP



PORTION OF SECTION 28, T. 6S, R. 4W
 THOMAS BROTHERS MAP
 PAGE: 896, GRID: J-4

DRAWING INDEX

| | |
|------------------|---------------------------------------|
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| A 0.2 | CONCEPTUAL SITE MODEL |

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| A 1.2 | BUILDING ONE CONCEPTUAL ROOF PLAN |
| A 1.3 | BUILDING ONE CONCEPTUAL EXTERIOR ELEVATIONS |
| A 1.4 | BUILDING ONE CONCEPTUAL COLORED EXTERIOR ELEVATIONS |
| BUILDING TWO | |
| A 2.1 | BUILDING TWO CONCEPTUAL FIRST FLOOR PLAN |
| A 2.2 | BUILDING TWO CONCEPTUAL MEZZANINE FLOOR PLAN |
| A 2.3 | BUILDING TWO CONCEPTUAL ROOF PLAN |
| A 2.4 | BUILDING TWO CONCEPTUAL EXTERIOR ELEVATIONS |
| A 2.5 | BUILDING TWO CONCEPTUAL COLORED EXTERIOR ELEVATIONS |

| | |
|------------------|--|
| LANDSCAPE | |
| L 1.0 | BUILDING TWO CONCEPTUAL FIRST FLOOR PLAN |

| | |
|--|--|
| UTILITY SERVICE PROVIDERS | |
| WATER ELSINORE VALLEY MUNICIPAL WATER DISTRICT P.O. BOX 3000 31315 CHANEY STREET LAKE ELSINORE, CA 92530 TEL: (951) 674-3146 | ELECTRIC SOUTHERN CALIFORNIA EDISON 25520 JEFFERSON AVENUE MURRIETA, CA 92562 TEL: (877) 238-0092 |
| SEWER ELSINORE VALLEY MUNICIPAL WATER DISTRICT P.O. BOX 3000 31315 CHANEY STREET LAKE ELSINORE, CA 92530 TEL: (951) 674-3146 | GAS SOUTHERN CALIFORNIA GAS COMPANY 24487 PRIELIPP ROAD WILDOMAR, CA 92592 TEL: (951) 674-8300 |



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| | | | | | |
|---------|-----------------------|----|---------|-----------------------|----|
| DATE | DESCRIPTION | BY | DATE | DESCRIPTION | BY |
| 3/20/22 | CUP REV 3 (Planning) | JR | 3/20/22 | CUP REV 3 (Planning) | JR |
| 3/24/22 | CUP REV 2 (Planning) | JR | 3/24/22 | CUP REV 2 (Planning) | JR |
| 3/24/22 | CUP REV 1 | JR | 3/24/22 | CUP REV 1 | JR |
| 3/24/22 | CUP INITIAL SUBMITTAL | JR | 3/24/22 | CUP INITIAL SUBMITTAL | JR |

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 Email: jorge@beingdesignstudio.com

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Drawing Title:
CONCEPTUAL SITE PLAN & PROJECT DATA

Drawing Number:
A 0.1

Stamp:

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E-mail: hannah@rdconstruction.com

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LAKE ELSINORE, CA, 92530

Contact:
GRACE WOODS

DATE

SUBMITTAL | REVISION

NO#

COPY OF SUBMITTAL

7/21/21

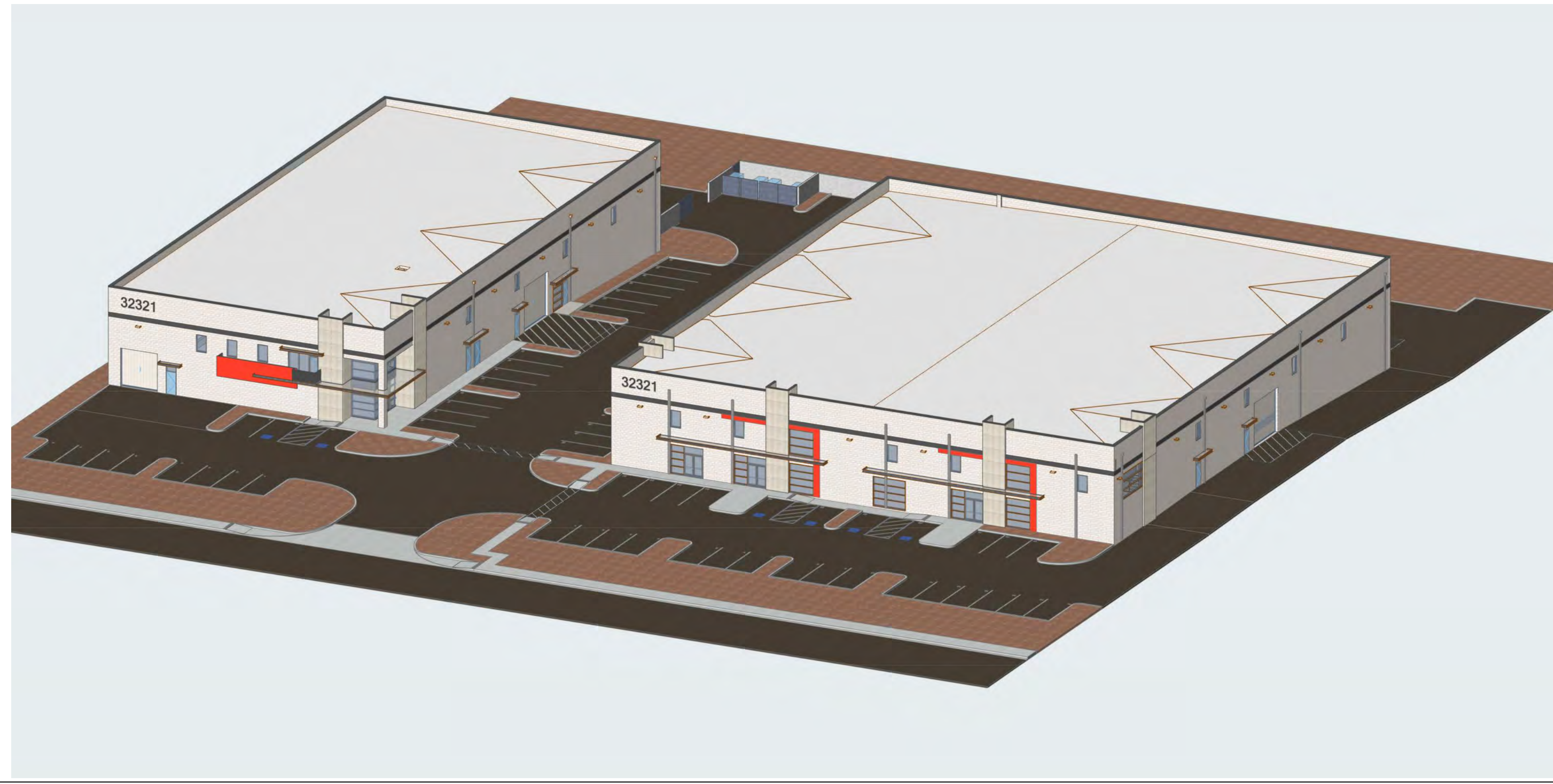
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2012

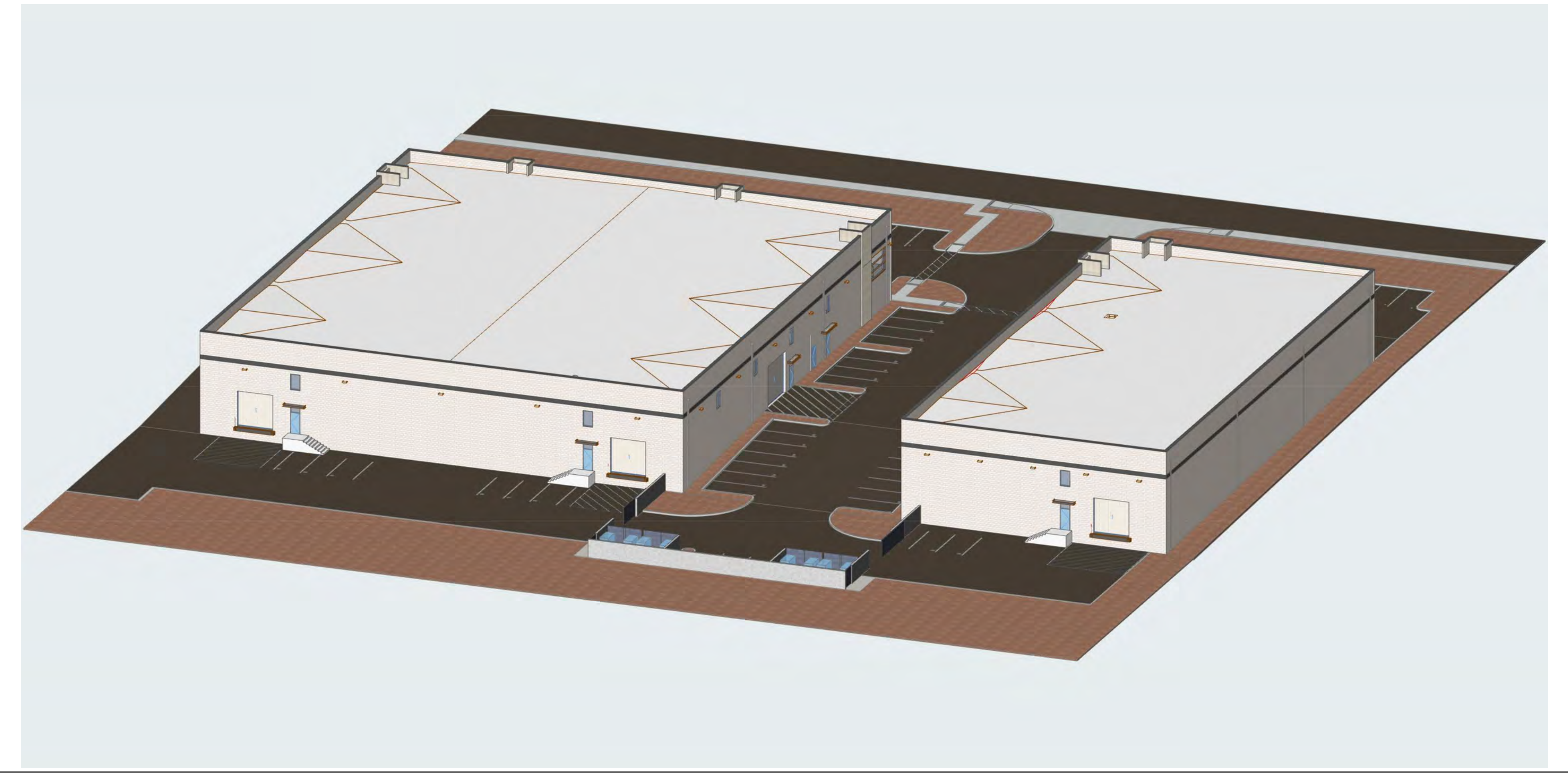
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CONCEPTUAL MODEL

Drawing Number:

A 0.2



SITE AXONOMETRIC



SITE AXONOMETRIC 2



BUILDING ONE VIEW FROM STREET



BUILDING ONE ENTRY



BUILDING TWO VIEW FROM STREET



BUILDING TWO ENTRIES

#Project Name: #P01_A.0.2_CONCEPTUAL MODEL
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Contract:
GRACE WOODS
Tel: 951.746.6688
Email: lisa@gracewoodscorp.com

Project File # & Address:
101521
7/21/21

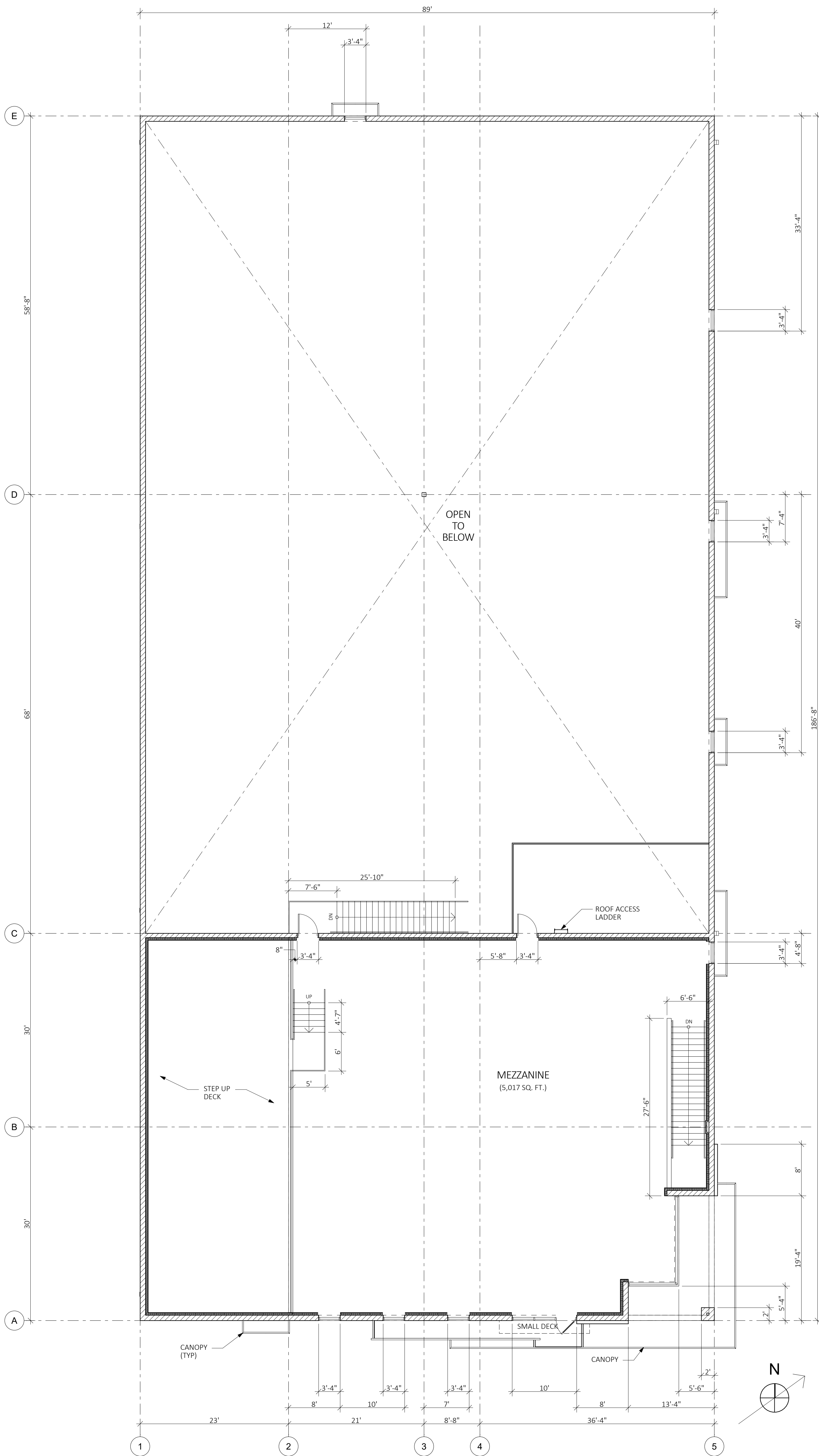
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Drawing Number:
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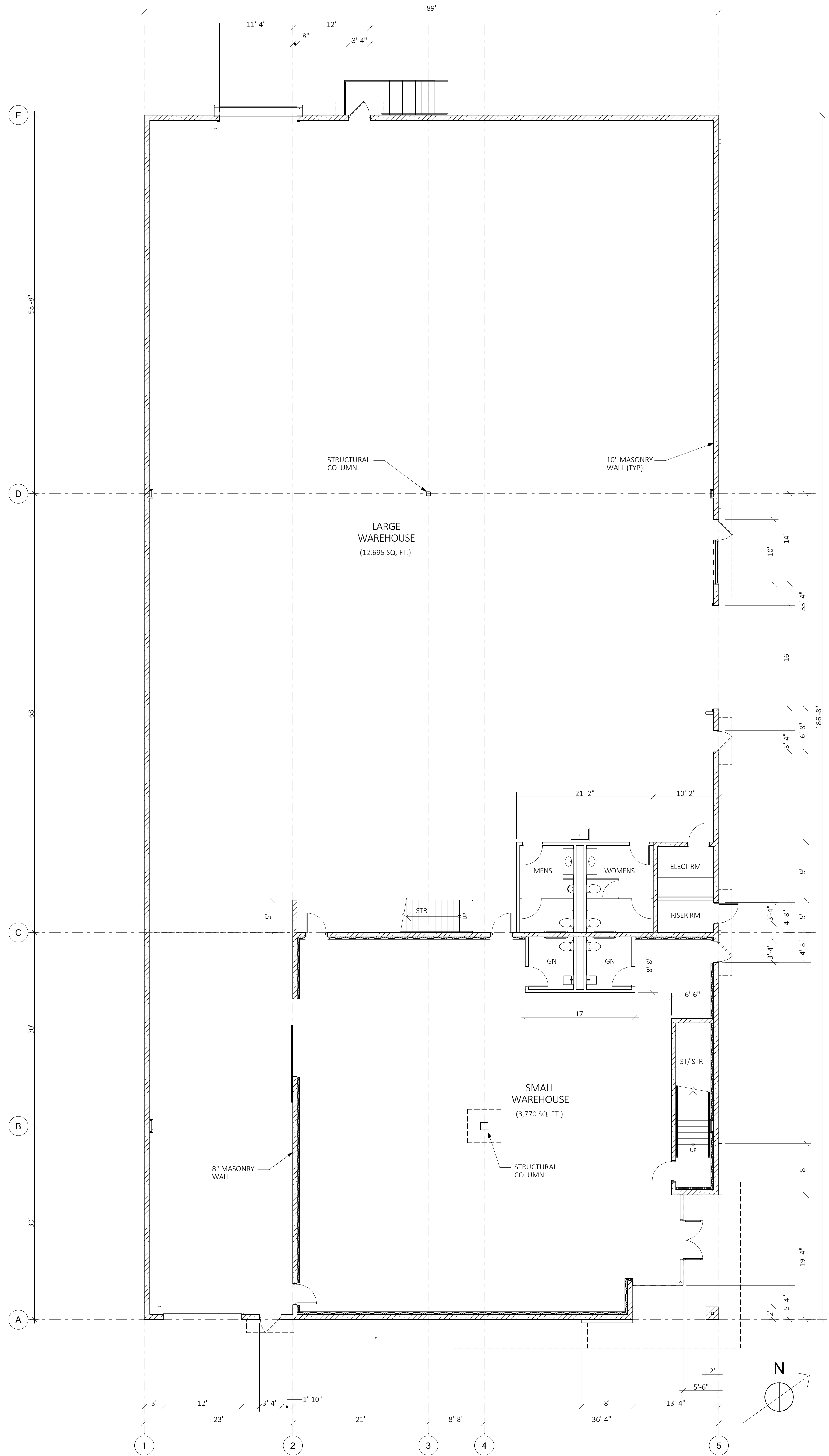
Drawing 1 of 5

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Building One
Conceptual Floor
Plans

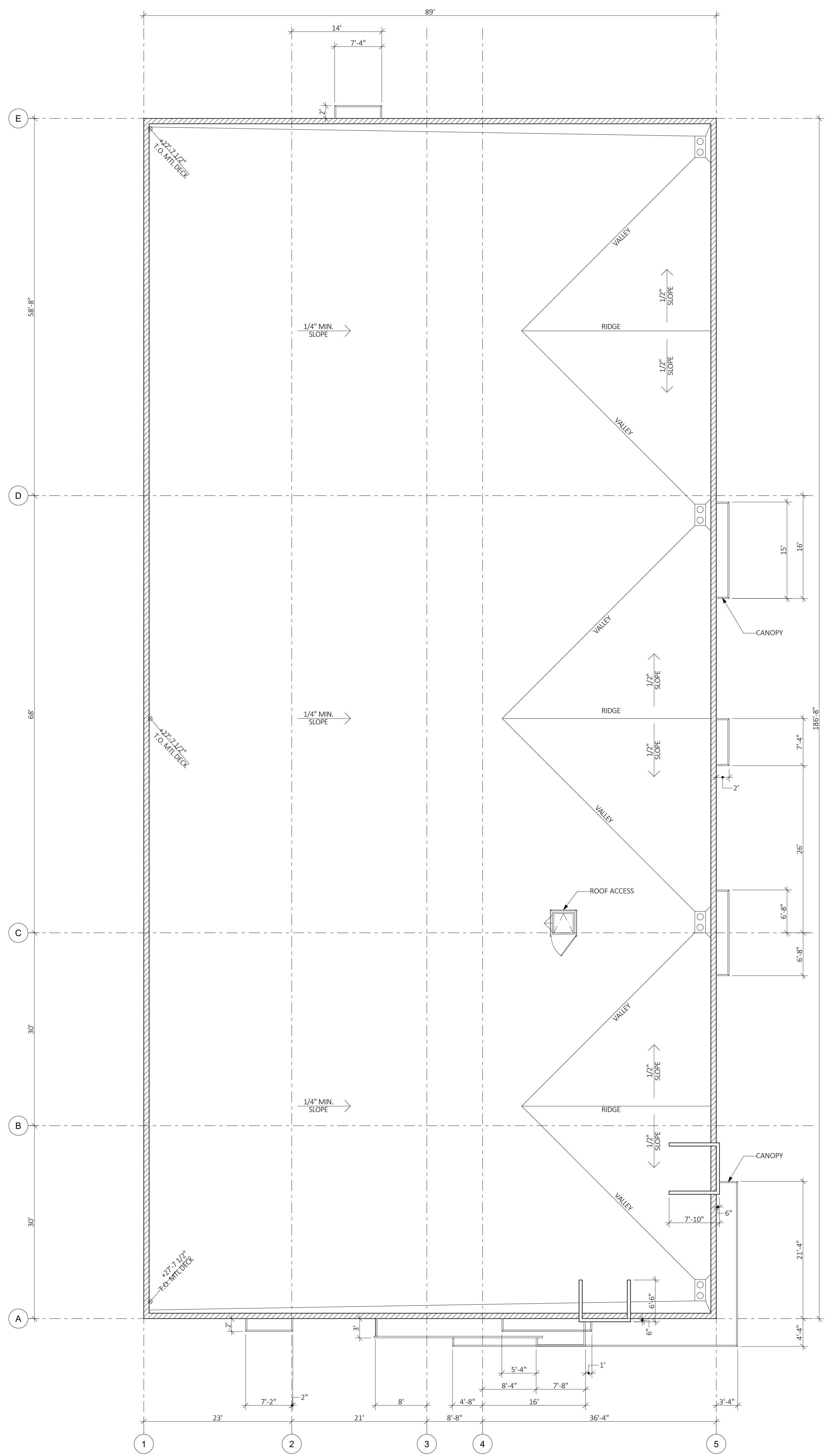


BUILDING ONE MEZZANINE PLAN 4
1/8" = 1'-0"



BUILDING ONE FIRST FLOOR PLAN 1
1/8" = 1'-0"

#Project Name: #P101 A 1.1 - BUILDING ONE CONCEPTUAL FLOOR PLANS
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BUILDING ONE ROOF PLAN

1/8" = 1'-0"

#Project Name: #P101 A.1.3 - BUILDING ONE CONCEPTUAL EXTERIOR ELEVATIONS
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 2012

Drawing Title:
BUILDING ONE CONCEPTUAL EXTERIOR ELEVATIONS

Drawing Number:
A 1.3

Drawing 3 of 5

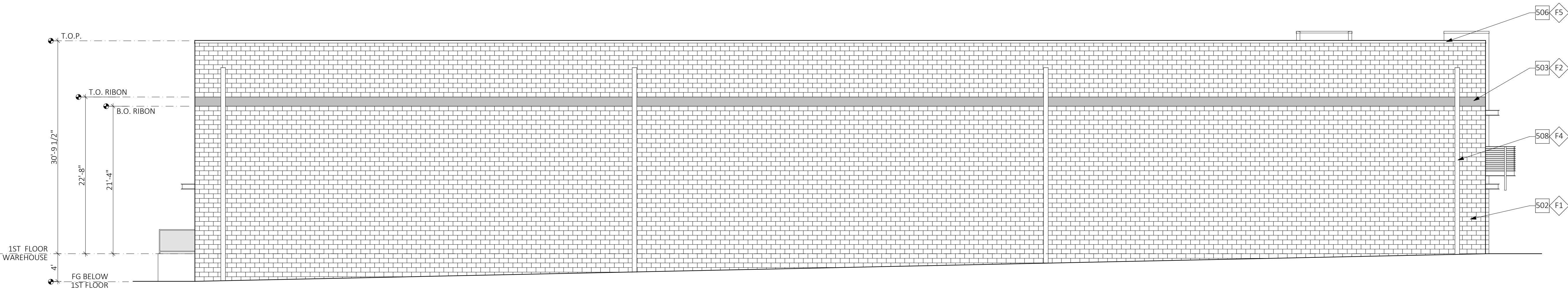
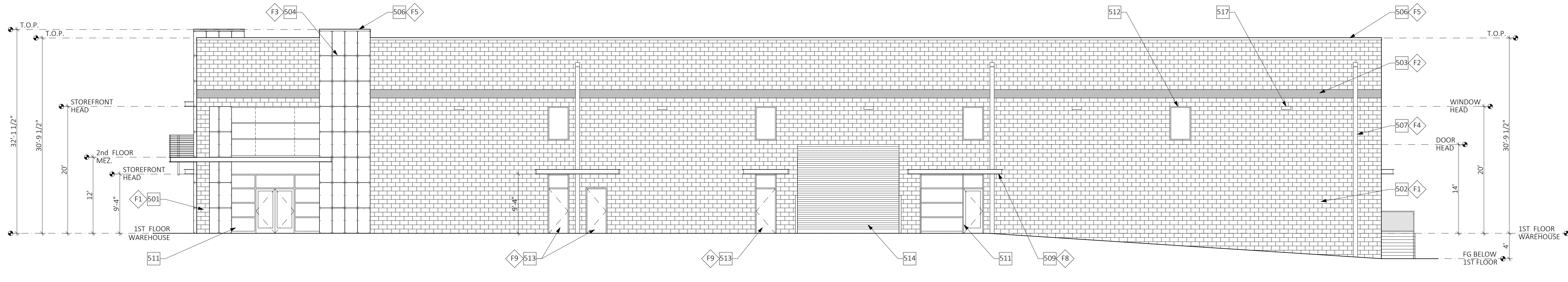
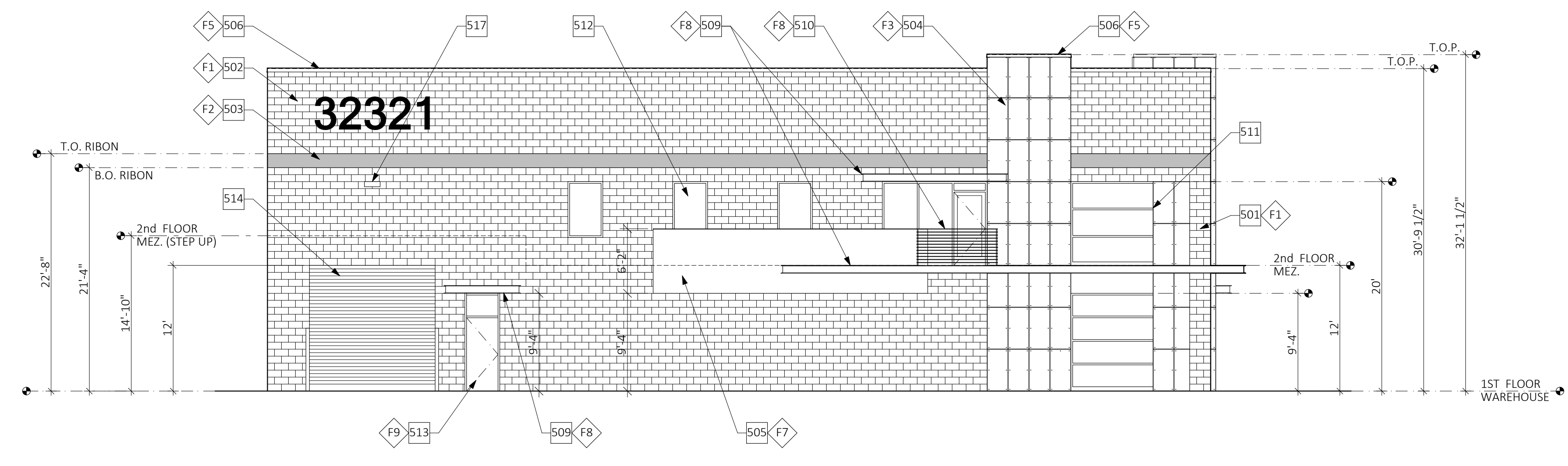
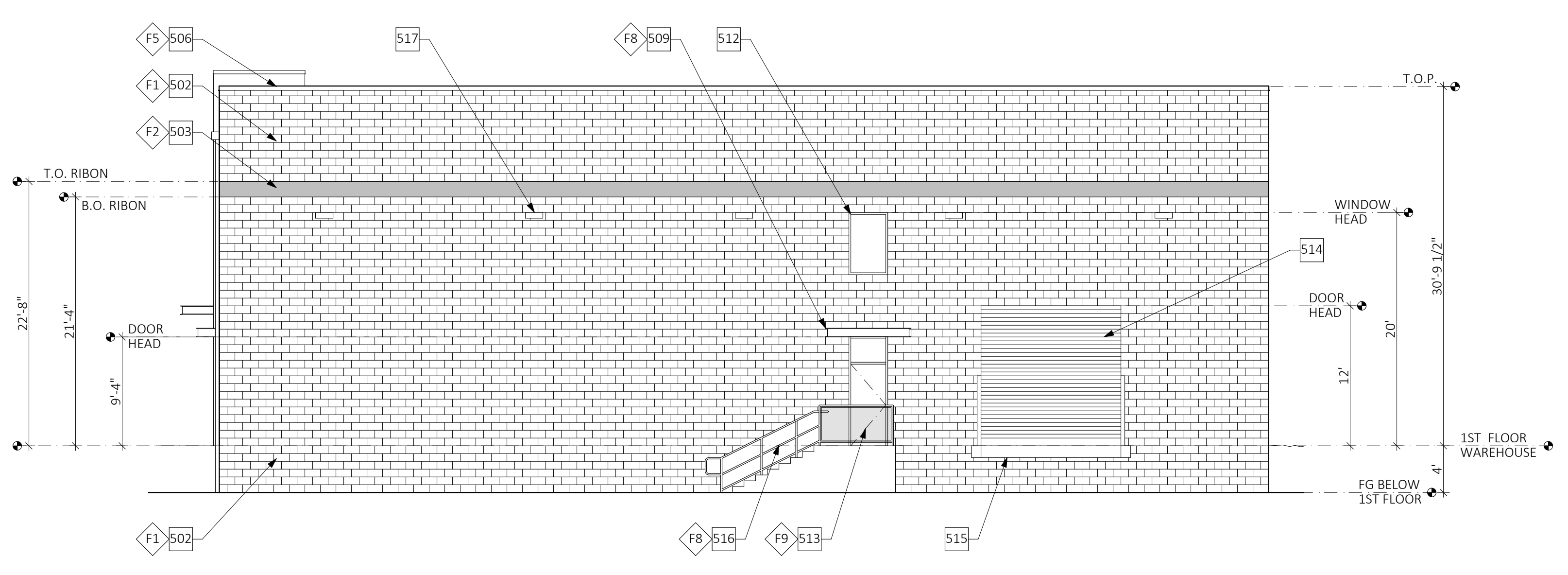
EXTERIOR ELEVATION PLAN KEYNOTES

- 501 NATURAL GRAY PERCISION BLOCK PILASTER
- 502 NATURAL GRAY PERCISION BLOCK FIELD (RUNNING BOND)
- 503 JET BLACK PERCISION CMU BLOCK BANDING 2 COURSES TALL (RUNNING BOND)
- 504 FIBER CEMENT CLAD WALL AND FRAME SYSTEM
- 505 METAL CLAD ACCENT PANEL
- 506 METAL PARAPET CAP
- 507 8" WIDE METAL DOWNSPOUT AND COLLECTOR
- 508 8" WIDE VERTICAL METAL CLAD ACCENT STRIP SIMILAR TO DOWNSPOUT
- 509 C-CHANNEL CANOPY
- 510 DECORATIVE METAL GAUDDRAIL
- 511 BLACK ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY GLAZING
- 512 BLACK ALUMINUM STOREFRONT WINDOW WITH SOLAR GRAY GLAZING
- 513 HOLLOW METAL DOOR
- 514 METAL ROLL UP DOOR
- 515 DOCK LEVELER
- 516 METAL HAND | GAUDDRAIL
- 517 EXTERIOR LIGHT

EXTERIOR ELEVATION FINISHES

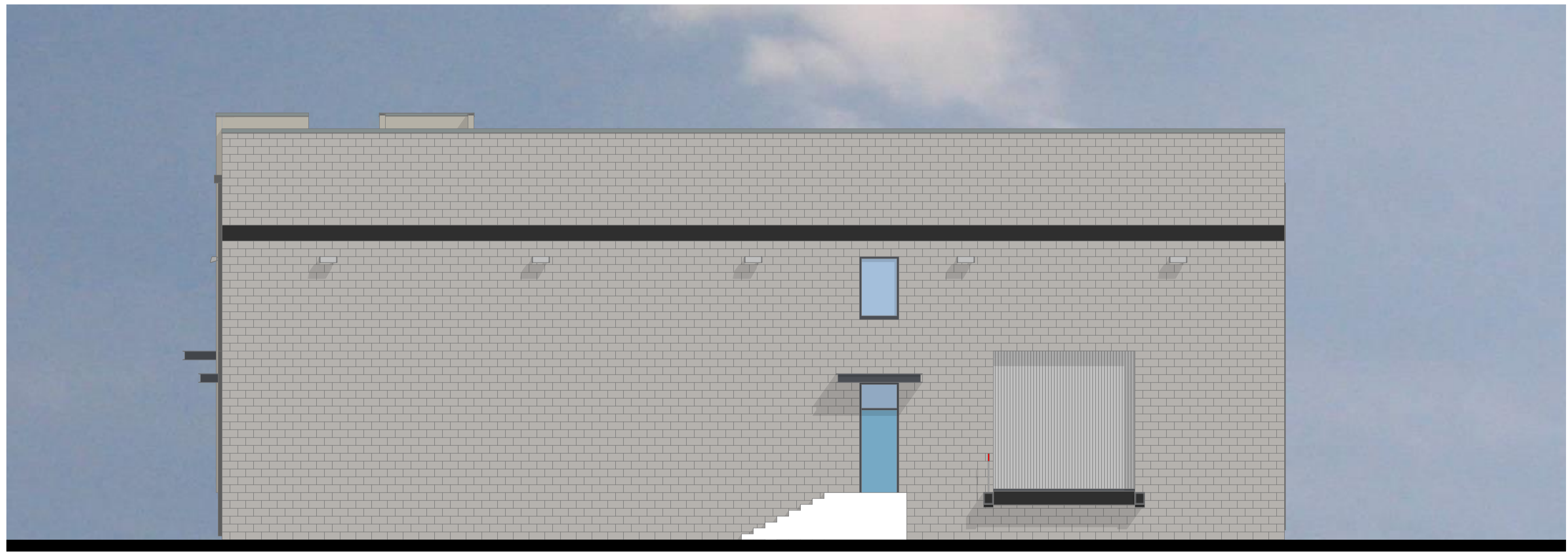
- F1 SEALED CMU BLOCK (FIELD)**
 MANUFACTURER: ORCO BLOCK
 MATERIAL: PERCISION BLOCK
 COLOR: NATURAL GRAY MW
- F2 SEALED CMU BLOCK (ACCESST)**
 MANUFACTURER: ORCO BLOCK
 MATERIAL: PERCISION BLOCK
 COLOR: JET BLACK 250 MW
- F3 CEMENT CLADDING PANEL**
 MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
 MATERIAL: 7/16" THICK FIBER CEMENT PANEL (HZ10)
 COLOR: LIGHT GRAY EXTERIOR TOPCOAT
- F4 METAL CLAD 1**
 MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
 MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
 COLOR: PEWTER (KYNAR 500 PVDF)
- F5 METAL CLAD 2**
 MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
 MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
 COLOR: CHARCOAL (KYNAR 500 PVDF)
- F6 METAL CLAD 3**
 MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
 MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
 COLOR: MATTE BLACK (KYNAR 500 PVDF)
- F7 METAL CLAD 4**
 MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
 MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
 COLOR: COPPER METALIC PENNY (KYNAR 500 PVDF)
- F8 PAINT 1**
 MANUFACTURER: DUNN EDWARDS
 MATERIAL: ARISTOSHIELD
 COLOR: BLACK DEA002 (LOW SHEEN)
- F9 PAINT 2**
 MANUFACTURER: DUNN EDWARDS
 MATERIAL: ARISTOSHIELD
 COLOR: CANADIAN LAKE DE6340 (LOW SHEEN)

NOTE:
 1. ALL FINISHES MAY VARY. IT IS THE INTENTION OF THIS LEGEND TO MATCH ALL EXISTING FINISHES. GC TO FIELD VERIFY AND MATCH ALL FINISHES. PROVIDED SAMPLES FOR APPROVAL PRIOR TO INSTALLATION (ALLOW TIME FOR LONG LEAD ITEMS). SAMPLES MUST BE PROVIDED IN COORDINATION WITH SCHEDULE. ALLOW 2 WEEKS FOR APPROVAL.

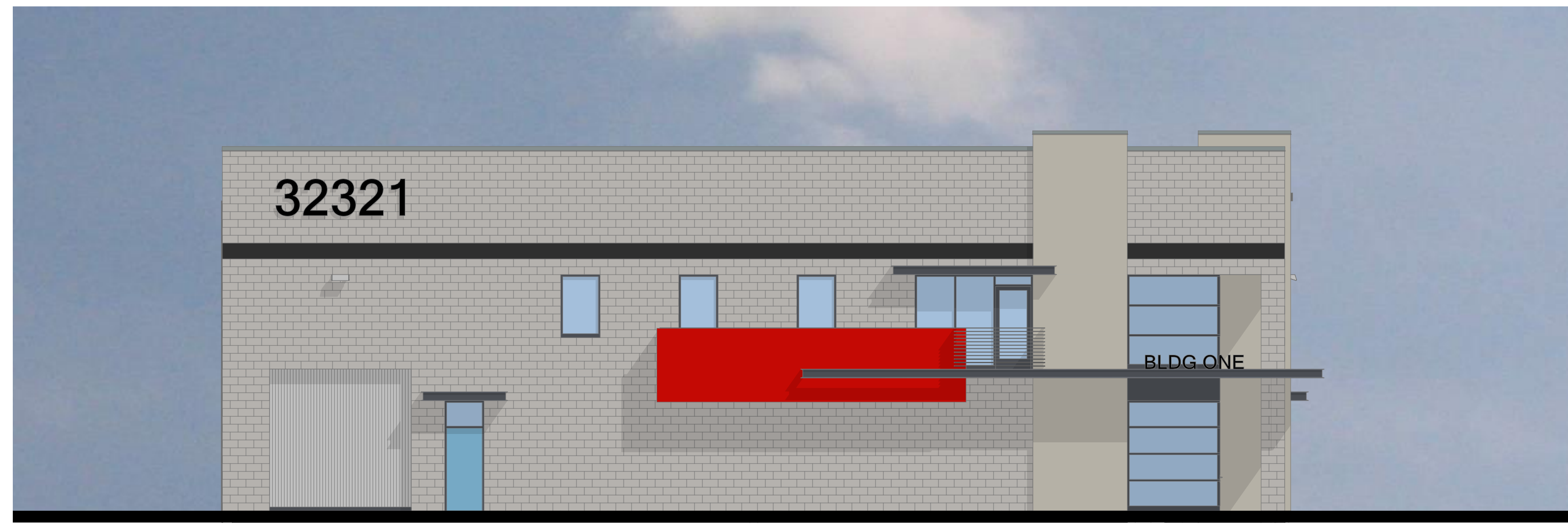


WEST CONCEPTUAL EXTERIOR ELEVATION
 1/8" = 1'-0"

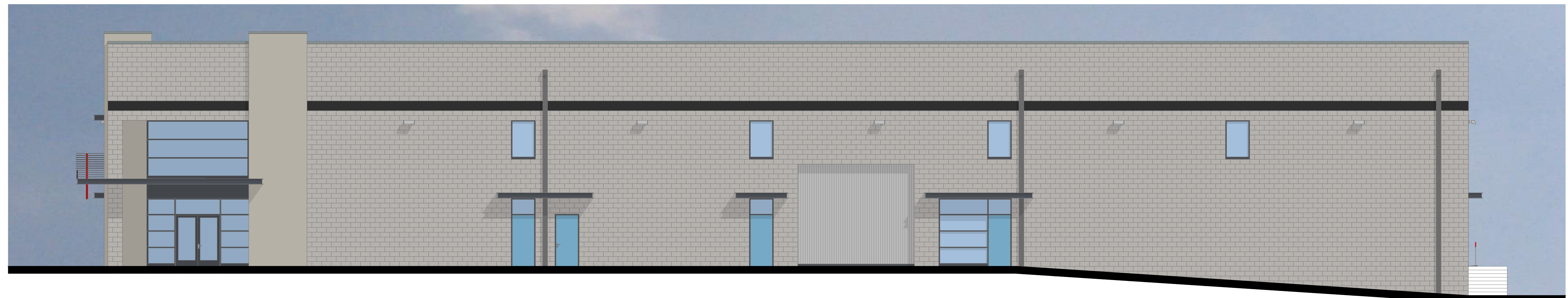
#Project Name: #Phr. A.1.4 - BUILDING ONE CONCEPTUAL COLORED EXTERIOR ELEVATIONS
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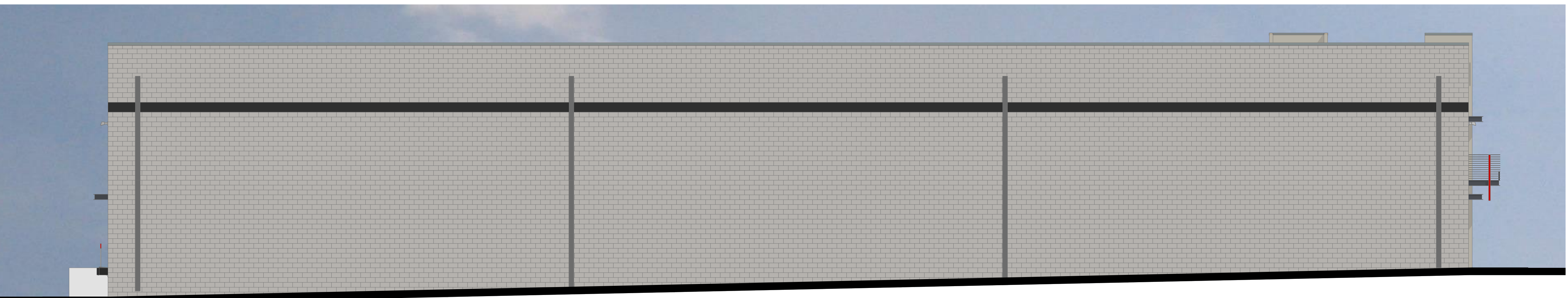
NORTH ELEVATION (COLOR) 1/8" = 1'-0" 21



SOUTH CONCEPTUAL ELEVATION (COLOR) 1/8" = 1'-0" 15



EAST ELEVATION (COLOR) 1/8" = 1'-0" 8



WEST CONCEPTUAL ELEVATION (COLOR) 1/8" = 1'-0" 2

SAMPLE MATERIALS & COLORS

MASONRY

F1 MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: NATURAL GRAY MW

F2 MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: JET BLACK 250 MW

FIBER CEMENT PANEL

F3 MFR: JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY

METALS

F4 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: PEWTER

F5 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: CHARCOAL

F6 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: MATTE BLACK

PAINT

F7 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: HEART THROB DET412

F8 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: BLACK DE4002

F9 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340

ROOFING

MFR: GAF
MATERIAL: ROOF TPO
COLOR: WHITE

STOREFRONT GLAZING

MFR: PPG
MATERIAL: GLAZING
COLOR: SOLAR GRAY

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Email: jorge@beingdesignstudio.com

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Tel: 951.746.8989
Email: kwan@woodandco.com

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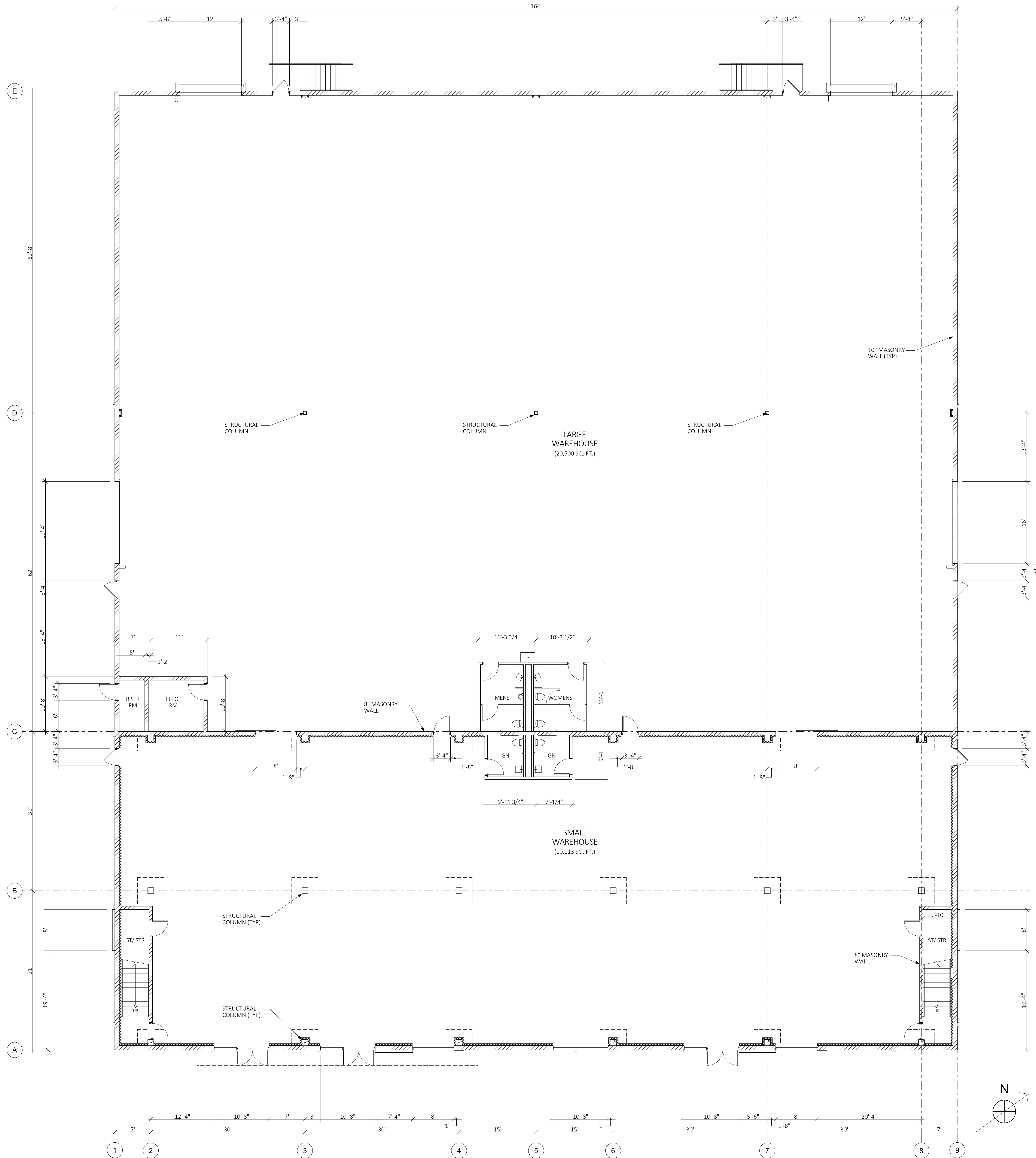
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Project No:
2012

Drawing Title:
**BUILDING TWO
CONCEPTUAL FIRST
FLOOR PLAN**

Drawing Number:

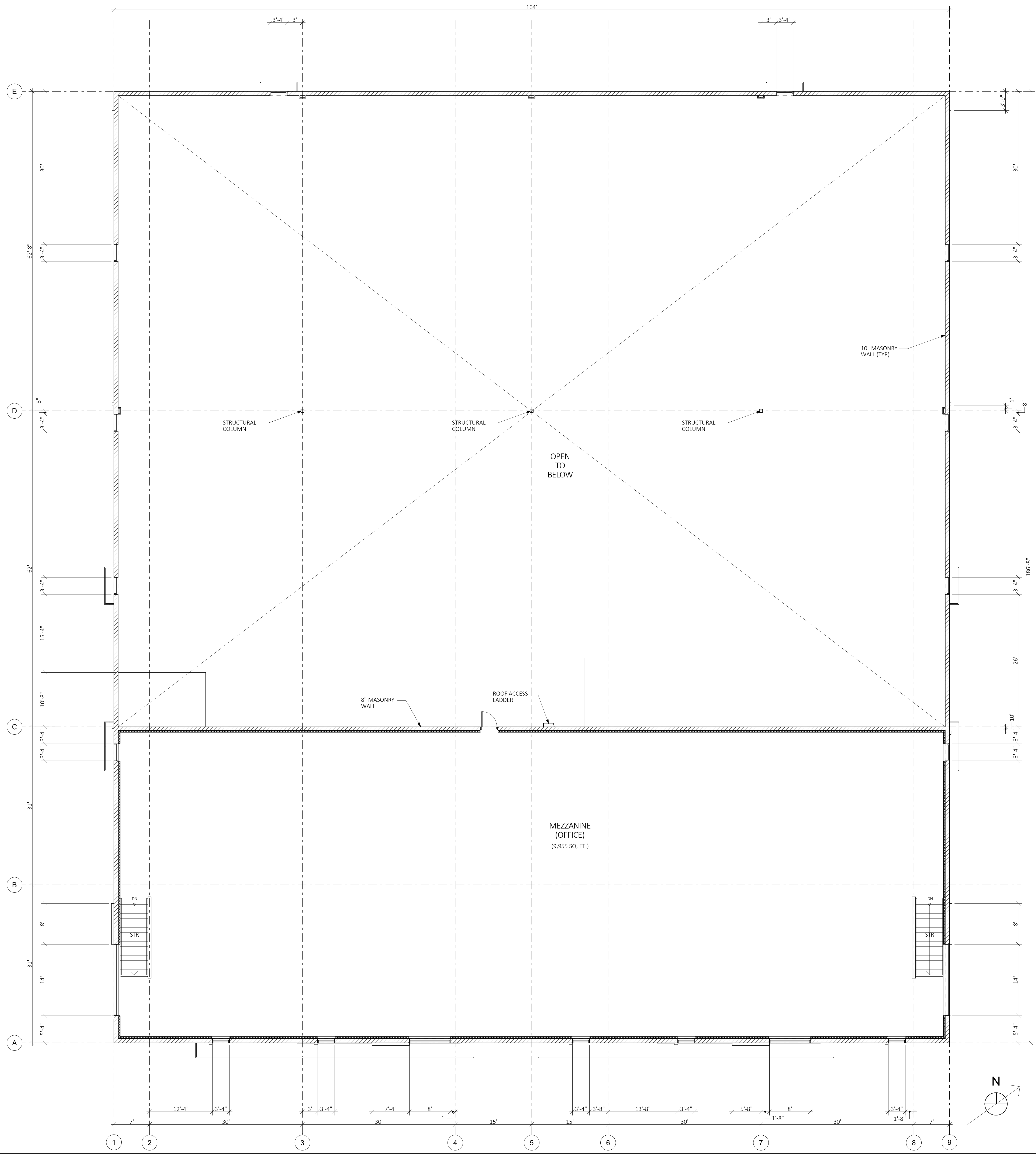
A 2.1



BUILDING TWO FIRST FLOOR PLAN 2

1/8" = 1'-0"

#Project Name: #P18 A 2.2 - BUILDING TWO CONCEPTUAL MEZZANINE FLOOR PLAN
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BUILDING TWO MEZZANINE PLAN 2
 1/8" = 1'-0"

Stamp:

| | | | |
|-----|----------------------|------|------------------------------------|
| NO# | SUBMITTAL / REVISION | DATE | Client Information: |
| | | | RD CONSTRUCTION |
| | | | 32097 CORYDON ROAD |
| | | | LAKE ELSINORE, CA 92530 |
| | | | Contact: GREG WOODS |
| | | | Tel: 951.745.8989 |
| | | | Email: greg@rdconstructioncorp.com |
| | | | Stamp: |
| | | | DATE: 7/21/21 |
| | | | NO# of SUBMITTAL: 1 |
| | | | NO# of INITIAL SUBMITTAL: 1 |

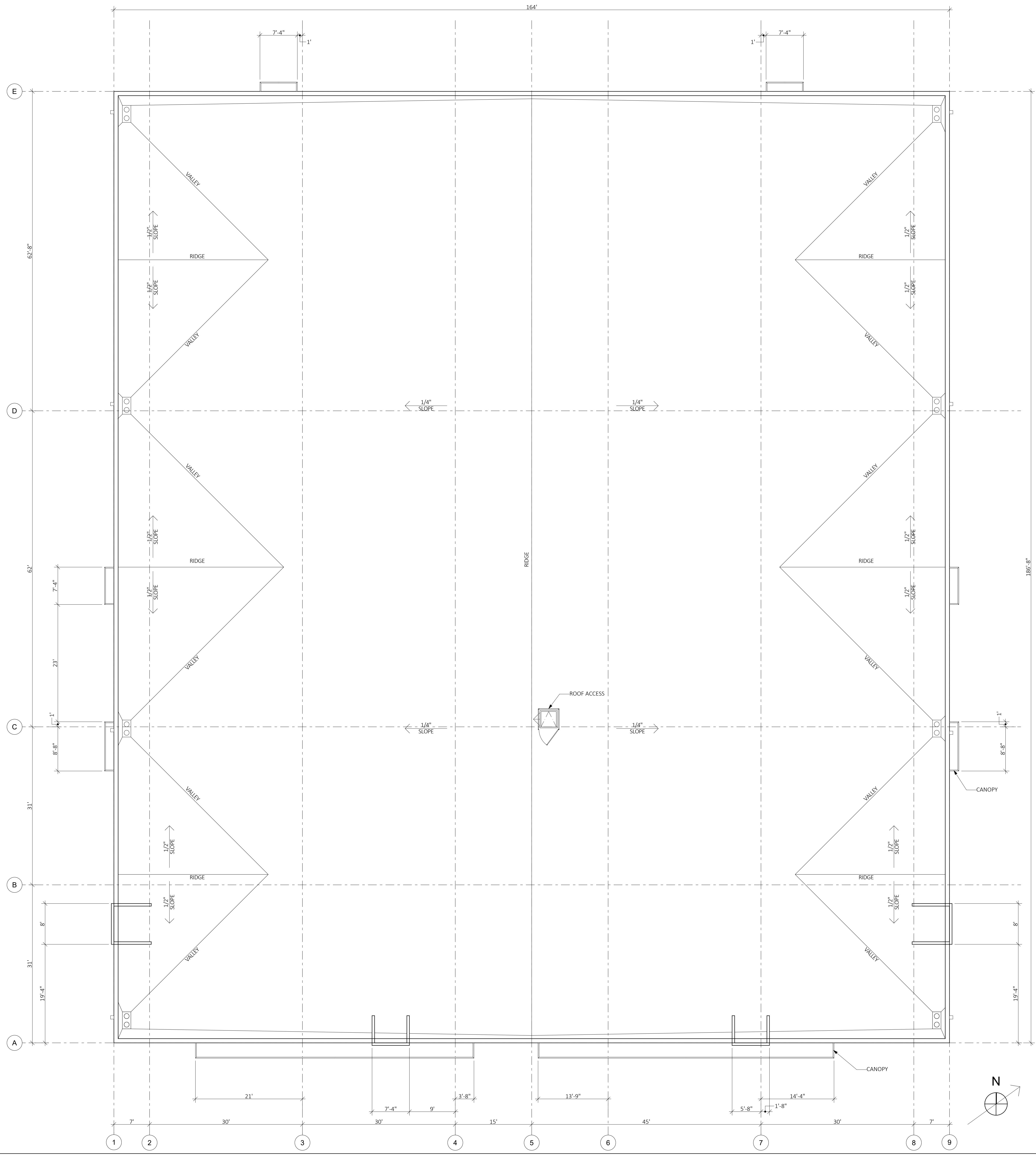
Project Title & Address:
REQUEST FOR CONDITIONAL USE PERMIT FOR
RD CONSTRUCTION,
 32321 CORYDON ROAD
 LAKE ELSINORE, CA, 92530

Project No:
 2012

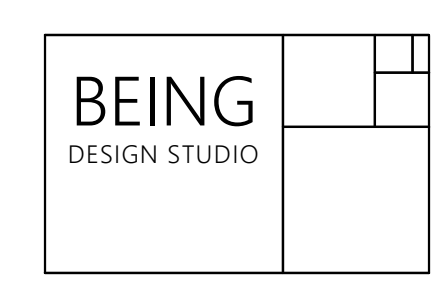
Drawing Title:
BUILDING TWO
CONCEPTUAL MEZZANINE
FLOOR PLAN

Drawing Number:
 A 2.2

#Project Name: #P1r A.2.3 - BUILDING TWO CONCEPTUAL ROOF PLAN
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BUILDING TWO ROOF PLAN 2
 1/8" = 1'-0"



133 W. PECK STREET
 LAKE ELSINORE, CA 92530
 Contact: JORGE PEREZ CUETO
 Telephone: 951.265.5477
 Email: jorge@beingdesignstudio.com

| NO. | SUBMITTAL / REVISION | DATE | Client Information: |
|-----|----------------------|------|--|
| | | | RD CONSTRUCTION 32097 CORYDON ROAD LAKE ELSINORE, CA 92530 |
| | | | |
| | | | Contact: GREG WOODS Tel: 951.746.8688 Email: greg@woodstandcorp.com |
| | | | COPY of COPY INITIAL SUBMITTAL 7/21/21 |

Project Title & Address:
**REQUEST FOR CONDITIONAL USE PERMIT FOR
 RD CONSTRUCTION,
 32321 CORYDON ROAD
 LAKE ELSINORE, CA, 92530**

Project No:
 2012

Drawing Title:
**BUILDING TWO
 CONCEPTUAL ROOF PLAN**

Drawing Number:
 2

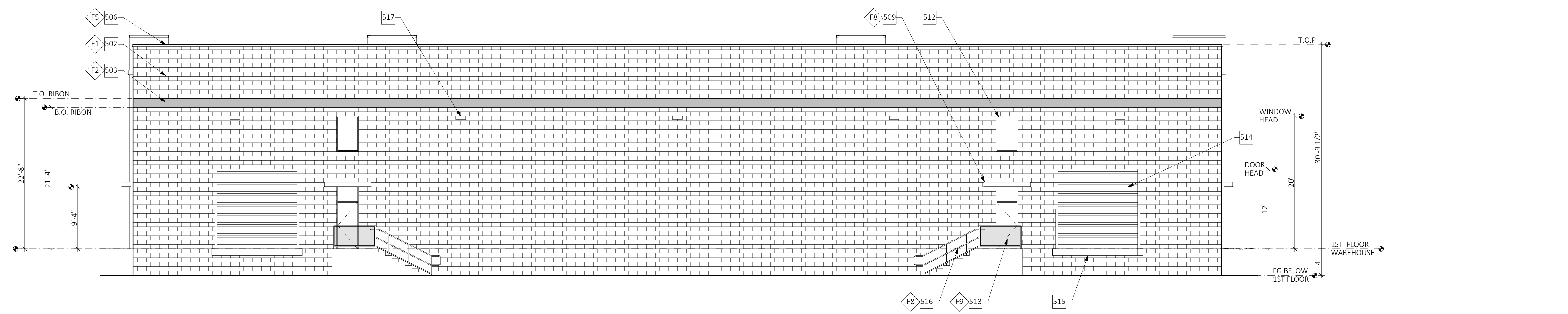
#Project Name: #Prj. A.2.4 - BUILDING TWO CONCEPTUAL EXTERIOR ELEVATIONS
COPYRIGHT: OWNERSHIP OF THIS DOCUMENT, ALL DESIGN IDEAS, ARRANGEMENTS, ENGINEERING AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF BEING DESIGN STUDIO, INC.

| NO. | SUBMITTAL / REVISION | DATE | DESCRIPTION |
|-----|----------------------|--------|-------------------------------|
| | | 7/2/21 | COPY TO CUR INITIAL SUBMITTAL |

REQUEST FOR CONDITIONAL USE PERMIT FOR
RD CONSTRUCTION,
32321 CORYDON ROAD
LAKE ELSINORE, CA, 92530

EXTERIOR ELEVATION PLAN KEYNOTES

- 501 NATURAL GRAY PRECISION BLOCK PILASTER
- 502 NATURAL GRAY PRECISION BLOCK FIELD (RUNNING BOND)
- 503 JET BLACK PRECISION CMU BLOCK BANDING 2 COURSES TALL (RUNNING BOND)
- 504 FIBER CEMENT CLAD WALL AND FRAME SYSTEM
- 505 METAL CLAD ACCENT PANEL
- 506 METAL PARAPET CAP
- 507 8" WIDE METAL DOWNSPOUT AND COLLECTOR
- 508 8" WIDE VERTICAL METAL CLAD ACCENT STRIP SIMILAR TO DOWNSPOUT
- 509 C-CHANNEL CANOPY
- 510 DECORATIVE METAL GAUDDRAIL
- 511 BLACK ALUMINUM STOREFRONT SYSTEM WITH SOLAR GRAY GLAZING
- 512 BLACK ALUMINUM STOREFRONT WINDOW WITH SOLAR GRAY GLAZING
- 513 HOLLOW METAL DOOR
- 514 METAL ROLL UP DOOR
- 515 DOCK LEVELER
- 516 METAL HAND | GAUDDRAIL
- 517 EXTERIOR LIGHT

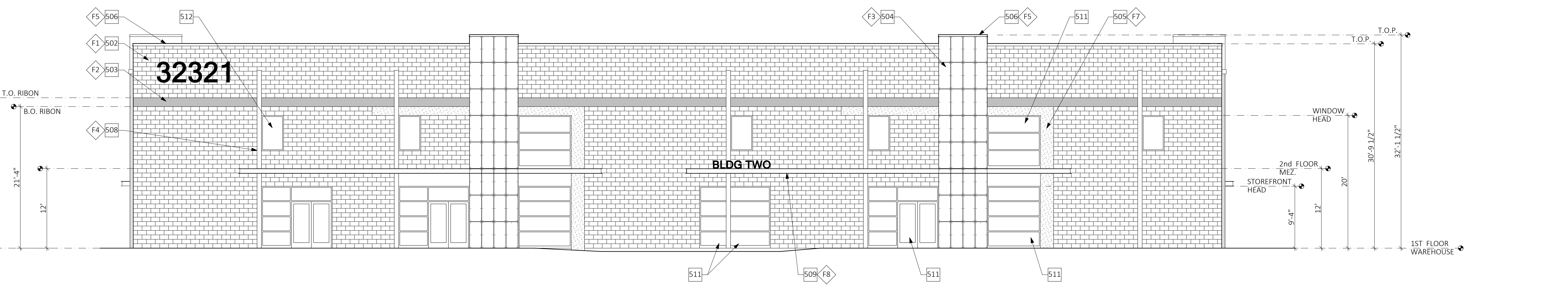


NORTH 20
1/8" = 1'-0"

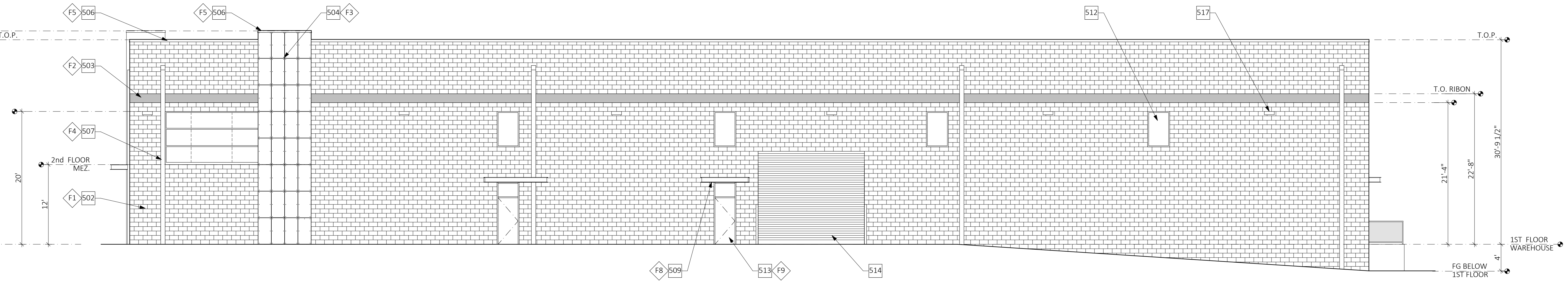
EXTERIOR ELEVATION FINISHES

- F1 SEALED CMU BLOCK (FIELD)**
MANUFACTURER: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: NATURAL GRAY MW
- F2 SEALED CMU BLOCK (ACCESSENT)**
MANUFACTURER: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: JET BLACK 250 MW
- F3 CEMENT CLADDING PANEL**
MANUFACTURER: JAMES HARDIE BUILDING PRODUCTS
MATERIAL: 7/16" THICK FIBER CEMENT PANEL (HZ10)
COLOR: LIGHT GRAY EXTERIOR TOPCOAT
- F4 METAL CLAD 1**
MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
COLOR: PENWTER (KYNAR 500 PVDF)
- F5 METAL CLAD 2**
MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
COLOR: CHARCOAL (KYNAR 500 PVDF)
- F6 METAL CLAD 3**
MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
COLOR: MATTE BLACK (KYNAR 500 PVDF)
- F7 METAL CLAD 4**
MANUFACTURER: MCELROY METALS, INC. OR APPROVED EQUAL
MATERIAL: 22 GA ASTM A792 (50 KSI STEEL)
COLOR: COPPER METALIC PENNY (KYNAR 500 PVDF)
- F8 PAINT 1**
MANUFACTURER: DUNN EDWARDS
MATERIAL: ARISTOSHIELD
COLOR: BLACK DEAO02 (LOW SHEEN)
- F9 PAINT 2**
MANUFACTURER: DUNN EDWARDS
MATERIAL: ARISTOSHIELD
COLOR: CANADIAN LAKE DE6340 (LOW SHEEN)

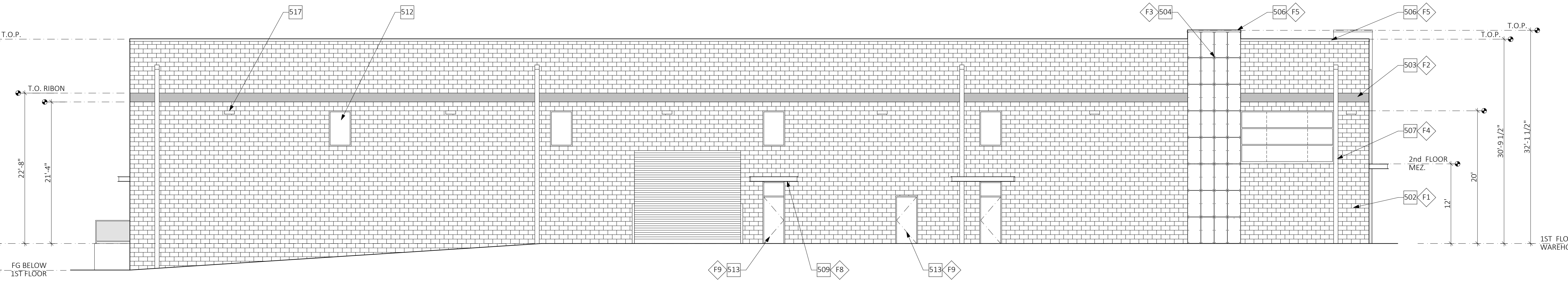
NOTE:
1. ALL FINISHES MAY VARY. IT IS THE INTENTION OF THIS LEGEND TO MATCH ALL EXISTING FINISHES. GC TO FIELD VERIFY AND MATCH ALL FINISHES. PROVIDED SAMPLES FOR APPROVAL PRIOR TO INSTALLATION (ALLOW TIME FOR LONG LEAD ITEMS). SAMPLES MUST BE PROVIDED IN COORDINATION WITH SCHEDULE. ALLOW 2 WEEKS FOR APPROVAL.



SOUTH 14
1/8" = 1'-0"

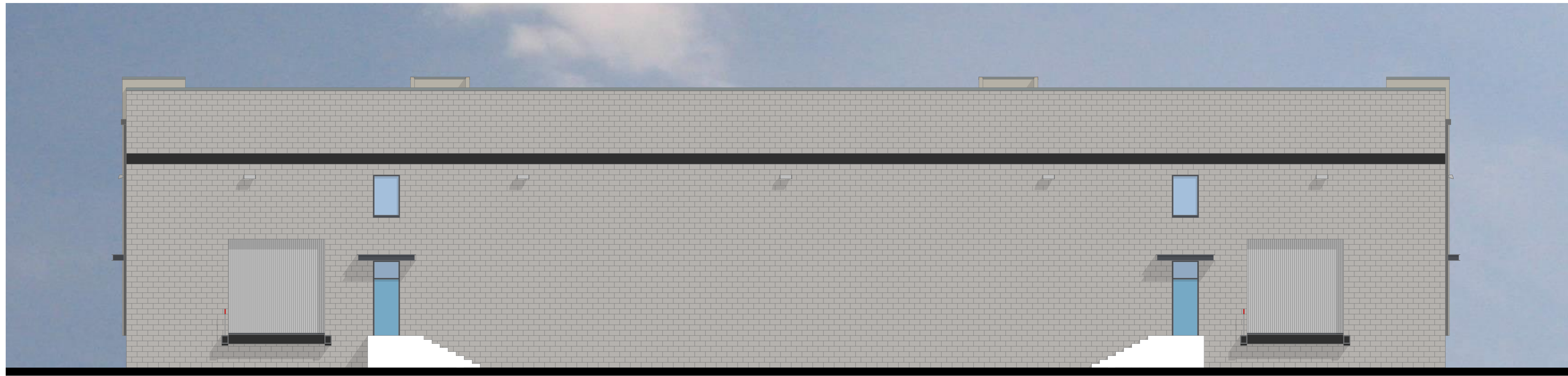


EAST 8
1/8" = 1'-0"

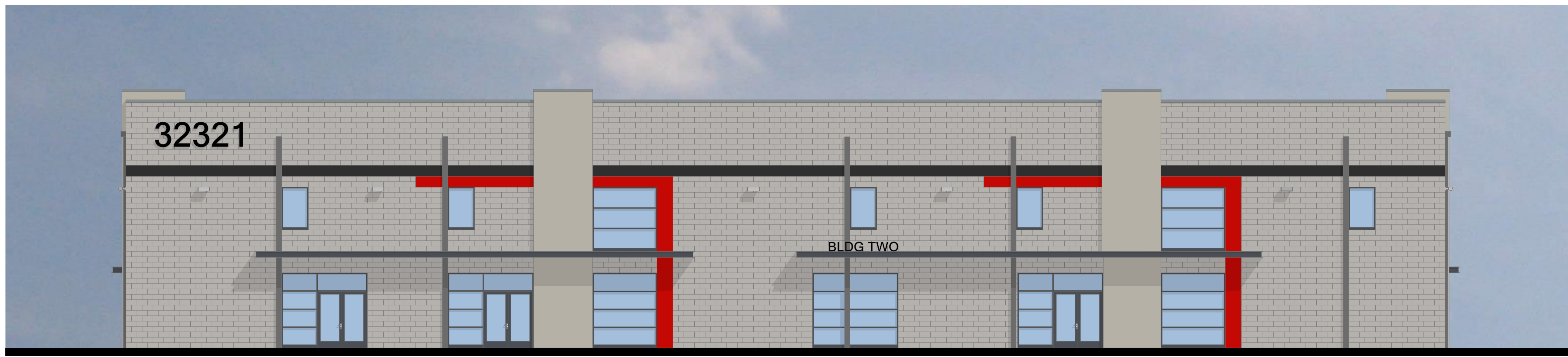


WEST 2
1/8" = 1'-0"

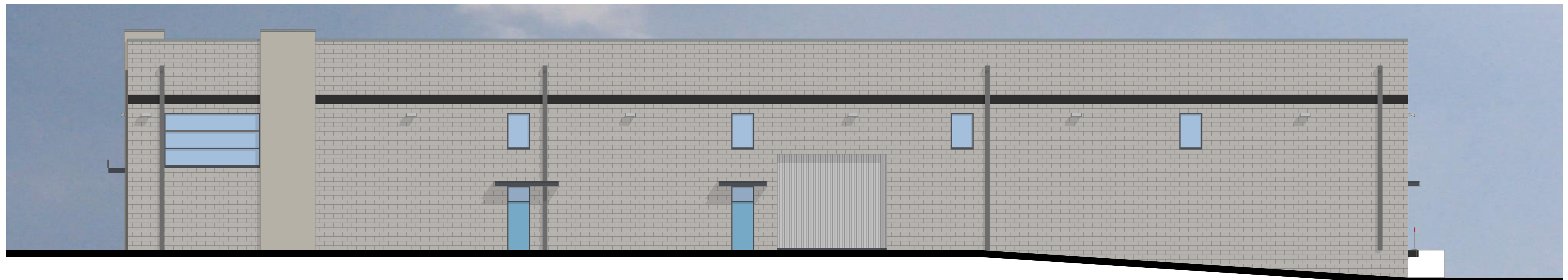
#Project Name: #Prj. A.2.5 - BUILDING TWO CONCEPTUAL COLORED EXTERIOR ELEVATIONS
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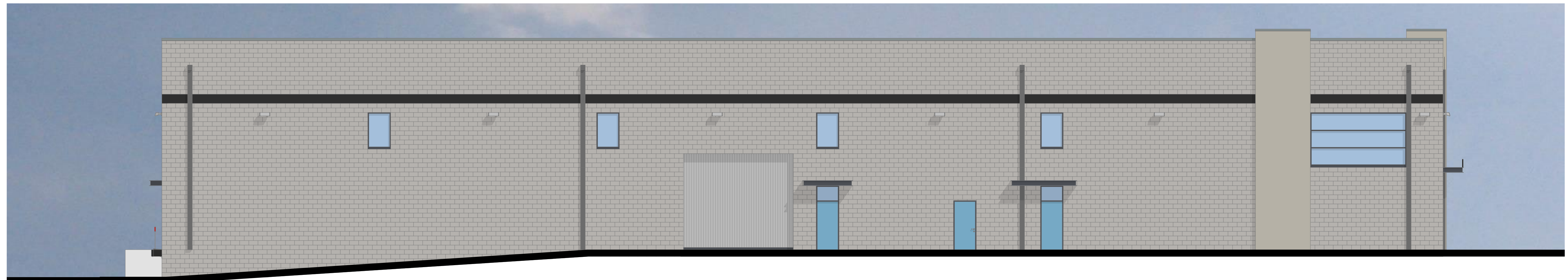
NORTH CONCEPTUAL ELEVATION (COLOR) 20
1/8" = 1'-0"



SOUTH CONCEPTUAL ELEVATION (COLOR) 14
1/8" = 1'-0"



EAST CONCEPTUAL ELEVATION (COLOR) 8
1/8" = 1'-0"



WEST CONCEPTUAL ELEVATION (COLOR) 2
1/8" = 1'-0"

SAMPLE MATERIALS & COLORS

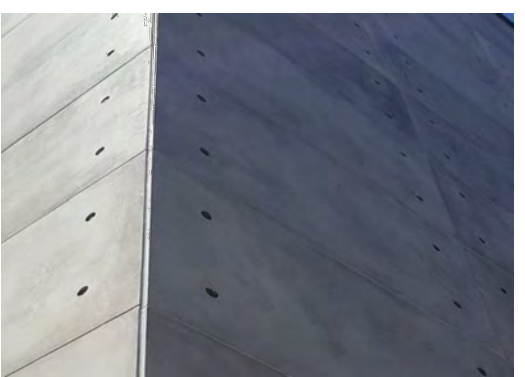
MASONRY

- F1 MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: NATURAL GRAY MW
- F2 MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: JET BLACK 250 MW



FIBER CEMENT PANEL

- F3 MFR: JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY



METALS

- F4 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: PEWTER
- F5 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: CHARCOAL
- F6 MFR: M-ELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: MATTE BLACK



PAINT

- F7 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: HEART THROB DET412
- F8 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: BLACK DEA002
- F9 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340



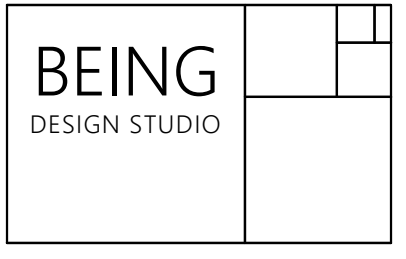
ROOFING

- MFR: GAF
MATERIAL: ROOF TPO
COLOR: WHITE



STOREFRONT GLAZING

- MFR: PPG
MATERIAL: GLAZING
COLOR: SOLAR GRAY



133 W. PECK STREET
 LAKE ELSINORE, CA 92530
 Contact: JORGE PEREZ CUETO
 Telephone: 951.265.5477
 Email: jorge@beingdesignstudio.com

Stamp:

RD CONSTRUCTION
 32007 CORYDON ROAD
 LAKE ELSINORE, CA 92530

| NO. | REVISION | DATE |
|-----|----------|------|
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Project Title & Address:
**REQUEST FOR CONDITIONAL USE PERMIT FOR
 RD CONSTRUCTION,
 32321 CORYDON ROAD
 LAKE ELSINORE, CA, 92530**

Project No:
 2012

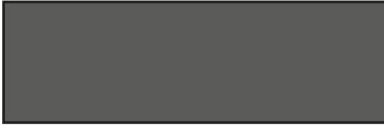
Drawing Title:
**BUILDING TWO
 CONCEPTUAL COLORED
 EXTERIOR ELEVATIONS**

Drawing Number:

METALS



F4 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: PEWTER



F5 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: CHARCOAL



F6 MFR: McELROY METALS
MATERIAL: 24 GA GI METAL
COLOR: MATTE BLACK

PAINT



F7 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: HEART THROB DET412



F8 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: BLACK DEA002



F9 MFR: DUNN EDWARDS
MATERIAL: PAINT
COLOR: CANADIAN LAKE DE6340

MASONRY

F1

MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: NATURAL GRAY MW



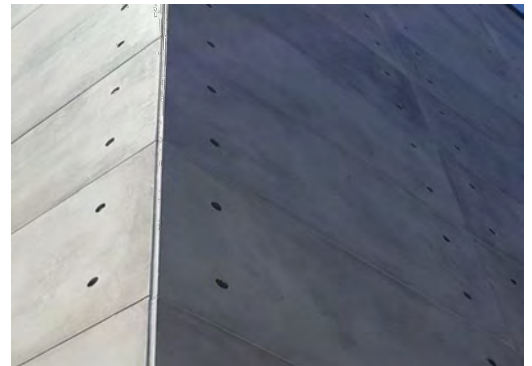
F2

MFR: ORCO BLOCK
MATERIAL: PRECISION BLOCK
COLOR: JET BLACK 250 MW

FIBER CEMENT PANEL

F3

MFR: JAMES HARDIE
MATERIAL: FIBER CEMENT
COLOR: NATURAL LT GRAY

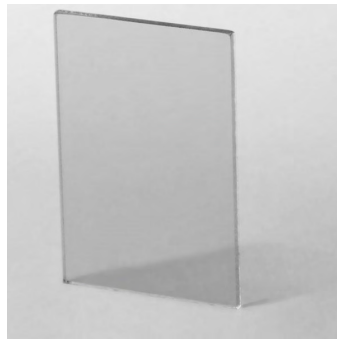


ROOFING



MFR: GAF
MATERIAL: ROOF TPO
COLOR: WHITE

STOREFRONT GLAZING



MFR: PPG
MATERIAL: GLAZING
COLOR: SOLAR GRAY

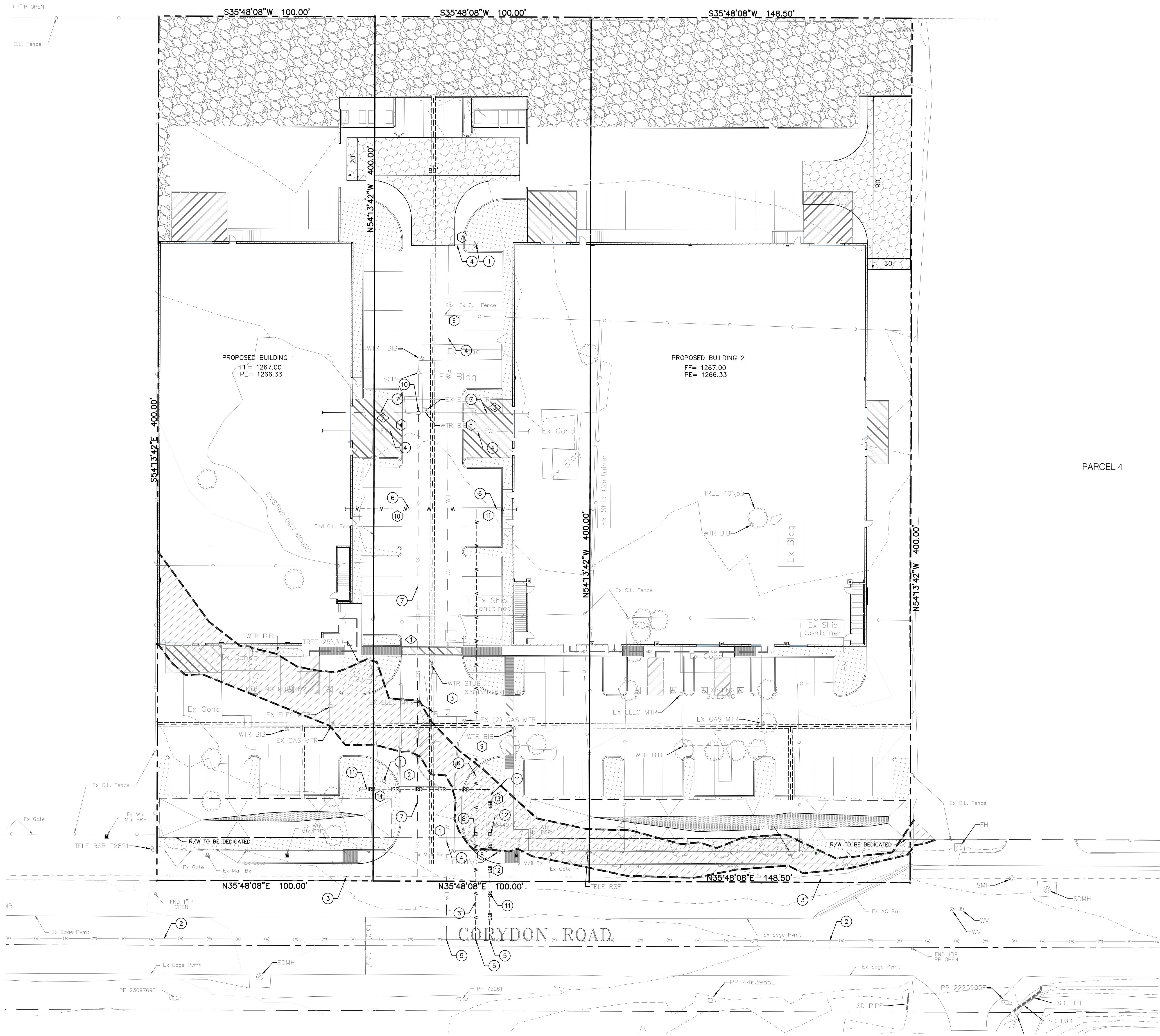


SAMPLE MATERIALS & COLORS

FOR RD CONSTRUCTION WAREHOUSES ON CORYDON
LAKE ELSINORE, CA. 92530

DATE: 7/13/21

BEING DESIGN STUDIO, INC.
133 W. PECK STREET
LAKE ELSNORE, CA. 92530
TEL: 951.265.5477



WET UTILITY NOTES:

- ① NEW ON-SITE FIRE HYDRANT PER CITY STANDARDS.
- ② EXISTING WATER MAIN.
- ③ EXISTING SEWER MAIN.
- ④ INSTALL PROPOSED 8" FIRE WATER LINE.
- ⑤ INSTALL PROPOSED TAP AT EXISTING MAIN.
- ⑥ PROPOSED 2" DOMESTIC WATER LATERAL.
- ⑦ PROPOSED 6" SEWER LATERAL.
- ⑧ INSTALL PROPOSED 2" DOMESTIC WATER METER.
- ⑩ INSTALL PROPOSED SEWER CLEANOUT.
- ⑪ PROPOSED 1" IRRIGATION WATER LINE.
- ⑫ PROPOSED 1" IRRIGATION METER AND BACKFLOW PREVENTION DEVICE.

UTILITY AS-BUILT DATA:

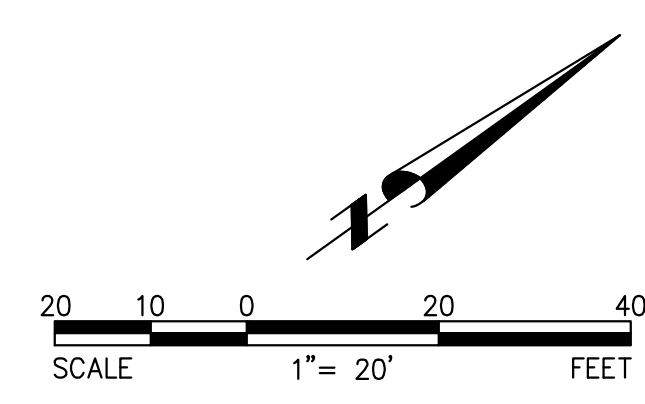
ALL EXISTING UTILITY DATA TO BE FIELD VERIFIED.

WATER DATA TABLE:

| ID | DIAMETER | LENGTH | BEARING/DELTA | REMARK |
|----|----------|--------|------------------|-------------|
| ① | 8" | 73.31 | S54° 11' 52.00"E | 8"PVC (PVT) |
| ② | 8" | 29.14 | N35° 48' 08.00"E | 8"PVC (PVT) |
| ③ | 8" | 161.96 | S54° 11' 52.00"E | 8"PVC (PVT) |
| ④ | 8" | 58.06 | N35° 48' 08.00"E | 8"PVC (PVT) |
| ⑤ | 8" | 37.45 | N35° 48' 08.00"E | 8"PVC (PVT) |
| ⑥ | 8" | 86.26 | S54° 11' 52.53"E | 8"PVC (PVT) |
| ⑦ | 8" | 12.97 | S35° 44' 04.53"W | 8"PVC (PVT) |
| ⑧ | 2" | 47.97 | N54° 11' 52.00"W | 2"PVC (PVT) |
| ⑨ | 2" | 149.69 | N54° 11' 52.00"W | 2"PVC (PVT) |
| ⑩ | 2" | 60.66 | S35° 48' 08.00"W | 2"PVC (PVT) |
| ⑪ | 2" | 18.39 | N35° 48' 08.00"E | 2"PVC (PVT) |
| ⑫ | 1" | 47.97 | N54° 11' 52.00"W | 1"PVC (PVT) |
| ⑬ | 1" | 19.94 | N54° 11' 52.00"W | 1"PVC (PVT) |
| ⑭ | 1" | 60.29 | S35° 48' 08.00"W | 1"PVC (PVT) |

SEWER DATA TABLE:

| ID | DIAMETER | LENGTH | BEARING/DELTA | REMARK |
|----|----------|--------|------------------|-----------------------------------|
| ① | 6" | 213.87 | S54° 12' 58.15"E | 6" SDR-35 PVC SEWER LATERAL (PVT) |
| ② | 6" | 43.69 | N35° 47' 59.84"E | 6" SDR-35 PVC SEWER LATERAL (PVT) |
| ③ | 6" | 50.31 | N35° 48' 15.10"E | 6" SDR-35 PVC SEWER LATERAL (PVT) |



Underground Service Alert

 Call: TOLL FREE
 1-800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENDOUSEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN & ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.

| DATE | BY | MARK | REVISIONS: |
|------|----|------|------------|
| | | | |
| | | | |

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED
 REMON HABIB RCE 83156 DATE
 ACTING CITY ENGINEER

SEAL:

VENTURA ENGINEERING INLAND, INC
 27883 YINEZ RD SUITE 159 TEMECULA, CA 92591
 PHONE (951) 252-7832
 PREPARED BY: WILFREDO S.D. VENTURA R.C.E. NO. 66532 DATE: 7/22/2021

BENCHMARK: SEE SHEET 1.
 SCALE: SEE PLAN

CITY OF LAKE ELSINORE
 CONCEPTUAL WET UTILITY PLAN
 NEW COMMERCIAL BUILDINGS, CORYDON ROAD,
 LAKE ELSINORE, CALIFORNIA
 APN: 370-080-006, 007&020

SHEET NO. **C3**
 OF 3 SHEETS

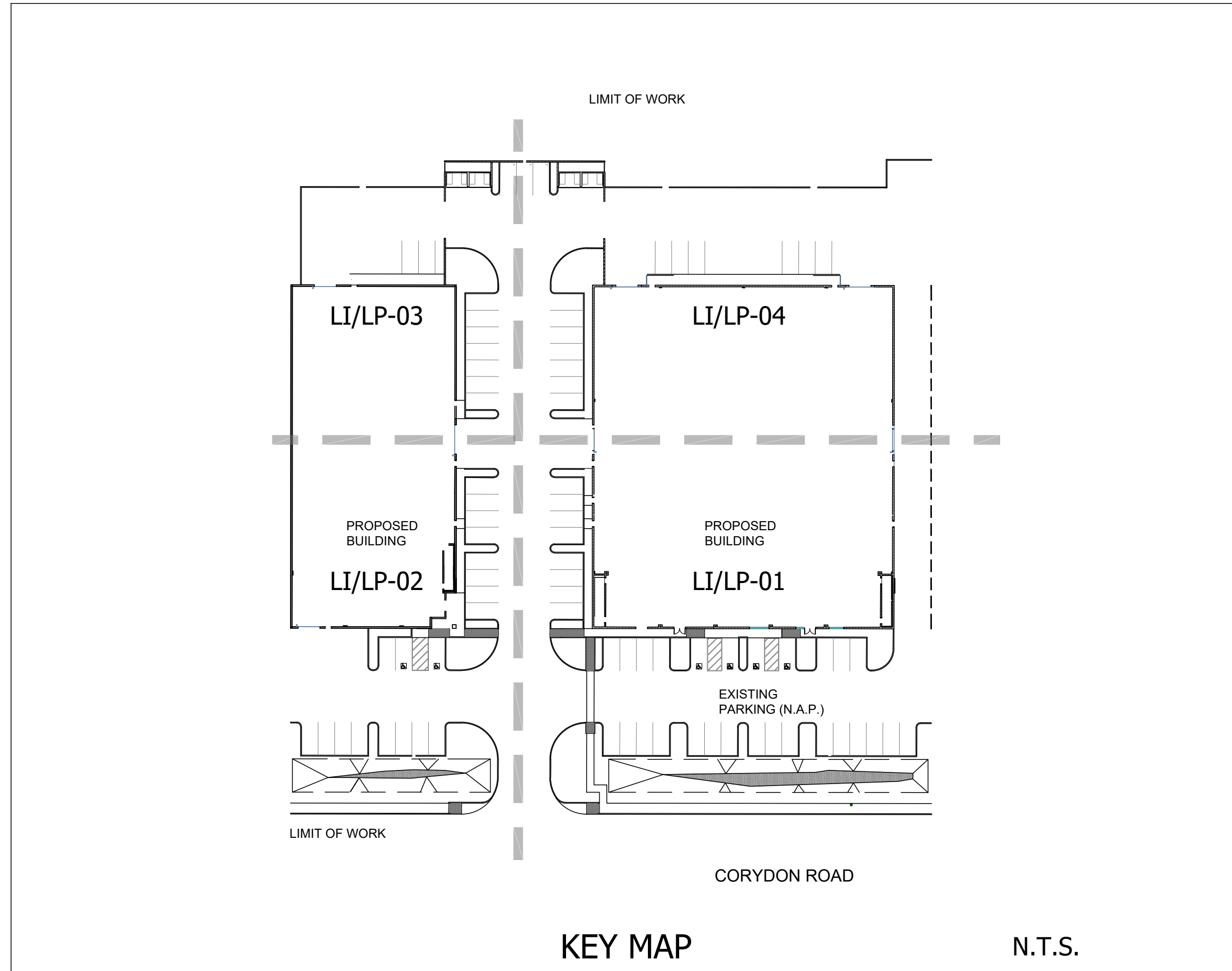
LANDSCAPE CONSTRUCTION PLANS FOR: RD CONSTRUCTION CORP

CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20 CITY OF LAKE ELSINORE, CA

WDG
WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590 (951) 675-3426
P (844) WEILAND • KLONGRO@W-D-G.COM
E-MAIL • KLONGRO@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SMALL MEADOWS, CA 93514

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERCEDE ANY RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
4. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH THE PAVING CONTRACTOR.
5. REFER TO SPECIFICATIONS / NOTES FOR ACCEPTED STANDARDS OF MATERIALS AND WORKMANSHIP.
6. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN & PLAN PREPARATION. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTICE.
7. THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S NOTIFICATION.
8. ALL CURVE TO CURVE AND CURVE TO TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH AND UNIFORM.
9. ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
10. THE CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF WORK BY OWNER'S AUTHORIZED REPRESENTATIVE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT AS RECOMMENDED BY A LICENSED PEST CONTROL OPERATOR DURING THE CONTRACTOR'S MAINTENANCE PERIOD.
12. CONTRACTOR SHALL OBTAIN A CURRENT AGRONOMIC SOILS REPORT. THIS REPORT SHALL SUPERCEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
13. THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT IRRIGATION AND DRAIN LINES ARE LOCATED AND INSTALLED SO THAT THE MATERIALS SHOWN ON THE PLANTING PLANS MAY BE ACCOMMODATED. CONFLICTS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO FINAL PLACEMENT / INSTALLATION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION REFERENCED IN THE PLANS AND SPECIFICATIONS / NOTES. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
15. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE.



PREPARED FOR:

RD CONSTRUCTION CORP
32097 CORYDON ROAD
LAKE ELSINORE, CA 92530-8535

CONTACT: BRAD WOODS
EMAIL: BRAD@RDCONSTRUCTIONCORP.COM
PHONE: (951) 746-6689

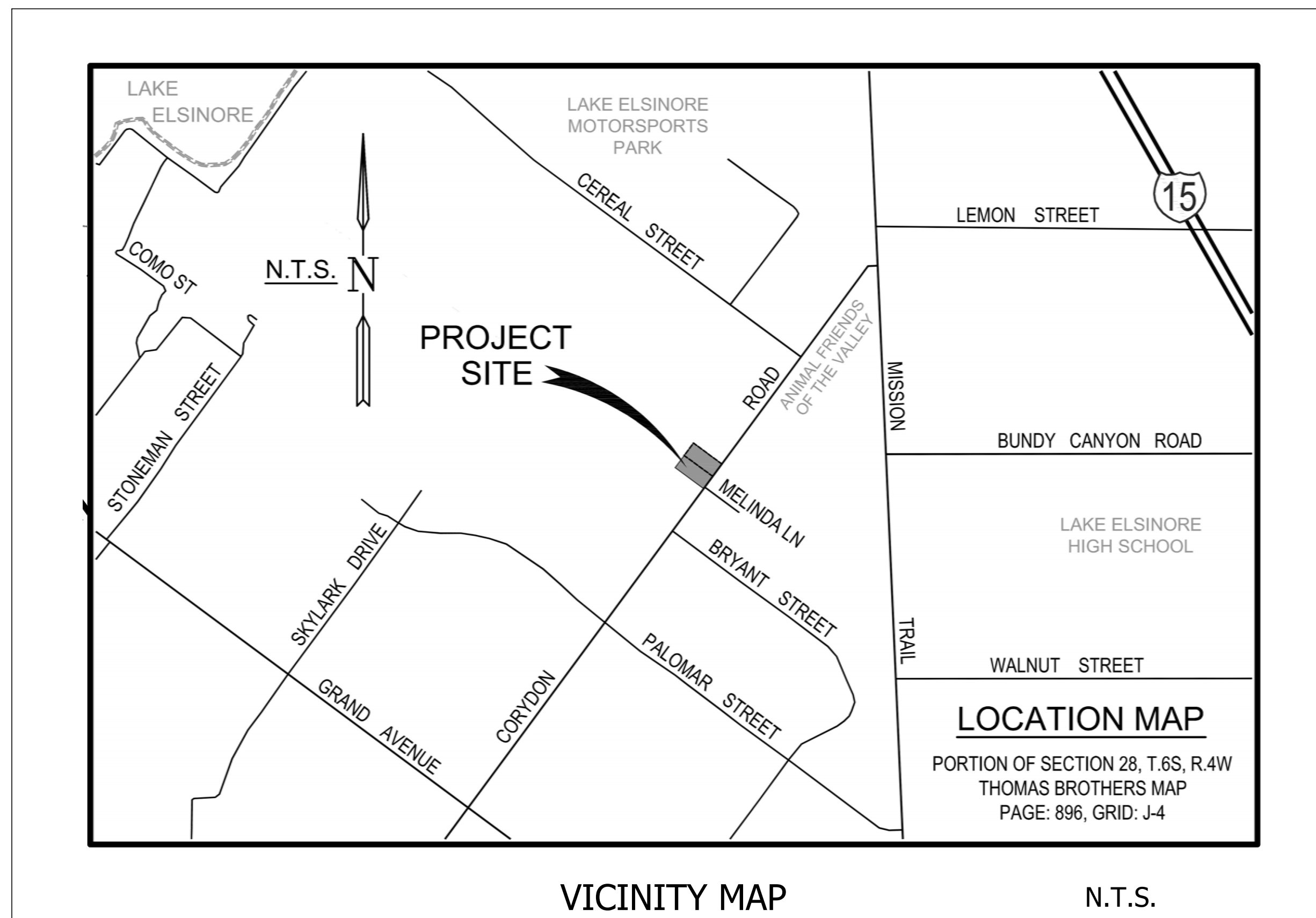
PREPARED BY:

WEILAND DESIGN GROUP, INC.
28924 OLD TOWN FRONT STREET, SUITE 201-202
TEMECULA, CA 92590

CONTACT: KIM LONIGRO
EMAIL: klonigro@w-d-g.com
PHONE: (844) WEILAND xt. 701

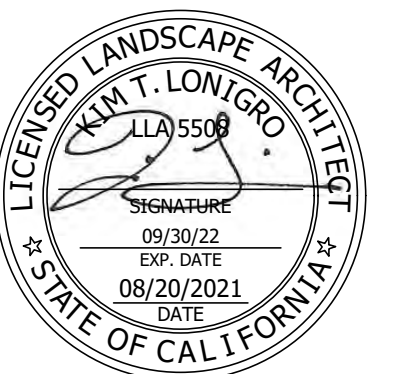
SHEET INDEX:

| | | |
|--------|--------------------|---------------|
| 1 | TITLE SHEET | LT-01 |
| 2 - 5 | IRRIGATION PLAN | LI-01 - LI-04 |
| 6 - 7 | IRRIGATION DETAILS | LI-05 - LI-06 |
| 8 | IRRIGATION NOTES | LI-07 |
| 9 - 12 | PLANTING PLAN | LP-01 - LP-04 |
| 13 | PLANTING DETAILS | LP-05 |
| 14 | PLANTING NOTES | LP-06 |



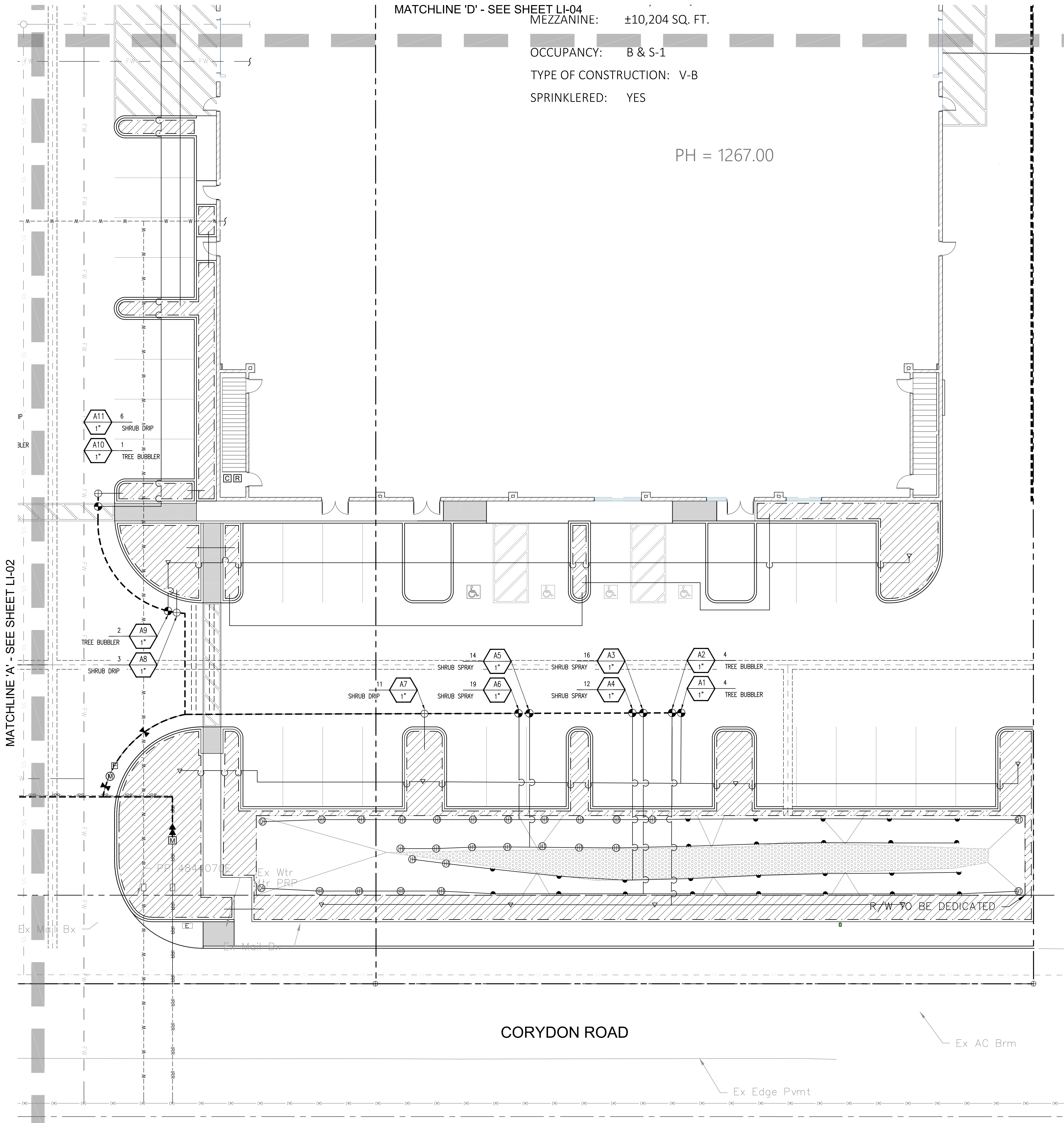
RD CONSTRUCTION CORP, CORYDON ROAD
CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS
TITLE SHEET

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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| DATE: 08/20/2021 |
| SCALE: SEE SHEET |
| JOB # 21-049a |
| DRAWN: KTL / MD |
| SHEET: LT-01 |
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IRRIGATION LEGEND

| DISTRIBUTION EQUIPMENT | | | | | | | |
|------------------------|----------|-----------------------|----------|-----|---------|-----------------------|---|
| SYM. | MANUF. | MODEL# | RAD. | PSI | GPM | PRE. RATE DESCRIPTION | |
| 90 | 180 | | | | 90 | 180 | |
| ⊕ | RAINBIRD | XP-1200X 8Q, HF | 8'-15" | 40 | 1.19 | .41 | XERI-POP SPRAY |
| ⊖ | RAINBIRD | XP-1200X 15ST | 5' X 30' | 40 | 1.19 | .41 | SIDE STRIPS |
| ▽ | HUNTER | PROS-06-PRS-30 PCN-50 | - | 30 | 0.5 | | TREE BUBBLERS (2 PER SYMBOL) DRINKLINE W/1" SPACING (SHRUB) |
| ⊖ | HUNTER | HDL-CV-06-18 | - | 30 | 0.6 GPH | | |

HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURER'S RECOMMENDATION. ALL PLANTER DRINKLINE SHALL BE INSTALLED WITH P.O.-AIR AIR RELIEF VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR. INSTALLED PER MANUFACTURER'S RECOMMENDATION.

| ADDITIONAL EQUIPMENT | | |
|----------------------|-------------|---|
| SYM. | MANUF. | MODEL# |
| ⊖ | HUNTER | PGV-XXX REMOTE CONTROL VALVE. SEE PLAN FOR SIZE |
| ⊕ | HUNTER | PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE |
| ⊕ | MATCO | 759 SERIES FULL PORT BALL VALVE, LINE SIZE |
| ⊖ | HUNTER | SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2) |
| ⊖ | HUNTER | HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2) |
| ▶ | WATTS | 009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER |
| ⊖ | HUNTER | HC-100, 1" FLOW METER (2) |
| ⊖ | SUPERIOR | 3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2) |
| ⊖ | AS APPROVED | 1" WATER METER PER DEVELOPER |

| PIPE / NOTES | |
|--------------|---|
| SYM. | MODEL# |
| --- | PWP SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER |
| --- | PWP 1.25" CL 315 PVC MAINLINE - W/18" COVER |
| --- | PWP SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN |

VALVE NUMBER
 G.P.M.
 SHRUB DRIP
 1.5" VALVE SIZE
 SHRUB DRIP
 1.5" VALVE SIZE

| PIPE SIZING CHART | | |
|-------------------|-----|-------------------------|
| 0 TO 5 | GPM | 3/4" SCH. 40 PVC PIPE |
| 5 TO 10 | GPM | 1" SCH. 40 PVC PIPE |
| 10 TO 15 | GPM | 1-1/4" SCH. 40 PVC PIPE |
| 15 TO 25 | GPM | 1-1/2" SCH. 40 PVC PIPE |
| 25 TO 35 | GPM | 2" SCH. 40 PVC PIPE |
| 35 TO 50 | GPM | 2-1/2" SCH. 40 PVC PIPE |

NOTE:
 CONTRACTOR SHALL SIZE ALL LATERAL LINES PER PIPE SIZING CHART. IN NO INSTANCE SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.

W.D.G.
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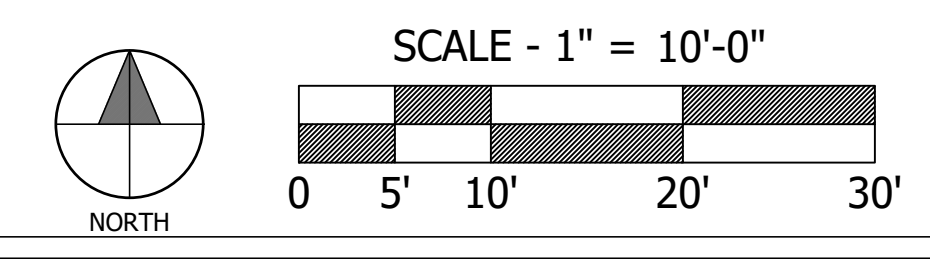
RD CONSTRUCTION CORP, CORYDON ROAD
 CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
 LANDSCAPE CONSTRUCTION PLANS
IRRIGATION PLAN

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08/20/2021

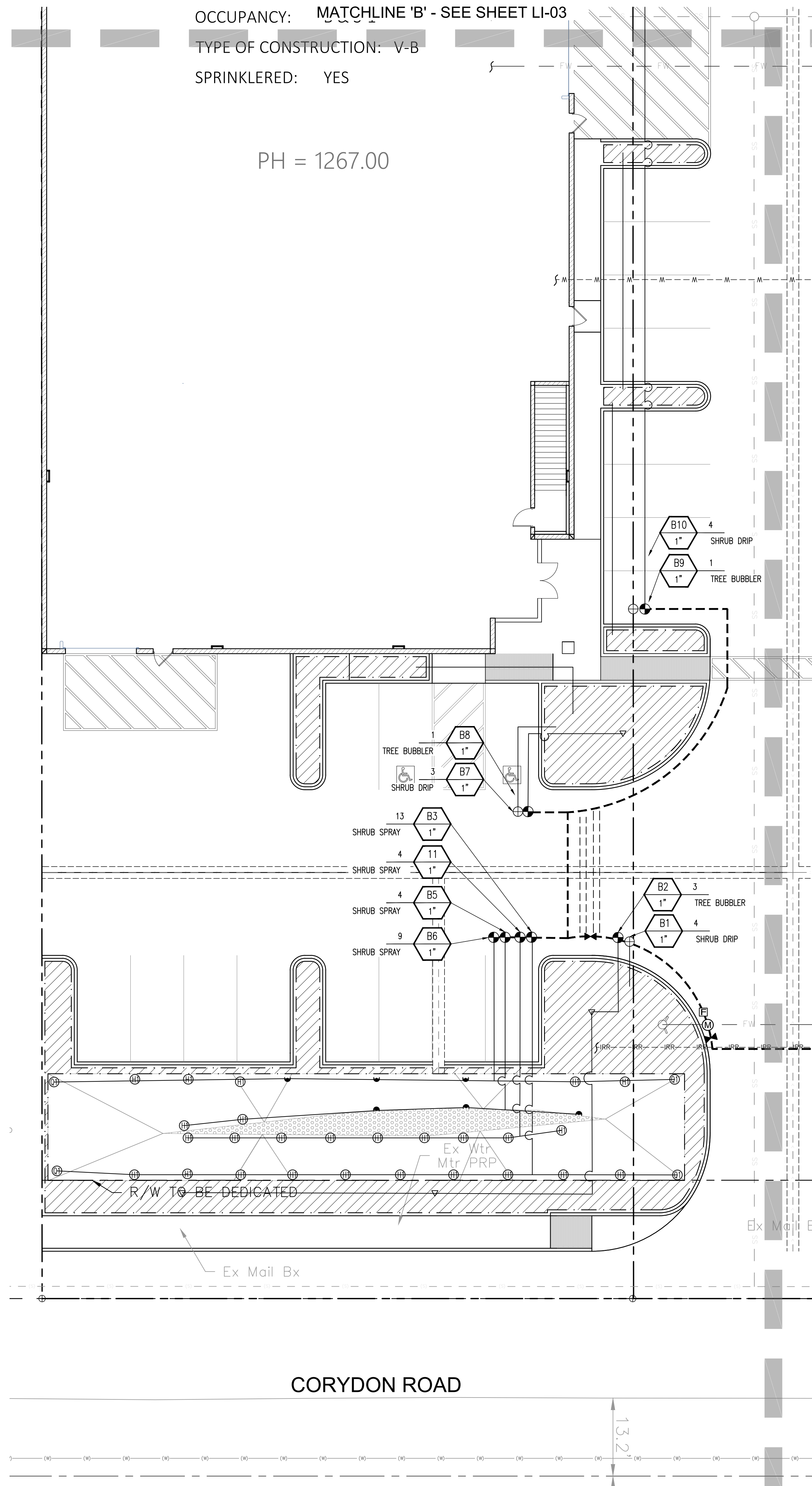


IRRIGATION GENERAL NOTES

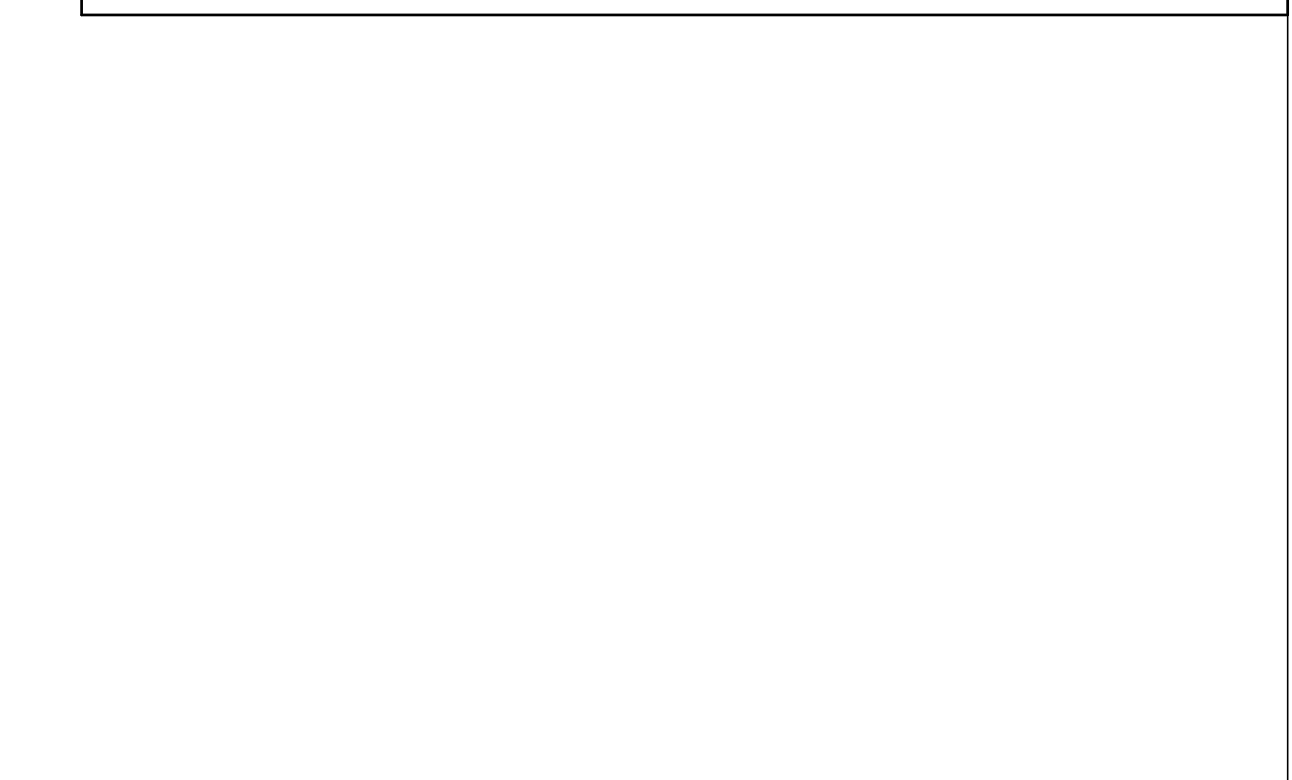
- IRRIGATION SYSTEM AS DRAWN ON PLANS IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- DISCREPANCIES BETWEEN PLANS AND ACTUAL FIELD CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY. CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST.
- IRRIGATION HEADS SHALL BE LOCATED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALKS, AND STRUCTURES AND NOT SCALED OFF OF DRAWINGS. DO NOT LOCATE TREES OR TALLER SHRUBS IN LOCATIONS WHERE THEY WILL BLOCK IRRIGATION HEADS AND PREVENT ADEQUATE COVERAGE.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE LATEST EDITION OF LOCAL GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENTS AT THE SITE AT ALL TIMES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, FENCES, WOOD STRUCTURES, CONCRETE STRUCTURES, BUILDINGS, UTILITIES, ETC. THE CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND OTHER STRUCTURES. CONTRACTOR SHALL NOT INSTALL ANY ITEMS WHERE IT IS OBVIOUS THAT THEY ARE IN DIRECT CONFLICT WITH UNDERGROUND UTILITIES, STRUCTURES, PERMANENT IMPROVEMENTS OR PEDESTRIAN AND VEHICULAR SAFETY CONSIDERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL PAVED AREAS PRIOR TO PAVING INSTALLATION. SLEEVING SHALL BE SCH. 40 PVC PIPE, TWICE THE LINE SIZE CARRIED, AND GROUPED TOGETHER WHERE FEASIBLE. SLEEVING SHALL ALSO BE BURIED MIN. 24" UNDER PEDESTRIAN PAVEMENT, AND MIN. 30" UNDER VEHICULAR PAVEMENT, OR PER LOCAL GOVERNING CODES AND REGULATIONS, WHICHEVER IS MORE STRINGENT. REFER TO IRRIGATION LEGEND/NOTES FOR SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION AND PROVIDE THESE TO THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW UNIT TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- CONTRACTOR SHALL VERIFY IN THE FIELD WITH THE OWNER'S AUTHORIZED REPRESENTATIVE, AND THE LOCAL GOVERNING AGENCY REPRESENTATIVE, ALL LOCATIONS OF POINT OF CONNECTIONS, WATER METERS, MAIN WATER SUPPLY LINE, BACKFLOW PREVENTER, AUTOMATIC CONTROLLER RAIN SWITCH, AND VALVES, PRIOR TO CONSTRUCTION.
- POINT OF CONNECTION TO BE AT SERVICE LINE DOWNSTREAM OF WATER METER, VERIFY LOCATION, TYPE AND SIZE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL THOROUGHLY FLUSH ALL LINES AND ADJUST ALL HEADS FOR OPTIMUM SYSTEM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND STRUCTURES SUCH AS BUILDINGS, WALLS, FENCES, ETC. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SHRUB HEADS ADJACENT TO LAWN AND PAVED AREAS SHALL BE MOUNTED ON 6" BODIES MIN. OR PER LOCAL GUIDELINES. ALL OTHER SHRUB SPRAY HEADS MAY BE MOUNTED ON RISERS 12" ABOVE FINISH GRADE WITH OWNER'S PRIOR APPROVAL. ALL LAWN HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES MIN. OR PER LOCAL GUIDELINES. ALL LAWN ROTOR HEADS SHALL BE MOUNTED ON 4" POP-UP BODIES OR PER LOCAL GUIDELINES.
- ALL CONTROL EQUIPMENT, SUCH AS REMOTE CONTROL VALVES, BALL VALVES, AND QUICK COUPLER VALVES SHALL BE LOCATED IN SHRUB PLANTER AREAS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF IRRIGATION PIPING WITH THE LOCATION OF TREES (REFER TO PLANTING PLAN) AND SHALL MAINTAIN A MIN. OF 5 FEET CLEARANCE BETWEEN PIPING AND TRUNKS OF TREES WHEREVER POSSIBLE. CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL BELOW HEAD CHECK VALVES AND/OR IN-LINE CHECK VALVES (SIZE AS REQUIRED) AS REQUIRED TO ELIMINATE ALL LOW HEAD DRAINAGE.
- ALL IRRIGATION CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND REGIONAL GOVERNING CODES.
- ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- LOCATE ALL IRRIGATION HEADS AND LINES 8" FROM SIDEYARD PROPERTY LINES ADJACENT TO FENCES, WALLS, ETC. AND 2" FROM SIDEYARD PROPERTY LINES IN LAWN AREAS WHERE OCCURS.
- FOR ALL SPRAY HEADS THAT REQUIRE GREATER THAN 30% REDUCTION OF FULL FLOW RADIUS, THE CONTRACTOR SHALL USE THE APPROPRIATE PRESSURE COMPENSATING DEVICE (RAINBIRD PCS-XXX).
- CONTRACTOR/OPERATOR SHALL ONLY APPLY SUFFICIENT WATER TO PROMOTE HEALTHY GROWTH OF THE PLANT MATERIAL. AT NO TIME WILL THE CONTRACTOR/OPERATOR APPLY WATER AT A RATE OR FREQUENCY WHICH CAUSES RUNOFF OR SOIL SATURATION.
- CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. MEASUREMENTS FOR PROPER GROUND SHALL BE VERIFIED AT LEAST ONCE PRIOR TO HOMEOWNER OCCUPANCY, AND NECESSARY ADJUSTMENTS SHALL BE MADE TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS.

OCCUPANCY: MATCHLINE 'B' - SEE SHEET LI-03
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERED: YES

PH = 1267.00



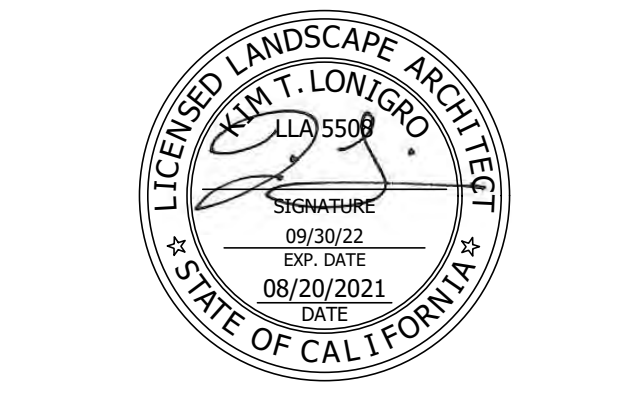
| IRRIGATION LEGEND | | | | | | |
|--|-------------|---|-------------------|-----|---------|-----------------------------------|
| DISTRIBUTION EQUIPMENT | | | | | | |
| SYM. | MANUF. | MODEL# | RAD. | PSI | GPM | PRE. RATE/DESCRIPTION |
| 90 | 180 | | | | 90 | 180 |
| ⊙ | RAINBIRD | XP-1200X 8Q, HF | 8'-15" | 40 | 1.19 | .41 XERI-POP SPRAY |
| ⊙ | RAINBIRD | XP-1200X 15SSST | 5' X 30" | 40 | 1.19 | .41 SIDE STRIPS |
| ▽ | HUNTER | PROS-06-PRS-30 PCN-50 | - | 30 | 0.5 | TREE BUBBLERS (2 PER SHRUB) |
| ⊙ | HUNTER | HDL-CV-06-18 | - | 30 | 0.6 GPH | DRINKLINE (W/18" SPACING) (SHRUB) |
| HDL-CV-06-18 SERIES TECHLINE INSTALL PER MANUFACTURER'S RECOMMENDATION. ALL PLANTER DRINKLINE SHALL BE INSTALLED WITH POP-UP AIR RELEASE VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR. INSTALLED PER MANUFACTURER'S RECOMMENDATION. | | | | | | |
| ADDITIONAL EQUIPMENT | | | | | | |
| SYM. | MANUF. | MODEL# | | | | |
| ⊙ | HUNTER | PGV-XXX REMOTE CONTROL VALVE | SEE PLAN FOR SIZE | | | |
| ⊕ | HUNTER | PCZ-101 DRIP REMOTE ZONE KIT | CONTROL VALVE | | | |
| ⊕ | MATCO | 759 SERIES FULL PORT BALL VALVE | LINE SIZE | | | |
| ⊕ | HUNTER | SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2) | | | | |
| ⊕ | HUNTER | HCC MODULAR CONTROLLER WITH EZ-DM DECODER MODULE AND EZ-1 MODULES AS REQUIRED (2) | | | | |
| ▶ | WATTS | 009QT SERIES, 1" R/P BACKFLOW PREVENTION ASSEMBLY W/ MODEL 777 WYE STRAINER | | | | |
| ⊕ | HUNTER | HC-100, 1" FLOW METER (2) | | | | |
| ⊕ | SUPERIOR | 3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2) | | | | |
| ⊕ | AS APPROVED | 1" WATER METER PER DEVELOPER | | | | |
| PIPE / NOTES | | | | | | |
| SYM. | MANUF. | MODEL# | | | | |
| --- | PWP | SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER | | | | |
| --- | PWP | 1.25" CL 315 PVC MAINLINE - W/18" COVER | | | | |
| --- | PWP | SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN | | | | |



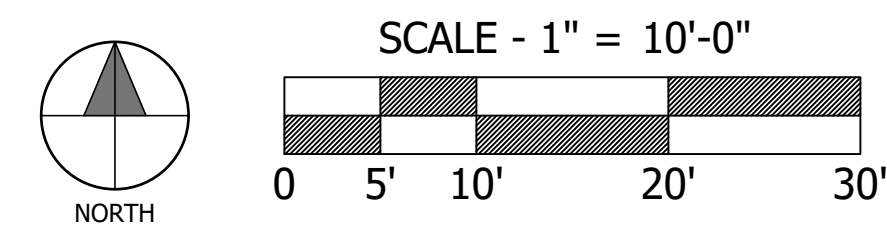
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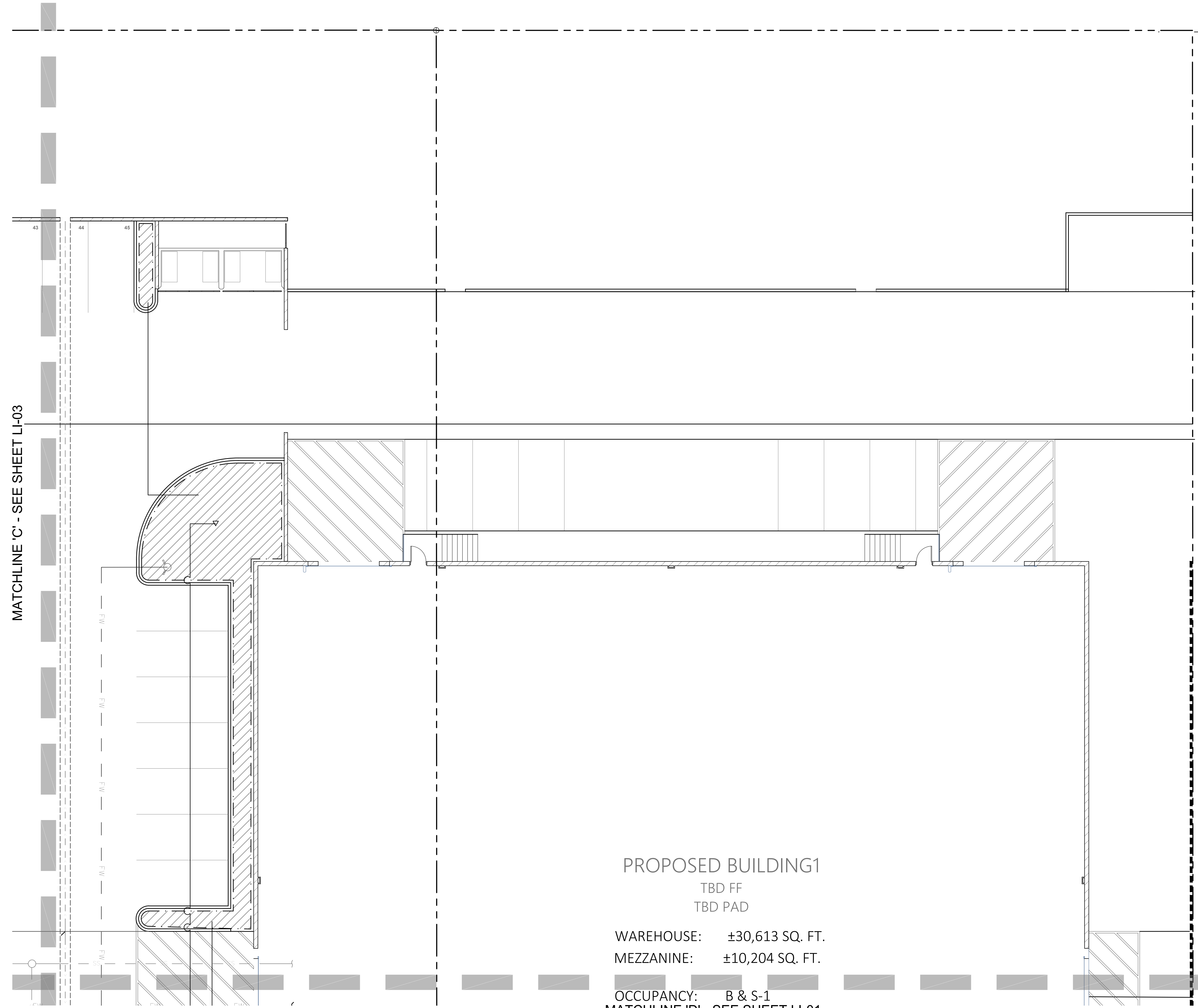
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 IRRIGATION PLAN

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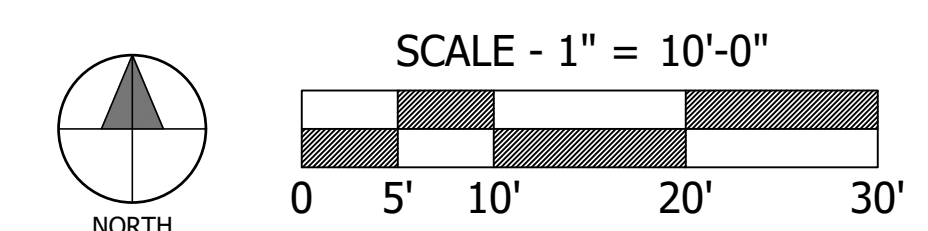


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| DRAWN: KTL / MD |
| SHEET: LI-02 |
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PROPOSED BUILDING1
 TBD FF
 TBD PAD
 WAREHOUSE: ±30,613 SQ. FT.
 MEZZANINE: ±10,204 SQ. FT.
 OCCUPANCY: B & S-1
 MATCHLINE 'D' - SEE SHEET LI-01



IRRIGATION LEGEND

DISTRIBUTION EQUIPMENT

| SYM. | MANUF. | MODEL# | RAD. | PSI | GPM | PRE. RATE | DESCRIPTION |
|------|----------|-----------------------|----------|-----|---------|-----------|---|
| 90 | 180 | | | | 90 | 180 | |
| ⊕ | RAINBIRD | XP-1200X 8Q, HF | 8'-15" | 40 | .72 | 1.19 | .41 XERI-POP SPRAY |
| ⊕ | RAINBIRD | XP-1200X 15SST | 5' X 30' | 40 | 1.19 | .41 | SIDE STRIPS |
| ▽ | HUNTER | PROS-06-PRS-30 PCN-50 | - | 30 | 0.5 | | TREE BUBBLERS (2 PER SYMBOL) DRINKLINE W/1" SPACING (SHRUB) |
| ▽ | HUNTER | HDL-CV-06-18 | - | 30 | 0.6 GPH | | |

HDL-R-06-18 SERIES TECHLINE INSTALL PER MANUFACTURES RECOMMENDATION. ALL PLANTER DRINKLINE SHALL BE INSTALLED WITH P.O.A.R. AIR RELIEF VALVE. EACH SYSTEM SHALL HAVE A MANUAL FLUSH VALVE END FLUSH SEE DETAIL. DRIP SYSTEMS SHALL HAVE ECO-ID DRIP SYSTEM INDICATOR. INSTALLED PER MANUFACTURES RECOMMENDATION.

ADDITIONAL EQUIPMENT

| SYM. | MANUF. | MODEL# |
|------|-------------|---|
| ⊕ | HUNTER | PGV-XXX REMOTE CONTROL VALVE. SEE PLAN FOR SIZE |
| ⊕ | HUNTER | PCZ-101 DRIP REMOTE ZONE KIT CONTROL VALVE |
| ⊕ | MATCO | 759 SERIES FULL PORT BALL VALVE, LINE SIZE |
| ⊕ | HUNTER | SOLAR-SYNC-SEN-ET SENSOR & AUTOMATIC RAIN SHUT OFF (2) |
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| ⊕ | HUNTER | HC-100, 1" FLOW METER (2) |
| ⊕ | SUPERIOR | 3200100 NORMALLY CLOSED MASTER CONTROL VALVE (2) |
| ⊕ | AS APPROVED | 1" WATER METER PER DEVELOPER |

PIPE / NOTES

| SYM. | MANUF. | MODEL# |
|------|--------|---|
| --- | PWP | SCH 40 PVC LATERAL LINE - SIZE AS NOTED W/12" COVER |
| --- | PWP | 1.25" CL 315 PVC MAINLINE - W/18" COVER |
| --- | PWP | SCH 40 PVC SLEEVE - TWICE LINE SIZE CARRIED WITHIN |

VALVE NUMBER
 G.P.M.
 SHRUB DRIP
 SHRUB DRIP
 HYDRO ZONE
 VALVE SIZE

PIPE SIZING CHART

| 0 TO 5 GPM | 3/4" SCH. 40 PVC PIPE |
|--------------|-------------------------|
| 5 TO 10 GPM | 1" SCH. 40 PVC PIPE |
| 10 TO 15 GPM | 1-1/4" SCH. 40 PVC PIPE |
| 15 TO 25 GPM | 1-1/2" SCH. 40 PVC PIPE |
| 25 TO 35 GPM | 2" SCH. 40 PVC PIPE |
| 35 TO 50 GPM | 2-1/2" SCH. 40 PVC PIPE |

NOTE:
 CONTRACTOR SHALL SIZE ALL LATERAL LINES PER PIPE SIZING CHART. IN NO INSTANCE SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.

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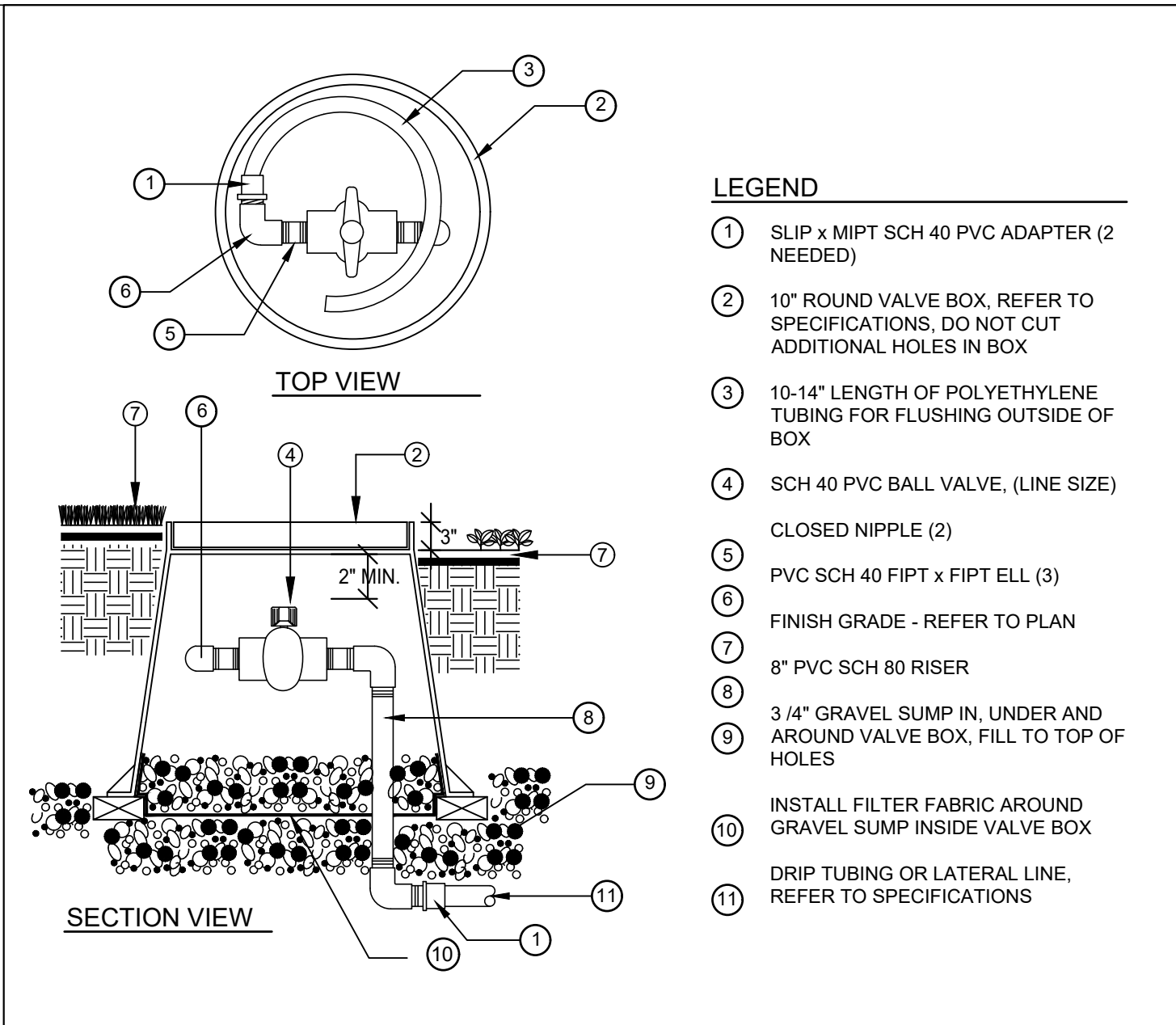
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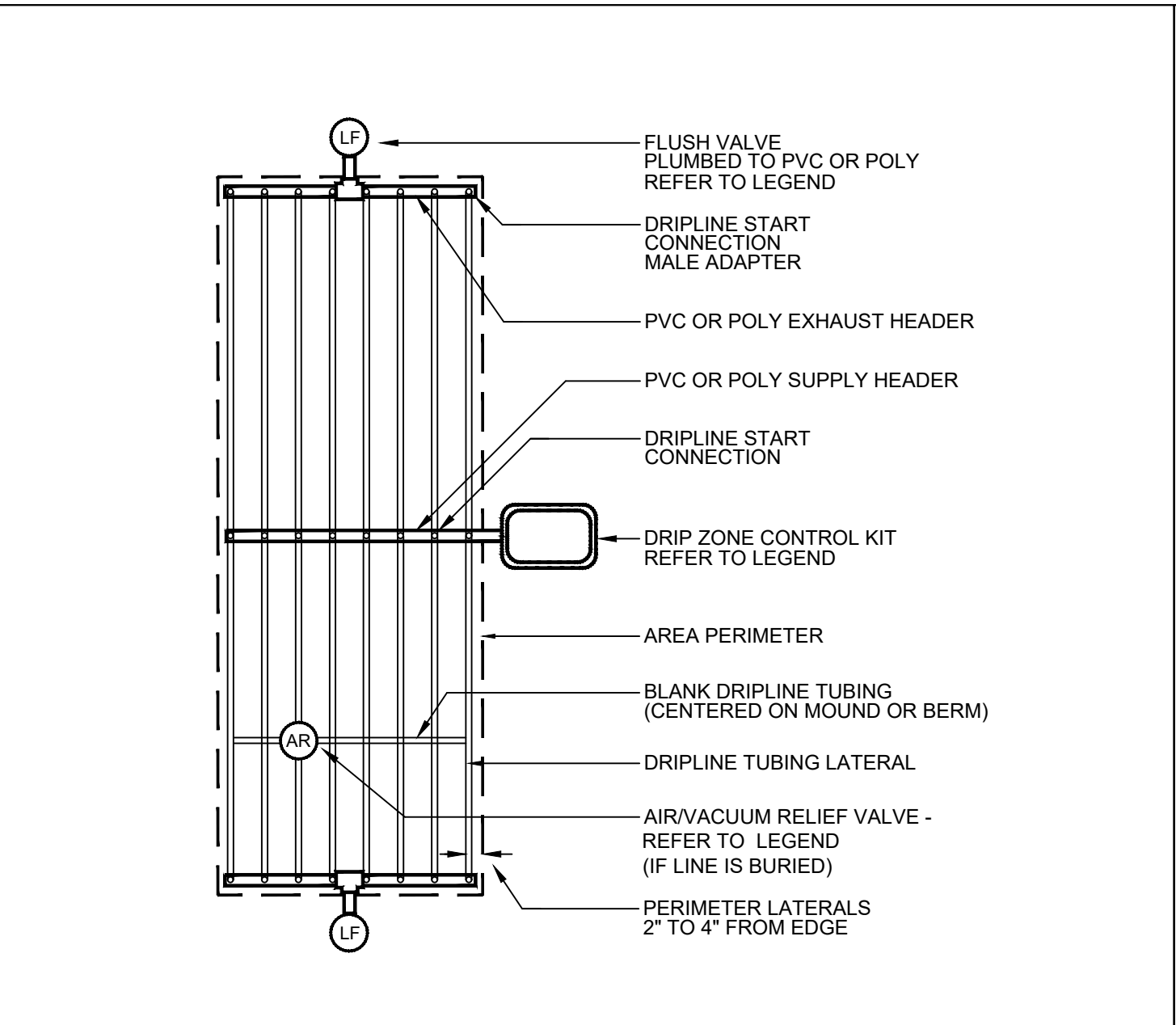
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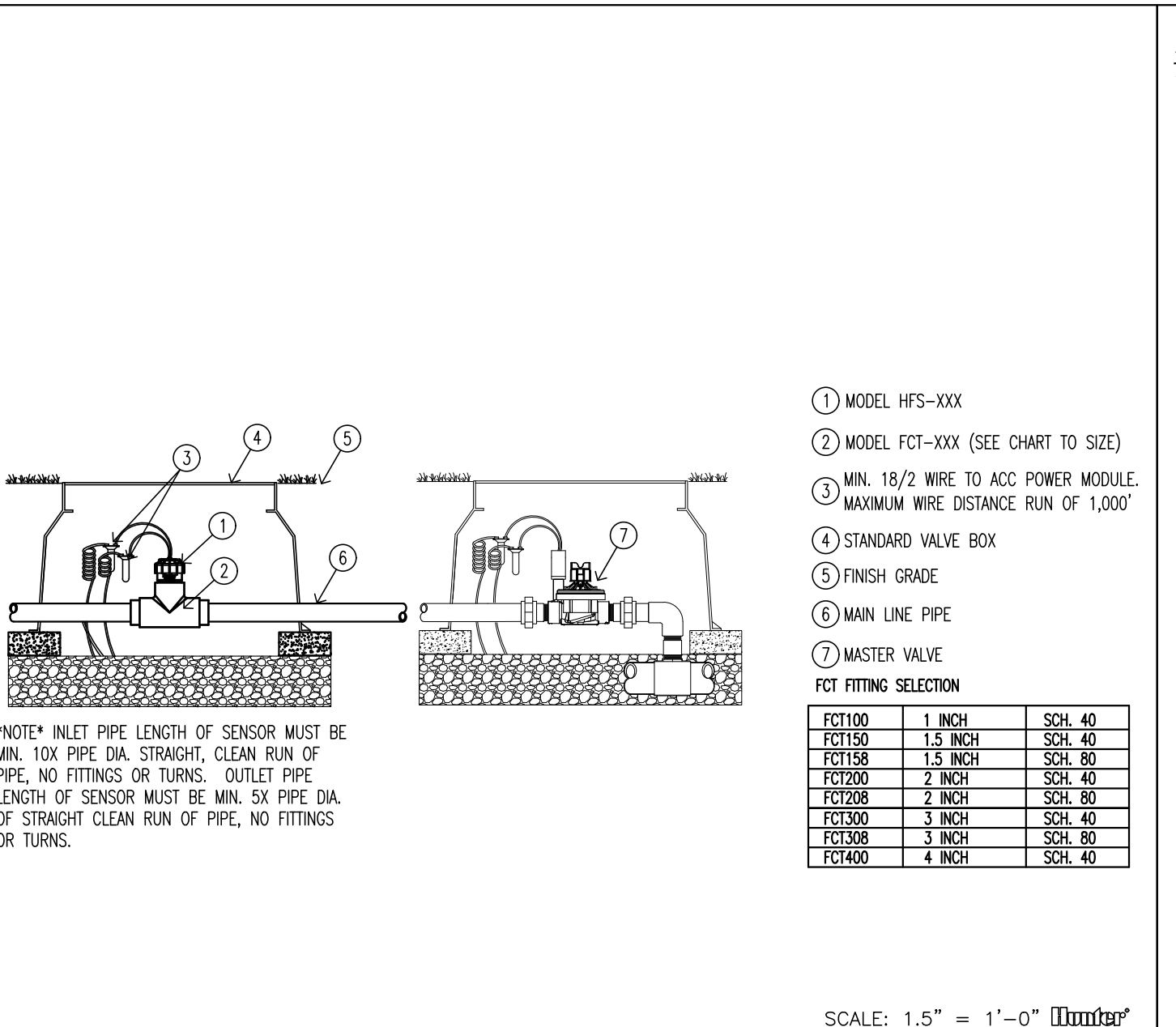
- LEGEND**
- 1/2" MPT SCH 40 PVC ADAPTER (2 NEEDED)
 - 1" ROUND VALVE BOX. REFER TO SPECIFICATIONS, DO NOT CUT ADDITIONAL HOLES IN BOX
 - 10-14" LENGTH OF POLYETHYLENE TUBING FOR FLUSHING OUTSIDE OF BOX
 - SCH 40 PVC BALL VALVE, (LINE SIZE)
 - CLOSED NIPPLE (2)
 - PVC SCH 40 FIPT x FIPT ELL (3)
 - FINISH GRADE - REFER TO PLAN
 - 8" PVC SCH 80 RISER
 - 3/4" GRAVEL SLUMP IN, UNDER AND AROUND VALVE BOX, FILL TO TOP OF HOLES
 - INSTALL FILTER FABRIC AROUND GRAVEL SLUMP INSIDE VALVE BOX
 - DRIP TUBING OR LATERAL LINE. REFER TO SPECIFICATIONS

K FLUSH VALVE N.T.S.



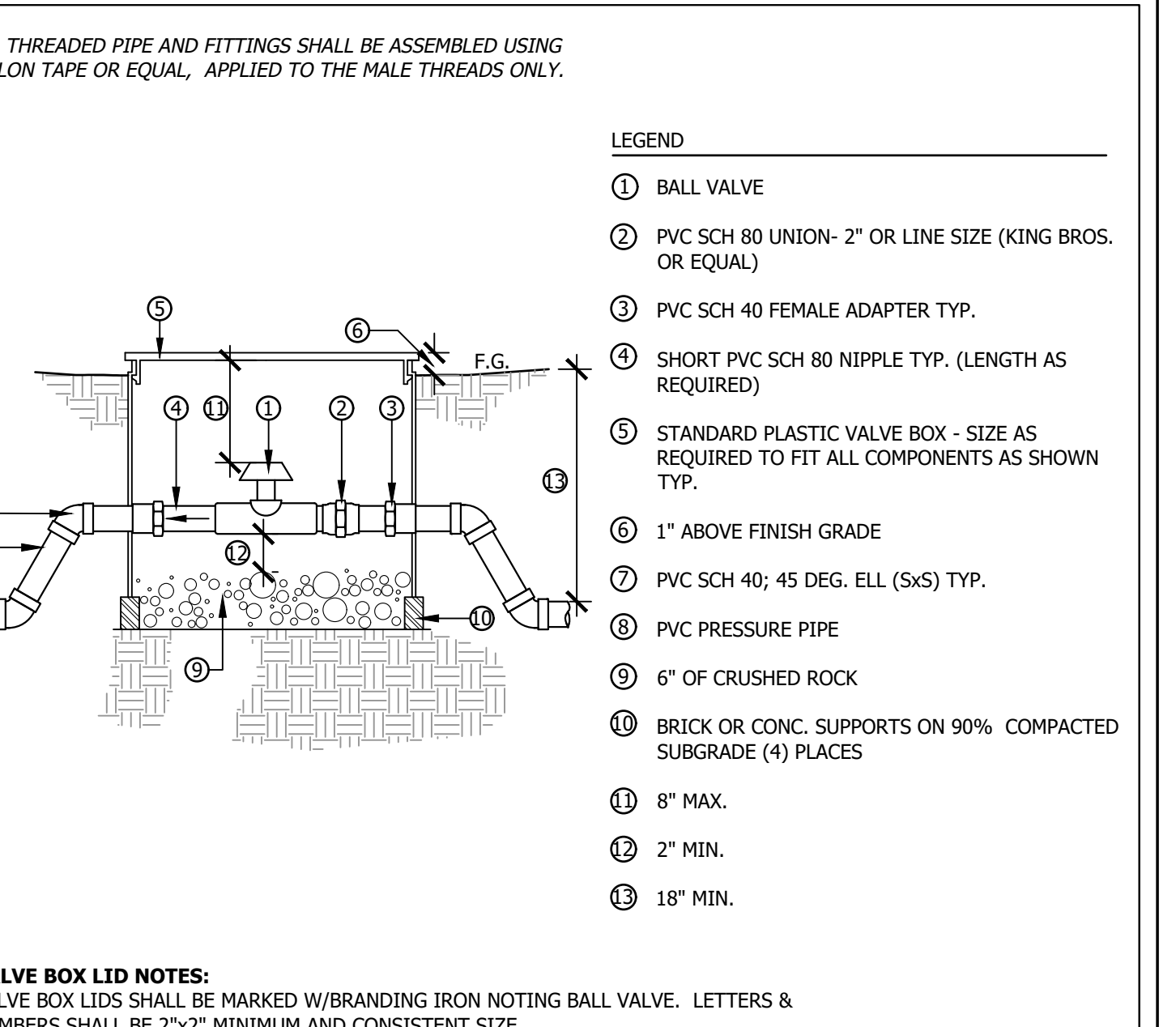
- LEGEND**
- FLUSH VALVE PLUMBED TO PVC OR POLY REFER TO LEGEND
 - DRIPLINE START CONNECTION MALE ADAPTER
 - PVC OR POLY EXHAUST HEADER
 - PVC OR POLY SUPPLY HEADER
 - DRIPLINE START CONNECTION
 - DRIP ZONE CONTROL KIT REFER TO LEGEND
 - AREA PERIMETER
 - BLANK DRIPLINE TUBING (CENTERED ON MOUND OR BERM)
 - DRIPLINE TUBING LATERAL
 - AIR/VACUUM RELIEF VALVE - REFER TO LEGEND (IF LINE IS BURIED)
 - PERIMETER LATERALS 2" TO 4" FROM EDGE

G DRIPLINE - CENTER FEED N.T.S.



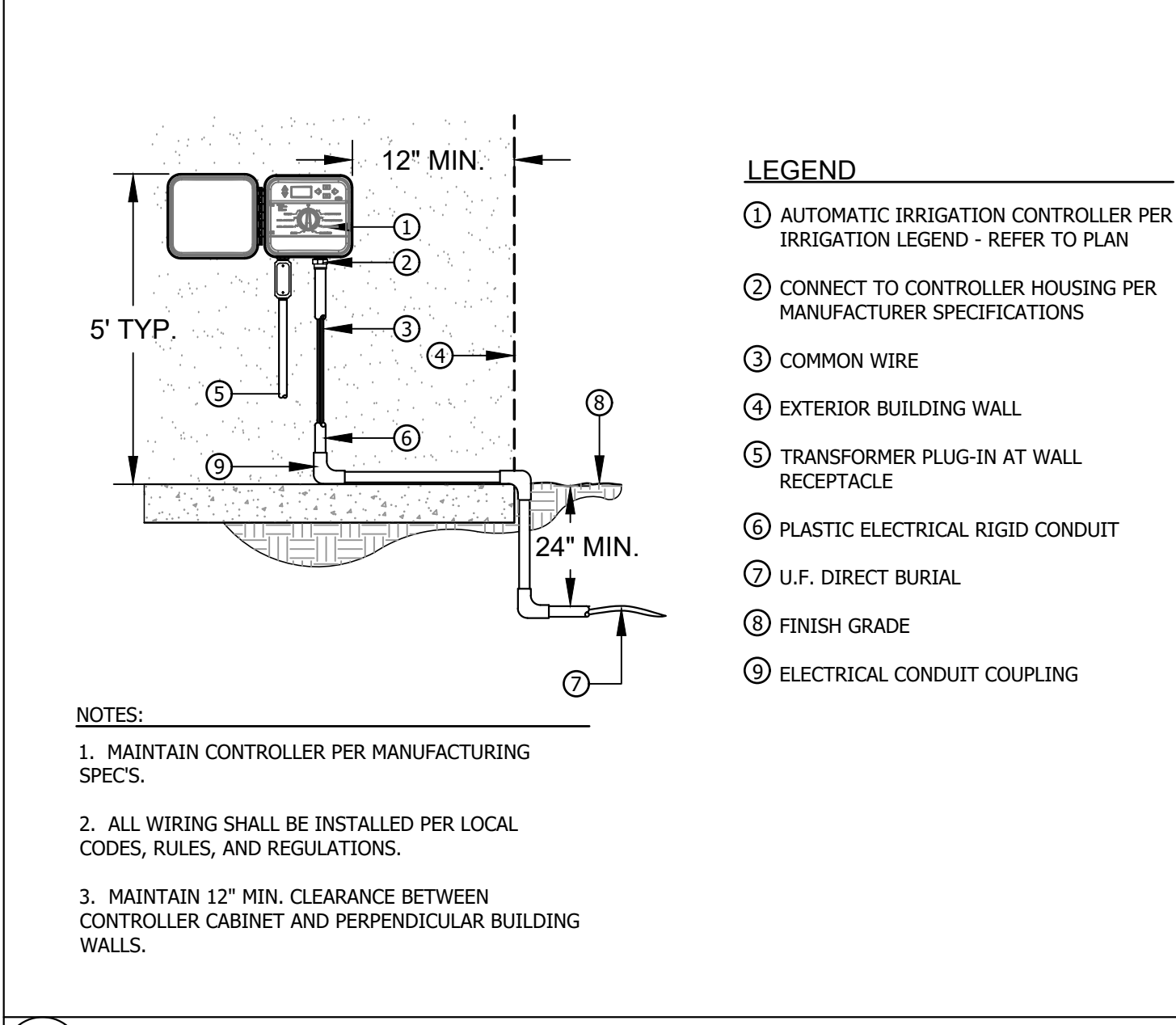
- LEGEND**
- MODEL HFS-XXX
 - MODEL FCT-XXX (SEE CHART TO SIZE)
 - MIN. 18/7 WIRE TO AC POWER MODULE. MAXIMUM WIRE DISTANCE BOX OF 1,000'
 - STANDARD VALVE BOX
 - FINISH GRADE
 - MAIN LINE PIPE
 - WATER VALVE FITTING SELECTION
- | | | |
|-------|----------|--------|
| FC100 | 1 INCH | SCH 40 |
| FC150 | 1.5 INCH | SCH 40 |
| FC200 | 2 INCH | SCH 40 |
| FC250 | 2.5 INCH | SCH 40 |
| FC300 | 3 INCH | SCH 40 |
| FC350 | 3.5 INCH | SCH 40 |
| FC400 | 4 INCH | SCH 40 |
- NOTE: INLET PIPE LENGTH OF SENSOR MUST BE MIN. 100' PIPE DIA. STRAIGHT, CLEAR RUN OF PIPE, NO FITTINGS OR TURNS. OUTLET PIPE LENGTH OF SENSOR MUST BE MIN. 50' PIPE DIA. OF STRAIGHT CLEAR RUN OF PIPE, NO FITTINGS OR TURNS.

D FLOW SENSOR N.T.S.



- LEGEND**
- BALL VALVE
 - PVC SCH 80 UNION- 2" OR LINE SIZE (KING BROS. OR EQUAL)
 - PVC SCH 40 FEMALE ADAPTER TYP.
 - SHORT PVC SCH 80 NIPPLE TYP. (LENGTH AS REQUIRED)
 - STANDARD PLASTIC VALVE BOX - SIZE AS REQUIRED TO FIT ALL COMPONENTS AS SHOWN TYP.
 - 1" ABOVE FINISH GRADE
 - PVC SCH 40; 45 DEG. ELL (SxS) TYP.
 - PVC PRESSURE PIPE
 - 6" OF CRUSHED ROCK
 - BRICK OR CONC. SUPPORTS ON 90% COMPACTED SUBGRADE (4) PLACES
 - 8" MAX.
 - 2" MIN.
 - 18" MIN.

A BALL VALVE N.T.S.

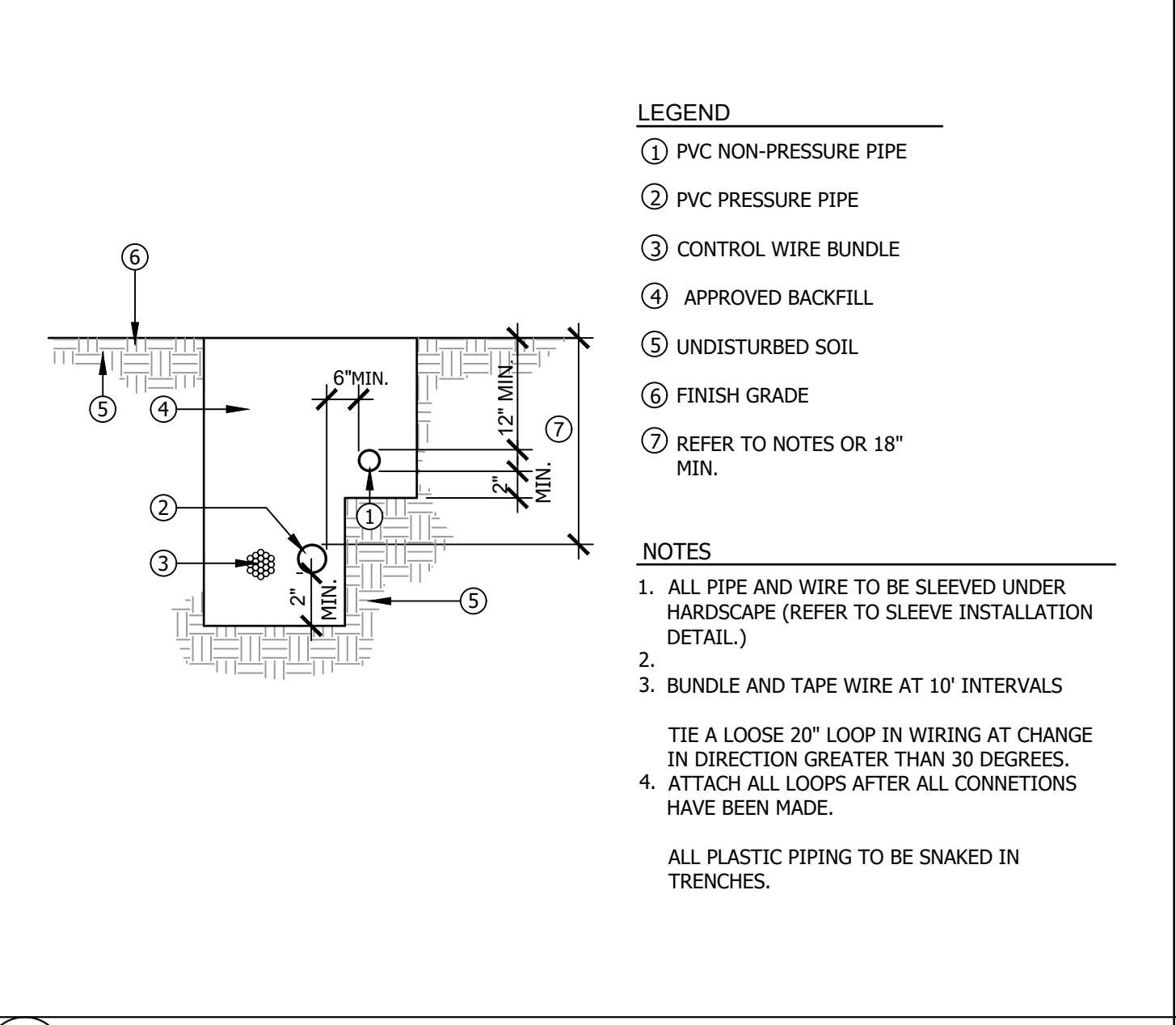


- LEGEND**
- AUTOMATIC IRRIGATION CONTROLLER PER IRRIGATION LEGEND - REFER TO PLAN
 - CONNECT TO CONTROLLER HOUSING PER MANUFACTURER SPECIFICATIONS
 - COMMON WIRE
 - EXTERIOR BUILDING WALL
 - TRANSFORMER PLUG-IN AT WALL RECEPTACLE
 - PLASTIC ELECTRICAL RIGID CONDUIT
 - U.F. DIRECT BURIAL
 - FINISH GRADE
 - ELECTRICAL CONDUIT COUPLING

NOTES:

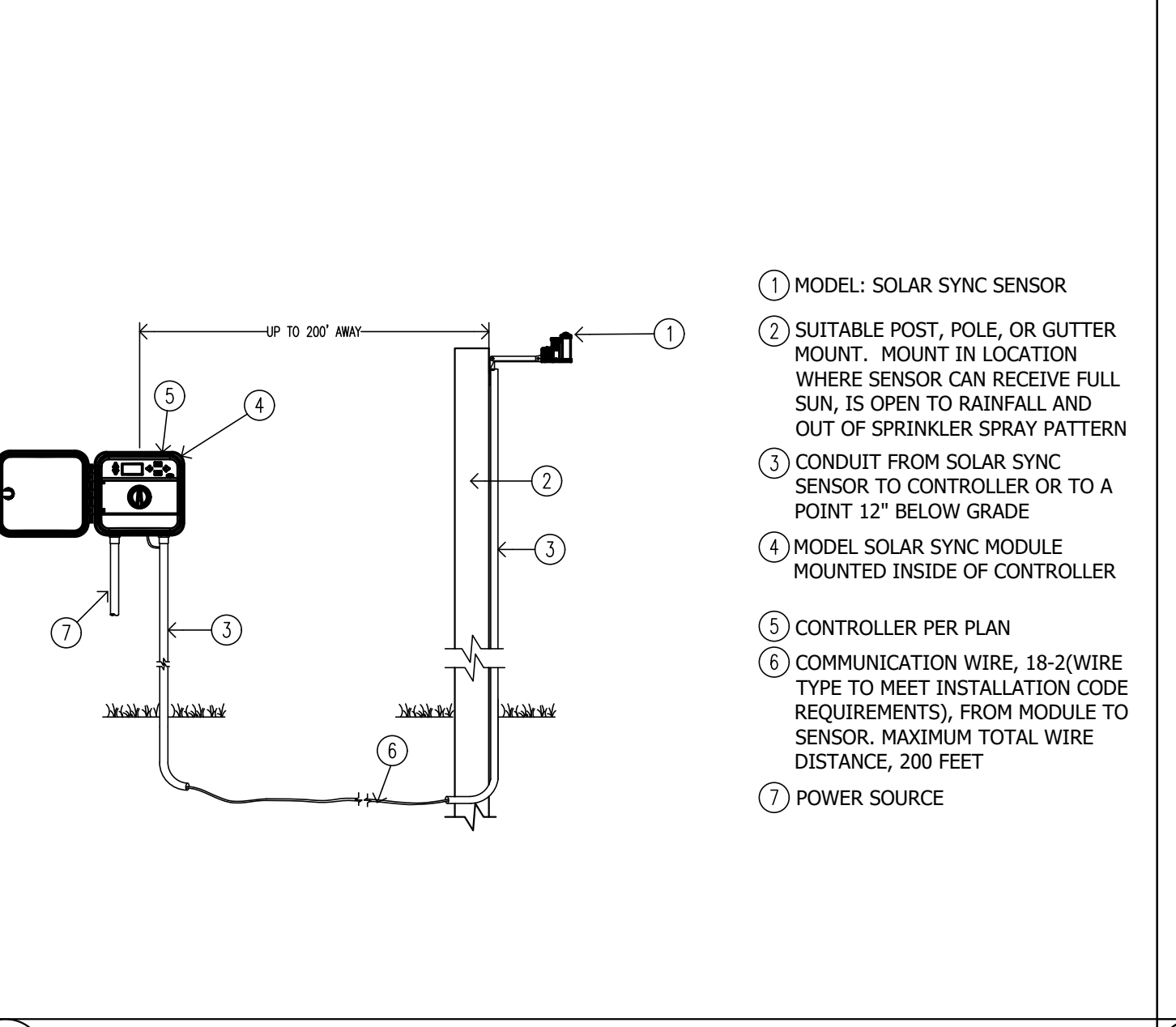
1. MAINTAIN CONTROLLER PER MANUFACTURING SPECS.
2. ALL WIRING SHALL BE INSTALLED PER LOCAL CODES, RULES, AND REGULATIONS.
3. MAINTAIN 12" MIN. CLEARANCE BETWEEN CONTROLLER CABINET AND PERPENDICULAR BUILDING WALLS.

L WALL MOUNT CONTROLLER (OUTDOOR) N.T.S.



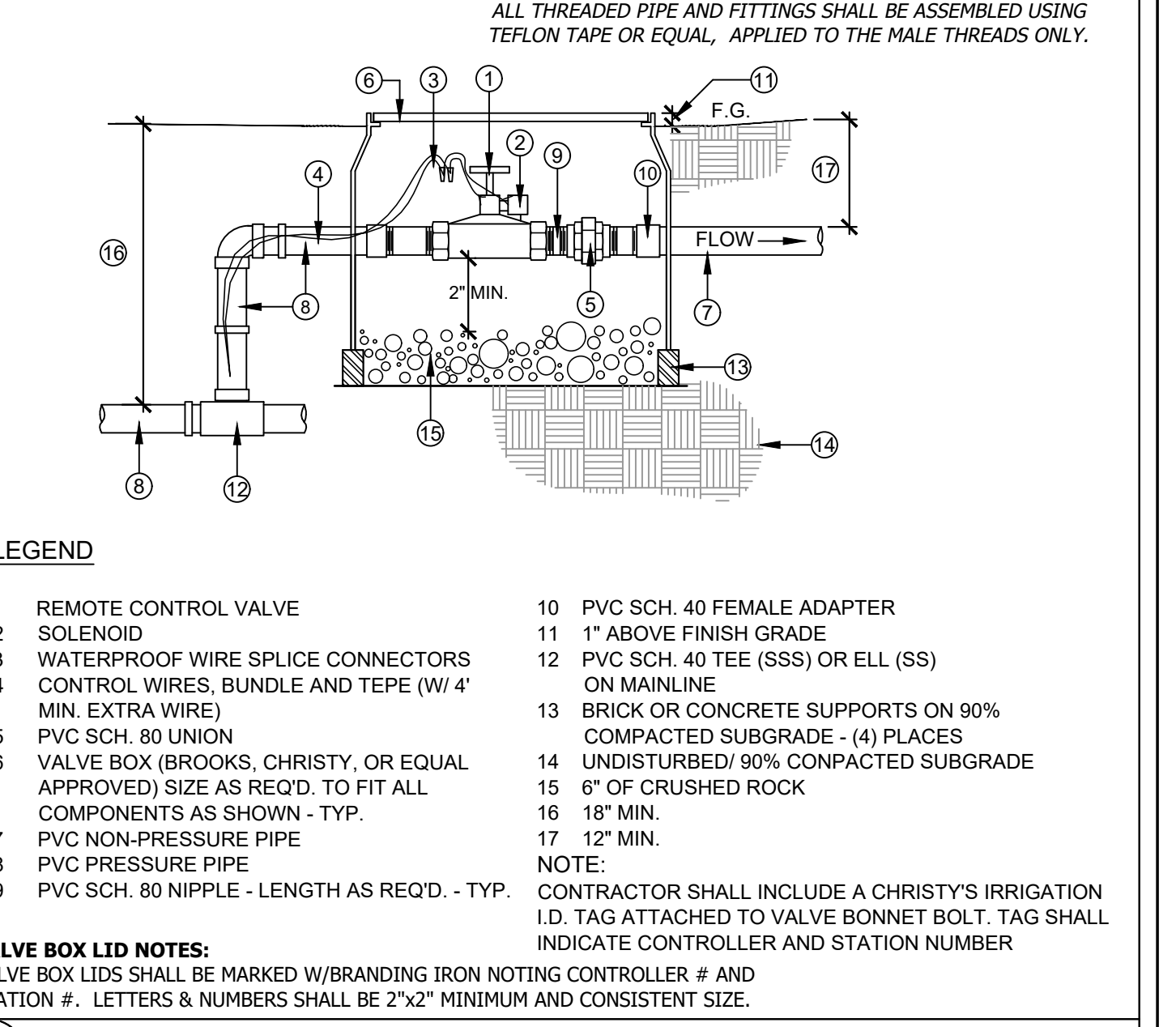
- LEGEND**
- PVC NON-PRESSURE PIPE
 - PVC PRESSURE PIPE
 - CONTROL WIRE BUNDLE
 - APPROVED BACKFILL
 - UNDISTURBED SOIL
 - FINISH GRADE
 - REFER TO NOTES OR 18" MIN.
- NOTES:**
1. ALL PIPE AND WIRE TO BE SLEEVED UNDER HARDSCAPE (REFER TO SLEEVE INSTALLATION DETAIL.)
 2. TIE A LOOSE 20" LOOP IN WIRING AT CHANGE IN DIRECTION GREATER THAN 30 DEGREES.
 3. BUNDLE AND TAPE WIRE AT 10' INTERVALS
 4. ATTACH ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
- ALL PLASTIC PIPING TO BE SNAKED IN TRENCHES.

H IRRIGATION TRENCHING N.T.S.



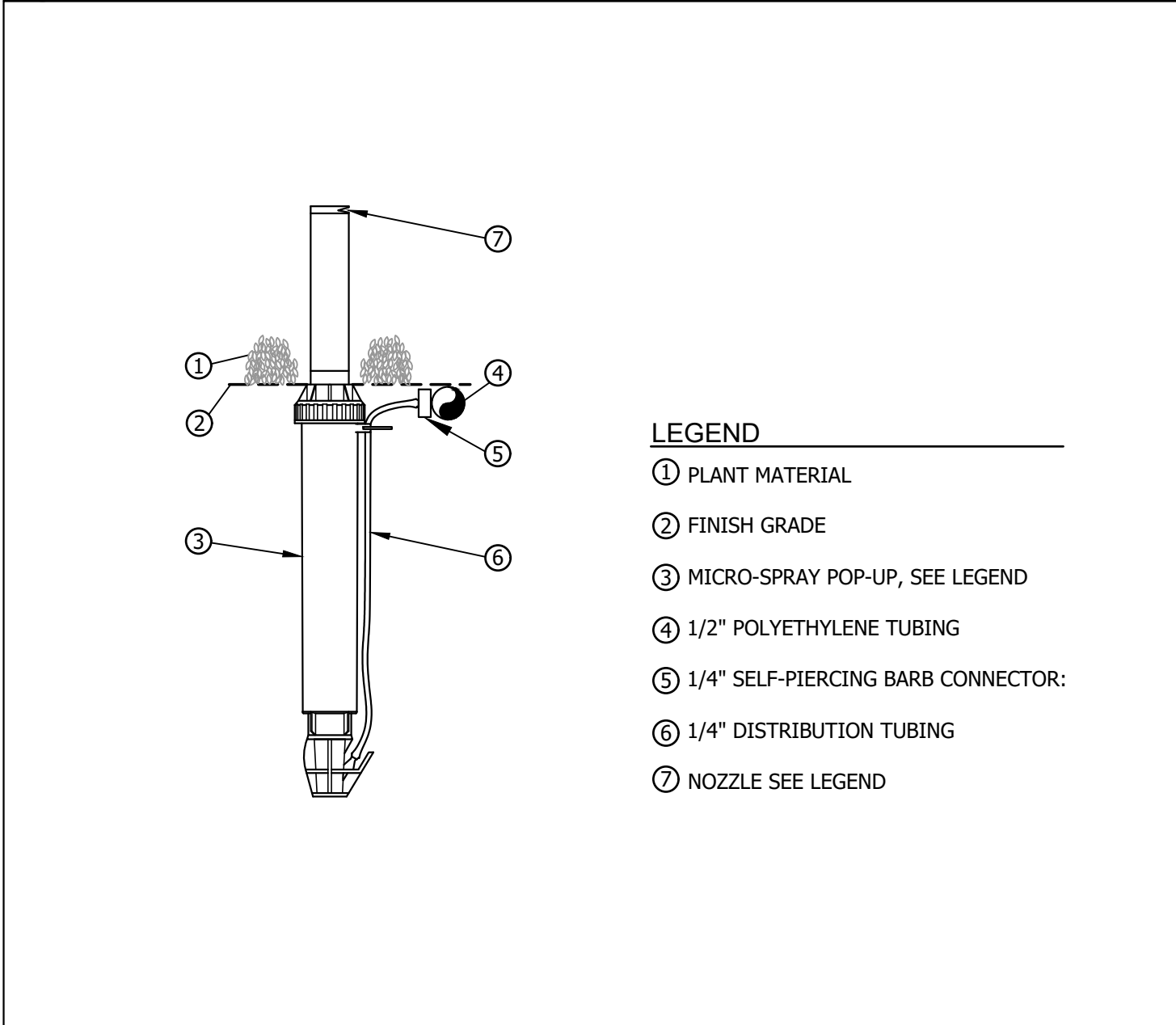
- LEGEND**
- MODEL: SOLAR SYNC SENSOR
 - SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
 - CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW GRADE
 - MODEL SOLAR SYNC MODULE MOUNTED INSIDE OF CONTROLLER
 - CONTROLLER PER PLAN
 - COMMUNICATION WIRE, 18-2(WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS), FROM MODULE TO SENSOR, MAXIMUM TOTAL WIRE DISTANCE, 200 FEET
 - POWER SOURCE

E SOLAR SYNC SYSTEM WITH CONTROLLER N.T.S.



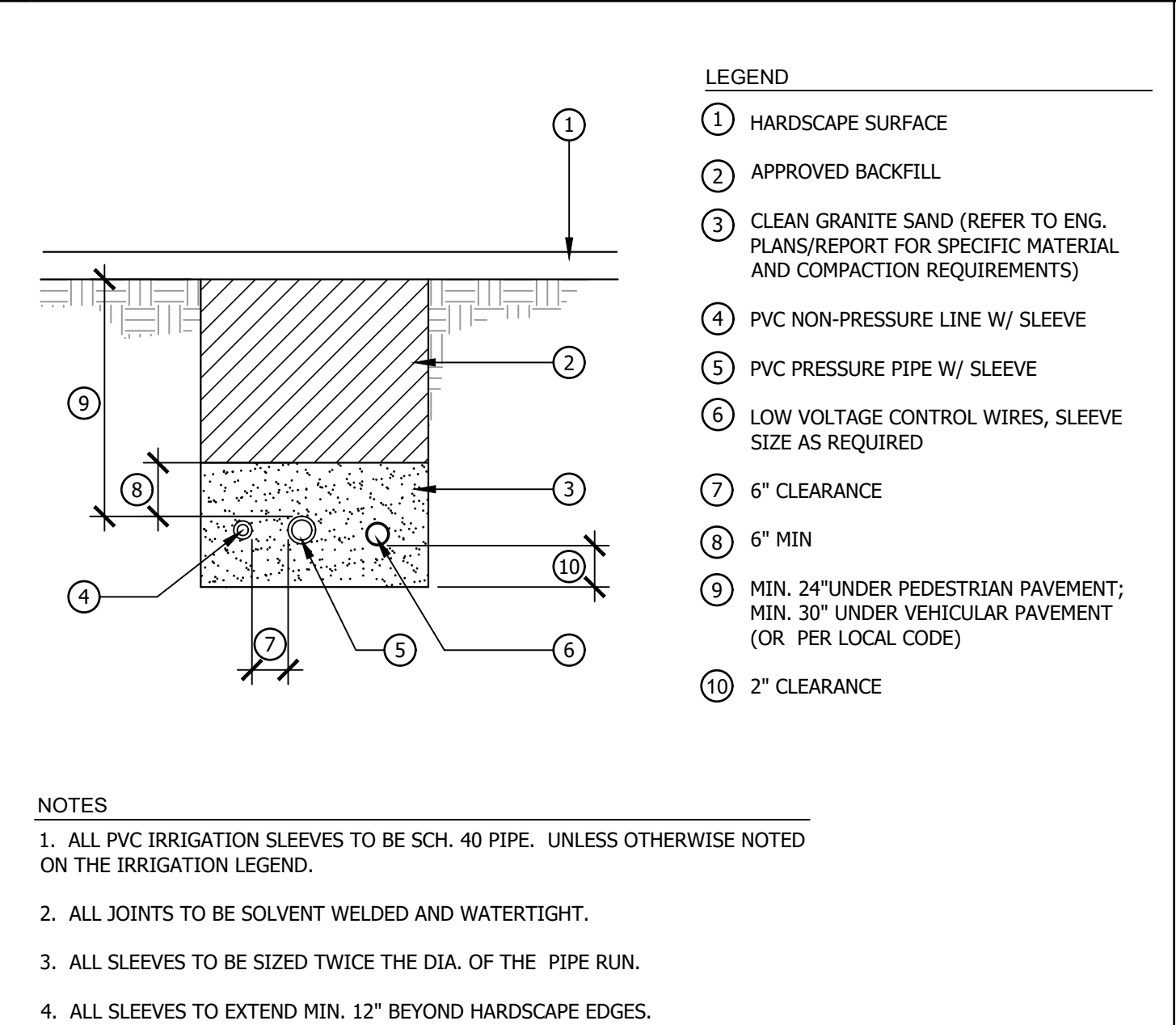
- LEGEND**
- REMOTE CONTROL VALVE
 - SOLENOID
 - WATERPROOF WIRE SPLICE CONNECTORS
 - CONTROL WIRES, BUNDLE AND TAPE (W/ 4" MIN. EXTRA WIRE)
 - PVC SCH. 80 UNION
 - VALVE BOX (BROOKS, CHRISTY, OR EQUAL APPROVED) SIZE AS REQD. TO FIT ALL COMPONENTS AS SHOWN - TYP.
 - PVC NON-PRESSURE PIPE
 - PVC PRESSURE PIPE
 - PVC SCH. 80 NIPPLE - LENGTH AS REQD. - TYP.
 - PVC SCH. 40 FEMALE ADAPTER
 - 1" ABOVE FINISH GRADE
 - PVC SCH. 40 TEE (SSS) OR ELL (SS) ON MAINLINE
 - BRICK OR CONCRETE SUPPORTS ON 90% COMPACTED SUBGRADE - (4) PLACES
 - UNDISTURBED/ 90% COMPACTED SUBGRADE
 - 6" OF CRUSHED ROCK
 - 18" MIN.
 - 12" MIN.
- NOTE:** CONTRACTOR SHALL INCLUDE A CHRISTY'S IRRIGATION I.D. TAG ATTACHED TO VALVE BONNET BOLT. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER

B REMOTE CONTROL VALVE 1"=1'-0"



- LEGEND**
- PLANT MATERIAL
 - FINISH GRADE
 - MICRO-SPRAY POP-UP, SEE LEGEND
 - 1/2" POLYETHYLENE TUBING
 - 1/4" SELF-PIERCING BARB CONNECTOR:
 - 1/4" DISTRIBUTION TUBING
 - NOZZLE SEE LEGEND

M DRIP IRRIGATION RETRO FIT N.T.S.

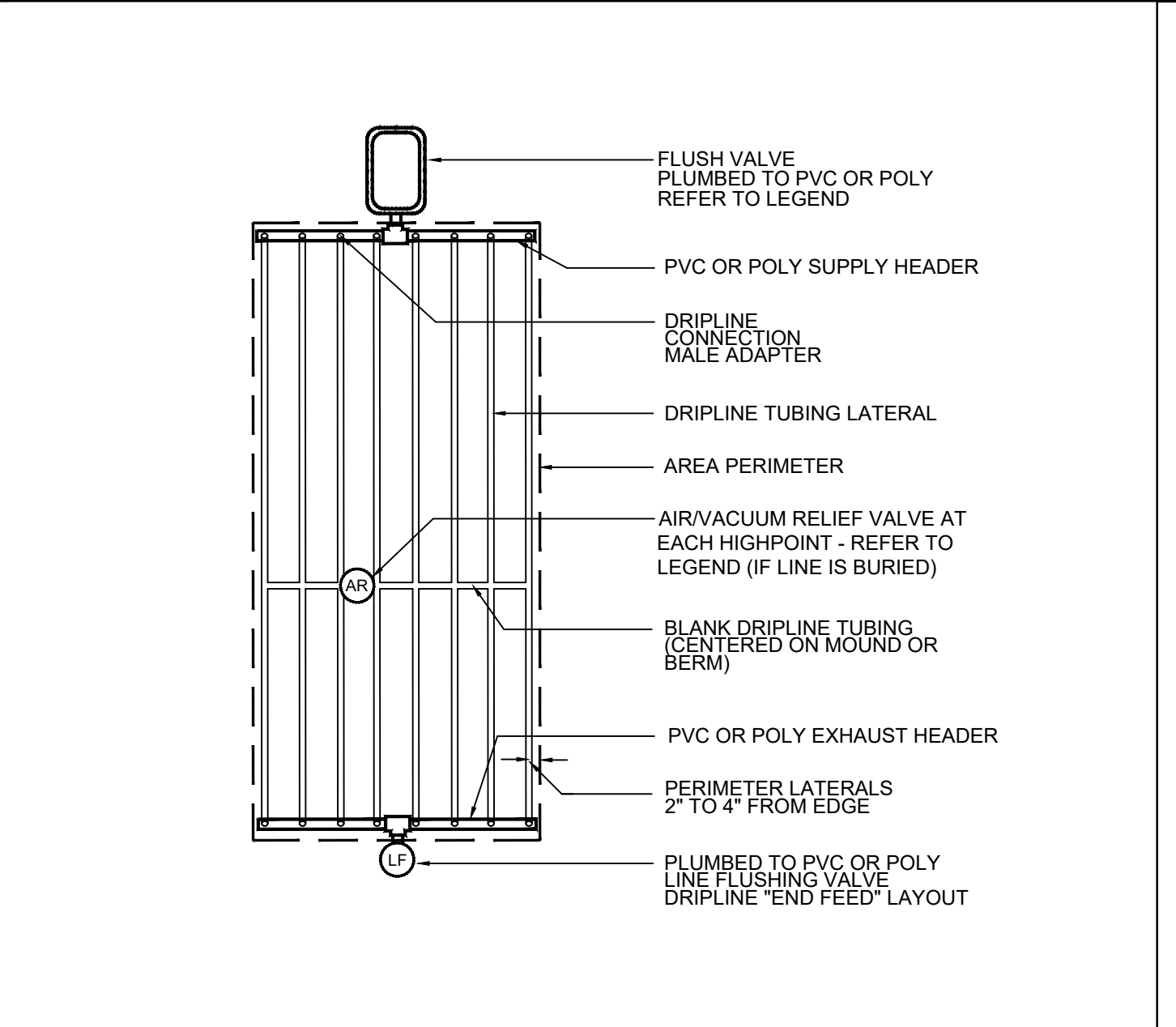


- LEGEND**
- HARDSCAPE SURFACE
 - APPROVED BACKFILL
 - CLEAN GRANITE SAND (REFER TO ENG. PLANS/REPORT FOR SPECIFIC MATERIAL AND COMPACTION REQUIREMENTS)
 - PVC NON-PRESSURE LINE W/ SLEEVE
 - PVC PRESSURE PIPE W/ SLEEVE
 - LOW VOLTAGE CONTROL WIRES, SLEEVE SIZE AS REQUIRED
 - 6" CLEARANCE
 - 6" MIN
 - MIN. 24" UNDER PEDESTRIAN PAVEMENT; MIN. 30" UNDER VEHICULAR PAVEMENT (OR PER LOCAL CODE)
 - 2" CLEARANCE

NOTES:

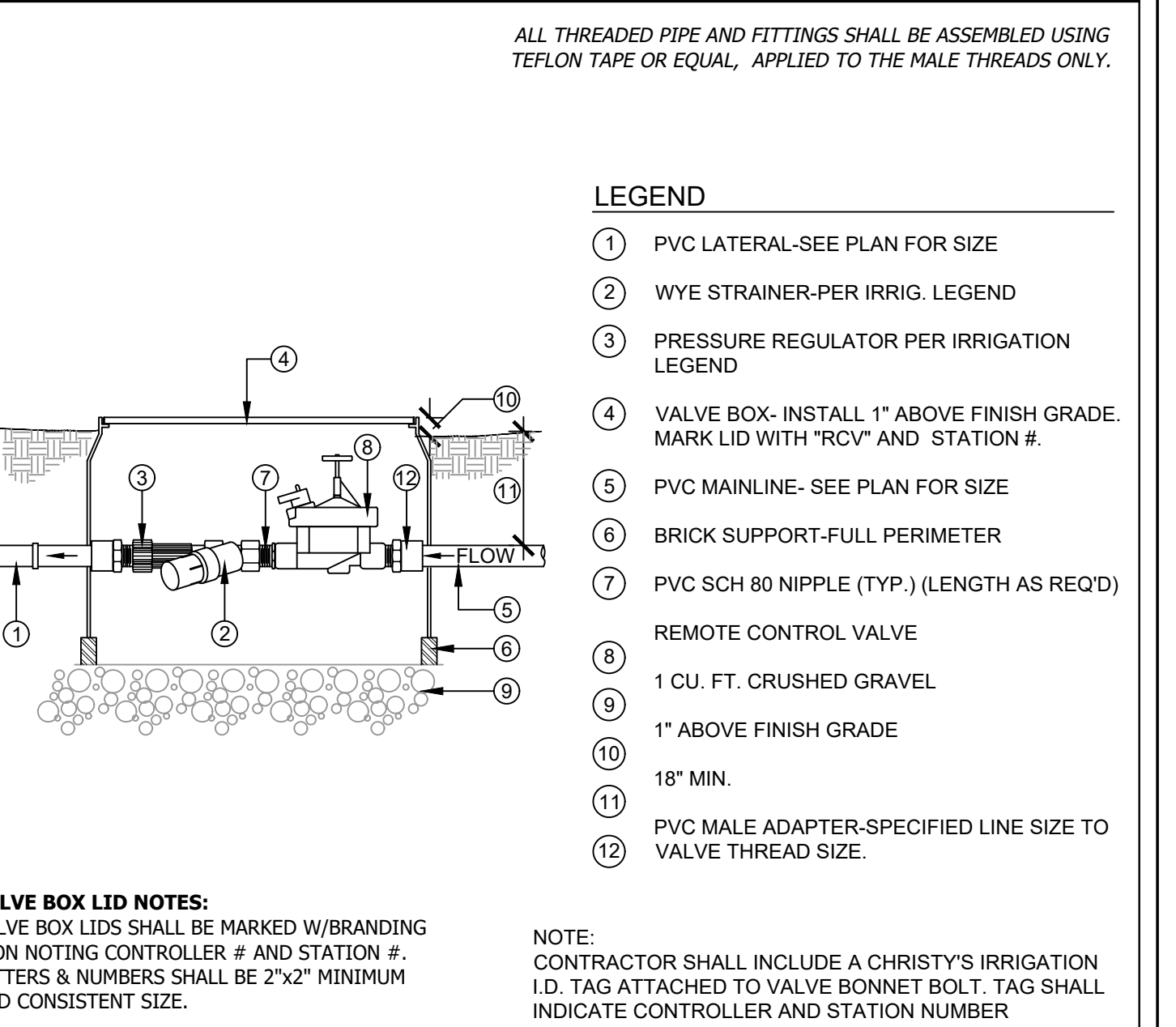
1. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE. UNLESS OTHERWISE NOTED ON THE IRRIGATION LEGEND.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. ALL SLEEVES TO BE SIZED TWICE THE DIA. OF THE PIPE RUN.
4. ALL SLEEVES TO EXTEND MIN. 12" BEYOND HARDSCAPE EDGES.

J IRRIGATION SLEEVING N.T.S.



- LEGEND**
- FLUSH VALVE PLUMBED TO PVC OR POLY REFER TO LEGEND
 - PVC OR POLY SUPPLY HEADER
 - DRIPLINE CONNECTION MALE ADAPTER
 - DRIPLINE TUBING LATERAL
 - AREA PERIMETER
 - AIR/VACUUM RELIEF VALVE AT EACH HIGHPOINT - REFER TO LEGEND (IF LINE IS BURIED)
 - BLANK DRIPLINE TUBING (CENTERED ON MOUND OR BERM)
 - PVC OR POLY EXHAUST HEADER
 - PERIMETER LATERALS 2" TO 4" FROM EDGE
 - PLUMBED TO PVC OR POLY LINE - FLUSHING VALVE DRIPLINE "END FEED" LAYOUT

F DRIPLINE - END FEED N.T.S.



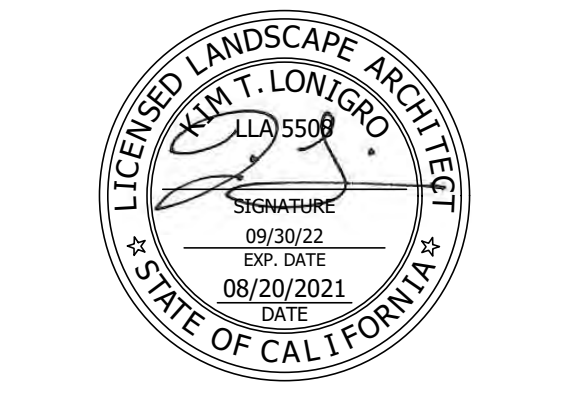
- LEGEND**
- PVC LATERAL-SEE PLAN FOR SIZE
 - WYE STRAINER-PER IRRIG. LEGEND
 - PRESSURE REGULATOR PER IRRIGATION LEGEND
 - VALVE BOX- INSTALL 1" ABOVE FINISH GRADE. MARK LID WITH "RCV" AND STATION #.
 - PVC MAINLINE- SEE PLAN FOR SIZE
 - BRICK SUPPORT-FULL PERIMETER
 - PVC SCH 80 NIPPLE (TYP.) (LENGTH AS REQD)
 - REMOTE CONTROL VALVE
 - 1 CU. FT. CRUSHED GRAVEL
 - 1" ABOVE FINISH GRADE
 - 18" MIN.
 - PVC MALE ADAPTER-SPECIFIED LINE SIZE TO VALVE THREAD SIZE.
- NOTE:** CONTRACTOR SHALL INCLUDE A CHRISTY'S IRRIGATION I.D. TAG ATTACHED TO VALVE BONNET BOLT. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER

C DRIP VALVE N.T.S.

WEILAND DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
 28924 OLD TOWN FRONT STREET, SUITE 202
 FENICULA, CA 92506 | 530-342-3426
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 291 SIERRA WAVE SMALL MEADOWS, CA 93514

RD CONSTRUCTION CORP, CORYDON ROAD
 CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
 LANDSCAPE CONSTRUCTION PLANS
 IRRIGATION DETAILS

| DATE | REVISIONS |
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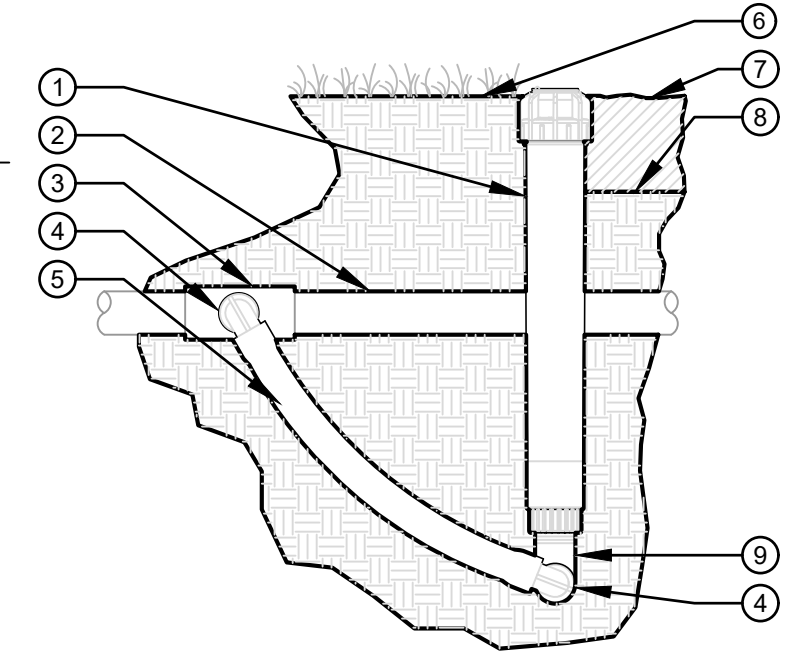
DATE: 08/20/2021
 SCALE: SEE SHEET
 JOB # 21-049a
 DRAWN: KTL / MD
 SHEET: LI-05
 6 OF 14
 08/20/2021





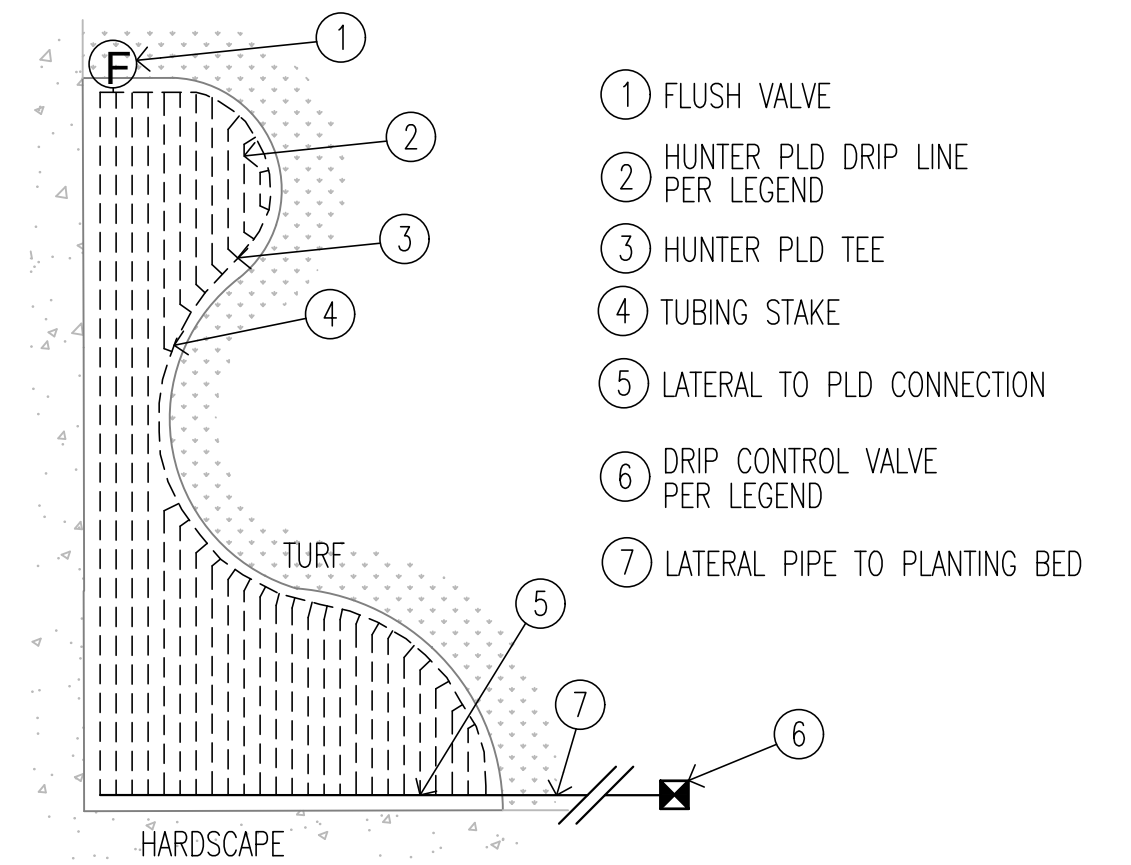
LEGEND:

- ① ECO INDICATOR - ECOID
- ② LATERAL PIPE PER PLAN
- ③ FPT CONNECTION FROM LATERAL
- ④ SPIRAL BARB ELBOW - HSBE-XXX
- ⑤ FLEX[®] TUBING - FLEXSG
- ⑥ FINISHED GRADE IN TURF
- ⑦ ADJACENT MULCH
- ⑧ FINISHED GRADE IN PLANTER BED
- ⑨ MARLEX STREET ELBOW



N DRIPLINE INDICATOR (HUNTER)

N.T.S.



P DRIPLINE - CURVELINEAR PLANTER BED

N.T.S.

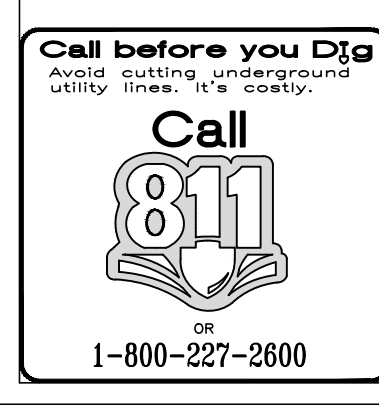
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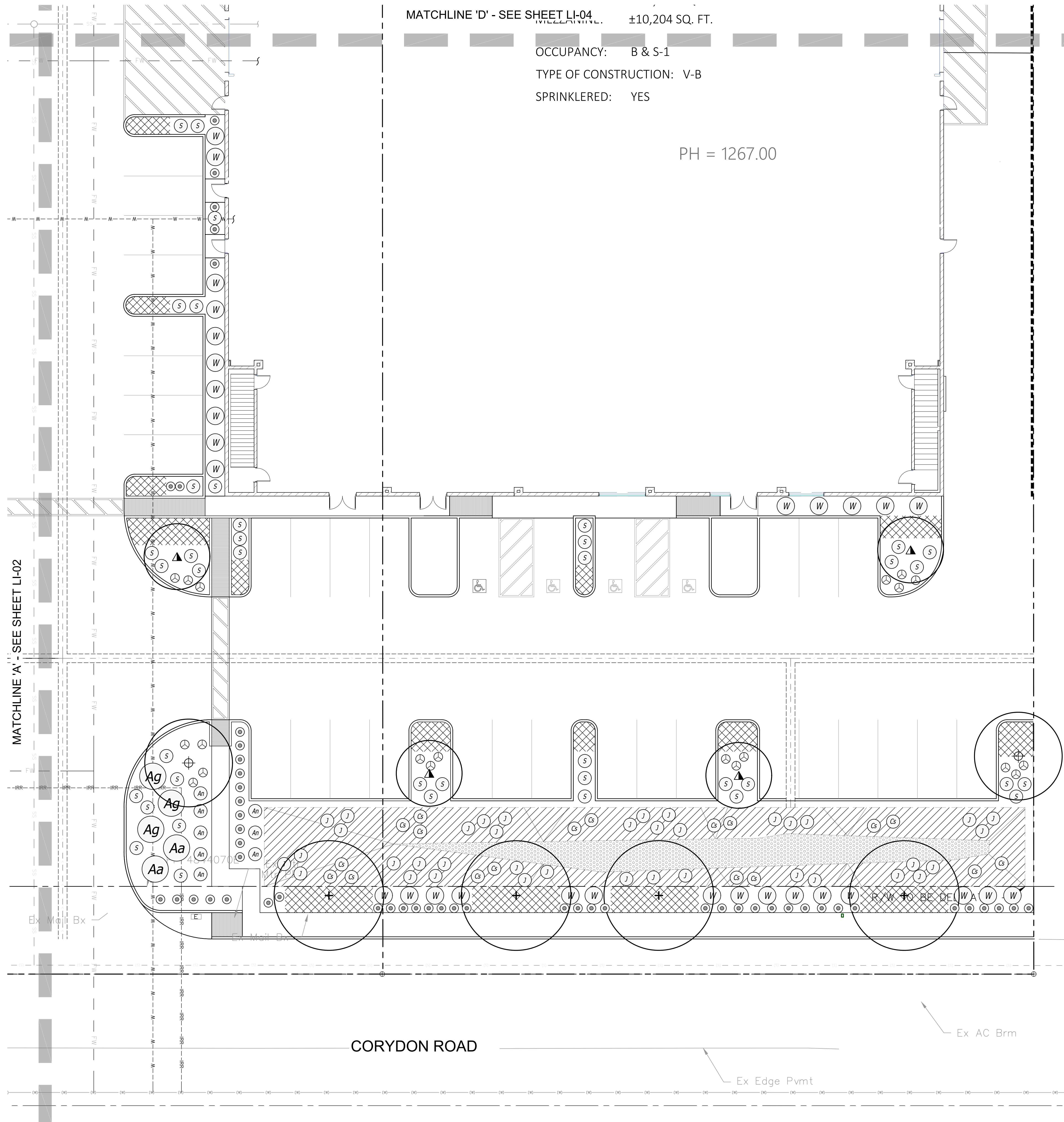
RD CONSTRUCTION CORP, CORYDON ROAD
 CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
 LANDSCAPE CONSTRUCTION PLANS
IRRIGATION DETAILS

| REVISIONS | DATE |
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| DATE: 08/20/2021 |
| SCALE: SEE SHEET |
| JOB # 21-049a |
| DRAWN: KTL / MD |
| SHEET: LI-06 |
| 7 OF 14 |





MATCHLINE 'D' - SEE SHEET LI-04. ±10,204 SQ. FT.
 OCCUPANCY: B & S-1
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERED: YES

PH = 1267.00

MATCHLINE 'A' - SEE SHEET LI-02

CORYDON ROAD

Ex AC Brm

Ex Edge Pvmt

| PLANT LEGEND | | | | |
|--|------------------------------|---|------------------|----------|
| TREES | | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| L | ▲ | CERCIS OCCIDENTALIS / WESTERN REDBUD | 24" BOX | 5 |
| L | ⊕ | PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX | 5 |
| M | + | PINUS CANARIENSIS / CANARY ISLAND PINE | 24" BOX | 6 |
| SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | Aa | ALOE ARBORESCENS / TORCH ALOE | 15 GAL. | 3 |
| L | Ag | AGAVE AMERICANA / CENTURY PLANT | 15 GAL. | 9 |
| L | Cs | CAREX SPISSA / SAN DIEGO SEDGE | 1 GAL. | 28 |
| L | He | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. | 12 |
| L | J | JUNCUS PATENS / GRAY RUSH | 5 GAL. | 68 |
| L | ⊙ | LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE | 5 GAL. | 43 |
| L | An | ANIGOZANTHOS 'BIG RED' / KANGAROO PAW | 15 GAL. | 8 |
| L | Ph | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON | 5 GAL. | 14 |
| L | S | SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE | 5 GAL. | 87 |
| L | ⊙ | (GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON | 1 GAL / 5 GAL | 79 |
| L | W | WESTRINGIA 'WYNABBIE GEM' / COAST ROSEMARY | 15 GAL. | 68 |
| VINES | | | | |
| L | ▲ | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR. | 5 GAL. | 2 |
| GROUND COVER | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | ⊗ | SENECIO SERPENS / BLUE CHALK STICKS | FLATS @ 24" O.C. | 1,796 SF |
| L | ⊗ | CAREX TUMULICOLA / FOOTHILL SEDGE | FLATS @ 12" O.C. | 4,138 SF |
| ADDITIONAL NOTES: | | | | |

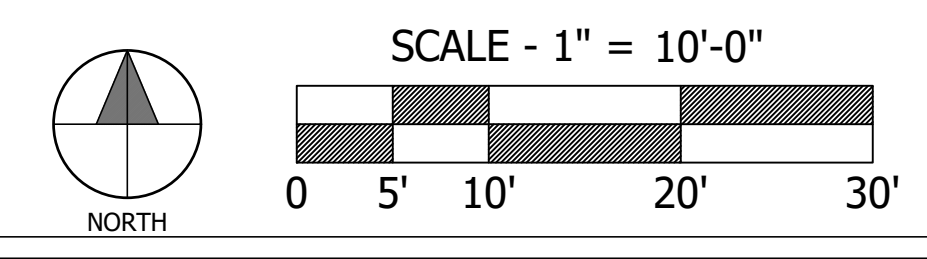
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 DRAWN: KTL / MD
 SHEET: LP-01
 9 OF 14



PLANTING NOTES

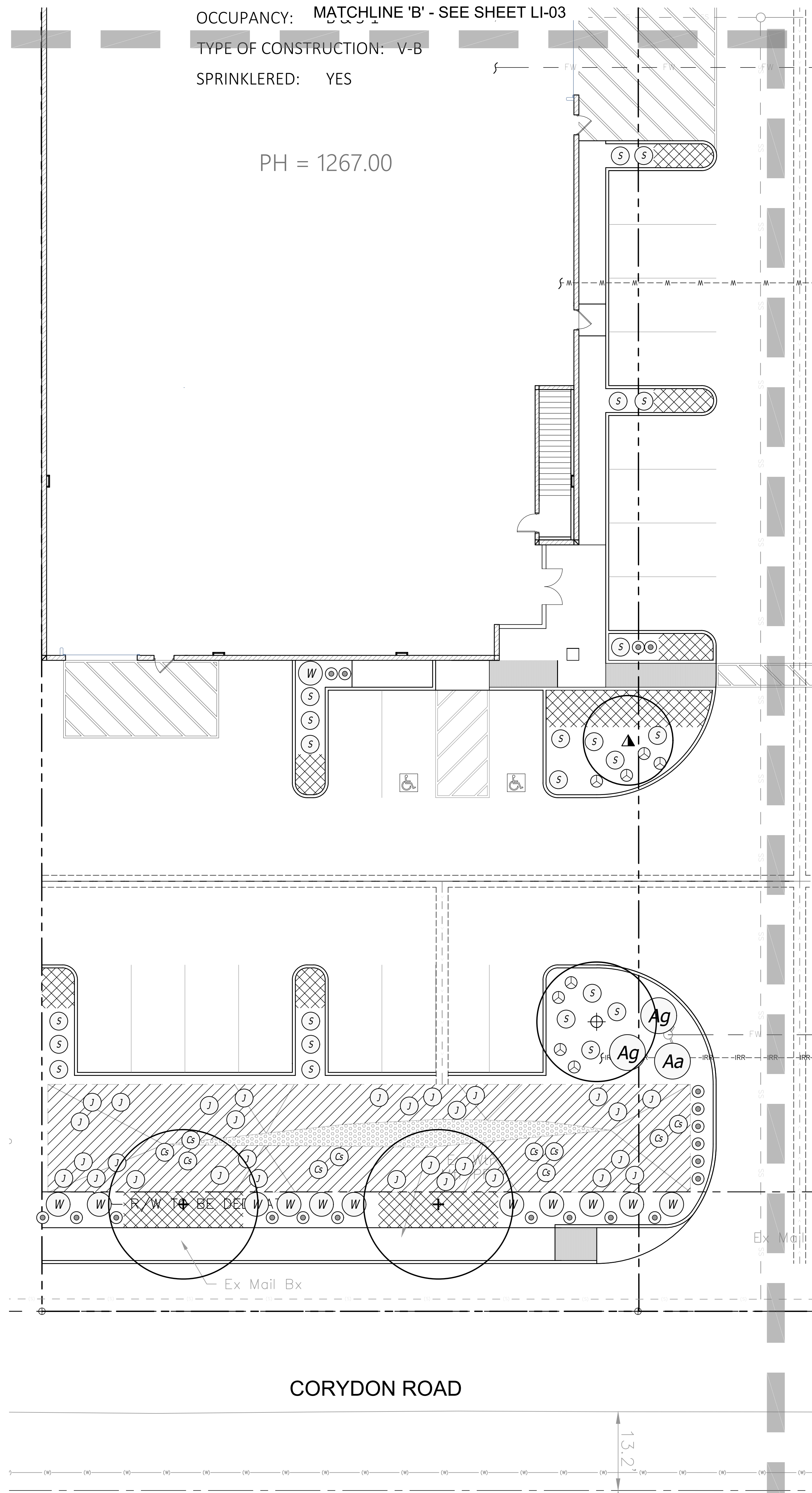
- ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.
- LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
- ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
- ALL LEVEL SHRUB AREAS PLANTED WITH FLATTED GROUND COVER SHALL BE TOP DRESSED (AFTER INSTALLATION OF GROUND COVER) WITH A 3" LAYER OF SHREDDED "WALK-ON" BARK MULCH OR APPROVED EQUAL (PROVIDE SAMPLE TO DEVELOPER). ALL OTHER LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER. OMIT BARK MULCH LAYER IN ANNUAL COLOR PLANTING AREAS WHERE APPLICABLE. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF BARK MULCH.
- ALL TREES SHALL BE LOCATED AS FOLLOWS:
 - MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE/ APPLICABLE.
 - MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
 - MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
 - MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
 - MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.
 CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
- ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "BIO-BARRIER" ROOT BARRIER TO A DEPTH OF 19", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.
- REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
- PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.
- PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.
- ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
- IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
- ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.

OCCUPANCY: MATCHLINE 'B' - SEE SHEET LI-03

TYPE OF CONSTRUCTION: V-B

SPRINKLERED: YES

PH = 1267.00

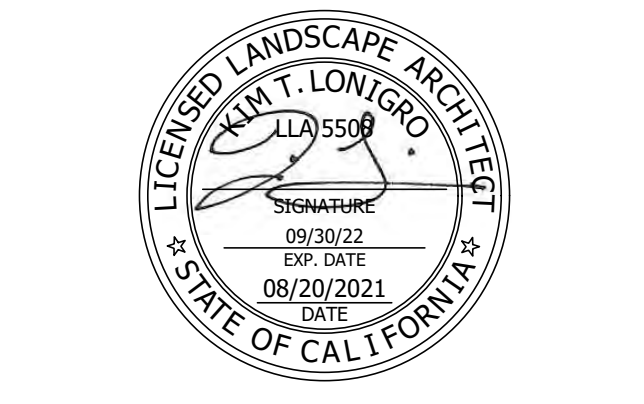


| PLANT LEGEND | | | | |
|--|------------------------------|---|------------------|----------|
| TREES | | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| L | ▲ | CERCIS OCCIDENTALIS / WESTERN REDBUD | 24" BOX | 5 |
| L | ⊕ | PARKINSONIA x 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX | 5 |
| M | + | PINUS CANARIENSIS / CANARY ISLAND PINE | 24" BOX | 6 |
| SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
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| L | Ag | AGAVE AMERICANA / CENTURY PLANT | 15 GAL. | 9 |
| L | Cs | CAREX SPISSA / SAN DIEGO SEDGE | 1 GAL. | 28 |
| L | He | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. | 12 |
| L | J | JUNCUS PATENS / GRAY RUSH | 5 GAL. | 68 |
| L | Ph | LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE | 5 GAL. | 43 |
| L | An | ANIGOZANTHOS 'BIG RED' / KANGAROO PAW | 15 GAL. | 8 |
| L | Ph | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON | 5 GAL. | 14 |
| L | S | SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE | 5 GAL. | 87 |
| L | W | (GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON | 1 GAL / 5 GAL | 79 |
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| VINES | | | | |
| L | ▲ | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR. | 5 GAL. | 2 |
| GROUND COVER | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | ⊗ | SENECIO SERPENS / BLUE CHALK STICKS | FLATS @ 24" O.C. | 1,796 SF |
| L | ⊗ | CAREX TUMULICOLA / FOOTHILL SEDGE | FLATS @ 12" O.C. | 4,138 SF |
| ADDITIONAL NOTES: | | | | |

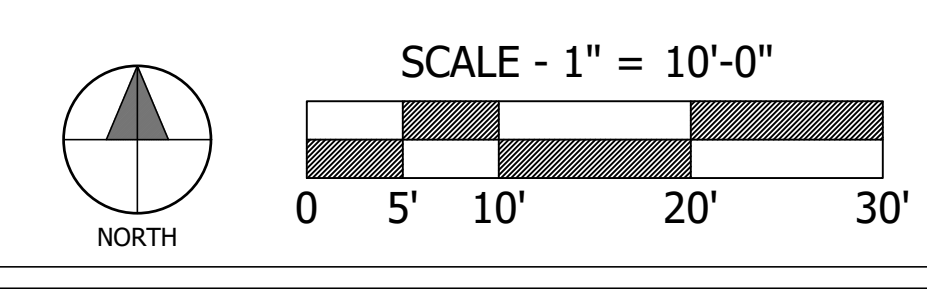
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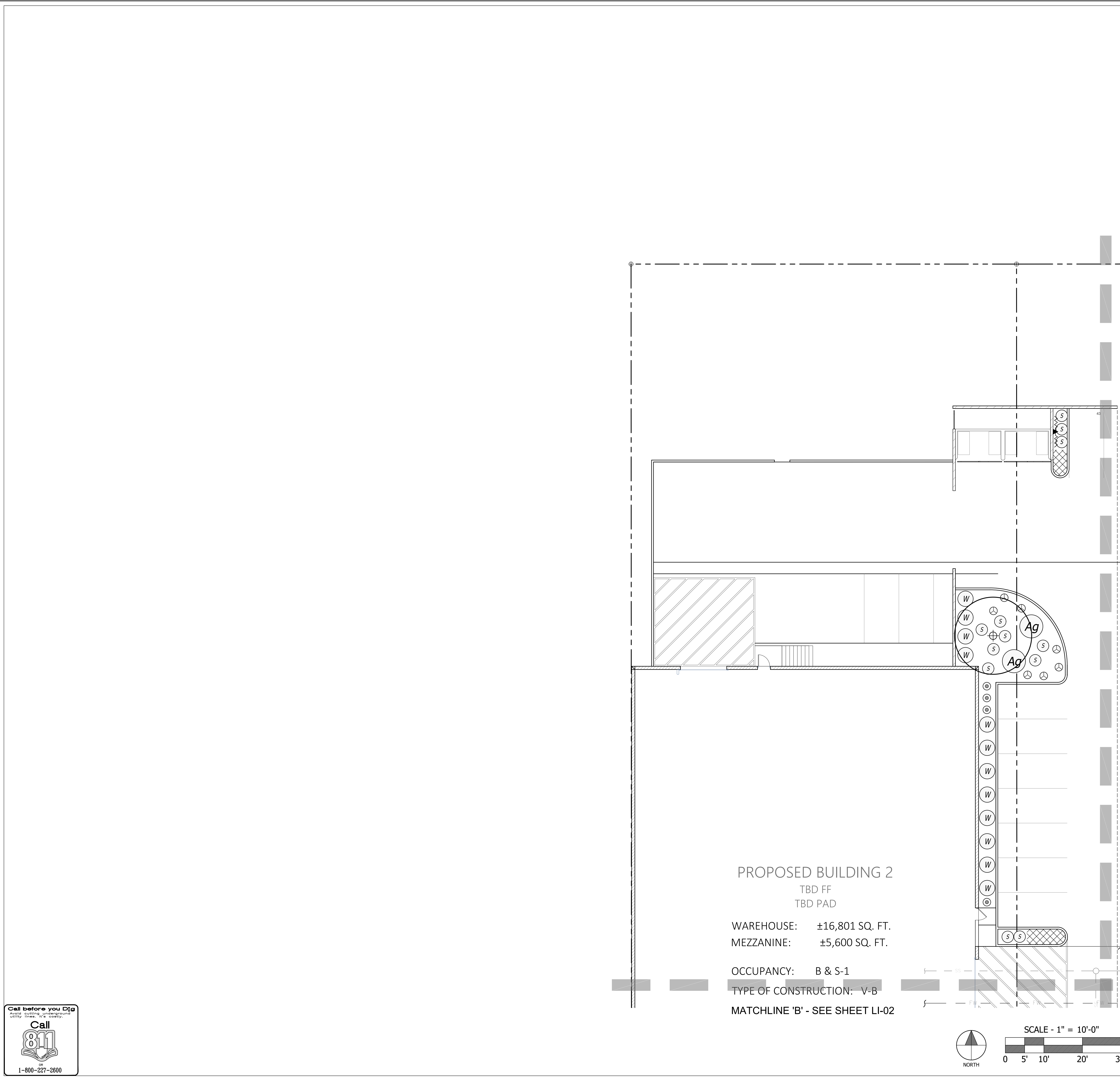
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| REVISIONS | DATE |
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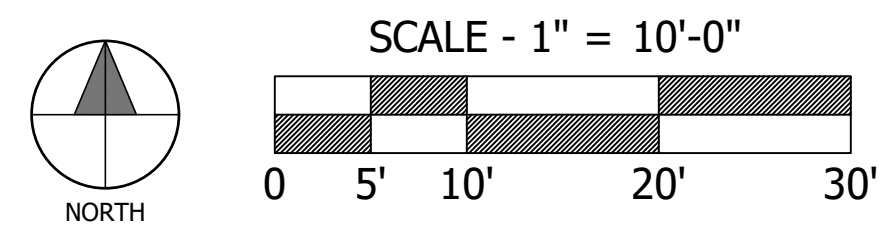


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| DATE: 08/20/2021 |
| SCALE: SEE SHEET |
| JOB # 21-049a |
| DRAWN: KTL / MD |
| SHEET: LP-02 |
| 10 OF 14 |





PROPOSED BUILDING 2
 TBD FF
 TBD PAD
 WAREHOUSE: ±16,801 SQ. FT.
 MEZZANINE: ±5,600 SQ. FT.
 OCCUPANCY: B & S-1
 TYPE OF CONSTRUCTION: V-B
 MATCHLINE 'B' - SEE SHEET LI-02



| PLANT LEGEND | | | | |
|--|------------------------------|---|------------------|----------|
| TREES | | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| L | ▲ | CERCIS OCCIDENTALIS / WESTERN REDBUD | 24" BOX | 5 |
| L | ⊕ | PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX | 5 |
| M | + | PINUS CANARIENSIS / CANARY ISLAND PINE | 24" BOX | 6 |
| SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | Aa | ALOE ARBORESCENS / TORCH ALOE | 15 GAL. | 3 |
| L | Ag | AGAVE AMERICANA / CENTURY PLANT | 15 GAL. | 9 |
| L | CS | CAREX SPISSA / SAN DIEGO SEDGE | 1 GAL. | 28 |
| L | He | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. | 12 |
| L | J | JUNCUS PATENS / GRAY RUSH | 5 GAL. | 68 |
| L | ⊙ | LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE | 5 GAL. | 43 |
| L | An | ANIGOZANTHOS 'BIG RED' / KANGAROO PAW | 15 GAL. | 8 |
| L | Ph | PENSTEMON HETEROPHYLLUS 'MARGARITA BOP' / SHOWY PENSTEMON | 5 GAL. | 14 |
| L | S | SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE | 5 GAL. | 87 |
| L | ⊙ | (GREEN/VERDE) SANTOLINA VIRENS / GREEN LAVENDER COTTON | 1 GAL / 5 GAL | 79 |
| L | W | WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY | 15 GAL. | 68 |
| VINES | | | | |
| L | ▲ | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR. | 5 GAL. | 2 |
| GROUND COVER | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | ⊗ | SENECIO SERPENS / BLUE CHALK STICKS | FLATS @ 24" O.C. | 1,796 SF |
| L | ⊗ | CAREX TUMULICOLA / FOOTHILL SEDGE | FLATS @ 12" O.C. | 4,138 SF |
| ADDITIONAL NOTES: | | | | |

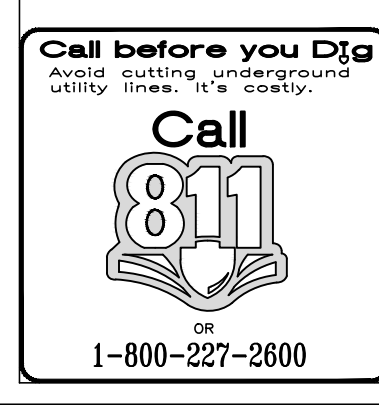
WDG
WEILAND DESIGN GROUP, INC.
 LANDSCAPE ARCHITECTURE • PLANNING • CONSTRUCTION MANAGEMENT
 28924 OLD TOWN FRONT STREET, SUITE 202
 FENICUA, CA 92030 | 619-342-2626
 P (844) WEILAND | 619-342-2626
 EMAIL: KLONIGER@WDG.COM
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 291 SIERRA WAVE SMALL MEADOWS, CA 93514

RD CONSTRUCTION CORP, CORYDON ROAD
 CITY OF LAKE ELSINORE, CA
 CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
 LANDSCAPE CONSTRUCTION PLANS
 PLANTING PLAN

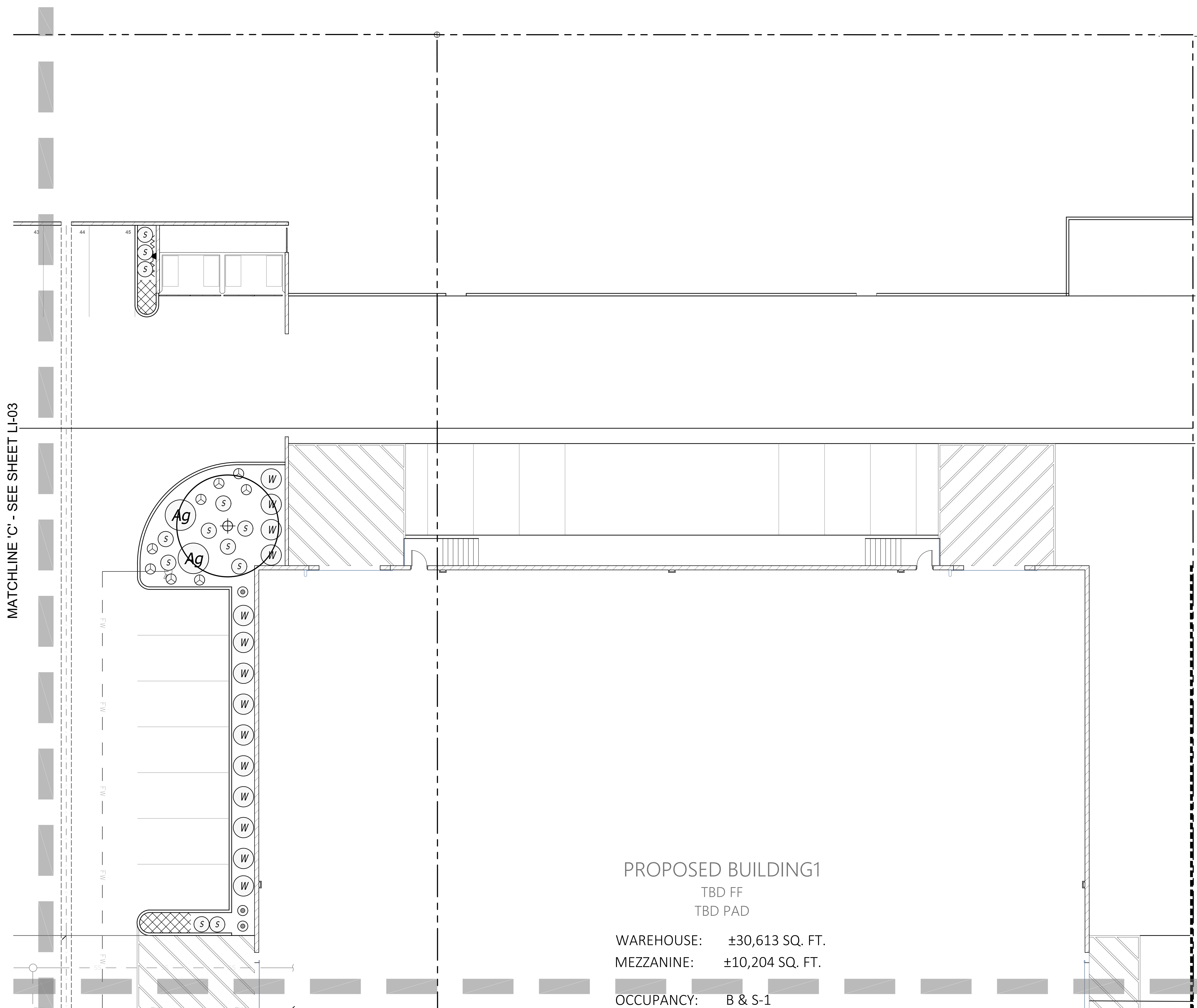
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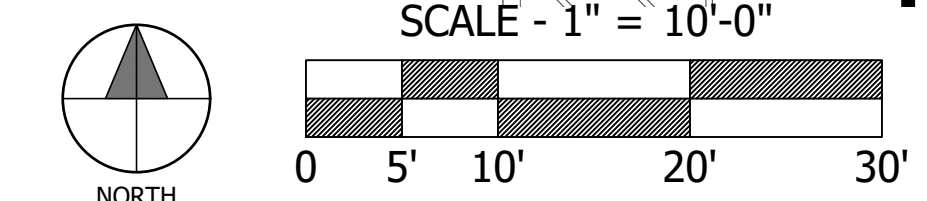
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| DATE: 08/20/2021 |
| SCALE: SEE SHEET |
| JOB # 21-049a |
| DRAWN: KTL / MD |
| SHEET: LP-03 |
| 11 OF 14 |



MATCHLINE 'C' - SEE SHEET LI-03



PROPOSED BUILDING1
 TBD FF
 TBD PAD
 WAREHOUSE: ±30,613 SQ. FT.
 MEZZANINE: ±10,204 SQ. FT.
 OCCUPANCY: B & S-1
 MATCHLINE 'D' - SEE SHEET LI-01



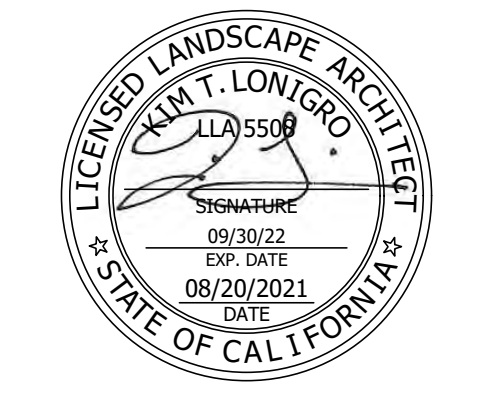
| PLANT LEGEND | | | | |
|--|------------------------------|---|------------------|----------|
| TREES | | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| L | ▲ | CERCIS OCCIDENTALIS / WESTERN REDBUD | 24" BOX | 5 |
| L | ⊕ | PARKINSONIA × 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE | 24" BOX | 5 |
| M | + | PINUS CANARIENSIS / CANARY ISLAND PINE | 24" BOX | 6 |
| SHRUBS (* SYMBOL REPRESENTS UP-SIZED SHRUBS) | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | Aa | ALOE ARBORESCENS / TORCH ALOE | 15 GAL. | 3 |
| L | Ag | AGAVE AMERICANA / CENTURY PLANT | 15 GAL. | 9 |
| L | CS | CAREX SPISSA / SAN DIEGO SEDGE | 1 GAL. | 28 |
| L | He | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. | 12 |
| L | J | JUNCUS PATENS / GRAY RUSH | 5 GAL. | 68 |
| L | ⊙ | LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON GIANT RYE | 5 GAL. | 43 |
| L | An | ANIGOZANTHOS 'BIG RED' / KANGAROO PAW | 15 GAL. | 8 |
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| L | S | SALVIA GREGGII 'FURMAN'S RED' / AUTUMN SAGE | 5 GAL. | 87 |
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| L | W | WESTRINGIA 'WYNYABBIE GEM' / COAST ROSEMARY | 15 GAL. | 68 |
| VINES | | | | |
| L | ▲ | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / PURPLE VINE LILAC VAR. | 5 GAL. | 2 |
| GROUNDCOVER | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | | SIZE | QTY. |
| L | ▨ | SENECIO SERPENS / BLUE CHALK STICKS | FLATS @ 24" O.C. | 1,796 SF |
| L | ▨ | CAREX TUMULICOLA / FOOTHILL SEDGE | FLATS @ 12" O.C. | 4,138 SF |
| ADDITIONAL NOTES: | | | | |



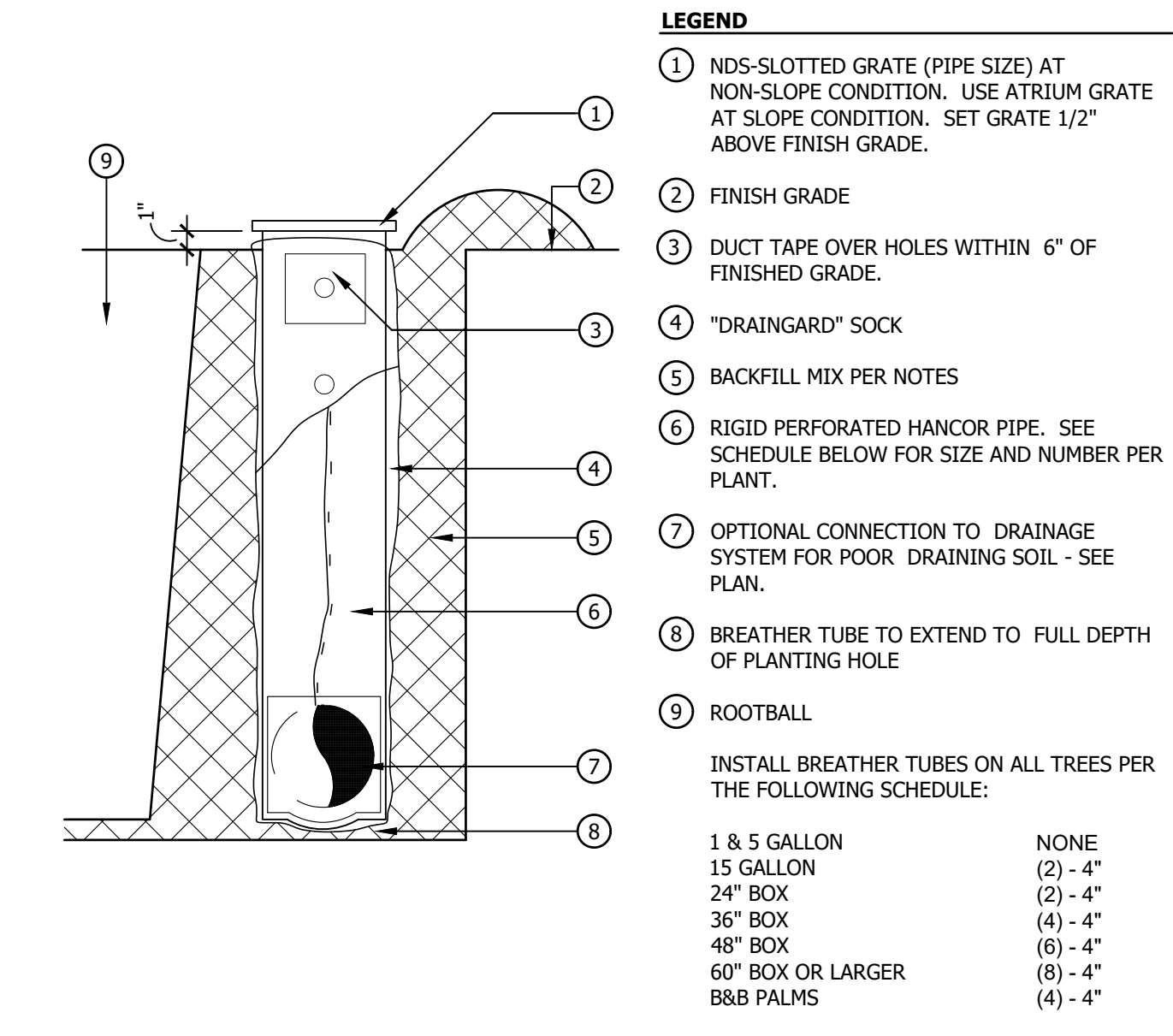
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RD CONSTRUCTION CORP, CORYDON ROAD
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 PLANTING PLAN

| REVISIONS | DATE |
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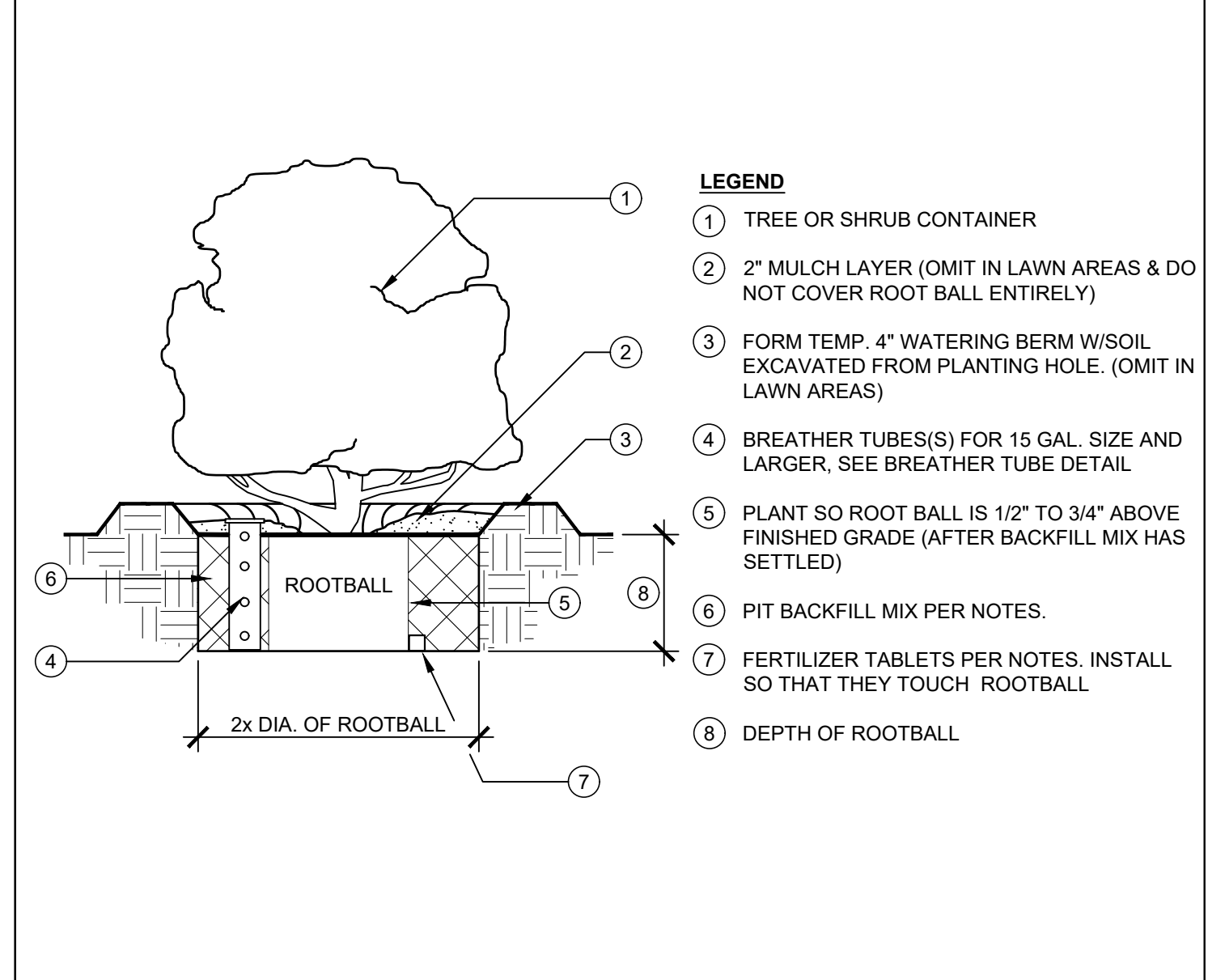


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| DATE: 08/20/2021 |
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| DRAWN: KTL / MD |
| SHEET: LP-04 |
| 12 OF 14 |



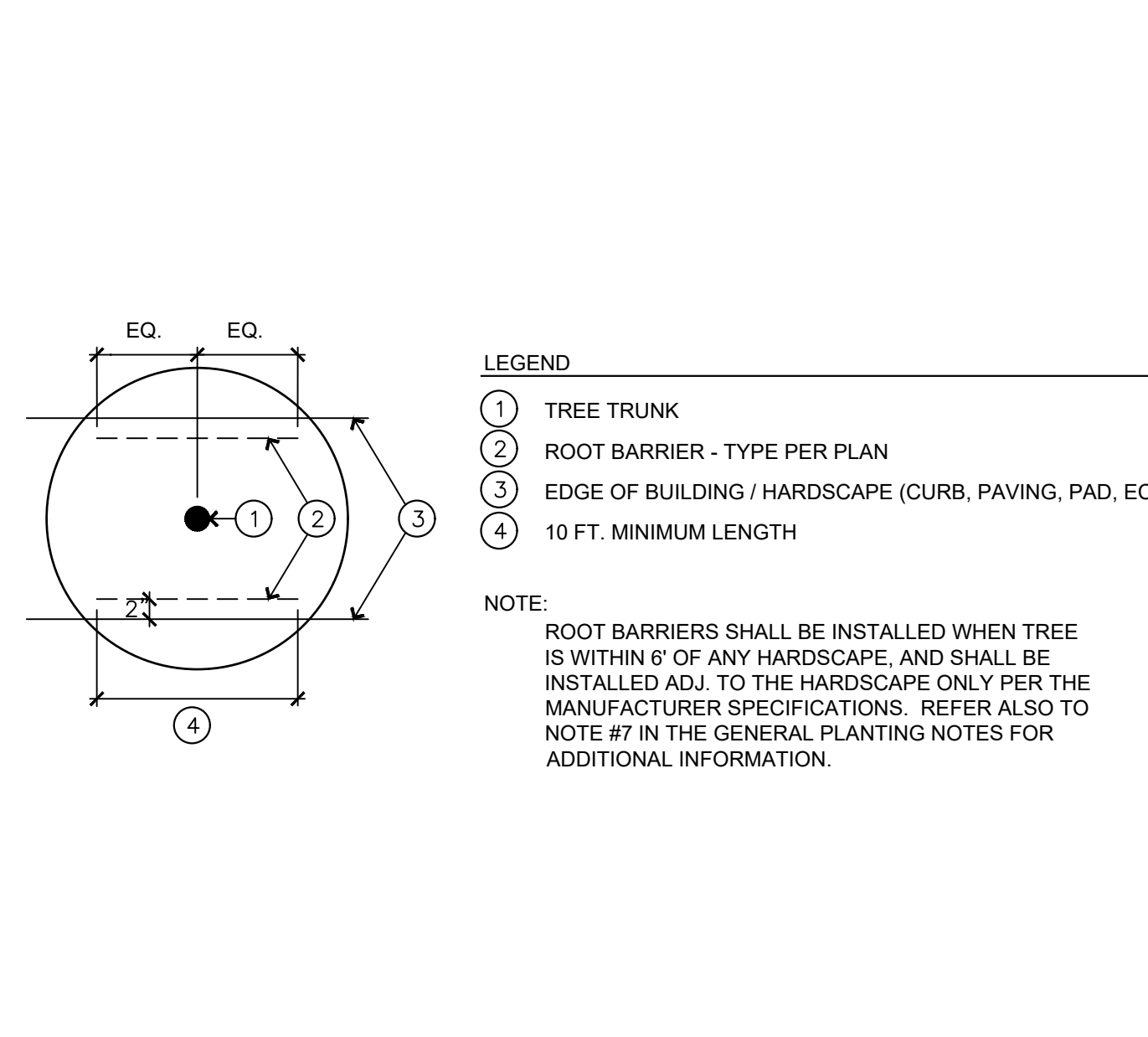
- LEGEND**
- 1 NDS-SLOTTED GRATE (PIPE SIZE) AT NON-SLOPE CONDITION. USE ATRIUM GRATE AT SLOPE CONDITION. SET GRATE 1/2" ABOVE FINISH GRADE.
 - 2 FINISH GRADE
 - 3 DUCT TAPE OVER HOLES WITHIN 6" OF FINISHED GRADE.
 - 4 "DRAINING" SOCK
 - 5 BACKFILL MIX PER NOTES
 - 6 RIGID PERFORATED HANCOR PIPE. SEE SCHEDULE BELOW FOR SIZE AND NUMBER PER PLANT.
 - 7 OPTIONAL CONNECTION TO DRAINAGE SYSTEM FOR POOR DRAINING SOIL - SEE PLAN.
 - 8 BREATHER TUBE TO EXTEND TO FULL DEPTH OF PLANTING HOLE
 - 9 ROOTBALL
- INSTALL BREATHER TUBES ON ALL TREES PER THE FOLLOWING SCHEDULE:
- | | |
|-------------------|----------|
| 1 & 5 GALLON | NONE |
| 15 GALLON | (2) - 4" |
| 24" BOX | (2) - 4" |
| 36" BOX | (4) - 4" |
| 48" BOX | (6) - 4" |
| 60" BOX OR LARGER | (8) - 4" |
| 8&8 PALMS | (4) - 4" |

D BREATHER TUBE N.T.S.



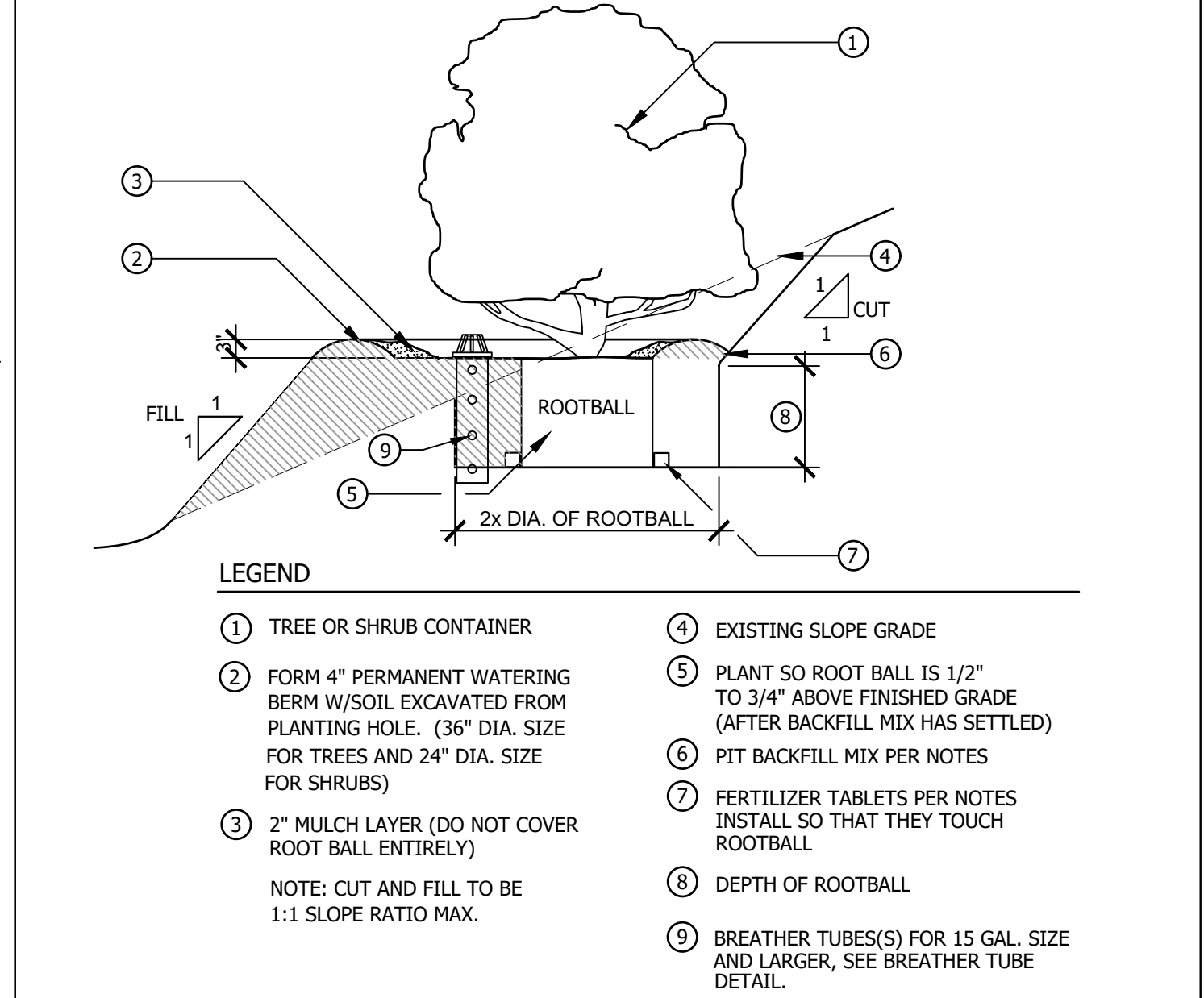
- LEGEND**
- 1 TREE OR SHRUB CONTAINER
 - 2 2" MULCH LAYER (OMIT IN LAWN AREAS & DO NOT COVER ROOT BALL ENTIRELY)
 - 3 FORM TEMP. 4" WATERING BERM W/SOIL EXCAVATED FROM PLANTING HOLE. (OMIT IN LAWN AREAS)
 - 4 BREATHER TUBE(S) FOR 15 GAL. SIZE AND LARGER. SEE BREATHER TUBE DETAIL
 - 5 PLANT SO ROOT BALL IS 1/2" TO 3/4" ABOVE FINISHED GRADE (AFTER BACKFILL MIX HAS SETTLED)
 - 6 PIT BACKFILL MIX PER NOTES.
 - 7 FERTILIZER TABLETS PER NOTES. INSTALL SO THAT THEY TOUCH ROOTBALL
 - 8 DEPTH OF ROOTBALL

A TREE/ SHRUB CONTAINER PLANTING N.T.S.



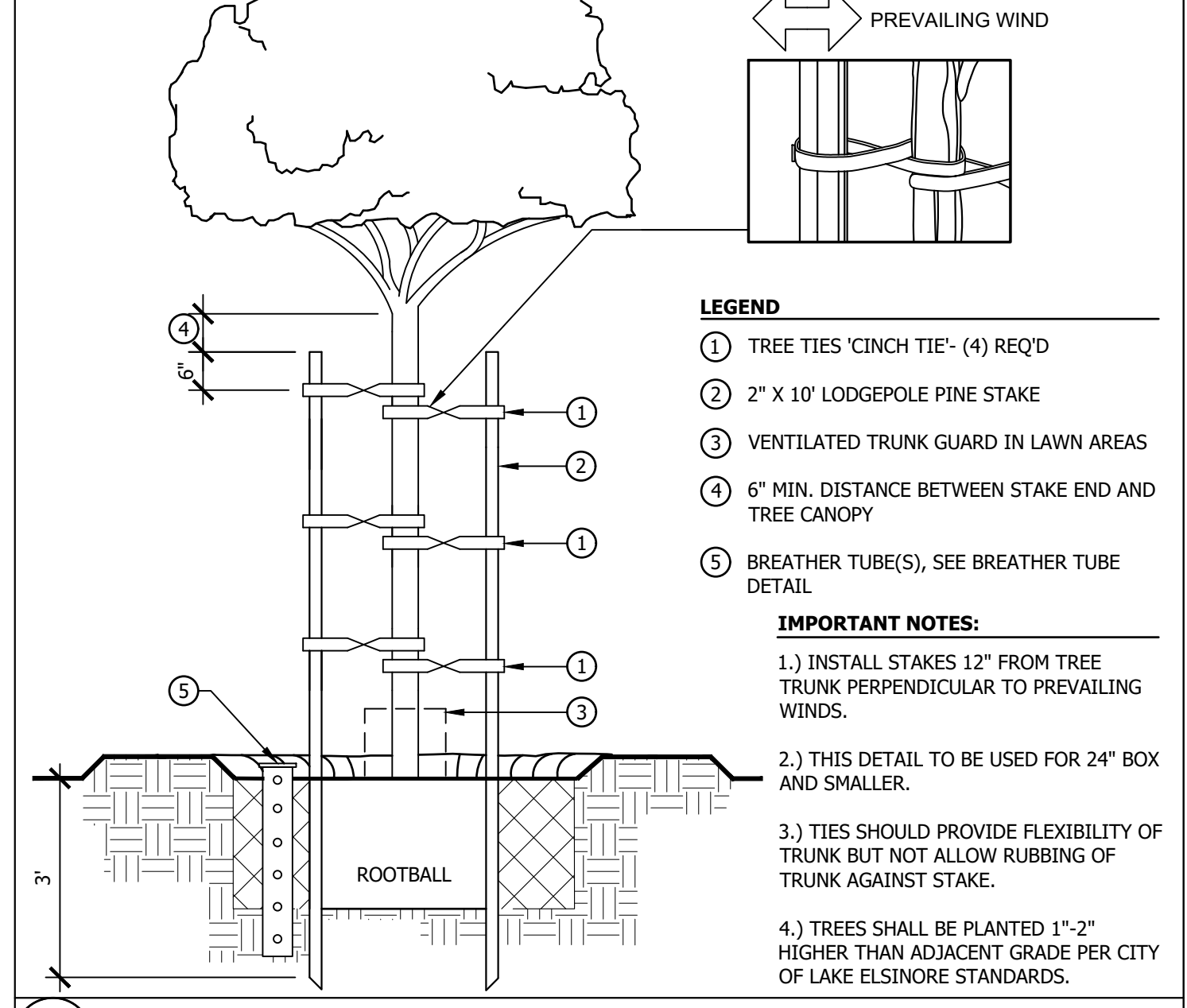
- LEGEND**
- 1 TREE TRUNK
 - 2 ROOT BARRIER - TYPE PER PLAN
 - 3 EDGE OF BUILDING / HARDSCAPE (CURB, PAVING, PAD, ECT.)
 - 4 10 FT. MINIMUM LENGTH
- NOTE:**
ROOT BARRIERS SHALL BE INSTALLED WHEN TREE IS WITHIN 6' OF ANY HARDSCAPE, AND SHALL BE INSTALLED ADJ. TO THE HARDSCAPE ONLY PER THE MANUFACTURER SPECIFICATIONS. REFER ALSO TO NOTE #7 IN THE GENERAL PLANTING NOTES FOR ADDITIONAL INFORMATION.

E ROOT BARRIER 1 1/2" = 1'-0"



- LEGEND**
- 1 TREE OR SHRUB CONTAINER
 - 2 FORM 4" PERMANENT WATERING BERM W/SOIL EXCAVATED FROM PLANTING HOLE. (36" DIA. SIZE FOR TREES AND 24" DIA. SIZE FOR SHRUBS)
 - 3 2" MULCH LAYER (DO NOT COVER ROOT BALL ENTIRELY)
 - 4 EXISTING SLOPE GRADE
 - 5 PLANT SO ROOT BALL IS 1/2" TO 3/4" ABOVE FINISHED GRADE (AFTER BACKFILL MIX HAS SETTLED)
 - 6 PIT BACKFILL MIX PER NOTES
 - 7 FERTILIZER TABLETS PER NOTES. INSTALL SO THAT THEY TOUCH ROOTBALL
 - 8 DEPTH OF ROOTBALL
 - 9 BREATHER TUBE(S) FOR 15 GAL. SIZE AND LARGER. SEE BREATHER TUBE DETAIL.
- NOTE:** CUT AND FILL TO BE 1:1 SLOPE RATIO MAX.

B TREE/SHRUB CONTAINER PLANTING (SLOPE) N.T.S.



- LEGEND**
- 1 TREE TIES "CINCH TIE" (4) REQ'D
 - 2 2" X 10" LODGEPOLE PINE STAKE
 - 3 VENTILATED TRUNK GUARD IN LAWN AREAS
 - 4 6" MIN. DISTANCE BETWEEN STAKE END AND TREE CANOPY
 - 5 BREATHER TUBE(S), SEE BREATHER TUBE DETAIL
- IMPORTANT NOTES:**
- 1) INSTALL STAKES 12" FROM TREE TRUNK PERPENDICULAR TO PREVAILLING WINDS.
 - 2) THIS DETAIL TO BE USED FOR 24" BOX AND SMALLER.
 - 3) TIES SHOULD PROVIDE FLEXIBILITY OF TRUNK BUT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE.
 - 4) TREES SHALL BE PLANTED 1"-2" HIGHER THAN ADJACENT GRADE PER CITY OF LAKE ELSINORE STANDARDS.

C TREE STAKING (LEVEL GROUND) N.T.S.

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RD CONSTRUCTION CORP, CORYDON ROAD
 CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
 LANDSCAPE CONSTRUCTION PLANS
PLANTING DETAILS

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| DATE: 08/20/2021 |
| SCALE: SEE SHEET |
| JOB # 21-049a |
| DRAWN: KTL / MD |
| SHEET: LP-05 |
| 13 OF 14 |



TREES, SHRUBS AND GROUND COVERS

PART 1: GENERAL

- 1.1 SCOPE OF WORK
A. FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT IN ORDER TO PROVIDE, INSTALL, AND MAINTAIN SOIL PREPARATION, HEADERS, FINISH GRADING, PLANTING AND ESTABLISHMENT PERIOD AS DESCRIBED HEREIN AND ON THE PLANS.

- 1.2 QUALITY ASSURANCE
A. VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY.

- 1.3 SUBMITTALS
A. OBTAIN, PAY FOR, AND SUBMIT TO THE OWNER'S AUTHORIZED REPRESENTATIVE AN AGRICULTURAL SOIL ANALYSIS REPORT FROM AN AUTHORIZED SOIL TESTING AGENCY PRIOR TO COMMENCEMENT OF WORK.

- 1.4 MODIFICATIONS
A. DESIGN MODIFICATIONS MAY BE MADE ONLY AS NECESSARY TO MEET FIELD CONDITIONS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE PLANS EXCEPT WHERE OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, OR AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

- PART 2: PRODUCTS
2.1 PLANTING MATERIALS
A. PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SYMMETRICAL, SOUND, HEALTHY, VIGOROUS, AND FREE OF INSECT PESTS, PLANT DISEASE, AND INJURY.

- 2.2 PLANTING MIXES, SOILS AND FERTILIZERS
A. THE FOLLOWING SOIL AMENDMENTS (ITEMS B & C BELOW) ARE TO BE USED AS THE BASIS FOR BIDS. ONCE SITE IMPROVEMENTS ARE IN PLACE AND APPROXIMATE FINISH GRADES ESTABLISHED, THE CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A SOILS TEST MADE FROM THE SURFACE AND SUB-SURFACE.

- E. LIGHTWEIGHT SOIL FOR PLANTERS SHALL BE OF THE FOLLOWING COMPOSITION, PREMIXED BY MACHINE BLENDER PRIOR TO DELIVERY TO SITE.
NINE (9) PARTS BY VOLUME LOAMEX ONE (1) PART BY VOLUME WASHED PLASTER SAND

- 2.3 SOD
A. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. INDIVIDUAL PIECES OF SOD SHALL BE CUT TO A STANDARD LENGTH AND WIDTH. BROKEN ROLLS OR SLABS, AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.

- 2.4 HEADER MATERIAL
A. CONCRETE HEADERS AND MOW STRIPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. FORMS FOR HEADERS AND MOW STRIPS SHALL BE STAKED AT 4 INCH INTERVALS, AND ALL FORMING SHALL BE APPROVED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

- 2.5 TREE STAKES
A. TREE STAKES SHALL BE 2" DIAMETER BY 10' LONG NEE LODGE PINE POLES TREATED WITH COPPER NAPHTHENE UNLESS OTHERWISE NOTED.

PART 3: EXECUTION

- 3.1 SCHEDULING
A. PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL, AND SPRINKLER INSTALLATION.

- 3.2 PRE-PLANTING
A. APPLY "ROUND-UP" SYSTEMATIC HERBICIDE (OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS TO EXISTING UNDESIRABLE VEGETATION TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK.

- 3.3 FINISH GRADING
A. CONTRACTOR SHALL COORDINATE ALL FINISH GRADING WORK WITH GENERAL CONTRACTOR. FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOW LINES AND GRADIENTS SHALL BE ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.

- 3.4 LAYOUT AND SPACING
A. STAKE LOCATIONS OF TREES AND OUTLINE PLANTING AREAS AS SHOWN ON PLANS. OBTAIN OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL PRIOR TO EXCAVATION OF PLANT PITS.

- 3.5 PLANT MATERIAL INSPECTION
A. REVIEW BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE PLANTS UPON DELIVERY SHALL BE FOR QUALITY, SIZE, AND VARIETY ONLY, AND SHALL NOT IN ANY WAY IMPAIR THE RIGHT OF REJECTION FOR FAILURE TO MEET OTHER REQUIREMENTS DURING PROGRESS OF THE WORK.

- 3.6 PLANTING
A. PLANT PITS SHALL BE AS SHOWN IN THE PLANTING DETAILS. ROUGHEN SMOOTH PIT WALLS CAUSED BY AUGURING HOLES. SLICK PIT WALLS CAUSED BY AUGURING IN TO WET SOIL WILL NOT BE ACCEPTED.

- 3.7 TREE STAKING OR GUYING
A. STAKE OR GUY ALL TREES 5 GALLONS AND LARGER PER DETAIL. DRIVE STAKE INTO FIRM SOIL NEXT TO ROOT BALL. TREE STAKES SHALL BE VERTICAL IN ALL CASES. ONE GALLON TREES SHALL BE PLANTED WITH STAKES REMOVED.

- 3.8 SODDED LAWN
A. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 24 HOURS, UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED PRIOR TO DELIVERY. SOD NOT INSTALLED WITHIN THIS TIME SHALL BE INSPECTED AND ACCEPTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

- 3.9 FLATTED GROUND COVER
A. ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS, AND SHALL BE SPACED AS NOTED ON THE DRAWINGS.

- 3.10 MULCHING
A. WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL SHRUB AREAS WHICH HAVE A SLOPE OF 4:1 OR LESS WITH A 2 INCH LAYER OF TAN DSG MULCH. MULCH FLATTED GROUND COVER BEDS PRIOR TO PLANTING.

- 3.11 PROTECTION AND CLEAN-UP
A. THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIAL, SUPPORTS, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER.

- 3.12 INSPECTIONS
A. THE CONTRACTOR SHALL GIVE 48 HOURS NOTICE AND SET APPOINTMENTS FOR THE REVIEW OF THE FOLLOWING OPERATIONS BY THE OWNER'S AUTHORIZED REPRESENTATIVE:
- FINISH GRADING
- REVIEW OF PLANT MATERIAL AFTER DELIVER TO THE SITE

- 3.13 COMPLETION AND WALK-THRU
A. AT THE COMPLETION OF ALL WORK AS OUTLINED ON THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND SCHEDULE A REVIEW OF SAID WORK ("WALK-THRU") TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETE.

- 3.14 MAINTENANCE AND ACCEPTANCE
A. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.

- 3.15 PROTECTION
A. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE WORK COVERED BY THIS SECTION FROM VANDALISM AND ACCIDENTAL DAMAGE. ANY DAMAGE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- 3.16 GUARANTEE
A. ALL SHRUBS, GROUND COVERS, LAWN AREAS AND 5 GALLON SIZE TREES OR LESS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.

END OF SECTION



RD CONSTRUCTION CORP, CORYDON ROAD
CITY OF LAKE ELSINORE, CA
CORYDON ROAD - PARCEL MAP 6/296, PARCELS 06, 07, & 20
LANDSCAPE CONSTRUCTION PLANS
PLANTING NOTES

Table with 2 columns: DATE, REVISIONS.



Table with 2 columns: DATE: 08/20/2021, SCALE: SEE SHEET, JOB # 21-049a, DRAWN: KTL / MD, SHEET: LP-06, 14 OF 14.



EARTHWORK QUANTITIES:

CUT = 609 CY.
 FILL = 6,742 CY.
 IMPORT = 6,133 CY.

QUANTITIES SHOWN ARE APPROXIMATE
 ENGINEER'S CALCULATED EARTHWORK
 QUANTITIES AND ARE FOR PLANNING
 AND ESTIMATING PURPOSES ONLY.

BENCH MARK:

THIS TOPOGRAPHIC SURVEY WAS PERFORMED
 BY SPIRO LAND SURVEYING ON 04/01/2021.
 HORIZONTAL CONTROL WAS ESTABLISHED BY
 P.M. 21/82 AND SHOULD NOT BE USED FOR
 MAPPING PURPOSES. VERTICAL CONTROL WAS
 ESTABLISHED PER RIVERSIDE COUNTY
 BENCHMARK E-3-80, ELEVATION 1265.00'
 NGVD29 DATUM.

SECTIONS AND DETAILS:

PLEASE SEE SHEET 2 FOR SECTIONS AND DETAILS.

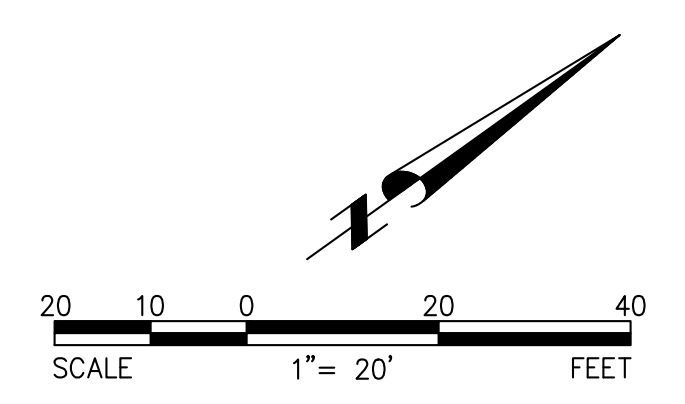
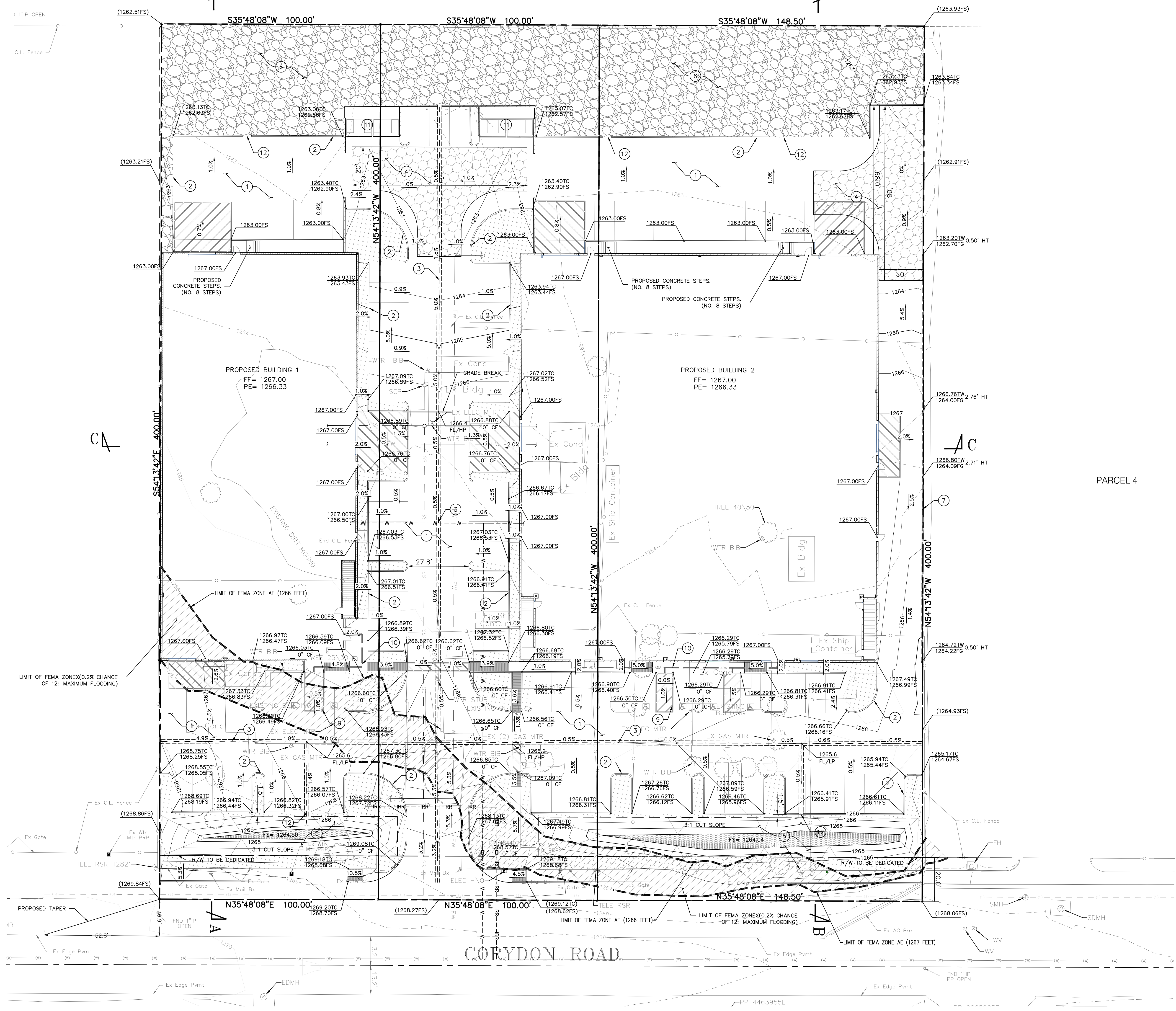
CONSTRUCTION NOTE:

- 1 PROPOSED A.C. DRIVEWAY.
- 2 PROPOSED 6" P.C.C. CURB PER STD NO. 200.
- 3 PROPOSED 2" P.C.C. GUTTER DETAIL ON SHEET...
- 4 PROPOSED FIRE HAMMERHEAD TURN AROUND.
- 5 PROPOSED WATER QUALITY BASIN 2' DEPTH.
- 6 PROPOSED GRAVEL DRIVEWAY AREA.
- 7 PROPOSED 3' MAXIMUM HEIGHT RETAINING WALL. EXISTING FENCE TO BE REMOVED.
- 8 9'x20' ACCESSIBILITY ACCESS BAY W/ BLUE STRIPES. PAINT "NO PARKING" WITHIN ACCESS AISLE. USE 12" MIN. HI. LETTERS THAT ARE VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
- 9 4' MINIMUM WIDTH A.D.A. PATH OF TRAVEL. NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAXIMUM IN CROSS SLOPE PER STD.
- 11 PROPOSED ACCESSIBLE TRASH ENCLOSURE.
- 12 PROPOSED CURB CUT PER DETAIL ON SHEET 02.

CONCEPTUAL GRADING PLAN FOR

NEW COMMERCIAL BUILDINGS, CORYDON ROAD,
 LAKE ELSINORE, CALIFORNIA

APN: 370-080-006, 007&020



| <p>Underground Service Alert</p> <p>Call: TOLL FREE 1-800 227-2600</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p> | <p>NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENDOCHANCEMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.</p> <p>THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY OF DESIGN & ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL, OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS TO THE PLANS FOR APPROVAL BY THE CITY.</p> | <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>MARK</th> <th>REVISIONS:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | DATE | BY | MARK | REVISIONS: | | | | | <p>THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS, AND A PERMIT CAN BE ISSUED</p> <p>REMON HABIB RCE 83156 ACTING CITY ENGINEER</p> | <p>SEAL:</p> | <p>VENTURA ENGINEERING INLAND, INC 27893 YNEZ RD SUITE 159 TEMECULA, CA 92591</p> <p>PREPARED BY: WILFREDO S.D. VENTURA R.C.E. NO. 66532 DATE: 7/22/2021</p> | <p>BENCHMARK: SEE ABOVE</p> <p>SCALE: SEE PLAN</p> | <p>CITY OF LAKE ELSINORE CONCEPTUAL GRADING PLAN NEW COMMERCIAL BUILDINGS, CORYDON ROAD, LAKE ELSINORE, CALIFORNIA APN: 370-080-006, 007&020</p> | <p>SHEET NO. C1 OF 3 SHEETS</p> |
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| DATE | BY | MARK | REVISIONS: | | | | | | | | | | | | | |
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