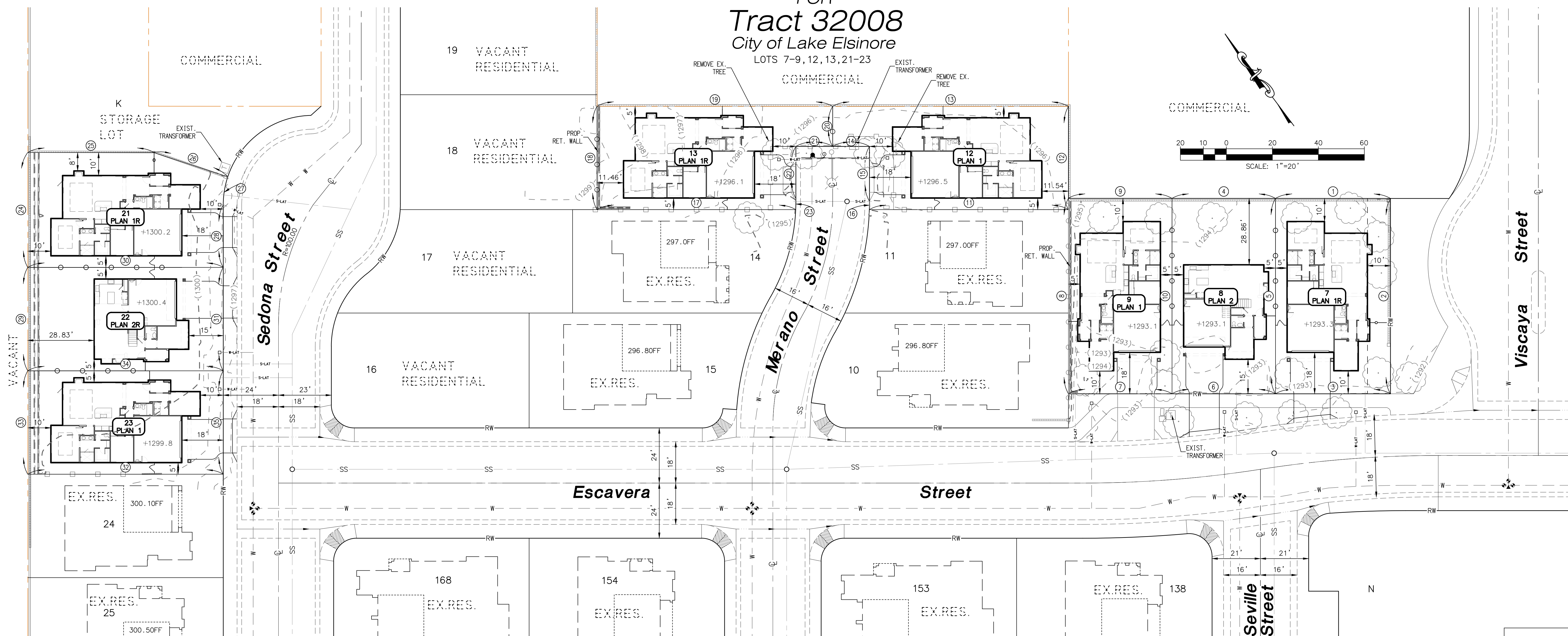


Site Plan
FOR
Tract 32008
City of Lake Elsinore



PLAN-1

NOTES:

1. ARCHITECTURAL PLANS OBTAINED FROM BASSENIAN LAGONI ON 4-10-18
2. DRIVEWAY LOCATIONS ARE SHOWN PER APPROVED PLANS. EXACT LOCATIONS WILL BE SURVEYED

Owner / Applicant

SILVER ROCK DEVELOPMENT, INC.
P.O. BOX 2399
RANCHO MIRAGE, CA 92270
(760) 799-6344
ETHAN MEZRAHI

Engineer

RENCIVIL
25631-B ADDISON ST
MURRIETA, CA 92562
(951)696-9902

Architect

BASSENIAN LAGONI
2031 ORCHARD DRIVE SUITE 100
NEWPORT BEACH, CA 92660
(949)553-9100 ATT: BRIAN CAMERON

Site Notes:

Utilities

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE ROAD
MENIFEE, CA 92543
(951)674-3146

GAS: THE GAS COMPANY
1981 W. LUGONIC AVE.
REDLANDS, CA 92374
(951) 335-7828

CABLE: AT&T BROADBAND
556 BIRCH STREET
LAKE ELSINORE, CA 92530
(888) 255-5789

School Dist

School District
LAKE ELSINORE UNIFIED
PHONE: (951) 253 7000

TELEPHONE: VERIZON
150 S. JUANITA ST.
HEMET, CA 92543
(951) 929-9464

SEWER, WATER & FIRE:
EVMWD
31315 CHANEY ST.
LAKE ELSINORE, CA 92530
(951) 674-3146

Fence Legend

Zoning

EXISTING: SP

APN's

379-480-001,002,003,006,007
379-480-015,016,017

Legal Description

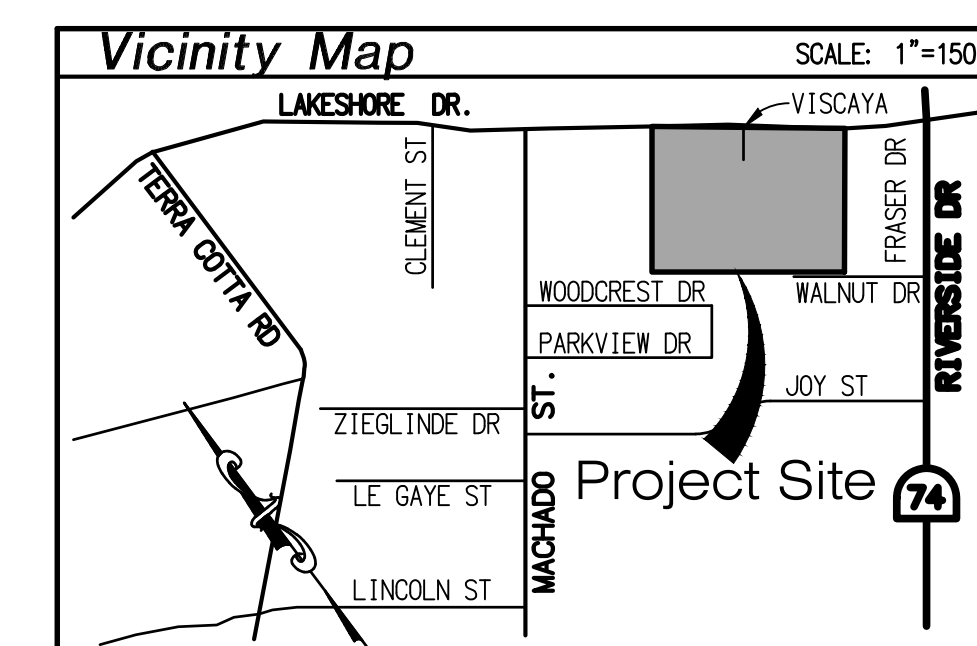
LOTS 7,8,9,12,13,21,22 AND 23 OF TRACT 32008 AS
SHOWN BY MAP RECORDED IN BOOK 386 PAGES 21-27
RECORDS OF RIVERSIDE COUNTY RECORDER




EXISTING 6' H WOOD FENCE
EXISTING 6' H WROUGHT IRON FENCE
PROPOSED 6' H WOOD FENCE
EXISTING 6' H BLOCK WALL
EXISTING 2' H RETAINING WALL

BOUNDARY DATA TABLE						
NO	BEARING/DELTA	LENGTH	RADIUS			
1	N 53°05'19" W	50.00'	--	17	N 53°06'09" W	86.38'
2	N 36°53'51" E	85.01'	--	18	N 36°53'51" E	44.95'
3	N 53°06'09" W	50.00'	--	19	N 53°05'19" W	102.46'
4	N 53°05'19" W	45.00'	--	20	N 36°53'51" E	17.43'
5	N 36°53'51" E	85.03'	--	21	N 53°06'09" W	16.00'
6	N 53°05'19" W	45.00'	--	22	N 36°53'51" E	23.87'
7	N 53°06'59" W	45.02'	--	23	Δ=02°28'41"	3.62'
8	N 36°53'51" E	85.15'	--	24	N 36°53'51" E	50.00'
9	N 52°57'41" W	45.02'	--	25	N 53°06'09" W	54.84'
10	N 36°53'51" E	85.15'	--	26	N 34°44'29" W	33.85'
11	N 53°06'09" W	86.60'	--	27	Δ=18°13'46"	12.41'
12	N 36°53'51" E	44.90'	--	28	N 36°54'27" E	27.14'
13	N 53°05'19" W	102.54'	--	29	N 36°53'51" E	45.00'
14	N 53°06'09" W	16.00'	--	30	N 53°06'09" W	85.00'
15	N 36°53'51" E	23.87'	--	31	N 36°53'51" E	45.00'
16	Δ=01°47'47"	3.63'	115.63'	32	N 53°06'09" W	85.00'
				33	N 36°53'51" E	45.00'
				34	N 53°06'09" W	85.00'
				35	N 36°53'51" E	45.00'

BUILDING INFORMATION

PLAN	SIZE	STORIES	BEDROOMS	COVERAGE
1	1,503	1	3	0.52
2	1,976	2	4	0.35



MARK	REVISIONS	APPR.	DATE	<p>THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND A PERMIT MAY BE ISSUED</p> <p>BRAD FAGRELL No. 42866 CITY ENGINEER CITY OF LAKE ELSINORE</p>	<p>PREPARED BY:</p> <p> RUDY E. NUNEZ R.C.E. C55955</p>	<p>5/23/18</p> <p>DATE</p>	<p>SEAL</p> 	 <p>ENGINEERING • SURVEYING • LAND PLANNING</p> <p>25631-B ADDISON ST., MURRIETA CA, 92562 PHONE: 951.686-9902 FAX: 951.686-9961</p>	<p>CITY OF LAKE ELSINORE</p> <p>Grading Plan TRACT 32008 VISCAYA SITE PLAN</p>	<p>SHEET</p> <p>1 OF 1</p> <p>SHEET</p> <p>FILE No.</p> <p>4486</p>
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Precise Grading Plans

FOR Tract 32008 City of Lake Elsinore

LOTS 7-9, 12, 13, 21-23

Grading Notes

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LAKE ELSINORE MUNICIPAL CODE, CHAPTER 15.72 AND APPLICABLE STANDARDS AND SPECIFICATIONS AND THE LATEST EDITION OF THE UNIFORM BUSINESS CODE (U.B.C.), CHAPTER 33.
- A PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT, CITY OF LAKE ELSINORE, PRIOR TO ANY OPERATION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND U.S.A. ALERT (1-800-422-4133) 48 HOURS PRIOR TO GRADING.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF BEGINNING GRADING OPERATIONS.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER METHODS APPROVED BY THE CITY ENGINEER.
- CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, AND SHALL BE SHOWN ON THE PLAN.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, UNLESS OTHERWISE APPROVED, SHALL BE SHOWN ON THE PLAN, AND SHALL NOT HAVE LESS THAN 90% RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- FILLS SHALL BE COMPACTED THROUGHOUT TO 90% DENSITY AS DETERMINED BY THE MODIFIED FIVE (5) LAYER A.S.T.M. D-1557-70 TEST METHOD.
- FILL AREAS SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED, AND INSPECTED BY THE GRADING INSPECTOR AND APPROVED SOILS TESTING AGENCY PRIOR TO THE PLACING OF FILL.
- ALL FILL MATERIAL SHALL BE CLEAN EARTH. NO FILL SHALL BE PLACED UNTIL PREPARATION OF GROUND IS APPROVED BY THE SOILS ENGINEER.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 1/2" PER FOOT FOR A MINIMUM OF THREE (3) FEET, THEN 1% (MINIMUM) TO FLOW LINE OF EARTH SWALE.
- MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE 1% IF CUT OR FILL SLOPE IS LESS THAN TEN FEET (10'), AND 2% IF CUT OR FILL IS GREATER THAN TEN FEET (10'). DRAINAGE SWALES SHALL BE A MINIMUM OF 0.5' DEEP AND CONSTRUCTED A MINIMUM OF TWO FEET (2') FROM THE TOP OF CUT OR FILL SLOPES.
- PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- PROVIDE A BROW DITCH, DESIGNED TO HANDLE ONE HUNDRED (100) YEAR STORM FLOWS ALONG TOP OF CUT SLOPES.
- NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSE SHALL BE PERMITTED.
- A SOILS ENGINEER SHALL BE RETAINED BY THE DEVELOPER, TO SUPERVISE GRADING AND PROVIDE A FINAL SOILS REPORT WHICH INCLUDES FOUNDATION REQUIREMENTS (SUBDIVISIONS) AND EXPANSIVE CHARACTERISTICS OF THE SOIL.
- GRADING CERTIFICATION BY THE DEVELOPER'S CIVIL ENGINEER AND A FINAL COMPACTION REPORT BY A SOILS ENGINEER SHALL BE SUBMITTED TO THE BUILDING AND ENGINEERING DEPARTMENTS PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE GEOTECHNICAL INVESTIGATION DATED NOVEMBER 9, 2004, PREPARED BY LEIGHTON AND ASSOCIATES, INC. SHALL BE CONSIDERED PART OF THIS GRADING PLAN.
- A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION, WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO MEAN SEA LEVEL) SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED, THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/ GRADING.
- STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST 1.5 SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE BUILDING AND ENGINEERING DEPARTMENTS FOR OUT AND FILL SLOPES OVER THIRTY FEET (30') IN VERTICAL HEIGHT.
- A FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE (1') FOOT.
- IF STEEP SLOPING TERRAIN OCCURS UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED, AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO PLACEMENT OF FILL MATERIAL. SLOPES GREATER THAN 5: 1 ARE REQUIRED TO BE KEYED AND BENCHED.
- THE SOIL ENGINEER SHOULD INSPECT THE CONSTRUCTION IN THE FOLLOWING STAGES:
 - UPON COMPLETION OF CLEARING AND DURING EXCAVATION AND BEFORE BACK FILL OF ALLUVIAL, COLLUVIAL AND TERRACED AREAS AND ANY SUBSTRUCTURES.
 - DURING ALL ROUGH GRADING AND OPERATIONS INCLUDING PRE-COMPACTION, BENCHING AND FILLING OPERATIONS.
 - DURING INSTALLATION OF BUTTRESS AND CANYON SUB-DRAINS AND FILTER MATERIAL.
 - WHEN ANY UNUSUAL GRADING CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.

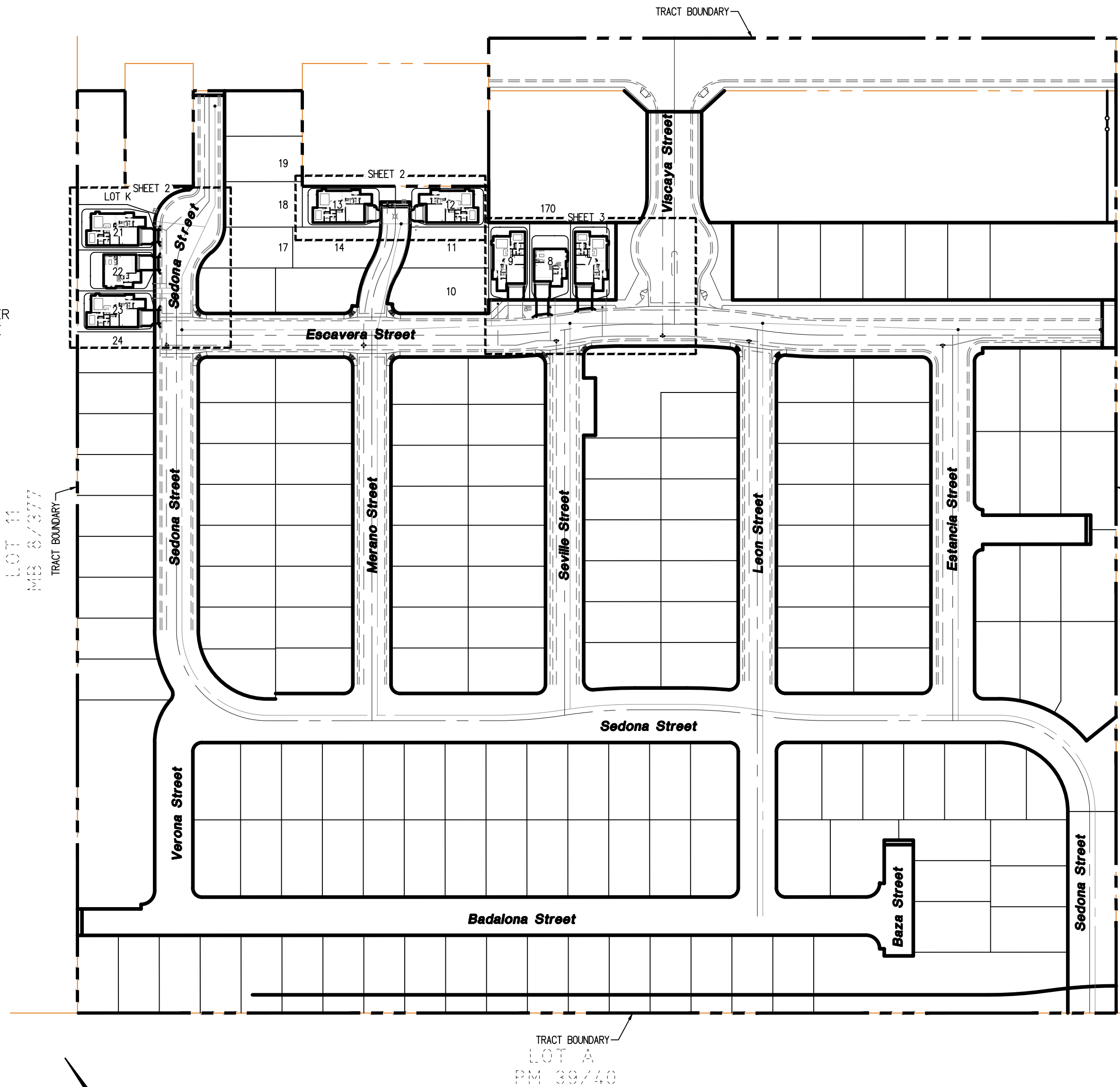
Grading Notes

CONTINUED

- EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT OR ANOTHER APPROVED GROUND COVER, AT TWELVE INCHES (12") ON CENTER. SLOPES OVER FIFTEEN FEET (15') IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS, OR COMBINATIONS THEREOF. SHRUBS SHALL BE PLANTED AT TEN FEET (10') ON CENTER; TREES AT TWENTY FEET (20') ON CENTER; COMBINATIONS FIFTEEN FEET (15') ON CENTER.
- SLOPES OVER THREE FEET (3') IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACK FLOW PREVENTION DEVICES PER U.B.C.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
- APPROVED EROSION PREVENTATIVE DEVICES SHALL BE PROVIDED AND MAINTAINED DURING THE RAINY SEASON AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- ALL WORK SHALL CONFORM TO THE CITY AND STATE CONSTRUCTION SAFETY ORDERS.
- THE LOCATION AND PROTECTION FOR ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- AN APPROVED SET OF GRADING PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
- ALL SLOPES SHALL BE PLANTED AND IRRIGATION FACILITIES SHALL BE PROVIDED FOR ALL SLOPES IN EXCESS OF THREE FEET (3') VERTICAL HEIGHT WITHIN NINETY (90) DAYS AFTER COMPLETION OF ROUGH GRADING AND SHALL BE IN ACCORDANCE WITH CITY OF LAKE ELSINORE GRADING ORDINANCE NO. 882 PRIOR TO THE APPROVAL OF FINAL INSPECTION.
- ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.
- THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE (1) BLUE TOP PER FINISHED PAD, PRIOR TO ROUGH GRADE APPROVAL.
- APPROXIMATE DATE OF: BEGINNING OPERATION: DEC, 2018 COMPLETION: JUNE, 2018.
- NO ROCK OR OTHER IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN THREE INCHES (3") WILL BE PLACED IN FILLS WITHIN ROADBED AREAS OR THREE FEET (3') OF FINISH GRADES. UNLESS THE LOCATION, MATERIALS, AND DISPOSAL METHODS ARE SPECIFICALLY APPROVED BY THE SOILS ENGINEER.
- THE ENGINEER MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE APPROVAL.
- A GRADING PERMIT WILL NOT BE ISSUED UNTIL ALL RETAINING WALLS ARE APPROVED BY THE BUILDING DEPARTMENT.
- THIS SITE HAS OBTAINED A NATIONAL POLLUTION PREVENTION ELIMINATION SYSTEM (NPDES) PERMIT TO REGULATE MUNICIPAL AND INDUSTRIAL STORM WATER DISCHARGES.
- NPDES PERMIT NUMBER: DATE PERMIT ISSUED: / /
- DRAINAGE EASEMENTS WILL BE KEPT CLEAR OF ALL OBSTRUCTIONS. NO BUILDINGS OR WALLS SHALL BE PLACED WITHIN EASEMENT LIMITS. TEMPORARY IMPROVEMENTS ARE SUBJECT TO REMOVAL AT OWNER'S EXPENSE.

Private Engineer's Notes To Contractor

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THIS DRAWING.
 - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE



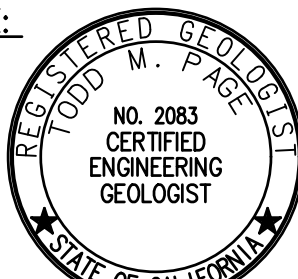
CONSTRUCTION NOTES

- RELOCATE EXISTING WATER METERSN/A OUTSIDE OF THE DRIVEWAY LOCATION PER SEPARATE PLANS
 - REMOVE EXISTING TREE14 EA
 - PROTECT EXISTING FENCEN/A
 - CONSTRUCT 6" HIGH WOOD FENCE PER SEPARATE PLANSN/A
 - EXIST RETAINING WALL PROTECT IN PLACEN/A
 - CONSTRUCT 4" THICK 3000 PSI CONCRETE DRIVEWAY.....3,000 SF TOOLED JOINTS AT 10' O/C MAX
 - REMOVE EXISTING ASPHALT PARKING LOT.....6,300 SF
 - CONSTRUCT 3' WIDE GATE PER SEPARATE PLANSN/A
 - REMOVE EXISTING WOOD FENCE.....120 LF
 - CONSTRUCT DEEPEND FOOTING647 LF
 - PROTECT EXISTING 16' WIDE DRIVEWAY APPROACH IN8 EA PLACE
- **AFTER REMOVING EXISTING ASPHALT PARKING LOT, RAISE PAD TO ELEVATION SHOWN.

Geotechnical Engineer

SOILS ENGINEER'S CERTIFICATE:

THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE REFERENCE GEOTECHNICAL REPORTS PREPARED FOR THIS DEVELOPMENT.



TODD M. PAGE CEG 2083 DATE



DAVID W. SKELLY R.C.E. 47857 DATE

GeoSoils Inc.
PH: 951-677-9651 FAX: 951-677-9301
GEOTECHNICAL REPORT NUMBER: WO 7446-A-SC MAY 2, 2018

Owner / Applicant

SILVER ROCK DEVELOPMENT, INC.
P.O. BOX 2399
RANCHO MIRAGE, CA 92270
(760) 799-6344
ETHAN MEZRAHI

School District

LAKE ELSINORE UNIFIED
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CABLE: AT&T BROADBAND
556 BIRCH STREET
LAKE ELSINORE, CA 92530
(888) 255-5789

Legal Description

LOTS 7,8,9,12,13,21,22 AND
23 OF TRACT 32008 AS SHOWN
BY MAP RECORDED IN BOOK 386
PAGES 21-27 RECORDS OF
RIVERSIDE COUNTY RECORDER

TELEPHONE: VERIZON
150 S. JUANITA ST.
HEMET, CA 92543
(951) 929-9464

SEWER, WATER & FIRE:
EVMWD
31315 CHANEY ST.
LAKE ELSINORE, CA 92530
(951) 674-3146

Legend

- BOUNDARY LINE
- CENTERLINE
- EXISTING GROUND CONTOUR
- DRAINAGE SWALE
- SEWER LINE
- WATER LINE
- STORM DRAIN LINE
- TOP OF SLOPE
- SLOPE RATIO
- TOE OF SLOPE
- PROPOSED GRADE
- EXISTING GRADE
- PROPOSED MANHOLE
- BACKWATER VALVE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- AIR VAC
- AC UNIT
- DEEPEND FOOTING

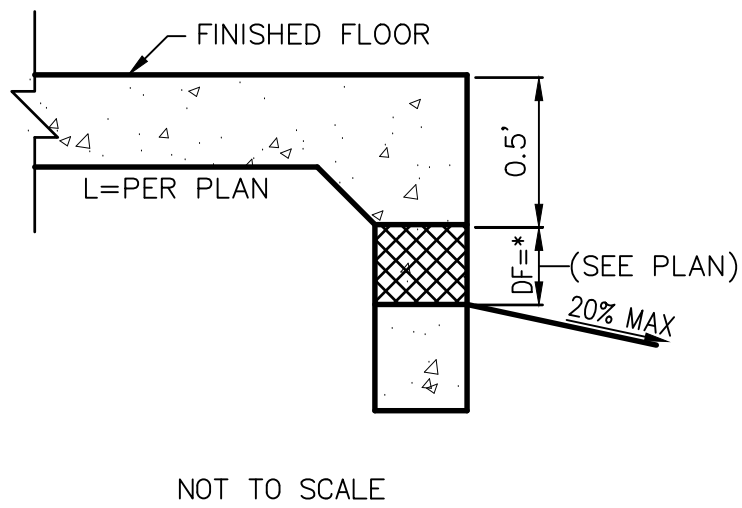
- RETAINING WALL *
- BLOCK WALL ON TOP OF RETAINING WALL *
- MASONRY WALL *
- WOOD FENCE *

* ALL FENCE AND WALLS ARE PER SEPARATE PLANS. SHOWN HERE FOR REFERENCE ONLY

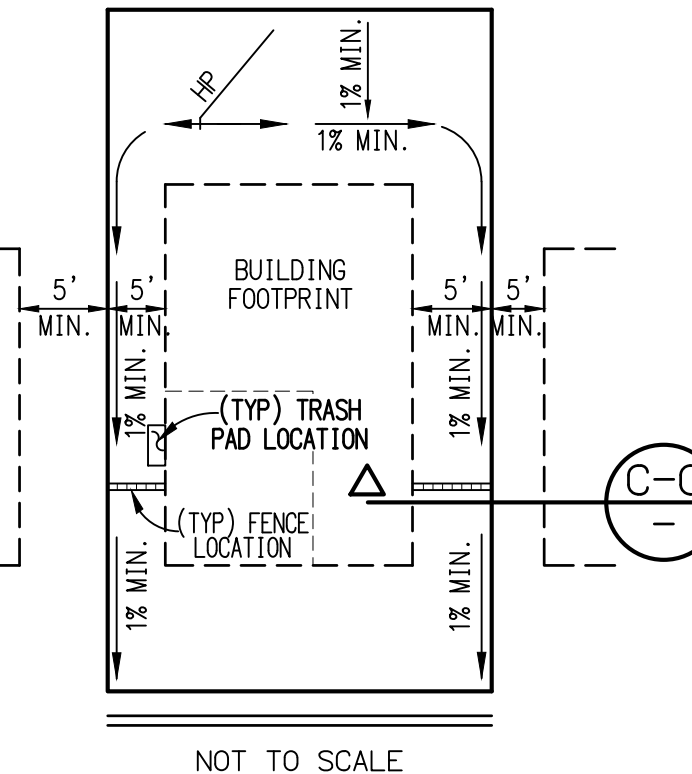
Abbreviations

- AC ASPHALTIC CONCRETE
- FF FINISH FLOOR
- FG FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FS FINISH SURFACE
- GF GARAGE FINISH FLOOR
- GP HIGH POINT
- INV INVERT
- LP LOW POINT
- MBO MODEL BUILT OUT
- MH MAN HOLE
- PAD PAD ELEVATION
- PL PROPERTY LINE
- RIM RIM ELEV OF MANHOLE
- SMH SEWER MANHOLE
- STA STATION
- ST-LT STREET LIGHT
- TC TOP OF CURB
- TF TOP OF FOOTING
- TW TOP OF WALL
- TWR TOP OF RETAINING WALL
- () EXISTING ITEM
- [] FUTURE ITEM
- (PP) EXISTING POWERPOLE

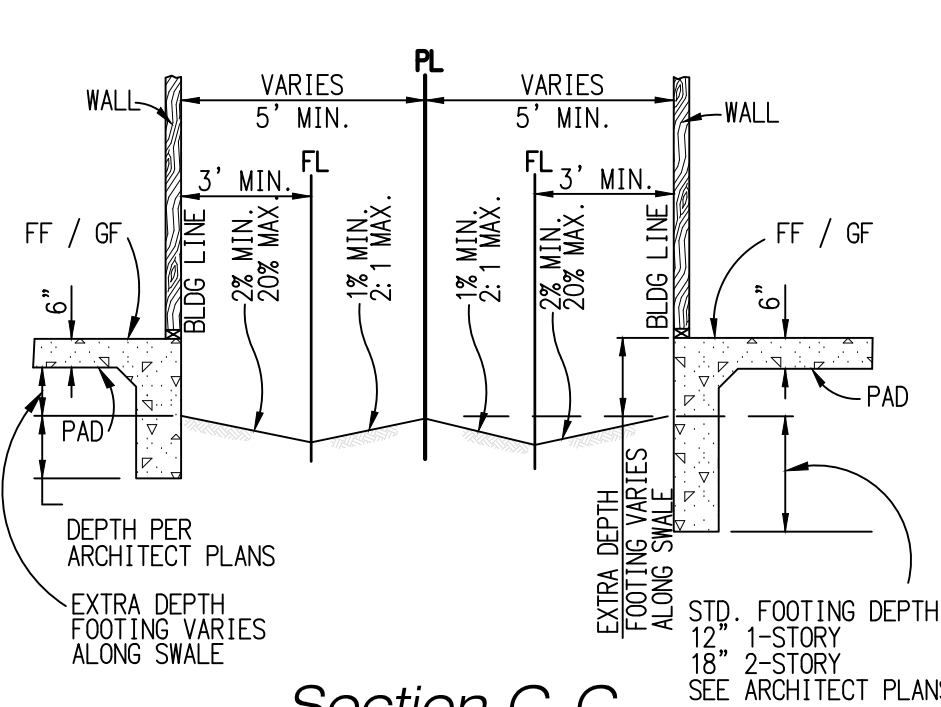
Deepened Footing Detail



Typical Lot Grading

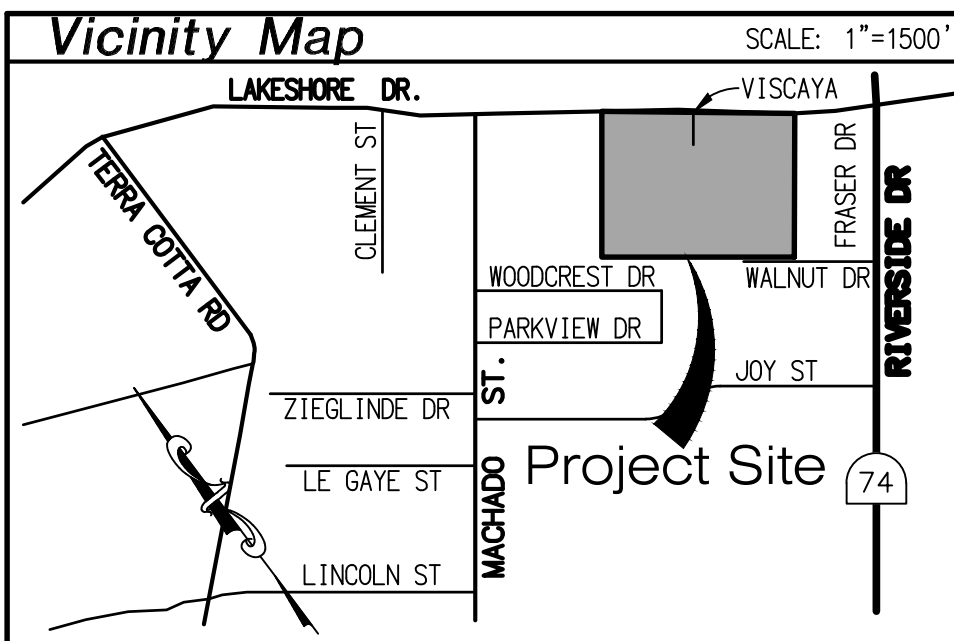


Typical Separate SideYard Detail



Section C-C

NOT TO SCALE



UNDERGROUND
SERVICE
ALERT
CALL: TOLL FREE
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

BENCHMARK DATUM:

2 3/4" BRASS DISK IN TOP OF CURB CALTRANS
BENCHMARK 13C93

ELEVATION= 1280.129

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE
CENTERLINE OF MACHADO
STREET AS SHOWN BY PM 74,
RIVERSIDE COUNTY RECORDS,
BEING NORTH 36°55'05" EAST

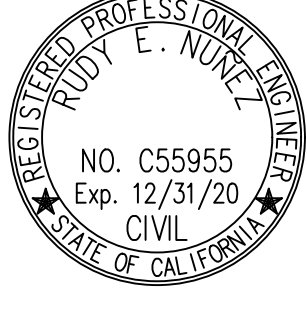
APPROVED BY:

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE
WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT
AND/OR CITY AND STATE LAWS AND A PERMIT MAY
BE ISSUED

CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

MARK REVISIONS APPR. DATE
DESIGNED BY DRAWN BY CHECKED BY



PREPARED UNDER THE
SUPERVISION OF:

R.C.E. C55955 Exp. 12/31/20
DATE 2-12-19

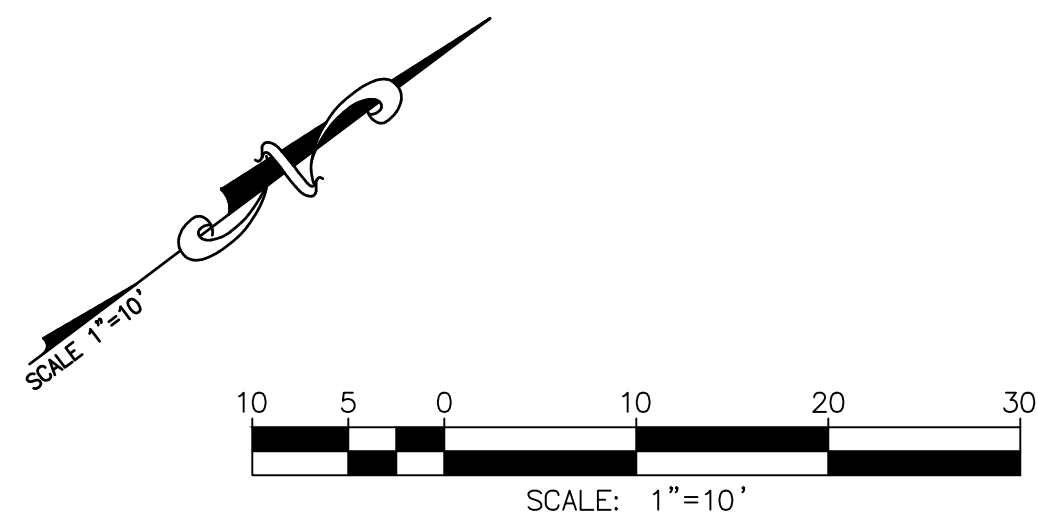
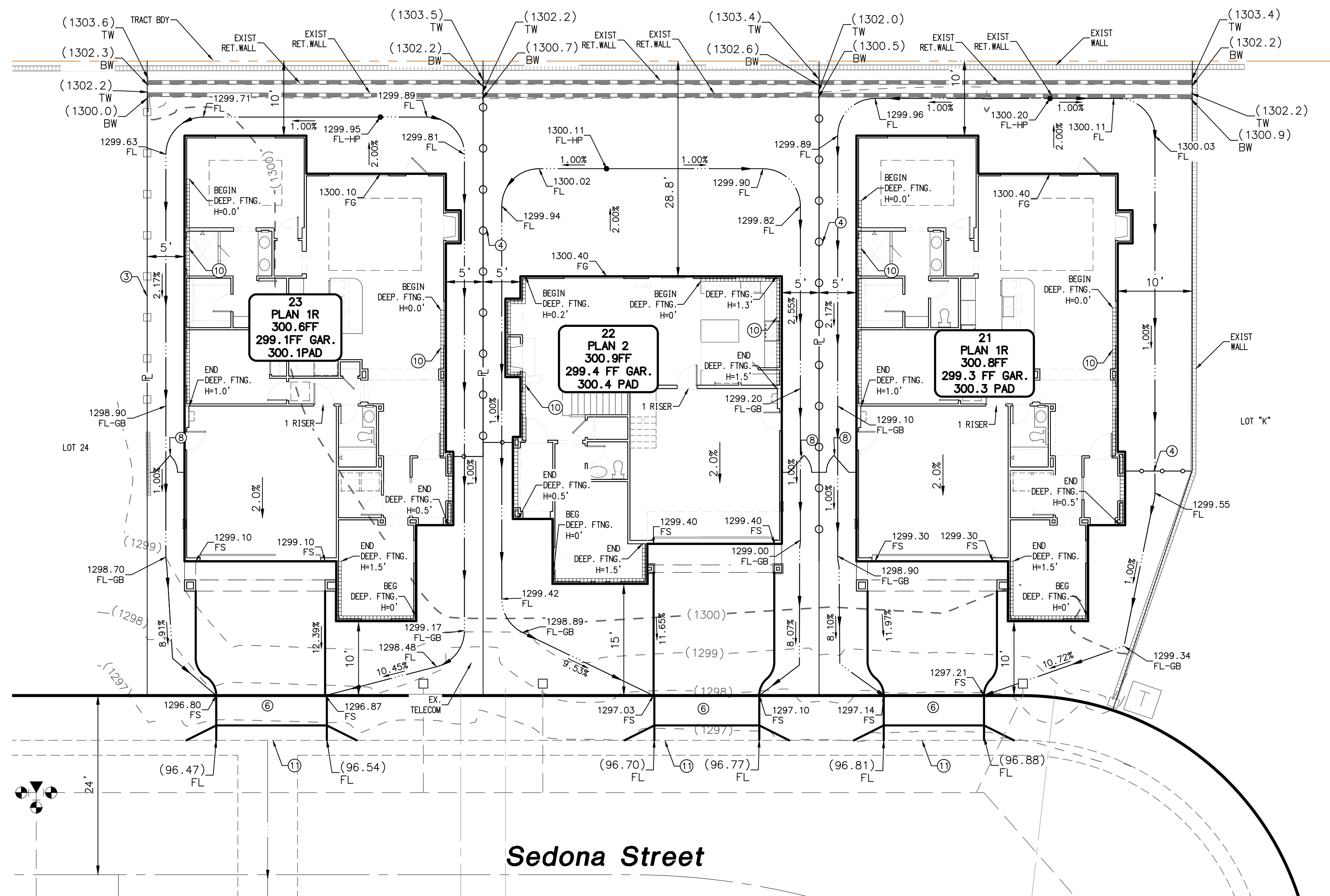
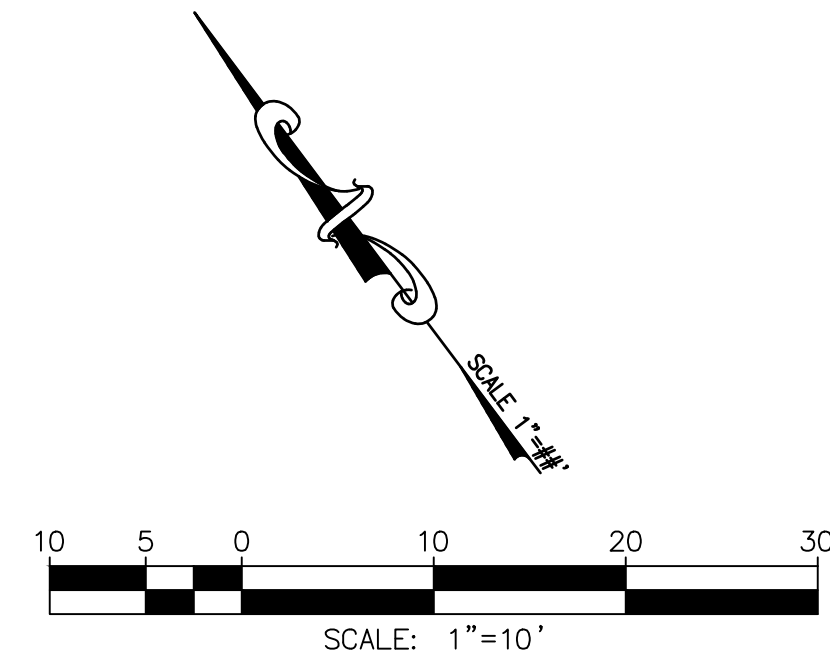
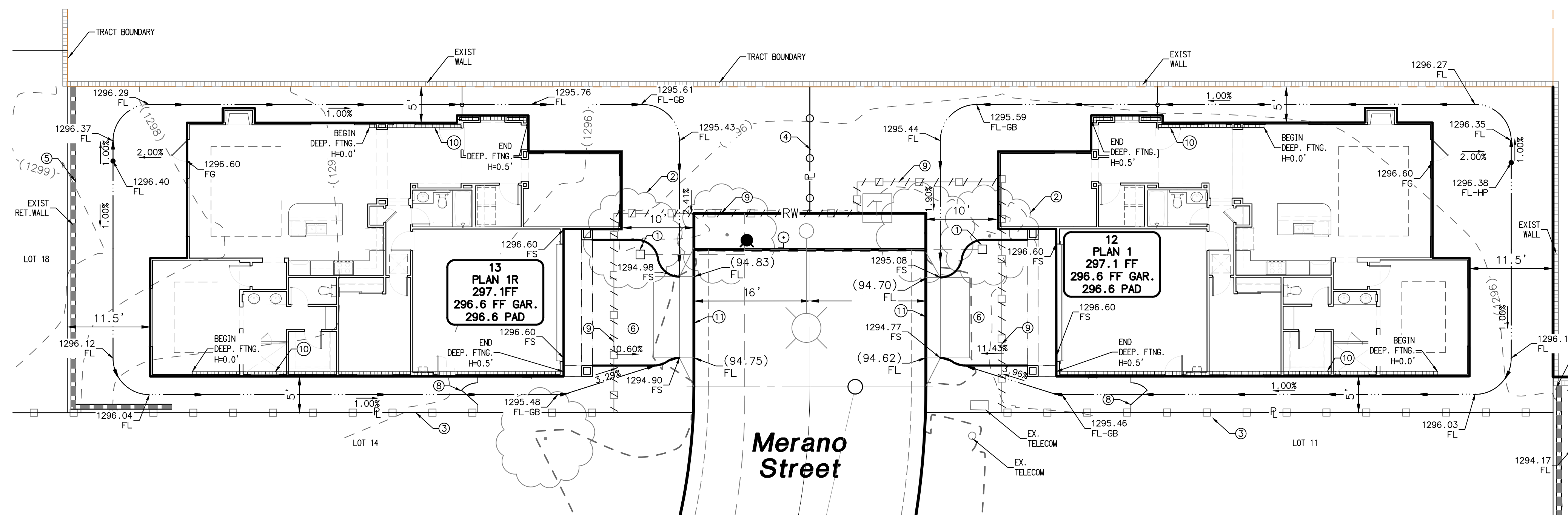


City of Lake Elsinore
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PRECISE GRADING PLANS

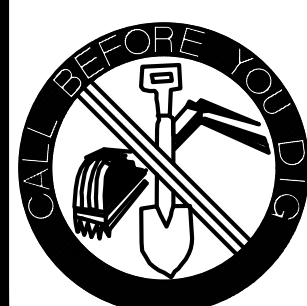
Tract 32008
LOTS 7-9, 12, 13, 21-23

SHEET
1
OF 3 SHTS.
FILE NO.
4470-A



CONSTRUCTION NOTES

- RELOCATE EXISTING WATER METERS OUTSIDE OF THE DRIVEWAY LOCATION PER SEPARATE PLANS
- REMOVE EXISTING TREE
- PROTECT EXISTING FENCE
- CONSTRUCT 6" HIGH WOOD FENCE PER SEPARATE PLANS
- EXIST RETAINING WALL PROTECT IN PLACE
- CONSTRUCT 4" THICK 3000 PSI CONCRETE DRIVEWAY TOOLED JOINTS AT 10' O/C MAX
- REMOVE EXISTING ASPHALT PARKING LOT
- CONSTRUCT 3' WIDE GATE PER SEPARATE PLANS
- REMOVE EXISTING WOOD FENCE
- CONSTRUCT DEEPENED FOOTING
- PROTECT EXISTING 16' WIDE DRIVEWAY APPROACH IN PLACE



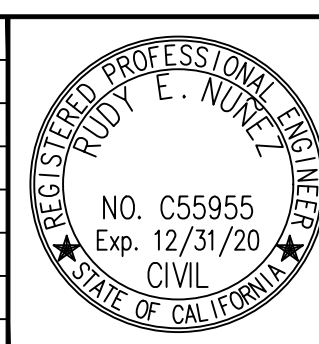
UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600

BENCHMARK DATUM:
2 3/4" BRASS DISK IN TOP OF CURB CALTRANS
BENCHMARK 13093
ELEVATION= 1280.129

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE CENTERLINE OF MACHADO STREET AS SHOWN BY PM 7A, RIVERSIDE COUNTY RECORDS, BEING NORTH 36°55'05" EAST

APPROVED BY:
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND A PERMIT MAY BE ISSUED
CITY ENGINEER
CITY OF LAKE ELSINORE

MARK	REVISIONS	APPR	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

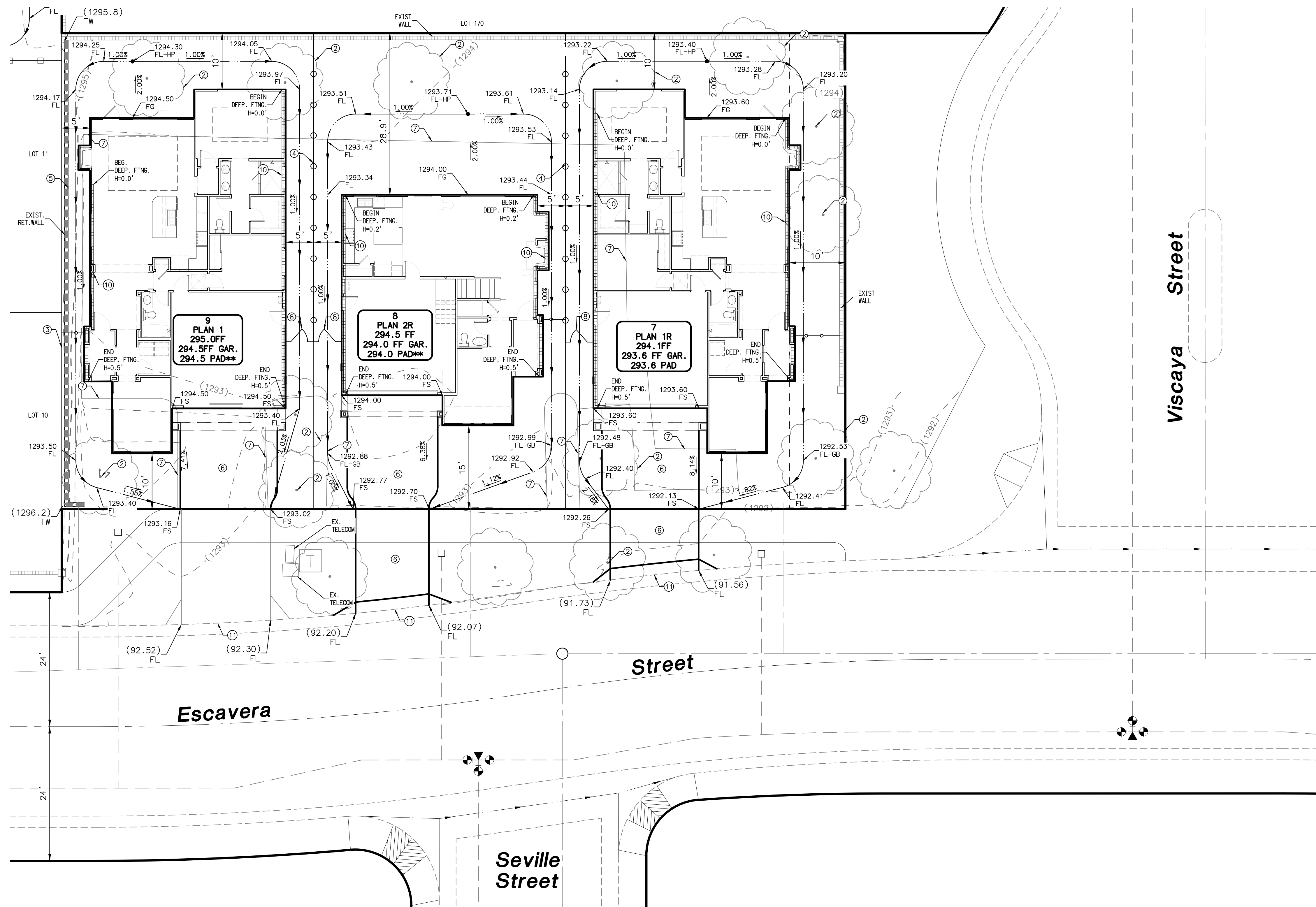


PREPARED UNDER THE SUPERVISION OF:
R.C.E. C55955 Exp. 12/31/20
DATE 2-12-19



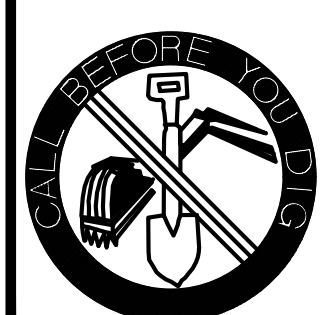
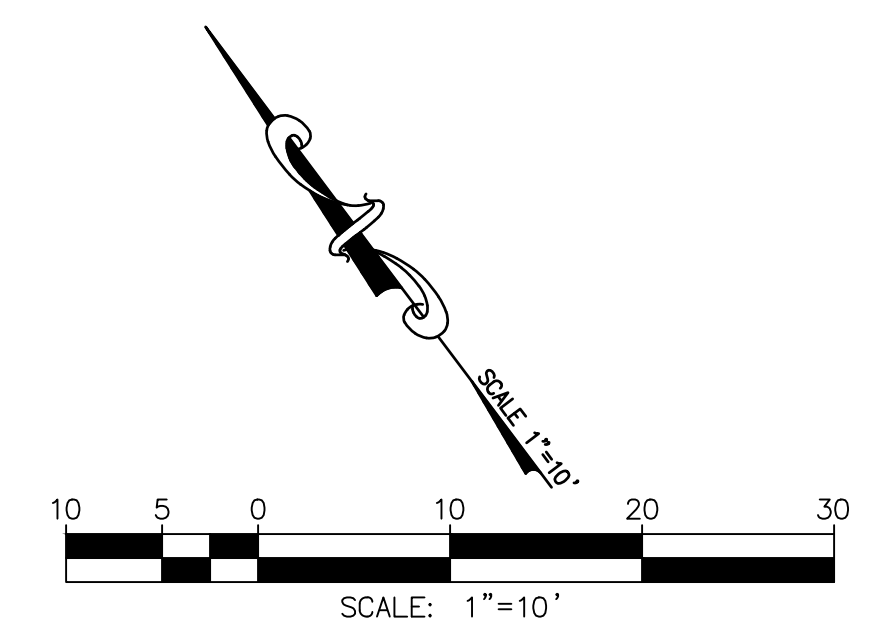
City of Lake Elsinore
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
PRECISE GRADING PLANS
Tract 32008
LOTS 7-9, 12, 13, 21-23

SHEET
2
OF 3 SHTS.
FILE NO.
4470-A



CONSTRUCTION NOTES

- ① RELOCATE EXISTING WATER METERS OUTSIDE OF THE DRIVEWAY LOCATION PER SEPARATE PLANS
 - ② REMOVE EXISTING TREE
 - ③ PROTECT EXISTING FENCE
 - ④ CONSTRUCT 6' HIGH WOOD FENCE PER SEPARATE PLANS
 - ⑤ EXIST RETAINING WALL PROTECT IN PLACE
 - ⑥ CONSTRUCT 4" THICK 3000 PSI CONCRETE DRIVEWAY TOOLED JOINTS AT 10' O/C MAX
 - ⑦ REMOVE EXISTING ASPHALT PARKING LOT
 - ⑧ CONSTRUCT 3' WIDE GATE PER SEPARATE PLANS
 - ⑨ REMOVE EXISTING WOOD FENCE
 - ⑩ CONSTRUCT DEEPEEN FOOTING
 - ⑪ PROTECT EXISTING 16' WIDE DRIVEWAY APPROACH IN PLACE
- **AFTER REMOVING EXISTING ASPHALT PARKING LOT, RAISE PAD TO ELEVATION SHOWN.



UNDERGROUND
SERVICE
ALERT
CALL: TOLL FREE
1-800-227-2600

BENCHMARK DATUM:

2 3/4" BRASS DISK IN TOP OF CURB CALTRANS
BENCHMARK 13C93

ELEVATION= 1280.129

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE
CENTERLINE OF MACHADO
STREET AS SHOWN BY PM 78,
RIVERSIDE COUNTY RECORDS,
BEING NORTH 36°55'05" EAST

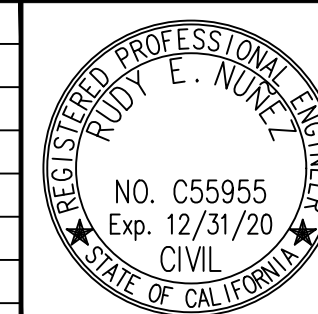
APPROVED BY:

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE
WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT
AND/OR CITY AND STATE LAWS AND A PERMIT MAY
BE ISSUED

CITY ENGINEER
CITY OF LAKE ELSINORE

DATE

MARK REVISIONS APPR. DATE
DESIGNED BY DRAWN BY CHECKED BY



PREPARED UNDER THE
SUPERVISION OF:

R.C.E. C55955 EXP. 12/31/20
DATE 2-12-19



City of Lake Elsinore
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

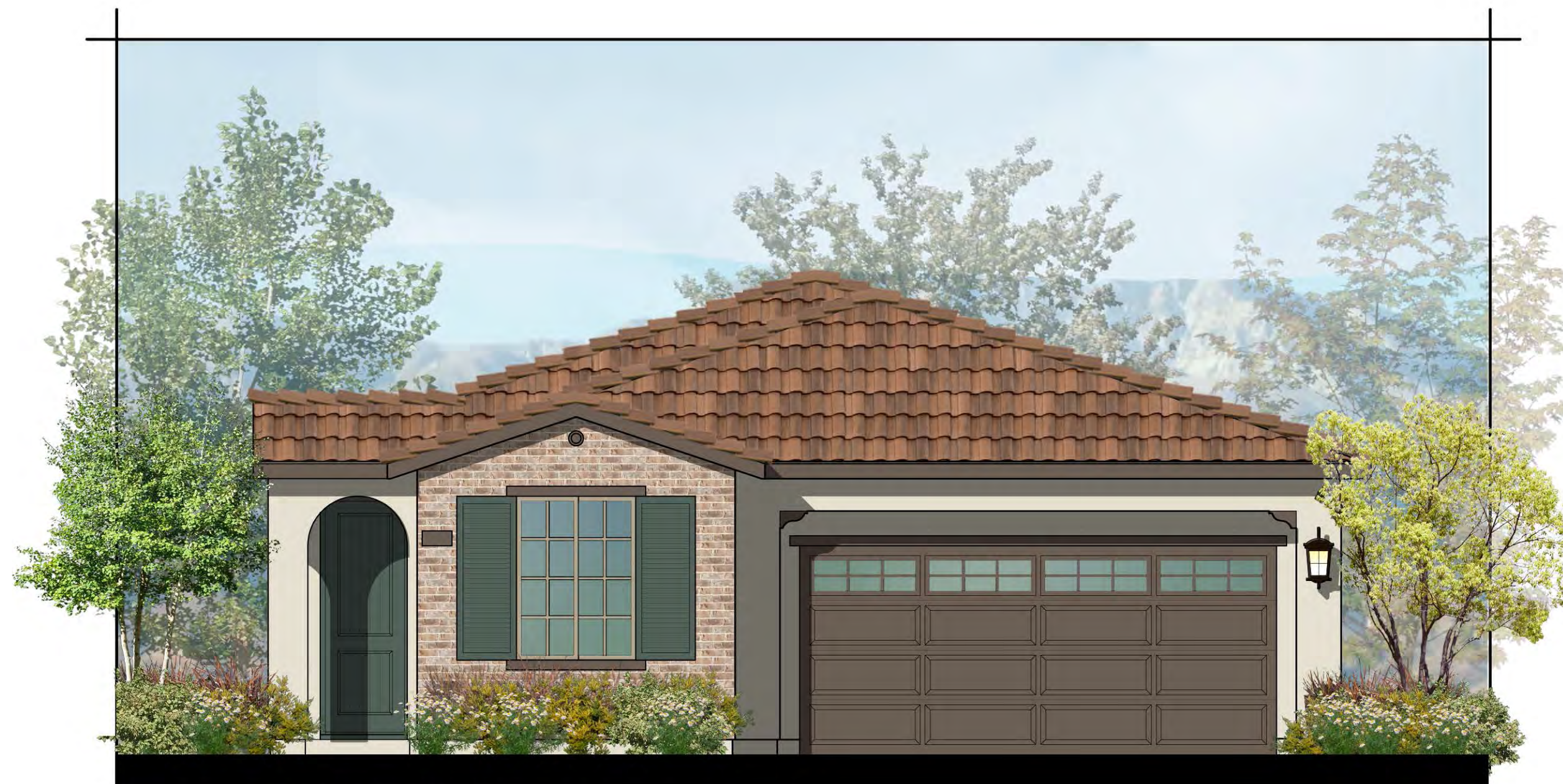
PRECISE GRADING PLANS

Tract 32008
LOTS 7-9, 12, 13, 21-23

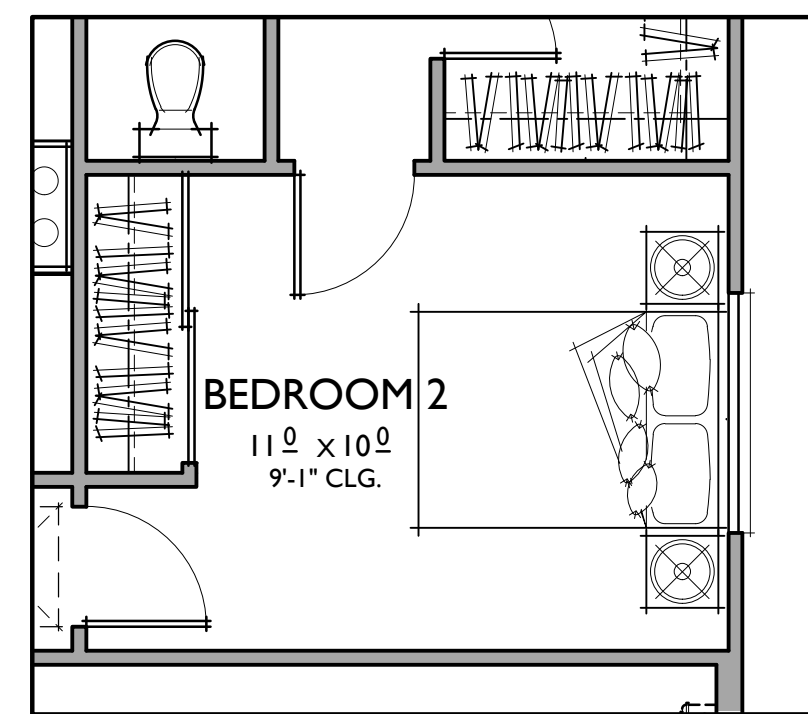
SHEET
3
OF 3 SHTS.
FILE NO.
4470-A



FRENCH COUNTRY



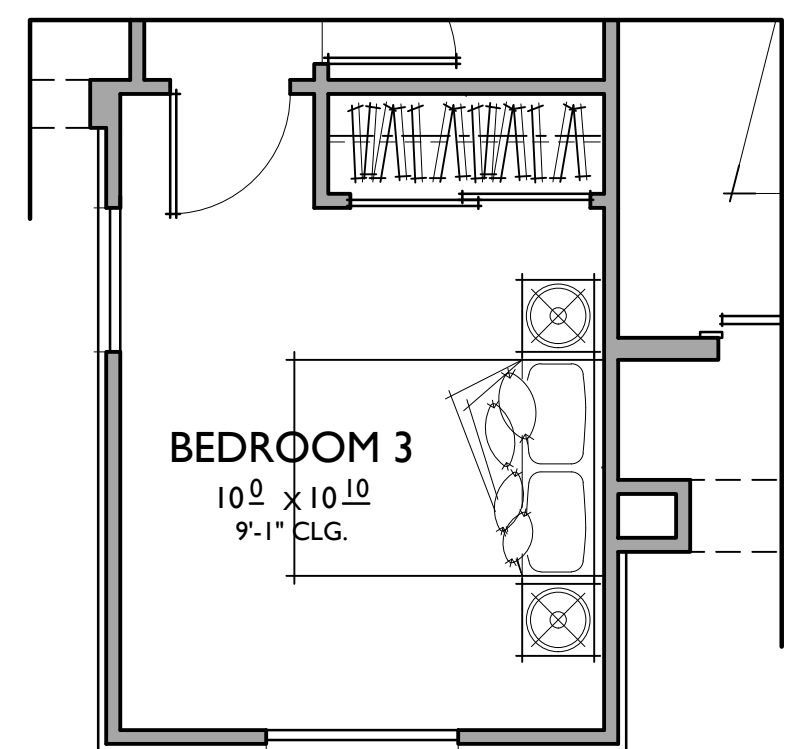
MONTEREY



OPT. BEDROOM 2

W/ DOOR FROM MASTER BATH

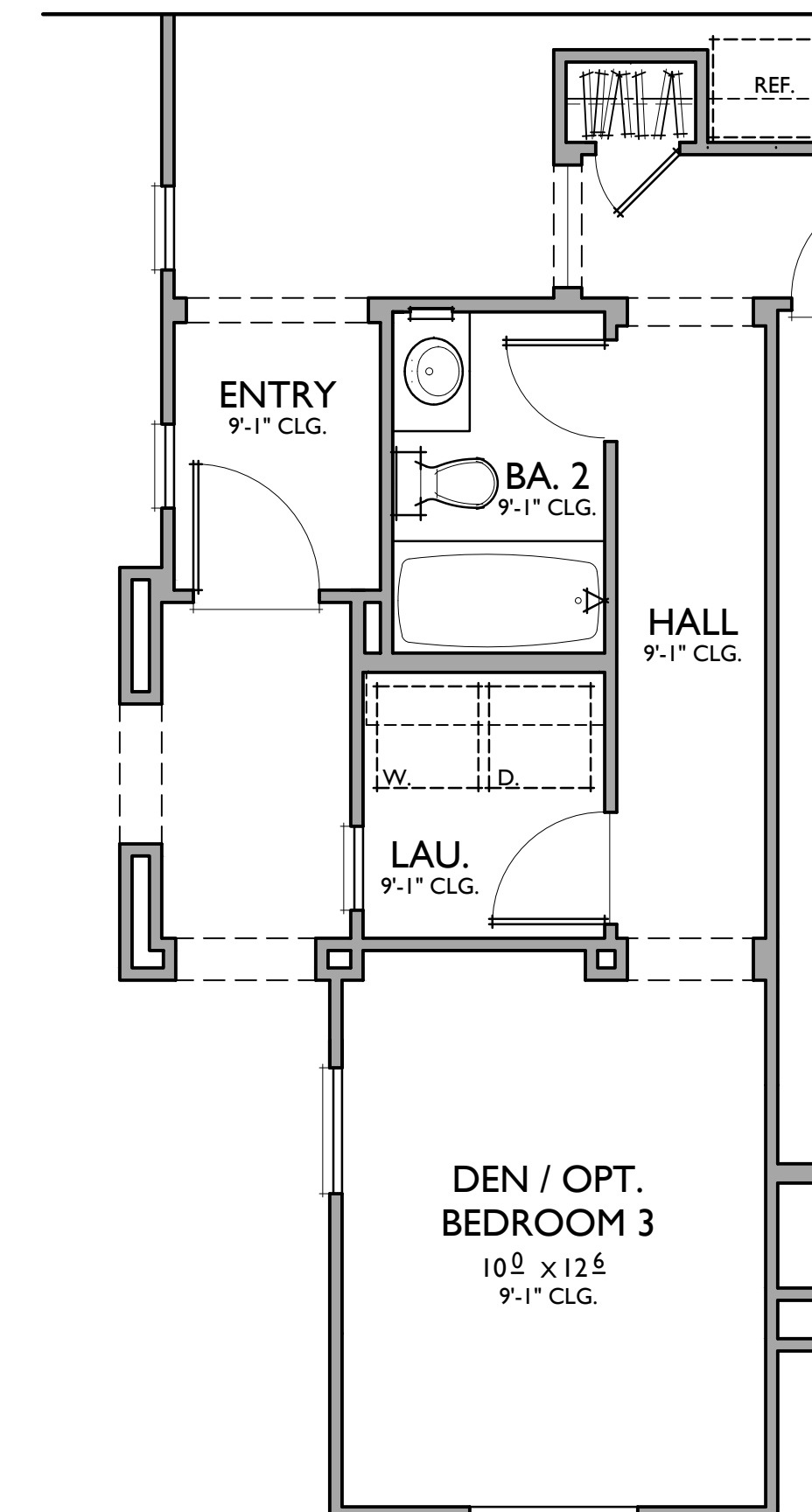
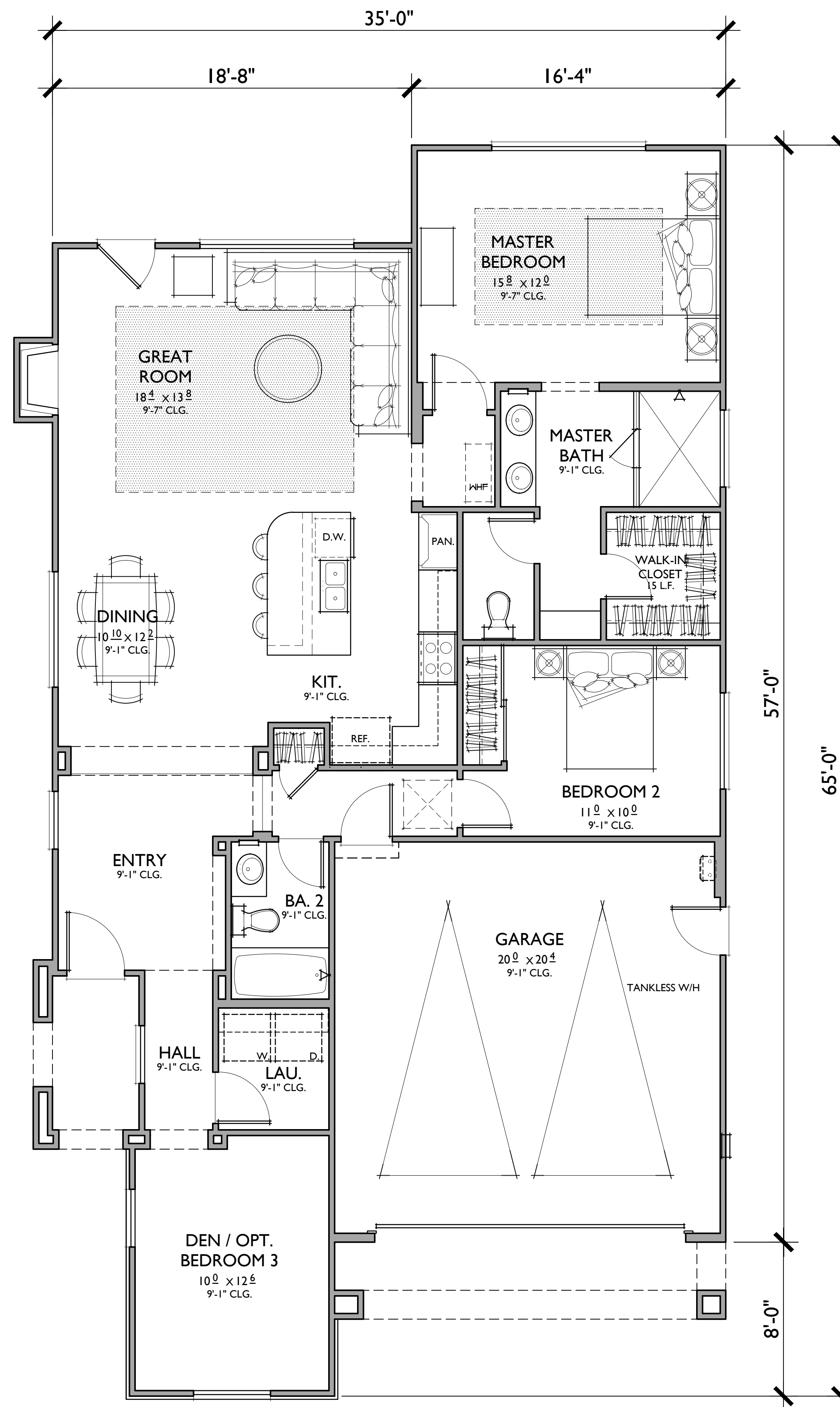
1/4"=1'-0"



OPT. BEDROOM 3

IN LIEU OF DEN

1/4"=1'-0"



ALT. ENTRY

IN LIEU STD. ENTRY

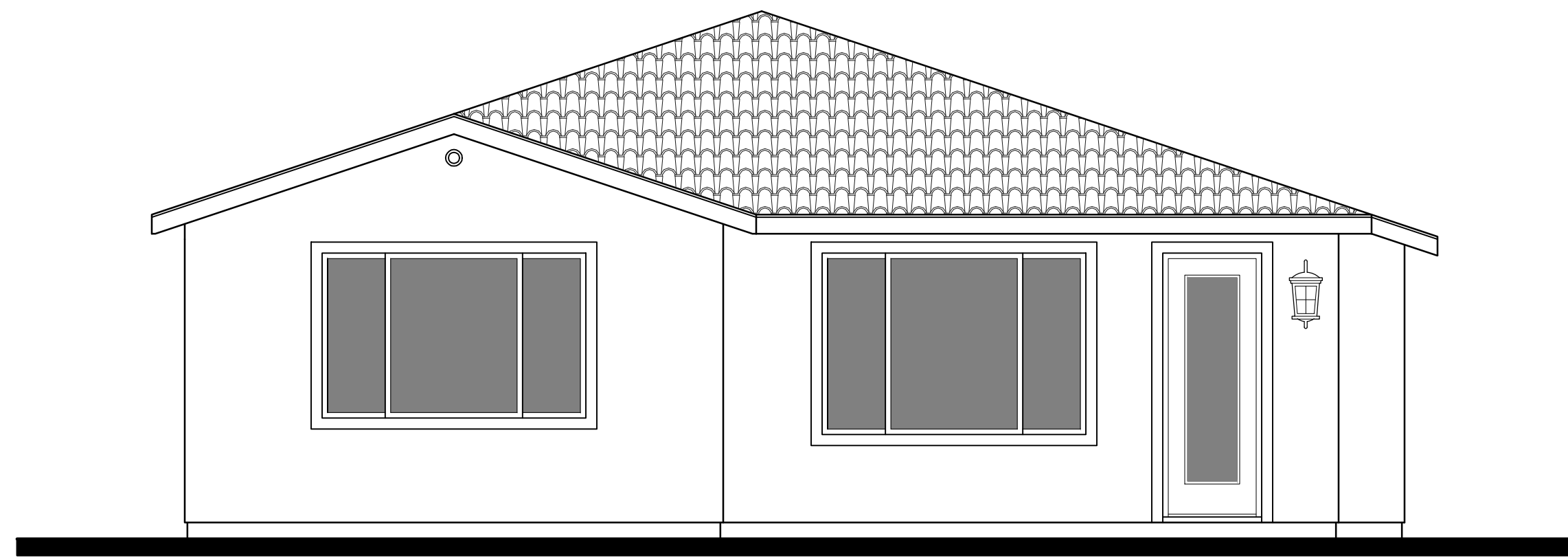
1/4"=1'-0"

FIRST FLOOR

2 BEDROOMS / 2 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,503 SQ. FT.
TOTAL	1,503 SQ. FT.
2 - CAR GARAGE	423 SQ. FT.
PORCH	49 SQ. FT.

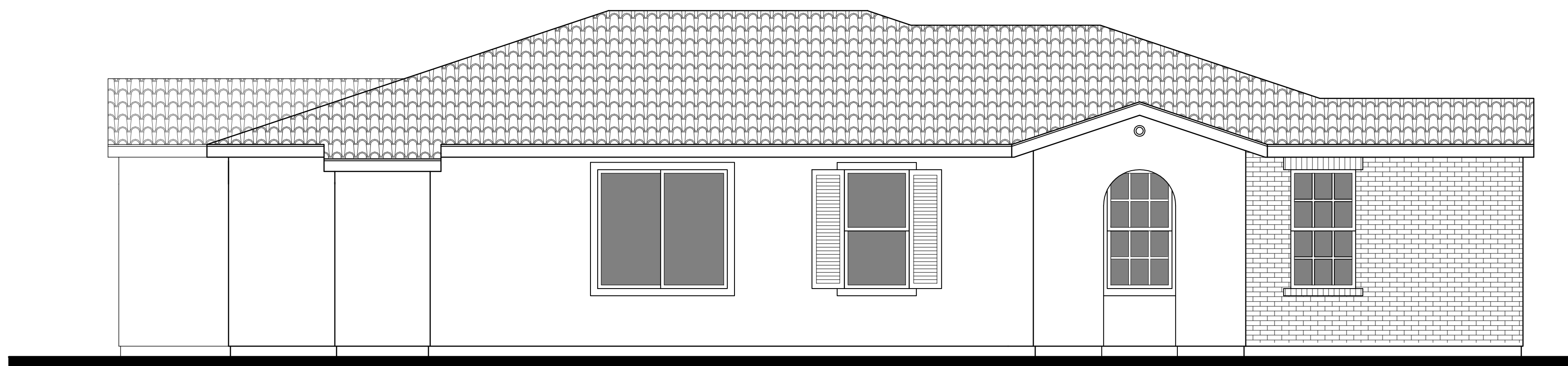
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



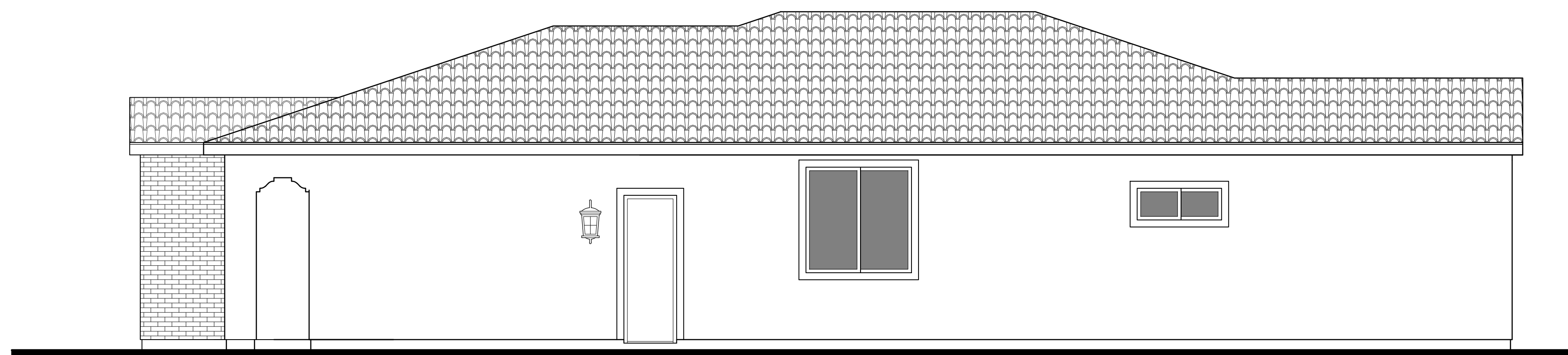
REAR



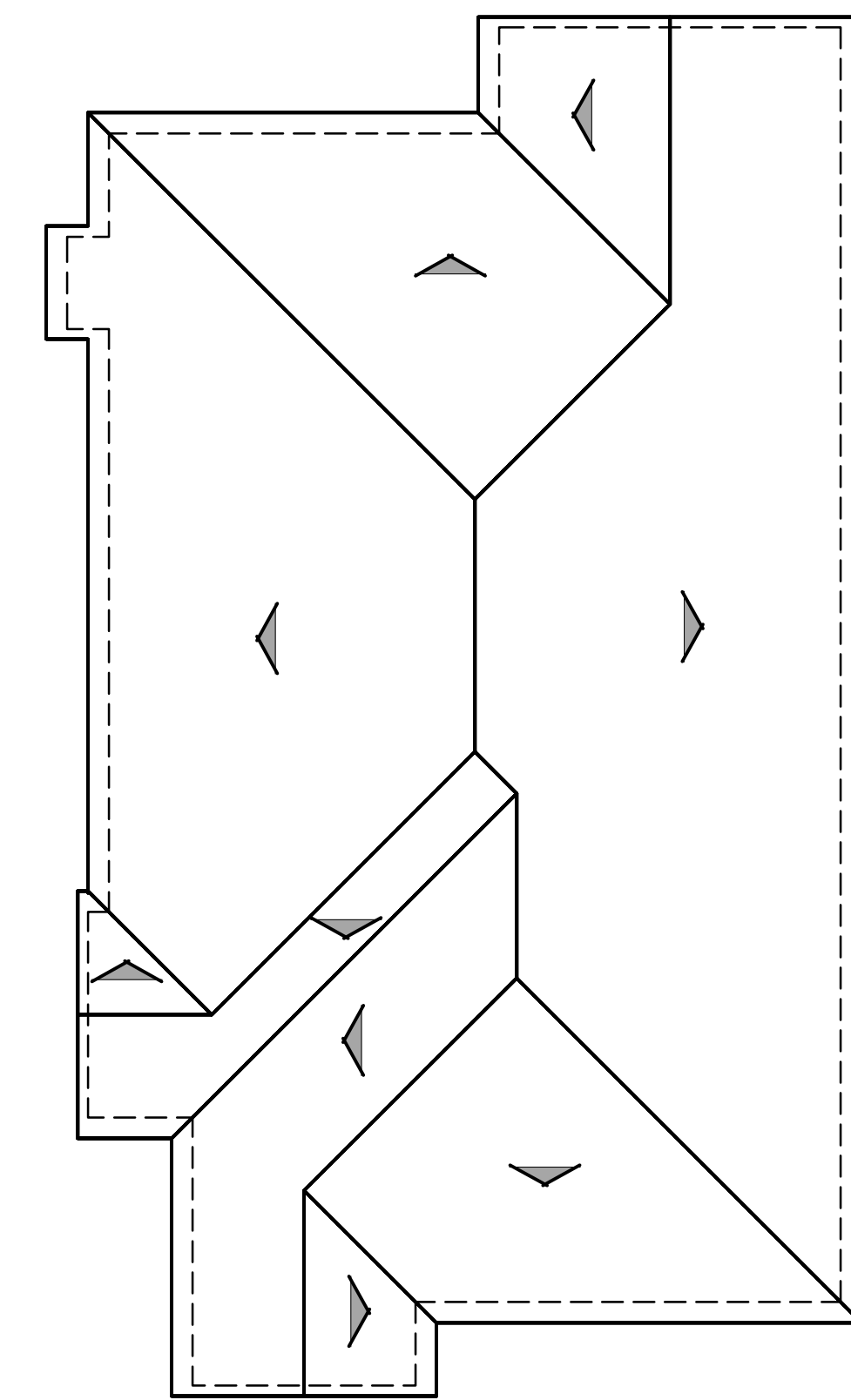
MONTEREY



LEFT



RIGHT

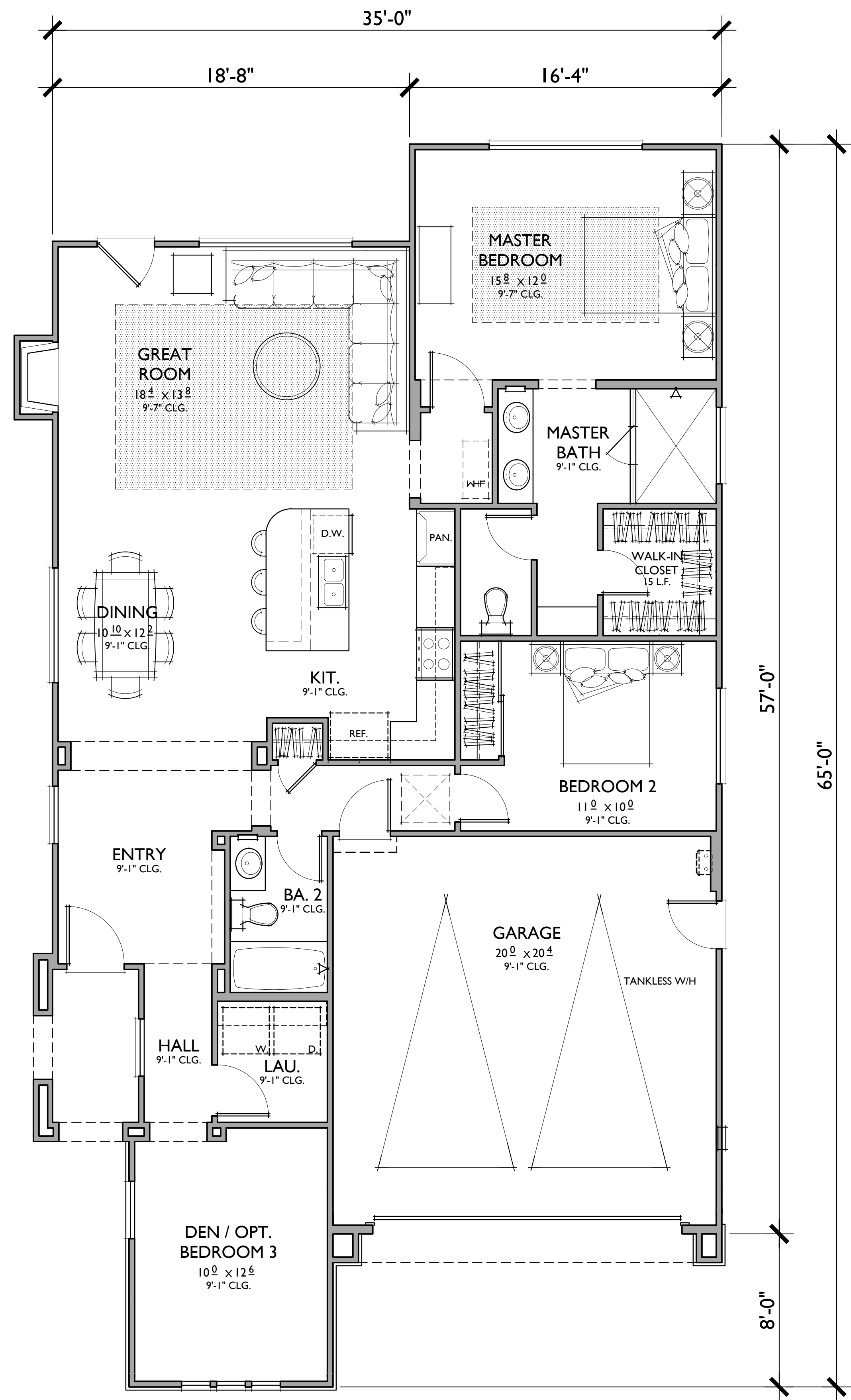


ROOF PLAN

MONTEREY

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: 'S' TILE

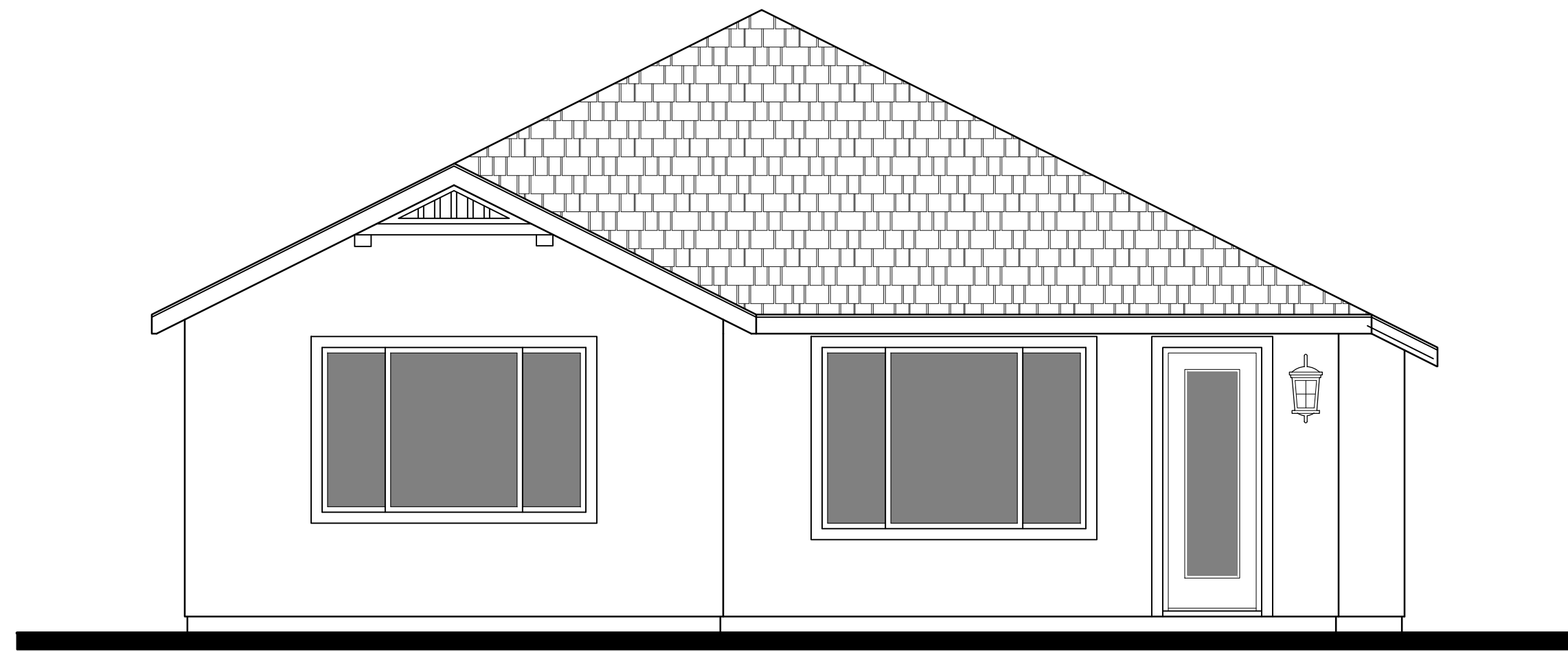
1/8"=1'-0"



FIRST FLOOR

2 BEDROOMS / 2 BATHS / DEN	
2 - CAR GARAGE	
FLOOR AREA TABLE	
1ST FLOOR	1,503 SQ. FT.
TOTAL	1,503 SQ. FT.
2 - CAR GARAGE	423 SQ. FT.
PORCH	49 SQ. FT.

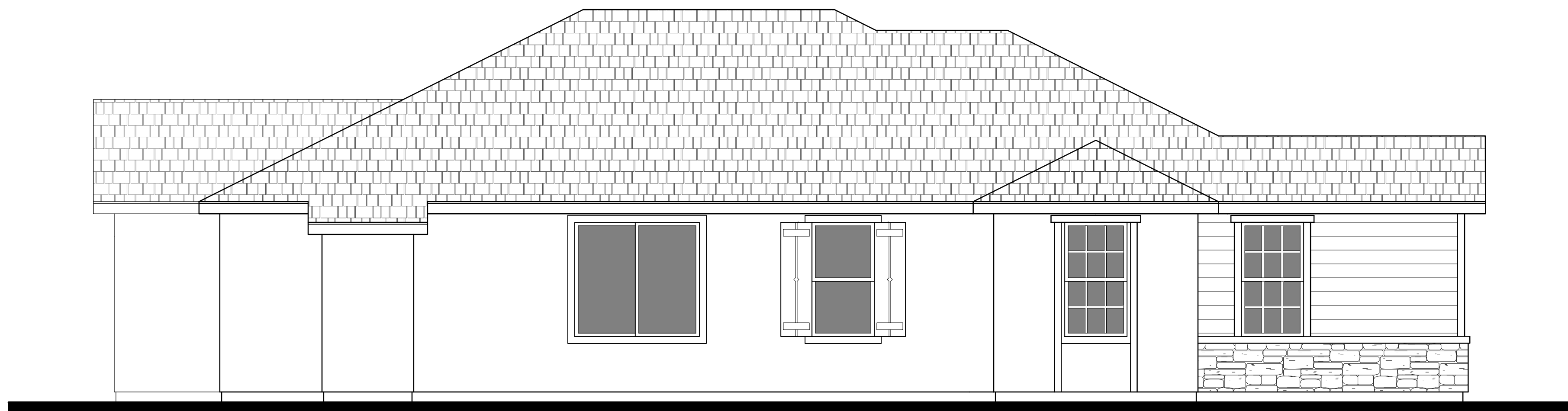
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



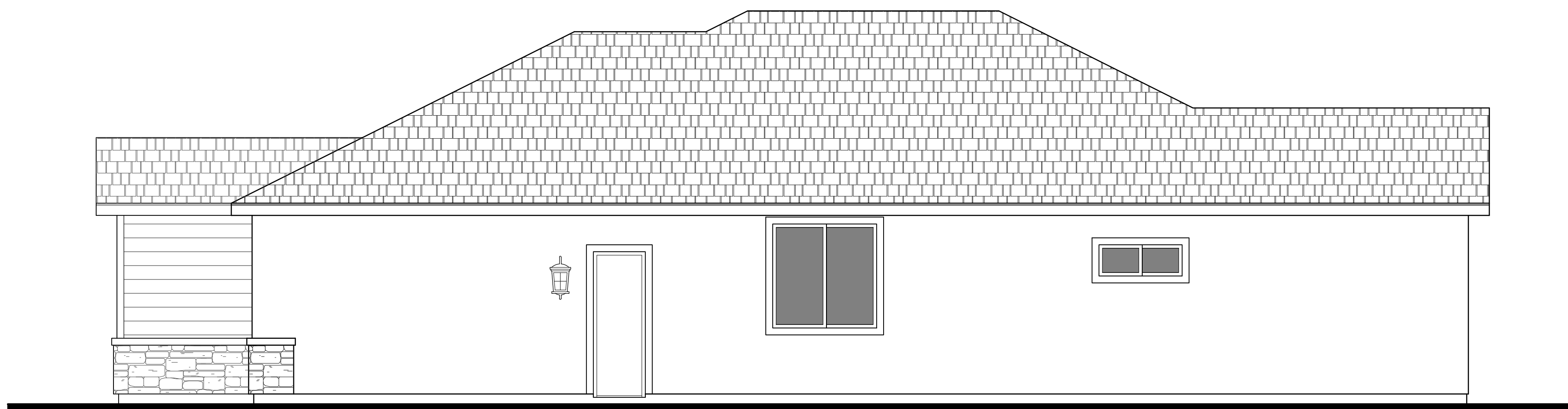
REAR



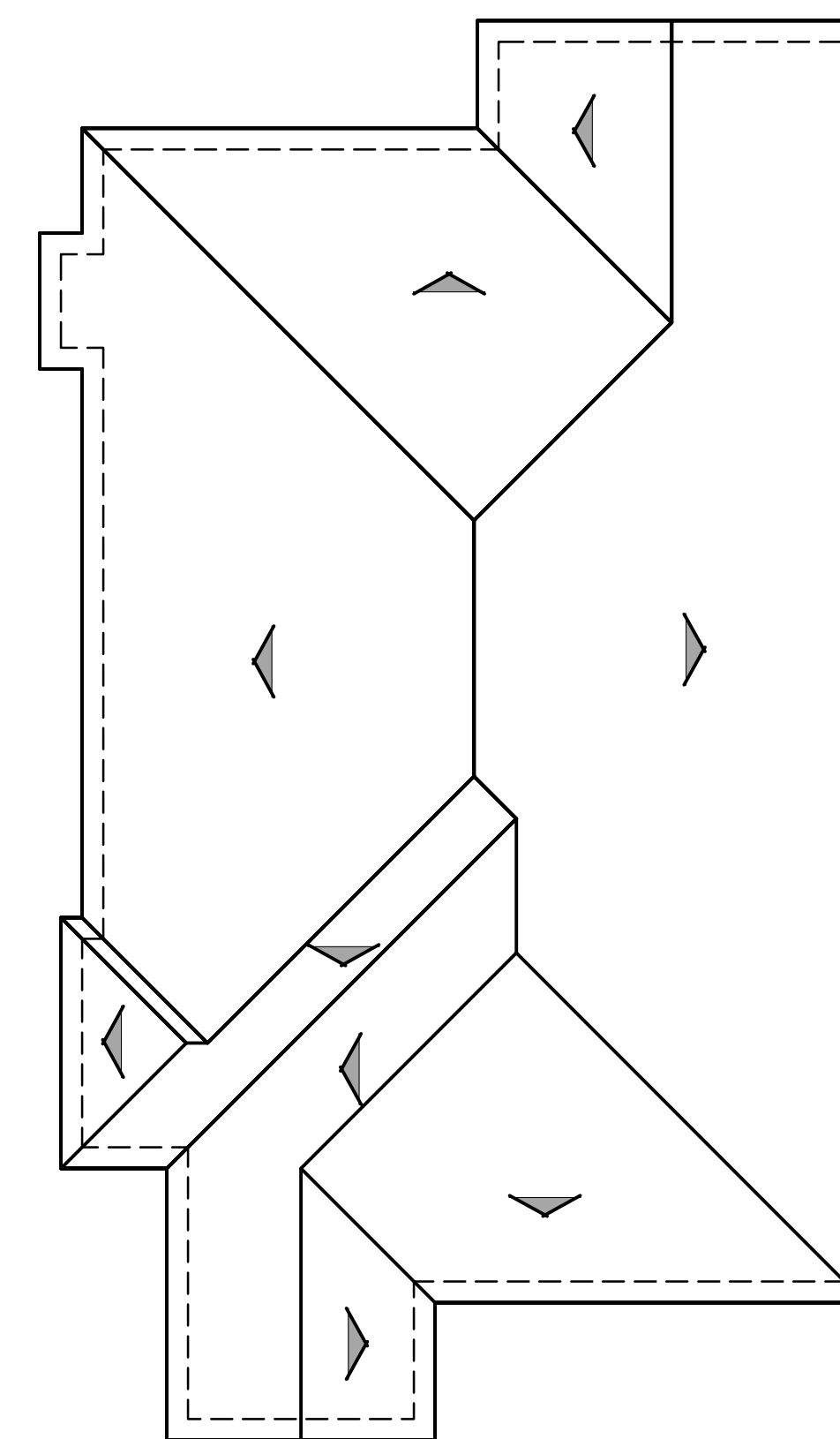
FRENCH COUNTRY



LEFT



RIGHT



ROOF PLAN

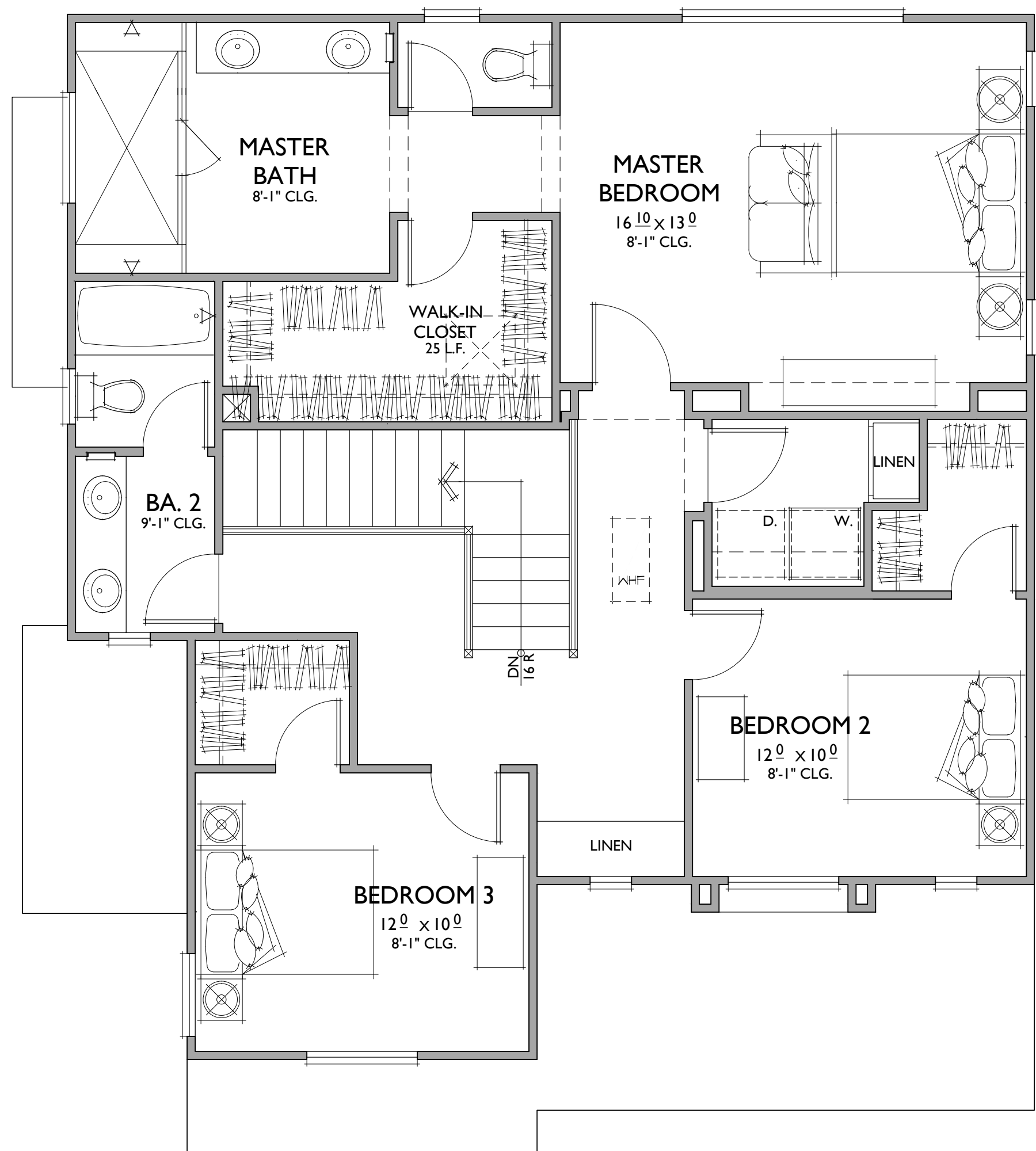
FRENCH COUNTRY

PITCH: 6:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT TILE

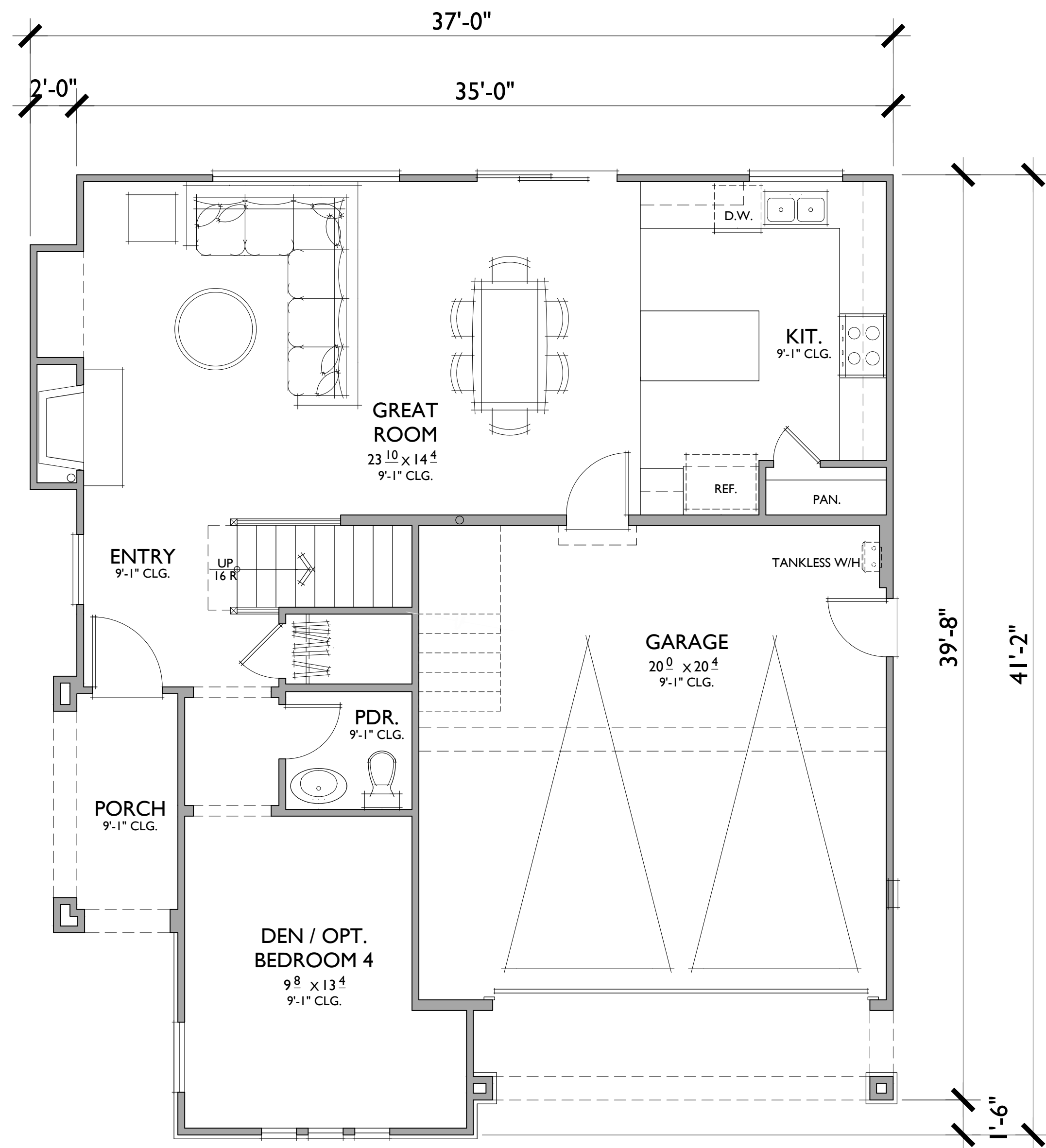
1/8"=1'-0"



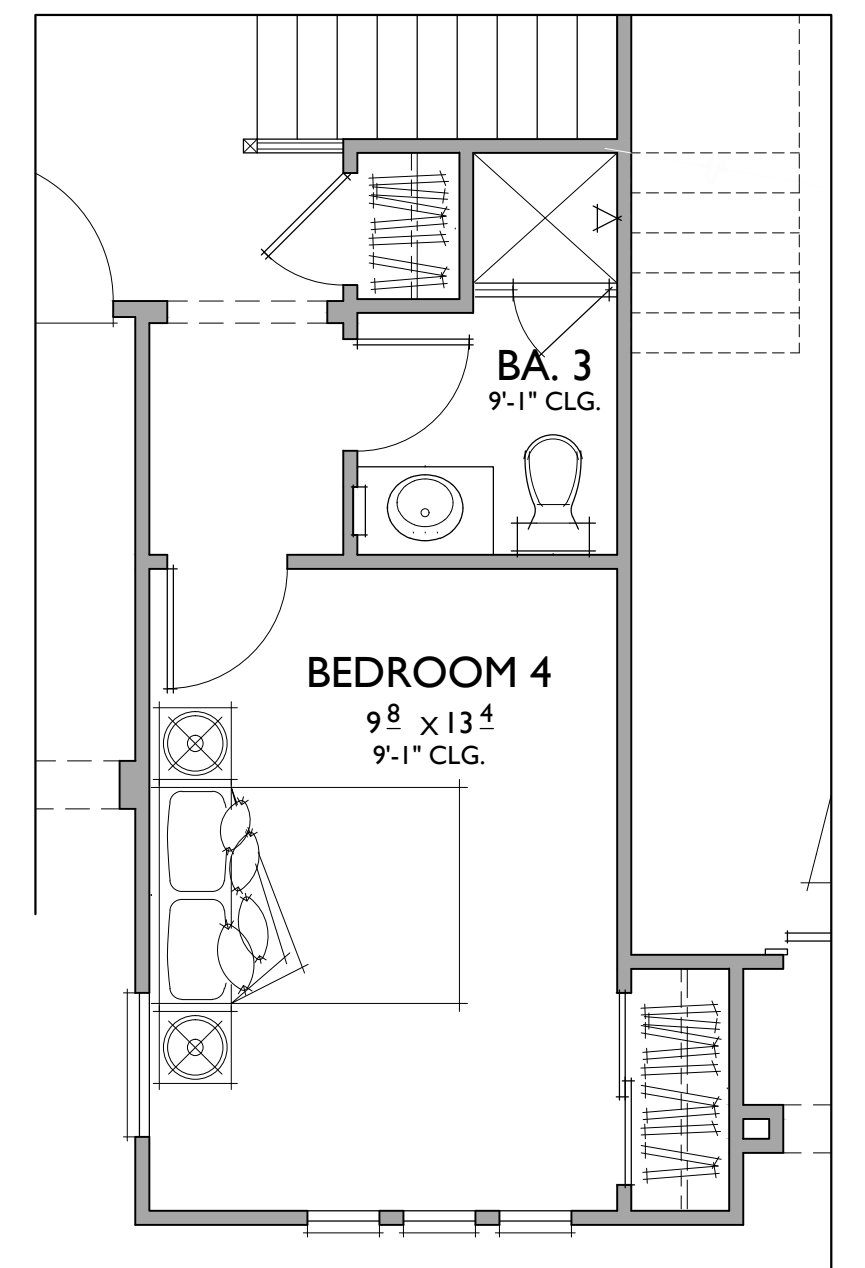
FRENCH COUNTRY



SECOND FLOOR



FIRST FLOOR



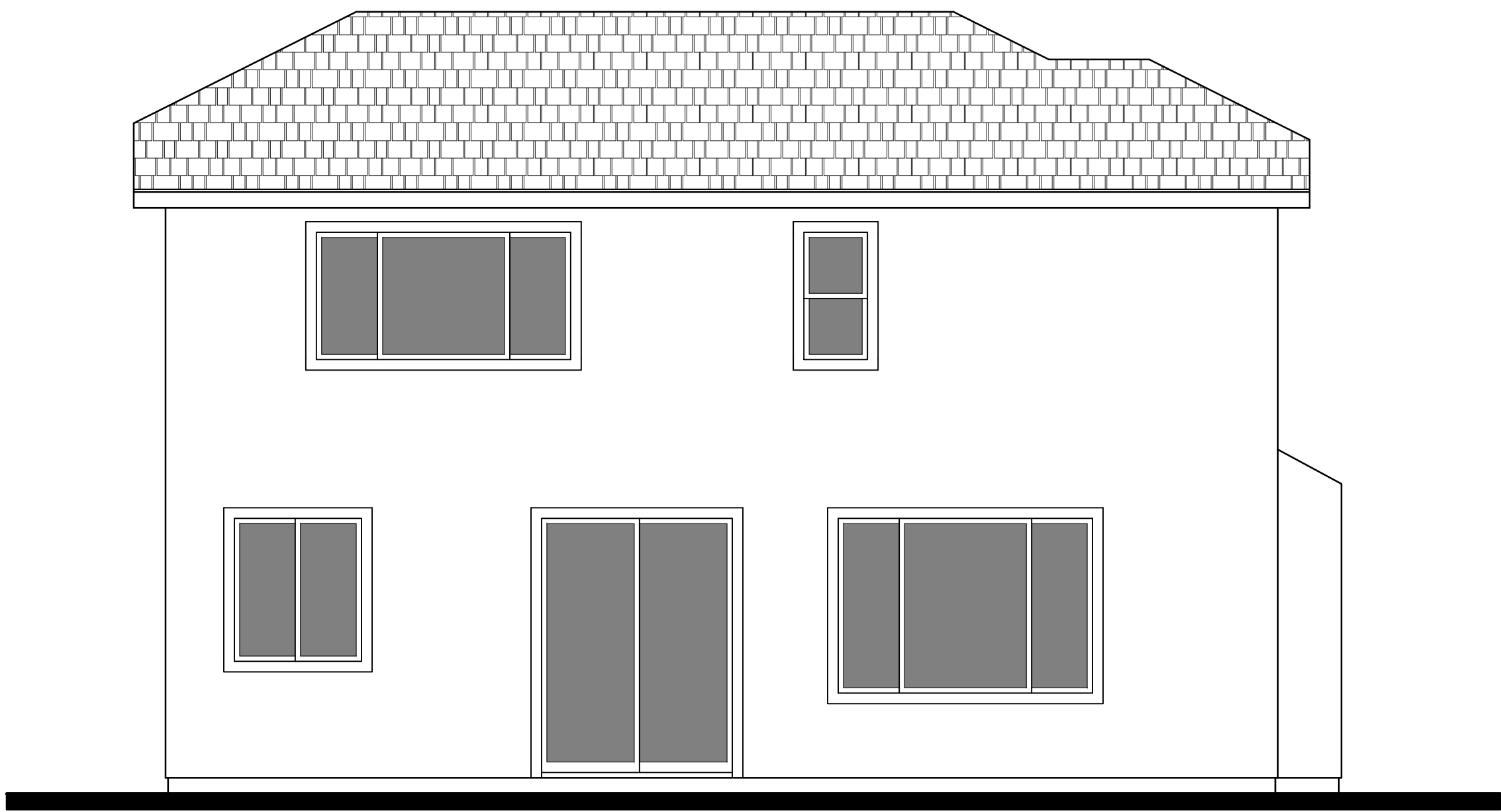
OPT. BED 4 / BA. 3

IN LIEU OF DEN / PDR

3 BEDROOMS / 2.5 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	892 SQ. FT.
2ND FLOOR	1,144 SQ. FT.
TOTAL	2,036 SQ. FT.
2 - CAR GARAGE	422 SQ. FT.
PORCH	54 SQ. FT.

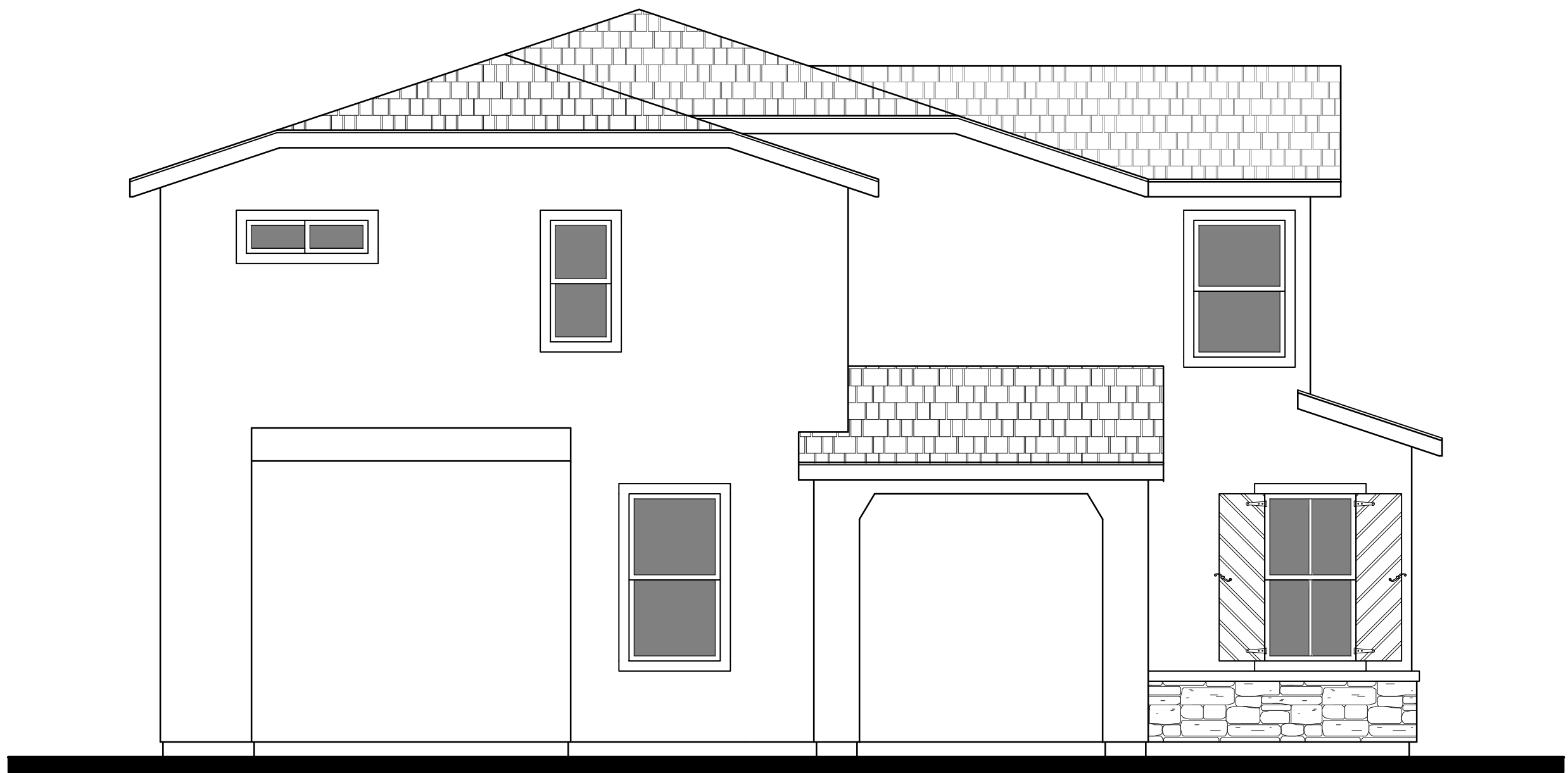
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



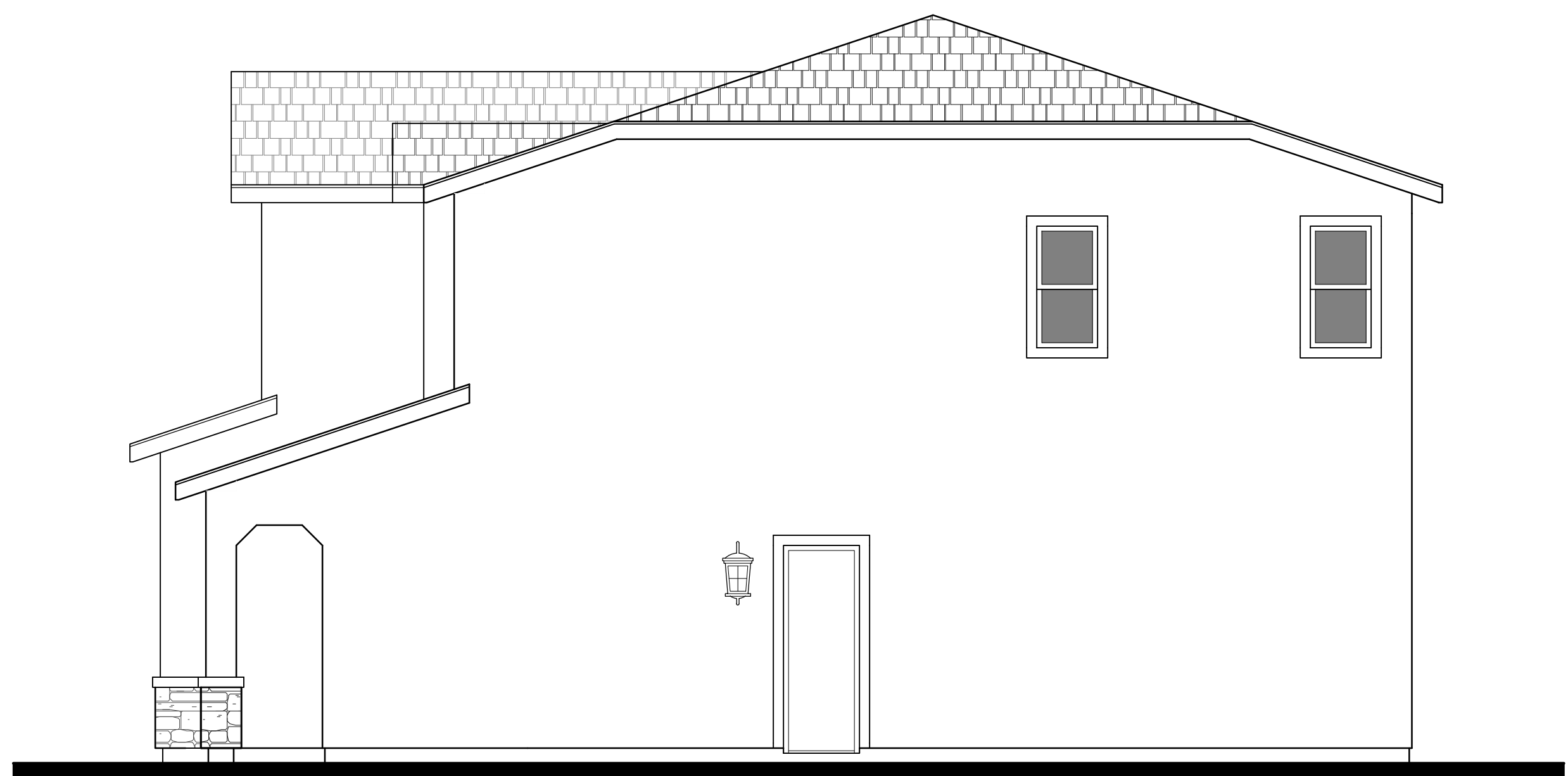
REAR



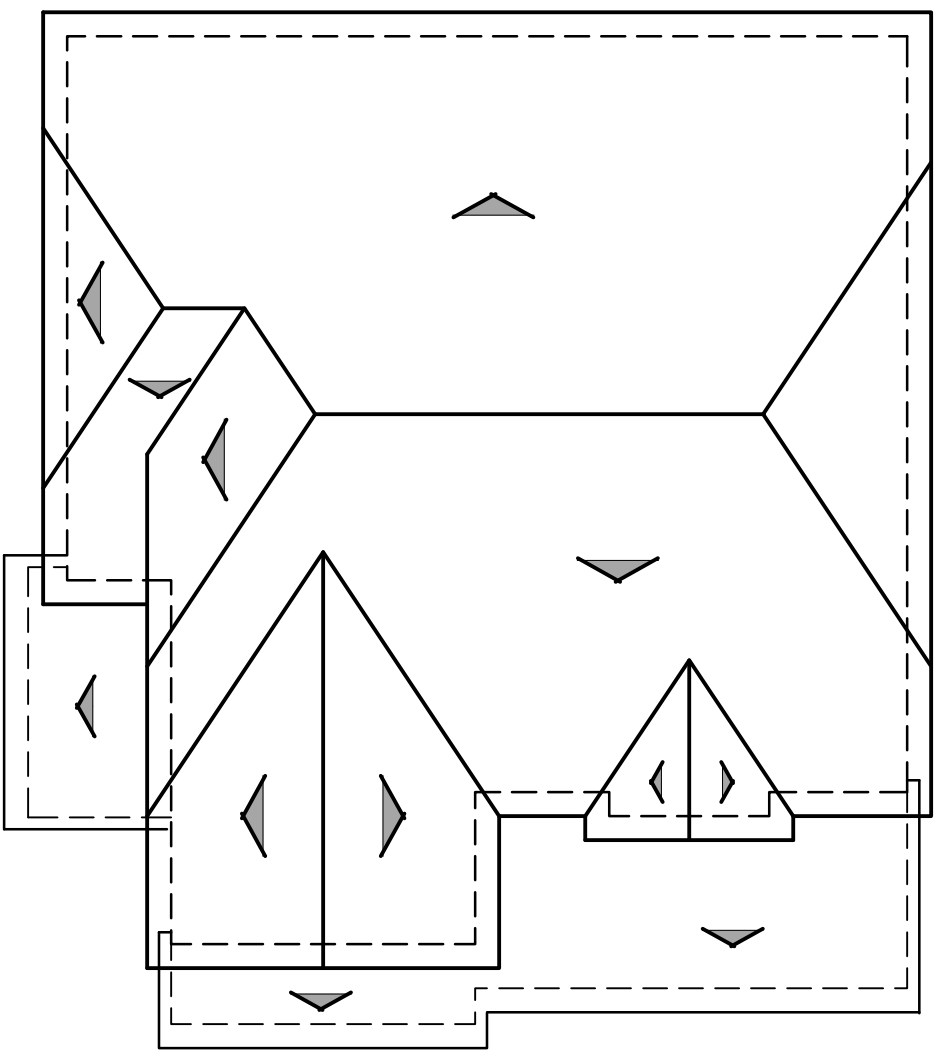
FRENCH COUNTRY



LEFT



RIGHT



ROOF PLAN FRENCH COUNTRY

PITCH: 6:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT TILE



VISCAYA
LAKE ELSINORE
JOB# 294-15160
COLOR SELECTION CHART

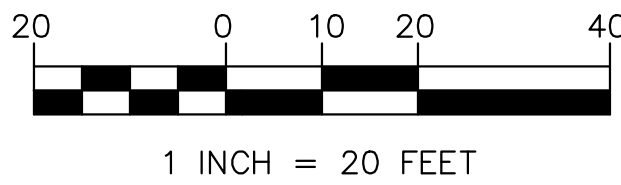
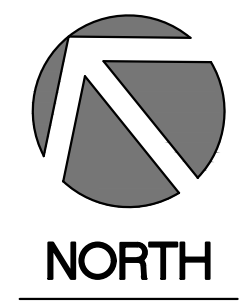
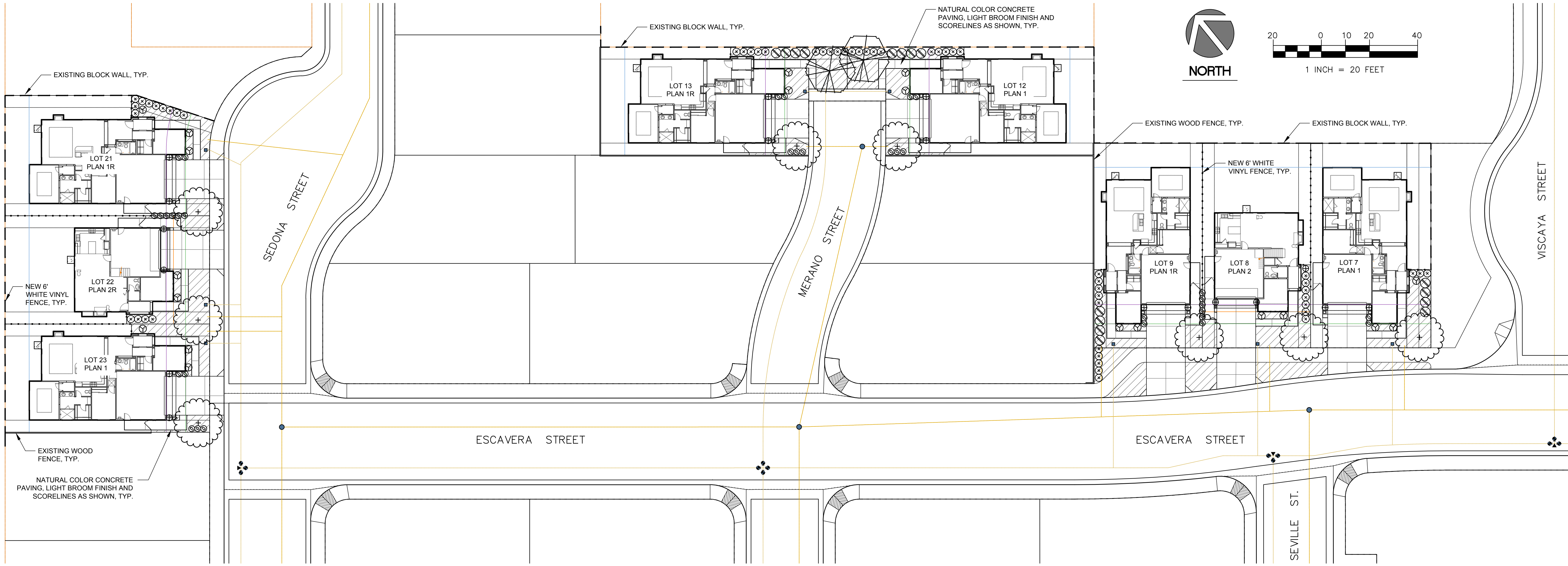
Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS

ROOF: EAGLE
PAINT: SHERWIN WILLIAMS
BRICK: BELDEN
BRICK MORTAR: ORCO MAC PLUS

WROUGHT IRON: SW 6990 CAVIAR
STONE: ELDORADO

February 12, 2019

	SCHEMES 1-3 ARE FOR 'A' MONTEREY			SCHEMES 4-5 ARE FOR 'B' FRENCH COTTAGE	
SCHEME	1	2	3	4	5
FASCIA, TAILS, EAVES, BEAMS, KICKERS, SILL & GARAGE DOOR	SW 7041 VAN DYKE BROWN	SW 6083 SABLE	SW 6068 BREVITY BROWN	SW 7739 HERBAL WASH	SW 7012 CREAMY
SHUTTERS & ENTRY DOOR	SW 9162 AFRICAN GRAY	SW 6228 REFUGE	SW 6223 STILL WATER	SW 6207 RETREAT	SW 7075 WEB GRAY
BASE STUCCO	SW 7526 MAISON BLANCHE	SW 6108 LATTE	S 7521 DORMER BROWN	SW 6127 IVOIRE	SW 7543 AVENUE TAN
TRIM	SW 7507 STONE LION	SW 7508 TAVERN TAUPE	SW 6106 KILIM BEIGE	SW 7739 HERBAL WASH	SW 7012 CREAMY
SIDING	-----	-----	-----	SW 7739 HERBAL WASH	SW 7012 CREAMY
BRICK	BELDEN MEADOW BLEND	BELDEN ALAMO BLEND	BELDEN BELCREST 560	-----	-----
STONE	-----	-----	-----	ELDORADO MESQUITE CLIFFSTONE	ELDORADO MANZANITA CLIFFSTONE
STONE/BRICK MORTAR FLUSH JOINT	ORCO LIGHT SESAME	ORCO SESAME	DRYSTACKED	ORCO PEARL	DRYSTACKED
GUTTERS/DOWNSPOUTS	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	BEAVER BROWN	SATIN WHITE
'S' ROOF	3680	3645	3636	-----	-----
FLAT ROOF	-----	-----	-----	4671	SCB 8802



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY. EACH LOT 7/8/9/12/13/21/22/23	CONTAINER SIZE MAINTAIN H X W	WATER USE COMMENTS
	TREES: KOELREUTERIA PANICULATA GOLDEN RAIN TREE	X	15 GALLON 20' x 20'	LOW
	RHUS LANCEA AFRICAN SUMAC	X	15 GALLON 20' x 20'	LOW
	SHRUBS: DIETES VEGETA FORTNIGHT LILY	X	5 GALLON 3' x 3'	MODERATE
	LIGUSTRUM J. 'TEXANUM' TEXAS PRIVET	X	5 GALLON 6' x 3'	MODERATE
	MUHLENBERGIA RIGENS DEER GRASS	X	1 GALLON 3' x 3'	LOW
	NANDINA DOMESTICA HEAVENLY BAMBOO	X	5 GALLON 5' x 30"	MODERATE
	PHORMIUM T. 'AMAZING RED' NEW ZEALAND FLAX	X	5 GALLON 3' x 3'	MODERATE
	PHOTINIA FRASERI FRASER PHOTINIA	X	5 GALLON 8' x 4'	MODERATE
	RHAPHIOLEPIS L. 'CLARA' WHITE INDIA HAWTHORN	X	5 GALLON 30" x 30"	MODERATE

SYMBOL	BOTANICAL NAME COMMON NAME	CONTAINER SIZE	WATER USE COMMENTS
	GROUNDCOVERS: TRACHELOSPERMUM JASMINOIDES STAR JASMINE	FLATS 12" O.C.	MODERATE

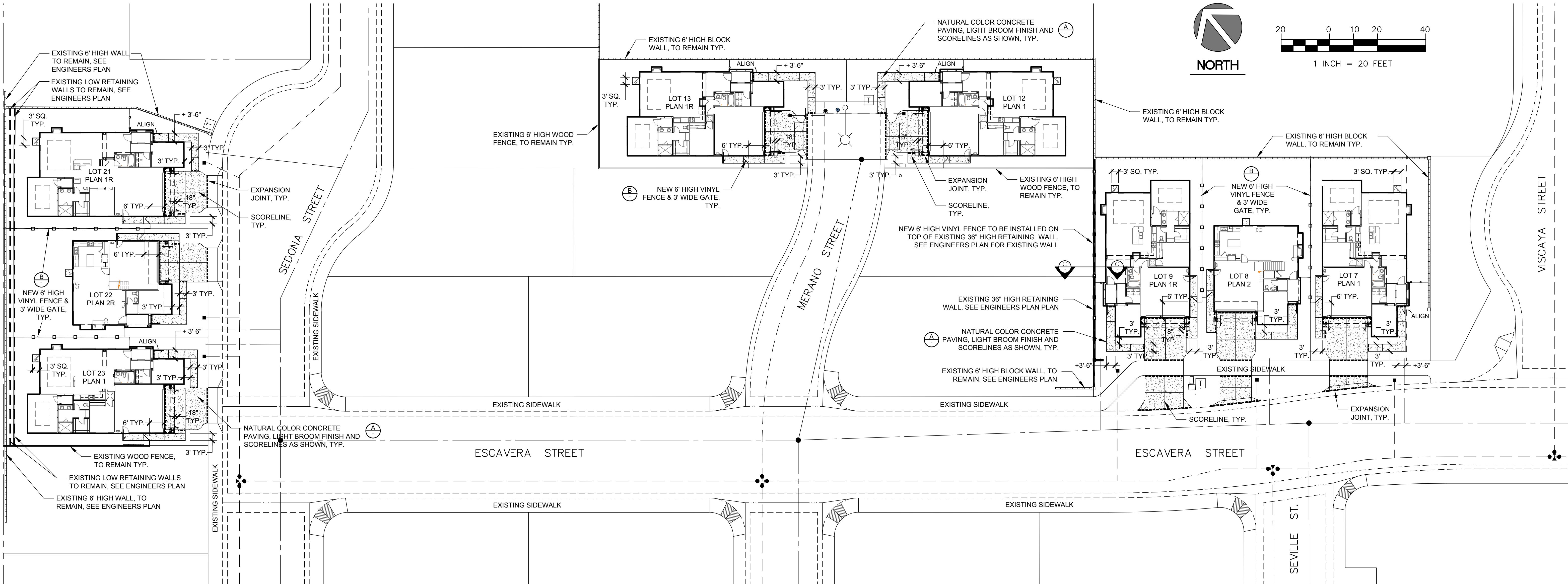
NOTES:
ALL PLANT AREAS SHALL RECIEVE A 3" DEEP LAYER OF SHREDDED ORGANIC MULCH.
ALL NEW TREES WITHIN 5' OF HARDSCAPE SHALL BE INSTALLED WITH LINEAR DEEP ROOT BARRIERS, 24" DEEP.
AUTOMATIC IRRIGATION SYSTEM UTILIZING DRIPLINE AND WEATHER BASED CONTROLLER SHALL BE INSTALLED SEPARATELY FOR EACH LOT.

FENCE & WALL LEGEND

- NEW 6' HIGH WHITE VINYL FENCE & GATE, TO BE SELECTED
- EXISTING 6' BLOCK WALL
- EXISTING WOOD FENCE

PROGRESS PRINT
NOT FOR SUBMITTAL

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: <div>THOMAS H. KOCH LANDSCAPE ARCHITECT 26482 Elmcrest Way Lake Forest, CA 92630 (949) 348-9150 thk@cox.net</div>	SEAL 	SCALE: 1" = 20'	BENCH MARK:	CITY OF LAKE ELSINORE CONCEPTUAL LANDSCAPE PLAN FRONT YARDS VISCAYA LOTS 7-9, 12, 13, 21-23 TRACT 32008 CITY OF LAKE ELSINORE	SHEET L-1 OF 1 SHEETS FILE No.
				BRAD FAGRELL, RCE No. 43920 CITY ENGINEER CITY OF LAKE ELSINORE			DATE:			



GENERAL CONSTRUCTION NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE JOB SITE AND BECOME AWARE OF ALL GRADE DIFFERENCES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.

IF ANY DISCREPANCIES OR QUESTIONS ARISE IN THE FIELD, THE CONTRACTOR SHALL CONTACT THE OWNER.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE OWNER OF BEFORE CONSTRUCTION AND / OR FABRICATION OF WORK.

VERIFY ALL SITE DIMENSIONS. DO NOT SCALE DRAWINGS, THE REPRODUCTION OF THE PLANS MAY RESULT IN THE DISTORTION OF THE IMAGE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS THAT ARE TO REMAIN, CAUSED BY THEMSELVES, SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION, AND SHALL PAY ALL COSTS OF REPAIR AND / OR REPLACEMENT.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CLEAN UP OF ANY AND ALL TRASH, DEBRIS, SLOP-OVERS, ETC., CREATED BY THEMSELVES SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION AND SAID ACTION SHALL BE CONSIDERED IN BASE BID.

CONTRACTOR SHALL REMOVE ALL DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF THEM IN A LEGAL MANNER.

ALL WORKMANSHIP AND MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES.

CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS REQUIRED.

SUB GRADE UNDER PAVED AREAS SHALL BE COMPACTED TO A MINIMUM OF 95%.

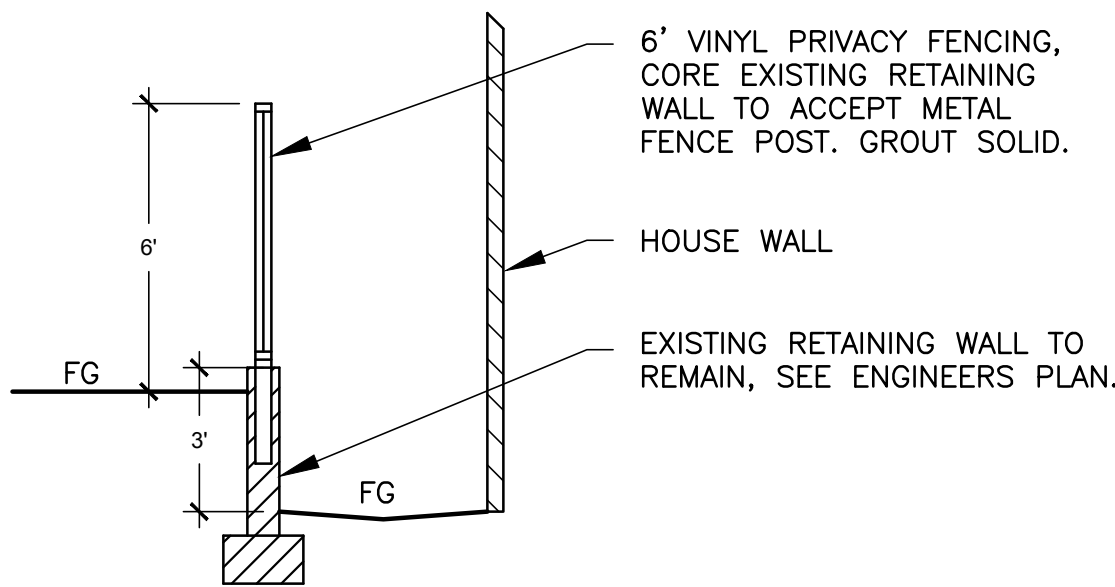
ALLOW FOR ADJOINING CONSTRUCTION.

CONCRETE CONTRACTORS ARE TO COORDINATE AND COOPERATE WITH ELECTRICAL, DRAIN LINE AND IRRIGATION CONTRACTORS FOR SLEEVING, PIPING AND CONDUIT UNDER ALL PAVING.

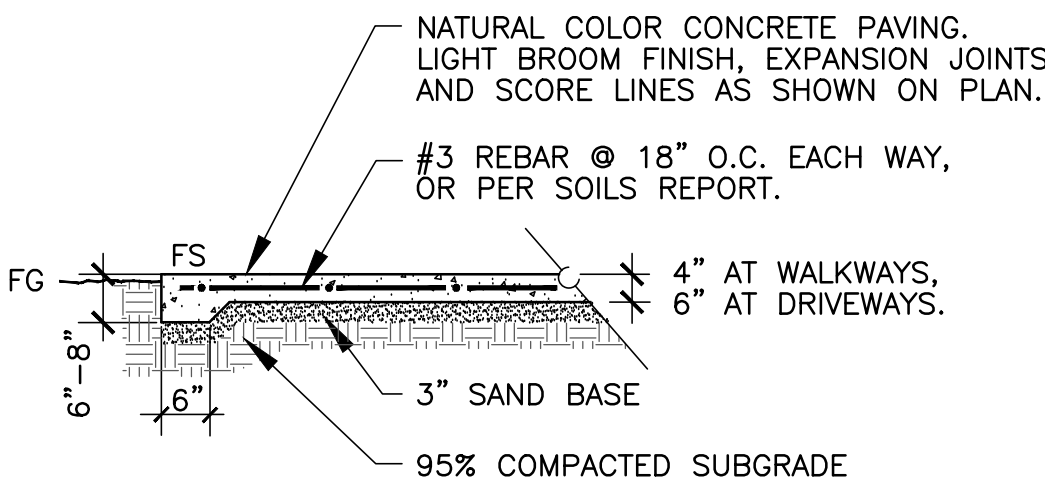
VERIFY WITH PROJECT SOILS ENGINEER THE NEED FOR REINFORCING, BASE MATERIAL, PRE-SATURATION, ETC., FOR ALL PAVING.

TO AVOID CRACKING POSITIVE SEPARATION SHALL BE PROVIDED IN ALL GARDEN AND PERIMETER WALLS, AT CORNERS AND AT APPROXIMATELY EVERY 20' TO 25' ALONG THE LENGTH OF THE WALL.

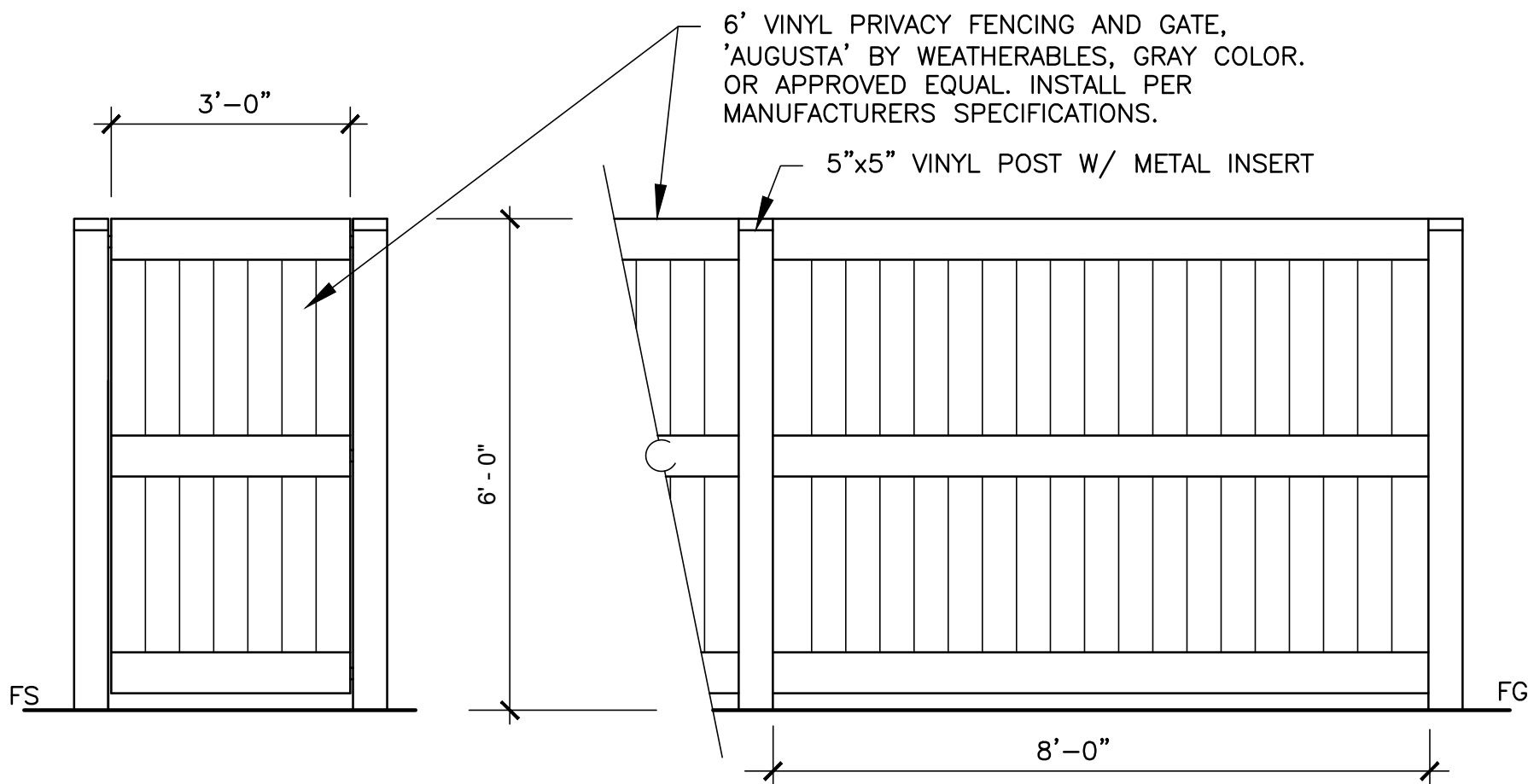
HOLD FINISH GRADE 2" BELOW FINISH SURFACES IN SHRUB AREAS AND 1" BELOW IN TURF AREAS.



© LOT 9 WALL/FENCE SECTION
N.T.S.

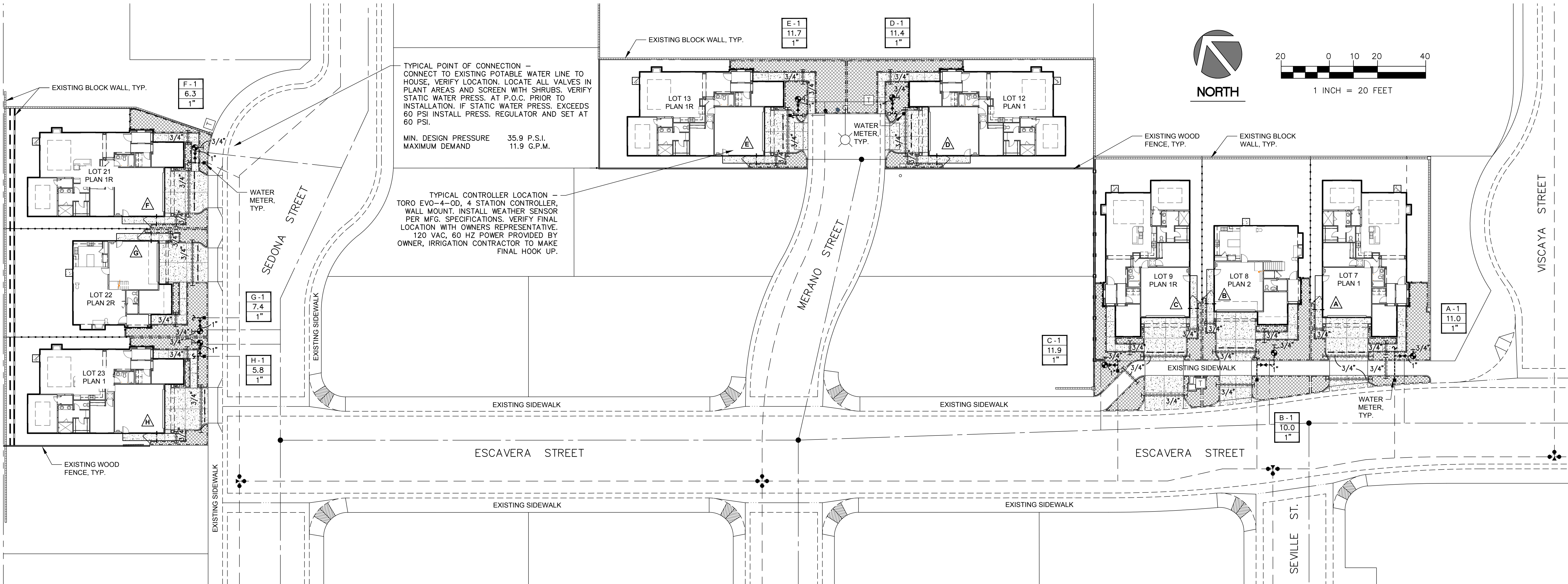


Ⓐ CONCRETE PAVING
N.T.S.



Ⓑ 6' VINYL FENCE & GATE
N.T.S.

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:	SEAL	SCALE: 1" = 20'	BENCH MARK:	CITY OF LAKE ELSINORE	SHEET L-1
					THOMAS H. KOCH LANDSCAPE ARCHITECT 26482 Elmcrest Way Lake Forest, CA 92630 (949) 348-9150 thk@cox.net				CONSTRUCTION PLAN FRONT YARDS VISCAYA LOTS 7-9, 12, 13, 21-23 TRACT 32008 CITY OF LAKE ELSINORE	OF 5 SHEETS
				BRAD FAGRELL, RCE No. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	DATE		DATE:			FILE No.



IRRIGATION NOTES

ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVES SHALL BE A MINIMUM OF TWICE THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.

ALL PIPING UNDER PAVING SHALL BE PVC SCH 40 OR BETTER. INSTALL PRIOR TO PAVING.

PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWING. NO SUBSTITUTION OF SMALLER SIZES WILL BE PERMITTED. LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.

PROVIDE A MINIMUM 18" COVER OVER ALL MAIN LINE PIPING AND 12" COVER OVER ALL LATERAL LINE PIPING.

ALL SPRINKLER OR EMITTER HEADS SHALL BE PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.

110V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.

ALL WIRES FROM CONTROLLER(S) TO ELECTRICAL VALVES SHALL BE COPPER #14 UF DIRECT BURIAL CABLE. USE BLACK FOR PILOT, WHITE FOR COMMON. INSTALL IN TRENCH WITH MAIN LINE WHENEVER POSSIBLE. PROVIDE A MINIMUM OF 18" COVER.

THIS IRRIGATION DRAWING IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR GRAPHIC CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE NEAREST PLANTING AREA WHENEVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.

CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR BEST PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE THE SELECTION OF THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS, PAVING, ETC..

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

ALL EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER THE MANUFACTURER SPECIFICATIONS.

ADV (ANTI-DRAIN VALVES) UNITS AS SHOWN IN THE DETAILS ARE FOR TYPICAL INSTALLATIONS ONLY AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY THE ON SITE GRADES. IF THERE IS A DIFFERENCE IN ELEVATION OF OVER 24" OR MORE BETWEEN THE HIGHEST HEAD AND THE LOWEST HEAD ON A CIRCUIT, THE ADVS SHALL BE INSTALLED AS PER THE DETAIL.

SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW RATES AT POINTS OF CONNECTION.

REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIAL AND WORKMANSHIP.

CONTRACTOR SHALL BE RESPONSIBLE FOR RODENT CONTROL OF ANY DRIP SYSTEM DURING INSTALLATION AND MAINTENANCE PERIOD.

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

Signature: Thomas H. Koch
8-24-18
DATE

IRRIGATION LEGEND

SYMBOL



TORO DZK-EZF-AS, REMOTE CONTROL VALVE W/ATMOSPHERIC VACUUM BREAKER, 1".

NIBCO GATE VALVE OR APPROVED EQUAL, LINE SIZE. IN ROUND VALVE BOX.

TORO EVO-4-OD-SC, 4 STATION CONTROLLER W/ EVO-SC SMART CONNECT & EVO-WS WEATHER SENSOR. WALL MOUNT.

MAINLINE, 2" OR UNDER, SCH 40 PVC, 18" MINIMUM COVER.

NON-PRESSURE LATERAL LINE PIPING, PVC SCH 40. 12" MINIMUM COVER.

INDICATES PVC SCH 40 LATERAL CONNECTING AREAS OF SAME HYDROZONE TO VALVE.

PIPE SLEEVING SCH 40 PVC, BURY MINIMUM 36" DEPTH, EXTEND 12" PAST EDGE OF PAVING. (TWO TIMES DIAMETER OF PIPE BEING SLEEVED).

WIRE SLEEVING PVC SCH 40, BURY MINIMUM 36" DEPTH, EXTEND 12" PAST EDGE OF PAVING. (OF SUFFICIENT SIZE FOR WIRES BEING SLEEVED)

C-X VALVE SEQUENCE NUMBER
X FLOW IN GALLONS PER MINUTE
X VALVE SIZE

HYDRAULIC CALCULATION:

PRESSURE LOSS FOR VALVE C-1	
3/4" WATER METER @ 11.9 GPM	2.2 PSI
1" ANTI-SYPHON VALVE	3.1 PSI
100' OF 1" PVC SCH 40 MAIN	3.6 PSI
LATERAL LINE FRICTION LOSS (FIXED)	3.0 PSI
FITTINGS FRICTION LOSS	1.0 PSI
OPERATING PRESSURE	20.0 PSI
MISCELLANEOUS	3.0 PSI
ELEVATION	-
PRESSURE REQUIRED FOR PROPER OPERATION @ P.O.C.	35.9 PSI

MAXIMUM APPLIED WATER ALLOWANCE:

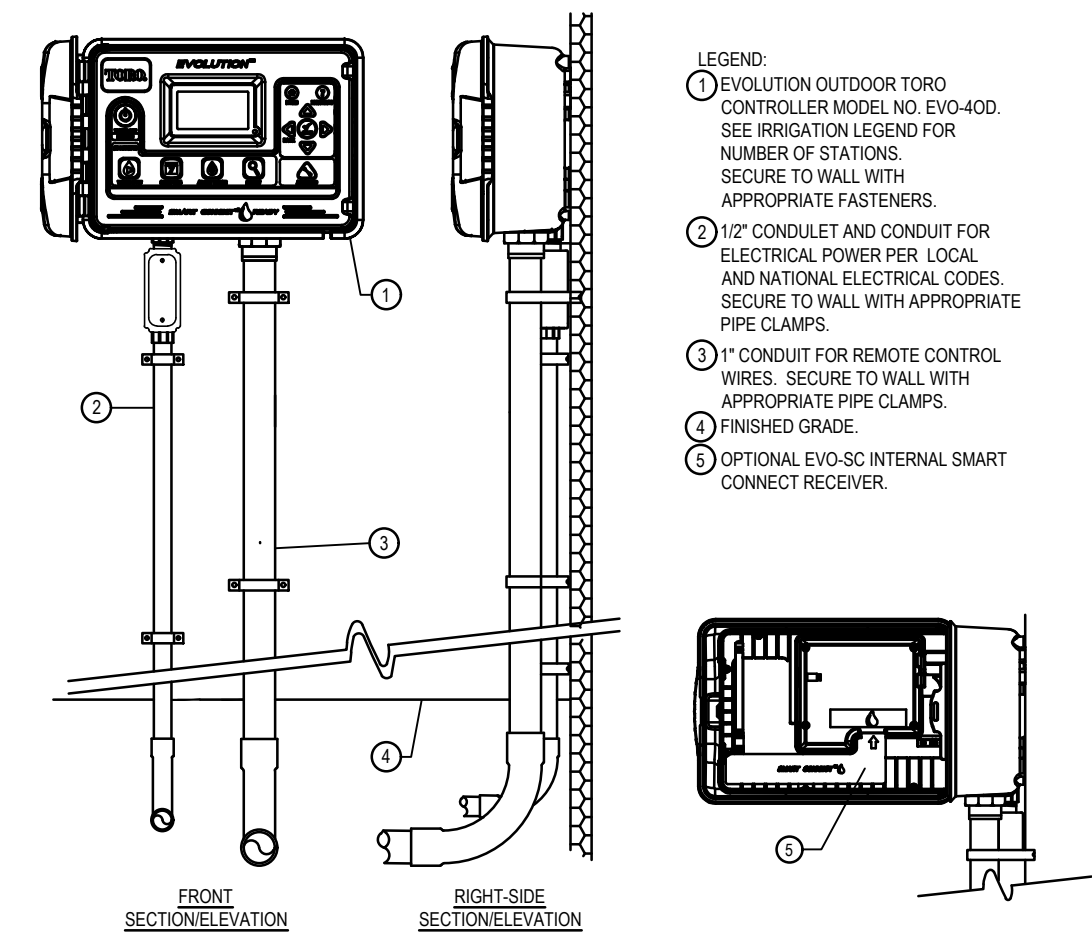
LOT 7 (50.5)(0.62)(.4/.81 x 650 S.F.)	= 11,193.3 GAL./YR.
LOT 8 (50.5)(0.62)(.4/.81 x 780 S.F.)	= 13,432.0 GAL./YR.
LOT 9 (50.5)(0.62)(.4/.81 x 700 S.F.)	= 12,054.4 GAL./YR.
LOT 12 (50.5)(0.62)(.4/.81 x 680 S.F.)	= 11,710.0 GAL./YR.
LOT 13 (50.5)(0.62)(.4/.81 x 695 S.F.)	= 11,968.2 GAL./YR.
LOT 21 (50.5)(0.62)(.4/.81 x 375 S.F.)	= 6,457.7 GAL./YR.
LOT 22 (50.5)(0.62)(.4/.81 x 480 S.F.)	= 8,265.9 GAL./YR.
LOT 23 (50.5)(0.62)(.4/.81 x 350 S.F.)	= 6,027.2 GAL./YR.

NOTE: ALL LANDSCAPE AREAS ARE MODERATE WATER USE.

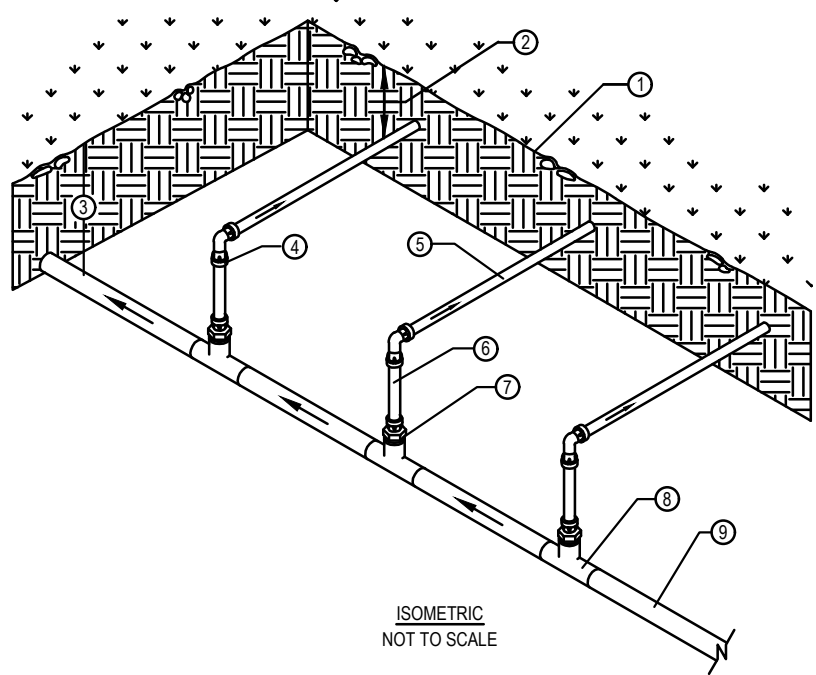
ESTIMATED TOTAL WATER USE:

LOT 7 (50.5)(0.62)(.4/.81 x 650 S.F.)	= 9,972.2 GAL./YR.
LOT 8 (50.5)(0.62)(.4/.81 x 780 S.F.)	= 11,966.7 GAL./YR.
LOT 9 (50.5)(0.62)(.4/.81 x 700 S.F.)	= 10,739.3 GAL./YR.
LOT 12 (50.5)(0.62)(.4/.81 x 680 S.F.)	= 10,432.5 GAL./YR.
LOT 13 (50.5)(0.62)(.4/.81 x 695 S.F.)	= 10,662.6 GAL./YR.
LOT 21 (50.5)(0.62)(.4/.81 x 375 S.F.)	= 5,753.2 GAL./YR.
LOT 22 (50.5)(0.62)(.4/.81 x 480 S.F.)	= 7,364.19 GAL./YR.
LOT 23 (50.5)(0.62)(.4/.81 x 350 S.F.)	= 5,369.7 GAL./YR.

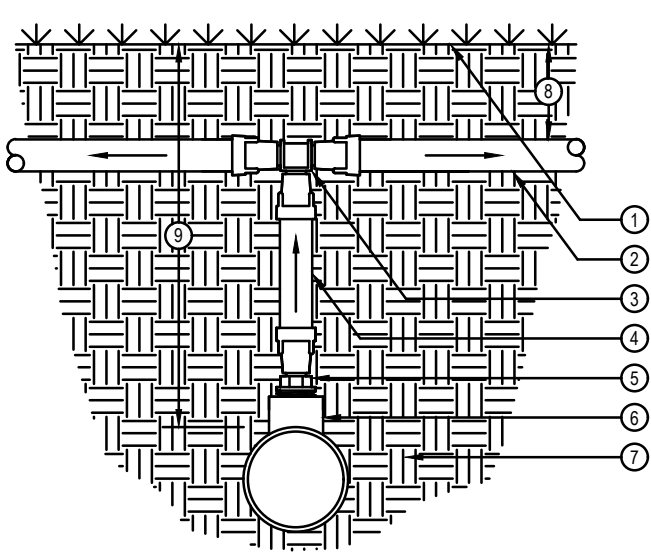
MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY: THOMAS H. KOCH LANDSCAPE ARCHITECT 26482 Elmcrest Way Lake Forest, CA 92630 (949) 348-9150 thk@cox.net CA License 3602 AZ Registration 33915	SEAL THOMAS H. KOCH LANDSCAPE ARCHITECT 5-31-19 Renewal Date 8-24-18 Date STATE OF CALIFORNIA	SCALE: 1" = 20'	BENCH MARK:	CITY OF LAKE ELSINORE PLANTING PLAN FRONT YARDS VISCAYA LOTS 7-9, 12, 13, 21-23 TRACT 32008 CITY OF LAKE ELSINORE	SHEET L-3 OF 5 SHEETS FILE No.
				BRAD FAGRELL, RCE No. 43920 CITY ENGINEER CITY OF LAKE ELSINORE	DATE					



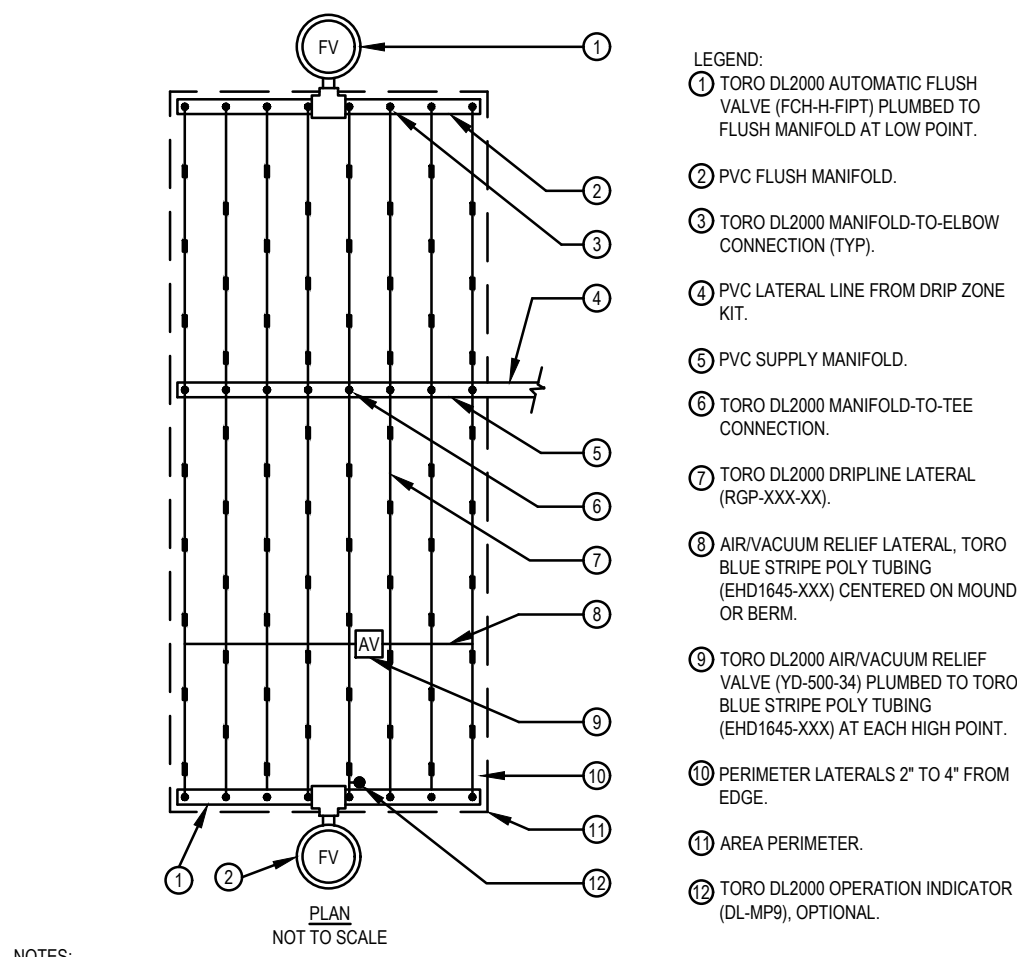
- LEGEND:
1. EVOLUTION OUTDOOR TORO CONTROLLER MODEL NO. EVO-40D. SEE IRRIGATION LEGEND FOR NUMBER OF STATIONS. SECURE TO WALL WITH APPROPRIATE FASTENERS.
 2. 1/2" CONDUIT AND CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL ELECTRICAL CODES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
 3. 1" CONDUIT FOR REMOTE CONTROL WIRES. SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS.
 4. FINISHED GRADE.
 5. OPTIONAL EVO-SC INTERNAL SMART CONNECT RECEIVER.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-171.



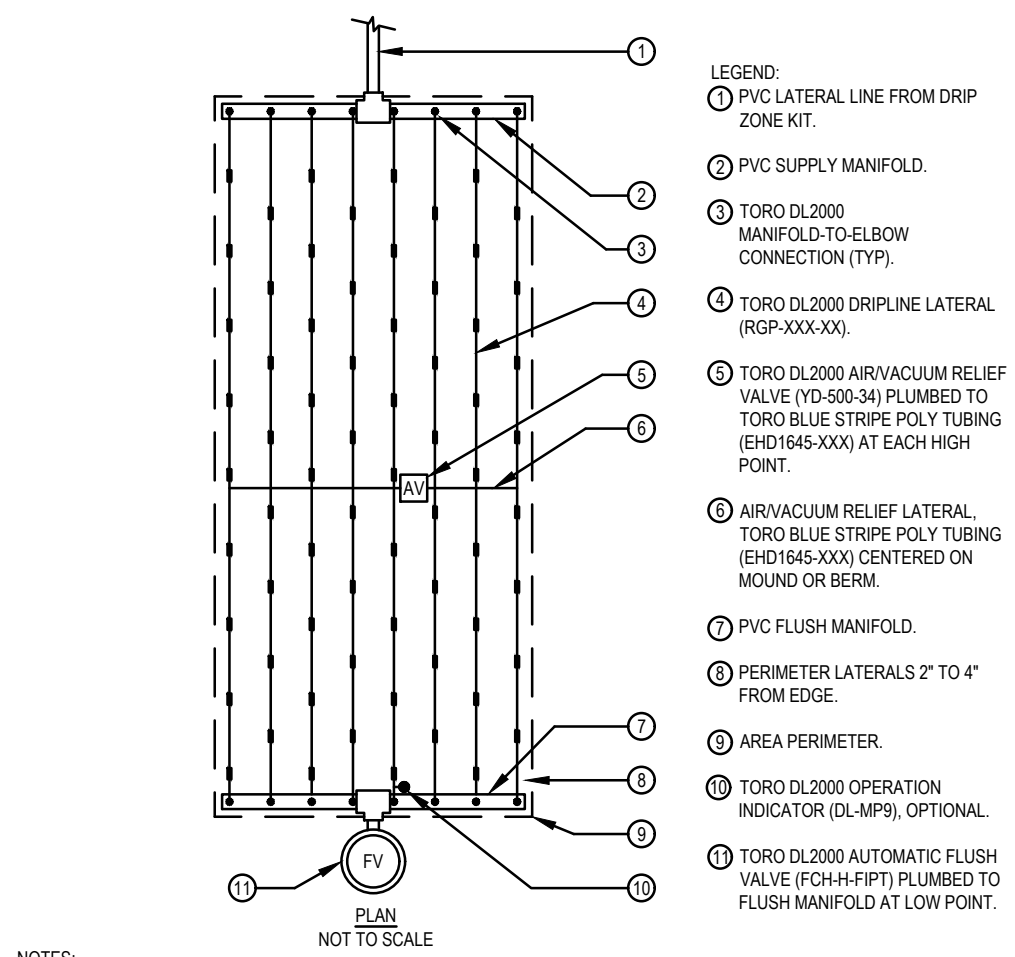
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
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 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-186.



- NOTES:
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 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-186.



- NOTES:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #AL111).
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-189.



- NOTES:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH. SEE TORO SUBSURFACE IRRIGATION DESIGN GUIDE (FORM #AL111).
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
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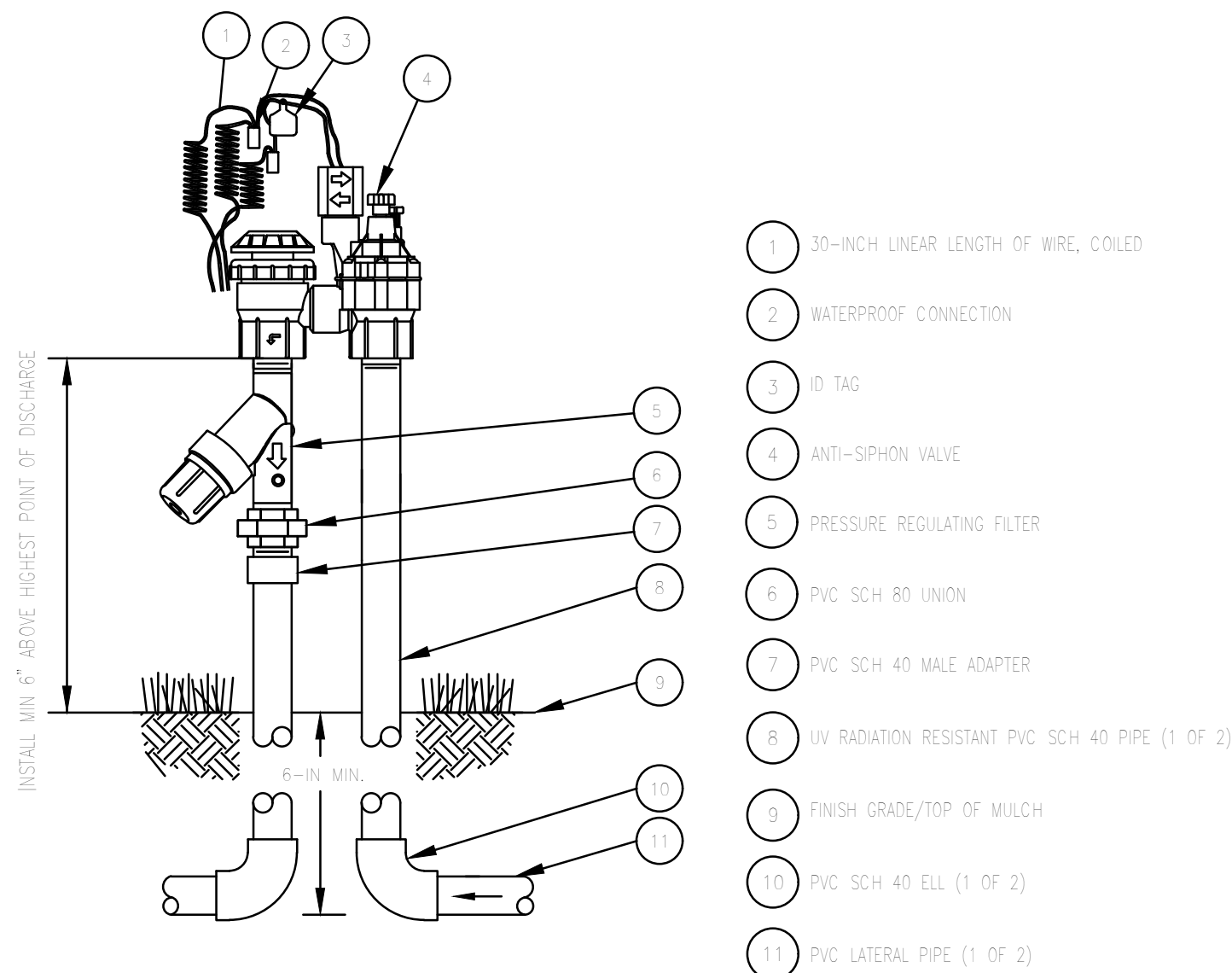
EVO-40D EVOLUTION® SERIES – OUTDOOR MODEL

MANIFOLD END FEED

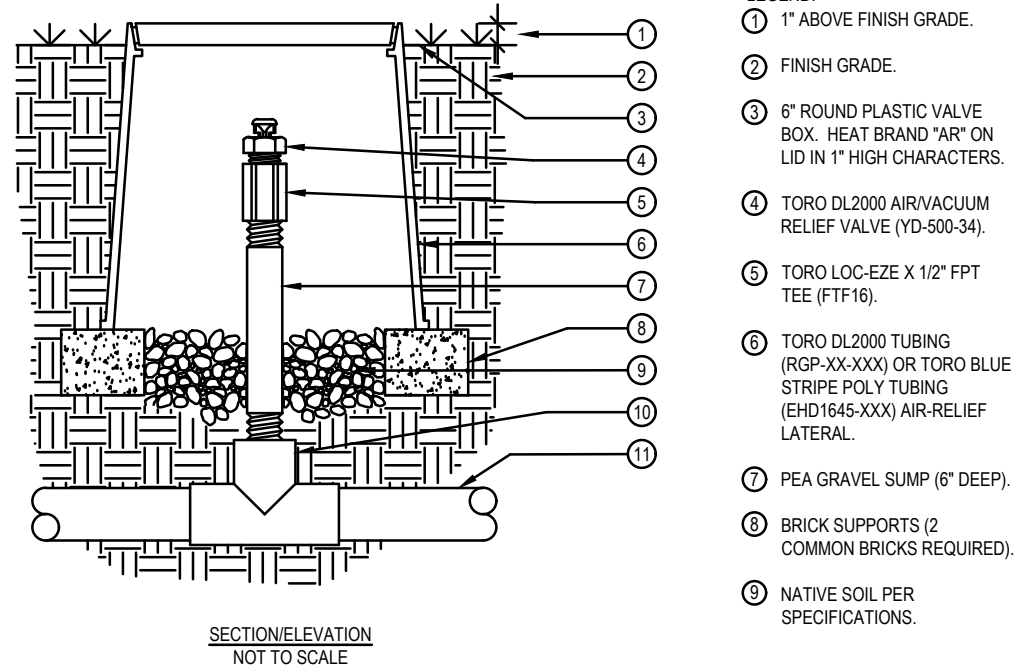
MANIFOLD-TEE CONNECTION

CENTER-FEED LAYOUT

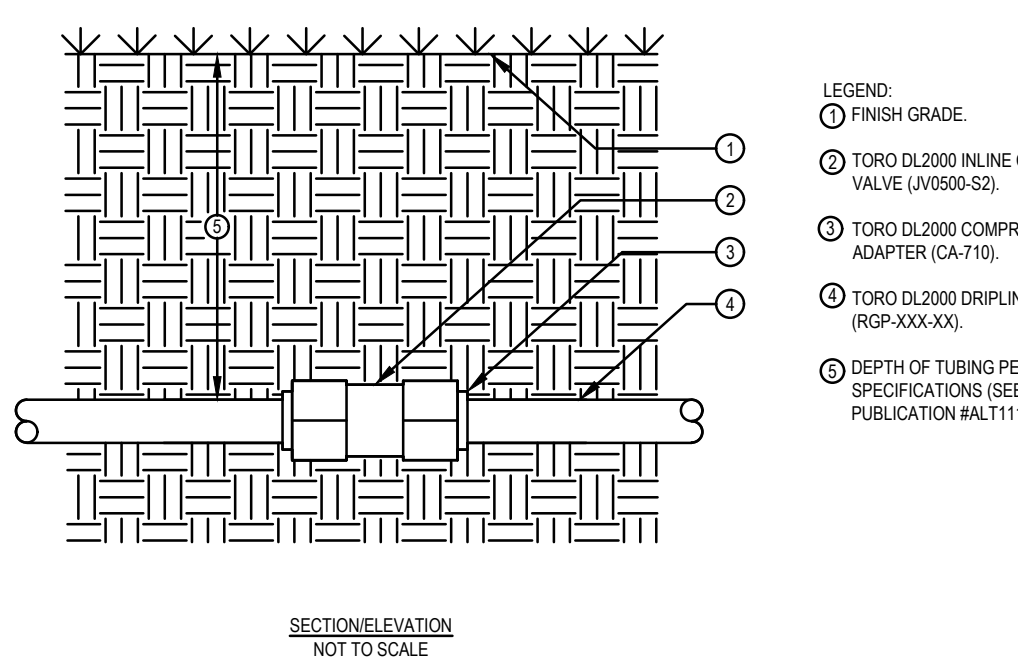
END-FEED LAYOUT



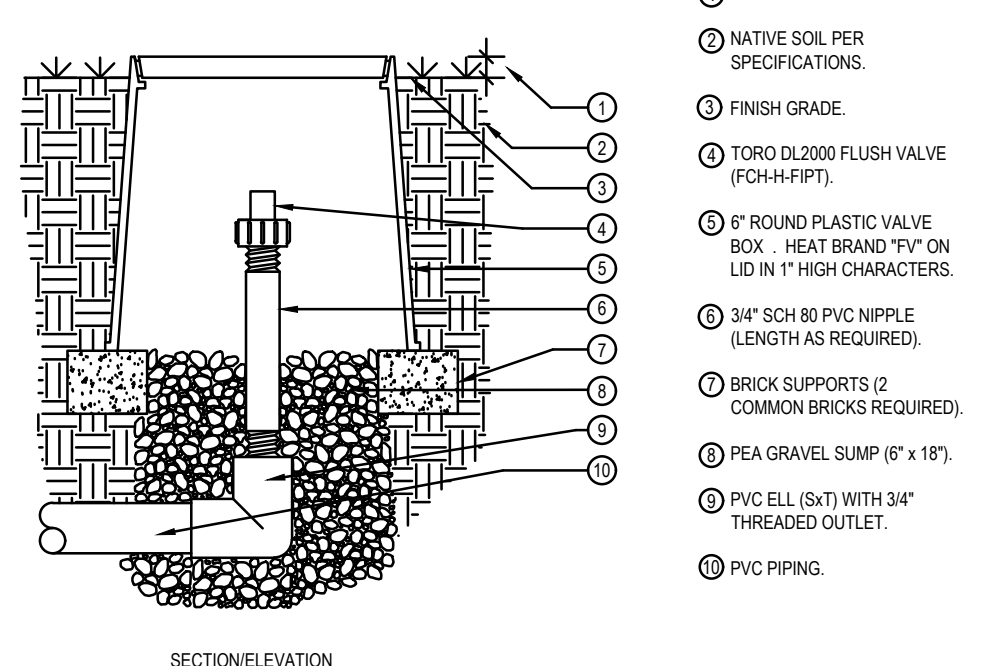
DRIP CONTROL ZONE KIT



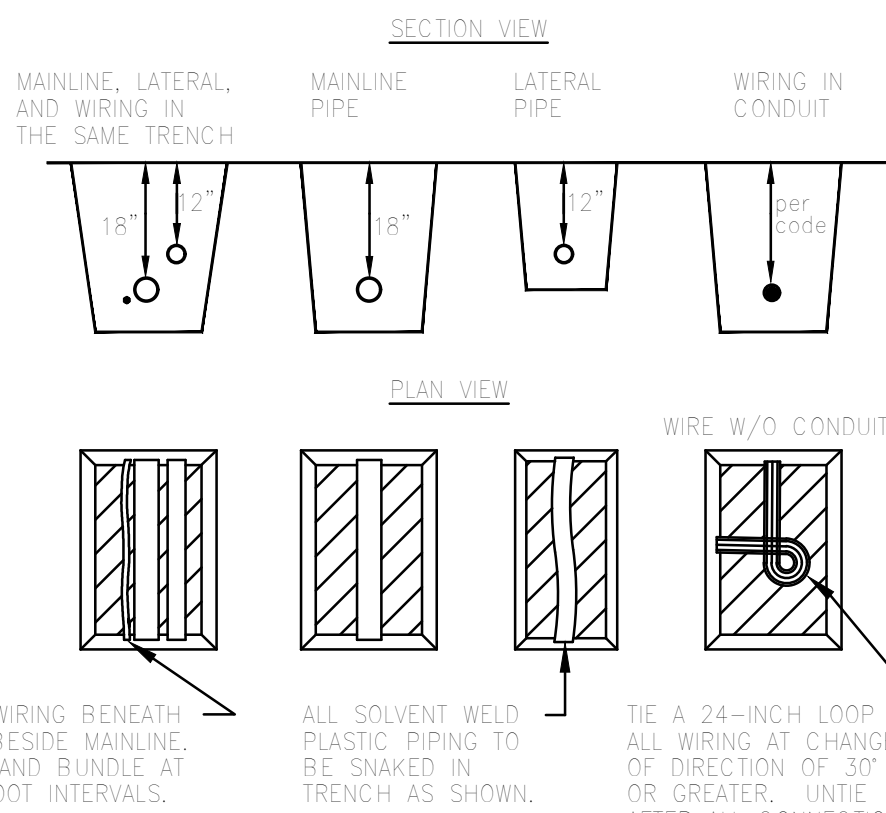
- NOTES:
1. USE ONE AIR-RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. REFER TO TORO PUBLICATION #AL111 FOR SPECIFICATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-186.



- NOTES:
1. USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI. REFER TO TORO PUBLICATION #AL111 FOR SPECIFICATIONS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
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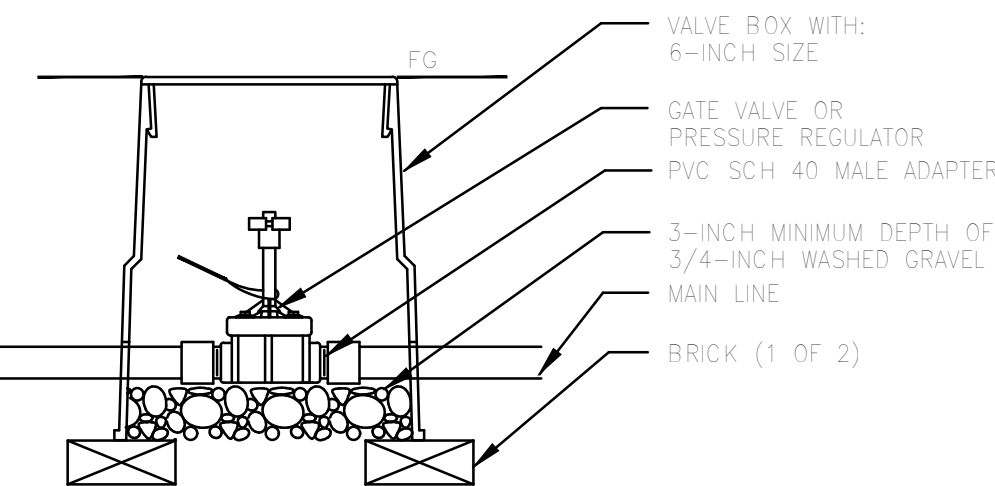


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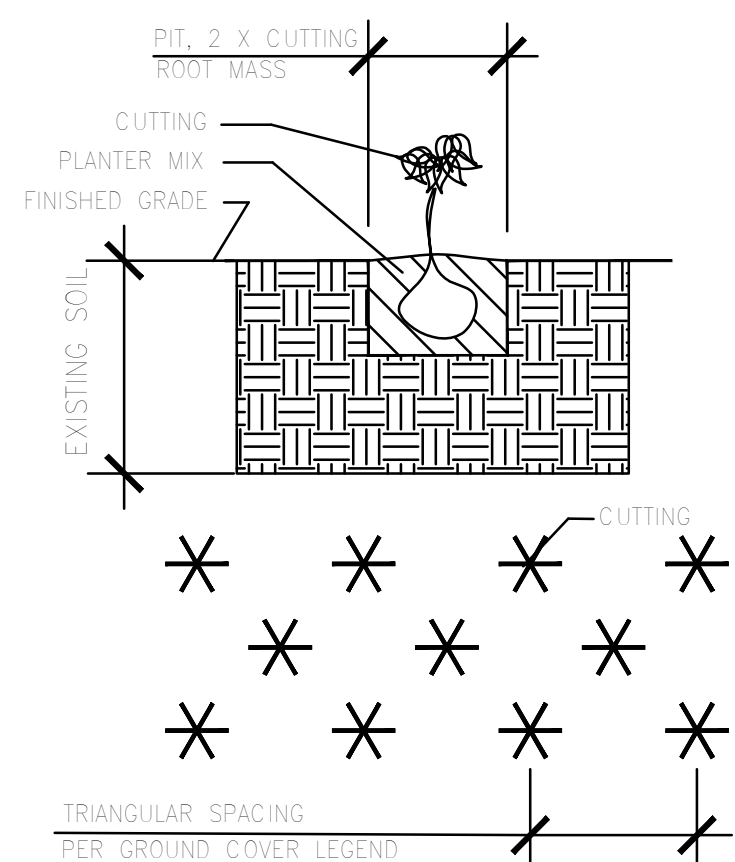


- MINIMUM PIPE AND SLEEVE COVERAGE SHALL BE AS FOLLOWS:
- A. PRESSURE LINES: LESS THAN 6" IN DIAMETER - 18" COVER, 6" TO 6 1/2" IN DIAMETER - 24" COVER, 6" OR GREATER IN DIAMETER - 36" COVER
 - B. LATERAL LINES: 12" COVER
 - C. SLEEVES UNDER ROADS: 6" OR LESS IN DIAMETER - 36" COVER, GREATER THAN 6" IN DIAMETER - 48" COVER
 - D. SCHEDULE 80 PVC SLEEVES UNDER PAVING (NON-ROADS): SAME AS ABOVE, SCHEDULE 40 PVC

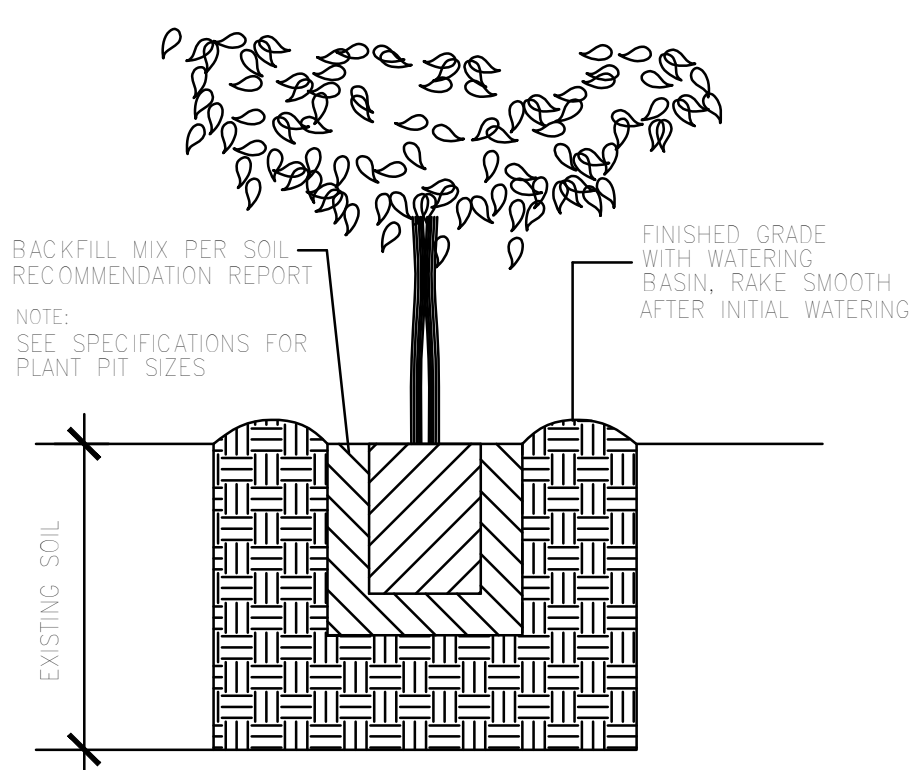
TRENCH & SLEEVE



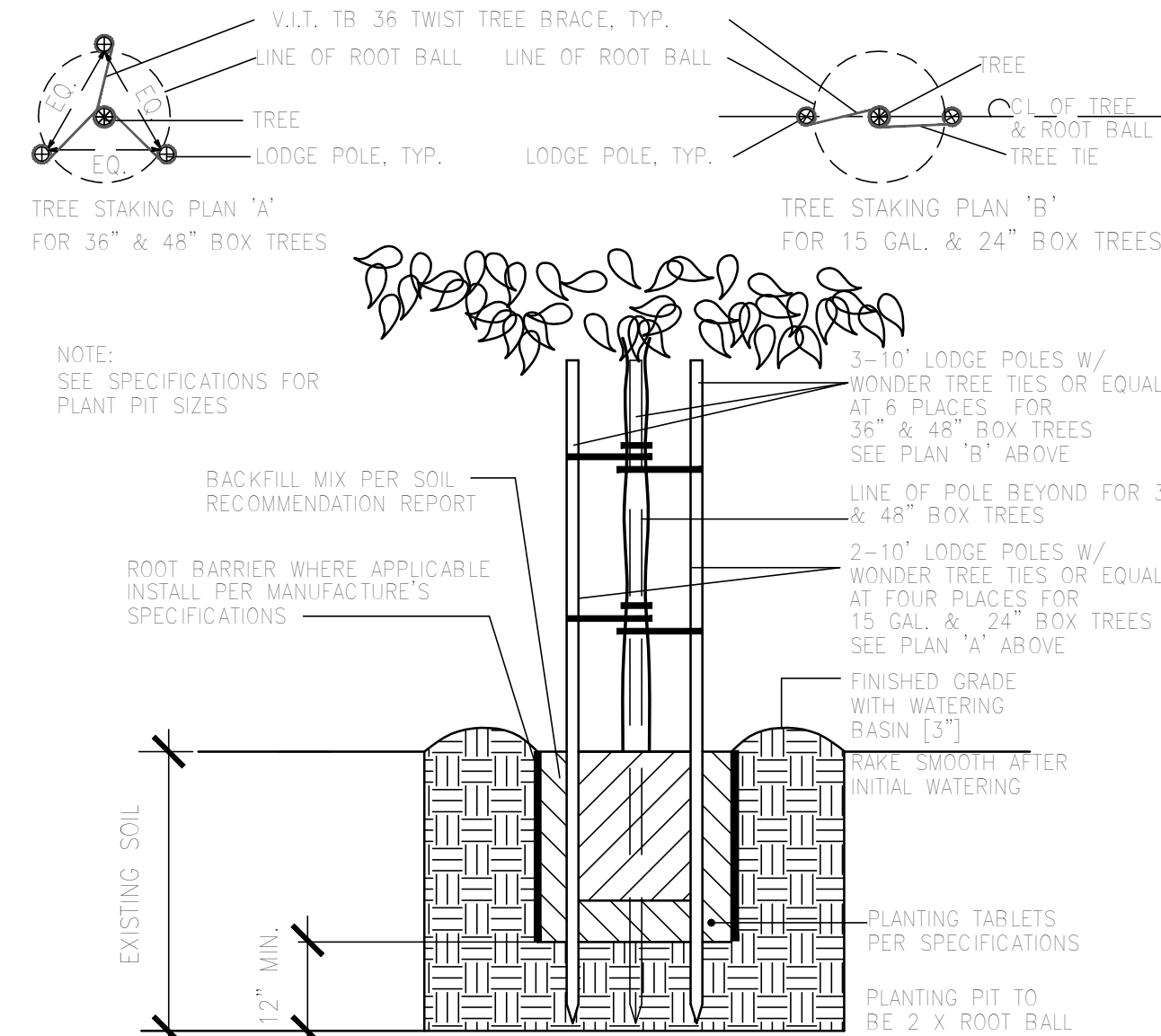
GATE VALVE OR REGULATOR



GROUND COVER PLANTING



SHRUB PLANTING



TREE STAKING

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:	SEAL	SCALE:	BENCH MARK:	CITY OF LAKE ELSINORE	SHEET
					THOMAS H. KOCH LANDSCAPE ARCHITECT				PLANTING & IRRIGATION DETAILS	L-4
					26482 Elmcrest Way Lake Forest, CA 92630 (949) 348-9150 thk@cox.net				VISCAYA LOTS 7-9, 12, 13, 21-23 TRACT 32008 CITY OF LAKE ELSINORE	OF 5 SHEETS
					BRAD FAGRELL, RCE No. 43920 CITY ENGINEER CITY OF LAKE ELSINORE					FILE No.

PLANTING SPECIFICATIONS
GENERAL REQUIREMENTS

- A. THE AGREEMENT, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND DIVISION ONE GENERAL REQUIREMENTS ARE A PART OF THIS SECTION AND APPLY TO THIS SECTION AS FULLY AS IF REPEATED HERE.
- B. SCOPE: FURNISH AND INSTALL ALL LANDSCAPE PLANTING COMPLETE AS INDICATED ON THE DRAWINGS AS SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- PERFORM ALL FINISHED GRADING AND REMOVAL OF EXISTING WEEDS.
 - PROVIDE AND PLACE ALL SOIL ADDITIVES.
 - FURNISH AND PLACE ALL SOIL MIXES.
 - FURNISH AND INSTALL PLANT MATERIALS.
 - FURNISH AND INSTALL ALL STAKING AND GUYING.
 - PROVIDE SIXTY (60) DAY MAINTENANCE OF PLANTING.
 - GUARANTEES.
 - CLEANUP.
- C. QUALITY CONTROL
- SAMPLES AND DELIVERY OF MATERIALS:
 - SAMPLES OF PREPARED PLANTING MIXTURE AND SOIL ADDITIVES, SHALL BE SUBMITTED TO OWNER FOR ACCEPTANCE.
 - SUBSTITUTIONS WILL NOT BE PERMITTED, EXCEPT IF PROOF IS SUBMITTED THAT ANY MATERIAL SPECIFIED IS NOT OBTAINABLE, THEN A PROPOSAL WILL BE CONSIDERED FOR THE USE OF THE NEAREST EQUIVALENT, WITH AN EQUITABLE ADJUSTMENT OF CONTRACT PRICE. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL OF THE OWNER OR HIS AGENT.
 - GUARANTEE: ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AND ALL OTHER PLANT SHALL BE GUARANTEED FOR A PERIOD OF SIX (6) MONTHS, UPON FINAL ACCEPTANCE OF PLANTING BY THE OWNER OR HIS AGENT.
 - MAINTENANCE PERIOD: CONTRACTOR SHALL MAINTAIN ALL PLANTING AND PLANT MATERIAL FOR A PERIOD OF SIXTY (60) DAYS, AFTER COMPLETION AND FINAL ACCEPTANCE OF WORK BY OWNER.
 - INSPECTIONS: ALL INSPECTIONS HEREIN SPECIFIED SHALL BE MADE BY THE OWNER OR HIS AGENT. THE CONTRACTOR SHALL REQUEST INSPECTIONS AT LEAST THREE WORKING DAYS IN ADVANCE OF THE TIME INSPECTION IS REQUIRED. INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING PARTS OF THE WORK:
 - WHEN FINE GRADING AND SOIL PREPARATION ARE COMPLETED.
 - PLANT MATERIAL AFTER DELIVERY TO SITE, FOR FIELD SPOTTING BY OWNER OR HIS AGENT.
 - SPECIMEN TREES AT SOURCE, FOR TAGGING BY OWNER OR HIS AGENT.
 - FINAL INSPECTION OF COMPLETED PLANTING BY OWNER OR HIS AGENT.

MATERIALS

- A. SOIL AMENDMENTS:
- COMMERCIAL FERTILIZER SHALL CONSIST OF THE FOLLOWING GUARANTEED PERCENTAGES DELIVERED IN SACKS WITH MANUFACTURER'S LABEL SHOWING WEIGHT AND ANALYSIS ON EACH SACK: (N)-20(P)-20(K). ORGANIC AMENDMENTS SHALL BE DERIVED FROM NITROGEN STABILIZED ORGANIC RESIDUES AND SHALL BE AERATED, FREE OF OBJECTIONABLE ODOR AND OF VIABLE WEED SEED.
- SOIL SULFUR OF STANDARD COMMERCIAL GRADE.
- GYPSUM OF STANDARD AGRICULTURAL GRADE.
- B. PLANT MATERIALS:
- PLANTS SHALL BE NURSERY GROWN AND TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL BE OF NORMAL GROWTH HABITS. PLANTS SHALL BE HEALTHY, VIGOROUS AND WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- PLANTS SHALL CONFORM IN AT LEAST THE MINIMUM REQUIREMENTS NOTED ON THE PLAN, LEGEND OR PALETTE. THE ROOT BALL SHALL BE INTACT AND SHOW EVIDENCE OF A WELL DEVELOPED ROOT WITHOUT BEING ROOT BOUND. PLANTS SHALL HAVE GROWN IN THE DELIVERED CONTAINER SYSTEM FOR AT LEAST ONE YEAR.
- PLANTS SHALL BE FREE OF DISEASES, INSECTS, PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED, EXCEPT AT THE DIRECTION OF THE OWNER OR OWNER'S AGENT.
- TREES SHALL HAVE STURDY TRUNKS AND NORMAL BRANCHING, WHICH ARE INTACT AND WITHOUT CUTS OR ABRASIONS.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST TWO YEARS.
- QUANTITIES NECESSARY TO COMPLETE THE WORK SHOWN ON PLANS SHALL BE FURNISHED BY THE CONTRACTOR. ANY DISCREPANCY IN THE QUANTITIES GIVEN ON PLAN OR LEGEND SHALL BE BROUGHT TO THE OWNER, BEFORE SUBMITTING BID.
- QUANTITIES GIVEN IN THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. QUANTITIES SHOWN ON PLAN ARE TO BE VERIFIED BY THE CONTRACTOR BEFORE SUBMITTING BID.

EXECUTION

- A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITY LINES, IRRIGATION LINES, ETC. SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. IN THE EVENT OF CONFLICT BETWEEN UTILITIES, ETC. AND PLANT LOCATIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER, WHO SHALL ARRANGE FOR THE RELOCATION OF PLANT MATERIAL. FAILING TO FOLLOW THIS PROCEDURE, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, MAKE ANY AND ALL REPAIRS FOR DAMAGE RESULTING FROM HIS WORK.
- REMOVE ROCK AND/OR OTHER OBSTRUCTIONS, TO PERMIT PROPER INSTALLATION OF PLANTING MATERIAL.
- B. GRADING AND SOIL PREPARATION:
- FINISHED GRADES: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO \pm 10 PERCENT IN LANDSCAPE AREAS.
- SCARIFY ALL SOIL WITH THE EXCEPTION OF SLOPES OVER 3:1, TO A MINIMUM DEPTH OF 4".
- SOIL CONDITIONING: APPLY SOIL CONDITIONERS PER LANDSCAPE SOILS REPORT.
- REMOVAL OF ALL ROCKS AND FOREIGN MATTER OVER 1" IN DIAMETER, FROM TILLED AREAS.

C. TURF AND PLANTINGS

- FIELD SPOT PLANTS PER PLAN AND SECURE APPROVAL FROM OWNER OR OWNER'S AGENT BEFORE DIGGING PITS. MAKE NECESSARY ADJUSTMENTS IN LOCATIONS AND EXCAVATE PITS AS FOLLOWS:
- | PLANT SIZE: | PIT WIDTH: | PIT DEPTH: |
|-------------|------------|------------|
| 24" BOX | 4'0" | 22" |
| 36" BOX | 5'5" | 32" |
| 48" BOX | 7'5" | 36" |
| 1 GALLON | 15" | 10.5" |
| 5 GALLON | 25" | 20.5" |
| 15 GALLON | 41" | 30.5" |
- THE BOTTOMS OF ALL PLANT PITS SHALL BE LOOSEENED AN ADDITIONAL 5" BELOW DEPTHS NOTED AND DUSTED WITH GYPSUM AT THE RATE OF ONE CUP PER 5 GALLON PLANT, WITH A EQUAL RATIO MORE FOR LARGER SIZED PLANT MATERIAL. CANS AND BOXES SHALL BE REMOVED CAREFULLY TO AVOID BREAKING AT THE ROOTBALL. REMOVE CANS OR BOXES AFTER PLACEMENT, INCLUDING BOTTOMS OF BOXED SPECIMENS.
- ADJUST DEPTH OF PLANT SO ITS CROWN SHALL STAND AT FINISHED GRADE. ALL PLANTS SHALL BE SET IN A WATERING BASIN.
- IF FERTILIZER TABLETS ARE NOT SPECIFIED IN THE SOILS RECOMMENDATION REPORT ALL TREES AND SHRUBS SHALL INCLUDE 21 GRAM AGRIFORM FERTILIZER TABLETS AS FOLLOWS:
6 TABLETS FOR 24" BOX OR LARGER
4 TABLETS PER 15 GALLON PLANT.
3 TABLETS PER 5 GALLON PLANT.
1 TABLET PER 1 GALLON PLANT.
- D. GROUND COVER PLANTING:
- PLANTING PITS FOR GROUND COVER SHALL BE 4" MINIMUM IN DEPTH. PLANTS SHALL BE SPACED AS INDICATED ON DRAWINGS AND LEGENDS. SOIL SHALL BE FIRMLY PRESSED AROUND EACH PLANT AND EXCESS SOIL REMOVED FROM CROWN.
- EACH SECTION OF GROUND COVER SHALL BE THOROUGHLY WATERED, IMMEDIATELY UPON COMPLETION OF PLANTING.
- E. STAKING:
- STAKE TREES AT TIME OF PLANTING. ALL 15 GALLON TREES SHALL BE STAKED USING LODGE POLE STAKES PER DETAIL AND/OR LOCAL REQUIREMENTS. LOCAL REQUIREMENTS TAKE PRECEDENCE..
- F. CLEAN UP:
- DURING THE COURSE OF THE WORK, REMOVE SURPLUS MATERIALS FROM THE SITE AND LEAVE PREMISES, SIDEWALKS AND ROADS IN A NEAT AND CLEAN CONDITION. EXCESS TOP SOIL IS TO BE REMOVED FROM SITE.
- CLEAN UP AND REMOVE ALL DEBRIS AND SURPLUS MATERIALS UPON COMPLETION OF WORK, LEAVING THE PREMISES IN A NEAT AND CLEAN CONDITION, SATISFACTORY TO THE OWNER. REMOVE ALL TAGS, LABELS, TIES AND NURSERY STAKES FROM ALL PLANTS, UNLESS DIRECTED OTHERWISE.
- G. GUARANTEE AND REPLACEMENT:
- ALL BOXED AND CONTAINER SPECIMEN PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD HEALTHY AND FLOURISHING CONDITION, OF ACTIVE GROWTH, AT THE END OF ONE YEAR, FROM THE DATE OF ACCEPTANCE BY OWNER. ALL GALLON CONTAINERS SHALL BE GUARANTEED FOR 6 MONTHS FROM THE DATE OF ACCEPTANCE BY OWNER. ALL GUARANTEES SHALL BE IN WRITING AND A PART OF THE CONTRACT DOCUMENTS.
- H. MAINTENANCE:
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR MAINTAINING MOISTURE REQUIREMENTS. HAND WATERING OF NEWLY PLANTED TREES AND SHRUBS SHALL BE REQUIRED ONCE A WEEK, FOR THREE WEEKS. CULTIVATE, WEED AND WATER AS REQUIRED DURING MAINTENANCE PERIOD. ALL PLANTING AREAS SHALL BE FREE OF WEEDS AT CONCLUSION OF MAINTENANCE PERIOD.
- I. FINAL INSPECTION:
- FINAL INSPECTION OF LAWNS AND PLANTING AREAS WILL BE MADE ONE WEEK PRIOR TO THE CONCLUSION OF THE MAINTENANCE PERIOD. CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS AGENT, 3 WORKING DAYS PRIOR TO INSPECTION.

IRRIGATION SPECIFICATIONS
GENERAL REQUIREMENTS

- A. THE AGREEMENT, GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND DIVISION ONE GENERAL REQUIREMENTS ARE A PART OF THIS SECTION AND APPLY TO THIS SECTION, AS IF FULLY REPEATED HERE.
- B. SCOPE
- WORK SPECIFIED IN THIS SECTION: FURNISH ALL LABOR, TOOLS, MATERIALS, APPLIANCES, TEXTS, PERMITS, TAXES, ETC., NECESSARY FOR THE INSTALLATION OF A COMPLETE IRRIGATION SYSTEM AS SPECIFIED AND SHOWN ON THE DRAWINGS, LEGENDS AND DETAILS. REMOVAL OF DEBRIS, ROCKS, SOIL, ETC., AS A RESULT OF CONTRACTOR'S WORK, FROM THE SITE.
 - THE SYSTEM SHALL EFFICIENTLY AND EVENLY IRRIGATE ALL PLANTED AREAS WITH A MINIMUM OF OVER SPRAY, COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION, TO THE SATISFACTION OF THE OWNER OR OWNER'S AGENT.
 - ALL WORK SHALL BE PER LOCAL, COUNTY AND STATE CODES AND, PERFORMED IN A WORKMANSHIP LIKE MANNER, STANDARD TO THE INDUSTRY, TO THE SATISFACTION OF THE OWNER OR OWNER'S AGENT.
- C. QUALITY CONTROL
- MATERIAL LIST: A COMPLETE MATERIAL LIST SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO PERFORMING WORK. MATERIAL LIST SHALL INCLUDE THE MANUFACTURER, MODEL NUMBERS AND DESCRIPTION OF ALL MATERIAL, AND EQUIPMENT TO BE USED ON PROJECT.

- AS BUILT DRAWINGS: AFTER COMPLETION OF IRRIGATION SYSTEM, THE CONTRACTOR SHALL SUBMIT TO THE OWNER, ON REPRODUCIBLE MEDIA OR DISK THE FOLLOWING DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE:
 - POINT OF CONNECTION.
 - CONNECTION TO EXISTING ELECTRICAL POWER.
 - ROUTING OF MAIN LINES.
 - GATE VALVES
 - ROUTING OF CONTROL WIRING.
 - QUICK COUPLING VALVES.
 - CONTROLLER AND WATER SENSORS.
 - BACKFLOW PREVENTER.
- OPERATION AND MAINTENANCE MANUALS:
 - PREPARE AND DELIVER TO THE OWNER WITHIN 10 CALENDAR DAYS PRIOR TO THE COMPLETION OF CONSTRUCTION, TWO HARD COVER BINDERS CONTAINING THE FOLLOWING INFORMATION:
 - INDEX SHEET, STATING CONTRACTOR'S PHONE NUMBER, ADDRESS, LIST OF EQUIPMENT MANUFACTURERS AND THEIR ADDRESSEES, AND THEIR PHONE NUMBERS.
 - GUARANTEE STATEMENTS.
 - COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.

MATERIALS

- A. GENERAL: USE ONLY NEW MATERIAL AS NOTED ON DRAWINGS, LEGENDS AND SPECIFIED HEREIN.
- B. PVC PRESSURE MAINLINE PIPE AND FITTINGS:
- PIPE SHALL BE MADE FROM AN NSF APPROVED TYPE I, GRADE I, PVC, CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE MUST MEET REQUIREMENTS AS SET FORTH IN FEDERAL SPECIFICATION PS-22-70.
 - ALL FITTINGS SHALL BE SCH. 40, UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
 - SOLVENT CEMENT AND PRIMER FOR PVC SOLVENT WELDED PIPE AND FITTINGS SHALL BE OF TYPE PRESCRIBED BY MANUFACTURER.
 - ALL PVC PIPE MUST BEAR THE FOLLOWING MARKINGS:
 - MANUFACTURER'S NAME.
 - NOMINAL PIPE SIZE.
 - SIZE, CLASS AND PRESSURE RATING.
- C. PVC NON-PRESSURE LATERAL LINE PIPING:
- NON-PRESSURE LATERAL LINE PIPING SHALL BE PVC CLASS 200 WITH SOLVENT WELDED JOINTS UNLESS NOTED OTHERWISE ON PLANS OR LEGENDS.
 - PIPE SHALL BE MADE FROM NSF APPROVED TYPE I, GRADE II PVC COMPOUND CONFORMING TO ASTM RESIN SPECIFICATION D1784. ALL PIPE MUST MEET REQUIREMENTS SET FORTH IN FEDERAL SPECIFICATIONS PS-22-70
- D. QUICK COUPLING VALVES:
- QUICK COUPLING VALVE SHALL HAVE A BRASS BODY DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
- E. GATE VALVES:
- GATE VALVES SHALL BE BRONZE BODY PER IRRIGATION LEGEND.
- F. BACKFLOW PREVENTION UNIT:
- THE BACKFLOW PREVENTER SHALL OPERATE ON A REDUCED PRESSURE PRINCIPAL AS PER IRRIGATION LEGEND.
- G. CONTROL WIRING
- CONNECTION BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRIC CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL COPPER WIRE. CONTROL WIRE SHALL BE WHITE WITH A DIFFERENT COLOR STRIPE FOR EACH AUTOMATIC VALVE. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FIELD SPLICES BETWEEN VALVE AND CONTROLLER WILL NOT BE ALLOWED UNLESS WRITTEN PERMISSION IS OBTAINED FROM OWNER. ALL WIRING SHALL BE #14 UNLESS SPECIFIED OTHERWISE.
 - WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHENEVER POSSIBLE.
 - WIRING SHALL BE TAPED TOGETHER AT INTERVALS OF TEN FEET.
 - EXPANSION COILS SHALL BE PROVIDED EVERY 100' OF WIRING.
 - ALL SPLICES SHALL BE MADE WITH 3M WATERPROOF SPLICES OR EQUAL.
- H. AUTOMATIC CONTROLLER:
- THE AUTOMATIC CONTROLLER SHALL BE AS NOTED IN IRRIGATION LEGEND.
- I. ELECTRIC CONTROL VALVE:
- THE ELECTRIC CONTROL VALVE SHALL BE A NORMALLY CLOSED, 24 VOLT, 60 CYCLE VALVE AS NOTED IN IRRIGATION LEGEND.
 - ALL VALVES TO BE AS NOTED IN IRRIGATION LEGEND.
- J. CONTROL VALVE BOXES :
- ALL VALVES TO BE IN BROOKS PLASTIC BOXES WITH COVERS, OR EQUAL.
- K. SPRINKLER HEADS
- ALL SPRINKLER HEADS SHALL BE AS NOTED IN IRRIGATION LEGEND.
 - RISER AND SWING JOINT ASSEMBLIES SHALL BE FABRICATED IN ACCORDANCE WITH DETAILS SHOWN ON PLANS. PRE MANUFACTURED SWING JOINTS WILL BE CONSIDERED.
- L. EQUIPMENT TO BE FURNISHED:
- SUPPLY AS A PART OF THE CONTRACT THE FOLLOWING:
 - TWO VALVES KEYS FOR GATE VALVES.
 - TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
 - TWO QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS, FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED.

EXECUTION

- A. PRODUCT DELIVERY, STORAGE AND HANDLING:
- ALL PVC PIPE SHALL BE TRANSPORTED IN A VEHICLE WHICH ALLOWS THE LENGTHS OF PIPE TO LAY FLAT SO AS NOT TO SUBJECT THE PIPE TO BINDING, BENDING, OR CONCENTRATED EXTERNAL LOADS AT ANY POINT.
 - ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED AND IF INSTALLED, SHALL BE REPLACED WITH NEW PIPING AT NO ADDITIONAL COST TO THE OWNER.

B. LAYOUT:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE WORK TO BE INSTALLED. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. ALL SCALED DIMENSIONS ARE APPROXIMATE. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE SUBMITTING BID TO OWNER AND PRIOR TO STARTING ANY WORK.
 - EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS WORK OR NEGLIGENCE. CHECK EXISTING UTILITIES DRAWINGS, CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR NEW AND EXISTING UTILITY LOCATIONS BEFORE ANY START OF WORK. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LOCATIONS, VALVES, HEADS AND CONTROLLERS.
- C. INSTALLATION:
- WATER SUPPLY:
 - CONNECT IRRIGATION SYSTEM TO GATE VALVE OR METER, AS SUPPLIED BY OWNER. CONFIRM WATER SUPPLY BEFORE SUBMITTING BID AND START OF WORK.
 - ELECTRICAL SUPPLY:
 - CONNECT ELECTRICAL CONNECTIONS FOR AUTOMATIC CONTROLLER TO NEAREST 120 VOLT SOURCE, AS SUPPLIED BY OWNER. CONFIRM LOCATION BEFORE SUBMITTING BID.
 - TRENCHING:
 - DIG TRENCHES STRAIGHT AND TRUE. SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW APPROXIMATE LAYOUT AS INDICATED ON PLAN.
 - PROVIDE MINIMUM COVER OF 18" FOR ALL PRESSURE BEARING LINES.
 - PROVIDE MINIMUM COVER OF 12" FOR ALL LATERAL LINES.
 - PROVIDE MINIMUM COVER OF 18" FOR ALL CONTROL WIRING.
 - BACK FILLING:
 - TRENCHES SHALL NOT BE BACK FILLED UNTIL ALL REQUIRED TESTS ARE PERFORMED. TRENCHES SHALL BE CAREFULLY BACK FILLED WITH THE EXCAVATED MATERIAL, FREE FROM LARGE CLODS OF EARTH OR STONES EXCEEDING 1/2" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
 - FLOODING OF TRENCHES SHALL NOT BE PERMITTED.
 - IF SETTLEMENT OCCURS AND SUBSEQUENT ADJUSTMENT IN PIPE, VALVES, SPRINKLER HEADS, LAWNS, PLANTING, ETC., ARE NECESSARY, THE CONTRACTOR SHALL MAKE ALL REQUIRED ADJUSTMENTS, AT ON COST TO THE OWNER.
 - TRENCHING AND BACK FILLING UNDER PAVING:
 - TRENCHES LOCATED UNDER AREAS OF PAVING, ASPHALT, CONCRETE OR FOUNDATIONS SHALL BE BACK FILLED WITH SAND, 6" MINIMUM BELOW PIPE AND 3" MINIMUM ABOVE PIPE. FIELD COMPACT TO 95% COMPACTED. ALL TRENCHES SHALL BE LEFT FLUSH WITH ADJOINING GRADE. CONTRACTOR SHALL SET IN PLACE ALL PIPING AND CAP AS REQUIRED, AND PRESSURE TEST ALL PIPING PRIOR TO PAVING.
 - WHERE ANY CUTTING OR BREAKING OF CONCRETE OR PAVING IS NECESSARY, IT SHALL BE DONE AND REPLACED BY THE CONTRACTOR AS PART OF CONTRACT COST. PERMISSION TO CUT OR BREAK CONCRETE OR PAVING SHALL BE OBTAINED FROM THE OWNER, IN WRITING, PRIOR TO WORK.
 - LINE CLEARANCE:
 - ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 6" FROM LINES OF OTHER TRADES. PARALLEL IRRIGATION LINES SHALL NOT BE INSTALLED DIRECTLY OVER EACH OTHER.
 - AUTOMATIC CONTROLLER:
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS. REMOTE CONTROL VALVES SHALL BE CONNECTED TO CONTROLLER IN NUMERICAL SEQUENCE, AS PER PLAN.
 - HIGH VOLTAGE WIRING FOR AUTOMATIC CONTROLLER:
 - 120 VOLT POWER CONNECTION TO AUTOMATIC CONTROLLER SHALL BE PROVIDED BY OWNER.
 - ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL, CITY AND COUNTY CODE.
 - REMOTE CONTROL VALVES:
 - INSTALL PER PLAN AND IRRIGATION DETAILS. WHEN VALVES ARE GROUPED TOGETHER ALLOW AT LEAST TWELVE INCHES BETWEEN VALVES. INSTALL EACH CONTROL VALVE IN A SEPARATE VALVE BOX.
 - IRRIGATION HEADS:
 - INSTALL IRRIGATION HEADS AS PER PLAN AND IRRIGATION DETAILS. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON DRAWINGS. CONTRACTOR TO PROVIDE FULL COVERAGE IN ALL PLANTED AREAS, WITH A MINIMUM OF OVER SPRAY.
 - FLUSHING OF IRRIGATION SYSTEM:
 - AFTER ALL IRRIGATION LINES AND RISERS ARE IN PLACE AND FULLY CONNECTED, PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVES SHALL BE OPENED AND SYSTEM FULLY FLUSHED.
 - IRRIGATION HEADS SHALL BE INSTALLED ONLY AFTER FLUSHING OF THE SYSTEM HAS BEEN COMPLETED AND INSPECTED BY OWNER OR OWNER'S AGENT.
 - ADJUSTMENT OF IRRIGATION SYSTEM:
 - THE CONTRACTOR SHALL FLUSH AND ADJUST ALL IRRIGATION HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON WALKS, ROADWAYS AND BUILDINGS.
 - IF IT IS DETERMINED THAT ADJUSTMENTS OF THE IRRIGATION EQUIPMENT WILL PROVIDE MORE ADEQUATE COVERAGE, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS PRIOR TO PLANTING. ADJUSTMENTS MAY ALSO INCLUDE CHANGES IN NOZZLE SIZES AND DEGREES OF ARC AS REQUIRED, AT NO ADDITIONAL COST TO OWNER.
 - ALL IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADES UNLESS OTHERWISE INDICATED ON PLAN.
 - TESTING, MAINTENANCE AND GUARANTEES
 - TEST ALL PRESSURE LINES AND ALL PIPING UNDER PAVING WITH HYDROSTATIC PRESSURE OF 150 PSI FOR 24 HOURS. AFTER TESTING, IF LEAKS DEVELOP, REPLACE JOINTS, PIPE, ETC., AS REQUIRED AND RETEST AT NO ADDITIONAL COST TO OWNER.
 - WHEN IRRIGATION SYSTEM IS COMPLETED, PERFORM TEST COVERAGE IN PRESENCE OF OWNER. AREAS THAT ARE NOT FULLY COVERED SHALL BE ADJUSTED AS REQUIRED UNTIL FULL COVERAGE IS OBTAINED, AT NO ADDITIONAL COST TO OWNER.
 - MAINTENANCE PERIOD FOR IRRIGATION SYSTEM SHALL BE 60 DAYS FROM DATE OF ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND EQUIPMENT FOR A PERIOD OF ONE CALENDAR YEAR FROM DATE OF ACCEPTANCE BY OWNER.

MARK	REVISIONS	APPR.	DATE	THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPROPRIATE CONDITIONS OF DEVELOPMENT AND/OR CITY AND STATE LAWS AND HAVE BEEN FOUND ACCEPTABLE	PREPARED BY:	SEAL	SCALE:	BENCH MARK:	CITY OF LAKE ELSINORE	SHEET	L-5
									PLANTING & IRRIGATION SPECIFICATIONS	OF	5
									VISCAYA LOTS 7-9, 12, 13, 21-23	FILE NO.	
									TRACT 32008		
									CITY OF LAKE ELSINORE		