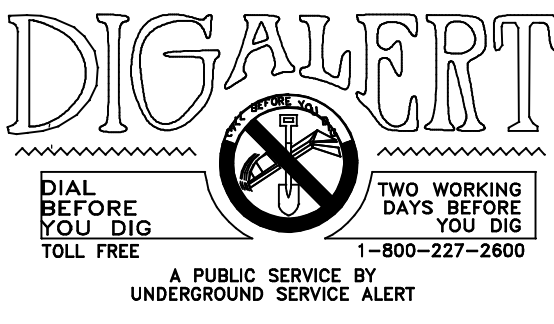
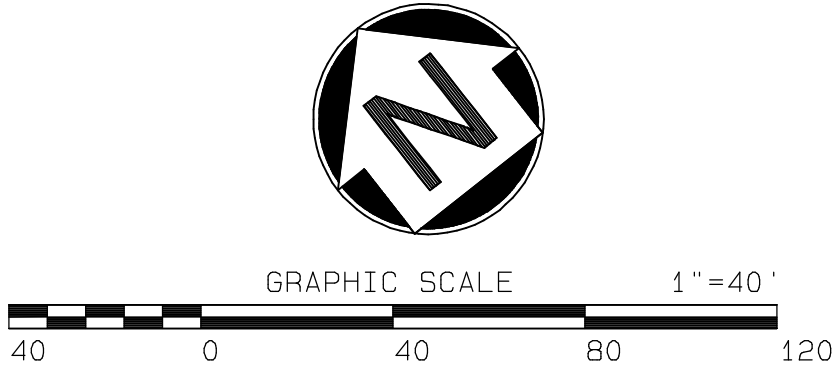
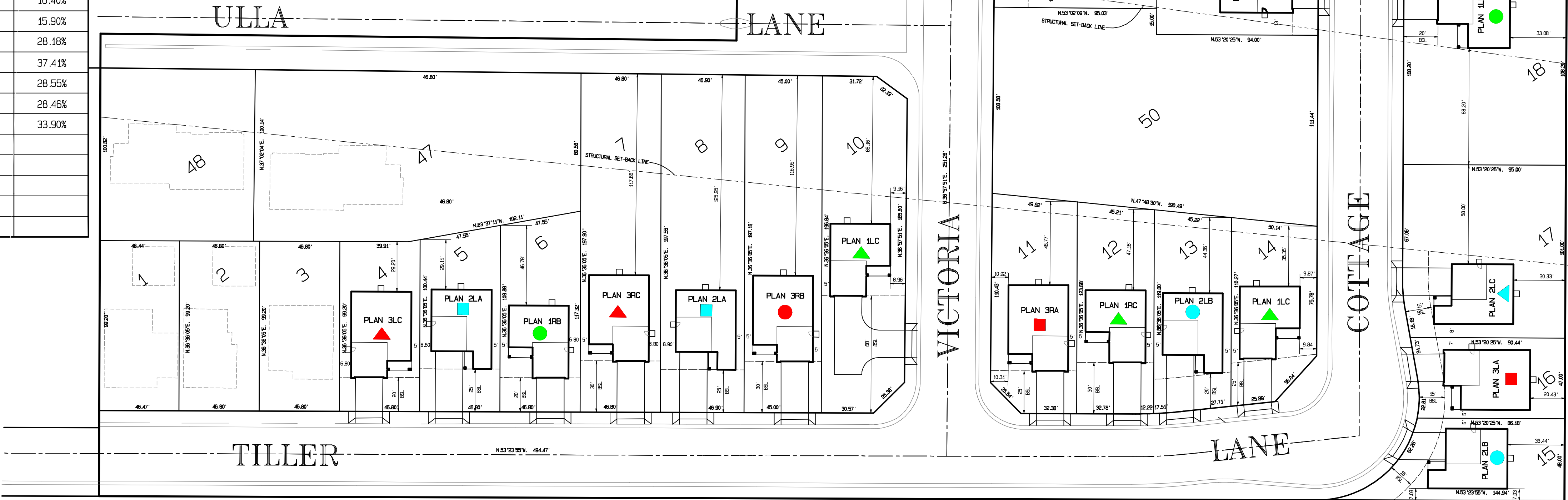
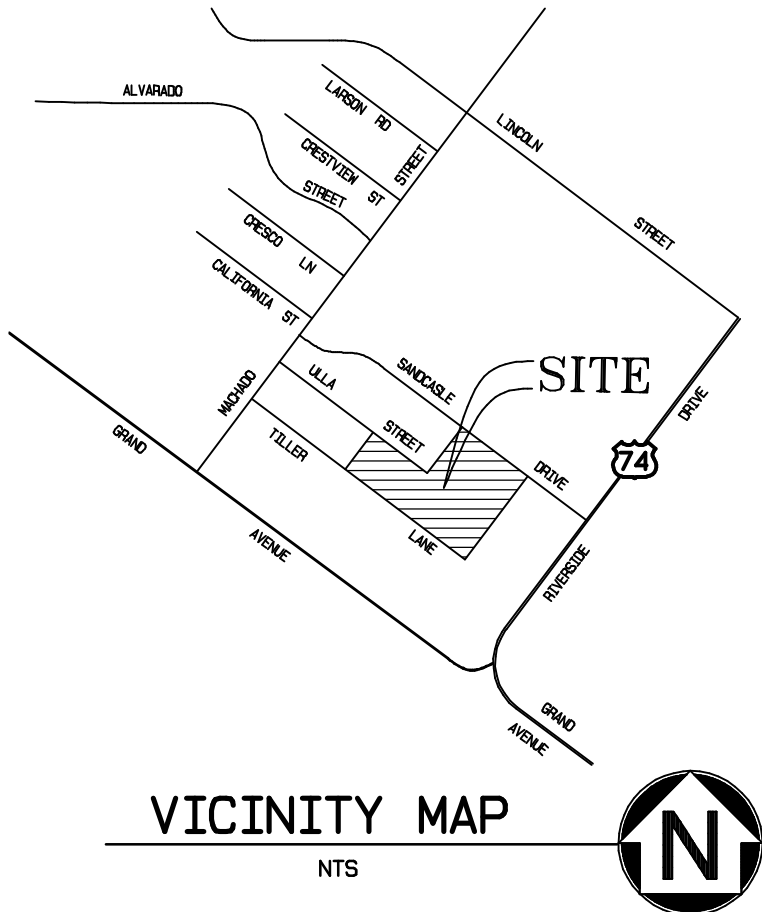


LOT TABULATION									
NO.	LOT NO./APN	PLAN/ELEV	FIRST FLOOR S.F.	SECOND FLOOR S.F.	TOTAL DUSF	GARAGE S.F.	PORCH S.F.	STREET ADDRESS	LOT AREA S.F.
1	1/379-490-001				BUILT			15301 TILLER LN	4609.14
2	2/379-490-002				BUILT			15311 TILLER LN	4642.56
3	3/379-490-003				BUILT			15321 TILLER LN	4642.56
4	4/379-490-004	3LC	1191	1275	2466	423	77	15331 TILLER LN	4646.85
5	5/379-490-005	2RA	957	1232	2189	413	53	15341 TILLER LN	4898.20
6	6/379-490-006	1RB	796	1097	1893	428	84	15351 TILLER LN	5293.12
7	7/379-490-007	3RC	1191	1275	2466	423	77	15361 TILLER LN	9253.45
8	8/379-490-008	2LA	957	1232	2189	413	53	15371 TILLER LN	9650.98
9	9/379-490-009	3RB	1191	1275	2466	423	77	15381 TILLER LN	8865.30
10	10/379-490-010	1LC	796	1097	1893	428	84	15391 TILLER LN	9374.94
11	11/379-491-001	3RA	1191	1275	2466	423	77	15401 TILLER LN	6153.77
12	12/379-491-002	1RC	796	1097	1893	428	84	15411 TILLER LN	5465.14
13	13/379-491-003	2LB	957	1232	2189	413	53	15421 TILLER LN	5167.88
14	14/379-491-004	1LC	796	1097	1893	428	84	15431 TILLER LN	4950.12
15	15/379-491-005	2LB	957	1232	2189	413	53	30000 COTTAGE LANE	4849.76
16	16/379-491-006	3LA	1191	1275	2466	423	77	30002 COTTAGE LANE	4081.37
17	17/379-491-007	2LC	957	1232	2189	413	53	30004 COTTAGE LANE	9535.89
18	18/379-491-008	1LB	796	1097	1893	428	84	30012 COTTAGE LANE	10279.00
19	19/379-491-010	3RA	1191	1275	2466	423	77	30014 COTTAGE LANE	4275.00
20	20/379-491-011	2RC	957	1232	2189	413	53	30016 COTTAGE LANE	4275.00
21	21/379-491-012	1LB	796	1097	1893	428	84	30018 COTTAGE LANE	4275.00
22	22/379-491-013	2RC	957	1232	2189	413	53	30020 COTTAGE LANE	4275.00
23	23/379-491-014	1LA	796	1097	1893	428	84	30022 COTTAGE LANE	4275.00
24	24/379-491-015				DETENTION BASIN			30024 COTTAGE LANE	4140.15
25	25/379-491-016				DETENTION BASIN			30026 COTTAGE LANE	4109.11
26	26/379-491-017	3LC	1191	1275	2466	423	77	30025 COTTAGE LANE	5976.09
27	27/379-491-018	2RA	957	1232	2189	413	53	30023 COTTAGE LANE	4961.67
28	28/379-491-019	3LB	1191	1275	2466	423	77	30021 COTTAGE LANE	4661.51
29	29/379-491-020	2LC	957	1232	2189	413	53	30019 COTTAGE LANE	4230.00
30	30/379-491-021	1RB	796	1097	1893	428	84	30017 COTTAGE LANE	4230.00
31	31/379-491-022	3LA	1191	1275	2466	423	77	30015 COTTAGE LANE	4230.00
32	32/379-491-023	2LB	957	1232	2189	413	53	30013 COTTAGE LANE	4230.00
33	33/379-491-024	1LC	796	1097	1893	428	84	30011 COTTAGE LANE	5452.00
34	34/379-491-025	3LA	1191	1275	2466	423	77	30012 VICTORIA WAY	5603.10
35	35/379-491-026	1RB	796	1097	1893	428	84	30014 VICTORIA WAY	4729.71
36	36/379-491-027	2RC	957	1232	2189	413	53	30016 VICTORIA WAY	4715.42
37	37/379-491-028	3LA	1191	1275	2466	423	77	30018 VICTORIA WAY	4399.30
38	38/379-491-029	1RC	796	1097	1893	428	84	30020 VICTORIA WAY	4107.44
39	39/379-491-030	2LB	957	1232	2189	413	53	30022 VICTORIA WAY	5878.56
40	40/379-491-031	1LA	796	1097	1893	428	84	30024 VICTORIA WAY	7975.92
41	41/379-491-032	3LB	1191	1275	2466	423	77	30021 VICTORIA WAY	10631.95
42	42/379-491-033	2RA	957	1232	2189	413	53	30019 VICTORIA WAY	5050.09
43	43/379-491-034	3RC	1191	1275	2466	423	77	30017 VICTORIA WAY	4520.12
44	44/379-491-035	2LB	796	1097	1893	428	84	30015 VICTORIA WAY	4984.71
45	45/379-491-036	2RA	957	1232	2189	413	53	30013 VICTORIA WAY	4999.36
46	46/379-491-037	3RC	1191	1275	2466	423	77	30011 VICTORIA WAY	4988.17
47	47/379-490-011				BUILT			3761 ULLA LANE	18019.17
48	48/379-490-012				BUILT			3771 ULLA LANE	9053.90
49	49/379-491-038				DETENTION BASIN			30028 COTTAGE LANE	3589.22
50	50/379-491-009				PARK SITE / OPEN SPACE			30010 VICTORIA WAY	20816.05
51	51/379-491-039				DRAINAGE CHANNEL				24094.18

BUILDING MATRIX					
PLAN NO.	SQ. FT.	ELEVATION			TOTAL
		A	B	C	
1	1,893	2	5	5	12
2	2,189	5	5	5	15
3	2,466	6	3	5	14
TOTAL		13	13	15	41



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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 THEREPERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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.

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

DATE

PREPARED UNDER THE SUPERVISION OF:

SURESH DODDIAH, R.C.E. 36361
EXPIRATION DATE: 06-30-18

DATE



PLANS PREPARED BY:

S.D. ENGINEERING AND ASSOCIATES
LAND PLANNING AND CIVIL ENGINEERING
242 E. AIRPORT DRIVE, STE. 212 - SAN BERNARDINO, CA 92408
PHONE (909) 884-7090 EMAIL: suresh@sdengineering.net

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

SITE PLAN FOR
PORTION OF
TRACT NO. 32996

SHEET 1
OF 1 SHEET
FILE NO.

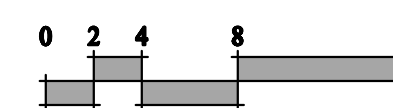


LAKE ELSINORE

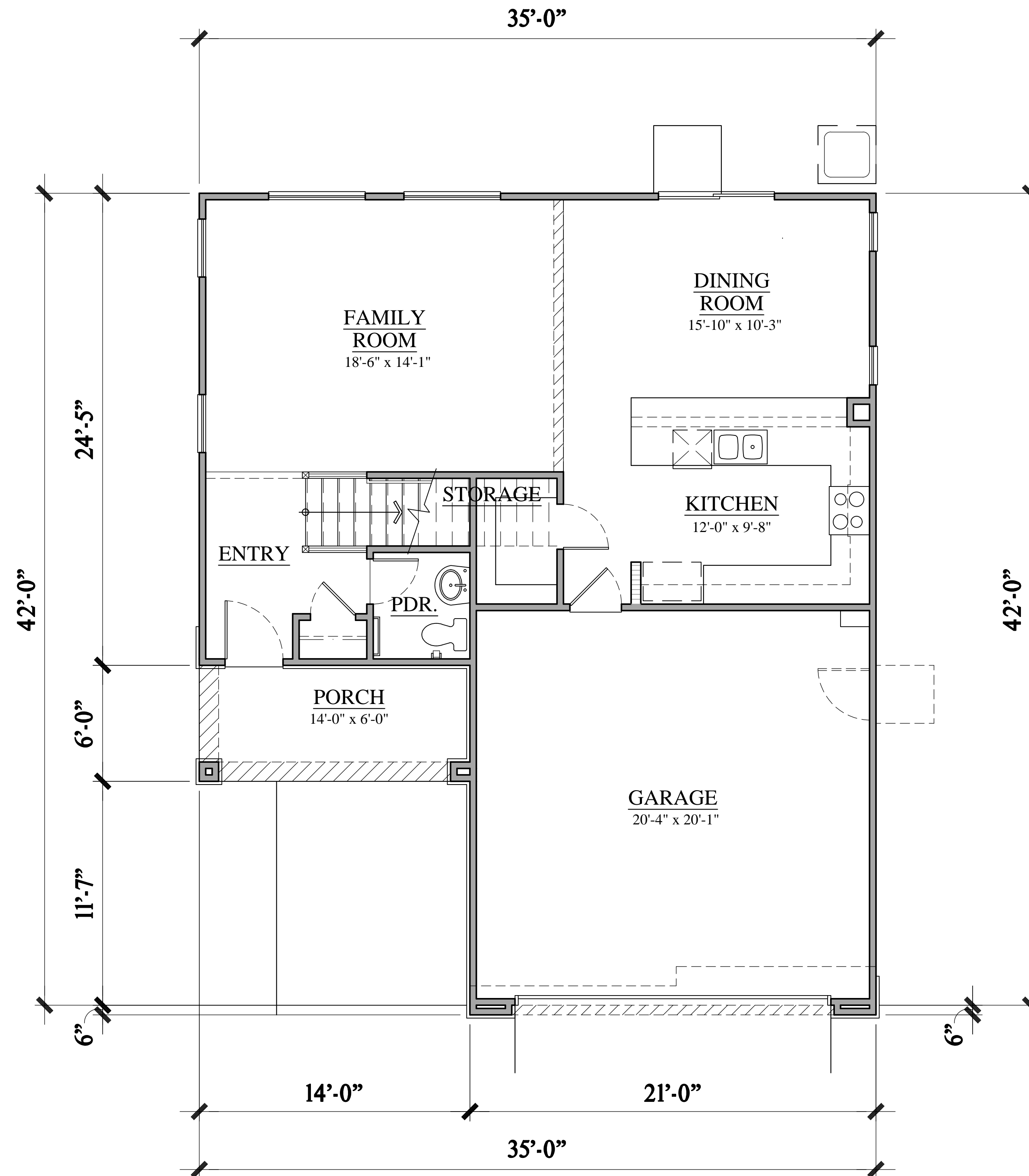
Lake Elsinore, California

Sheet Index

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



TS



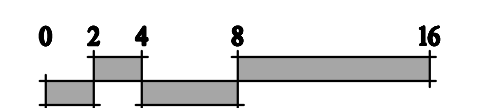
FIRST FLOOR PLAN



PLAN 1
1893 SF TOTAL

L A K E E L S I N O R E L a k e E l s i n o r e, C a l i f o r n i a

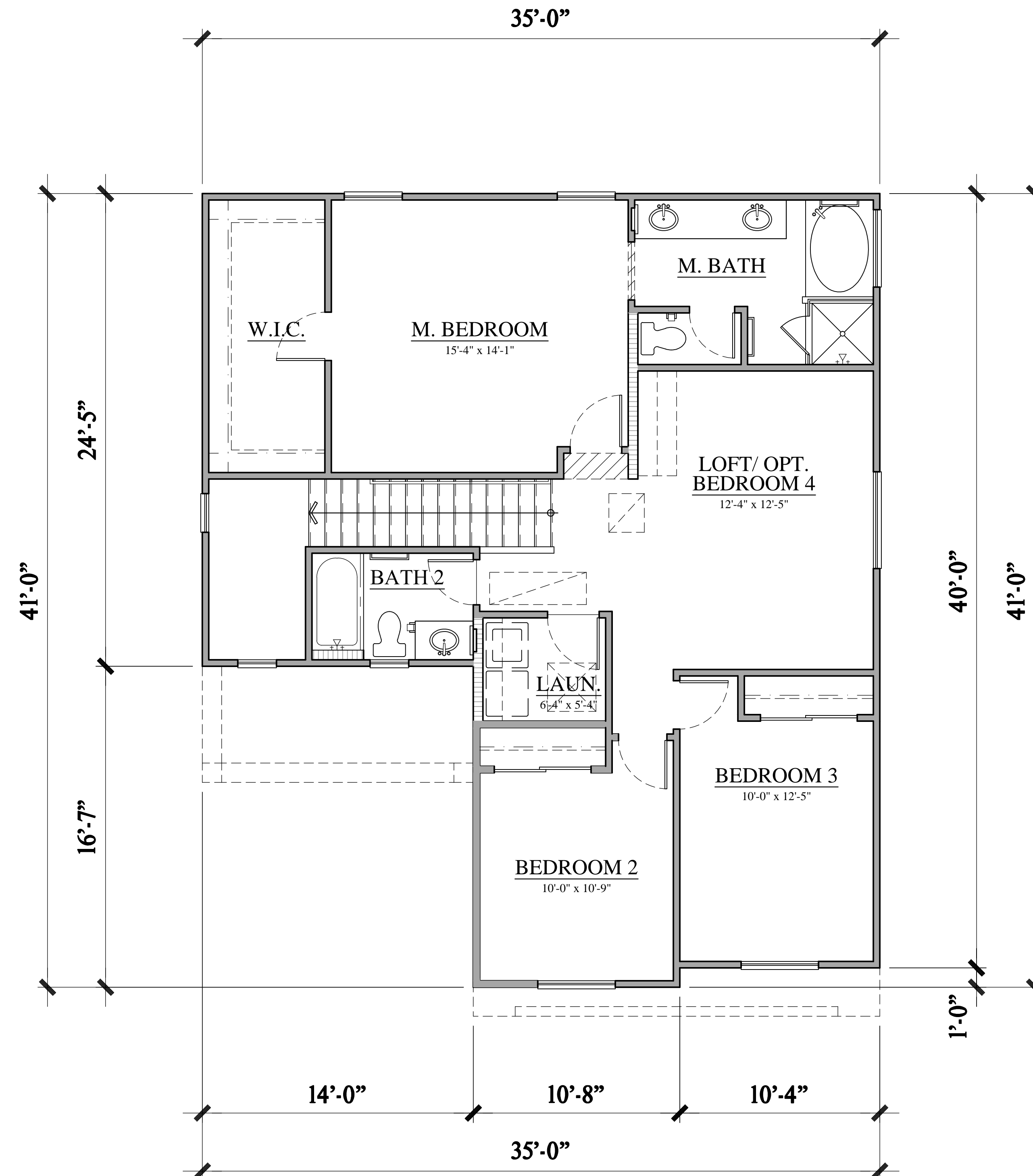
PLAN 1	
FIRST FLOOR	796 SQ. FT.
SECOND FLOOR	1097 SQ. FT.
TOTAL	1893 SQ. FT.
2-BAY GARAGE	428 SQ. FT.
PORCH	84 SQ. FT.



1.0



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SECOND FLOOR PLAN

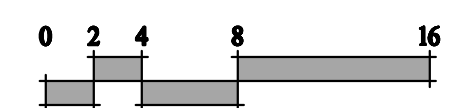


PLAN 1
1893 SF TOTAL

LAKE ELSINORE

L a k e E l s i n o r e , C a l i f o r n i a

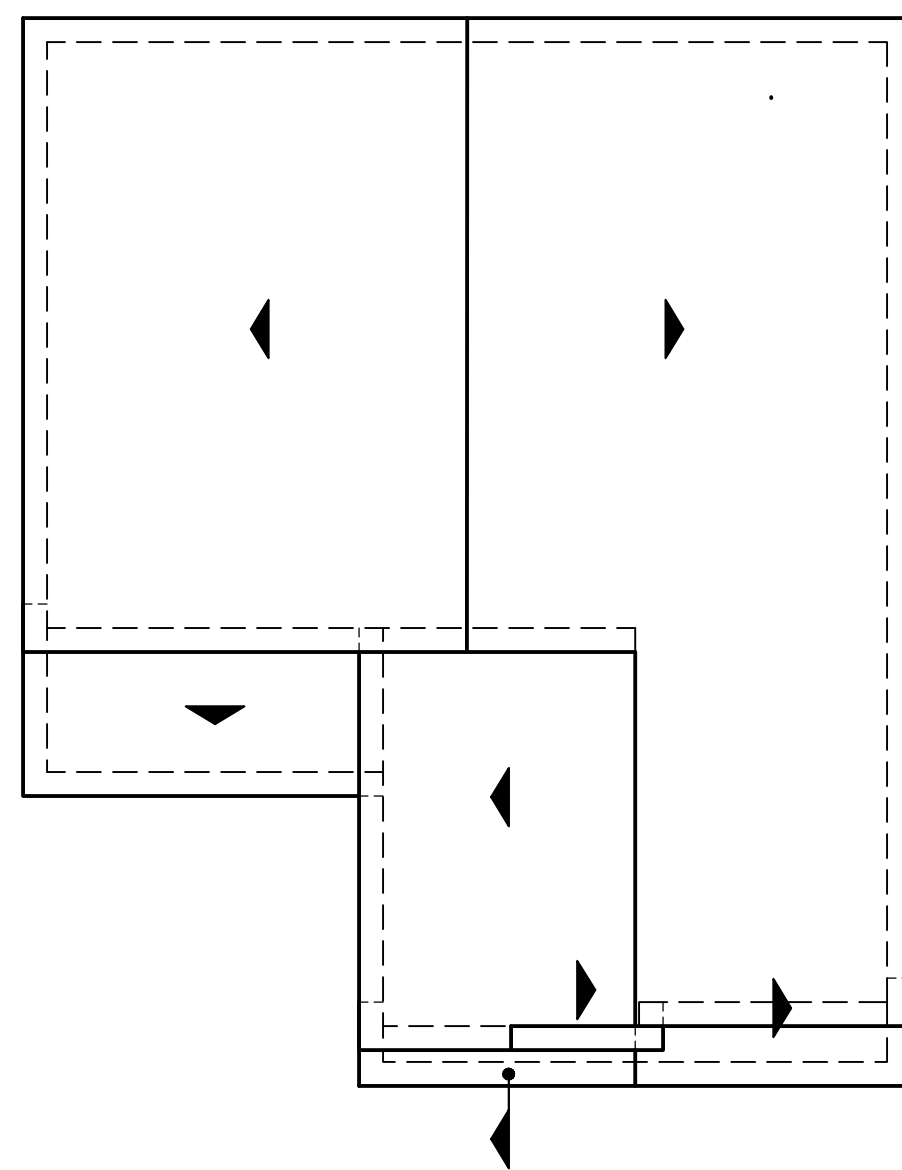
PLAN 1	
FIRST FLOOR	796 SQ. FT.
SECOND FLOOR	1097 SQ. FT.
TOTAL	1893 SQ. FT.
2-BAY GARAGE	428 SQ. FT.
PORCH	84 SQ. FT.



1.1



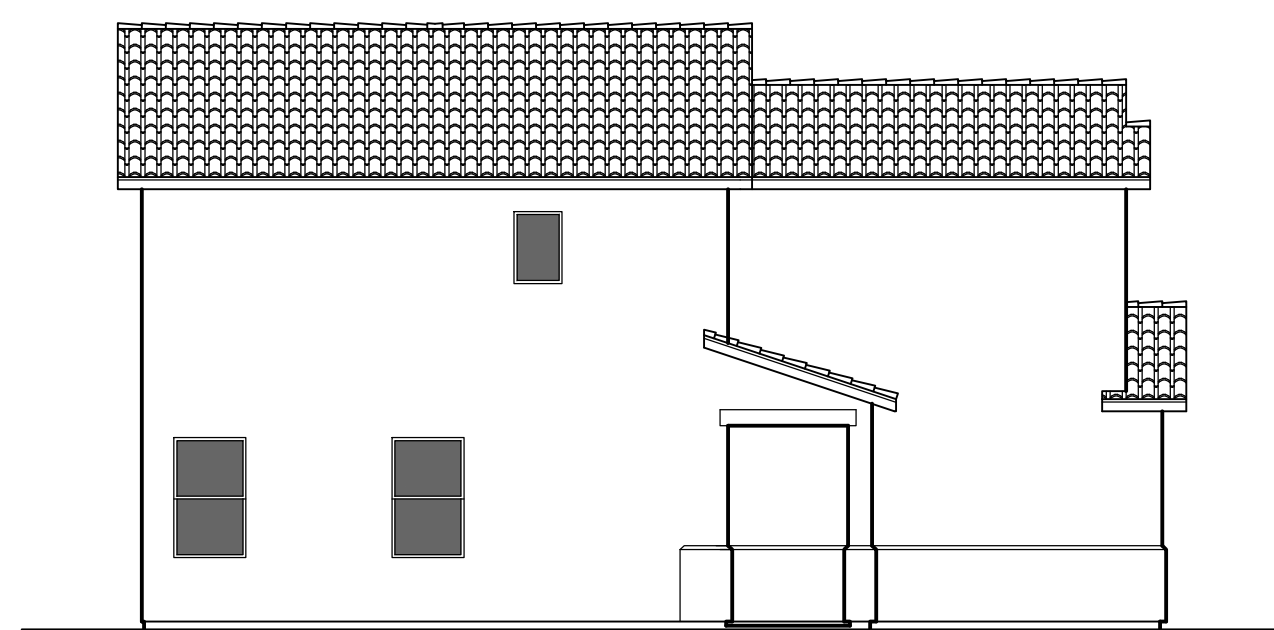
September 20, 2016
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ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



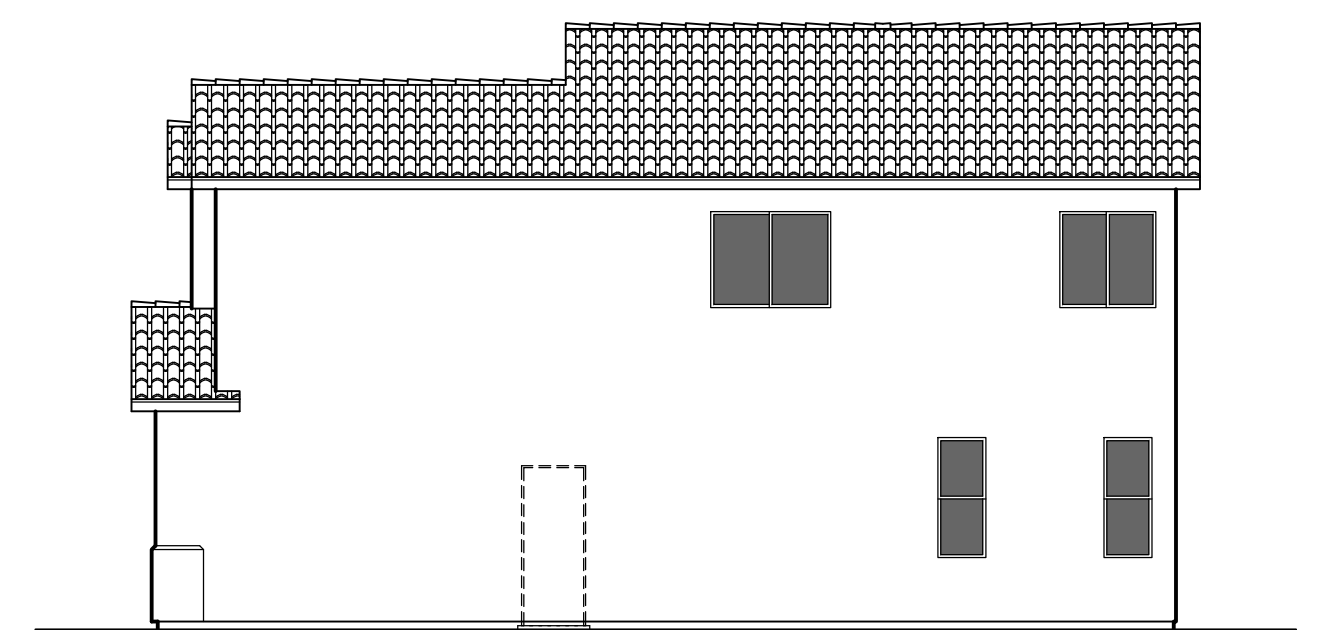
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



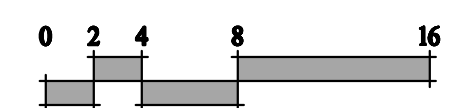
RIGHT ELEVATION

PLAN 1A
SPANISH

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

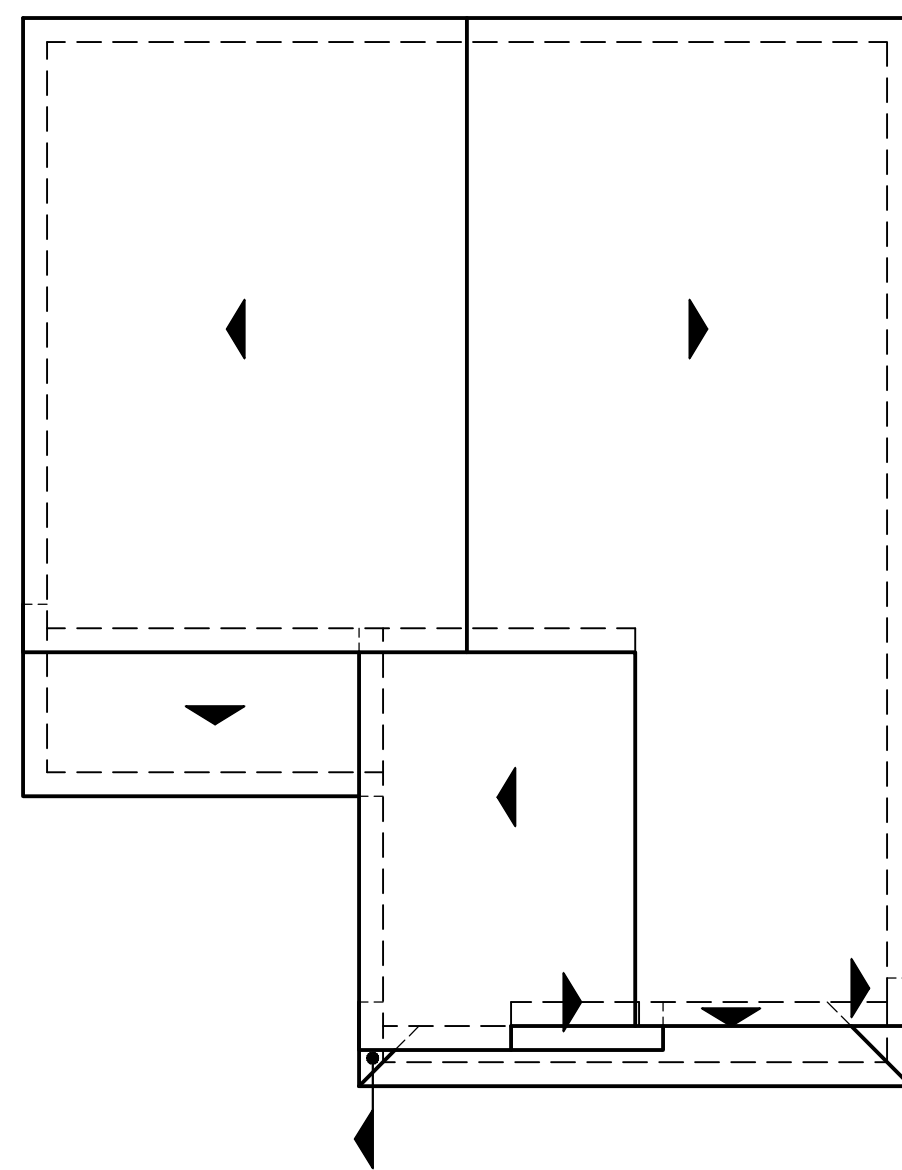
1. Stucco Finish
2. Low Profile 'S' Concrete Roof Tile
3. 2" Buildout Stucco Wainscot
4. Spanish Style Clay Accent Vent
5. Accent Color Window and Door Trim
6. Decorative Exterior Lights
7. Fiberglass Shutters as applies



1A



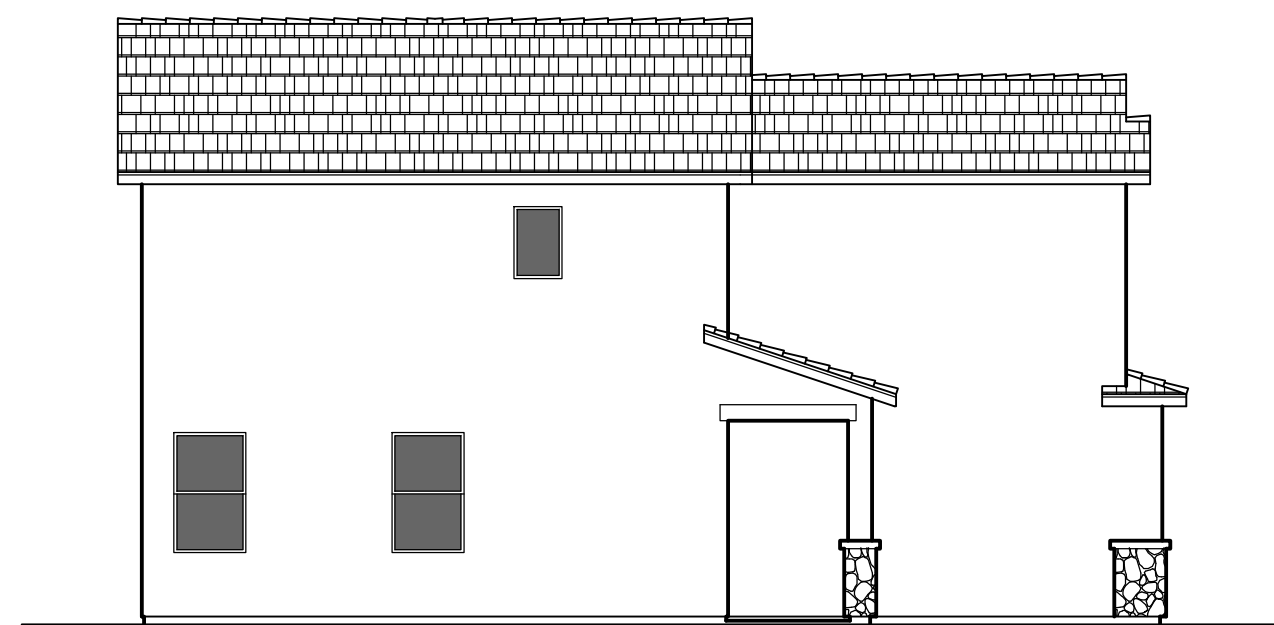
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Rev. November 29, 2016



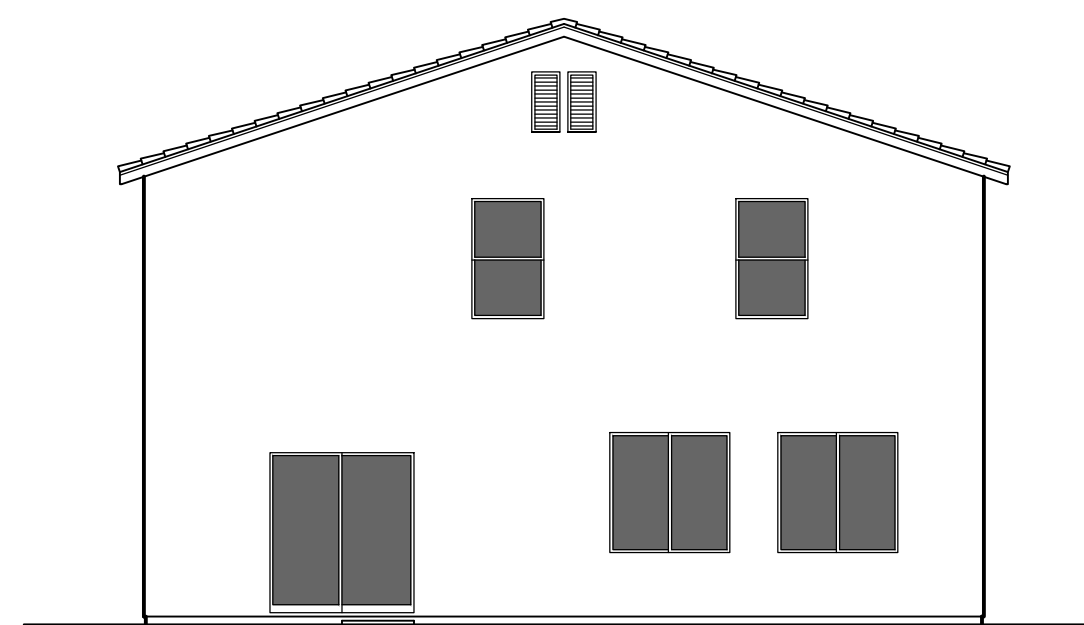
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



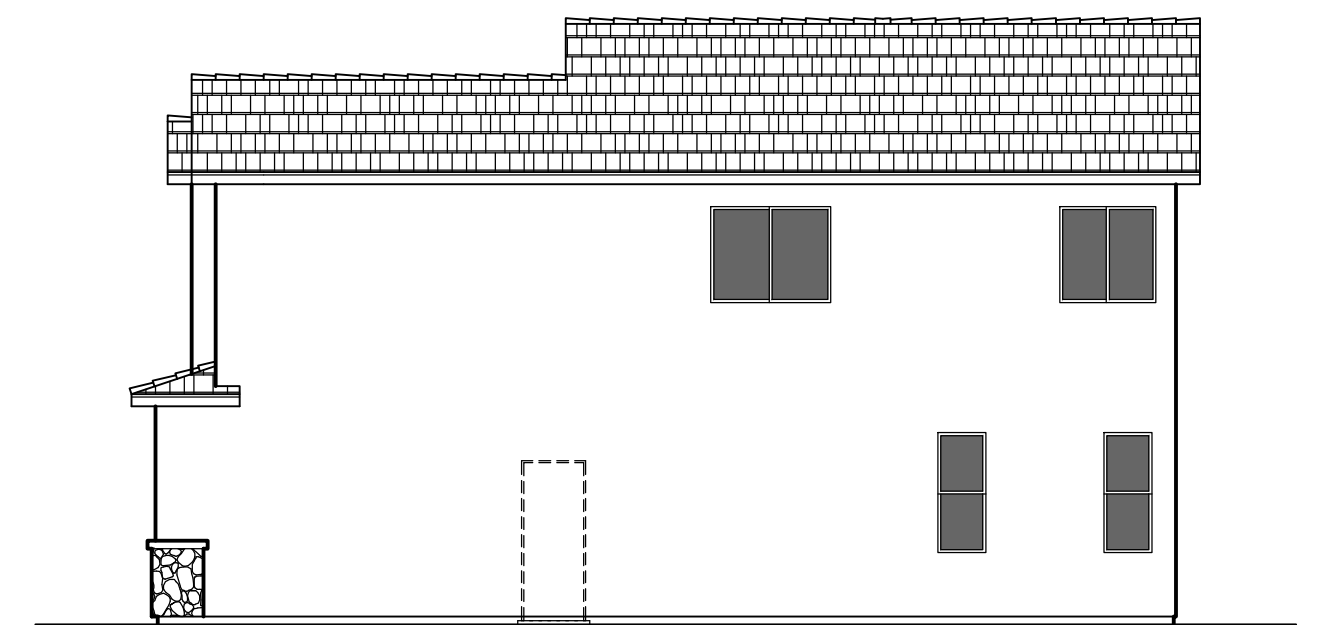
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



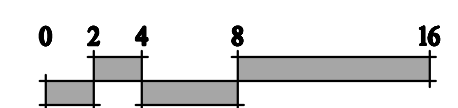
RIGHT ELEVATION

PLAN 1B
TRADITIONAL

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish
2. Concrete Flat Tile Roofing
3. Brick Accent Columns & Wainscot
4. Accent Color Window and Door Trim
5. Decorative Exterior Lights
6. Fiberglass Shutters as applies

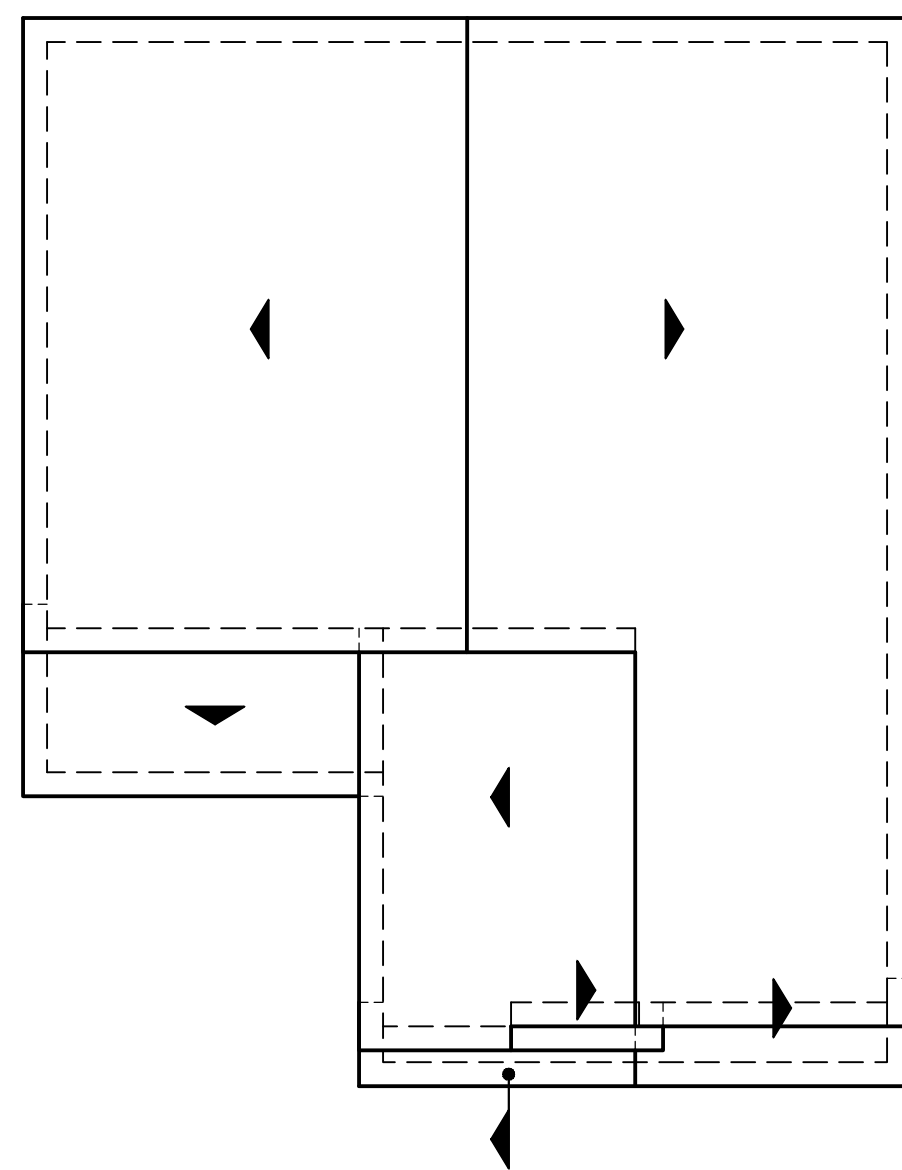


1B

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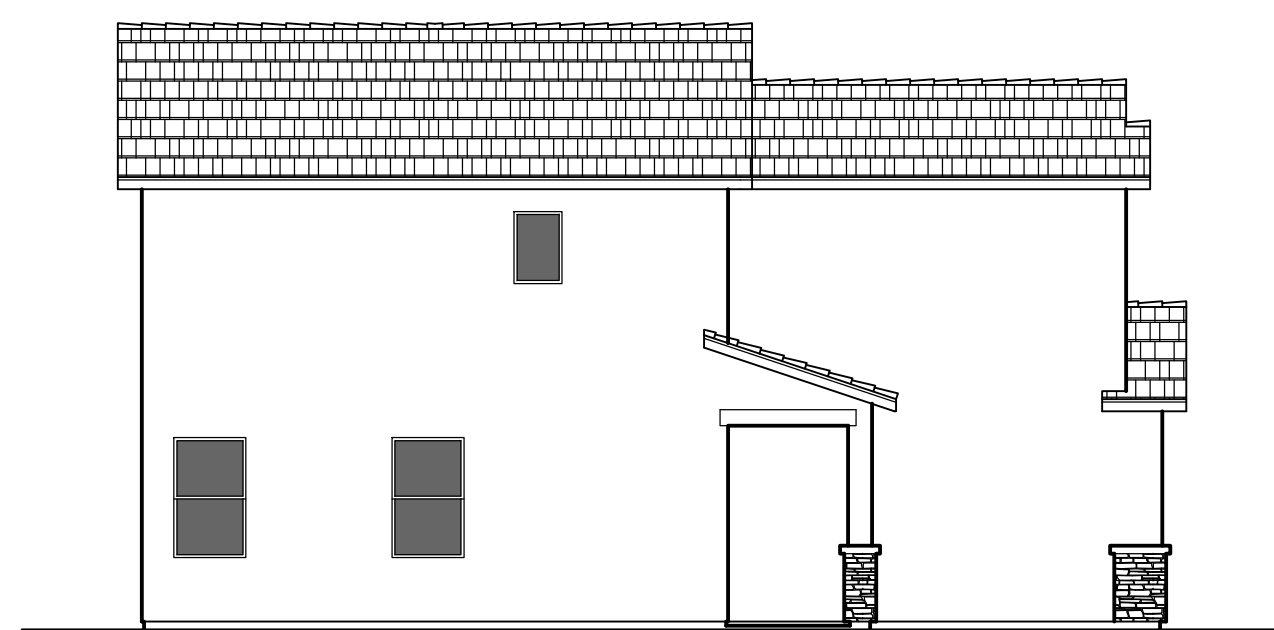




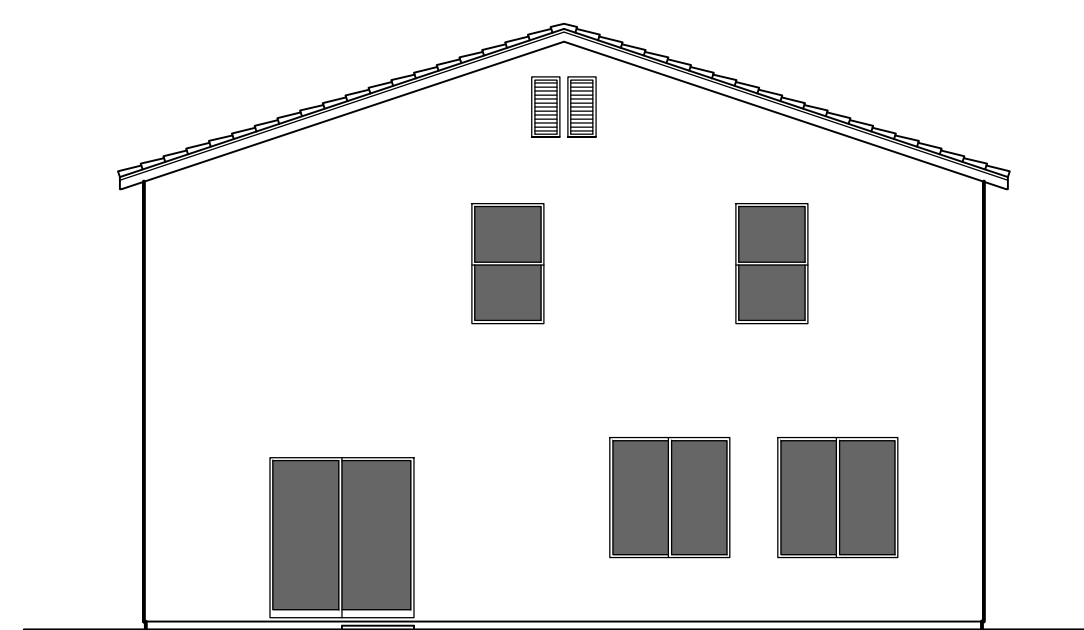
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



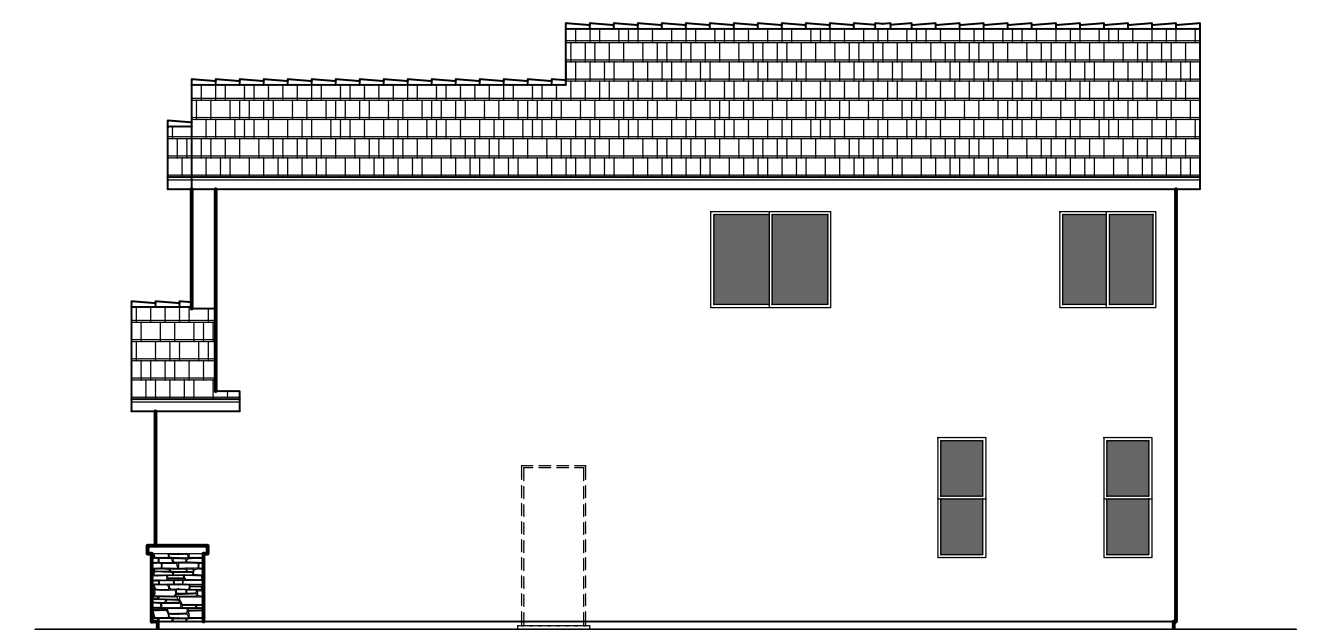
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



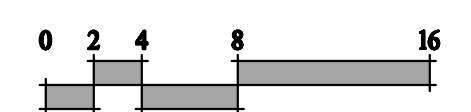
RIGHT ELEVATION

PLAN 1C
ELEVATION STYLE

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish and Harboard Siding
2. Concrete Flat Tile Roofing
3. Stone Accent Columns & Wainscot
4. 6x12 Wood Corbels
5. Accent Color Window & Door Trim
6. Decorative Exterior Lights
7. Fiberglass Shutters as applies

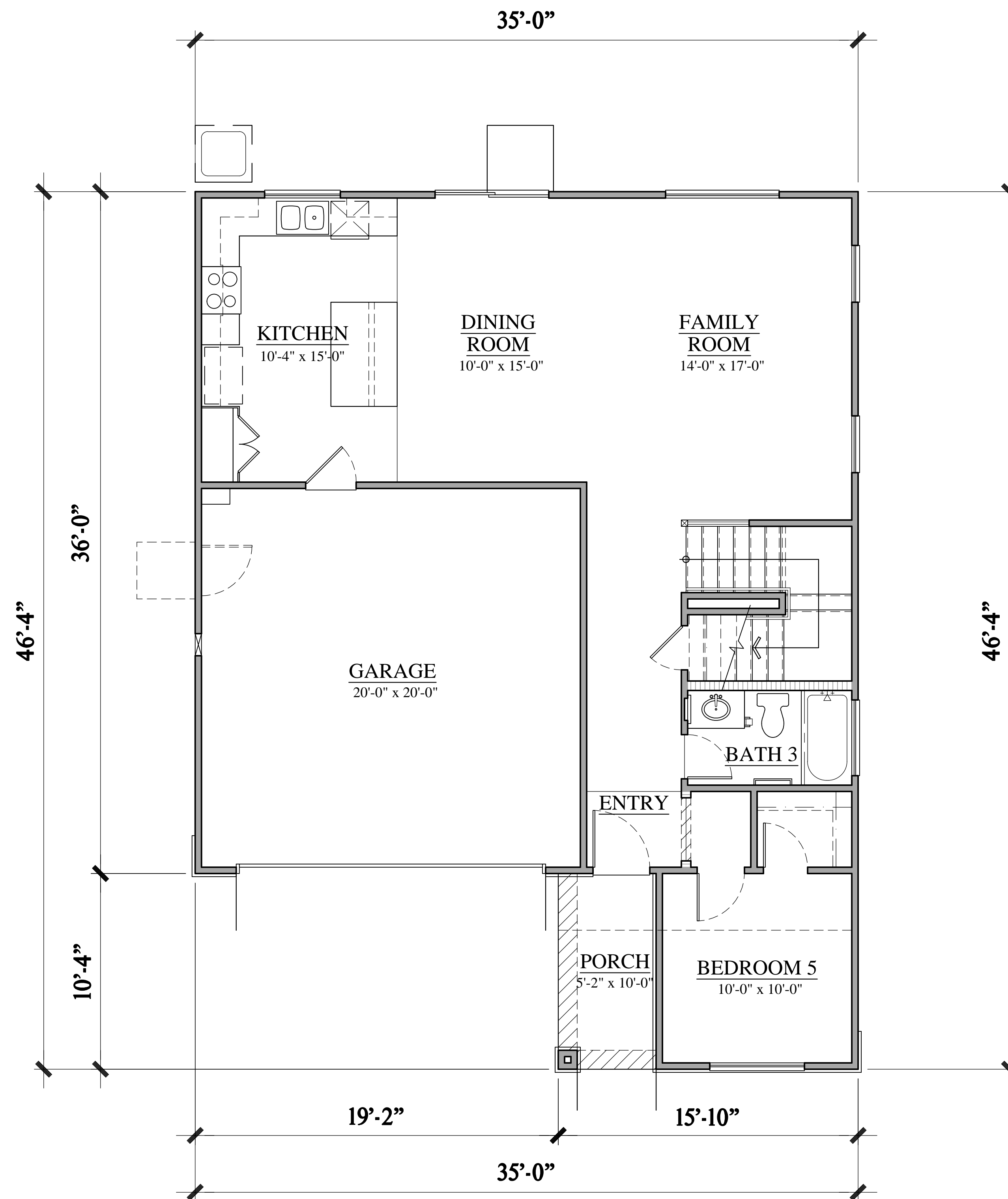


1C

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FIRST FLOOR PLAN

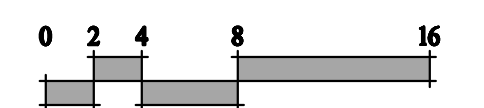


PLAN 2
2189 SF TOTAL

L A K E E L S I N O R E

L a k e E l s i n o r e, C a l i f o r n i a

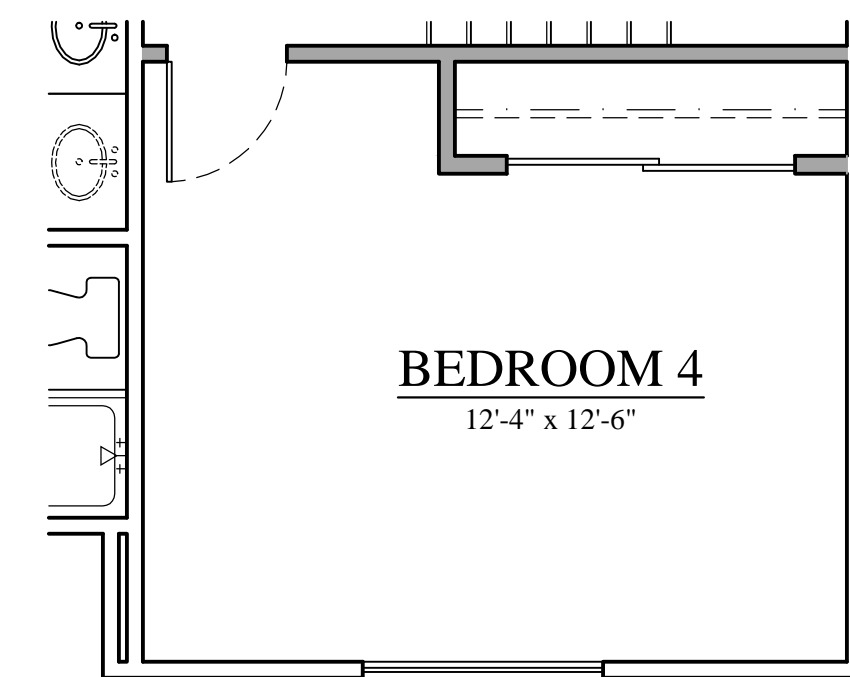
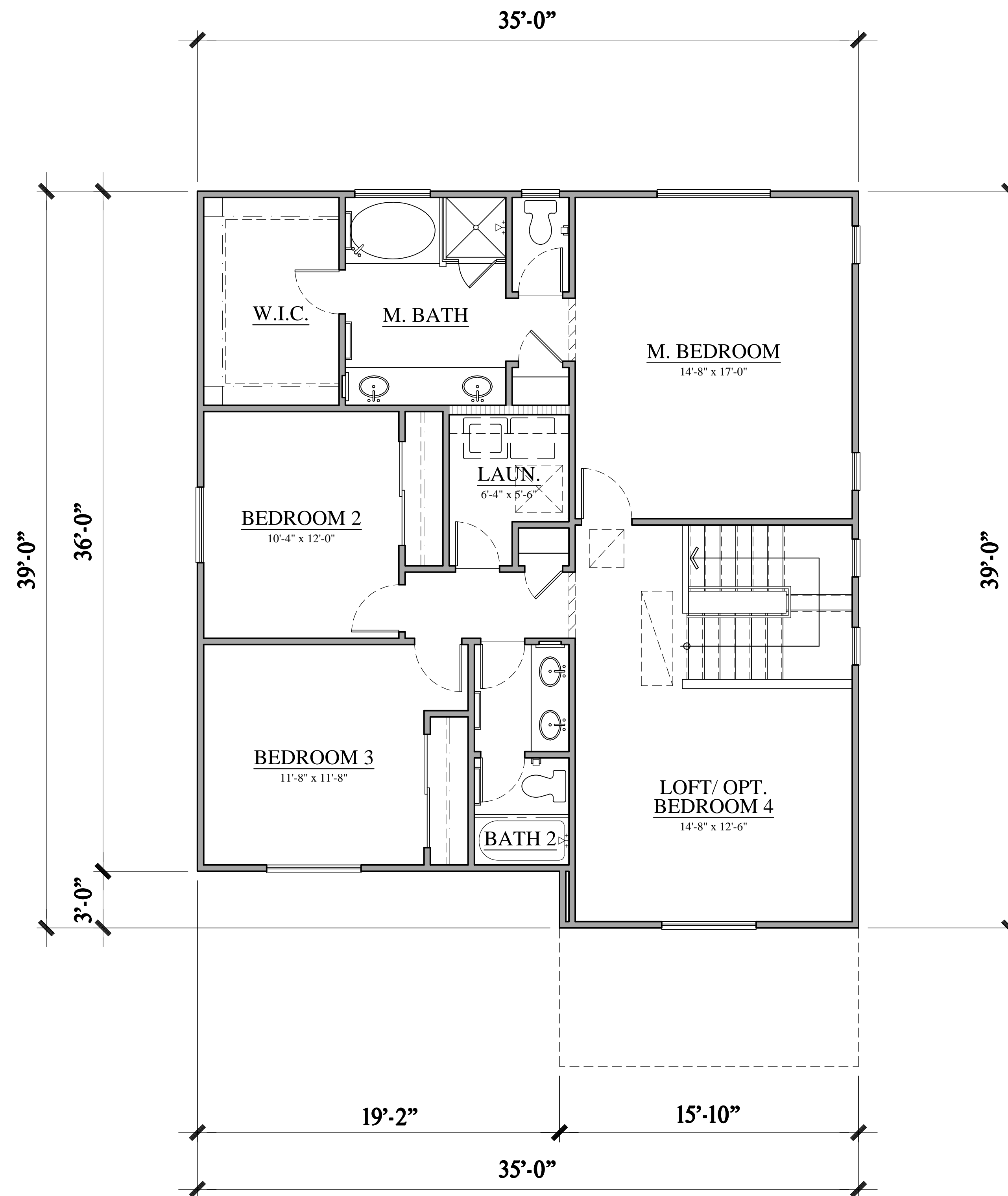
PLAN 2	
FIRST FLOOR	957 SQ. FT.
SECOND FLOOR	1232 SQ. FT.
TOTAL	2189 SQ. FT.
2-BAY GARAGE	413 SQ. FT.
PORCH	53 SQ. FT.



2.0

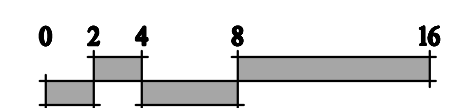


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OPT. BEDROOM 4

SECOND FLOOR PLAN



2.1



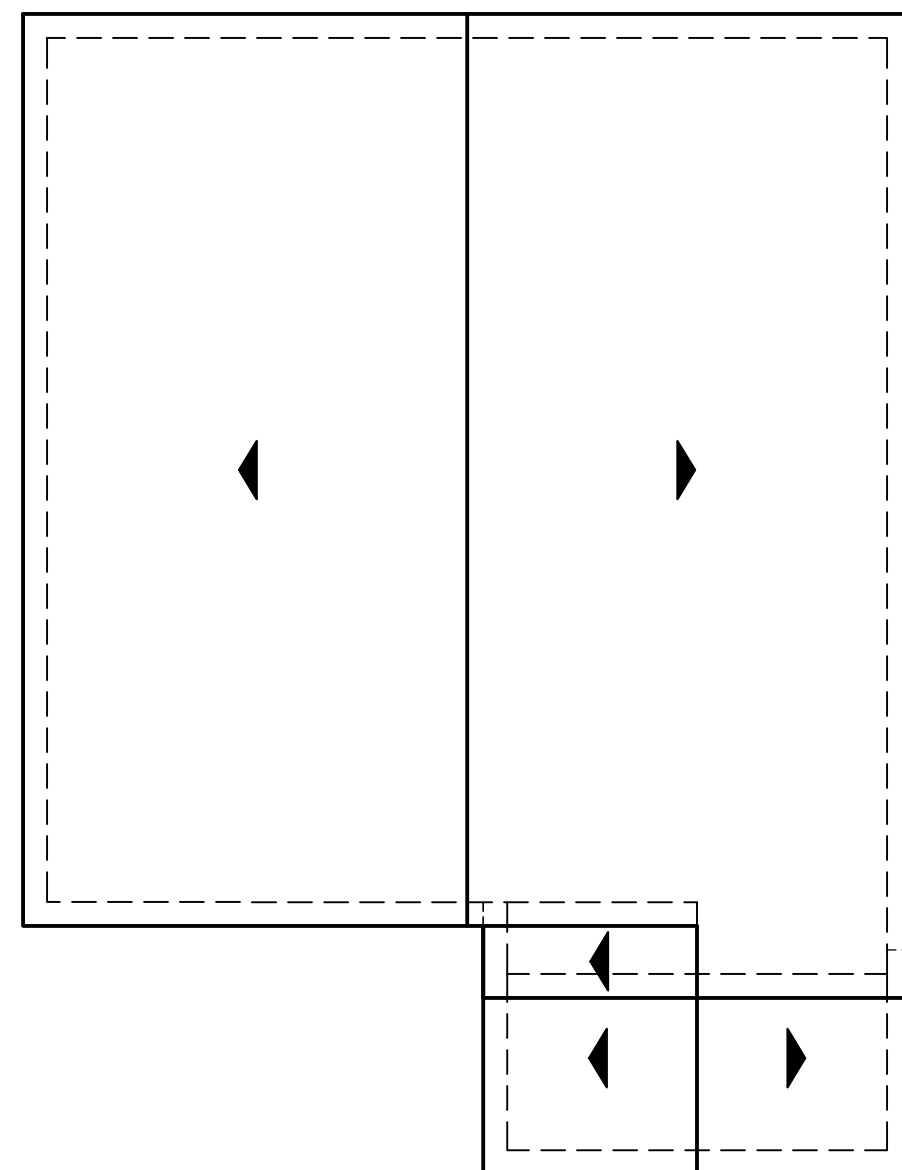
PLAN 2
2189 SF TOTAL

L A K E E L S I N O R E
L a k e E l s i n o r e, C a l i f o r n i a

PLAN 2	
FIRST FLOOR	957 SQ. FT.
SECOND FLOOR	1232 SQ. FT.
TOTAL	2189 SQ. FT.
2-BAY GARAGE	413 SQ. FT.
PORCH	53 SQ. FT.



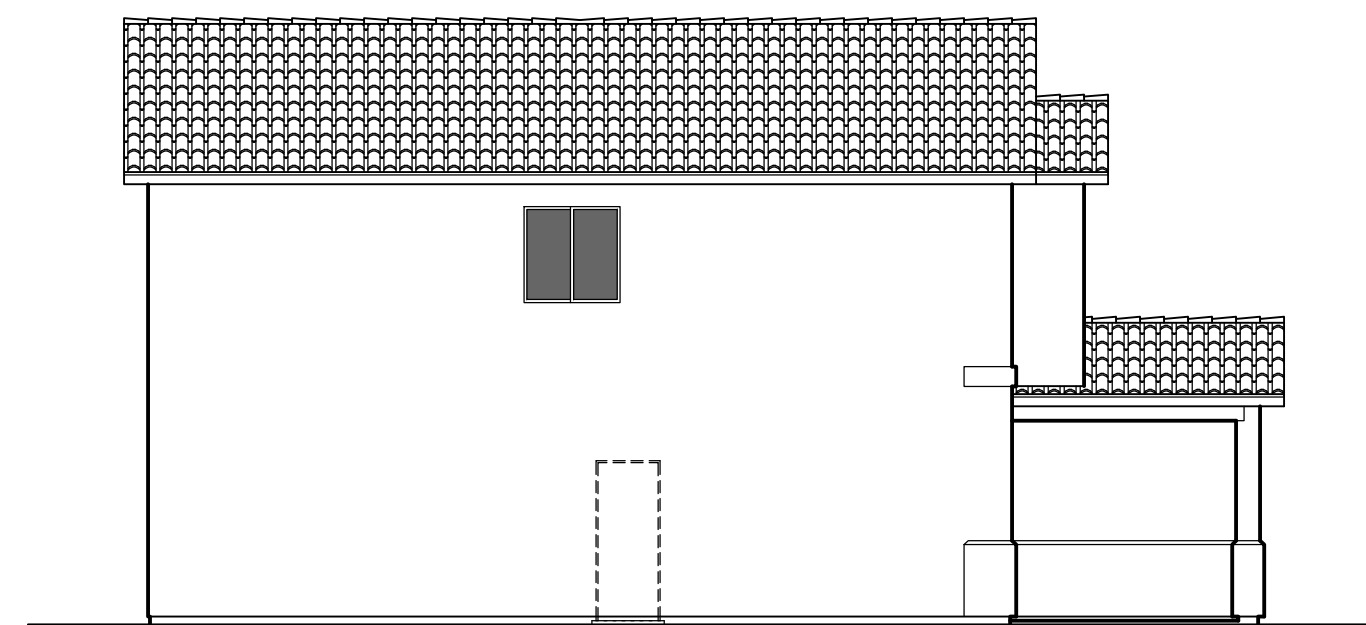
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ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



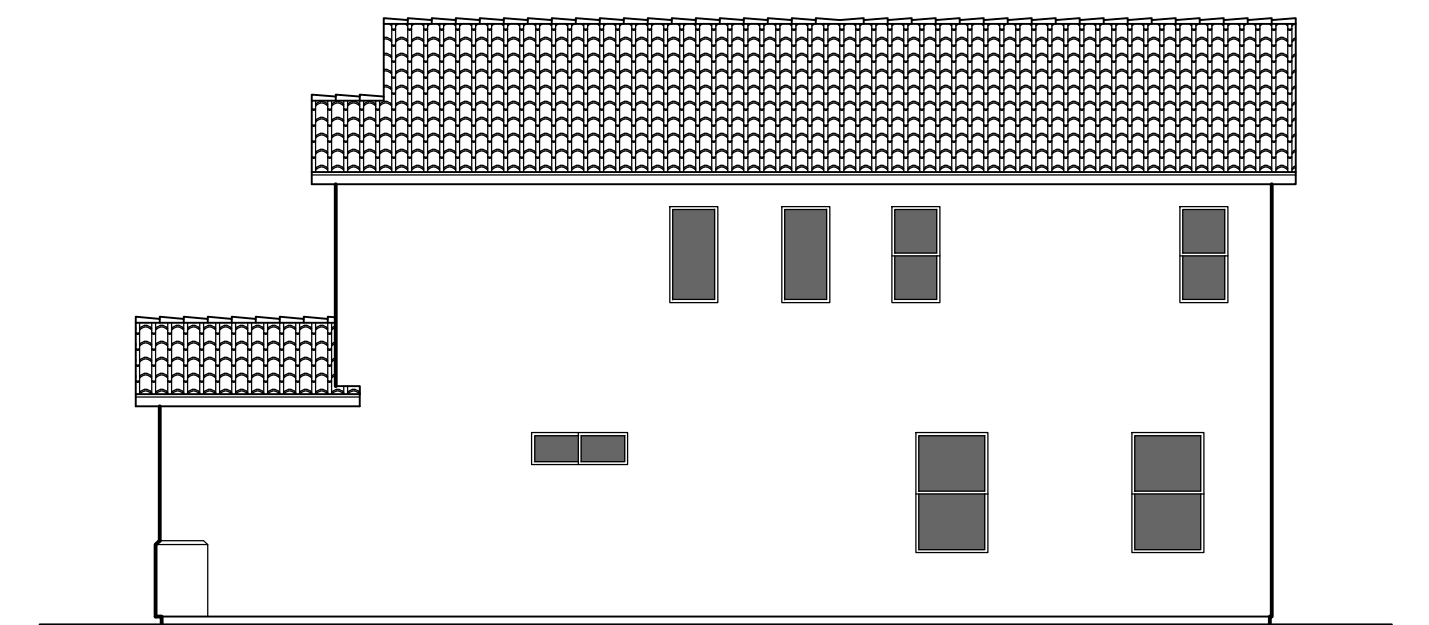
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



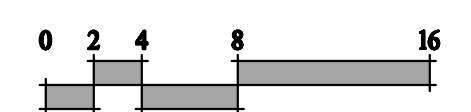
RIGHT ELEVATION

PLAN 2A
SPANISH

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish
2. Low Profile 'S' Concrete Roof Tile
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

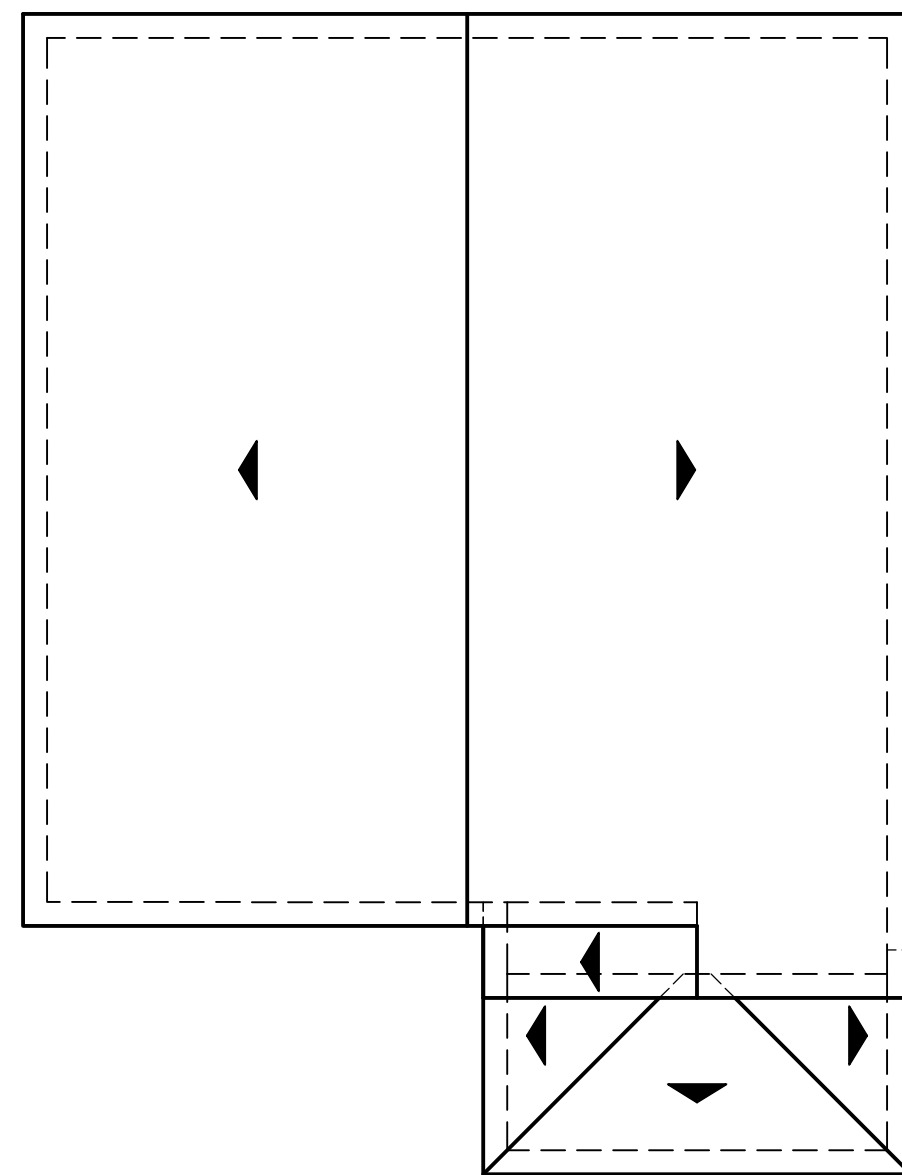


2A

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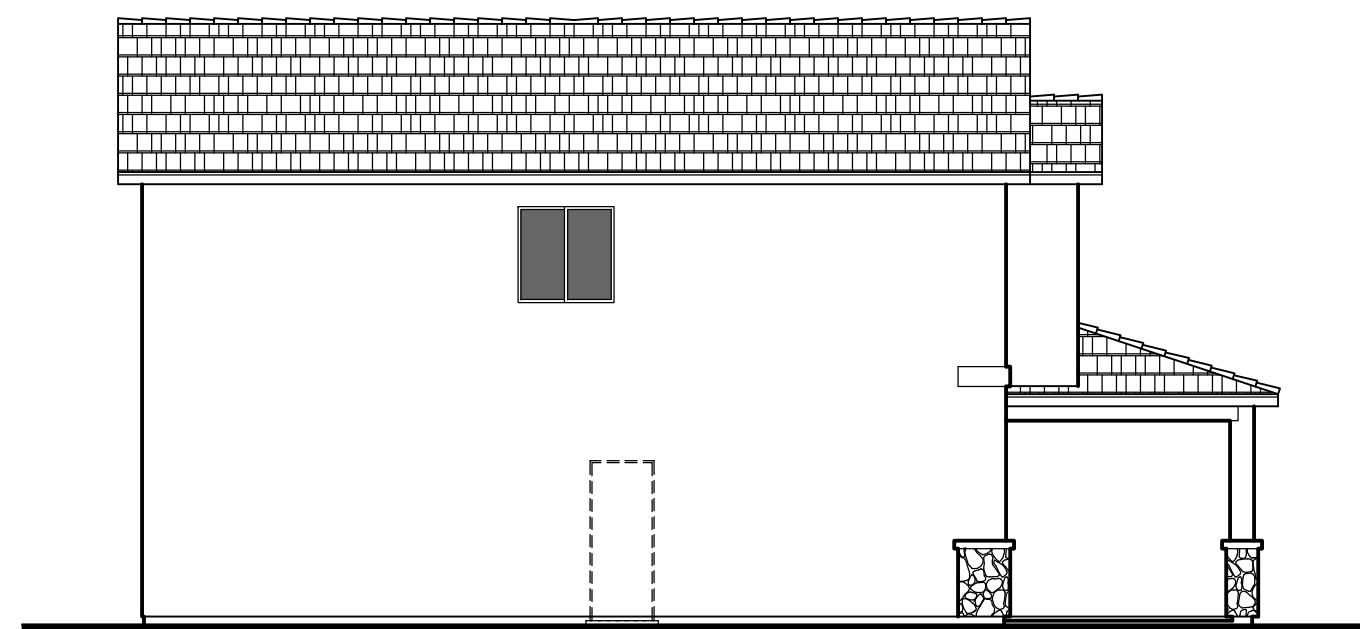




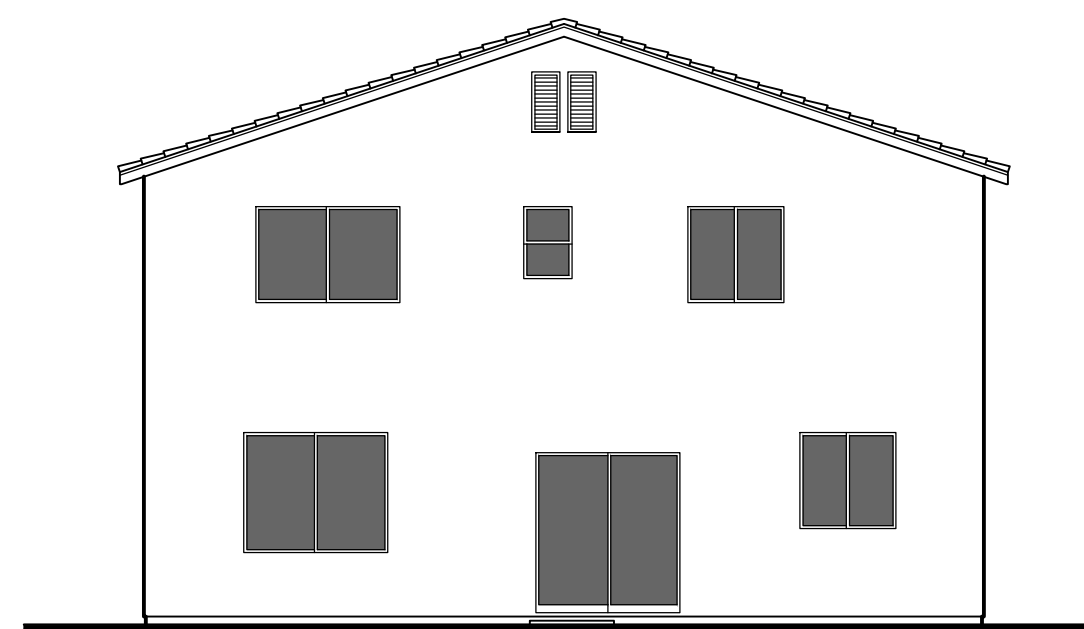
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



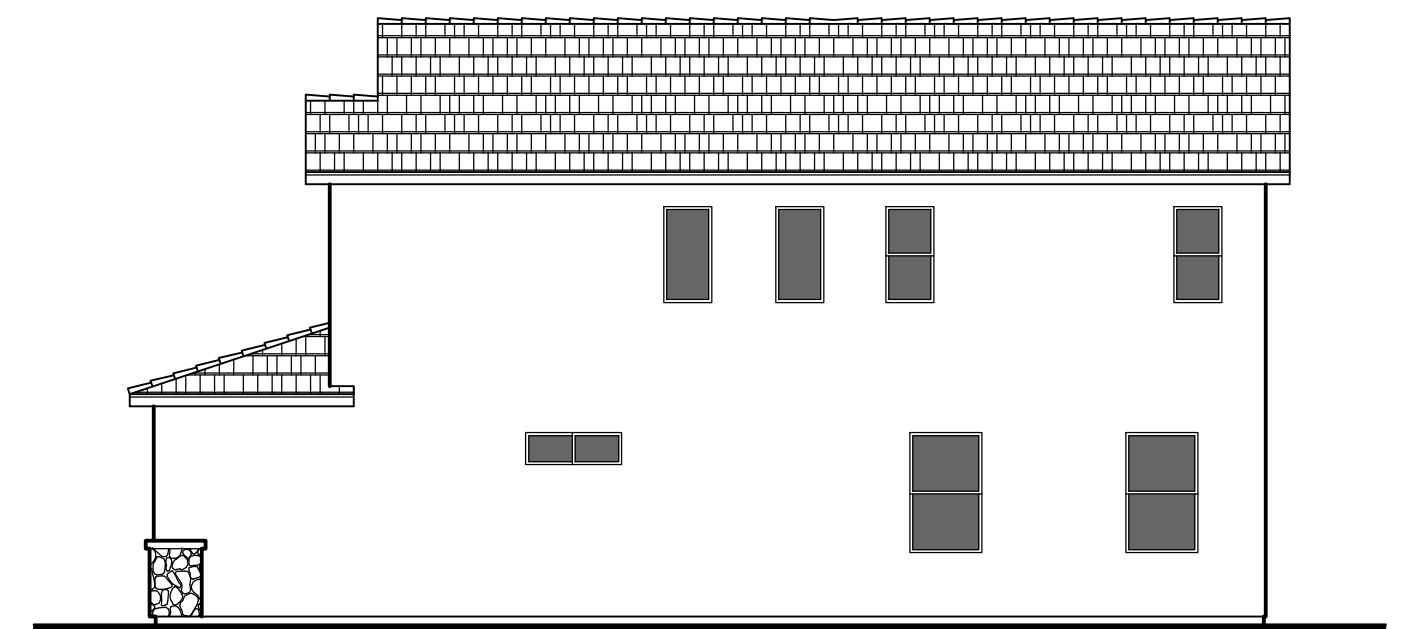
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



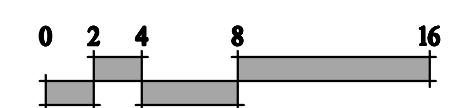
RIGHT ELEVATION

PLAN 2B
TRADITIONAL

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish
2. Concrete Flat Tile Roofing
3. Brick Accent Columns & Wainscot
4. Accent Color Window and Door Trim
5. Decorative Exterior Lights
6. Fiberglass Shutters as applies

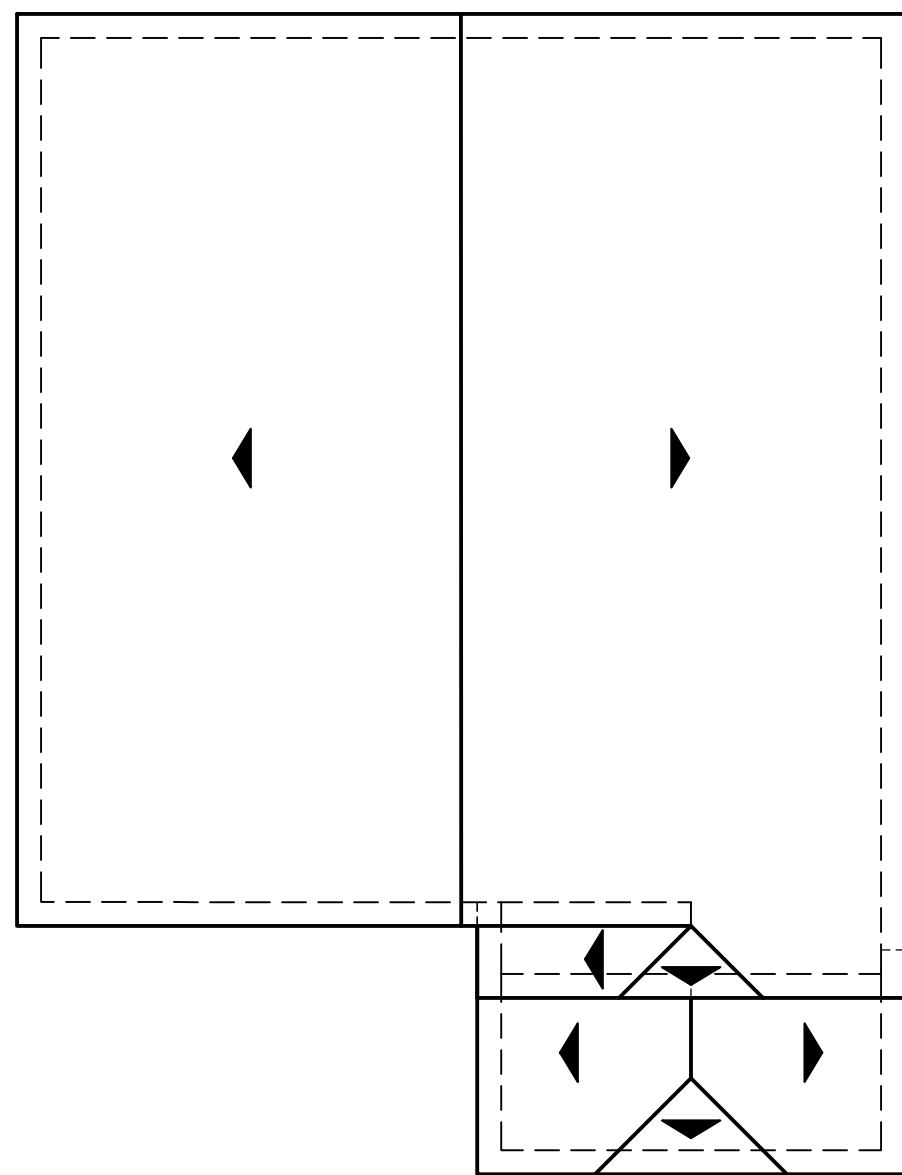


2B

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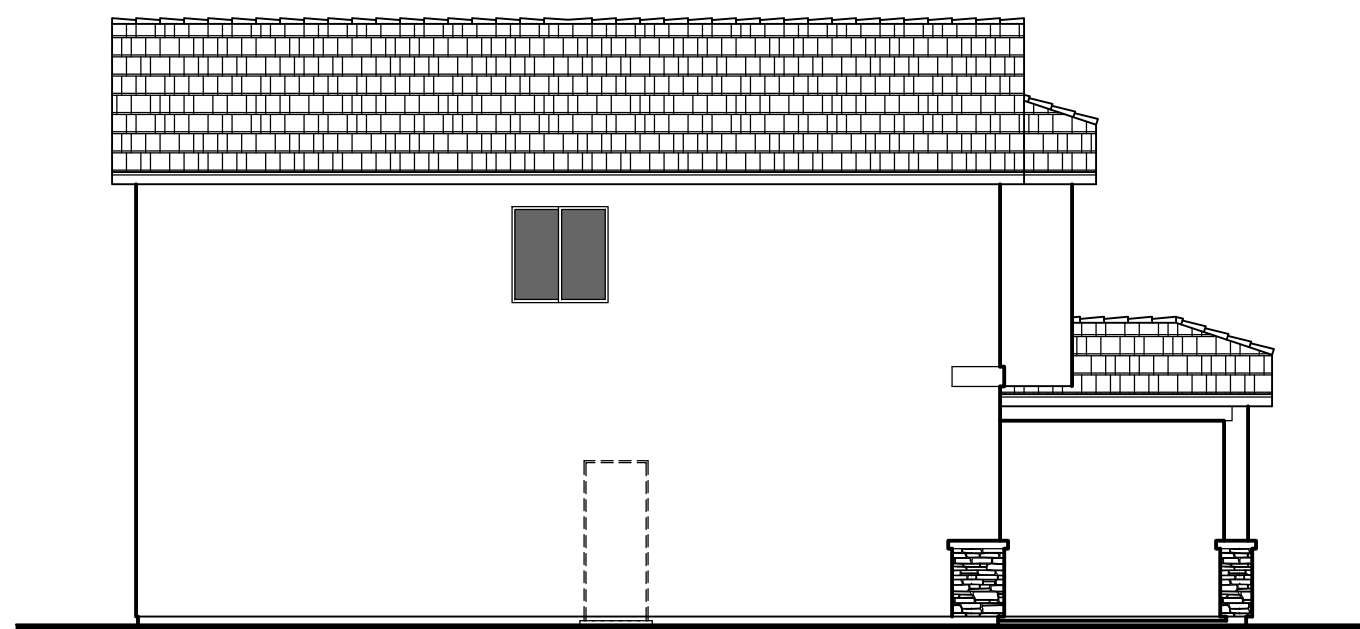




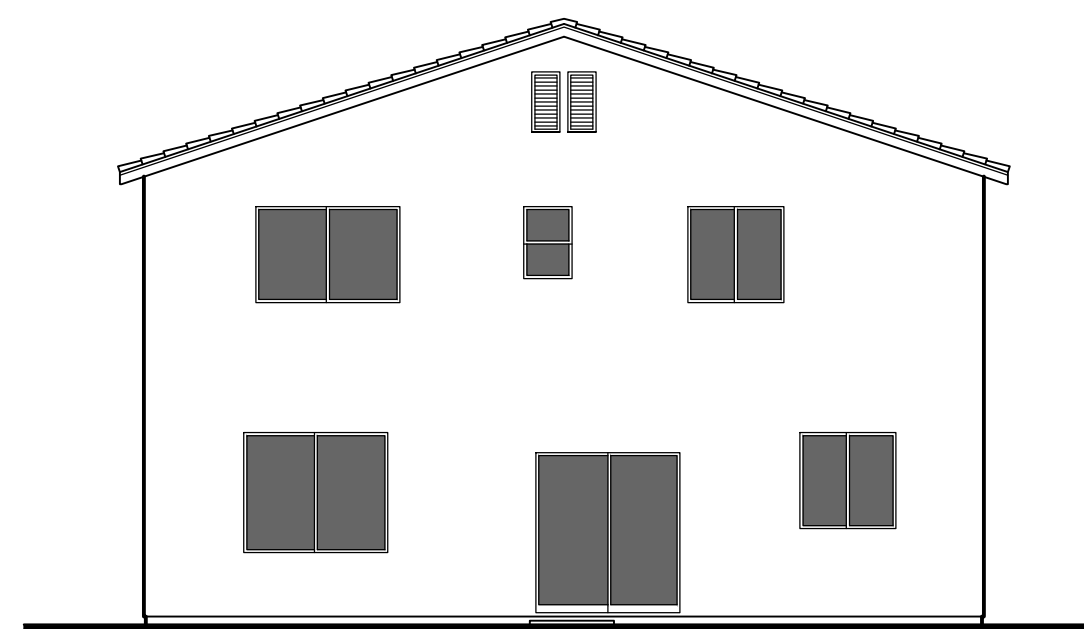
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



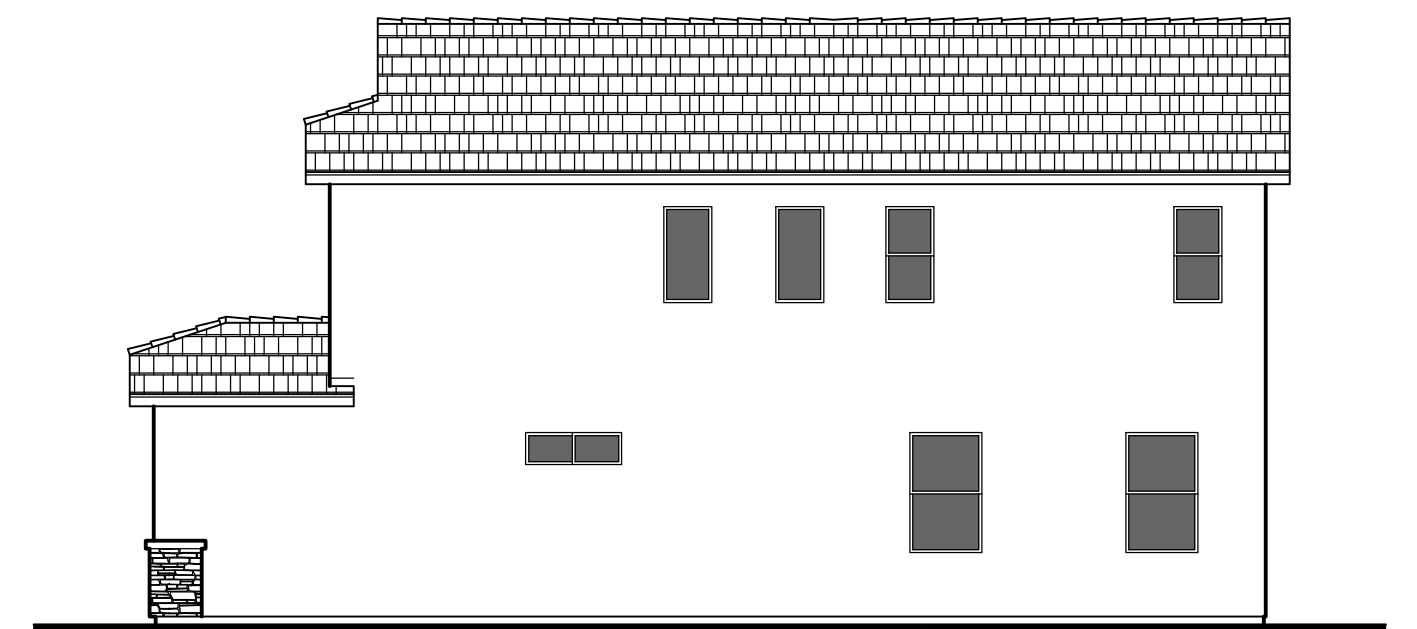
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



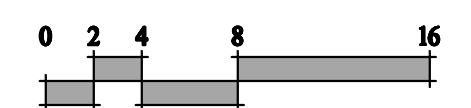
RIGHT ELEVATION

PLAN 2C
ELEVATION STYLE

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish and Harboard Siding
2. Concrete Flat Tile Roofing
3. Stone Accent Columns & Wainscot
4. 6x12 Wood Corbels
5. Accent Color Window & Door Trim
6. Decorative Exterior Lights
7. Fiberglass Shutters as applies

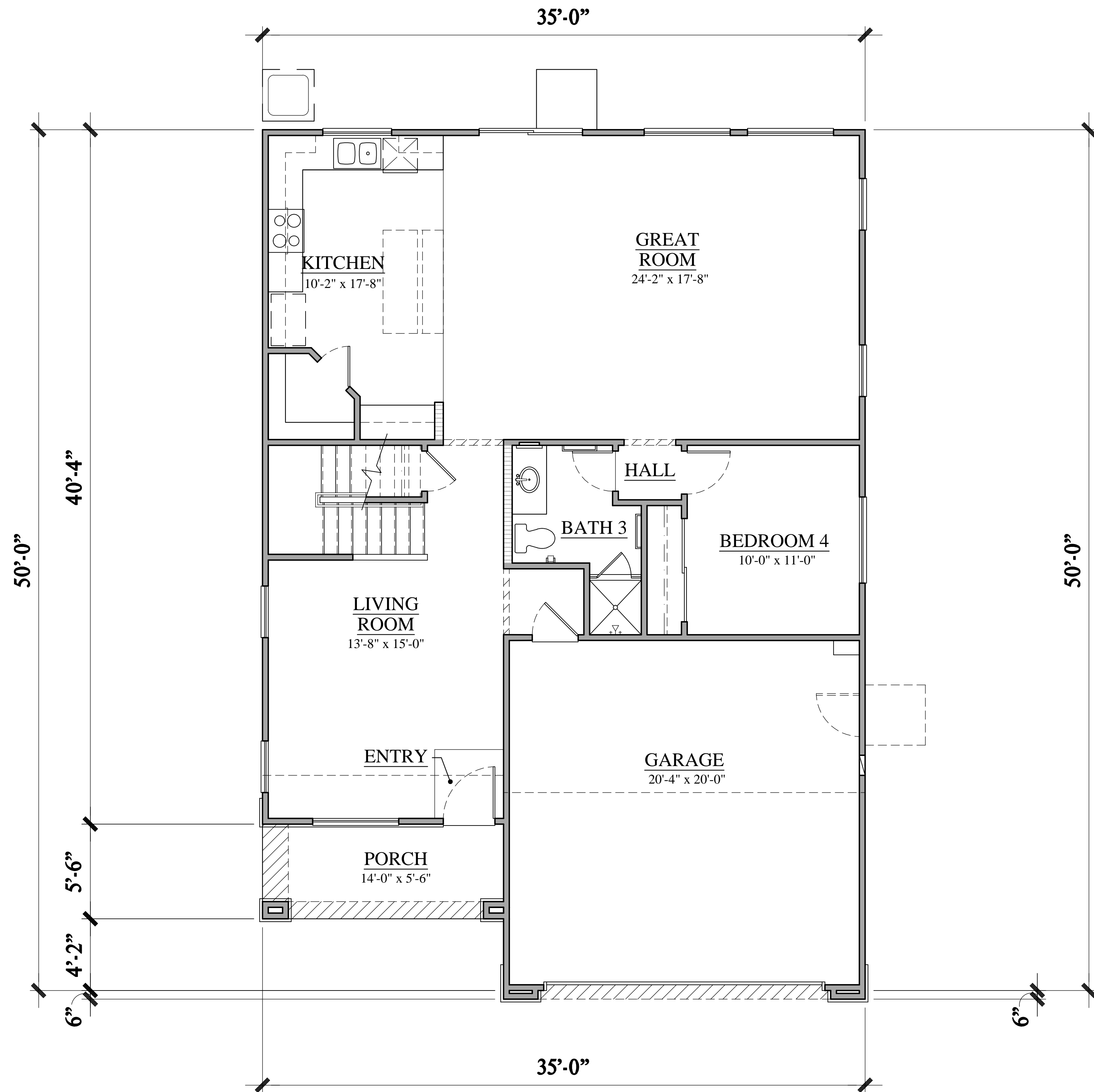


2C

JOHN ROBERTS
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September 20, 2016
Rev. November 29, 2016





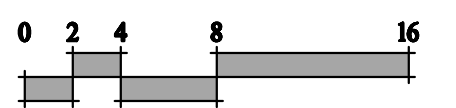
FIRST FLOOR PLAN



PLAN 3
2,466 SF TOTAL

L A K E E L S I N O R E
 L a k e E l s i n o r e, C a l i f o r n i a

PLAN 3	
FIRST FLOOR	1191 SQ. FT.
SECOND FLOOR	1275 SQ. FT.
TOTAL	2466 SQ. FT.
2-BAY GARAGE	423 SQ. FT.
PORCH	77 SQ. FT.

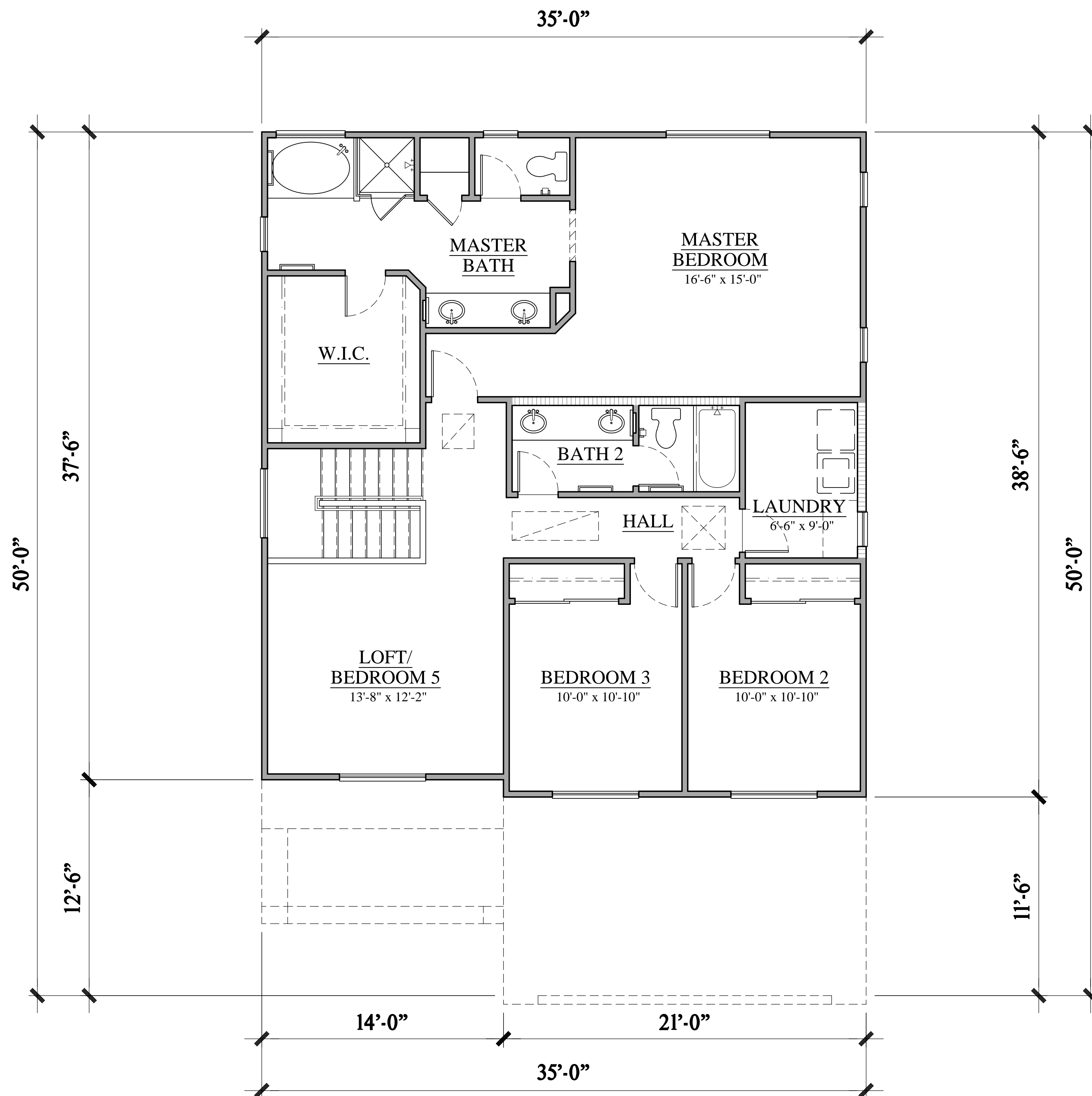
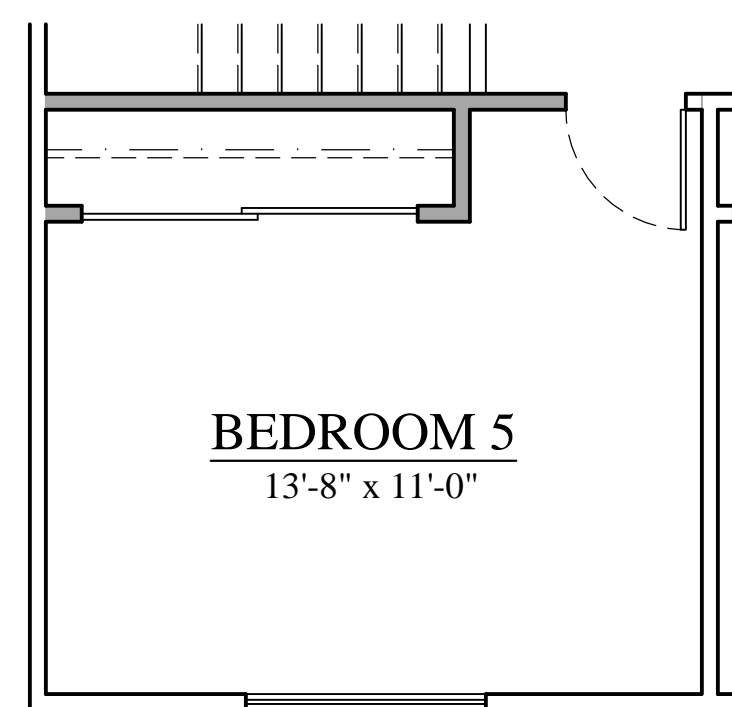


3.0



September 20, 2016
 Rev. November 29, 2016

OPT. BEDROOM 5



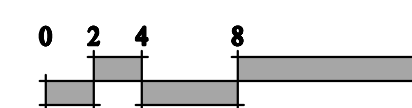
SECOND FLOOR PLAN



PLAN 3
2,466 SF TOTAL

L A K E E L S I N O R E
L a k e E l s i n o r e, C a l i f o r n i a

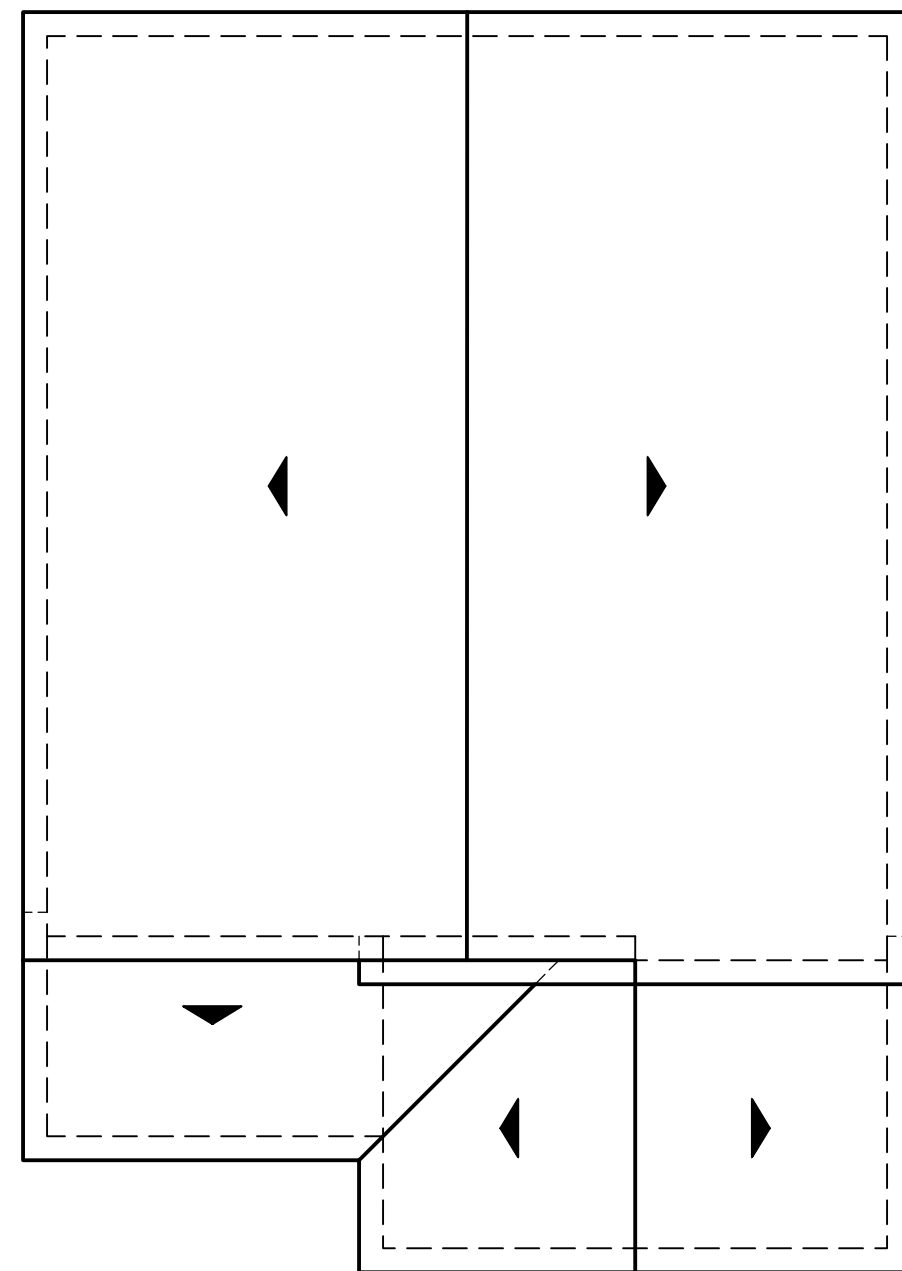
PLAN 3	
FIRST FLOOR	1191 SQ. FT.
SECOND FLOOR	1275 SQ. FT.
TOTAL	2466 SQ. FT.
2-BAY GARAGE	423 SQ. FT.
PORCH	77 SQ. FT.



3.1



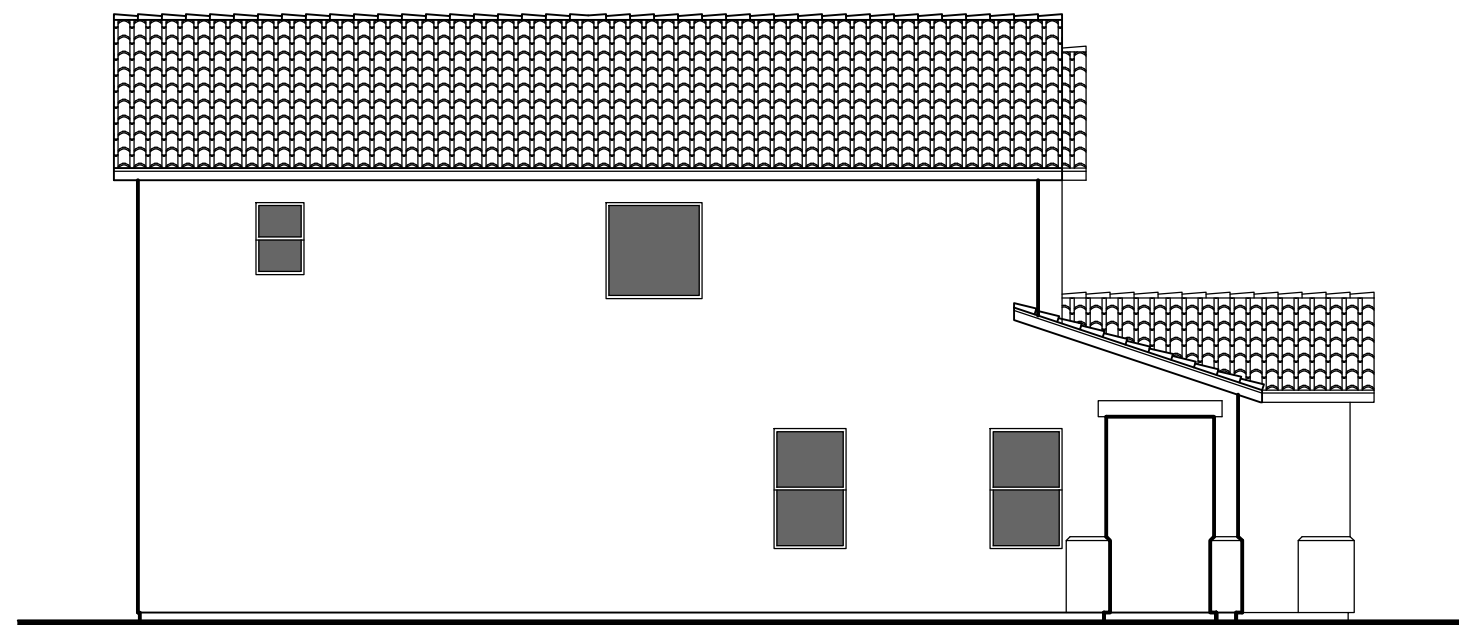
September 20, 2016
Rev. November 29, 2016



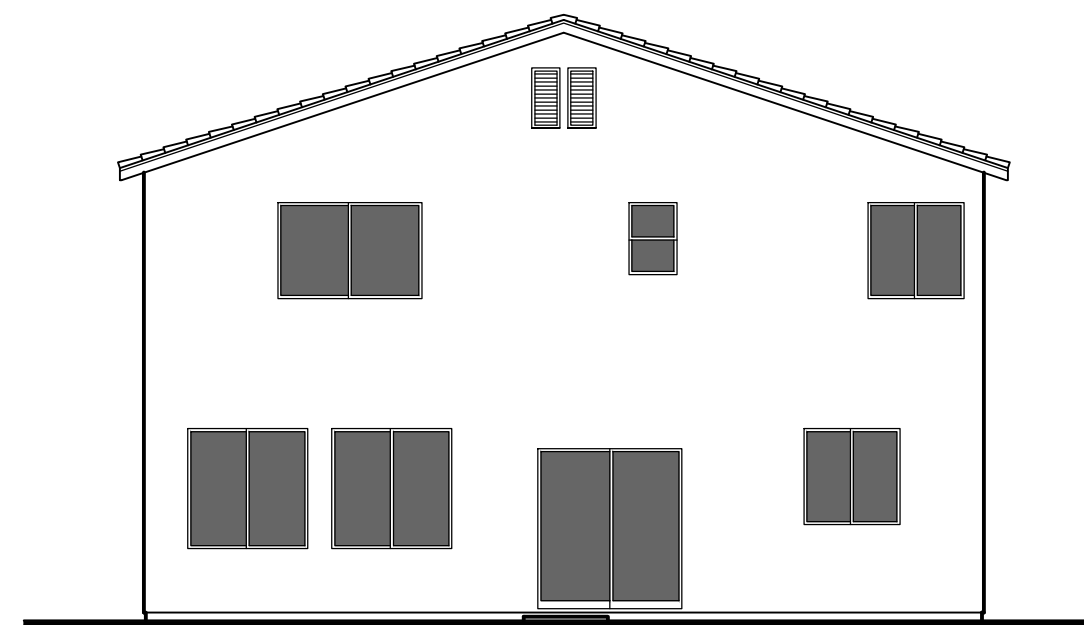
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



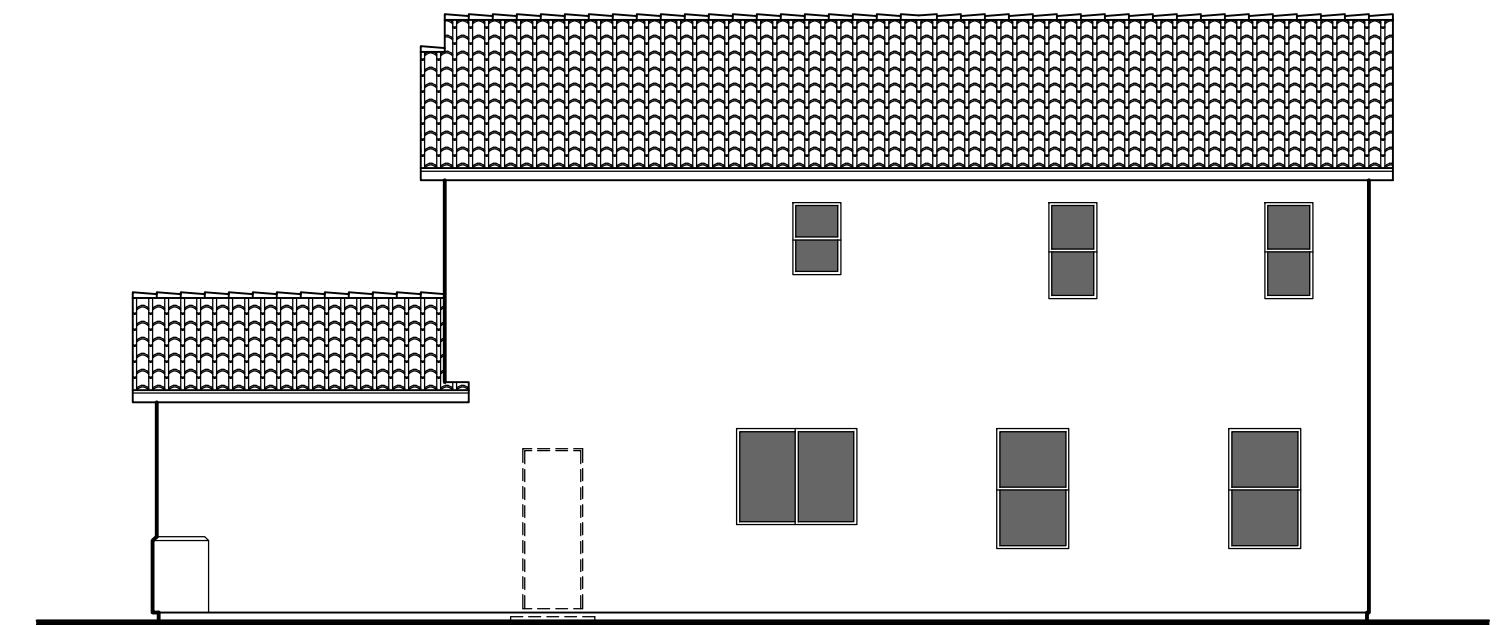
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

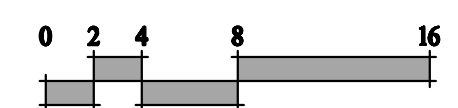
PLAN 3A
ELEVATION STYLE



L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish
2. Low Profile 'S' Concrete Roof Tile
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

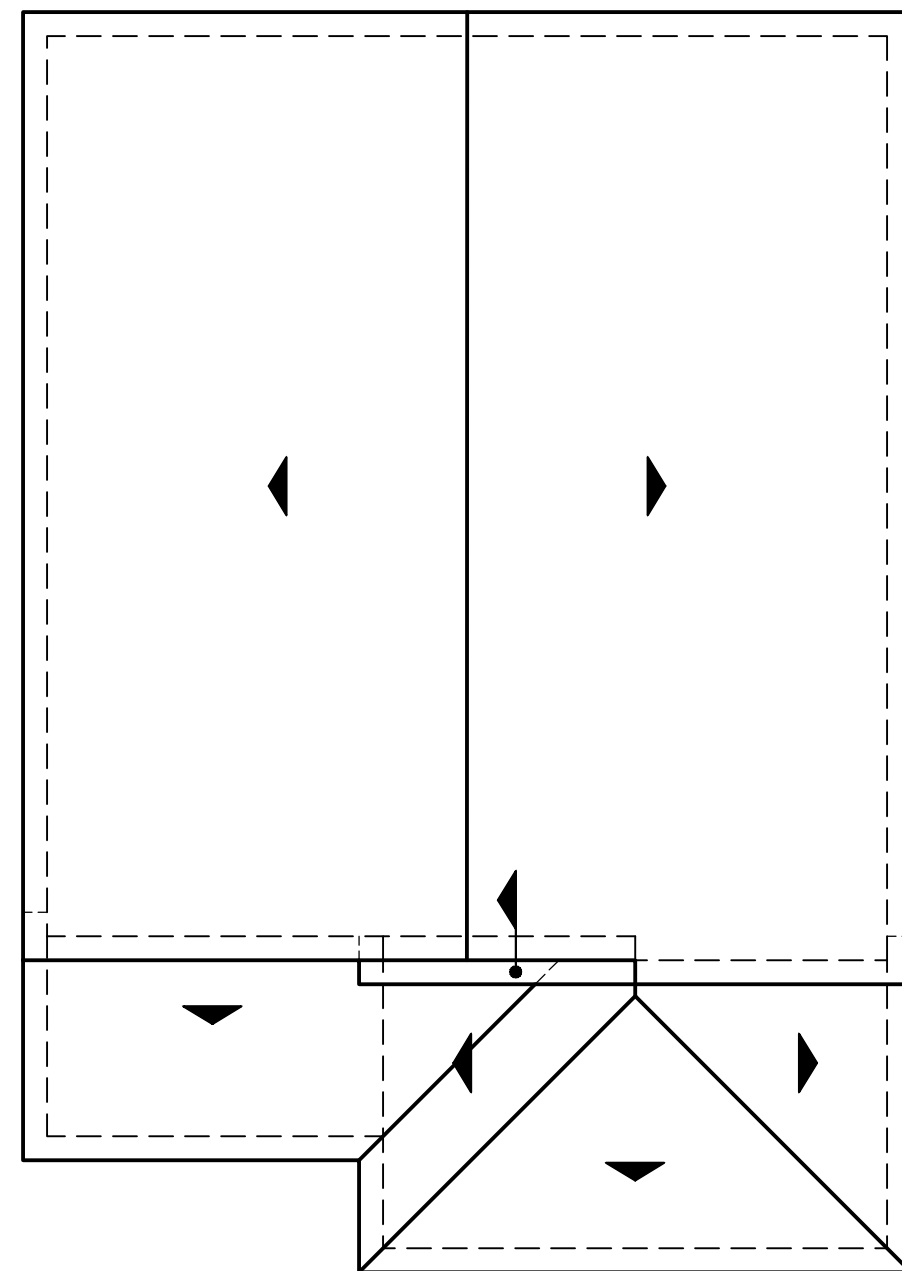


3A



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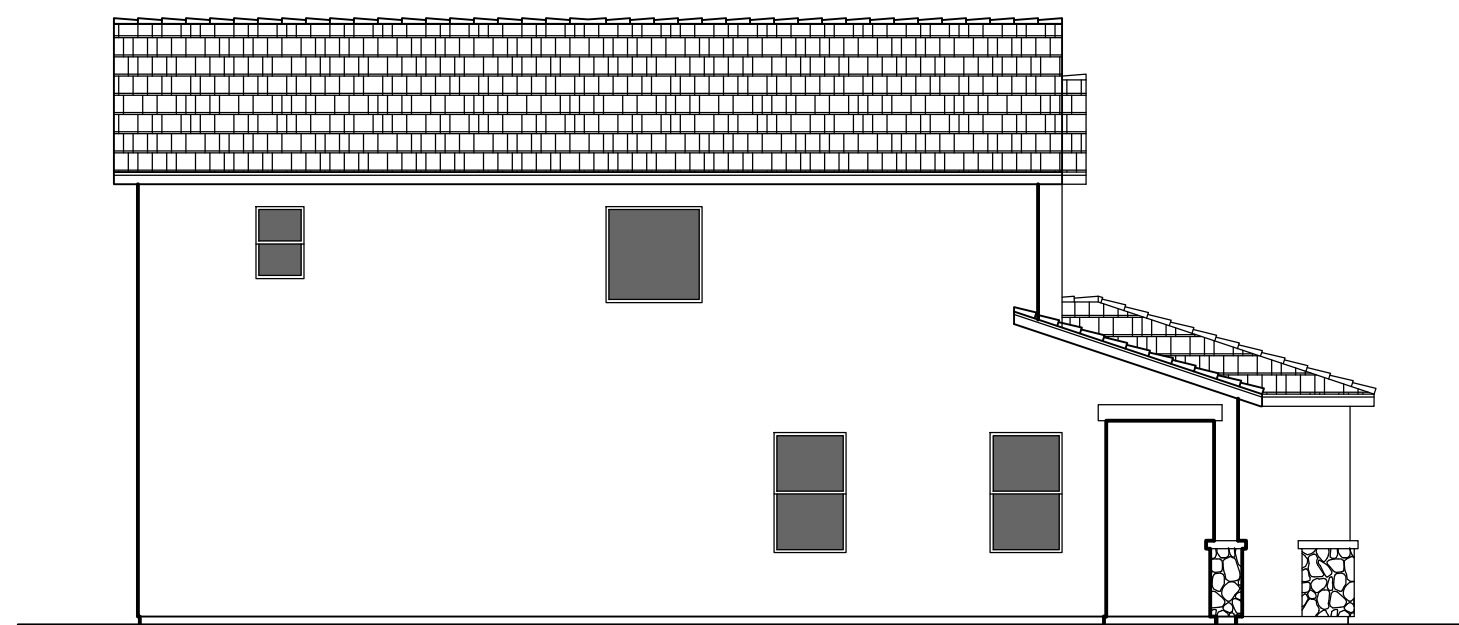
September 20, 2016
Rev. November 29, 2016



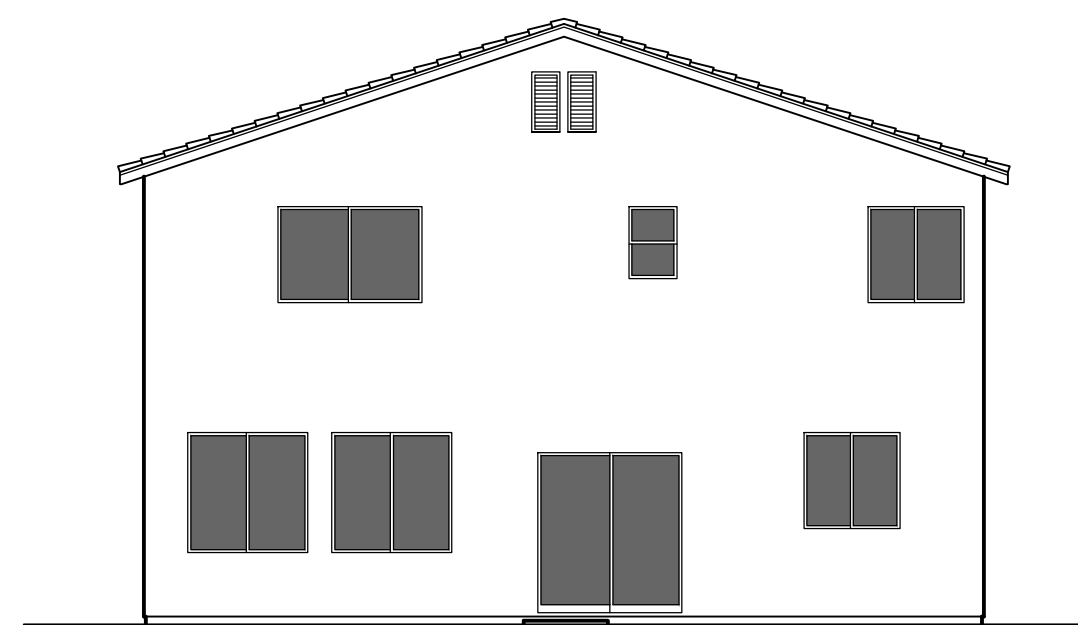
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



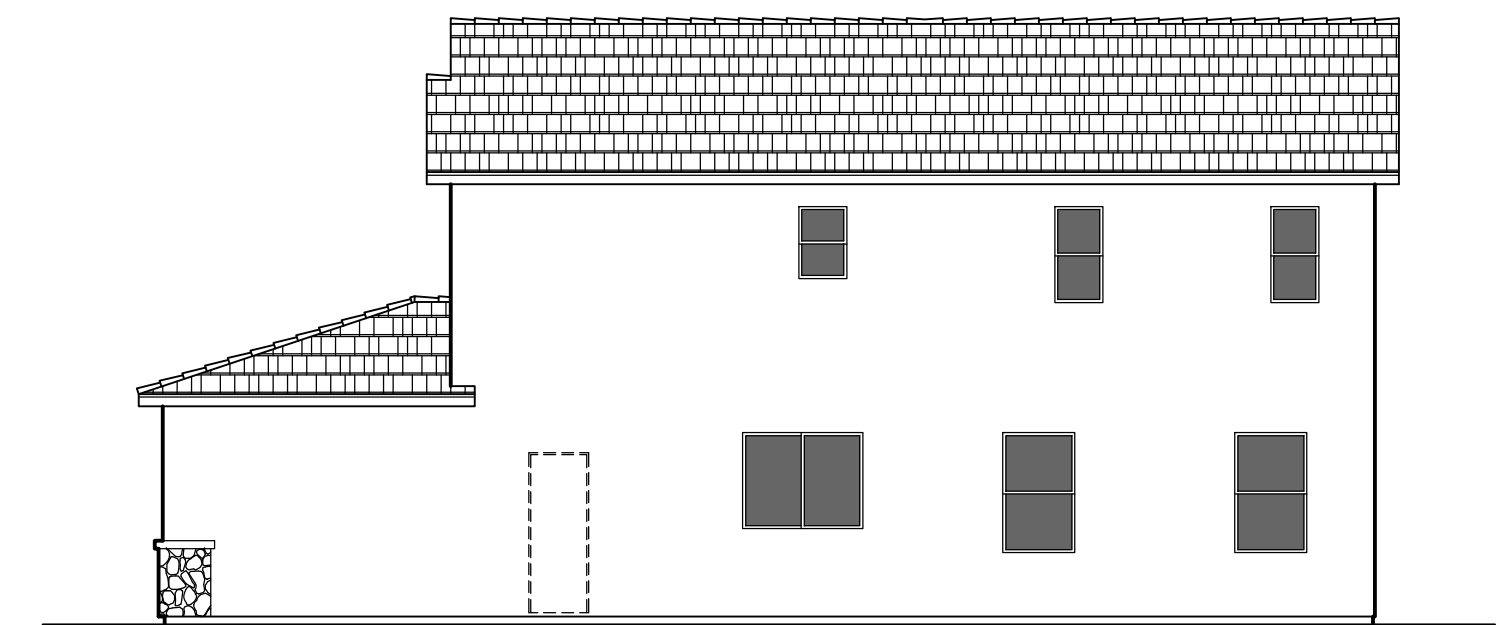
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



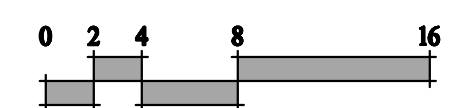
RIGHT ELEVATION

PLAN 3B
ELEVATION STYLE

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish
2. Concrete Flat Tile Roofing
3. Brick Accent Columns & Wainscot
4. Accent Color Window and Door Trim
5. Decorative Exterior Lights
6. Fiberglass Shutters as applies

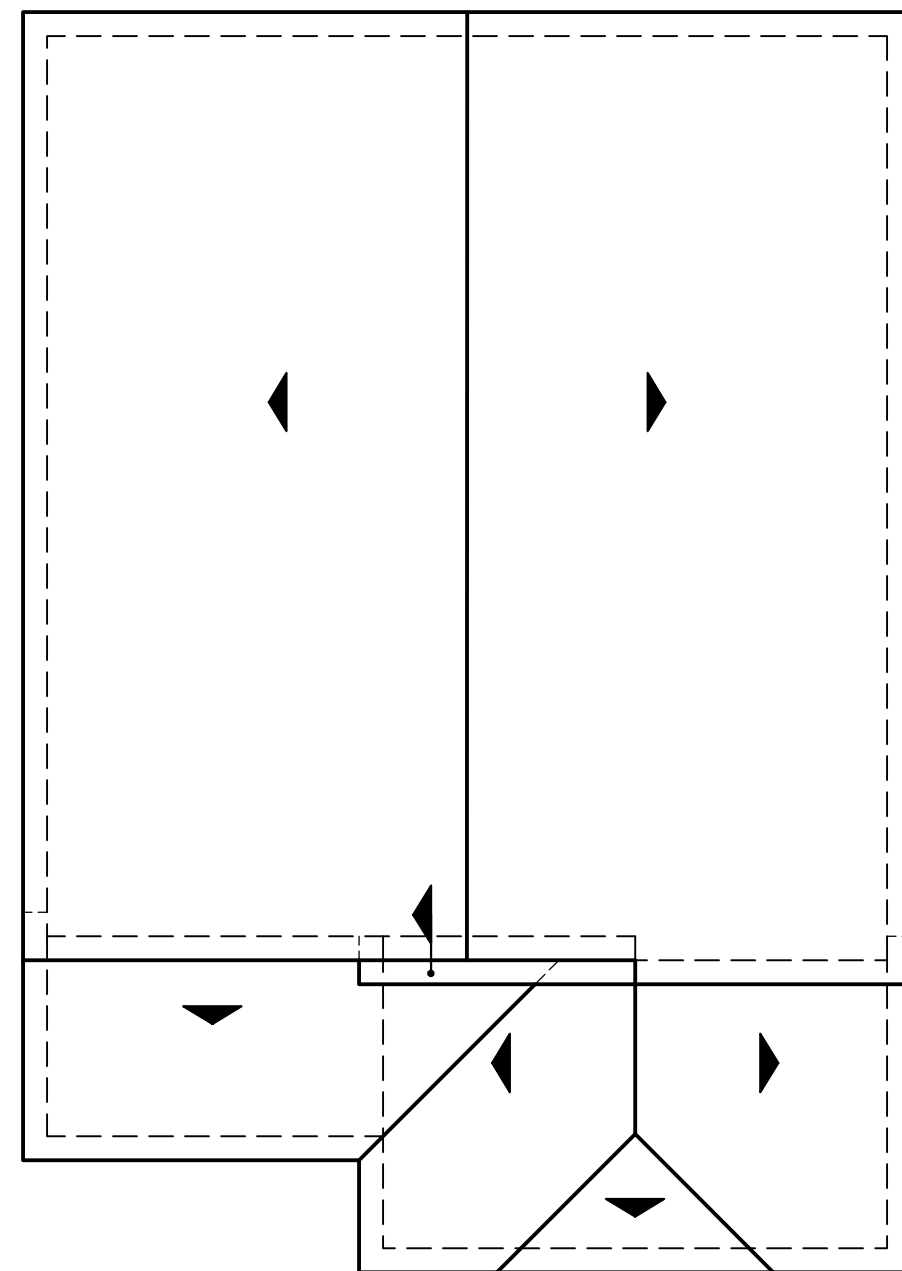


3B

JOHN ROBERTS
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September 20, 2016
Rev. November 29, 2016

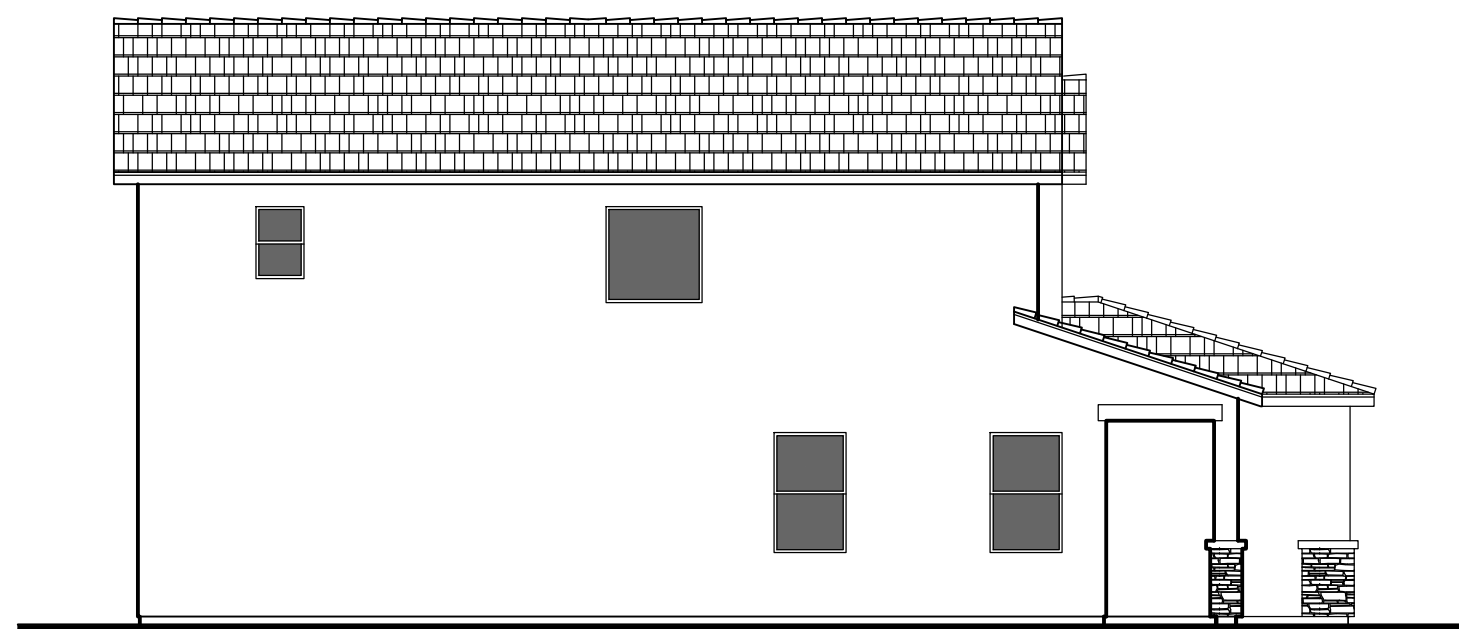




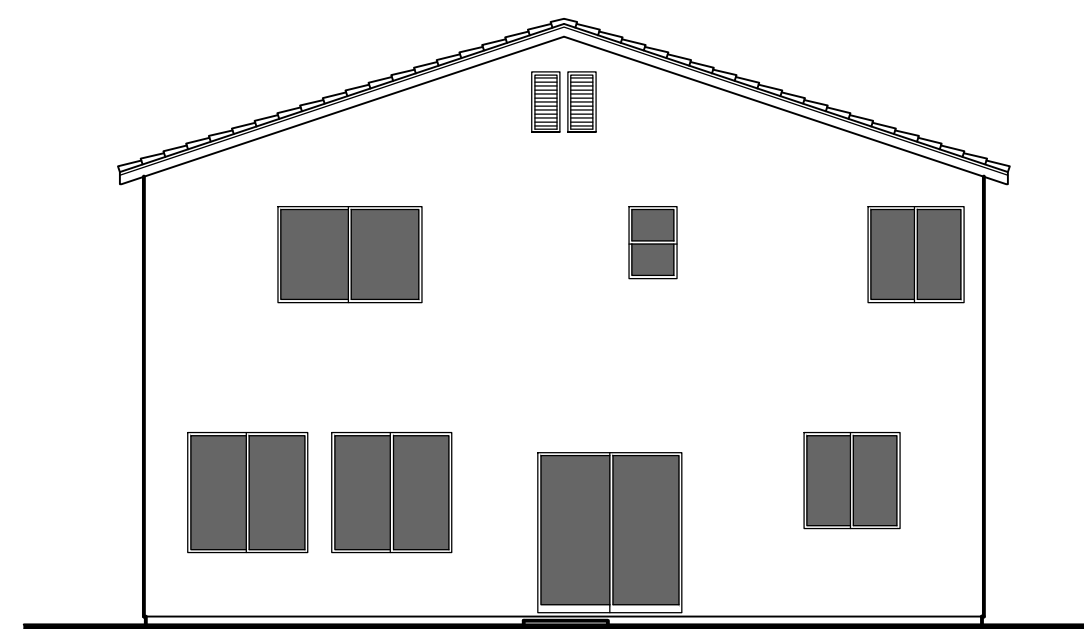
ROOF PLAN
ALL ROOF PITCH ARE : 4/12 U.N.O.



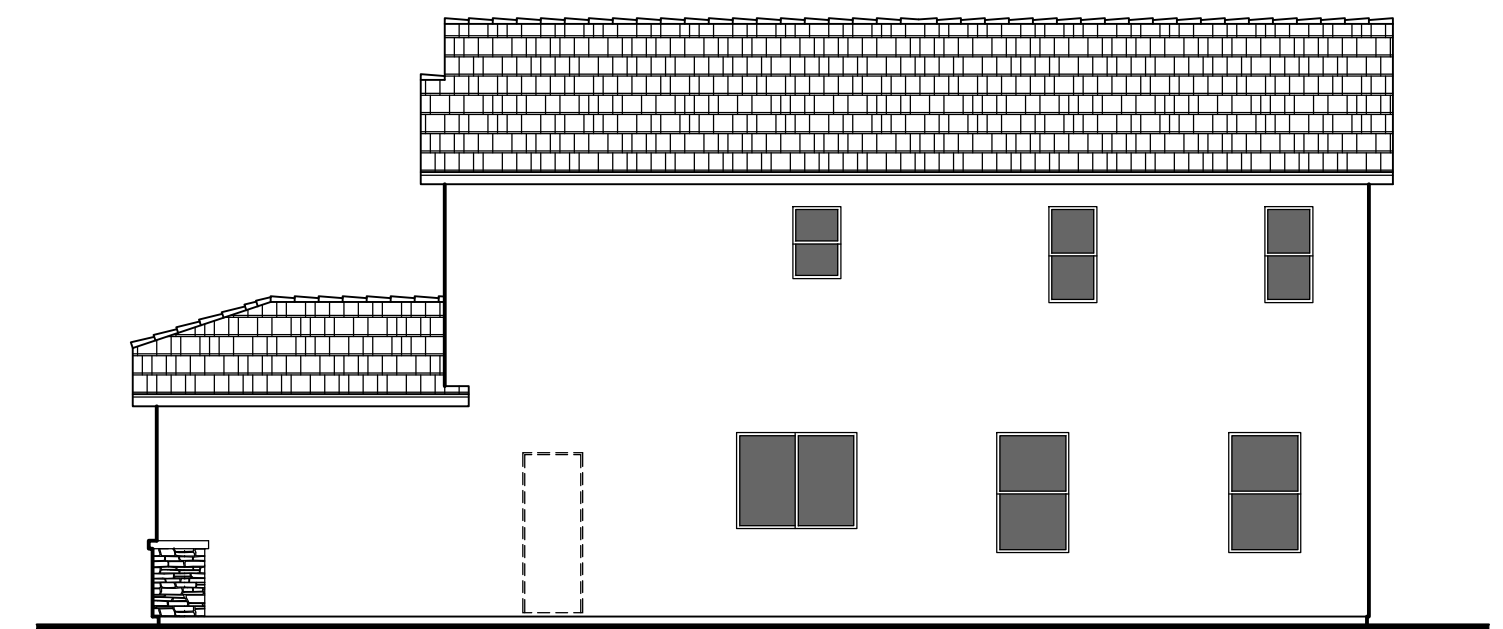
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



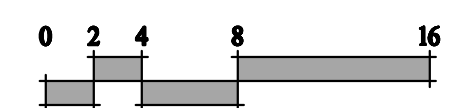
RIGHT ELEVATION

PLAN 3C
ELEVATION STYLE

L A K E E L S I N O R E
L a k e E l s i n o r e , C a l i f o r n i a

Building Materials

1. Stucco Finish and Harboard Siding
2. Concrete Flat Tile Roofing
3. Stone Accent Columns & Wainscot
4. 6x12 Wood Corbels
5. Accent Color Window & Door Trim
6. Decorative Exterior Lights
7. Fiberglass Shutters as applies



3C

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September 20, 2016
Rev. November 29, 2016





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

Lisa Strauss
December 10th, 2016



Plan 1A, Scheme 1



Plan 1B, Cottage, Scheme 7



Plan 1C, Craftsman, Scheme 2



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

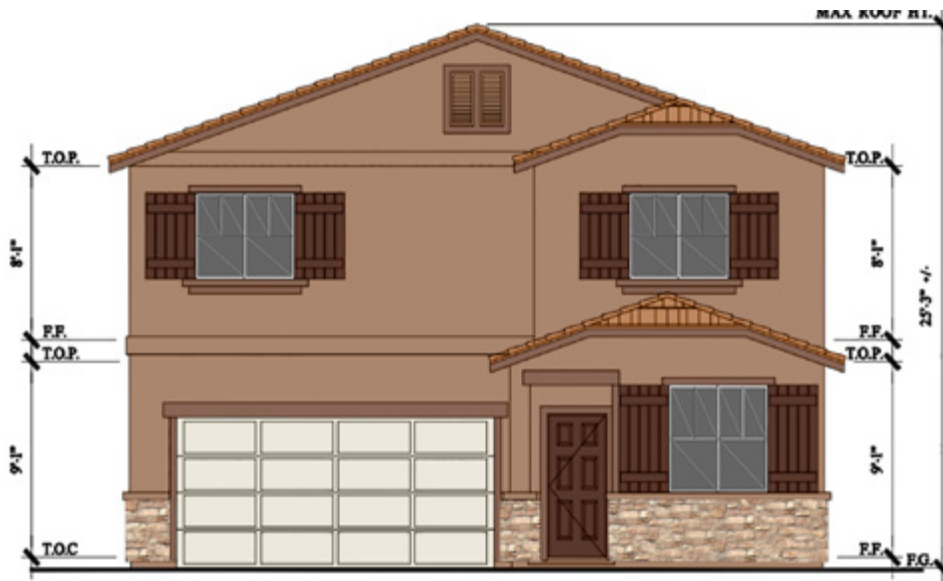
Lisa Strauss
December 5th, 2016



Plan 2A, Spanish, Scheme 4



Plan 2B, Cottage, Scheme 8



Plan 2C, Craftsman, Scheme 3



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

Color Scheme 1

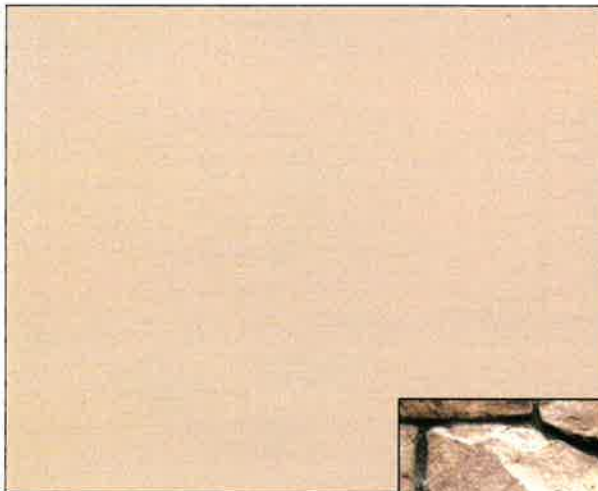
Roofing: *Eagle*
Kona Red Range (3698 /4698)



Spanish
 Eclectic

Craftsman /
 French Country

Primary Stucco:
Beach House (7518)



Fascia / Trim:
Arresting Auburn (6034)



Accent:
Theatre Red (7584)



Secondary:
Mocha (6067)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Volterra



French Country:
Minnesota Fieldstone
Dakota Brown



Color Scheme 2

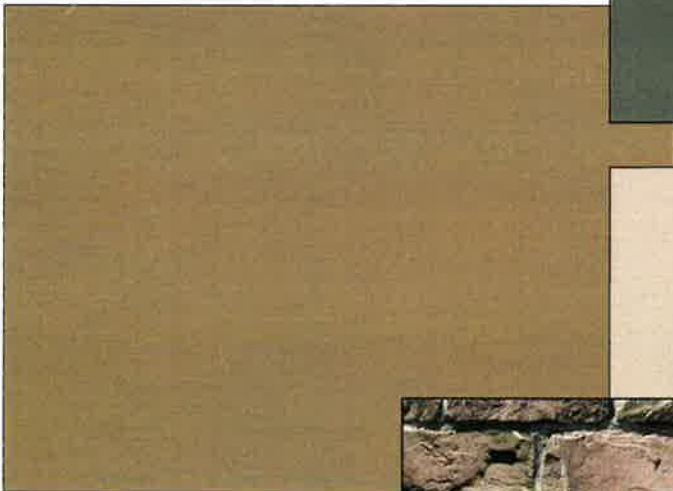
Roofing: *Eagle*
San Raphael Blend (3684 /4684)



**Spanish
Eclectic**

**Craftsman /
French Country**

Primary Stucco:
Portabello (6102)



Fascia / Trim:
Backdrop (7025)



Accent:
Thunderous (6201)



Secondary:
Diverse Beige (6079)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Prairie Moss



French Country:
Minnesota Fieldstone
Aspen



Color Scheme 3

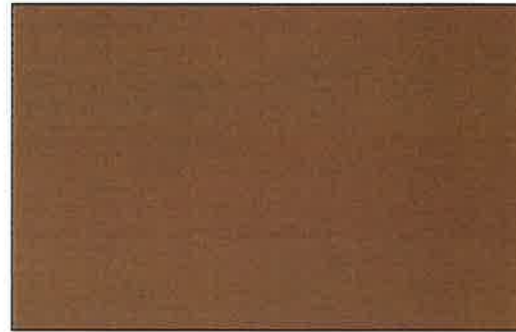
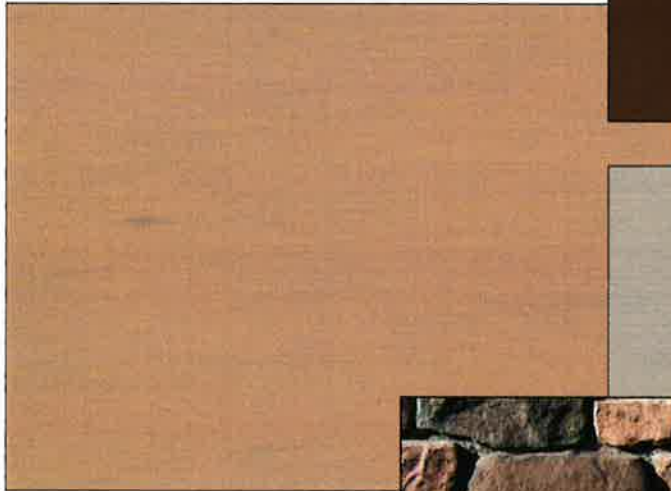
Roofing: *Eagle*
Sunrise Blend (3645 /4645)



**Spanish
Eclectic**

**Craftsman /
French Country**

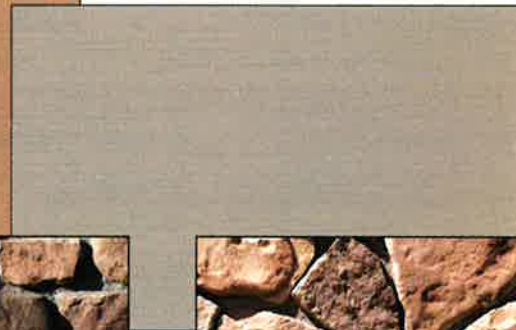
Primary Stucco:
Pottery Urn (7715)



Fascia / Trim:
Tanbark (6061)



Accent:
Terra Brun (6048)



Secondary:
Pavestone 7642

Coronado Stone



Craftsman:
Tuscan Villa Stone
Chablis



French Country:
Minnesota Fieldstone
Carmel Mountain



Color Scheme 4

Roofing: *Eagle*
Sunset Blend (3646 /4646)

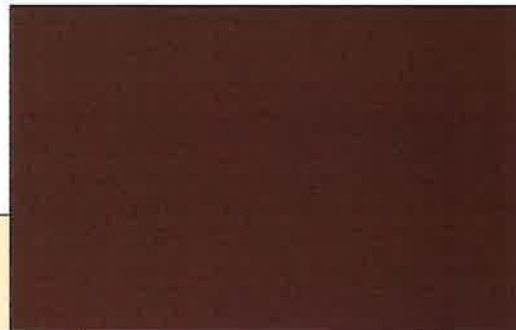
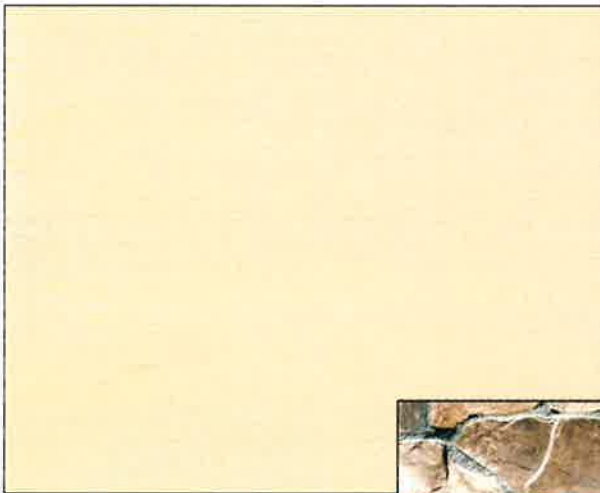


Fascia / Trim:
Black Bean (6006)

Spanish Eclectic

Craftsman / French Country

Primary Stucco:
Kilim Beige (6106)



Accent:
Carriage Door (7594)



Secondary:
Threshold Taupe (7501)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Florentine



French Country:
Minnesota Fieldstone
Dakota Brown



Color Scheme 5

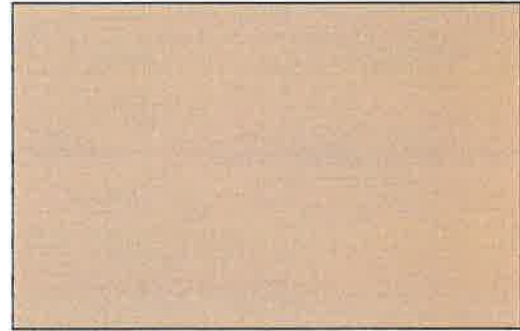
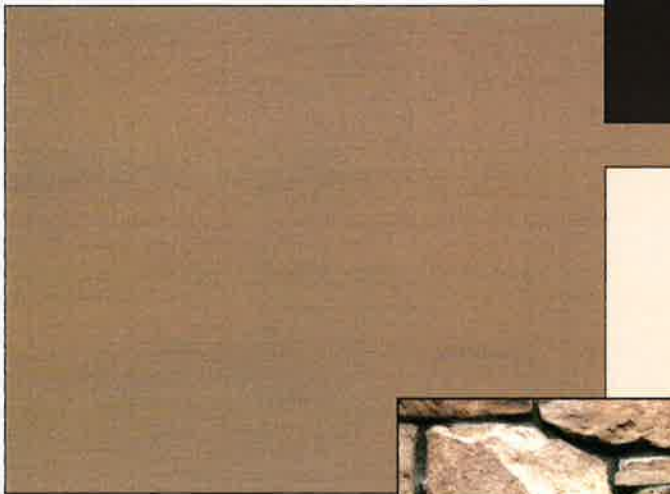
Roofing: *Eagle*
Vallejo Range (3606 /4606)



Spanish
 Eclectic

Craftsman /
 French Country

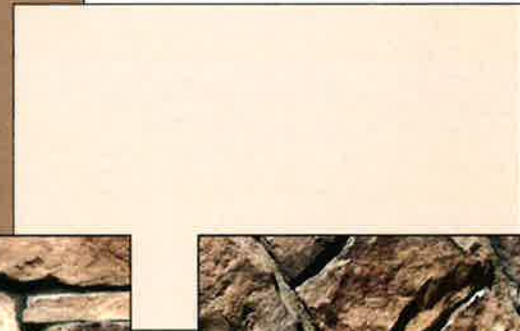
Primary Stucco:
Mocha (6067)



Fascia / Trim:
Sand Trap (6066)



Accent:
Black Bean (6006)



Secondary:
Unfussy Beige (6043)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Volterra



French Country:
Minnesota Fieldstone
Dakota Brown



Color Scheme 6

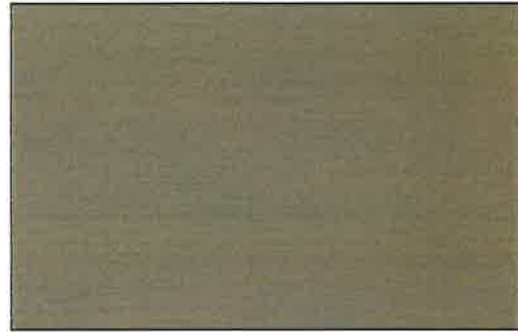
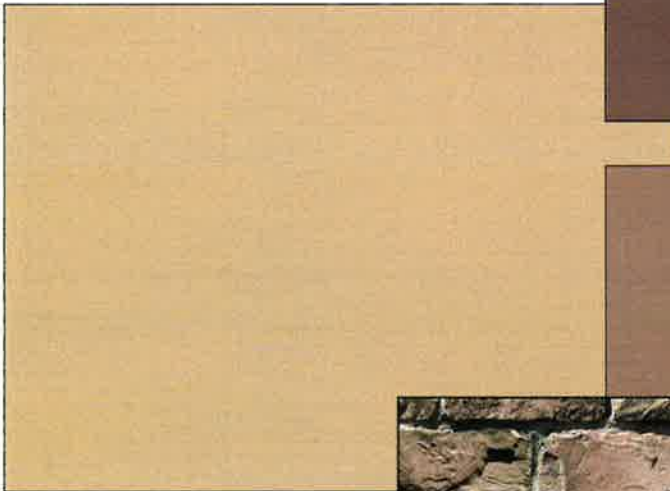
Roofing: *Eagle*
Sunrise Blend (3645 /4645)



Spanish
 Eclectic

Craftsman /
 French Country

Primary Stucco:
Latte (6108)



Fascia / Trim:
Adaptive Shade (7053)



Accent:
Bateau Brown (6033)



Secondary:
Swing Brown (6046)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Prairie Moss



French Country:
Minnesota Fieldstone
Coastal Brown



Color Scheme 7

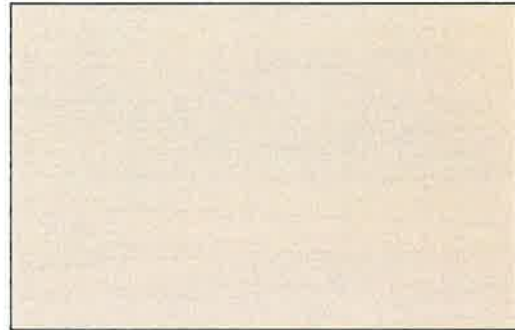
Roofing: *Eagle*
Santa Paula (3549 /4549)



Spanish
Eclectic

Craftsman /
French Country

Primary Stucco:
Row House Tan (7689)



Fascia / Trim:
Collonade Gray (7641)



Accent:
Studio Blue (0047)



Secondary:
Sensational Sand (6094)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Chablis



French Country:
Minnesota Fieldstone
Aspen



Color Scheme 8

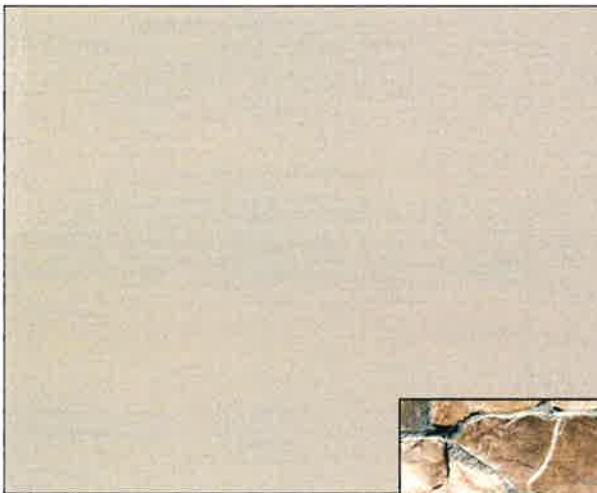
Roofing: *Eagle*
Concord Blend (3602 /4602)



**Spanish
Eclectic**

**Craftsman /
French Country**

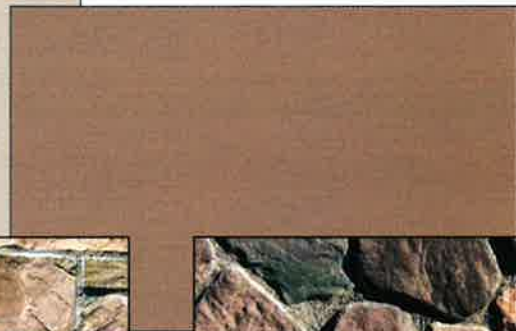
Primary Stucco:
Requisite Gray (7023)



Fascia / Trim:
Adaptive Shade (7053)



Accent:
Canyon Clay (6054)



Secondary:
Swing Brown (6046)

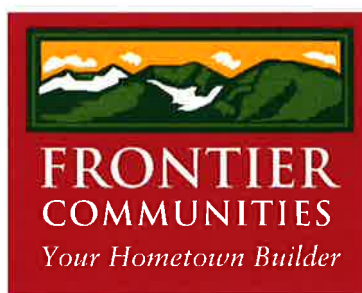
Coronado Stone



Craftsman:
Tuscan Villa Stone
Florentine



French Country:
Minnesota Fieldstone
Coastal Brown



Color Scheme 9

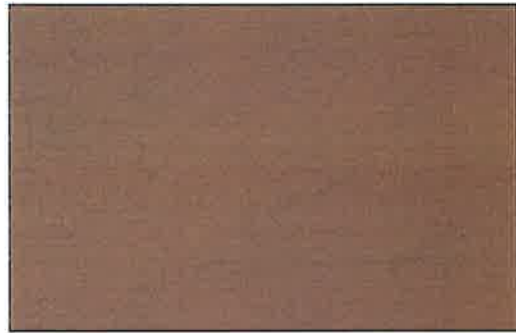
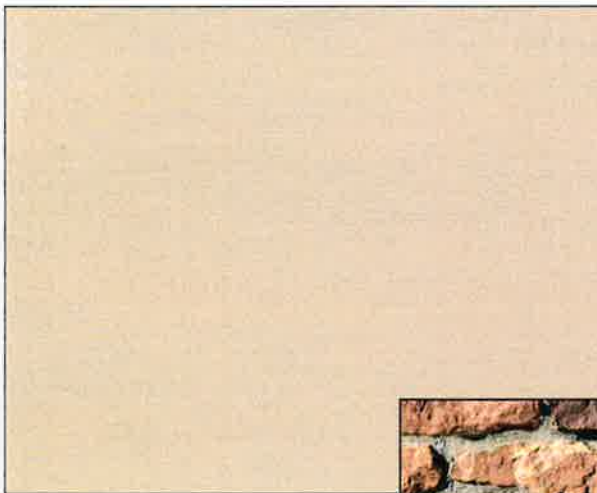
Roofing: *Eagle*
Vallejo Range (3606 /4606)



**Spanish
Eclectic**

**Craftsman /
French Country**

Primary Stucco:
Pavillion Beige (7512)



Fascia / Trim:
Dutch Cocoa (6032)



Accent:
Canyon Clay (6054)



Secondary:
Silverplate (7649)

Coronado Stone



Craftsman:
Tuscan Villa Stone
Carmel Mountain



French Country:
Minnesota Fieldstone
Dakota Brown



Color Scheme 10

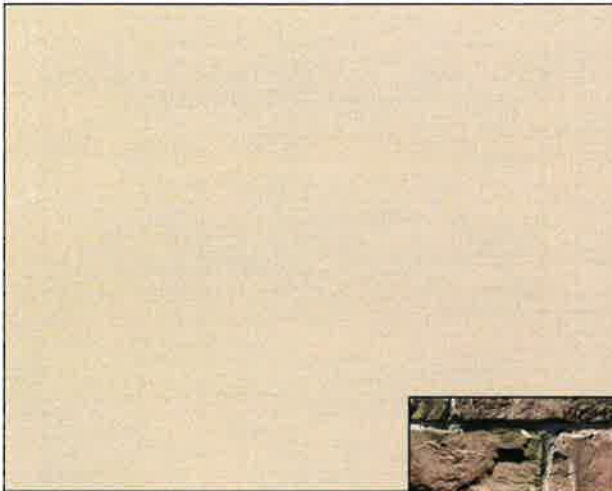
Roofing: *Eagle*
Santa Paula (3549 /4549)



**Spanish
Eclectic**

**Craftsman /
French Country**

Primary Stucco:
Loggia (7506)



Fascia / Trim:
Porpoise (7047)



Accent:
Rookwood Terra Cotta (2803)



Secondary:
Quiver Tan (6151)

Coronado Stone



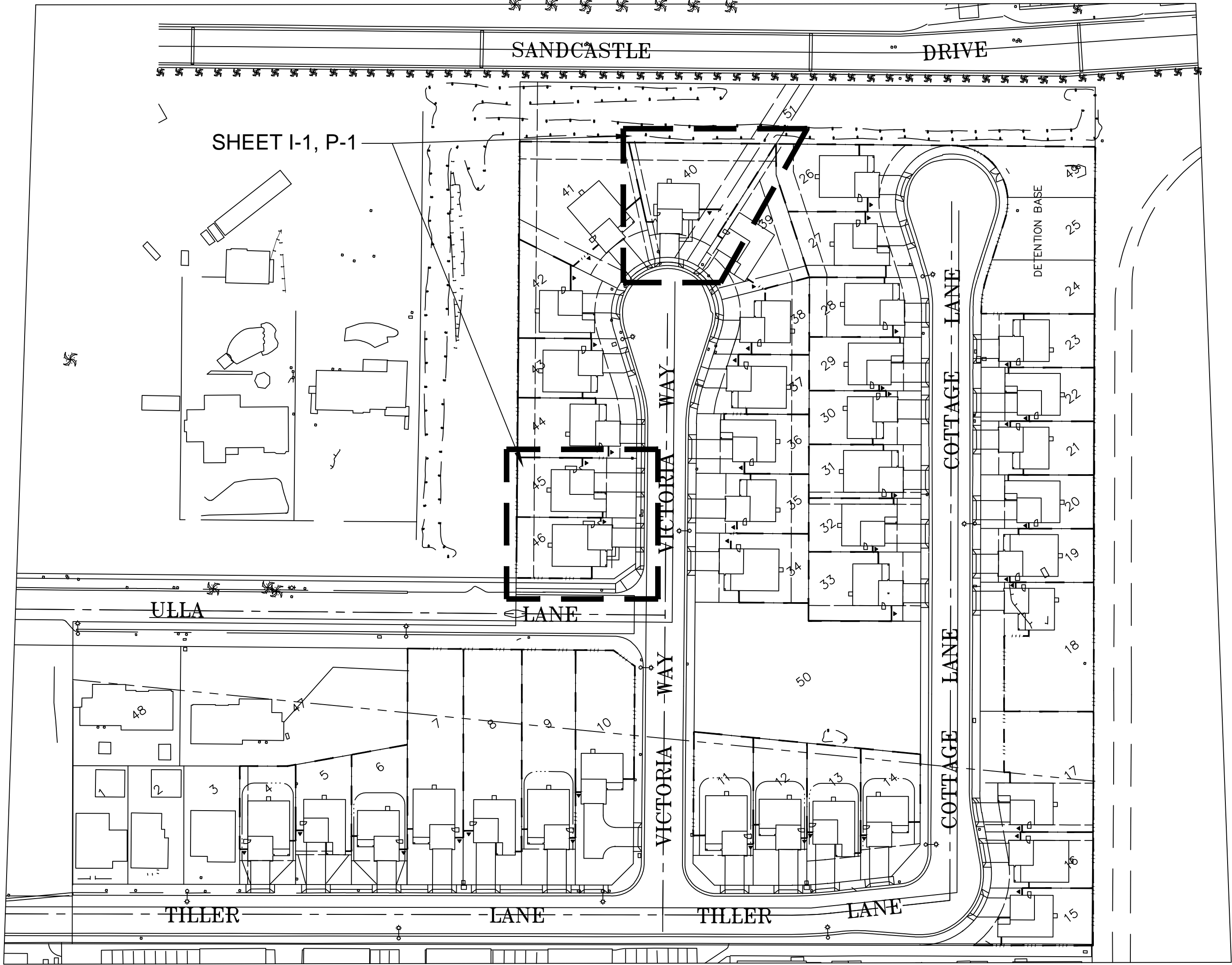
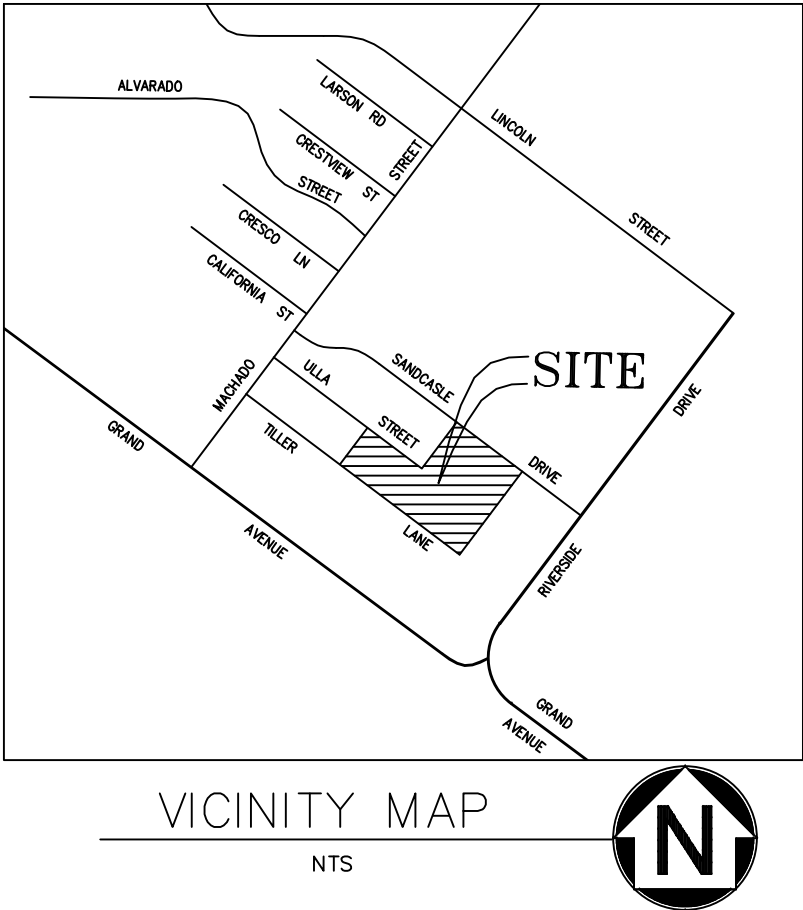
Craftsman:
Tuscan Villa Stone
Prairie Moss



French Country:
Minnesota Fieldstone
Chablis



LAKE ELSINORE, CALIFORNIA
TYPICAL PLANS
TRACT 32996



INDEX MAP
NTS

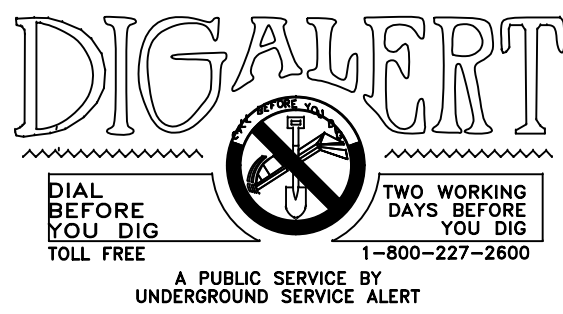
SHEET INDEX

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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

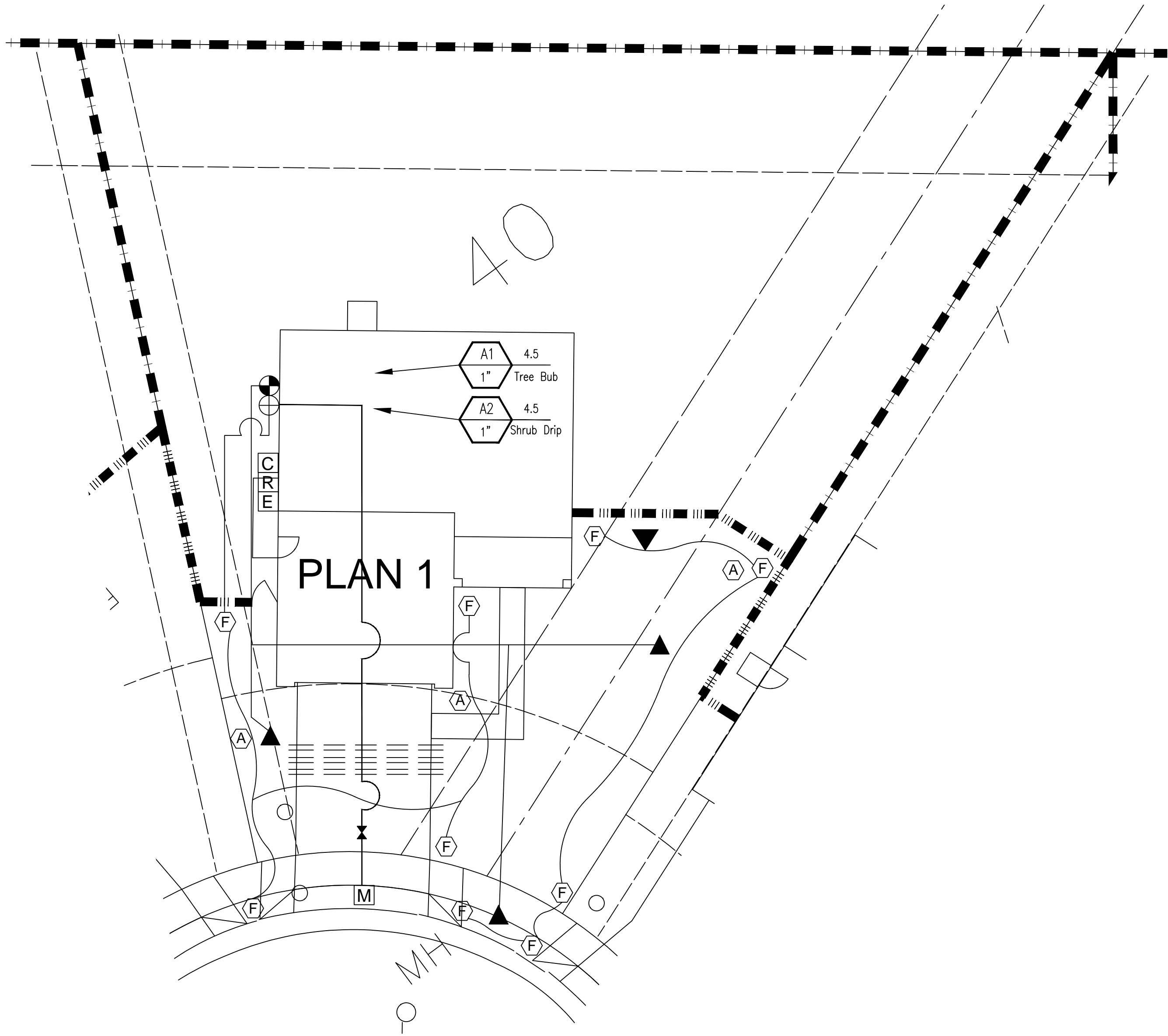
ENGINEER
S D ENGINEERING AND ASSOCIATES
242 E. AIRPORT DRIVE, STE. 212
SAN BERNARDINO, CA 92408
PH. (909) 884-7090
ATTN: SURESH DODDIAH



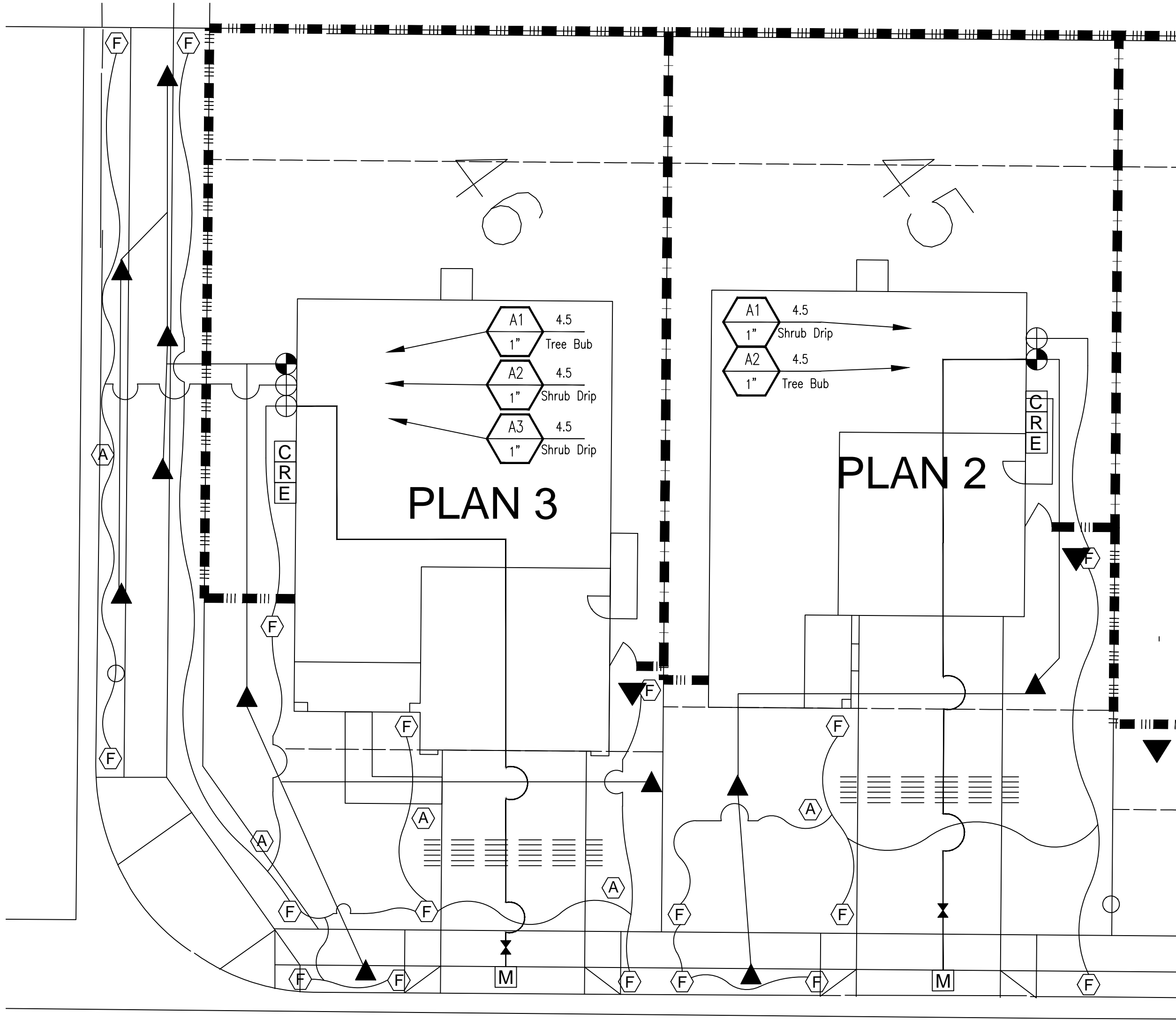
PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF 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 THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARK	REVISIONS	APPR.	DATE	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:	PLANS PREPARED BY:	CITY OF LAKE ELSINORE	SHEET
					BLAKE HINMAN EXPIRATION DATE: 11-30-18	LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture	TRACT NO. 32996 TYPICAL PLAN	1
						SCALE: AS SHOWN	TITLE SHEET	OF 8 SHEETS
						DATE:		FILE NO. T-1



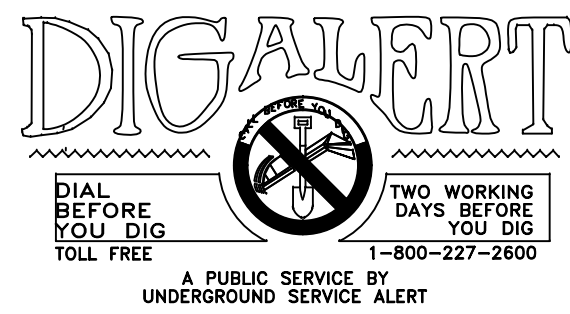


Water Use Summary				PLAN 1	
				Typical @ Lake Elsinore	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(Eto)(0.62)/[(0.7 x LA) + (0.3 x SLA)]					
Eto	factor	crop	LA	24,881	Gal./Yr
57.33	0.62	0.5	1,400	33	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				22,117	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE) + SLA)]				30	cct/yr
Calculations :				Percentage of MAWA used :	89%
Hydrozone # 1 (Shrub w/ Dripline)					
57.3 x 0.62 x 1,400 x 0.4 =				22,117	Gal./Yr
				0.9	



Water Use Summary				PLAN 3	
				Typical @ Lake Elsinore	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(Eto)(0.62)/[(0.7 x LA) + (0.3 x SLA)]					
Eto	factor	crop	LA	27,725	Gal./Yr
57.33	0.62	0.5	1,560	37	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				24,644	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE) + SLA)]				33	cct/yr
Calculations :				Percentage of MAWA used :	89%
Hydrozone # 1 (Shrub w/ Dripline)					
57.3 x 0.62 x 1,560 x 0.4 = 24,644 Gal./Yr					
0.9					

Water Use Summary				PLAN 2	
				Typical @ Lake Elsinore	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(Eto)(0.62)/[(0.7 x LA) + (0.3 x SLA)]					
Eto	factor	crop	LA	33,519	Gal./Yr
57.33	0.62	0.5	1,886	45	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				29,794	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE) + SLA]				40	cct/yr
Calculations :				Percentage of MAWA used :	89%
Hydrozone # 1 (Shrub w/ Dripline)					
57.3 x 0.62 x 1,886 x 0.4 =				29,794	Gal./Yr
				0.9	



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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 THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARK	REVISIONS	APPR.	DATE

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.

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

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

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

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
TYPICAL PLAN

IRRIGATION PLAN

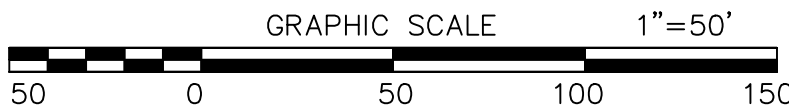
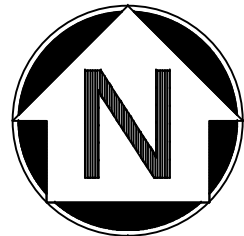
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OF
SHEETS

FILE NO.

I-1

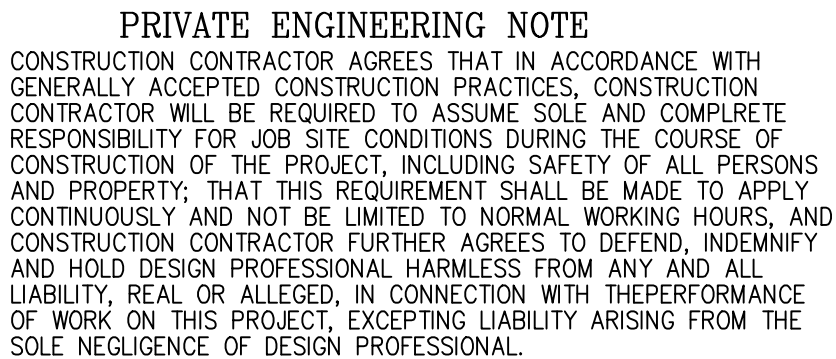


PLOT DATE: DECEMBER 27 2016

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.

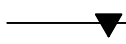
- A. MAKE IRRIGATION POINT OF CONNECTION INTO WATER SERVICE LINE IMMEDIATELY DOWNSTREAM OF THE EXISTING WATER METER. VERIFY EXACT METER LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL PRESSURE REGULATOR DOWNSTREAM OF BALL VALVE IF STATIC 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 WIRE BUNDLE CARRIED.

LAKE ELSINORE TR 32966			IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE												Total:		
POC	ETto/ft	ETto/Day	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		\$4.60	
Typical Lot			0.07	0.10	0.13	0.15	0.19	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			
Type	AKc	Pr Rate	IE														
Shrub																	
Infuse Drip	0	0.77	0.9		8.2	8.4	10.2	12.1	14.9	17.5	19.0	18.5	15.9	10.9	7.0	7.4	Min/Day
1	Qty. of Valves	Total Run Times	8	6	8	10	12	15	18	19	19	16	11	7	7	7	Total Min/Day
Turf																	
Surf	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 Valves	Total Run Times	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total Min/Day
Turf																	
Infuse 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 Valves	Total Run Times	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Total Min/Day
Bubblers																	
1	Qty. of Valves	Total Run Times	4	5	6	8	10	10	10	9	9	6.6	6.0	3.8	4.0		Min/Day
1	Qty. of Valves	Total Run Times	4	5	6	8	10	10	10	9	9	6.6	6.0	3.8	4.0		Total Min/Day
Total Valves: 2			TOTAL RUN TIMES (HRS)														
			0.2	0.2	0.3	0.3	0.4	0.5	0.5	0.5	0.4	0.3	0.2	0.2			
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			





SYMBOL	SYMBOL NO.	DESCRIPTION	RADIUS	GPM	PSI	RATE
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






TREE BUBBLER

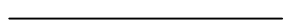

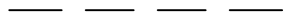
	HUNTER	SYMBOL INDICATES PVC LATERAL LINE WITH (2) PCB .5 GPM FLOOD BUBBLERS PER TREE. SEE PLANTING PLAN FOR TREE LOCATION. INSTALL PER DETAIL.	.5	20	0.95	
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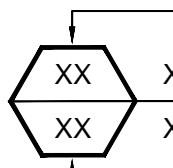
POINT TO POINT DRIP

NO SYMBOL	RAIN BIRD	SYMBOL INDICATES PVC LATERAL LINE WITH XB-10PC / XB-20PC MODULES SERIES EMISSION DEVICES WITH PC DIFFUSER CAP .20 GPH PER OUTLET, EACH SHRUB REQUIRES TWO (2) EMITTERS . EMITTERS TO BE INSTALLED W/ A RAINBIRD TS-025 STAKE AND DCB-025 TUBING. MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6'.				
	RAIN BIRD	PROVIDE A 5RC AS FLUSH VALVE AT LOW POINT OF DRIPLINE 3/4" PCV FLUSH MANIFOLD LINE, INSTALL FLUSH VALVE INSIDE A SEPERATE VALVE BOX. ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. INSTALL ALL FLUSH EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. (MIN. (1) REQUIRED PER SYSTEM - LOCATE BEST LOCATION IN FIELD)				
	RAIN BIRD	ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 COMBINATION TEE AND A 3/4" X 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 COMBINATION TEE AND A 3/4" X 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY VALVE TO ALL DRIPLINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA. INSTALL ALL AIR VACUUM RELIEF EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. (MIN. (1) REQUIRED PER SYSTEM - LOCATE BEST LOCATION IN FIELD)				

NO SYMBOL	RAIN BIRD	ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING "RAIN BIRD EASY FIT" FITTINGS				
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	RAIN BIRD	MDCFEL or MDCFTEE W/ MDCF75FPT FITTING FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP TUBING				
	P.O.C.	DOMESTIC WATER METER FOR FUTURE RESIDENCE, EXISTING PER CIVIL DRAWINGS - SYMBOL NOT SHOWN.				
	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOSE PRESSURE EXCEEDS 85PSI) SYMBOL NOT SHOWN.				
	WATTS	1.25" - B-6080-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL				
	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" VALVE) PLASTIC ANTI-SIPHON TYPE CONTROL VALVE, WITH MESH WYE FILTER AND PRESSURE REGULATOR. INSTALL BOTH ON THE DOWNSTREAM SIDE OF EACH DRIP RCV IN A VALVE BOX.				
	TORO	EZF-29-03 REMOTE CONTROL VALVE.				
	TORO	EVO-40D 4-8 STATION WALL MOUNTED IRRIGATION CONTROLLER. LOCATE IN GARAGE OR ON THE EXTERIOR GARAGE WALL FROM VIEWS. THE EVOLUTION SERIES CONTROLLER TO INCLUDE A WIRELESS EVO-SC SMART CONNECTOR AND A EVO-WS WEATHER SENSOR TO BE INSTALLED ON EVE WITH SOUTH OR WEST EXPOSURE AND FREE FROM ANY OBSTRUCTIONS SUCH TREES, BUILDING, ETC. THE WEATHER SENSOR SHALL BE NO FARTHER FROM CONTROLLER THAN 800. INSTALL PER MANUFACTURERS SPECIFICATIONS				
	TORO	EVO-WS ET/ WEATHER SENSOR TO BE INCLUDED AND INSTALLED WITH THE CONTROLLER.				
	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD				

	AS APPROVED	PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE				
	AS APPROVED	PVC PIPE 1.25" CL. 315 AS MAINLINES 18" BELOW GRADE				
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE				
NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)				
NO SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS				
NO SYMBOL	K.B.I.	KSC-XXX-S SWING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV WHEN RCV IS LOWER THAN THE SP				
NO SYMBOL	K.B.I.	KC-XXX-S SPRING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV IMMEDIATELY ABOVE FIRST LATERA WHEN RCV IS HIGHER THAN THE SPRINKLERS				



VALVE NUMBER

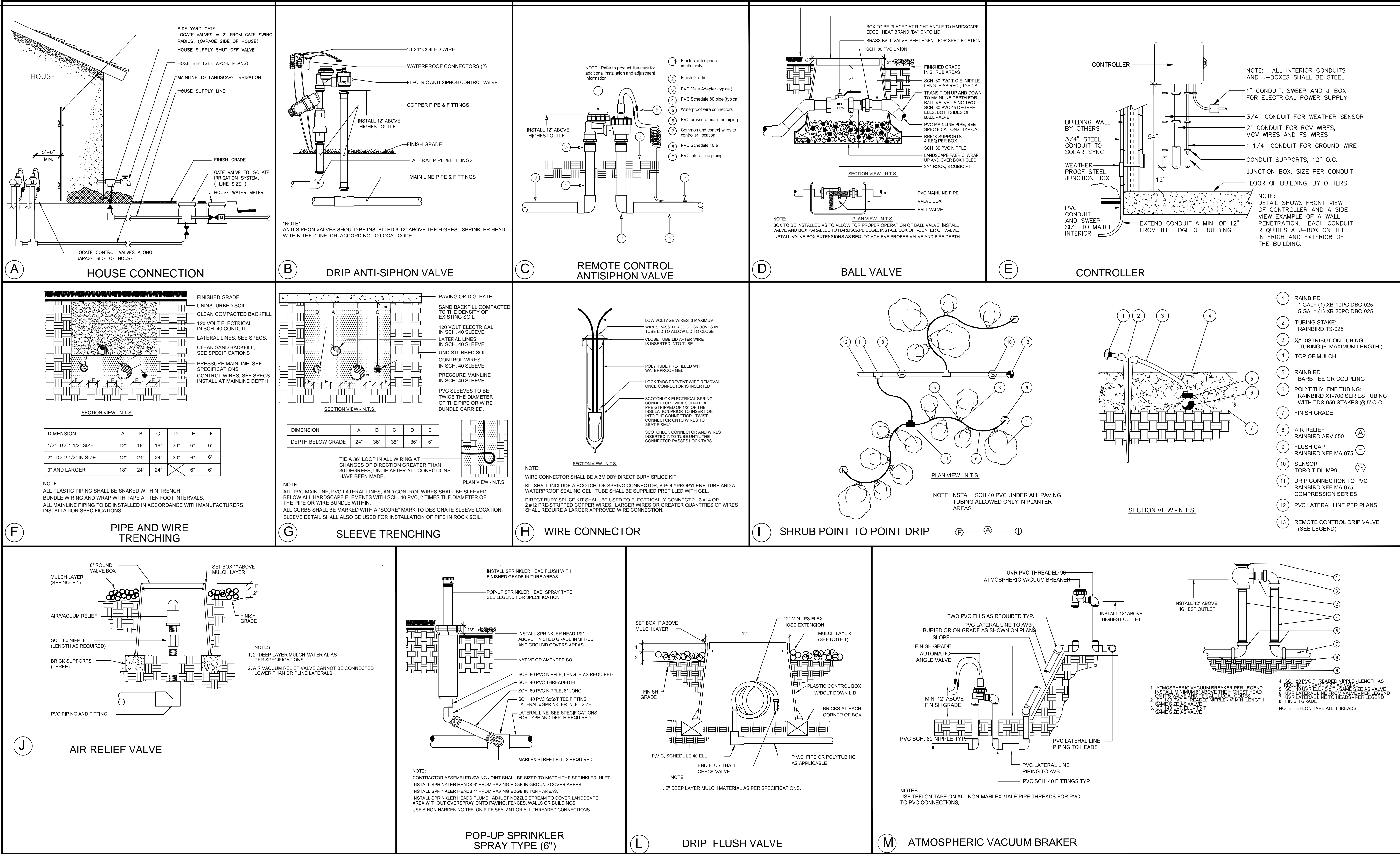
XX ← G.P.M.

← VALVE TYPE

VALVE SIZE

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



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TWO WORKING DAYS BEFORE YOU DIG

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

PRIVATE ENGINEERING NOTE

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MARK	REVISIONS	APPR.	DATE	PREPARED UNDER THE SUPERVISION OF:	PLANS PREPARED BY:	CITY OF LAKE ELSINORE	SHEET
				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.	LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture	TRACT NO. 32996 TYPICAL PLAN	4
				BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	BLAKE HINMAN EXPIRATION DATE: 11-30-18	IRRIGATION DETAILS	OF 8 SHEETS
							FILE NO. ID-1

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

PLOT DATE DECEMBER 27 2016

PROPERTY LINE

PROPERTY LINE

TYPICAL CONCRETE TRASH PAD

PLAN 1

ROW
CURB FACE

PARKWAY
SIDEWALK

GROUND COVER LOCATIONS

PLAN	GROUND COVER
1	GC-2
2	GC-1
3	GC-3

PLANTING SCHEDULE

SHRUBS						
SYM	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	SPACING	GROWTH SIZE HW
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 COVERS						
GC-1	LANTANA MONTEVIDENSIS (GOLD CULTIVARS)	TRAILING LANTANA	L	1 GAL.	4' O.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'

NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

MULCH NOTE:
INSTALL 3" SHREDDED BARK MULCH IN ALL SHRUB AREAS

PROPERTY LINE

PROPERTY LINE

TYPICAL CONCRETE TRASH PAD

TYPICAL CONCRETE TRASH PAD

PLAN 2

PLAN 3

PARKWAY

PARKWAY

ROW

SIDEWALK

CURB FACE

ST - STREET TREE PLANTING SCHEDULE

STREET	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	COMMENTS	GROWTH SIZE HW
TILLER LANE	ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX	STD	30' x 30'
COTTAGE LANE	RHUS LANCEA	AFRICAN SUMAC	L	24" BOX	STD	25' x 25'
VICTORIA WAY	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	L	24" BOX	STD.	30' x 30'
ULLA LANE	PRUNUS ILICIFOLIA	HOLLY-LEAFED CHERRY	L	24" BOX	STD.	20' x 20'

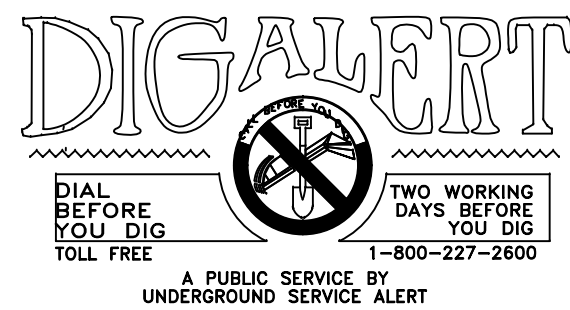
PLANTING SCHEDULE

TREES - THE TREE IN THE FRONT OF THE HOME SHALL BE 24" BOX. THE TREE ON THE SIDE YARD SHALL BE 15 GAL.						
SYM	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	COMMENTS	GROWTH SIZE HW
T-1	BRACHYCHITON POPULNEUS	BOTTLE BRUSH	L	24" BOX		40' x 30'
T-1S (SIDE)	PRUNUS ILICIFOLIA	HOLLY-LEAFED CHERRY	L	15 GAL.		20' x 20'
T-2	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	L	24" BOX		30' x 30'
T-2S (SIDE)	LAGERSTROEMIA MUSKOGEE	MUSKOGEE CRAPE MYRTLE	M	24" BOX		20' x 15'
T-3	ARBUTUS UNEDO	STRAWBERRY TREE	L	24" BOX		25' x 25'
T-3S (SIDE)	CERCIS OCCIDENTALIS	WESTERN RED BUD	L	15 GAL.		15' x 15'
VINES						
▲	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	L	1 GAL.	MAX SPACE 15' O.C.	30' LONG

NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

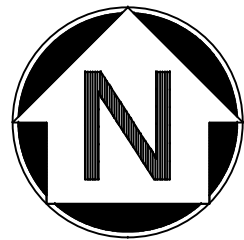
ROOT BARRIER NOTE:
ALL TREES WITHIN 8'-0" OF HARDSCAPE SHALL RECEIVE ROOT BARRIERS PRODUCT "LIB 24-2 POLYPROPYLENE, WITH 0.085" WALLS AS MANUFACTURE BY DEEP ROOT COMPANY CO.345 LORTON AVE, SUITE 103 BURLINGAME, CA 92010 CITY STANDARD '9085. INSTALL LINEAR ROOT BARRIERS PER CITY STANDARDS OR BIO BARRIER.

MULCH NOTE:
INSTALL 3" SHREDDED BARK MULCH IN ALL SHRUB AREAS



PRIVATE ENGINEERING NOTE

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GRAPHIC SCALE 1"=50'
50 0 50 100 150

MARK	REVISIONS	APPR.	DATE

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.

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

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18

DATE



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

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

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
TYPICAL PLAN

PLANTING PLAN

SHEET

5

OF

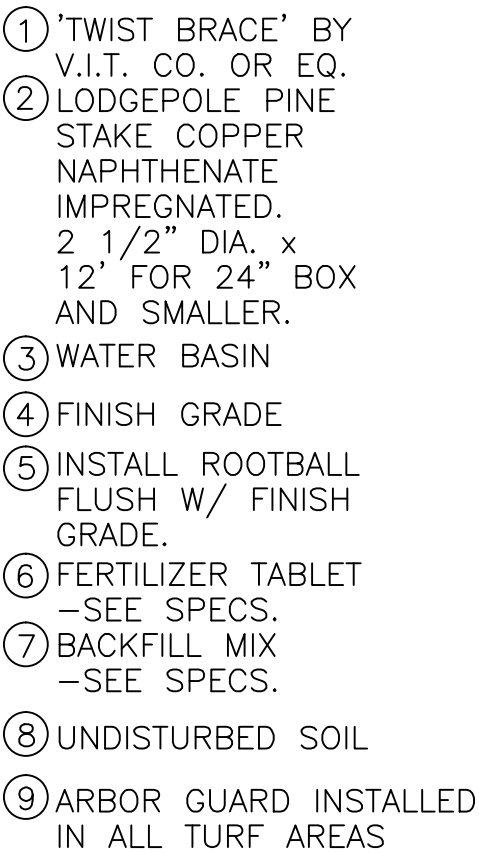
8

SHEETS

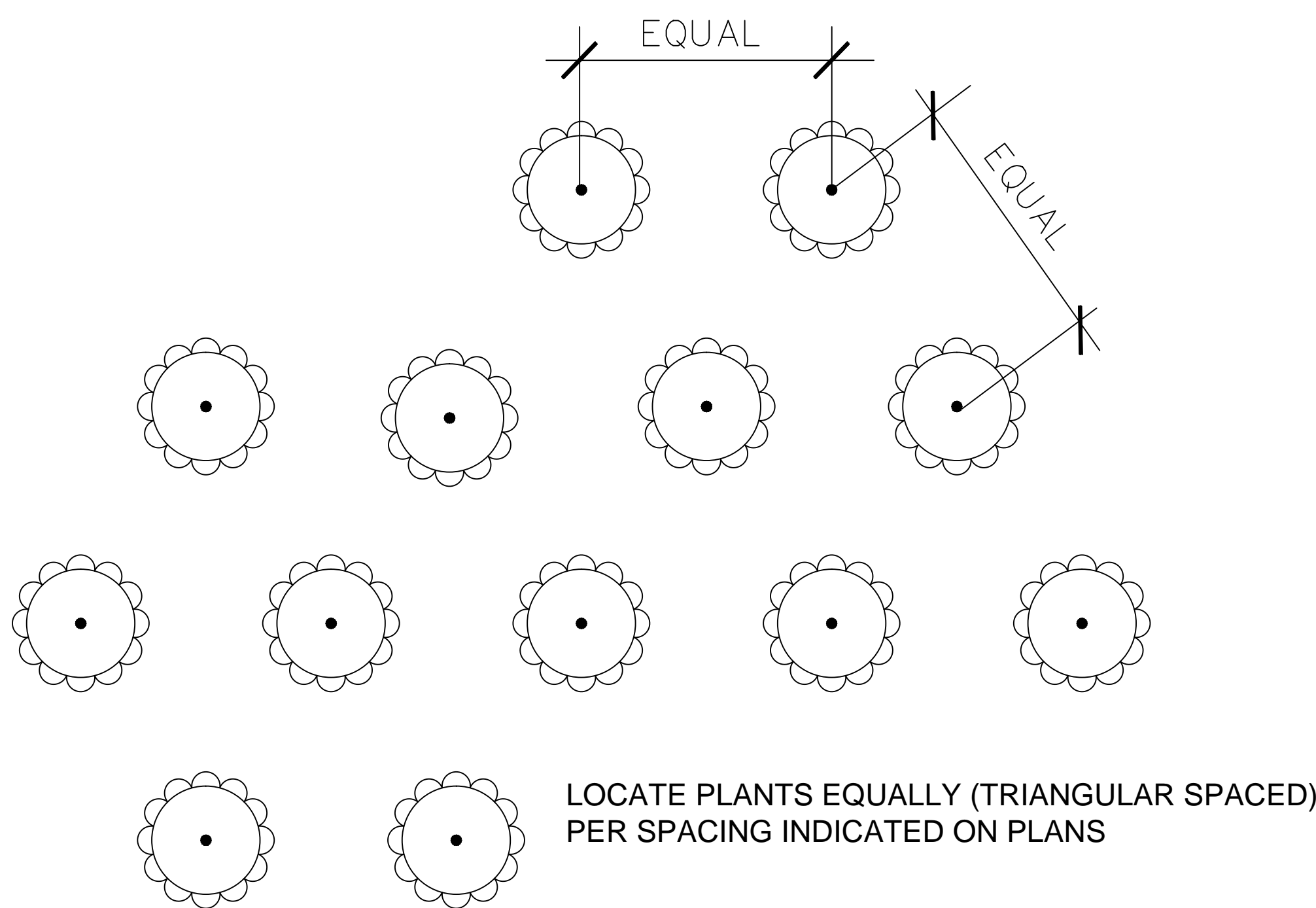
FILE NO.

P-1

PLOT DATE: DECEMBER 27 2016

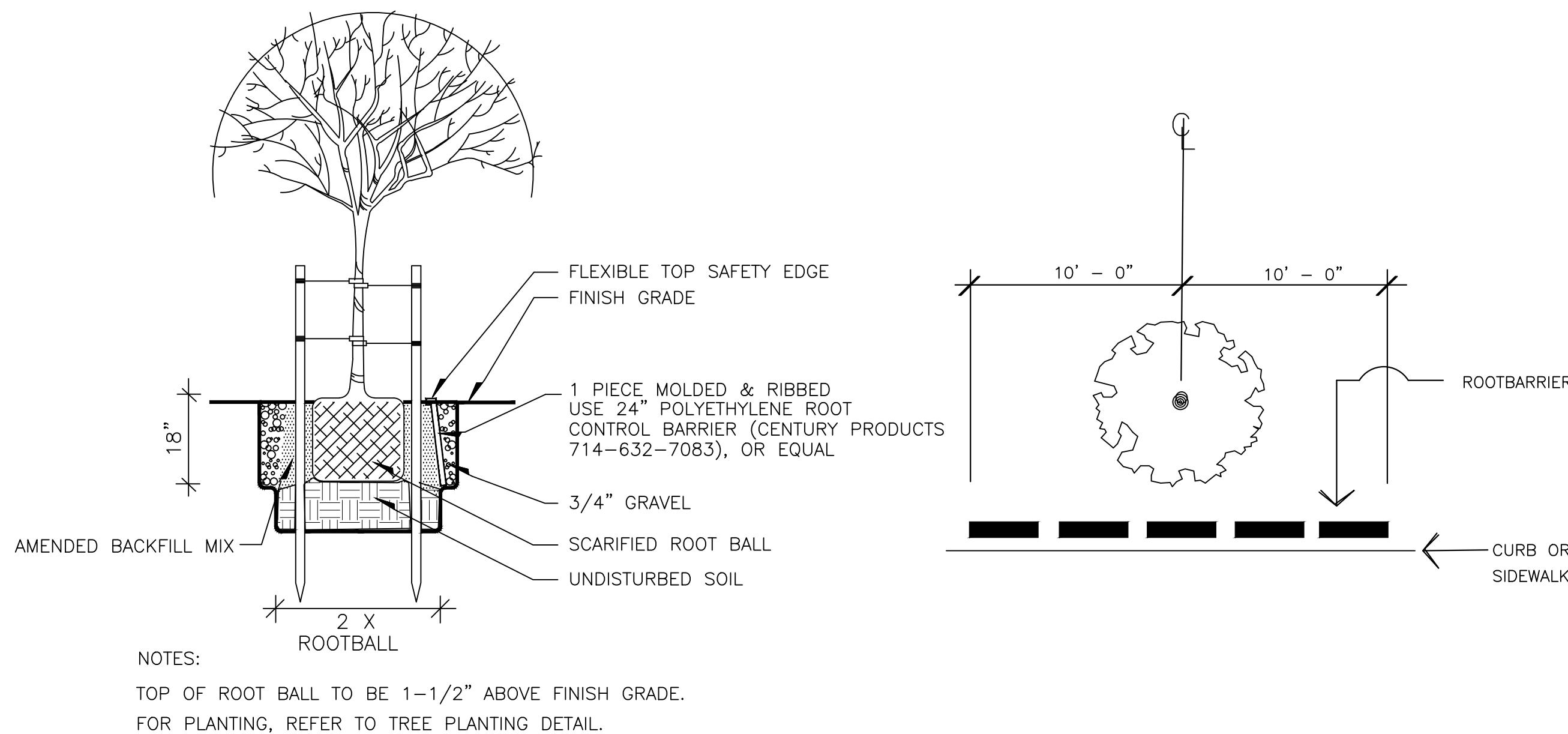
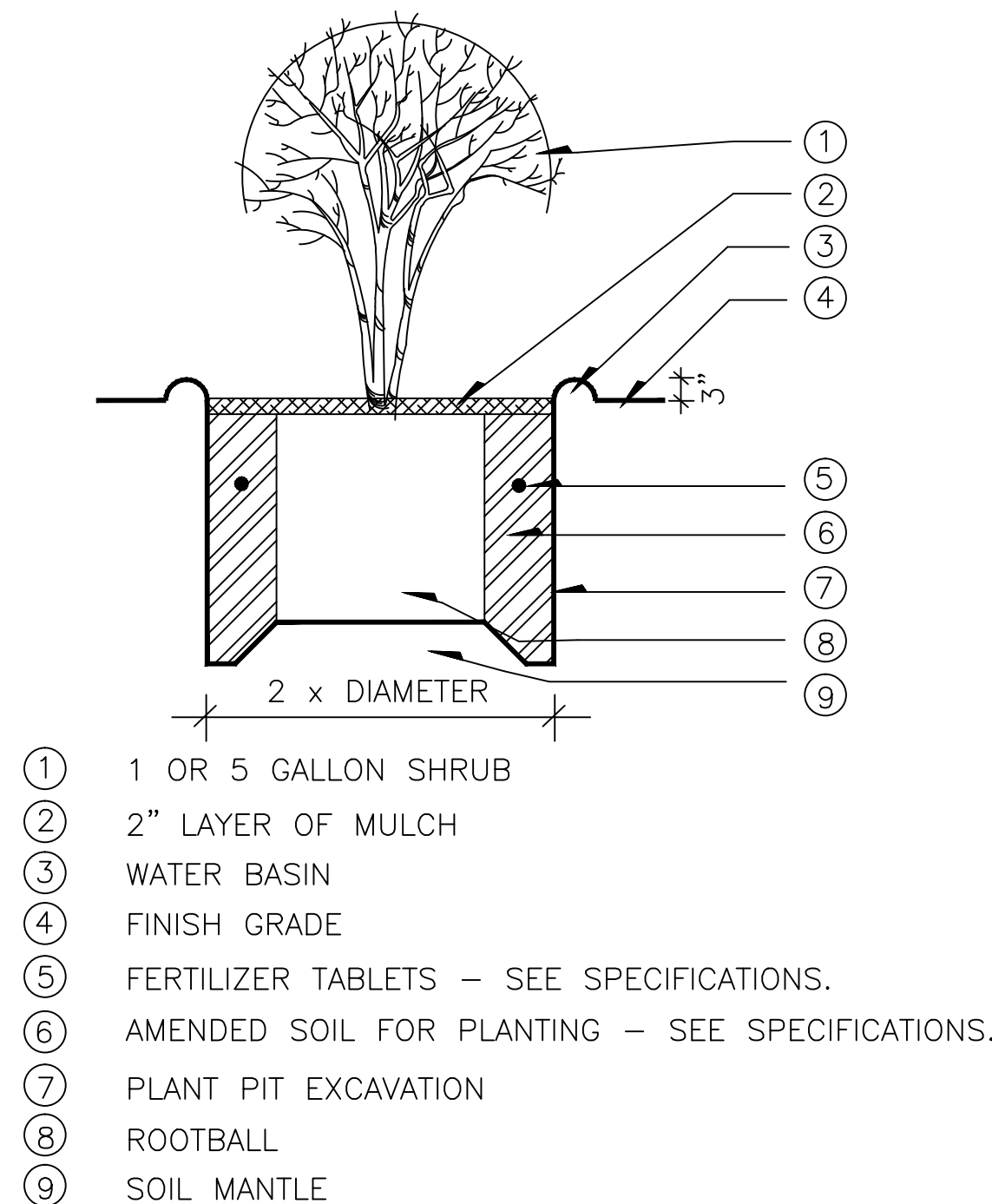


NOTE:
MIN. TWO TIES (TOP &
BOTTOM) REQUIRED.
USE THIRD TIE WHEN
NECESSARY TO HOLD TREE
IN UPRIGHT POSITION
TIES TO BE SECURED TO
AVOID SLIPPAGE. (WRAP
STAKE, TWIST & STAPLE
WIRES.)



B TREE PLANTING/STAKING


A SHRUB PLANTING



D SHRUB PLANTING

C LINEAR ROOT BARRIER CONTROL

[illegible]

MARK	REVISIONS	APPR.	DATE	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:		PLANS PREPARED BY:	LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture 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 <div>6</div> OF <div>8</div> SHEETS
				_____ BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	_____ BLAKE HINMAN EXPIRATION DATE: 11-30-18	_____ DATE	SCALE: AS SHOWN DATE:		PLANTING DETAILS	FILE NO. PD-1

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. Tree staking.
- F. 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 site.
 - 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 shll be removed from the site immediately and replaced with suitable plants.

2.03 SOIL TESTS:

- A. The Contracrot 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

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 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 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.

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. Final construction inspection prior to maintenance.
 - 5. Final acceptance at the end of maintenance period.

3.12 PROJECT MAINTENANCE:

- A. Project maintenance consists of a minimum 30-day plant establishment period and a 60-day maintenance period.
- B. The plant establishment period commences when all plants have been 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 maintain 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 aqequately 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

DIAL BEFORE YOU DIG

TOLL FREE

TWO WORKING DAYS BEFORE YOU DIG

1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

PRIVATE ENGINEERING NOTE

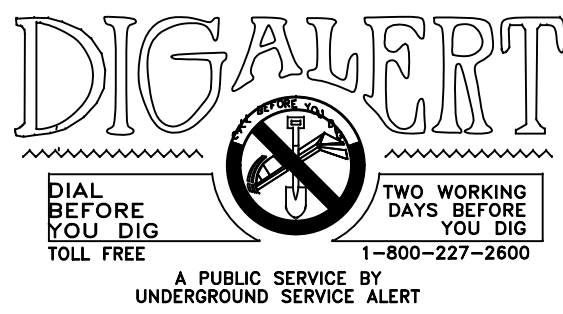
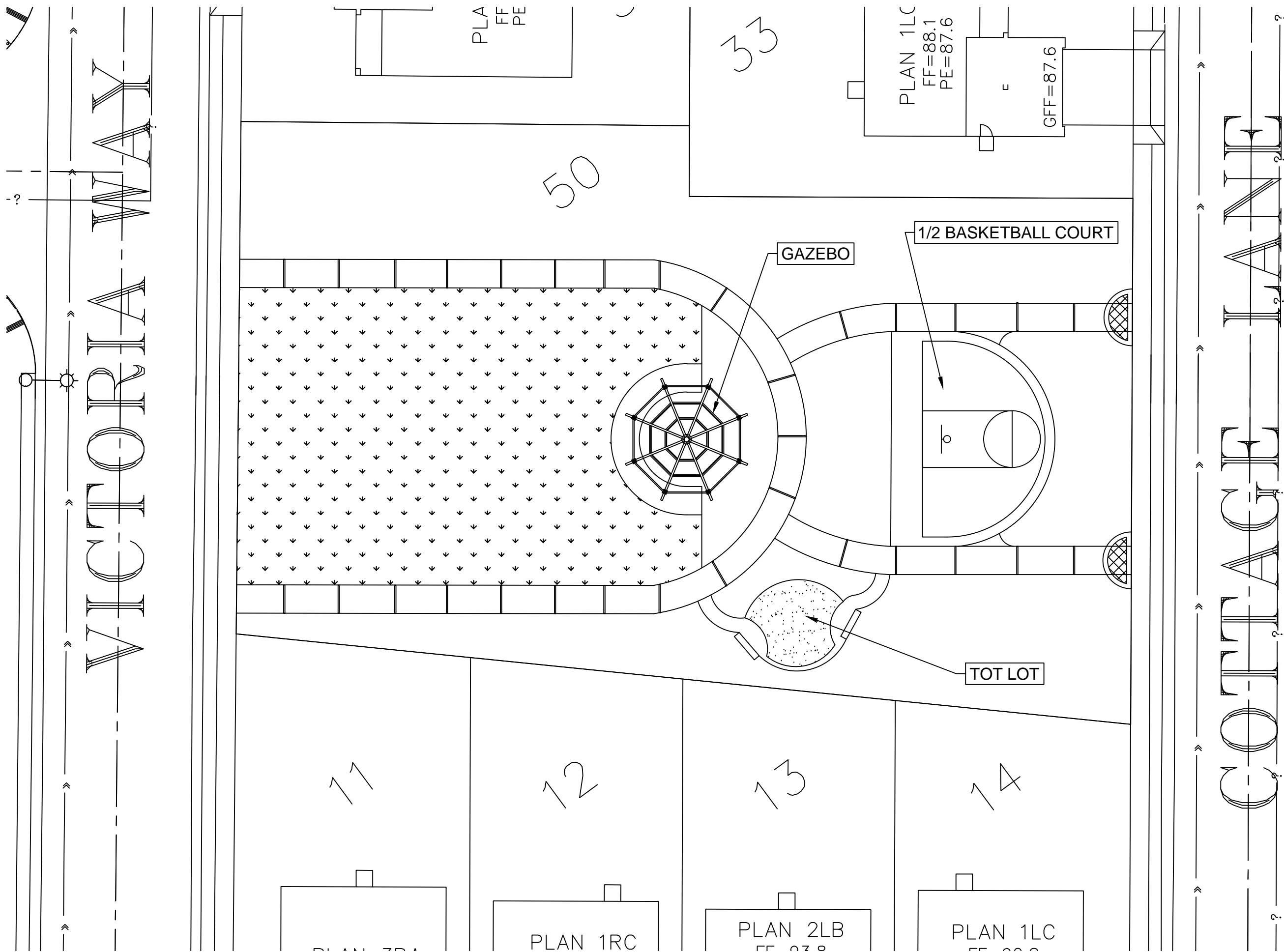
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; 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 THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

MARK	REVISIONS	APPR.	DATE	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:	PLANS PREPARED BY:	CITY OF LAKE ELSINORE	SHEET
						<div><div><div>LANTEX</div><div>Landscape Architecture Inc.</div><div>Land Planning & Landscape Architecture</div></div><div>28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305</div></div>	TRACT NO. 32996 TYPICAL PLAN	8
							PLANTING SPECIFICATIONS	OF 8 SHEETS
								FILE NO. SP-1

PLOT DATE: DECEMBER 27 2016

ST - STREET TREE PLANTING SCHEDULE

TREES						
STREET	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	COMMENTS	GROWTH SIZE H/W
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				
NEIGHBORHOOD PARK	SCHINUS MOLLE	CALIFORNIA PEPPER TREE				
	ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN ELM				
	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				



PRIVATE ENGINEERING NOTE

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

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18

DATE



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

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

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
HOA PARK PLAN

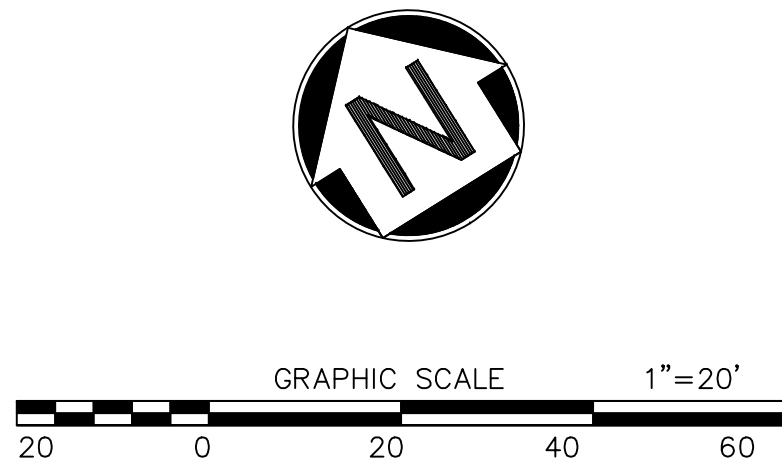
CONCEPTUAL PARK PLAN

SHEET

OF 3
SHEETS

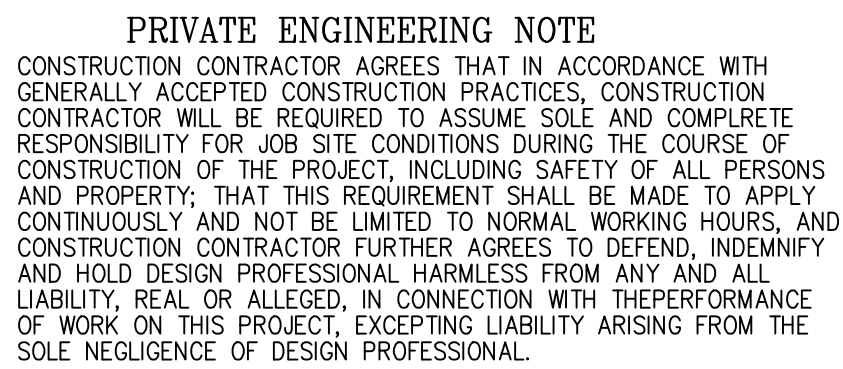
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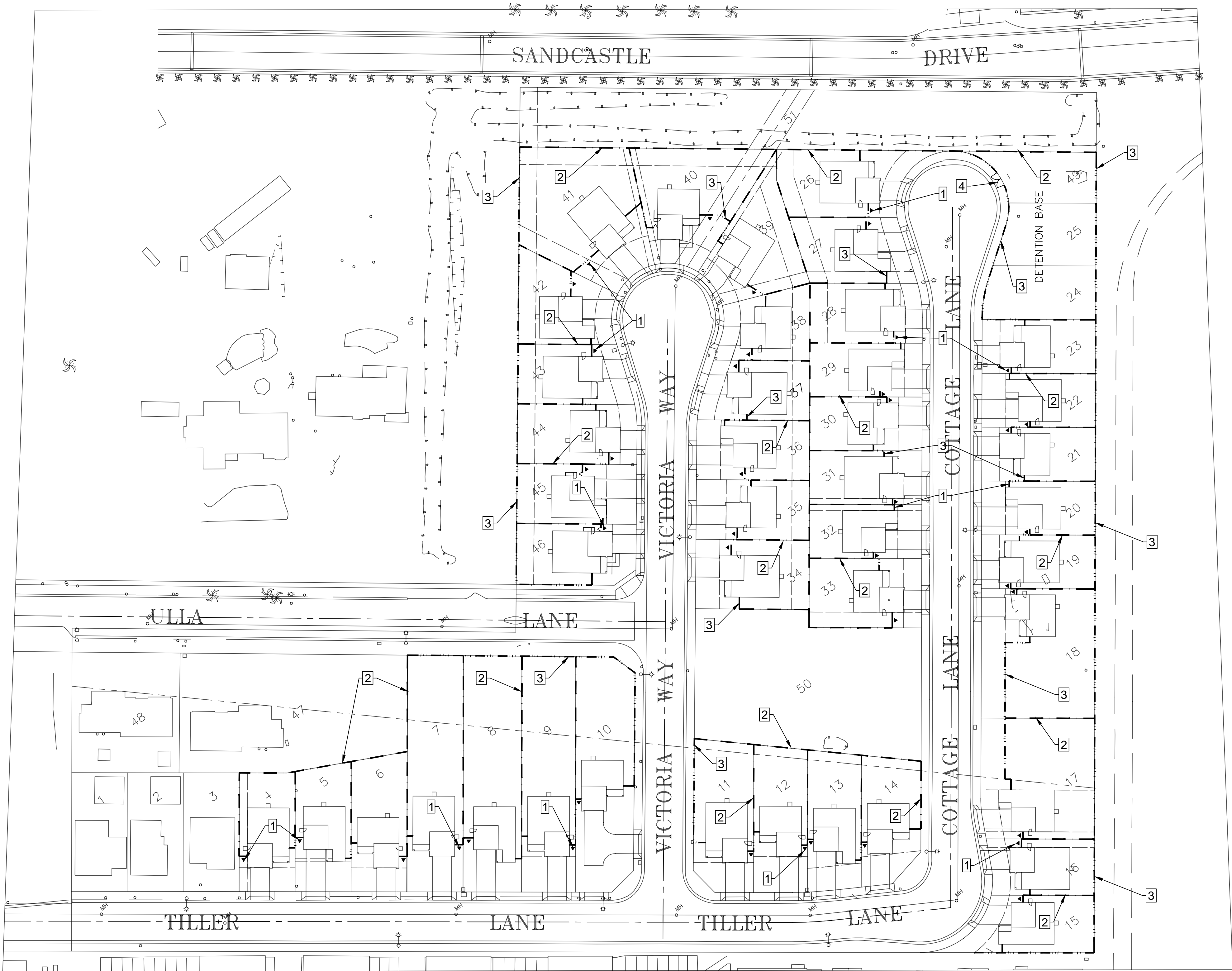


S D ENGINEERING AND ASSOCIATES
242 E. AIRPORT DRIVE, STE. 212
SAN BERNARDINO, CA 92408
PH. (909) 884-7090
ATTN: SURESH DODDIAH



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								<div>BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE</div>	<div>TRACT NO. 32996 WALL AND FENCE PLAN</div> <div>TITLE SHEET</div>	<div>SHEET 1 OF 3 SHEETS</div> <div>FILE NO. T-1</div>

PRODUCTION AND MATERIALS SCHEDULE		
PRODUCTION WALL AND FENCES		
SYMBOL	DESCRIPTION	DETAIL / SHEET NO.
1	3' VINYL GATE	DETAIL 'D' SHEET W-2
2	VINYL FENCE	DETAIL 'C' SHEET W-2
3	6' SPLIT-FACE BLOCK WALL	DETAIL 'A' SHEET W-2
4	VEHICULAR GATE - 2 - 6' RAIL VINYL DOUBLE DRIVE GATE	DETAIL 'B' SHEET W-2



DIGALERT

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

TOLL FREE

1-800-227-2600

A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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N

GRAPHIC SCALE

1"=50'

50

0

50

100

150

MARK	REVISIONS	APPR.	DATE

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BRAD FAGRELL, R.C.E. 43920

CITY ENGINEER

CITY OF LAKE ELSINORE

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN

EXPIRATION DATE: 11-30-18

DATE

REGISTERED LANDSCAPE ARCHITECT

NO 2403

BLAKE HINMAN

12-27-18

STATE OF CALIFORNIA

EXPIRES 11-30-2018

PLANS PREPARED BY:

LANTEX

Landscape Architecture Inc.

Land Planning & Landscape Architecture

SCALE: AS SHOWN

DATE:

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

WALL AND FENCE PLAN

SHEET

2

OF

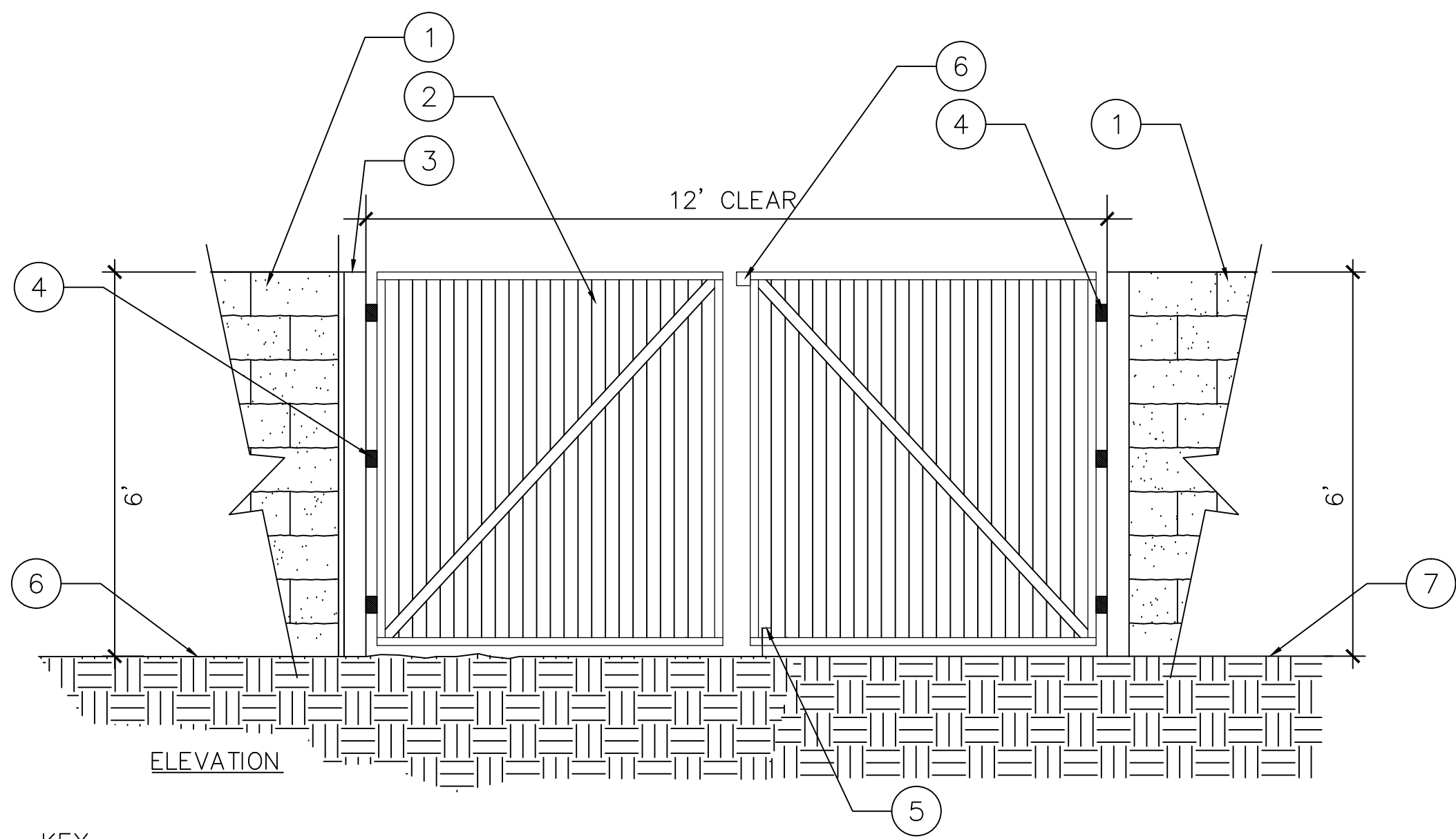
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SHEETS

FILE NO.

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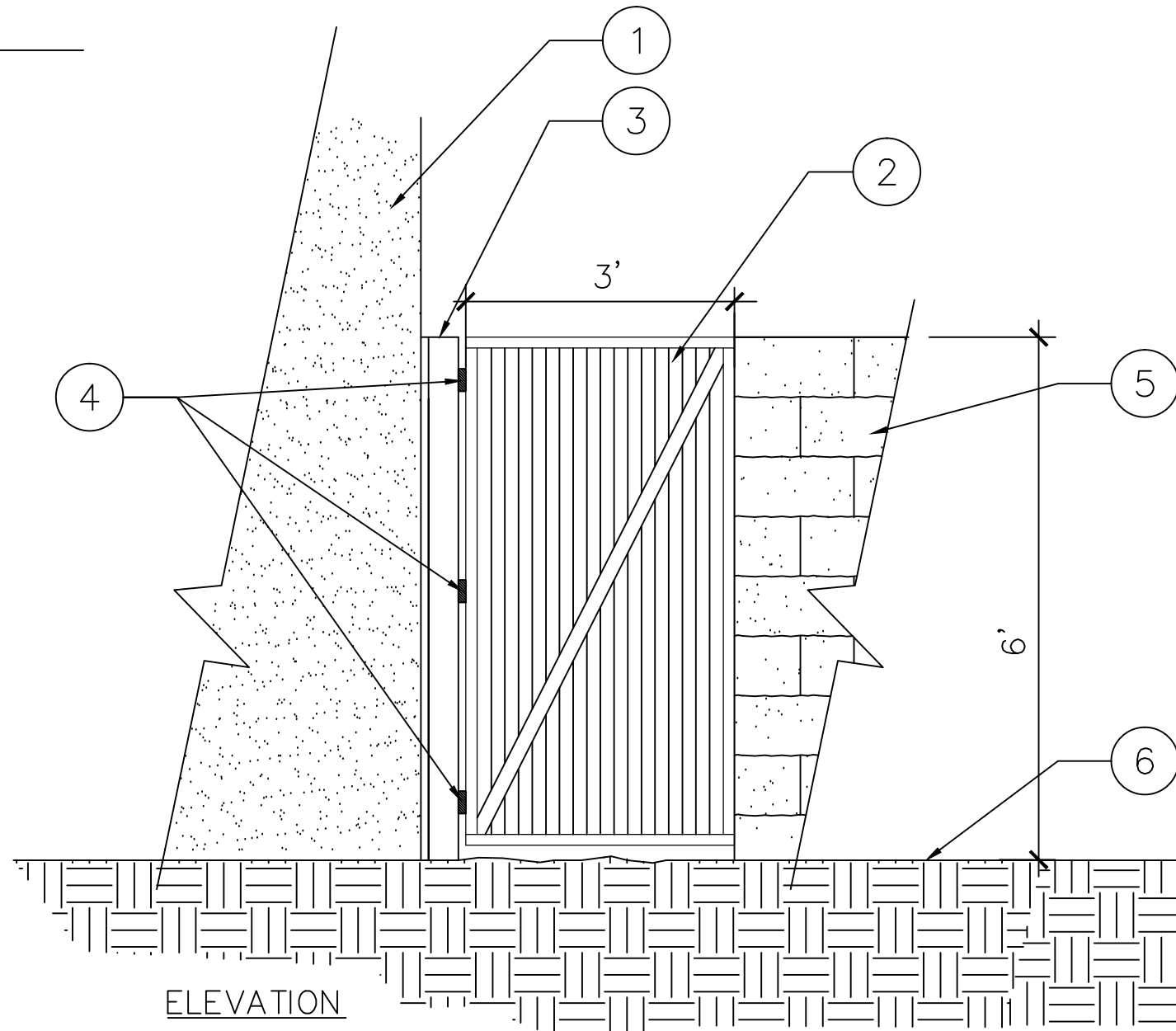
PLOT DATE: DECEMBER 27, 2016



KEY

- 1 BLOCK WALL
- 2 VINYL GATE - WHITE
- 3 INSTALL 4x4 VINYL POST FOR GATE PER MANUFACTURERS RECOMMENDATIONS
- 4 (3) HEAVY-DUTY HINGES, EQUALLY SPACED
- 5 CANE BOLT
- 6 LOCK AND LATCH BY OWNER
- 7 FINISH GRADE

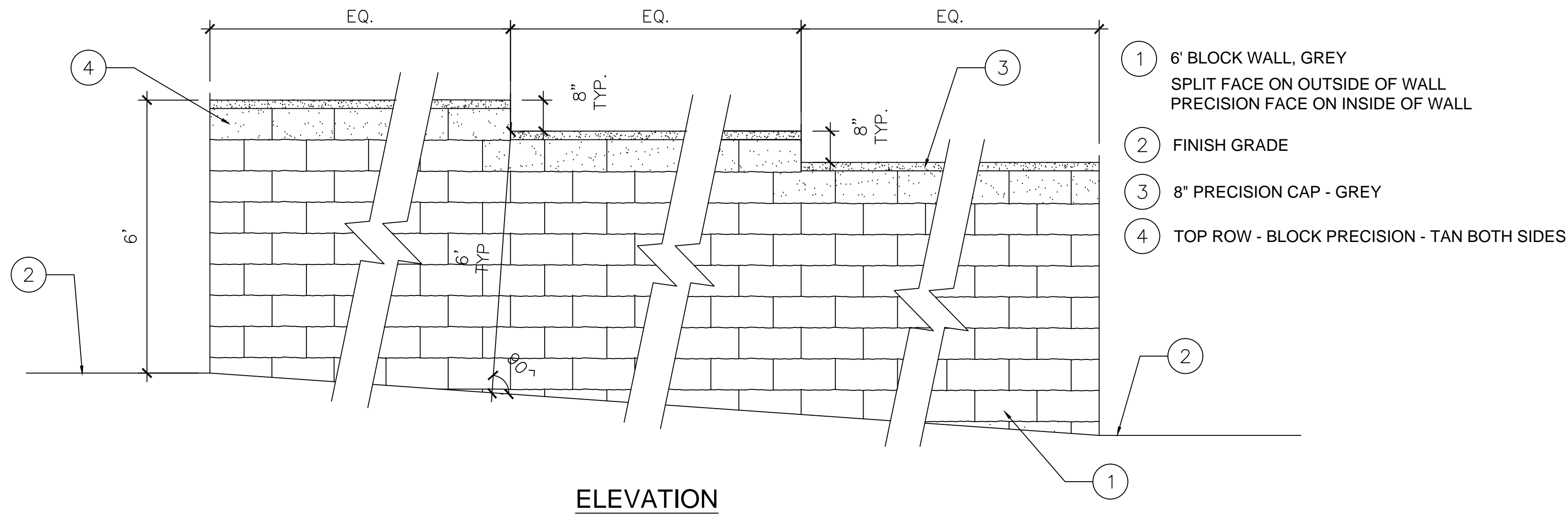
B GATE AT LOT-49 BASIN
N.T.S.



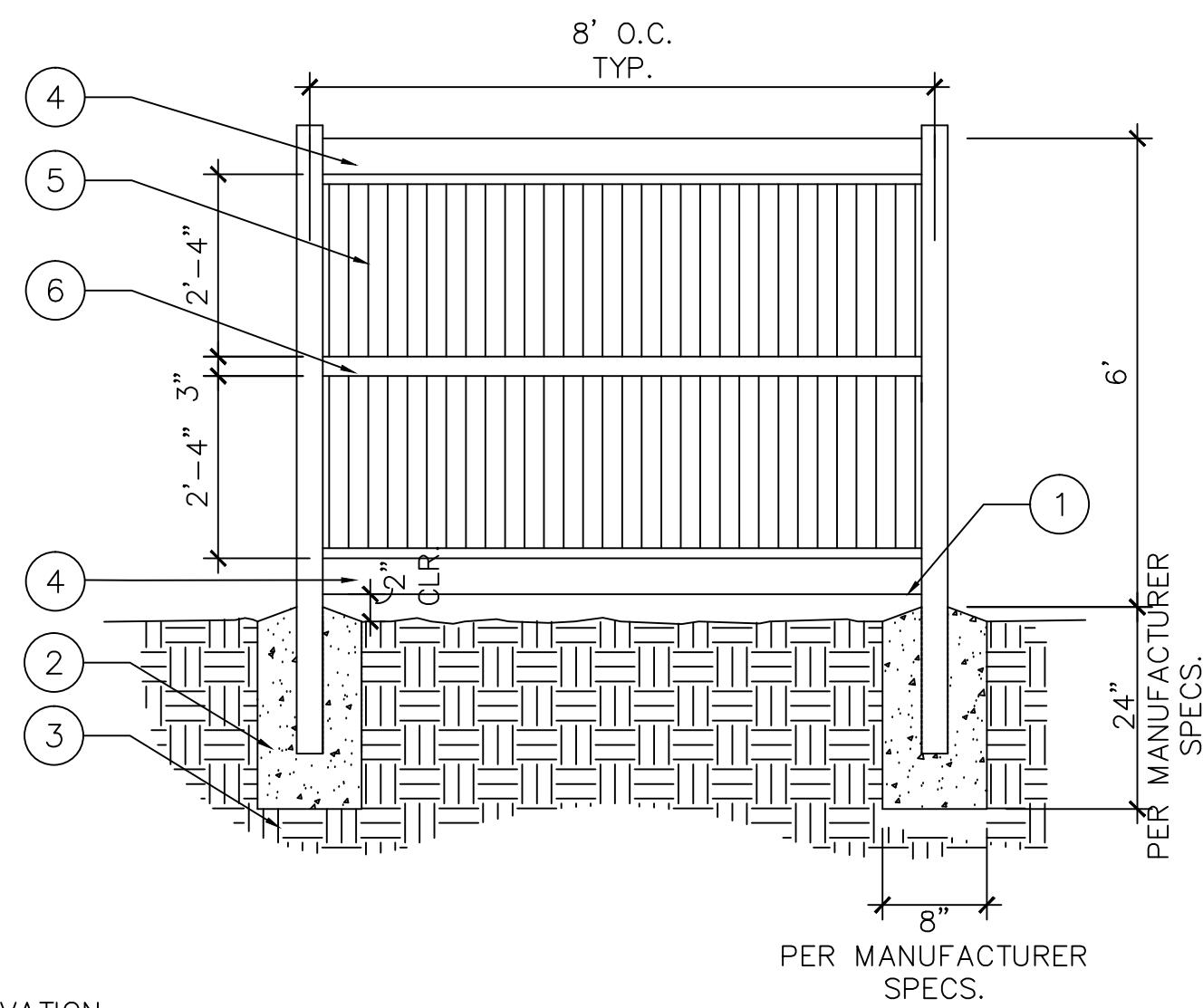
KEY

- 1 SIDE OF HOUSE
- 2 VINYL GATE - WHITE
- 3 INSTALL 4x4 VINYL POST FOR GATE PER MANUFACTURERS RECOMMENDATIONS
- 4 (3) HEAVY-DUTY HINGES, EQUALLY SPACED
- 5 BLOCK WALL
- 6 FINISH GRADE

D 3' VINYL GATE
N.T.S.



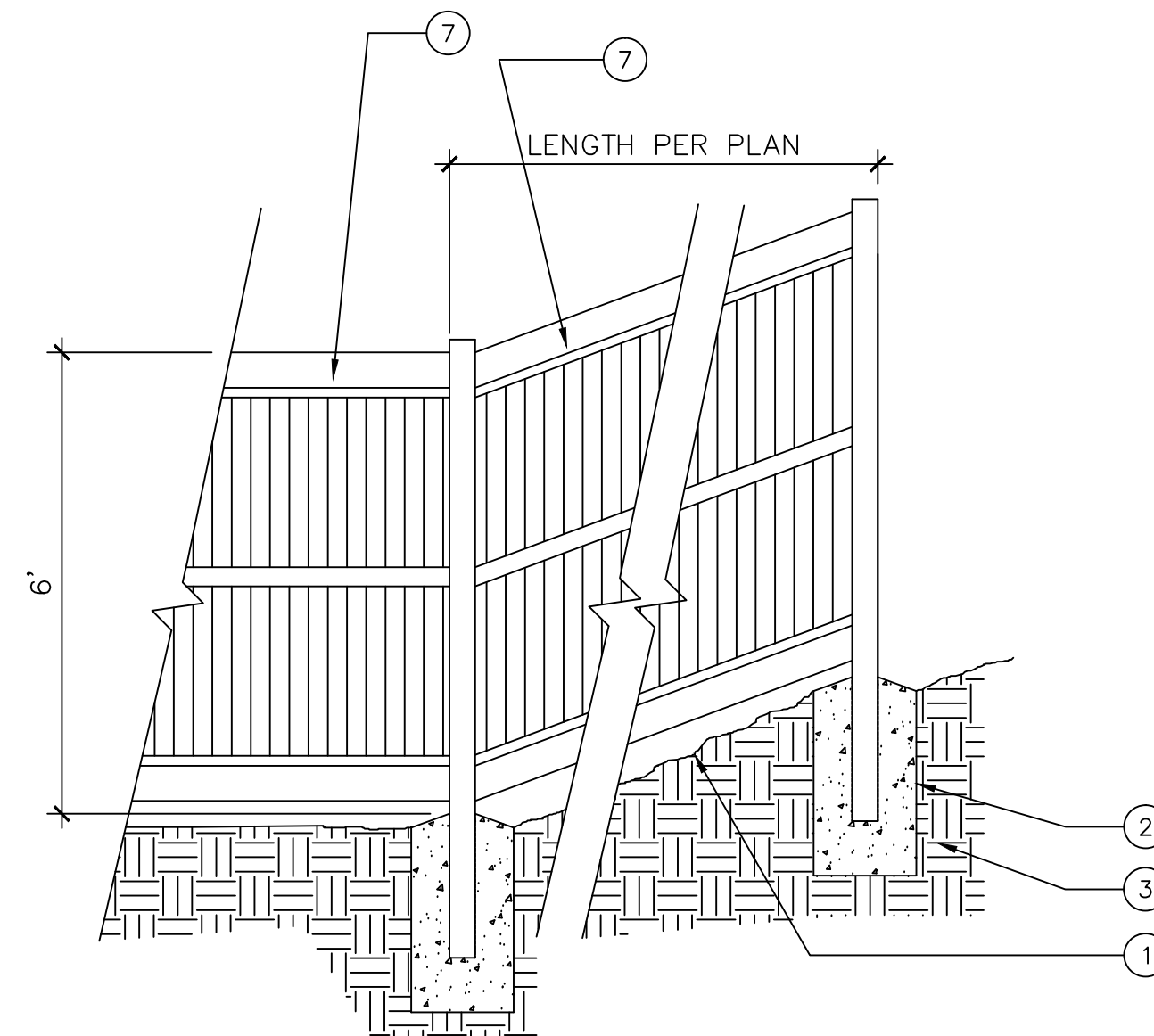
A 6' SPLIT-FACE BLOCK WALL
N.T.S.



ELEVATION

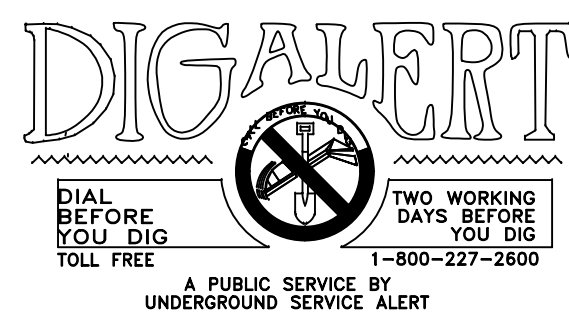
- 1 FINISH GRADE
- 2 CONCRETE FOOTING PER MANUFACTURER'S RECOMMENDATIONS OR SOILS REPORT. TOP OF FOOTING TO BE SLOPED TO DRAIN
- 3 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- 4 TOP AND BOTTOM RAIL
- 5 TONGUE AND GROOVE RAILING
- 6 MIDRAIL
- 7 VINYL FENCE PER THIS DETAIL AND SLOPE TRANSITION PER MANUFACTURERS SPECIFICATIONS

C VINYL FENCE
N.T.S.



NOTES:

- 1. COLOR: WHITE
- 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 3. CONNECTION PER MANUFACTURERS SPECIFICATIONS



PRIVATE ENGINEERING NOTE
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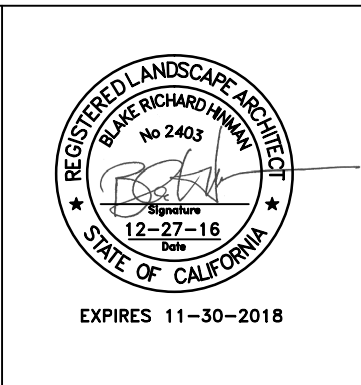
MARK	REVISIONS	APPR.	DATE

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

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

28052 Camino Capistrano,
Suite 211
Laguna Niguel, CA 92677
Phone: 949 683.1941
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SCALE: AS SHOWN
DATE:

CITY OF LAKE ELSINORE

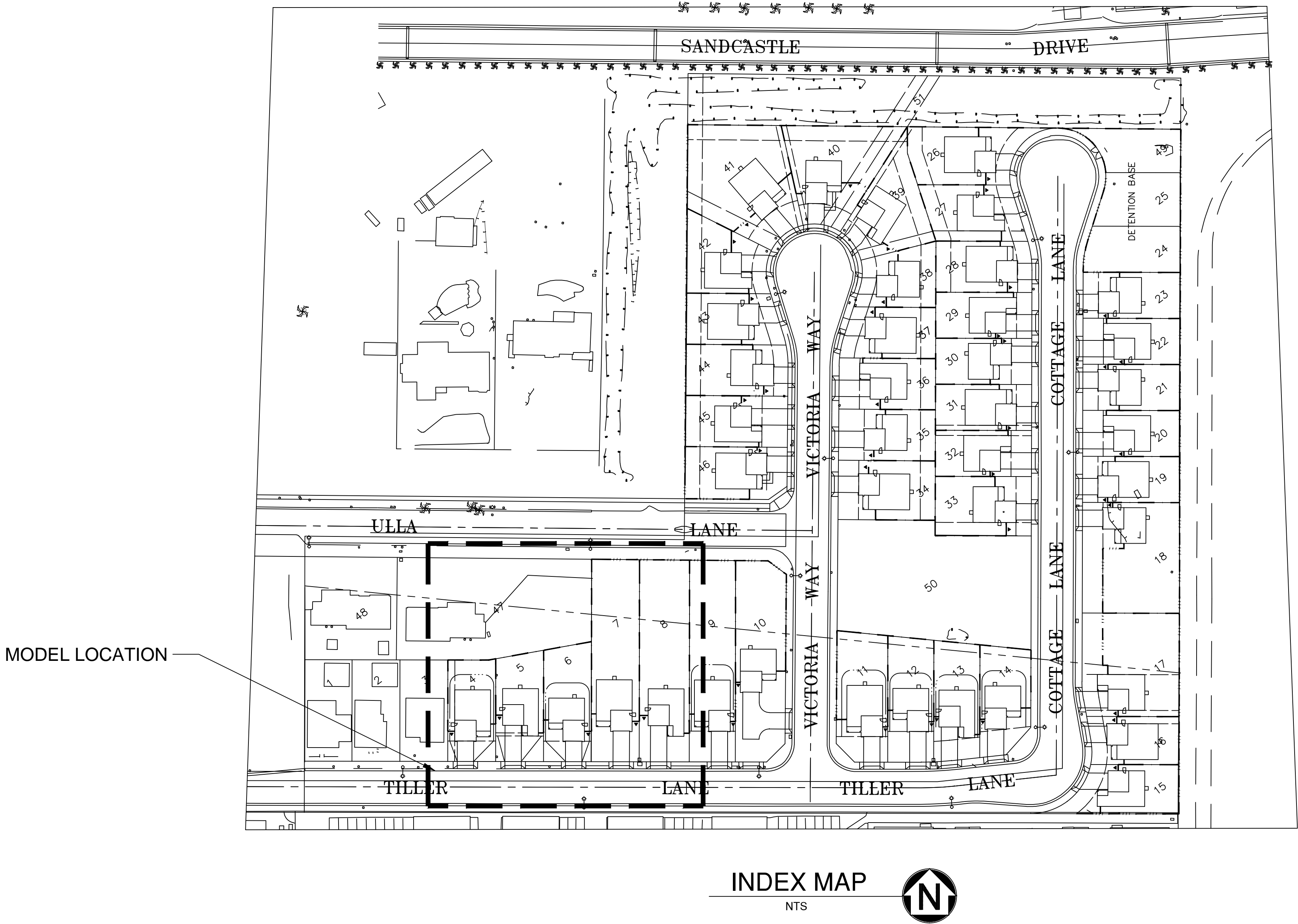
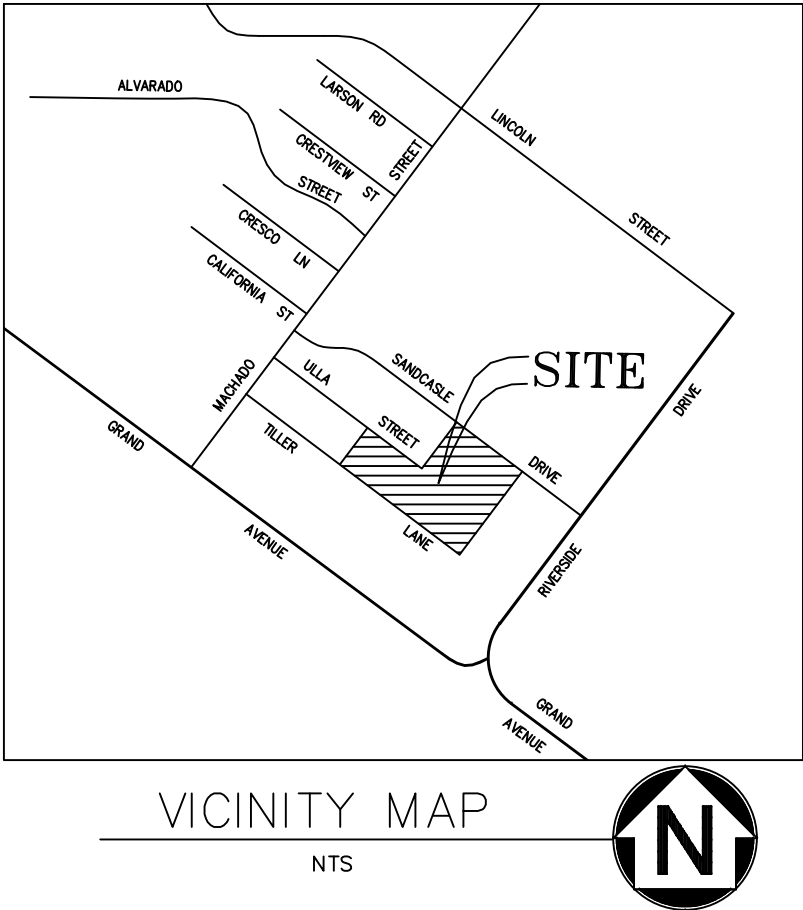
TRACT NO. 32996
WALL AND FENCE PLAN

CONSTRUCTION DETAILS

SHEET 3
OF 3 SHEETS
FILE NO. W-2

PLOT DATE DECEMBER 27 2016

LAKE ELSINORE, CALIFORNIA
MODEL PLANS
TRACT 32996



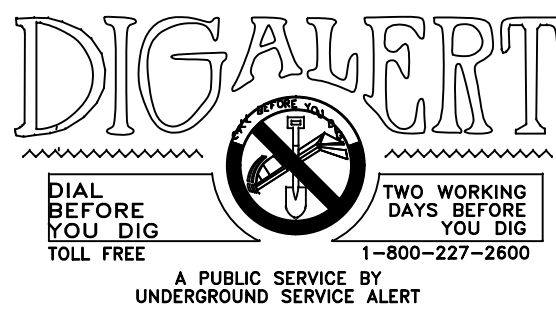
SHEET INDEX

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

OWNER / DEVELOPER
FRONTIER COMMUNITIES
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RANCHO CUCAMONGA, CA 91730
CONTACT PERSON: MATTHEW ESQUIVEL,
PROJECT PLANNER
OFFICE: 909-354-8025

LANDSCAPE ARCHITECT
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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

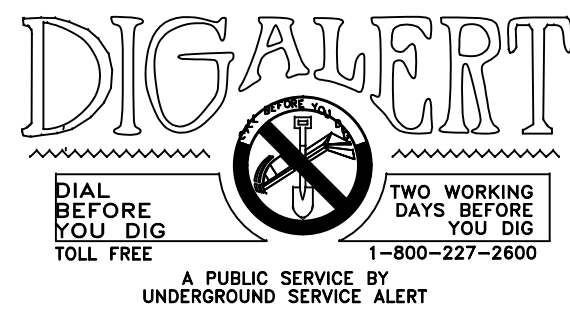
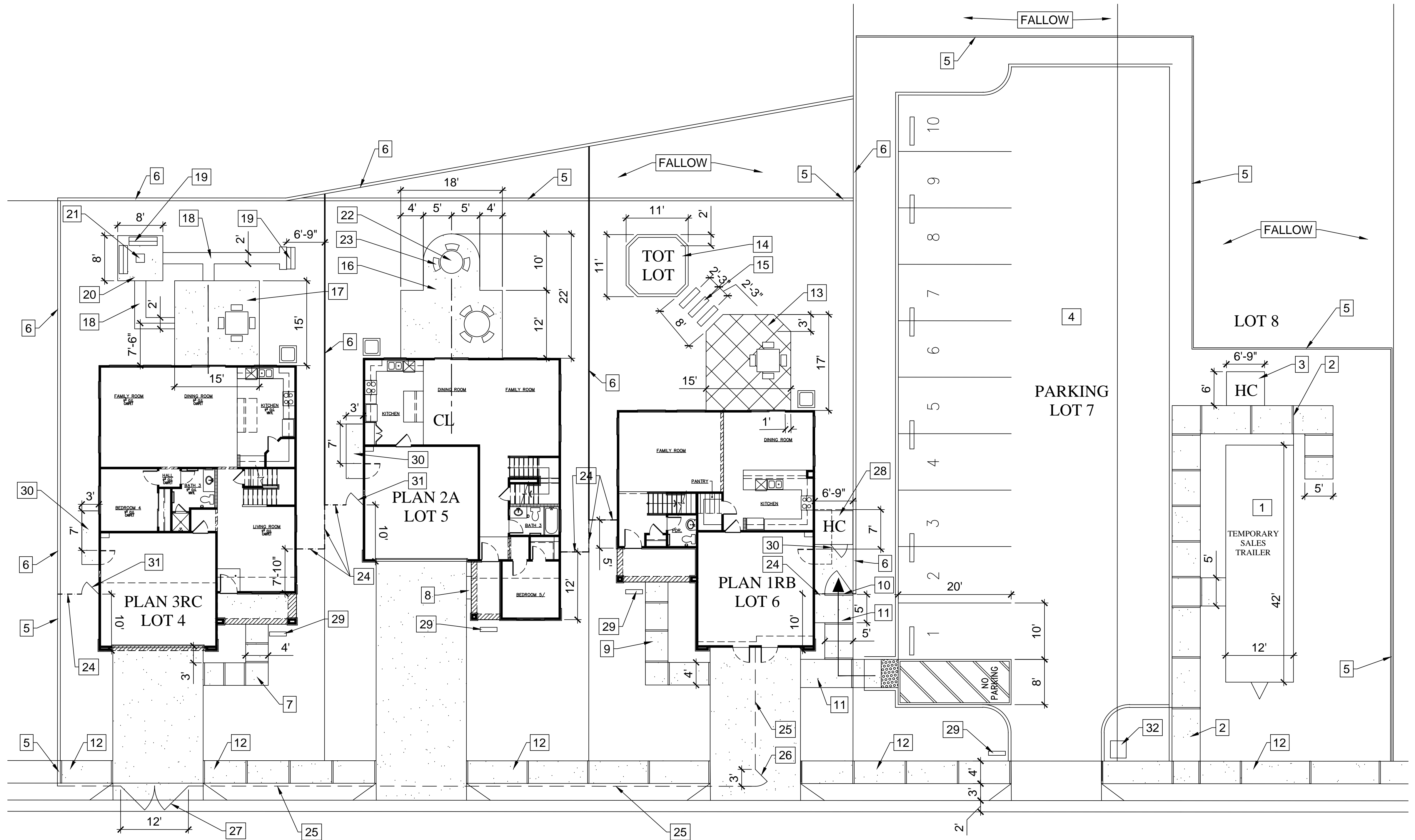


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					BLAKE HINMAN EXPIRATION DATE: 11-30-18	LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture	TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER LANDSCAPE PLAN	1
						SCALE: AS SHOWN	TITLE SHEET	OF 13 SHEETS
						DATE:		FILE 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
31. 3' GATE PER DETAIL 'E' SHEET CD-1
32. UTILITY PER CIVIL PLAN



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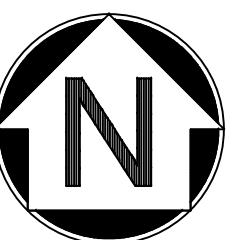
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GRAPHIC SCALE 1"=10'
10 0 10 20 30

CITY OF LAKE ELSINORE

TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

CONSTRUCTION PLAN

SHEET

2

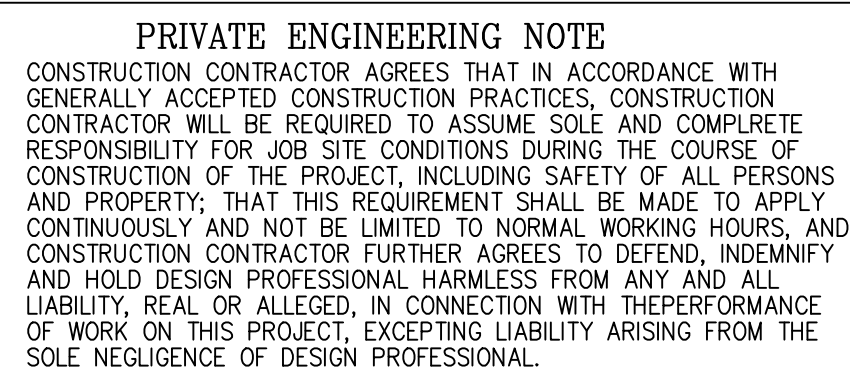
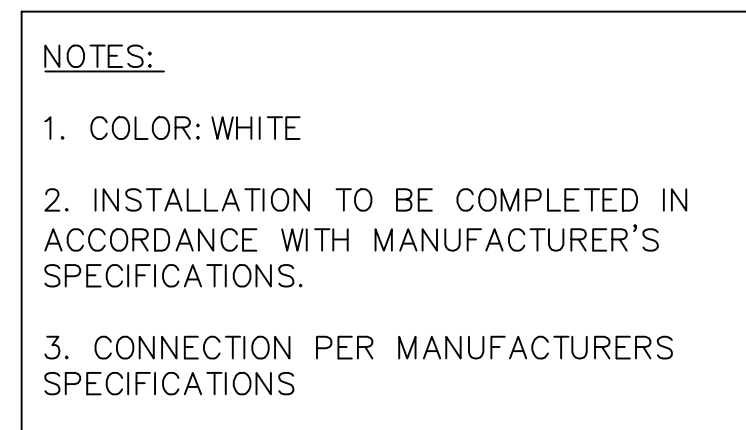
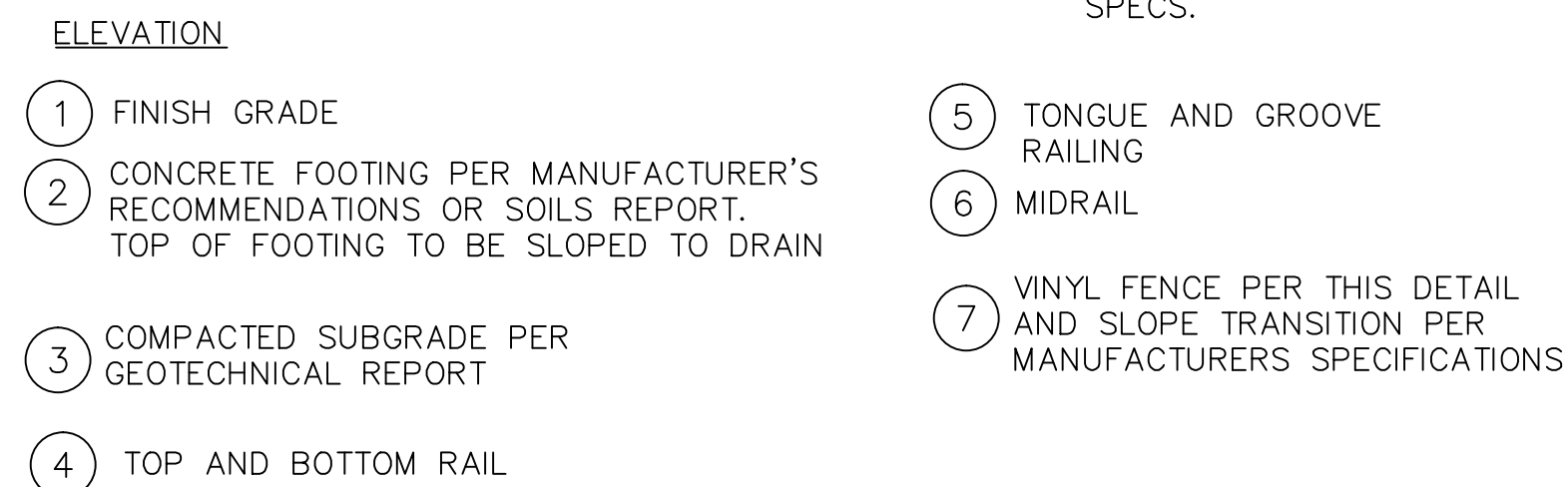
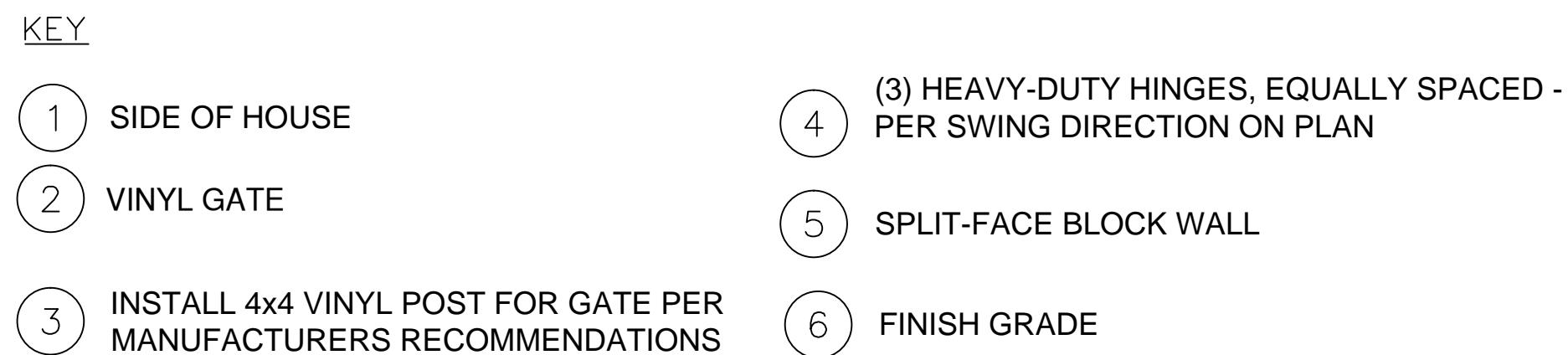
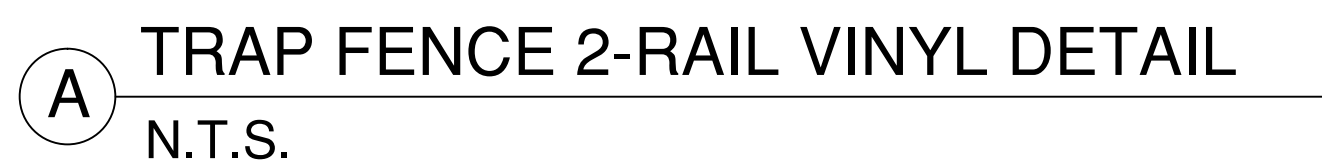
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FILE NO.

C-1

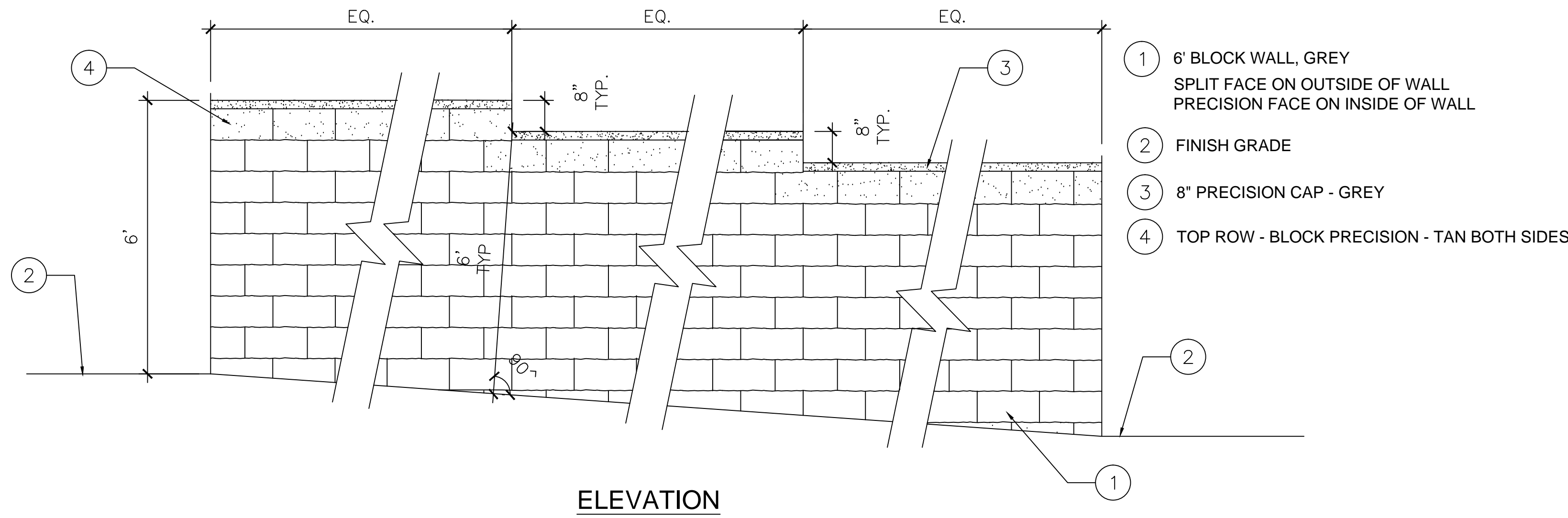
PLOT DATE DECEMBER 27 2016



(E) VINYL 5' GATE AT SALES OFFICE / 3' PRODCUTION
N.T.S.

D VINYL FENCE
N.T.S.

PLOT DATE DECEMBER 27 2016



F 6' SPLIT-FACE BLOCK WALL
N.T.S.

DIAL
BEFORE
YOU DIG
TOLL FREE

TWO WORKING
DAYS BEFORE
YOU DIG
1-800-227-2600

A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT

PRIVATE ENGINEERING NOTE

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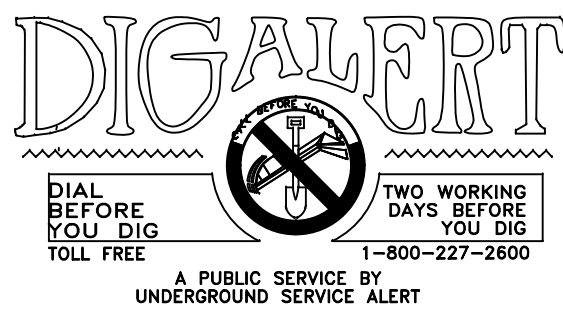
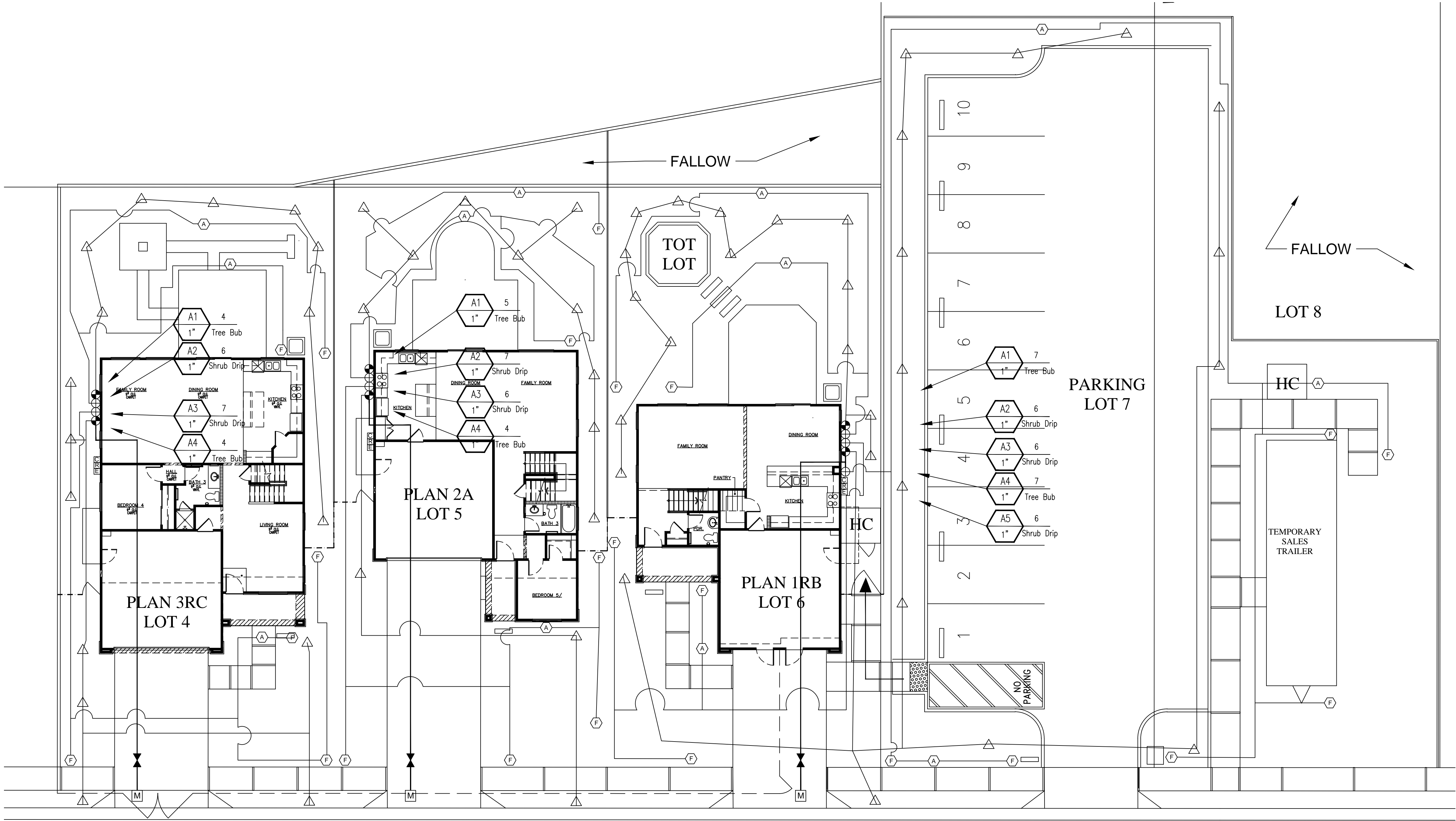
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				BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	DATE				

PLOT DATE DECEMBER 27 2016

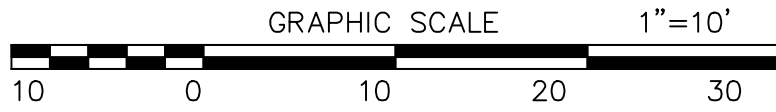
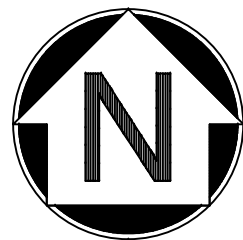
Water Use Summary				LOT 4	
				Models @ Upland	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(Eto)(0.62)/[(0.7 x LA) + (0.3 x SLA)]					
Eto	factor	crop	LA	30,293	Gal./Yr
56.4	0.62	0.56	1,547	40	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				28,851	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE] + SLA]				39	cct/yr
Calculations :				Percentage of MAWA used : 95%	
Hydrozone # 1 (Shrub w/ Dripline)					
<div><div>56.4</div><div>x</div><div>0.62</div><div>x</div><div>1,547</div><div>x</div><div>0.4</div><div>=</div><div>28,851</div><div>Gal./Yr</div></div>					
0.75					

Water Use Summary				LOT 5	
				Models @ Upland	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(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	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				38,213	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE] + SLA]				51	cct/yr
Calculations :				Percentage of MAWA used : 95%	
Hydrozone # 1 (Shrub w/ Dripline)					
<div><div>56.4</div><div>x</div><div>0.62</div><div>x</div><div>2,049</div><div>x</div><div>0.4</div><div>=</div><div>38,213</div><div>Gal./Yr</div></div>					
				0.75	

Water Use Summary				LOT 6	
				Models @ Upland	
MAXIMUM APPLIED WATER ALLOWANCE:					
TOTAL MAWA=(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	cct/yr
TOTAL ESTIMATED APPLIED WATER USED:				40,395	Gal./Yr
TOTAL EAWU=(Eto x 0.62) x [(HA x PF)/IE] + SLA]				54	cct/yr
Calculations :				Percentage of MAWA used : 95%	
Hydrozone # 1 (Shrub w/ Dripline)					
<div><div>56.4</div><div>x</div><div>0.62</div><div>x</div><div>2,166</div><div>x</div><div>0.4</div><div>=</div><div>40,395</div><div>Gal./Yr</div></div>					
				0.75	



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CITY OF LAKE ELSINORE

TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

IRRIGATION PLAN

SHEET	5
OF	13 SHEETS
FILE NO.	I-1

PLOT DATE DECEMBER 27 2016

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	RADIUS	GPM	PSI	PRECIP. RATE
--------	-----------	-------------------------	--------	-----	-----	--------------

TREE BUBBLER

	HUNTER	SYMBOL INDICATES PVC LATERAL LINE WITH (2) PCB .5 GPM FLOOD BUBBLERS PER TREE. SEE PLANTING PLAN FOR TREE LOCATION. INSTALL PER DETAIL.	.5		20	0.95
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POINT TO POINT DRIP

NO SYMBOL	RAIN BIRD	SYMBOL INDICATES PVC LATERAL LINE WITH XB-10PC / XB-20PC MODULES SERIES EMISSION DEVICES WITH PC DIFFUSER CAP 2.0 GPH PER OUTLET; EACH SHRUB REQUIRES TWO (2) EMITTERS . EMITTERS TO BE INSTALLED W/ A RAINBIRD TS-025 STAKE AND DCB-025 TUBING. MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6'.	
	RAIN BIRD	PROVIDE A SRC AS FLUSH VALVE AT LOW POINT OF DRIPLINE 3/4" PCV FLUSH MANIFOLD LINE, INSTALL FLUSH VALVE INSIDE A SEPERATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. INSTALL ALL FLUSH EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. (MIN. (1) REQUIRED PER SYSTEM - LOCATE BEST LOCATION IN FIELD)	
	RAIN BIRD	ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 CONBINATION TEE AND A 3/4" X 1/2" REDUCER BUSHING, INSTALL AIR RELIEF ASSEMBLY ARV-100 AIR/VACUUM RELIEF VALVE INSTALLED WITH A FT-050 CONBINATION TEE AND A 3/4" X 1/2" REDUCER BUSHING, INSTALL AIR RELIEF ASSEMBLY VALVE TO ALL DRIPLINE LATERALS WITHIN THE ELEVATED AREA. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA. INSTALL ALL AIR VACUUM RELIEF EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS. (MIN. (1) REQUIRED PER SYSTEM - LOCATE BEST LOCATION IN FIELD)	
NO SYMBOL	RAIN BIRD	ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING "RAIN BIRD EASY FIT" FITTINGS	
	RAIN BIRD	MDCFEL or MDCFTEE W/ MDCF75FPT FITTING FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIP TUBING	
	P.O.C.	DOMESTIC WATER METER FOR FUTURE RESIDENCE, EXISTING PER CIVIL DRAWINGS - SYMBOL NOT SHOWN.	
	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOSE PRESSURE EXCEEDS 85PSI) SYMBOL NOT SHOWN.	
	WATTS	1.25" - B-6080-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL	
	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" VALVE) PLASTIC ANTI-SIPHON TYPE CONTROL VALVE, WITH MESH WYE FILTER AND PRESSURE REGULATOR. INSTALL BOTH ON THE DOWNSTREAM SIDE OF EACH DRIP RCV IN A VALVE BOX.	
	TORO	EZF-29-03 REMOTE CONTROL VALVE.	
	TORO	EVO-40D 4-8 STATION WALL MOUNTED IRRIGATION CONTROLLER. LOCATE IN GARAGE OR ON THE EXTERIOR GARAGE WALL AWAY FROM VIEWS. THE EVOLUTION SERIES CONTROLLER TO INCLUDE A WIRELESS EVO-SC SMART CONNECTOR AND A EVO-WS WEATHER SENSOR TO BE INSTALLED ON EVE WITH SOUTH OR WEST EXPOSURE AND FREE FROM ANY OBSTRUCTIONS SUCH AS TREES, BUILDING, ETC. THE WEATHER SENSOR SHALL BE NO FARTHER FROM CONTROLLER THAN 800. INSTALL PER MANUFACTURERS SPECIFICATIONS	
	TORO	EVO-WS ET/ WEATHER SENSOR TO BE INCLUDED AND INSTALLED WITH THE CONTROLLER.	
	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD	
	AS APPROVED	PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE	
	AS APPROVED	PVC PIPE 1.25" CL. 315 AS MAINLINES 18" BELOW GRADE	
	AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.	
NO SYMBOL	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	
NO SYMBOL	3M	DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS	
NO SYMBOL	K.B.I.	KSC-XXX-S SWING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV WHEN RCV IS LOWER THAN THE SPRINKLERS	
NO SYMBOL	K.B.I.	KC-XXX-S SPRING CHECK VALVE, LINE SIZE, 1 DOWNSTREAM OF EACH RCV IMMEDIATELY ABOVE FIRST LATERAL LINE TEE, WHEN RCV IS HIGHER THAN THE SPRINKLERS	

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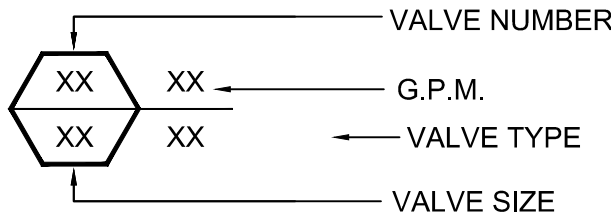
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← G.P.M.

← VALVE TYPE

VALVE NUMBER

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 SYSTEM NOTES:	
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.	

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

IRRIGATION NOTES

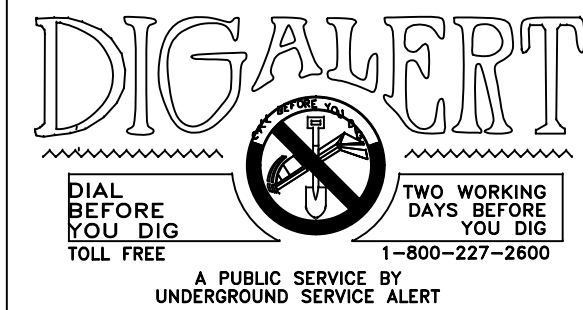
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, 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.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 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.
- 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.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.

Water Conservation Notes:	Irrigation Water Audit Note :
THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT: <ul style="list-style-type: none">WATER CONSERVING PLANTS AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 50% OF THE TOTAL PLANT AREA.IRRIGATION ZONES SEPERATED BY PLANT MATERIAL.USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 9:00 P.M. AND 9:00 A.M.IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEEDS.RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.	MAINTENANCE COMPANY TO PROVIDE AN IRRIGATION AUDIT. IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. A SCHEDULE SHALL BE ESTABLISHED AND SUBMITTED TO THE CITY OF AT LEAST ONCE EVERY FIVE YEARS AS REQUIRED BY THE CITY. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.
Landscape Maintenance Schedule	Operation and Maintenance Manuals:
1) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller; aerating and dethatching law areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas. 2) Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.	Prepare and deliver to the City Representative, prior to the start of maintenance, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in four individually bound copies. Describe the material installed in sufficient detail to permit qualified operating personnel to understand, operate and maintain all equipment. Each manual shall include the following: i. Index sheet indicating the Contractor's name, address and telephone number, fax number and e-mail address. ii. Duration of guarantee period with guarantee forms. iii. List of equipment with names and addresses of manufacturer's local representatives. iv. Complete operating and maintenance instructions on all major equipment.
Landscape contractor to maintain until lot is sold. Private lot owner will then assume maintenance responsibility.	

PRIVATE ENGINEERING NOTE

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MARK	REVISIONS	APPR.	DATE	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:		PLANS PREPARED BY: LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture	28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949 683.1941 Fax: 949 347.8305	CITY OF LAKE ELSINORE	SHEET 6
									TRACT NO. 32996 MODEL COMPLEX AND SALES TRAILER LANDSCAPE PLAN	OF 13 SHEETS
									IRRIGATION LEGEND	FILE NO. I-2



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

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18

DATE



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

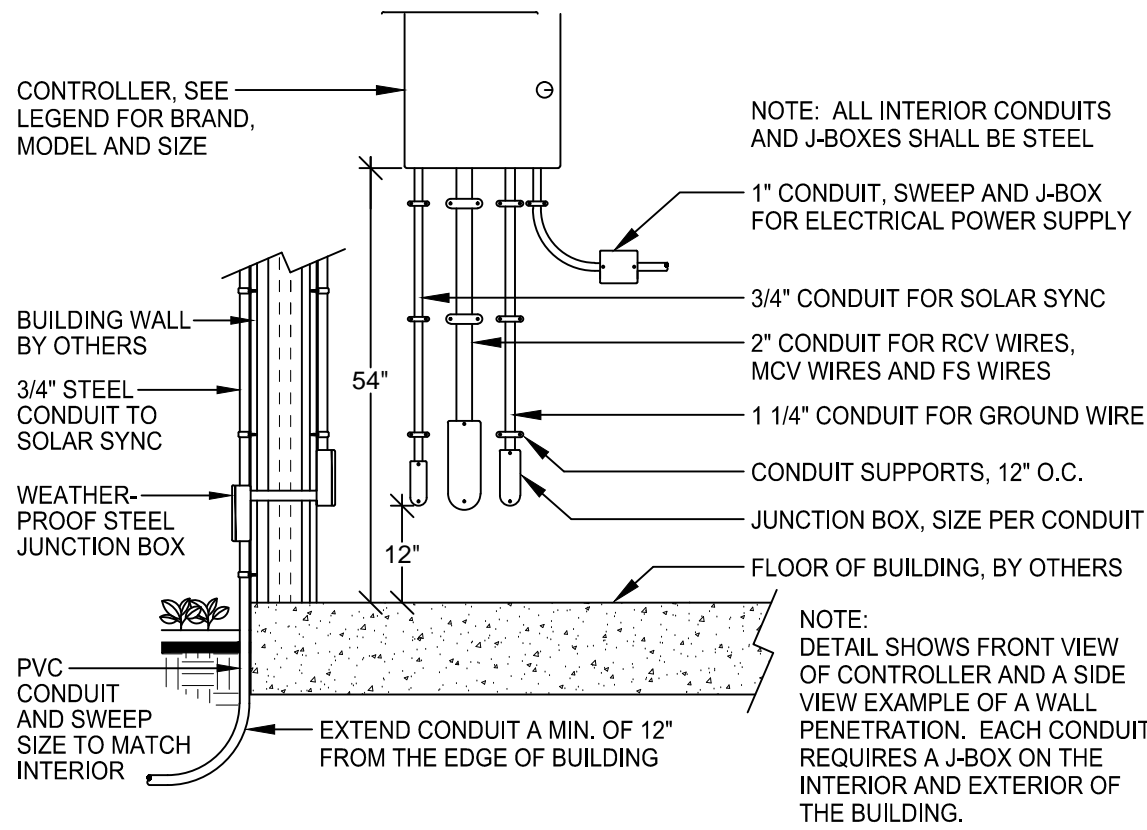
IRRIGATION DETAILS

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7
OF
13
SHEETS

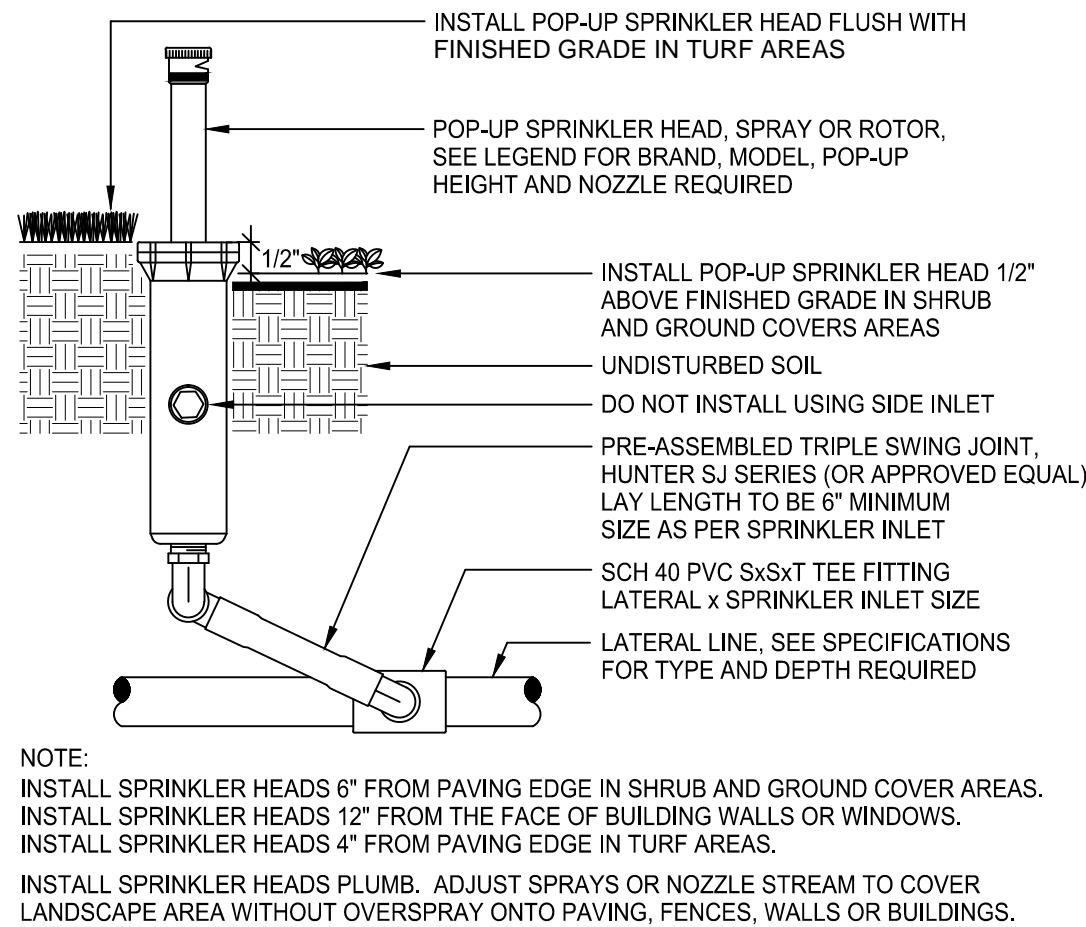
FILE NO.
ID-1

(TYPICAL) IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD (6 months)																	
LAKE ELSINORE MODELS TR 32996 (Typ Schedule			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:		
POC / Controller:			2.1	2.9	3.9	4.5	5.7	6.5	7.3	7.1	5.9	4.2	2.5	2.0	54.60		
TYPICAL VALVES			ETo/Mo	0.07	0.10	0.13	0.15	0.18	0.22	0.24	0.23	0.20	0.14	0.08	0.06		
			Days/Week	2	3	3	3	4	4	4	4	3	3	2			
			IE														
Type	AKC	Pr Rate															
Turf - Sub Surface Drip																	
	0.8	1	0.9		12.6	12.9	15.7	18.7	17.2	20.2	22.0	21.4	18.4	16.9	10.4	12.0	Min/Day
1	Qty. of Valves	Total Run Times		13	13	16	19	17	20	22	21	18	17	10	12	Total Min/Day	
Shrub - Drip																	
	0.5	1	0.9		7.9	8.1	9.8	11.7	10.7	12.6	13.7	13.4	11.5	10.5	6.5	7.5	Min/Day
1	Qty. of Valves	Total Run Times		8	8	10	12	11	13	14	13	11	11	6	8	Total Min/Day	
Bubblers																	
	0.9	3	0.85		5.0	5.1	6.2	7.4	6.8	8.0	8.7	8.5	7.3	6.7	4.1	4.8	Min/Day
1	Qty. of Valves	Total Run Times		5	5	6	7	7	8	9	8	7	7	4	5	Total Min/Day	
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		
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		

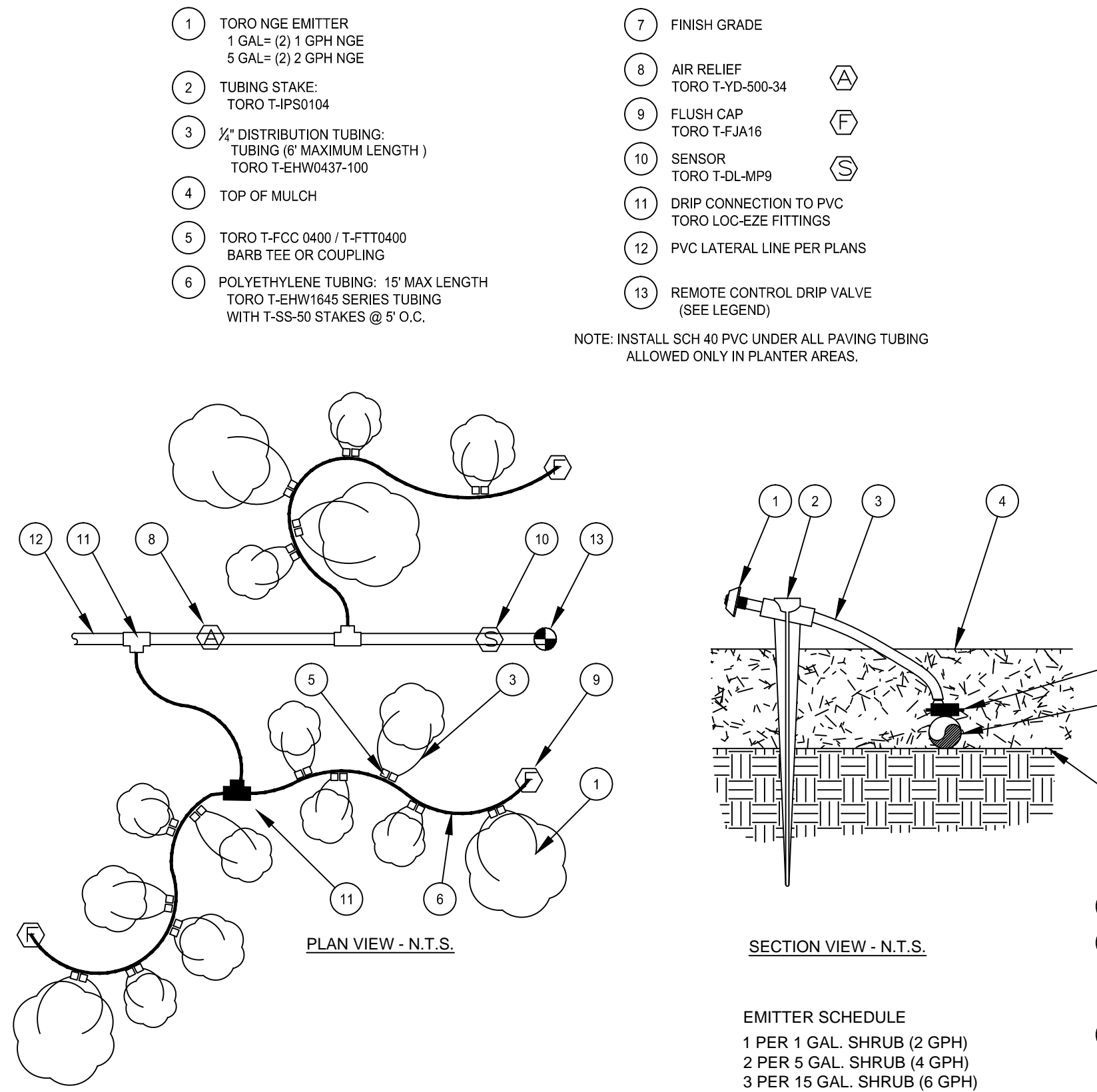
(TYPICAL) IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE																	
LAKE ELSINORE MODELS TR 32996 (Typ Schedule			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:		
POC / Controller:			ETo/Mo		2.10	2.90	3.90	4.50	5.70	6.50	7.30	7.10	5.90	4.20	2.50	2.00	54.60
TYPICAL VALVES			ETo/Day		0.07	0.10	0.13	0.15	0.18	0.22	0.24	0.23	0.20	0.14	0.08	0.06	
			Days/Week		2	3	3	3	4	4	4	4	4	3	3	2	
			IE														
Type	AKC	Pr Rate															
Turf - Sub Surface Drip																	
	0.7	1	0.9		11.1	11.3	13.7	16.3	15.0	17.7	19.2	18.7	16.1	14.8	9.1	10.5	Min/Day
1	Qty. of Valves	Total Run Times	11	11	14	16	15	18	19	19	16	15	9	11	Total Min/Day		
Shrub - Drip																	
	0.4	1	0.9		6.3	6.4	7.8	9.3	8.6	10.1	11.0	10.7	9.2	8.4	5.2	6.0	Min/Day
1	Qty. of Valves	Total Run Times	6	6	8	9	9	10	11	11	9	8	5	6	Total Min/Day		
Bubblers																	
	0.8	3	0.85		4.5	4.5	5.5	6.6	6.1	7.1	7.8	7.5	6.5	6.0	3.7	4.3	Min/Day
1	Qty. of Valves	Total Run Times	4	5	6	7	6	7	8	8	6	6	4	4	Total Min/Day		
TOTAL RUN TIMES (HRS):			0.4	0.4	0.5	0.5	0.5	0.6	0.6	0.6	0.5	0.5	0.3	0.3			
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			



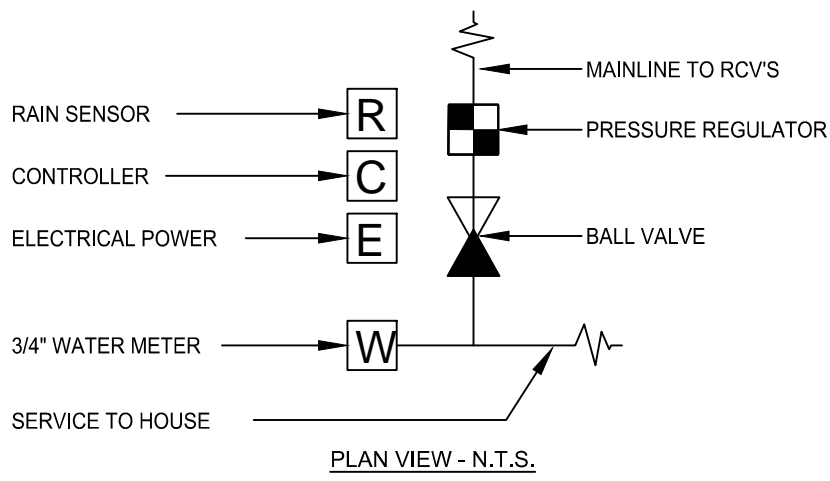
1 CONTROLLER



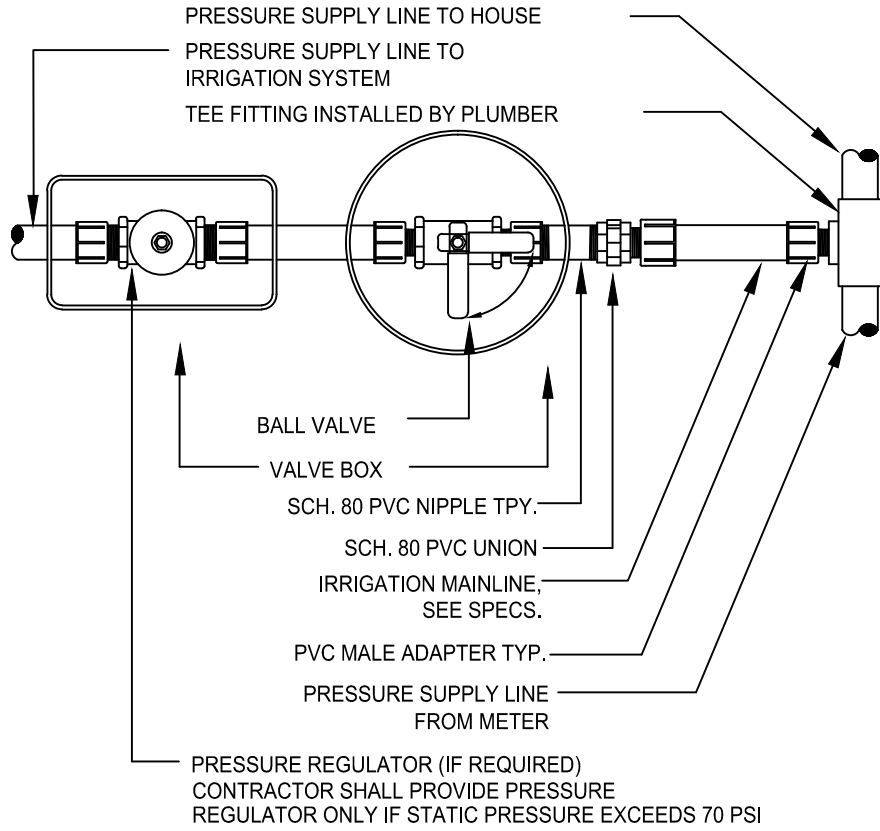
2 POP-UP BUBBLER



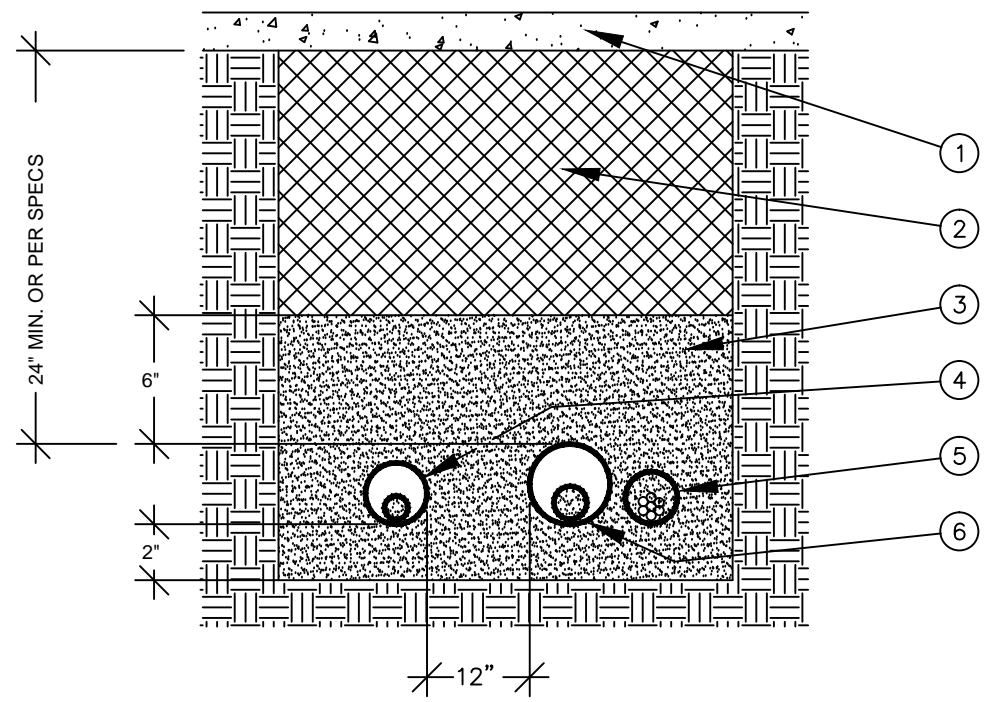
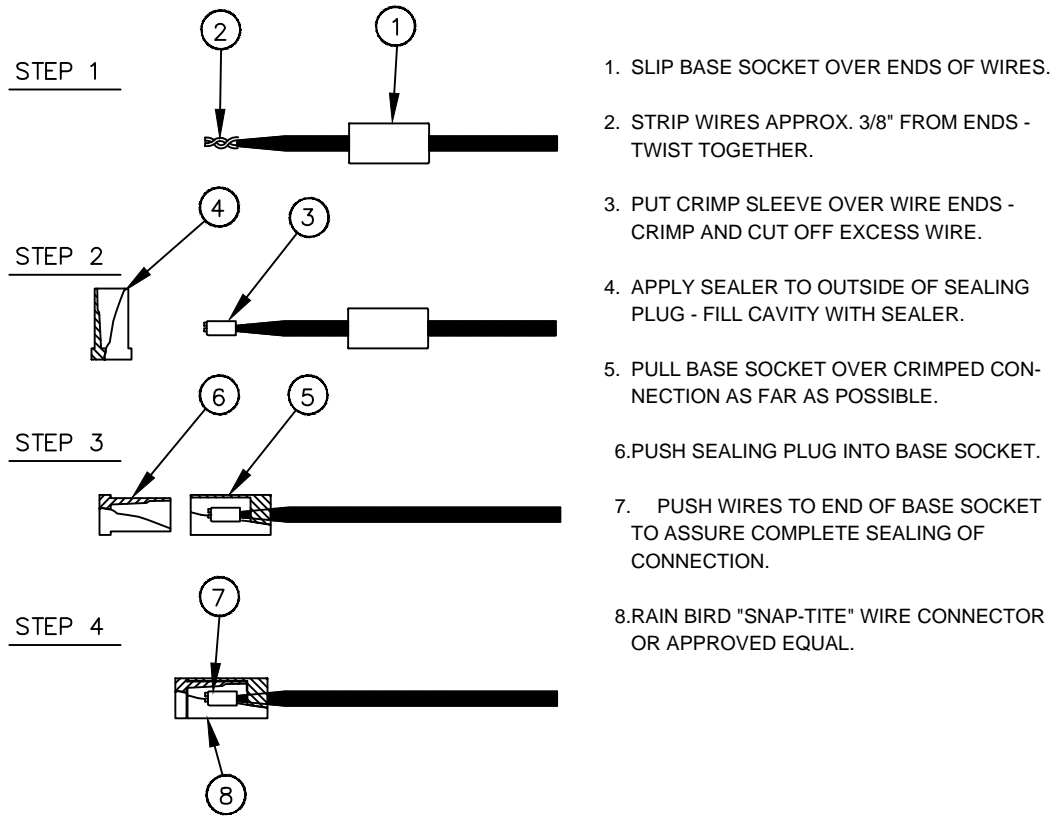
3 POINT TO POINT DRIP



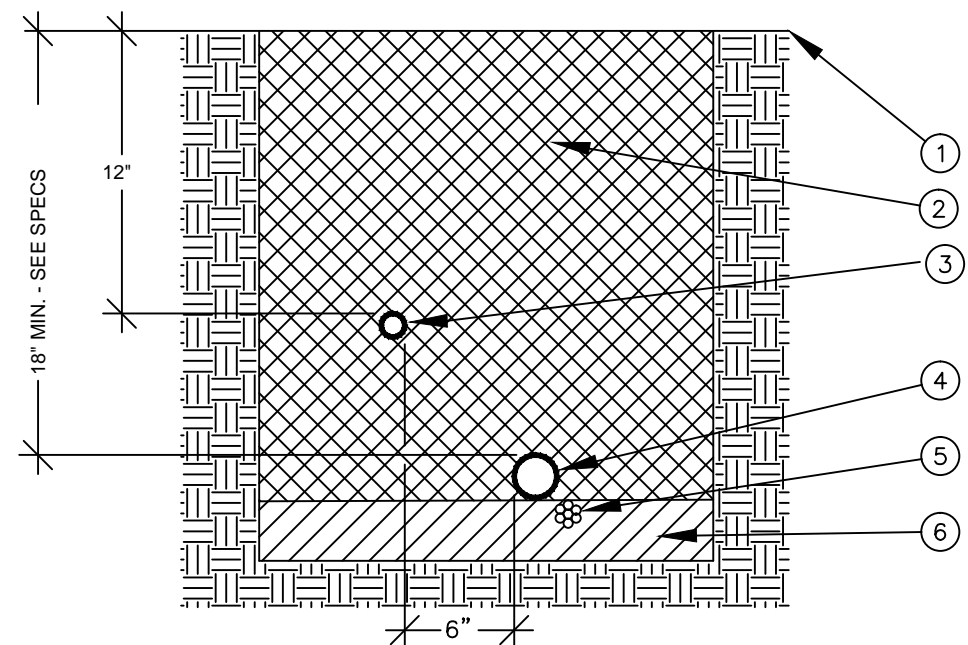
NOTES:
WATER METER IS THE EXISTING 3/4\"/>



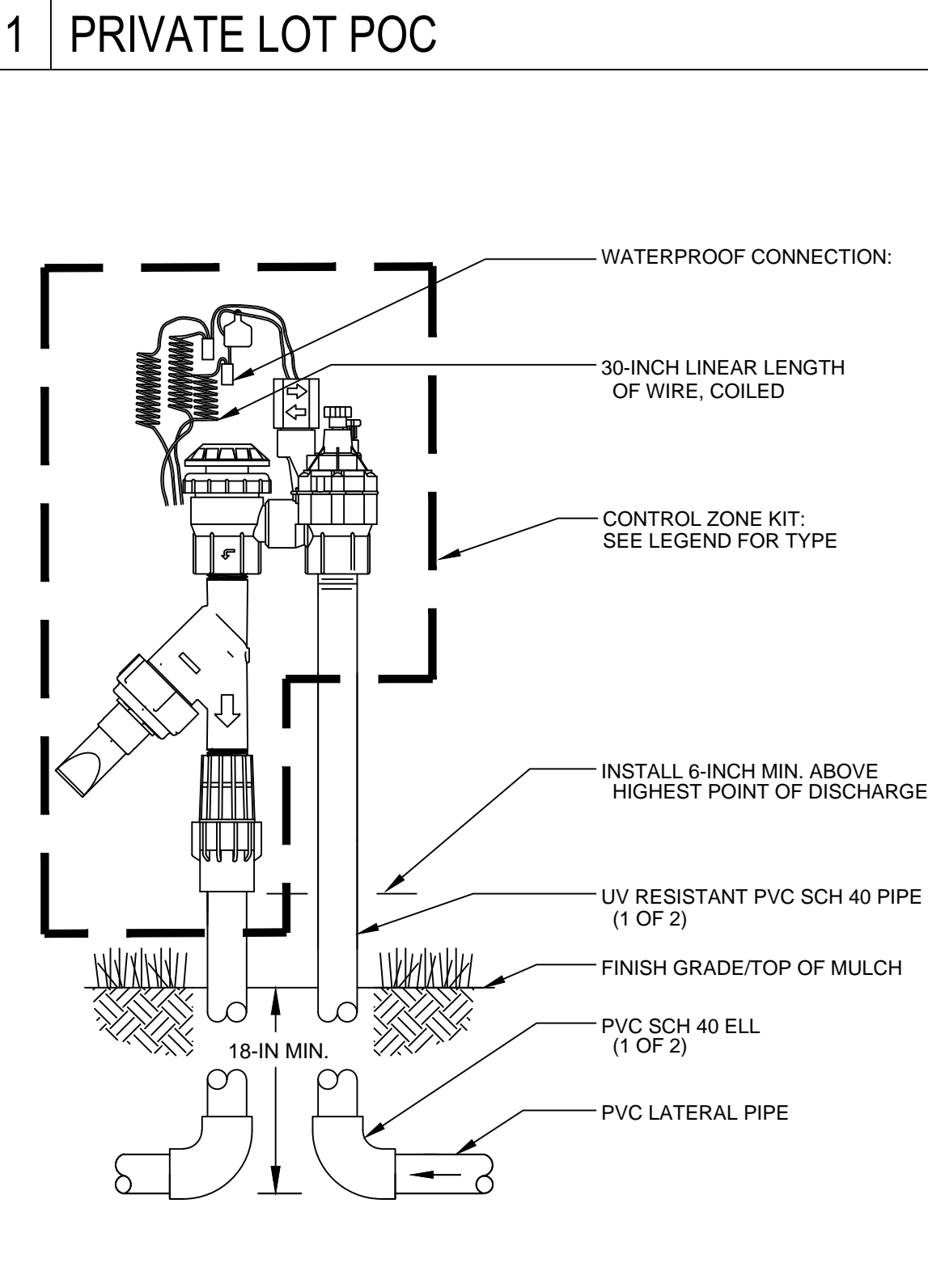
CONTRACTOR SHALL PROVIDE PRESSURE REGULATOR ONLY IF STATIC PRESSURE EXCEEDS 70 PSI



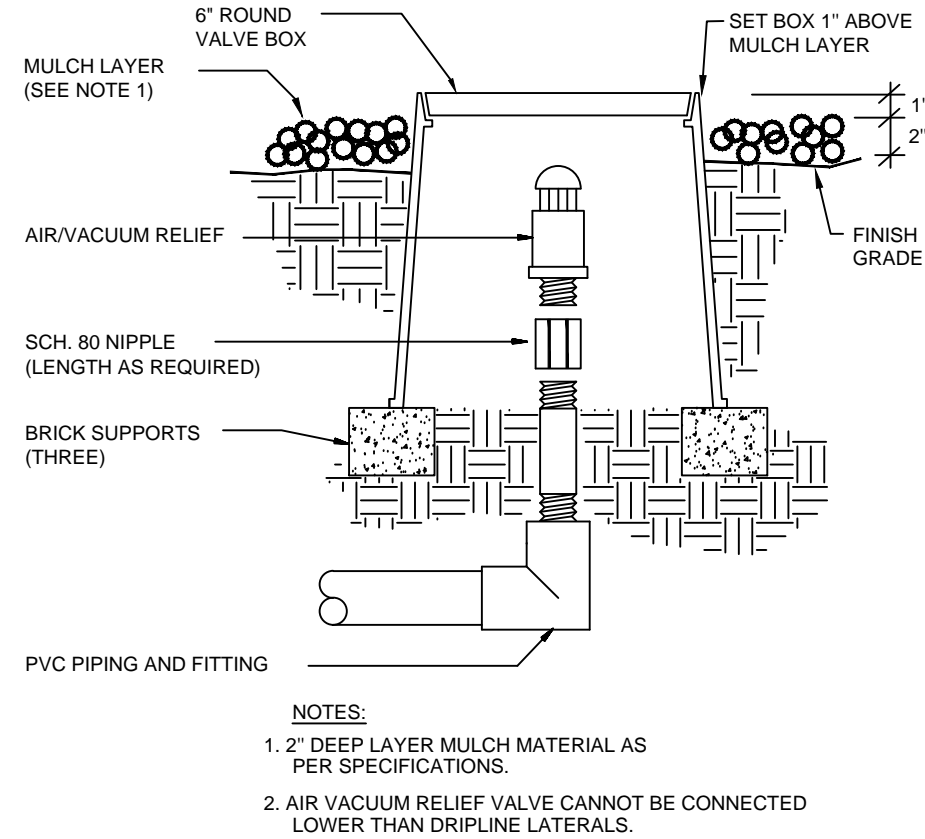
NOTES:
ALL SLEEVES TO BE SCH 40 PVC. SIZE ALL SLEEVES PER SLEEVING CHART ON PLANS. EXTEND SLEEVES 12\"/>



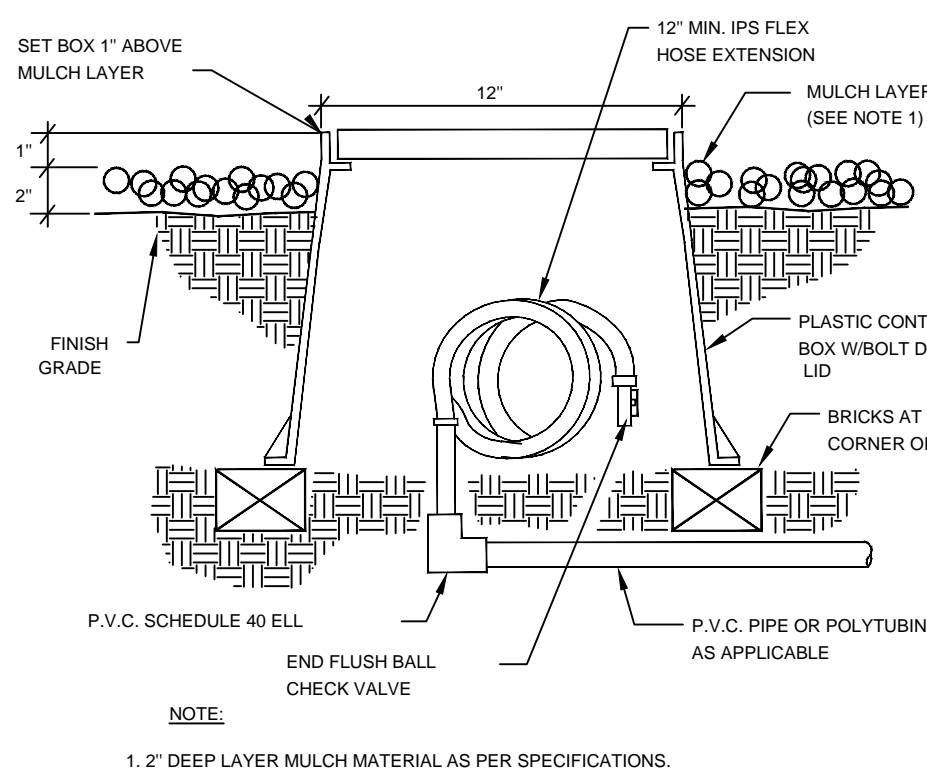
NOTES:
BUNDLE AND TAPE WIRES AT 12\"/>



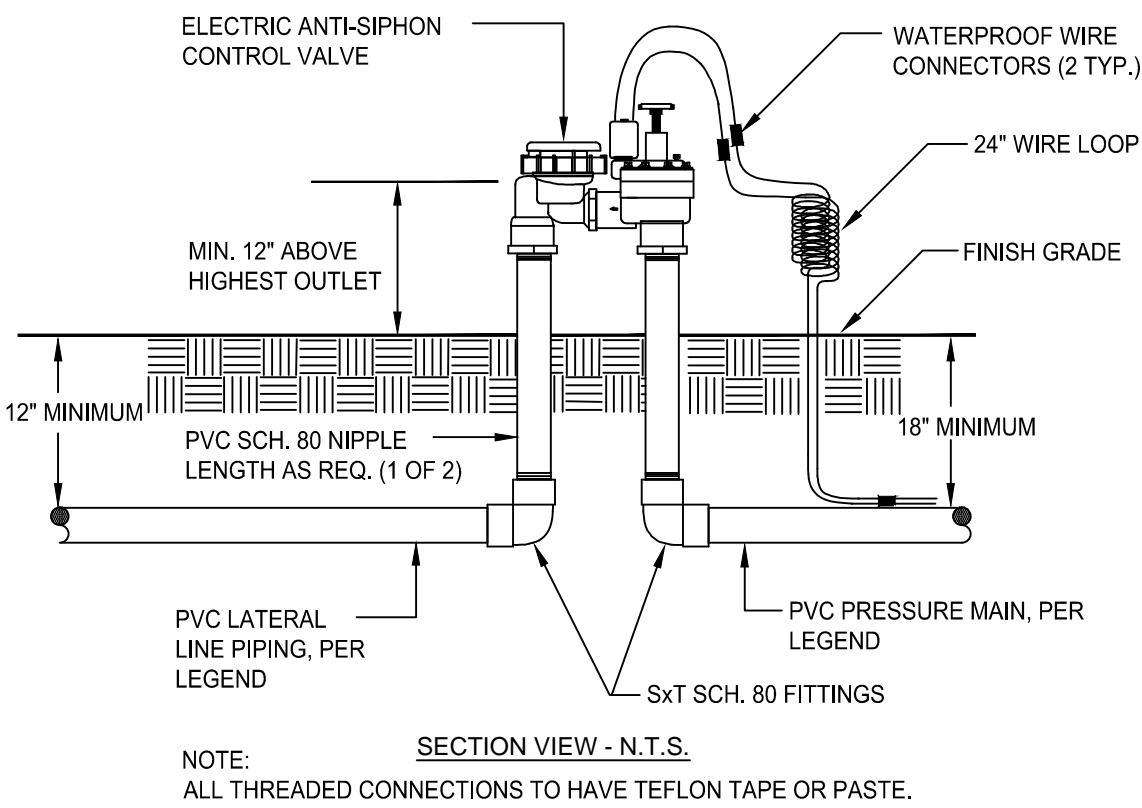
5 | DRIP ANTI-SIPHON VALVE



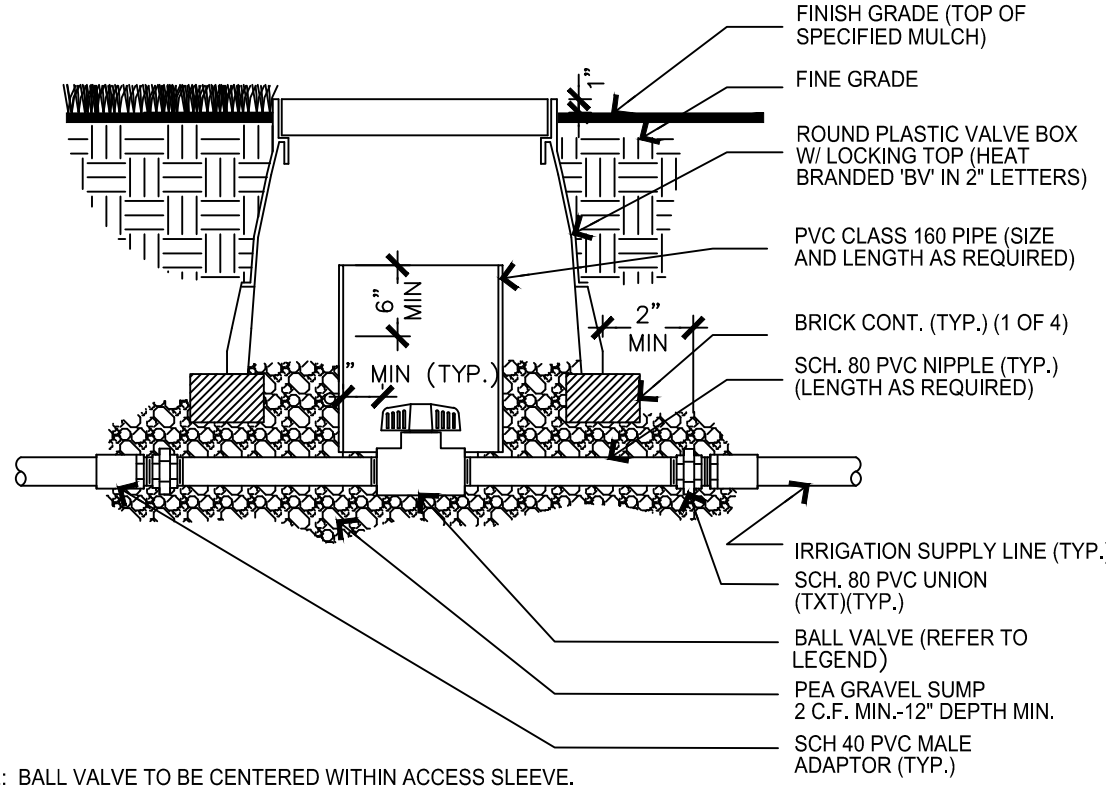
NOTES:
1. 2\"/>



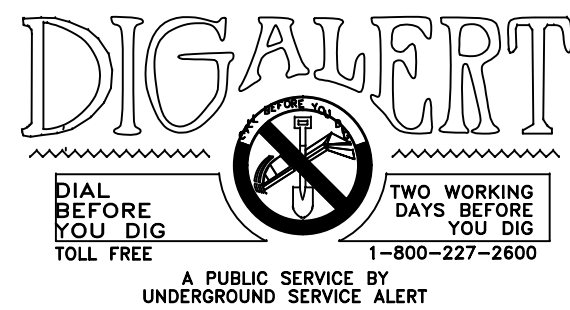
NOTE:
1. 2\"/>



NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.



NOTE: BALL VALVE TO BE CENTERED WITHIN ACCESS SLEEVE. NOTE: SET BOX 3\"/>



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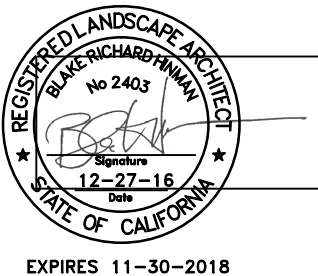
BRAD FAGRELL, R.C.E. 43920
CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18

DATE



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

28052 Camino Capistrano,
Suite 211
Laguna Niguel, CA 92677
Phone: 949.683.1941
Fax: 949.347.8305

SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

IRRIGATION DETAILS

SHEET
8

OF
13
SHEETS

FILE NO.
ID-2

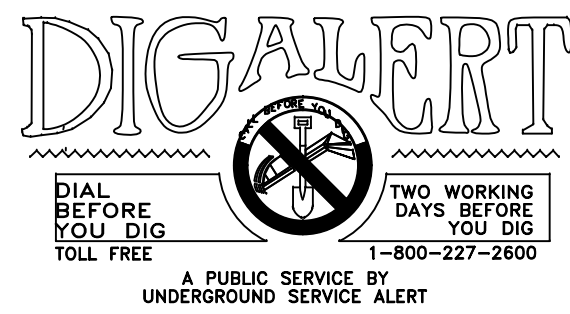
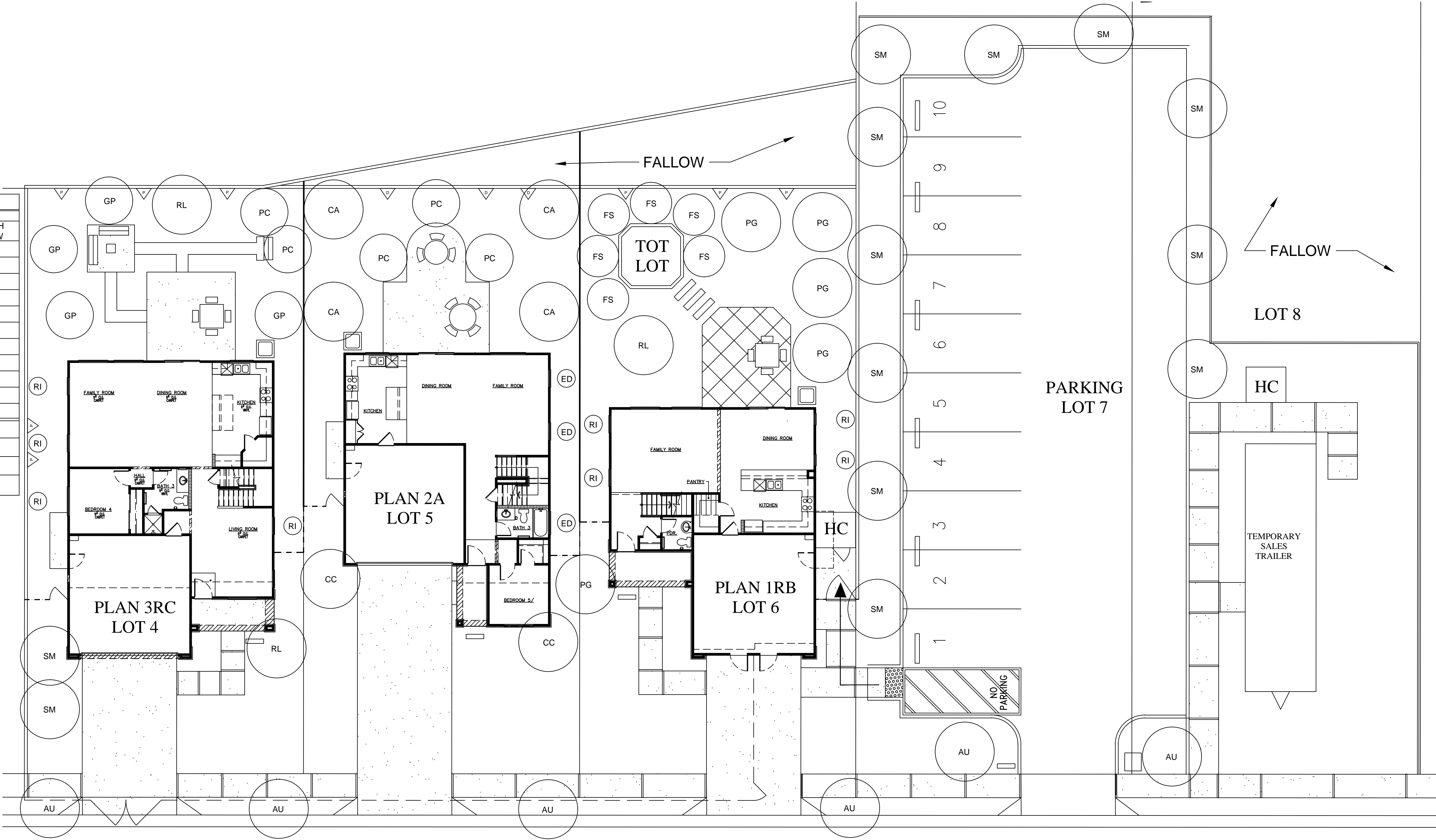
PLOT DATE: DECEMBER 27, 2016

PLANTING SCHEDULE

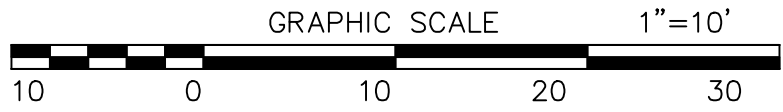
TREES						
SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOL	GROWTH SIZE H/W
AU	ARBUTUS UNEDO	STRAWBERRY TREE	3	24" BOX	L	20' x 20'
CC	CINNAMOMUM CAMPHORA	CAMPHOR TREE	2	24" BOX	M	50' x 60'
CA	CUPANOPSIS ANACARDIODES	CARROT WOOD	4	24" BOX	M	40' x 30'
ED	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	3	24" BOX	M	20' x 20'
FS	FEUOA SELLOWIANA	PINEAPPLE GUAVA	6	24" BOX	L	20' x 20'
GP	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	10	24" BOX	M	27' x 20'
PG	PODOCARPUS GRACILIOR	FERN PINE	5	24" BOX	M	40' x 15'
PC	PRUNUS CAROLINIANA	CAROLINA CHERRY	5	24" BOX	M	25' x 20'
RI	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY HAWTHORN	8	24" BOX	M	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						
D	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	2	5 GAL.	M	25' H
P	PANDOREA JASMINOIDES	BOWER VINE	3	5 GAL.	M	25' H

NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.

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. SUITE 103 BURLINGAME CA 92010 CITY STANDARD "608. INSTALL LINEAR ROOT BARRIERS PER CITY STANDARDS OR BIO BARRIER



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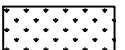

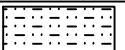
TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

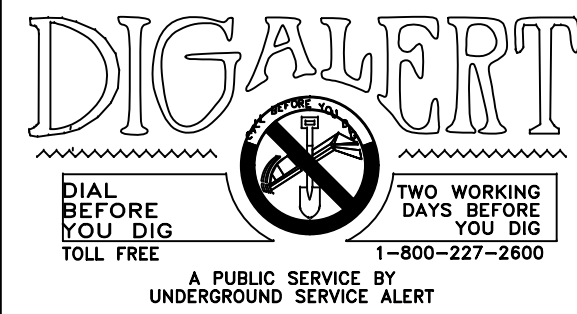
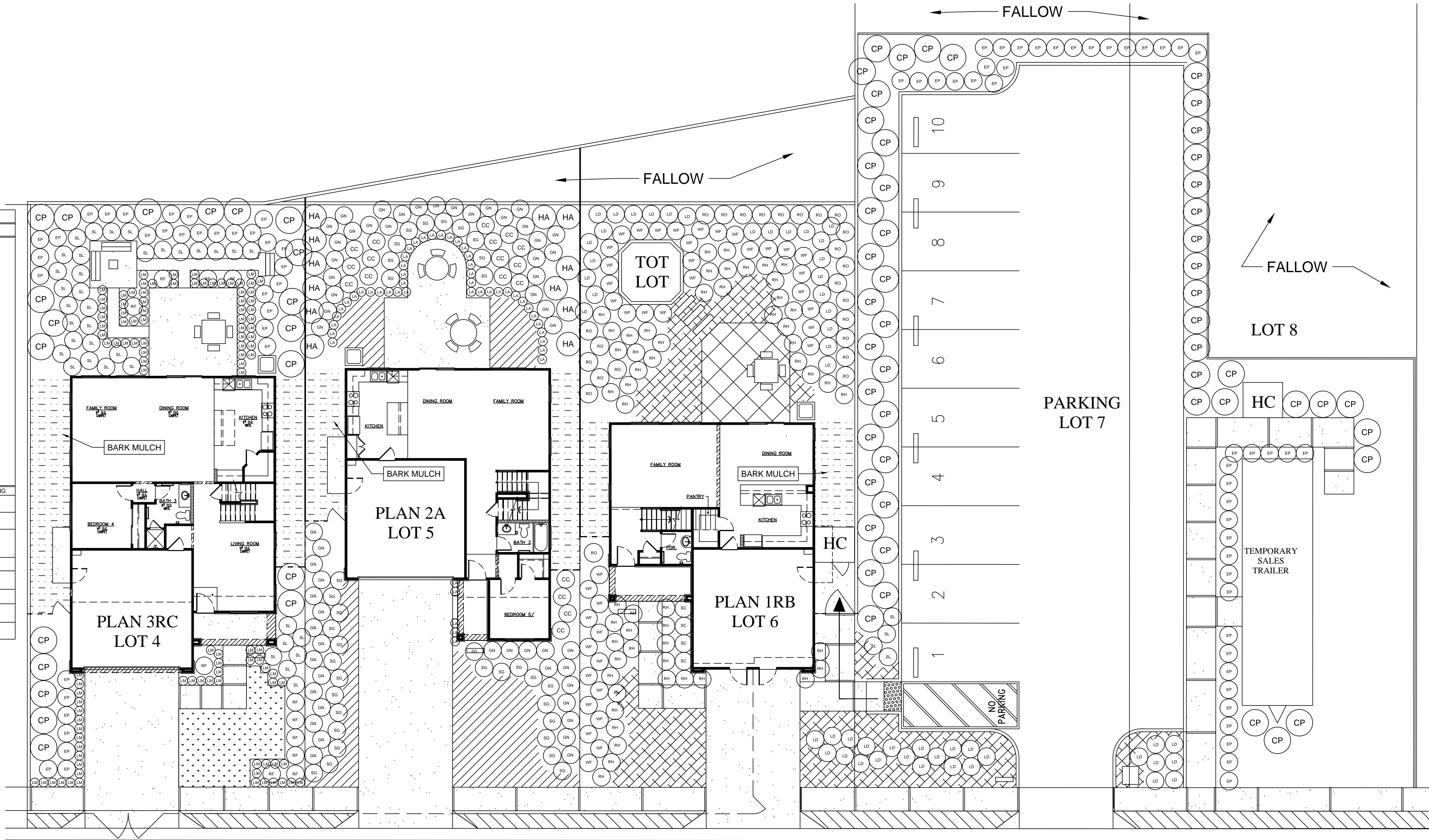
TREE PLANTING PLAN

SHEET	9
OF	13 SHEETS
FILE NO.	P-1

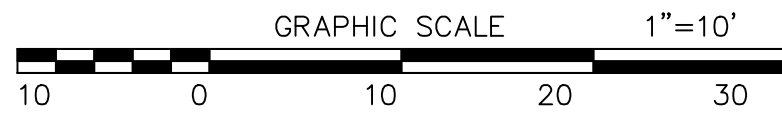
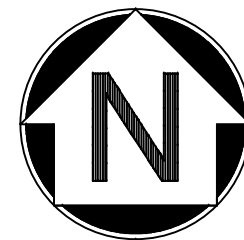
PLOT DATE DECEMBER 27 2016

PLANTING SCHEDULE

SHRUBS							
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 'NOELLI'	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'	
GROUNDCOVERS						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						
PARKWAY							
	BACCHARIS P. PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	34	1 GAL.	L	15' x 8'	4'
PARKWAY							
	3" SHREDDED BARK MULCH						
NOTE TO CONTRACTOR: IF GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS DOES NOT MATCH QUANTITIES IN PLANT LIST, GRAPHIC REPRESENTATION OF PLANTINGS ON PLANS WILL GOVERN.							



PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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 THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



MARK	REVISIONS	APPR.	DATE

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.

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

DATE

PREPARED UNDER THE SUPERVISION OF:

BLAKE HINMAN
EXPIRATION DATE: 11-30-18

DATE



PLANS PREPARED BY:

LANTEX
Landscape Architecture Inc.
Land Planning & Landscape Architecture

28052 Camino Capistrano,
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Phone: 949.683.1941
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SCALE: AS SHOWN

DATE:

CITY OF LAKE ELSINORE

TRACT NO. 32996
MODEL COMPLEX AND SALES TRAILER
LANDSCAPE PLAN

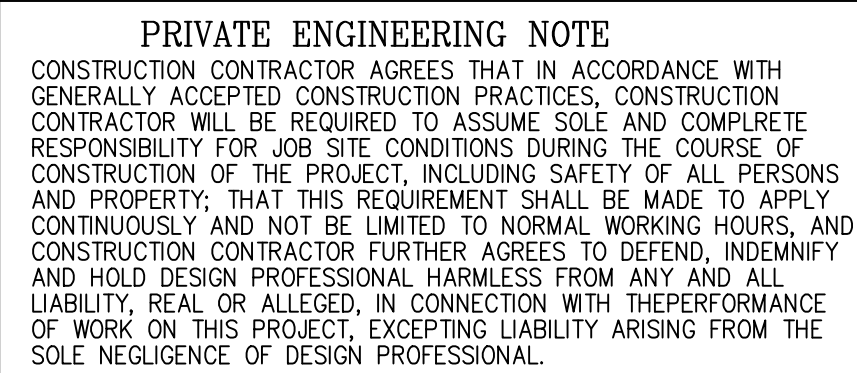
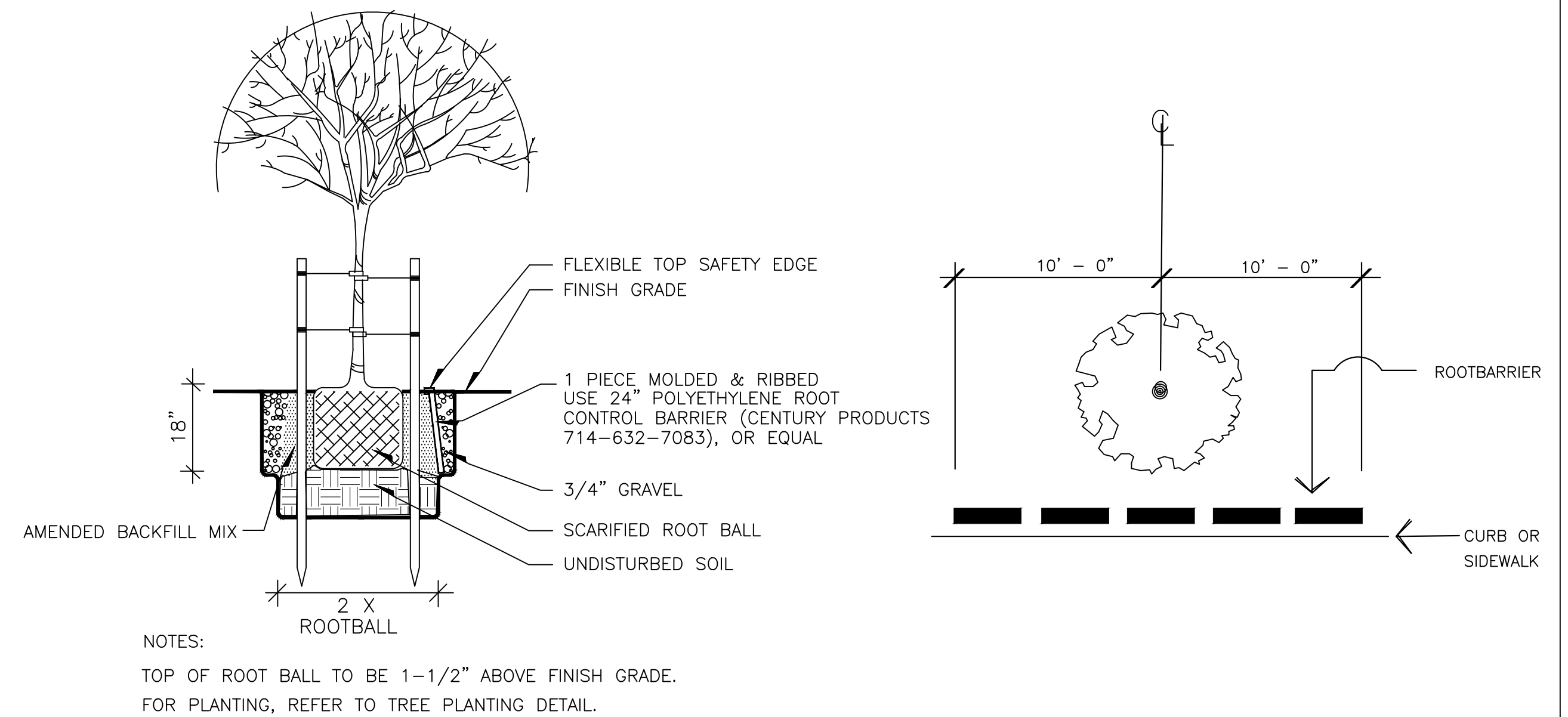
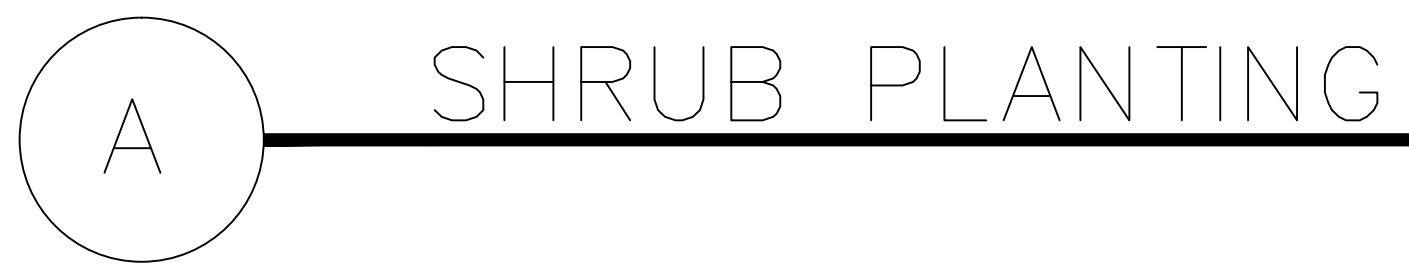
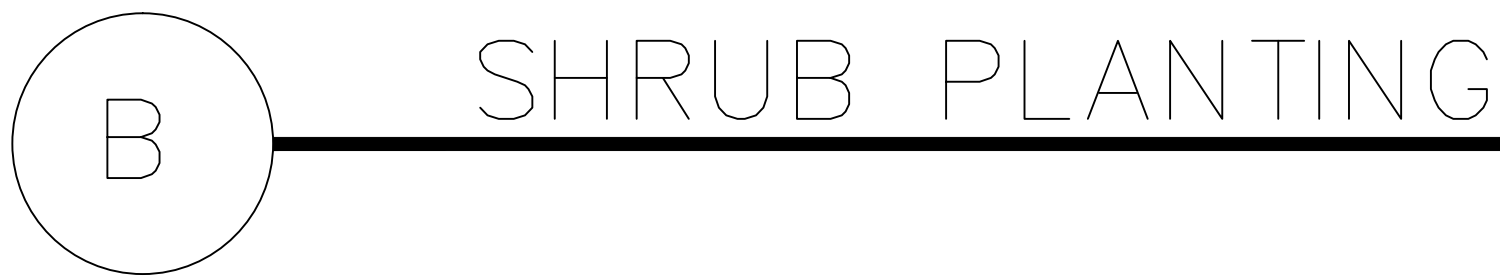
SHRUB PLANTING PLAN

SHEET
10

OF
13
SHEETS

FILE NO.
P-2

PLOT DATE DECEMBER 27 2016



MARK		REVISIONS		APPR.	DATE	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:	<div><div>REGISTERED LANDSCAPE ARCHITECT No 2405 BLAKE HINMAN 12-27-18 STATE OF CALIFORNIA</div><div>EXPIRES 11-30-2018</div></div>	PLANS PREPARED BY:		<div><div>LANTEX</div><div>Landscape Architecture Inc. Land Planning & Landscape Architecture</div><div>28052 Camino Capistrano, Suite 211 Laguna Niguel, CA 92677 Phone: 949.683.1941 Fax: 949.347.8305</div></div>	CITY OF LAKE ELSINORE		SHEET	11						
															TRACT NO. 32996	MODEL COMPLEX AND SALES TRAILER	LANDSCAPE PLAN	OF	13	SHEETS	
						BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	DATE		BLAKE HINMAN EXPIRATION DATE: 11-30-18	DATE		SCALE: AS SHOWN			PLANTING DETAILS	FILE NO.	SP-1				
												DATE:									

SECTION 02810 LANDSCAPE IRRIGATION PART 1 - GENERAL 1.1 Summary		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.	
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.		1.6 Inspections	
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.		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.	
1.2 Construction Drawings		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.	
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.		C. Inspections will be required for the following at a minimum:	
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.		1. System layout	
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.		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.	
1.3 Quality Assurance		3. Coverage test of irrigation system. Test shall be performed prior to any planting.	
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.		4. Final inspection prior to start of maintenance period	
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.		5. Final acceptance	
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. 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.	
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. 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.	
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.		1.7 Storage and Handling	
1.4 Submittals		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.	
A. Materials List:		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. 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.		1.8 Cleanup and Disposal	
2. The submittals shall include the following information:		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.	
a. A title sheet with the job name, the contractors name, contractor's address and telephone number, submittal date and submittal number.		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.	
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.		1.9 Completion	
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.		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.	
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.		B. The Owner's authorized representative shall have final authority on all portions of the work.	
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.		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.	
f. Submittal format requirements:		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.	
g. Submittals shall be provided as one complete package for the project. Multiple partial submittals will not be reviewed.		1.10 Guarantee	
h. Submittal package shall be stapled or bound in such a way as to allow for disassembly for review processing.		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.	
i. Submittal package shall have all pages numbered in the lower right hand corner. Page numbers shall correspond with submittal index.		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.	
3. The Landscape Architect or Owner's authorized representative will allow no substitutions without prior written acceptance.		C. Guarantee shall be submitted on Contractors own letterhead as follows:	
4. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.		GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM	
5. The Landscape Architect or Owner's authorized representative will not review the submittal package unless provided in the format described above.		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.	
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.		PROJECT NAME: PROJECT LOCATION: CONTRACTOR NAME: ADDRESS: TELEPHONE: SIGNED: DATE:	
1. Provide a written statement indicating the reason for making the substitution.		PART 2 - MATERIALS	
2. Provide catalog cut sheets, technical data, and performance information for each substitute item.		2.1 Summary	
3. Provide in writing the difference in installed price if the item is accepted.		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.	
1.5 Existing Conditions		2.2 Pipe	
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.		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.	
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.		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. 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.		2.3 Metal Pipe and Fittings	
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.		A. Brass pipe shall be 85 percent red brass, ANSI, IPS Standard 125 pounds, Schedule 40 screwed pipe.	
4. The Irrigation Contractor shall coordinate with the General Contractor for installation of required sleeving as shown on the plans prior to paving operations.		B. Fittings shall be medium brass, screwed 125-pound class.	
5. The Contractor shall verify and be familiar with the existing irrigation systems in areas adjacent to and within the Project area of work.		C. Copper pipe and fittings shall be Type "K" sweat soldered.	
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.		2.4 Plastic Pipe and Fittings	
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.		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.	

D. All threaded nipples shall be standard weight Schedule 80 with molded threads and shall conform to ASTM D1785.		3.4 Piping	
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.		A. Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. No hydraulic driving is permitted under asphalt pavement.	
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.		1. Cutting or breaking of existing pavement is not permitted.	
2.5 Valves		2. Carefully inspect all pipe and fittings before installation, removing dirt, scale, burrs, and reaming. Install pipe with all markings up for visual inspection and verification.	
A. Ball Valves:		3. Remove all dented and damaged pipe sections.	
1. Ball valves shall be of the manufacturer, size, and type indicated on the drawings.		4. All lines shall have a minimum clearance of 4 inches from each other and 12 inches from lines of other trades.	
2. All ball valves shall have a minimum working pressure of not less than 150 PSI and shall conform to AWWA standards.		5. Parallel lines shall not be installed directly over each other.	
A. Automatic Control Valves:		6. In solvent welding, use only the specified primer and solvent cement and make all joints in strict accordance with the manufacturer's recommended methods including wiping all excess solvent from each weld. Allow solvent welds at least 15 minutes setup time before moving or handling and 24 hours curing time before filling.	
1. Automatic control valves shall be of the manufacturer, size, and type indicated on the drawings.		7. PVC pipe shall be installed in a manner, which will provide for expansion and contraction as recommended by the pipe manufacturer.	
2. Automatic control valves shall be electrically operated.		8. Centerload all plastic pipe prior to pressure testing.	
2.6 Valve Boxes		9. All threaded plastic-to-plastic connections shall be assembled using Teflon tape or Teflon paste.	
A. Valve boxes shall be fabricated from a durable, weather-resistant plastic material resistant to sunlight and chemical action of soils.		10. For plastic-to-metal connections, work the metal connections first. Use a non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise. All plastic-to-metal connections shall be made with plastic female adapters.	
B. The valve box cover shall be green in color and secured with a hidden latch mechanism or bolts.		3.5 Controller	
C. The cover and box shall be capable of sustaining a load of 1,500 pounds.		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.	
D. Valve box extensions shall be by the same manufacturer as the valve box.		1. The Irrigation Contractor shall be responsible for the final electrical hook up to the irrigation controller.	
E. The plastic irrigation valve box cover shall be an overlapping type.		2. The irrigation system shall be programmed to operate during the periods of minimal use of the design area.	
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.		3.6 Control Wiring	
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.		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.	
2.7 Automatic Controller		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.	
A. Automatic controller shall be of the manufacturer, size, and type indicated on the drawings.		2. All connections shall be of an approved type and shall occur in a valve box. Provide an 18-inch service loop at each connection.	
B. Controller enclosure shall be of the manufacturer, size, and type indicated on the drawings.		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.	
2.8 Electrical		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.	
A. All electrical equipment shall be NEMA Type 3, waterproofed for exterior installations.		3.7 Valves	
B. All electrical work shall conform to local codes and ordinances.		A. Automatic control valves, quick coupler, and gate valves are to be installed in the approximate locations indicated on the drawings.	
2.9 Low Voltage Control Wiring		1. Valve shall be installed in shrub areas whenever possible.	
A. Remote control wire shall be direct-burial AWG-UF type, size as indicated on the drawings, and in no case smaller than 14 gauge.		2. Install all valves as indicated in the detail drawings.	
B. Connections shall of the manufacturer, size, and type indicated on the drawings.		3. Valves to be installed in valve boxes shall be installed one valve per box.	
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).		3.8 Valve Boxes	
2.13 Irrigation Heads and Drip Emitters		A. Valve boxes shall be installed in shrub areas whenever possible.	
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.		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.	
B. Irrigation heads and drip emitters shall be used as indicated on the drawings.		3.9 Irrigation Heads and Drip Tubing	
C. Irrigation heads shall have purple reclaimed water warning cover.		A. Irrigation heads and drip tubing shall be installed as indicated on the drawings.	
2.14 Drip Irrigation Equipment		1. Spacing of heads and drip tubing shall not exceed maximum indicated on the drawings.	
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. Riser nipples shall be of the same size as the riser opening in the sprinkler body.	
2.11 Miscellaneous Equipment		3.11 Miscellaneous Equipment	
A. Landscape Fabric:		A. Install all assemblies specified herein according to the respective detail drawings or specifications, using best standard practices.	
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.		1. Install devices such as rain sensors as indicated on the drawings and as recommended by the manufacturer.	
2. Type: DeWitt Pro 5 Weed Barrier or approved equal.		3.12 Flushing the System	
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.		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.	

PART 3 - EXECUTION

3.1 Site Conditions

A. Inspections:

- 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.
- 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:

- In the event of discrepancy, immediately notify the Landscape Architect or Owner's authorized representative.
- Do not proceed with installation in areas of discrepancy until all discrepancies have been resolved.

C. Grades:

- 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.
- Final grades shall be accepted by the Engineer before work on this section will be allowed to begin.

D. Field Measurements:

- 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.
- All scaled dimensions are approximate. The Contractor shall check and verify all size dimensions prior to proceeding with work under this section.
- 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:

- 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.

3.3 Backfilling

- Backfill material on all lines shall be the same as adjacent soil free of debris, litter, and rocks over 1/2 inch in diameter.

- 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.

- Flooding in lieu of tamping is not allowed.

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

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

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE 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 THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

END OF SECTION

PART 1 - GENERAL

- 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.

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

- 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.

- 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 site.
 - 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. Store 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 loam, 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.

- A. All plants shall be well formed, vigorous, true type, and free from disease, insects and defects such as knots, sunscald, 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 shall be removed from the site immediately and replaced with suitable plants.

A. The Contractor 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.

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./1.00sf.

- 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: Kellogg's Fir Bark (0-1/4")

- 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.

- 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.

- 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.

- 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 1,000 sq. ft.
 2. Fertilizer: 200 lbs. per 1,000 sq. ft.
 3. Agricultural Gypsum: 50 lbs. per 1,000 sq. ft.

- 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.

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.

- A. Prune only as necessary to remove injured twigs and branches, deadwood and suckers.
- B. Prune plants in accordance with standard horticultural practice. Pruning should 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.

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.

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 % of their original 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. Finish grading prior to planting.
5. Final construction inspection prior to maintenance.
6. Final acceptance at the end of maintenance period.

- A. Project maintenance consists of a minimum 30-day plant 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 beyond 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 maintain 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 adequately 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 than 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.

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.

B. Exterminate gophers and moles by trapping and repair damage by filling with topsoil and leveling. Re-seed damage done to lawn areas.

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.

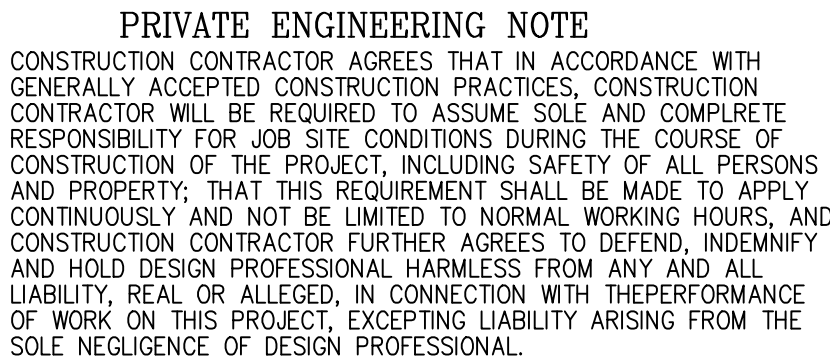
B. The following maintenance inspections are required:

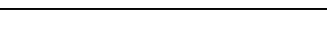
1. At the end of the 30 calendar day establishment period and prior to the start of the 60 calendar day project maintenance period, the Contractor will be required to have a complete inspection and approval of all landscape construction items.
2. At 60th calendar day.
3. At completion of the maintenance period.

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 amendments.
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



MARK	REVISIONS	APPR.	DATE	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:  BLAKE HINMAN EXPIRATION DATE: 11-30-18	PLANS PREPARED BY: LANTEX Landscape Architecture Inc. Land Planning & Landscape Architecture 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	13
								OF	13
								SHEETS	
								FILE NO.	
				BRAD FAGRELL, R.C.E. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	DATE			PLANTING SPECIFICATIONS	PD-1

PI OT DATE DECEMBER 27 2016