

RIVERVIEW

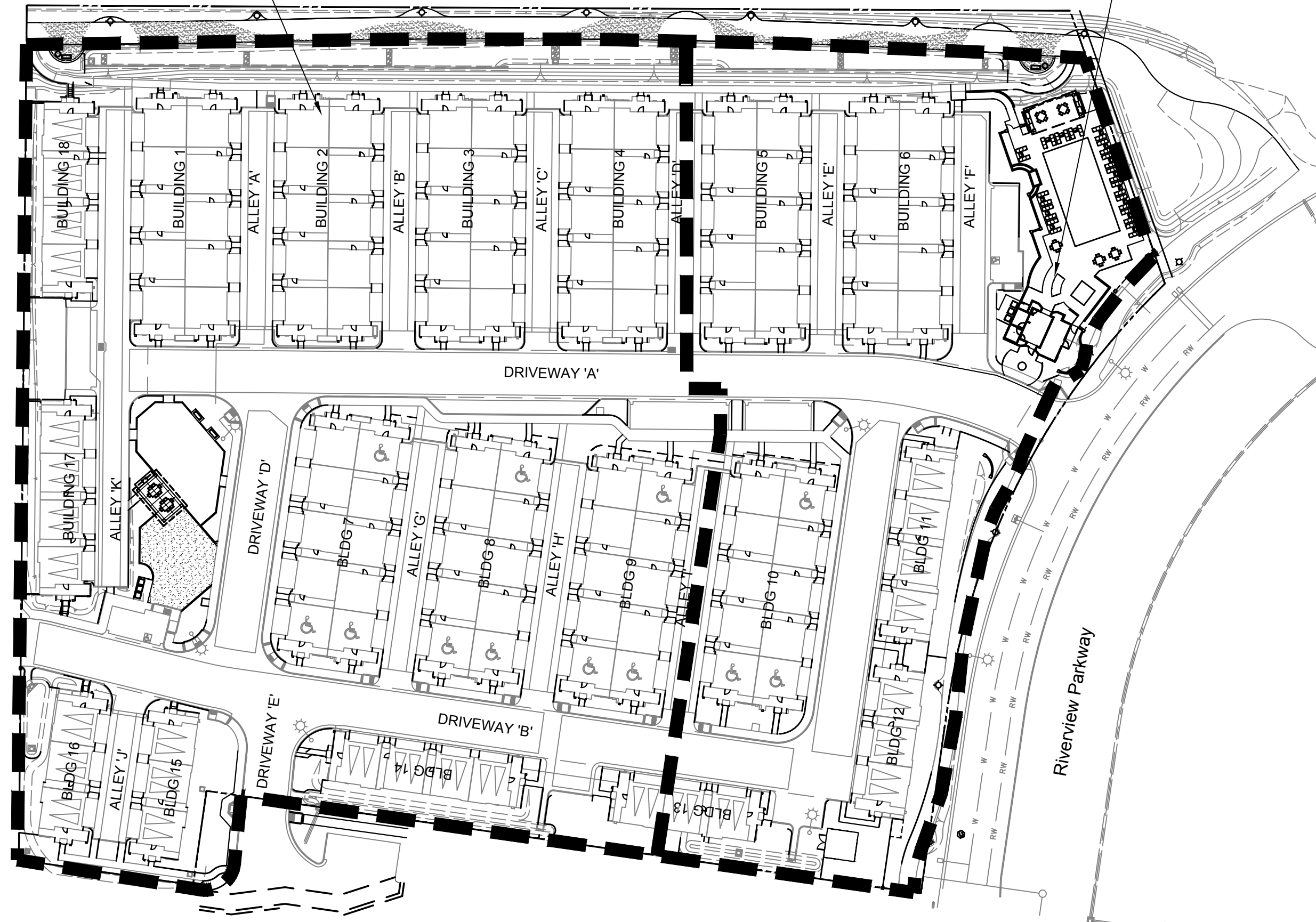
Santee, CA

SEE SHEET:
LI-01 FOR IRRIGATION PLAN
LC-01 FOR CONSTRUCTION PLAN
LP-01 FOR PLANTING PLAN

SEE SHEET:
LI-02 FOR IRRIGATION PLAN
LC-02 FOR CONSTRUCTION PLAN
LP-02 FOR PLANTING PLAN

GENERAL NOTES

- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD:
BODILY INJURY: \$250,000 PER INDIVIDUAL PER OCCURRENCE
PROPERTY DAMAGE: \$100,000 PER OCCURRENCE
AGGREGATE
4. THE CONTRACTOR SHALL MAINTAIN THE NAMED INSURANCE COVERAGE INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING:
(A) WILLIAM LYON HOMES; (B) HOWARD ASSOCIATES, INC.
5. THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
6. ALL LOCAL MUNICIPAL AND STATE AND FEDERAL LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE SPECIFICATIONS AND DESIGNS PRESENTED IN THESE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE ITEMS SHOWN IN THE PLANS ARE APPROXIMATE ONLY, AND THERE MAY BE ADDITIONAL UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
8. THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
9. PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO LAPSE DURING THE CONTRACT PERIOD.
11. NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.



KEY MAP

NTS



Sheet Index

Sheet Number	Sheet Title	Sheet Name
14	TL-01	Title Sheet
15-16	LI-01 - LI-02	Irrigation Plan
17-19	LI-03 - LI-05	Irrigation Legend, Details & Notes
20-21	LC-01 - LC-02	Construction Plan
22-26	LC-03 - LC-07	Construction Legend & Details
27-29	LP-01 - LP-03	Planting Plan
30	LP-04	Planting Legend, Notes and Details
31-32	L-01 - L-02	Lighting Plan
33	LD-01	Drainage Plan

Landscape Calculations

- | | |
|------------------------------------|------------------------|
| A. Total Project Site Area: | 244,840 s.f. 5.6 acres |
| B. Total Proposed Landscaped Area: | 54,313 s.f. 1.2 acres |
| C. Net Landscaped Area Percentage | 21% |

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS THE LANDSCAPE ARCHITECT OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

HOWARD ASSOCIATES
619-718-9660

BY: Julie Howard
REGISTRATION NO. 2681
EXPIRATION DATE: 3-31-21

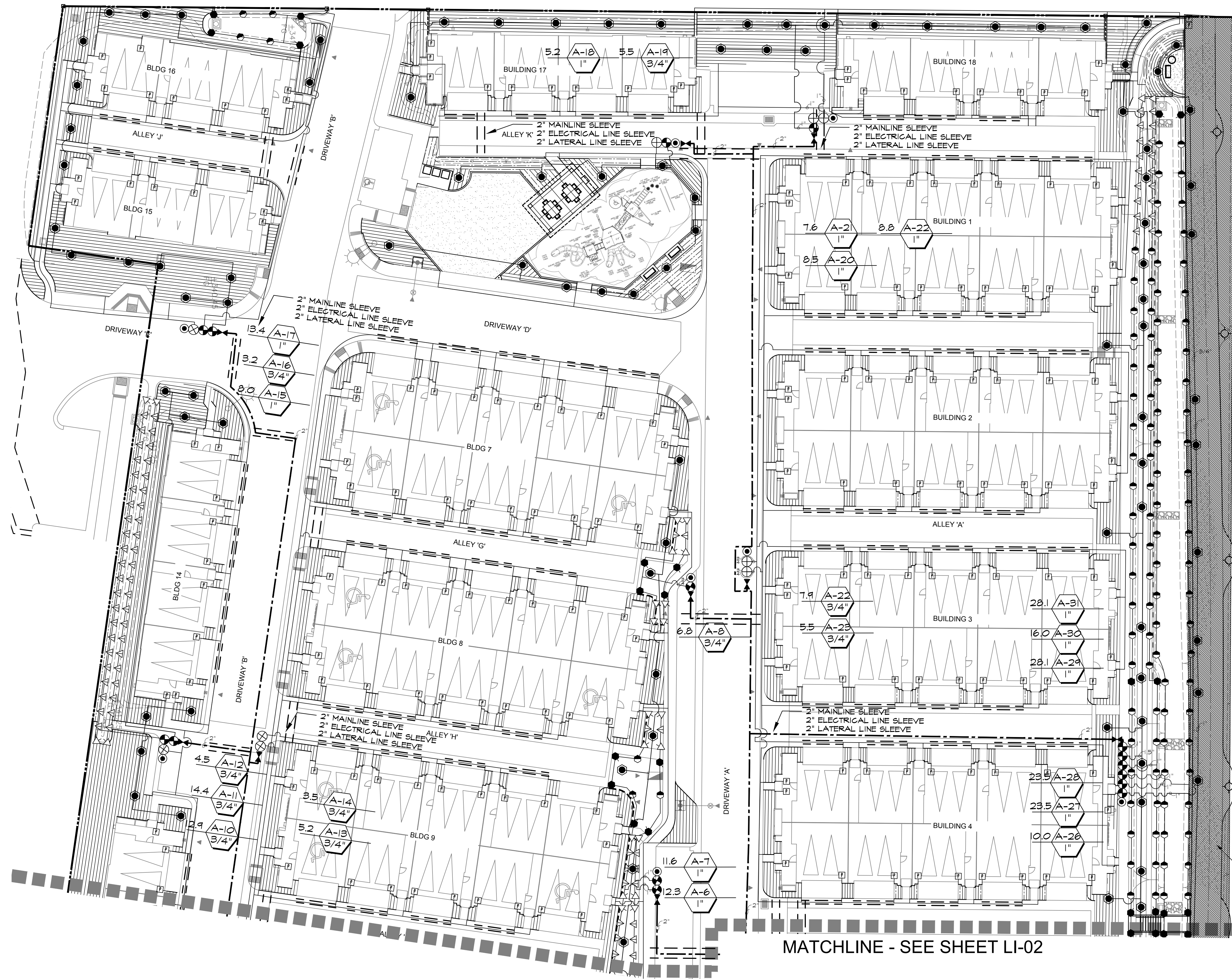
DATE: 11-13-19

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE MAINTAINED BY THE PROJECT OWNER, INCLUDING THE PUBLIC RIGHT OF WAY, IN A HEALTHY, DISEASE FREE CONDITION.
2. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO ENSURE SURFACE DRAINAGE AWAY FROM STRUCTURES.

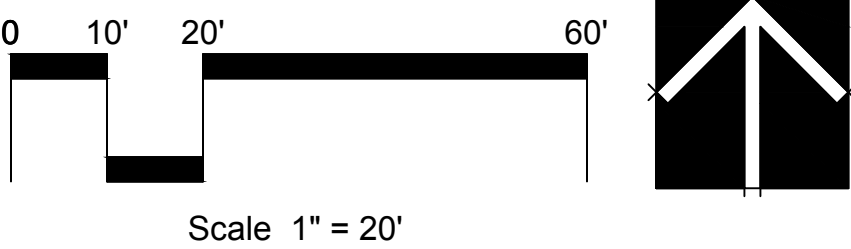
CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED _____ BY _____ PROJECT PLANNER	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR _____								HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: TITLE SHEET River View at Town Center	TL-01	_____	_____	
INSPECTOR _____								PLANS PREPARED UNDER THE SUPERVISION OF									
DATE COMPLETED _____								RLA NO. 2681 DATE 11-13-19 EXPIRES 3-31-21									
							VERT: N/A										

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



MATCHLINE - SEE SHEET LI-02

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.



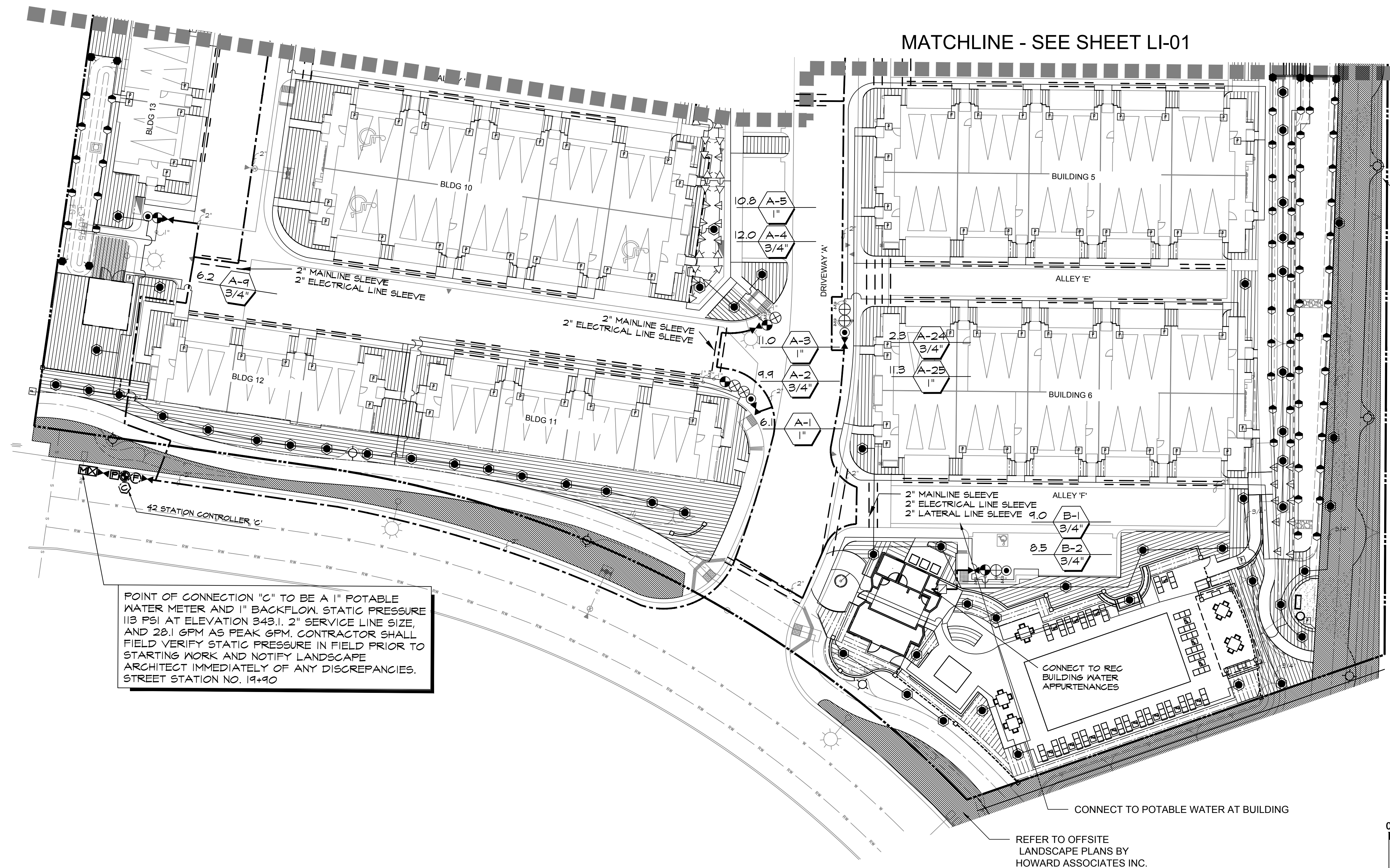
NOTE:
SEE SHEET LI-03 FOR IRRIGATION LEGEND, CALCS & NOTES

CONSTRUCTION RECORD					REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR											HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: IRRIGATION PLAN River View at Town Center		LI-01	2019-230
INSPECTOR											VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF RLA NO. 2681			DATE 11-13-19 EXPIRES 3-31-21				
DATE COMPLETED																			SHEET 15 OF 33

rla 2681
HOWARD ASSOCIATES
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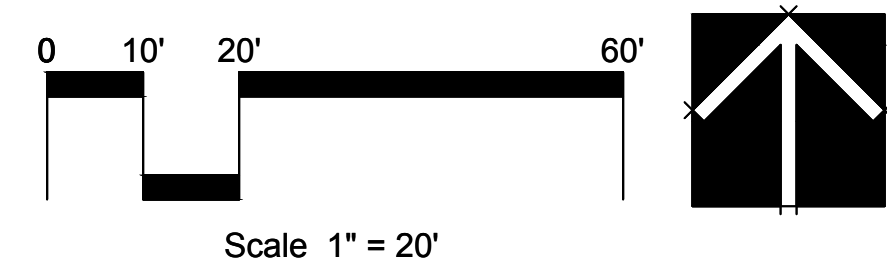


LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

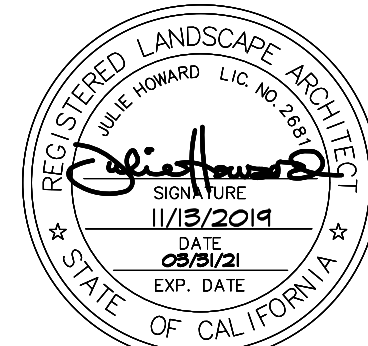


POINT OF CONNECTION "C" TO BE A 1" POTABLE WATER METER AND 1" BACKFLOW. STATIC PRESSURE 113 PSI AT ELEVATION 343.1. 2" SERVICE LINE SIZE, AND 20.1 GPM AS PEAK GPM. CONTRACTOR SHALL FIELD VERIFY STATIC PRESSURE IN FIELD PRIOR TO STARTING WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES. STREET STATION NO. 19+90

NOTE:
SEE SHEET LI-03 FOR IRRIGATION LEGEND, CALCS & NOTES



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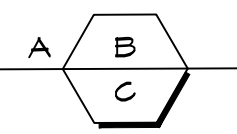


CONSTRUCTION RECORD			REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED _____	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.		
CONTRACTOR _____									HORIZ: N/A	JWH	NTS	JWH						BY _____ PROJECT PLANNER	
INSPECTOR _____									PLANS PREPARED UNDER THE SUPERVISION OF										
DATE COMPLETED _____									VERT: N/A	DATE 11-13-19									
										RLA NO. 2681 EXPIRES 3-31-21									

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: IRRIGATION PLAN												LI-02		2019-231
River View at Town Center														
SHEET 16 OF 33														

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

Onsite Irrigation Legend

SYMBOL	MANFR	MODEL	DESCRIPTION	GPM	RADIUS	PSI
●	RAINBIRD	RD-06-NP-R-VANI4-18-90	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	0.28	8'-14'	30
①	RAINBIRD	RD-06-NP-R-VANI4-18-180	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	0.56	8'-14'	30
●	RAINBIRD	RD-06-NP-R-VANI4-18-360	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	1.10	8'-14'	30
▽	RAINBIRD	RD-06-NP-HE-VAN8-90	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	0.29	5'-8'	30
▽	RAINBIRD	RD-06-NP-HE-VAN8-180	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	0.59	5'-8'	30
▽	RAINBIRD	RD-06-NP-HE-VAN8-360	HIGH EFFICIENCY ROTARY NOZZLE 4 SPRAY BODY	1.17	5'-8'	30
⊕	RAIN BIRD	XGZ-100-PRF	CONTROL ZONE KIT			
⊕	RAIN BIRD	GB SERIES	MASTER REMOTE CONTROL VALVE- 2"			
⊕	RAINBIRD	PSBR	REMOTE CONTROL VALVE (SIZE PER PLAN)			
⊕	RAINBIRD	RWS-B-1402	ROOT WATERING BUBBLER (2 EA./TREE)	.5		30
F	RAINBIRD	XFS SUB-SURFACE DRIPLINE FLUSH POINT- MDGFCAP FLUSH CAP				
P	WILKINS	500XLYSBR	PRESSURE REGULATOR VALVE- 1-1/2"			
▶	KING BROS.	BLOCKED TRUE UNION	BALL VALVE - LINE SIZE			
⊗	FEBCO	825Y	REDUCED PRESSURE BACKFLOW PREVENTER - 1-1/2" SIZE			
⊗	RAINBIRD	ESP-12LXME WITH ESP LXD DECODER 36 STATION CONTROLLER				
⊗	RAINBIRD	IN LXXM56PED PEDESTAL				
⊗	FEBCO	825Y	REDUCED PRESSURE BACKFLOW PREVENTER - 1" SIZE			
⊗			1" POTABLE WATER METER BY OWNER			
⊕	RAINBIRD	FS07SP	FLOW SENSOR - 14 AWG WIRE IN CONDUIT BETWEEN FLOW METER AND MASTER VALVE			
==	LASCO - PVC SCH 40 SLEEVE -2 TIME DIAMETER OF WORKING LINE					
—	PVC CL 200 LATERAL LINE - BURY 12" MIN., 24" UNDER NON-VEHICULAR PAVING, 30" UNDER VEHICULAR PAVING					
---	PVC SCH 40 MAINLINE -BURY 18" MIN. , 30" UNDER NON-VEHICULAR PAVING, 36" UNDER VEHICULAR PAVING					
---	RAINBIRD XFS-06-18 -100 DRIPLINE 1ST ROW 6" OFF PAVING, BURY 2"-3" DEPTH TYP.					
			VALVE KEY A = GPM B = VALVE SEQUENCE NUMBER C = VALVE SIZE			

IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
2. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
3. A. ALL RISERS SHALL BE P.V.C. SCHEDULE 80.
B. ALL PIPE FITTINGS SHALL BE P.V.C. SCHEDULE 40.
4. A. ALL WIRE SHALL BE ANG-UF, DIRECT BURIAL TYPE, AND ALL SPLICES AND CONNECTIONS SHALL BE MADE WITH PEN-TITE CONNECTORS OR EQUAL. EACH VALVE ON A CONTROLLER SHALL HAVE A SEPARATE WIRE COLOR. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN.
B. CONTROL WIRE SHALL BE BUNDLED AND PLACED BENEATH MAINLINE.
C. WIRE BETWEEN FLOW METER AND CONTROLLER SHALL BE 14 GAUGE AND SHALL BE PLACED IN A 3/4" CONDUIT.
5. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE IRRIGATION PLAN. INSTALLATION SHALL CONFORM TO LOCAL GOVERNING CODES AND REGULATIONS AND MANUFACTURER'S SPECIFICATIONS.
6. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION HEADS WHEN SYSTEM IS TURNED OFF.
7. ALL AUTOMATIC VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. BALL VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES.
8. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC. SCHEDULE 80 TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS. SLEEVES OVER A BROW DITCH SHALL BE GALVANIZED STEEL TWICE THE DIAMETER OF THE SLEEVED LINE.
9. AUTOMATIC CONTROLLERS SHALL BE SIZE AND TYPE AS NAMED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE.
10. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
A. ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 P.S.I. FOR A PERIOD OF FOUR HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
B. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE HOUR.

- C. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
11. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE EVEN COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, WALKWAYS, WALLS, AND DRIVES.
12. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A COVERAGE TEST OF WATER AFFORDED THE PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
- IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF SIXTY (60) DAYS AND SHALL WATER ON A DAILY BASIS.
13. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE 'AS-BUILT' DRAWING ON A COPY OF THE APPROVED IRRIGATION PLANS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED.
14. PRIOR TO FINAL ACCEPTANCE, THE IRRIGATION CONTRACTOR SHALL PLACE A LAMINATED, REDUCED COPY OF THE AS-BUILT IRRIGATION PLAN, COLOR-CODED AS TO COVERAGE AREAS FOR EACH VALVE, IN THE CONTROLLER ENCLOSURE.
15. THE IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.

NOTE:
IRRIGATION HEADS SHALL NOT BE LOCATED WITHIN 2 FEET OF HARDSCAPE

IRRIGATION HEADS WILL BE LOCATED TO PREVENT RUNOFF AND OVERSPRAY

ALL WATER FROM TESTING OF SYSTEM SHALL BE CAPTURED AND CONTAINED ON SITE

METER 'A' CONTROLLER 'A'

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _o)		51.2		Project Type		Residential	
Hydrozone # / Planting Description ^a		Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c		Landscape Area (Sq. Ft.)	ETAF x Area
							Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Shrubs & GC - MW	0.5	Drip	0.81	0.62	16,978	10480	332,685
Shrubs & GC - LW	0.3	Drip	0.81	0.37	21,600	8000	253,952
Slope Basin - MW	0.5	Overhead	0.75	0.67	8,322	5548	176,116
Turf - HW	0.8	Overhead	0.75	1.07	1,671	1782	56,581
Slope - MW	0.5	Overhead	0.75	0.67	4,210	2807	89,095
				Totals	52,781	25811	819,333

ETWU Total		819,333
Maximum Allowed Water Allowance (MAWA) ^e		848,011

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	25811
Total Area	48571
Average ETAF	0.53

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

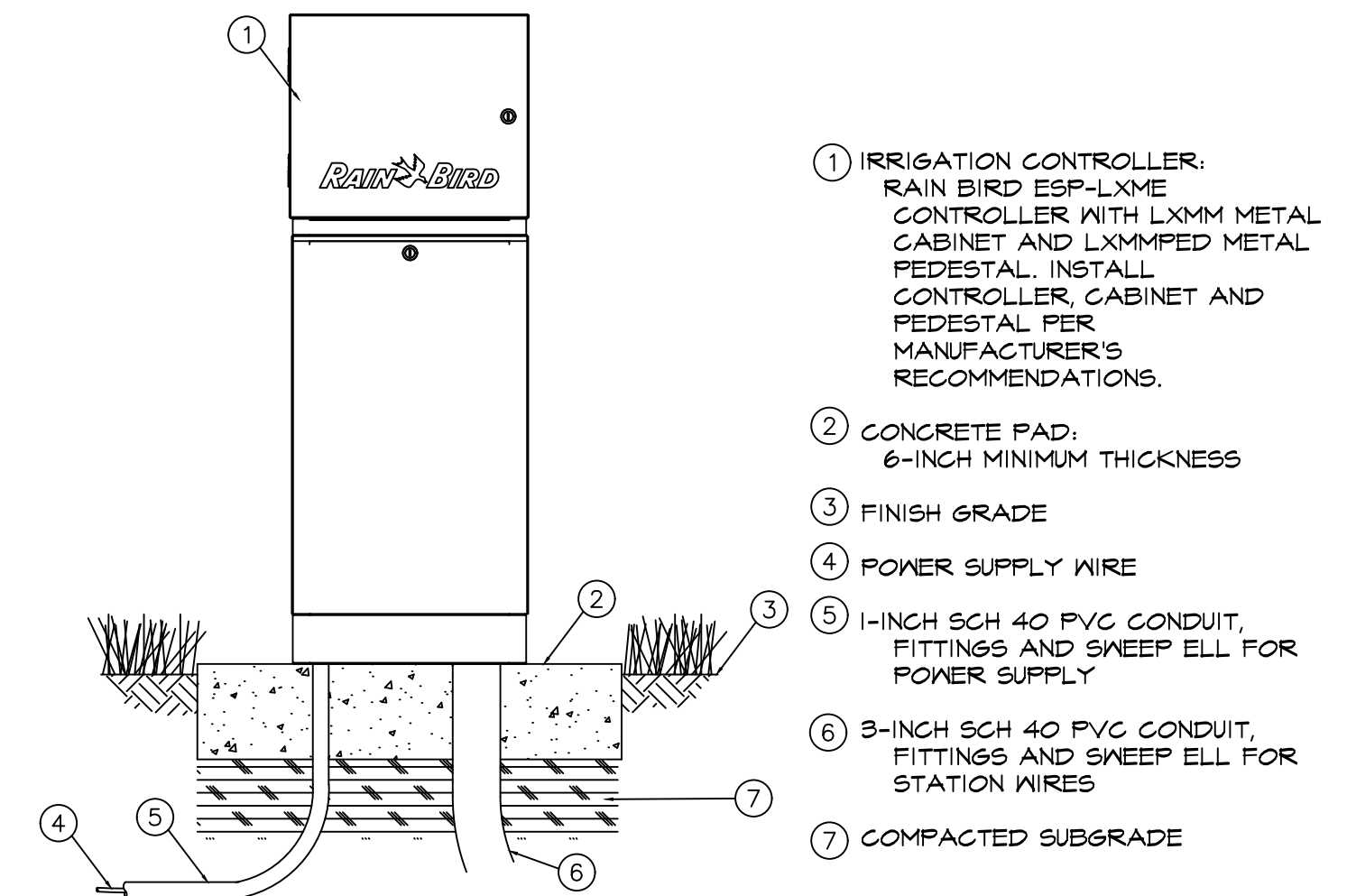
All Landscape Areas

Total ETAF x Area	25811
Total Area	48571
Average ETAF	0.53

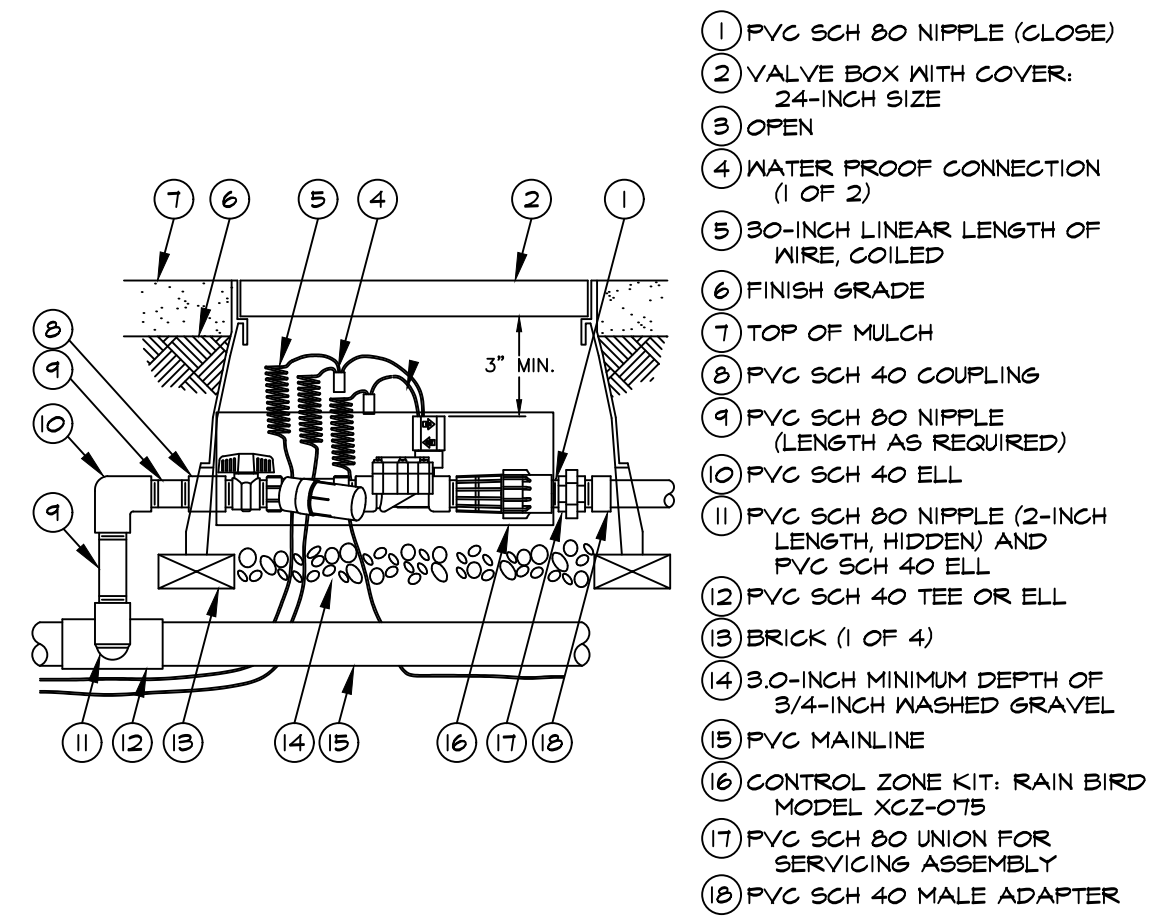
CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE			REVIEWED _____ BY _____ PROJECT PLANNER	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR _____								DESIGNED BY	DRAWN BY	CHECKED BY		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: IRRIGATION LEGEND, DETAILS & NOTES River View at Town Center	LI-03		
INSPECTOR _____								JWH	NTS	JWH					
DATE COMPLETED _____								PLANS PREPARED UNDER THE SUPERVISION OF							
								RLA NO. 2681 DATE 11-13-19 EXPIRES 3-31-21							
								SHEET 17 OF 33							

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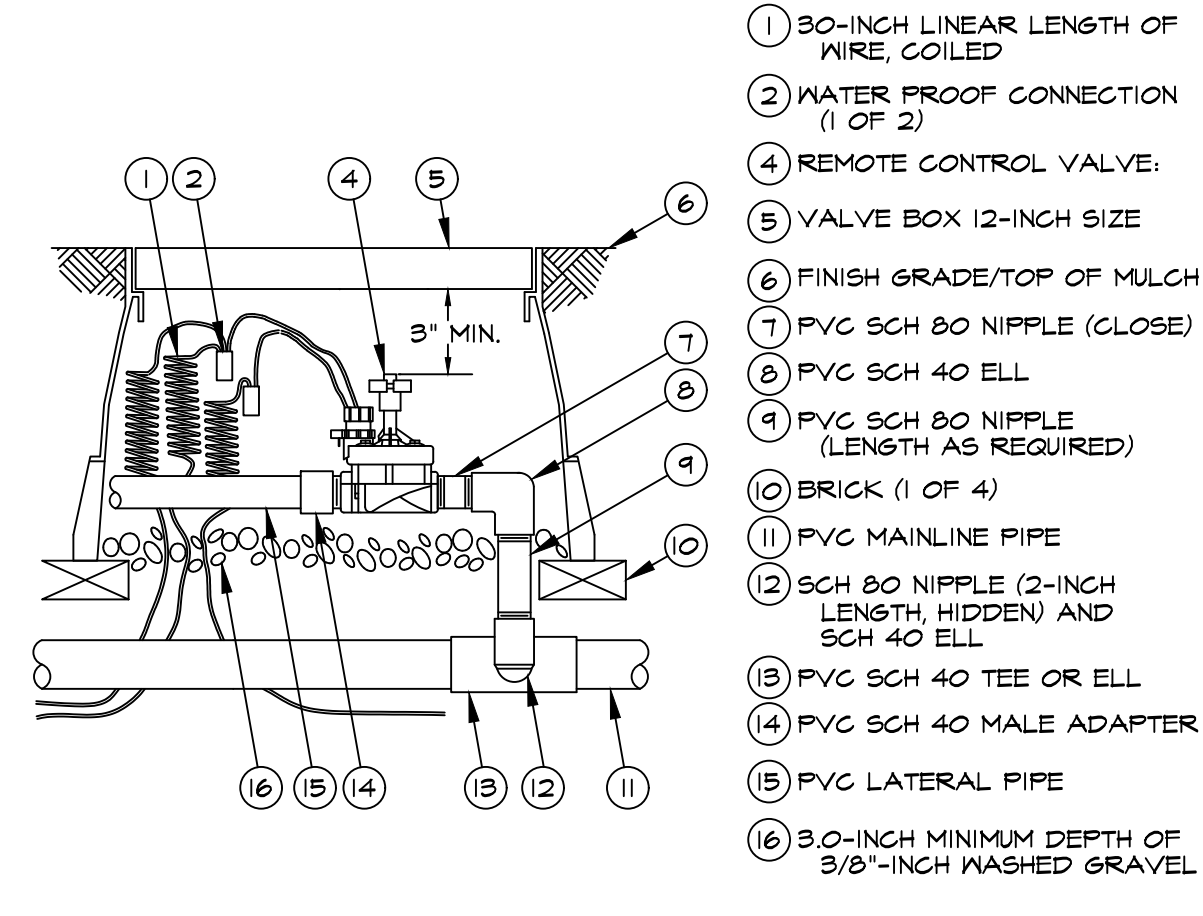




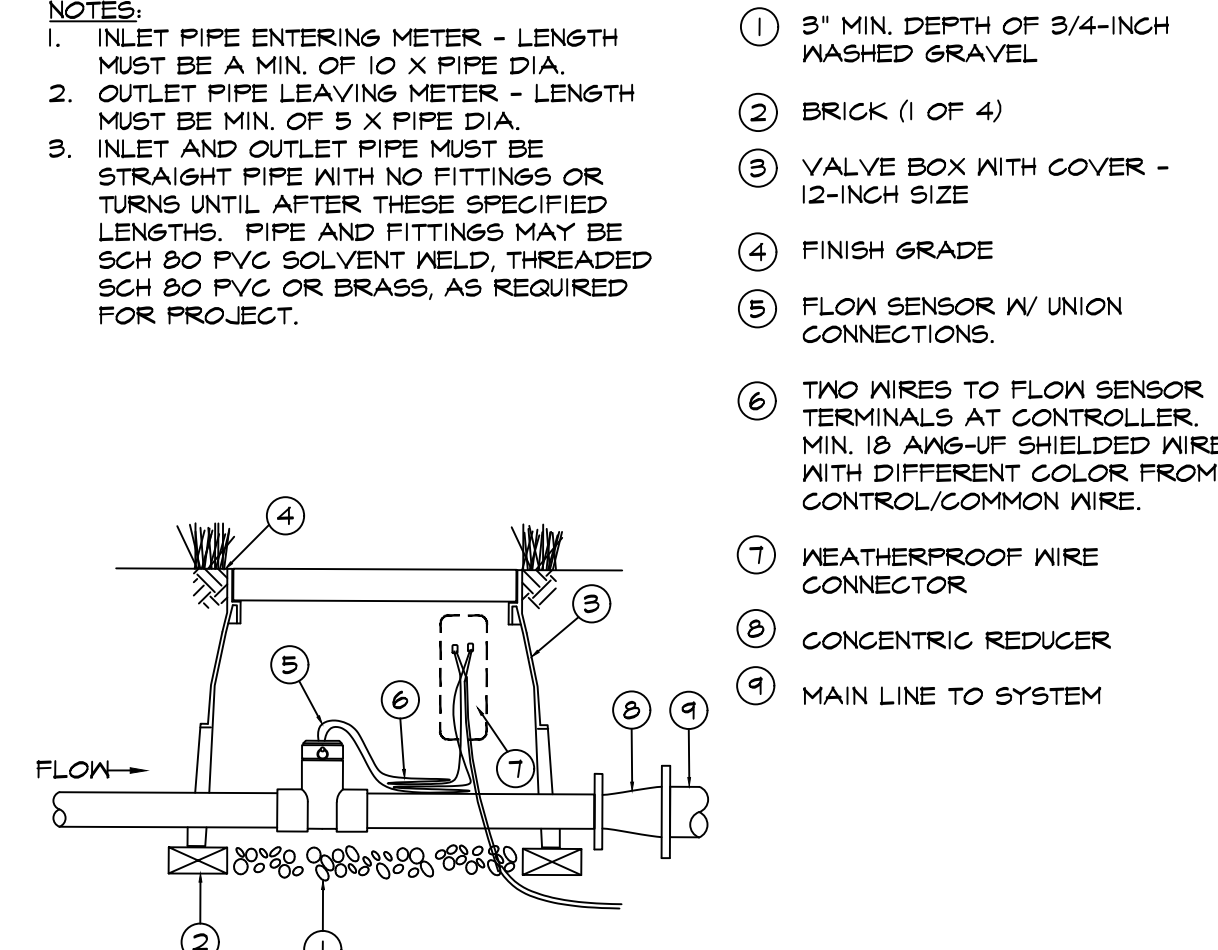
A Pedestal Mount Controller



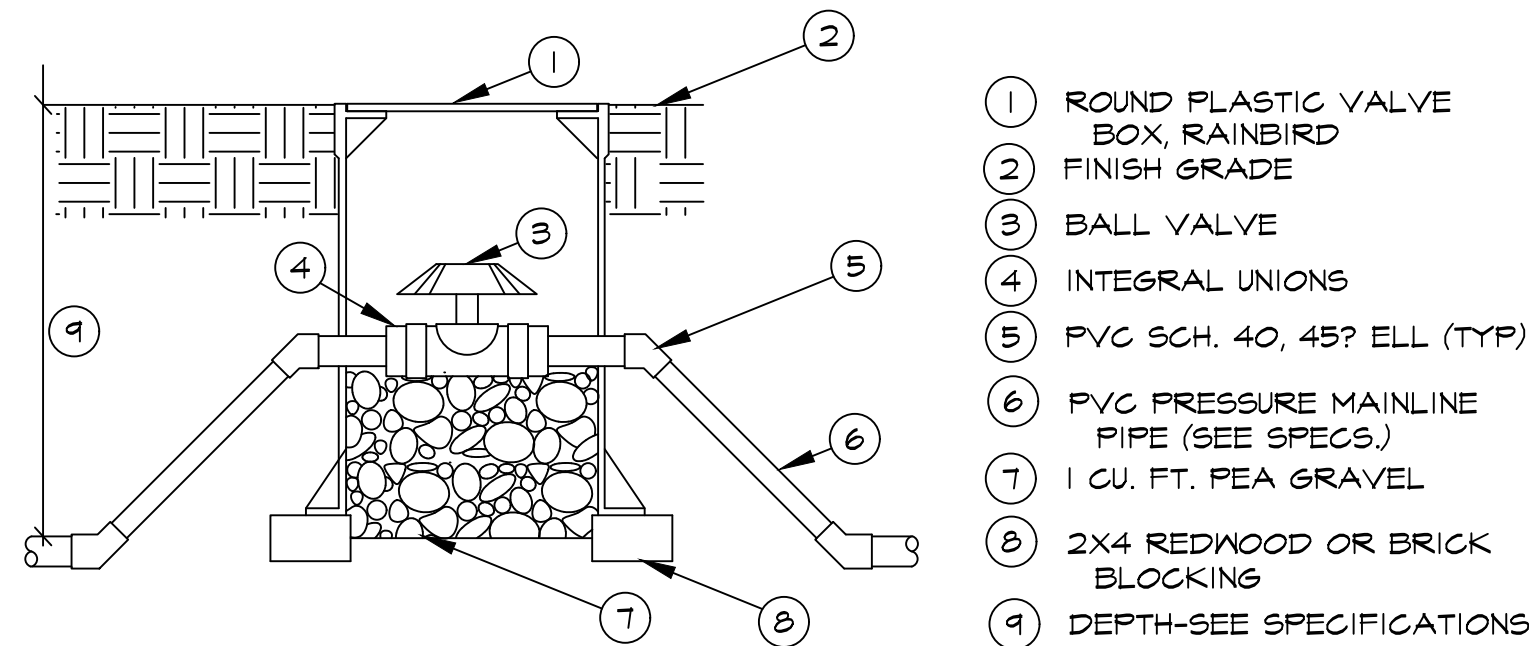
B Xerigation Control Zone Kit



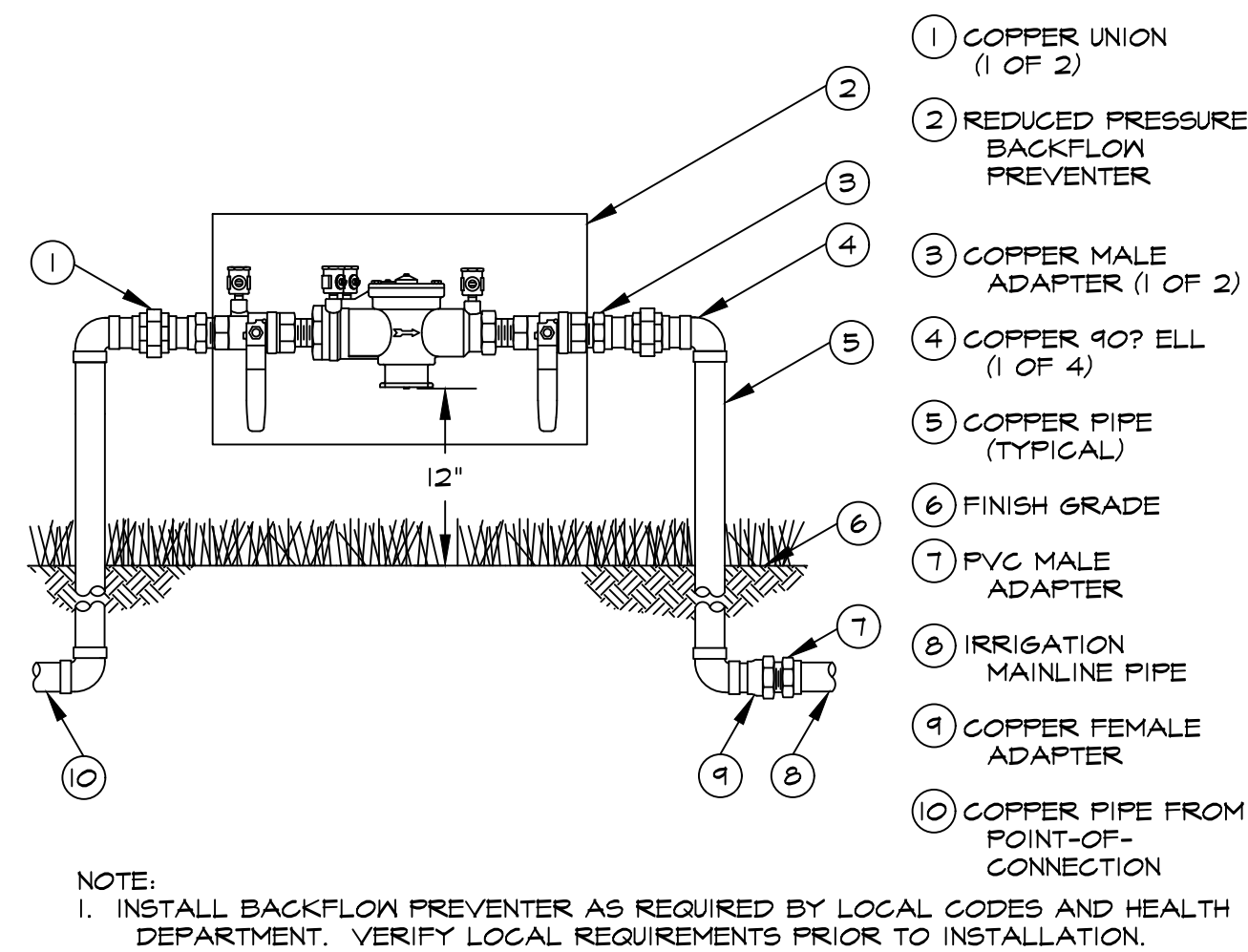
C Remote Control Valve



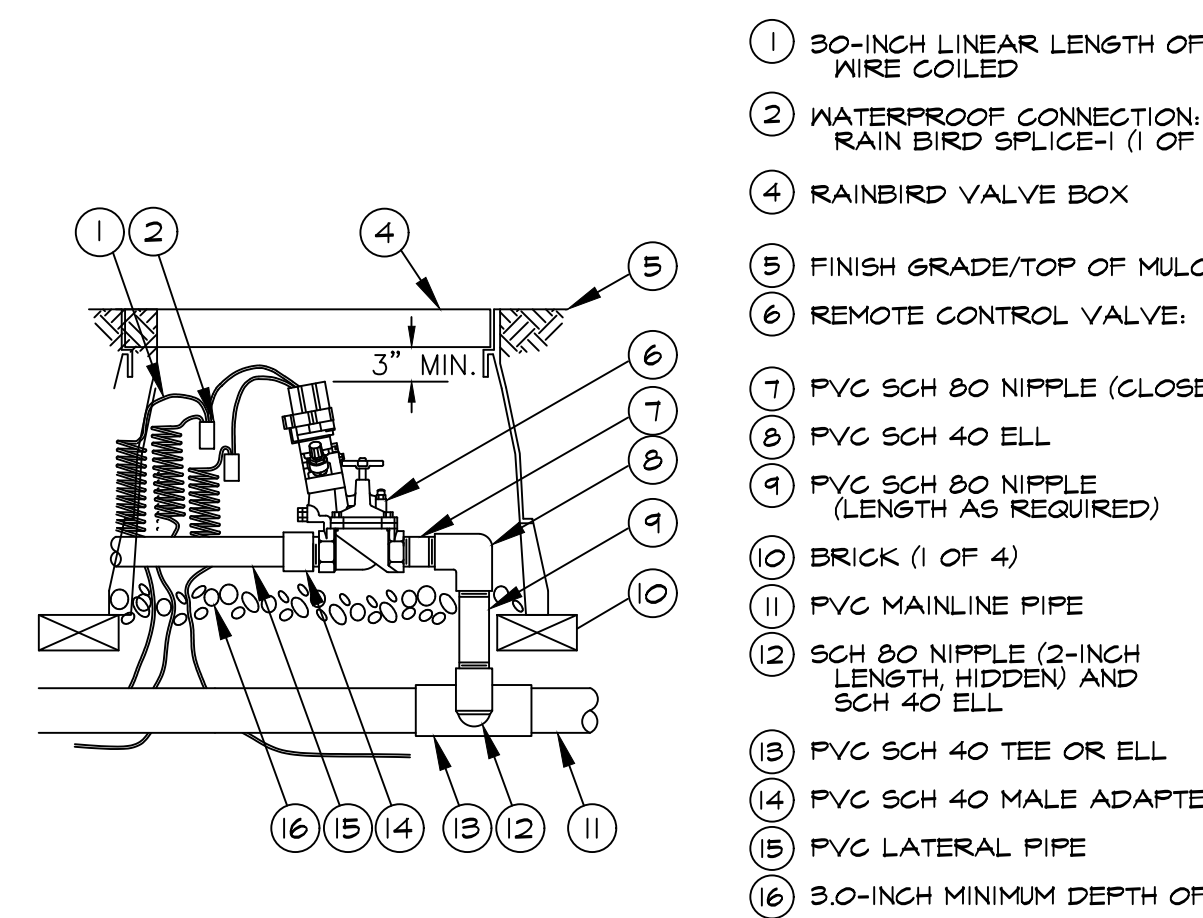
D Flow Sensor



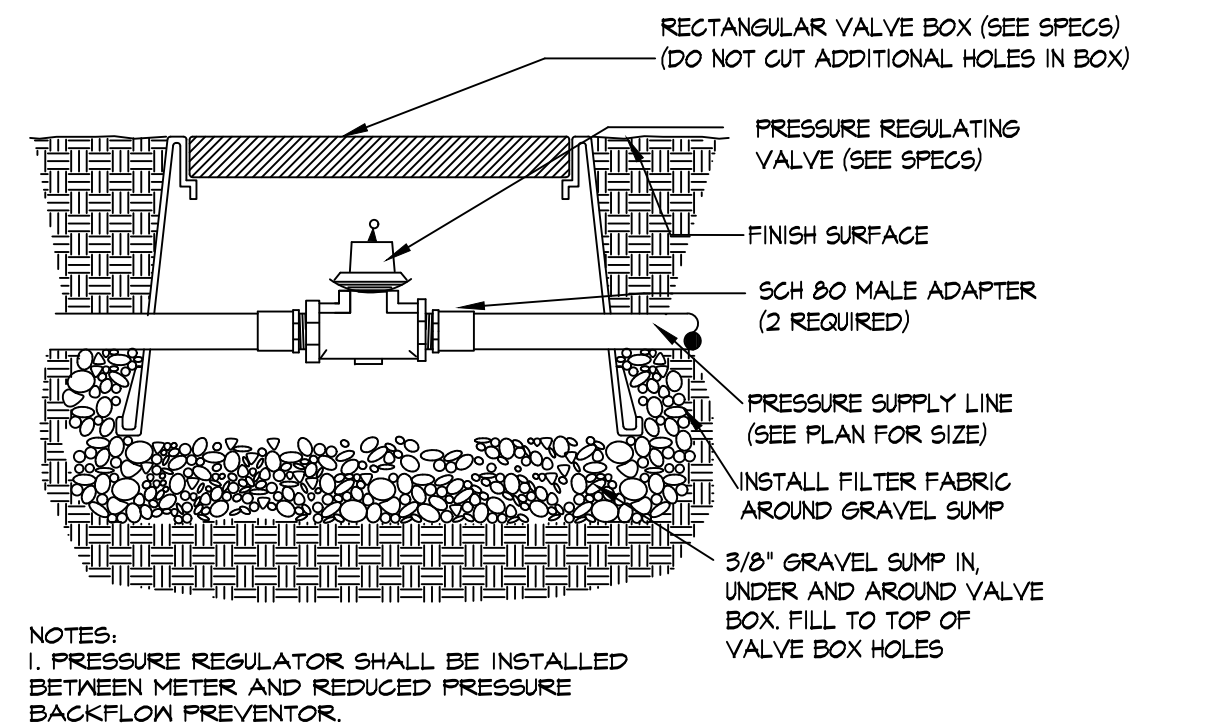
E Ball Valve



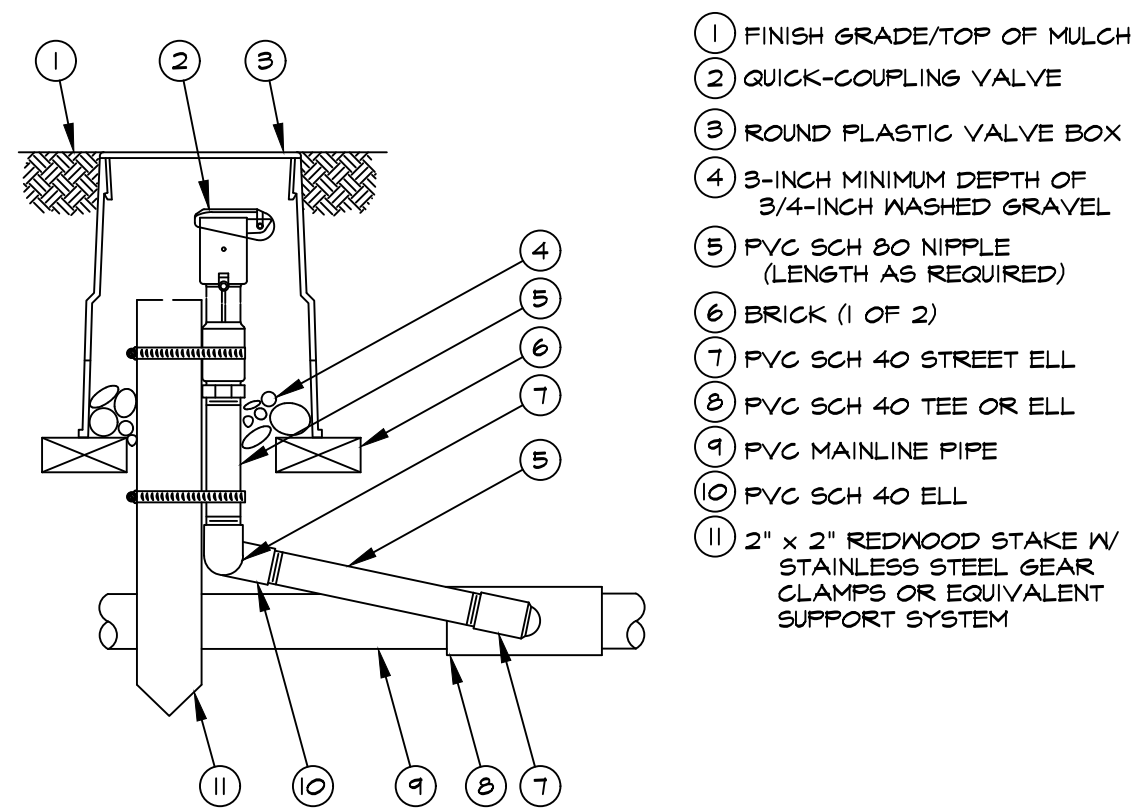
F Reduced Pressure Backflow Preventer



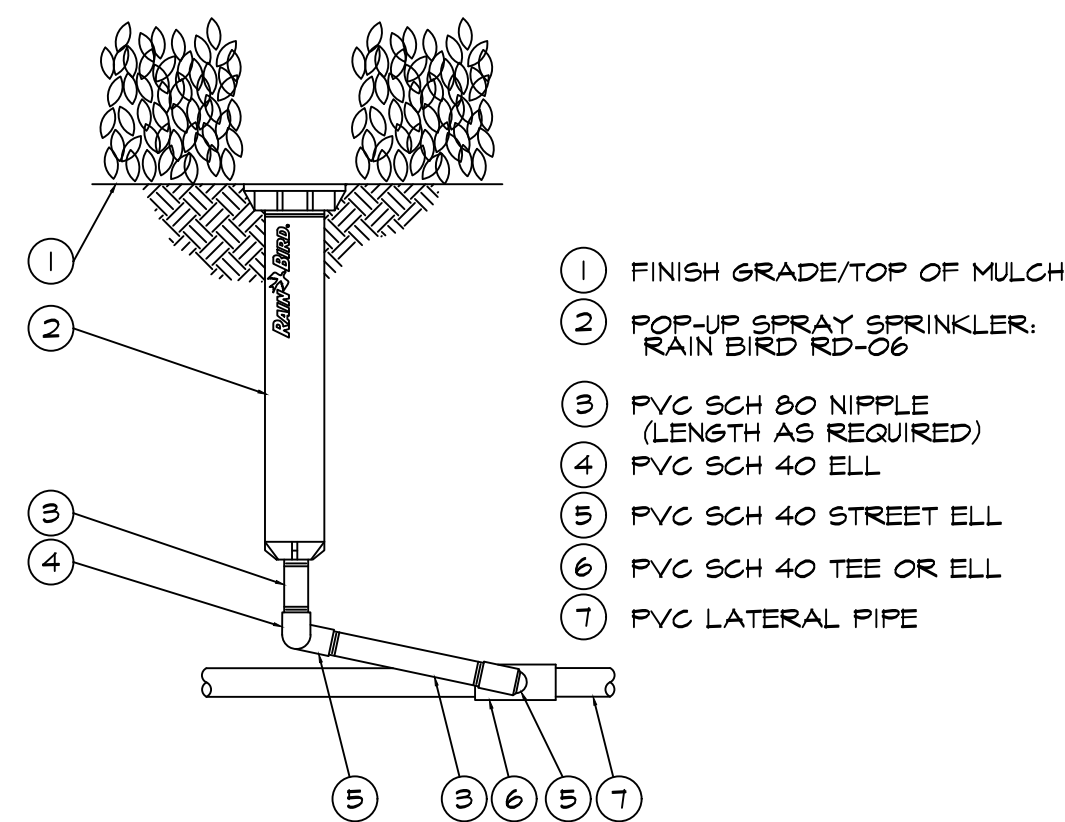
G Remote Master Control Valve



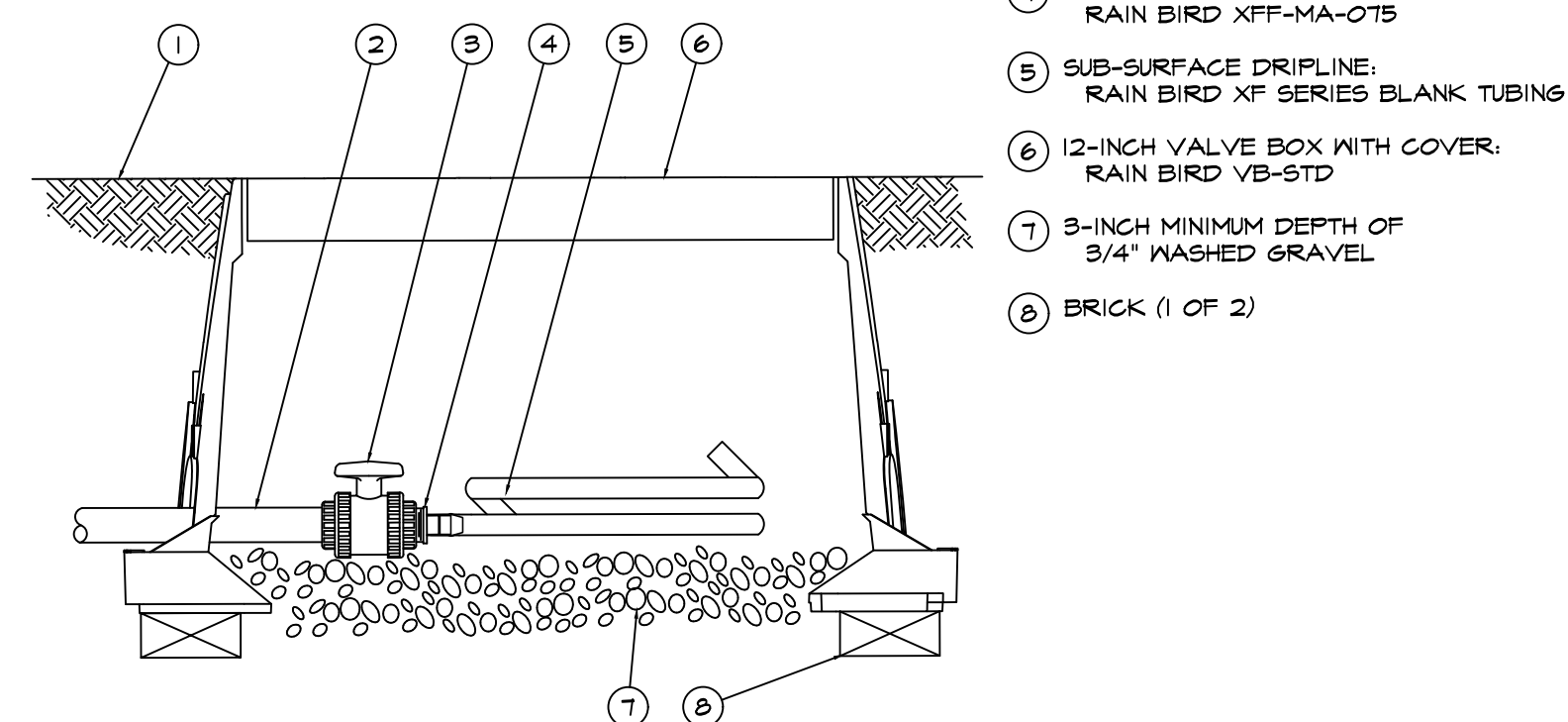
H Pressure Regulator



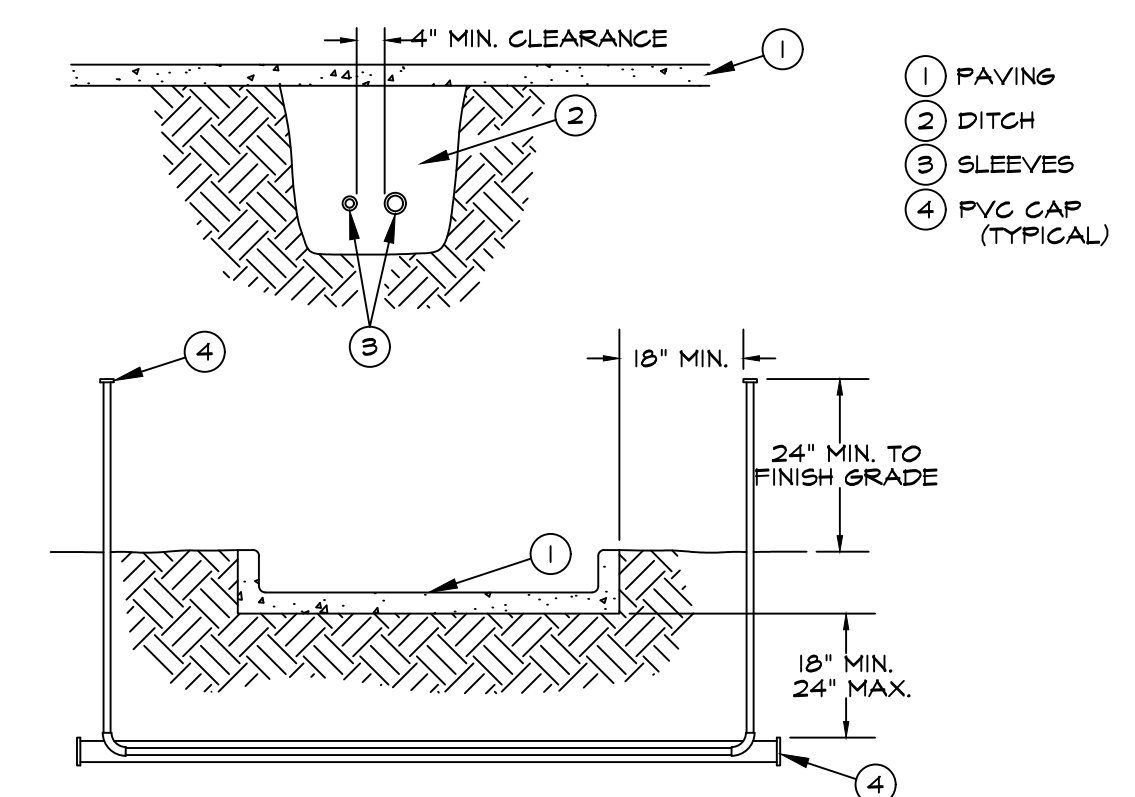
I Quick Coupling Valve



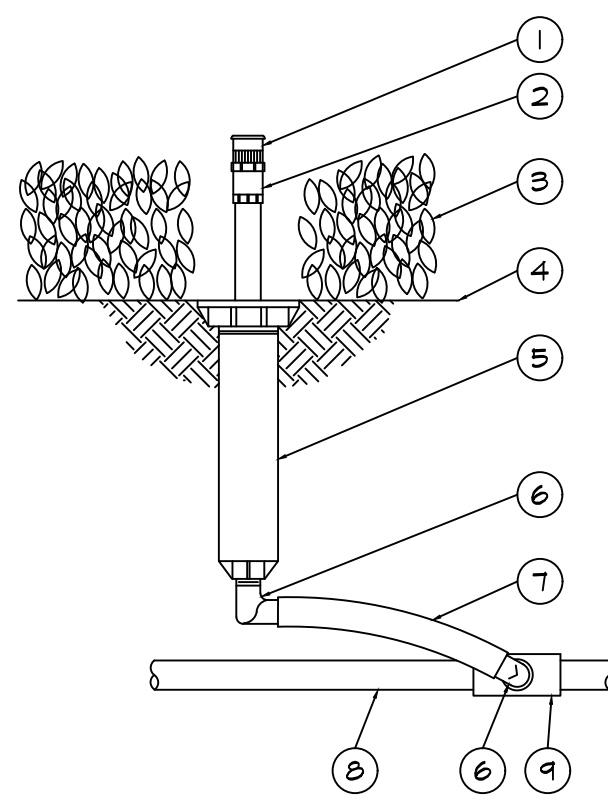
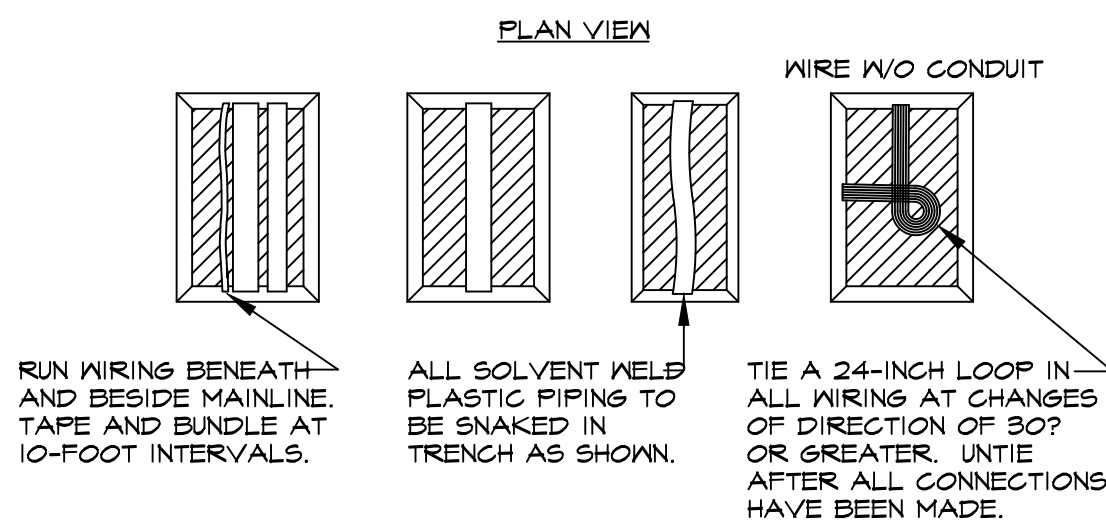
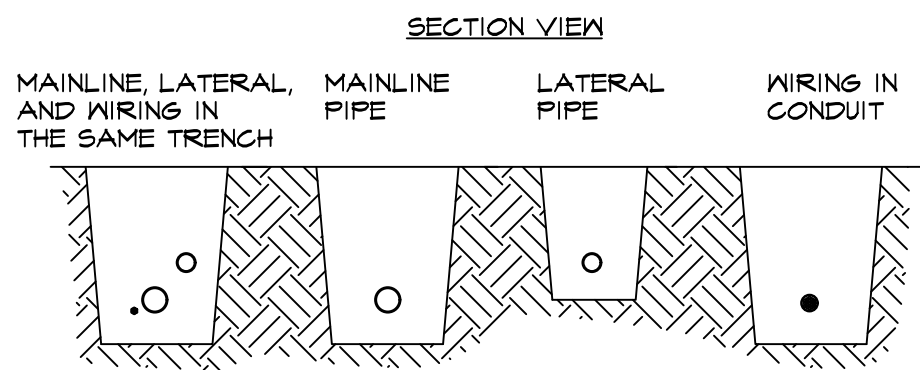
J Rainbird Spray Head



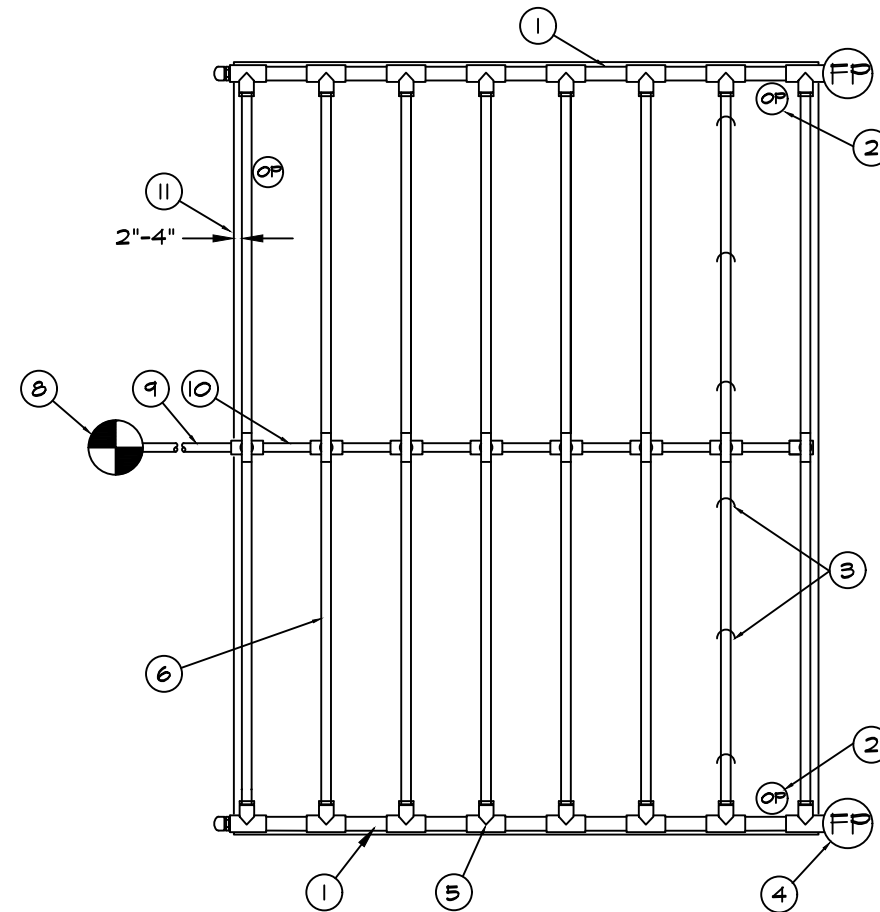
K Rainbird Flush Point



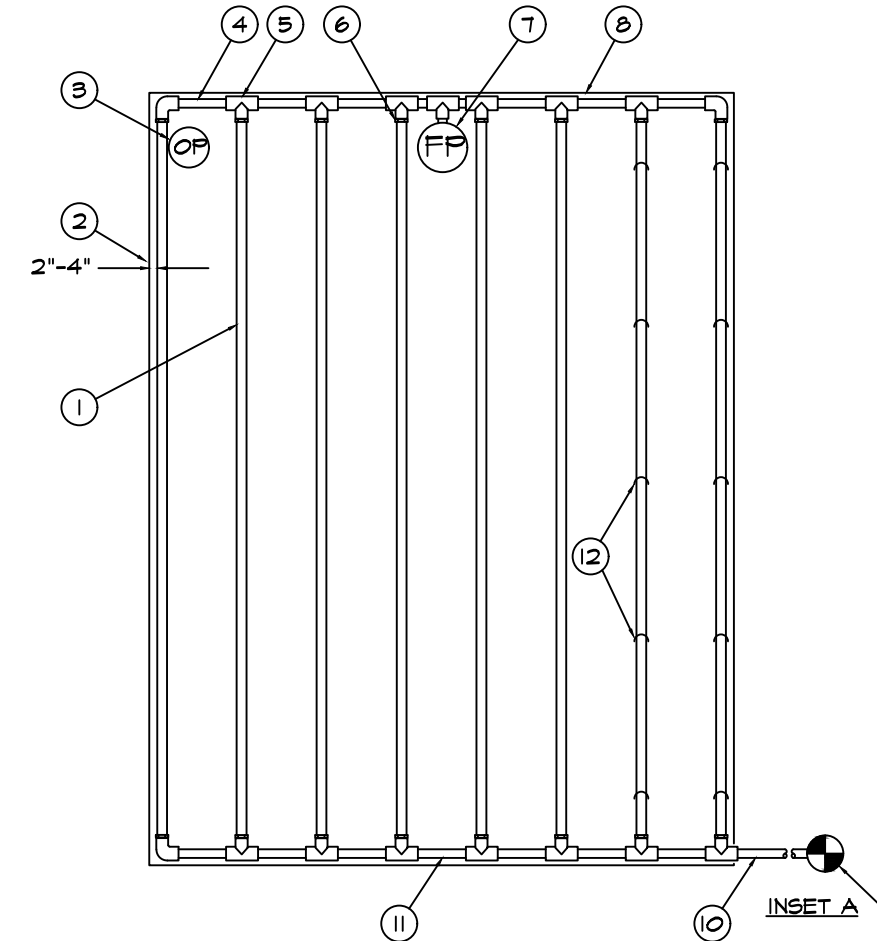
L Sleeving



- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- 2 PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- 3 PLANT MATERIAL
- 4 FINISH GRADE/TOP OF MULCH
- 5 POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- 6 1/2-INCH MALE NPT x .440-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- 7 SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- 8 PVC LATERAL PIPE
- 9 PVC SCH 40 TEE OR ELL



- 1 PVC EXHAUST HEADER
- 2 OPERATION INDICATOR: RAIN BIRD MODEL: OPERIND
- 3 XFS SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
- 4 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 5 PVC TEE W/ RAIN BIRD XFF-MA FITTING
- 6 SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 7 CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
- 8 IRRIGATION CONTROL VALVE: RAIN BIRD XGZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 9 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 10 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT
- 11 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA



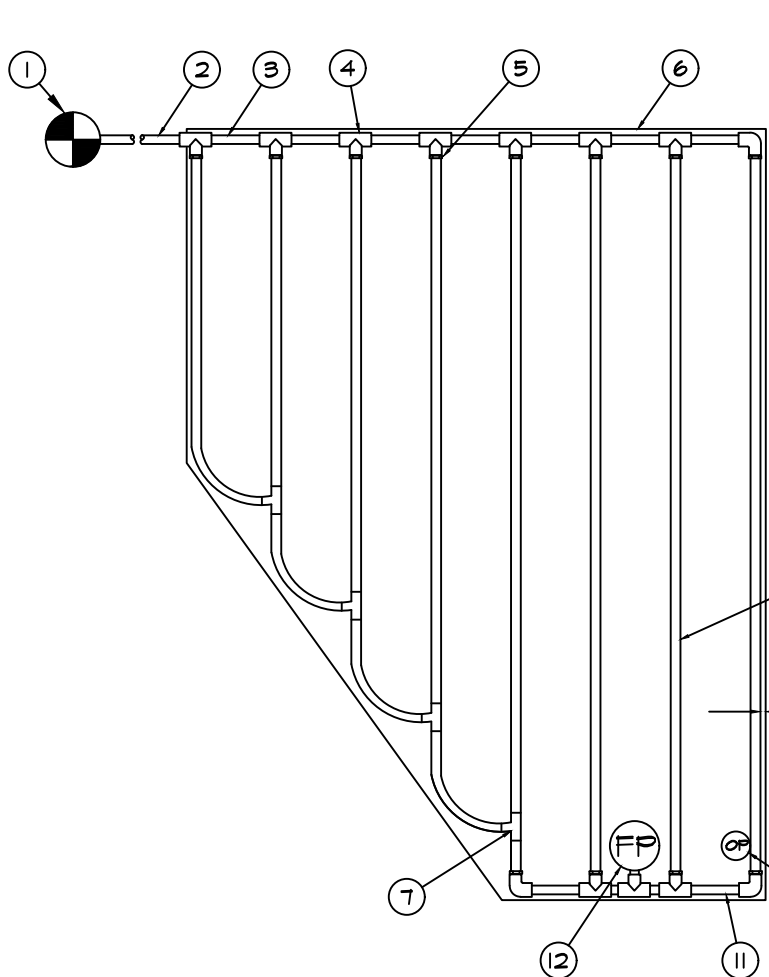
- 1 SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 2 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 3 OPERATION INDICATOR: RAIN BIRD MODEL: OPERIND
- 4 PVC EXHAUST HEADER
- 5 PVC SCH 40 TEE OR EL (TYPICAL)
- 6 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 7 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 8 PERIMETER OF AREA
- 9 IRRIGATION CONTROL VALVE: RAIN BIRD XGZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 10 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 11 PVC SUPPLY HEADER
- 12 XFS SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DESIGN GUIDE FOR PROPER SPACING

M Pipe and Wire Trenching

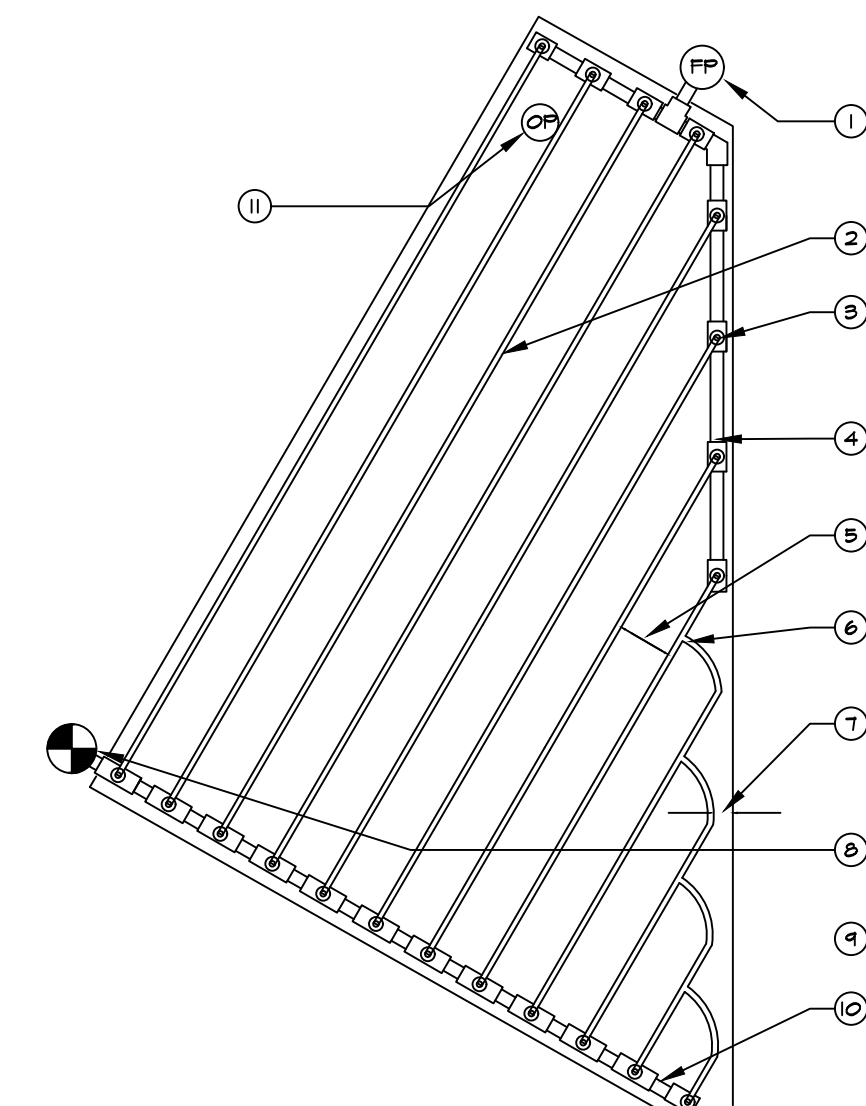
N Rainbird 1800 Series Tree Bubbler

O Rainbird XFS Center Feed Layout

P Rainbird XFS End Feed Layout



- 1 IRRIGATION CONTROL VALVE: RAIN BIRD XGZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 2 PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 3 PVC SUPPLY HEADER
- 4 PVC SCH 40 TEE OR EL (TYPICAL)
- 5 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 6 PERIMETER OF AREA
- 7 BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFF-CROSS (TYPICAL)
- 8 SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 9 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 10 OPERATION INDICATOR: RAIN BIRD MODEL: OPERIND
- 11 PVC EXHAUST HEADER
- 12 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFC FLUSH POINT"
- 13 TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE



- 1 FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
- 2 SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL)
- 3 1/2" OR 3/4" THREADED PVC TEE W/ XFF-MA & XFF-ELBOW
- 4 EXHAUST HEADER: PVC OR POLY
- 5 SEE SPECIFICATIONS FOR ROW SPACING
- 6 RAIN BIRD XFF-TEE
- 7 PERIMETER LATERALS 2" TO 4" FROM EDGE
- 8 IRRIGATION CONTROL VALVE: RAIN BIRD XGZ DRIP CONTROL ZONE KIT INSTALLED IN VALVE BOX
- 9 AREA PERIMETER
- 10 PVC SUPPLY HEADER
- 11 OPERATION INDICATOR: RAIN BIRD MODEL: OPERIND

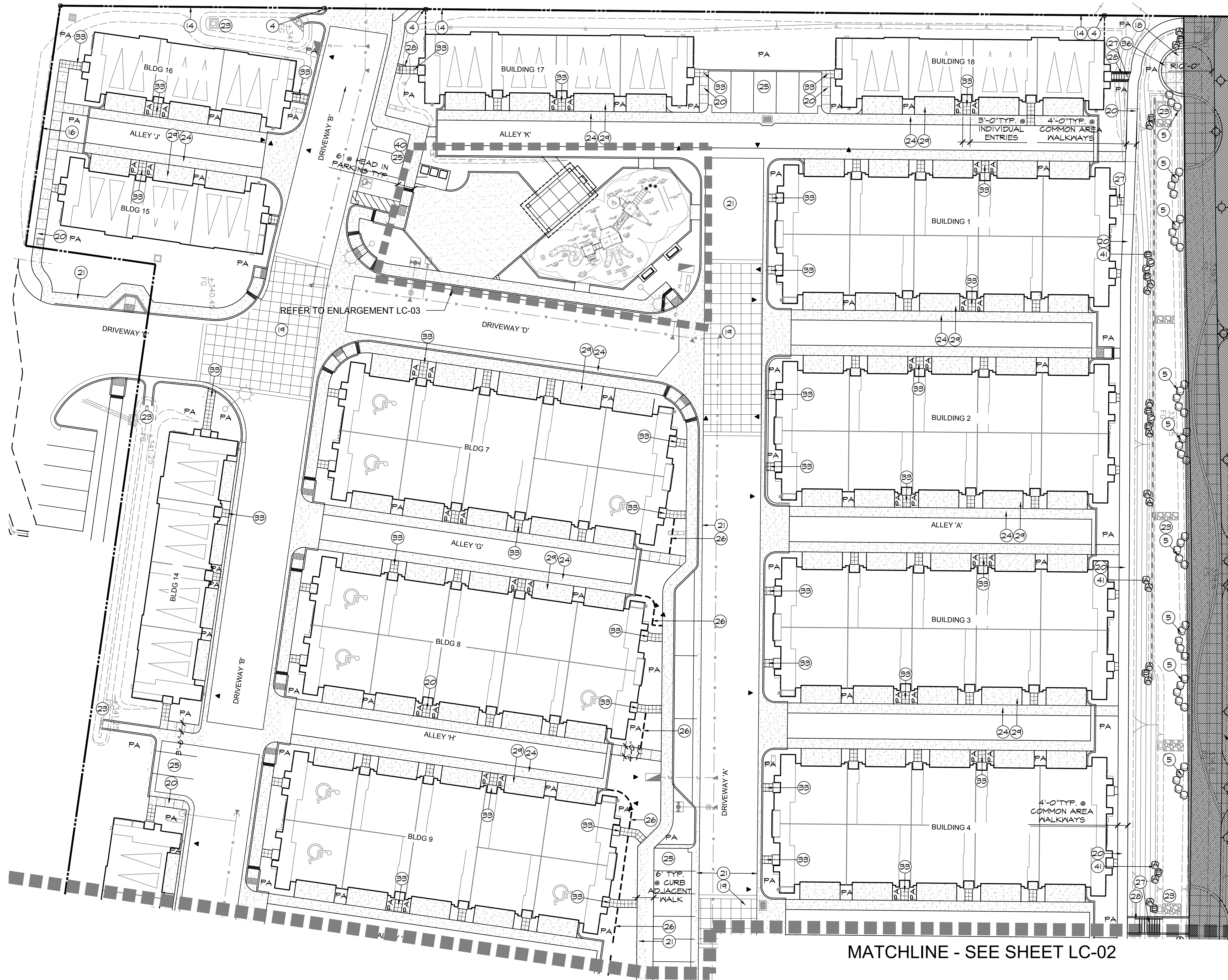
Q Rainbird XFS Irregular Area Layout

R Rainbird XFS Triangular Area Layout

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR							HORIZ: N/A	JWH	NTS	JWH		LI-05			2019-234
INSPECTOR							VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF	DATE	11-13-19		River View at Town Center			
DATE COMPLETED								RLA NO.	2681	EXPIRES	3-31-21				SHEET 19 OF 33

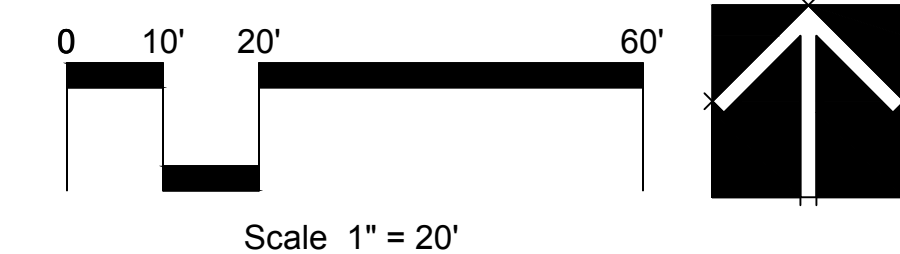
rla 2681
HOWARD ASSOCIATES
 landscape architecture
 2442 Second Avenue
 San Diego, CA 92101 (619) 718-9660





MATCHLINE - SEE SHEET LC-02

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.



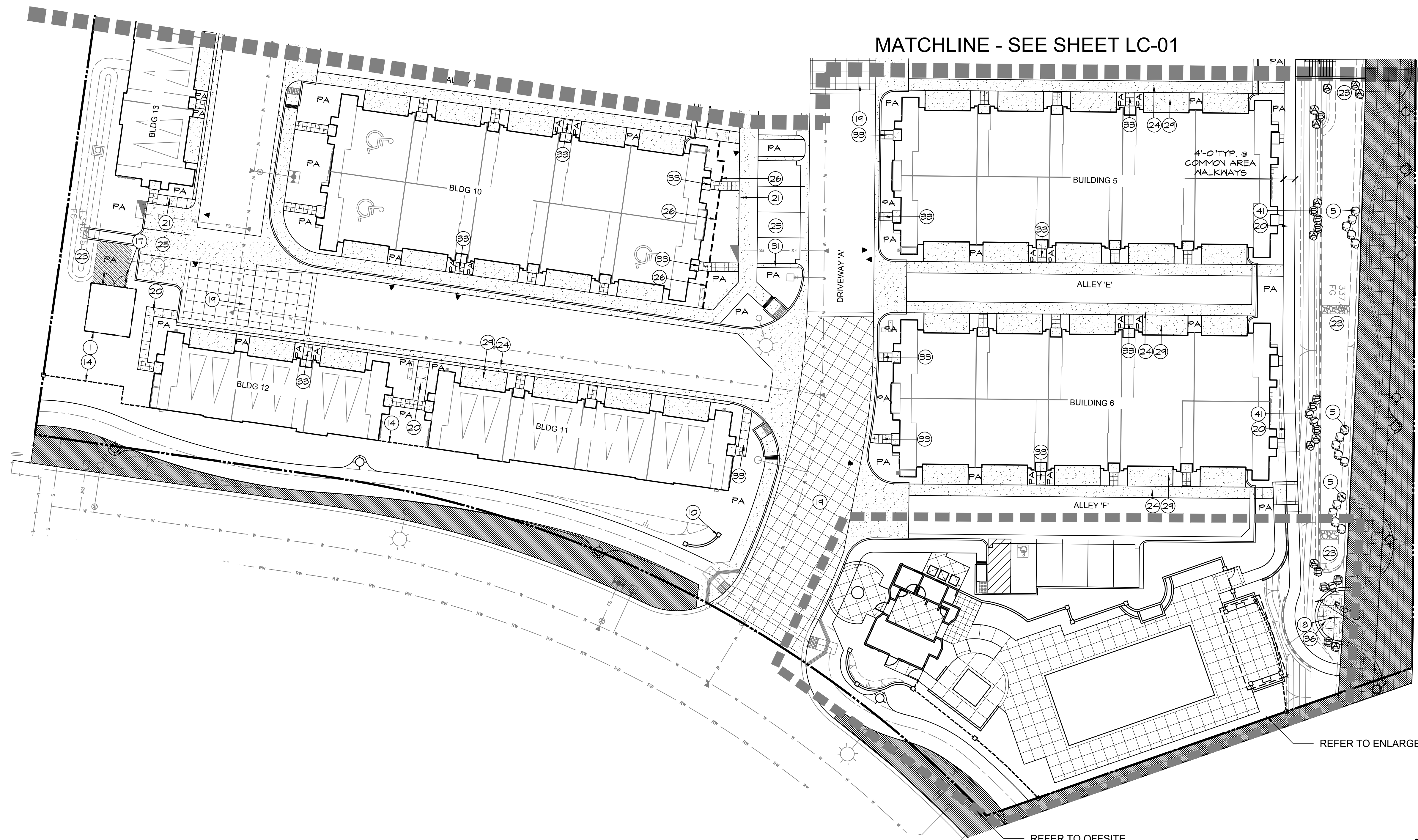
NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

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CONTRACTOR _____								HORIZ: N/A	JWH	NTS	JWH		PLANS PREPARED UNDER THE SUPERVISION OF  DATE 11-13-19 EXPIRES 3-31-21	LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: CONSTRUCTION PLAN River View at Town Center	LC-01		2019-235
INSPECTOR _____								VERT: N/A	RLA NO. 2681								
DATE COMPLETED _____																	

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2442 Second Avenue
San Diego, CA 92101 (619) 718-9660



LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



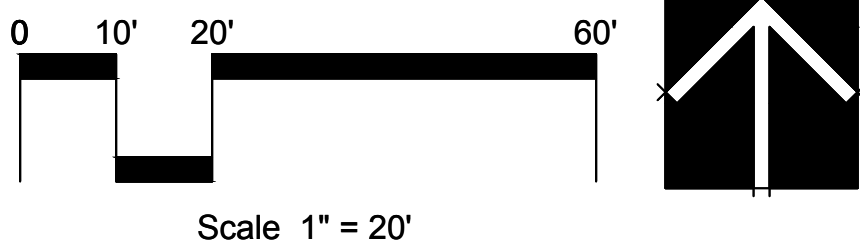
MATCHLINE - SEE SHEET LC-01

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HOWARD ASSOCIATES INC.

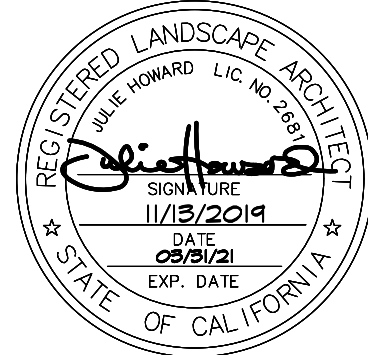
REFER TO ENLARGEMENT LC-03

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

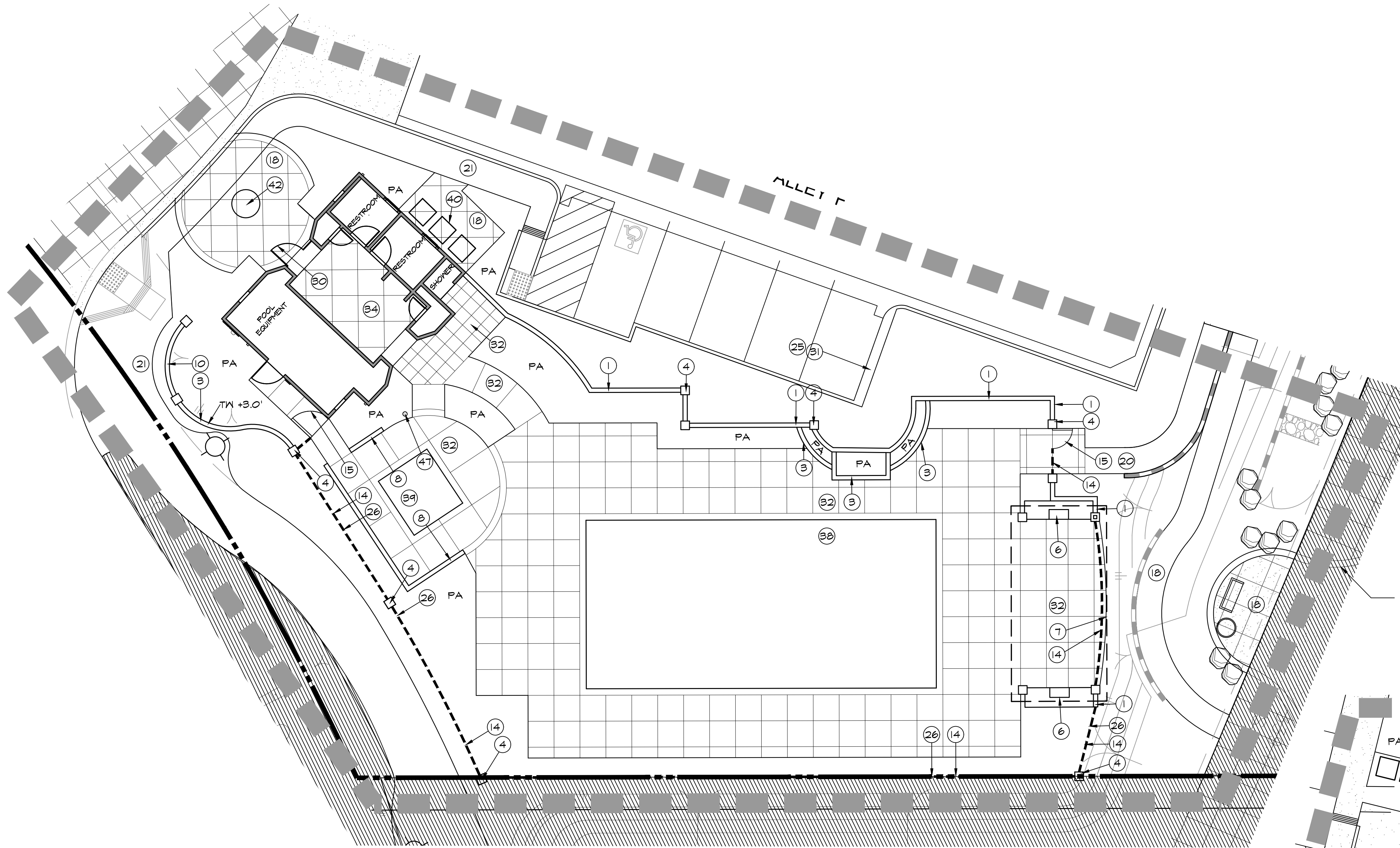


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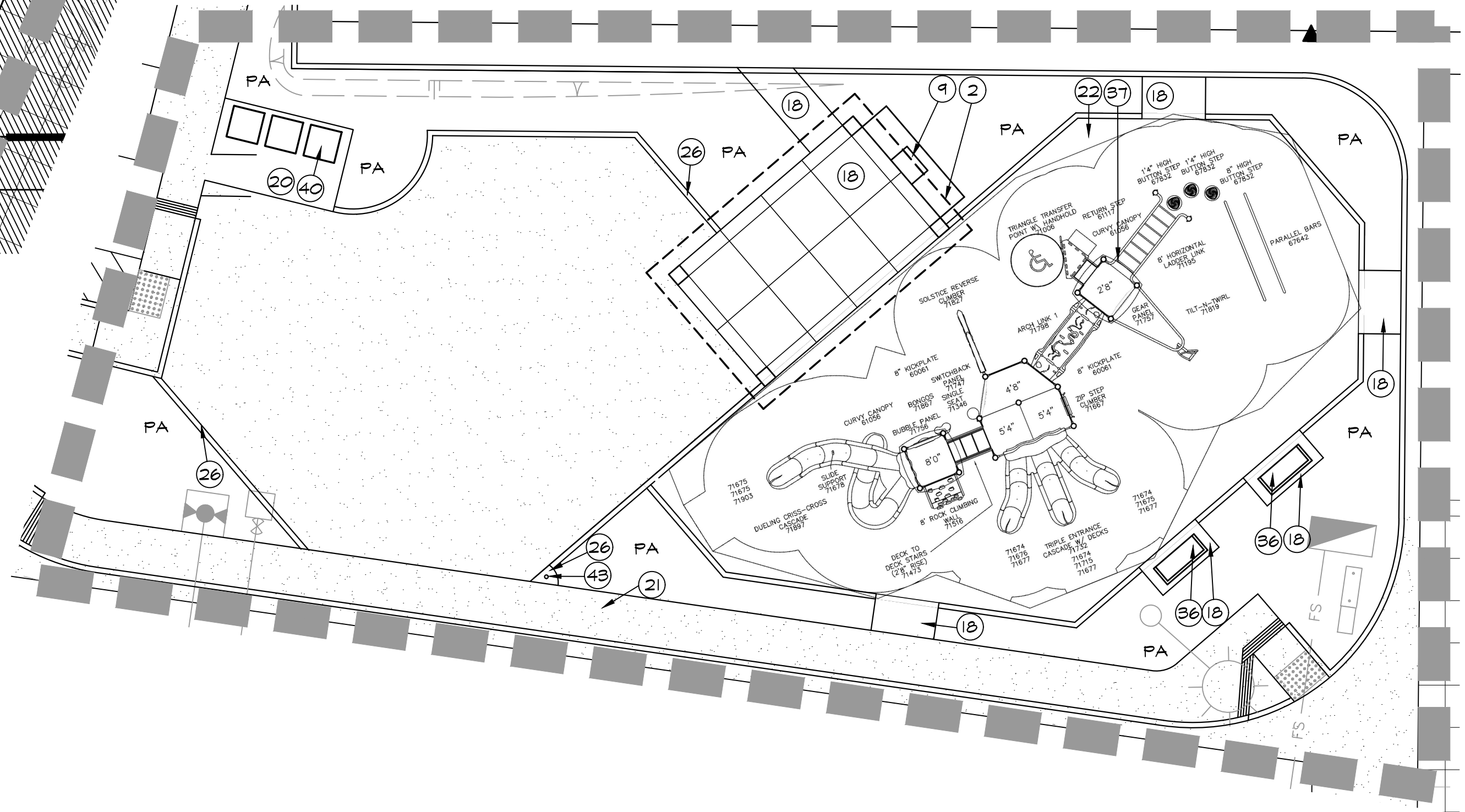
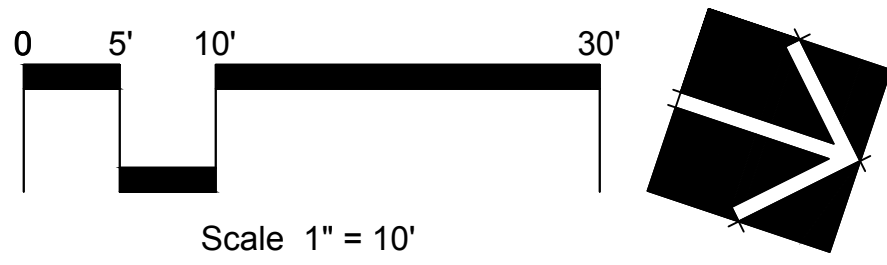
CONSTRUCTION RECORD						REFERENCES		DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES		CITY W.O. NO.	DRAWING NO.
CONTRACTOR													HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:		CONSTRUCTION PLAN		LC-02	
INSPECTOR													VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF		DATE	11-13-19	River View at Town Center					
DATE COMPLETED														RLA NO.	2681	EXPIRES	3-31-21						

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

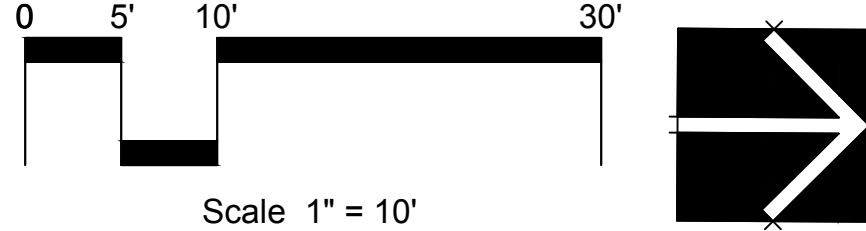


REFER TO OFFSITE
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REC AREA ENLARGEMENT



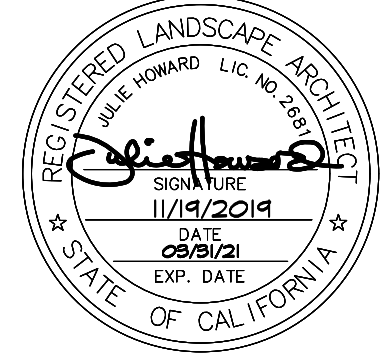
SECONDARY REC AREA ENLARGEMENT



Scale 1" = 20'

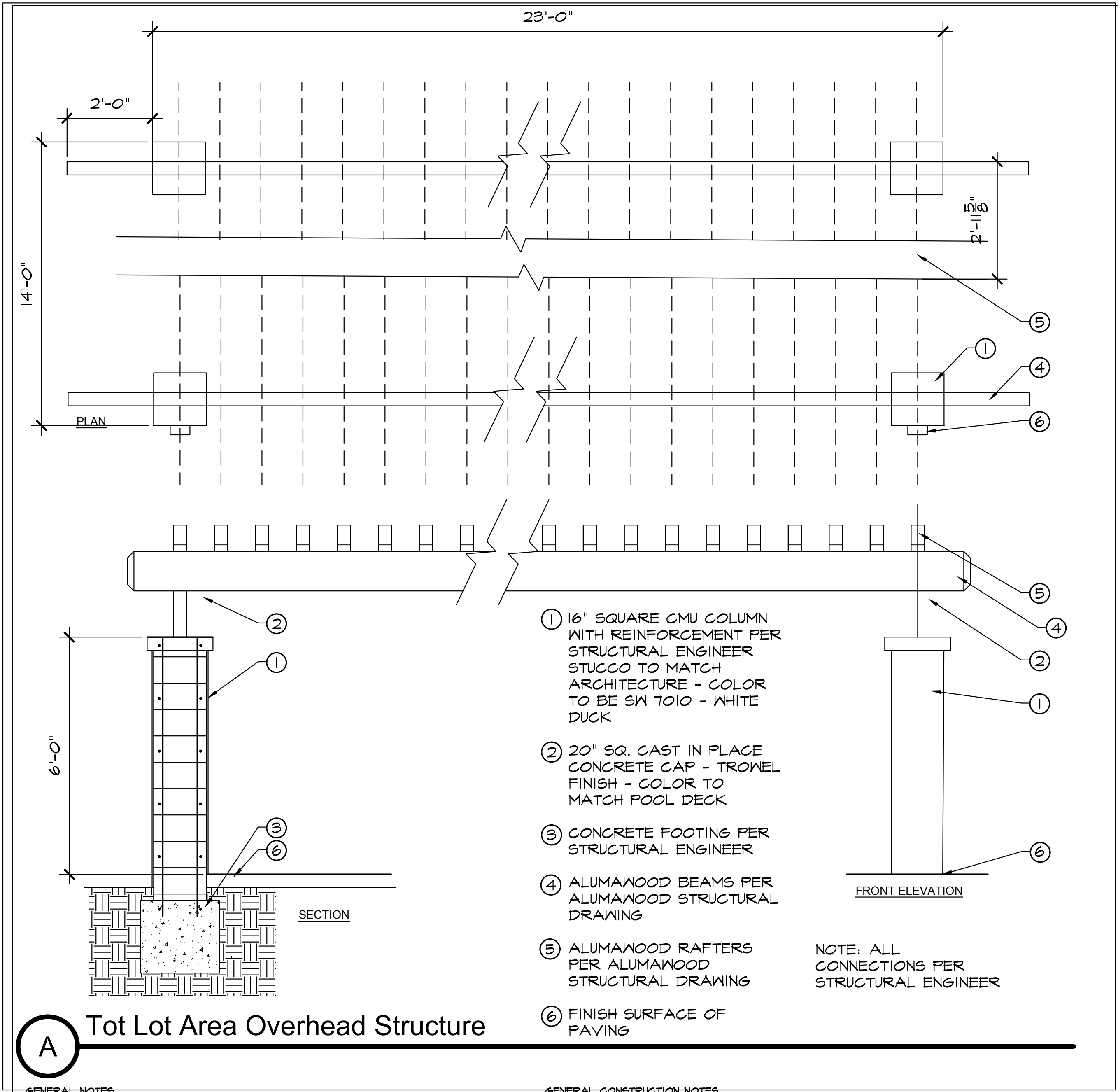
NOTE:
SEE SHEET LC-04 FOR CONSTRUCTION LEGEND & NOTES

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CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED _____	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.			
CONTRACTOR _____									JWH	NTS	JWH								
INSPECTOR _____									PLANS PREPARED UNDER THE SUPERVISION OF										
DATE COMPLETED _____									RLA NO. 2681 DATE 11-19-19 EXPIRES 3-31-21										
									BY _____ PROJECT PLANNER			LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: CONSTRUCTION ENLARGEMENT PLANS RiverView at Town Center							
																LC-03	2019-237		
SHEET 22 OF 33																			

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW



- GENERAL NOTES:**
- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY, OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY. THE CONTRACTOR SHALL MAINTAIN THE FOLLOWING MINIMUM LIABILITY COVERAGE DURING THE CONTRACT PERIOD: BODILY INJURY: \$250,000 PER INDIVIDUAL, PER OCCURRENCE, PROPERTY DAMAGE: \$100,000 PER OCCURRENCE, AGGREGATE.
 - THE CONTRACTOR SHALL CAUSE TO BE NAMED AS ADDITIONAL INSURED IN SUCH CONTRACTOR'S PUBLIC LIABILITY AND AUTOMOBILE LIABILITY POLICIES THE FOLLOWING: (1) MOUNTAIN WEST (2) HOWARD ASSOCIATES, INC.
 - THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
 - ALL LOCAL MUNICIPAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE BEGINNING WORK. THE LOCATIONS OF THESE ITEMS SHOWN IN THE PLANS ARE APPROXIMATE ONLY, AND THERE MAY BE ADDITIONAL UTILITIES PRESENT WHICH ARE NOT INDICATED ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
 - THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL, AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
 - PERMITS FOR ALL WORK INDICATED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL HAVE A VALID CONTRACTOR'S LICENSE FOR THE PARTICULAR WORK BEING PERFORMED. THE CONTRACTOR SHALL NOT ALLOW THE LICENSE TO LAPSE DURING THE CONTRACT PERIOD.
 - NO MATERIAL SUBSTITUTIONS OF ANY KIND WILL BE ALLOWED WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
 - OWNER IS HEREBY NOTIFIED THAT ALL WORK ON THESE PLANS IS SUBJECT TO NORMAL WEAR AND TEAR, AND ALL WORK MUST BE MAINTAINED ON A REGULAR BASIS. AN ANNUAL MAINTENANCE INSPECTION SHALL BE PERFORMED BY A LANDSCAPE ARCHITECT LICENSED IN THE STATE OF CALIFORNIA. THIS INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO: PLANT MATERIAL, IRRIGATION SYSTEMS, PAVING, POOL, FENCING AND LIGHTING.
 - OWNER IS HEREBY NOTIFIED THAT PLANT MATERIALS ARE LIVING, GROWING ORGANISMS, AND THAT IMPROPER MAINTENANCE MAY RESULT IN THEIR DEATH, OR CAUSE OTHER PROBLEMS SUCH AS ROOT INTRUSION OR THE DEVELOPMENT OF SURFACE ROOTS. OWNER IS HEREBY FURTHER NOTIFIED THAT SOME OR ALL PLANT MATERIALS, INCLUDING TREES, SHRUBS, AND GROUND COVERS, SHOWN IN THESE DRAWINGS MAY NEED TO BE REMOVED AND/OR REPLACED AT SOME FUTURE TIME.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL FUTURE OWNERS OF THIS PROJECT WITH A SET OF THESE PLANS, INCLUDING THESE NOTES.
 - CONTRACTOR SHALL ENSURE NO CROSS-CONNECT BETWEEN POTABLE AND NON-POTABLE WATER LINES PER RECYCLED WATER NOTES.
- GENERAL CONSTRUCTION NOTES:**
- ALL EXISTING DIMENSIONS AND LOCATIONS OF EXISTING OBJECTS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEMENTS PRIOR TO BID.
 - ALL CONSTRUCTION SHALL CONFORM TO MINIMUM SPECIFICATIONS AND REQUIREMENTS OF REGIONAL, LOCAL, AND STATE GOVERNMENTAL AGENCIES.
 - OWNER SHALL APPROVE ALL MATERIALS PRIOR TO ORDERING. SUBMIT FINISH SAMPLES OF FLATWORK FOR OWNER APPROVAL PRIOR TO ORDERING.
 - PERMITS FOR ANY CONSTRUCTION DEPICTED IN THESE PLANS SHALL BE OBTAINED BY THE CONTRACTOR.
 - CONTRACTOR SHALL SHIELD EXISTING WORK WITH VISQUEEN TO PREVENT SPLATTERING OF CONCRETE OR MORTAR.
 - ALL PAVING SHALL SURFACE DRAIN AT MINIMUM 1% AWAY FROM WALLS AND STRUCTURES TOWARD SWALES. ALL PLANTED AREAS SHALL DRAIN AT MIN. 2% TOWARD SWALES. SEE CIVIL ENGINEERING DRAINAGE PLAN FOR ALL GRADING.
 - ALL WRITTEN DIMENSIONS ON PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - IN CASE OF DISCREPANCIES BETWEEN WRITTEN SPECIFICATIONS AND GRAPHIC INFORMATION OR OTHER INFORMATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONCRETE NOTES:**
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. CEMENT SHALL BE TYPE I. FINISH MEDIUM BROOM FINISH AND COLOR SHALL BE 'NATURAL GREY' UNLESS OTHERWISE NOTED.
 - REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40.
 - CONTRACTOR SHALL INSTALL FULL-DEPTH EXPANSION JOINTS AND SCORE JOINTS AS SHOWN ON PLANS AND DETAILS, AND ADD ADDITIONAL JOINTS WHERE NECESSARY TO CONTROL CONCRETE CRACKING.
- CARPENTRY NOTES:**
- ALL LUMBER SHALL BE DOUGLAS FIR, NO. 2 GRADE OR BETTER, UNLESS OTHERWISE INDICATED. ALL IN-GROUND POSTS SHALL BE REDWOOD, UNLESS OTHERWISE SPECIFIED.
 - ALL LUMBER SHALL BE MILLED S4S, UNLESS OTHERWISE INDICATED. MITER ALL CORNERS.
 - ALL CONNECTORS, ANCHORS AND ACCESSORIES, INCLUDING NAILS, SHALL BE FABRICATED STRUCTURAL STEEL, AND SHALL BE HOT-DIPPED GALVANIZED. ALL HARDWARE SHALL BE PAINTED TO MATCH WOOD, EXCEPT AS OTHERWISE NOTED IN PLANS AND DETAILS.
 - ALL WOOD OVERHEAD AND TRELLIS SURFACES SHALL BE PAINTED WITH ONE (1) COAT OF EXTERIOR PRIMER AND TWO (2) COATS OF WEATHER RESISTANT ALKYD ENAMEL. COLOR SHALL MATCH ARCHITECTURAL TRIM UNLESS NOTED OTHERWISE. PRIME ALL WOOD PRIOR TO ASSEMBLY.
 - ALL GATES SHALL BE SELF-CLOSING WITH STEEL STOPS.
- LANDSCAPE DRAINAGE NOTES:**
- ALL GRADING AND DRAINAGE SHALL BE PER CIVIL ENGINEER PRECISE GRADING PLANS.
 - ALL LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS PERTAINING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK HEREIN PRIOR TO BEGINNING WORK.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT IN PLACE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - SLEEVE ALL DRAIN LINES AS THEY PASS UNDER PAVED AREAS, WITH SCHEDULE 40 SLEEVES TWICE THE SIZE OF THE WORKING PIPE.
 - GRADE ALL LANDSCAPED AREAS TO DRAIN AT 2% MINIMUM GRADE TOWARD AREA DRAINS, SWALES OR CURBS.

MASONRY NOTES:

- ALL STUCCO SHALL MATCH POOL BUILDING.
- ALL POURED IN PLACE WALL CAPS SHALL BE PER DETAILS.
- PRECAST CONCRETE WALL CAPS SHALL BE GCP ANACAPA 10' G-WC-ANACAPA-10. COLOR TO BE CHOSEN.
- PRECAST CONCRETE COLUMN CAPS SHALL BE GCP 18" SQUARE, G-ANACAPA-18. COLOR TO BE CHOSEN.

POOL AND SPA NOTES:

- ALL POOL AND SPA CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL AND STATE CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL HEALTH AND ANY OTHER REQUIRED PERMITS AND THE STRUCTURAL AND EQUIPMENT DETAILING REQUIRED TO OBTAIN THESE PERMITS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING POOL AND SPA DEPTH, CONSTRUCTION DETAILS AND EQUIPMENT LOCATIONS FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO CONSTRUCTION. POOL DEPTH SHALL RANGE FROM 3 TO 5 FEET FROM WATER LEVEL TO BOTTOM OF POOL.
- POOL CONTRACTOR SHALL COORDINATE INSTALLATION OF EQUIPMENT AND PIPING WITH THE GENERAL CONTRACTOR. SEE CONSTRUCTION PLANS FOR LOCATION OF POOL AND SPA EQUIPMENT.
- CONTRACTOR TO SUBMIT AS-BUILT DRAWINGS OF ALL PIPING ALONG WITH A COMPLETE EQUIPMENT LIST TO THE LANDSCAPE ARCHITECT AT THE COMPLETION OF WORK.
- CONTRACTOR SHALL PROTECT ADJACENT WORK AND MATERIALS. REMOVE ALL RUBBISH AND ACCUMULATED MATERIALS AND LEAVE WORK IN CLEAN, ORDERLY AND ACCEPTABLE CONDITION.
- THE CONTRACTOR SHALL LEAVE THE ENTIRE PLUMBING SYSTEM INSTALLED IN THIS CONTRACT IN PROPER WORKING ORDER AND SHALL WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK OR MATERIAL WHICH DEVELOPS DEFECTS, EXCEPTING ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR OF THE DATE OF ACCEPTANCE BY OWNER.
- POOL FINISH SHALL BE WHITE PLASTER.
- TILE FOR 6' POOL SCUM BAND TO BE DOUBLE ROW OF 3" CHLORINE RESISTANT GLAZED TILES WITH WHITE GROUT, UNLESS OTHERWISE NOTED. TILE FOR 6' SPA SCUM BAND TO MATCH POOL TILE (COLORS TO BE SELECTED BY OWNER AT TIME OF INSTALLATION.)
- FILTERS FOR POOL AND SPA SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- HEATER SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- AUTOMATIC CHLORINATORS SHALL BE PROVIDED.
- SKIMMERS SHALL BE COMMERCIAL TYPE WITH FLOAT AND CHECK VALVE, 1 1/2" THREAD (SWIMQUIP US8655 OR APPROVED EQUAL).
- RETURNS FROM FILTERS/ HEATER SHALL BE AS FOLLOWS: POOL - 18" BELOW WATER LEVEL AND 5' MINIMUM FROM SKIMMER, 10' MINIMUM SEPARATION. SPA - 12" MINIMUM BELOW WATER LEVEL AND 5' MINIMUM FROM SKIMMER. INLETS SHALL BE WHITE. FLOW METERS FOR POOL AND SPA SHALL BE BLUE-WHITE F-300 OR APPROVED EQUAL.
- PROVIDE LIGHTS IN POOL AND SPA. POOL PUMP AND LIGHTS SHALL BE ON SEPARATE 24-HOUR TIMERS.
- SPA SHALL HAVE TWO-2 HP JET BOOSTER PUMP, TWO 2 HP AIR PUMP WITH (12) JETS. JETS SHALL BE ADJUSTABLE FOR DIRECTION. VARY HEIGHT OF SPA JETS AND SPA BENCH FOR A VARIETY OF JET ELEVATIONS.
- SPA SHALL HAVE A TIMER SWITCH LOCATED ON WALL ADJACENT TO SPA. COORDINATE WITH GENERAL CONTRACTOR.
- THE LOCATION OF ALL EXISTING FACILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD VERIFICATION.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL SIGNAGE AND EQUIPMENT REQUIRED BY CODE.
- THE CONTRACTOR SHALL INSTALL HANDRAILS AND STEPS AT THE POOL ENTRIES. THE CONTRACTOR SHALL INSTALL A HANDRAIL AND STEPS AT THE SPA ENTRY.

CONTRACTORS SHALL INSTALL ADA LIFTS TO MEET ADA REQUIREMENTS

Construction Legend

MASONRY

- 6' HEIGHT CMU BLOCK WALL WITH STUCCO TO MATCH POOL BUILDING. POURED IN PLACE CONCRETE CAP
- ALUMAWOOD OVERHEAD AT TOT LOT
- RETAINING PLANTER BLOCK WALL WITH STUCCO FINISH AND POURED IN PLACE CONCRETE CAP. HEIGHT PER PLAN.
- 16" SQ. CMU BLOCK PILASTER WITH STUCCO TO MATCH POOL BUILDING AND POURED IN PLACE CONCRETE CAP
- 3' x 3' x 3' BOULDERS- LOCAL GRAY 'HAWK RIDGE' AVAILABLE FROM KRC ROCK, BURY 1/2 AND BACKFILL BETWEEN BOULDERS AND WALKWAY
- BBQ COUNTER AT POOL AREA
- OVERHEAD STRUCTURE AT POOL AREA
- 18" SEATWALL
- BBQ COUNTER AT TOT LOT
- PARTIALLY RETAINING MONUMENT SIGN WALL
- 6' HEIGHT TUBULAR STEEL FENCE
- 6' HEIGHT TUBULAR STEEL POOL GATE
- 6' HEIGHT VINYL FENCE KROY 'SANDSTONE'- INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 6' HEIGHT, 10' WIDE ALUMINUM PANELED GATE

FENCING/GATES

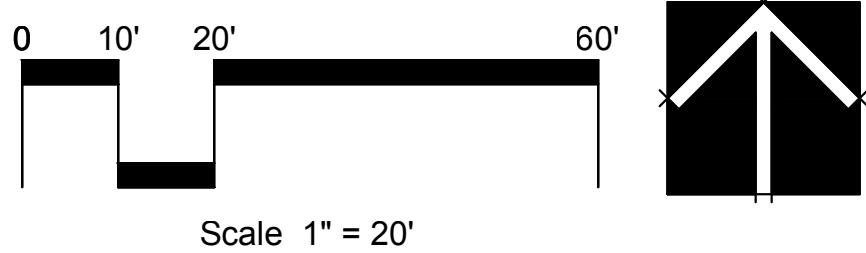
- 6' HEIGHT TUBULAR STEEL POOL GATE
- 6' HEIGHT VINYL FENCE KROY 'SANDSTONE'- INSTALL PER MANUFACTURER'S SPECIFICATIONS
- 6' HEIGHT, 10' WIDE ALUMINUM PANELED GATE
- ENHANCED PEDESTRIAN INTEGRAL COLORED CONCRETE- DAVIS COLOR TBS BY LANDSCAPE ARCHITECT. SAWN CUT JOINT AND ACID ETCH FINISH
- ENHANCED VEHICULAR INTEGRAL COLORED CONCRETE WITH RETARDANT EXPOSED AGGREGATE FINISH- DAVIS COLOR TBS BY LANDSCAPE ARCHITECT. TROWEL FINISH AT BANDING.
- NATURAL GRAY CONCRETE WALK WITH MEDIUM BROOM FINISH AND SCORE JOINTS @ 5'-0" O.C. EXPANSION JOINTS @ 20' O.C. MAX ON LINEAR WALKWAYS
- CONCRETE CURB AND SIDEWALK PER STREET IMPROVEMENT PLANS
- POURED IN PLACE RUBBER TOT LOT PLAY SURFACING WITH CONCRETE EDGE COLOR: 50:50 BLACK AND STANDARD COLOR GREEN AVAILABLE FROM SURFACE MAX. CONTACT: MIKE ETCHISON MIKE.ETCHISON@RECREATIONSC.COM
- BIO BASIN PER CIVIL ENGINEER'S PLANS
- RIBBON WALKWAY IN ALLEYS
- PARKING SPACES PER CIVIL ENGINEER'S PLANS
- CONCRETE MOWCURB
- CONCRETE STEPS- QTY AND RISER HEIGHT PER CIVIL ENGINEER'S GRADING PLANS
- HANDRAIL
- GUTTERS AND DRIVEWAYS PER CIVIL ENGINEER'S IMPROVEMENT PLANS
- POOL GATE AT REC AREA BUILDING
- 12" CONCRETE BAND AT PARKING (18" TOTAL INCLUDING CURB)
- POOL DECK DAVIS COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT- ACID ETCH FINISH - BASE PER SOILS REPORT
- CONCRETE ENTRY WALKS
- CONCRETE PAVING AT BREEZEWAY-COLOR AND FINISH TO MATCH POOL DECK

MISCELLANEOUS

- 6' KEYSTONE RIDGE PULLMAN BENCH WITH BACK, P26 COLOR: BLACK
- TOT LOT PLAY STRUCTURE 'SUNDANCE' PER PARK & PLAY SYSTEMS DRAWING. CONTACT MIKE ETCHISON AT RECREATIONSC.COM
- POOL WITH CANTILEVER COPING
- SPA WITH CANTILEVER COPING
- CLUSTER MAILBOXES- BY OWNER
- 1'-3' BOULDERS IN LOCAL GRAY COLOR 'HAWK RIDGE' AVAILABLE FROM KRC ROCK SEE BOULDER SCHEDULE
- 48" BOWL PLANTER 'SOLIS' QR-SO4818P COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT AVAILABLE FROM GCP.COM CONTACT SCOTT ULRICH
- DOGIPOT WASTE STATION #1003-L - INSTALL PER MFR. SPECIFICATIONS
- RETAINING WALL PER GRADING PLANS
- 12' LONG CONTECH PONY PEDESTRIAN TRUSS BRIDGE WITH 42" CABLE RAIL AND WOOD DECKING. FRAME TO BE PAINTED STEEL- COLOR TO MATCH SHERWIN WILLIAMS SW 6475. MAINTAIN 9" CLR FROM BOTTOM OF FRAME TO SURFACE OF BASIN. INSTALL PER CONTECH CUSTOM DRAWING. CONTECHES.COM
- HEADWALL/STEP PER CONTECH STANDARD DRAWING
- SPA TIMER AND EMERGENCY SHUTOFF LOCATION

Boulder Legend

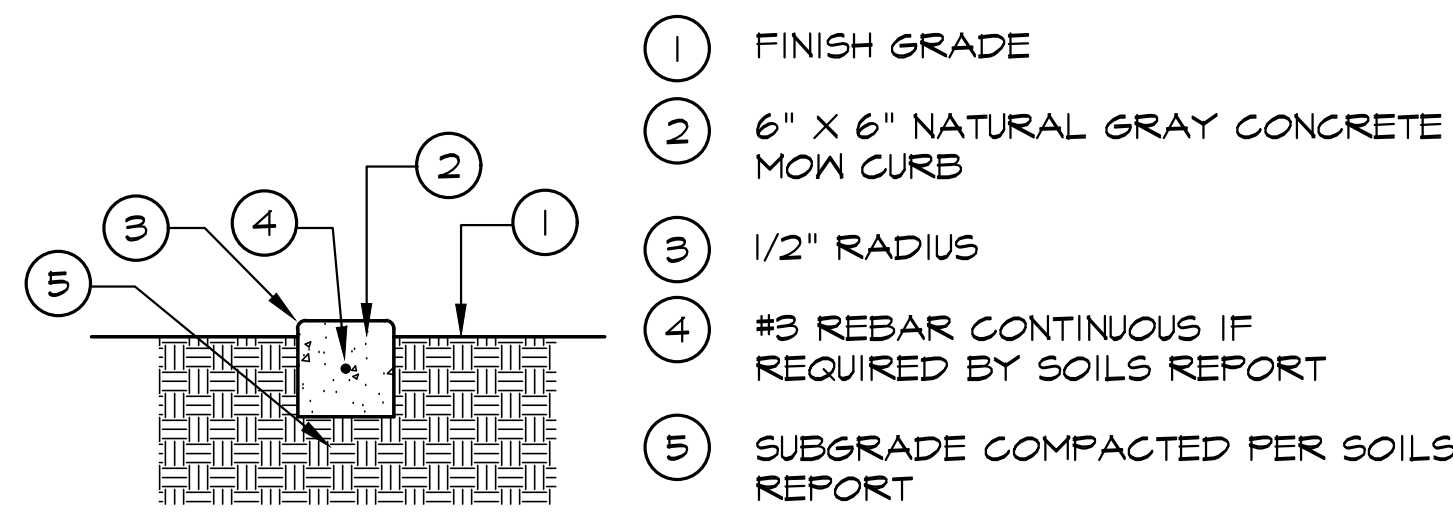
SYMBOL	DESCRIPTION	QTY
A	APPROX. 1' x 1' x 1'	27
B	APPROX 2' x 2' x 2'	20
C	APPROX 3' x 3' x 3'	6



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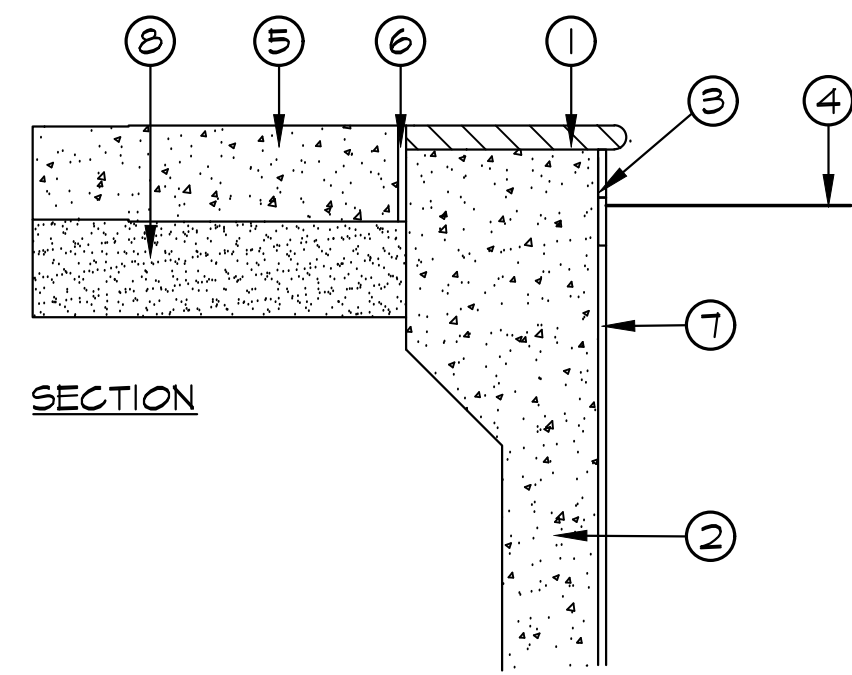


CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR _____							HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: CONSTRUCTION LEGEND & NOTES			
INSPECTOR _____							VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				RiverView at Town Center			
DATE COMPLETED _____								RLA NO. 2681	DATE 11-19-19	EXPIRES 3-31-21	PROJECT PLANNER				
															2019-238
															SHEET 23 OF 33

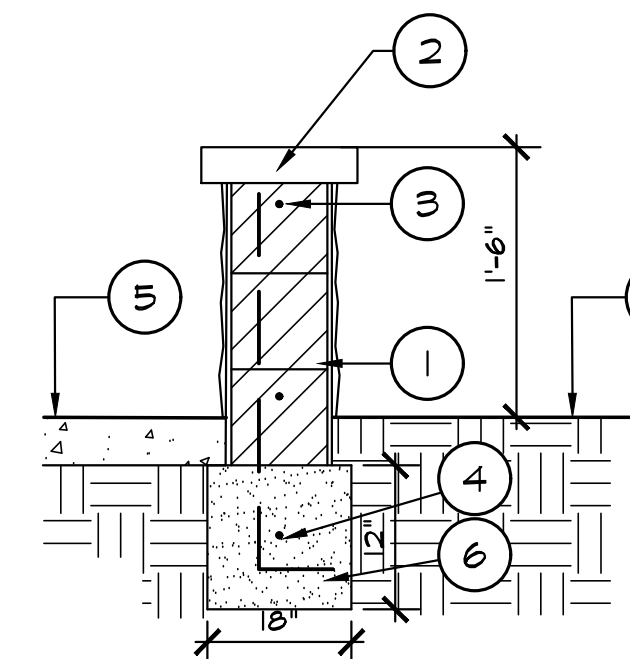


A Concrete Mow Curb

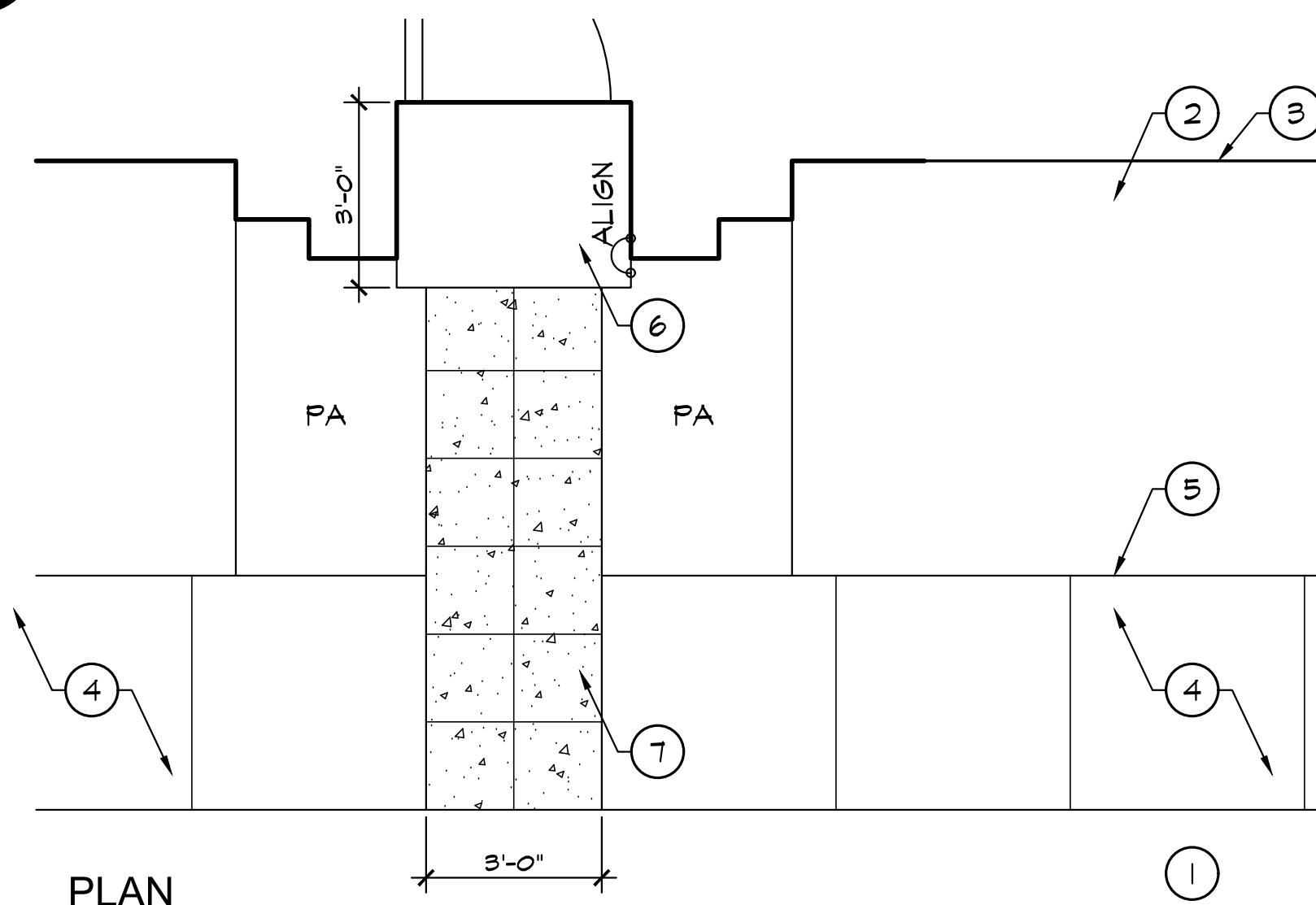
ALSO SEE POOL AND SPA NOTES FOR ADDITIONAL SPECIFICATIONS.



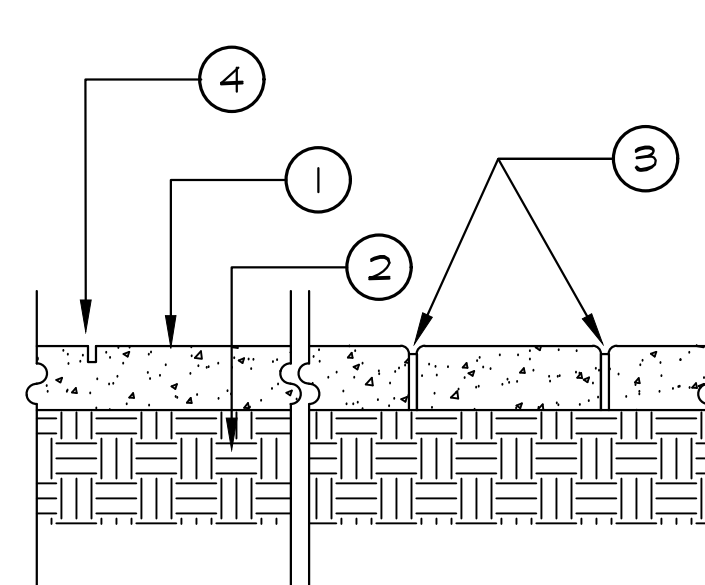
C Pool/Spa Coping



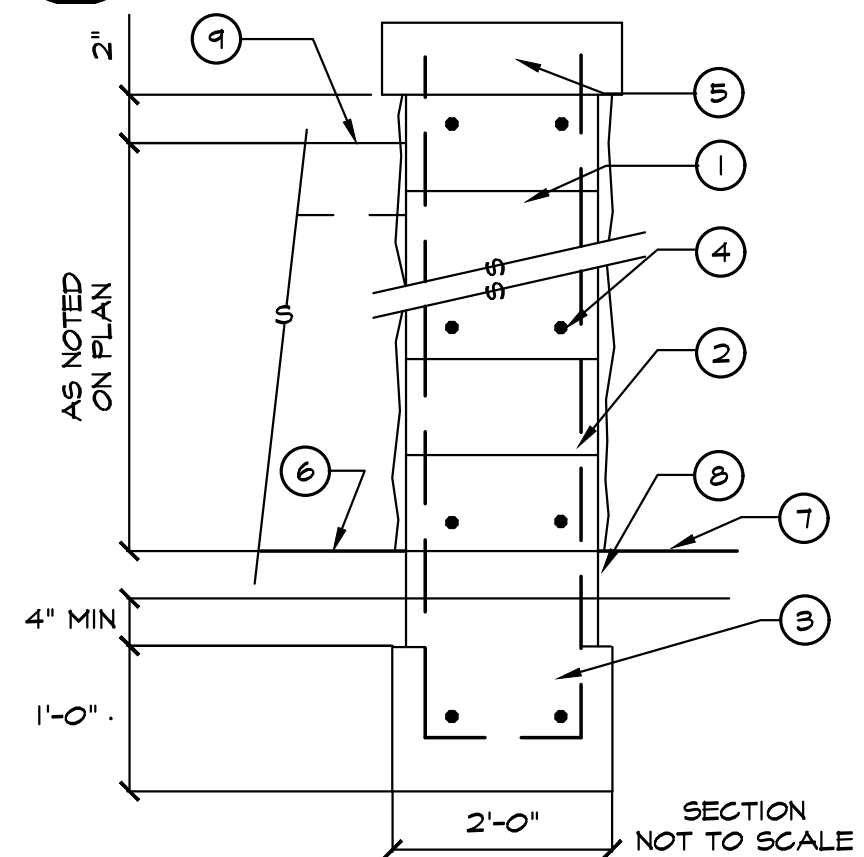
F Seat Wall



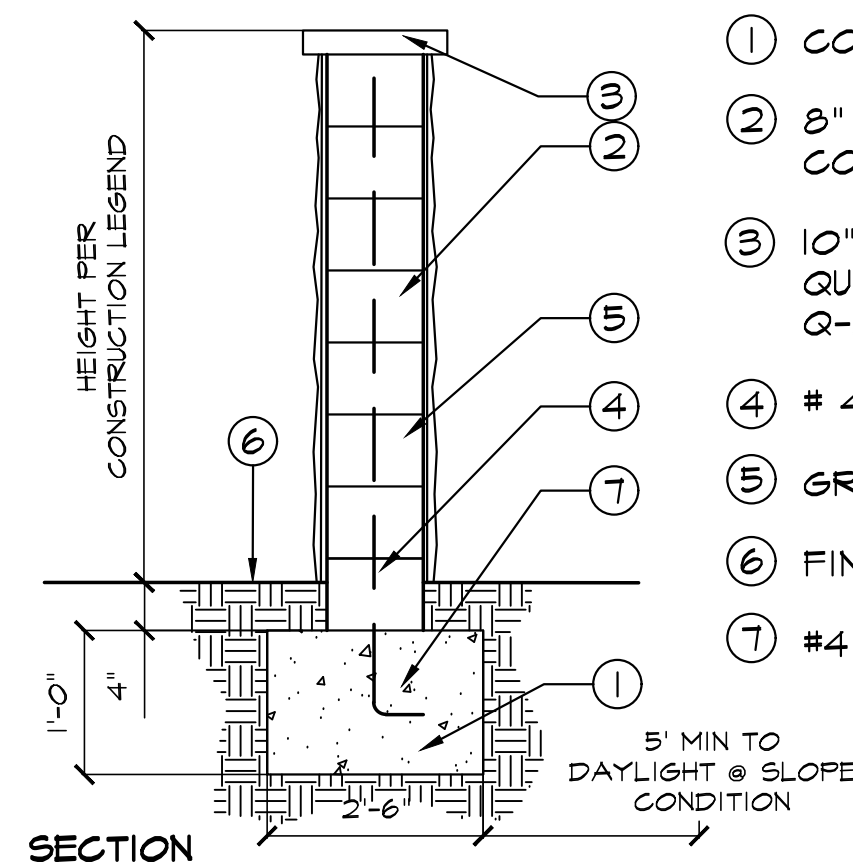
I Ribbon Walkway & Unit Entries at Driveways



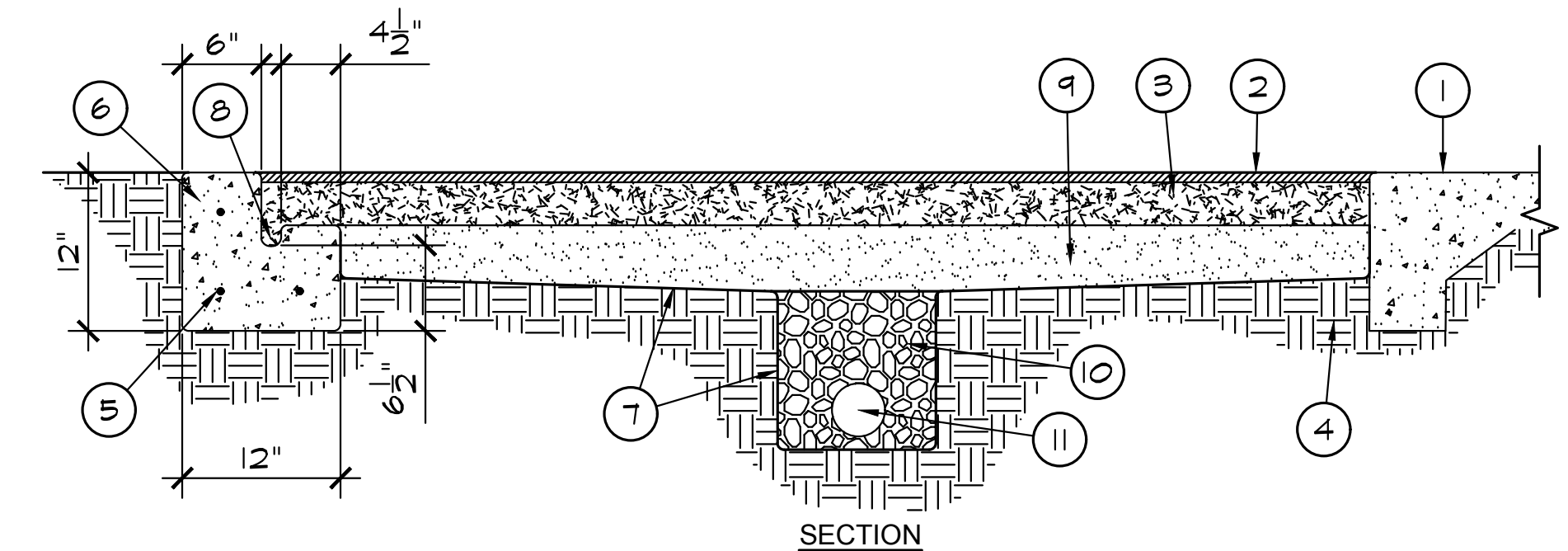
B Concrete Paving



D Stucco Pilaster with Precast Cap



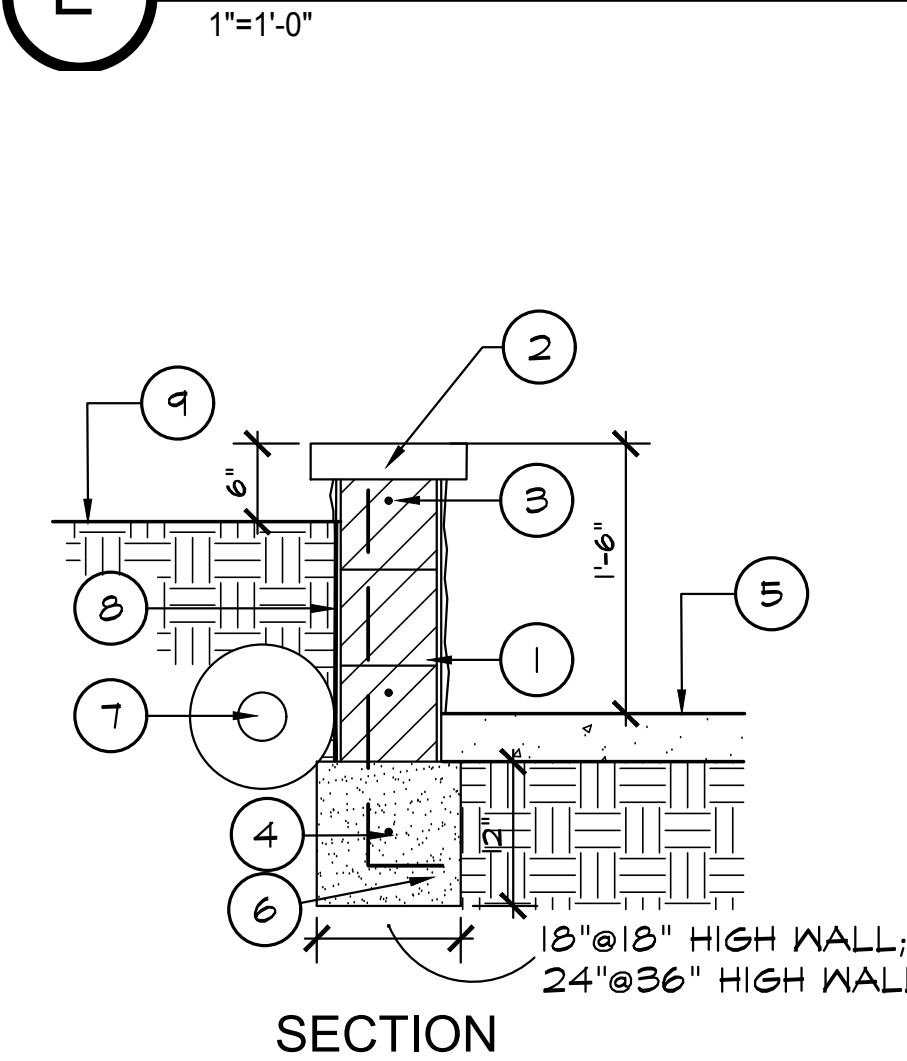
G Stucco Wall with Precast Cap



- ADJACENT CONCRETE WALKWAY
- COLOR TOP SURFACE COURSE 50/50 COLOR BLEND
- POUR-IN-PLACE SHREDDED SBR CUSHION LAYER (DEPTH PER FALL HEIGHT REQUIREMENTS)
- COMPACTED SUBGRADE
- #4 REBAR CONTINUOUS
- PLAY AREA CURB - COLOR TO MATCH ADJACENT PAVING
- FILTER FABRIC - WRAP UP @ CURB, DOUBLE LAYER @ DRAIN. SECURE IN PLACE
- 1-1/2" SQ. CONTINUOUS KEYWAY
- COMPACTED CLASS II BASE - DEPTH PER MANUFACTURER'S RECOMMENDATIONS
- 3/4" CRUSHED ROCK GRAVEL
- 4" DIA. PERFORATED DRAIN @ MIN. 1% FALL, PIPE-WRAPPED IN MIRAFI FILTER FABRIC. - CONNECT TO CE AREA DRAIN SYSTEM

NOTE: TOP SURFACE COLOR SHALL BE PER CONSTRUCTION LEGEND

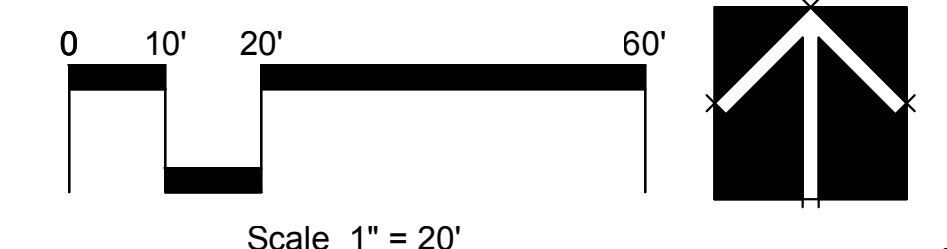
E Poured in Place Play Area Surfacing



H Raised Planter Wall

- ASPHALT PAVING PER CIVIL ENGINEER'S PLANS
- CONCRETE DRIVEWAY- NATURAL GRAY COLOR, MEDIUM BROOM FINISH
- GARAGE DOOR
- RIBBON WALKWAY PER CIVIL ENGINEER'S PLANS-NATURAL GRAY, MEDIUM BROOM FINISH
- EXPANSION JOINT
- STOOP PER ARCHIECT'S PLANS
- CONCRETE WALK-NATURAL GRAY, MEDIUM TOPCAST FINISH, SAWCUT SCORE AT 18" ON CENTER

NOTE: SEE CIVIL ENGINEERING PLANS FOR ALL ELEVATIONS AND PAVING SECTIONS ON DRIVEABLE SURFACES



Scale 1" = 20'

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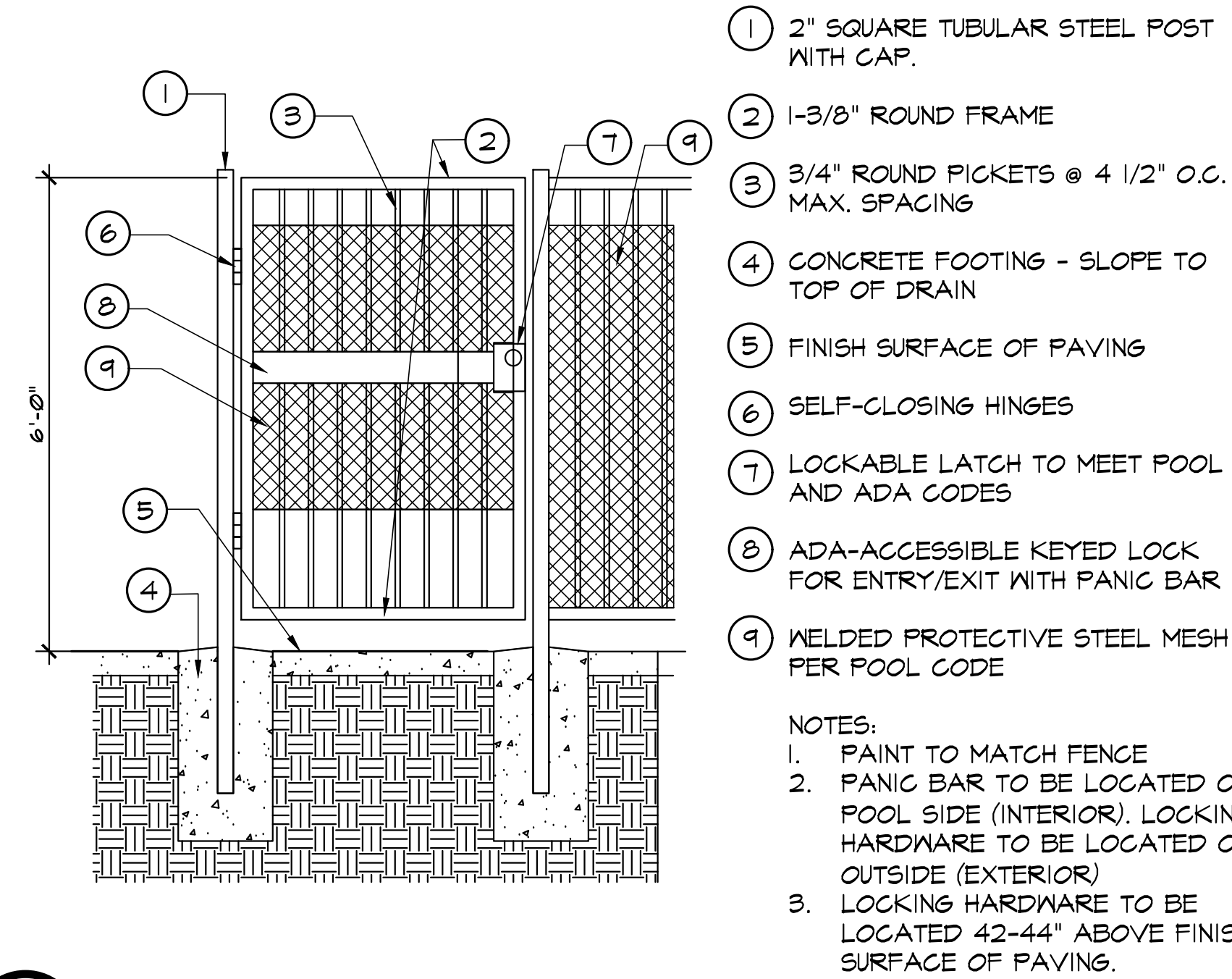
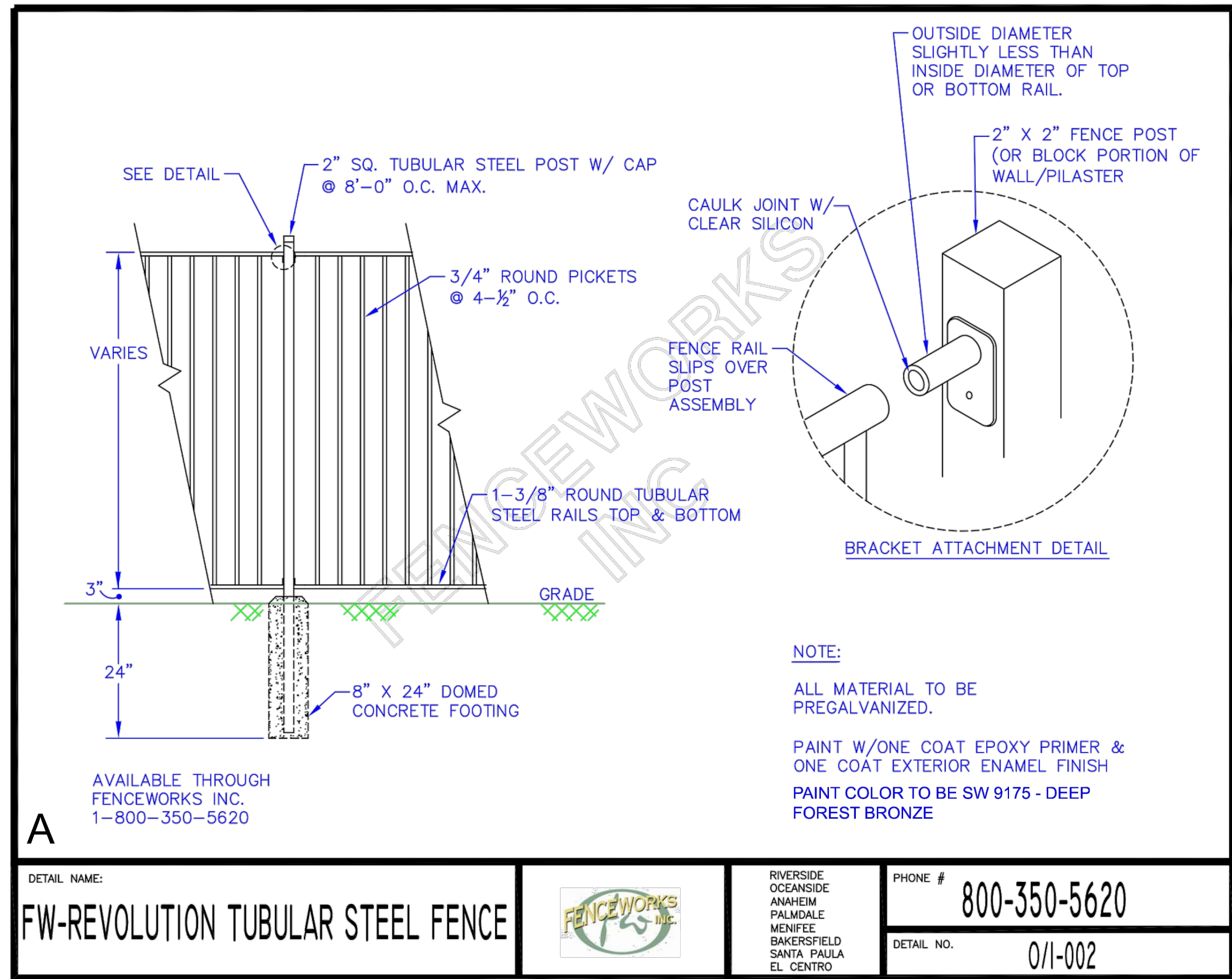
landscape architecture

2442 Second Avenue

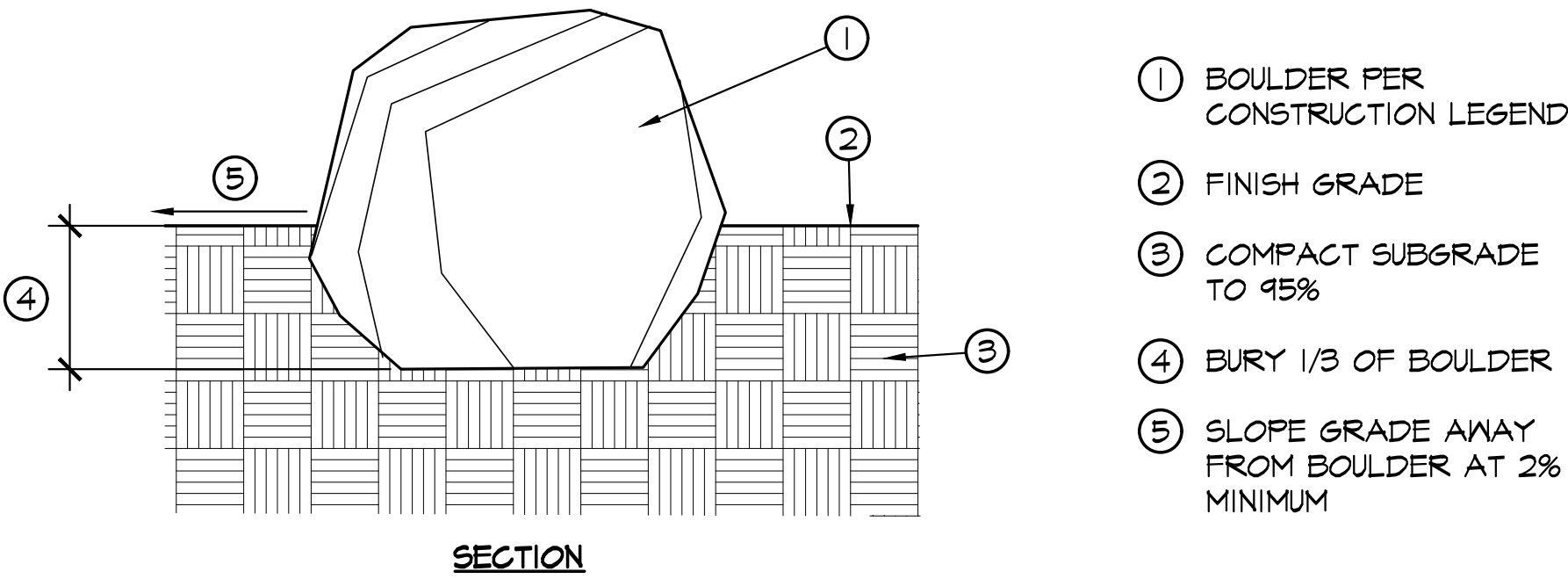
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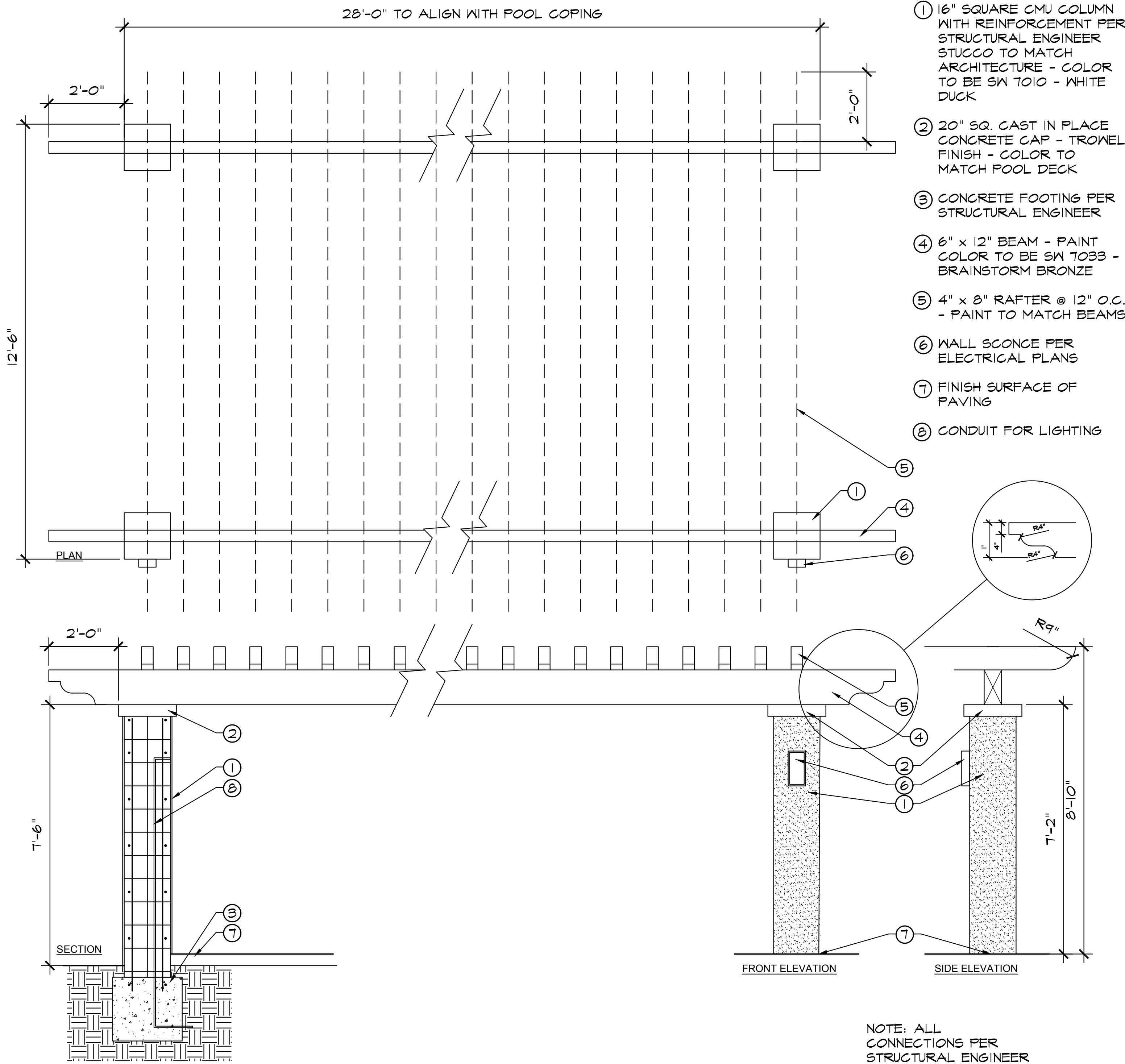
CONTRACTOR	INSPECTOR	DATE COMPLETED	CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
										HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVERVIEW AT TOWN CENTER		LC-05	2019-239
										VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF	DATE	11-19-19	PROJECT PLANNER				SHEET 24 OF 33



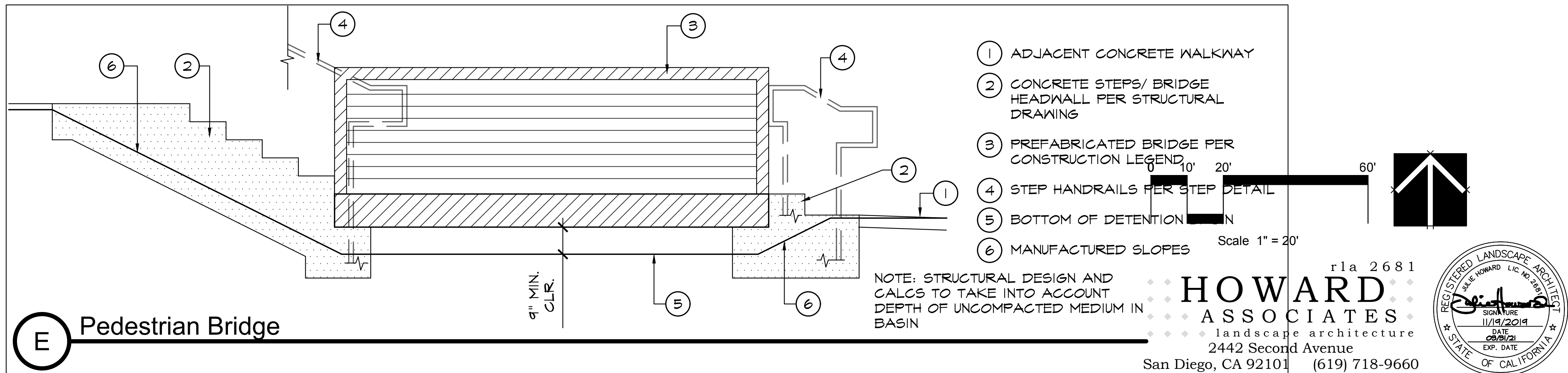
B Tubular Steel Pool Gate



C Boulder Placement

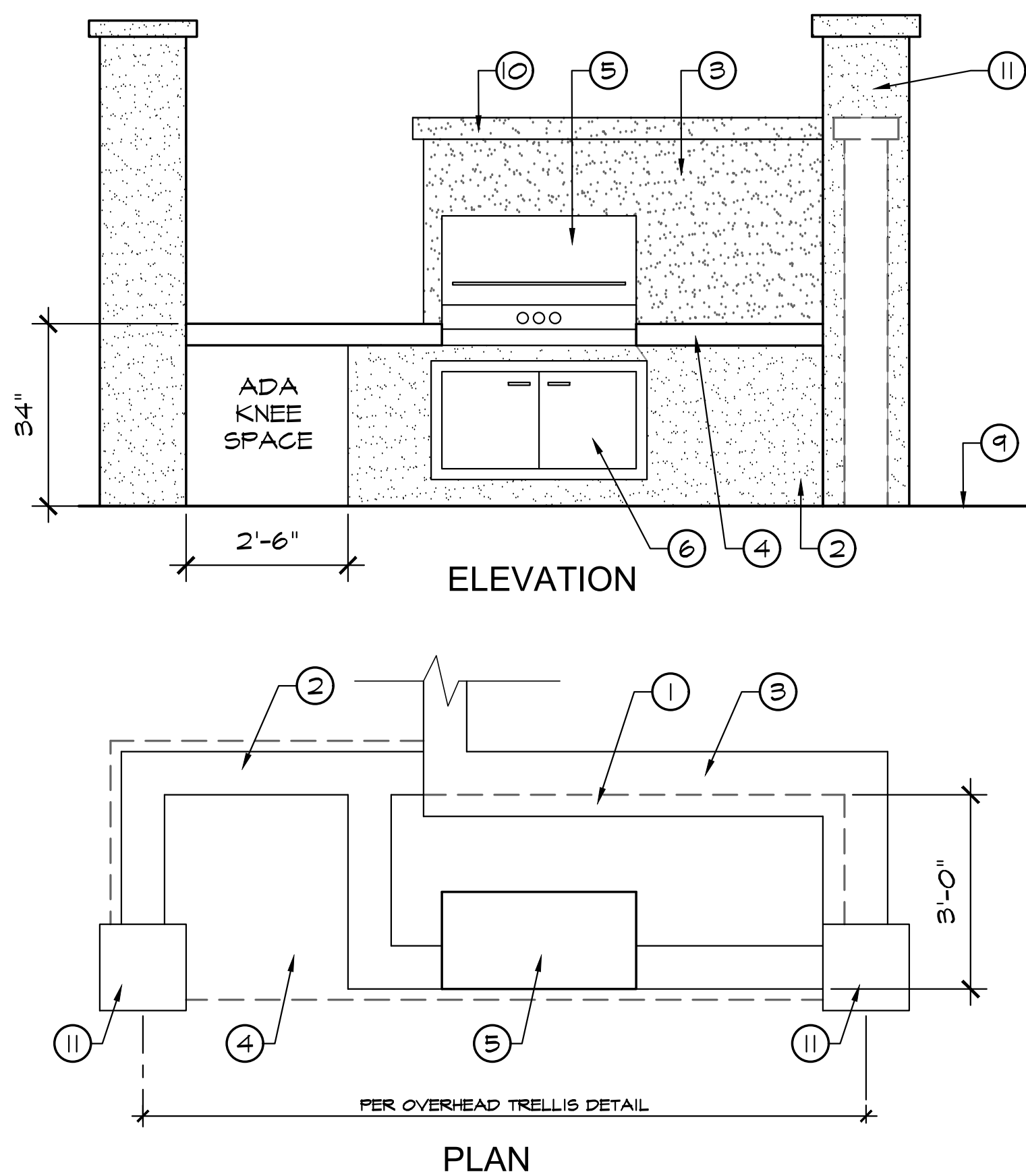


D Pool Area Overhead Structure



E Pedestrian Bridge

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR							HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:			
INSPECTOR							VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				CONSTRUCTION DETAILS			
DATE COMPLETED								RLA NO. 2681	DATE 11-19-19	EXPIRES 3-31-21		RiverView at Town Center		LC-06	2019-240
											PROJECT PLANNER				SHEET 25 OF 33

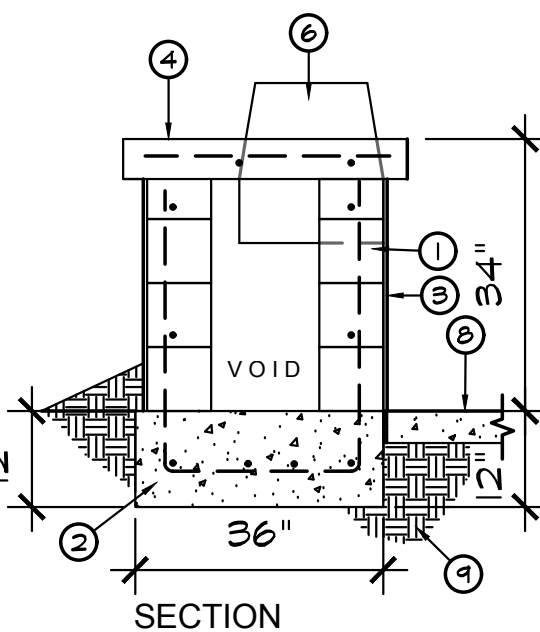
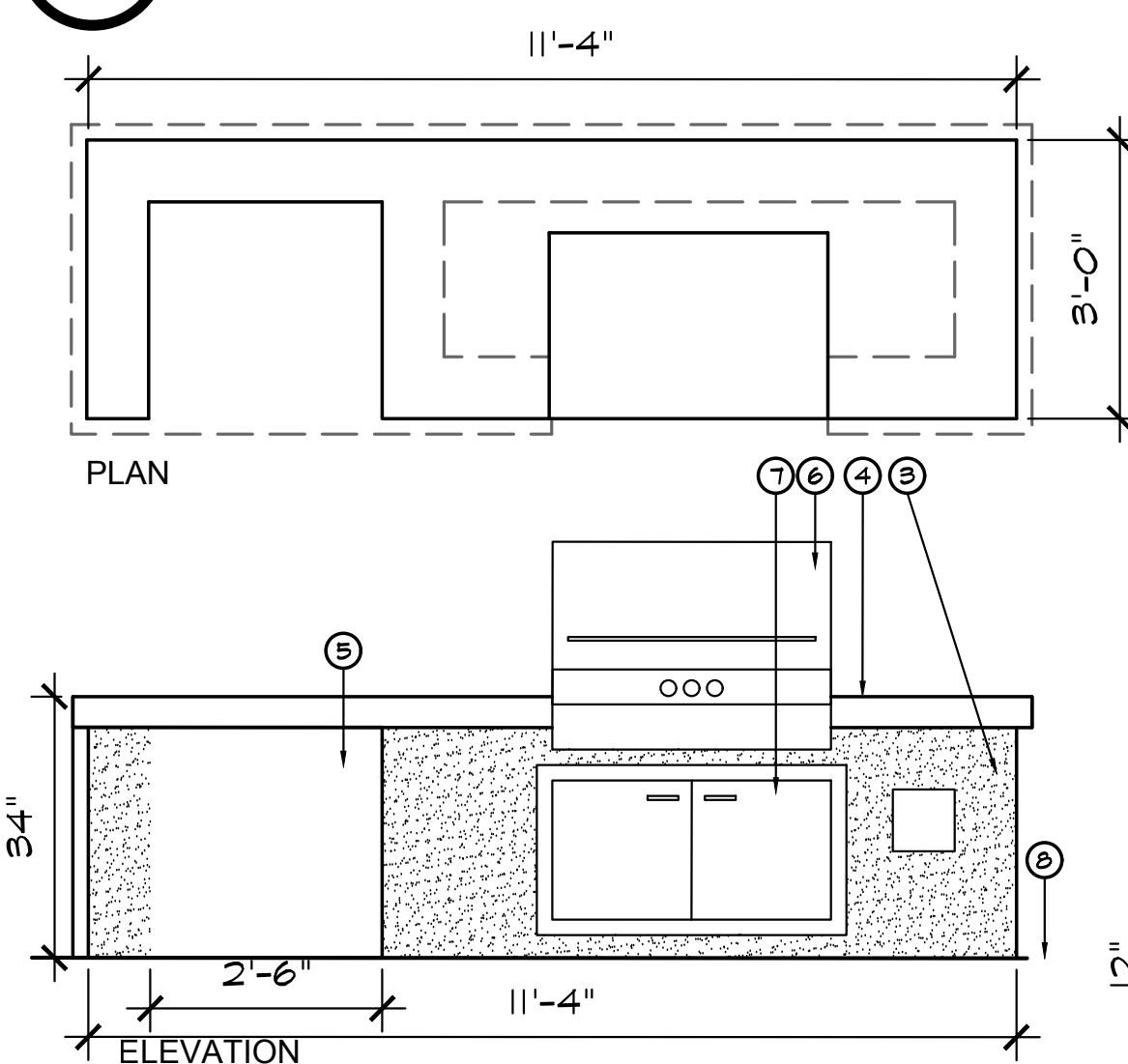


- 12" BLOCK WALL UNDER COUNTER WHERE SITE WALL CONTINUES TO 6' HEIGHT - REBAR @ 16" O.C. BOTH WAYS - GROUT FILL ALL CELLS WITH REBAR - STUCCO COAT TO MATCH ARCHITECTURE - COLOR TO BE SW 1010 WHITE DUCK
- 8" BLOCK WALL WITH #3 REBAR BOTH WAYS @ 16" O.C. - STUCCO TO MATCH 12" BLOCK WALL - CONTINUE STUCCO UNDER ADA KNEE HOLE
- 8" WIDE EXTENSION OF BBQ WALL TO CREATE SITE WALL (SEE WALL DETAIL)
- 4" THICK INTEGRAL COLOR POURED IN PLACE COUNTER TOP - COLOR TO BE DAVIS 'PEBBLE' - TROWEL FINISH WITH SEALER - #3 REBAR @ 12" O.C. BOTH WAYS
- BBQ UNIT - TURBO THREE BURNER GAS GRILL- AVAILABLE AT WWW.BBQGALORE.COM - MOUNT PER MANUFACTURER'S SPECIFICATIONS OR EQUAL AS APPROVED BY OWNER

- STAINLESS STEEL ACCESS DOOR
- CONCRETE FOOTING WITH #3 REBAR CONTINUOUS - ADJUST REBAR AT COLUMNS PER STRUCTURAL ENGINEER'S DRAWINGS
- GAS LINE WITH SHUTOFF VALVE PER CODE
- FINISH SURFACE OF PAVING
- WALL CAP PER WALL DETAIL
- 16" SQUARE OVERHEAD TRELLIS COLUMNS PER DETAIL C/LC-06

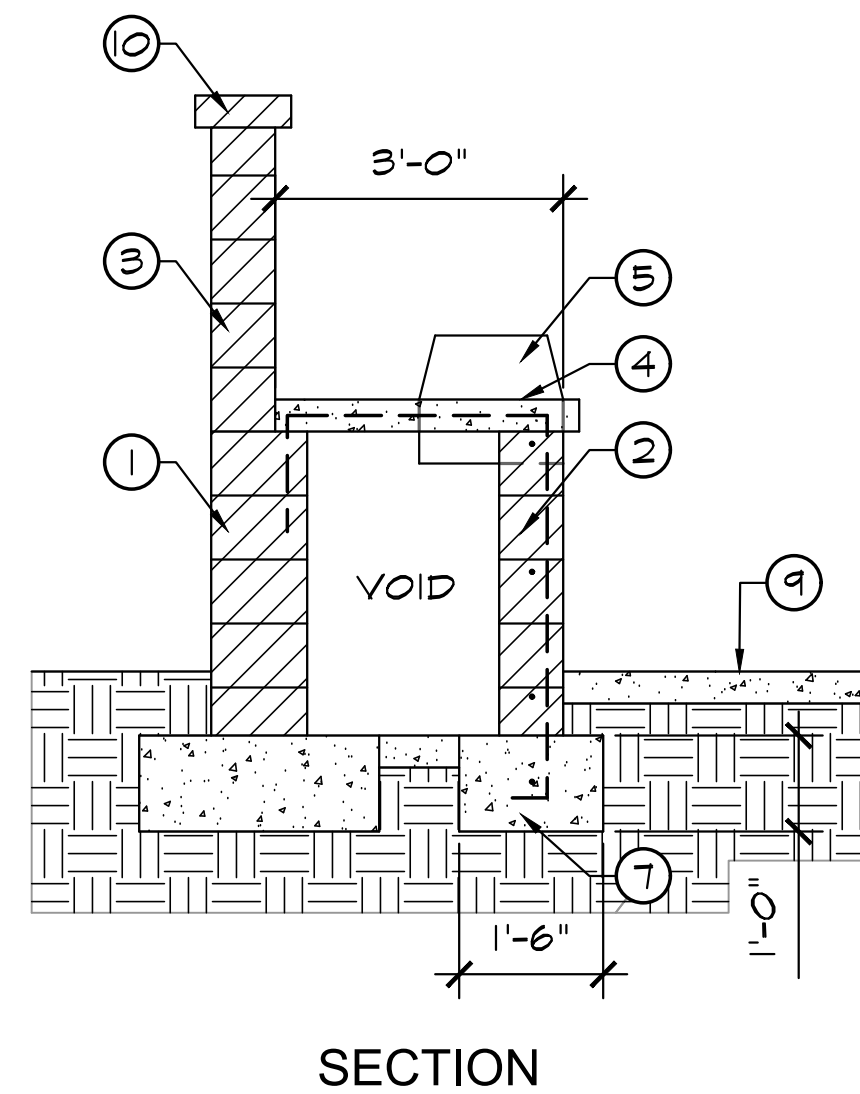
NOTE: STRUCTURAL REINFORCING & WALL FOOTING PER STRUCTURAL ENGINEER

A Pool Area BBQ Counter



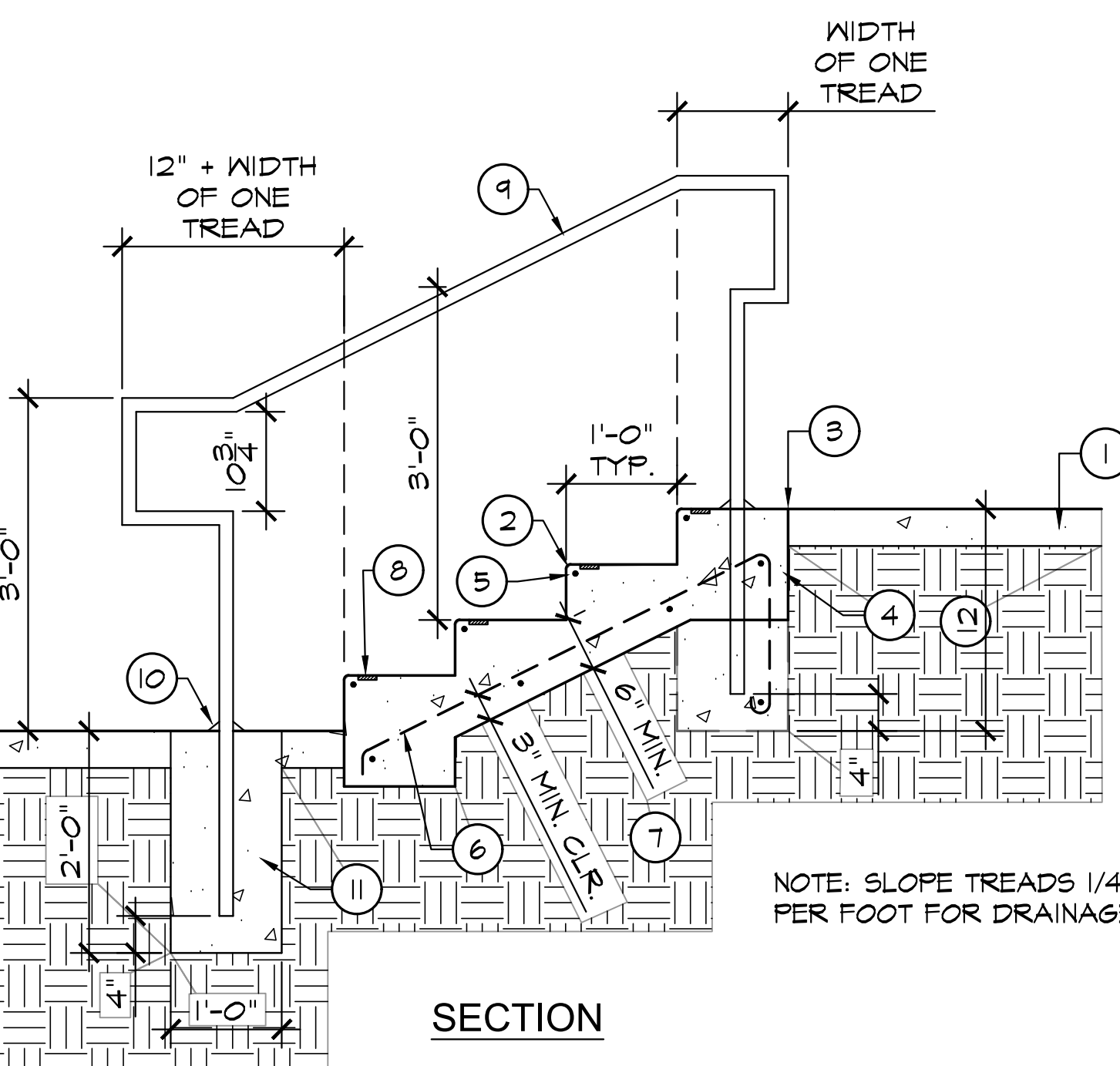
- 8" CMU WALLS WITH #3 REBAR VERTICAL @ 16" O.C. - GROUT FILL ALL CELLS SOLID
- CONCRETE FOOTING WITH #3 REBAR CONTINUOUS BOTH WAYS @ 16" O.C.
- STUCCO VENEER TO MATCH ARCHITECTURE @ RECREATION AREA
- 4" POURED IN PLACE CONCRETE COUNTERTOP, DAVIS 'PEBBLE' INTEGRAL COLOR WITH #3 REBAR CONTINUOUS BOTH WAYS @ 16" O.C. - TROWEL FINISH WITH SEALER - 2" OVERHANG @ ALL SIDES
- ADA KNEE SPACE
- BBQ UNIT - TURBO THREE BURNER GAS GRILL- AVAILABLE AT BBQGALORE.COM - MOUNT PER MANUFACTURER'S SPECIFICATIONS - WITH ELECTRONIC IGNITION AND 1 HOUR TIMER
- 14"x36" LOCKING ACCESS DOORS TO MATCH BBQ UNIT
- FINISH SURFACE OF ADJACENT PAVING PER PLAN
- COMPACTED SUBGRADE

C Tot Lot BBQ



B Monument Sign Wall

1/2" = 1' - 0"



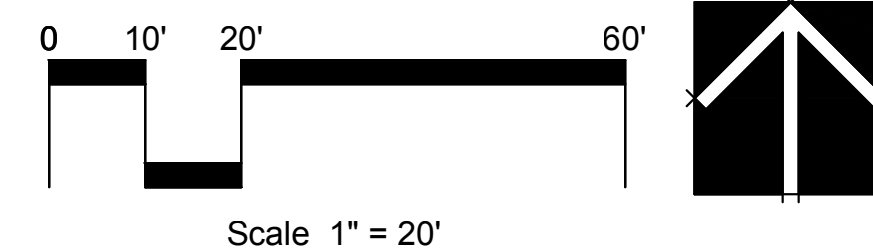
D Concrete Steps and Handrail

- CONCRETE PAVING
- 1/4" RADIUS AT NOSE
- EXPANSION JOINT - TYPICAL AT TOP AND BOTTOM OF STEPS
- POURED IN PLACE CONCRETE STEPS WITH #4 REBAR @ 16" O.C. MAX BOTH WAYS. MEDIUM BROOM FINISH
- #3 NOSE BAR
- #3 REBAR @ 18" O.C. BOTH WAYS
- COMPACTED SUBGRADE PER SOILS REPORT
- 2" WIDE STRIPE OF SLIP-RESISTANT CONTRASTING COLOR TREAD WARNING - ENTIRE WIDTH OF TREAD - LOCATE 1" MAX FROM FRONT EDGE OF TREAD
- 1-1/2" SQ. STEP HANDRAIL - 11 GA MIN (ASTM A500, GRB, 46 KSI YIELD) - WHERE SHOWN ON PLANS
- POST SHOE 45-234-112 @ EA. POST, TYP. AVAIL FROM KING ARCH. METALS (800) 542-2379
- CONCRETE FOOTING

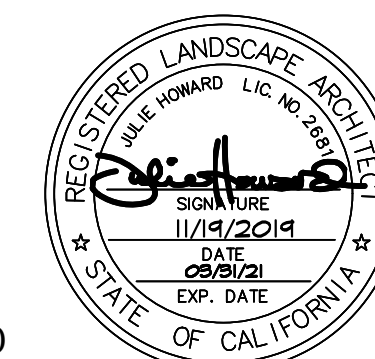
24" WHERE HANDRAIL IS INSTALLED; 12" MIN WITH NO HANDRAIL

NOTE: PAINT RAILINGS WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT. COLOR TO BE SW 9175 - DEEP FOREST BROWN.

- 4" HIGH 20" SQUARE PRECAST CONCRETE CAP TO EXTEND 2" BEYOND WALL OR PILASTER CUT CAPS AS NEEDED FOR WALL RADIUS MAX JOINT 1/4"
- STUCCO COAT TO MATCH ADJACENT ARCHITECTURE
- 12" x 12" MEXICAN NOCE TUMBLED FIELD TILE AVAILABLE FROM ARIZONA TILE, WWW.ARIZONATILE.COM
- PIN MOUNTED STEEL LETTERING AND LOGO BY OTHERS - 12" HIGH - COLOR PER OWNER'S MARKETING DEPT.
- 6" BLOCK WALL
- #3 REBAR AT 16" ON CENTER BOTH WAYS
- #3 VERTICAL REBAR @ ALL 4 CORNERS OF PILASTER
- CONCRETE FOOTING WITH #3REBAR @ 12" O.C. BOTH WAYS
- FINISH GRADE
- 16" CMU PILASTER
- 4" x 2" PRECAST CONCRETE SURROUND @ BASE OF TILE
- 12" PRECAST WALL CAP

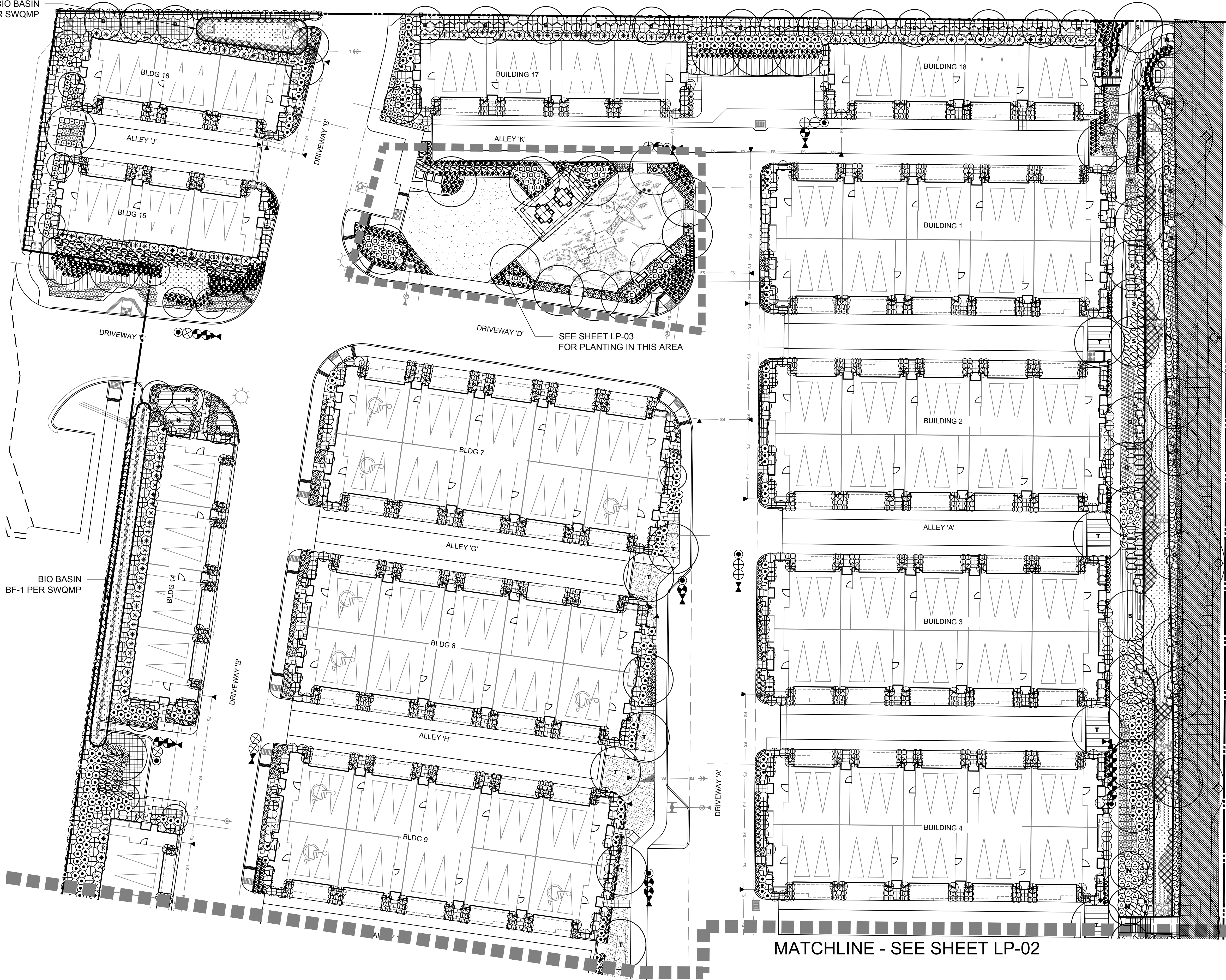


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CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR							HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: CONSTRUCTION DETAILS		LC-07	2019-241
INSPECTOR							VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				RiverView at Town Center			
DATE COMPLETED								RLA NO. 2681	DATE 11-19-19	EXPIRES 3-31-21	PROJECT PLANNER				SHEET 26 OF 33

BIO BASIN
BF-1 PER SWQMP

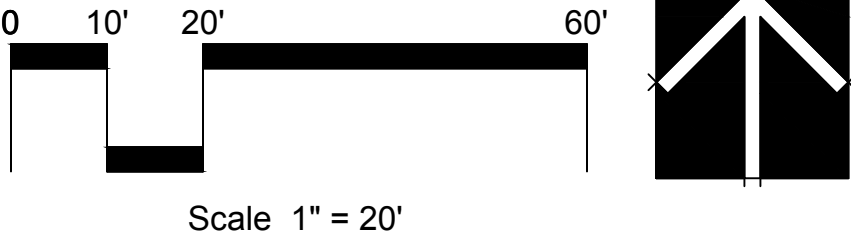


REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

BIO BASIN
PR-1 PER SWQMP

BIO BASIN
BF-1 PER SWQMP

MATCHLINE - SEE SHEET LP-02

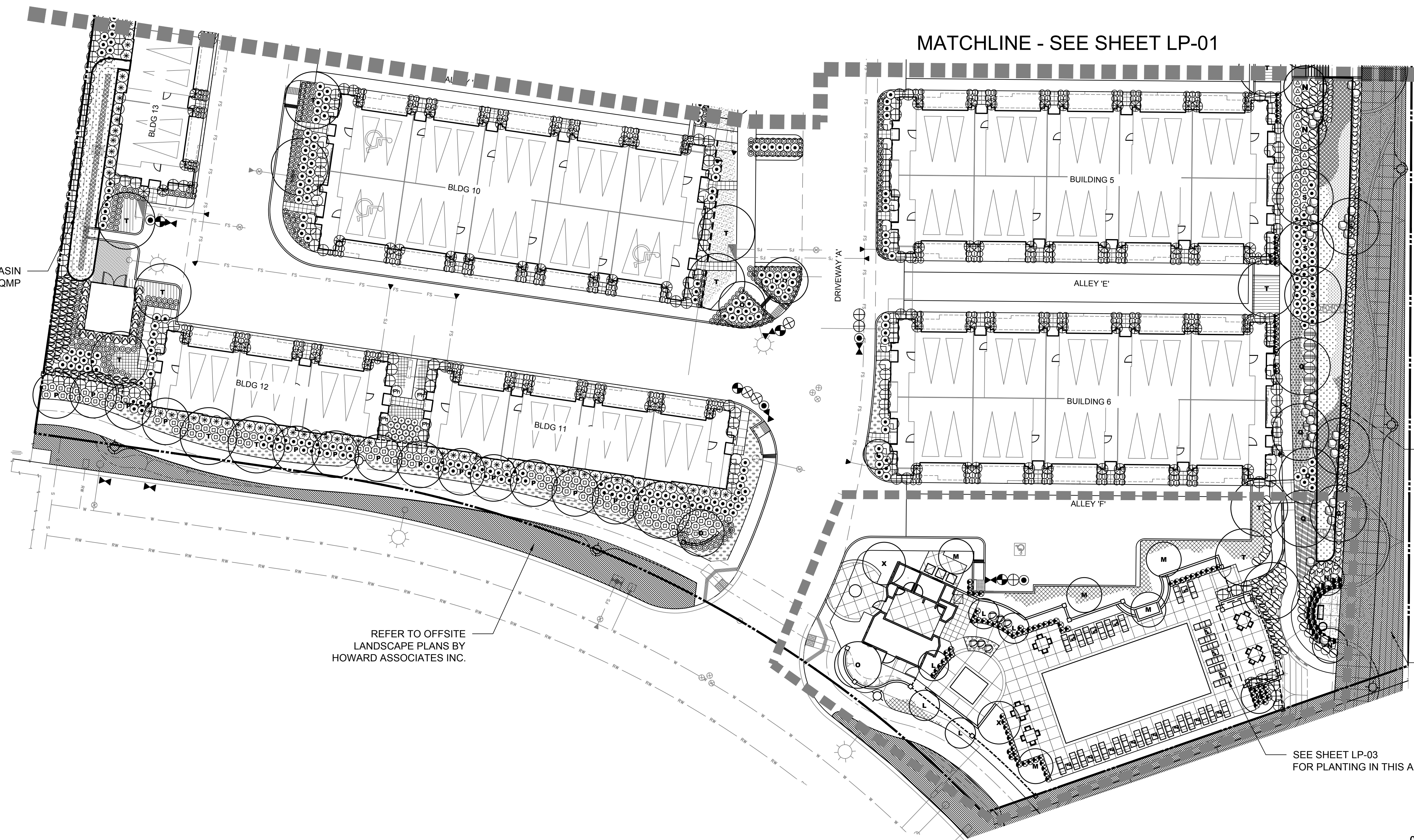


NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES

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CONSTRUCTION RECORD			REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR									HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:		PLANTING PLAN	LP-01	2019-242
INSPECTOR									VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				River View at Town Center				
DATE COMPLETED										RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21	BY PROJECT PLANNER					SHEET 27 OF 33



BIO BASIN
BF-1 PER SWQMP

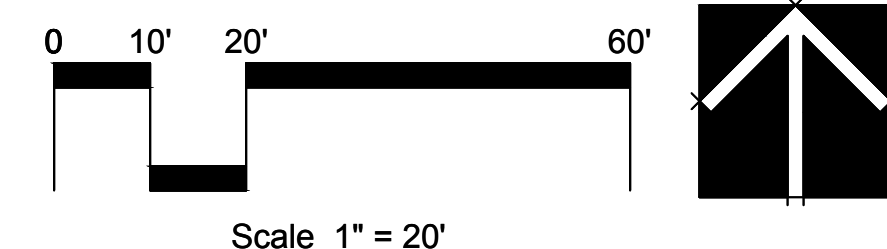
REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

BIO BASIN
PR-1 PER SWQMP

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

SEE SHEET LP-03
FOR PLANTING IN THIS AREA

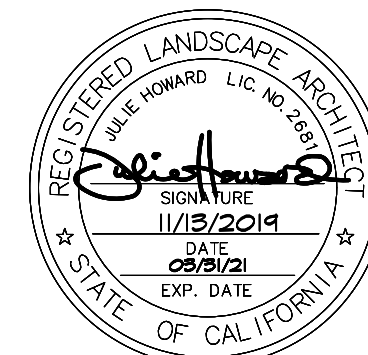
MATCHLINE - SEE SHEET LP-01

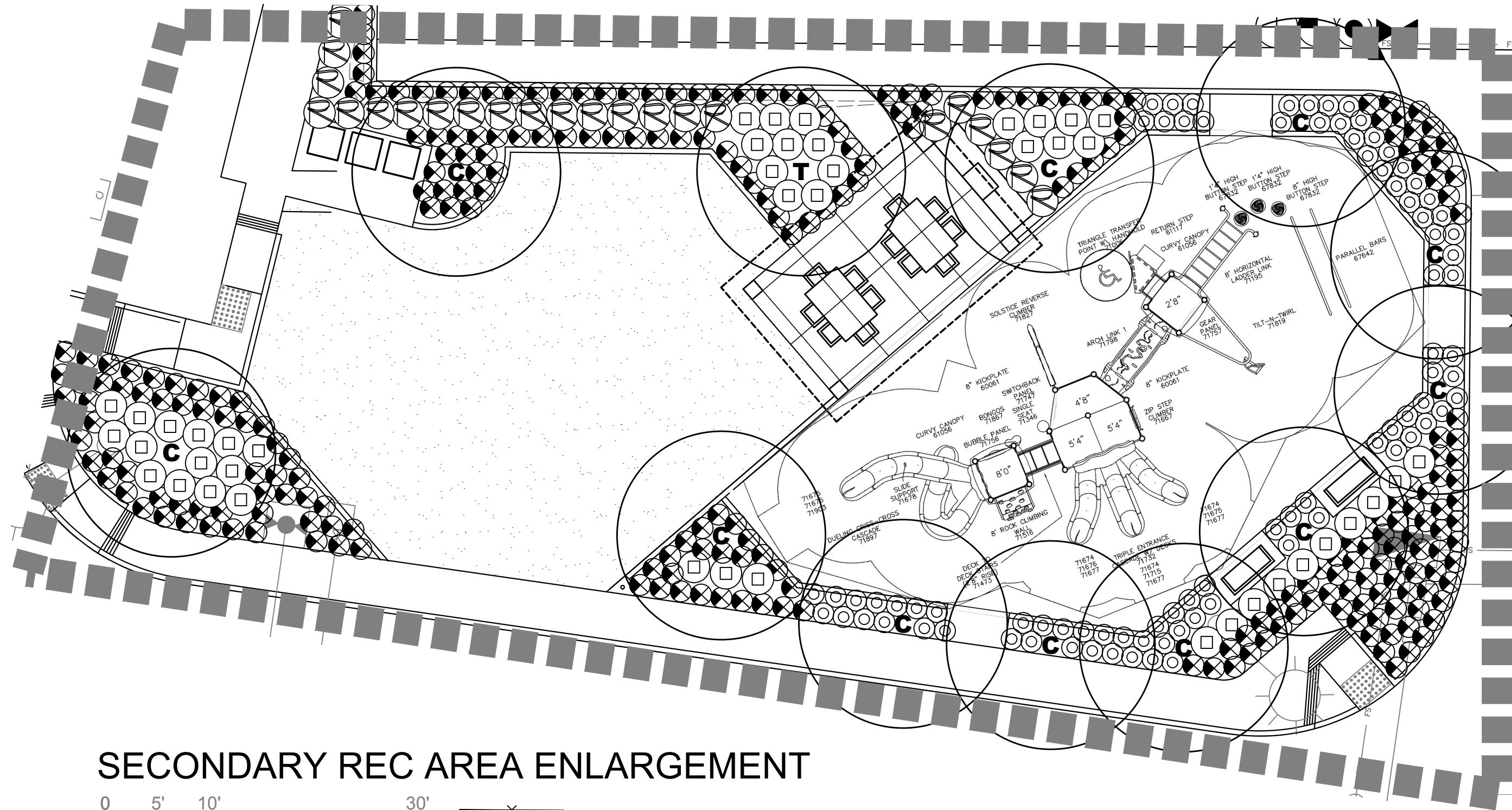


NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES

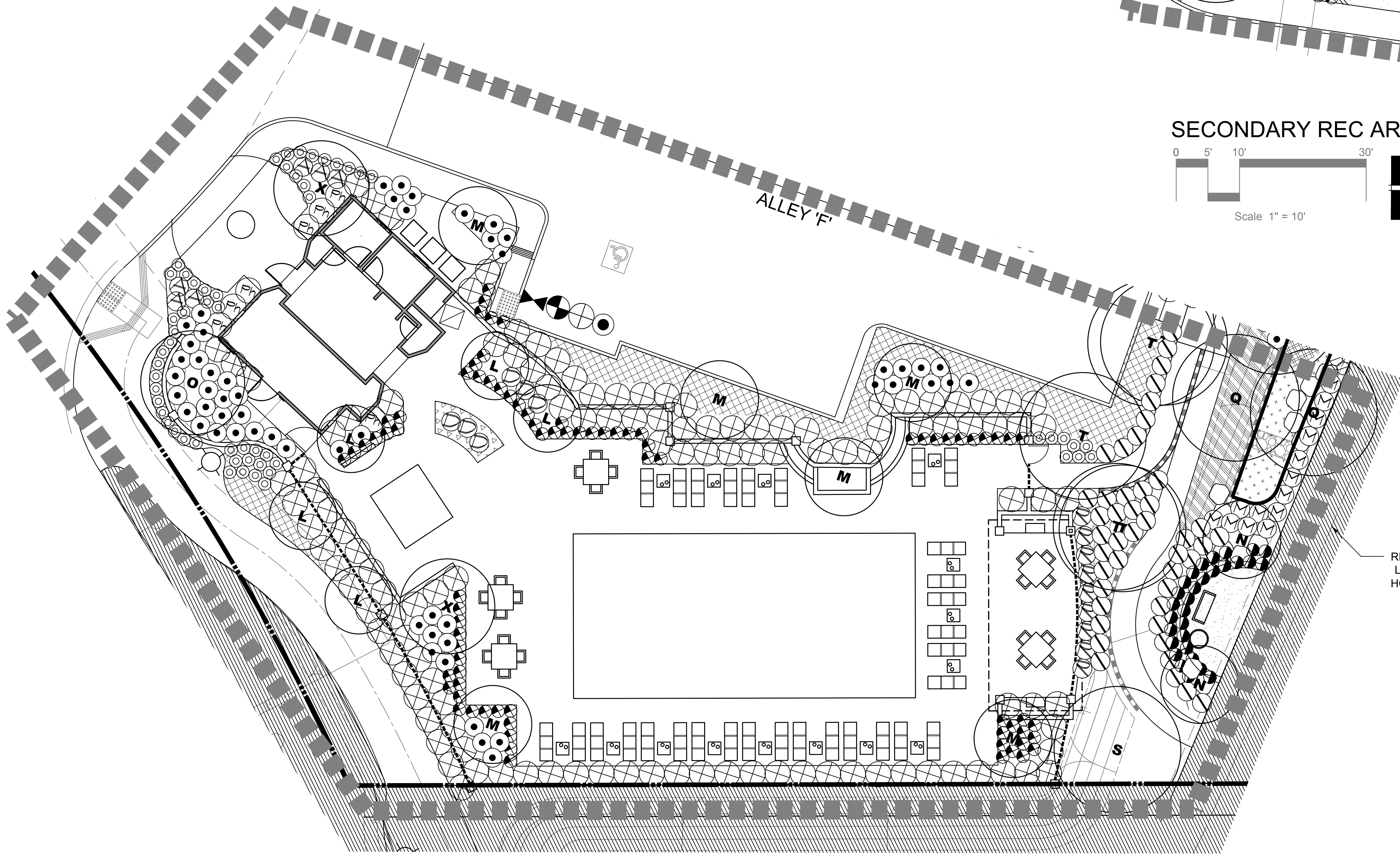
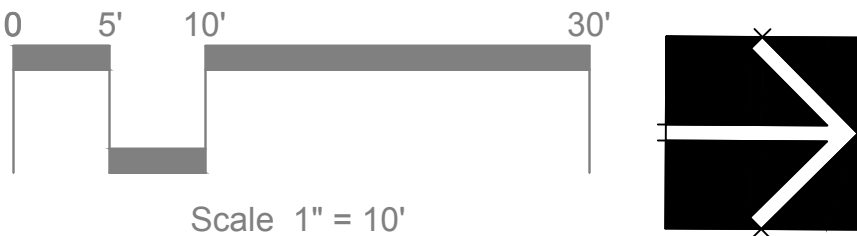
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CONTRACTOR _____									HORIZ: N/A	JWH		NTS		JWH				LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: PLANTING PLAN River View at Town Center	LP-02		2019-243		
INSPECTOR _____									PLANS PREPARED UNDER THE SUPERVISION OF		DATE 11-13-19												
DATE COMPLETED _____									RLA NO. 2681		EXPIRES 3-31-21												

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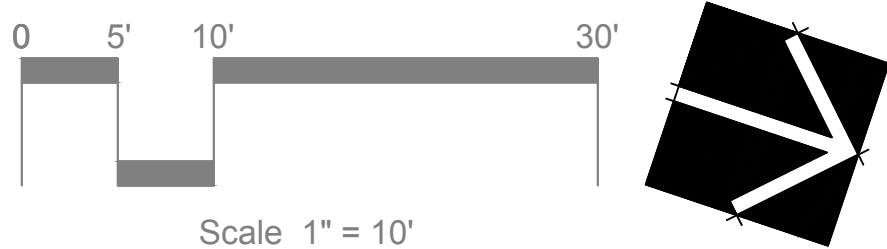


SECONDARY REC AREA ENLARGEMENT



REFER TO OFFSITE
LANDSCAPE PLANS BY
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REC AREA ENLARGEMENT

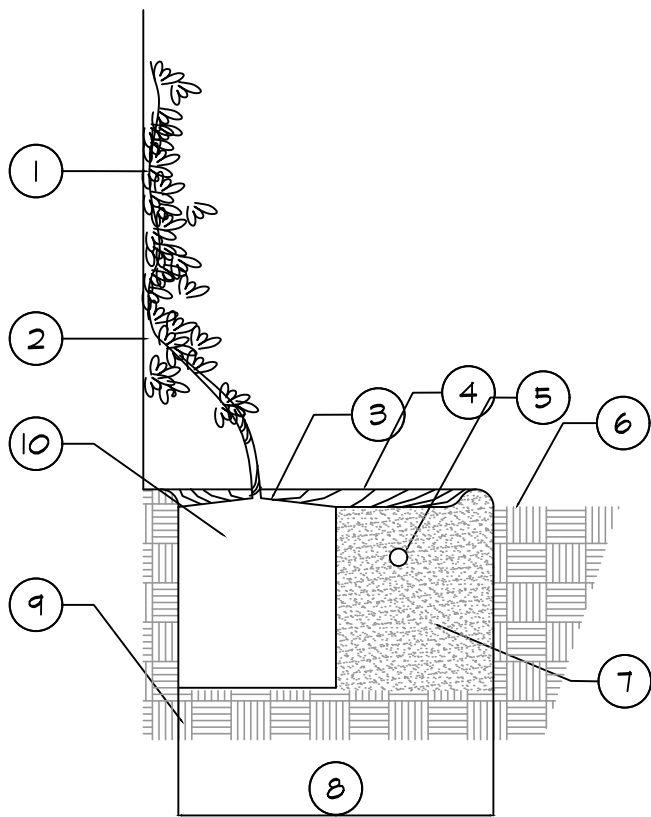


NOTE:
SEE SHEET LP-04 FOR PLANTING LEGEND, DETAILS & NOTES

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CONSTRUCTION RECORD					REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED _____	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.	
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INSPECTOR _____											HORIZ: N/A	PLANS PREPARED UNDER THE SUPERVISION OF 									
DATE COMPLETED _____												RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21							
																				SHEET 29 OF 30	



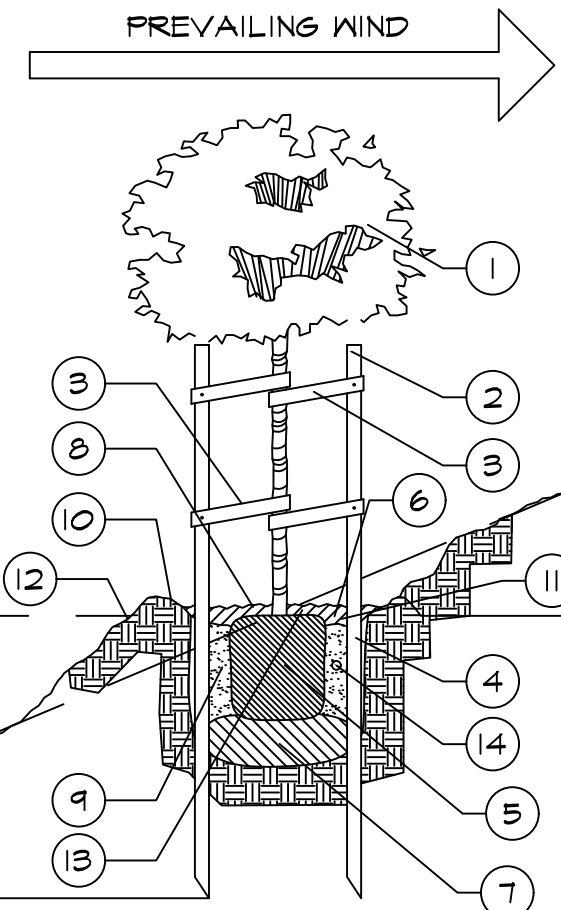
- VINE ATTACHED TO SURFACE OF WALL OR FENCE WITH VINE TIES
- EXISTING WALL OR FENCE
- PLANT SO THAT CROWN IS 1" ABOVE FINISH GRADE
- 4" WATERING BASIN
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS
- FINISH GRADE
- BACKFILL MIX PER PLANTING NOTES OR SPECIFICATIONS
- 2X ROOTBALL DIAMETER
- UNDISTURBED NATIVE SOIL
- ROOTBALL

Vine Planting

PLANTING NOTES

- THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. PLANT QUANTITIES ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN SYMBOLS AND QUANTITIES SHOWN.
- APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, A MINIMUM OF TEN DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS, INCLUDING THEIR ROOTS, SHALL BE ALLOWED TO COMPLETELY DIE BACK BEFORE PROCEEDING WITH WORK.
- SUBMIT A SOIL SAMPLE AND A PLANT LIST TO THE "A AND L LABORATORY" IN SANTA ANA, CA, PRIOR TO ANY PLANTING. SUBMIT THE SOIL TEST TO THE LANDSCAPE ARCHITECT AND FOLLOW THE SOIL LABORATORY'S RECOMMENDATIONS PRIOR TO PLANTING.
- EACH PLANT SHALL RECEIVE AGRIFORM PLANT TABLETS AS FOLLOWS:
 - 1 GAL CONTAINER (1) 21 GRAM
 - 5 GAL CONTAINER (3) 21 GRAM
 - 15 GAL CONTAINER (5) 21 GRAM
 - PER 3 INCHES OF BOXED TREE SIZE (1) 21 GRAM
 - PER TWO FEET OF BROWN TRUNK HEIGHT (1) 21 GRAM
- PLANT BACKFILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
- PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLAN. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
- REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
- PLACE PLANTS NO CLOSER THAN 12" TO SPRINKLER HEADS.
- ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR, WITHIN 15 DAYS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
- ALL BACKFILL MIXES AND MULCHES SHALL CONSIST OF CLEAN ORGANIC MATERIALS, NATURALLY COMPOSTED. SOIL AMENDMENTS SHALL BE FREE OF ANY TRACES OF ANIMALS, ANIMAL WASTES OR ANIMAL BY-PRODUCTS.

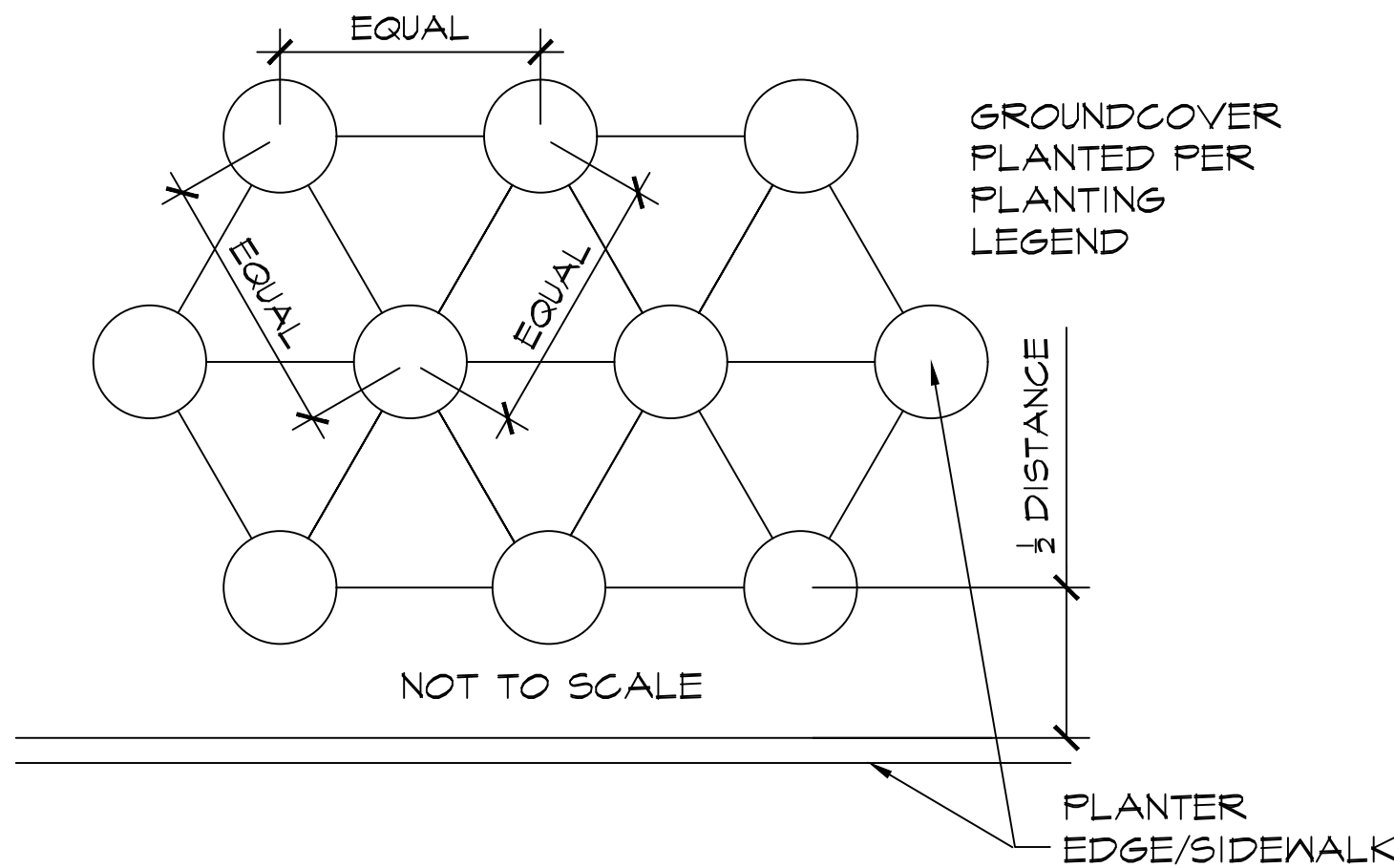
NOTE:
ROOT BARRIER SHALL BE
INSTALLED FOR ANY TREE
WITHIN 6" OF A PAVED WALK,
DRIVEWAY, OR CURB. SEE
DETAIL.



- TREE PLANTED PER DETAIL
- STAKE BELOW CROWN OF TREE
- CORDED RUBBER TREE TIE - 2 PER STAKE. SECURE WITH 16d GALVANIZED NAIL
- 2" DIAMETER X 10' LONG LODGEPOLE PINE STAKE (2 TOTAL)
- TREE ROOTBALL
- DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 18"-24" FROM TRUNK.
- FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- FINISH GRADE
- PLACE 1" OF BARK MULCH 1"-2" FROM TRUNK
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS

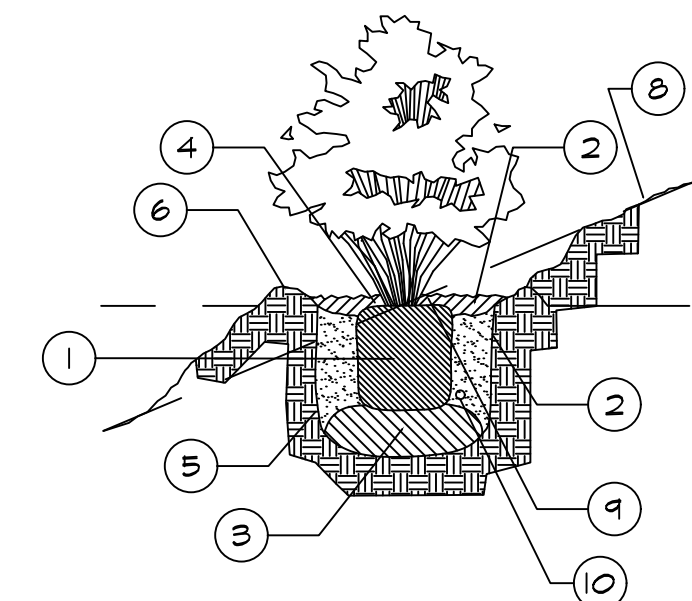
Tree Planting & Staking

NOT TO SC



GROUND COVER SPACING

NOT TO SCALE



- SHRUB ROOTBALL
- DIG HOLE 2X WIDTH AND DEPTH OF ROOTBALL AND FILL WITH WATER AND ALLOW TO PERCOLATE INTO SUBSOIL. COVER WITH 2" OF APPROVED BARK MULCH FOR TREES, 18"-24" FROM TRUNK.
- FILL HOLE WITH 6" DEPTH NATIVE BACKFILL MATERIAL. TAMP AND MOUND SLIGHTLY.
- SET ROOT BALL IN HOLE SO THAT ROOT CROWN IS 1" ABOVE FINISH GRADE.
- REPLACE BACKFILL MATERIAL (PER SPECIFICATIONS) UP TO 2/3 THE HEIGHT OF THE ROOT BALL, TAMPING AND SETTLING AROUND REMAINING 1/3 OF ROOT BALL.
- CREATE IRRIGATION BASIN A MINIMUM OF 6" BEYOND SIDES OF ROOT BALL.
- IRRIGATE FROM TOP TO SETTLE BACKFILL AND BERM, FILLING BASIN.
- FINISH GRADE
- PLACE 1" OF BARK MULCH 1"-2" FROM MAIN STEM
- PLANT TABLETS PER PLANTING NOTES OR SPECIFICATIONS

Shrub Planting

NOT TO SCALE

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (UNLESS STATED OTHERWISE)	QTY.	MULCH ZONE 3	FINAL SIZE H x W
TREES:						
C	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	24" BOX	13	M	20' x 20'
N	LAGERSTROEMIA I. 'NATCHEZ'	GRAPE MYRTLE - STD.	24" BOX	19	M	20' x 20'
L	LAURUS NOBILIS	SARATOSA BAY LAUREL - STD.	24" BOX	19	L	15' x 15'
B	LOPHOSTEMON CONFERTUS	BRISBANE BOX - FULL TO BASE	24" BOX	20	M	25' x 25'
M	MAGNOLIA G. 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY MAGNOLIA	24" BOX	9	M	25' x 25'
O	OLEA EUROPA	OLIVE TREE - FIELD GROWN SPECIMEN	72" BOX	6	L	30' x 30'
X	PHOENIX DACTYLIFERA	DATE PALM	18" BTH	4	L	30' x 20'
P	PINUS CANARIENSIS	CANARY ISLAND PINE	36" BOX	14	L	50' x 20'
S	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	24	M	50' x 40'
Q	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	13	L	50' x 40'
T	TIPUANA TIPU	TIPU TREE	24" BOX	33	L	30' x 30'

SHRUBS:

⊖	ARTEMISIA C. 'CANYON GRAY'	CALIFORNIA SAGEBRUSH	1 GAL.	268	L	2' x 2'
⊖	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL.	7	L	2' x 2'
⊖	AGAVE DESMITTIANA	SMOOTH AGAVE	15 GAL.	13	L	4' x 4'
⊖	CARISSA M. 'GREEN CARPET'	G. CARPET NATAL PLUM	5 GAL.	1001	L	3' x 3'
⊖	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	98	L	20' x 5'
⊖	LANTANA 'DALLAS RED'	DALLAS RED LANTANA	5 GAL.	84	L	3' x 3'
⊖	LIGUSTRUM 'TEXANUM'	TEXAS PRIVET	5 GAL.	757	M	4' x 4'
⊖	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	145	L	4' x 4'
⊖	PODOCARPUS HENKELLI	LONG LEAFED PODOCARPUS	24" BOX	12	M	8' x 3'
⊖	PODOCARPUS 'MAKI'	SHRUBBY YEPA PINE	24" BOX	201	M	8' x 3'
⊖	RAPIHOLEPIS 'BALLERINA'	INDIAN HAWTHORN 'BALLERINA'	5 GAL.	468	L	3' x 3'
⊖	RAPIHOLEPIS INDICA 'SPRINGTIME'	INDIAN HAWTHORN	5 GAL.	106	L	4' x 4'
⊖	RAPIHOLEPIS UMBELLATA	INDIAN HAWTHORN	5 GAL.	179	L	5' x 5'
⊖	ROSA 'ICEBERG'	ICEBERG ROSE	5 GAL.	195	M	3' x 3'
⊖	ROSMARINUS 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY	5 GAL.	1022	L	2' x 2'
⊖	SALVIA 'BEES BLISS'	BEES BLISS SAGE	5 GAL.	210	L	2' x 2'
⊖	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	95	L	2' x 2'
⊖	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	44	L	3' x 5'
⊖	SALVIA 'N. GILMAN'	CLEVELAND SAGE	5 GAL.	154	L	4' x 4'
⊖	WESTRINGIA 'WYNYABBIE GEM'	AUSTRALIAN ROSEMARY	5 GAL.	62	L	5' x 4'
⊖	WESTRINGIA 'WYNYABBIE HIGHLIGHT'	VAR. AUSTRALIAN ROSEMARY	5 GAL.	588	L	3' x 3'

GROUND COVERS & VINES

⊖	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL.	18" O.C.	L	1' x 3'
⊖	CARISSA M. 'GREEN CARPET'	G. CARPET NATAL PLUM	1 GAL.	18" O.C.	L	1' x 3'
⊖	JUNCUS PATENS	CALIFORNIA GRAY RUSH	PLUGS	12" O.C.	L	2' x 3'
⊖	LANTANA 'NEW GOLD'	TRAILING LANTANA	1 GAL.	24" O.C.	L	2' x 6'
⊖	MARATHON II FESCUE	TURF	SOD		H	-
⊖	DRIVEABLE GRASS/CRETE SURFACE		SOD		H	-
⊖	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	FLATS	12" O.C.	L	18" x 3'
⊖	SENECIO SERPENS	CHALK STICK	FLATS	12" O.C.	L	1' x 5'
⊖	CAREX PANSA	MEADOW SEDGE	1 GAL.	12" O.C.	L	1' x 3'
⊖	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	12" O.C.	M	1' x 3'
⊖	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE ESPALIER	15 GAL. ESP. PER PLAN		L	5' x 5' RACK
⊖	BOUGAINVILLEA 'OOH LA LA'	BOUGAINVILLEA	1 GAL.	12" O.C.	M	1' x 3'
⊖	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	1 GAL.	12" O.C.	M	1' x 3'

BASIN GROUND COVERS (PER BMP DESIGN MANUAL APPENDIX E)

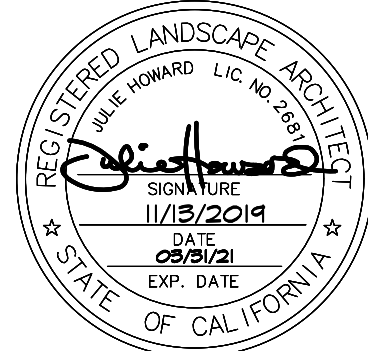
⊖	CAREX PANSA	MEADOW SEDGE	1 GAL.	12" O.C.	L	1' x 3'
⊖	JUNCUS PATENS	CALIFORNIA GRAY RUSH	PLUGS	12" O.C.	L	2' x 3'
⊖	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	12" O.C.	M	1' x 3'

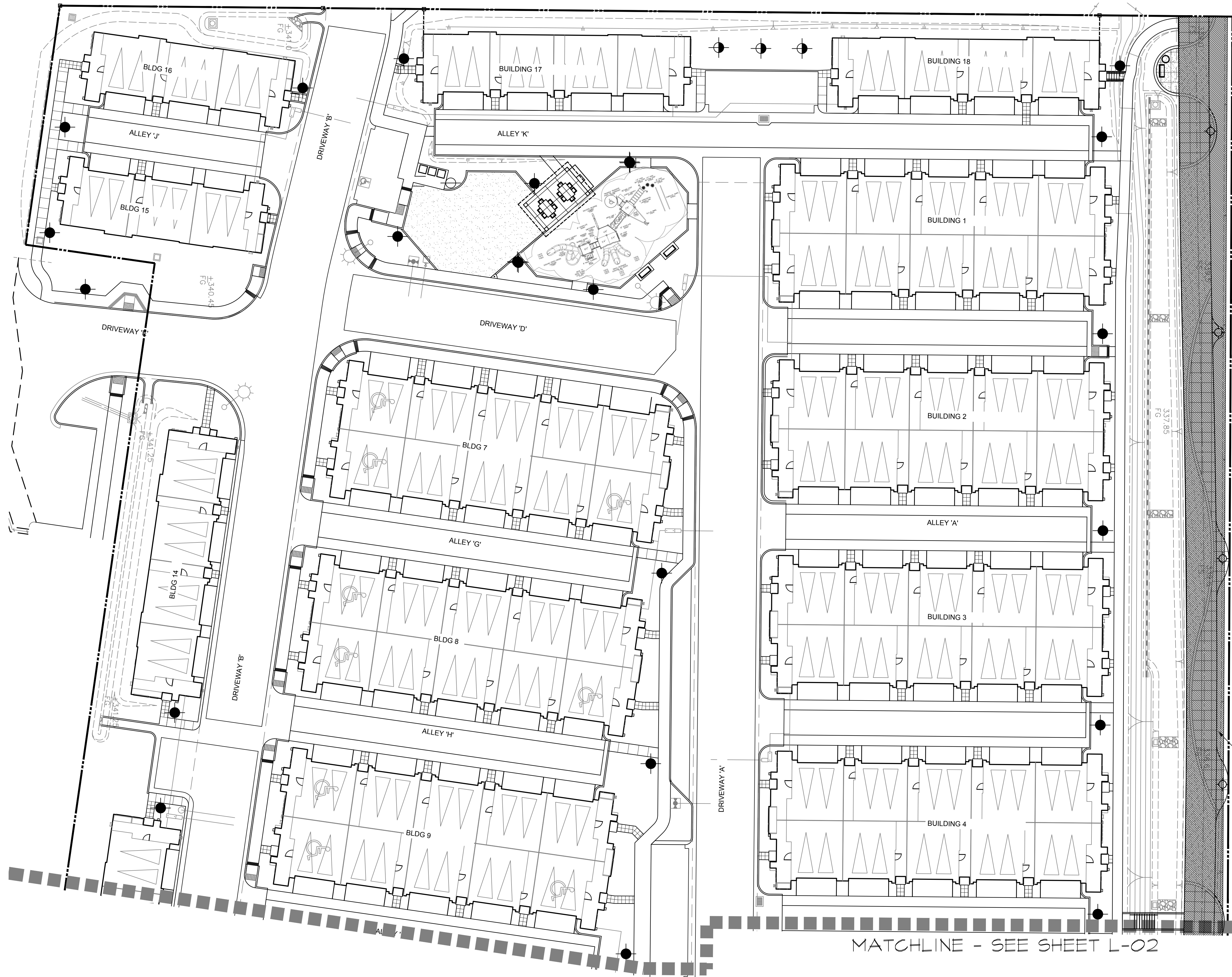
NOTE:

A 3" LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT WHERE TURF OR CREEPING GROUND COVER WILL BE USED

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR							HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:			
INSPECTOR							VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				PLANTING LEGEND & DETAILS			
DATE COMPLETED								RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21		River View at Town Center		LP-04	2019-245
															SHEET 30 OF 33

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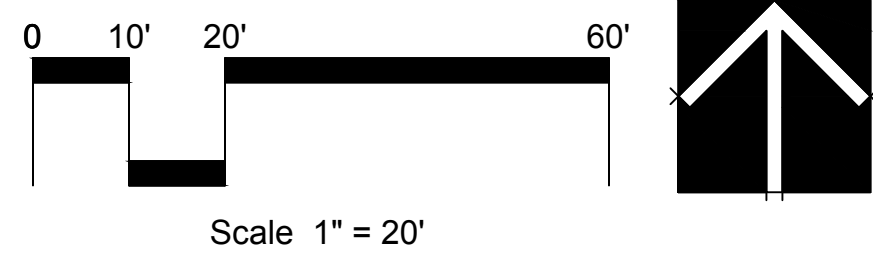




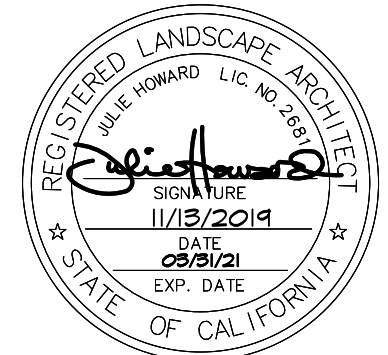
Lighting Legend		
SYMBOL	DESCRIPTION	MODEL/MANUFACTURER
	MONUMENT SIGN BACKLIGHT	NR-3LED-AT
	WALL LOUVRE LIGHT	MM-LED20W-BZ
	BOLLARD LIGHT	PM-3LED-XT-BZ
	TREE UPLIGHT	FB-ZD-3LED-BZ
	DOWN LIGHT	PS-ZD-3LED-BZ
	SCONCE LIGHT	NL-3LED
	STRING LIGHTS	1.5 INCH E17 BULB 100 LIGHTS FOR ALLOCCAS
	POOL LIGHT BY POOL CONTRACTOR	
	PUBLIC STREET LIGHT BY CIVIL ENGINEER	

REFER TO OFFSITE
LANDSCAPE PLANS BY
HOWARD ASSOCIATES INC.

NOTE:
LIGHTING PLAN IS CONCEPTUAL ONLY.
FINAL LIGHTING PLAN TO BE DESIGNED BY OTHERS

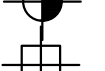
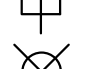
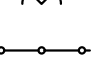
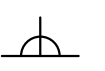
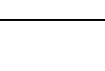


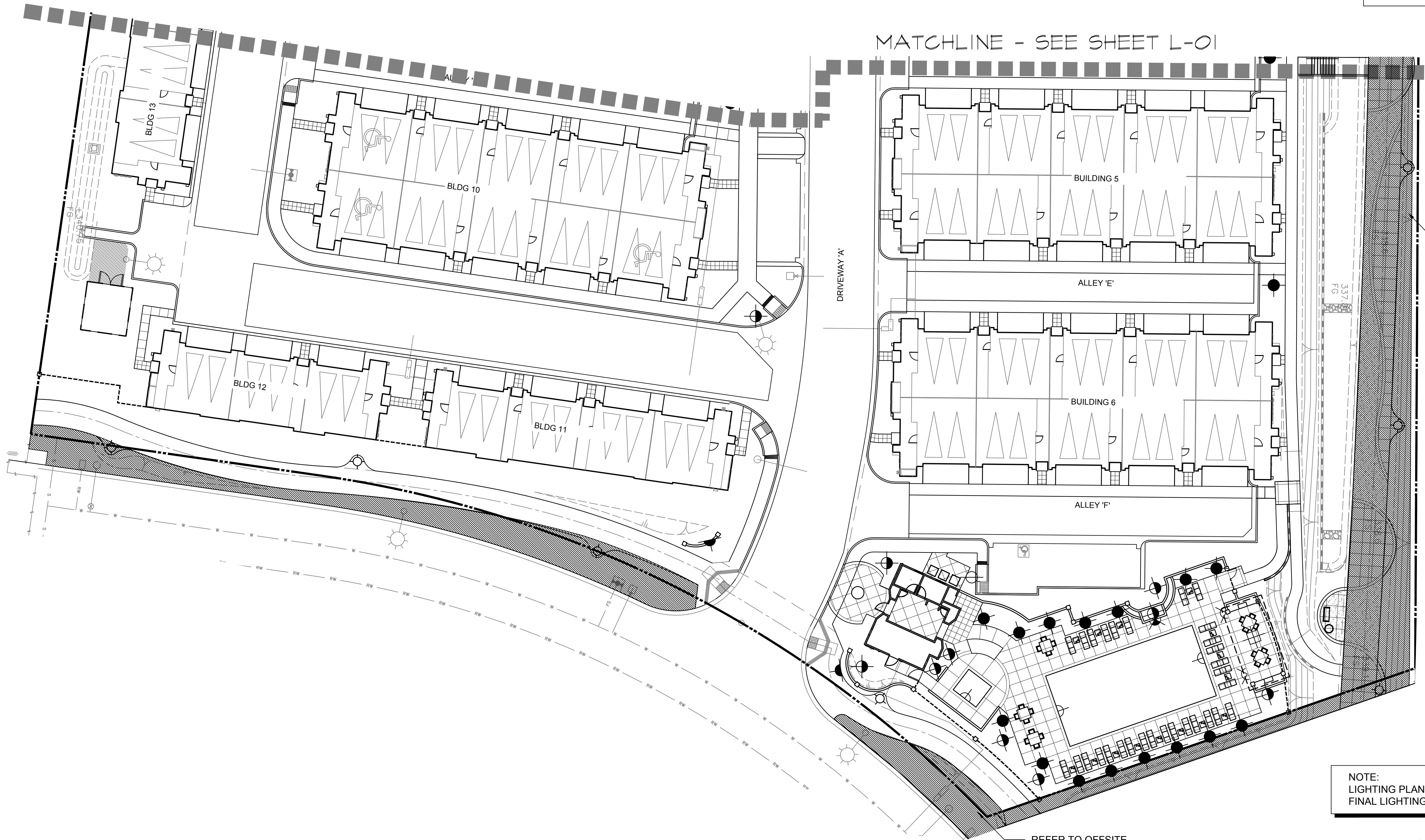
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San Diego, CA 92101 (619) 718-9660



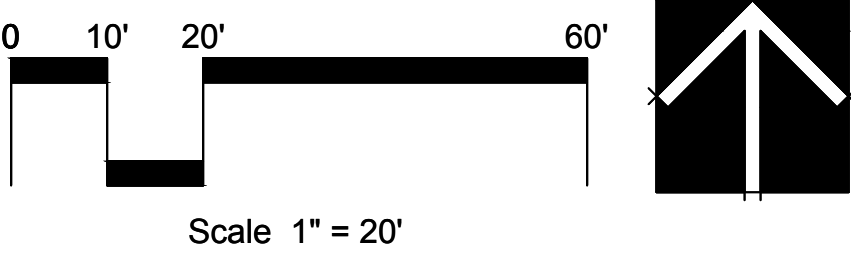
CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR								HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: LIGHTING PLAN				
INSPECTOR								VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				River View at Town Center				
DATE COMPLETED									RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21	PROJECT PLANNER					
																L-01	2019-246
																SHEET 31	OF 33

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

Lighting Legend		
SYMBOL	DESCRIPTION	MODEL/MANUFACTURER
	MONUMENT SIGN BACKLIGHT	NR-3LED-AT
	WALL LOUVRE LIGHT	MM-LED20W-BZ
	BOLLARD LIGHT	PM-3LED-XT-BZ
	TREE UPLIGHT	FB-ZD-3LED-BZ
	DOWN LIGHT	PS-ZD-3LED-BZ
	SCONCE LIGHT	NL-3LED
	STRING LIGHTS	1.5 INCH E17 BULB 100 LIGHTS FOR ALLOCCAS
	POOL LIGHT BY POOL CONTRACTOR	
	PUBLIC STREET LIGHT BY CIVIL ENGINEER	



NOTE:
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FINAL LIGHTING PLAN TO BE DESIGNED BY OTHERS



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CONSTRUCTION RECORD		REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE		DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR								HORIZ: N/A	JWH	NTS	JWH		LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR:				
INSPECTOR								VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				LIGHTING PLAN				L-02
DATE COMPLETED									RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21	PROJECT PLANNER	River View at Town Center				2019-247
																	SHEET 32 OF 33

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR: RIVER VIEW

LANDSCAPE DRAINAGE NOTES

1. ALL LOCAL, MUNICIPAL AND STATE CODES, LAWS, RULES AND REGULATIONS PERTAINING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE PLANS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK HEREIN PRIOR TO BEGINNING WORK.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT IN PLACE ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION. ANY UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
4. SLEEVE ALL DRAIN LINES AS THEY PASS UNDER PAVED AREAS, WITH SCHEDULE 40 SLEEVES TWICE THE SIZE OF THE WORKING PIPE.

5. GRADE ALL LANDSCAPED AREAS TO DRAIN AT 2% MINIMUM GRADE TOWARD AREA DRAINS, SWALES OR CURBS.

6. WALKWAYS AND PEDESTRIAN AREAS SHALL BE GRADED AT A MAXIMUM GRADIENT OF 4-1/2% ON WALKWAYS (UNLESS HANDRAIL IS SPECIFIED AND PROVIDED) AND 1-1/2% IN ANY DIRECTION IN OTHER AREAS. MAXIMUM CROSSFALL ON WALKWAYS TO BE 1.5%.

7. SEE CIVIL ENGINEER'S PLANS FOR ALL RETAINING CONDITIONS AND ALL FINISH GRADES

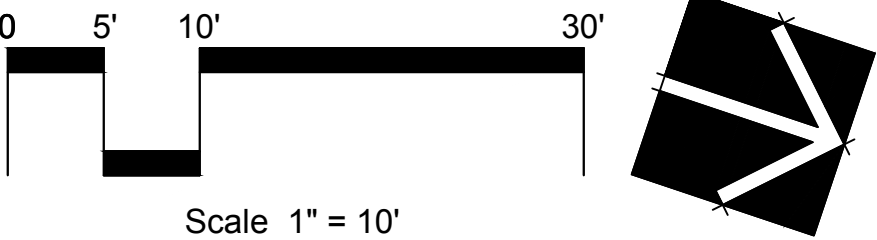
8. ALL DRAINS MUST CONNECT TO ONSITE BMP'S OR SEWER SYSTEM. THEY SHALL NOT DISCHARGE TO THE STORM DRAIN CONVEYANCE SYSTEM

Landscape Drainage Legend

SYMBOL	DESCRIPTION
FF	FINISH FLOOR
FS	FINISH SURFACE
IE	INVERT ELEVATION
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
()	INDICATES EXISTING OR PROPOSED GRADE PER PRECISE GRADING PLANS
○	4" ROUND GREEN PLASTIC ATRIUM GRATE
□	8-1/4" SQ. URBAN ACCESSORIES 'OT' METAL DRAIN INLET - POWDER COATED TO MATCH FENCE COLOR
—	4" PVC DRAINLINE - SLOPE AT MINIMUM 1%

REFER TO OFFSITE LANDSCAPE PLANS BY HOWARD ASSOCIATES INC.

REC AREA ENLARGEMENT



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CONTRACTOR								HORIZ: N/A	JWH	NTS	JWH		LD-01			2019-248
INSPECTOR								VERT: N/A	PLANS PREPARED UNDER THE SUPERVISION OF				River View at Town Center			
DATE COMPLETED									RLA NO. 2681	DATE 11-13-19	EXPIRES 3-31-21	PROJECT PLANNER				SHEET 33 OF 33