	11/379-491-001	3RA	1191	1275	2466	423	77	15401 TILLER LN	6153.77	27.48
12	12/379-491-002	1RC	796	1097	1893	428	84	15411 TILLER LN	5465.14	23.93
3	13/379-491-003	2LB	957	1232	2189	413	53	15421 TILLER LN	5167.88	27.53%
1	14/379-491-004	1LC	796	1097	1893	428	84	15431 TILLER LN	4950.12	26.42%
Ī	15/379-491-005	2LB	957	1232	2189	413	53	30000 COTTAGE LANE	4849.76	29.34%
1	6/379-491-006	ЗLA	1191	1275	2466	423	77	30002 COTTAGE LANE	4081.37	41.43%
	17/379-491-007	2LC	957	1232	2189	413	53	30004 COTTAGE LANE	9535.89	14.92%
ſ	18/379-491-008	1LB	796	1097	1893	428	84	30012 COTTAGE LANE	10279.00	12.72%
ſ	19/379-491-010	ЗRA	1191	1275	2466	423	77	30014 COTTAGE LANE	4275.00	39.55%
	20/379-491-011	2RC	957	1232	2189	413	53	30016 COTTAGE LANE	4275.00	33.28%
ľ	21/379-491-012	1LB	796	1097	1893	428	84	30018 COTTAGE LANE	4275.00	30.60%
ľ	22/379-491-013	2RC	957	1232	2189	413	53	30020 COTTAGE LANE	4275.00	33.29%
ĺ	23/379-491-014	1LA	796	1097	1893	428	84	30022 COTTAGE LANE	4275.00	30.60%
ſ	24/379-491-015			DETENTION BASIN				30024 COTTAGE LANE	4140.15	
ſ	25/379-491-016			DETENTION BASIN				30026 COTTAGE LANE	4109.11	
ļ	26/379-491-017	3LC	1191	1275	2466	423	77	30025 COTTAGE LANE	5976.09	28.30%
ſ	27/379-491-018	2RA	957	1232	2189	413	53	30023 COTTAGE LANE	4961.67	28.68%
	28/379-491-019	ЗLВ	1191	1275	2466	423	77	30021 COTTAGE LANE	4661.51	36.28%
	29/379-491-020	2LC	957	1232	2189	413	53	30019 COTTAGE LANE	4230.00	33.64%
	30/379-491-021	1RB	796	1097	1893	428	84	30017 COTTAGE LANE	4230.00	30.92%
	31/379-491-022	ЗLA	1191	1275	2466	423	77	30015 COTTAGE LANE	4230.00	
2	32/379-491-023	2LB	957	1232	2189	413	53	30013 COTTAGE LANE	4230.00	33.64%
	33/379-491-024	1LC	796	1097	1893	428	84	30011 COTTAGE LANE	5452.00	23.99%
3	34/379-491-025	ЗLA	1191	1275	2466	423	77	30012 VICTORIA WAY	5503.10	30.73%
3	35/379-491-026	1RB	796	1097	1893	428	84	30014 VICTORIA WAY	4729.71	27.65%
3	6/379-491-027	2RC	957	1232	2189	413	53	30016 VICTORIA WAY	4715.42	30.18%
3	37/379-491-028	ЗLA	1191	1275	2466	423	77	30018 VICTORIA WAY	4399.30	38.43%
E	8/379-491-029	1RC	796	1097	1893	428	84	30020 VICTORIA WAY	4107.44	31.84%
3'	9/379-491-030	2LB	957	1232	2189	413	53	30022 VICTORIA WAY	5878.56	24.21%
4()/379-491-031	1LA	796	1097	1893	428	84	30024 VICTORIA WAY	7975.92	16.40%
4	1/379-491-032	3LB	1191	1275	2466	423	77	30021 VICTORIA WAY	10631.95	15.90%
	42/379-491-033	2RA	957	1232	2189	413	53	30019 VICTORIA WAY	5050.09	28.18%
_	13/379-491-034	3RC	1191	1275	2466	423	77	30017 VICTORIA WAY	4520.12	37.41%
2	4/379-491-035	2LB	796	1097	1893	428	84	30015 VICTORIA WAY	4984.71	28.55%
4	5/379-491-036	2RA	957	1232	2189	413	53	30013 VICTORIA WAY	4999.36	28.46%
4	6/379-491-037	3RC	1191	1275	2466	423	77	30011 VICTORIA WAY	4988.17	33.90%
2	17/379-490-011			BUIL	і Т			3761 ULLA LANE	18019.17	
	48/379-490-012			BUIL	.Т			3771 ULLA LANE	9053.90	
	49/379-491-038			DETENTION	BASIN			30028 COTTAGE LANE	3589.22	
ţ	50/379-491-009			PARK SITE / O	PEN SPACE			30010 VICTORIA WAY	20816.05	
╂	51/379-491-039			DRAINAGE C					24094.18	
			GRAPHIC SC.	ALE 1"=4	40 '					
		40 17 1010		80 PRIVATE ENGINEI						
Δ			CONSTRUCT CONSTRUCT CONSTRUCT CONSTRUCT CONSTRUCT AND PROPI CONTINUOU FORE DIG	I UN CUNTRACTOR AGREE / ACCEPTED CONSTRUCTI R WILL BE REQUIRED T BILITY FOR JOB SITE C I ON OF THE PROJECT, 1 ERTY; THAT THIS REQUIF JSLY AND NOT BE LIMIT I ON CONTRACTOR FURTH DESIGN PROFESSIONAL	ON PRACTICES, C O ASSUME SOLE ONDITIONS DURI INCLUDING SAFET REMENT SHALL B ED TO NORMAL V IER AGREES TO D	CONSTRUCTION AND COMPLRETE NG THE COURSE Y OF ALL PERS MADE TO APPL ORKING HOURS, DEFEND, INDEMNI	OF SONS _Y AND			
L	FREE A PUBLIC SEE UNDERGROUND SE	1-800-227- RVICE BY ERVICE ALERT	LIABILITY OF WORK	', REAL OR ALLEGED, IN ON THIS PROJECT, EXCEP	CONNECTION WI PTING LIABILITY	TH THEPERFORMA	NCE THE			
J			SOLE NEGI	_IGENCE OF DESIGN PRO						
J FF			F	REVISIONS			AP	PR. DATE	THESE PLAN	
J	RK						1	1 I I I I I I I I I I I I I I I I I I I		
	ARK								CITY AND S	PRIATE C STATE LA
	ARK									STATE LA

LOT TABULATION

2466

2189

1893

2466

2189

2466

1893

2466

423

413

428

423

413

423

428

423

77

53

84

77

53

77

84

77

STREET ADDRESS

15301 TILLER LN

15311 TILLER LN

15321 TILLER LN

15331 TILLER LN

15341 TILLER LN

15351 TILLER LN

15361 TILLER LN

15371 TILLER LN

15381 TILLER LN

15391 TILLER LN

15401 TILLER LN

4609.14

4642.56

4642.56

4646.85

4898.20

5293.12

9253.45

9650.98

8865.30

9374.94

6153.77

PLAN/ELEV | FIRST FLOOR S.F. | SECOND FLOOR S.F. | TOTAL DUSF | GARAGE S.F. | PORCH S.F.

BUILT

BUILT

BUILT

1275

1232

1097

1275

1232

1275

1097

1275

1191

957

796

1191

957

1191

796

1191

NO. LOT NO./APN

1 1/379-490-001

2 2/379-490-002

3 3/379-490-003

4 4/379-490-004

5/379-490-005

7/379-490-007

6/379-490-006

8/379-490-008

9 9/379-490-009

10 10/379-490-010

11 11/379-491-001

ЗLС

2RA

1RB

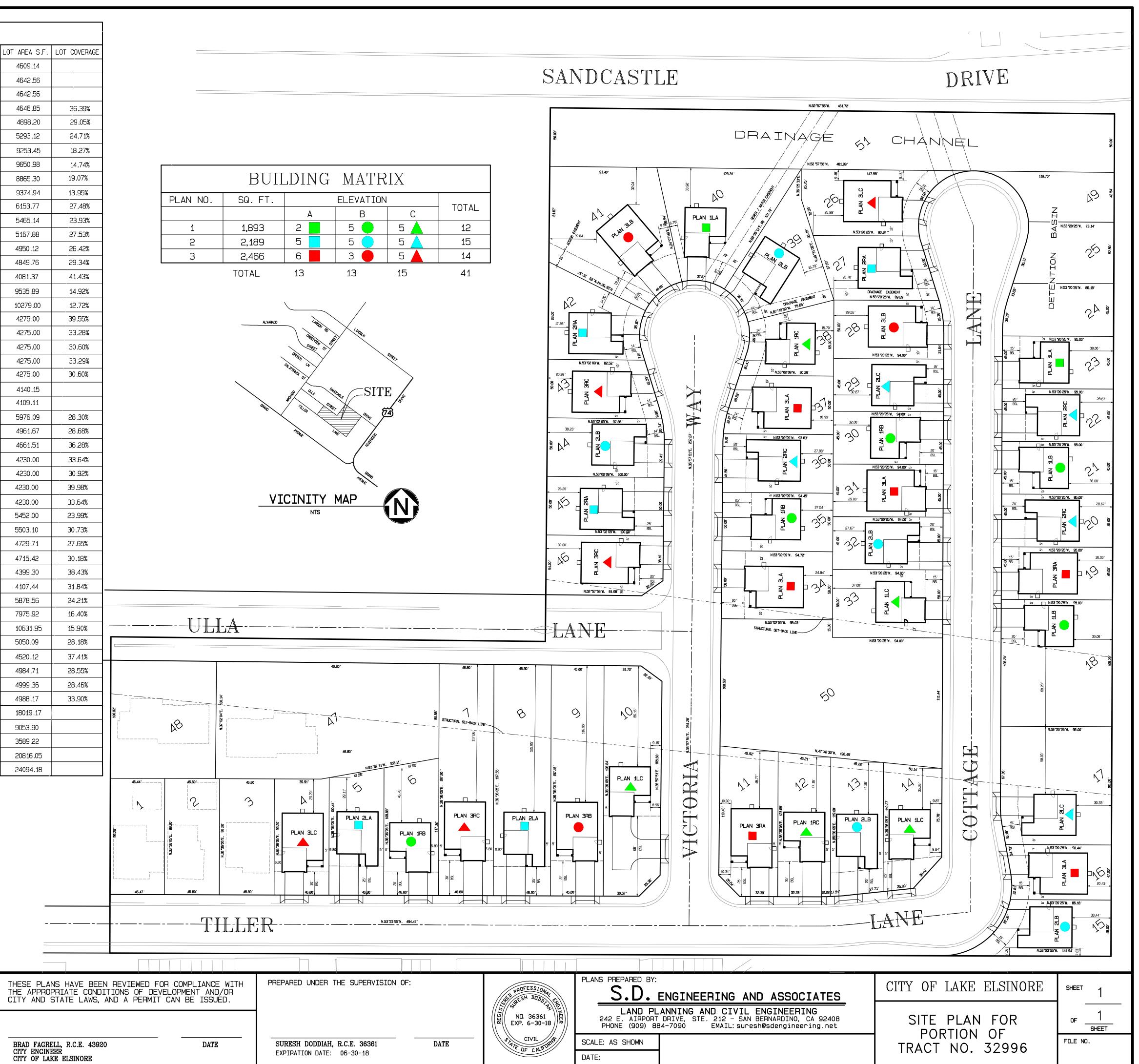
3RC

2LA

ЗRВ

1LC

ЗRA





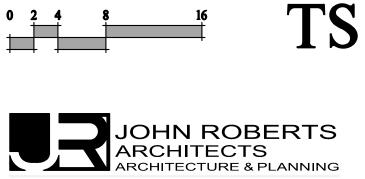
TS	Title Sheet	2.0	Plan 2 - First Floor Plan & Option	3.0
1.0	Plan 1 - First Floor Plan	2.1	Plan 2 - Second Floor Plan & Option	3.1
1.1	Plan 1 - Second Floor Plan & Option	2A	Plan 2 - Roof Plan & Elevations 'A'	3A
1 A	Plan 1 - Roof Plan & Elevations 'A'	2B	Plan 2 - Roof Plan & Elevations 'B'	3B
1 B	Plan 1 - Roof Plan & Elevations 'B'	2C	Plan 2 - Roof Plan & Elevations 'C'	3 C
1 C	Plan 1 - Roof Plan & Elevations 'C'			



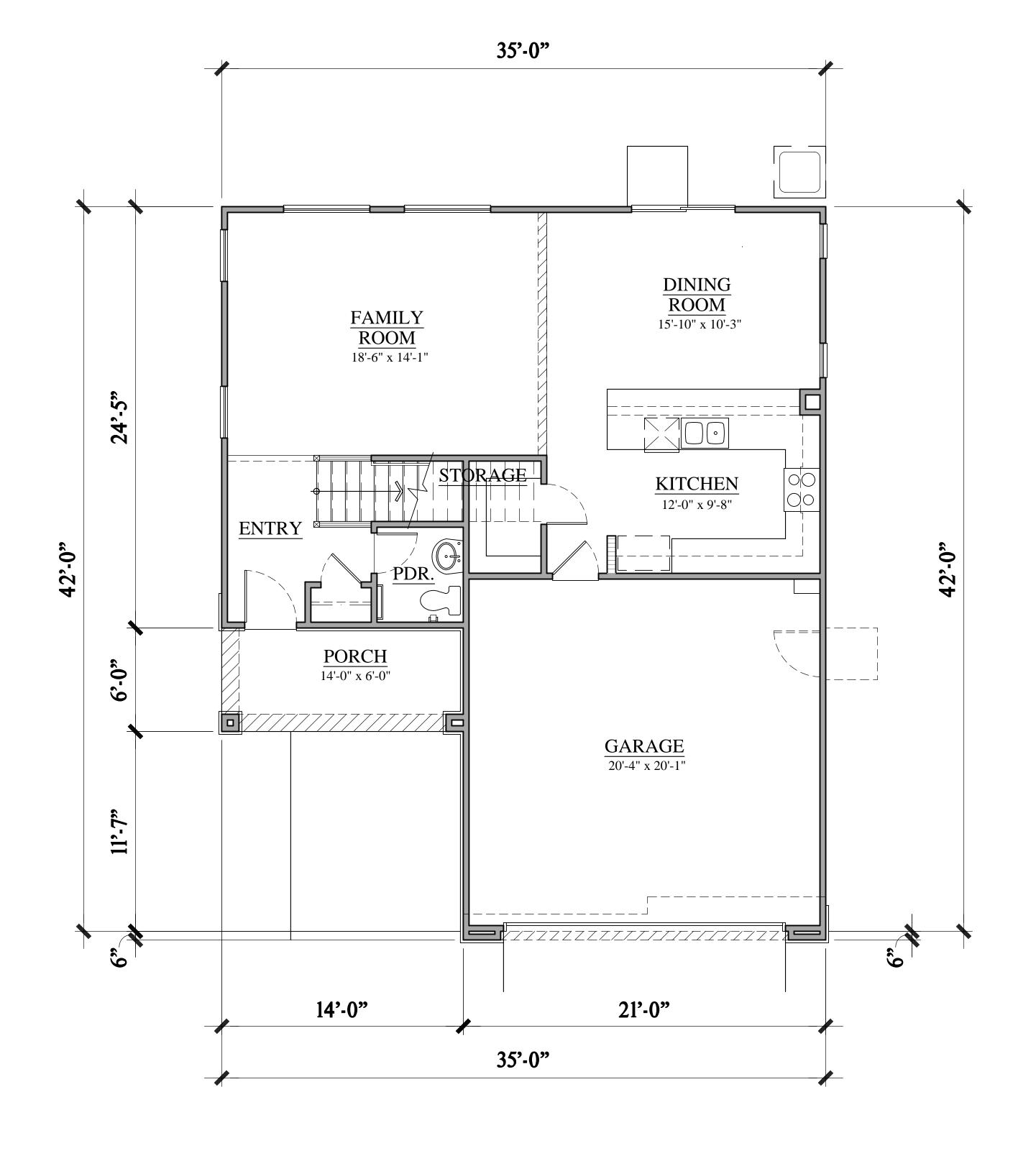
LAKEELSINORE Lake Elsinore, California

Sheet Index

Plan 3 - First Floor Pl	lan
Plan 3 - Second Floor	Plan & Option
Plan 3 - Roof Plan &	Elevations 'A'
Plan 3 - Roof Plan &	Elevations 'B'
Plan 3 - Roof Plan &	Elevations 'C'



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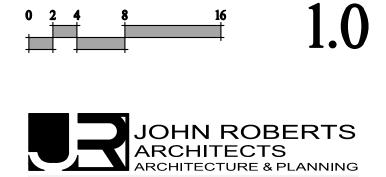




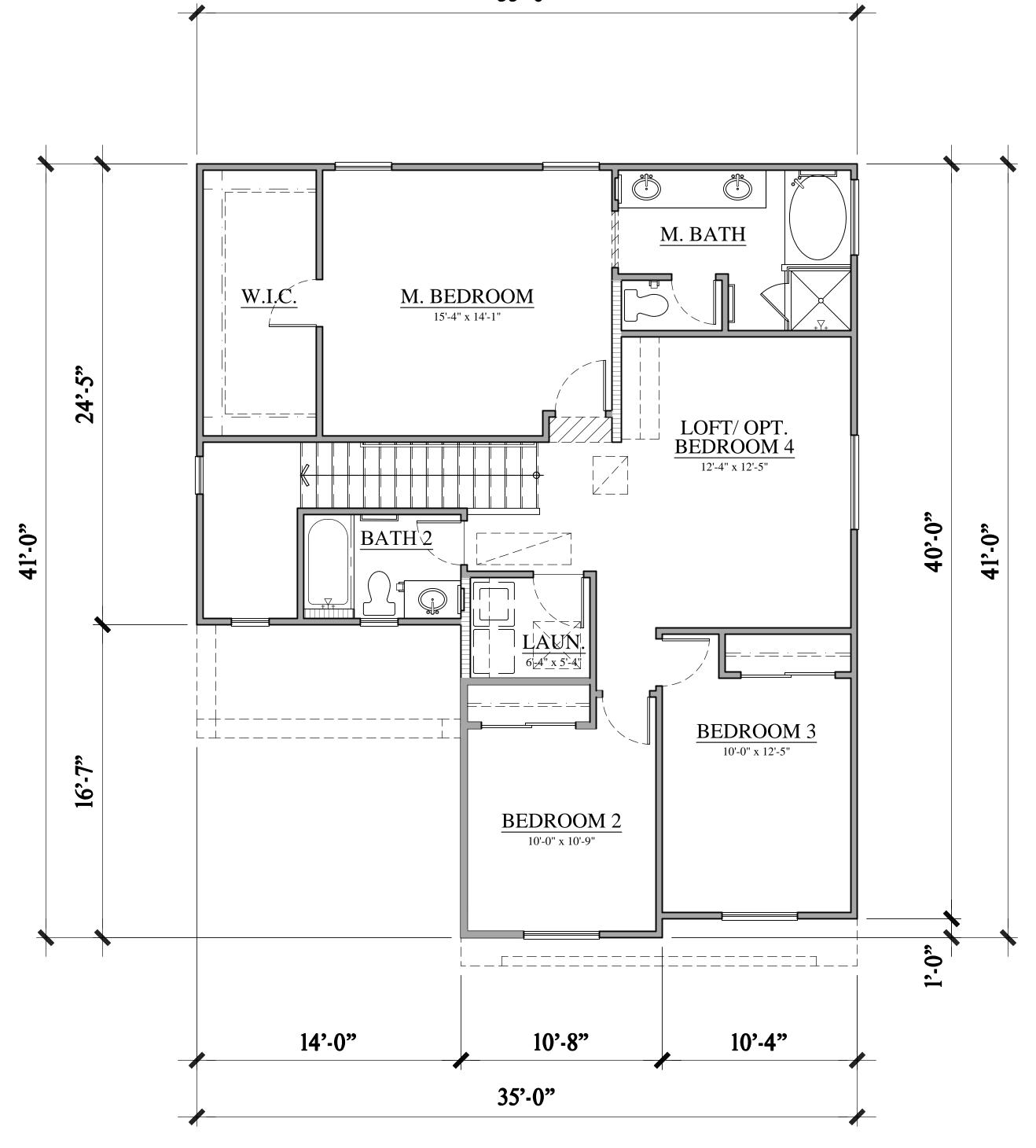
LAKEEISINORE Lake Elsinore, California

PLAN 1FIRST FLOOR796 SQ. FT.SECOND FLOOR1097 SQ. FT.TOTAL1893 SQ. FT.2-BAY GARAGE428 SQ. FT.PORCH84 SQ. FT.

FIRST FLOOR PLAN



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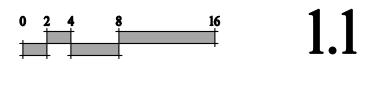


LAKEEISINORE Lake Elsinore, California

PLAN 1 FIRST FLOO SECOND FLO TOTAL 2-BAY GARA PORCH

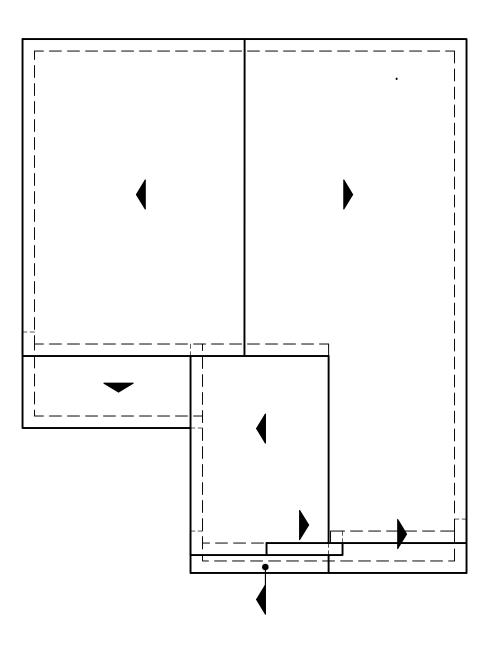
SECOND FLOOR PLAN



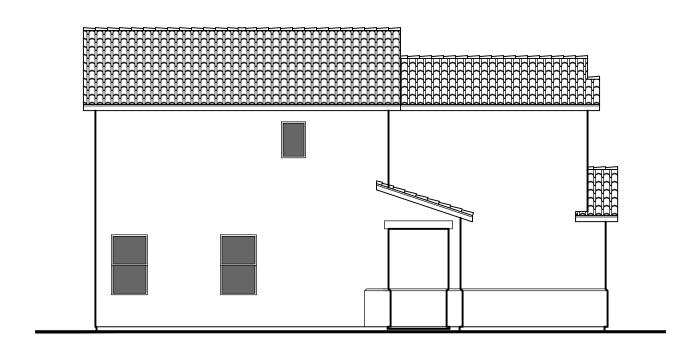


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OR LOOR	796 SQ. FT. 1097 SQ. FT.
	1893 SQ. FT.
AGE	428 SQ. FT. 84 SQ. FT.



ROOF PLAN ALL ROOF PITCH ARE : 4/12 U.N.O.



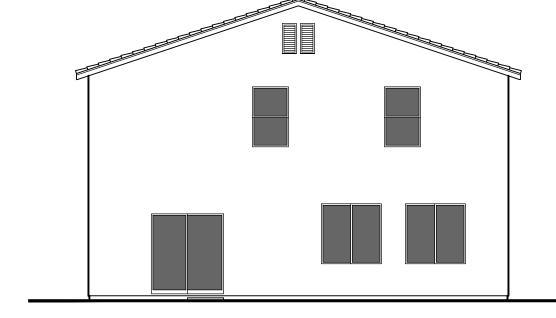
LEFT ELEVATION





PLAN 1A **SPANISH**

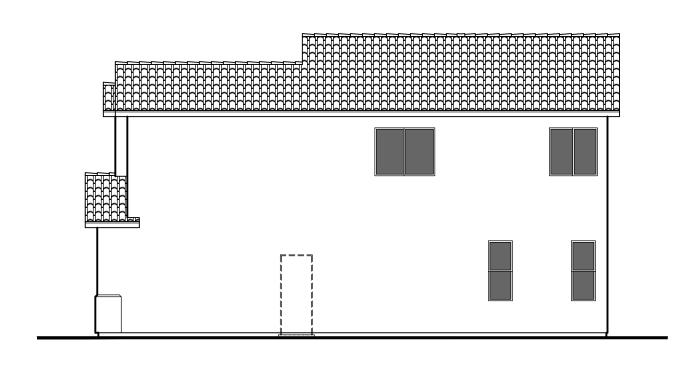
REAR ELEVATION



FRONT ELEVATION



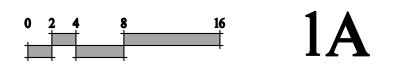




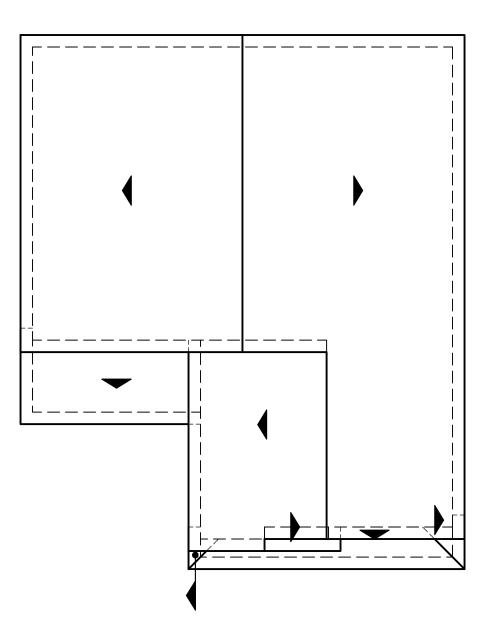
RIGHT ELEVATION

Building Materials

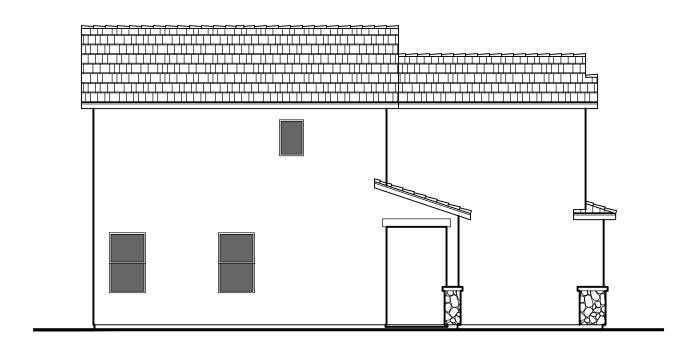
 Stucco Finish
 Low Profile 'S' Concrete Roof Tile 2. Low Frome's Concrete Roof The
 3. 2" Buildout Stucco Wainscot
 4. Spanish Style Clay Accent Vent
 5. Accent Color Window and Door Trim
 6. Decorative Exterior Lights
 7. Fiberglass Shutters as applies







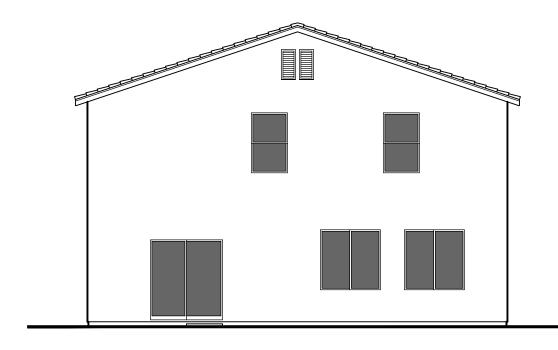








FRONT ELEVATION



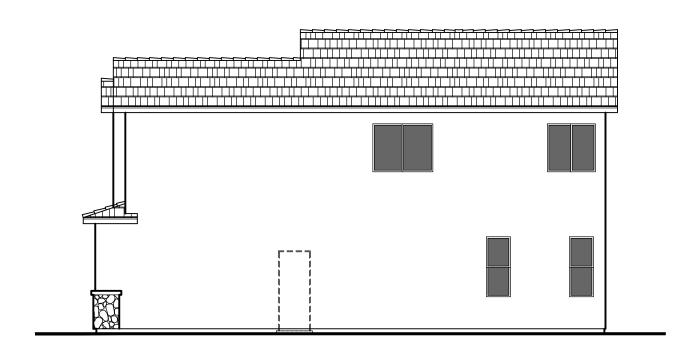
REAR ELEVATION

PLAN 1B TRADITIONAL

LAKE ELSINORE Lake Elsinore, California.

Stucco Finish
 Concrete Flat Tile Roofing
 Brick Accent Columns & Wainscot
 Accent Color Window and Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies



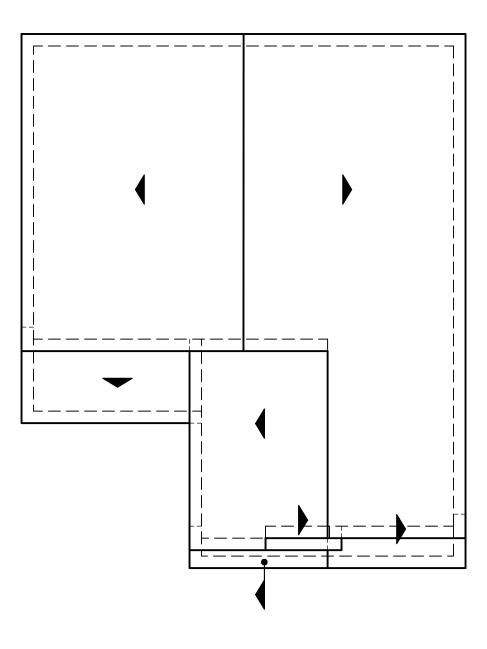


RIGHT ELEVATION

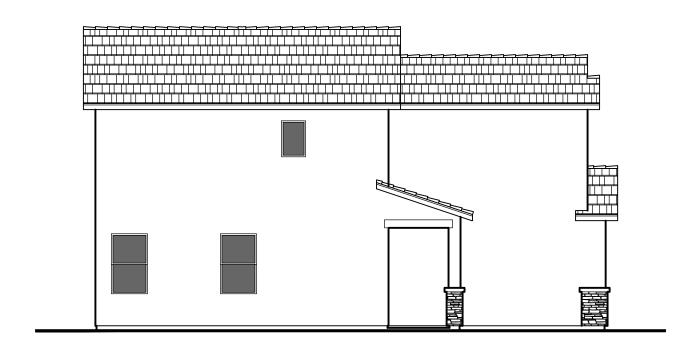
Building Materials







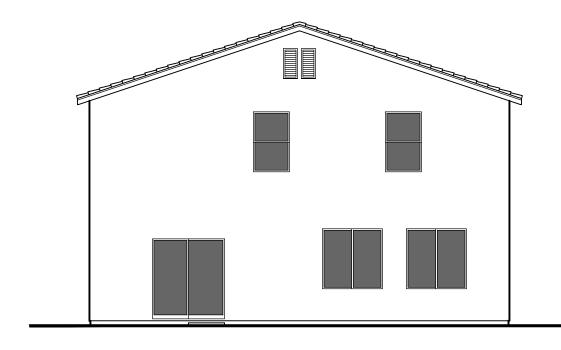








FRONT ELEVATION

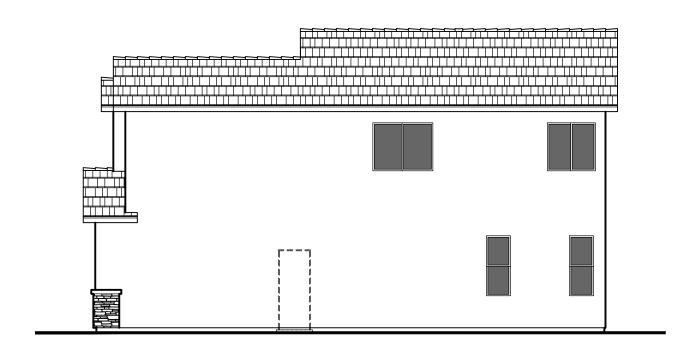


REAR ELEVATION

PLAN 1C **ELEVATION STYLE**

LAKE ELSINORE Lake Elsinore, California.

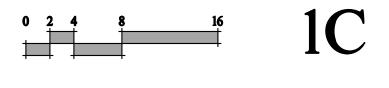




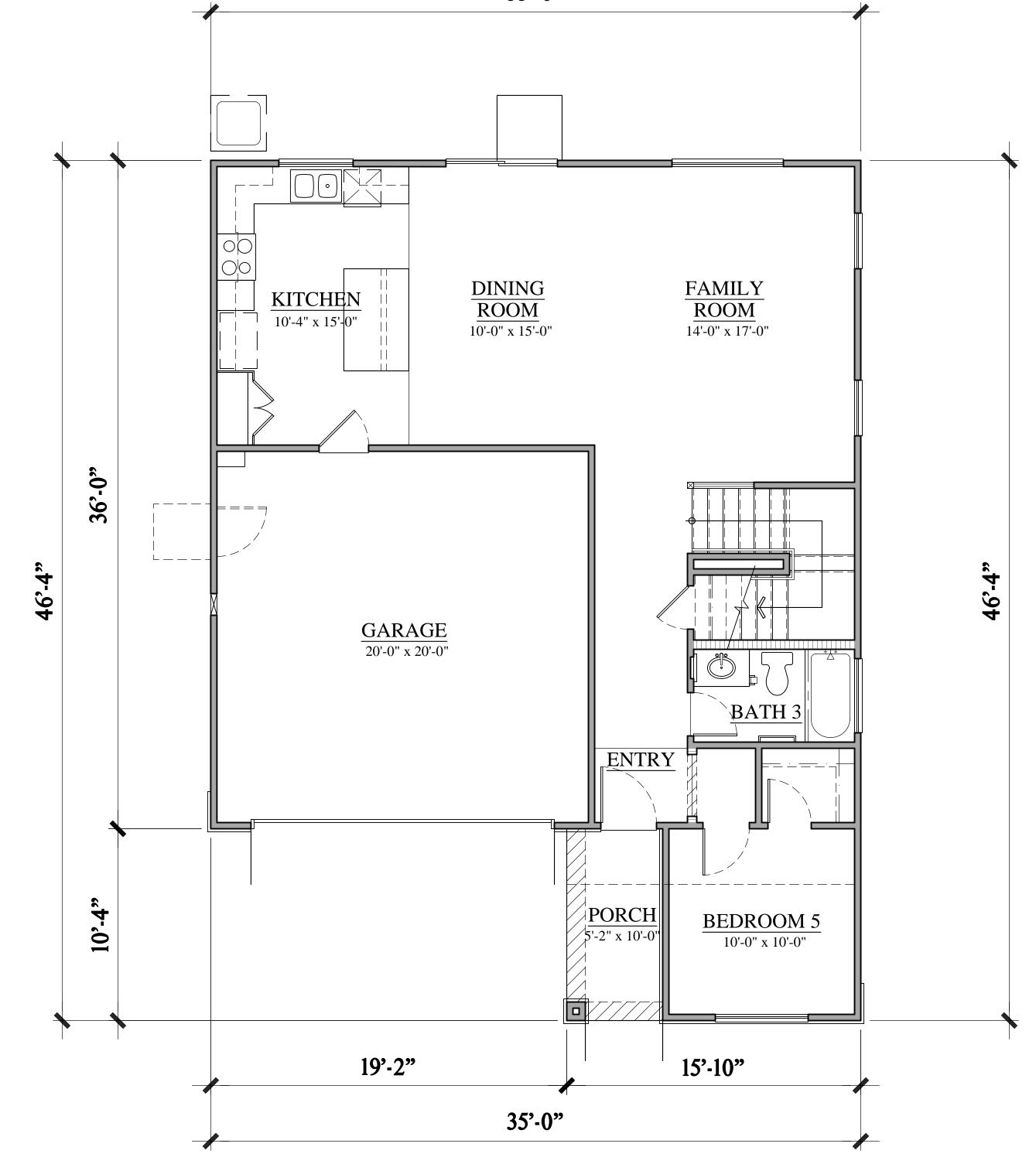
RIGHT ELEVATION

Building Materials

Stucco Finish and Harboard Siding
 Concrete Flat Tile Roofing
 Stone Accent Columns & Wainscot
 6x12 Wood Corbels
 Accent Color Window & Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies







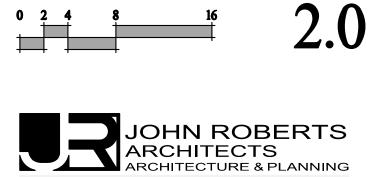




LAKE ELSINORE <u>2189 SF TOTAL</u> Lake Elsinore, California

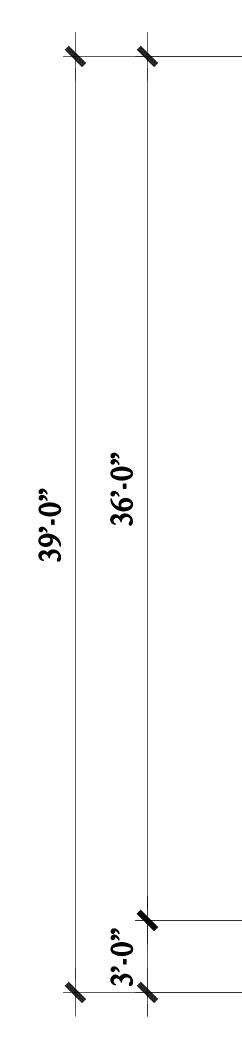
PLAN 2 FIRST FLOC SECOND FL TOTAL 2-BAY GARA PORCH

FIRST FLOOR PLAN



OR LOOR	957 SQ. FT. 1232 SQ. FT.
	2189 SQ. FT.
AGE	413 SQ. FT. 53 SQ. FT.

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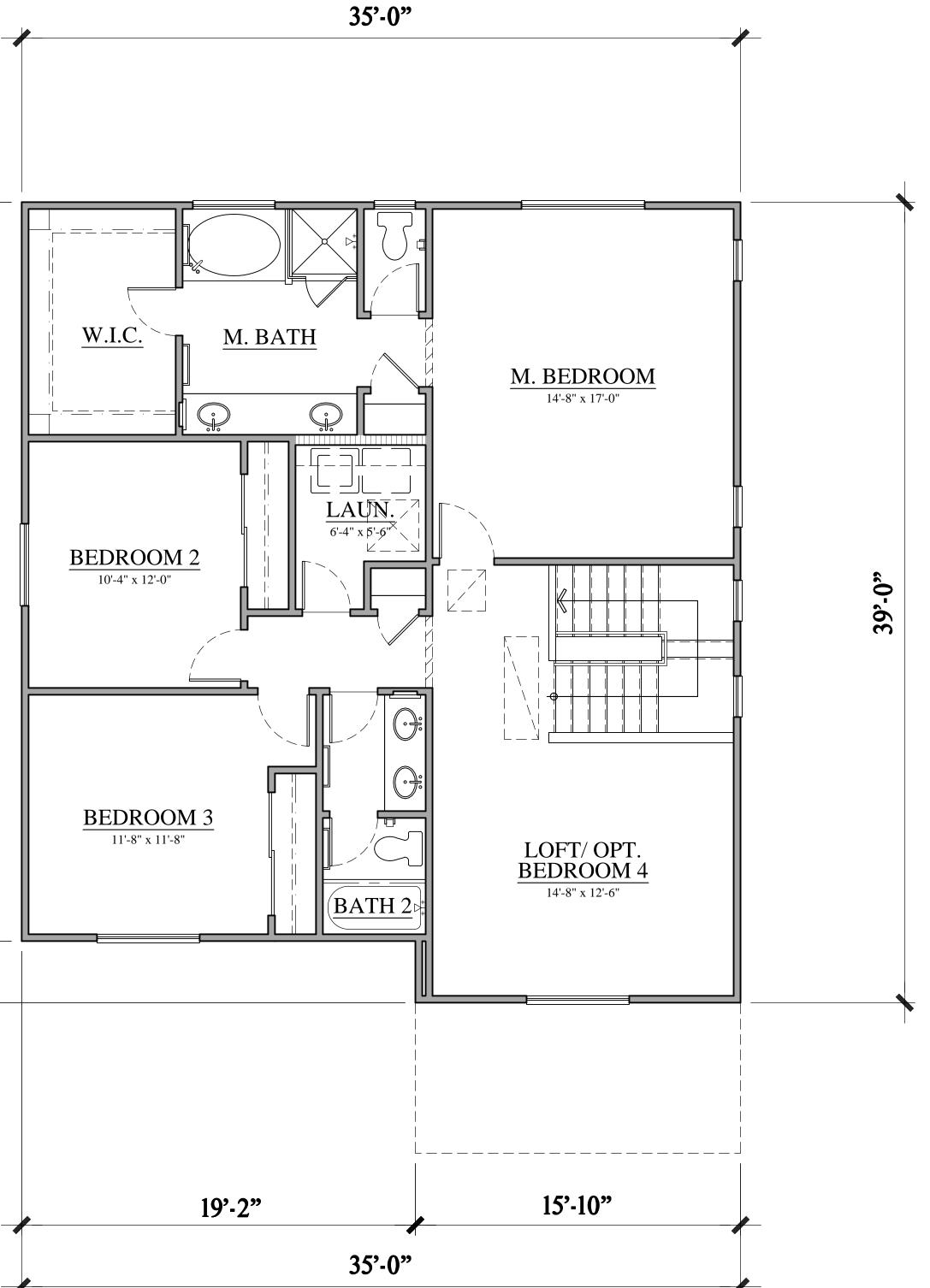


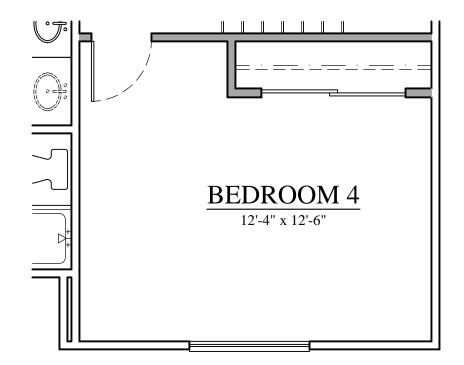


LAKE ELSINORE <u>2189 SF TOTAL</u> Lake Elsinore, California

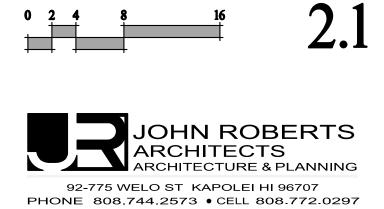
PLAN 2 FIRST FLOO SECOND FL TOTAL 2-BAY GARA PORCH

SECOND FLOOR PLAN

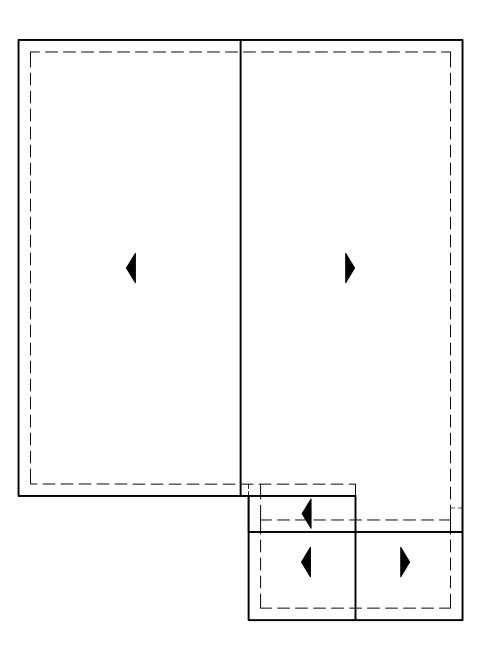




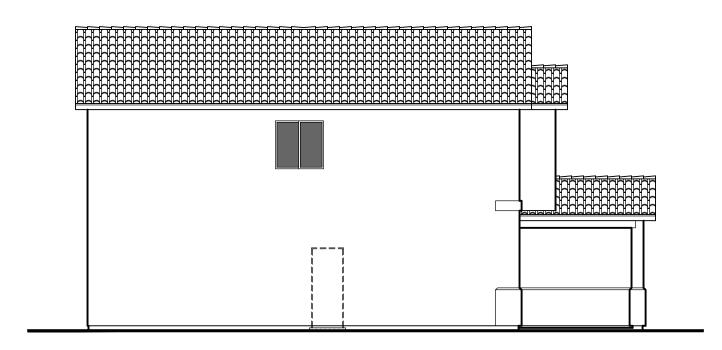
OPT. BEDROOM 4



OR LOOR	957 SQ. FT. 1232 SQ. FT.
	2189 SQ. FT.
AGE	413 SQ. FT. 53 SQ. FT.



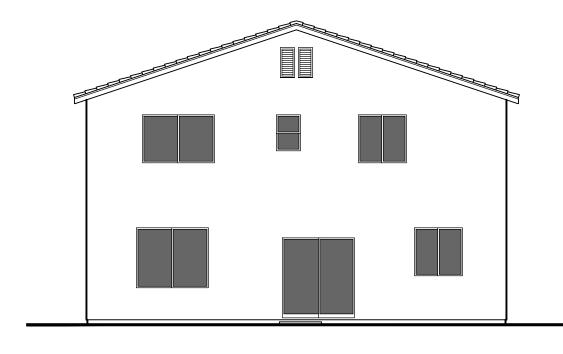








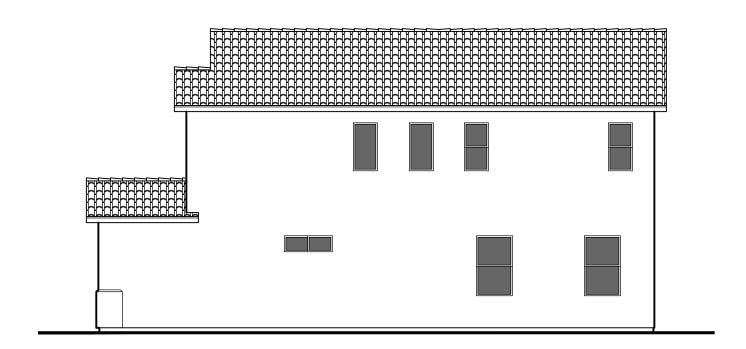
FRONT ELEVATION



REAR ELEVATION

PLAN 2A **SPANISH**

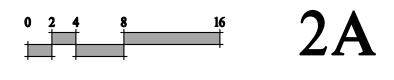
LAKE ELSINORE Lake Elsinore, California.



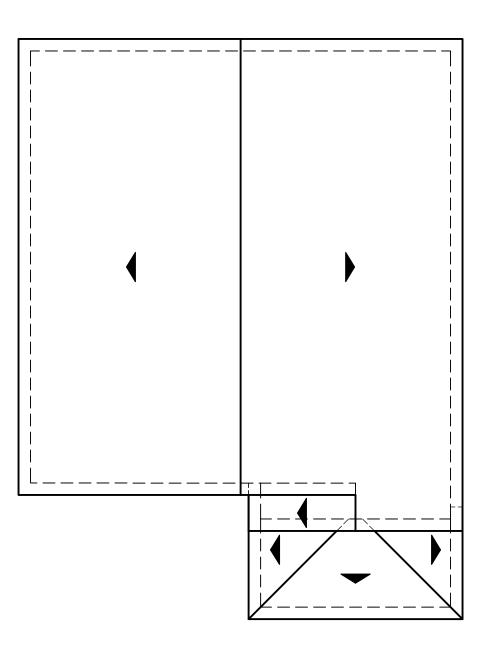
RIGHT ELEVATION



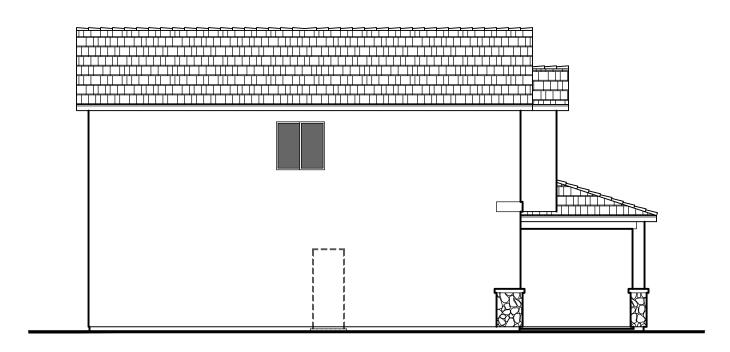
 Stucco Finish
 Low Profile 'S' Concrete Roof Tile 2. Low Frome's Concrete Roof The
 3. 2" Buildout Stucco Wainscot
 4. Spanish Style Clay Accent Vent
 5. Accent Color Window and Door Trim
 6. Decorative Exterior Lights
 7. Fiberglass Shutters as applies







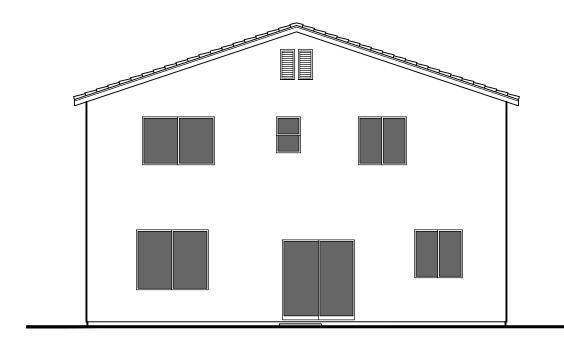








FRONT ELEVATION

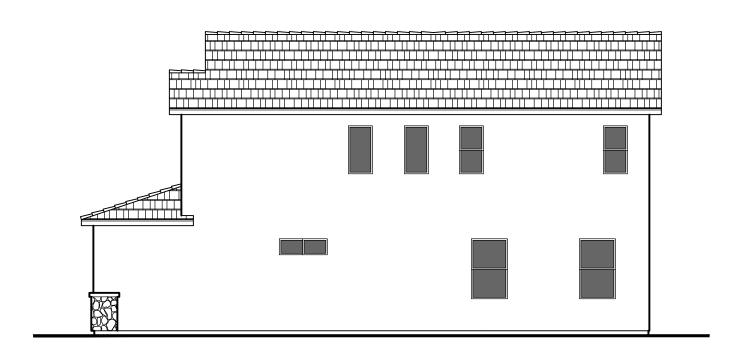


REAR ELEVATION

PLAN 2B TRADITIONAL

LAKE ELSINORE Lake Elsinore, California.





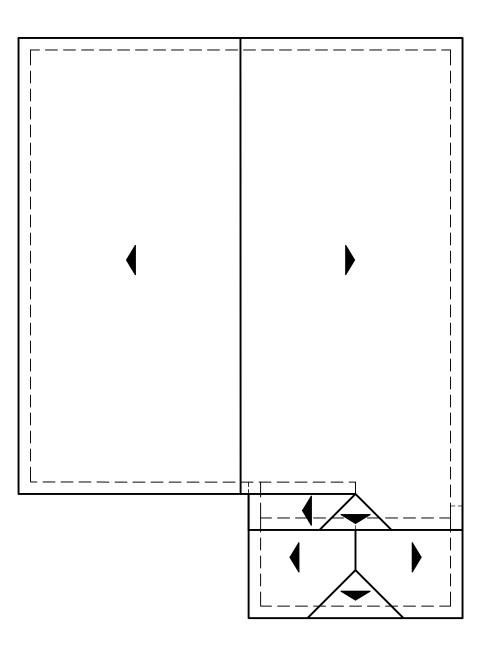
RIGHT ELEVATION



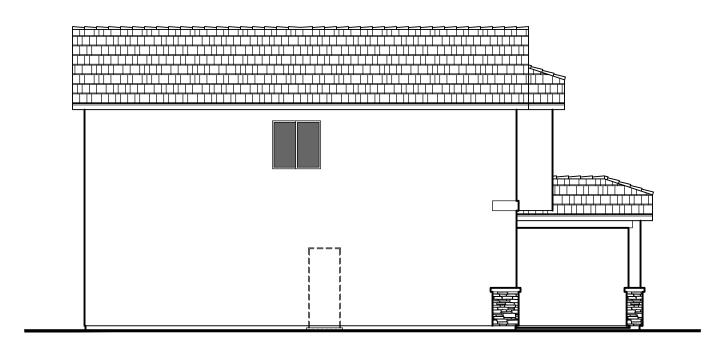
Stucco Finish
 Concrete Flat Tile Roofing
 Brick Accent Columns & Wainscot
 Accent Color Window and Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies







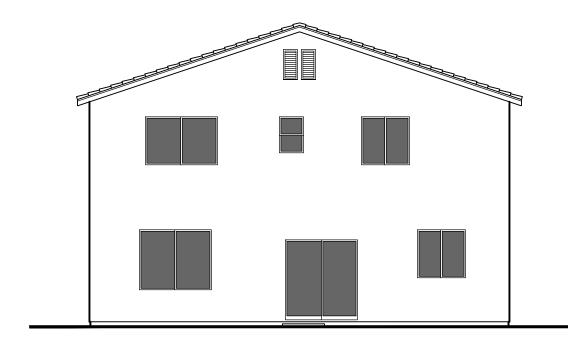








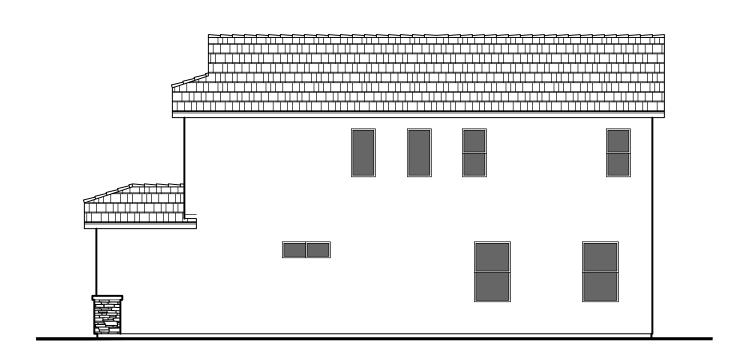
FRONT ELEVATION



REAR ELEVATION

PLAN 2C **ELEVATION STYLE**

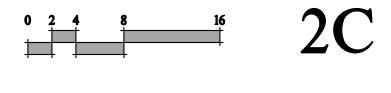
LAKE ELSINORE Lake Elsinore, California.



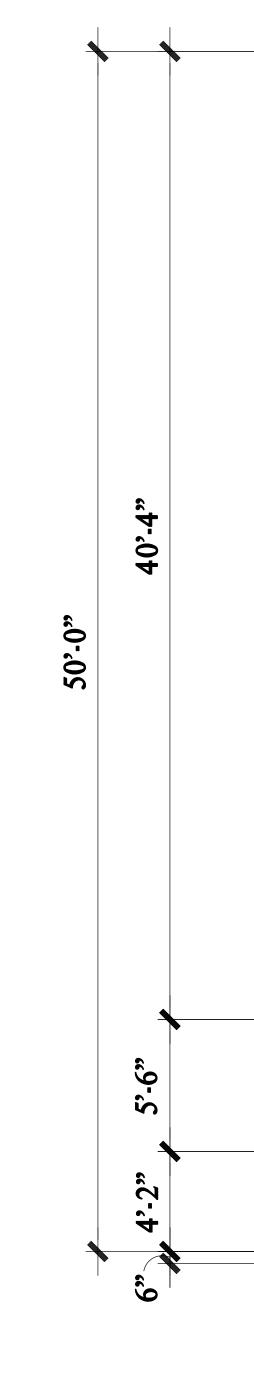
RIGHT ELEVATION

Building Materials

Stucco Finish and Harboard Siding
 Concrete Flat Tile Roofing
 Stone Accent Columns & Wainscot
 6x12 Wood Corbels
 Accent Color Window & Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies



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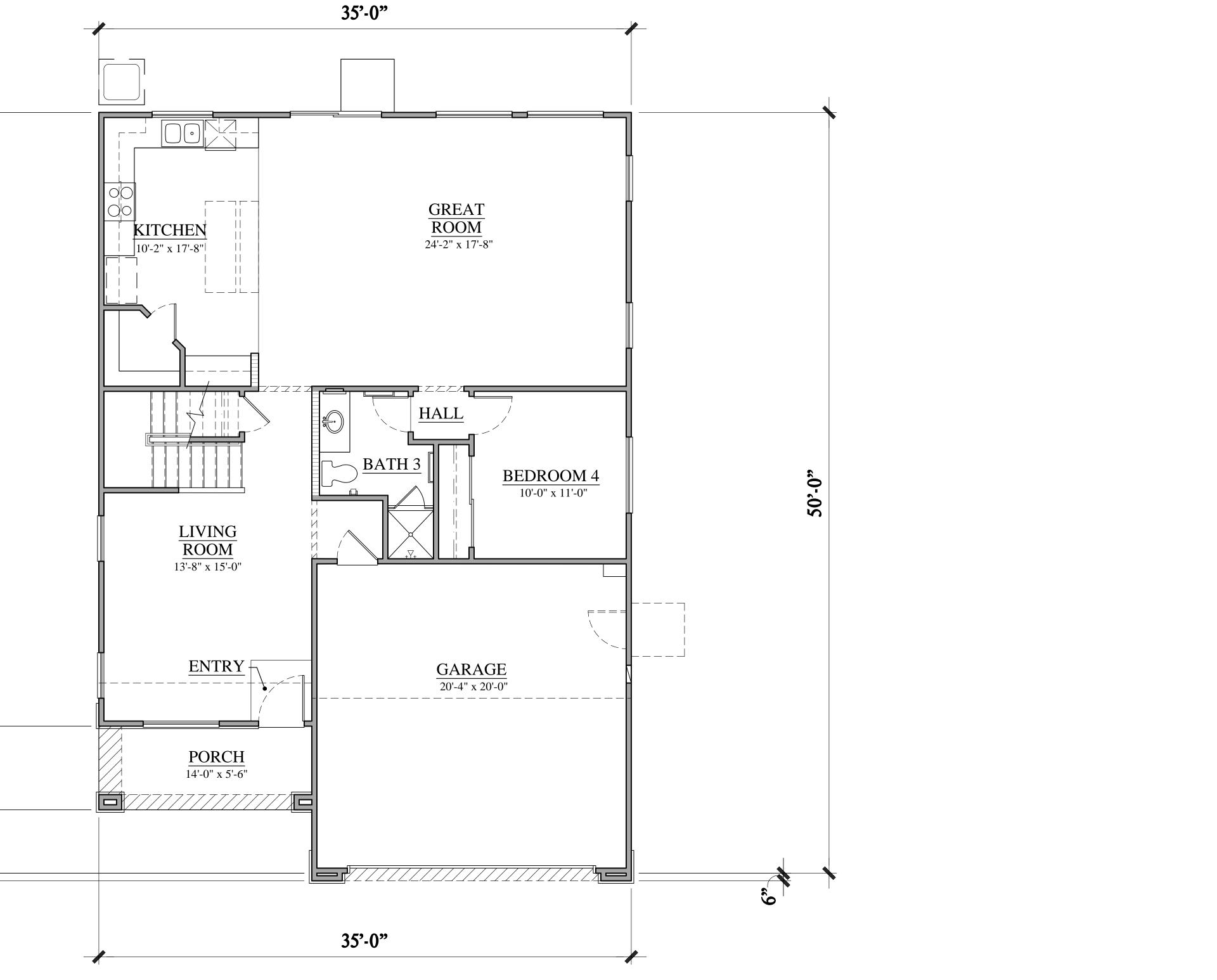


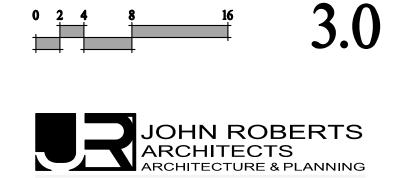


LAKE ELSINORE 2,466 SF TOTAL Lake Elsinore, California

PLAN 3 FIRST FLOO SECOND FL TOTAL 2-BAY GARA PORCH

FIRST FLOOR PLAN





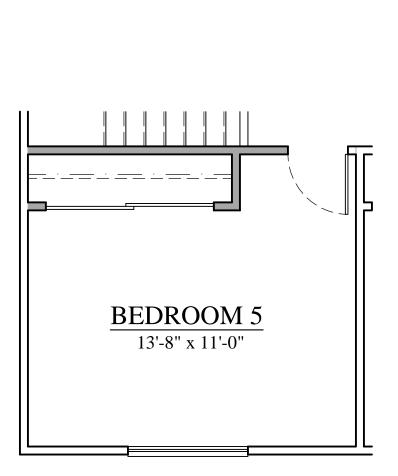
OR LOOR	1191 SQ. FT. 1275 SQ. FT.
	2466 SQ. FT.
AGE	423 SQ. FT. 77 SQ. FT.

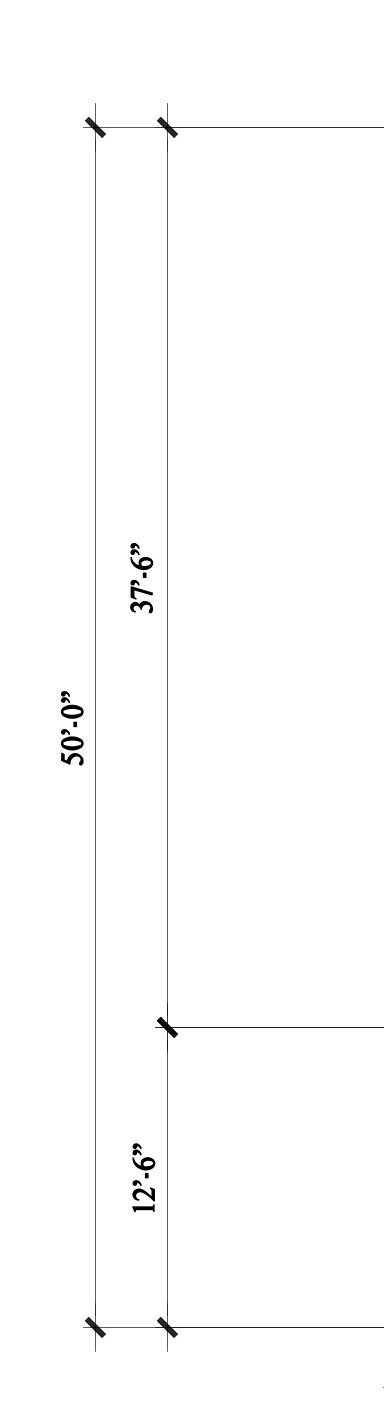
92-775 WELO ST KAPOLEI HI 96707 PHONE 808.744.2573 • CELL 808.772.0297 September 20, 2016 Rev. November 29, 2016





OPT. BEDROOM 5

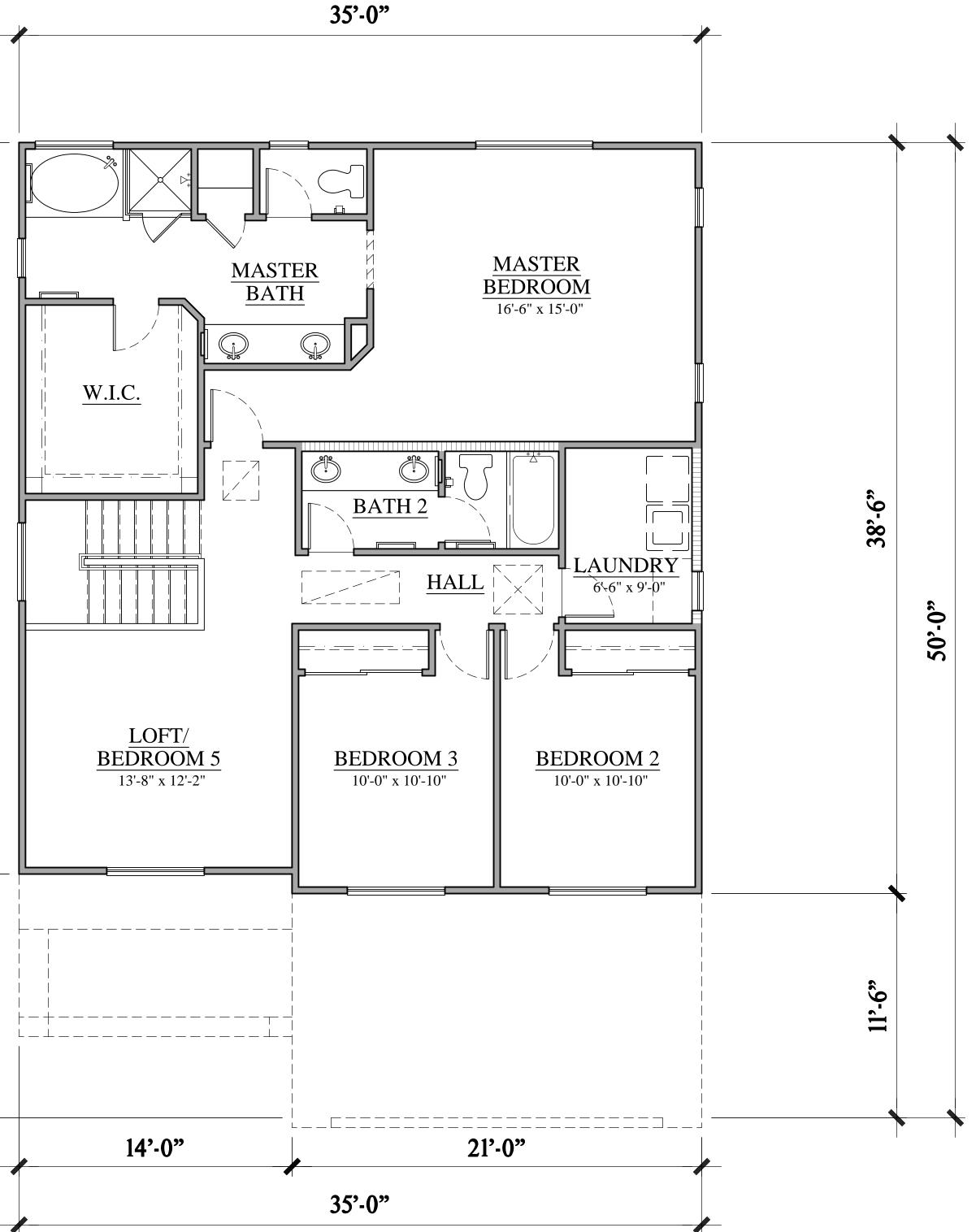


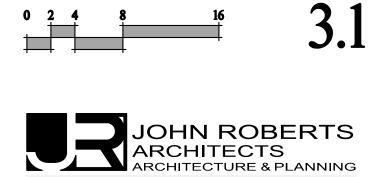


LAKE ELSINORE <u>2,466 SF TOTAL</u> Lake Elsinore, California

PLAN 3 FIRST FLOC SECOND FL TOTAL 2-BAY GARA PORCH

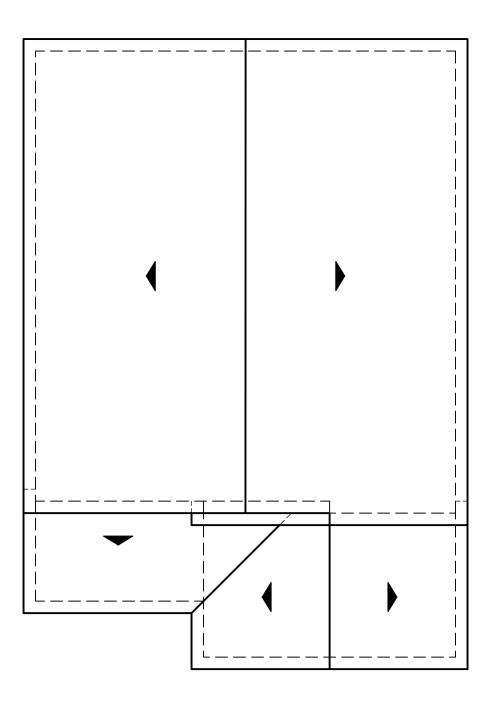
SECOND FLOOR PLAN



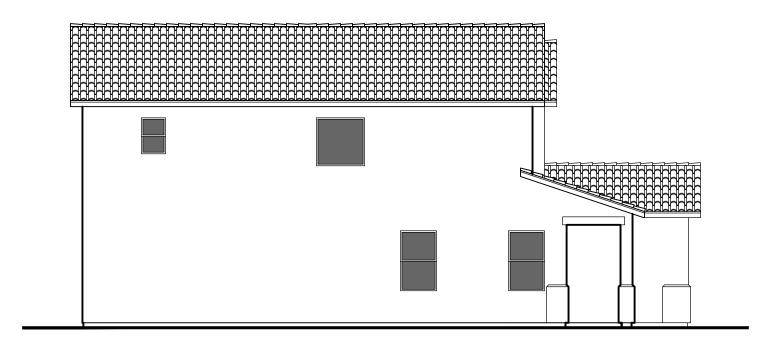


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OR	1191 SQ. FT.
LOOR	1275 SQ. FT.
	2466 SQ. FT.
AGE	423 SQ. FT.
	77 SQ. FT.





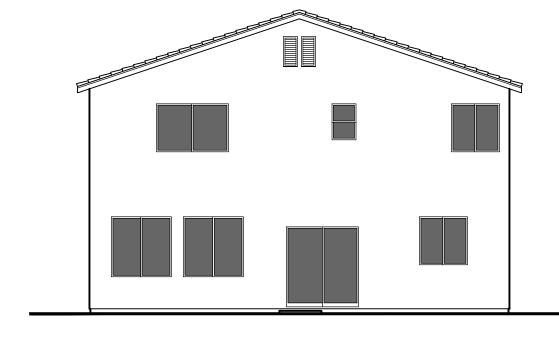






PLAN 3A **ELEVATION STYLE**

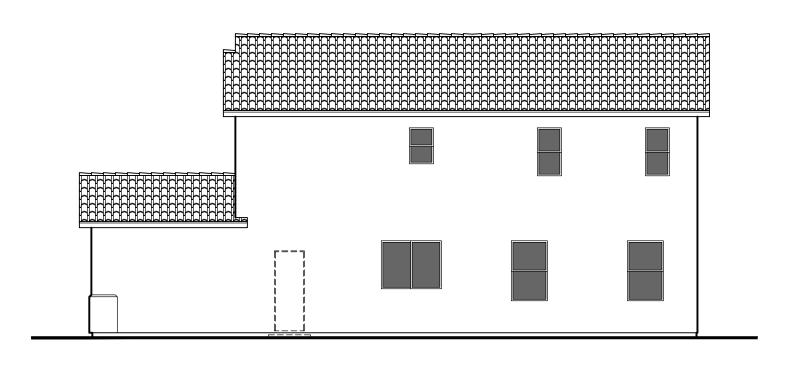
REAR ELEVATION



FRONT ELEVATION



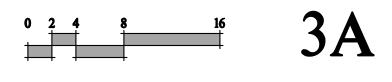




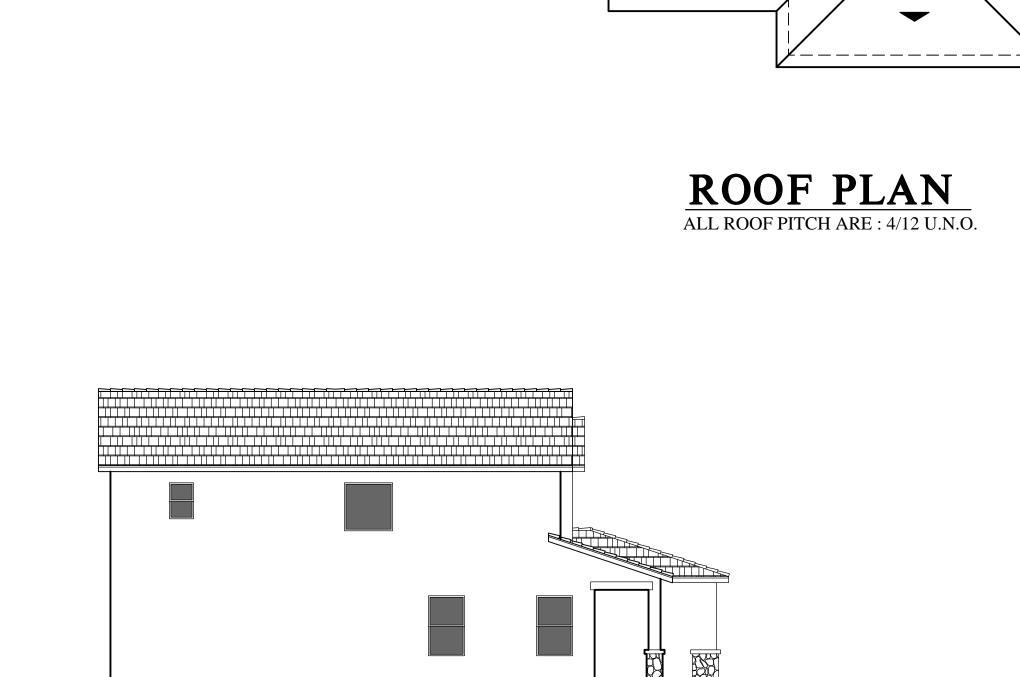
RIGHT ELEVATION

Building Materials

 Stucco Finish
 Low Profile 'S' Concrete Roof Tile 2. Low Frome's Concrete Roof The
 3. 2" Buildout Stucco Wainscot
 4. Spanish Style Clay Accent Vent
 5. Accent Color Window and Door Trim
 6. Decorative Exterior Lights
 7. Fiberglass Shutters as applies

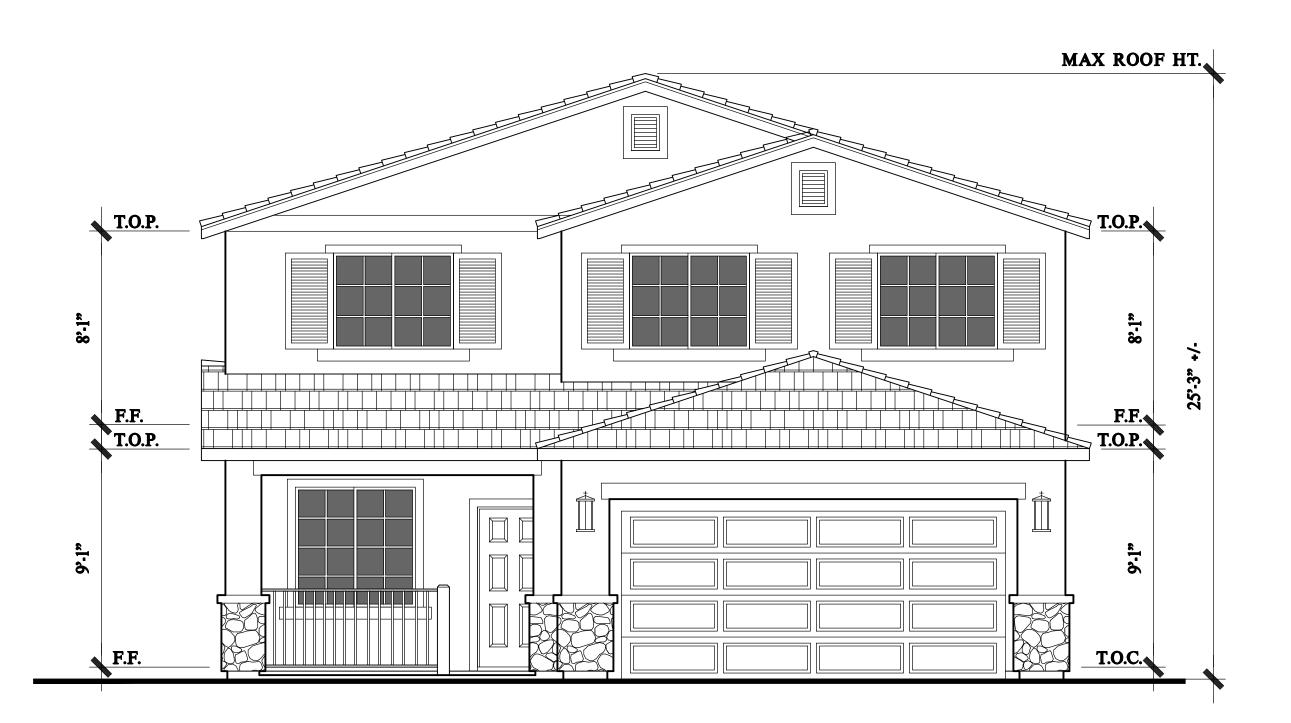




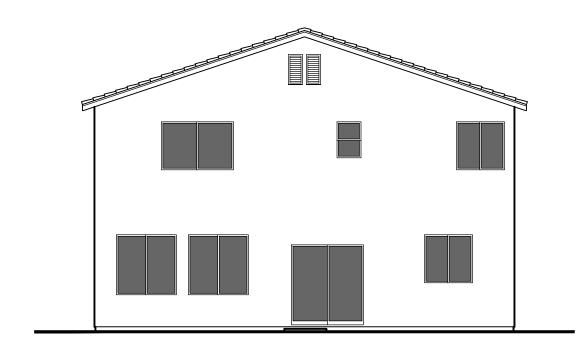




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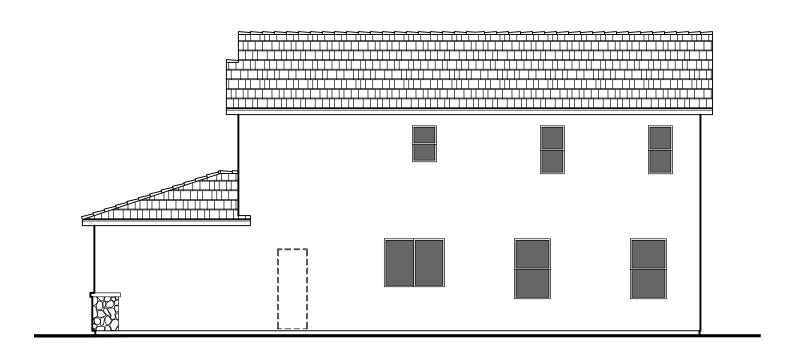
FRONT ELEVATION



REAR ELEVATION

PLAN 3B **ELEVATION STYLE**

LAKE ELSINORE Lake Elsinore, California.



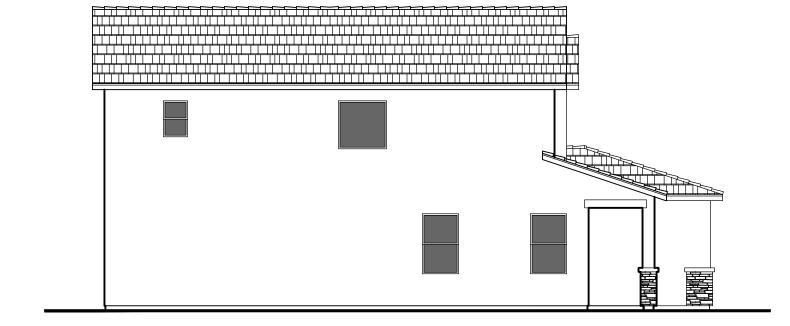
RIGHT ELEVATION

Building Materials

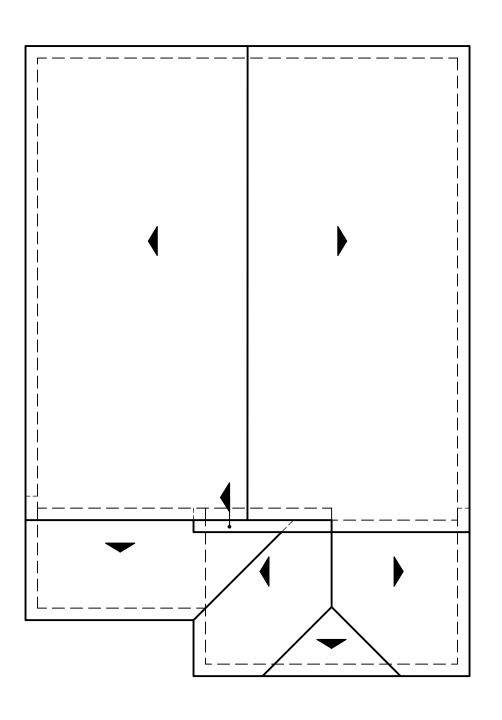
Stucco Finish
 Concrete Flat Tile Roofing
 Brick Accent Columns & Wainscot
 Accent Color Window and Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies



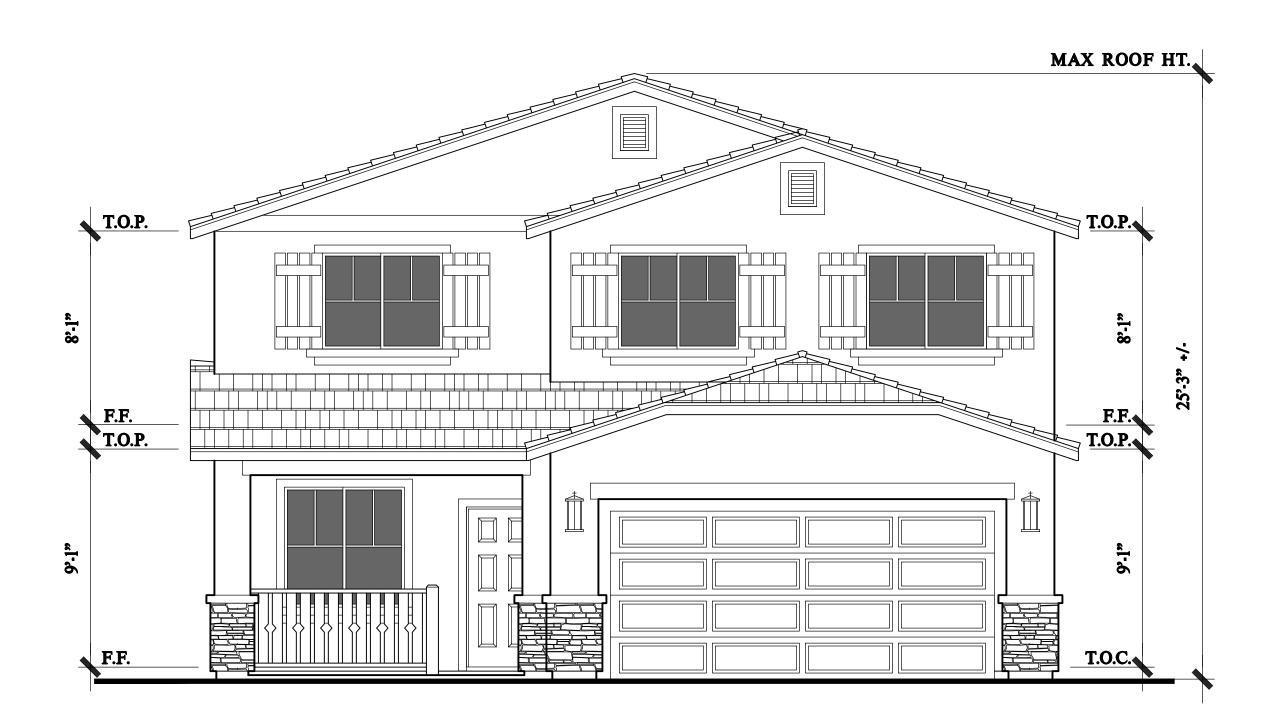




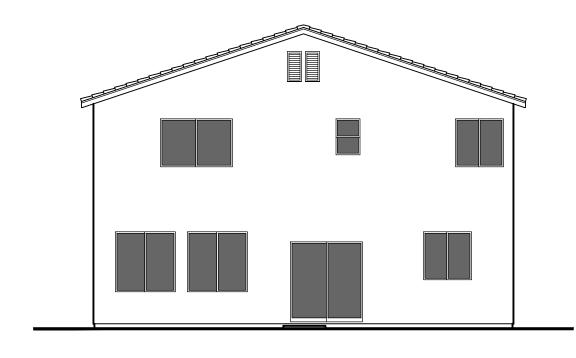




ROOF PLAN ALL ROOF PITCH ARE : 4/12 U.N.O.



FRONT ELEVATION

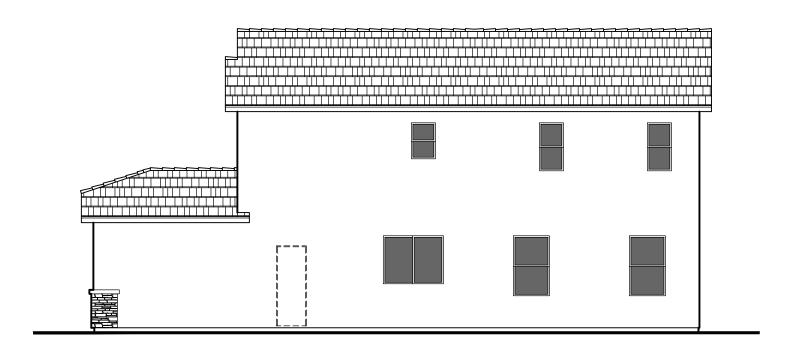


REAR ELEVATION

PLAN 3C **ELEVATION STYLE**

LAKE ELSINORE Lake Elsinore, California.





RIGHT ELEVATION

Building Materials

Stucco Finish and Harboard Siding
 Concrete Flat Tile Roofing
 Stone Accent Columns & Wainscot
 6x12 Wood Corbels
 Accent Color Window & Door Trim
 Decorative Exterior Lights
 Fiberglass Shutters as applies



JOHN ROBERTS ARCHITECTS ARCHITECTURE & PLANNING 92-775 WELO ST KAPOLEI HI 96707 PHONE 808.744.2573 • CELL 808.772.0297



Plan 1A, Scheme 1



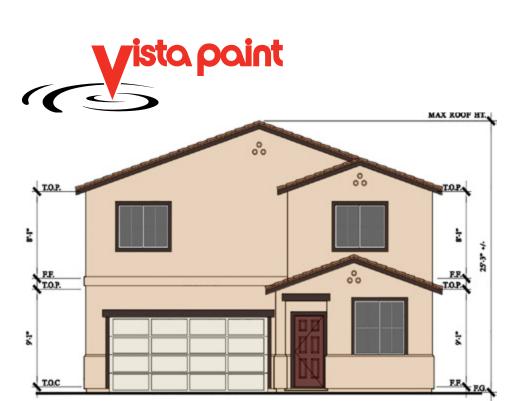
Frontier Homes, Lake Elsinore Plan 1A, 1B & 1C

Lisa Strauss December 10th, 2016



Plan 1B, Cottage, Scheme 7

Plan 1C, Craftsman, Scheme 2



Plan 2A, Spanish, Scheme 4



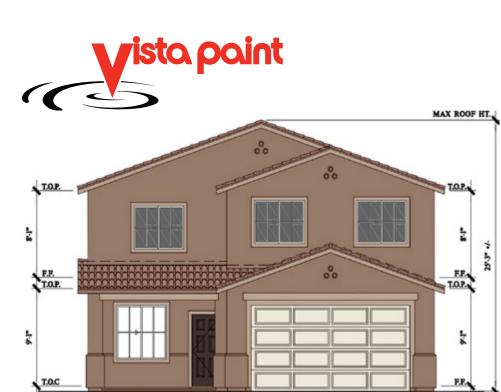
Plan 2C, Craftsman, Scheme 3

Frontier Homes, Lake Elsinore Plan 2A, 2B & 2C

Lisa Strauss December 5th, 2016



Plan 2B, Cottage, Scheme 8



Frontier Homes, Lake Elsinore Plan 3A, 3B & 3C

Lisa Strauss December 5th, 2016



Plan 3A, Spanish, Scheme 5



Plan 3B, Cottage, Scheme 9

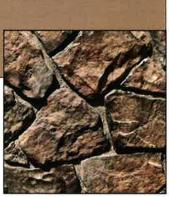
Plan 3C, Craftsman, Scheme 6



Coronado Stone

Graftsman:

Craftsman: Tuscan Villa Stone Volterra



French Country: Minnesota Fieldstone Dakota Brown



Fascia / Trim: Arresting Auburn (6034)

Accent: Theatre Red (7584)



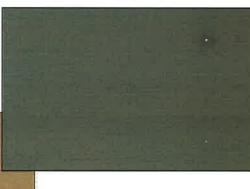
Spanish Eclectic

Craftsman / French Country

Primary Stucco: Portabello (6102)

Roofing: *Eagle*





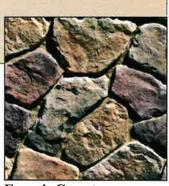
Accent: Thunderous (6201)

Fascia / Trim: Backdrop (7025)

Secondary: Diverse Beige (6079)



Craftsman: *Tuscan Villa Stone Prairie Moss*



French Country: Minnesota Fieldstone Aspen







Spanish Eclectic

Craftsman / French Country

Coronado Stone

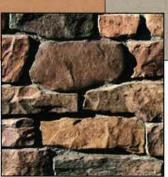
Primary Stucco: Pottery Urn (7715)



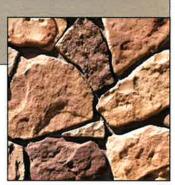


Accent: Terra Brun (6048)





Craftsman: *Tuscan Villa Stone Chablis*



French Country: Minnesota Fieldstone Carmel Mountain



Roofing: Eagle Sunset Blend (3646 /4646)



Spanish Eclectic

Craftsman / **French Country Primary Stucco:** Kilim Beige (6106)



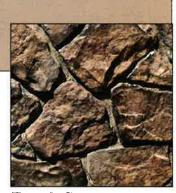


Accent: Carriage Door (7594)





Craftsman: Tuscan Villa Stone Florentine



French Country: Minnesota Fieldstone Dakota Brown



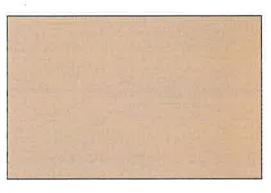
Roofing: *Eagle* Vallejo Range (3606 /4606)



Spanish Eclectic

Craftsman / **French Country**

Primary Stucco: Mocha (6067)



Fascia / Trim: Sand Trap (6066)

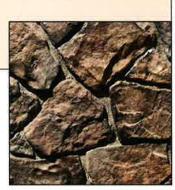
Accent: Black Bean (6006)





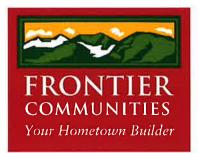
Coronado Stone

Craftsman: Tuscan Villa Stone Volterra



French Country: Minnesota Fieldstone Dakota Brown







Craftsman / French Country

Primary Stucco: Latte (6108) Fascia / Trim: Adaptive Shade (7053)

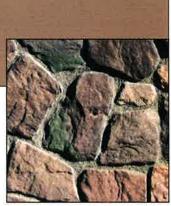


Accent: Bateau Brown (6033)

Secondary: Swing Brown (6046)



Craftsman: Tuscan Villa Stone Prairie Moss



French Country: Minnesota Fieldstone Coastal Brown







Aspen

Chablis

Roofing: *Eagle Concord Blend* (3602 /4602)



Spanish Eclectic

Craftsman / French Country

Primary Stucco: Requisite Gray (7023)





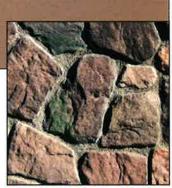


Accent: Canyon Clay (6054)





Craftsman: Tuscan Villa Stone Florentine



French Country: Minnesota Fieldstone Coastal Brown



Roofing: *Eagle* Vallejo Range (3606 /4606)



Spanish Eclectic

Craftsman / French Country

Primary Stucco: Pavillion Beige (7512)

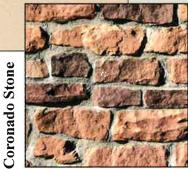






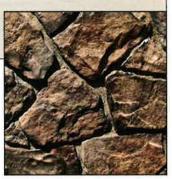
Accent: Canyon Clay (6054)

Secondary: Silverplate (7649)



Craftsman: Tuscan Villa Stone Carmel Mountain





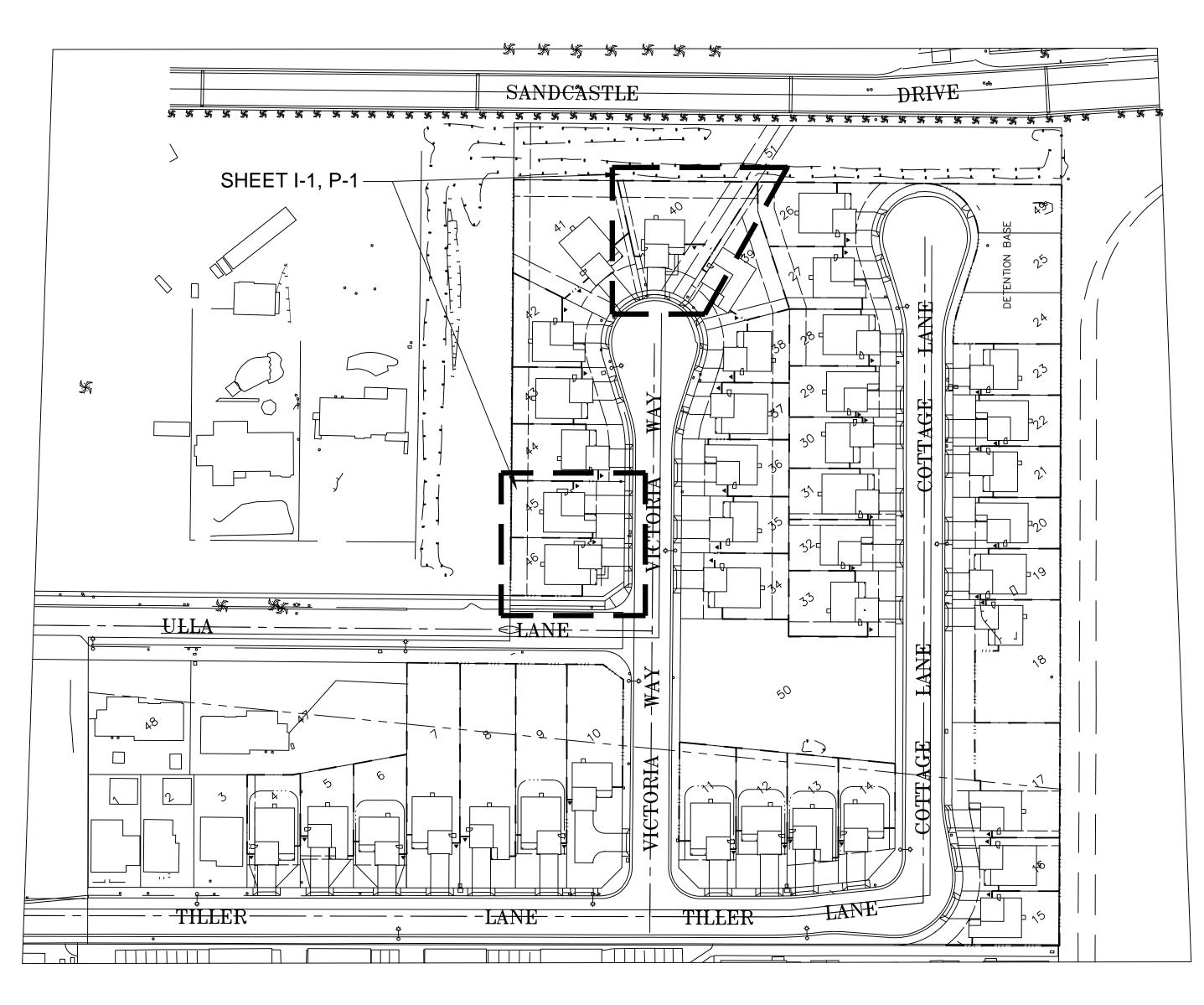
French Country: Minnesota Fieldstone Dakota Brown

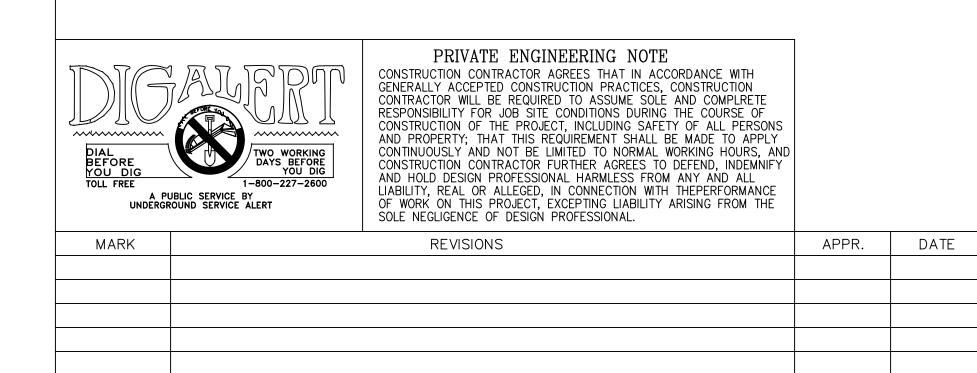


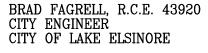
FRONT

COMMUNITIES Your Hometown Builder

ER





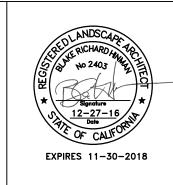


LAKE ELSINORE, CALIFORNIA TYPICAL PLANS TRACT 32996

INDEX MAP $\langle N \rangle$ NTS

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.

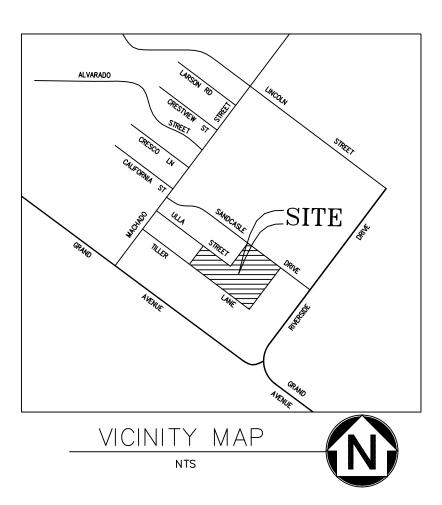
PREPARED UNDER THE SUPERVISION OF:





DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18 DATE



SHEET INDEX

TITLE SHEET	T-1
IRRIGATION PLAN	I-1
IRRIGATION LEGEND	I-2
IRRIGATION DETAILS	ID-1
PLANTING PLAN	P-1
PLANTING DETAILS	PD-1
IRRIGATION SPECIFICATIONS	SI-1
PLANTING SPECIFICATIONS	SP-1

OWNER / DEVELOPER

FRONTIER COMMUNITIES 8300 UTICA AVENUE, SUITE 300 RANCHO CUCAMONGA, CA 91730 CONTACT PERSON: MATTHEW ESQUIVEL, PROJECT PLANNER OFFICE: 909-354-8025

LANDSCAPE ARCHITECT

LANTEX

LANDSCAPE ARCHITECTURE - PLANNING 28052 CAMINO CAPISTRANO. SUITE 211 LAGUNA NIGUEL, CA 92677 (949) 683-1941 CONTACT PERSON: BLAKE HINMAN EMAIL ADDRESS: BLAKE.HINMAN@LANTEXLA.COM

ENGINEER

S D ENGINEERING AND ASSOCIATES 242 E. AIRPORT DRIVE, STE. 212 SAN BERNARDINO, CA 92408 PH. (909) 884-7090 ATTN: SURESH DODDIAH



28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305

CITY OF LAKE ELSINORE

TRACT NO. 32996

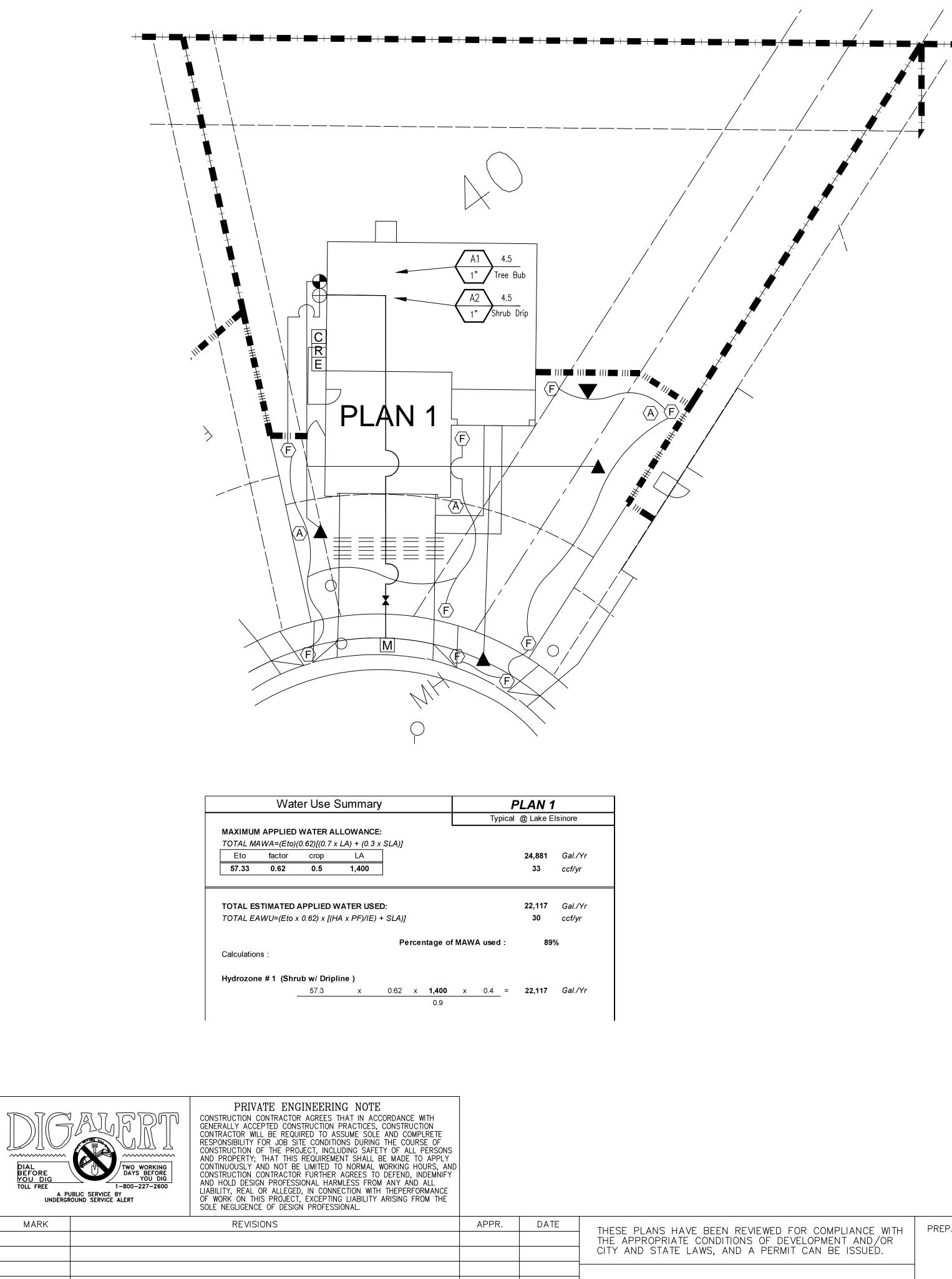
TYPICAL PLAN

SHEET	1
OF	8 SHEETS
FILE NO).
	T_1

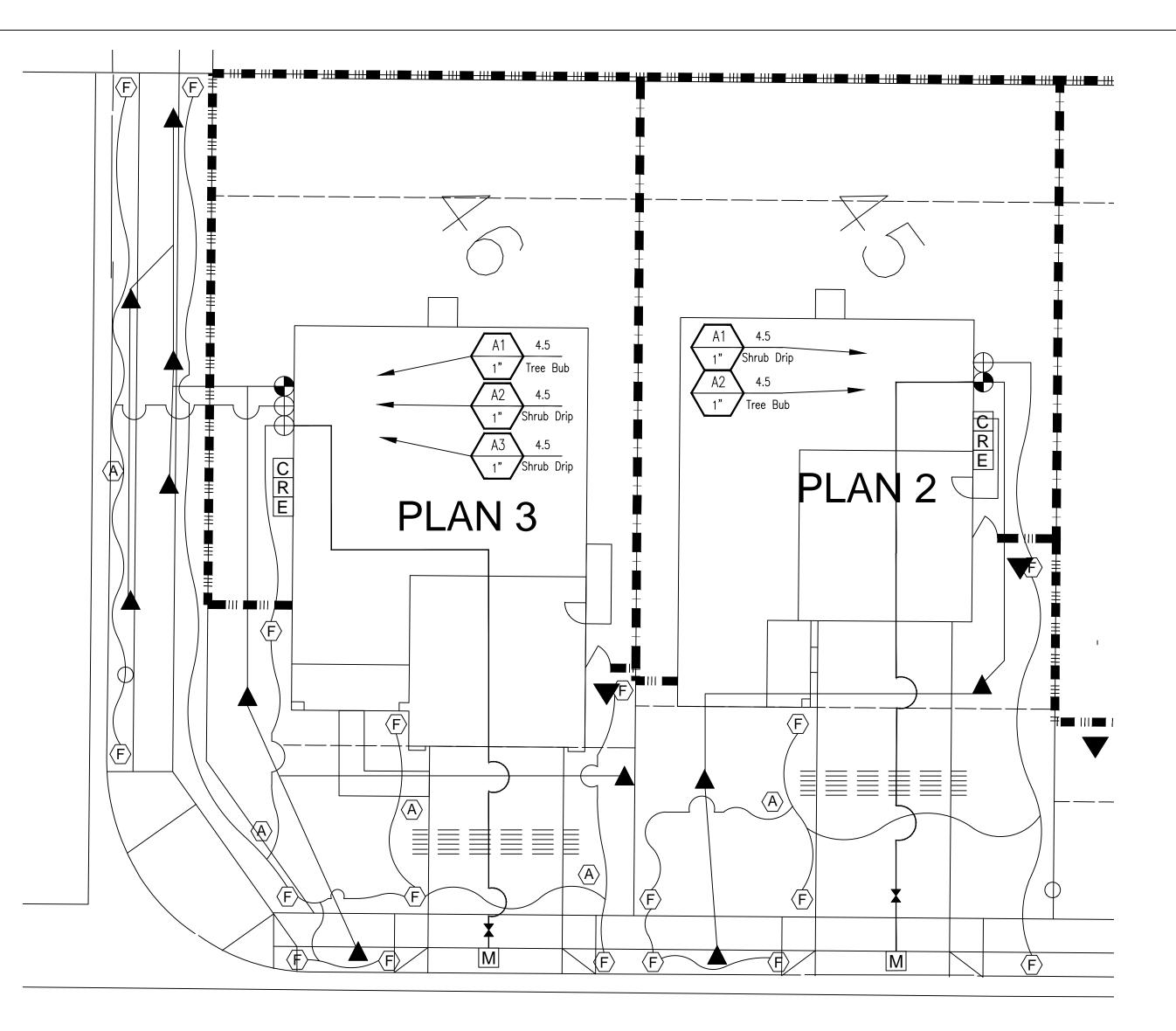
27 Ř PLOT

TITLE SHEET

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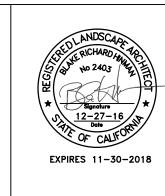


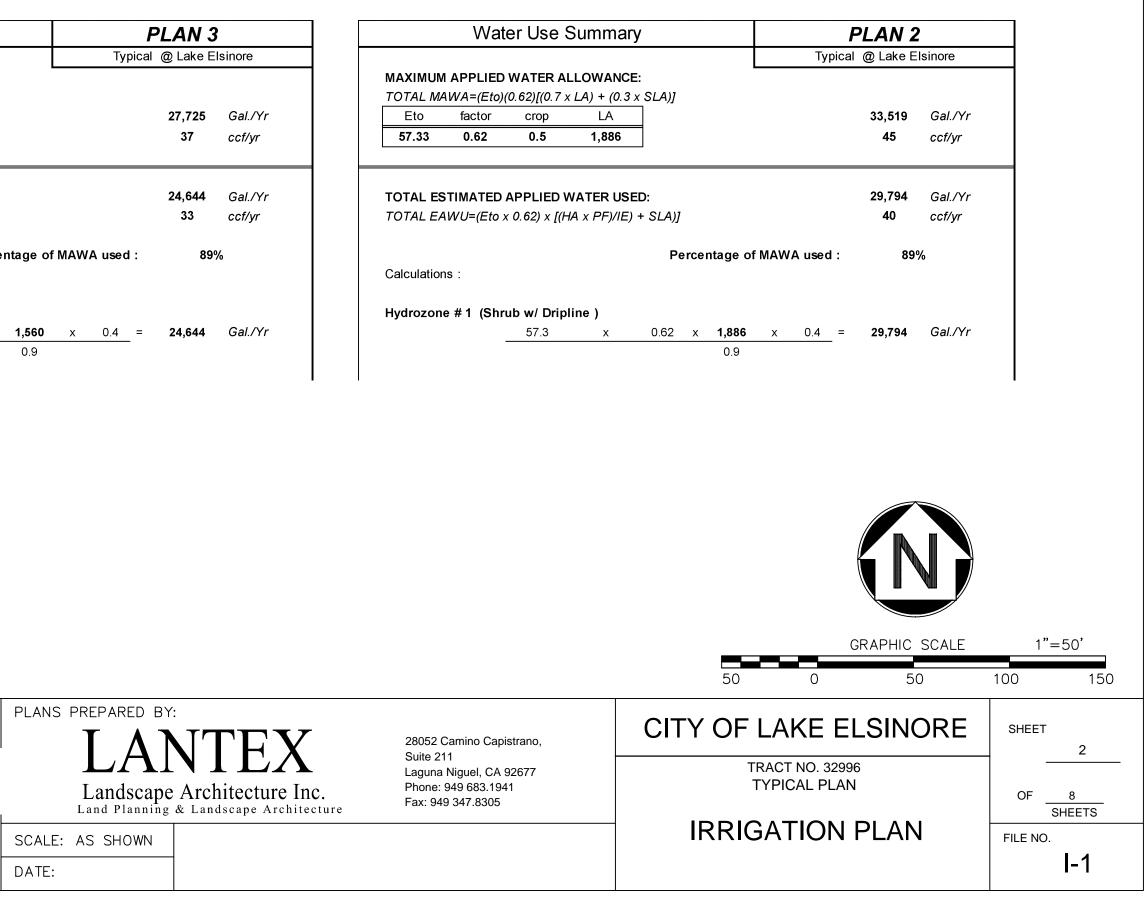
BRAD FAGRELL, R.C.E. 43
CITY ENGINEER
CITY OF LAKE ELSINORE



	Wate	er Use S	Summar	у					
								Ту	pica
MAXIMUN	1 APPLIED	WATER AI	LOWANCI	E:		-			
TOTAL M	AWA=(Eto)((0.62)[(0.7 x	LA) + (0.3	x SLA)]					
Eto	factor	crop	LA						
57.33	0.62	0.5	1,560						
	STIMATED A								
				+ SLA)]	erce	ntage of	MAW	Auseo	1:
	AWU=(Eto x			+ SLA)]	erce	ntage of	MAW	Auseo	1:
TOTAL EA	AWU=(Eto x	(0.62) x [(H	'A x PF)/IE)	+ SLA)]	erce	ntage of	MAW	Auseo	1:
TOTAL EA	AWU=(Eto x	(0.62) x [(H	'A x PF)/IE)	+ SLA)]	erce x	ntage of 1,560	MAW	A used	I:

PREPARED UNDER THE SUPERVISION OF:





RELL, R.C.E. 43920 NEER

DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18 DATE

IRRIGATION NOTES

- CARRIED OUT BY THE CONTRACTOR.
- TO THE OWNER'S REPRESENTATIVE.
- BEGINNING WORK.
- INSTALLED WITHIN PLANTING AREAS.
- OWNER.
- OWNER'S AUTHORIZED REPRESENTATIVE.

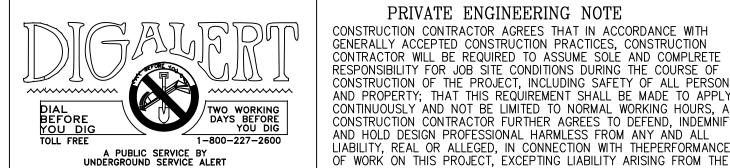
- WITHIN 18" OF HARDSCAPE.
- ADJUSTABLE ARC UNITS.

FRONT YARD TYPICAL NOTES

- WIRE BUNDLE CARRIED.

	IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD (6 months)															
LAKE ELS	INORE '	TR 3296	6	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	Total:
POC / Cont			ETo/Mo	2.1	2.9	3.9	4.5	5.7	6.5	7.3	7.1	5.9	4.2	2.6	1.9	54.60
Typica	al Lot		ETo/Day	0.07	0.10	0.13	0.15	0.18	0.22	0.24	0.23	0.20	0.14	0.09	0.06	
			Days/Week	2	3	3	3	3	3	3	3	3	3	3	2	
Туре	AKc	Pr Rate	IE													_
Shrub																
Inline Drip	0.5	0.77	0.9	10.3	10.5	12.7	15.2	18.6	21.9	23.8	23.1	19.9	13.7	8.8	9.3	Min/Day
1	Qty. of \	/alves	Total Run Times	10	10	13	15	19	22	24	23	20	14	9	9	Total Min/Day
Turf	NONE															
Spray	0	1	0.75	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Min/Day
0	Qty. of \	/alves	Total Run Times	0	0	0	0	0	0	0	0	0	0	0	0	Total Min/Day
Turf	NONE															
Inline Drip	0	0.77	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Min/Day
0	Qty. of \	/alves	Total Run Times	0	0	0	0	0	0	0	0	0	0	0	0	Total Min/Day
Bubblers																
	0.9	3	0.85	5.0	5.1	6.2	7.4	9.1	10.7	11.6	11.3	9.7	6.7	4.3	4.5	Min/Day
1	Qty. of \	/alves	Total Run Times	5	5	6	7	9	11	12	11	10	7	4	5	Total Min/Day
	•															
Total Valves	: 2		TOTAL RUN TIMES (HRS)	0.3	0.3	0.3	0.4	0.5	0.5	0.6	0.6	0.5	0.3	0.2	0.2	
. ,																
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	
									-	-						1

	IRRIG	٩TI				
LAKE ELS	INORE 1	R 32966	;		JAN	I
POC / Contr				ETo/Mo	2.10	2
Typica	Lot			ETo/Day	0.07	
		•		Days/Week	2	
Туре	AKc	Pr Rate		IE		
Shrub						
Inline Drip	0.4	0.77		0.9	8.2	
1	Qty. of V	alves	Т	otal Run Times	8	
Turf	NONE					
Spray	0	1		0.75	0.0	
0	Qty. of V	of Valves Total Run Times				
Turf	NONE					
Inline Drip	0	0.77	0.9		0.0	
0	Qty. of V	alves	ves Total Run Times		0	
Bubblers						
	0.8	3		0.85	4.5	
1	Qty. of V	alves	Т	otal Run Times	4	
Total Valves:	2		ΤΟΤΑΙ	RUN TIMES (HRS)	0.2	
					JAN	
		DATE				
APPR. DA		DATE		THESE	PLAN:	S
				THE AP		
				CITY AN		
					וכ טו	



MARK

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE

PRIVATE ENGINEERING NOTE

SOLE NEGLIGENCE OF DESIGN PROFESSIONAL REVISIONS

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE

5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE

6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE

7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE

9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES

12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT 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

A. MAKE IRRIGATION POINT OF CONNECTION INTO WATER SERVICE LINE IMMEDIATELY DOWNSTREAM OF THE EXISTING WATER METER. VERIFY EXACT METER LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL PRESSURE REGULATOR DOWNSTREAM OF BALL VALVE IF STATIC WATER PRESSURE EXCEEDS 75 PSI. SET OPERATING PRESSURE TO 66 PSI. ADJUST PRESSURE AS NEEDED. MAXIMUM DEMAND IS +/- 12 GPM. MAKE POINT OF CONNECTION PER LOCAL CODE.

B. INSTALL CONTROLLER WITHIN GARAGE FOR MODELS (OR ON EXTERIOR WALL FOR SALES OFFICE). INSTALL CONTROLLER FOR PARKING LOT ON ADJACENT LOT, COORDINATE WITH DEVELOPER. FINAL CONTROLLER LOCATION TO BE DETERMINED IN THE FIELD BY THE DEVELOPER'S AUTHORIZED REPRESENTATIVE. DEVELOPER TO PROVIDE 120 VOLT POWER TO FINAL CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE ALL CONNECTIONS PER LOCAL CODES.

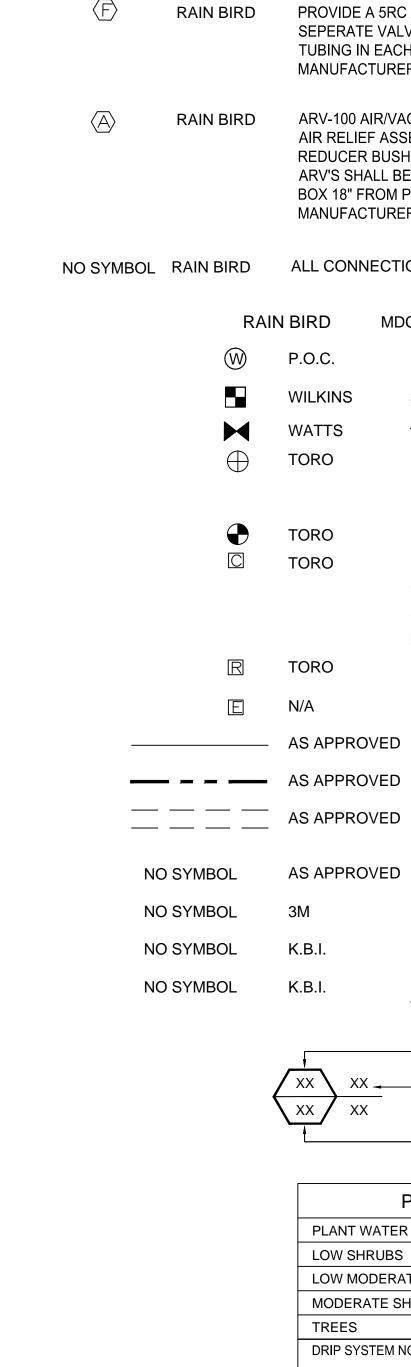
C. LOCATE CONTROL VALVES ADJACENT TO THE SIDE OF HOUSE. VALVES SHOULD NOT BE VISIBLE FROM ENTRY WALKWAY. SCREEN VALVES WITH SHRUBS IF NECESSARY. INSTALL ANTI-SIPHON VALVES PER LOCAL CODES.

D. ALL PIPE AND WIRES UNDER HARDSCAPE ARE TO BE SLEEVED IN SCH. 40 PVC. PIPE SLEEVES ARE TO BE 2X THE PIPE OR

TION S	CHEDU	JLE - ES	STABLIS	SHED L	ANDSC	APE					
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	Total:
2.90	3.90	4.50	5.70	6.50	7.30	7.10	5.90	4.20	2.60	1.90	54.60
0.10	0.13	0.15	0.18	0.22	0.24	0.23	0.20	0.14	0.09	0.06	
3	3	3	3	3	3	3	3	3	3	2	
											-
8.4	10.2	12.1	14.9	17.5	19.0	18.5	15.9	10.9	7.0	7.4	Min/Day
8	10	12	15	18	19	19	16	11	7	7	Total Min/Da
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Min/Day
0	0	0	0	0	0	0	0	0	0	0	Total Min/Da
				_	-	_					
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	Min/Day
0	0	0	0	0	0	0	0	0	0	0	Total Min/Da
				_	-						
4.5	5.5	6.6	8.1	9.5	10.3	10.1	8.6	6.0	3.8	4.0	Min/Day
5	6	7	8	10	10	10	9	6	4	4	Total Min/Da
0.2	0.3	0.3	0.4	0.5	0.5	0.5	0.4	0.3	0.2	0.2	
FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	

HAVE BEEN REVIEWED FOR COMPLIANCE WITH IATE CONDITIONS OF DEVELOPMENT AND/OR TE LAWS, AND A PERMIT CAN BE ISSUED.

PREPARED UNDER THE SUPERVISION OF:



SYMBOL

 $\langle F \rangle \langle A \rangle$

TREE BUBBLER

HUNTER

NO SYMBOL RAIN BIRD

POINT TO POINT DRIP





BRAD FAGRELL, R.C.E. 43920

DATE

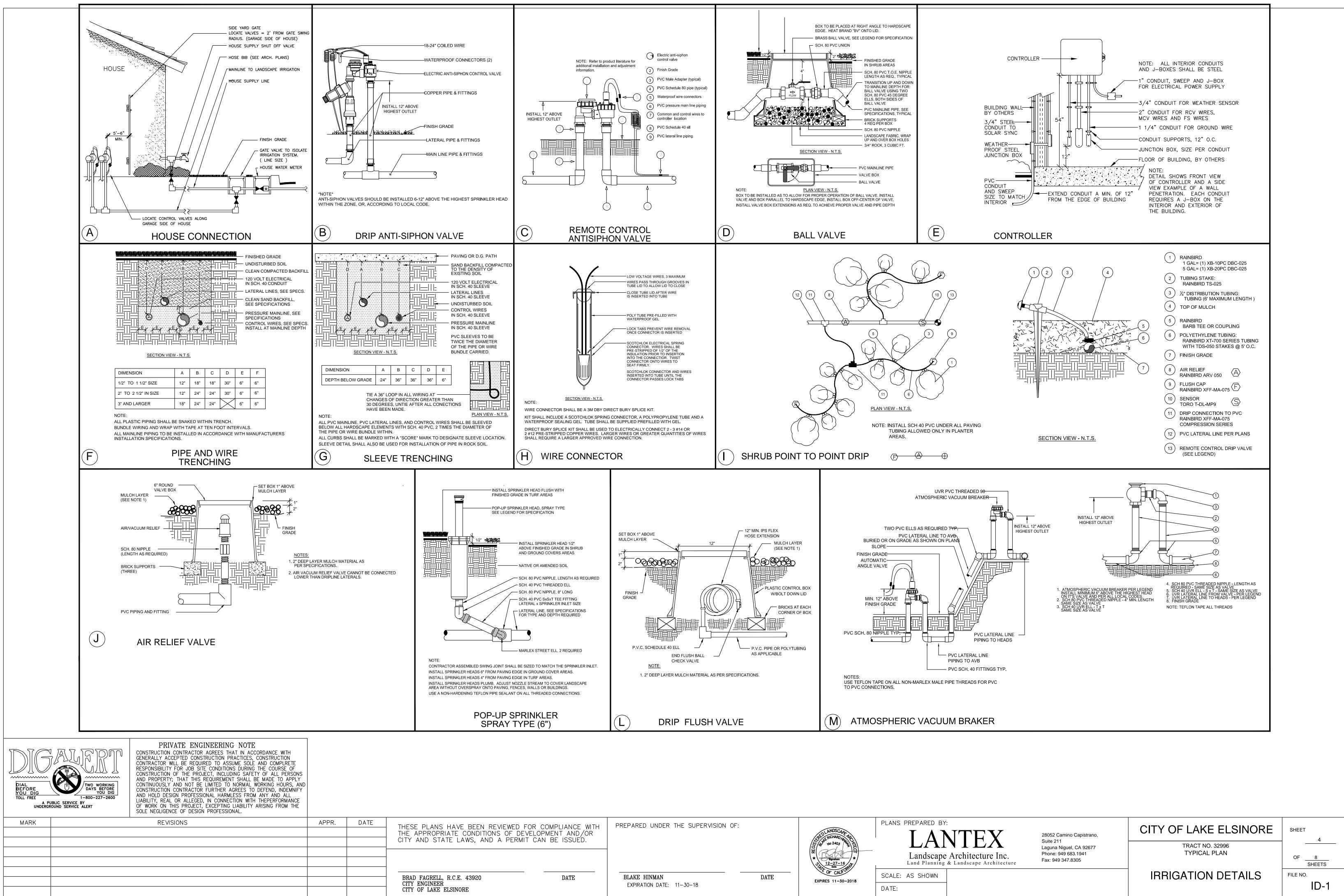
BLAKE HINMAN EXPIRATION DATE: 11-30-18 DATE

DATE:

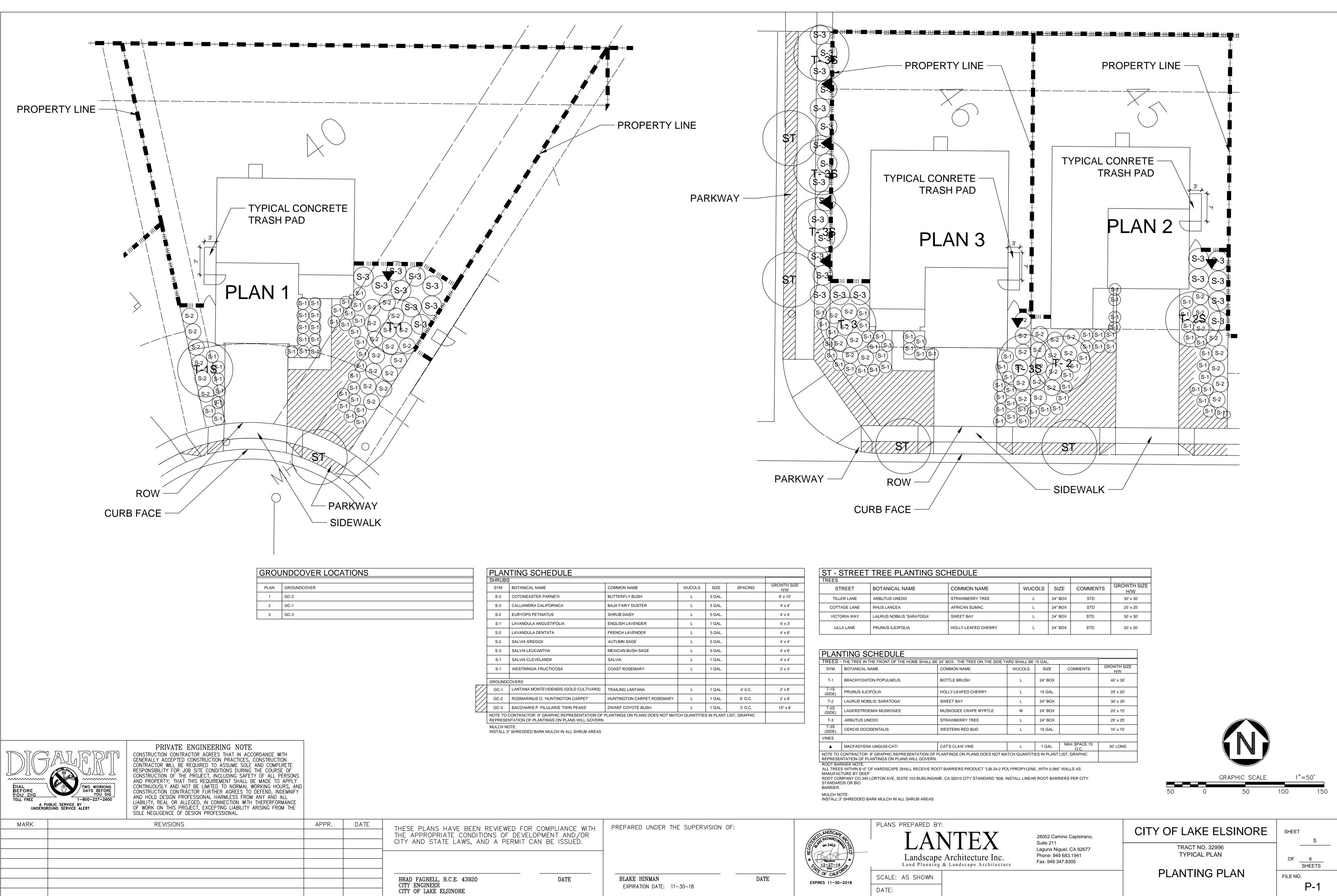
L MANUF		N LEGEN MODEL NO. / DESCRI		RADIU	S GPM	PSI	PRECIP. RATE
UBBLER							
— HUNTER			L LINE WITH (2) PCB .5 GPM FLOOD BUBBLE OCATION. INSTALL PER DETAIL.	RS PER TREE.	.5	20	0.95
O POINT D	RIP						
DL RAIN BIRD	WITH PC D	DIFFUSER CAP 2.0 GPH TALLED W/ A RAINBIRD	L LINE WITH XB-10PC / XB-20PC MODULES S PER OUTLET; EACH SHRUB REQUIRES TWC TS-025 STAKE AND DCB-025 TUBING. MAX.	(2) EMITTERS EMITTERS			
RAIN BIRD	SEPERATE TUBING IN	E VALVE BOX, ONE AT T I EACH DIRECTION ON [E AT LOW POINT OF DRIPLINE 3/4" PCV FLUSH THE END OF TUBING RUNS IN EACH DIRECTIO DRIPLINE FLUSH MANIFOLD. INSTALL 18" FRO DNS. (MIN. (1) REQUIRED PER SYSTEM - LOC	ON. INSTALL MIN. ONE FLUS OM PAVING. INSTALL ALL FL	H VALVE PER USH EQUIPN	R 1000' OF	
RAIN BIRD	AIR RELIEF REDUCER ARV'S SHA BOX 18" FF	F ASSEMBLY ARV-100 A BUSHING, INSTALL AIR ALL BE REQUIRED PER ROM PAVING AND AT HI	LVE INSTALLED WITH A FT-050 CONBINATION NR/VACUUM RELIEF VALVE INSTALLED WITH RELIEF ASSEMBLY VALVE TO ALL DRIPLINE RCV WITHIN UNDULATING AREAS, VERIFY Q IGH POINTS OF PLANTER AREA. INSTALL AL DNS. (MIN. (1) REQUIRED PER SYSTEM - LOC	A FT-050 CONBINATION TE LATERALS WITHIN THE ELE UANTITY PRIOR TO STARTI L AIR VACUUM RELIEF EQU	E AND A 3/4" VATED AREA NG WORK, IN IPMENT PER	X 1/2" A. MULTIPLE NSTALL VAL	E
L RAIN BIRD	ALL CONN	ECTIONS BETWEEN	DRIP TUBING SHALL BE MADE USING "R	AIN BIRD EASY FIT" FITTI	NGS		
RAI	IN BIRD	MDCFEL or MDCFT	EE W/ MDCF75FPT FITTING FOR CONNEC	CTION BETWEEN PVC LA	FERAL LINE	S AND DRI	P TUBING
(W)	P.O.C.	DOMESTIC WAT	FER METER FOR FUTURE RESIDENCE, E	XISTING PER CIVIL DRAV	VINGS - SYN	IBOL NOT	SHOWN.
	WILKINS	500HLR 1.25" PF	RESSURE REGULATOR (REQUIRED IF HO	OSE PRESSURE EXCEED	S 85PSI) SYI	MBOL NOT	SHOWN.
M	WATTS	1.25" - B-6080-SS-	SH FULL PORT BRONZE VALVE, STAINLESS	STEEL BALL			
\oplus	TORO	SEE PLAN FOR VA	E RANGE .25 - 8.0 GPM) (MED FLOW VALVE RA LVE SIZE - DZK-EZF-075-LF(3/4" VALVE) OR D HON TYPE CONTROL VALVE, WITH MESH WYE WNSTREAM SIDE OF EACH DRIP RCV IN A VALV	ZK-EZF-1-MF(1" VÁLVE) FILTER AND PRESSURE REG	ULATOR. INST	FALL	
	TORO TORO		OTE CONTROL VALVE.				
	IORO	FROM VIEWS. TH WEATHER SENSO TREES, BUILDING	TION WALL MOUNTED IRRIGATION CONTRO IE EVOLUTION SERIES CONTROLLER TO INC OR TO BE INSTALLED ON EVE WITH SOUTH C G, ETC. THE WEATHER SENSOR SHALL BE NO IS SPECIFICATIONS	CLUDE A WIRELESS EVO-SC DR WEST EXPOSURE AND F	SMART CON REE FROM A	NECTOR AI	ND A EVO-WS
R	TORO	EVO-WS ET/ WE	EATHER SENSOR TO BE INCLUDED AND	INSTALLED WITH THE CO	NTROLLER	2.	
E	N/A	120 VOLT ELEC	TRICAL POWER, PROVIDED BY ELECTRI	CIAN, VERIFY ACTUAL LC	CATION IN	FIELD	
	AS APPRO'	VED PVC PIPE 3/4" -	2" SCH. 40 AS LATERAL LINES 12" BELO	W GRADE			
	AS APPRO'	VED PVC PIPE 1.25"	CL. 315 AS MAINLINES 18" BELOW GRAD	θE			
	AS APPRO		40 AS SLEEVING, TWICE THE DIAMETER ALL PAVING, HARDSCAPE, ETC., AND AS				SENTATIVE.
NO SYMBOL	AS APPRO'	VED IRRIGATION CC	NTROL WIRE #14UF AWG DIRECT BURIA	AL (U.L. APPROVED)			
NO SYMBOL	ЗM	DBY DIRECT BL	IRIAL WATER-PROOF WIRE CONNECTOR	RS FOR USE ON ALL WIRI	E CONNECT	IONS	
NO SYMBOL	K.B.I.	KSC-XXX-S SW	NG CHECK VALVE, LINE SIZE, 1 DOWNS	TREAM OF EACH RCV WI	IEN RCV IS	LOWER TH	AN THE SPRI
NO SYMBOL	K.B.I.	KC-XXX-S SPRII	NG CHECK VALVE, LINE SIZE, 1 DOWNST IIGHER THAN THE SPRINKLERS				
			MBER				
	XXX XX	G.P.M.					
·			/PE				
	t	VALVE SIZ	Έ				
			JND COVER EMITTER LEGEND		E SIZIN		
	PLANT W	VATER TYPE USE	# OF EMITTERS / GPH	0 TO 5 0	GPM 3/4" (CL. 200 PVC	PIPE
	LOW SHF		2 - 1.0 GPH (2.0 GPH) RAINBIRD XB-10PC	5 TO 10 C 10 TO 15 C 15 TO 25 C	GPM 1-1/4	L. 200 PVC P 4" CL. 200 PV 2" CL. 200 PV	C PIPE
		DERATE SHRUBS	2 - 2.0 GPH (4.0 GPH) RAINBIRD XB-20PC 2 - 2.0 GPH (4.0 GPH) RAINBIRD XB-20PC	25 TO 35 C 35 TO 50 C	SPM 2" CL	L. 200 PVC P 2" CL. 200 PV	PIPE
	TREES		2 - BUBBLER (.5 GPM)	50 TO 100 C		L. 200 PVC P	
		TEM NOTES:		PIPE SIZING (HART, IN NO) INSTANCE	SHALL PIPE
	AND THE I THESE PL	EMITTER LEGEND SHOWN LANS IS FOR DESIGN USE C	ABOVE. ANY REFERENCE TO EMITTER QUANTITIE DNLY. VERIFY THE ACTUAL PLANT QUANTITIES AND	S ON	DESIGNATE	<u>J GPM RAN</u>	<u>. 15</u>
	COMPENS	SATE FOR FUTURE PLANT (GROWTH. MAINTENANCE PERSONNEL SHALL UPG	RADE			
	DRIP SYST CONTRAC AND THE I THESE PL FROM THE DRIP SYST COMPENS	CTOR TO PRO EMITTER LEG LANS IS FOR I E LANDSCAPE STEM HAS BEE SATE FOR FU	END SHOWN DESIGN USE C E PLANS PRIC EN DESIGNED TURE PLANT (VIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLAN GEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIE DESIGN USE ONLY. VERIFY THE ACTUAL PLANT QUANTITIES ANI E PLANS PRIOR TO BIDDING OR STARTING WORK. EN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS T TURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPG	VIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT SEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON DESIGN USE ONLY. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES	2 - BUBBLER (.5 GPM) NOTE: CONTRACTOR SHALL SIZE CONTRACTOR SHALL SIZE PIPE SIZING CHART, IN NO SEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON DESIGN USE ONLY. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES E PLANS PRIOR TO BIDDING OR STARTING WORK. EN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO TURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE	2 - BUBBLER (.5 GPM) NOTE: VIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT GEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON DESIGN USE ONLY. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES E PLANS PRIOR TO BIDDING OR STARTING WORK. EN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO TURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE
PLAN	NS PREPARED) BY:					
APE AD	ΤΛ	NTEX	28052 Camino Capistrano, Suite 211	CITY OF LA		INORE	SHEET
44, 20			Julie ZTT	TRACT			

IRRIGATION LEGEND

	3						
OF	8 SHEETS						
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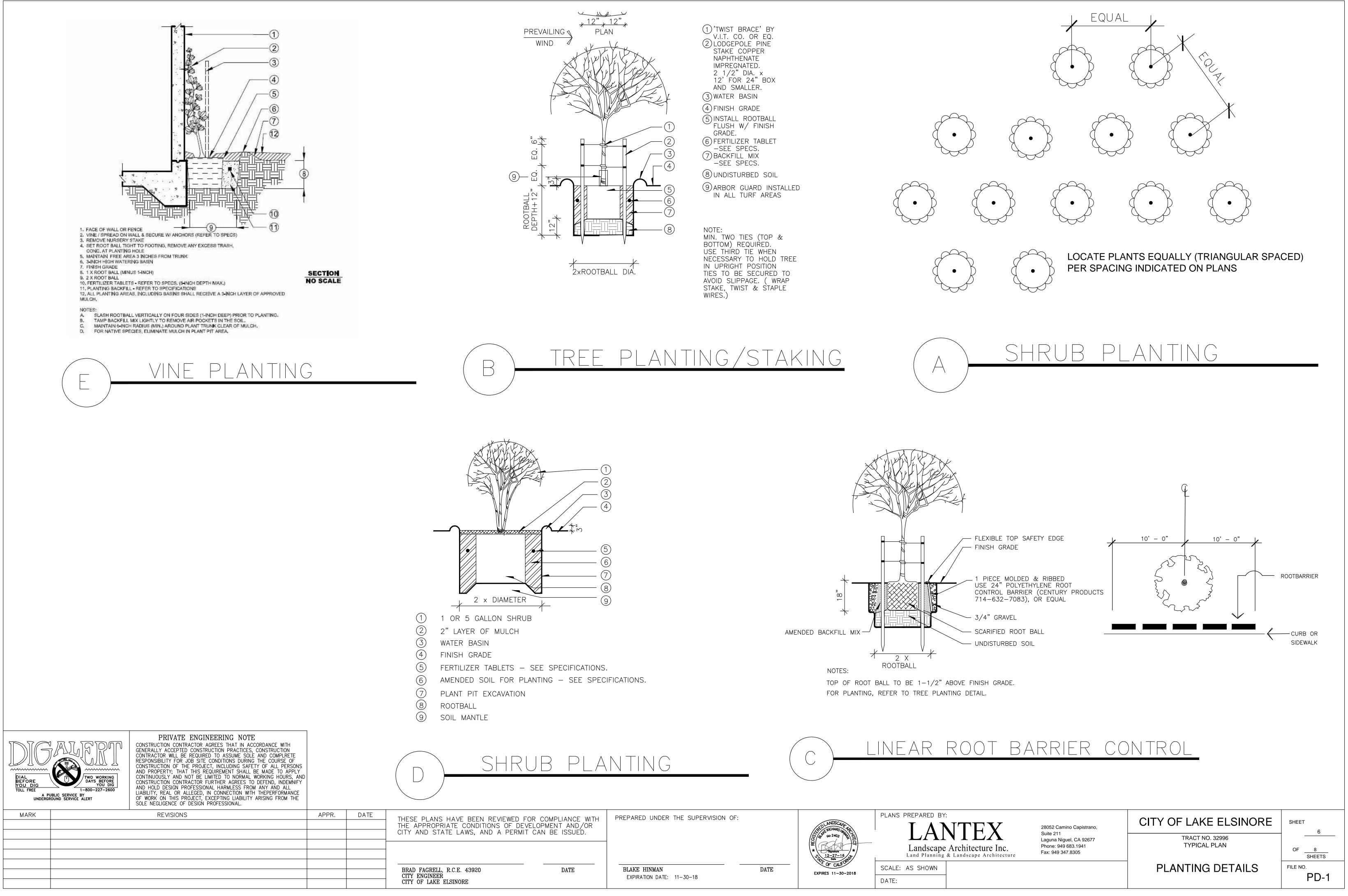
VE BEEN REVIEWED FOR COMPLIANCE WITH E CONDITIONS OF DEVELOPMENT AND/OR LAWS, AND A PERMIT CAN BE ISSUED.	PREPARED UNDER THE SUPERVISION OF:		Signature Signature Signature Signature Signature Signature Signature Signature Signature Signature Signature Data Signature Signa	PLANS PREPARED BY LANS Landscape Land Planning
E. 43920 DATE	BLAKE HINMAN EXPIRATION DATE: 11–30–18	DATE		SCALE: AS SHOWN DATE:
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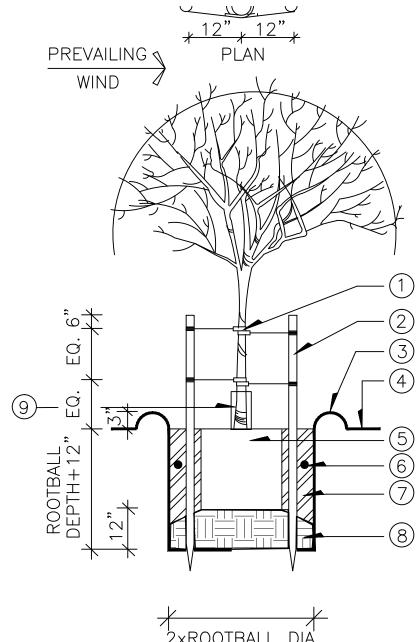


SHRUB	<u>S</u>	•				
SYM	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	SPACING	GROWTH SIZE H/W
S-3	COTONEASTER PARNEYI	BUTTERFLY BUSH	L	5 GAL.		8' x 10'
S-3	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	L	5 GAL.		4' x 4'
S-2	EURYOPS PETINATUS	SHRUB DAISY	L	5 GAL.		4' x 4'
S-1	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	L	1 GAL.		4' x 3'
S-2	LAVANDULA DENTATA	FRENCH LAVENDER	L	5 GAL.		4' x 6'
S-2	SALVIA GREGGII	AUTUMN SAGE	L	5 GAL.		4' x 4'
S-3	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL.		4' x 6'
S-1	SALVIA CLEVELANDII	SALVIA	L	1 GAL.		4' x 4'
S-1	WESTRINGIA FRUCTICOSA	COAST ROSEMARY	L	1 GAL.		3' x 3'
GROUND	DCOVERS					
GC-1	LANTANA MONTEVIDENSIS (GOLD CULTIVARS)	TRAILING LANTANA	L	1 GAL.	4' 0.C.	2' x 6'
GC-2	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	L	1 GAL.	6' O.C.	2' x 8'
GC-3	BACCHARIS P. PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	L	1 GAL.	3' O.C.	15" x 8'

COMMON NAME	WUCOLS	SIZE	COMMENTS	GROWTH SIZE H/W					
STRAWBERRY TREE	L	24" BOX	STD	30' x 30'					
AFRICAN SUMAC	L	24" BOX	STD	25' x 25'					
SWEET BAY	L	24" BOX	STD.	30' x 30'					
HOLLY-LEAFED CHERRY	L	24" BOX	STD.	20' x 20'					
	STRAWBERRY TREE AFRICAN SUMAC SWEET BAY	STRAWBERRY TREE L AFRICAN SUMAC L SWEET BAY L	STRAWBERRY TREEL24" BOXAFRICAN SUMACL24" BOXSWEET BAYL24" BOX	STRAWBERRY TREEL24" BOXSTDAFRICAN SUMACL24" BOXSTDSWEET BAYL24" BOXSTD.					

BE	24" BOX . THE TREE ON THE SIDE YA								
	COMMON NAME	WUCOLS	SIZE	COMMENTS	GROWTH SIZE H/W				
	BOTTLE BRUSH	L	24" BOX		40' x 30'				
	HOLLY-LEAFED CHERRY	L	15 GAL.		20' x 20'				
	SWEET BAY	L	24" BOX		30' x 30'				
	MUSKOGEE CRAPE MYRTLE	М	24" BOX		20' x 15'				
	STRAWBERRY TREE	L	24" BOX		25' x 25'				
	WESTERN RED BUD	L	15 GAL.		15' x 15'				
	CAT'S CLAW VINE	L	1 GAL.	MAX SPACE 15' O.C.	30' LONG				
DF F	PLANTINGS ON PLANS DOES NOT MA								





RRIGATION SPECIFICATIONS	
	ON SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

- A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
- B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.
- C. Explanation of Drawings:
- 1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
- 2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.
- 3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
- 4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 1.3 Submittals: A. Material List:
- 1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.
- 2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.
- 3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
- 4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications
- on the basis of the information or samples submitted. 5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- B. Record Drawings:
- 1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.
- 2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.
- 3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.
- 4. The Contractor shall dimension from two permanent points of reference the location of the following items:
- a. Connection to existing water lines b. Connections to existing electrical power
- c. Gate valves
- d. Routing of pressure main line pipe e. Sprinkler control valves
- f. Routing of control and common wire
- g. Quick coupling valves h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the

mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site. C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

- 2. Provide one controller chart for each controller supplied.
- 3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH

GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION

- authorized representative. 4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.
- 5. The chart shall be a bloacline or blueline ozalid print and a different color shall
- be used to indicate the area of coverage for each control valve station. 6. When completed and approved, the chart shall be sealed by a plastic laminating

process. the plasstic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

- completion of construction, two hard cover binders with three rings each containing
- the following information: a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives. b. Catalog and parts sheets on every material and equipment installed under this contract.
- c. Guarantee statement (Section 1.05). d. Complete operating and maintenance instructions on all major pieces of equipment.
- 2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

- a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.
- b. Two five-foot valve keys for operation of gate valves (as required).
- c. Two keys for each automatic controller or enclosure. d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance). PART 2 - MATERIALS

specified herein, or approved equals.

- A. PVC pressure Main Line Pipe and Fittings:
- 1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.
- 2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)
- 3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.
- 4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).
- 5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466
- 6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.
- 7. All PVC pipe must bear the following markings:
- a. Manufacturer's name
- b. Nominal pipe size c. Schedule or class
- d. Pressure rating in PSI
- e. NSF (National Sanitation Foundation) approval f. Date of extrusion
- 8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.
- B. PVC Non-Pressure Lateral Line Piping:
- 1. Non-pressure buried lateral line piping shall be PVC sch40 with solvent-weld joints.
- 2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.
- 3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

DIAL BEFORE YOU DIG TOLL FREE A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT	CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.			
MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE
				THE APPROPRIATE (
				CITY AND STATE LA
				-
				-
				BRAD FAGRELL, R.C.E.
				CITY ENGINEER
				CITY OF LAKE ELSINOF

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to

- of the project. Before final inspection can occur, evidence that the Owner has received
- A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.
- defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements
- 2.1 General: Use only new materials of brands and types noted on the drawings,

- C. Brass Pipe and Fittings:
- 1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.
- 2. Fittings shall be red brass conforming to Federal Specification WW-P-460.
- D. Galvanized Pipe Fittings:
- 1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
- 2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.
- 3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.
- E. Gate Valve:
- 1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle
- 2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.
- 3. All gate valves shall be installed per installation detail.
- F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.
- G. Backflow Preventer Unit:
- 1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.
- 2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.
- H. Check Valves:
- 1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.
- 2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.
- I. Control Wiring:
- 1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
- 2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
- 3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.
- 4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
- 5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.
- 6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.
- J. Automatic Controller:
- 1. Automatic controller shall be of size and type shown on the drawings.
- 2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.
- 3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor
- K. Electric Control Valves:
- 1. Electric control valves shall be of the size and type shown on the drawings.
- 2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment. 3. Provide and install one control valve box for each electric control valve.
- L. Control Valve Boxes:
- 1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.
- 2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.
- M. Sprinkler Heads
- 1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.
- 2. All spray type sprinklers shall have a screw adjustment. 3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.
- 4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.
- PART 3 EXECUTION
- 3.1 Inspection:
- A. Site Conditions:
- 1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.
- 2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

/E BEEN REVIEWED FOR (CONDITIONS OF DEVELO _AWS, AND A PERMIT CA	PMENT AND/OR	PREPARED UNDER THE SUPERVISION OF:		KLOLANDSCHAR KLOLANDSCHAR KLOLARDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLANDAN KLOLA	PLANS PREPARED BY LANS Landscape
E. 43920	DATE	BLAKE HINMAN	DATE	EXPIRES 11-30-2018	SCALE: AS SHOWN
ORE		EXPIRATION DATE: 11-30-18			DATE:

3.2 Preparation: A. Physical Layout: and location of sprinkler heads.

and groundcovers.

- B. Water Supply:
- shown on drawings
- C. Electrical Supply:

- 3.3 Installation:
- A. Trenching:
- and as noted.
- 3. Provide for a minimum cover of 12-inches for all non-pressure lines.
- B. Backfilling:
- surface irregularities.

- adjustments without cost to the Owner.
- C. Trenching and Backfill Under Paving:

- D. Assemblies:
- the Landscape Architect.
- recommended by the pipe and fitting manufacturer.

over one another

I. Flushing of System:

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs,

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing,

2. All layout shall be approved by Landscape Architect prior to installation.

1. Sprinkler irrigation system shall be connected to water supply points of connection as

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling. consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet. 3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation Installation and solvent-weld methods shall be as

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller: 1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

- J. Sprinkler Heads:
- 1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.
- 2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
- 3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

- A. Adjustment of the System:
- 1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
- 2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.
- 3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.
- 4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).
- B. Testing of Irrigation System:
- 1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.
- 2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.
- Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.
- 3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.
- 4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
- 5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
- 6. Contractor shall furnish force pump & all other test equipment necessary. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously nadequate, without bringing this to the attention of the Landso Architect. This test shall be accomplished before any groundcover is planted.
- 8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.
- 3.7 Maintenance:
- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.
- B. The Landscape Architect reserves the right to waive or shorten the operation period
- 3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.
- 3.9 Final Observation Prior to Acceptance:
- A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.
- B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.
- 3.10 Observation Schedule:
- A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:
- Pre-job conference 7 days.
- Pressure supply line installation and testing 48 hours. Automatic controller installation - 48 hours.
- Control wire installation 48 hours.
- Lateral line and sprinkler installation 48 hours. Coverage test - 48 hours.
- Observation to begin maintenance period 7 days.
- Final Observation 7 days.
- B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made
- C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

FNI



28052 Camino Capistrano, Suite 211 Phone: 949 683.1941 Fax: 949 347.8305

CITY OF LAKE ELSINORE

TRACT NO. 32996

TYPICAL PLAN

SHEET OF 8 SHEETS FILE NO.

SI-1

IRRIGATION SPECIFICATIONS

Laguna Niguel, CA 92677

1.01 SCOPE OF WORK: A. Fine Finish Grading. B. Soil Fertility Tests. C. Soil Preparation. E. Tree staking. 1.02 APPROVALS:

Architect.

B. Storage:

2. Store all materials in an orderly manner and locate so as to avoid interfering with other construction activities.

C. Protection:

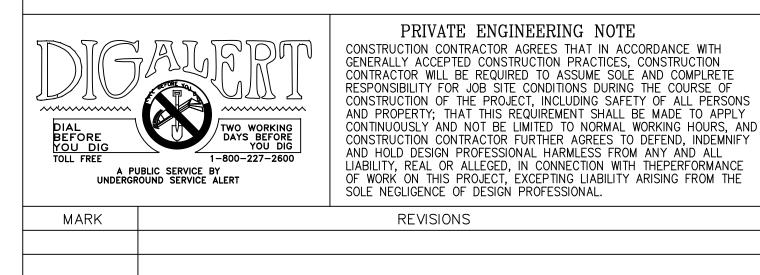
PART 2 - MATERIALS

2.01 IMPORT SOIL:

2.02 PLANT MATERIALS:

A. All plants shall be well formed, vigorous, true type, and free from disease, insects and defects such as knots, sunscold, windburn, abrasion, or disfigurement. All plants shall have vigorous and fibrous root systems which are neither root bound or pot bound and are free of kinked or girdled

roots.



PR.	DATE	THESE PLANS THE APPROPRI CITY AND STA
		BRAD FAGRELL, CITY ENGINEER

PART 1 - GENERAL

D. Furnishing and Planting Vines, Trees and Groundcover.

F. Sixty Day (60) Plant Establishment and Maintenance Period.

A. The irrigation system shall be installed, adjusted, and approved before starting any any work of this section.

1.03 SUBSTITUTIONS:

A. Substitutions will not be permitted without written approval by Landscape

B. If a specified plant species or variety is not obtainable, Contractor may submit a proposal to provide the nearest equivalent size or variety to the Landscape Architect for consideration.

1.04 PRODUCT HANDELING:

A. Delivery: Deliver all fertilizer, soil amendment and herbicides in manufacturer's original unopened containers, clearly labeled with weight, analysis and Manufacturer's name and brand.

1. Secure Owner's permission to store plant materials on the project

- 1. Protect all plants from damage by sun, wind, and rain at all times prior to planting. Maintain watering of plants on a regular schedule. 2. Stoer fertilizer above ground and protect from moisture absorption with approved coverage.
- 3. Protect the installed work and materials of other trades. 4. Protect materials before, during, and after installation.

- A. Import topsoil shall be uniform in composition, friable sandy loom, free of roots clods, stones (one inch or larger), noxious weeds, or sticks. It shall not be infested with nematodes or other pests or disease organisms. B. Submit top soil sample, location of source and test soil for nutrients, ph., soil texture and salts at least 15 days before schedule use. C. Topsoil sample must receive laboratory and Landscape Architect's
- approval prior to delivery to site.

B. Plants shall be tagged at nursery by the Landscape Architect prior to delivery to site, and inspected upon arrival to the site. Plants not approved by the Landscape Architect shll be removed from the site immediately and replaced with suitable plants.

2.03 SOIL TESTS:

- A. The Contracot shall take two existing soil samples from 2 different areas 6"-12" deep and submit these to a local soil testing laboratory. Lab shall test soil nutrients, Ph, soil texture, and salts. A copy of the test results and amendments and backfill recommendations shall be sent directly to the Landscape Architect for approval.
- 2.04 FERTILIZER, SOIL AMENDMENTS, AND CONDITIONERS:
- A. Soil Amendment: Shall be nitrogen fortified redwood, cedar, or fir shavings and shall contain minimum 1 % available nitrogen. Material containing manure, pine, or other material will not be accepted. Submit sample and nutrient analysis at least seven (7) days prior to use.
- B. Commercial fertilizer: Organic fertilizer, formulated with 5 % available nitrogen, 3 % phosphates, 1 % Potash, 50 % Humic acid. Fertilizer to be uniform in composition, dry and free flowing. Provide fertilizer content per soils report.
- C. Agricultural gypsum: Standard commercial quality, manufactured for use as a soil amendment as approved by Landscape Architect and per soils report. For bidding purposes only, use (50) lbs./1.00s.f.
- D. Soil sulfur: Standard commercial quality, manufactured for use as a soil amendment as approved by Landscape Architect and per soils report. For bidding purposes only, use one (1) lb./1,000 s.f.
- 2.05 MISCELLANEOUS MATERIALS:
- A. Tree stakes: Lodgepole pine, pointed on one end. Stain entire length with green shingle stain. Provide 2 in. diameter by 10 ft. long stakes. B. Tree ties: 'Cinch-tie or approved equal.
- C. Herbicides: Commercial quality pre-emergent type as approved by a licensed pest control adviser and Landscape Architect for use with species of plants specified on Planting Plans.
- 1. Herbicide shall effectively control all broadleaf groundcover growth for a period of not less than 6 months. D. Mulch: Kellog's Fir Bark (0-1/4")

PART 3 EXECUTION

- 3.01 PRE-INSPECTION (By Contractor)
- A. Examine site for conditions that will adversely affect execution, performance and quality of work.
- B. Immediately notify the Landscape Architect in writing describing any unacceptable conditions.
- 3.02 FINE FINISH GRADING:
- A. All flow lines shall be maintained to allow free drainage of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots shall be removed and placed as directed. Low spots shall be graded to drain properly.
- B. All rock, debris, and miscellaneous foreign matter shall be removed. C. Finish grade all planting areas to a smooth even condition. Make sure that no water pockets or irregularities remain.
- D. Remove all foreign materials: remove clods and rocks larger than 1-1/2" in any dimension from soil within 3 inches of finish grade.
- E. Bring finish grades to require elevations so that after conditioning and planting grade is 1-1/2" below tops of curbs and walks. Slope to drain toward adjacent drainage swales or catch basins.

3.03 WEED CONTROL:

- A. Contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seeds to sprout.
- B. Use of pre-emerged systemic herbicide per manufacturer's instruction is permitted per Landscape Architect's approval.

3.04 SOIL CONDITIONING:

- A. Evenly distribute soil conditioner per recommendations from soils report and thoroughly incorporate into the top 6" of soil with a mechanical tiller. For bidding purposes only, use:
 - 1. Soil amendment: 6 yards per 1,00 sq. ft.
 - 2. Fertilizer: 200 lbs. per 1,000 sq. ft.
 - 3. Agricultural Gypsum: 50 lbs. per 1,000 sq. ft.

3.05 PLANTING:

- A. Plants shall be planted where shown on plans and as directed by the Landscape Architect.
- B. No plants shall be transported to the planting area that are not thoroughly moist throughout the ball of earth surrounding the roots. Plants should not be allowed to dry out nor shall any roots be exposed to the air except during the act of placement. Any plants that in the opinion of the Landscape Architect are dry or in a wilted condition when delivered or thereafter, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.
- C. Plant pits for container plants shall have vertical sides and shall be of the size noted on drawings.
- D. Backfill mix shall be determined by soil test as specified above. For bid purposes only, backfill material for plant pits shall be:
 - 1. Approved soil: 6 parts by volume native soil
 - 2. Organic amendment: 4 parts by volume
 - 3. Commercial fertilizer: 15 lb. per cu. yard 4. Soil sulfur: 2 lbs. per cu. yard
- E. Backfill for shade plants shall be one part prepared backfill mix per
- note 'D' above and 2 parts saturated coarse peat moss.
- F. The backfill materials shall be thoroughly mixed to the bottom of the pit so that they are evenly distributed and without clods or lumps.
- G. Backfill shall be so placed in the pits that the plant will be at its natural growing height and the backfill material will be level 1 inch
- below surrounding soil grade after settlement.
- H. Form shallow basin around edge of plant pit. I. Grade are around plant to finish grade.
- J. Vine Anchor Tumax Plant Anchors.
- Available from Tumax 440-942-8801

PLANS PREPARED BY PREPARED UNDER THE SUPERVISION OF: HAVE BEEN REVIEWED FOR COMPLIANCE WITH ATE CONDITIONS OF DEVELOPMENT AND/OR LA TE LAWS. AND A PERMIT CAN BE ISSUED. Landscape Land Planning SCALE: AS SHOWN DATE DATE BLAKE HINMAN R.C.E. 43920 EXPIRES 11-30-2018 EXPIRATION DATE: 11-30-18 DATE: CITY OF LAKE ELSINORE

lead based paints. 3.08 CLEAN UP:

Architect. 3.09 GUARANTEES:

3.10 EXTRAS:

3.11 INSPECTIONS:

3.12 PROJECT MAINTENANCE:

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Projec	t	m

3.06 WATERING: A. Immediately after planting, apply water to each plant by means of a hose. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.

3.07 PRUNING:

A. Prune only as necessary to remove injured twigs and branches, deadwood and suckers.

- B. Prune plants in accordance with standard horticultural practice. Pruning shall be performed by qualified arborist.
- C. Seal all cuts 1/2 in. in diameter or larger with as application of "Tree Seal" or equal. Color of sealant to match trunk. Do not us

A. Upon completion of all planting work and before acceptance,

Contractor shall remove all material and debris resulting from his work. Remove all tags, labels, nursery stakes, and ties from the plants. All paved areas shall be swept clean and the site left in a neat and acceptable condition as approved by the Landscape

- A. Contractor shall guarantee all plants 15 gallon and larger for a period of one year. All other plants shall be guaranteed for a period of 90 days. Plants which die or lose more than 30 leaves during this period shall be replaced. Replacements shall be made within 7 days of written notification to Contractor.
- A. Any extras or revisions to the plans are to be approved in writing by the Landscape Architect.

- A. A written notice requesting an inspection should be submitted to the Landscape Architect at least 5 days prior to the anticipated date. Prior to this inspection, the site must be thoroughly cleaned up and
- all excess material and debris removed. The following inspections shall be performed by the Landscape Architect: 1. At completion of soil preparation and finish grading.
- 2. Plant materials after delivery to site but prior to planting. 3. Plant locations prior to planting. 4. Final construction inspection prior to maintenance.
- 5. Final acceptance at the end of maintenance period.
- A. Project maintenance consists of a minimum 30-day plant ment period and a 60-day maintenance period. t establishment period commences when all plants n planted.
- C. Project maintenance work shall commence after the Landscape Architect has approved plant establishment and continue for an additional 60 days.
- D. Project maintenance work shall consist of applying water, weeding, caring for plants, sweeping walks, litter pick-up, and performing all general project maintenance.

- E. The Contractor shall be responsible for detecting nutrient deficiencies, diseases, and pests as soon as their presence is manifested. He shall take immediate action to identify the problem and shall immediately apply remedies. If the above and following conditions are not complied with, the Contractor shall replant the plant material until it has been re-established, and shall maintian area for an additional 60 days at no additional cost to the Owner.
- F. All plants and planted areas shall be kept well watered and weed free at all times. Weeds, and noxious grasses such as; Dallas and Johnson grass and Bramuda grass shall be removed and disposed of in a proper manner. Provide special attention for watering slopes planted on the windward and/or sunny side so that they will be agequately watered at all times.
- G. Any damage to planting areas shall be repaired immediately.
- H. Contractor shall continue to pick up rocks that surface and are 1" or greater in diameter. I. The Contractor shall provide three supplemental feedings of fertilizer
- as required to maintain healthy vigorous growth at the rate recommended by the soils report at the following periods:
- 1. 30 calendar days following beginning date of the maintenance period. 2. 60 calendar days following beginning date of maintenance
- period.
- 3. Immediately prior to end of maintenance period.
- J. In order to carry out the project maintenance work, the Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified from the time any planting is done until the end of the project maintenance period or until the end of the of the project maintenance period or until the final approval.
- K. The Contractor may be relieved from the maintenance work required in these provisions when the project maintenance work has been satisfactory complete, and the project maintenance is accepted in writing by the Landscape Architect.
- 3.13 REPLACEMENT OF PLANTS:
- A. All plants that show signs of failure to grow at any time during the life of the contract, or those plants so injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind at the expense of the Contractor.
- B. Exterminate gophers and moles by trapping and repair damage by filling with topsoil and leveling. Re-seed damage done to lawn areas.
- 3.14 INSPECTIONS:
- A. A written notice requesting an inspection should be submitted to the Landscape Architect at least five (5) days prior to the anticipated date. Prior to this inspection, the site must be thoroughly cleaned up and all excess material and debris removed.
- B. The following maintenance inspections are required:
 - 1. At the end of the 30 calendar day establishment period and prior to the start of the 60 calendar day project maintenance period, the Contractor will be required to have a complete inspection and approval of all landscape construction items. 2. At 60th calendar day.
 - 3. At completion of the maintenance period.
- 3.15 CERTIFICATION:
- A. Written certifications required which are to be submitted to the Landscape Architect upon delivery to the job site include:
 - 1. Quantity of commercial fertilizer used.
 - 2. Quantity of soil ammendments
 - 3. Quantity of seed.
 - 4. Quantity of iron sulfate.
 - 5. Quantity of soil sulfur.
 - 6. Quantity of agricultural gypsum. 7. Quantity of hydromulch materials.

END OF SECTION

	28052 Camino Capistrano, Suite 211	CITY OF LAKE ELSINORE	SHEET 8
Architecture Inc. & Landscape Architecture	Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305	TRACT NO. 32996 TYPICAL PLAN	OF <u>8</u> SHEETS
_		PLANTING SPECIFICATIONS	FILE NO.

ST - STREET TREE PLANTING SCHEDULE

TREES					
STREET	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	CO
TILLER LANE	PINUS ELDARICA	MONDELL PINE			
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE			
COTTAGE LANE	LAGERSTROEMIA INDICA	CRAPE MYRTLE			
	PINUS ELDARICA	MONDELL PINE			
INTERNAL PRIVATE ROADS	JACARANDA MIMOSIFOLIA	JACARANDA			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE			
	MAGNOLIA GRANDIFLORA 'RUSSET'	SOUTHERN MAGNOLIA			
	QUERCUS ILEX	HOLLY OAK			
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE			
	ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN ELM			
NEIGHBORHOOD PARK	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA			
	CITRUS SPECIES	CITRUS TREE			
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS			
	LAGERSTROEMIA INDICA	CRAPE MYRTLE			
	OLEA EUROPAEA 'WILSONII'	WILSON OLIVE			
	WASHINGTON ROBUSTA	MEXICAN FAN PALM			
	PINUS ELDARICA	MONDELL PINE			
	SCHINUS MOLLE	CALIFORNIA PEPPER TREE			



MARK

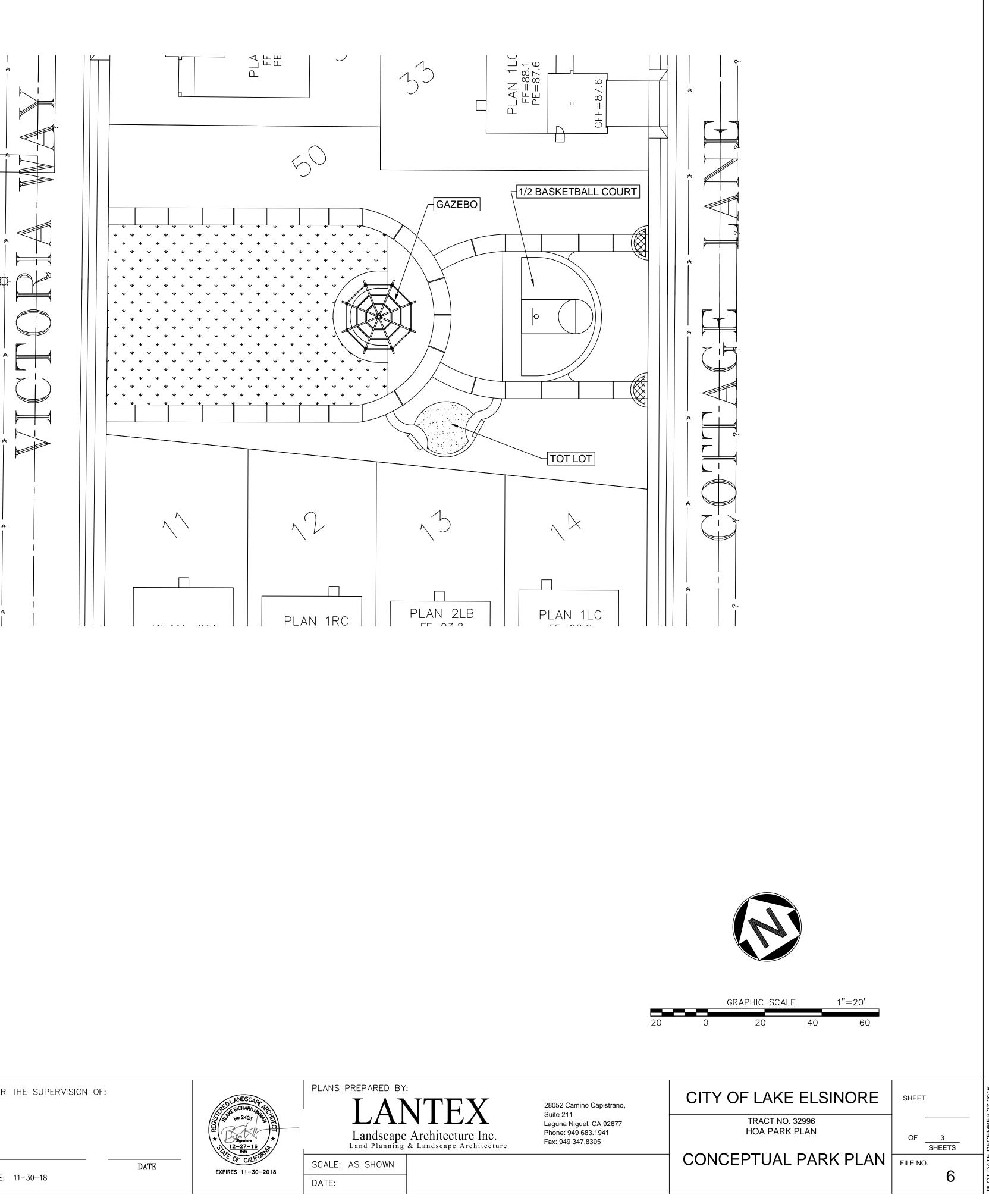
PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

REVISIONS

APPR.

DATE

BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE

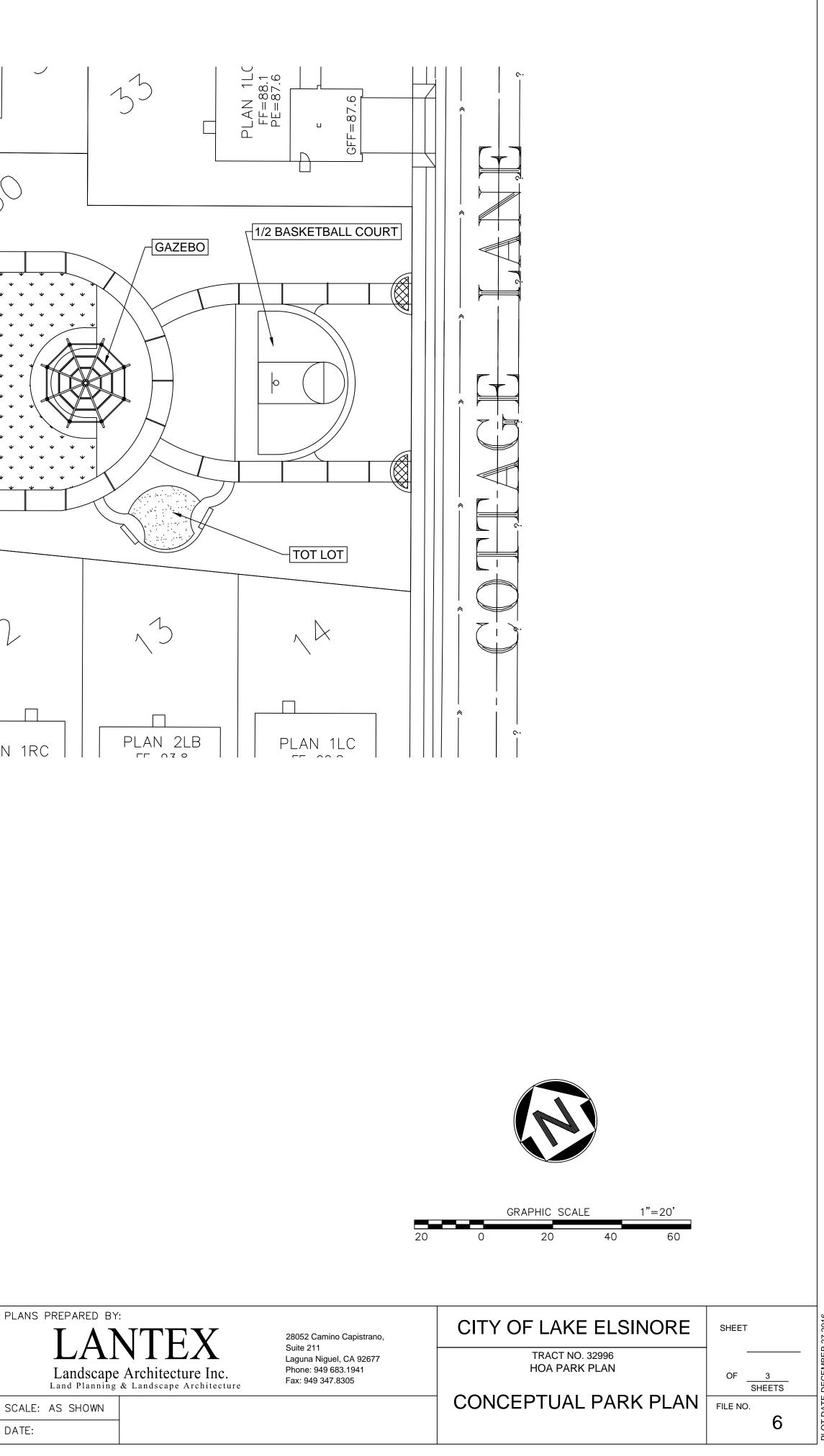




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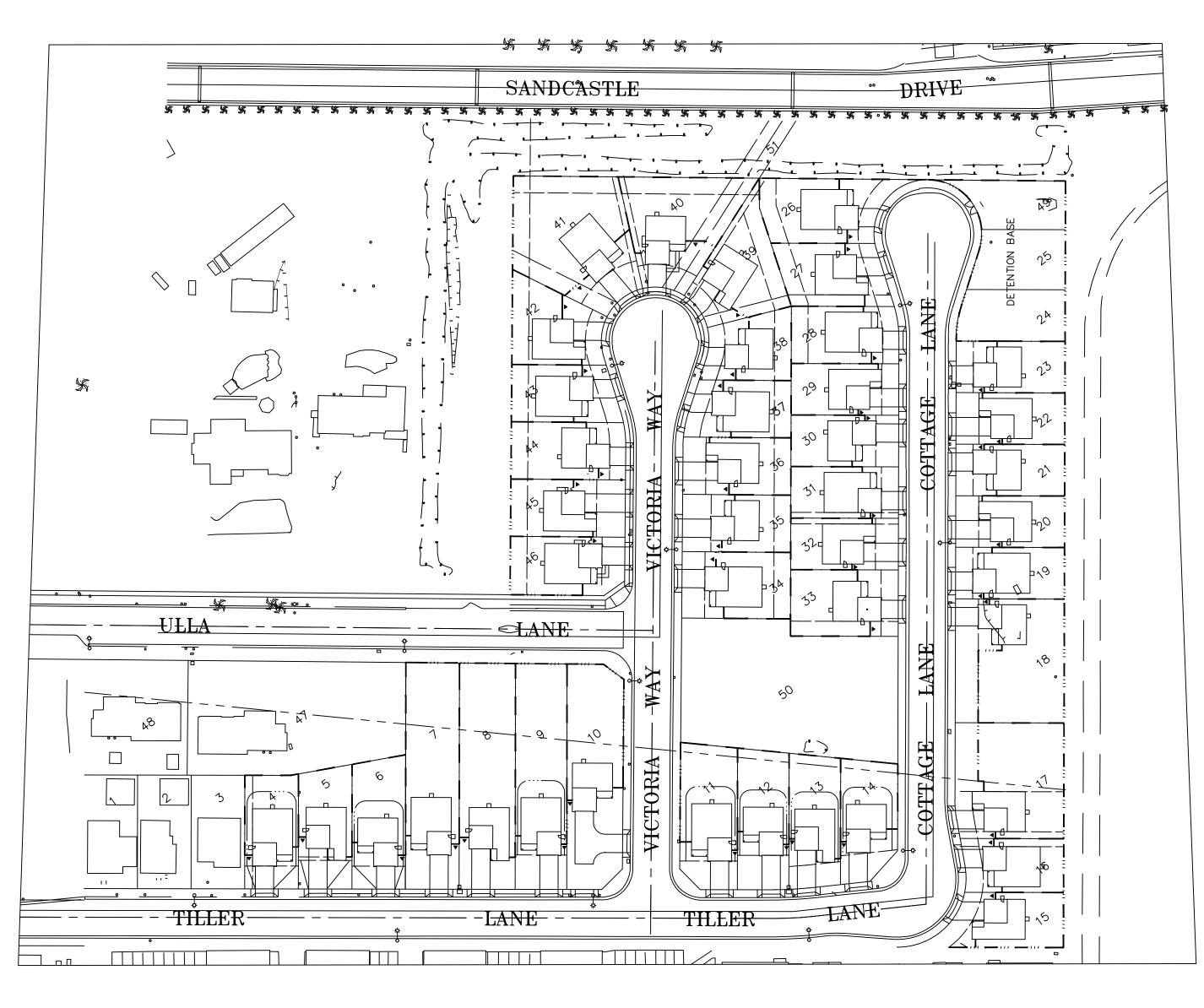
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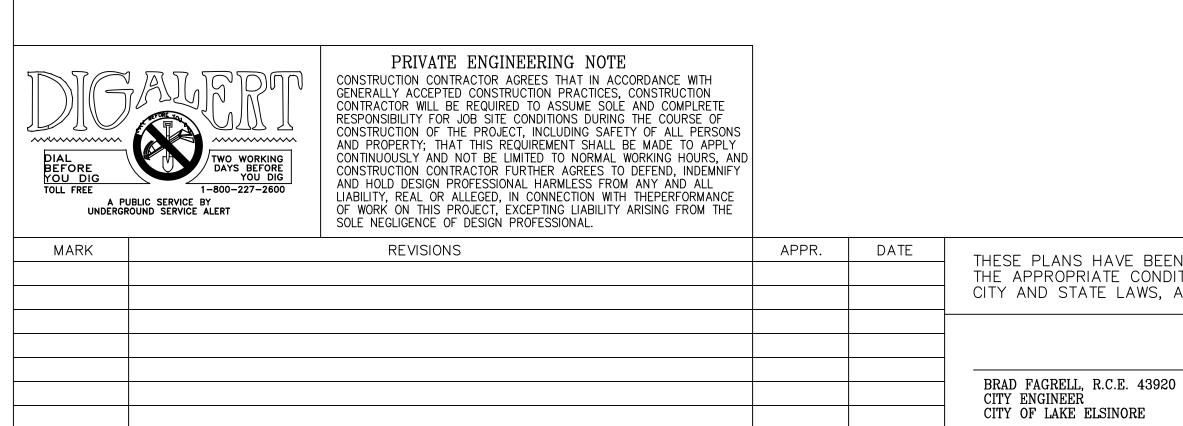




DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18

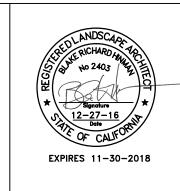




LAKE ELSINORE, CALIFORNIA WALL AND FENCE PLANS TRACT 32996

INDEX MAP

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ALVARADO LIVERA
VICINITY MAP

SHEET INDEX

TITLE SHEET	T-1
WALL AND FENCE PLAN	W-1
WALL AND FENCE DETAILS	W-2

OWNER / DEVELOPER

FRONTIER COMMUNITIES 8300 UTICA AVENUE, SUITE 300 RANCHO CUCAMONGA, CA 91730 CONTACT PERSON: MATTHEW ESQUIVEL, PROJECT PLANNER OFFICE: 909-354-8025

ENGINEER

S D ENGINEERING AND ASSOCIATES 242 E. AIRPORT DRIVE, STE. 212 SAN BERNARDINO, CA 92408 PH. (909) 884-7090 ATTN: SURESH DODDIAH

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE - PLANNING 28052 CAMINO CAPISTRANO. SUITE 211 LAGUNA NIGUEL, CA 92677 (949) 683-1941 CONTACT PERSON: BLAKE HINMAN EMAIL ADDRESS: BLAKE.HINMAN@LANTEXLA.COM

28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305 CITY OF LAKE ELSINORE

TRACT NO. 32996

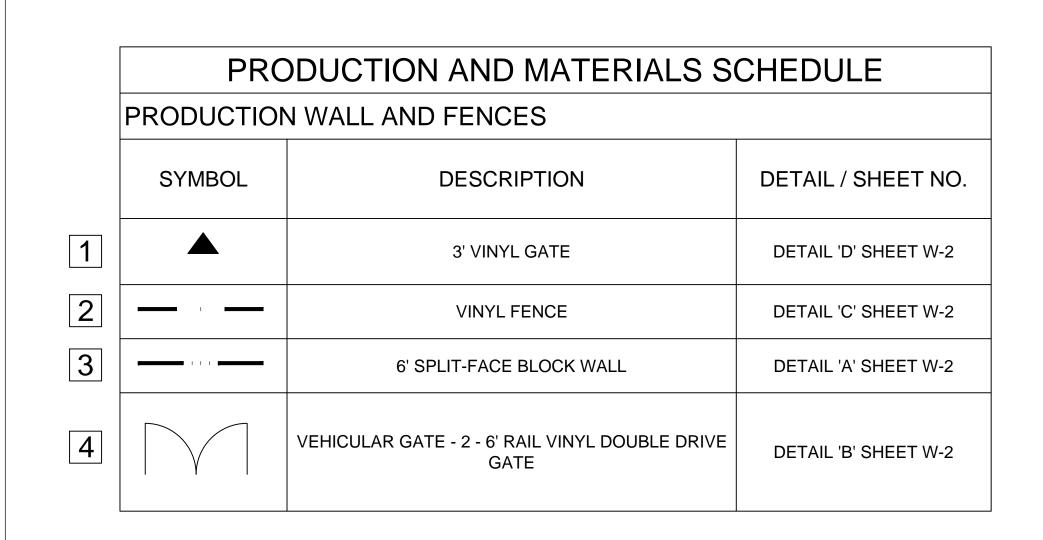
WALL AND FENCE PLAN

FILE NO.

TITLE SHEET

OF <u>3</u> SHEETS

T-1



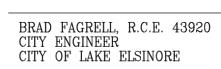


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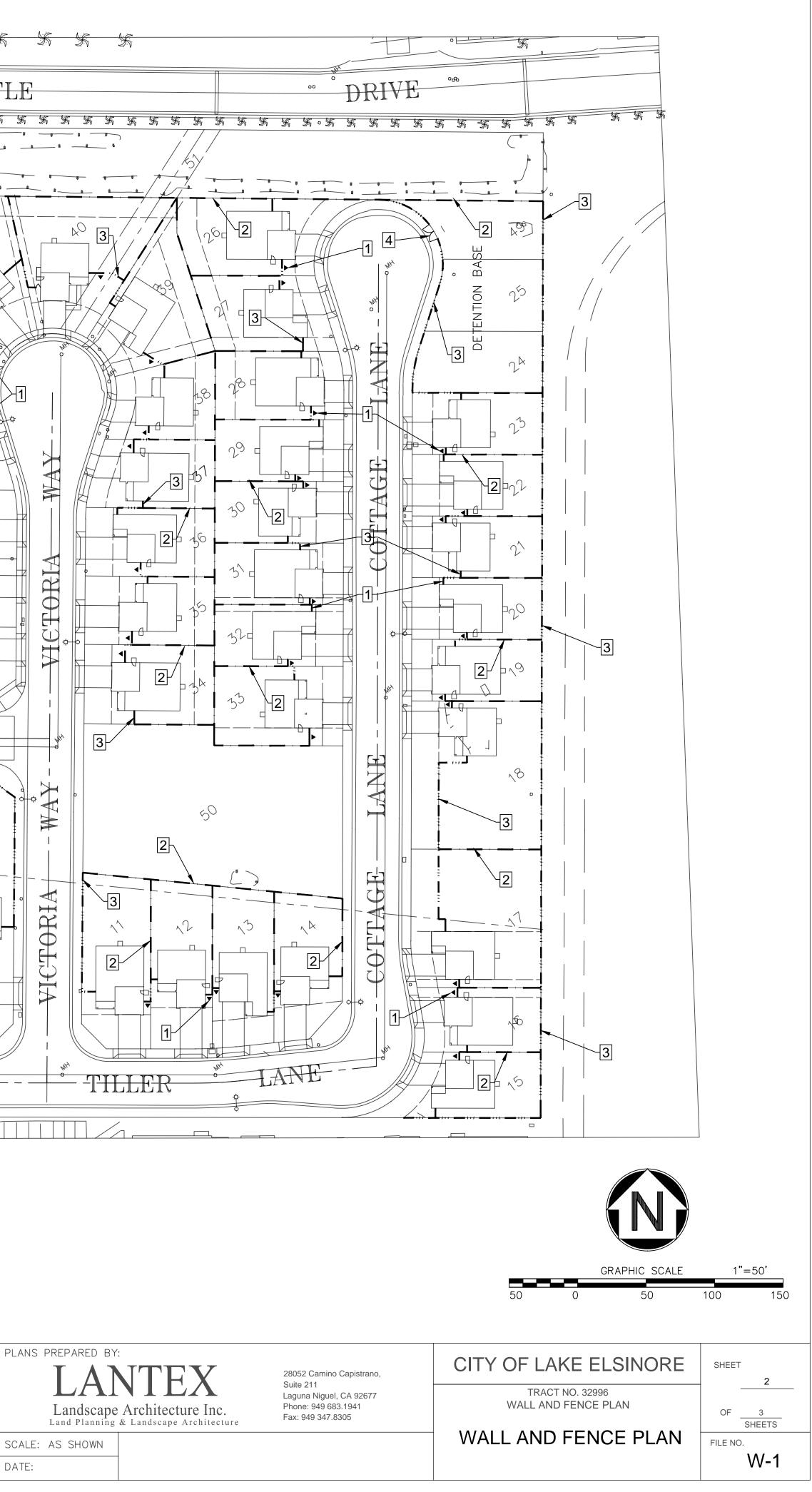
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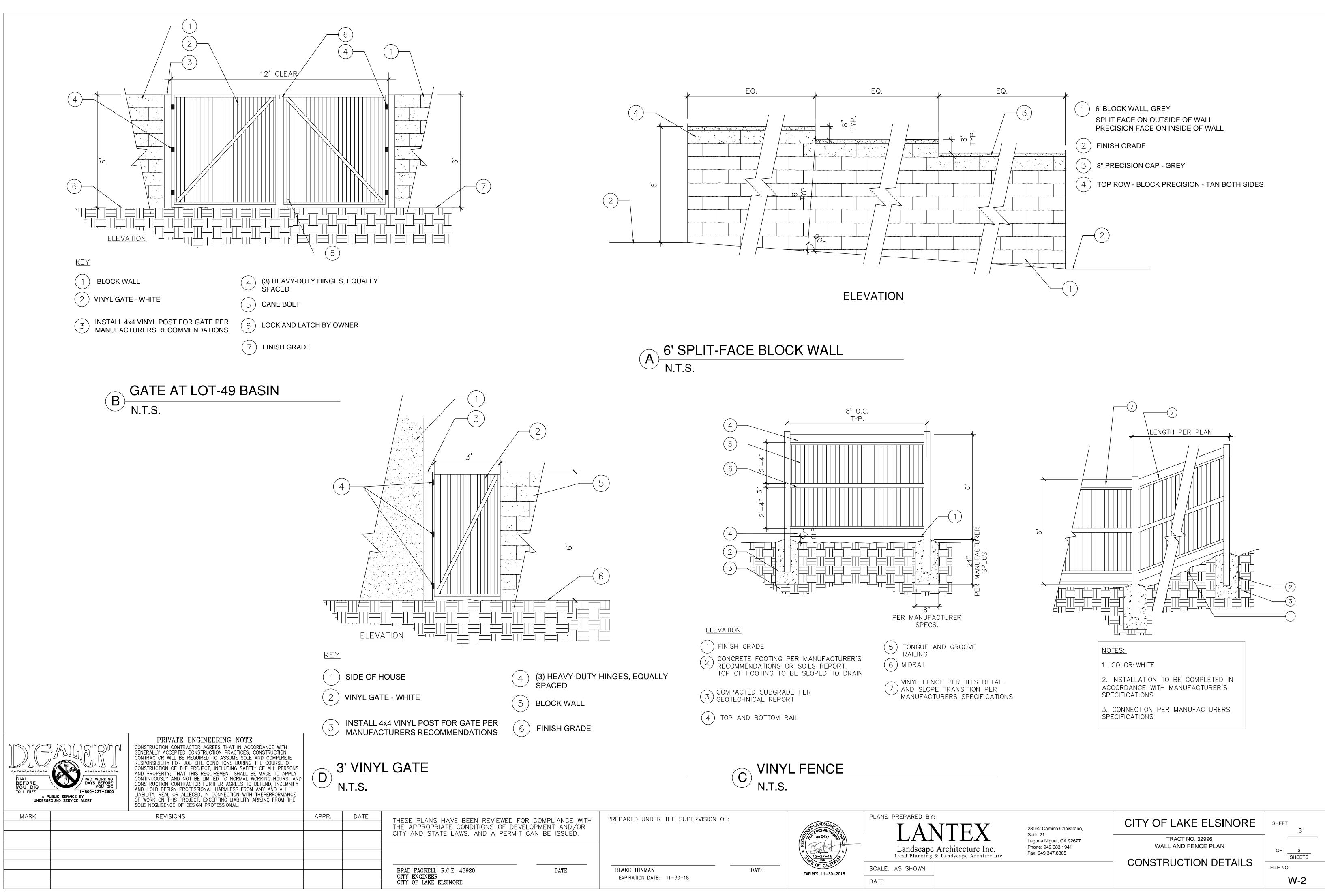


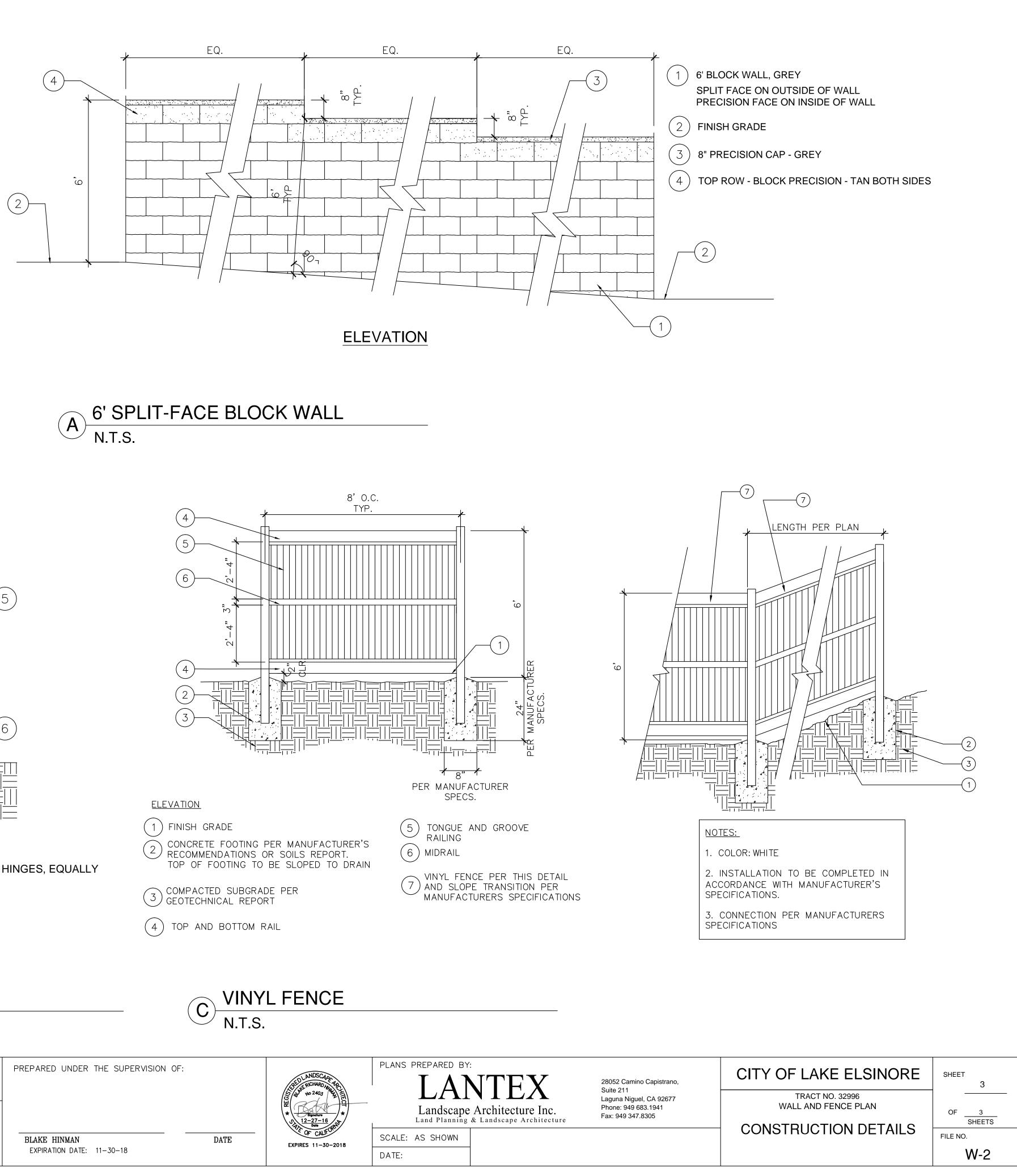


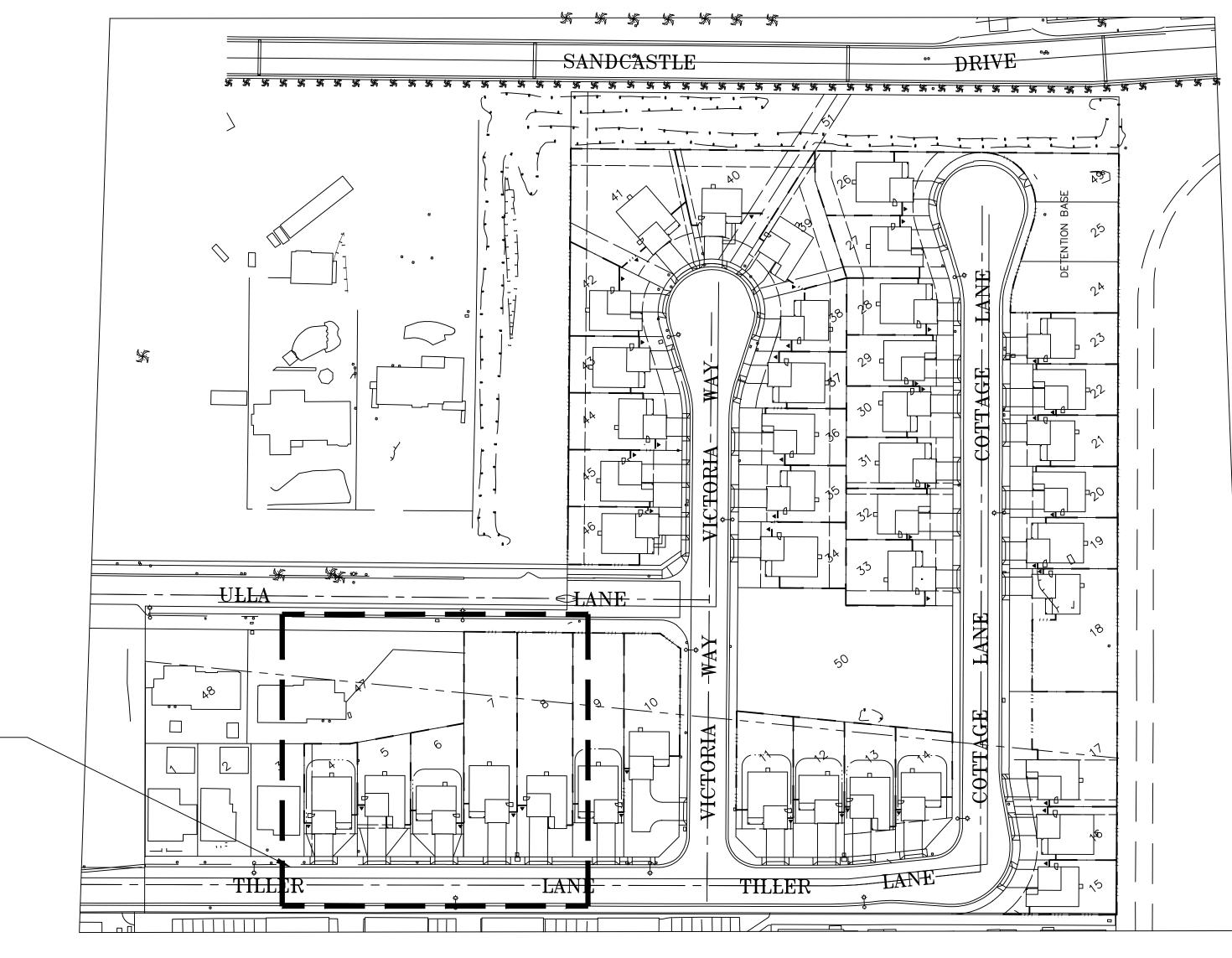
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MODEL LOCATION -



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MARK

LAKE ELSINORE, CALIFORNIA MODEL PLANS **TRACT 32996**

INDEX MAP **N** NTS

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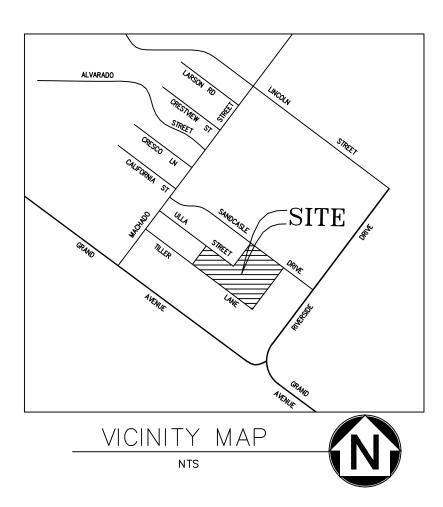




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SHEET INDEX

TITLE SHEET	T-1
CONSTRUCTION PLAN	C-1
CONSTRUCTION DETAILS	CD-1 TO CD-2
IRRIGATION PLAN	I-1
IRRIGATION LEGEND	I-2
IRRIGATION DETAILS	ID-1 TO ID-2
PLANTING PLAN	P-1 TO P-2
PLANTING DETAILS	PD-1
IRRIGATION SPECIFICATIONS	SI-1
PLANTING SPECIFICATIONS	SP-1

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CITY OF LAKE ELSINORE

TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER LANDSCAPE PLAN

TITLE SHEET

SHEET 1 _____ OF <u>13</u> SHEETS FILE NO. T-1

CONSTRUCTION LEGEND

1. SALES TRAILER BY OWNER - TEMPORARY

2. CONCRETE SIDEWALK MEDIUM BROOM FINISH

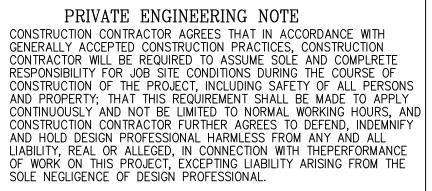
- 3. HANDICAP RESTROOM TO BE MOVED TO SIDE OF MODEL WHEN TRAILER IS REMOVED
- 4. PARKING LOT BY CIVIL ENGINEER
- 5. VINYL FENCE TEMPORARY SEE DETAIL 'D' SHEET CD-1
- 6. VINYL FENCE PER DETAIL 'D' SHEET CD-1
- 7. WALKWAY WITH PRODUCTION SIDEWALK FINISH
- 8. WALKWAY WITH PRODUCTION SIDEWALK FINISH
- 9. WALKWAY WITH PRODUCTION SIDEWALK FINISH
- 10. GATE TO MATCH FENCE 5' WIDE FOR HANDICAP ACCESS PER DETAIL 'E' SHEET CD-1
- 11. 5' CONCRETE WALK WITH MEDIUM BROOM FINISH
- 12. PRODUCTION SIDEWALK PER CIVIL PLANS
- 13. CONCRETE PATIO WITH MEDIUM BROOM FINISH AND SCORED DIAGONALLY AT 3'
- 14. TOT LOT PER DETAIL 'C' SHEET CD-1 EQUIPMENT BY OWNER
- 15. CONCRETE STEP STONES WITH MEDIUM BROOM FINISH
- 16. CONCRETE DECK WITH MEDIUM EXPOSED AGGREGATE FINISH
- 17. CONCRETE DECK WITH SALT FINISH
- 18. 2' WIDE 2" DEEP BLACK BARK MULCH PATH
- 19. BENCH BY OWNER
- 20. CONCRETE DECK TO MATCH NOTE #17
- 21. BIRDBATH MPG SPECIAL AGED GRANITE FINISH OR EQUAL FROM HOME DEPOT OR EQUAL
- 22. FIRE PIT MAISON 30" COPPER FINISH BY HAMPTON BAY FROM HOME DEPOT OR EQUAL
- 23. CHAIRS BY OWNER
- 24. SPLIT-FACE BLOCK WALL PER DETAIL 'F' SHEET CD-2
- 25. TRAP FENCE PER DETAIL 'A' SHEET CD-1
- 26. 3' WIDE TRAP FENCE GATE PER DETAIL 'B' SHEET CD-1
- 27. 2 6' TRAP FENCE GATES PER DETAIL 'B' SHEET CD-1BY OWNER
- 28. HANDICAP RESTROOM FROM SALES TRAILER 6'-9" L x 6' W OR SMALLER
- 29. MODEL COMPLEX SIGNAGE BY OWNER
- 30. TYPICAL 3' x 7' CONCRETE PAD FOR TRASH CANS / ON LOT 6 POUR TYPICAL 3' x 7' CONCRETE PAD UNDER HC RESTROOM

REVISIONS

- 31. 3' GATE PER DETAIL 'E' SHEET CD-1
- 32. UTILITY PER CIVIL PLAN



MARK



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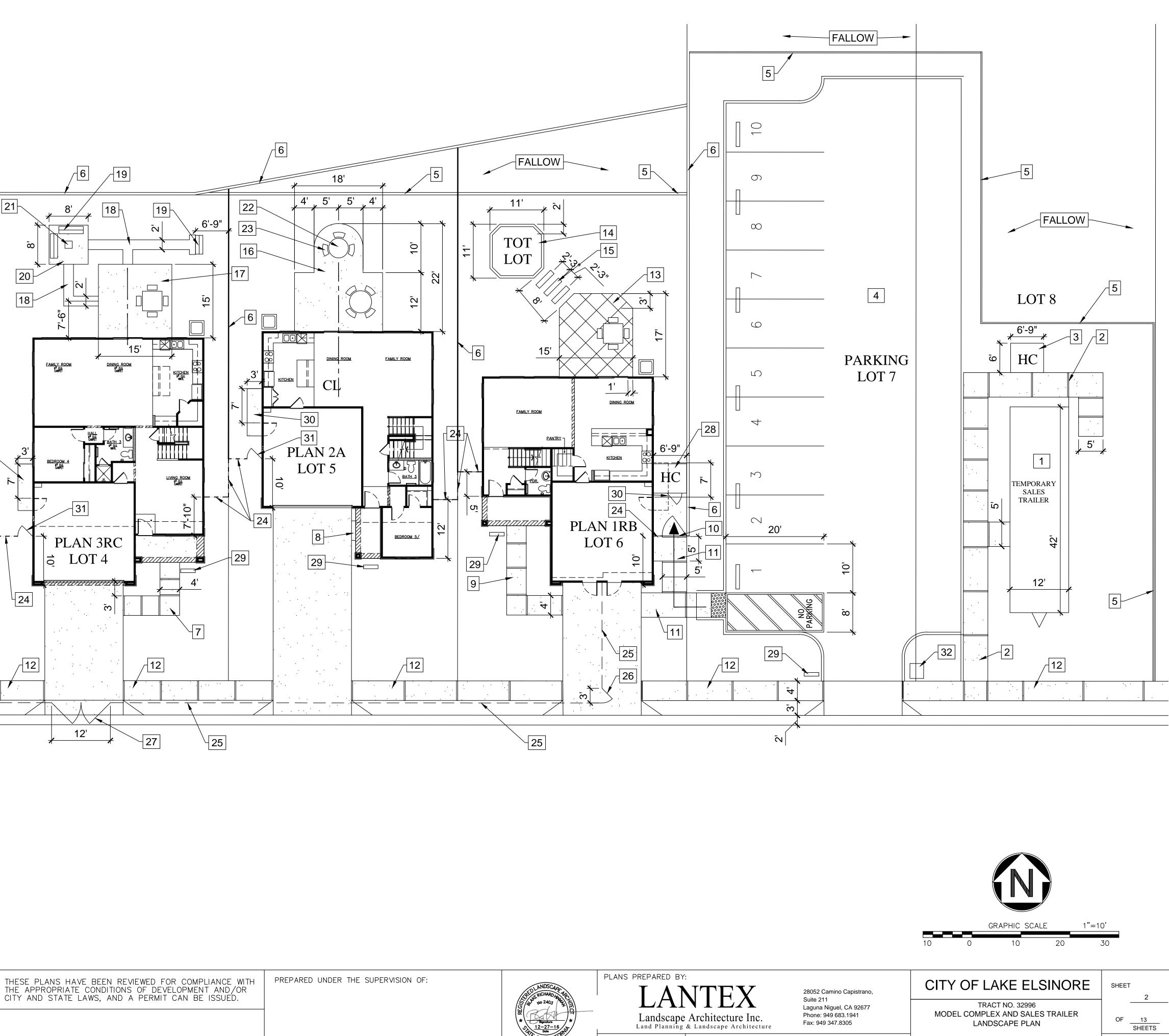
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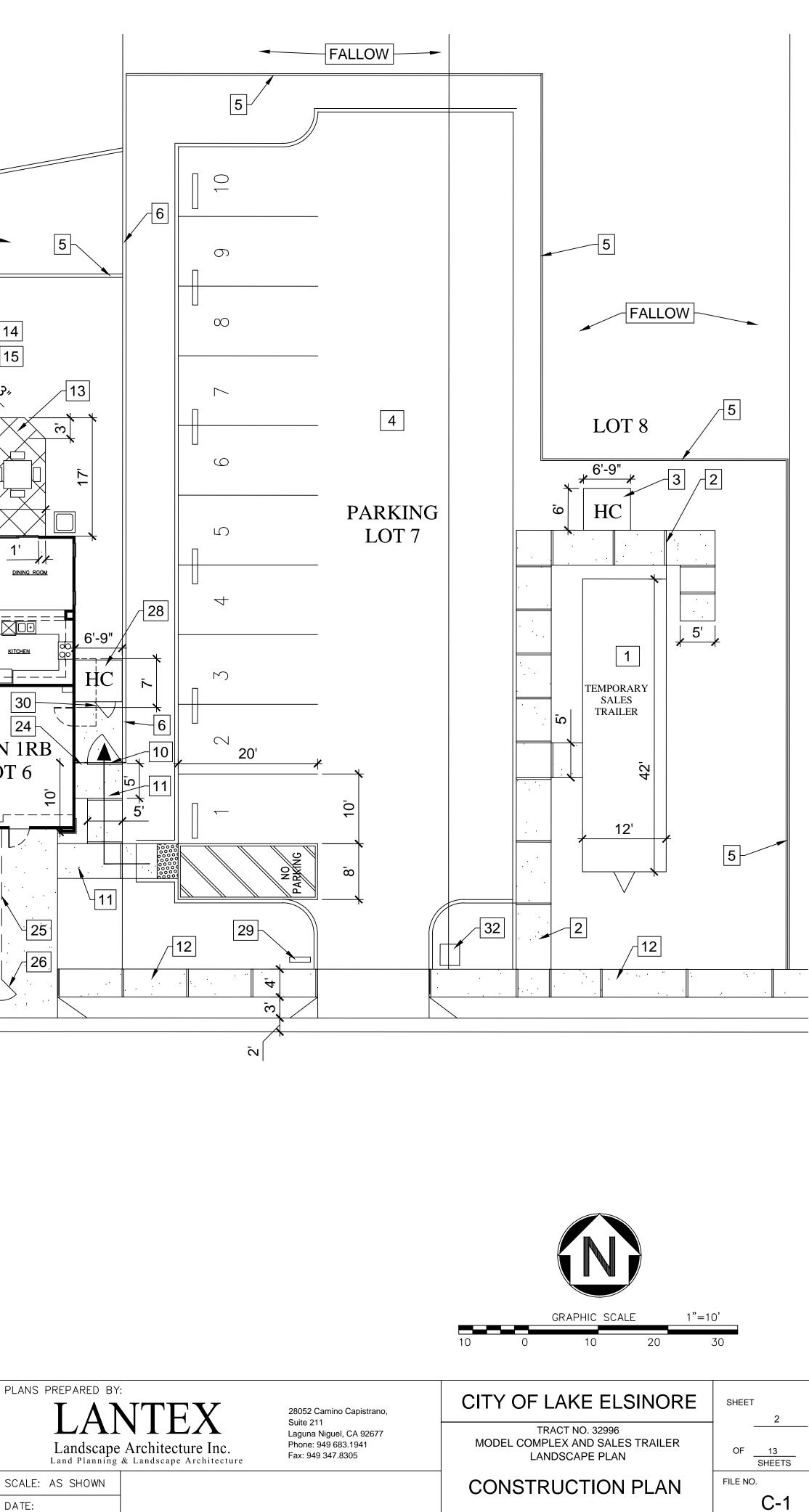
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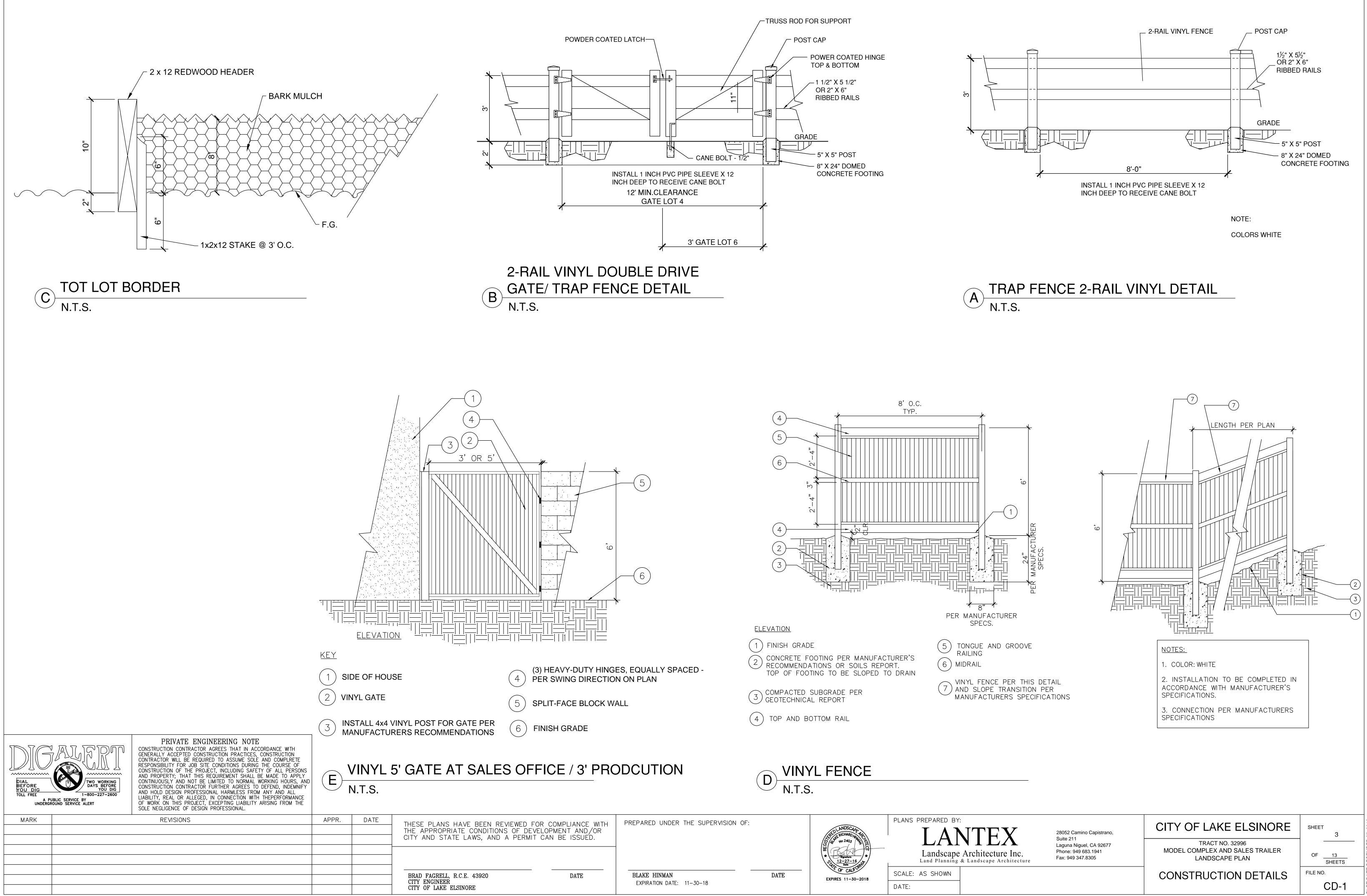


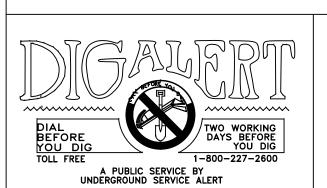


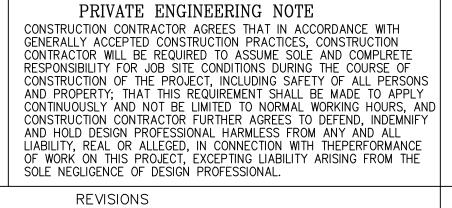


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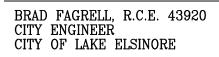


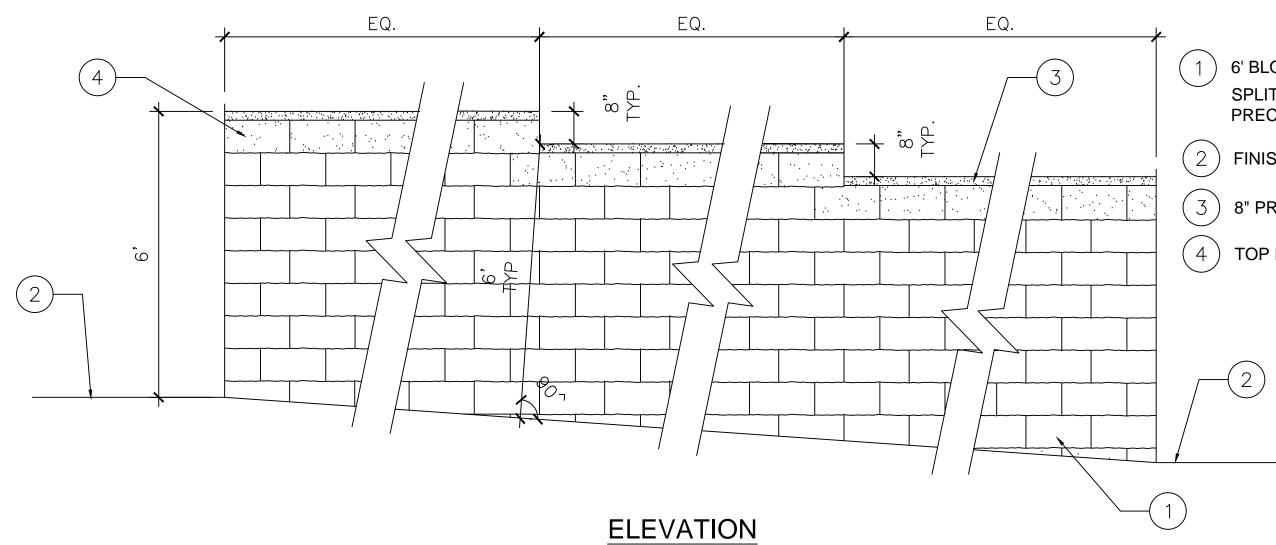




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6' BLOCK WALL, GREY SPLIT FACE ON OUTSIDE OF WALL PRECISION FACE ON INSIDE OF WALL

(2) FINISH GRADE

(3) 8" PRECISION CAP - GREY

(4) TOP ROW - BLOCK PRECISION - TAN BOTH SIDES

28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305

CITY OF LAKE ELSINORE

TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER LANDSCAPE PLAN

SHEET 4 _____ OF <u>13</u> SHEETS FILE NO. CD-2

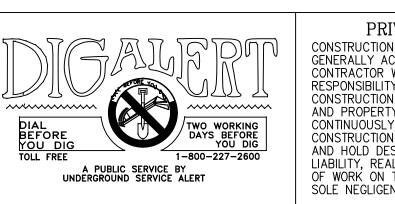
CONSTRUCTION DETAILS

	Wate	er Use S	Summary	y					I	LOT 4	
									Mod	lels @ Upla	and
MAXIMUN		WATER AL	LOWANCE			_					
TOTAL M	AWA=(Eto)((0.62)[(0.7 x	(LA) + (0.3)	x SLA)]							
Eto	factor	crop	LA							30,293	Gal./Yr
56.4	0.62	0.56	1,547	_						40	ccf/yr
TOTAL E	STIMATED		VATER USE	D:						28,851	Gal./Yr
			VATER USE IA x PF)/IE)							28,851 39	Gal./Yr ccf/yr
				+ SLA)]	ercei	ntage of	MAW	A use	d :		ccf/yr
	AWU=(Eto x			+ SLA)]	ercei	ntage of	MAW	A use	d :	39	ccf/yr
TOTAL E,	AWU=(Eto x	< 0.62) x [(H	IA x PF)/IE)	+ SLA)]	ercei	ntage of	MAW	Ause	d :	39	ccf/yr
TOTAL E,	AWU=(Eto x ns :	< 0.62) x [(H	IA x PF)/IE)	+ SLA)]	ercer	ntage of 1,547	MAW			39	ccf/yr

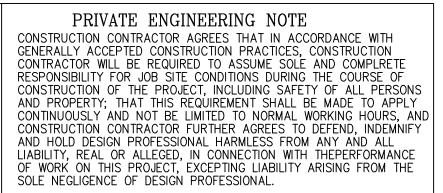
Water Use Summary									LOT 5		
									Mod	els @ Upl	and
MAXIMUN		WATER AL		:		-					
TOTAL M	AWA=(Eto)((0.62)[(0.7 x	(LA) + (0.3	x SLA)]							
Eto	factor	crop	LA							40,124	Gal./Yr
56.4	0.62	0.56	2,049	_						54	ccf/yr
	STIMATED AWU=(Eto >									38,213 51	Gal./Yr ccf/yr
				+ SLA)]		ntage of	MAW	Auseo		-	Gal./Yr ccf/yr
TOTAL E	AWU=(Eto >			+ SLA)]		ntage of	MAW	A used	d :	51	Gal./Yr ccf/yr
TOTAL E	AWU=(Eto >	< 0.62) x [(H	IA x PF)/IE)	+ SLA)]		ntage of	MAW	A used	d :	51	Gal./Yr ccf/yr
TOTAL E	AWU=(Eto ≯ ns∶	< 0.62) x [(H	IA x PF)/IE)	+ SLA)]		ntage of 2,049	MAW	A use (0.4		51	Gal./Yr ccf/yr

Water Use Summary								1	LOT 6		
									Mod	els @ Upla	and
MAXIMUN		WATER AL				_					
TOTAL M	AWA=(Eto)(0.62)[(0.7 x	(LA) + (0.3 x	(SLA)]							
Eto	factor	crop	LA							42,415	Gal./Yr
56.4	0.62	0.56	2,166							57	ccf/yr
										40,395	Gal./Yr
			VATER USE IA x PF)/IE) -	+ SLA)]						54	ccf/yr
	AWU=(Eto x			+ SLA)]	rcenta	ige of	MAW	A use	d :	•	ccf/yr
TOTAL E	AWU=(Eto x	(0.62) x [(H	IA x PF)/IE) -	+ SLA)]	rcenta	ige of	MAW	A use	: t	54	ccf/yr
TOTAL E	AWU=(Eto x ns :	(0.62) x [(H	IA x PF)/IE) -	+ SLA)]		ige of 2,166	MAW			54	ccf/yr

REVISIONS

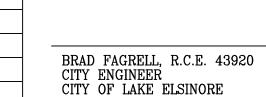


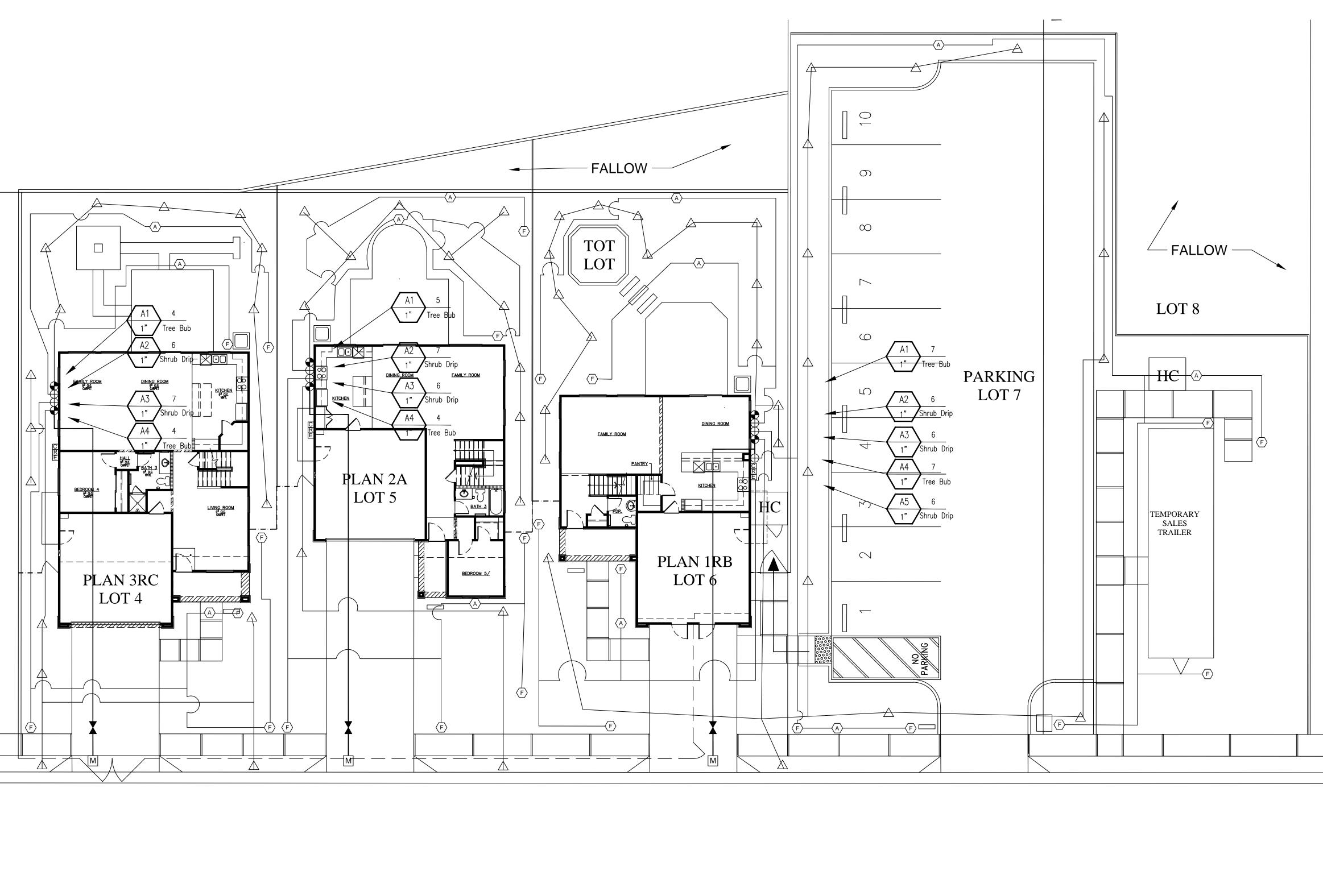
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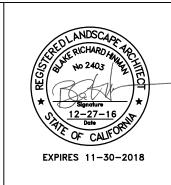
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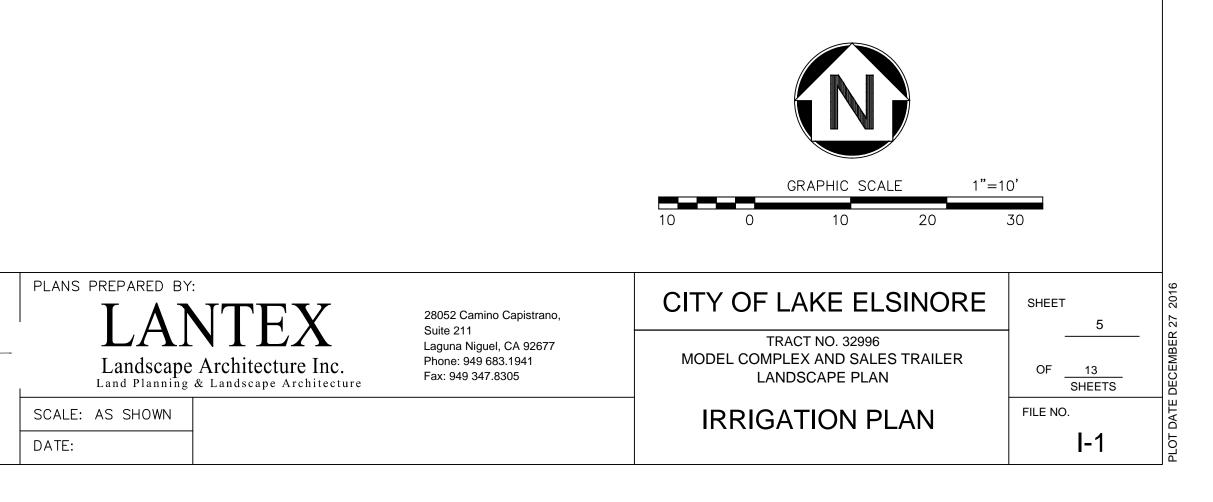




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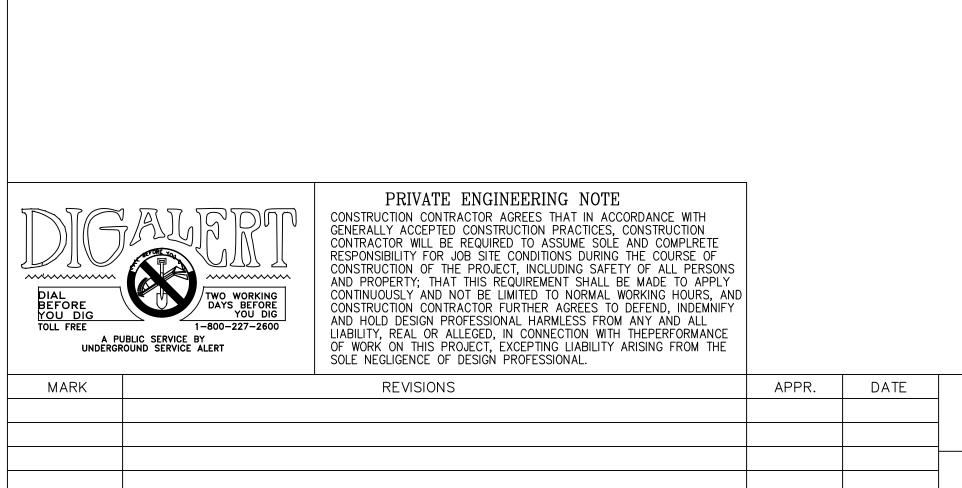




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BLAKE HINMAN EXPIRATION DATE: 11-30-18

IF	_	_	N LEGEND			PRECIP.
SYMBOL	MANU	FACT.	MODEL NO. / DESCRIPTION RADIU	S GPM	PSI	RATE
TREE BUE			INDICATES PVC LATERAL LINE WITH (2) PCB .5 GPM FLOOD BUBBLERS PER TREE. NTING PLAN FOR TREE LOCATION. INSTALL PER DETAIL.	.5	20	0.95
POINT TO						
		SYMBOL DEVICES EMITTER	INDICATES PVC LATERAL LINE WITH XB-10PC / XB-20PC MODULES SERIES EMISSION WITH PC DIFFUSER CAP 2.0 GPH PER OUTLET; EACH SHRUB REQUIRES TWO (2) S . EMITTERS TO BE INSTALLED W/ A RAINBIRD TS-025 STAKE AND DCB-025 TUBING. NGTH OF DISTRIBUTION TUBING TO BE 6'.			
F	RAIN BIRD	INSIDE A VALVE P ALL FLUS	E A 5RC AS FLUSH VALVE AT LOW POINT OF DRIPLINE 3/4" PCV FLUSH MANIFOLD LINE SEPERATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INS ER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18' SH EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. (MIN. (1) REQUIRED PER SY ON IN FIELD)	ALL MIN. OI FROM PAVI	NE FLUSH ING. INST/	ALL.
$\langle A \rangle$	RAIN BIRD	BUSHING CONBINA LATERAL VERIFY (PLANTEF	AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 CONBINATION TEE AND A 3/4" G, INSTALL AIR RELIEF ASSEMBLY ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WI ATION TEE AND A 3/4" X 1/2" REDUCER BUSHING, INSTALL AIR RELIEF ASSEMBLY VALV S WITHIN THE ELEVATED AREA. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITH QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND A R AREA. INSTALL ALL AIR VACUUM RELIEF EQUIPMENT PER MANUFACTURER'S SPEC ED PER SYSTEM - LOCATE BEST LOCATION IN FIELD)	ΓΗ Α FT-050 Έ TO ALL D IIN UNDULA Γ HIGH POIN	RIPLINE TING ARE	,
NO SYMBOL	RAIN BIRD	ALL CONN	NECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING "RAIN BIRD EASY FIT" FITTI	NGS		
	RA	AIN BIRD	MDCFEL or MDCFTEE W/ MDCF75FPT FITTING FOR CONNECTION BETWEEN PVC LA	FERAL LINE	S AND DR	IP TUBING
	\bigotimes	P.O.C.	DOMESTIC WATER METER FOR FUTURE RESIDENCE, EXISTING PER CIVIL DRAW	/INGS - SYM	IBOL NOT	SHOWN.
		WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOSE PRESSURE EXCEED	S 85PSI) SYI	MBOL NOT	SHOWN.
	M	WATTS	1.25" - B-6080-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL			
	\oplus	TORO	(LOW FLOW VALVE RANGE .25 - 8.0 GPM) (MED FLOW VALVE RANGE 2.0 - 20.0 GPM) SEE PLAN FOR VALVE SIZE - DZK-EZF-075-LF (3/4" VALVE) OR DZK-EZF-1-MF (1" VA PLASTIC ANTI-SIPHON TYPE CONTROL VALVE, WITH MESH WYE FILTER AND PRESS BOTH ON THE DOWNSTREAM SIDE OF EACH DRIP RCV IN A VALVE BOX.	,	ATOR. INST	FALL
		TORO TORO	EZF-29-03 REMOTE CONTROL VALVE. EVO-40D 4-8 STATION WALL MOUNTED IRRIGATION CONTROLLER. LOCATE IN WALL AWAY FROM VIEWS. THE EVOLUTION SERIES CONTROLLER TO INCLUDE CONNECTOR AND A EVO-WS WEATHER SENSOR TO BE INSTALLED ON EVE WIT FREE FROM ANY OBSTRUCTIONS SUCH AS TREES, BUILDING, ETC. THE WEATH FROM CONTROLLER THAN 800. INSTALL PER MANUFACTURERS SPECIFICATION	A WIRELES H SOUTH O ER SENSOF	SS EVO-SO R WEST E	C SMART XPOSURE AND
	R	TORO	EVO-WS ET/ WEATHER SENSOR TO BE INCLUDED AND INSTALLED WITH THE CO	NTROLLER		
	E	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LO	CATION IN	FIELD	
		– AS APPRC	OVED PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE			
		AS APPRC	OVED PVC PIPE 1.25" CL. 315 AS MAINLINES 18" BELOW GRADE			
	·	_ AS APPRC	OVED PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUND PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S			SENTATIVE.
NC	O SYMBOL	AS APPRC	OVED IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)			
NC	O SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIR	E CONNECT	IONS	
NC	O SYMBOL	K.B.I.	KSC-XXX-S SWING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV WI	IEN RCV IS	LOWER TI	HAN THE SPRIN
NC	O SYMBOL	K.B.I.	KC-XXX-S SPRING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV IMI WHEN RCV IS HIGHER THAN THE SPRINKLERS	IEDIATELY /	ABOVE FI	RST LATERAL L



BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE

- GARAGE **ND** IER

- RINKLERS
- AL LINE TEE WHEN RCV IS HIGHER THAN THE SPRINKLERS

1		VALVE NUMBER
\propto	XX _	G.P.M.
х /	XX	VALVE TYPE
ł		VALVE SIZE

PLANT / GROUND COVER EMITTER LEGEND						
PLANT WATER TYPE USE	# OF EMITTERS / GPH					
LOW SHRUBS	2 - 1.0 GPH (2.0 GPH) RAINBIRD XB-10PC					
LOW MODERATE SHRUBS	2 - 2.0 GPH (4.0 GPH) RAINBIRD XB-20PC					
MODERATE SHRUBS	2 - 2.0 GPH (4.0 GPH) RAINBIRD XB-20PC					
TREES	2 - BUBBLER (.5 GPM)					

DRIP	SYST	ΈМ	NO	TES:

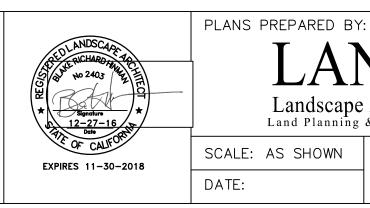
CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL PLANT COUNT AND THE EMITTER LEGEND SHOWN ABOVE. ANY REFERENCE TO EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR STARTING WORK.

DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UPSIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPGRADE EMITTER SIZES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.

PIP	PIPE SIZING CHART						
0 TO 5	GPM	3/4" CL. 200 PVC PIPE					
5 TO 10	GPM	1" CL. 200 PVC PIPE					
10 TO 15	GPM	1-1/4" CL. 200 PVC PIPE					
15 TO 25	GPM	1-1/2" CL. 200 PVC PIPE					
25 TO 35	GPM	2" CL. 200 PVC PIPE					
35 TO 50	GPM	2-1/2" CL. 200 PVC PIPE					
50 TO 100	GPM	3" CL. 200 PVC PIPE					
NOTE:							
CONTRACTO	OR SHALL	. SIZE ALL LATERAL LINES PER					
		N NO INSTANCE SHALL PIPE					
SIZE EXCEE	D DESIGN	NATED GPM RANGE.					

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.	PREPARED U

UNDER THE SUPERVISION OF:

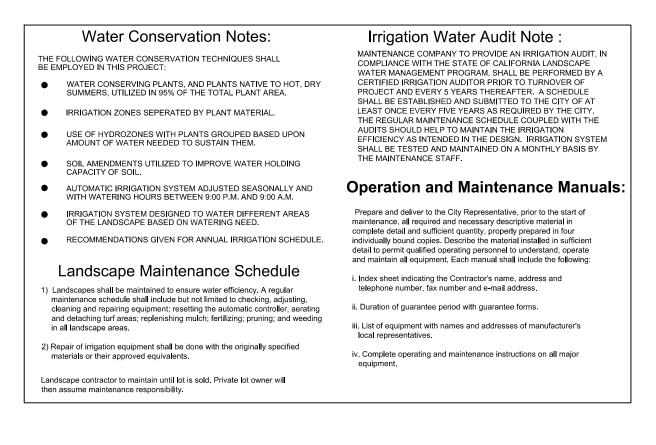


DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18 DATE

IRRIGATION NOTES

- 1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- 2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- 3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- 5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- 7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- 8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- 10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- 11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
- 12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT 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.
- 13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.





28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305

CITY OF LAKE ELSINORE

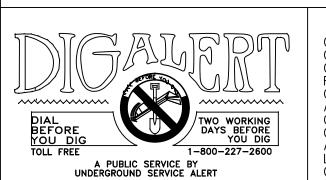
TRACT NO. 32996

MODEL COMPLEX AND SALES TRAILER

LANDSCAPE PLAN

SHEET _____ OF <u>13</u> SHEETS FILE NO.

IRRIGATION LEGEND



PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL

REVISIONS

APPR.

DATE

BRAD FAGRELL, R.C.E. 43920

CITY ENGINEER

CITY OF LAKE ELSINORE

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.

POC / Controller:

Shrub - Drip

Bubblers

POC / Controller:

Shrub - Drip

Bubblers

TYPICAL VALVES

Turf - Sub Surface Drip

Type AKc Pr Rate

0.7

1 Qty. of Valves

1 Qty. of Valves

1 Qty. of Valves

1

0.4 1

0.8 3

TYPICAL VALVES

Turf - Sub Surface Drip

Type AKc Pr Rate

1 Qty. of Valves

1 Qty. of Valves

1 Qty. of Valves

0.8 1

0.5 1

0.9 3

ETo/Mo

ETo/Day

Days/Week

0.9

Total Run Times

0.9

Total Run Times

0.85

Total Run Times

ETo/Mo

ETo/Day

Days/Week

IE

0.9 Total Run Times

0.9 Total Run Times

0.85

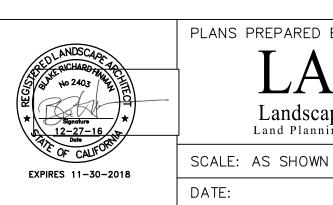
Total Run Times

IF

PREPARED UNDER THE SUPERVISION OF:

TOTAL RUN TIMES (HRS): 0.4 0.4 0.5 0.5 0.5

JAN FEB



0.5 0.3

OCT NOV DEC

(TYPICAL) IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD (6 months)

TOTAL RUN TIMES (HRS): 0.4 0.4 0.5 0.6 0.6 0.7 0.7 0.7 0.6 0.6 0.3 0.4

(TYPICAL) IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE

| MAR | APR | MAY |

0.07 0.10 0.13 0.15 0.18 0.22 0.24 0.23 0.20 0.14 0.08 0.06

2.10 2.90 3.90 4.50 5.70 6.50 7.30 7.10 5.90 4.20 2.50 2.00

0.07 0.10 0.13 0.15 0.18 0.22 0.24 0.23 0.20 0.14 0.08 0.06

2 3 3 3 4 4 4 4 4 3 3 2

0.6 0.6

JUL

JUN

JUN JUL AUG SEP OCT NOV DEC

0.6 0.5

AUG SEP

2 3 3 3 4 4 4 4 4 3 3 2

LAKE ELSINORE MODELS TR 32996 (Typ Schedul JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

JAN FEB MAR APR MAY

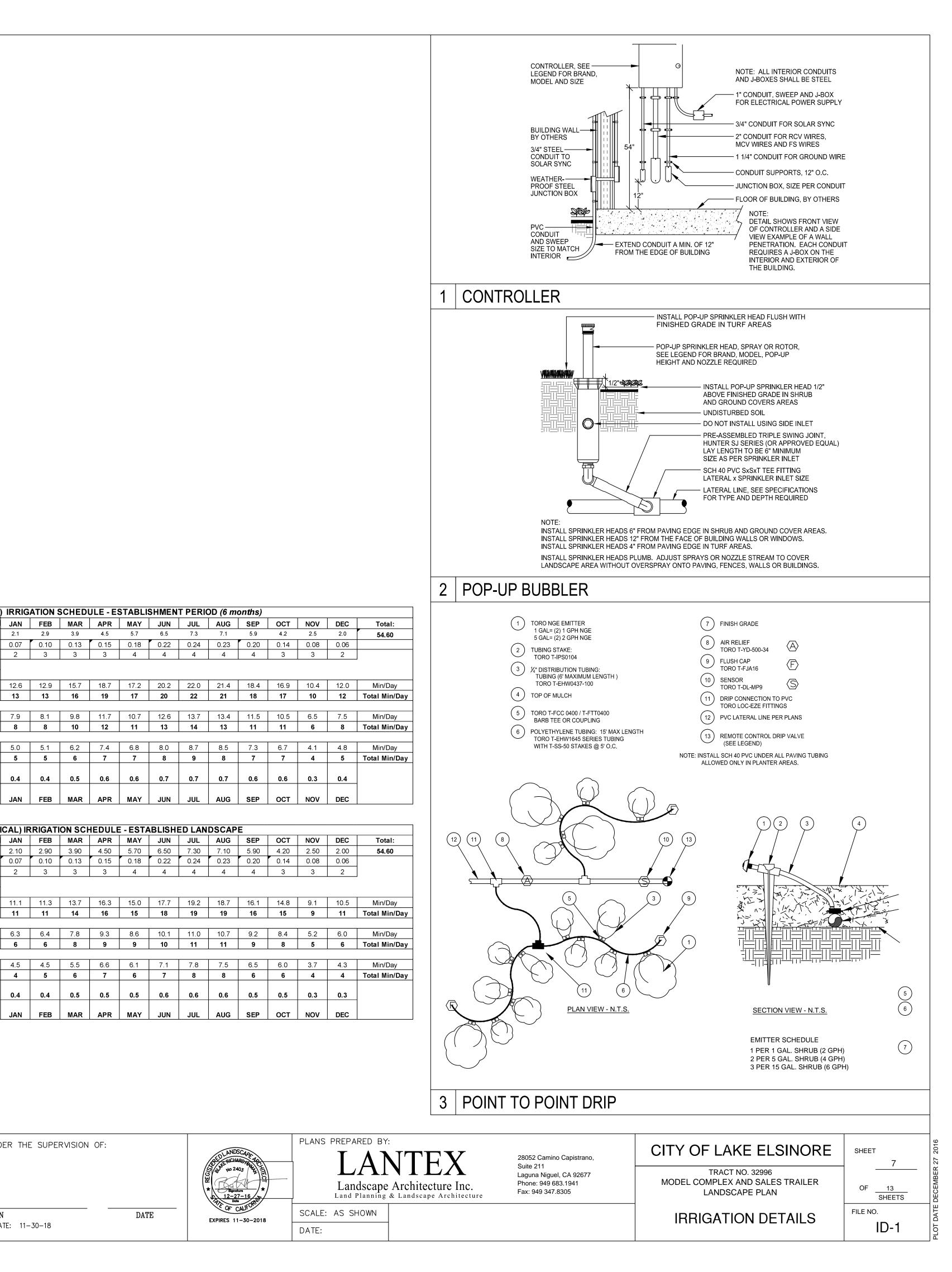
LAKE ELSINORE MODELS TR 32996 (Typ Schedul JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

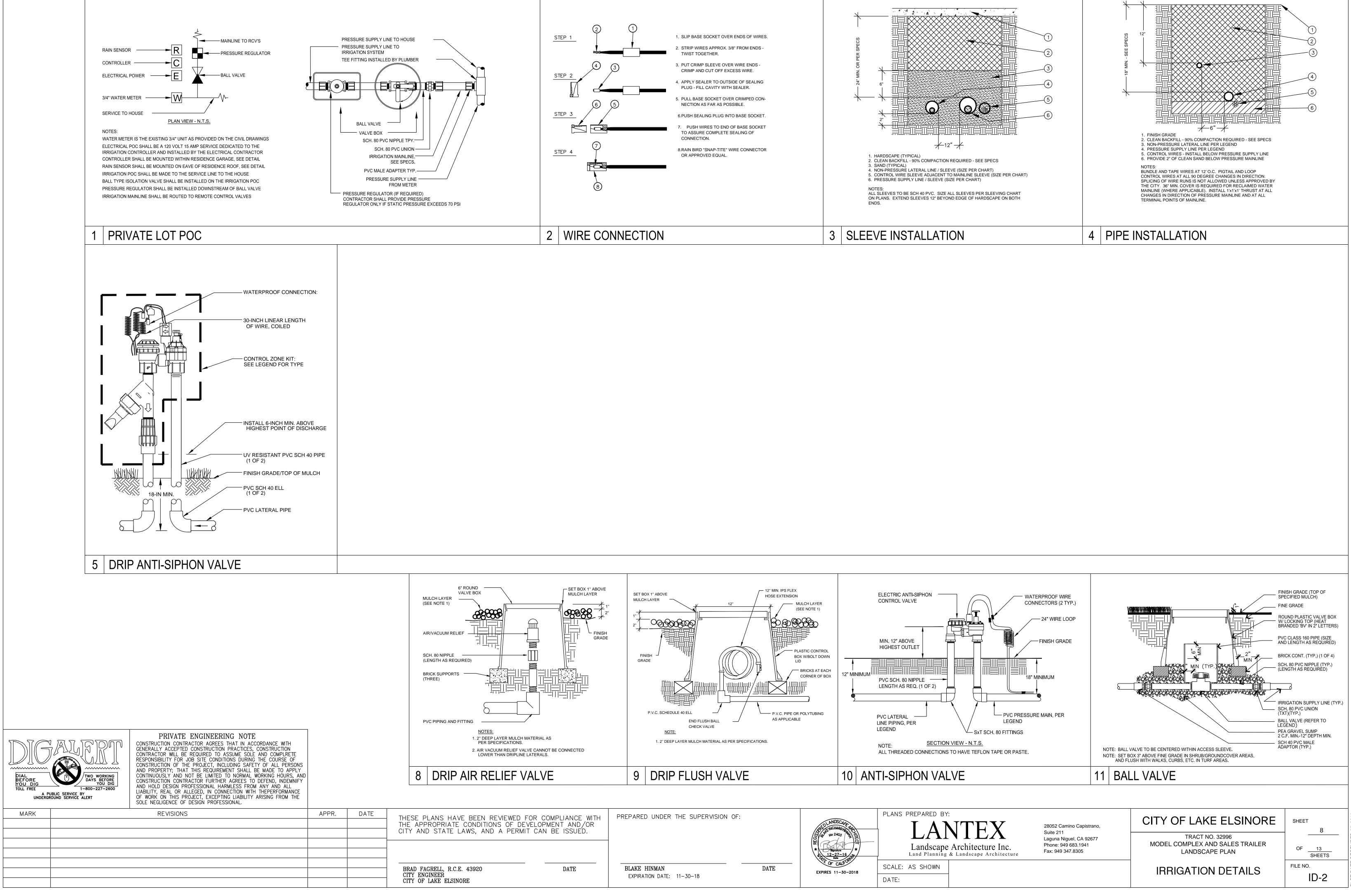
PLANS PREPARED BY:

0.3

DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18





REES		I		_		
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOL	GROWTH SIZE H/W
AU	ARBUTUS UNEDO	STRAWBERRY TREE	3	24" BOX	L	20' x 20'
СС	CINNAMOMUM CAMPHORA	CAMPHOR TREE	2	24" BOX	М	50' x 60'
CA	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	4	24" BOX	М	40' x 30'
ED	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	3	24" BOX	М	20' x 20'
FS	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	6	24" BOX	L	20' x 20'
GP	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	10	24" BOX	М	27' x 20'
PG	PODOCARPUS GRACILIOR	FERN PINE	5	24" BOX	М	40' x 15'
PC	PRUNUS CAROLINIANA	CAROLINA CHERRY	5	24" BOX	М	25' x 20'
RI	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORN	8	24" BOX	М	23' x 28'
RL	RHUS LANCEA	AFRICAN SUMAC	3	24" BOX	L	25' x 28'
SM	SCHINUS MOLLE	CALIFORNIA PEPPER TREE	13	24" BOX	L	32' x 32'
VINES						·
$\overline{\mathbb{V}}$	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	2	5 GAL.	М	25' H
<u>P</u>	PANDOREA JASMINOIDES	BOWER VINE	3	5 GAL.	М	25' H

ROOT BARRIER ALL TREES WITHIN 8'-0" OF HARDSCAPE SHALL RECEIVE ROOT BARRIERS PRODUCT "LIB 24-2 POLYPROPYLENE, WITH 0.085" WALLS AS MANUFACTURE BY DEEP ROOT COMPANY CO, 345 LORTON AVE, SUTE 103 BURLINGAME CA 92010 CITY STANDARD "608. INSTALL LINEAR ROOT BARRIERS PER CITY STANDARDS OR BIO BARRIER



MARK

PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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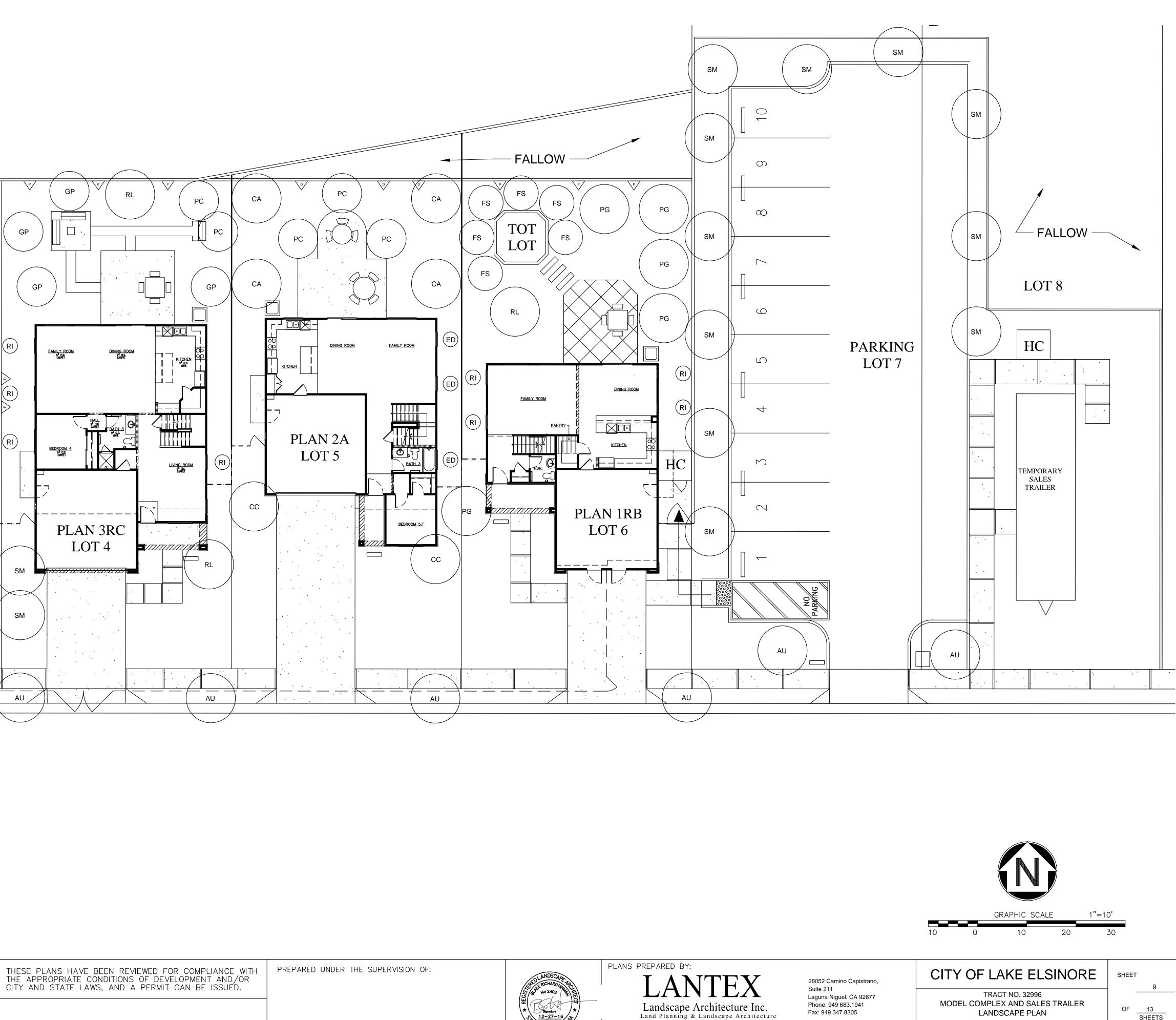
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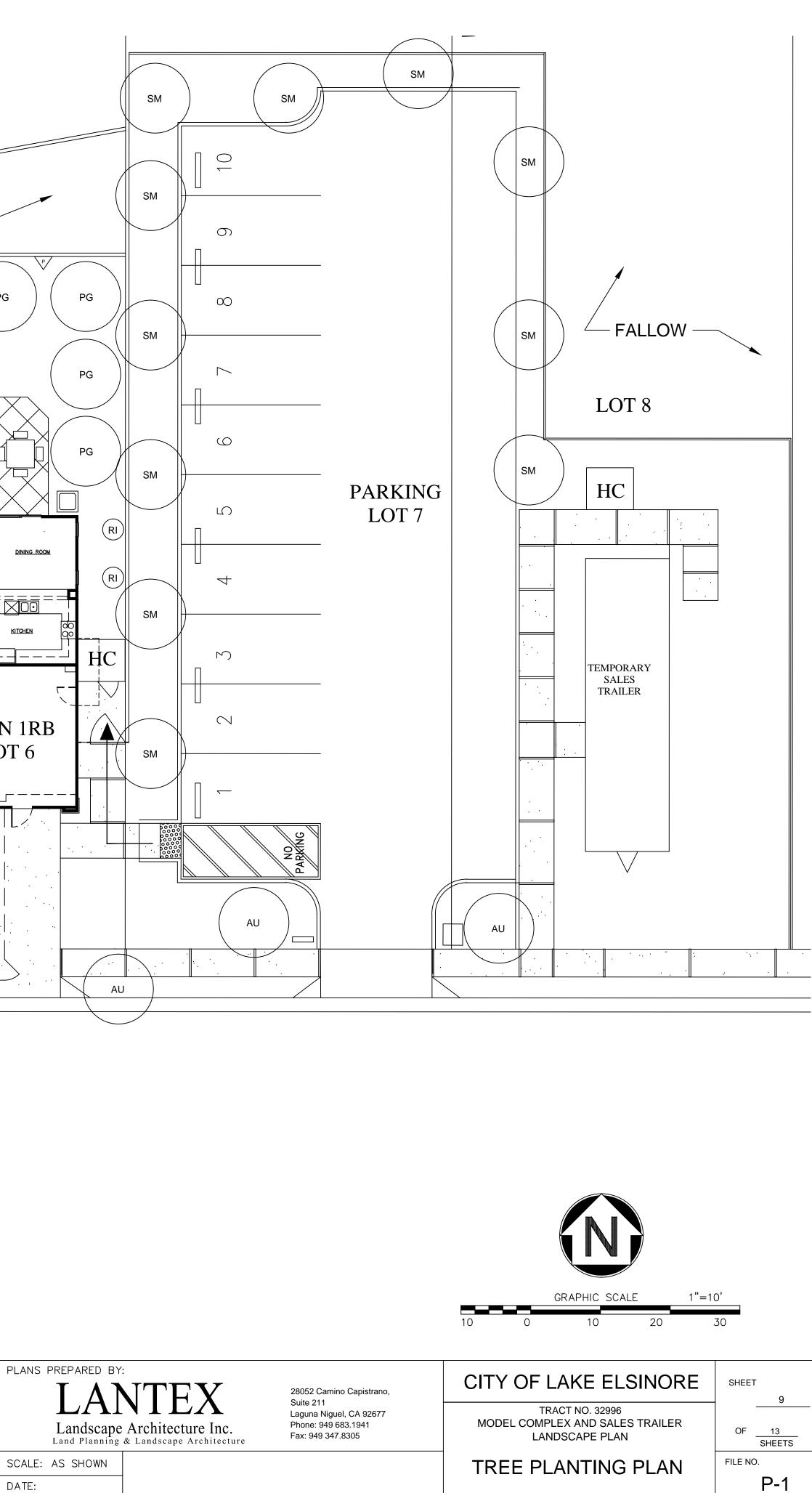
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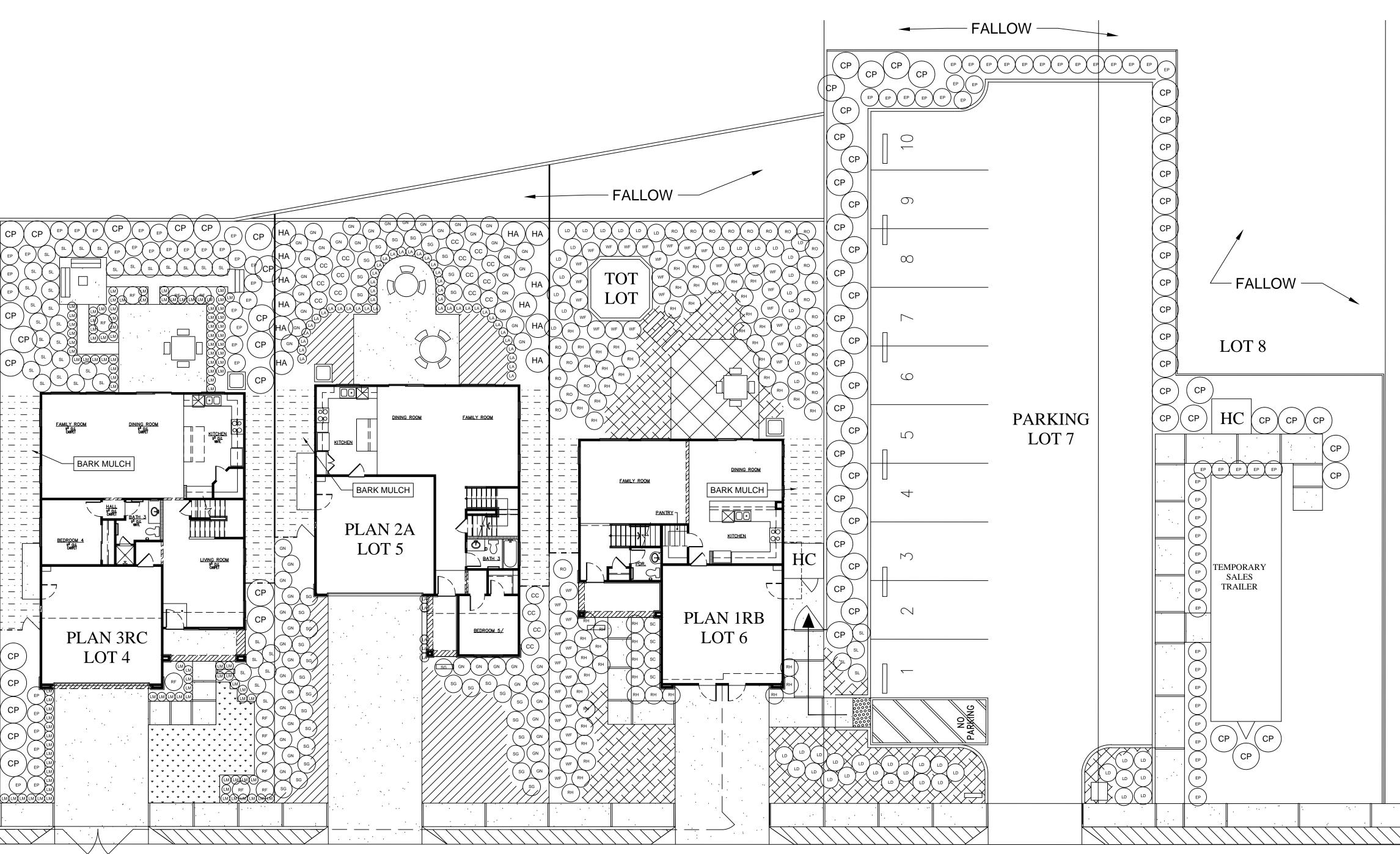




DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18

RUBS							
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOL	GROWTH SIZE H/W	
CC	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	18	15 GAL.	L	4' x 4'	
CP	COTONEASTER PARNEY	PARNEY COTONEASTER	72	15 GAL.	L	8' x 10'	
EP	EURYOPS PECTINATUS	SHRUB DAISY	75	5 GAL.	L	4' x 4'	
GN	GREVELIA 'NOELLII'	NOEL'S GREVELLIA	56	15 GAL.	L	4' x 4'	
HA	HETEROMELES ARBUTIFOLIA	TOYON	12	15 GAL.	L	8' x 8'	
LM	LANTANA MONTEVIDENSIS (GOLD CULTIVARS)	TRAILING LANTANA	103	5 GAL.	L	2' x 6'	
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	48	5 GAL.	L	2' x 2'	
LD	LAVANDULA DENTATA	FRENCH LAVENDER	50	5 GAL.	L	4' x 6'	
RO	RHUS OVATA	SUGAR BUSH	24	5 GAL.	L	10' x 10'	
RF	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	11	5 GAL.	L	3' x 3'	
RH	ROSMARINUS O. 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	55	1 GAL	L	2' x 10'	
SC	SALVIA CLEVELANDII & HYBRIDS	SALVIA	4	5 GAL.	L	5' x 8'	
SG	SALVIA GREGGII	AUTUMN SAGE	34	5 GAL.	L	4' x 4'	
SL	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	40	5 GAL.	L	4' x 6'	
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	40	5 GAL.	L	3' x 3'	
ROUNDCO	VERS						O.C. SPACING
	BACCHARIS P. PILULARIS "TWIN PEAKS"	DWARF COYOTE BUSH	41	1 GAL.	L	15" x 8'	4'
	OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	269	1 GAL.	L	9" x 3'	2'
	TURF - ARTIFICIAL						
ARKWAY	1		I				
	BACCHARIS P. PILULARIS "TWIN PEAKS"	DWARF COYOTE BUSH	34	1 GAL.	L	15" x 8'	4'
ARKWAY							
	3" SHREDDED BARK MULCH						





PRIVATE ENGINEERING NOTE PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLRETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THEPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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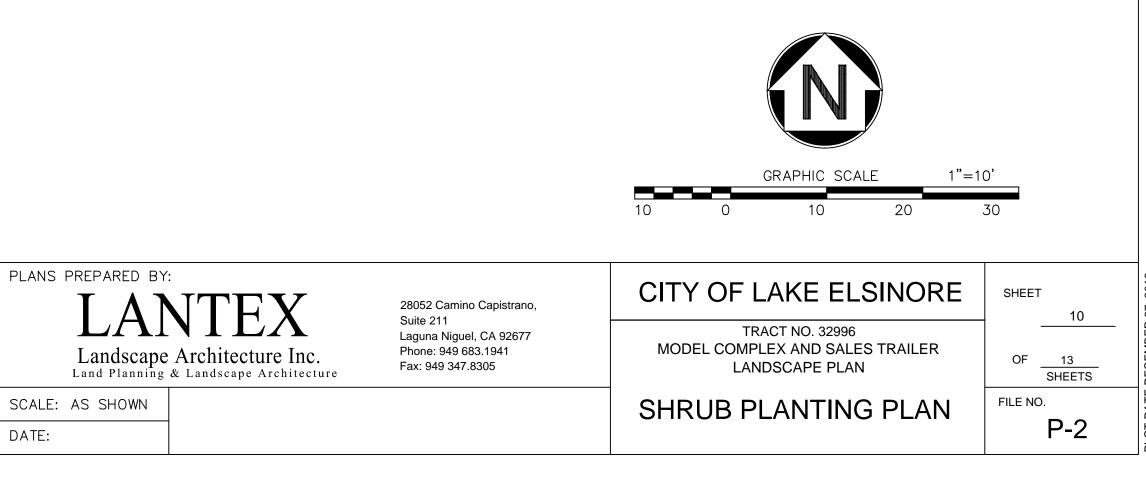
DATE

BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE

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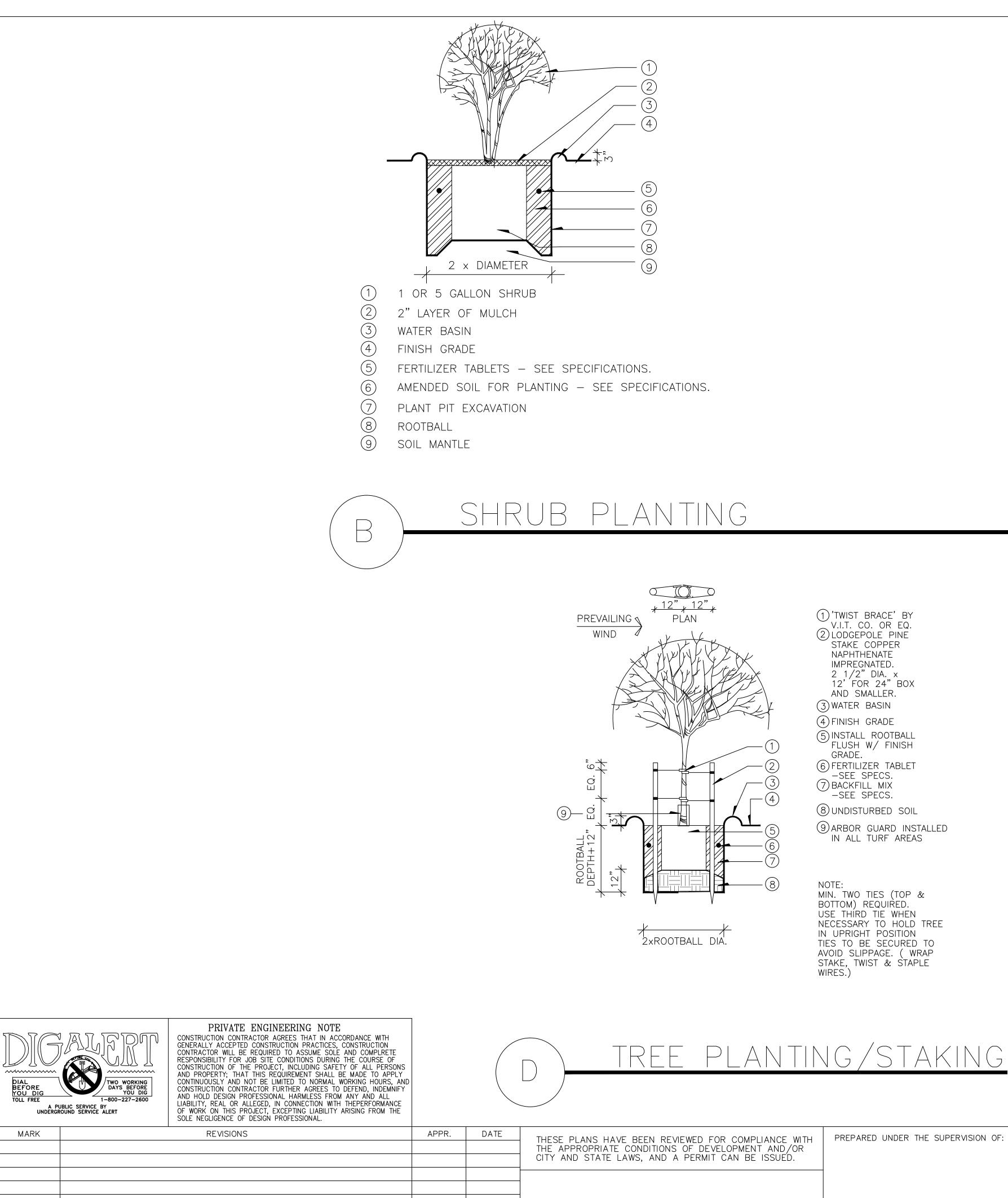
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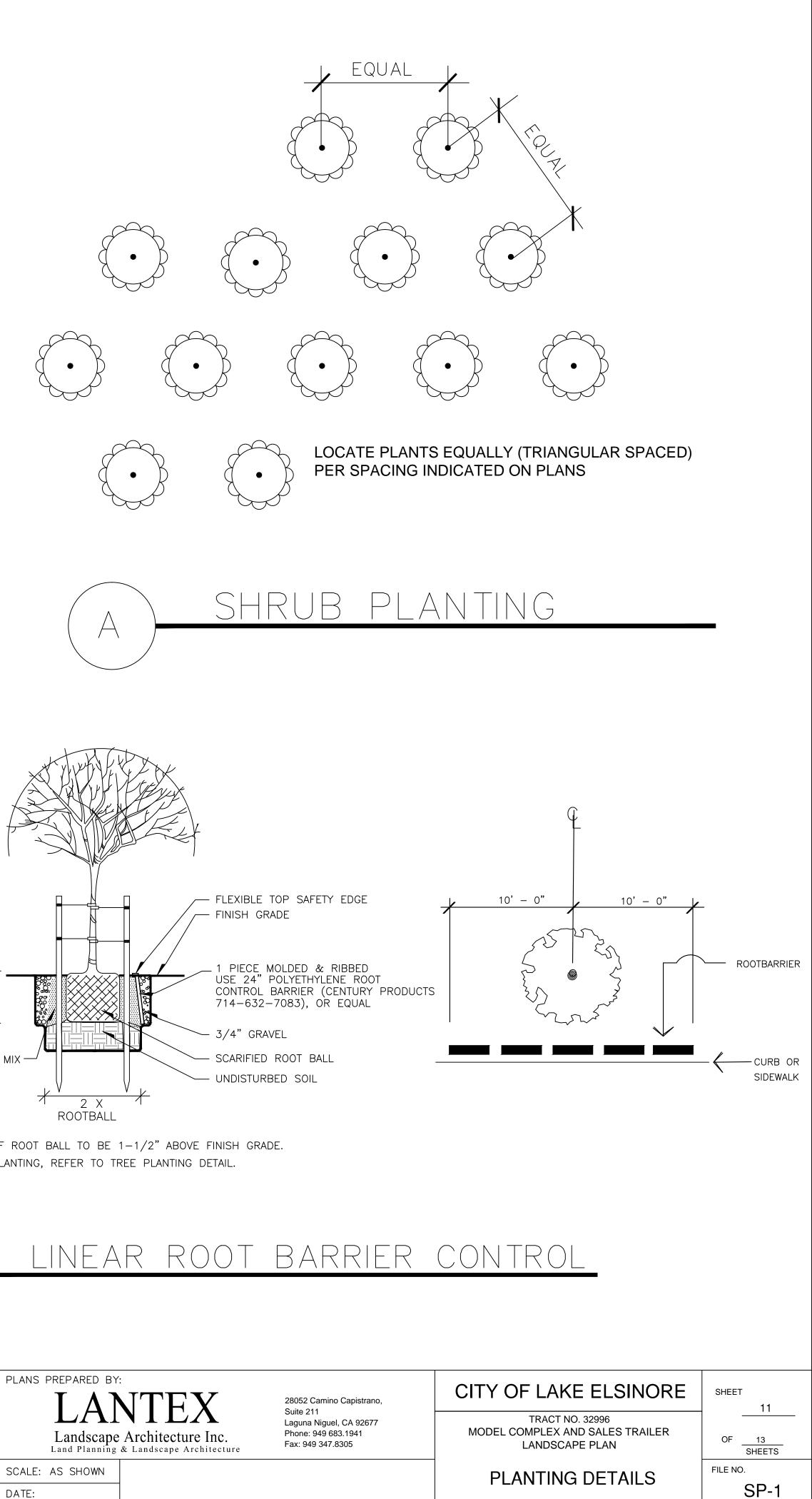


DATE

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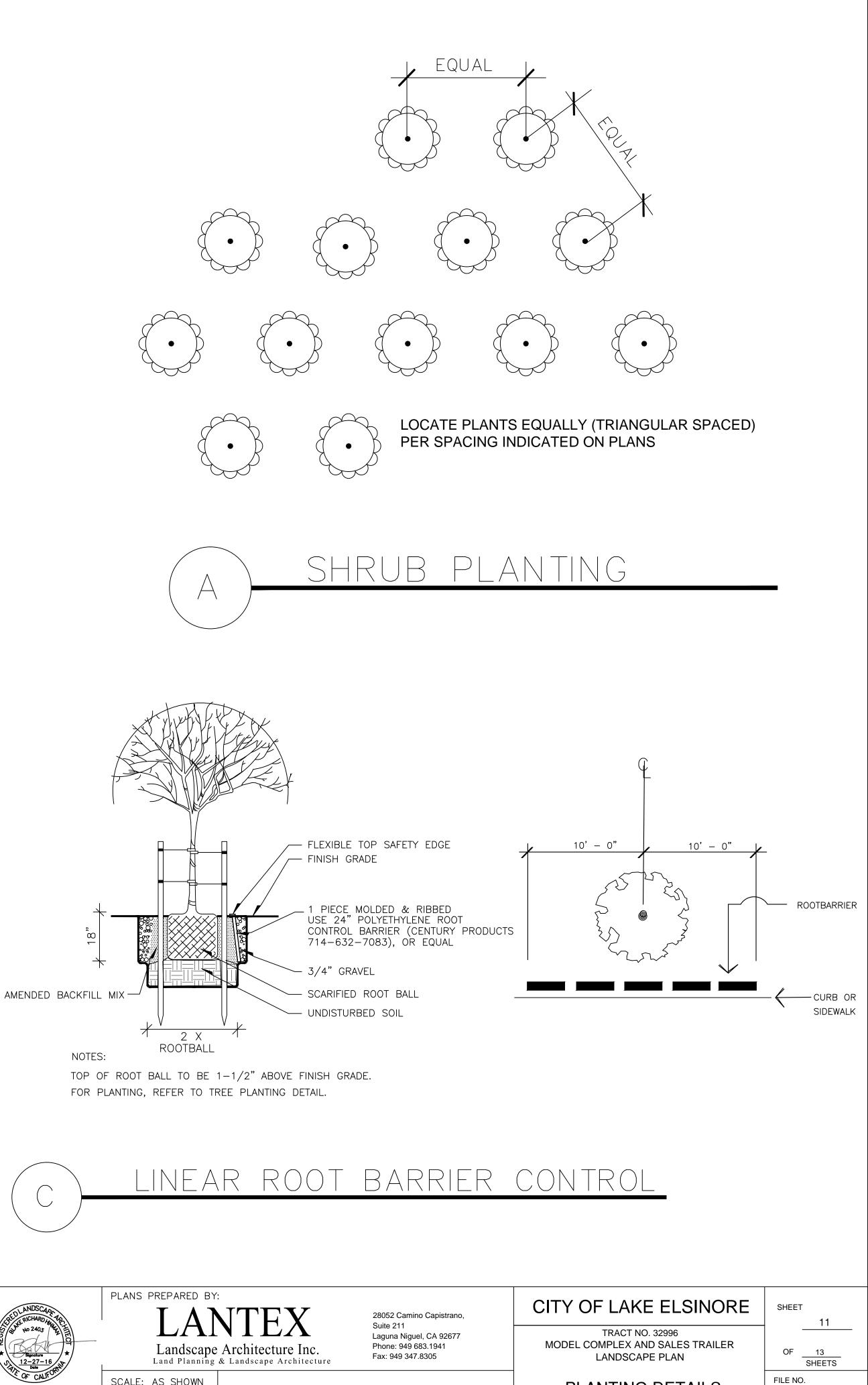
ANDSCAR EXPIRES 11-30-2018 DATE:



BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE

DATE

BLAKE HINMAN EXPIRATION DATE: 11-30-18



SECTION 02810 LANDSCAPE IRRIGATION PART 1 - GENERAL

1.1 Summary

- A. It is the intent of the specifications and drawings that the finished system is complete in every respect and shall be ready for operation satisfactory to the Owner.
- B. The work shall include all materials, labor, services, transportation, and equipment necessary to perform the work as indicated on the drawings, in these specifications, and as necessary to complete the contract.

1.2 Construction Drawings

- A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features
- B. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications. When an item is shown on the plans but not shown on the specifications or vice versa, it shall be deemed to be as shown on both. The Landscape Architect shall have final authority for clarification.
- C. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect as soon as detected. In the event this notification is not performed, the Irrigation Contractor shall assume full responsibility for any revision necessary.

1.3 Quality Assurance

- A. Provide at least one English speaking person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the manufacturer's recommended methods of installation and who shall direct all work performed under this section.
- B. Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturer of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
- C. All local, municipal, and state laws, rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence
- D. All materials supplied for this project shall be new and free from any defects. All defective materials shall be replaced immediately at no additional cost to Owner.
- E. The Contractor shall secure the required licenses and permits including payments of charges and fees, give required notices to public authorities, verify permits secured or arrangements made by others affecting the work of this section.

1.4 Submittals

- A. Materials List:
- 1. After award of contract and before any irrigation system materials are ordered from suppliers or delivered to the job site, submit to the Owner a complete list of all irrigation system materials, or processes proposed to be furnished and installed as part of this contract.
- 2. The submittals shall include the following information:
- a. A title sheet with the job name, the contractors name, contractor's address and telephone number, submittal date and submittal number.
- b. An index sheet showing the item number (i.e. 1.2.3, etc.); an item description (i.e. sprinkler head); the manufacturer's name (i.e. Hunter Industries); the item model number (i.e. I-40-ADV/36V); and the page(s) in the submittal set that contain the catalog cuts.
- c. The catalog cuts shall be one or two pages from the most recent manufacturer's catalog that indicate the product submitted. Do not submit parts lists, exploded diagrams, price lists or other extra information.
- d. The catalog cuts shall clearly indicate the manufacturer's name and the item model number. The item model number, all specified options and specified sizes shall be circled on the catalog cuts.
- e. Submittals for equipment indicated on the legend without manufacturer names, or "as approved", shall contain the manufacturer, Class or Schedule, ASTM numbers and/or other certifications as indicated in these specifications.
- f. Submittal format requirements:
- g. Submittals shall be provided as one complete package for the project. Multiple partial submittals will not be reviewed.
- h. Submittal package shall be stapled or bound in such a way as to allow for disassembly for review processing.
- Submittal package shall have all pages numbered in the lower right hand corner. Page numbers shall correspond with
- 3. The Landscape Architect or Owner's authorized representative will allow no substitutions without prior written acceptance.
- 4. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only
- supplement the guarantee. 5. The Landscape Architect or Owner's authorized representative will not review the submittal package unless provided in the format described above.
- B. Substitutions: If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the irrigation drawings and specifications, he may do so by providing the following information to the Landscape Architect or Owner's authorized representative for approval.
- 1. Provide a written statement indicating the reason for making the substitution.
- 2. Provide catalog cut sheets, technical data, and performance information for each substitute item.
- 3. Provide in writing the difference in installed price if the item is accepted.

1.5 Existing Conditions

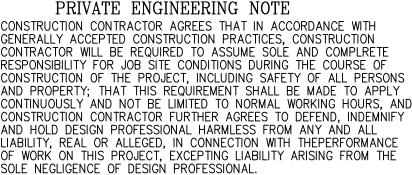
REVISIONS

A. The Contractor shall verify and be familiar with the locations, size and detail of points of connection provided as the source of water, electrical supply, and telephone line connection to the irrigation system

- 1. Irrigation design is based on the available static water pressure shown on the drawings. Contractor shall verify static water on the project prior to the start of construction. Should a discrepancy exist, notify the Landscape Architect and Owner's authorized representative prior to beginning construction.
- 2. Prior to cutting into the soil, the Contractor shall locate all cables, conduits, sewer septic tanks, and other utilities as are commonly encountered underground and he shall take proper precautions not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, the Contractor shall promptly notify the Landscape Architect and Owner who will arrange for relocations. The Contractor will proceed in the same manner if a rock layer or any other such conditions are encountered
- 3. The Contractor shall protect all existing utilities and features to remain on and adjacent to the project site during construction. Contractor shall repair, at his own cost; all damage resulting from his operations or negligence.
- 4. The Irrigation Contractor shall coordinate with the General Contractor for installation of required sleeving as shown on the plans prior to paving operations.
- 5. The Contractor shall verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area
- 6. The Contractor shall protect all existing irrigation systems, in areas adjacent to and within the project area of work, from
- damage due to his operations
- 7. Contractor shall notify Owner's Representative if any existing system is temporarily shut off, capped or modified. Provide 48-hour notice, prior to turning off or modifying any existing irrigation system.



MARK



APPR.

DATE



BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER

CITY OF LAKE ELSINORE

8. Contractor shall repair or replace all existing irrigation systems, in areas adjacent to and within the project area of work, damaged by the construction of this project. Adjacent irrigation systems shall be made completely operational and provide complete coverage of the existing landscaped areas. All repairs shall be complete to the satisfaction of the Owner's Representative 1.6 Inspections

A. The Contractor shall permit the Landscape Architect and Owner's authorized representative to visit and inspect at all times any part of the work and shall provide safe access for such visits.

B. Where the specifications require work to be tested by the Contractor, it shall not be covered over until accepted by the Landscape Architect, Owner's authorized representative, and/or governing agencies. The Contractor shall be solely responsible for notifying the Landscape Architect, Owner, and governing agencies, a minimum of 48 hours in advance, where and when the work is ready for testing. Should any work be covered without testing or acceptance, it shall be, if so ordered, uncovered at the Contractor's expense.

C. Inspections will be required for the following at a minimum:

- 1. Svstem lavout
- 2. Pressure test of irrigation mainline (Four hours at 125 PSI or 120% of static water pressure, which ever is greater.) Mainline pressure loss during test shall not exceed 2 PSI.
- 3. Coverage test of irrigation system. Test shall be performed prior to any planting.
- 4. Final inspection prior to start of maintenance period
- 5. Final acceptance
- D. Site observations and testing will not commence without the field record drawings as prepared by the Irrigation Contractor. Record drawings must complete and up to date for each site visit.
- E. Work that fails testing and is not accepted will be retested. Hourly rates and expenses of the Landscape Architect, Owner's authorized representative, and governing agencies for reinspection or retesting will be paid by the Irrigation Contractor at no additional expense to Owner.

1.7 Storage and Handling

- A. Use all means necessary to protect irrigation system materials before, during, and after installation and to protect the installation work and materials of all other trades. In the event of damage, immediately make all repairs and replacements necessary to the acceptance of the Landscape Architect and Owner and at no additional cost to the Owner.
- B. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings under cover until ready to install. Transport plastic pipe only on a vehicle with a bed long enough to allow the pipe to lay flat to avoid undue bending and concentrated external load

1.8 Cleanup and Disposal

- A. Dispose of waste, trash, and debris in accordance with applicable laws and ordinances and as prescribed by authorities having jurisdiction. Bury no such waste material and debris on the site. Burning of trash and debris will not be permitted. The Contractor shall remove and dispose of rubbish and debris generated by his work and workmen at frequent intervals or when ordered to do so by the Owner's authorized representative.
- B. At the time of completion the entire site will be cleared of tools, equipment, rubbish and debris which shall be disposed of off-site in a legal disposal area.

1.9 Completion

- A. At the time of the pre-maintenance period inspection, the Landscape Architect, Owner's authorized representative, and governing agencies will inspect the work, and if not accepted, will prepare a list of items to be completed by the Contractor. Punch list to be checked off by contractor and submitted to Landscape Architect or Owner's Authorized representative prior to any follow-up meeting. This checked off list to indicate that all punch list items have been completed. At the time of the post-maintenance period or final inspection the work will be re-inspected and final acceptance will be in writing by the Landscape Architect, Owner's authorized representative, and governing agencies B. The Owner's authorized representative shall have final authority on all portions of the work.
- C. After the system has been completed, the Contractor shall instruct Owner's authorized representative in the operation and
- maintenance of the irrigation system and shall furnish a complete set of operating and maintenance instructions. D. Any settling of trenches which may occur during the one-year period following acceptance shall be repaired to the owner's
- satisfaction by the Contractor without any additional expense to the owner. Repairs shall include the complete restoration of all damage to planting, paving or other improvements of any kind as a result of the work.

1.10 Guarantee

- A. The entire sprinkler system, including all work done under this contract, shall be unconditionally guaranteed against all defects and fault of material and workmanship, including settling of backfilled areas below grade, for a period of one (1) year following the filing of the Notice of Completion.
- B. Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to owner within ten (10) calendar days of receipt of written notice from Owner. When the nature of the repairs as determined by the Owner constitute an emergency (i.e. broken pressure line) the Owner may proceed to make repairs at the Contractor's expense. Any and all damages to existing improvement resulting either from faulty materials or workmanship, or from the necessary repairs to correct same, shall be repaired to the satisfaction of the owner by the Contractor, all at no additional cost to the Owner.

C. Guarantee shall be submitted on Contractors own letterhead as follows:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler irrigation system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defective material during the period of one year from date of filing of the Notice of Completion and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the owner. We shall make such repairs or replacements within 10 calendar days following written notification by the owner. In the event of our failure to make such repairs or replacements within the time specified after receipt of written notice from owner, we authorize the owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT NAME: PROJECT LOCATION:

CONTRACTOR NAME

ADDRESS: TELEPHONE:

SIGNED:

DATE:

PART 2 - MATERIALS 2.1 Summary

A. Use only new materials of the manufacturer, size and type shown on the drawings and specifications. Materials or equipment installed or furnished that do not meet Landscape Architect's, Owner's, or governing agencies standards will be rejected and shall be removed from the site at no expense to the Owner.

2.2 Pipe

- A. Pressure supply lines 1 1/2 inches in diameter and smaller downstream of the backflow prevention unit shall be Schedule 40 solvent weld PVC conforming to ASTM D1785.
- B. Non-pressure lines 3/4 inch in diameter and larger downstream of the remote control valve shall be Class 200 solvent weld PVC conforming to ASTM D2672.

2.3 Metal Pipe and Fittings

- A. Brass pipe shall be 85 percent red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.
- B. Fittings shall be medium brass, screwed 125-pound class.
- C. Copper pipe and fittings shall be Type "K" sweat soldered.
- 2.4 Plastic Pipe and Fittings
- A. Pipe shall be marked continuously with manufacturer's name, nominal pipe size, schedule or class, PVC type and grade. National Sanitation Foundation approval, Commercial Standards designation, and date of extrusion.
- B. All plastic pipe shall be extruded of an improved PVC virgin pipe compound in accordance with ASTM D2672, ASTM D2241 or ASTM D1785
- C. All solvent weld PVC fittings shall be standard weight Schedule 40 (and Schedule 80 where specified on the irrigation detail sheet) and shall be injection molded of an improved virgin PVC fitting compound. Slip PVC fittings shall be the "deep socket" bracketed type. Threaded plastic fittings shall be injection molded. All tees and ells shall be side gated. All fittings shall conform to ASTM D2464 and ASTM D2466.

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PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN

EXPIRATION DATE: 11-30-18

- E. All solvent cementing of plastic pipe and fittings shall be a two-step process, using primer and solvent cement applied per the manufacturer's recommendations. Cement shall be of a fluid consistency, not gel-like or ropy. Solvent cementing shall be in conformance with ASTM D2564 and ASTM D2855.
- F. When connection is plastic to metal, female adapters shall be hand tightened, plus one turn with a strap wrench. Joint compound shall be non-lead base Teflon paste, tape, or equal.
- 2.5 Valves A. Ball Valves:
- 1. Ball valves shall be of the manufacturer, size, and type indicated on the drawings.
- 2. All ball valves shall have a minimum working pressure of not less than 150 PSI and shall conform to AWWA standards.
- A. Automatic Control Valves:
- 1. Automatic control valves shall be of the manufacturer, size, and type indicated on the drawings. 2. Automatic control valves shall be electrically operated.

2.6 Valve Boxes

- A. Valve boxes shall be fabricated from a durable, weather-resistant plastic material resistant to sunlight and chemical action of
- B. The valve box cover shall be green in color and secured with a hidden latch mechanism or bolts.
- C. The cover and box shall be capable of sustaining a load of 1.500 pounds.
- D. Valve box extensions shall be by the same manufacturer as the valve box.
- E. The plastic irrigation valve box cover shall be an overlapping type.
- F. Pressure regulating valve boxes shall be 16"x11"x12" 'nominal' rectangular size. Valve box covers shall be marked "PRV" "heat branded" onto the cover in 1-1/4 inch high letters / numbers.
- G. Ball valve boxes shall be 10" circular size. Valve box covers shall be marked with "BV" "heat branded" onto the cover in 1-1/4 inch high letters.

2.7 Automatic Controller

- A. Automatic controller shall be of the manufacturer, size, and type indicated on the drawings.
- B. Controller enclosure shall be of the manufacturer, size, and type indicated on the drawings.

2.8 Electrical

- A. All electrical equipment shall be NEMA Type 3, waterproofed for exterior installations.
- B. All electrical work shall conform to local codes and ordinances.
- 2.9Low Voltage Control Wiring
- A. Remote control wire shall be direct-burial AWG-UF type, size as indicated on the drawings, and in no case smaller than 14
- B. Connections shall of the manufacturer, size, and type indicated on the drawings.
- C. Ground wires shall be white in color. Control wires shall be red (where two or more controllers are used, the control wires shall be a different color for each controller. These colors shall be noted on the "Record Drawings" plans located on controller door).

2.13 Irrigation Heads and Drip Emitters

- A. Irrigation heads and drip emitters shall be of the manufacturer, size, type, with radius of throw, operating pressure, and discharge rate indicated on the drawings
- B. Irrigation heads and drip emitters shall be used as indicated on the drawings.
- C. Irrigation heads shall have purple reclaimed water warning cover

2.14 Drip Irrigation Equipment

- A. Drip tubing equipment such as flush valves, air relief valves, wye strainers and pressure regulators shall be of the manufacturer, size, and type indicated on the drawings
- 2.11 Miscellaneous Equipment

A. Landscape Fabric:

- 1. Landscape fabric for valve box assemblies shall be 5.0- oz. weight woven polypropylene weed barrier. Landscape fabric shall have a burst strength of 225 PSI, a puncture strength of 60 lbs. and capable of water flow of 12 gallons per minute per square foot.
- 2. Type: DeWitt Pro 5 Weed Barrier or approved equal.

B. Equipment such as ET sensors, flush valves, air relief valves and wye strainers shall be of the manufacturer, size and type indicated on the drawings

PART 3 - EXECUTION

- 3.1 Site Conditions A. Inspections:
- 1. Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete
- to the point where this installation may properly commence. 2. Verify that irrigation system may be installed in strict accordance with all pertinent codes and regulations, the original design,
- the referenced standards, and the manufacturer's recommendations B. Discrepancies:
- 1. In the event of discrepancy, immediately notify the Landscape Architect or Owner's authorized representative. 2. Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.
- C. Grades:

2. Flooding in lieu of tamping is not allowed.

3. Under no circumstances shall truck wheels be used to compact backfill.

- 1. Before starting work, carefully check all grades to determine that work may safely proceed, keeping within the specified
- material depths with respect to finish grade. 2. Final grades shall be accepted by the Engineer before work on this section will be allowed to begin.

D. Field Measurements:

- 1. Make all necessary measurements in the field to ensure precise fit of items in accordance with the original design. Contractor shall coordinate the installation of all irrigation materials with all other work.
- 2. All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions prior to proceeding with work under this section
- 3. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities, which are caused by his operations or neglect.

E. Diagrammatic Intent:

1. The drawings are essentially diagrammatic. The size and location of equipment and fixtures are drawn to scale where possible. Provide offsets in piping and changes in equipment locations as necessary to conform with structures and to avoid obstructions or conflicts with other work at no additional expense to Owner.

4. Provide sand backfill a minimum of 4 inches over and under all piping under paved areas.

EXPIRES 11-30-2018

3.3 Backfilling

DATE

D. All threaded nipples shall be standard weight Schedule 80 with molded threads and shall conform to ASTM D1785.

A. Backfill material on all lines shall be the same as adjacent soil free of debris, litter, and rocks over 1/2 inch in diameter. 1. Backfill shall be tamped in 4-inch layers under the pipe and uniformly on both sides for the full width of the trench and the full length of the pipe. Backfill materials shall be sufficiently damp to permit thorough compaction, free of voids. Backfill shall be

compacted to dry density equal to adjacent undisturbed soil and shall conform to adjacent grades.

PLANS PREPARED BY:

SCALE: AS SHOWN

DATE:

Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305

TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER SHEET 12 OF 13 SHEETS

IRRIGATION SPECIFICATIONS

LANDSCAPE PLAN

SI-1

FILE NO.

10. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope an all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections shall be made with plastic female adapters. 3.5 Controller

9. All threaded plastic-to-plastic connections shall be assembled using Teflon tape or Teflon paste.

minutes setup time before moving or handling and 24 hours curing time before filling.

A. The exact location of the controller shall be approved by the Landscape Architect or owner's authorized representative before installation. The electrical service shall be coordinated with this location

A. Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under

2. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all

6. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the

7. PVC pipe shall be installed in a manner, which will provide for expansion and contraction as recommended by the pipe

manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15

4. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.

- 1. The Irrigation Contractor shall be responsible for the final electrical hook up to the irrigation controller.
- 2. The irrigation system shall be programmed to operate during the periods of minimal use of the design area.

3.6 Control Wiring

3.4 Piping

asphalt pavement

manufacturer.

1. Cutting or breaking of existing pavement is not permitted.

5. Parallel lines shall not be installed directly over each other.

markings up for visual inspection and verification.

3. Remove all dented and damaged pipe sections.

8. Centerload all plastic pipe prior to pressure testing.

- A. Low voltage control wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines whenever possible. 1. Where more than one wire is placed in a trench, the wiring shall be taped together in a bundle at intervals of 10 feet. Bundle
- shall be secured to the mainline with tape at intervals of 20 feet.
- 2. All connections shall be of an approved type and shall occur in a valve box. Provide an 18-inch service loop at each
- 3. An expansion loop of 12 inches shall be provided at each wire connection and/or directional change, and one of 24 inches shall be provided at each remote control valve.
- 4. A continuous run of wire shall be used between a controller and each remote control valve. Under no circumstances shall splices be used without prior approval.

3.7 Valves

A. Automatic control valves, quick coupler, and gate valves are to be installed in the approximate locations indicated on the drawings.

- 1. Valve shall be installed in shrub areas whenever possible.
- 2. Install all valves as indicated in the detail drawings.
- 3. Valves to be installed in valve boxes shall be installed one valve per box.

3.8 Valve Boxes

- A. Valve boxes shall be installed in shrub areas whenever possible.
- 1. Each valve box shall be installed on a foundation of 3/4-inch gravel backfill, 3 cubic feet minimum. Valve boxes shall be installed with their tops 1/2 inch above the surface of surrounding finish grade in lawn areas and 2 inches above finish grade in ground cover areas.

3.9 Irrigation Heads and Drip Tubing

- A. Irrigation heads and drip tubing shall be installed as indicated on the drawings.
- 1. Spacing of heads and drip tubing shall not exceed maximum indicated on the drawings.
- 2. Riser nipples shall be of the same size as the riser opening in the sprinkler body.

3.11 Miscellaneous Equipment

- A. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.
- 1. Install devices such as rain sensors as indicated on the drawings and as recommended by the manufacturer.

3.12 Flushing the System

A. Prior to installation of irrigation heads, the valves shall be opened and a full head of water used to flush out the lines and risers.

B. Irrigation heads shall be installed after flushing the system has been completed. 3.13 Adjusting the System

- A. Contractor shall adjust valves, align heads, and check the coverage of each system prior to coverage test.
- B. If it is determined by the Landscape Architect or Owner's authorized representative that additional adjustments or nozzle changes will be required to provide proper coverage, all necessary changes or adjustments shall be made prior to any planting.
- C. The entire system shall be operating properly before any planting operations commence.
- D. Automatic control valves are to be adjusted so that the irrigation heads and drip tubing operate at the pressure recommended by the manufacturer.

3.14 Testing and Observation

- A. Do not allow or cause any of the work of this section to be covered up or enclosed until it has been observed, tested and
- accepted by the Landscape Architect, Owner, and governing agencies.
- B. The Contractor shall be solely responsible for notifying the Landscape Architect, Owner, and governing agencies, a minimum of 48 hours in advance, where and when the work is ready for testing.
- C. When the sprinkler system is completed, the Contractor shall perform a coverage test of each system in its entirety to determine if the water coverage for the planted areas is complete and adequate in the presence of the Landscape Architect.
- D. The Contractor shall furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from the plans, or where the system has been willfully installed as indicated on the drawings when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accepted by the Landscape Architect and accomplished before starting any planting.
- E. Final inspection will not commence without record drawings as prepared by the Irrigation Contractor.
- 3.15 Maintenance
- A. During the maintenance period the Contractor shall adjust and maintain the irrigation system in a fully operational condition providing complete irrigation coverage to all intended plantings.
- 3.16 Completion Cleaning
- A. Clean up shall be made as each portion of the work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed, and any damage sustained on the work of others shall be repaired to original conditions.

END OF SECTION



CITY OF LAKE ELSINORE

PLANTING SPECIFICATIONS

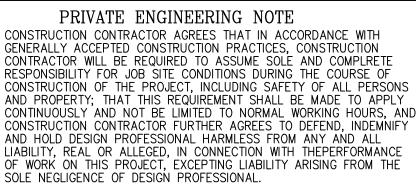
PART 1 - GENERAL

1.01 SCOPE OF WORK:

- A. Fine Finish Grading.
- B. Soil Fertility Tests.
- C. Soil Preparation. D. Furnishing and Planting Vines, Trees and Groundcover.
- E. Turf sodding.
- F. Tree staking.
- G. Sixty Day (60) Plant Establishment and Maintenance Period.
- 1.02 APPROVALS:
- A. The irrigation system shall be installed, adjusted, and approved before starting any any work of this section.
- 1.03 SUBSTITUTIONS:
- A. Substitutions will not be permitted without written approval by Landscape Architect.
- B. If a specified plant species or variety is not obtainable, Contractor may submit a proposal to provide the nearest equivalent size or variety to the Landscape Architect for consideration.
- 1.04 PRODUCT HANDELING:
- A. Delivery: Deliver all fertilizer, soil amendment and herbicides in manufacturer's original unopened containers, clearly labeled with weight, analysis and Manufacturer's name and brand.
- B. Storage: 1. Secure Owner's permission to store plant materials on the project
- 2. Store all materials in an orderly manner and locate so as to avoid
- interfering with other construction activities.
- C. Protection:
 - 1. Protect all plants from damage by sun, wind, and rain at all times prior to planting. Maintain watering of plants on a regular schedule.
 - 2. Stoer fertilizer above ground and protect from moisture absorption
 - with approved coverage.
 - 3. Protect the installed work and materials of other trades.
 - 4. Protect materials before, during, and after installation.
- PART 2 MATERIALS
- 2.01 IMPORT SOIL:
- A. Import topsoil shall be uniform in composition, friable sandy loom, free of roots clods, stones (one inch or larger), noxious weeds, or sticks. It shall not be infested with nematodes or other pests or disease organisms.
- B. Submit top soil sample, location of source and test soil for nutrients, ph., soil texture and salts at least 15 days before schedule use.
- C. Topsoil sample must receive laboratory and Landscape Architect's approval prior to delivery to site.
- 2.02 PLANT MATERIALS:
- A. All plants shall be well formed, vigorous, true type, and free from disease, insects and defects such as knots, sunscold, windburn, abrasion, or disfigurement. All plants shall have vigorous and fibrous root systems which are neither root bound or pot bound and are free of kinked or girdled roots
- B. Plants shall be tagged at nursery by the Landscape Architect prior to delivery to site, and inspected upon arrival to the site. Plants not approved by the Landscape Architect shill be removed from the site immediately and replaced with suitable plants.
- 2.03 SOIL TESTS:
- A. The Contracot shall take two existing soil samples from 2 different areas 6"-12" deep and submit these to a local soil testing laboratory. Lab shall test soil nutrients, Ph, soil texture, and salts. A copy of the test results and amendments and backfill recommendations shall be sent directly to the Landscape Architect for approval.
- 2.04 FERTILIZER, SOIL AMENDMENTS, AND CONDITIONERS:
- A. Soil Amendment: Shall be nitrogen fortified redwood, cedar, or fir shavings and shall contain minimum 1 % available nitrogen. Material containing manure, pine, or other material will not be accepted. Submit sample and nutrient analysis at least seven (7) days prior to use.
- B. Commercial fertilizer: Organic fertilizer, formulated with 5 % available nitrogen, 3 % phosphates, 1 % Potash, 50 % Humic acid. Fertilizer to be uniform in composition, dry and free flowing. Provide fertilizer content per soils report.
- C. Agricultural gypsum: Standard commercial quality, manufactured for use as a soil amendment as approved by Landscape Architect and per soils report. For bidding purposes only, use (50) lbs./1.00s.f.



MARK



REVISIONS

APPR.	DATE	THESE PLANS HAVE BEEN REVIE
		THE APPROPRIATE CONDITIONS
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		BRAD FAGRELL, R.C.E. 43920
		CITY ENGINEER
		CITY OF LAKE ELSINORE

- D. Soil sulfur: Standard commercial quality, manufactured for use as a soil amendment as approved by Landscape Architect and per soils report. For bidding purposes only, use one (1) lb./1,000 s.f.
- 2.05 MISCELLANEOUS MATERIALS:
- A. Tree stakes: Lodgepole pine, pointed on one end. Stain entire length with green shingle stain. Provide 2 in. diameter by 10 ft. long stakes. B. Tree ties: 'Cinch-tie or approved equal.
- C. Herbicides: Commercial quality pre-emergent type as approved by a licensed pest control adviser and Landscape Architect for use with species of plants specified on Planting Plans.
- 1. Herbicide shall effectively control all broadleaf groundcover growth for a period of not less than 6 months. D. Mulch: Kellog's Fir Bark (0-1/4")
- PART 3 EXECUTION
- 3.01 PRE-INSPECTION (By Contractor)
- A. Examine site for conditions that will adversely affect execution, performance and quality of work.
- B. Immediately notify the Landscape Architect in writing describing any unacceptable conditions.
- 3.02 FINE FINISH GRADING:
- A. All flow lines shall be maintained to allow free drainage of surface water. Displaced material which interferes with drainage shall be removed and placed as directed. Low spots shall be removed and placed as directed. Low spots shall be graded to drain properly.
- B. All rock, debris, and miscellaneous foreign matter shall be removed. C. Finish grade all planting areas to a smooth even condition. Make sure
- that no water pockets or irregularities remain.
- D. Remove all foreign materials: remove clods and rocks larger than 1-1/2" in any dimension from soil within 3 inches of finish grade.
- E. Bring finish grades to require elevations so that after conditioning and planting grade is 1-1/2" below tops of curbs and walks. Slope to drain toward adjacent drainage swales or catch basins.
- 3.03 WEED CONTROL:
- A. Contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to cause weed seeds to sprout.
- B. Use of pre-emerged systemic herbicide per manufacturer's instruction is permitted per Landscape Architect's approval.
- 3.04 SOIL CONDITIONING:
- A. Evenly distribute soil conditioner per recommendations from soils report and thoroughly incorporate into the top 6" of soil with a mechanical tiller. For bidding purposes only, use:
 - 1. Soil amendment: 6 yards per 1,00 sq. ft.
 - 2. Fertilizer: 200 lbs. per 1,000 sq. ft.
 - 3. Agricultural Gypsum: 50 lbs. per 1,000 sq. ft.
- 3.05 PLANTING:
- A. Plants shall be planted where shown on plans and as directed by the Landscape Architect
- B. No plants shall be transported to the planting area that are not thoroughly moist throughout the ball of earth surrounding the roots. Plants should not be allowed to dry out nor shall any roots be exposed to the air except during the act of placement. Any plants that in the opinion of the Landscape Architect are dry or in a wilted condition when delivered or thereafter, whether in place or not, will not be accepted and shall be replaced at the Contractor's expense.
- C. Plant pits for container plants shall have vertical sides and shall be of the size noted on drawings. D. Backfill mix shall be determined by soil test as specified above. For
- bid purposes only, backfill material for plant pits shall be:
- 1. Approved soil: 6 parts by volume native soil 2. Organic amendment: 4 parts by volume
- 3. Commercial fertilizer: 15 lb. per cu. yard
- 4. Soil sulfur: 2 lbs. per cu. yard
- E. Backfill for shade plants shall be one part prepared backfill mix per note 'D' above and 2 parts saturated coarse peat moss.
- F. The backfill materials shall be thoroughly mixed to the bottom of the pit so that they are evenly distributed and without clods or lumps. G. Backfill shall be so placed in the pits that the plant will be at its
- natural growing height and the backfill material will be level 1 inch below surrounding soil grade after settlement.
- H. Form shallow basin around edge of plant pit.
- I. Grade are around plant to finish grade.

- 3.06 WATERING:
- A. Immediately after planting, apply water to each plant by means of a hose. Apply water in a moderate stream in the planting hole until the material about the roots is completely saturated from the bottom of the hole to the top of the ground.
- 3.07 PRUNING:
- A. Prune only as necessary to remove injured twigs and branches, deadwood and suckers.
- Pruning shall be performed by qualified arborist. C. Seal all cuts 1/2 in. in diameter or larger with as application of "Tree Seal" or equal. Color of sealant to match trunk. Do not us

lead based paints.

- 3.08 CLEAN UP:
- A. Upon completion of all planting work and before acceptance, Contractor shall remove all material and debris resulting from his work. Remove all tags, labels, nursery stakes, and ties from the plants. All paved areas shall be swept clean and the site left in a neat and acceptable condition as approved by the Landscape Architect.
- 3.09 GUARANTEES:
- A. Contractor shall guarantee all plants 15 gallon and larger for a period of one year. All other plants shall be guaranteed for a period leaves during this period shall be replaced. Replacements shall be made within 7 days of written notification to COntractor.
- 3.10 EXTRAS:
- A. Any extras or revisions to the plans are to be approved in writing by the Landscape Architect
- 3.11 INSPECTIONS:
- A. A written notice requesting an inspection should be submitted to the Landscape Architect at least 5 days prior to the anticipated date. Prior to this inspection, the site must be thoroughly cleaned up and all excess material and debris removed. The following inspections shall be performed by the Landscape Architect:
 - 1. At completion of soil preparation and finish grading.
 - 2. Plant materials after delivery to site but prior to planting.
 - 3. Plant locations prior to planting.
 - 4. Finish grading prior to planting. 5. Final construction inspection prior to maintenance.
 - 6. Final acceptance at the end of maintenance period.
- 3.12 PROJECT MAINTENANCE:
- establishment period and a 60-day maintenance period. B. The plant establishment period commences when all plants and all turf have been planted. The establishment period will continue until all turf areas have been mowed to the specified height at least once, but not less than 30 days.
- C. Water grass until acceptance of work. The areas shall be kept moist, but not glistening wet, until time for the first cutting of grass. After first cutting, water lawn to maintain a thriving condition.
- D. The establishment period shall be extended beyound the 30-day minimum at no cost to the Owner until all turf areas are established and been mowed to the specified height and to the satisfaction of the Landscape Architect.
- E. Project maintenance work shall commence after the Landscape Architect has approved plant establishment and continue for an additional 60 days.
- F. Project maintenance work shall consist of applying water, weeding, caring for plants, sweeping walks, litter pick-up, and performing all general project maintenance.
- G. The Contractor shall be responsible for detecting nutrient deficiencies, turf diseases, and pests as soon as their presence is manifested. He shall take immediate action to identify the problem and shall immediately apply remedies. If the above and following conditions are not complied with, the Contractor shall replant the grass and maintain the turf until a healthy mature turf is re-established, and shall maintian that area for an additional 60 days at no additional cost to the Owner.
- H. All plants and planted areas shall be kept well watered and weed free at all times. Weeds, and noxious grasses such as; Dallas and Johnson grass and Bramuda grass shall be removed and disposed of in a proper manner. Provide special attention for watering slopes and lawn areas planted on the windward and/or sunny side so that lawn will be agequately watered at all times.
- I. The grass shall be edged whenever necessary. The grass shall be mowed with a sharp mower before exceeds 2" in height. The grass will be cut to not less thab 1-1/2" and during the period of maintenance, the grass will not be allowed to exceed 2" in height.
- J. Immediately after the second cutting of grass and where trees occur in the grass areas, the grass shall be turned under and neatly edged 6" away from tree trunks. The lawn edges shall be maintained in a neat condition until acceptance of the work.

EWED FOR COMPLIANCE WITH OF DEVELOPMENT AND/OR PERMIT CAN BE ISSUED.	PREPARED UNDER THE SUPERVISION OF:		Signature Signature Signature Signature Signature Signature Signature Signature Signature Signature Signature Delse EXPIRES 11-30-2018	PLANS PREPARED BY: Landscape Archite Land Planning & Landsca	
DATE	BLAKE HINMAN EXPIRATION DATE: 11-30-18	DATE		SCALE: AS SHOWN	
				DATE:	
				<u> </u>	

B. Prune plants in accordance with standard horticultural practice.

of 90 days. Plants which die or lose more than 30 % of their original

A. Project maintenance consists of a minimum 30-day plant



28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305

K. Workmen shall not be allowed to walk on grass areas unnecessarily before, during, or after sodding operations. Grass areas that have been damaged or compacted shall be recultivated and re-sodded at the Contactor's expense.

Any damage to planting areas shall be repaired immediately.

M. Contractor shall continue to pick up rocks that surface and are 1" or greater in diameter. N. The Contractor shall provide three supplemental feedings of fertilizer

as required to maintain healthy vigorous growth at the rate recommended by the soils report at the following periods:

- 1. 30 calendar days following beginning date of the maintenance period.
- 2. 60 calendar days following beginning date of maintenance period. 3. Immediately prior to end of maintenance period.
- O. In order to carry out the project maintenance work, the Contractor shall maintain a sufficient number of men and adequate equipment to perform the work herein specified from the time any planting is done until the end of the project maintenance period or until the end of the of the project maintenance period or until the final approval.
- P. The Contractor may be relieved from the maintenance work required in these provisions when the project maintenance work has been satisfactory complete, and the project maintenance is accepted in writing by the Landscape Architect.

3.13 REPLACEMENT OF PLANTS:

- A. All plants that show signs of failure to grow at any time during the life of the contract, or those plants so injured or damaged as to render them unsuitable for the purpose intended, shall be immediately replaced in kind at the expense of the Contractor.
- B. Exterminate gophers and moles by trapping and repair damage by filling with topsoil and leveling. Re-seed damage done to lawn areas.

3.14 INSPECTIONS:

- A. A written notice requesting an inspection should be submitted to the Landscape Architect at least five (5) days prior to the anticipated date. Prior to this inspection, the site must be thoroughly cleaned up and all excess material and debris removed.
- B. The following maintenance inspections are required: 1. At the end of the 30 calendar day establishment period and prior to the start of the 60 calendar day project maintenance period, the Contractor will be required to have a complete inspection and approval of all landscape construction items.
 - 2. At 60th calendar day.
- 3. At completion of the maintenance period.

3.15 CERTIFICATION:

A. Written certifications required which are to be submitted to the Landscape Architect upon delivery to the job site include:

- 1. Quantity of commercial fertilizer used.
- 2. Quantity of soil ammendments.
- 3. Quantity of seed.
- 4. Quantity of iron sulfate. 5. Quantity of soil sulfur.
- 6. Quantity of agricultural gypsum.
- 7. Quantity of hydromulch materials.

END OF SECTION

TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER LANDSCAPE PLAN

CITY OF LAKE ELSINORE

SHEET				
	13			
OF	13 SHEETS			
FILE NO.				
PD-1				

PLANTING SPECIFICATIONS