

LANDSCAPE ARCHITECTURE DRAWINGS FOR: OLIVEWOOD EARLY CHILDHOOD HEALTH OUTDOORS (ECHO)PLAYGROUND and PARK

TRACT NO. 27971 (PLANNING AREA 14) - CITY OF BEAUMONT, CALIFORNIA

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGE INCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS WITH PAVING CONTRACTOR.
- REFER TO SPECIFICATIONS FOR ACCEPTED STANDARDS OF MATERIALS AND WORKMANSHIP.
- ALL FORMS AND ALIGNMENT OF HARDSCAPE ITEMS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING. (CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO THE INSPECTION.)
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
- THE LOCATION OF FEATURES TO BE CONSTRUCTED, NOT SPECIFICALLY DIMENSIONED, MAY BE DETERMINED BY SCALE. VERIFY ALL SUCH CONDITIONS WITH OWNER'S NOTIFICATION.
- ALL CURVE-TO-CURVE AND CURVE-TO-TANGENT LINES SHALL BE NEAT, TRIM, SMOOTH, AND UNIFORM.
- ALL CONSTRUCTION AND INSTALLATION OF LANDSCAPE ITEMS SHALL BE PER LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL FULLY GUARANTEE ALL WORK FOR A ONE-YEAR PERIOD FROM OWNER'S ACCEPTANCE OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WEED ABATEMENT AS RECOMMENDED BY A LICENSED PEST CONTROL OPERATOR DURING THE CONTRACTOR'S MAINTENANCE PERIOD.
- CONTRACTOR SHALL OBTAIN A CURRENT AGRONOMIC SOILS REPORT. THIS SOILS REPORT SHALL SUPERSEDE THE RECOMMENDATIONS AND DETAILS SHOWN ON THESE PLANS.
- THE LANDSCAPE CONTRACTOR IS TO ENSURE THAT IRRIGATION AND DRAIN LINES ARE LOCATED AND INSTALLED SO THAT THE MATERIALS SHOWN ON THE PLANTING PLANS CAN BE ACCOMMODATED.
- IF ANY CONCRETE WORK SHOWN ON THESE PLANS ABUTS WOOD SIDING ON BUILDINGS, INSTALL GALVANIZED METAL FLASHING TO PROTECT WOOD SIDING.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION REFERENCED IN THE PLANS AND SPECIFICATIONS. ANY CONSTRUCTION NOT MEETING THE APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH ACCEPTABLE CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ANY DISCREPANCIES REPORTED TO THE OWNER'S REPRESENTATIVE.

DIG ALERT:

CALIFORNIA STATE LAW SAYS YOU MUST CALL BEFORE YOU DIG. GOVERNMENT CODE SECTION 421.421.9 STATES THAT "EXCAVATION, GRADING, TRENCHING, DIGGING, DITCHING, DRILLING, AUGURING, TUNNELING, SCAPING, CABLE OR PIPE BLOWING, DRILLING, FOUNDATION DIGGING, LANDSCAPE DIGGING PLUMBING, FENCE POST OR ANY OTHER WAY, OUR PERMIT FOR DIGGING WILL NOT BE VALID WITHOUT A DIG ALERT TICKET NUMBER AND NOTIFICATION THAT THE MARKOUT HAS BEEN COMPLETED. THERE IS ALSO A 14-DAY WINDOW, SECTION 421.421.9 IN WHICH YOU MUST COMPLETE THE PROPOSED DIGGING. IF YOU WILL NEED ADDITIONAL TIME BEYOND THE 14 DAYS, IT IS YOUR RESPONSIBILITY TO RECALL DIG ALERT. DIG ALERT TOLL-FREE NUMBER IS 1.800.227.2100

ABBREVIATIONS:

ARCH.	ARCHITECT	LOW	LIMIT of WORK	TC	TOP of CURB
BOW	BACK of WALK	LP	LOW POINT	TG	TOP of GRATE
BS	BOTTOM of STEPS	MAX.	MAXIMUM	TS	TOP of STEPS
CB	CATCH BASIN	MIN.	MINIMUM	TW	TOP of WALL
CF	CURB FACE	NIC	NOT in CONTRACT	VERT.	VERTICAL
CJ	COLD JOINT	NTS	NOT to SCALE	W/	WITH
CL	CENTERLINE	OC	ON CENTER	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	PA	PLANTING AREA	WWM	WELDED WIRE MESH
CO	CLEAN OUT	PERF.	PERFORATED		
COMP.	COMPACTED	POC	POINT of CONNECTION		
CONC.	CONCRETE	PL	PROPERTY LINE		
CONT.	CONTINUOUS	R	RADIUS		
DIA.	DIAMETER	REBAR	REINFORCING BAR		
EA.	EACH	SIM.	SIMILAR		
EJ	EXPANSION JOINT	SAD	SEE ARCHITECT DRAWING		
FOB	FACE of BUILDING	SCD	SEE CIVIL DRAWING		
FOW	FACE of WALL	SED	SEE ELECTRICAL DRAWING		
FFE	FINISH FLOOR ELEVATION	SIDD	SEE INTERIOR DESIGN DRAWING		
FG	FINISH GRADE	SL	SCORE LINE		
FL	FLOW LINE	SMB	SEE MATERIAL BOARD		
FS	FINISH SURFACE	SMD	SEE MECHANICAL DRAWING		
FTG	FOOTING	SP	SEE PLAN		
GC	GROUND COVER	SPD	SEE PLUMBING DRAWING		
HORIZ.	HORIZONTAL	SPS	SEE PAVING SCHEDULE		
HP	HIGH POINT	SQ.	SQUARE		
ID	INSIDE DIAMETER	SSD	SEE STRUCTURAL DRAWING		
INV.	INVERT (ELEVATION)	SWD	SEE WATERPROOF DRAWING		
LA	LANDSCAPE ARCHITECT				

NOTE:

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF M.S DESIGN GROUP, A CALIFORNIA CORPORATION, AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AUTHORIZATION FROM M.S DESIGN GROUP. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF M.S DESIGN GROUP PRIOR TO COMMENCEMENT OF ANY WORK.

LEGAL DESCRIPTION

PROPERTY ADDRESS

TRACT NO. 27971
POTRERO AND OAK VALLEY PARKWAY
CITY OF BEAUMONT, CALIFORNIA

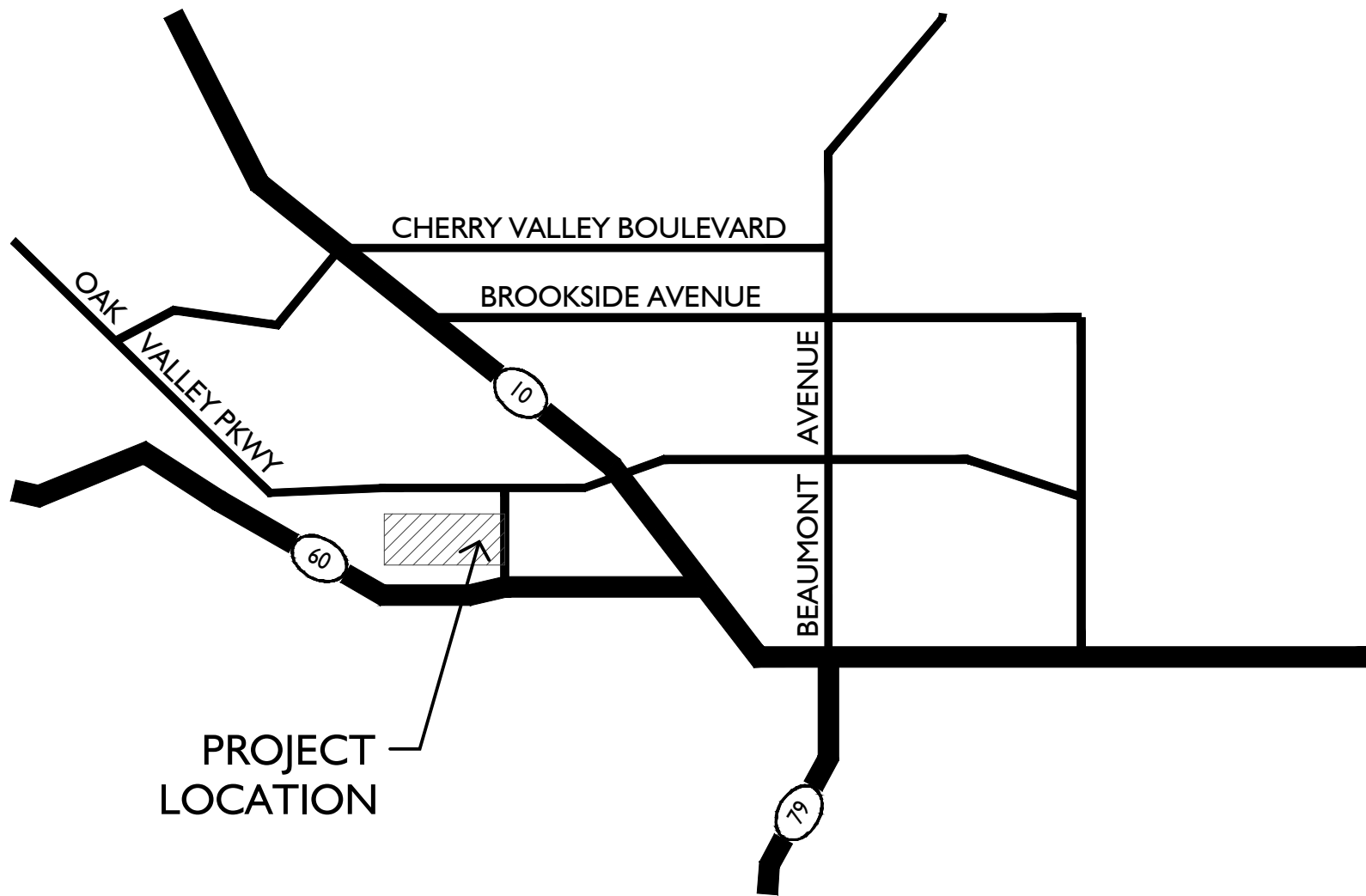
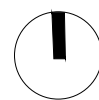
NOTES

SHEET INDEX

LT.0	COVER SHEET
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LCC.2	PLAYGROUND EQUIPMENT LAYOUT
LCC.3	PLAYGROUND EQUIPMENT CUT SHEETS
LCS.1	LANDSCAPE CONSTRUCTION SPECIFICATIONS
NOT INCLUDED	STRUCTURAL LANDSCAPE DETAILS
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LI.5	IRRIGATION LEGEND
LI.6	IRRIGATION NOTES and CALCULATIONS
LI.7 thru LI.10	IRRIGATION DETAILS
LI.11 thru LI.12	IRRIGATION SPECIFICATIONS
LP.1 thru LP.4	TREE PLANS
LP.5 thru LP.8	SHRUB PLANS
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SITE MAP

N.T.S.



NORTH
N.T.S.

IRRIGATION WATER SOURCE
ALL IRRIGATION WATER WILL BE FROM A RECLAIMED
SOURCE ONLY. NO DOMESTIC WATER PROPOSED.

CITY of BEAUMONT PLANNING DEPARTMENT
550 E. 6TH STREET
BEAUMONT, CA 92223

CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT
550 E. 6TH STREET
BEAUMONT, CA 92223

BEAUMONT - CHERRY VALLEY WATER DISTRICT
560 MAGNOLIA AVENUE
BEAUMONT, CA 92223

GOVERNING AGENCIES

OWNER:

TAYLOR MORRISON
4695 MACARTHUR COURT, FL8
NEWPORT BEACH, CA 92660
PH: 949.554.2839
CONTACT: BRYAN BERGERON

CIVIL ENGINEER:

STANTEC
25864-F BUSINESS CENTER DRIVE
REDLANDS, CA 92374951.698.1350
PH: 909.255.8207
CONTACT: NED ARAUJO, PE

SOILS ENGINEER:

ALTA CALIFORNIA GEOTECHNICAL
170 N MAPLE STREET, SUITE 108
CORONA, CA 92880
PH: 951.509.7090
CONTACT: SCOTT GREY

STRUCTURAL ENGINEER:

ESI/FME, INC.
1800 EAST 16TH STREET, UNIT B
SANTA ANA, CA 92701
PH: 714.835.2800
CONTACT: RAY WONG

ELECTRICAL ENGINEER:

CANDELA
27201 CALLE JUANITA
DANA POINT, CA 92624
PH: 949.201.1333
CONTACT: DON DIDOMIZIO

EARLY CHILDHOOD HEALTH OUTDOORS PROGRAM:

NATIONAL WILDLIFE FEDERATION
11100 WILDLIFE CENTER DRIVE
RESTON, VA 20190
PH: 303.441.5177
CONTACT: AMANDA KNIGHT

CONSULTANT DIRECTORY

NOTE:

- APPROVAL OF THESE PLANS APPLIES ONLY WITHIN THE JURISDICTION OF THE CITY OF BEAUMONT.
- TRENCHING FOR UTILITIES AND STRUCTURES IS NOT ALLOWED UNTIL SOIL COMPACTION REPORT IS SUBMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS OF THE APPROVED PLANS TO CONFORM WITH CURRENT STANDARDS AND TO POST A NEW BOND IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO YEARS AFTER PLANS WERE APPROVED.

CITY NOTES

HEARTLAND PARKWAY LANDSCAPE PLAN
PW2017-0045
4/11/2018

TRACT MAP #27971-1 thru 4
TRACT MAP #27971-6 thru 12
10/30/14

MODEL HOME EXTENTS LANDSCAPE
5/22/2020

SOILS REPORT FOR RECREATION CENTERS, OLIVEWOOD
PROJECT - 9/13/2017

Issued for:

01/13/21 100% DESIGN DEVELOPMENT
03/09/21 1ST CITY SUBMITTAL

Revisions:



Project:

OLIVEWOOD
TRACT 27971
PARK

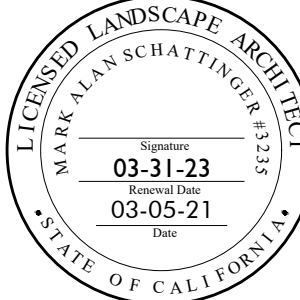
PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

COVER SHEET

Sheet No.:

LT.0

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL






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1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
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7. ALL FORMS AND ALIGNMENT OF HARDSCAPE ITEMS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING. (CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO THE INSPECTION.)

MASONRY WALL NOTES
1. THE CONTRACTOR SHALL GROUT ALL CELLS WITH STEEL REINFORCING SOLID. IF RETAINING SOIL GROUT ALL CELLS SOLID.
2. THE CONTRACTOR SHALL CONSTRUCT WALLS PLUMB AND TRUE, STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
3. THE CONTRACTOR SHALL ALLOW FOR ADJOINING CONSTRUCTION.
4. ALL FOOTINGS SHALL BE POURED ON UNDISTURBED NATURAL SOIL. ON COMPACTED FILL, PREPARE PER STRUCTURAL SOILS REPORT.
5. ALL FREESTANDING WALLS SHALL HAVE A MINIMUM OF 40 BAR DIAMETERS OVERLAP AT SPLICES. ALL RETAINING WALL SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO VERTICAL BARS UNLESS OTHERWISE NOTED.
7. REFER TO FINISH SCHEDULE FOR ALL WALL FINISHES.



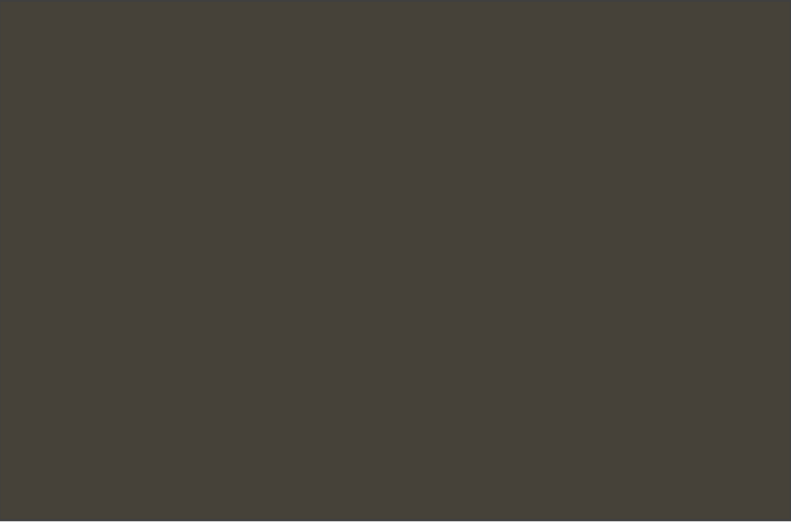
PAVER NOTES:
PAVER LAYOUT SHALL BE DETERMINED BY LIMITING THE AMOUNT OF CUTS MADE TO THE LONG SIDE OF THE PAVER. IN ORDER TO MINIMIZE "SLIVER" PIECES.
PAVER SHALL BE CLEAN AND FREE FROM FOREIGN MATERIALS BEFORE INSTALLATION.
INSTALLATION SHOULD START FROM A CORNER OR STRAIGHT EDGE AND PROCEED FORWARD OVER THE UNDISTURBED SAND LAYING COURSE.
PAVING WORK SHALL BE PLUMB, LEVEL, AND TRUE TO LINE GRADE; SHALL BE INSTALLED PROPERLY, COINCIDE AND ALIGN, WITH ADJACENT WORK AND ELEVATIONS.
PAVING STONES SHOULD BE INSTALLED HAND TIGHT ON THE UNDISTURBED SAND LAYING COURSE. STRING LINES SHOULD BE USED TO HOLD PATTERN LINES TRUE.
GAPS BETWEEN THE EDGE OF THE PAVER SURFACE SHALL BE FILLED WITH STANDARD PAVERS OR WITH PAVERS CUT TO FIT. CUT PAVERS SHOULD BE NO SMALLER THAN ONE THIRD THE SIZE OF FULL PAVERS. CARE SHOULD BE TAKEN WHEN ESTABLISHING THE LAYING PATTERN TO INSURE THAT LESS THAN ONE THIRD PAVERS ARE MINIMIZED.
PAVERS ARE SET INTO THE SAND LAYING COURSE BY ROLLER OR PLATE VIBRATOR CAPABLE OF 3,000 TO 5,000 COMPACTION FORCE. VIBRATION SHALL BE CONDUCTED IN CROSSING PATHS UNTIL THE PAVEMENT SURFACE IS SMOOTH AND REQUIRED ELEVATION IS ACHIEVED. GAPS BETWEEN PAVERS SHOULD AT THIS POINT SHOULD BE FILLED TO ABOUT TWO THIRDS OF THE PAVERS FULL HEIGHT. GAPS BETWEEN EDGES SHOULD BE NO MORE THAN 3/16" WIDE AFTER VIBRATION. GAPS GREATER THAN 3/16" SUGGEST THAT LESS THAN SATISFACTORY INTERLOCK WILL BE ACHIEVED. PAVERS WITHIN THREE FEET OF UNRESTRAINED EDGES MUST NOT BE COMPACTED.
ONCE PAVERS ARE VIBRATED INTO PLACE. CLEAN, DRY SAND SHALL BE BROOMED OVER THE PAVEMENT SURFACE AND VIBRATED ONCE MORE INTO THE REMAINING UNFILLED GAPS BETWEEN PAVERS TO THE HEIGHT OF THE JOINT BEVEL. SURPLUS SAND SHOULD BE SWEEPED FROM THE PAVEMENT SURFACE AND DISPOSED OF.
THE COMPLETED PAVING STONE INSTALLATION SHOULD BE WASHED DOWN AND CLEANED TO PROVIDE A CLEAN FINISHED WORKMANLIKE INSTALLATION.

LIST OF INSPECTIONS
THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF, AND COORDINATE, THE FOLLOWING INSPECTIONS (BUT NOT LIMITED TO):
1. PRE-JOB CONFERENCE.
2. AT COMPLETION OF FINISH GRADING.
3. LAYOUT OF SHOVEL CUTS BUT PRIOR TO INSTALLATION.
4. LAYOUT OF PAVING BUT PRIOR TO INSTALLATION.
5. LAYOUT OF WALLS AND PILASTERS BUT PRIOR TO INSTALLATION.
6. DURING ENTIRE IRRIGATION INSTALLATION TO VERIFY AND INSPECT THE FOLLOWING (BUT NOT LIMITED TO):
a. POINT OF CONNECTIONS
b. BACKFLOW PREVENTION DEVICES
c. TRENCHING FOR PIPES
d. ELECTRICAL CONNECTIONS
e. CONTROL VALVES
f. COVERAGE
7. AT DELIVERY OF ALL PLANT MATERIALS TO THE SITE.
8. WHEN TREES AND SHRUBS ARE SPACED FOR PLANTING BUT BEFORE HOLES ARE EXCAVATED.
9. AT PRE-MAINTENANCE INSPECTION.
10. AT FINAL INSPECTION.

PAVING NOTES
1. THE CONTRACTOR SHALL VERIFY WITH PROJECT STRUCTURAL SOILS ENGINEER THE NEED FOR REINFORCING, BASE MATERIALS, PRESATURATION, AND OTHER REQUIREMENTS FOR PAVING AREAS.
2. ALL CONCRETE PAVING SECTIONS SHALL BE A MINIMUM OF 3 1/2" THICK UNLESS OTHERWISE NOTED.
3. PAVING AND CONCRETE CONTRACTOR(S) SHALL COORDINATE HIS WORK WITH ELECTRICIAN, DRAIN LINE CONTRACTOR AND IRRIGATION CONTRACTOR FOR SLEEVING, PIPING, AND CONDUIT UNDER ALL PAVING AS REQUIRED.
4. THE CONTRACTOR SHALL HOLD FINISH GRADE (1") INCH BELOW FINISH SURFACE.
5. THE CONTRACTOR SHALL SLOPE ALL FINISH SURFACE AREAS A MINIMUM OF ONE PERCENT. UNLESS NOTED OTHERWISE.
6. ALL WALKS SHALL HAVE CROSS FALL OF ONE PERCENT MINIMUM.
7. REFER TO FINISH SCHEDULE FOR CONCRETE FINISH.
8. ALL WALK INTERSECTIONS SHALL BE 90 DEGREES UNLESS NOTED OTHERWISE.
9. ALL RADII AT WALK INTERSECTIONS SHALL BE 36" UNLESS NOTED OTHERWISE.
10. FULL DEPTH EXPANSION JOINTS ARE TO BE SPACED AT MAXIMUM 20' O.C., SCORE LINES TO BE MAXIMUM 10' O.C.
11. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSPECTION.
12. REFER TO PRECISE GRADING PLAN FOR FINISH GRADES AND DRAINAGE.

PAVING SCHEDULE					
SYMBOL	ITEM	MANUFACTURER	COLOR / FINISH	COMMENTS	IMAGE
Ⓐ	PEDESTRIAN CONCRETE	N.A.	COLOR: NATURAL GRAY FINISH: MEDIUM BROOM	<ul style="list-style-type: none">TOOLED JOINTS4" THICK, REFER TO GEOTECHNICAL SOILS REPORTSEE DETAIL A, LC.5	
Ⓑ	BASKETBALL COURT CONCRETE	CALIFORNIA SPORTS SURFACES PH. (978) 623-9980 CONTACT:	COLOR: <ul style="list-style-type: none">NATURAL GREY POST-TENSIONED SLABWHITE PAINTED STRIPING	<ul style="list-style-type: none">REFER TO LC.3 FOR LAYOUT. PICTURE SHOWN TO THE RIGHT IS FOR REFERENCE ONLY.SEE DETAIL C, LC.7	
Ⓒ	STABILIZED DECOMPOSED GRANITE	THOMPSON BUILDING SUPPLY PH. (949) 355-3840 CONTACT: ALLISON DILLARD	COLOR: CALIFORNIA GOLD OR EQUAL	<ul style="list-style-type: none">PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL3" THICKSEE DETAIL D, LC.5	
Ⓓ	RESILIENT PLAY SURFACE	SURFACE AMERICA PH. (888) 999-0555 CONTACT:	COLOR: <ul style="list-style-type: none">33% BLACK33% PEARL34% HUNTER GREEN	<ul style="list-style-type: none">PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVALINSTALL PER MANUFACTURES RECOMMENDATIONINSTALL WITH CERTIFIED INSTALLERCOORDINATE DRAINAGESEE DETAIL F, LC.5	
Ⓔ	WOOD FIBER PLAY SURFACE	FIBAR PLAYGROUND SURFACES PH. (800) 342-2721 CONTACT:	FIBAR ENGINEERED WOOD FIBER	<ul style="list-style-type: none">STANDARD COLOR PER MANUF.SEE DETAIL D, LC.6	

PAVING SCHEDULE

	 <p>PRODUCT: FIELDSTONE CLADDING</p> <p>MANUFACTURER: THOMPSON BUILDING SUPPLY PH: (949) 355 - 3840 CONTACT: ALLISON DILLARD</p> <p>COLOR / FINISH: ARBUTUS</p> <p>COMMENTS / NOTES:<ul style="list-style-type: none">LEAD TIME: 6-8 WEEKS</p>
	<h3>① STONE CLADDING</h3>
	 <p>PRODUCT: FLAT TOP BOULDER</p> <p>MANUFACTURER: THOMPSON BUILDING SUPPLY PH: (949) 355 - 3840 CONTACT: ALLISON DILLARD</p> <p>COLOR / FINISH: MOUNTAIN VALLEY</p> <p>COMMENTS / NOTES:<ul style="list-style-type: none">REFER TO PLAN FOR QTY.PROVIDE IMAGES OF BOULDERS TO LANDSCAPE ARCHITECTURE FOR SELECTION AND APPROVAL</p>
	 <p>PRODUCT: PAINT COLOR AT SERVICE GATE</p> <p>MANUFACTURER: SHERWIN WILLIAMS PH: (800) 474 - 3794</p> <p>COLOR / FINISH: SW7675 SEALSKIN</p> <p>COMMENTS / NOTES:<ul style="list-style-type: none"></p>
	<h3>③ SERVICE GATE METAL COLOR</h3>

FINISH SCHEDULE

Issued for:	
01/13/21	100% DESIGN DEVELOPMENT
03/09/21	1ST CITY SUBMITTAL

Revisions:	



MJS
LANDSCAPE
ARCHITECTURE

507 30th Street
Newport Beach, CA 92663

949.675.9964

mjs-la.com

Project:

OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

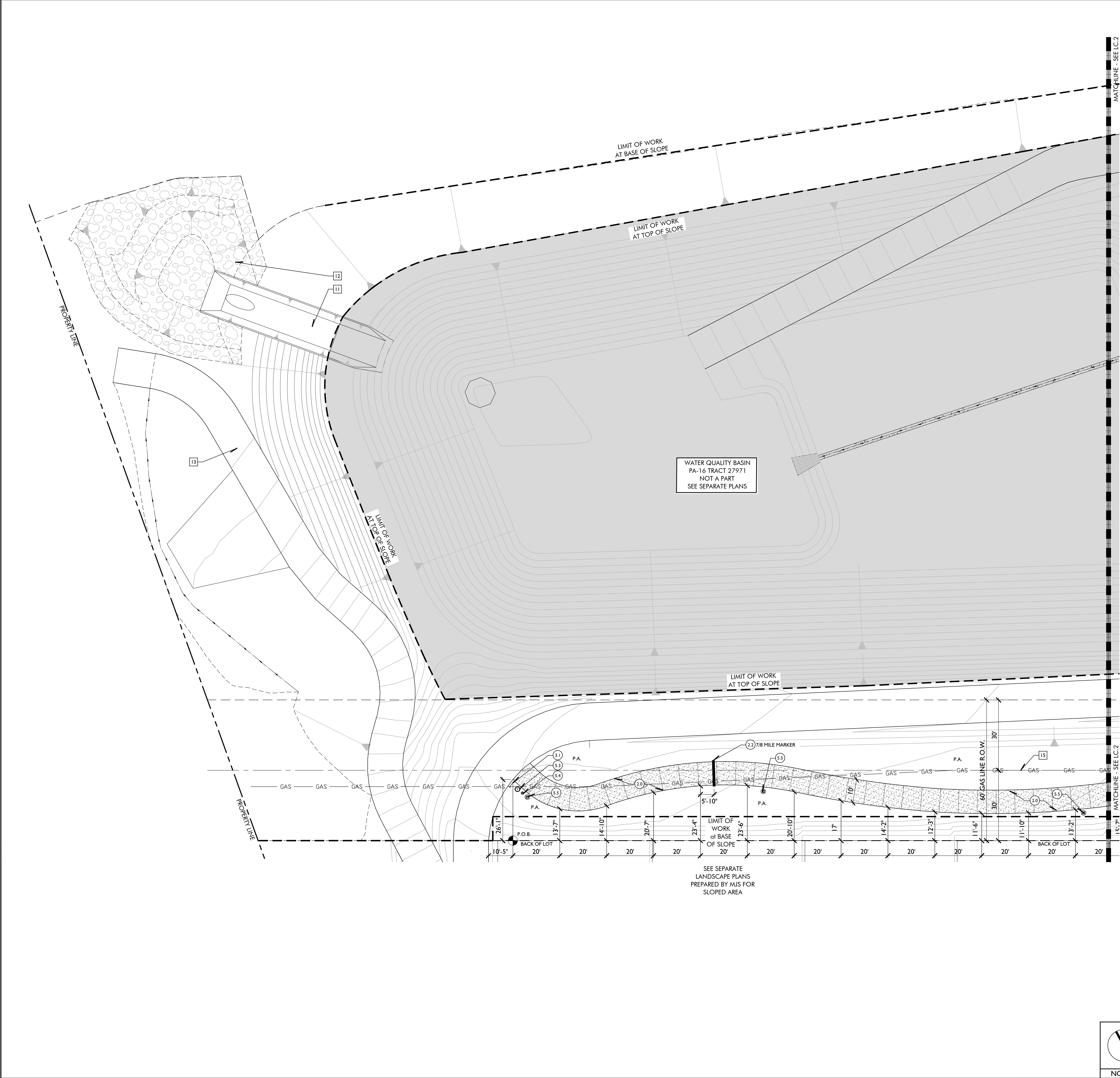
CONSTRUCTION NOTES & FINISH SCHEDULE

Sheet No.:

LC.A

Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL

CONSTRUCTION NOTES



CONSTRUCTION CALLOUTS:			
MASONRY		PERMIT REQ	DETAIL / SHEET
A/S	G/C	E/C	
10	ENTRY MONUMENT SIGN	*	A, LC.6
11	FLAT TOP BOULDER WALL AT PLAY AREA		E, LC.6
12	LANDSCAPE BOULDER		G, LC.5
13	6\" CONCRETE MOW CURB		F, LC.6
FLATWORK			DETAIL / SHEET
20	PEDESTRIAN CONCRETE PAVING		A, LC.5
21	BASKETBALL COURT CONCRETE		B, LC.7
22	EMBEDDED MILE MARKER - 1/8 MILE MARKER (MEASURE BEGINS at PASEO ENTRANCE at OLIVEWOOD WAY and LECCINO WAY)		G, LC.6
23	DECOMPOSED GRANITE		D, LC.5
24	RESILIENT PLAY SURFACING		F, LC.5
25	ENGINEERED WOOD FIBER PLAY SURFACING		D, LC.6
26	ACCESSIBLE RAMP TO PLAY AREA		D, LC.6
METAL / GLASS / WOOD		A/S PERMIT REQ	DETAIL / SHEET
30	KIOSK		J, LCC.1
31	DIRECTIONAL SIGNAGE		K, LCC.1
32	INTERPRETIVE SIGNAGE		L, LCC.1
33	SERVICE ENTRY GATE		C, LC.6
34	RAPTOR NESTING BOX		I, LCC.1
35	VINYL COMPOSITE EDGING		E, LC.5
SITE FURNISHINGS			DETAIL / SHEET
50	BENCH		B, LCC.1
51	BIKE RACK		A, LCC.1
52	PICNIC FURNITURE		G, LCC.1
53	TRASH RECEPTACLE		C, LCC.1
54	DOG WASTE BAG DISPENSER		D, LCC.1
55	LIGHT FIXTURE - REFER TO LL.1-4 FOR LAYOUT		D, LCD.7
56	PLAY EQUIPMENT - REFER TO LCC.2 FOR PLAYGROUND LAYOUT		SHEET LCC.3
57	PEDESTAL BBQ		E, LCC.1
58	HOT COAL BIN		F, LCC.1
59	OVERHEAD SHADE STRUCTURE		H, LCC.1
610	BASKETBALL COURT HOOP		A, LCD.7

ABBREVIATION LEGEND:			
	ALIGN	F.O.W. MIN.	FACE OF WALL MINIMUM
	CLEAR	MAX.	MAXIMUM
	CENTERLINE	P.A.	PLANTER AREA
	EQUAL	R=	RADIUS EQUAL
	FACE OF CURB	TYP.	TYPICAL
	CONSTRUCTION CALLOUT		POINT OF BEGINNING

REFERENCE NOTES:	
1.	FOR CONSTRUCTION NOTES SEE SHEET LC.A
2.	FOR PAVING SCHEDULE SEE SHEET LC.A
3.	FOR CONSTRUCTION SPECIFICATIONS SEE SHEET LC.5

FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION

GENERAL SITE IMPROVEMENTS			
1	CURB / GUTTER per CIVIL ENGINEER	2	ABOVE GROUND UTILITY TO BE SCREENED
3	TRANSFORMERS per DRY UTILITY CONSULTANT	4	PARKING STALL per CIVIL ENGINEER
5	FIRE HYDRANT per CIVIL ENGINEER	6	UNDERGROUND UTILITY LINE per OTHERS
7	PAVING per OTHERS	8	CONCRETE RAMP per CIVIL ENGINEER
9	EXISTING STREET LIGHT	10	BIO-FILTRATION BOX per CIVIL ENGINEER
11	SPILLWAY per CIVIL ENGINEER	12	RIP RAP per CIVIL ENGINEER
13	MAINTENANCE DRIVE per CIVIL ENGINEER	14	CONCRETE DRAINAGE CHANNEL per CIVIL ENGINEER
15	QUESTAR GAS LINE	16	SPEED TABLE per CIVIL ENGINEER
17	ADA PARKING STALL AND SIGNAGE per CIVIL ENGINEER	18	WATER METER per CIVIL ENGINEER

PAVING SCHEDULE			
A	PEDESTRIAN CONCRETE PAVING	B	BASKETBALL COURT CONCRETE TYPE I
C	STABILIZED DECOMPOSED GRANITE	D	RESILIENT PLAY SURFACE
E	WOOD FIBER PLAY SURFACE		

SCALE: 1" = 16'

NORTH

SCALE: 1" = 16'

KEY MAP

N.T.S.

Issued for:

01/13/21

100% DESIGN DEVELOPMENT

03/09/21

1ST CITY SUBMITTAL

Revisions:

507 30th Street

Newport Beach, CA 92663

949.675.9964

mjs-la.com

Project:

OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION

4695 MACARTHUR COURT, FLOOR 8

NEWPORT BEACH, CA 92660-1882

Stamp:

Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

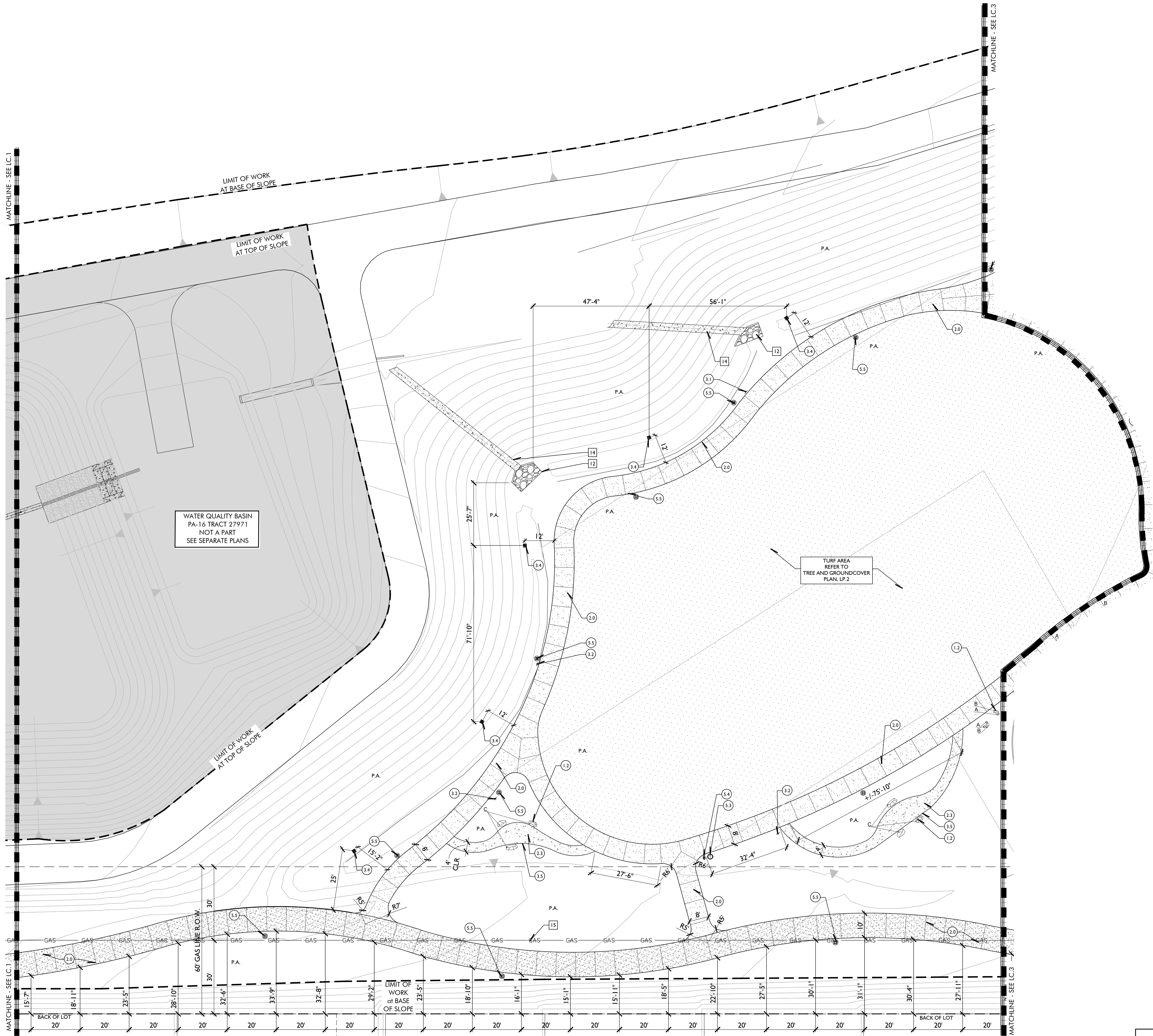
Title:

CONSTRUCTION PLAN

Sheet No.:

LC.1

Plan Status: PA-14 PARK 1ST CITY SUBMITTAL



SEE SEPARATE
LANDSCAPE PLANS
PREPARED BY MJS FOR
SLOPED AREA

CONSTRUCTION CALLOUTS:			
MASONRY		PERMIT REQ	DETAIL / SHEET
A/S	G/C	E/C	
10	ENTRY MONUMENT SIGN	*	A, LC.6
11	FLAT TOP BOULDER WALL AT PLAY AREA		E, LC.6
12	LANDSCAPE BOULDER		G, LC.5
13	6" CONCRETE MOW CURB		F, LC.6
FLATWORK			DETAIL / SHEET
20	PEDESTRIAN CONCRETE PAVING		A, LC.5
21	BASKETBALL COURT CONCRETE		B, LC.7
22	EMBEDDED MILE MARKER - 1/8 MILE MARKER (MEASURE BEGINS at PASEO ENTRANCE at OLIVEWOOD WAY and LECCINO WAY)		G, LC.6
23	DECOMPOSED GRANITE		D, LC.5
24	RESILIENT PLAY SURFACING		F, LC.5
25	ENGINEERED WOOD FIBER PLAY SURFACING		D, LC.6
26	ACCESSIBLE RAMP TO PLAY AREA		D, LC.6
METAL / GLASS / WOOD		A/S PERMIT REQ	DETAIL / SHEET
30	KIOSK		J, LCC.1
31	DIRECTIONAL SIGNAGE		K, LCC.1
32	INTERPRETIVE SIGNAGE		L, LCC.1
33	SERVICE ENTRY GATE		C, LC.6
34	RAPTOR NESTING BOX		I, LCC.1
35	VINYL COMPOSITE EDGING		E, LC.5
SITE FURNISHINGS			DETAIL / SHEET
50	BENCH		B, LCC.1
51	BIKE RACK		A, LCC.1
52	PICNIC FURNITURE		G, LCC.1
53	TRASH RECEPTACLE		C, LCC.1
54	DOG WASTE BAG DISPENSER		D, LCC.1
55	LIGHT FIXTURE - REFER TO LL.1-4 FOR LAYOUT		D, LCD.7
56	PLAY EQUIPMENT - REFER TO LCC.2 FOR PLAYGROUND LAYOUT		SHEET LCC.3
57	PEDESTAL BBQ		E, LCC.1
58	HOT COAL BIN		F, LCC.1
59	OVERHEAD SHADE STRUCTURE		H, LCC.1
610	BASKETBALL COURT HOOP		A, LCD.7

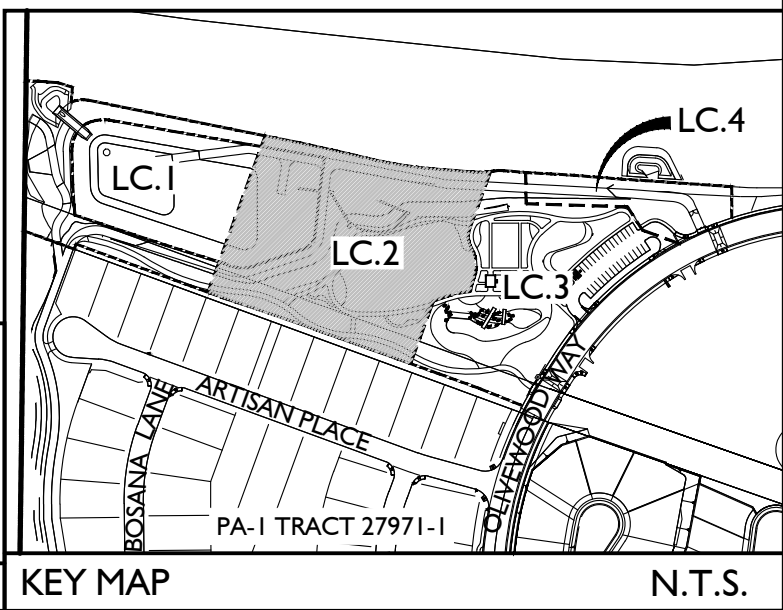
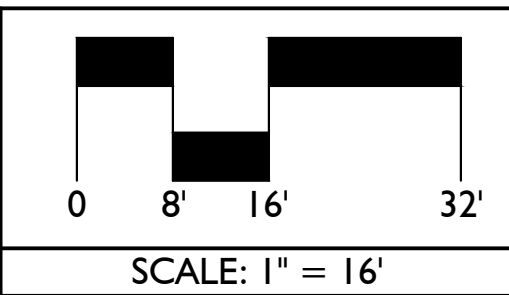
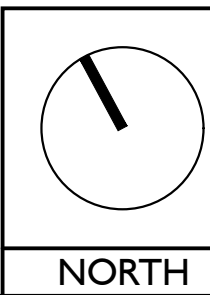
ABBREVIATION LEGEND:			
	ALIGN	F.O.W.	FACE OF WALL
	CLEAR	MIN.	MINIMUM
	CENTERLINE	MAX.	MAXIMUM
	EQUAL	P.A.	PLANTER AREA
	FACE OF CURB	R=	RADIUS EQUAL
	CONSTRUCTION CALLOUT	TYP.	TYPICAL
			POINT OF BEGINNING

REFERENCE NOTES:	
1.	FOR CONSTRUCTION NOTES SEE SHEET LC.A
2.	FOR PAVING SCHEDULE SEE SHEET LC.A
3.	FOR CONSTRUCTION SPECIFICATIONS SEE SHEET LC.5

FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION

GENERAL SITE IMPROVEMENTS			
1	CURB / GUTTER per CIVIL ENGINEER	2	ABOVE GROUND UTILITY TO BE SCREENED
3	TRANSFORMERS per DRY UTILITY CONSULTANT	4	PARKING STALL per CIVIL ENGINEER
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PAVING SCHEDULE			
A	PEDESTRIAN CONCRETE PAVING	B	BASKETBALL COURT CONCRETE TYPE I
C	STABILIZED DECOMPOSED GRANITE	D	RESILIENT PLAY SURFACE
E	WOOD FIBER PLAY SURFACE		



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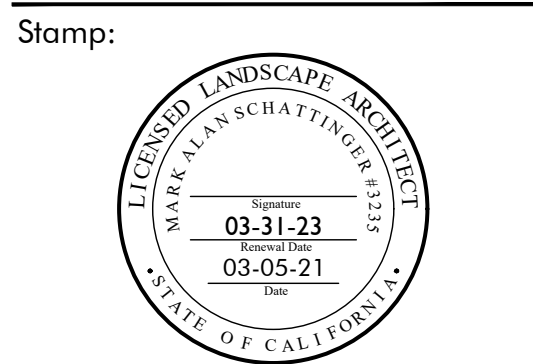
**OLIVEWOOD
TRACT 27971
PARK**

PA -14 ECHO PARK

Client:

**TAYLOR
MORRISON**

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

Title:

CONSTRUCTION PLAN

Sheet No.:

LC.2

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



CONSTRUCTION CALLOUTS:			
MASONRY		PERMIT REQ A/S G/C E/C	DETAIL/ SHEET
10	ENTRY MONUMENT SIGN	*	A, LC.6
11	FLAT TOP BOULDER WALL AT PLAY AREA		E, LC.6
12	LANDSCAPE BOULDER		G, LC.5
13	6' CONCRETE MOW CURB		F, LC.6
FLATWORK			DETAIL/ SHEET
20	PEDESTRIAN CONCRETE PAVING		A, LC.5
21	BASKETBALL COURT CONCRETE		B, LC.7
22	EMBEDDED MILE MARKER - 1/8 MILE MARKER (MEASURE BEGINS at PASEO ENTRANCE at OLIVEWOOD WAY and LECCINO WAY)		G, LC.6
23	DECOMPOSED GRANITE		D, LC.5
24	RESILIENT PLAY SURFACING		F, LC.5
25	ENGINEERED WOOD FIBER PLAY SURFACING		D, LC.6
26	ACCESSIBLE RAMP TO PLAY AREA		D, LC.6
METAL / GLASS / WOOD		A/S PERMIT REQ	DETAIL/ SHEET
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32	INTERPRETIVE SIGNAGE		L, LCC.1
33	SERVICE ENTRY GATE		C, LC.6
34	RAPTOR NESTING BOX		I, LCC.1
35	VINYL COMPOSITE EDGING		E, LC.5
SITE FURNISHINGS			DETAIL/ SHEET
50	BENCH		B, LCC.1
51	BIKE RACK		A, LCC.1
52	PICNIC FURNITURE		G, LCC.1
53	TRASH RECEPTACLE		C, LCC.1
54	DOG WASTE BAG DISPENSER		D, LCC.1
55	LIGHT FIXTURE - REFER TO LL.1-4 FOR LAYOUT		D, LCD.7
56	PLAY EQUIPMENT - REFER TO LCC.2 FOR PLAYGROUND LAYOUT		SHEET LCC.3
57	PEDESTAL BBQ		E, LCC.1
58	HOT COAL BIN		F, LCC.1
59	OVERHEAD SHADE STRUCTURE		H, LCC.1
610	BASKETBALL COURT HOOP		A, LCD.7

BOULDER LEGEND		
#	SIZE	QTY.
A	1/2 TON	43
B	1 TON	38
C	2 TON	16
SEE FINISH SCHEDULE - 2, L.C.A FOR SPECIFICATION		

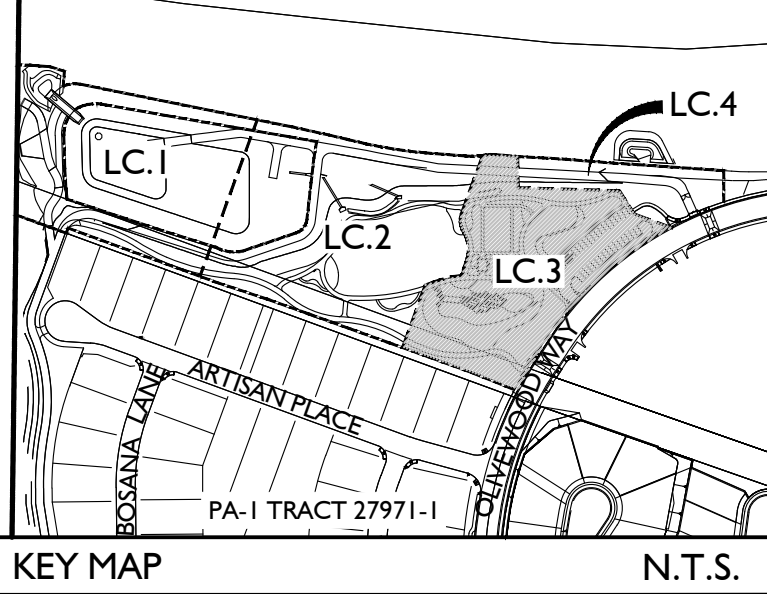
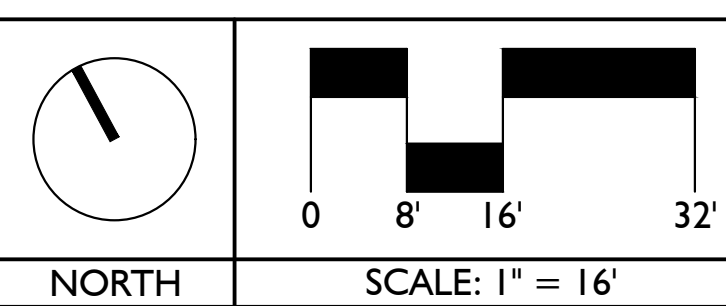
ABBREVIATION LEGEND:			
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	CLEAR	MIN.	MINIMUM
	CENTERLINE	MAX.	MAXIMUM
	EQUAL	P.A.	PLANTER AREA
	FACE OF CURB	R=	RADIUS EQUAL
	CONSTRUCTION CALLOUT	TYP.	TYPICAL
			POINT OF BEGINNING

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1.	FOR CONSTRUCTION NOTES SEE SHEET LC.A
2.	FOR PAVING SCHEDULE SEE SHEET LC.A
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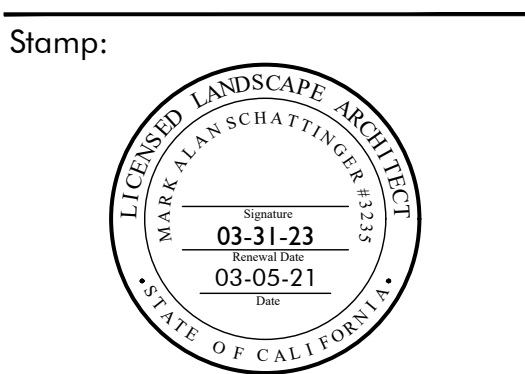
**OLIVEWOOD
TRACT 27971
PARK**

PA -14 ECHO PARK

Client:

**TAYLOR
MORRISON**

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

Title:

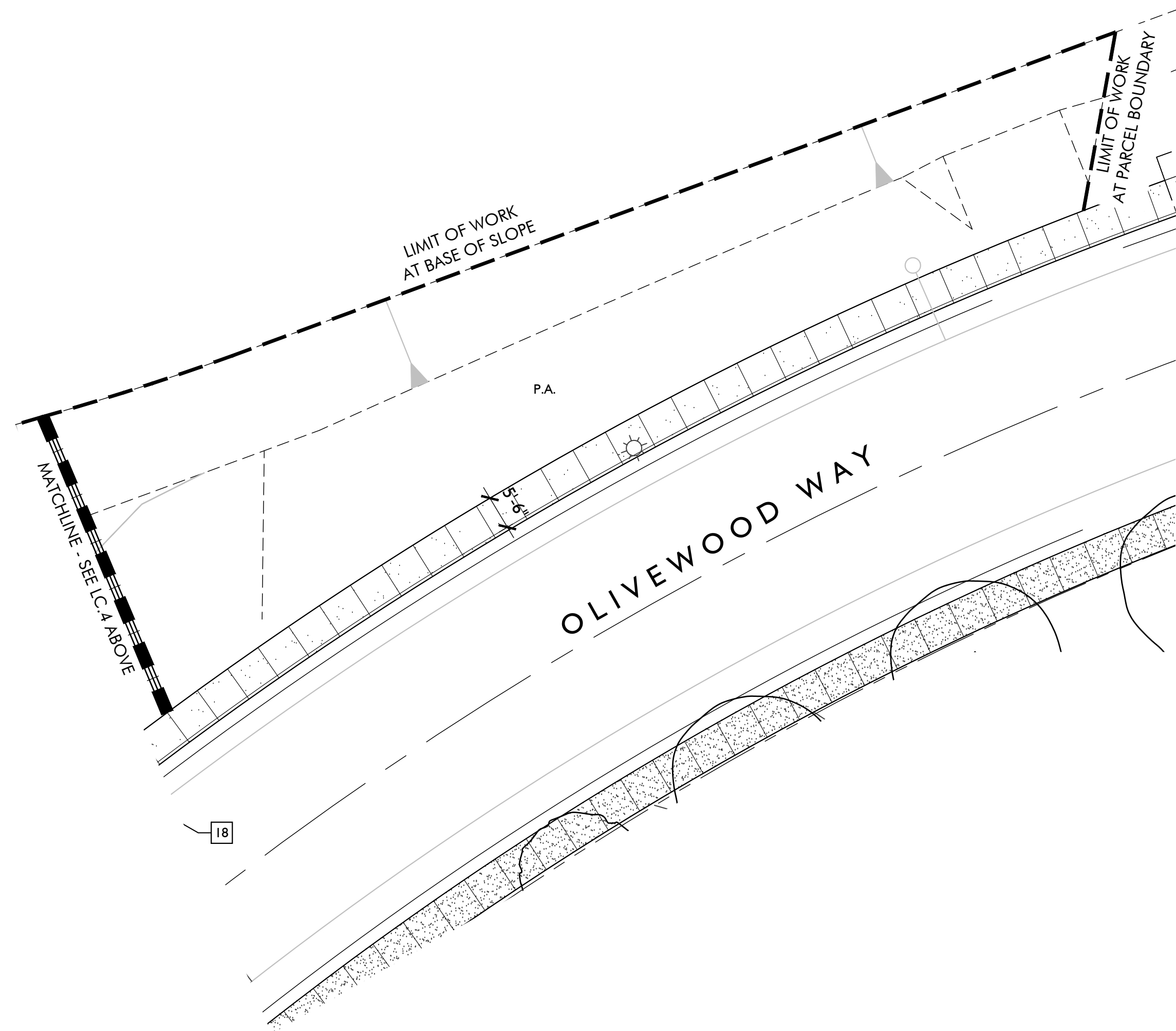
CONSTRUCTION PLAN





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LC.3

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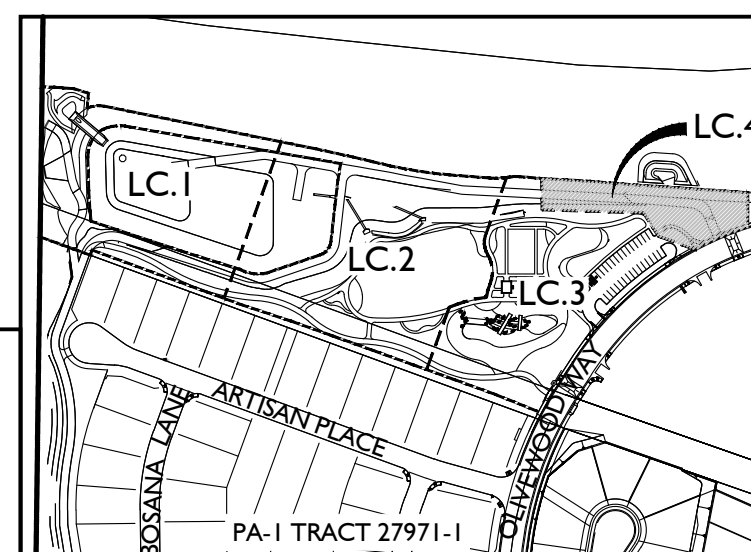
PA-14 PARK
1ST CITY SUBMITTAL



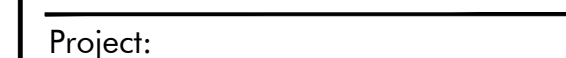
ABBREVIATION LEGEND:			
 CLR  EQ. F.O.C.	ALIGN CLEAR CENTERLINE EQUAL FACE OF CURB	F.O.W. MIN. MAX. P.A. R= TYP.	FACE OF WALL MINIMUM MAXIMUM PLANTER AREA RADIUS EQUAL TYPICAL
	CONSTRUCTION CALLOUT		POINT OF BEGINNING

FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION

PAVING SCHEDULE			
(A)	PEDESTRIAN CONCRETE PAVING	(B)	BASKETBALL COURT CONCRETE TYPE I
(C)	STABILIZED DECOMPOSED GRANITE	(D)	RESILIENT PLAY SURFACE
(E)	WOOD FIBER PLAY SURFACE		



Revisions:		

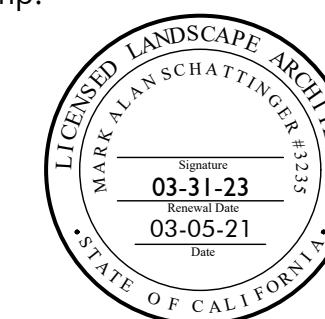


PA -14 ECHO PARK

Client: _____

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp: _____



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03/09/2021

Page 11 of 11

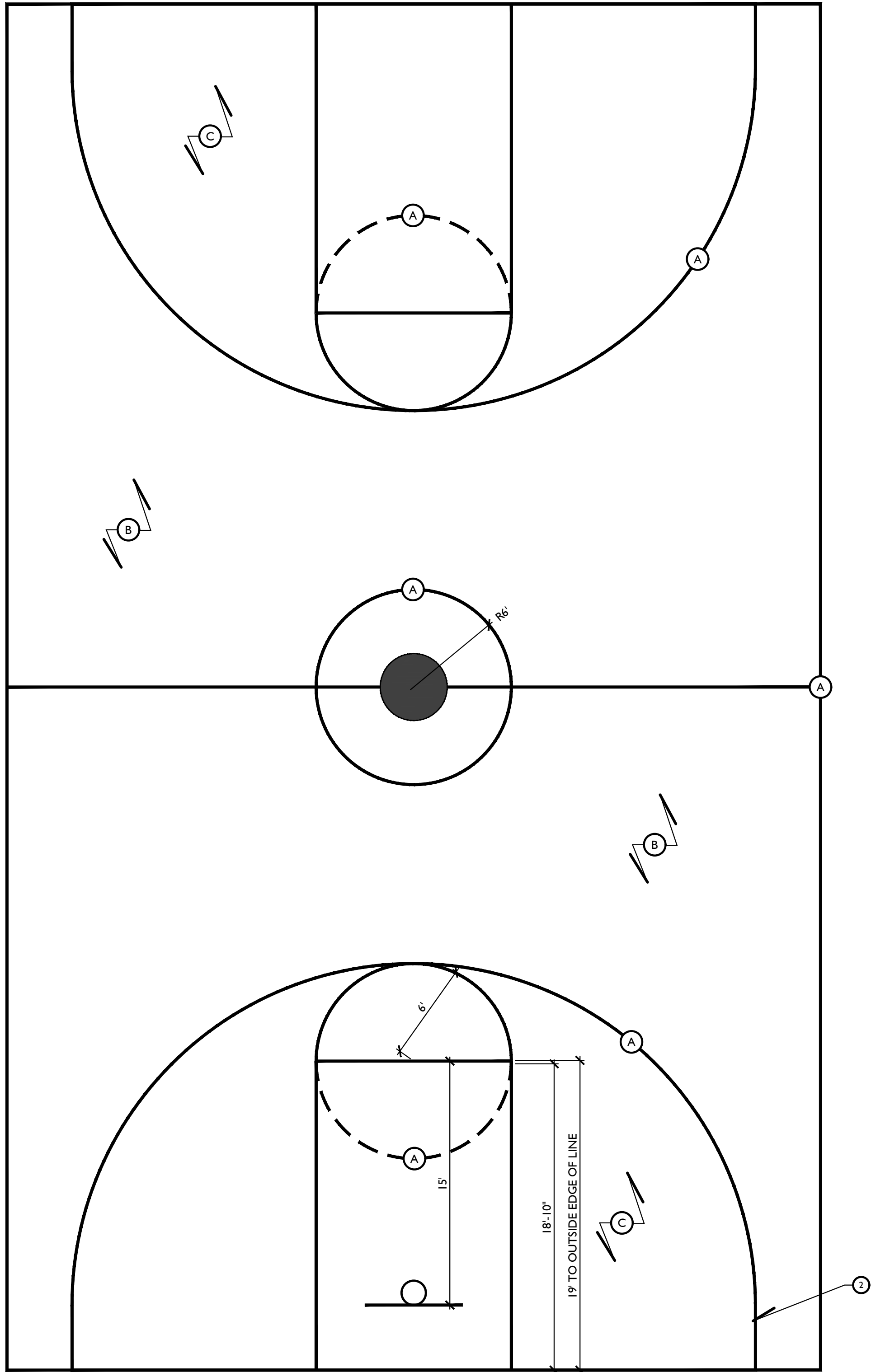
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Title:

CONSTRUCTION PLAN

Sheet No.: _____

Plan Status:
PA-14 PARK
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SURFACE LAYOUT

LEGEND:

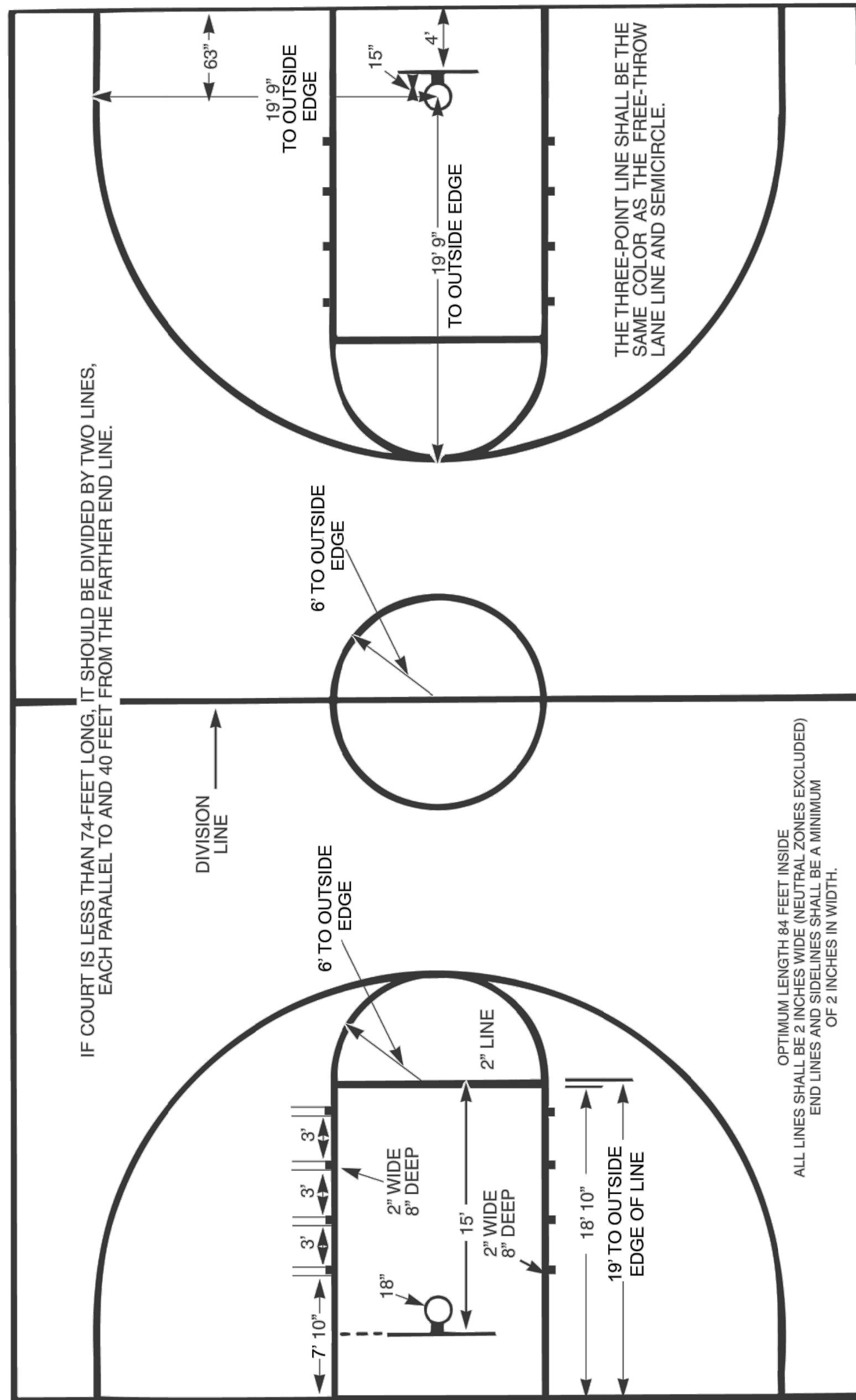
- BASKETBALL COURT SURFACE per DETAIL B/LC.7. SEE FINISH SCHEDULE ON THIS DETAIL FOR COLOR
- 2" THICK COURT LINES PER FIGURE 1-1, BASKETBALL COURT DIAGRAM

FINISH COLOR SCHEDULE:

ALL COLORS AVAILABLE THRU DECOTURF (978.623.9980) or EQUAL

SYMBOL	COLOR
A	WHITE (LINES)
B	NATURAL GREY P.T. SLAB
C	NATURAL GREY P.T. SLAB

Figure 1-1
Basketball Court Diagram



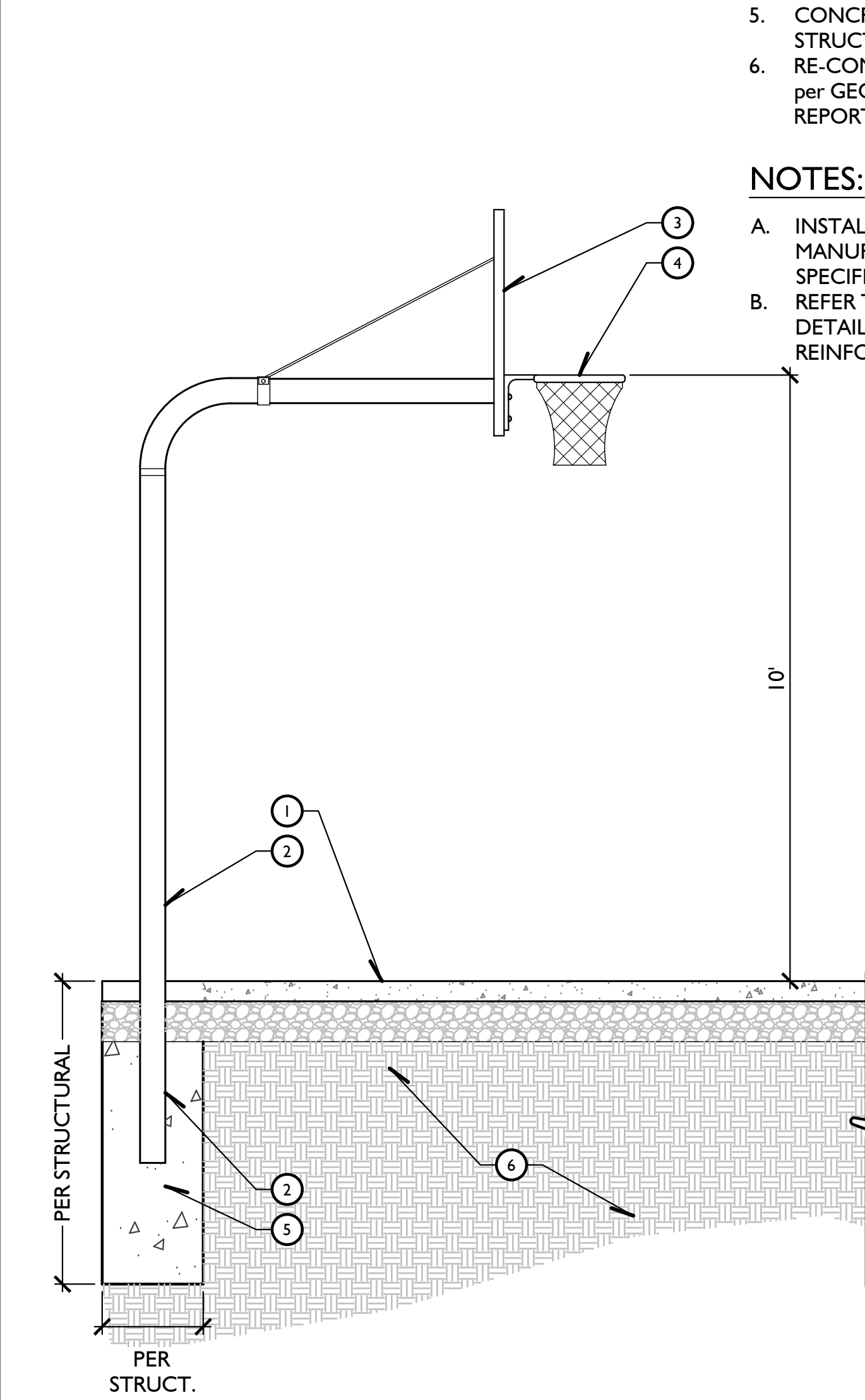
(See Rule 1-13 for location and size of optional coaching box)

BASKETBALL COURT LAYOUT DIAGRAM - FOR REFERENCE ONLY

Right End Shows
Fan Backboard
54-Inches Wide

MINIMUM OF 3 FEET
Preferably 10 feet of unobstructed space outside. If impossible to provide 3 feet, a narrow broken 1-inch line should be marked inside the court parallel with and 3 feet inside the boundary.

Left End Shows
Rectangular Backboard
72-Inches Wide



LEGEND:

- ADJACENT PAVING. SEE CONSTRUCTION PLAN
- BASKETBALL BALL HOOP POLE. GALVANIZED. SEE FINISH SCHEDULE THIS SHEET
- BACKBOARD. SEE FINISH SCHEDULE
- GOAL. SEE FINISH SCHEDULE
- CONCRETE FOOTING per STRUCTURAL ENGINEER
- RE-COMPACTED SUBGRADE per GEOTECHNICAL SOILS REPORT

NOTES:

- INSTALL PER MANUFACTURERS SPECIFICATIONS.
- REFER TO STRUCTURAL DETAILS FOR FOOTING REINFORCEMENT

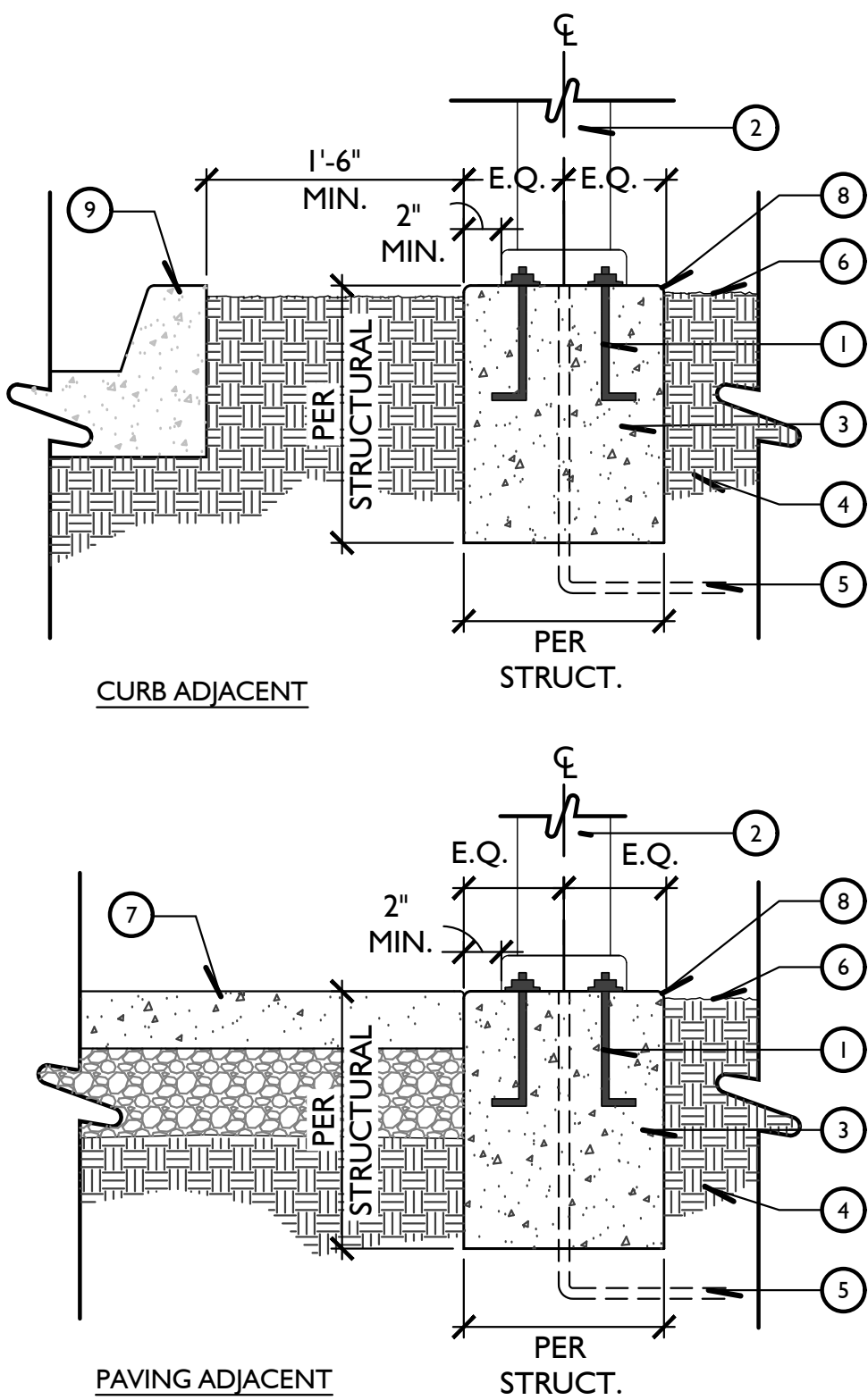
FINISH SCHEDULE			
#	ITEM	MANUF./SUPPLIER	MODEL/COLOR/FINISH
1	BASKETBALL POLE	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #1540G GALVANIZED SINGLE POST GOOSENECK 5 1/2" O.D. / 4' EXTENSION.
2	BACKBOARD	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #20 FIBERGLASS BACKBOARD RECTANGLE SIZE: 42" HT. x 72" W.
3	GOAL	ATHLETIC MFG.CO PATTERSON-WILLIAMS AVAIL THRU: DAVE BANG INC. CONTACT: ALEX BERON PH: 800.669.2585	MODEL #45 HEAVY-DUTY DOUBLE RIM & MODEL #34 SUPER NYLON NET

C BASKETBALL COURT

3/16" = 1'-0"

A BASKETBALL HOOP ASSEMBLY

1/2" = 1'-0"



LEGEND:

- ANCHOR BOLT - REFER TO MANUFACTURERS SPECIFICATIONS
- POST LIGHT PER LIGHTING PLANS
- CONCRETE FOOTING PER STRUCTURAL DETAIL - TOP LEVEL WITH ADJACENT WALK
- COMPACTED SUBGRADE - PER GEOTECHNICAL REPORT
- CONDUIT PER ELECTRICAL PLANS
- ADJACENT PLANTING AREA
- ADJACENT PAVING PER PLAN
- 1/2" RADIUS, TYPICAL
- CONCRETE CURB PER CIVIL PLANS

NOTES:

- REFER TO STRUCTURAL DETAIL FOR STEEL REINFORCEMENT
- INSPECTION HATCH PLATE TO FACE BACK OF PLANTER
- FOOTING COLOR TO MATCH ADJACENT PAVING AND TOP TO HAVE A SMOOTH TROWEL FINISH
- ADJACENT SOIL TO BE FREE-DRAINING GRANULAR MATERIAL COMPACTED PER GEOTECHNICAL SOILS REPORT

D LIGHT POST

1" = 1'-0"

B BASKETBALL COURT PAVING

3" = 1'-0"

LEGEND:

- 4" THICK POST TENSION CONCRETE TOPPING SLAB
- FINISH SURFACE
- FINISH GRADE:
 - 1/2" BELOW F.S. FOR TURF AREAS
 - 1 1/2" BELOW F.S. FOR SHRUB AREAS
- REINFORCEMENT per ENGINEER
- 3/8" RADIUS AT PAVING EDGE
- COMPACTED SUBGRADE TO 90% RELATIVE COMPACTION PER GEOTECHNICAL REPORT
- NOT USED
- PLANTING SOIL MIX

NOTES:

- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR POST-TENSION SLAB
- REFER TO GEOTECHNICAL REPORT FOR STEEL REINFORCEMENT AND SUB-GRADE PREPARATION

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03/09/21	1ST CITY SUBMITTAL

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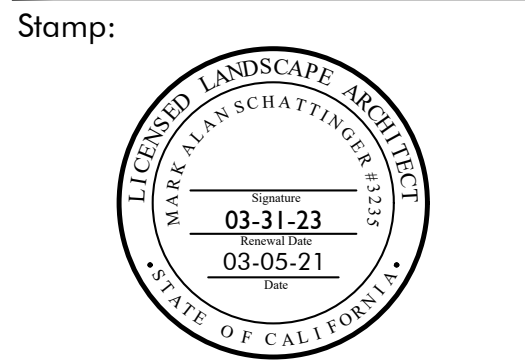


Project:

OLIVEWOOD
TRACT 27971
PARK
PA -14 ECHO PARK

Client:

TAYLOR
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Job No:
Drawn By: JD
Checked By: MS
Plan Date: 03.09.2021
Scale:
Title:

CONSTRUCTION
DETAILS

Sheet No.:

LC.7

Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL

LEGEND:


- INFORMATIONAL SIGNAGE
 - PARK RULES
 - TRAIL INFORMATION
 - AMENITY LOCATIONS
 - NWF AND TAYLOR MORRISON PARTNERSHIP INFORMATION
- CONCRETE OR STONE KIOSK BASE PER SIGNAGE CONSULTANT

NOTES:

- KIOSK TO BE DESIGNED BY SIGNAGE CONSULTANT. DIMENSIONS AND IMAGERY PROVIDED AS A REFERENCE
- SIGNAGE CONSULTANT TO SUBMIT DRAWINGS FOR LANDSCAPE ARCHITECT AND CLIENT APPROVAL

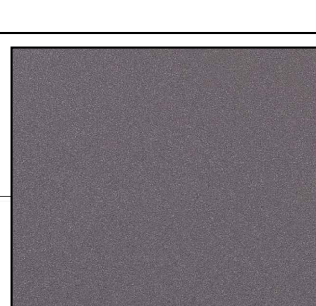
SUPPLIER/MANUFACTURER:	T.B.D.
MODEL:	-
COLOR/FINISH:	-
NOTES:	SEE PLAN FOR LOCATION
QTY:	1

**INFORMATION KIOSK
(FOR REFERENCE ONLY)**

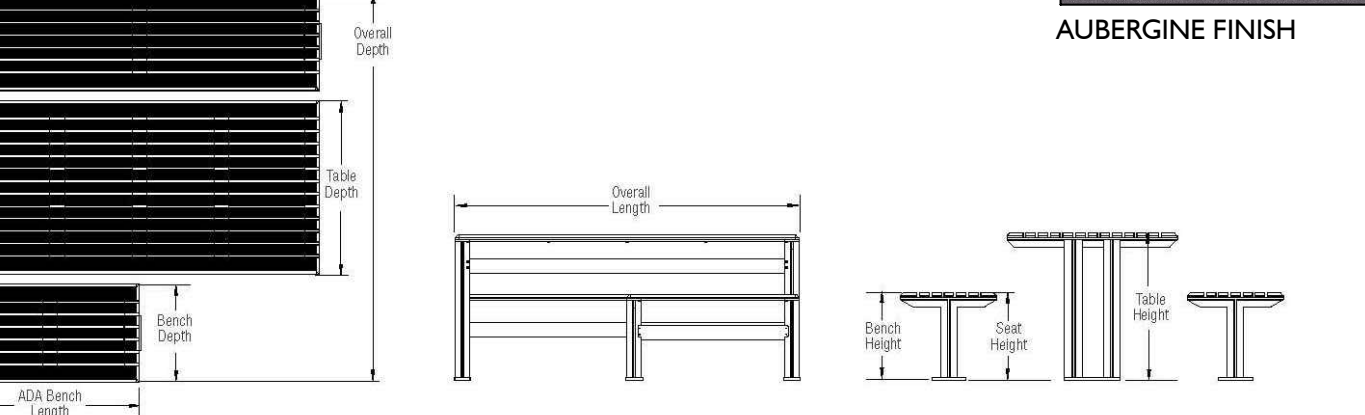


KNIGHT™ TABLE ENSEMBLE

AUGURINE FINISH




NOMINAL DIMENSIONS (CONTINUED)



BACKLESS TABLE ENSEMBLE, ADA OPTION
(aluminum slat configuration shown)

MODEL	OVERALL LENGTH	ADA BENCH LENGTH	OVERALL DEPTH	TABLE DEPTH	BENCH DEPTH	SEAT HEIGHT	BENCH HEIGHT	TABLE HEIGHT
3TKNI-72SW-ADA	72.0" (1,829 mm)	36.0" (914 mm)	63.7" (1,626 mm)	37.0" (940 mm)	21.9" (556 mm)	17.0" (430 mm)	31.1" (790 mm)	30.4" (772 mm)
3TKNI-72SW-ADA	72.0" (1,829 mm)	36.0" (914 mm)	79.5" (2,019 mm)	37.0" (940 mm)	19.8" (503 mm)	19" (487 mm)	30.4" (772 mm)	30.4" (772 mm)
3TKNI-72SW-ADA	72.0" (1,829 mm)	36.0" (914 mm)	63.7" (1,626 mm)	37.0" (940 mm)	21.9" (556 mm)	17.0" (430 mm)	31.1" (790 mm)	30.4" (772 mm)
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DOGIPOT.

"The Green Solution to Dog Pollution"

www.DOGIPOT.com

POLY DOGIPOT FEEDSTATION #1610

SPECIFICATION, INSTALLATION AND OPERATION SHEET

(A) **DOGIPOT: POLY BOWL (new #1057 / 1059)**

- H: 14" x W: 11.5"
- 600 gauge reflective aluminum
- Weight: 1.35 lbs.
- Tonsil green or white

(B) **POLY DOGIPOT: ANTIHAIL BAG DISPENSER (new #1057-2)**

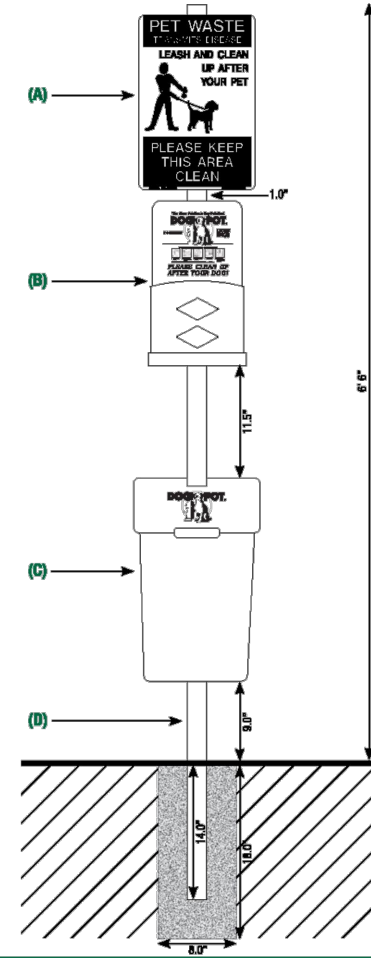
- H: 17" x W: 17" x D: 5"
- 2.5 mm ABS / 17" tonail green polycarbonate
- Weight: 5 lbs.
- 400 bag capacity
- Three demand bag dispenser slots
- Bottom locking screen tray / filter
- Clearly posted instructions

(C) **POLY TONAIL RECYCPLABLE WITH LID (new #1058-4)**

- H: 9.1" x W: 13" x D: 13"
- 2.5 mm ABS / 17" tonail green polycarbonate
- Weight: 4 lbs.
- 10 gallon capacity
- Recyclable (weight 10 lbs new #1010-0)
- One (1) box 50 Count 500 DOG-DOG-DOG-DOG-DOG-DOG POLYDOGI® Linear Tear Bags (new #1010) included (5 lbs)

(D) **TELESCOPE POLY ANCHORING POST (new #1046)**

- 1" x 4" x 6"
- 1/2" gauge fluorocarbon
- Weight: 9 lbs.



TOTAL WEIGHT FROM ABOVE GROUND:

- 6.35"

SPACE BETWEEN DISPENSER AND BOWL:

- 1.5"

SPACE BETWEEN RECYCPLABLE AND DISPENSER:

- 11.5"

SPACE BETWEEN GROUND AND RECYCPLABLE:

- 8.5"

NOTE:


- 10-18.5" x W: 8.5"
- Fit with 40 lbs. "ready to use" cement

TOTAL SHIP WEIGHT: 38 LBS.
(ANCHORING HARDWARE INCLUDED)

SUPPLIER/MANUFACTURER:	DOGIPOT OR APPROVED EQUAL
MODEL:	# 11010
COLOR/FINISH:	GREEN
NOTES:	ALLOW 6 WEEKS LEAD TIME
QTY:	4

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Issued for:					
01/13/21		100% DESIGN DEVELOPMENT			
03/09/21		1ST CITY SUBMITTAL			
Revisions:					
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L A N D S C A P E A R C H I T E C T U R E

📍 507 30th Street
Newport Beach, CA 92663

☎️ 949.675.9964

💻 mjs-la.com

① INFORMATION KIOSK

① PICNIC TABLE

④ PET WASTE STATION

(A) BIKE RACK

**WAYFINDING SIGNAGE
(FOR REFERENCE ONLY)**

LEGEND:

1. WOOD POST MOUNTED IN CONCRETE FOOTING, FINISH PER SIGNAGE CONSULTANT
2. DIRECTIONAL SIGNAGE PER SIGNAGE CONSULTANT
 - TRAIL MAP
 - AMENITY INFORMATION
 - NATIONAL WILDLIFE FEDERATION AND TAYLOR MORRISON PARTNERSHIP INFORMATION

NOTES:

- A. WAYFINDING SIGNAGE TO BE DESIGNED BY SIGNAGE CONSULTANT. DIMENSIONS AND IMAGERY PROVIDED AS A REFERENCE
- B. SIGNAGE CONSULTANT TO SUBMIT DRAWINGS FOR LANDSCAPE ARCHITECT AND CLIENT APPROVAL

SUPPLIER/MANUFACTURER:	T.B.D.
MODEL:	-
COLOR/FINISH:	-
NOTES:	SEE PLAN FOR LOCATION
QTY:	1

SUPPLIER/MANUFACTURER:	PILOT ROCK (712-225-5115)
MODEL:	J-20 B2
COLOR/FINISH:	HIGH TEMP BLACK ENAMEL
NOTES:	ANTI-GRAFFITI TREATMENT INSTALL per MANUF. RECOMMENDATIONS
QTY:	2



AUBERGINE FINISH

SUPPLIER/MANUFACTURER:	FORMS & SURFACES (800.451.0410)
MODEL:	KNIGHT BENCH SBKNII-072BA WITH TWO ARMS
COLOR/FINISH:	POWDER COATED ALUMINUM COLOR: AUBERGINE
NOTES:	INSTALL per MANUF. RECOMMENDATIONS
QTY:	9

Project:

OLIVEWOOD
TRACT 27971
PARK
PA - 14 ECHO PARK

Client:

TAYLOR
MORRISON
INLAND EMPIRE
DIVISION


Ⓚ WAYFINDING SIGNAGE

 FULL SIZE
DETAIL DWG TITLE
Ⓜ

(H) OVERHEAD SHADE STRUCTURE

(E) PEDESTAL BBQ N.T.S


Ⓑ BENCH



3'-6"

①

WAYFINDING SIGNAGE
(FOR REFERENCE ONLY)



③

INTERPRETIVE SIGNAGE
(FOR REFERENCE ONLY)


LEGEND:

- WOOD POST MOUNTED IN CONCRETE FOOTING. FINISH PER SIGNAGE CONSULTANT
- INFORMATIONAL SIGNAGE PER SIGNAGE CONSULTANT
 - HABITAT EDUCATION INFORMATION
 - PLANT SPECIES INFORMATION

NOTES:

- INTERPRETIVE SIGNAGE TO BE DESIGNED BY SIGNAGE CONSULTANT. DIMENSIONS AND IMAGERY PROVIDED AS A REFERENCE
- SIGNAGE CONSULTANT TO SUBMIT DRAWINGS FOR LANDSCAPE ARCHITECT AND CLIENT APPROVAL

SUPPLIER/MANUFACTURER:	T.B.D.
MODEL:	-
COLOR/FINISH:	-
NOTES:	SEE PLAN FOR LOCATION
QTY:	5



SUPPLIER/MANUFACTURER:	BARN OWL BOX CO. (877-637-8269)
MODEL:	BARN OWL BOX POLE MODEL & POLE KIT
COLOR/FINISH:	N/A
NOTES:	INSTALL per MANUF. RECOMMENDATIONS
QTY:	5

Technical drawings and product photograph of the Pilot Rock HCB/B-1 container.

Top View Dimensions:

- Height: 12"
- Width: 23 1/2"
- Depth: 23 7/16"
- Center-to-center distance: 2 3/8"

Side View Dimensions:

- Height: 32 7/16"
- Width: 23 1/2"
- Depth: 23 7/16"

Product Features:

- Black Powder Coat (B)
- Anti-Graffiti Treatment
- Hot Coals Only
- Caution: Hot Coals Only


SUPPLIER/MANUFACTURER:	PILOT ROCK (712-225-5115)
MODEL:	HCB/B-1
COLOR/FINISH:	BLACK POWDER COAT (B)
NOTES:	ANTI-GRAFFITI TREATMENT INSTALL per MANUF. RECOMMENDATIONS
QTY:	2

A black, cylindrical trash can with vertical ridges and a split-stream opening, standing on a wooden deck next to a glass railing. A small inset shows a close-up of the 'AUBERGINE FINISH'.

SUPPLIER/MANUFACTURER:	FORMS & SURFACES (800.451.0410)
MODEL:	DISPATCH LITTER AND RECYCLING RECEPTACLE - 36 GAL. SPLIT STREAM SLDS-216
COLOR/FINISH:	POWDER COAT ALUMINUM COLOR: AUBERGINE
NOTES:	INSTALL per MANUF. RECOMMENDATIONS
QTY:	7

92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

CONSTRUCTION
CUTSHEETS

Sheet No.:

LCC.1

L INTERPRETIVE SIGNAGE

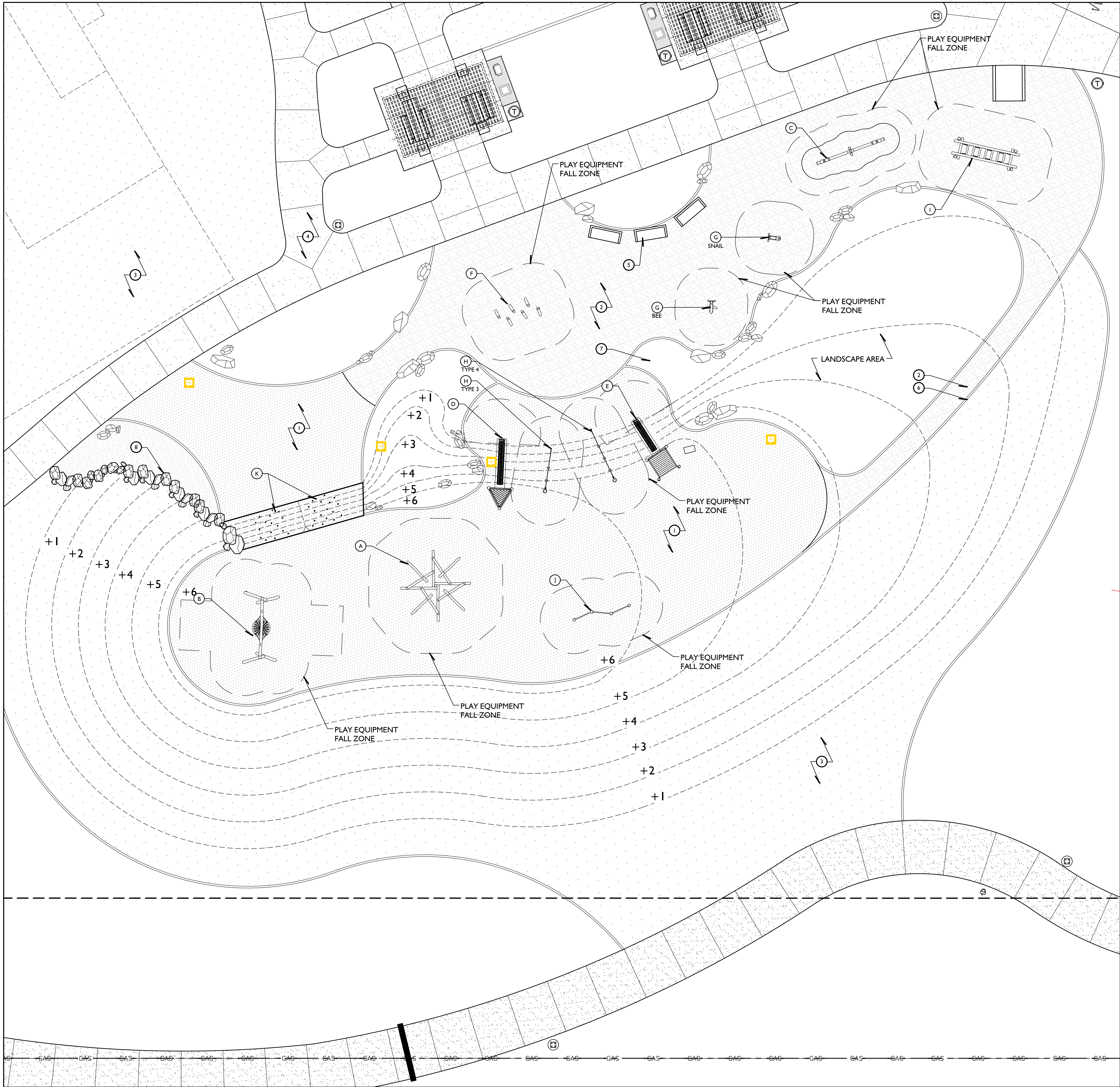
 FULL SIZE
DETAIL DWG TITLE
3.2

① RAPTOR NESTING BOX	N.T.S
	③.3

⑦ HOT COAL BIN

© TRASH RECEPTACLE

Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL



PLAYGROUND LAYOUT PLAN:

SCALE: 1/8" = 1'-0"

PLAY EQUIPMENT CALLOUTS, SEE LCC.3 FOR CUT SHEETS:	
DETAIL	DESCRIPTION
(A)	CLIMBING PYRAMID
(B)	BIRDS NEST SWING
(C)	SEE SAW
(D)	EMBANKMENT SLIDE - 6'
(E)	EMBANKMENT SLIDE - 5'
(F)	STILTS
(G)	SPRINGERS - TYPE NOTED ON PLAN
(H)	HILL CLIMBERS - TYPE NOTED ON PLAN
(I)	WOBBLE BRIDGE
(J)	TRIPLE SOMERSAULT
(K)	CLIMBING HOLDS

LEGEND:

- 1. RUBBERIZED PLAY SURFACE - REFER TO CONSTRUCTION PLAN
- 2. FIBAR MULCH - REFER TO CONSTRUCTION PLAN
- 3. TURF AREA - REFER TO TREE PLANS
- 4. CONCRETE WALK - REFER TO CONSTRUCTION PLANS
- 5. SITE FURNISHINGS - REFER TO CONSTRUCTION PLANS
- 6. CONCRETE MOWCURB - REFER TO CONSTRUCTION PLANS
- 7. BOULDER - REFER TO CONSTRUCTION PLANS
- 8. BOULDER WALL - REFER TO CONSTRUCTION PLANS

NOTES:

- A. SEE CONSTRUCTION PLAN FOR ALL ITEMS WITHIN THE PARK AREA
- B. ALL EQUIPMENT TO BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
- C. INSTALLING CONTRACTOR TO ENSURE ALL PLAY EQUIPMENT FALL ZONES COMPLY WITH MANUFACTURES RECOMMENDATIONS.
- D. ALL PLAY SURFACING TO BE INSTALLED BY A CERTIFIED INSTALLER

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Project:
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PA -14 ECHO PARK

Client:
TAYLOR MORRISON
INLAND EMPIRE DIVISION
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882



Job No:	
Drawn By:	JD
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Scale:	
Title:	

PLAY EQUIPMENT LAYOUT

Sheet No.:
LCC.2

Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL

<div> <div> J </div> <div> TRIPLE SOMERSAULT </div> </div>	N.T.S
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 SPRINGERS N.T.S.

(D) EMBANKMENT SLIDE - 6'	N.T.S.
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① CRAWLING PYRAMID N.T.S

(H) HILL CLIMBER	N.T.S.
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(E) EMBANKMENT SLIDE - 5'	N.T.S.
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(B) BIRDS NEST SWING	N.T.S
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① WOBBLE BRIDGE N.T.S.

(F) STILTS	N.T.S.
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© SEESAW N.T.S

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LANDSCAPE
ARCHITECTURE

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Project:

OLIVEWOOD
TRACT 27971
PARK

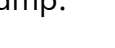
PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:



Signature _____
03-31-23
Expiration Date _____
03-05-21
Date _____

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Plan Date:	03.09.2021
Scale:	
Title:	

PLAY EQUIPMENT CUT SHEET

Sheet No.:

LCC.3

Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL

A. GENERAL NOTES

- BIDDING:** IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC., TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.
- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL ALL ELEMENTS AS SHOWN ON THE DRAWING AND SPECIFIED HEREIN.
- PLAN VERIFICATION:** THE DRAWING AND SPECIFICATIONS REPRESENT THE FINISH CONSTRUCTION PRODUCT. THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
- LICENSE:** THE CONTRACTOR SHALL BE A CALIFORNIA LICENSED CONTRACTOR.
- UNIFORM BUILDING CODE:** ALL CONSTRUCTION WITHIN THESE DRAWINGS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING CODES AND ORDINANCES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- DIMENSIONS:** ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- METHODS OF CONSTRUCTION:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.
- UTILITIES:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.
- PERMITS AND INSPECTIONS:** THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
- SHOP DRAWINGS:** SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR FOR THE CLARIFICATION OF ALL DESIGN CONCEPT DETAILS, IF REQUIRED BY OWNER OR GOVERNING AUTHORITY.
- LIABLE FOR DAMAGE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC., AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.
- LIABLE FOR ENCRoACHMENTX:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCRoACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SETBACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
- SITE MAINTENANCE:** CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
- SAFETY:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.
- MATERIALS:** ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION WHERE INSTALLED. CONTRACTOR SHALL ALLOW AT LEAST 6-8 WEEKS FROM TIME OF PLACEMENT OF ORDER UNTIL DELIVERY ON ANY SPECIFIED ITEM UNLESS OTHERWISE NOTED ON PLANS.
- SUBSTITUTIONS:** DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

- GUARANTEE:** ALL WORK PERFORMED BY CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE TIME OF COMPLETION AS DIRECTED BY OWNER, OR UNLESS OTHERWISE SPECIFIED HEREIN.

B. FIELD OBSERVATIONS

- REQUIRED FIELD OBSERVATION WORK:** THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS HAS USED PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE FULL CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE MISINTERPRETATION OF THE INTENT OF THE DESIGN. UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS BEFORE THEY BECOME COSTLY MISTAKES BUILT INTO THE PROJECT, THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PROFESSIONAL DESIGN ASSOCIATES AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.
- FIELD OBSERVATION COORDINATION:** THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF THESE PHASES OF WORK IS AT THE CONTRACTOR'S RISK, WITH ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
- JOB SITE MEETINGS AND REQUIRED INSPECTIONS:**
 - PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK
 - DURING SOIL PREPARATION FOR PLANTING AND IRRIGATION
 - CONSTRUCTION STAKING AND LAYOUT OBSERVATION
 - ROUGH CONSTRUCTION PROGRESS OBSERVATION (FORMING, ETC.)
 - AT COMPLETION OF SOIL PREPARATION
 - PRESSURE TEST IRRIGATION, MAINS AND LATERALS
 - COVERAGE OF IRRIGATION SYSTEM
 - COMPLETION OF WEED CONTROL
 - PLANT MATERIAL SPOTTING CHECK
 - GRADING CHECK PRIOR TO GROUND COVER
 - COMPLETION OF PLANTING
 - 30, 60 & 90-DAY MAINTENANCE INSPECTIONS
 - FINAL OBSERVATION/PROJECT CERTIFICATION

C. DRAINAGE NOTES

- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE INSTALLATION OF A SUBSURFACE DRAINAGE SYSTEM.
- LICENSE:** THE DRAINAGE CONTRACTOR SHALL BE A C-27 LICENSED LANDSCAPE CONTRACTOR OR LICENSED PER APPROPRIATE LOCAL CODES.
- UNIFORM BUILDING CODE:** ALL DRAINAGE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.

- APPROVALS / CERTIFICATIONS:** THE CONTRACTOR SHALL INITIATE AND COORDINATE THROUGH THE OWNER ALL REQUIRED AGENCY APPROVALS. CONTRACTOR SHALL COOPERATE WITH THE OWNER AND OWNERS ENGINEER FOR LINE AND GRADE INSPECTION.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- UTILITIES:** CONTRACTOR SHALL LOCATE AND TAKE ALL PRECAUTIONS NECESSARY TO PREVENT UNDERMINING AND DAMAGE TO EXISTING UTILITIES.
- COORDINATION:** CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE (IRRIGATION, EXISTING DRAINAGE, ELECTRICAL, ETC.) INFRINGING WITH DRAIN AND DRAIN LINES LOCATIONS BEFORE STARTING WORK.
- TRENCHING:** PIPE TRENCH SHALL BE EXCAVATED STRAIGHT AND TRUE TO GRADE. IN GENERAL, THE TRENCH WIDTH SHOULD NOT EXCEED THE DIAMETER OF THE PIPE PLUS TWO FEET. TRENCH BOTTOM SHALL BE GRADED AND PREPARED TO PROVIDE A FIRM AND UNIFORM BEARING SURFACE THROUGHOUT ENTIRE LENGTH OF PIPE.
- SUBGRADE:** ALL SUBGRADE STABILIZERS FOR SUBSURFACE DRAINAGE SYSTEM SHALL BE PER STRUCTURAL SOILS REPORT.
- SWALES:** SWALE LINE SHALL HAVE A 2% MINIMUM PITCH CONTINUALLY TO THE DRAIN INLET TO THE CATCH BASIN OR DISCHARGE POINT. SWALES SHALL HAVE A GENTLE UNIFORM CROSS PITCH WITHOUT ANY UNEVEN OR ABRUPT TRANSITIONS.
- DRAINS:** DRAIN INLETS OR CATCH BASIN SHALL BE LOCATED AT SWALE LOW POINTS. ALL AREA DRAINS, CATCH BASINS, ETC. SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.
- DRAIN LINES:** ALL DRAIN LINES SHALL BE 6" (UNLESS OTHERWISE SPECIFIED BY OWNER) SDR 35, OR APPROVED BY LANDSCAPE ARCHITECT NON-PERFORATED TUBING, SOLVENT WELD ALL CONNECTIONS. ALL DRAIN LINES ON SLOPES TO BE SCHEDULE 40 PVC OR APPROVED BY LANDSCAPE ARCHITECT. ALL DRAINAGE PIPE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL CHANGES IN DIRECTION IN THE DRAIN LINE SHALL BE WITH 45° ANGLE FITTINGS. INSTALL DRAIN LINE 12" BELOW FINISH GRADE MINIMUM, EXCEPT WHERE DRAIN LINES DAYLIGHT AT CURB. INVERT OF CURB DRAINS SHALL BE LOCATED MINIMUM OF 1" ABOVE GUTTER FLOW LINE, AND SHALL HAVE A MINIMUM CLEARANCE OF 2" TOP OF CURB AND TERMINATE AT LEAST 1" BACK OF CURB FACE. DRAIN LINES SHALL BE INSTALLED WITH A 1% SLOPE FROM THE DRAIN INLET TO THE DRAIN OUTLET.
- CONNECTIONS:** ALL SUBSURFACE AND SURFACE DRAINAGE SYSTEMS SHALL BE CONTAINED WITHIN THE PROPERTY IT SERVES. ALL DRAIN INLETS SHALL BE CONNECTED TO A CENTRALIZED SYSTEM WITH DRAIN OUTLET WHICH EXITS AT CURB FACE OR CONNECTS INTO STORM DRAIN SYSTEM PER CIVIL ENGINEER.
- BACKFILLING:** ALL BACKFILLING SHALL BE DONE IN ACCORDANCE WITH STRUCTURAL SOILS REPORT.
- INSTALLATION UPKEEP:** INTERIOR OF PIPE SHALL BE THOROUGHLY CLEANED OF ALL FOREIGN MATTER PRIOR TO, DURING AND AFTER INSTALLATION. CONTRACTOR SHALL MAINTAIN THE PROJECT SITE THROUGHOUT THE PROGRESS OF THE WORK IN A REASONABLE, DRY WORKABLE CONDITION FREE OF SURFACE WATER.
- DEFECTS:** ALL DEFECTS IN DRAINAGE SYSTEM SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

D. CONCRETE NOTES

- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE INSTALLATION OF ALL CONCRETE FLATWORK INDICATED ON THESE PLANS.
- PLAN VERIFICATION:** THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.
- LICENSE:** THE CONCRETE CONTRACTOR SHALL BE A C-8 CALIFORNIA LICENSED CONTRACTOR, OR A C-27 LICENSED LANDSCAPE CONTRACTOR IF CONCRETE IS APPURTENANT TO LANDSCAPE WORK.
- UNIFORM BUILDING CODE:** ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- COORDINATION:** CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE SLEEVES, IRRIGATION, DRAINAGE, ELECTRICAL, ETC.) BENEATH OR EMBEDDED IN CONCRETE BEFORE STARTING WORK.
- SOIL PREPARATION:** ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE STRUCTURAL SOILS REPORT. ALL SOIL MODIFICATIONS SHALL BE UNDER THE SUPERVISION OF A SOILS ENGINEER.
- SUBGRADE:** ALL SUBGRADE MATERIAL, SAND, CRUSHED AGGREGATE, ETC., AND THEIR COMPACTION SHALL BE PER STRUCTURAL SOILS ENGINEER SPECIFICATIONS.
- ROCK AND SAND SPECIFICATIONS:** SAND AND AGGREGATE FOR CONCRETE SHALL BE CLEAN, NATURAL MATERIALS CONFORMING TO ASTM DESIGNATION C-33.
- WATER:** WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS SUBSTANCES.
- CEMENT:** CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO CURRENT REQUIREMENTS OF ASTM C-150, TYPE I OR TYPE II. CEMENT SHALL BE OF THE SAME BRAND AND TYPE USED THROUGHOUT THE PROJECT.
- MIXING:** PROPORTIONING AND MIXING OF CEMENT, AGGREGATE, ADMIXTURE AND WATER TO ATTAIN REQUIRED PLASTICITY AND STRENGTH SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ACI MANUAL OF CONCRETE PRACTICE AND THE PCA "DESIGN AND CONTROL OF CONCRETE MIXTURES".
- COMPRESSIVE STRENGTH OF CONCRETE:** ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS WITH A SLUMP NOT TO EXCEED 4" CONFORMING WITH ASTM C-39. CONCRETE SHALL CONSIST OF A MINIMUM 1/2 SACK PORTLAND CEMENTSAND/GRAVEL MIX, CONFORMING WITH ASTM C-150.
- CONCRETE FORMS:** OWNER AND LANDSCAPE ARCHITECT SHALL APPROVE ALL CONCRETE FORMS PRIOR TO POURING FLATWORK. FORMS SHALL BE CONSTRUCTED ACCURATELY TO DIMENSIONS, PLUMB AND TRUE TO LINE AND GRADE. FORMS SHALL BE SUBSTANTIAL. MORTAR TIGHT, BRACED AND TIED SO AS TO MAINTAIN POSITION AND SHAPE DURING PLACING OF REINFORCING AND CONCRETE. FORMS SHALL BE THOROUGHLY CLEANED OUT BEFORE CONCRETE IS PLACED AND FORMS SHALL BE REMOVED WITHOUT DAMAGE TO CONCRETE. CARE SHALL BE TAKEN IN ALL DETAILS OF FORMING, SETTING, REINFORCING, MIXING AND PLACING CONCRETE. FORMS SHALL BE IN FINISH WORK TO OBTAIN SMOOTH, EVEN SURFACES OF DENSE CONCRETE, AND CLEAN SHARP INSIDE AND OUTSIDE CORNERS. FORMS SHALL REMAIN IN PLACE LONG ENOUGH TO ALLOW CONCRETE TO SET PROPERLY.
- CONCRETE REINFORCING STEEL:** CONCRETE, AS INDICATED PER PLANS, WITH STEEL SHALL BE GRADE 60, DEFORMED BILLET STEEL CONFORMING TO ASTM A-615. LOCATE IN CENTER OF POUR TYPICAL WITH 2" MINIMUM CLEAR ALL EDGES.
- WIRE MESH REINFORCEMENT:** CONCRETE, AS INDICATED PER PLANS, TO HAVE 6 X 6 #10 WELDED WIRE MESH OR STEEL AS REQUIRED BY STRUCTURAL ENGINEER. LOCATE IN CENTER OR POUR TYPICAL WITH 2" MINIMUM CLEAR ALL EDGES.

- THICKNESS OF CONCRETE:** ALL CONCRETE FLATWORK SHALL HAVE A MINIMUM THICKNESS OF 4". ALL THICKENED EDGES FOR CONCRETE FLATWORK SHALL BE PER PLANS. A 1/2" RADIUS, OR PER PLANS, SHALL BE PROVIDED AT ALL EXPOSED EDGES AND/OR CORNERS.
- CONCRETE FINISH:** FINISH COURSE SHALL BE BROUGHT TO THE PROPER GRADE AND TO A UNIFORM SURFACE. CONCRETE COLORS AND FINISHES WILL BE PER CONSTRUCTION PLAN. ALL NATURAL CONCRETE WITH MEDIUM BROOM FINISH.
- BROOM FINISH:** BROOM FINISH (WHERE INDICATED ON DRAWINGS), AFTER FINISH TROWELING, DRAW THE FOLLOWING BROOM TYPES ACROSS PERPENDICULAR TO TRAFFIC FLOW OR IN THE DIRECTION AS INDICATED ON THE DRAWINGS.
 - FINE BROOM - FINE OR SOFT TEXTURED BRISTLES
 - MEDIUM BROOM - MEDIUM STIFF BRISTLES
 - HEAVY BROOM - COARSE OR STIFF BRISTLES
- ROCK SALT FINISH:** APPLY ROCK SALT EVENLY OVER ENTIRE SURFACE JUST PRIOR TO FINISH TROWELING. PRESS SALT INTO THE SURFACE WITH TROWEL OR ROLLER SO THAT SALT IS EMBEDDED JUST BELOW SURFACE LEAVING THE TOPS OF THE CRYSTALS EXPOSED. ALLOW CONCRETE TO CURE. FINISH SHALL BE LIGHT, MEDIUM OR HEAVY PER DIRECTION OF LANDSCAPE ARCHITECT.
- RETARDANT FINISH:** CONCRETE SURFACE SHALL BE EXPOSED USING LITH-ACHROME CONCRETE SURFACE RETARDER OR APPROVED EQUAL. APPLY IN ACCORDANCE TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE, AGGREGATE FOR CONCRETE 60-40 PEA GRAVEL BLEND.
- COLORS:** CONCRETE: COLORS PER CONSTRUCTION PLAN OR FINISH SCHEDULE. COLORS SHALL BE OF THE INTEGRAL TYPE MANUFACTURED BY L.H. SCOFIELD COMPANY OR APPROVED EQUAL. SURFACES DIRECTED BY LANDSCAPE ARCHITECT SHALL BE SEALED WITH LITH-ACHROME COLORWAX OR APPROVED EQUAL. APPLY IN ACCORDANCE TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE.
- STAMPED CONCRETE:** CONTRACTOR SHALL INSTALL STAMP CONCRETE PATTERNS TO CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURE, AND SHALL USE MANUFACTURER'S RECOMMENDED PATTERNS, TOOLS AND FORMS. CONTRACTOR SHALL USE RUBBER STAMPS OR AS APPROVED BY LANDSCAPE ARCHITECT. COLOR HARDENER SHALL MATCH CONCRETE COLOR AND BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS. RELEASE AGENTS, AS PER PLANS, SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- CONCRETE SAMPLE:** CONTRACTOR SHALL PROVIDE OWNER WITH A 2' X 2' SAMPLE OF ALL CONCRETE FINISHES & STAMP PATTERNS AS PER PLANS. SAMPLES SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO POURING FLATWORK.
- CURING:** CURE CONCRETE IN ACCORDANCE WITH REQUIREMENTS OF THE CURRENT ACI MANUAL OF CONCRETE PRACTICE.
- POSITIVE DRAINAGE:** CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE, WITHOUT PONDING ON ALL CONCRETE SURFACES. ALL CONCRETE FLATWORK SHALL SLOPE MINIMUM 1% AWAY FROM BUILDINGS, WALLS, ETC., IN THE DIRECTION OF SITE DRAINAGE.
- CONCRETE JOINTS:** CONTRACTOR SHALL INSTALL JOINTS AS NOTED OR PER STRUCTURAL ENGINEERS SPECIFICATIONS.
 - CONCRETE WALLS LESS THAN 8" DT: A TOOLED CONTROL JOINT, AT 1/4" DEPTH OF CONCRETE, SHALL BE PLACED 5' - 0" O.C. MAX., AT ALL CHANGES IN DIRECTION AND AT ALL INSIDE CORNERS. EXPANSION JOINTS WITH PREMOIDDED 3/8" ASPHALTIC JOINT OR ETHAFOAM FELT AS PER OWNERS SPECIFICATIONS, SHALL BE PLACED 20' - 0" O.C. MAX.
 - CONCRETE PAVING: A TOOLED CONTROL JOINT AT 1/4" DEPTH OF CONCRETE, SHALL BE PLACED AT PLUS/MINUS 40 SQ. FEET MAXIMUM, ALL CHANGES IN DIRECTION AND AT ALL INSIDE CORNERS. EXPANSION JOINTS WITH PREMOIDDED 3/8" ASPHALTIC JOINT OR ETHAFOAM FELT AS PER OWNERS SPECIFICATIONS, SHALL BE PLACED AT ±160 SQ. FT. MAX.
- ADJOINING EXISTING CONCRETE SURFACES:** CONCRETE DESIGNATED ON PLANS TO MEET ALL EXISTING CONCRETE WALKS, DRIVEWAYS ETC. SHALL BE FLUSH AND INCLUDE AN EXPANSION JOINT BETWEEN THE SURFACES.
- DEFECTS:** ALL DEFECTS IN CONCRETE WORK SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

E. MASONRY NOTES

- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO CONSTRUCT MASONRY STRUCTURES INDICATED ON THESE PLANS.
- PLAN VERIFICATION:** THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.
- LICENSE:** THE MASONRY CONTRACTOR SHALL BE A C-29 CALIFORNIA LICENSED MASONRY CONTRACTOR, OR A C-27 LICENSED LANDSCAPE CONTRACTOR IF MASONRY IS APPURTENANT TO LANDSCAPE WORK.
- UNIFORM BUILDING CODE:** ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, MASONRY DESIGN MANUAL, AND ALL APPLICABLE GOVERNING AGENCIES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- COORDINATION:** CONTRACTOR SHALL COORDINATE WITH APPROPRIATE TRADES TO LOCATE PIPE SLEEVES, IRRIGATION, DRAINAGE, ELECTRICAL ETC., BENEATH OR EMBEDDED IN MASONRY WALLS, BEFORE STARTING WORK.
- SOIL PREPARATION:** ALL EXCAVATION, GRADING, COMPACTION, ETC. SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE STRUCTURAL SOILS REPORT. ALL SOIL MODIFICATIONS SHALL BE UNDER THE DIRECTION OF A SOILS ENGINEER.
- ROCK AND SAND SPECIFICATIONS:** SAND AND AGGREGATE FOR MASONRY SHALL BE CLEAN NATURAL MATERIALS CONFORMING TO ASTM DESIGNATION C-144 AND C-404.
- WATER:** WATER FOR CONCRETE SHALL BE CLEAN AND FREE FROM DELETERIOUS SUBSTANCES.
- CEMENT:** CEMENT SHALL BE PORTLAND CEMENT TO CONFORMING TO CURRENT REQUIREMENTS OF ASTM C-150, TYPE I OR TYPE II.
- CONCRETE BOLT:** MASONRY UNITS SHALL BE TYPE I UNITS CONFORMING TO ASTM C-90 AND IN ADDITION THE REQUIREMENTS OF THE QUALITY CONTROL STANDARDS OF THE CONCRETE MASONRY ASSOCIATION OF CALIFORNIA. SIZE, TEXTURE & COLOR SHALL BE SHOWN ON DRAWINGS.
- EXECUTION:** LAY MASONRY IN STRAIGHT COURSES IN RUNNING BOND, TRUE TO PLANE AND PLUMB WITHIN 1/8" IN 10 FEET. FACED AND REINFORCED MASONRY UNITS SHALL BE ALL IN ONE PLANE. MAKE HORIZONTAL AND VERTICAL MORTAR JOINTS 3/8" THICK. TOOL ALL JOINTS FLUSH. CUT UNITS WITH MASONRY SAW.
- MORTAR:** MORTAR SHALL BE TYPE S' AND CONFORM TO ASTM C-270. UNIFORM MIX IN THE RATIO 1 PART PORTLAND CEMENT TO 1/2 PART HYDRATED LIME OT 3 PART SAND. MORTAR TO MATCH COLOR OF BLOCK OR PER PLAN.
- GROUT:** GROUT SHALL BE A FLUID CONSISTENCY AND MIXED IN THE RATIO BY VOLUME, 1 PART CEMENT, 3 PARTS SAND, OR 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 P.S.I. @ 28 DAYS.
- COMPRESSIVE STRENGTH OF CONCRETE:** ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS OR PER STRUCTURAL ENGINEERS RECOMMENDATIONS WITH A SLUMP NOT TO EXCEED 4" CONFORMING WITH ASTM C-39. CONCRETE SHALL CONSIST OF A MINIMUM 1/2 SACK PORTLAND CEMENTSAND/GRAVEL MIX, CONFORMING WITH ASTM C-150.

- MASONRY REINFORCING STEEL:** STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A-615 EXCEPT THAT 1/4" TIES MAY BE FLAIN BARS. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A-82.
- REBAR:** ACCURATELY PLACE REINFORCING STEEL AS SHOWN ON THE DRAWINGS OR PER STRUCTURAL ENGINEER, POSITIVELY SECURED AND SUPPORTED, NOT EXCEEDING 200 BAR DIAMETERS. IN SUCH A MANNER THAT NO MOVEMENT OCCURS WHEN GROUT IS POURED. REINFORCING AND THE WIRES SHALL BE EMBEDDED IN THE GROUT. LENGTH OF LAPPED SPICE SHALL BE A MINIMUM OF 40 BAR DIAMETERS FOR TENSION, 30 BAR DIAMETERS FOR COMPRESSION, OR AS PER STRUCTURAL ENGINEER RECOMMENDATIONS. THE THICKNESS OF THE GROUT BETWEEN MASONRY UNITS AND REINFORCING SHALL BE A MINIMUM OF 1/4" FOR FINE GROUT AND 1/2" MINIMUM FOR COURSE GROUT.
- FOOTINGS:** CONCRETE FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON DRAWINGS OR AS PER STRUCTURAL ENGINEERS SPECIFICATIONS. EARTHFORMS MAY BE USED FOR FOOTINGS ONLY WHERE SOIL IS FIRM AND STABLE AND CONCRETE WILL NOT BE EXPOSED.
- WELDING:** WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 AND REQUIREMENTS OF THE AMERICAN WELDING SOCIETY.
- GROUTING:** ALL MASONRY SHALL BE REINFORCED. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS ETC. GROUT CELLS BELOW GRADE SOLID. ALL REINFORCEMENT, BOLTS ETC. IN MASONRY SHALL HAVE A MINIMUM GROUT COVERAGE OF 3/4".
- BELOW GRADE CONSTRUCTION:** MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL WALLS TO GRADES PER PLAN (OR PER CIVIL ENGINEER). FINISH GRADE FOR RUNOFF SWALE BEHIND ALL WALLS. EXISTING DRAIN LINES COMPLETE AND CONNECTED TO DRAINAGE SYSTEM OR STREET, WATERPROOFING ALL WALLS BELOW BELOW GRADE AND ALL EXCAVATION NECESSARY FOR THE EXECUTION OF MASONRY WORK. FILL SOIL PER STRUCTURAL ENGINEER WALLS. ALL RETAINING WALLS SHALL BE ADEQUATELY SHORED DURING BACKFILL OPERATION.
- EXPANSION JOINTS:** CONTRACTOR SHALL PROVIDE EXPANSION JOINTS AT CORNERS AND AT 30' - 0" ON CENTER OR AS REQUIRED BY GOVERNING AGENCY.
- SURPLUS SOIL:** MASONRY CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ALL 3"OILS OR SURPLUS SOIL ON SITE AS A RESULT OF MASONRY WORK.
- MASONRY SAMPLE:** CONTRACTOR SHALL PROVIDE TO OWNER A 4' X 4' SAMPLE PANEL OF ALL MASONRY WALL TYPES ON PLANS. SAMPLES SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- STUCCO APPLICATION:** ALL STUCCO WORK SHALL CONFORM TO LATHING AND PLASTERING REFERENCE SPECIFICATIONS OF THE CALIFORNIA LATHING AND PLASTERING CONTRACTORS ASSOCIATION, INC., AND STANDARDS FOR PUBLIC WORK CONSTRUCTION. STUCCO APPLICATION SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.
- PLASTER PROPORTIONS:** PLASTER FINISH TO INCLUDE:
 - SCRATCH COAT - 3/8" THICK 1 PART PORTLAND CEMENT PLASTER AND 4 PARTS DAMP BROWN COAT - 3/8" THICK 1 PART PORTLAND CEMENT PLASTER AND UP TO 3 PARTS DAMP LOOSE SAND COLOR FINISH COAT - 1/8" THICK PORTLAND CEMENT PLASTER MIX WITH WATER ONLY
 - PORTLAND CEMENT PLASTER MIX INCLUDES: 1 PART PORTLAND CEMENT 1/4 PART HYDRATED LIME WATERPROOFING ADMIXTURE (PER MANUFACTURERS SPECS.)
- PLASTER FINISH:** ALL PLASTER FINISHES, TEXTURES AND COLORS SHALL MATCH REFERENCED ARCHITECTURE OR AS DIRECTED BY CONTRACTOR. CONTRACTOR SHALL SUPPLY A 2" SAMPLE OF ALL PLASTER FINISHES FOR OWNERS APPROVAL.
- WATER SEAL:** APPLY WATER SEALER TO ALL PLASTER FINISHES UNLESS OTHERWISE APPROVED IN WRITING BY OWNER.
- MASONRY VENEER/TILE:** ALL TILE, BRICKS, Pavers, PRECAST CONCRETE VENEER, ETC. SHALL BE IN ACCORDANCE WITH PLANS TO BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.
- SPECIAL MASONRY WALL MATERIALS:** ALL SPECIAL WALL MATERIALS, FOAM ETC. SHALL CONFORM TO ALL SPECIFICATIONS AND RECOMMENDED INSTALLATION PROCEDURES OF MANUFACTURER.
- DEFECTS:** ALL DEFECTS IN MASONRY WORK SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. CARPENTRY NOTES

- PLAN VERIFICATION:** THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.
- LICENSE:** THE CARPENTRY CONTRACTOR SHALL BE A C-29 CALIFORNIA LICENSED CARPENTRY CONTRACTOR OR A C-27 LICENSED LANDSCAPE CONTRACTOR IF CARPENTRY IS APPURTENANT TO LANDSCAPE WORK.
- UNIFORM BUILDING CODE:** ALL CARPENTRY CONSTRUCTION SHALL CONFORM TO THE APPLICABLE EDITION OF THE UNIFORM BUILDING CODE AND ALL GOVERNING AGENCY CODES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- DELIVERY AND STORAGE:** ALL MATERIALS, IN SO FAR AS IS PRACTICAL, SHALL BE DELIVERED TO THE SITE IN THE MANUFACTURERS ORIGINAL CONTAINERS AND SHALL BEAR THE TRADEMARKS AND NAMES THEREOF. GRADE MARK SHALL BE STAMPED ON ALL STANDARD YARD-DIMENSION LUMBER OR CERTIFIED FOR COMPLIANCE. EACH PIECE OF TREATED LUMBER SHALL BE STAMPED. LUMBER SHALL BE CAREFULLY STACKED TO PREVENT WARPING AND SHALL BE KIP DRY.
- CONNECTIONS:** MEMBERS SHALL BE ACCURATELY CUT AND FITTED AND SOLIDLY FASTENED TOGETHER TO PRODUCE PLUMB, LEVEL AND RIGID CONSTRUCTION. SLICING OFFRAMEY MEMBERS BETWEEN SUPPORTS IS PROHIBITED. FACES OF ALL MEMBERS SHALL BE INSTALLED IN EVEN TRUE PLANES. NAILING, SPIKING AND BOLTING SHALL BE DONE IN ACCORDANCE WITH UNIFORM BUILDING CODE. METAL CONNECTORS AND JOIST HANGERS SHALL BE LOCATED WHERE SHOWN OR PER UNIFORM BUILDING CODE. DRILL HOLES FOR BOLTS THE SAME DIAMETER AS THE BOLT SHANK PLUS 1/16". PROVIDE WASHER LUGS, BOLT HEADS AND NUTS. ALL THROUGH BOLTS LENGTHS ARE TO BE WIDTH OF MEMBERS PLUS 1" OR SIZE PER PLAN. LUG SCREWS ARE NOT TO BE DRIVEN. DRILL HOLES FOR BOLGS FIRST TO DIAMETER AND DEPTH OF THREAD, FOLLOWED BY DRILLING TO 75% OF SHANK DIAMETER AND DEPTH OF THREAD. WOOD SCREWS SHALL NOT BE DRIVEN. PROVIDE SUB-DRILLED HOLES FOR ALL SCREWS OR USE SELF- DRILLING SCREWS. TIGHTEN BOLTS AND SCREWS AT INSTALLATION AND RETIGHTEN JUST PRIOR TO COMPLETION OF PROJECT. ALL CONNECTIONS NOT DESIGNATED ON PLANS SHALL BE PER UNIFORM BUILDING CODE S129 NAIL AND CONNECTION SCHEDULES.
- LUMBER QUALITY:** ALL LUMBER TO BE DOUGLAS FIR, GRADE NO. 1 SELECT, SMOOTH FOUR SIDES, UNLESS OTHERWISE NOTED PER PLANS. ALL LUMBER SHALL BE IDENTIFIED AS TO SPECIES, GRADE, AND STAMPED BY WEST COAST LUMBER INSPECTION BUREAU.
- PRESSURE TREATED LUMBER:** ALL WOOD BEARING ON CONCRETE MASONRY, ON OR BURIED INTO GRADE, OR SPECIFIED PER PLANS SHALL BE PRESSURE TREATED DOUGLAS FIR NUMBER 2 UNLESS OTHERWISE NOTED.
- HARDWARE:** ALL NAILS, CONNECTORS, OR OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED OR CADMIUM PLATED, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PAINT ALL HARDWARE (PER PAINTING AND STAINING NOTES) TO MATCH WOOD FINISH.
- FOOTINGS:** CONCRETE FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON DRAWINGS OR AS PER STRUCTURAL FOOTINGS ONLY WHERE SOIL IS FIRM AND STABLE AND CONCRETE WILL NOT BE EXPOSED.
- DEFECTS:** ALL DEFECTS IN CARPENTRY WORK SHALL BE CORRECTED THROUGH GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

G. TUBULAR STEEL / METAL NOTES

- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE INSTALLATION OF ALL TUBULAR STEEL / METAL WORK INDICATED ON THESE PLANS.
- PLAN VERIFICATION:** THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.
- LICENSE:** THE TUBULAR STEEL CONTRACTOR SHALL BE A C-23 CALIFORNIA LICENSED TUBULAR STEEL FENCE CONTRACTOR.
- UNIFORM BUILDING CODE:** ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- WORKMANSHIP:** ALL TUBULAR STEEL WORK SHALL BE PLUMB, STRAIGHT AND TO LINE AND HEIGHT, LEVEL WITH ACCURATE ANGEL AND SURFACES AS INDICATED ON DRAWINGS.
- MATERIAL STANDARDS:** ALL METAL WORK SHALL BE FREE OF DEFECTS WHICH IMPAIR STRENGTH, DURABILITY AND APPEARANCE. STEEL BARS, PLATES, ETC. SHALL CONFORM TO ASTM A-36.
- WELDING:** WELDING OF TUBULAR STEEL SHALL CONFORM TO AWS D12-1 AND REQUIREMENTS OF THE AMERICAN WELDING SOCIETY. WELD ALL CONNECTIONS CONTINUOUS AND SOLID. GRIND ALL WELDS SMOOTH.
- FOOTINGS:** CONCRETE FOOTINGS SHALL BE OF THE SIZE AND TYPE AS INDICATED ON DRAWINGS OR AS PER STRUCTURAL ENGINEERS SPECIFICATIONS. EARTHFORMS MAY BE USED FOR FOOTINGS ONLY WHERE SOIL IS FIRM AND STABLE AND CONCRETE WILL NOT BE EXPOSED.
- CAPS:** CONTRACTOR SHALL CAP ALL EXPOSED ENDS OF TUBING.
- PAINT:** ALL EXPOSED SURFACES TO BE PAINTED WITH 1 COAT OXIDE BASE PRIMER AND PAINTED WITH 2 COATS OF RUST INHIBITING ENAMEL PAINT. COLOR AND FINISH PER DRAWINGS.
- CLEANING:** AFTER ERECTION, CLEAN OFF ALL RUST, SCALE AND OIL. CLEAN FIELD WELDS, BOLTS AND ABRADED AREAS. TOUCH UP ALL AREAS WITH THE SAME MATERIAL AS USED FOR THE SHOP COAT LEAVING ALL SURFACES READY TO RECEIVE FINISH COATS.
- DEFECTS:** ALL DEFECTS IN TUBULAR STEEL/METAL WORK SHALL BE CORRECTED THROUGH THE GUARANTEE HEREIN, AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

H. PAINTING AND STAINING NOTES

- SCOPE OF WORK:** CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES FOR THE SANDING, PRIMING, PAINTING OR STAINING OF ALL MATERIALS INDICATED ON THESE PLANS.
- PLAN VERIFICATION:** THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS ON ALL DRAWINGS.
- UNIFORM BUILDING CODE:** ALL PAINTING AND STAINING SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE GOVERNING AGENCIES.
- FIELD VERIFICATION:** CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. OWNER AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- MATERIALS:** ALL PAINTS AND STAINS SHALL BE AS INDICATED ON DRAWING AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL PAINT SHALL MEET THE REQUIREMENTS OF THE APPROPRIATE AIR POLLUTION CONTROL DISTRICT. PAINT SHALL BE HOMOGENEOUS, FREE OF CONTAMINANTS AND OF A CONSISTENCY SUITABLE FOR THE USE FOR WHICH IT IS SPECIFIED. THE PIGMENT SHALL BE PROPERLY DISPERSED THROUGHOUT THE MATERIAL SUCH THAT THE PIGMENT DOES NOT SETTLE APPRECIABLY, DOES NOT CAKE OR THICKEN IN THE CONTAINER, OR BECOME GRANULAR OR CURDLED.
- DELIVERY:** PAINT MATERIALS SHALL BE DELIVERED TO THE WORK SITE IN NEW, UNOPENED, AIRTIGHT CONTAINERS, APPROPRIATELY IDENTIFIED WITH THE MANUFACTURERS NAME, DATE OF MANUFACTURE, TYPE OF PAINT OR PAINT MATERIAL A AND LOT OR BATCH NUMBER.
- EXECUTION:** PAINT SHALL BE APPLIED ONLY ON THOROUGHLY DRY SURFACES AND DURING PERIODS OF FAVORABLE WEATHER. SURFACES TO BE PAINTED OR STAINED SHALL BE FREE FROM DUST, GREASE, OR OTHER DELETERIOUS SUBSTANCES THAT WOULD PREVENT BONDING.
- APPLICATION:** PAINTING SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL CODES AND REGULATIONS. UNLESS OTHERWISE SPECIFIED, PAINT SHALL BE APPLIED BY BRUSH, ROLLER OR SPRAY METHOD. FINISHED SURFACES SHALL BE UNIFORM AND FREE OF DEFECTS (DRIPS, RUNS BRUSH MARKS, THINK AREAS, ETC.).
- PAINTING LUMBER:** UNLESS OTHERWISE SPECIFIED, ALL NEW LUMBER REQUIRING PAINTING SHALL CONSIST OF A PRIMER AND TWO FINISH COATS FOR WOOD STRUCTURES. WOOD SURFACES DESIGNATED TO BE PAINTED SHALL BE CLEANED, WHEN PERMITTED BY THE JOB SUPERINTENDENT, THE FIRST COAT OF PAINT MAY BE APPLIED PRIOR TO ERECTION. AFTER THE FIRST COAT HAS DRIED AND THE LUMBER IS IN PLACE, ALL CRACKS, CHECKS, NAIL HOLES, ETC. SHALL BE PUTTIED FLUSH WITH THE SURFACE AND ALLOWED TO DRY BEFORE THE SECOND COAT IS APPLIED. SKIPS, HOLIDAYS, THIN AREAS OR OTHER DEFICIENCIES IN ANY ONE COAT OF PAINT SHALL BE CORRECTED BEFORE THE SUCCEEDING COAT IS APPLIED. THE SURFACE OF ANY PAINT COAT BEING COVERED SHALL BE FREE OF DELETERIOUS MATERIAL BEFORE ADDITIONAL PAINT IS APPLIED.
- SURFACE PREPARATION FOR PAINTING GALVANIZED SURFACES:** GALVANIZED SURFACES SHALL BE PREPARED FOR PAINTING BY HAND SCRAPING OR WIRE BRUSHING. AFTER HAND CLEANING, ALL GALVANIZED SURFACES SHALL BE CLEANED BY SOLVENT CLEANING PROCEDURES FOR REMOVING DETRIMENTAL FOREIGN MATTER SUCH AS OIL, GREASE, SOIL, ETC. AFTER WASHING, ALL AREAS SHALL BE ROUGHENED BY ABRASIVE BLASTING. GALVANIZING SHALL NOT BE REMOVED BY THIS OPERATION.
- EXISTING WOOD SURFACE PREPARATION:** WOOD SURFACES SHALL BE PREPARED FOR PAINTING BY REMOVING ALL CRACKED OR PEELD PAINT, LOOSE CHALKY PAINT, DIRT AND OTHER FOREIGN MATTER BY WIRE BRUSHING, SCRAPING, SANDING OR OTHER APPROVED MEANS IMMEDIATELY PRIOR TO PAINTING. ALL SURFACES SHALL BE WIPE OR DRY BRUSHED TO REMOVE ANY DUST OR CHALKY RESIDUE THAT MAY RESULT FROM CLEANING OPERATIONS. ALL WOOD DESIGNATED TO BE PAINTED SHALL BE THOROUGHLY DRY BEFORE PAINT IS APPLIED.
- FINISH SAMPLE:** CONTRACTOR SHALL PROVIDE OWNER WITH A SAMPLE OF ALL PAINTS AND STAINS COLORS AS PER PLANS. SAMPLES SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
- DEFECTS:** THE CONTRACTOR SHALL PROTECT ALL PARTS OF THE STRUCTURE OR ADJACENT IMPROVEMENTS AGAINST DISFIGUREMENT AS A RESULT OF ITS PAINTING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO VEHICLES, PERSONS OR PROPERTY AND SHALL PROVIDE AT ITS EXPENSE PROTECTIVE MEANS TO GUARD AGAINST SUCH DAMAGE.

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Project:

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















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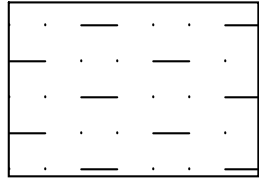
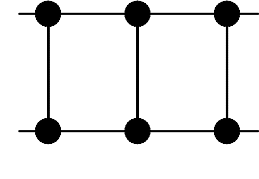



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Plan Date: 03.09.2021















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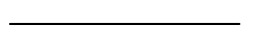



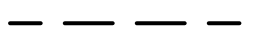

Title:

SYMBOL		MFR	MODEL NO DESCRIPTION		GPM	RADIUS	PSI	PREC RATE	DETAIL
TREE PALM IRRIGATION									
	RAIN BIRD		RD-0-S-P30-F-NP-W-5FB-PCS-040 STREAM BUBBLER NO. 2		25-50	N/A	30	1.8	F
NOTE: SINGLE SYMBOL ON PLANS REPRESENTS MINIMUM TWO (2) BUBBLERS PER TREE									
2- BUBBLERS REQUIRED FOR 24" BOX TREES AND SMALLER									
3- BUBBLERS REQUIRED FOR 3" BOX TREES									
4- BUBBLERS REQUIRED FOR PALMS AND 48" BOX TREES									
CONTRACTOR SHALL VERIFY ALL TREE LOCATION AND SIZE PRIOR TO COMMENCING WORK									
OVER HEAD SPRAY									
	F								
	RAIN BIRD		RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN14 NO. 1		23-42-78	8-12 FT	40	0.2	G
	RAIN BIRD		RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN18 NO. 1		19-37-75	13-1 FT	40	0.2	G
	RAIN BIRD		RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN24 NO. 1		40-74-147	17-24 FT	40	0.2	G
	L RCS	SST							
	RAIN BIRD		RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN LCS-SST RCS NO. 1		22-44	LCS RCS 5 x 15 FT SST 5 x 30 FT	40	0.2	G
	F								
	RAIN BIRD		RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN14 NO. 1		23-42-78	8-12 FT	40	0.2	G
	RAIN BIRD		RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN18 NO. 1		19-37-75	13-1 FT	40	0.2	G
	RAIN BIRD		RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN24 NO. 1		40-74-147	17-24 FT	40	0.2	G
	L RCS	SST							
	RAIN BIRD		RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN LCS-SST RCS NO. 1		22-44	LCS RCS 5 x 15 FT SST 5 x 30 FT	40	0.2	G
	F								
	RAIN BIRD		500-PC-FC-SAM-R-NP-SS W-NO. 1 LES MPR-25 Q.H.F		1:00:198:3.82	25 FT	45	0.2	G
	RAIN BIRD		500-PC-FC-SAM-R-NP-SS W-NO. 1 LES MPR-30 Q.H.F		1:40:219:5.78	30 FT	45	0.2	G
	RAIN BIRD		500-PC-FC-SAM-R-NP-SS W-NO. 1 LES MPR-35 Q.H.F		1:92:381:7.58	35 FT	45	0.2	G
NOTE: ALL SPRAY HEAD BODIES SHALL HAVE FACTORY INSTALLED RECLAIMED WATER IDENTIFICATION CAP									
ALL SPRAY NO. 1 LES INSTALLED ON RISER SHALL HAVE APPROVED "RECLAIMED WATER" IDENTIFICATION LABEL INSTALLED									
NOTE: POP-UP HEADS WITH ELEVATION CHANGES OF 10 FEET OR GREATER FROM HIGHEST HEAD IN ONE OR HEADS WITH POTENTIAL OF LOW HEAD DRAINAGE WILL REQUIRE THE INSTALLATION OF A SPRING-TYPE ANTI-DRAIN CHECK VALVE. ABSOLUTELY NO LOW HEAD DRAINAGE ALLOWED									
NOTE: NO. 1 LES NUMBERS WITHIN THE ROTOR HEAD SYMBOLS DO NOT EXACTLY CORRESPOND TO THE HUNTER NO. 1 LES NUMBERS									
NO. 1 LES NUMBERS FOR QUARTER-HALF AND FULL HEADS ARE SHOWN WITHIN THE HEAD MODEL NUMBER AS SHOWN IN THE LEGEND									
NO SYMBOL	K.B.		KSC-XXX-S SWING CHECK VALVE LINE SIZE 1 DOWNSTREAM OF EACH RC WHEN RC IS LOWER THAN THE SPRINKLERS						N/A
NO SYMBOL	K.B.		KC-XXX-S SPRING CHECK VALVE LINE SIZE 1 DOWNSTREAM OF EACH RC IMMEDIATELY ABOVE FIRST LATERAL LINE TEE WHEN RC IS HIGHER THAN THE SPRINKLERS						N/A

SUBSURFACE SHRUB IRRIGATION			PSI 30	HH,LL,MM,NN
	RAIN BIRD	<p>SHRUB PLANTING AREAS: LINES SHOW ARE A DIAGRAMMATIC HATCH PATTERN ONLY</p> <p>SUB-SURFACE DRIP TUBING WITH CHECK VALVE, MODEL XFS-03-18 W/ 0.0 GPH EMITTERS @ 18" ON-CENTER</p> <p>"RECYCLED WATER" PURPLE STRIPE DRIPLINE WITH PRESSURE COMPENSATING, ANTI SIPHON CHECK VALVE AND COPPER SHIELD ROOT INTRUSION PROTECTION EMITTER-INSTALL TUBING ROWS MAXIMUM OF 1' APART IN SHRUB AREAS-INSTALL PERIMETER TUBING MAXIMUM 1' FROM PERIMETER EDGE FOR GROUND COVER AREAS OR AT FIRST LINE OF SHRUBS-INSTALL PARALLEL TO SLOPE AT ALL TIMES-CONTRACTOR SHALL DETERMINE MINIMUM ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER-EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO INLINE EMITTERS-AREAS OF TIGHTLY SPACED GROUND COVER WILL REQUIRE CLOSER ROW SPACING FOR ANY SINGLE OR DOUBLE ROW TYPE PLANTINGS-INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EITHER SIDE-DUE TO SOIL STRATA DIFFERENCES AND POSSIBLE COMPACTION CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING THAT THE FINAL LAYOUT AND ROW SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS</p>		
	RAIN BIRD	<p>ALL SUB-SURFACE TUBING SHALL BE INSTALLED BELOW FINISH SOIL GRADE ANCHORED WITH RAIN BIRD 9" GALVANIZED WIRE STAKES-MODEL TDS-050-INSTALLED FOUR FEET ON CENTER</p> <p>CONNECTION FITTINGS BETWEEN P-C LATERAL LINES AND DRIPLINE TUBING FOR ALL LINES NOT ALL BLACK DOT SYMBOLS ARE SHOWN ON PLAN</p> <ul style="list-style-type: none"> FOR CENTER FEED SYSTEMS FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFD-TFA-075-MDCFEE-MDCFTEE W/ MDCF75FPT-OR XXF-TMA-060 WITH 1.2" TT COUPLER FOR END FEED SYSTEMS FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFF-MA-075 XFF-MA-050 BARB MALE ADAPTER FOR EXHAUST HEADER FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFF-MA-075 XFF-MA-050 BARB MALE ADAPTER <p>NOTE: ALTERNATE DRIPLINE MANFOLD SETUP: CONTRACTOR MAY USE RAIN BIRD'S COILED POLY DRIPLINE HEADER 18" SPACING PRODUCT XFF-060 FOR ALL DRIP - ONE HEADER AND FOOTERS AS NECESSARY AND NO CENTER FEED LAYOUT MANIFOLDS-USE 3/4" PRODUCT MODEL XGF-075/18100-FOR ONE FLOWS UP TO 5 GPM-USE 1" PRODUCT MODEL XGF1018100-FOR ONE FLOWS 5 GPM TO 10 GPM-NO TIGHT BENDING OF DRIPLINE HEADER IS ALLOWED</p> <p>RECOMMENDED FITTINGS: SPEARS 90 ELL INSERT X INSERT 3/4" 140-007 140-010 MALE ADAPTER MIPT X INSERT 3/4" 143-007 143-010 COUPLING INSERT X INSERT 3/4" 1429-010 1429-010 INSERT ADAPTER INSERT X SOC 3/4" 474-007 474-010 INSERT ADAPTER INSERT X SPIGOT 3/4" 4-007 4-010 FOR USE WITH P-C SOC FITTINGS-TEE INSERT X INSERT X SOC 3/4" 1404-102 1404-010</p> <p>ALL CONNECTIONS BETWEEN THE XFQ DRIPLINE HEADER TUBING AND P-C LATERAL PIPE SHALL BE MADE USING FITTING MODELS AS DESCRIBED ABOVE-ONLY THE IDEAL OR OETIKER STAINLESS STEEL INSERT CLAMP IS REQUIRED ON ALL INSERT CONNECTIONS</p>		HH,LL,MM,NN
NO SYMBOL	RAIN BIRD	ALL CONNECTIONS BETWEEN 1.2" DRIPLINE TUBING SHALL BE MADE USING RAIN BIRD XFF INSERT FITTINGS AND XF INSERT CROSS FITTING		HH,LL,MM,NN
	SPEARS	FLUSH VALVE ASSEMBLY: PROVIDE GRAY 1.2" P-C THREADED BALL VALVE-MODEL 2-21-005G-WITH CHAMPION IRRIGATION PRODUCTS ARROWHEAD BRASS: GARDEN HOSE-TO-PIPE THREAD INSERT ADAPTER-MODEL 10F-FOR FLUSHING P-C EXHAUST MANIFOLD PIPE WITH STANDARD GARDEN HOSE-INSTALL FLUSH VALVE INSIDE 7" ROUND VALVE BOX-ONE AT THE END OF EACH AND EVERY DRIPLINE TUBING RUN IN EACH DIRECTION-INSTALL ONE FLUSH VALVE WITHIN EACH PLANTER OR PER A MAXIMUM OF 800' OF TUBING MEASURED PER EITHER SIDE OF P-C SUPPLY MANIFOLD-S-FOR EACH ONE MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE-ONE-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLUSH VALVES REQUIRED-AS PLANS MAY NOT SHOW ALL FLUSH VALVES REQUIRED FOR A PARTICULAR AREA-INSTALL FINAL LOCATION 18" FROM PA-ING FOR EASE OF MAINTENANCE		O
	RAIN BIRD	MODEL OPERIND: SPRINKLER BODY WITH VISIBLE PURPLE CAP STEM INDICATES -ONE IS IN OPERATION-INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A -ONE-ATTACH TO POLY OR P-C 1/2" 1.2" MPT CONNECTION-INSTALL UNIT AT HIGH POINT OF EACH PLANTER		OO
	RAIN BIRD	AR-050 1.2" AIR ACCUMULUM RELIEF VALVE-LOCATE AT HIGHEST POINT OF THE DRIPLINE-ONE-INSTALL INSIDE A 1/2" ROUND VALVE BOX 18" FROM PA-ING		N

IRRIGATION CONTROLLER AND RELATED EQUIPMENT			
	IMPERIAL TECHNICAL SERVICES	RAIN BIRD TOP ENTRY "ESP-LXD" 2-WIRE DECODER SERIES "ET" BASED CONTROLLER ASSEMBLY MODEL: ICA-RB5-125 SP-IQ-RS IQ-SSPH/75-DEC1 SDI/12 LSP/12 GP3-K/4 TWIS RB-URA IFS-200 VERIFY EXACT CONTROLLER LOCATION AND CONNECTIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BID OF WORK CONTACT DARYL GREEN WITH IMPERIAL TECHNICAL SERVICES AT .949.584-7311 FOR ADDITIONAL INFORMATION AND PURCHASING	PP
	ICA-RB5-125 SP	RAIN BIRD 125 STATION 2 WIRE DECODER CONTROLLER IN A STAINLESS STEEL TOP ENTRY PEDESTAL ENCLOSURE	
	IQ-RS	CONTROLLER SURGE PROTECTION	
	IQ-SSPH	RADIO CONNECT RAIN SWITCH ASSEMBLY COMMUNICATION CARTRIDGE	
	75-DEC1	900MHZ SPECTRUM RADIO WITH 3DB PHANTOM TYPE ANTENNA	
	SDI	2 WIRE SINGLE STATION DECODER OPTIONAL MULTI-DECODERS ARE AVAILABLE FOR GROUPING	
	12 LSP	SENSOR DECODER INTERFACE FOR LXD CONTROLLER	
	12 GP3-K	LINE SURGE PROTECTION FOR LXD CONTROLLER	
	TWIS	3' GROUND PLATE KIT WITH 10' OF 14 GA. GROUNDING WIRE	
	RB-URA	TWO WIRE ISOLATION SWITCH FOR TWO WIRE PATH	
NO SYMBOL	IFS-200	9 PIN REMOTE CONTROL ADAPTER BOARD	
	RSE	2" FLOW SENSOR	
		RAIN SWITCH IN ENCLOSURE MOUNTED ASSEMBLY	
	N/A	CONTRACTOR SHALL COORDINATE ALL CONNECTIONS: CONDUITS, SWEEPS, SLEEVES AND CABLE ROUTING WITH GENERAL CONTRACTOR AND ANY AFFECTED ON-SITE TRADES AS REQUIRED THROUGHOUT PROJECT	N/A
	BY OTHERS	120 VOLT ELECTRICAL POWER PROVIDED BY ELECTRICIAN CONTRACTOR SHALL COORDINATE AND VERIFY CONTROLLER WALL MOUNT LOCATION IN FIELD WITH ELECTRICIAN ELECTRICIAN SHALL ROUTE AND INSTALL ALL CONDUIT AND CONDUCTORS TO WITHIN THE CONTROLLER WALL MOUNT LOCATION IRRIGATION CONTRACTOR SHALL CONNECT IRRIGATION CONTROLLER TO ELECTRICAL SUB-OUT CONTROLLER CIRCUIT SHALL BE SUPPLIED FROM A DEDICATED BREAKER FROM THE POWER SOURCE	N/A

SYMBOL	MFR#	MODEL NO./DESCRIPTION	DETAIL
IRRIGATION UTILITIES			
	P.O.C.	CONNECTION TO 2" RECYCLED WATER METER WITH 3" SERVICE LINE: CONTRACTOR SHALL SUPPLY ALL HARDWARE AND FITTINGS REQUIRED TO CONNECT IRRIGATION MAINLINE TO METER. CONTRACTOR SHALL VERIFY METER LOCATION, SIZE, SERVICE LINE SIZE, AND STATIC WATER PRESSURE BEFORE COMMENCING WORK.	N/A
	BURN WILKINS	375 XL 2" REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR NON-POTABLE APPLICATION	A
NO SYMBOL	 JB STRONGBOX	STAINLESS STEEL ENCLOSURE FOR BACKFLOW PREVENTION ASSEMBLY: MODEL SBBC-45SS	A
	YARDNEY	SB 3-P/3" FACTORY PAINTED PURPLE BASKET STRAINER WITH FLANGED CONNECTIONS AND 80 MESH FILTER ELEMENT. STRAINER ASSEMBLY SHALL BE INSTALLED WITHIN A JB STRONG BOX SBBC-30CR SMOOTH TOUCH ENCLOSURE INSTALLED ON A POURED IN PLACE CONCRETE PAD.	D
	WILKINS	500XL-HLR-2" SINGLE UNION: PRESSURE REDUCING VALVE: INSTALL PER MANUFACTURERS RECOMMENDATIONS IF REQUIRED ONLY. VERIFY WATER PRESSURE IN FIELD PRIOR TO START OF WORK.	H
	BUCKNER SUPERIOR	2" WATER MASTER CONTROL BRASS VALVE MODEL 3200-RW: NORMALLY CLOSED. INSTALL PER MANUFACTURERS SPECIFICATIONS.	B
	RAIN BIRD	FLOW SENSOR IS PART OF THE CONTROLLER PACKAGE ASSEMBLY. MODEL FS-200-B-2" FLOW SENSOR. WIRE TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS. CONTACT DARYL GREEN :949-584-7311 FOR PURCHASED AND ADDITIONAL INFORMATION	C
	AS APPROVED	RECYCLED WATER CROSS CONNECTION TEST STATION.	I
	NIBCO	T-580-70-1 BRONZE BALL VALVE WITH STAINLESS STEEL STEM AND HANDLE NUT. LINE SIZE PER MAINLINE UP TO 2-1/2"	E
	LEMCO	LM-xx-xB-1M SERIES MAINLINE GATE VALVE FOR BELL AND GASKET RING-TITE P.C. PIPE MAINLINE 3" AND LARGER. SIZE TO MATCH MAINLINE SIZE.	
	RAIN BIRD	RECLAIMED QUICK COUPLER VALVE: MODEL 33DNP-3/4" BRASS QUICK COUPLER WITH CORROSION RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC NON POTABLE PURPLE RUBBER COVER AND 2 PIECE BODY. CONTRACTOR SHALL SUPPLY 3 QC KEYS. MODEL 33DK WITH ARROWHEAD BRASS CHAMPION. UPWARD 3/4"x 3/4" BENT-NOSE HOSE BIB. MODEL 975. ATTACHED. CONTRACTOR SHALL TURN OVER KEYS TO OWNER'S REPRESENTATIVE AT COMPLETION OF MAINTENANCE PERIOD.	F
	RAIN BIRD	RECYCLED WATER SIGNS: INSTALL QUANTITY AND LOCATIONS PER PER B.C. WATER DISTRICT REQUIREMENTS.	K
	RAIN BIRD	<p>PESB-R-1" OR 1-1/2" SERIES PLASTIC RECYCLED WATER DRIP REMOTE CONTROL VALVE ASSEMBLY WITH PURPLE HANDLE. SIZE AS SHOWN. INSTALL WITH RAIN BIRD MODEL LCRBY-D-1" OR 1-1/2" LARGE CAPACITY DISC FILTER AND MODEL PSI-H40X-1" OR 1-1/2" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR.</p> <p>FOR DEMANDS 1 - 20 GPM: INSTALL 1" VALVE WITH LCRBY100-D-1" DISC FILTER AND PSI-H40X-100-1" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR.</p> <p>FOR DEMANDS 21 - 55 GPM: INSTALL 1-1/2" VALVE WITH LCRBY150-D-1-1/2" DISC FILTER AND PSI-H40X-150-1-1/2" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR.</p>	L
	RAIN BIRD	PESB-R-PRS-D-1" OR 1-1/2" SERIES PLASTIC RECYCLED WATER REMOTE CONTROL VALVE WITH PURPLE HANDLE AND PRESSURE REGULATING MODULE. SIZE AS SHOWN. INSTALLED WITH 2-WIRE DECODER	M

IRRIGATION PIPE SLEEVE			
	AS APPROVED	PVC PIPE SCH 40 3/4" - 2" AS LATERAL LINES 12" BELOW GRADE: SEE PLAN FOR SIZES	G
	AS APPROVED	PVC PIPE SCH 40 AS MANIFOLD PIPE HEADERS FOOTERS MINIMUM SIZES FOR SUB-SURFACE DRIP LINES: USE 3/4" PIPE: FOR INDIVIDUAL OR CONNECTED MEDIANS WITHIN A ZONE WITH A TOTAL OF 4'0" OR LESS TOTAL LINEAR FT. OF TUBING USE 1" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A ZONE WITH 4'1"-1050' TOTAL LINEAR FT. OF TUBING USE 1-1/4" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A ZONE WITH 1051'-2250' TOTAL LINEAR FT. OF TUBING USE 1-1/2" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A ZONE WITH 2251'-3750' TOTAL LINEAR FT. OF TUBING	G
	AS APPROVED	PVC PIPE SCH 40 1 1/2" - 1-1/2" AS LATERAL LINES FOR TREE LINES 12" BELOW GRADE: SEE PLAN FOR SIZES	G
	AS APPROVED	BURIED PRESSURE IRRIGATION MAINLINE: 1-1/2" - 2-1/2" "PURPLE" RECYCLED WATER PVC PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" AS APPROVED - SCH 40 PVC PIPE FOR MAINLINE SIZES 1-1/2" AND SMALLER AS APPROVED - CLASS 315 PVC PIPE FOR MAINLINE SIZES 2" - 2-1/2" INSTALL WITH 3" WIDE "RECYCLED WATER" METALLIC DETECTABLE WARNING TAPES BURIED PRESSURE IRRIGATION MAINLINE: 3" AND LARGER "PURPLE" RECYCLED WATER PVC PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" AS APPROVED - CLASS 200 BELL AND GASKET RING TITE PVC PIPE FOR MAINLINE SIZES 3" AND LARGER AS MAINLINES 24" BELOW GRADE	G
NO SYMBOL	AS APPROVED	MAINLINE PIPE RESTRAINTS: 3" AND LARGER MAINLINE LEMCO - ALL FITTINGS USED WITH 3" AND LARGER RING-TITE BELL AND GASKET FITTING PVC PIPE SHALL BE LEMCO "DEEP BELL" DUCTILE IRON FITTINGS USE LEMCO JOINT RESTRAINTS ON ALL DIRECTIONAL CHANGES AND ON COUPLINGS WITHIN 50 FEET OF DIRECTIONAL CHANGE USE JOINT RESTRAINTS ON ALL EQUIPMENT INSTALLED ON RING-TITE PIPE	P
NO SYMBOL	AS APPROVED	AS APPROVED - CONCRETE THRUST BLOCKS CONSISTING OF MINIMUM 1.0 ONE CUBIC FOOT OF CONCRETE 2000 PSI SHALL BE INSTALLED FOR ALL MAINLINE 2-1/2" OR GREATER AT ELBOWS AND AT POINT OF CHANGE IN DIRECTION	Q
NO SYMBOL	AS APPROVED	CHRISTY - TA-DT-3-PRW 3" WIDE DETECTABLE PURPLE "RECYCLED WATER" METALLIC BACKED UNDERGROUND WARNING TAPE WARNING TAPE SHALL BE CENTERED 12" ABOVE MAINLINE CONTINUOUSLY ALONG MAINLINE ROUTING AND SLEEVE CROSSINGS	G
NO SYMBOL	AS APPROVED	PVC PIPE SCH 40 SIZES AS REQUIRED FOR RC/QC MANIFOLDS 18" BELOW GRADE MANIFOLDS AND PIPE ARE NOT SHOWN ON PLAN FOR CLARITY MANIFOLD PIPE SIZE SHALL BE SAME AS LARGEST LATERAL SIZE IN MANIFOLD USE 1-1/4" FOR QC MANIFOLD	R
	AS APPROVED	PIPE SLEEVE - SCH 40 "PURPLE" RECYCLED WATER PVC PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" EXTEND 12" BEYOND EDGE OF HARDSCAPE SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED MINIMUM 2' SIZE	G
	PAIGE ELECTRIC	MODEL 7072D 14-2 AWG 2 CONDUCTOR "MAXI" CABLE 14 GAUGE 2-WIRE CABLE RED BLACK POLYETHYLENE COATED "PURPLE" JACKETED WIRE FOR 2-WIRE PATH INSTALL ALL CABLE WITHIN 1-1/4" PVC CONDUIT CONNECT TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS	GS

IRRIGATION MISCELLANEOUS			
NO SYMBOL	SPEARS	P/C FITTINGS/NIPPLES: 1" REQUIRED FOR ALL SOLVENT WELD MAINLINE FITTINGS 2 INCH (2") TO 2-1/2" INCH (2 1/2") USE SPEARS P/C CL 315 BLUE E-ERTUFF FITTINGS: MODEL 4XX-XXX-OR SCH 80 P/C FITTINGS 2" REQUIRED FOR ALL SOLVENT WELD MAINLINE FITTINGS 3 INCH (3") TO 4 FOUR INCH (4") USE SPEARS P/C CL 315 BLUE E-ERTUFF FITTINGS: MODEL 4XX-XXX-ONLY 3" REQUIRED FOR ALL FITTINGS WITH A THREADED MALE AND/OR FEMALE COMPONENT 1 INCH (1") OR LARGER USE SPEARS P/C CL 315 BLUE E-ERTUFF TYPE OR SCH 80 FITTINGS FEMALE FITTINGS REQUIRE STAINLESS STEEL REINFORCED COLLAR 4" FOR ALL THREADED PLASTIC NIPPLES USE SCH 80 P/C	N/A
NO SYMBOL	RAIN BIRD	AS APPROVED - ALL RAIN BIRD BOXES SHALL BE "PURPLE" RECYCLED WATER" AND MARKED AS REQUIRED FOR RECYCLED WATER USE	T
NO SYMBOL	3M	3M - DBRY - DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS	S
NO SYMBOL	AS APPROVED	CONTROLLER SHALL HAVE RECYCLED WATER PLACARD INSTALLED AS REQUIRED	N/A
NO SYMBOL	CHRISTY'S	"PURPLE" RECYCLED WATER" RAIN BIRD TAG INSTALL WITHIN EACH RAIN BIRD BOX TYPE	N/A
NO SYMBOL	N/A	CONTRACTOR SHALL COORDINATE ALL CONDUITS SLEEVES AND WIRE ROUTING WITH GENERAL CONTRACTOR AND ANY AFFECTED ON-SITE TRADES AS REQUIRED THROUGHOUT PROJECT	N/A
SP	N/A	RAIN BIRD - LSP LINE SURGE PROTECTOR WITH GROUNDING ROD OR GROUNDING PLATE PLACED WITHIN 10" ROUND RAIN BIRD BOX LINE SURGE PROTECTION SHALL BE INSTALLED ONE AT CONTROLLER AND EVERY 8 DECODERS OR 500' MAXIMUM DISTANCE OF THE 2-WIRE PATH AND AT ALL DEAD END RUNS SURGE PROTECTORS ARE SUPPLIED AS PART OF IT'S CONTROLLER ASSEMBLY	U/WX
AI	N/A	NETAFIM - SARIB1-150: CONTINUOUS ACTING COMBINATION AIR ENT AND VACUUM RELEASE RAIN BIRD INSTALL AT HIGH POINT OF MAINLINE HAVING SIGNIFICANT ELEVATION CHANGE ALONG ROUTING AND OR END OF MAINLINE RUN	Y
NO SYMBOL	RAIN BIRD	DEC1 SINGLE RAIN BIRD 2-WIRE FIELD DECODER MINIMUM ONE FIELD DECODER REQUIRED PER REMOTE CONTROL RAIN BIRD CONTRACTOR MAY COMBINE UP TO FOUR RAIN BIRDS IN A MANIFOLD AND USE ONE FIELD DECODER FOUR-STATION DECODER STAKE ALL RAIN BIRD MANIFOLD LOCATIONS IN FIELD TO VERIFY QUANTITY LOCATION AND TYPE OF DECODERS REQUIRED INSTALL PER MANUFACTURE RECOMMENDATIONS DECODERS ARE SUPPLIED AS PART OF IT'S CONTROLLER ASSEMBLY	AA/BB/CC
NO SYMBOL	PAIGE ELECTRIC	CONTROLLER GROUNDING: CONTRACTOR SHALL GROUND CONTROLLER AT MINIMUM USING ONE GROUND ROD AND GROUND PLATE BUT NOT LESS THAN PER LOCAL AND NATIONAL ELECTRICAL CODE GROUND WIRE AND PLATE ROD CONNECTIONS SHALL BE BY CADWELD PROCESS ONLY CLAMPS ARE NOT AN ACCEPTABLE SUBSTITUTE MAXIMUM GROUND RESISTANCE SHALL BE NO MORE THAN 10 OHM CONTRACTOR SHALL PROVIDE PROOF OF MEASURED RESISTANCE TO OWNER'S AUTHORIZED REPRESENTATIVE BEFORE MAINTENANCE PERIOD BEGINS AND INCLUDE DOCUMENT WITHIN SUBMITTED OPERATIONS AND MAINTENANCE MANUAL	DD/EE

[illegible]

Revisions:		



Project:

OLIVEWOOD
TRACT 27971
PARK

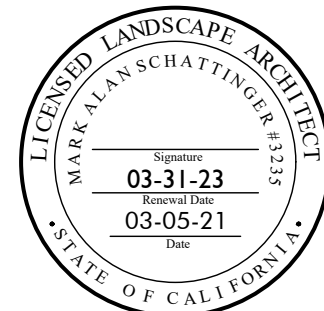
PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

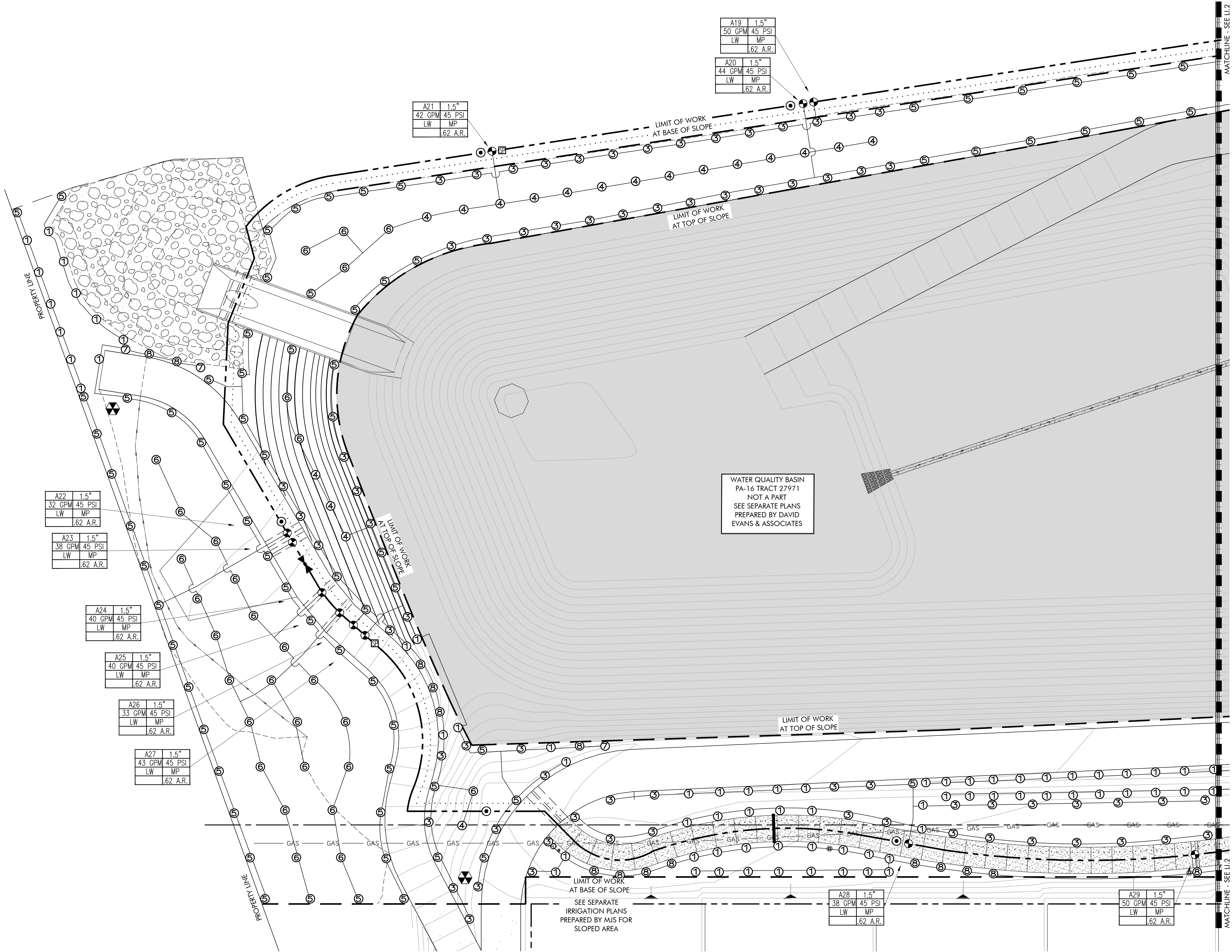
IRRIGATION LEGEND

Sheet No.:

LI.5

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



NOTE 1:
EMITTERS, BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING AND BUILDING FOR CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. EMITTERS AND BUBBLERS SHALL BE ALIGNED WITH SHRUBS AND TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.

NOTE 2:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE 3:
CONTRACTOR SHALL ADJUST NOZZLE PATTERN AND RADIUS AS REQUIRED FOR ALL HEADS LOCATED IN AREAS WHERE SPRAY PATTERN GOES ONTO PATHWAYS, BUILDINGS, WALLS OR PAVING. MINIMIZE ALL SPRAY STREAMS AS REQUIRED TO REDUCE RUNOFF FROM TARGET AREA.

NOTE 4:
MAJOR STREET CROSSING SLEEVES ARE SHOWN ONLY FOR CLARITY. ALL PIPING AND WIRE SHALL BE SLEEVED UNDER PAVING. ALL SLEEVES TO BE MINIMUM 2X DIAMETER OF PIPE OR WIRE DIAMETER INSIDE. WIRES SHALL BE INSTALL IN SLEEVE SEPARATE FROM PIPE SLEEVE. ALL MAINLINE SHALL BE ACCOMPANIED WITH A MINIMUM 2-INCH DIAMETER WIRE SLEEVE. SLEEVING TO EXTEND MINIMUM 12 INCHES BEYOND PAVING.

NOTE 5:
OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" (INCHES) OF ANY NON-PERMEABLE SURFACE UNLESS THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS OR THE ADJACENT NON-PERMEABLE SURFACE DRAIN ENTIRELY TO LANDSCAPING.

VALVE LOCATION NOTE:
ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE IRRIGATION CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF ELECTRIC CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FAILURE TO OBTAIN THE OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE OWNER DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE, ALL VALVES SHALL BE INSTALLED AS SHOWN IN SHRUB PLANTING AREAS.

RECYCLED WATER NOTE:
A MINIMUM OF TEN (10') FEET HORIZONTAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE CONSTANT PRESSURE POTABLE AND RECYCLED WATER LINES. A MINIMUM OF ONE (1') FOOT VERTICAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE POTABLE AND RECYCLED WATER LINES WITH THE RECYCLED WATER LINE BELOW THE POTABLE.

ALL CROSSING BETWEEN POTABLE AND RECYCLED WATER LINES SHALL BE AS NEAR TO PERPENDICULAR AS POSSIBLE AND THE RECYCLED WATER LINE PER LOCAL WATER PURVEYOR REQUIREMENTS.

RECYCLED WATER SIGNAGE:
INSTALL PER B.C.V.W.D. STANDARDS. LOCATIONS MUST BE APPROVED BY WATER DISTRICT, CITY AND OWNER'S AUTHORIZED REPRESENTATIVE.

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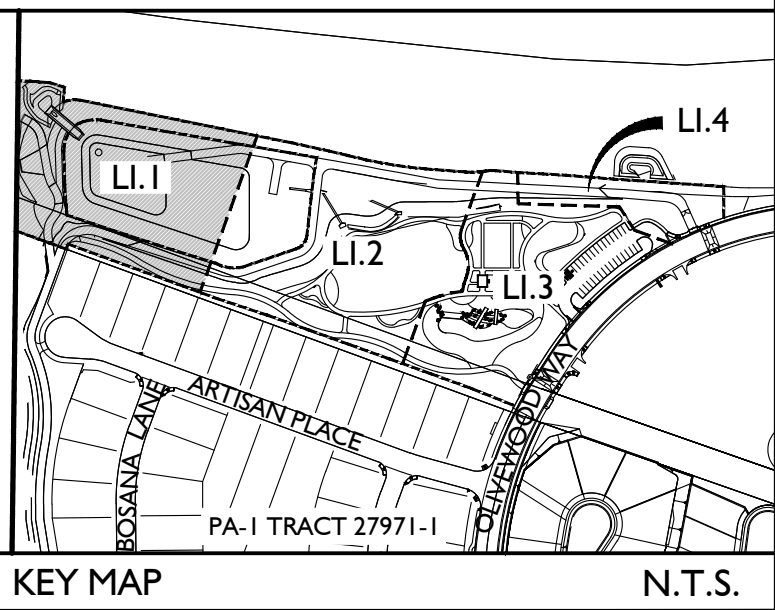
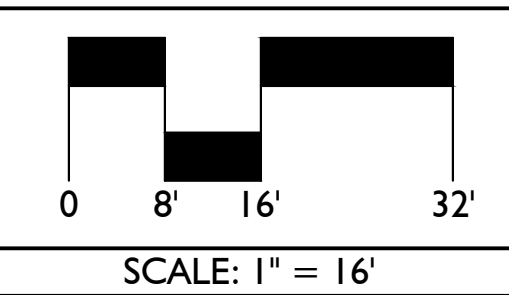
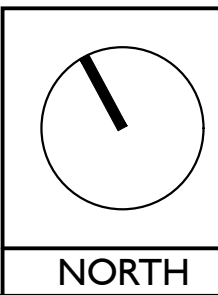
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SCH40 PVC LATERAL PIPE SIZE CHART		
PIPE SIZE	GALLONAGE	Ft./Sec.
3/4"	0-5	0.63-3.16
1"	6-9	2.31-3.47
1 1/4"	10-20	2.21-4.41
1 1/2"	21-28	3.38-4.52
2"	29-46	2.80-4.48
2 1/2"	47-65	3.21-4.44



Issued for:	
01/13/21	100% DESIGN DEVELOPMENT
03/09/21	1ST CITY SUBMITTAL

Revisions:	

MJS
LANDSCAPE
ARCHITECTURE

507 30th Street
Newport Beach, CA 92663

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Project:

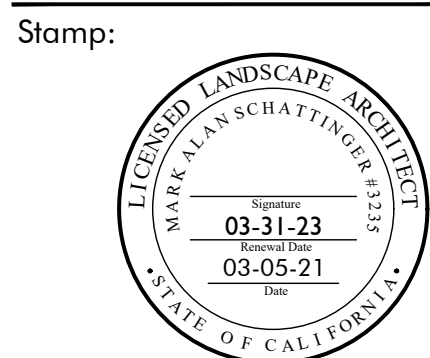
**OLIVEWOOD
TRACT 27971
PARK**

PA -14 ECHO PARK

Client:

**TAYLOR
MORRISON**

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1"= 16'

Title:

IRRIGATION PLANS

Sheet No.:

LI.1

Plan Status:
**PA-14 PARK
1ST CITY SUBMITTAL**



NOTE 1:
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NOTE 2:
MAINLINE SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.

NOTE 3:
CONTRACTOR SHALL ADJUST NOZZLE PATTERN AND RADIUS AS REQUIRED FOR ALL HEADS LOCATED IN AREAS WHERE SPRAY PATTERN GOES ONTO PATHWAYS, BUILDINGS, WALLS OR PAVING. MINIMIZE ALL SPRAY STREAMS AS REQUIRED TO REDUCE RUNOFF FROM TARGET AREA.

NOTE 4:
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NOTE 5:
OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24" (INCHES) OF ANY NON-PERMEABLE SURFACE UNLESS THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS OR THE ADJACENT NON-PERMEABLE SURFACE DRAIN ENTIRELY TO LANDSCAPING.

VALVE LOCATION NOTE:
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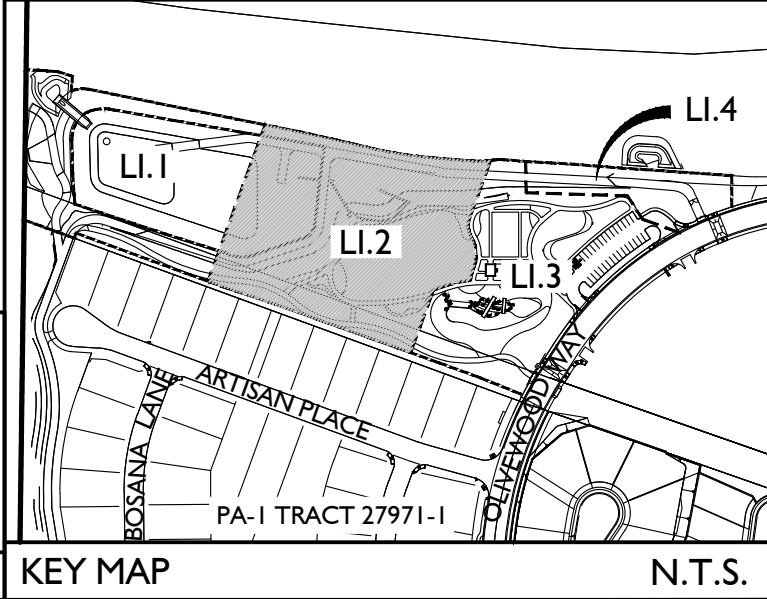
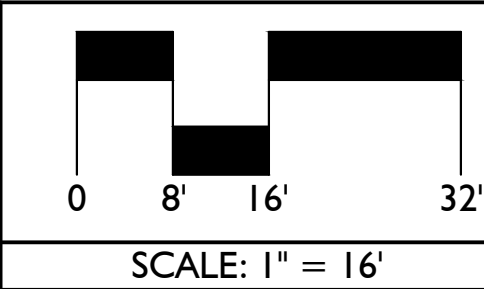
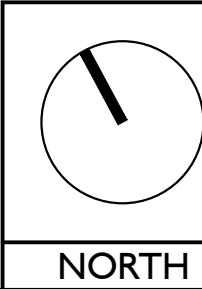
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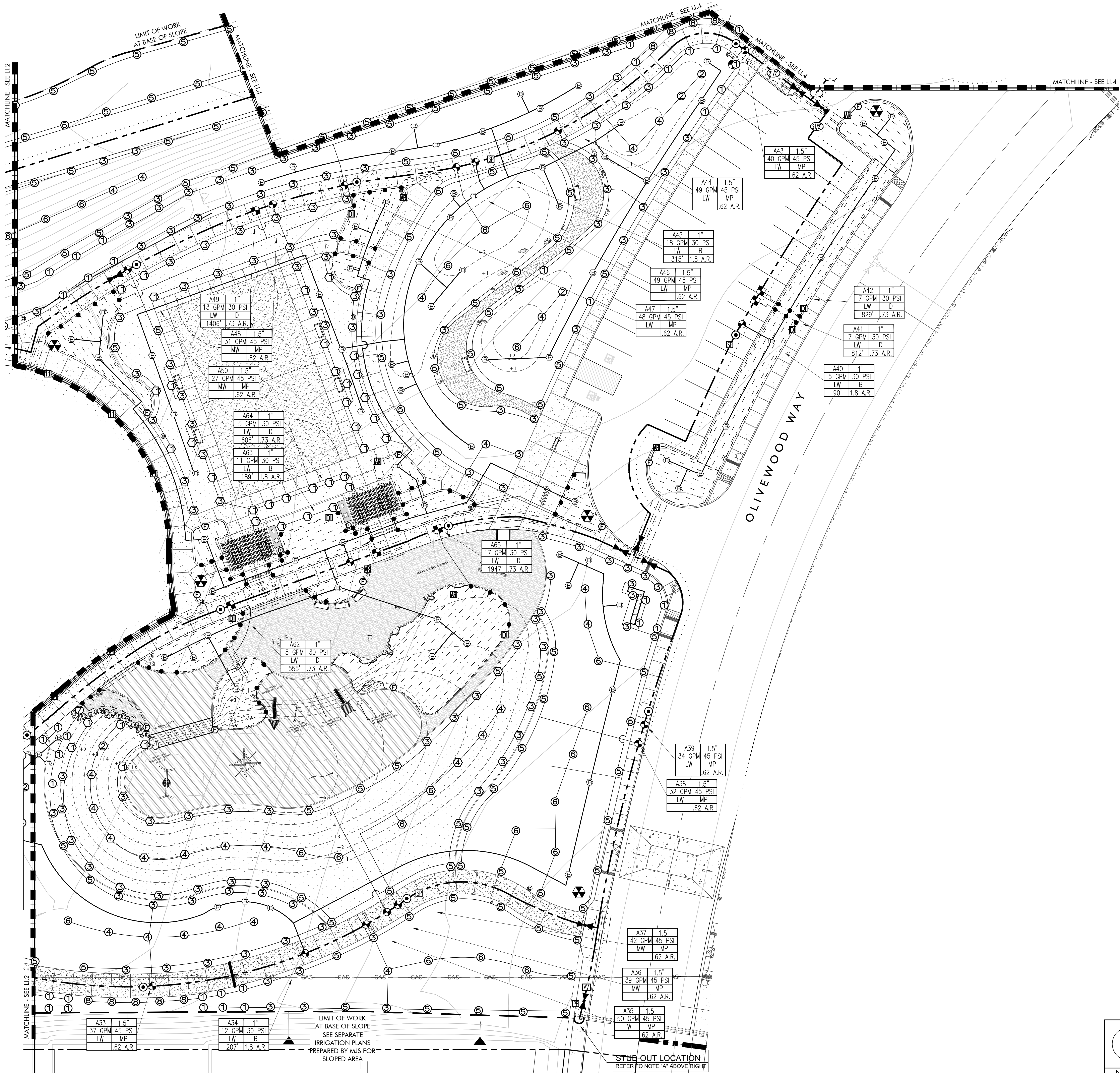
IRRIGATION PLANS

Sheet No.:

LI.2

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



NOTE 'A':
CONTRACTOR SHALL PROVIDE IRRIGATION MAINLINE STUB-OUT WITH ISOLATION VALVE (SEE LEGEND FOR TYPE) AT THE LIMITS OF WORK FOR FUTURE IRRIGATION SYSTEM CONNECTION. CONTRACTOR SHALL ROUTE 2- WIRE CABLE FROM CONTROLLER C-7 TO THE LIMITS OF WORK AND SHALL INSTALL SAID WIRES WITHIN A ROUND PLASTIC PULL-BOX FOR FUTURE IRRIGATION SYSTEM CONNECTION. CONTRACTOR SHALL VERIFY ALL IRRIGATION SYSTEM LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING AND PRIOR TO COMMENCING WORK.

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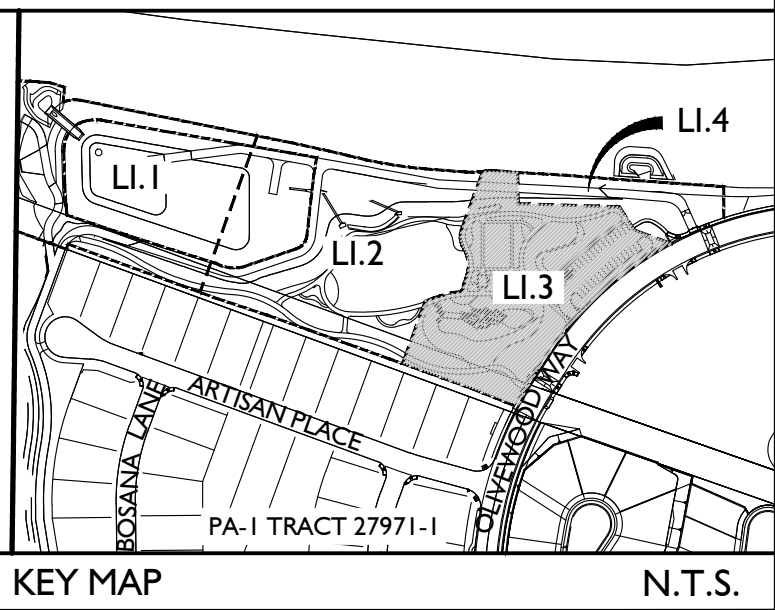
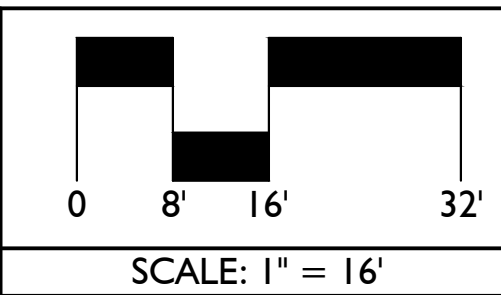
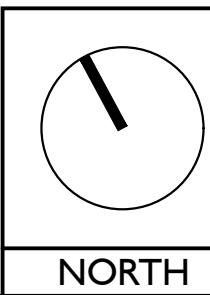
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OLIVEWOOD TRACT 27971 PARK
PA -14 ECHO PARK

Client:
TAYLOR MORRISON
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4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882

































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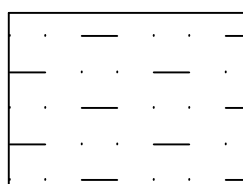
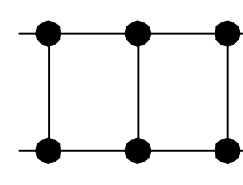
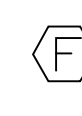


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IRRIGATION PLANS














Sheet No.:







LI.3
Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL



SYMBOL	MFR	MODEL NO	DESCRIPTION	GPM	RADIUS	PSI	PREC	RATE	DETAIL
TREE PALM IRRIGATION									
	RAIN BIRD	RD-0-S-P30-F-NP-W-5FB-PCS-040	STREAM BUBBLER NO. 1 NOTE: SINGLE SYMBOL ON PLANS REPRESENTS MINIMUM TWO (2) BUBBLERS PER TREE 2" BUBBLERS REQUIRED FOR 24" BOX TREES AND SMALLER 3" BUBBLERS REQUIRED FOR 3" BOX TREES 4" BUBBLERS REQUIRED FOR PALMS AND 48" BOX TREES CONTRACTOR SHALL VERIFY ALL TREE LOCATION AND SIZE PRIOR TO COMMENCING WORK	25 350	N/A	30	1/8		F
OVER HEAD SPRAY									
	F								
		RAIN BIRD	RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN14 NO. 1	23 42 78	8-12 FT	40	0.2		G
		RAIN BIRD	RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN18 NO. 1	19 37 75	13-1 FT	40	0.2		G
		RAIN BIRD	RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN24 NO. 1	40 74 147	17-24 FT	40	0.2		G
									
		RAIN BIRD	RAIN BIRD - RD-12-S-P45-F-NP-W-ROTARY SERIES R-AN LCS-SST RCS NO. 1	22 44	LCS RCS 5 x 15 FT SST 5 x 30 FT	40	0.2		G
	F								
		RAIN BIRD	RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN14 NO. 1	23 42 78	8-12 FT	40	0.2		G
		RAIN BIRD	RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN18 NO. 1	19 37 75	13-1 FT	40	0.2		G
		RAIN BIRD	RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN24 NO. 1	40 74 147	17-24 FT	40	0.2		G
									
		RAIN BIRD	RAIN BIRD - RD-0-S-P45-F-NP-W-ROTARY SERIES R-AN LCS-SST RCS NO. 1	22 44	LCS RCS 5 x 15 FT SST 5 x 30 FT	40	0.2		G
	F								
		RAIN BIRD	500-PC-FC-SAM-R-NP-SS W-NO. 1LES MPR-25 Q.H.F	1:00-1:98-3:82	25 FT	45	0.2		G
		RAIN BIRD	500-PC-FC-SAM-R-NP-SS W-NO. 1LES MPR-30 Q.H.F	1:40-2:9-5:78	30 FT	45	0.2		G
		RAIN BIRD	500-PC-FC-SAM-R-NP-SS W-NO. 1LES MPR-35 Q.H.F	1:92-3:81-7:58	35 FT	45	0.2		G
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NOTE: POP-UP HEADS WITH ELEVATION CHANGES OF 10 FEET OR GREATER FROM HIGHEST HEAD IN ONE OR HEADS WITH POTENTIAL OF LOW HEAD DRAINAGE WILL REQUIRE THE INSTALLATION OF A SPRING-TYPE ANTI-DRAIN CHECK VALVE ABSOLUTELY NO LOW HEAD DRAINAGE ALLOWED									
NOTE: NOZZLES NUMBERS WITHIN THE ROTOR HEAD SYMBOLS DO NOT EXACTLY CORRESPOND TO THE HUNTER NOZZLE NUMBERS NOZZLE NUMBERS FOR QUARTER-HALF AND FULL HEADS ARE SHOW WITHIN THE HEAD MODEL NUMBER AS SHOWN IN THE LEGEND									
NO SYMBOL	K.B.I.	KSC-XXX-S SWING CHECK VALVE LINE SIZE DOWNSTREAM OF EACH RC WHEN RC IS LOWER THAN THE SPRINKLERS							N/A
NO SYMBOL	K.B.I.	KC-XXX-S SPRING CHECK VALVE LINE SIZE DOWNSTREAM OF EACH RC IMMEDIATELY ABOVE FIRST LATERAL LINE TEE WHEN RC IS HIGHER THAN THE SPRINKLERS							N/A

SUBSURFACE SHRUB IRRIGATION					PSI 30	HH III KK LL MM NN	
	RAIN BIRD	SHRUB PLANTING AREAS: LINES SHOWN ARE A DIAGRAMMATIC HATCH PATTERN ONLY SUB-SURFACE DRIP TUBING WITH CHECK VALVE MODEL XFS-C-PS-0-18 W 0 GPH EMITTERS 18" ON-CENTER "RECYCLED WATER" PURPLE STRIPE DRIPLINE WITH PRESSURE COMPENSATING ANTI SIPHON CHECK VALVE AND COPPER SHIELD ROOT INTRUSION PROTECTION EMITTER INSTALL TUBING ROWS MAXIMUM OF 1' APART IN SHRUB AREAS INSTALL PERIMETER TUBING MAXIMUM 1' FROM PERIMETER EDGE FOR GROUND COVER AREAS OR AT FIRST LINE OF SHRUBS INSTALL PARALLEL TO SLOPE AT ALL TIMES CONTRACTOR SHALL DETERMINE MINIMUM ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO INLINE EMITTERS AREAS OF TIGHTLY SPACED GROUND COVER WILL REQUIRE CLOSER ROW SPACING FOR ANY SINGLE OR DOUBLE ROW TYPE PLANTINGS INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EITHER SIDE DUE TO SOIL STRATA DIFFERENCES AND POSSIBLE COMPACTION CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING THAT THE FINAL LAYOUT AND ROW SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS ALL SUB-SURFACE TUBING SHALL BE INSTALLED 1' BELOW FINISH SOIL GRADE ANCHORED WITH RAIN BIRD 9" GALVANIZED WIRE STAKES MODEL TDS-050 INSTALLED FOUR FEET ON CENTER					
	RAIN BIRD	CONNECTION FITTINGS BETWEEN P-C LATERAL LINES AND DRIPLINE TUBING FOR ALL LINES NOT ALL BLACK DOT SYMBOLS ARE SHOWN ON PLAN • FOR CENTER FEED SYSTEMS FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFD-TFA-075 MDCFEL MDCFTEE W MDCF75FPT OR XXF-TMA-0F0 WITH 12" TT COUPLER • FOR END FEED SYSTEMS FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFF-MA-075 XFF-MA-050 BARB MALE ADAPTER • FOR EXHAUST HEADER FROM P-C PIPE TO INLINE TUBING: RAIN BIRD XFF-MA-075 XFF-MA-050 BARB MALE ADAPTER NOTE: ALTERNATE DRIPLINE MANIFOLD SETUP: CONTRACTOR MAY USE RAIN BIRD'S COILED POLY DRIPLINE HEADER 18" SPACING PRODUCT XFO FOR ALL DRIP LANE HEADERS AND FOOTERS AS NEEDED DO NOT USE ON CENTER-FEED LAYOUT MANIFOLDS USE 3/4" PRODUCT MODEL XQF07518100 FOR LANE FLOWS UP TO 5 GPM USE 1" PRODUCT MODEL XQF1018100 FOR LANE FLOWS 5 GPM TO 10 GPM NO TIGHT BENDING OF DRIPLINE HEADER IS ALLOWED RECOMMENDED FITTINGS: SPEARS 90 ELB INSERT X INSERT 3/4" 1429-007 1" 1429-010 INSERT ADAPTER INSERT X SOC 3/4" 474-007 1" 474-010 INSERT ADAPTER INSERT X SPIGOT 3/4" 4-D-007 1" 4-D-010 FOR USE WITH P-C SOC FITTINGS TEE INSERT X INSERT X SOC 3/4" 1404-102 1" 1404-010 ALL CONNECTIONS BETWEEN THE XFO DRIPLINE HEADER TUBING AND P-C LATERAL PIPE SHALL BE MADE USING FITTING MODELS AS DESCRIBED ABOVE ONLY THE IDEAL OR OETIKER STAINLESS STEEL INSERT CLAMP IS REQUIRED ON ALL INSERT CONNECTIONS				HH III KK LL MM NN	
NO SYMBOL	RAIN BIRD	ALL CONNECTIONS BETWEEN 1/2" DRIPLINE TUBING SHALL BE MADE USING RAIN BIRD XFF INSERT FITTINGS AND XF INSERT CROSS FITTING				HH III KK LL MM NN	O
	SPEARS	FLUSH VALVE ASSEMBLY: PROVIDE GRAY 1/2" P-C THREADED BALL VALVE MODEL 2-21-005G WITH CHAMPION IRRIGATION PRODUCTS ARROWHEAD BRASS BRASS HOSE-TO-PIPE THREAD INSERT ADAPTER MODEL 10F FOR FLUSHING P-C EXHAUST MANIFOLD PIPE WITH STANDARD GARDEN HOSE INSTALL FLUSH VALVE INSIDE 7" ROUND VALVE BOX ONE AT THE END OF EACH AND EVERY DRIPLINE TUBING RUN IN EACH DIRECTION INSTALL ONE FLUSH VALVE WITHIN EACH PLANTER OR PER A MAXIMUM OF 800' OF TUBING MEASURED PER EITHER SIDE OF P-C SUPPLY MANIFOLD S FOR EACH LANE MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LANE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLUSH VALVES REQUIRED AS PLANS MAY NOT SHOW ALL FLUSH VALVES REQUIRED FOR A PARTICULAR AREA INSTALL FINAL LOCATION 18" FROM PAIRING FOR EASE OF MAINTENANCE					
	RAIN BIRD	MODEL OPERIND SPRINKLER BODY WITH VISIBLE PURPLE CAP STEM INDICATES LANE IS IN OPERATION INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A LANE ATTACH TO POLY OR P-C 1/4 12" MPT CONNECTION INSTALL UNIT AT HIGH POINT OF EACH PLANTER				OO	
	RAIN BIRD	AR-050 1/2" AIR ACCUM RELIEF VALVE LOCATE AT HIGHEST POINT OF THE DRIPLINE LANE INSTALL INSIDE A 1" ROUND VALVE BOX 18" FROM PAIRING				N	

IRRIGATION CONTROLLER AND RELATED EQUIPMENT									
	IMPERIAL TECHNICAL SERVICES	RAIN BIRD TOP ENTRY "ESP-LXD" 2-WIRE DECODER SERIES "ET" BASED CONTROLLER ASSEMBLY MODEL: ICA-RB5-125 SP IQ-RS IQ-SSPH 75 DEC1 SDI 12 LSP 12 GP3-K 4 TWIS RB-URA IFS-200 BRASS RSE CONTRACTOR SHALL VERIFY EXACT CONTROLLER LOCATION AND CONNECTIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BID OF WORK CONTACT DARYL GREEN WITH IMPERIAL TECHNICAL SERVICES AT 949-584-7311 FOR ADDITIONAL INFORMATION AND PURCHASING							PP
	ICA-RB5-125 SP	RAIN BIRD 125 STATION 2 WIRE DECODER CONTROLLER IN A STAINLESS STEEL TOP ENTRY PEDESTAL ENCLOSURE							
	IQ-RS	CONTROLLER SURGE PROTECTION							
	IQ-SSPH	RADIO CONNECT RAIN SWITCH ASSEMBLY COMMUNICATION CARTRIDGE							
	75 DEC1	900MHZ SPECTRUM RADIO WITH 3DB PHANTOM TYPE ANTENNA							
	SDI	2 WIRE SINGLE STATION DECODER OPTIONAL MULTI-DECODERS ARE AVAILABLE FOR GROUPING							
	12 LSP	SENSOR DECODER INTERFACE FOR LXD CONTROLLER							
	12 GP3-K	LINE SURGE PROTECTION FOR LXD CONTROLLER							
	TWIS	3" GROUND PLATE KIT WITH 10' OF 1/2" GROUNDING WIRE							
	RB-URA	TWO WIRE ISOLATION SWITCH FOR TWO WIRE PATH							
	IFS-200	9 PIN REMOTE CONTROL ADAPTER BOARD							
	RSE	2" FLOW SENSOR							
		RAIN SWITCH IN ENCLOSURE MOUNTED ASSEMBLY							
NO SYMBOL	N/A	CONTRACTOR SHALL COORDINATE ALL CONNECTIONS CONDUITS SWEEPS SLEEVES AND CABLE ROUTING WITH GENERAL CONTRACTOR AND ANY AFFECTED ON-SITE TRADES AS REQUIRED THROUGHOUT PROJECT							N/A
	BY OTHERS	120 VOLT ELECTRICAL POWER PROVIDED BY ELECTRICIAN CONTRACTOR SHALL COORDINATE AND VERIFY CONTROLLER WALL MOUNT LOCATION IN FIELD WITH ELECTRICIAN ELECTRICIAN SHALL ROUTE AND INSTALL ALL CONDUIT AND CONDUCTORS TO WITHIN THE CONTROLLER WALL MOUNT LOCATION IRRIGATION CONTRACTOR SHALL CONNECT IRRIGATION CONTROLLER TO ELECTRICAL SUB-OUT CONTROLLER CIRCUIT SHALL BE SUPPLIED FROM A DEDICATED BREAKER FROM THE POWER SOURCE							N/A

SYMBOL	MFR	MODEL NO	DESCRIPTION	DETAIL
IRRIGATION UTILITIES				
	P-C		CONNECTION TO 2" RECYCLED WATER METER WITH 3" SERVICE LINE CONTRACTOR SHALL SUPPLY ALL HARDWARE AND FITTINGS REQUIRED TO CONNECT IRRIGATION MAINLINE TO METER CONTRACTOR SHALL VERIFY METER LOCATION SIZE SERVICE LINE SIZE AND STATIC WATER PRESSURE BEFORE COMMENCING WORK	N/A
	TURN WILKINS	375 XL	2" REDUCED PRESSURE PRINCIPLE ASSEMBLY FOR NON-POTABLE APPLICATION	A
NO SYMBOL	STRONGBOX		STAINLESS STEEL ENCLOSURE FOR BACKFLOW PREVENTION ASSEMBLY MODEL SBBC-45SS	A
	YARDNEY	SB 3-P	3" FACTORY PAINTED PURPLE BASKET STRAINER WITH FLANGED CONNECTIONS AND 80 MESH FILTER ELEMENT STRAINER ASSEMBLY SHALL BE INSTALLED WITHIN A 1/2" STRONG BOX SBBC-30CR SMOOTH TOUCH ENCLOSURE INSTALLED ON A POURED IN PLACE CONCRETE PAD	D
	WILKINS	500XL-HLR	2" SINGLE UNION PRESSURE REDUCING VALVE INSTALL PER MANUFACTURES RECOMMENDATIONS IF REQUIRED ONLY VERIFY WATER PRESSURE IN FIELD PRIOR TO START OF WORK	H
	BUCKNER SUPERIOR	2"	WATER MASTER CONTROL BRASS VALVE MODEL 3200-RW: NORMALLY CLOSED INSTALL PER MANUFACTURERS SPECIFICATIONS	B
	RAIN BIRD		FLOW SENSOR IS PART OF THE CONTROLLER PACKAGE ASSEMBLY MODEL FS-200-B 2" FLOW SENSOR WIRE TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS CONTACT DARYL GREEN 949-584-7311 FOR PURCHASED AND ADDITIONAL INFORMATION	C
	AS APPROVED		RECYCLED WATER CROSS CONNECTION TEST STATION	I
	NIBCO	T-580-70	BRONZE BALL VALVE WITH STAINLESS STEEL STEM AND HANDLE NUT LINE SIZE PER MAINLINE UP TO 2-1/2"	E
	LEMCO	LM-xx-xB	LM SERIES MAINLINE GATE VALVE FOR BELL AND GASKET RING-TITE P-C PIPE MAINLINE 3" AND LARGER SIZE TO MATCH MAINLINE SIZE	D
	RAIN BIRD		RECLAIMED QUICK COUPLER VALVE MODEL 33DNP 3/4" BRASS QUICK COUPLER WITH CORROSION RESISTANT STAINLESS STEEL SPRING LOCKING THERMOPLASTIC NON POTBALE PURPLE RUBBER COVER AND 2 PIECE BODY CONTRACTOR SHALL SUPPLY 3 QC KEYS MODEL 33DK WITH ARROWHEAD BRASS CHAMPION UPWARD 3/4"x 3/4" BENT-NOSE HOSE BIB MODEL 975 ATTACHED CONTRACTOR SHALL TURN OVER KEYS TO OWNER'S REPRESENTATIVE AT COMPLETION OF MAINTENANCE PERIOD	F
	RAIN BIRD		RECYCLED WATER SIGNS INSTALL QUANTITY AND LOCATIONS PER PER BCC WATER DISTRICT REQUIREMENTS	K
	RAIN BIRD	PESB-R	1" OR 1-1/2" SERIES PLASTIC RECYCLED WATER DRIP REMOTE CONTROL VALVE ASSEMBLY WITH PURPLE HANDLE SIZE AS SHOWN INSTALL WITH RAIN BIRD MODEL LCRBY-D 1" OR 1-1/2" LARGE CAPACITY DISC FILTER AND MODEL PSI-H40X 1" OR 1-1/2" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR	L
			FOR DEMANDS 1 - 20 GPM: INSTALL 1" VALVE WITH LCRBY100-D 1" DISC FILTER AND PSI-H40X-100 1" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR	
			FOR DEMANDS 21 - 55 GPM: INSTALL 1-1/2" VALVE WITH 1-1/2" LCRBY150-D 1-1/2" DISC FILTER AND PSI-H40X-150 1-1/2" 40 PSI HIGH FLOW INLINE PRESSURE REGULATOR	
	RAIN BIRD	PESB-R-PRS-D	1" OR 1-1/2" SERIES PLASTIC RECYCLED WATER REMOTE CONTROL VALVE WITH PURPLE HANDLE AND PRESSURE REGULATING MODULE SIZE AS SHOWN INSTALL WITH 2-WIRE DECODER	M

IRRIGATION PIPE SLEEVE				
	AS APPROVED	P-C PIPE SCH 40 3/4" - 2" AS LATERAL LINES 1/2" BELOW GRADE SEE PLAN FOR SIZES		G
	AS APPROVED	P-C PIPE SCH 40 AS MAINLINE PIPE HEADERS FOOTERS MINIMUM SIZES FOR SUB-SURFACE DRIP LINES: USE 3/4" PIPE: FOR INDIVIDUAL OR CONNECTED MEDIANS WITHIN A LANE WITH A TOTAL OF 4'0" OR LESS TOTAL LINEAR FT OF TUBING USE 1" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A LANE WITH 4'1"-1050' TOTAL LINEAR FT OF TUBING USE 1-1/4" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A LANE WITH 1051'-2250' TOTAL LINEAR FT OF TUBING USE 1-1/2" PIPE: FOR INDIVIDUAL OR CONNECTED TURF MEDIANS WITHIN A LANE WITH 2251'-3750' TOTAL LINEAR FT OF TUBING		G
	AS APPROVED	P-C PIPE SCH 40 1/2" - 1-1/2" AS LATERAL LINES FOR TREE LINES 1/2" BELOW GRADE SEE PLAN FOR SIZES		G
	AS APPROVED	BURIED PRESSURE IRRIGATION MAINLINE: 1-1/2" - 2-1/2" "PURPLE" RECYCLED WATER P-C PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" AS APPROVED - SCH 40 P-C PIPE FOR MAINLINE SIZES 1-1/2" AND SMALLER AS APPROVED - CLASS 315 P-C PIPE FOR MAINLINE SIZES 2" - 2-1/2" INSTALL WITH 3" WIDE "RECYCLED WATER" METALLIC DETECTABLE WARNING TAPES		G
		BURIED PRESSURE IRRIGATION MAINLINE: 3" AND LARGER "PURPLE" RECYCLED WATER P-C PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" AS APPROVED - CLASS 200 BELL AND GASKET RING TITE P-C PIPE FOR MAINLINE SIZES 3" AND LARGER AS MAINLINES 24" BELOW GRADE		
NO SYMBOL	AS APPROVED	MAINLINE PIPE RESTRAINTS: 3" AND LARGER MAINLINE LEEMCO - ALL FITTINGS USED WITH 3" AND LARGER RING-TITE BELL AND GASKET FITTING P-C PIPE SHALL BE LEEMCO "DEEP BELL" DUCTILE IRON FITTINGS USE LEEMCO JOINT RESTRAINTS ON ALL DIRECTIONAL CHANGES AND ON COUPLINGS WITHIN 50 FEET OF DIRECTIONAL CHANGE JOINT RESTRAINTS ON ALL EQUIPMENT INSTALLED ON RING-TITE PIPE		P
NO SYMBOL	AS APPROVED	AS APPROVED - CONCRETE THRUST BLOCKS CONSISTING OF MINIMUM 1 LANE CUBIC FOOT OF CONCRETE 2000 PSI SHALL BE INSTALLED FOR ALL MAINLINE 2-1/2" OR GREATER AT ELBOWS AND AT POINT OF CHANGE IN DIRECTION		Q
NO SYMBOL	AS APPROVED	CHRISTY - TA-DT-3-PRW 3" WIDE DETECTABLE PURPLE "RECYCLED WATER" METALLIC BACKED UNDERGROUND WARNING TAPE WARNING TAPE SHALL BE CENTERED 12" ABOVE LANE MAINLINE CONTINUOUSLY ALONG MAINLINE ROUTING AND SLEEVE CROSSINGS		G
NO SYMBOL	AS APPROVED	P-C PIPE SCH 40 SIZE AS REQUIRED FOR RC QC MANIFOLDS 1/8" BELOW GRADE MANIFOLDS AND PIPE ARE NOT SHOWN ON PLAN FOR CLARITY MANIFOLD PIPE SIZE SHALL BE SAME AS LARGEST LATERAL SIZE IN MANIFOLD USE 1-1/4" FOR QC MANIFOLD		R
	AS APPROVED	PIPE SLEEVE - SCH 40 "PURPLE" RECYCLED WATER P-C PIPE WITH WORDS "RECYCLED WATER-DO NOT DRINK" EXTEND 12" BEYOND EDGE OF HARDCAPE SLEEVE SHALL BE MINIMUM TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED MINIMUM 2" SIZE		G
	PAIGE ELECTRIC	MODEL 7072D 14 AWG 2 CONDUCTOR "MAX" CABLE 14 GAUGE 2-WIRE CABLE RED BLACK POLYETHYLENE COATED "PURPLE" JACKETED WIRE FOR 2 WIRE PATH INSTALL ALL CABLE WITHIN 1-1/4" P-C CONDUIT CONNECT TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS		G/S

IRRIGATION MISCELLANEOUS				
NO SYMBOL	SPEARS	P-C FITTINGS NIPPLES: 1" REQUIRED FOR ALL SOLVENT WELD MAINLINE FITTINGS 2 INCH 1/2" TO 2-1/2" INCH 21/2" USE SPEARS P-C CL 315 BLUE "E" TERTUFF FITTINGS MODEL 4XX-XXXX OR SCH 80 FITTINGS 2" REQUIRED FOR ALL SOLVENT WELD MAINLINE FITTINGS 3 INCH 3/4" TO 4 FOUR INCH 4" USE SPEARS P-C CL 315 BLUE "E" TERTUFF FITTINGS MODEL 4XX-XXXX ONLY 3" REQUIRED FOR ALL FITTINGS WITH A THREADED MALE AND OR FEMALE COMPONENT 1 INCH 1/2" OR LARGER USE SPEARS P-C CL 315 BLUE "E" TERTUFF TYPE OR SCH 80 FITTINGS FEMALE FITTINGS REQUIRE STAINLESS STEEL REINFORCED COLLAR 4" FOR ALL THREADED PLASTIC NIPPLES USE SCH 80 P-C		N/A
NO SYMBOL	RAIN BIRD	AS APPROVED - ALL VALVE BOXES SHALL BE "PURPLE" RECYCLED WATER" AND MARKED AS REQUIRED FOR RECYCLED WATER USE		T
NO SYMBOL	3M	3M - DBRY - DIRECT BURIAL WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS		S
NO SYMBOL	AS APPROVED	CONTROLLER SHALL HAVE RECYCLED WATER PLACARD INSTALLED AS REQUIRED		N/A
NO SYMBOL	CHRISTYS	"PURPLE" RECYCLED WATER" VALVE IDENTAG INSTALL WITHIN EACH VALVE BOX TYPE		N/A
NO SYMBOL	N/A	CONTRACTOR SHALL COORDINATE ALL CONDUITS SLEEVES AND WIRE ROUTING WITH GENERAL CONTRACTOR AND ANY AFFECTED ON-SITE TRADES AS REQUIRED THROUGHOUT PROJECT		N/A
	N/A	RAIN BIRD - LSP LINE SURGE PROTECTOR WITH GROUNDING ROD OR GROUNDING PLATE PLACED WITHIN 10" ROUND VALVE BOX LINE SURGE PROTECTION SHALL BE INSTALLED ONE AT CONTROLLER AND EVERY 8 DECODERS OR 500' MAXIMUM DISTANCE OF THE 2-WIRE PATH AND AT ALL DEAD END RUNS SURGE PROTECTORS ARE SUPPLIED AS PART OF IT'S CONTROLLER ASSEMBLY		U/W X
	N/A	NETAFIM - 15ARIB1-150 CONTINUOUS ACTING COMBINATION AIR ENT AND ACCUM RELEASE VALVE INSTALL AT HIGH POINT OF MAINLINE HAVING SIGNIFICANT ELEVATION CHANGE ALONG ROUTING AND OR END OF MAINLINE RUN		Y
NO SYMBOL	RAIN BIRD	DEC1 SINGLE VALVE 2-WIRE FIELD DECODER MINIMUM ONE 1/2" DECODER REQUIRED PER REMOTE CONTROL VALVE CONTRACTOR MAY COMBINE UP TO FOUR 1/2" VALVES IN A MANIFOLD AND USE ONE 1/2" DEC 4 FOUR-STATION DECODER STAKE ALL VALVE MANIFOLD LOCATIONS IN FIELD TO VERIFY QUANTITY LOCATION AND TYPE OF DECODERS REQUIRED INSTALL PER MANUFACTURE RECOMMENDATIONS DECODERS ARE SUPPLIED AS PART OF IT'S CONTROLLER ASSEMBLY		AA BB CC
NO SYMBOL	PAIGE ELECTRIC	CONTROLLER GROUNDING: CONTRACTOR SHALL GROUND CONTROLLER AT MINIMUM USING ONE GROUND ROD AND GROUND PLATE BUT NOT LESS THAN PER LOCAL AND NATIONAL ELECTRICAL CODE GROUND WIRE AND PLATE ROD CONNECTIONS SHALL BE BY CADCWELD PROCESS ONLY CLAMPS ARE NOT AN ACCEPTABLE SUBSTITUTE MAXIMUM GROUND RESISTANCE SHALL BE NO MORE THAN 10 OHM CONTRACTOR SHALL PROVIDE PROOF OF MEASURED RESISTANCE TO OWNER'S AUTHORIZED REPRESENTATIVE BEFORE MAINTENANCE PERIOD BEGINS AND INCLUDE DOCUMENT WITHIN SUBMITTED OPERATIONS AND MAINTENANCE MANUAL		DD EE

Issued for:	
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GENERAL IRRIGATION NOTES

- 1 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION
- 2 COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS:LINE WEIGHTS:OR LINE TYPES CLEARLY
- 3 ALL LOCAL MUNICIPAL AND STATE LAWS:RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR
- 4 THE CONTRACTOR SHALL VERIFY SITE CONDITIONS:PROPERTY LINES:DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES:STRUCTURES AND SERVICES BEFORE COMMENCING WORK:THE LOCATIONS OF UTILITIES:STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY:ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE:CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK
- 5 THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK
- 7 THIS DESIGN IS DIAGRAMMATIC:ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS
- 8 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED:ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE JURISDICTIONAL AGENCY'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER
- 9 INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS:CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY:COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION
- 10 ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE:CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK
- 11 IF USED:SEE PLAN:THE SPRAYHEAD BODY BUILT-IN CHECK VALVE TRAPS WATER IN LATERAL PIPES IN ELEVATION CHANGES OF UP TO 14 FEET FROM SPRAYHEAD BODY:ANY LATERAL PIPE ABOVE THAT WILL REQUIRE THE USE OF IN-LINE CHECK VALVES TO PREVENT LOW HEAD DRAINAGE:INSTALL IN-LINE CHECK VALVES IN LATERAL LINES WHERE LINE IS 14 FEET HIGHER THAN SPRAYHEAD BODY:CHECK VALVE SHALL BE LINE SIZE
- 12 FOR ALL PIPE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE:AT MINIMUM TWICE THE DIAMETER OF THE PIPE CARRIED:SEE LEGEND FOR TYPE:ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE:SLEEVE:ING DETAIL:SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING
- 13 FOR ALL CONTROL WIRE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE:SEE LEGEND FOR TYPE:AT MINIMUM SIZE: 1-1/2 INCH:FOR UP TO 15 WIRES:2 INCH:FOR 15-20 WIRES:2-1/2 INCH:FOR 21-35 WIRES:3 INCH:FOR 35-53 WIRES:ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE:SLEEVE:ING DETAIL:SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING
- 14 ALL QUICK COUPLERS TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE:ALL QUICK COUPLERS TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS:INSTALL ALL QUICK COUPLERS WITHIN 18" OF HARDSCAPE:CONTRACTOR SHALL TEE OFF OF MAINLINE WITH 1-1/4" PIPE WHERE APPLICABLE TO LOCATE QUICK WITHIN SHRUB OR GROUND COVER AREAS
- 15 ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE:SCREEN AND ARCS SHOWN ON THE PLANS:ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO ROADWAYS:PATHWAYS:BUILDINGS:WALLS:FENCES:AND HARDSCAPE:THIS INCLUDES: BUT NOT LIMITED TO:ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW:REPLACEMENT OF PRESSURE COMPENSATING SCREENS:REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS
- 16 CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY OBSTACLES THAT MAY OCCUR:INCLUDING BUT NOT LIMITED TO TREES:LIGHT POLES:BOLLARDS:FIRE HYDRANTS:DRINKING FOUNTAINS,ETC:CONTRACTOR SHALL ADD SPRINKLER HEADS AND/OR REPLACE HALF NOZZLES WITH TWO QUARTER NOZZLES AS REQUIRED TO ACHIEVE 100% COVERAGE IN ALL AREAS THAT REQUIRE ADJUSTING:ADDITIONAL HEADS SHALL BE INSTALLED AT NO ADDITIONAL COSTS TO THE CONTRACTOR:VERIFY ALL HEAD LAYOUT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- 17 CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE:FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- 18 LATERAL LINES MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY:ACTUAL LOCATION TO BE WITHIN PLANTER
- 19 BUBBLERS OR DRIP MANIFOLDS SHALL BE ALIGNED WITH TREES AS SHOWN IN THE DETAILS OR AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE:CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- 20 P.O.C:AND EQUIPMENT LAYOUT INCLUDING: BUT NOT LIMITED TO:IRRIGATION WATER METER:BOOSTER PUMP:ELECTRICAL STUB-OUT:FILTER:MASTER VALVE:FLOW SENSOR IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING:LOCATIONS MAY BE SHOWN WITHIN PAVING ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY:PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C:CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT
- 21 MAINLINE LAYOUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING:ROUTING MAY BE SHOWN WITHIN PAVING FOR CLARITY ONLY:ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER:A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP:CONTRACTOR SHALL ADJUST MAINLINE ROUTING TO ACCOMMODATE ANY OBSTACLES THAT MAY OCCUR:INCLUDING BUT NOT LIMITED TO TREES:LIGHT POLES:BOLLARDS:FIRE HYDRANTS:DRINKING FOUNTAINS:CONCRETE FOOTINGS,ETC
- 22 ALL PIPE REQUIRED FOR MAINLINE OR LATERAL LINE ADJUSTMENTS DUE TO ACCOMMODATIONS IN THE FIELD SHALL BE INCLUDED WITHIN CONTRACTED PRICE AND MAY NOT BE SUBMITTED AS A CHANGE ORDER TO THE ORIGINAL BID
- 23 IRRIGATION SLEEVES SHOWN FOR CLARITY ONLY:CONTRACTOR SHALL INSTALL SLEEVES BELOW ALL PAVING:HARDSCAPE,ETC:AND AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- 24 CONTRACTOR SHALL PAINT ALL EXPOSED P.C PIPE WHICH IS ON-GRADE TO REDUCE VISIBILITY TO THE PUBLIC EYE AND IMPROVE THE AESTHETICS OF THE NATURAL ENVIRONMENT:PAINT SHALL BE AN OUTDOOR PAINT RESISTANT TO SUN EXPOSURE:CONTRACTOR SHALL CONFIRM PAINT COLOR AND TYPE WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK
- 25 REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE:THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES:FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE:MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT:FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER:IN GENERAL:UNLESS OTHERWISE DIRECTED BY THE OWNER:ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE:WALK OR CURB IN SHRUB PLANTING AREAS
- 26 RC SYMBOL LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY:TO CONCEAL VALVE BOX LOCATIONS INSTALL EQUIPMENT AWAY FROM BUILDING ENTRANCES AND OTHER AREAS AS DETERMINED BY OWNER'S REPRESENTATIVE:CONTRACTOR SHALL CONFIRM LOCATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK
- 27 THIS DESIGN IS DIAGRAMMATIC:ALL EQUIPMENT SYMBOL SIZES ARE SHOWN FOR DESIGN CLARITY ONLY:CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL
- 28 CONTRACTOR SHALL USE ULTRAN APPROVED GROUND ROD AND GROUND PLATE WITH CADWELD "ONE-SHOT" CONNECTION PROCESS FOR CONNECTING THE CONDUCTOR WIRE TO THE ROD AND PLATE:MAXIMUM GROUND RESISTANCE SHALL BE PER CONTROLLER MANUFACTURERS SPECIFICATIONS: BUT NOT GREATER THAN 10 OHMS:CONTACT JINCE NOLLETT:PAIGE ELECTRIC:FRESNO,CA :559-431-2574 FOR ADDITIONAL INSTALLATION INFORMATION
- 29 MAINLINE AND/OR LATERAL PIPE ROUTING SHOWN OUTSIDE PROPERTY LINE AND/OR LOWWAYS IS DIAGRAMMATIC AND FOR CLARITY ONLY:CONTRACTOR SHALL ROUTE MAINLINE WITHIN PROPERTY LINE AND/OR LOWWY:EXCEPTION TO THIS REQUIREMENT IS FOR NEW PROPOSED TREES PLANTED OUTSIDE PROPERTY LINE:AS SHOWN ON PLANTING PLAN
- 30 CONTRACTOR SHALL ROUTE TWO ADDITIONAL CONTROL WIRES AND ONE ADDITIONAL COMMON WIRE INTO EACH AND EVERY VALVE BOX ALONG MAINLINE ROUTE
- 31 DURING THE COURSE OF DESIGN THE IRRIGATION CONSULTANT CANNOT FORESEE EXISTING TREE CANOPY DENSITY OR ESTIMATE EXACT SUN SHADE RELATIONSHIP PATTERNS OF THE TREES:WHERE SPRINKLER HEADS AND/OR SPRAY COVERAGE LANDS IN AND/OR AROUND TREE SHADE COVER PATTERNS CONTRACTOR SHALL BE RESPONSIBLE TO MAKE MINOR FIELD ADJUSTMENTS:AS MAY BE NECESSARY:TO THE SPRINKLER HEAD LAYOUT AND NOZZLE SELECTION TO ACCOMMODATE SHADE DENSITY AND SHADE PATTERNS AS REQUIRED TO REDUCE OVER-WATERING OR UNDER-WATERING IN THESE AREAS:WHERE SUNNY AREAS ARE FOUND TO BE WITHIN OR AROUND A SHADED AREA SPRINKLER:ONE:CONTRACTOR MAY BE REQUIRED ADD ADDITIONAL HEADS AND/OR INCREASE NOZZLE SIZE AS MAY BE NECESSARY TO PROVIDE ADDITIONAL WATER TO THE SUNNY AREA
- 32 ALL RC'SS AND QC'SS SHALL BE INSTALLED ON A SUB-MAIN MANIFOLD AS SHOWN IN DETAIL L31 D:RC:AND QC:SYMBOLS ARE SHOWN DIAGRAMMATICALLY ON TOP OF MAINLINE FOR CLARITY ONLY:PLAN DOES NOT SHOW THE MANIFOLD FOR CLARITY

RECYCLED WATER NOTE:

A MINIMUM OF TEN (10) FEET HORIZONTAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE CONSTANT PRESSURE POTABLE AND RECYCLED WATER LINES:A MINIMUM OF ONE (1) FOOT VERTICAL SEPARATION MUST BE MAINTAINED AT ALL TIMES BETWEEN THE POTABLE AND RECYCLED WATER LINES WITH THE RECYCLED WATER LINE BELOW THE POTABLE

ALL CROSSING BETWEEN POTABLE AND RECYCLED WATER LINES SHALL BE AS NEAR TO PERPENDICULAR AS POSSIBLE AND THE RECYCLED WATER LINE PER LOCAL WATER PURVEYOR REQUIREMENTS

RECYCLED WATER SIGNAGE:

INSTALL PER B.C.D. STANDARDS:LOCATIONS MUST BE APPROVED BY WATER DISTRICT: CITY AND OWNER'S AUTHORIZED REPRESENTATIVE

RECYCLED WATER IDENTIFICATION TAG:

ALL REMOTE CONTROL VALVES:GATE VALVES:QUICK COUPLER VALVES,ETC:MUST HAVE CHRISTY'S MODEL:ID-MAX-PC-R2009: PURPLE RECYCLED WATER IDENTIFICATION TAG

RECYCLED VALVE BOX:

ALL RECYCLED WATER SYSTEM VALVE BOXES AND LIDS SHALL BE PURPLE IN COLOR

RECYCLED BODIES AND DRIPLINE TUBING:

ALL OVERHEAD SPRAY HEAD BODIES SHALL HAVE FACTORY INSTALLED RECLAIMED WATER IDENTIFICATION "PURPLE" CAP:ALL DRIPLINE TUBING SHALL HAVE A "PURPLE" IDENTIFICATION STRIPE OR TUBING

GROUNDING ROD INSTALLATION:

WARNING:PRIOR TO INSTALLING GROUNDING RODS:CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG ALERT AND THE OWNER'S AUTHORIZED REPRESENTATIVE TO IDENTIFY POSSIBLE HAZARDS AND TO AVOID CONTACT WITH UTILITIES SUCH AS: BUT NOT LIMITED TO HIGH VOLTAGE POWER CABLES: GAS LINES: WATER LINES: DATA CABLES:ETC

CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE THAT OCCURS AS A RESULT OF GROUND ROD INSTALLATION

IRRIGATION AUDIT SCHEDULE:

IRRIGATION AUDIT SHALL BE CONDUCTED BY A CERTIFIED IRRIGATION AUDITOR AND PROVIDED TO BEAUMONT, CHERRY VALLEY WATER DISTRICT AND THE CITY OF BEAUMONT PRIOR TO FINAL AND START OF MAINTENANCE

- 1 IRRIGATION AUDIT SHALL BE PERFORMED ONCE THE IRRIGATION INSTALLATION IS COMPLETED
- 2 IRRIGATION AUDIT SHALL BE PERFORMED ONCE EVERY 5 YEARS PER THE CITY OF BEAUMONT CONDITIONS

WATER CONSERVATION STATEMENT:

THE IRRIGATION PLAN IS DESIGNED USING LOW VOLUME IRRIGATION TO AVOID OVERSPRAY AND TO INCREASE EFFICIENCY:ET:BASED CONTROLLER AND RAIN SENSOR ARE BEING USED TO AVOID OVER WATERING

TWO WIRE NOTE:

P-7072D PAIGE ELECTRIC COMMUNICATION CABLE 14AWG 2 CONDUCTOR "MAXI" CABLE WITH TWO TYPE UF WIRES WITH A PE OUTER JACKET:COLOR TO BE USED FOR PARK "ORANGE"

VALVE WIRES CABLE SHALL BE INSTALLED WITHIN 1-1/4" P.C SCHEDULE 40 CONDUIT WITH PULL BOXES LOCATED EVERY 250' AND AT EVERY CHANGE IN DIRECTION AND ALL CROSSINGS

IRRIGATION MAINTENANCE SCHEDULE:

- 1 CHECK FOR IRRIGATION EQUIPMENT MALFUNCTION: CONTROLLER: VALVES MAINLINE: LATERAL LINE:ETC: WEEKLY
- 2 CHECK AND ADJUST DRIPLINE: TO IDENTIFY POSSIBLE MALFUNCTION: WEEKLY
- 3 CHECK FOR COVERAGE TO ENSURE PLANT LIFE: WEEKLY
- 4 FLUSH DRIPLINE SYSTEM: MANUAL FLUSH: TO REMOVE DIRT AND DEBRIS - BIMONTHLY
- 5 CLEAN DRIPLINE SYSTEM: SCREEN FILTER - BIMONTHLY
- CHECK AND CLEAN CONTROLLER CABINET - BIMONTHLY
- 7 CHECK IRRIGATION TIME: DAY SETTING ON CONTROLLER - BIMONTHLY
- 8 CHECK CONNECTION TO WEATHER STATION AND ET CARTRIDGE FOR PROPER OPERATION:- QUARTERLY

CONTROLLER NOTE:

1. MAINTAINING CONTRACTOR SHALL BE RESPONSIBLE FOR REGISTERING AND DOWNLOADING RAIN BIRD CLOUD SOFTWARE PROGRAM TO MANAGE IRRIGATION CONTROLLERS VIA THE INTERNETWEB INTERFACE. THE IO SOFTWARE SHALL BE ACCESSIBLE AT <https://iqweb.rainbird.com/cloudregistration>

2. RAIN BIRD TWO WIRE CONTROLLER. CONTRACTOR SHALL CONFIRM QUANTITIES AND PROVIDE ALL DECODERS INCLUDING ONE FOR EACH CONTROL VALVE, MASTER VALVE, AND FLOW SENSOR (SD). CONTRACTOR SHALL CONFIRM QUANTITIES AND PROVIDE ONE SURGE PROTECTION (LSP) AND GROUND PLATES AT ONE PER 100' OF TWO WIRE CABLE AND ENDS OF ALL TERMINAL RUNS PER MANUFACTURER RECOMMENDATIONS. ALL DECODERS SHALL BE PROVIDED WITH THE MANUFACTURER APPROVED WIRE CONNECTORS.

3. TWO-WIRE CABLE AND DECODER NOTE: CONTRACTOR SHALL PROVIDE PAGE #P7072D MAXI-CABLE AND TWO WIRE DECODERS MODEL #DEC1. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL NUMBER OF TWO, FOUR, AND SIX STATION DECODERS (MODEL #DEC2, #DEC4, AND #DEC6) IF DESIRING TO COMBINE STATION DECODERS AND APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION VALVE IDENTIFICATION

CONTROLLER LETTER VALVE NUMBER A2 1.5" VALVE SIZE
GALLONS PER MINUTE GPM 16 GPM 30 PSI OPERATING PRESSURE PSI
HYDROZONE PLANT FACTOR LW 0 HYDROZONE IRRIGATION TYPE - SEE
DRIPLINE HYDROZONE AREA SQUARE FOOTAGE 2000' 173 A.R. HYDROZONE LEGEND BELOW:
APPLICATION RATE IN INCHES PER HOUR

HYDROZONE LEGEND

Hydrozone Notes
1 Drip - Low Water Plants
2 Drip - Moderate Water Plants
3 Border - Moderate Water Trees

Plant Factor Water Use WUCOLS
See Legend Based on Plants and Hydrozones:
1 LW 0.1 - Drip Low Water Plants
2 LW 0.1 - 0.3 - Low Water Plants
MW 0.4 - 0.6 - Moderate Water Use Plants
HW 0.7 - 0.9 - High Water Use Plants

Irrigation Estimate
S Sprinkler 75
B Border 181
D Drip 81

Irrigation Pressure Calculation	
Meter No:	1
HGL:	2400 FT
Elevation of Meter:	2362 FT
Static Water Pressure PSI:	103 psi
Controller Letter:	A
Valve No:	A27
Valve Demand	43 GPM
Maximum System Demand	100 GPM
Elevation Change P.O.C. to Highest Head:	0 FT
Losses:	
2" Water Meter	7.8 psi
3" Service line	3.2 psi
2" RP Backflow Device	12.0 psi
3" Basket Strainer	4.0 psi
2" Master Valve	2.5 psi
2" Flow Sensor	2.0 psi
Isolation Valves	2.5 psi
1-1/2" R.C.V.	2.5 psi
85 Feet of 3" Mainline CL 200	1.0 psi
1,578 Feet of 2-1/2" Mainline CL 315	12.4 psi
Fitting Loss 10%	5.0 psi
Lateral Line Loss 10%	4.0 psi
Loss to Highest Head	0.0 psi
Total Losses:	59 psi
Head Operating Pressure:	40 psi
Total Pressure Required:	99 psi
Static Pressure Available:	103 psi
Residual Pressure:	4 psi

WATER PRESSURE CALCULATION NOTE:
OPERATING VELOCITY WILL NOT EXCEED 5 FEET PER SECOND
A PUMP WILL BE REQUIRED IF THE STATIC WATER PRESSURE IS MEASURED IN THE FIELD IS LESS THAN 99 PSI AT ANY TIME: SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

California Water Efficient Landscape Ordinance Worksheet							
City: Beaumont		Olivewood PA14 PARK AREA					
Reference Evapotranspiration (ET _e)		55.0		Project Type		Non-Residential	
Hydrozone # / Planting Description ^a		Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area
							Estimated Total Water Use (ETWU) ^d
0.45							
Regular Landscape Areas							
LOW water use-Planting	0.30	Drip		0.81	0.37	10986	4069
LOW water use-Rotary Shrub	0.30	Overhead		0.75	0.40	139902	55961
LOW water use-Trees	0.30	Overhead		0.75	0.40	1053	421
Totals						151941	60451
							2061375
Special Landscape Areas							
Recreational Turf Area					1	45417	45417
					1	0	0
Totals						45417	45417
							1548720
							0
							1548720
							3610095
							ETWU Total
							3880254
							Maximum Annual Water Allowance (MAWA) ^e
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	60451	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Total Area	151941						
Average ETAF	0.40						
All Landscape Areas							
Total ETAF x Area	105868						
Total Area	197358						
Average ETAF	0.54						

Project: Olivewood PA14 PARK AREA
City: Beaumont

^a Hydrozone # / Planting Description e.g.

- 1) Front lawn
2) Low water use planting
3) Medium water use planting

Irrigation Method

- 1) Overhead Spray
2) Drip

Irrigation Efficiency

- 1) 0.75 for Overhead Spray
2) 0.81 for Drip

^d ETWU (Estimated Total Water Required) =

ET_e x 0.62 x ETAF_(avg) x LA =
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

^e MAWA (Maximum Annual Water Allowed) =

(ET_e) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

California Water Efficient Landscape Ordinance Calculations

MAWA (Maximum Annual Water Allowed) =
(ET_e) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] =

55.0 x 0.62 x [(0.45 x 197,358) + ((1- 0.45)x 45,417)]
34.10 x [(88,811) + ((0.55)x 45,417)]
34.10 x [(88,811) + (24,979)]

34.10 x 113,790 = 3,880,254 gal.

ETWU (Estimated Total Water Use Required) =

ET_e x 0.62 x ETAF_(avg) x LA =
55.0 x 0.62 x 0.40 x 151,941 = 3,610,095 gal.

TOTAL WATER USE REDUCTION
MAWA - ETWU = 270,159 gallons

Issued for:

01/13/21 100% DESIGN DEVELOPMENT
03/09/21 1ST CITY SUBMITTAL

Revisions:



Project:

OLIVEWOOD
TRACT 27971
PARK

PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

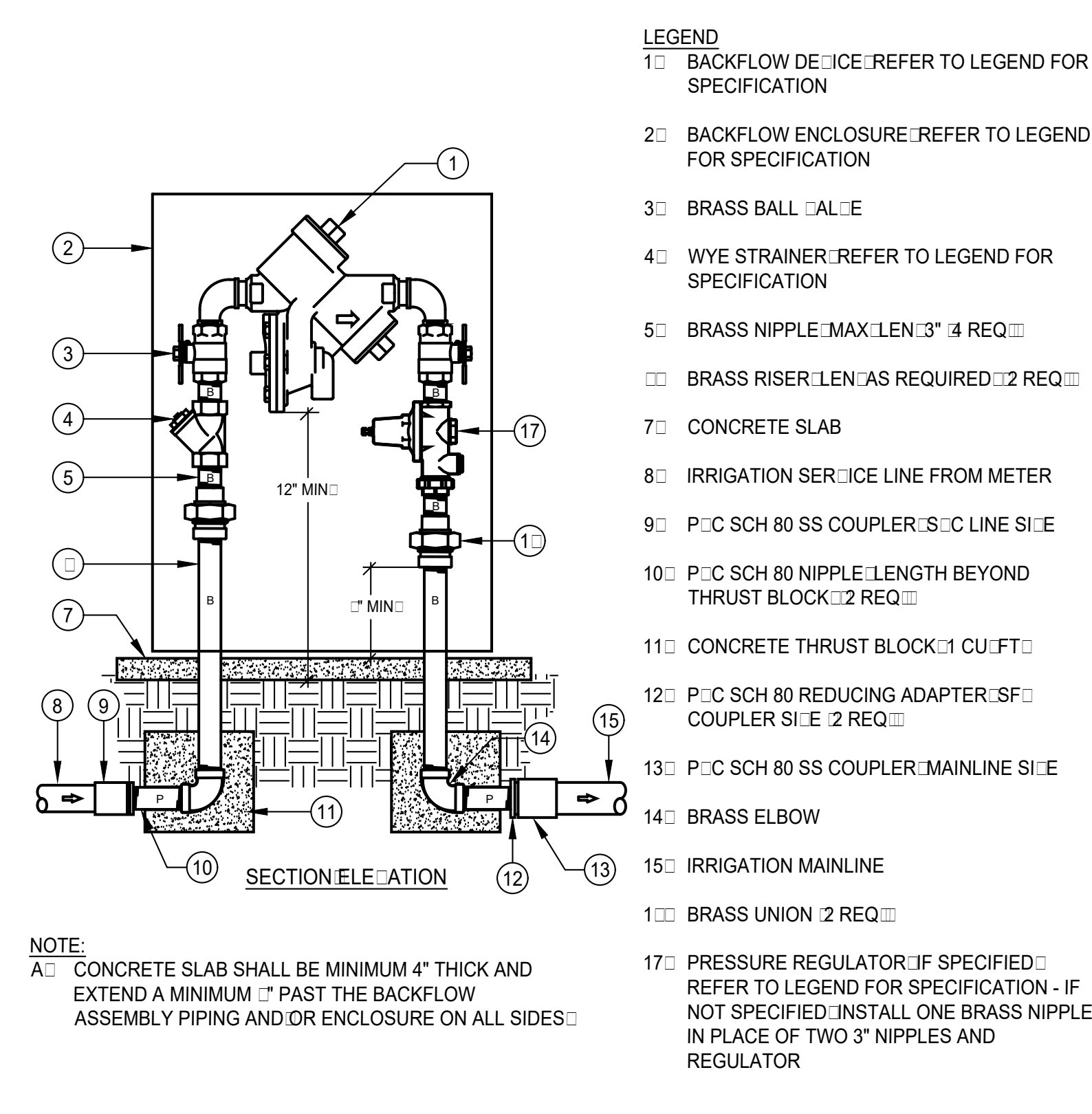
IRRIGATION NOTES AND CALCULATIONS

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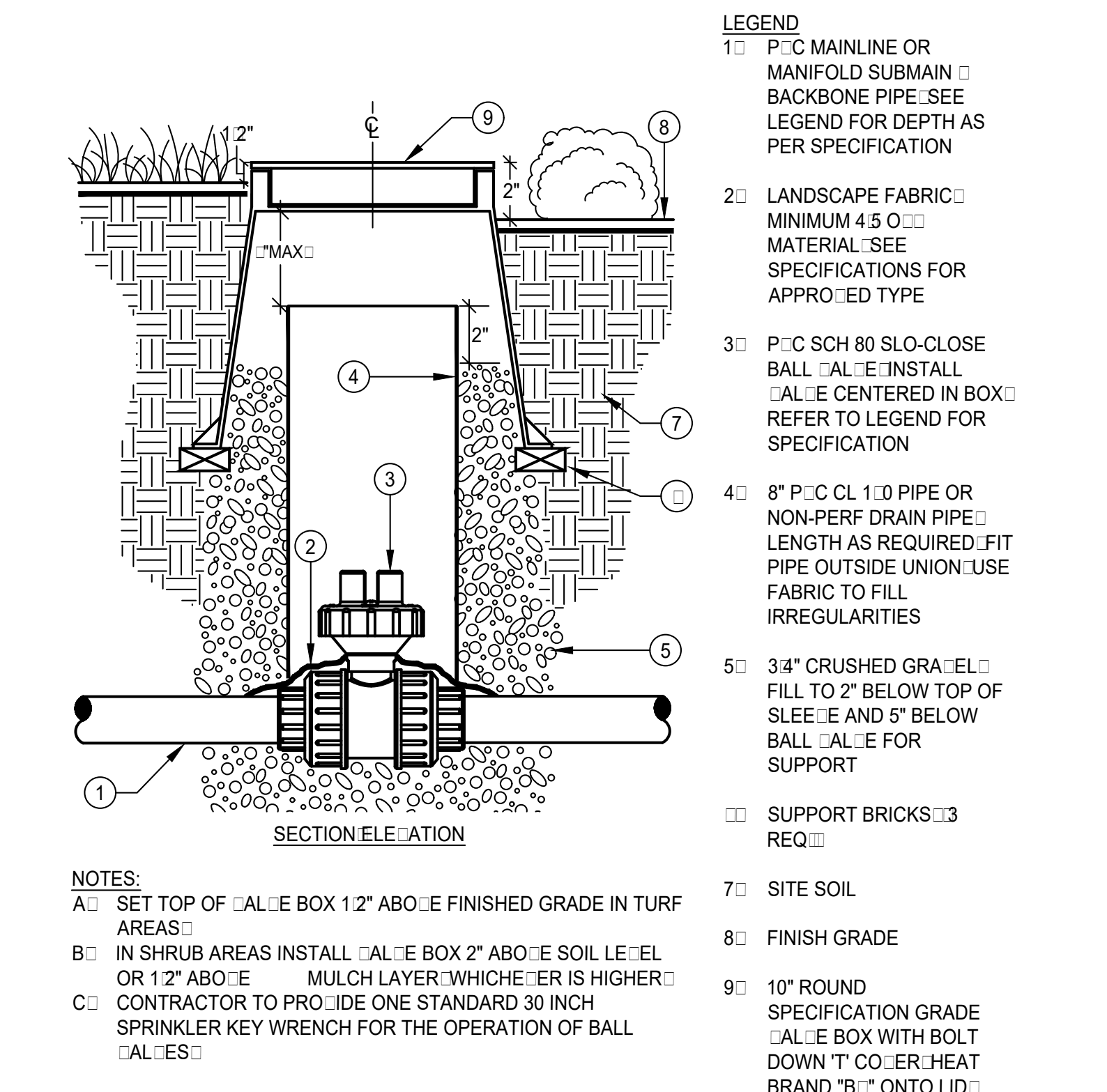
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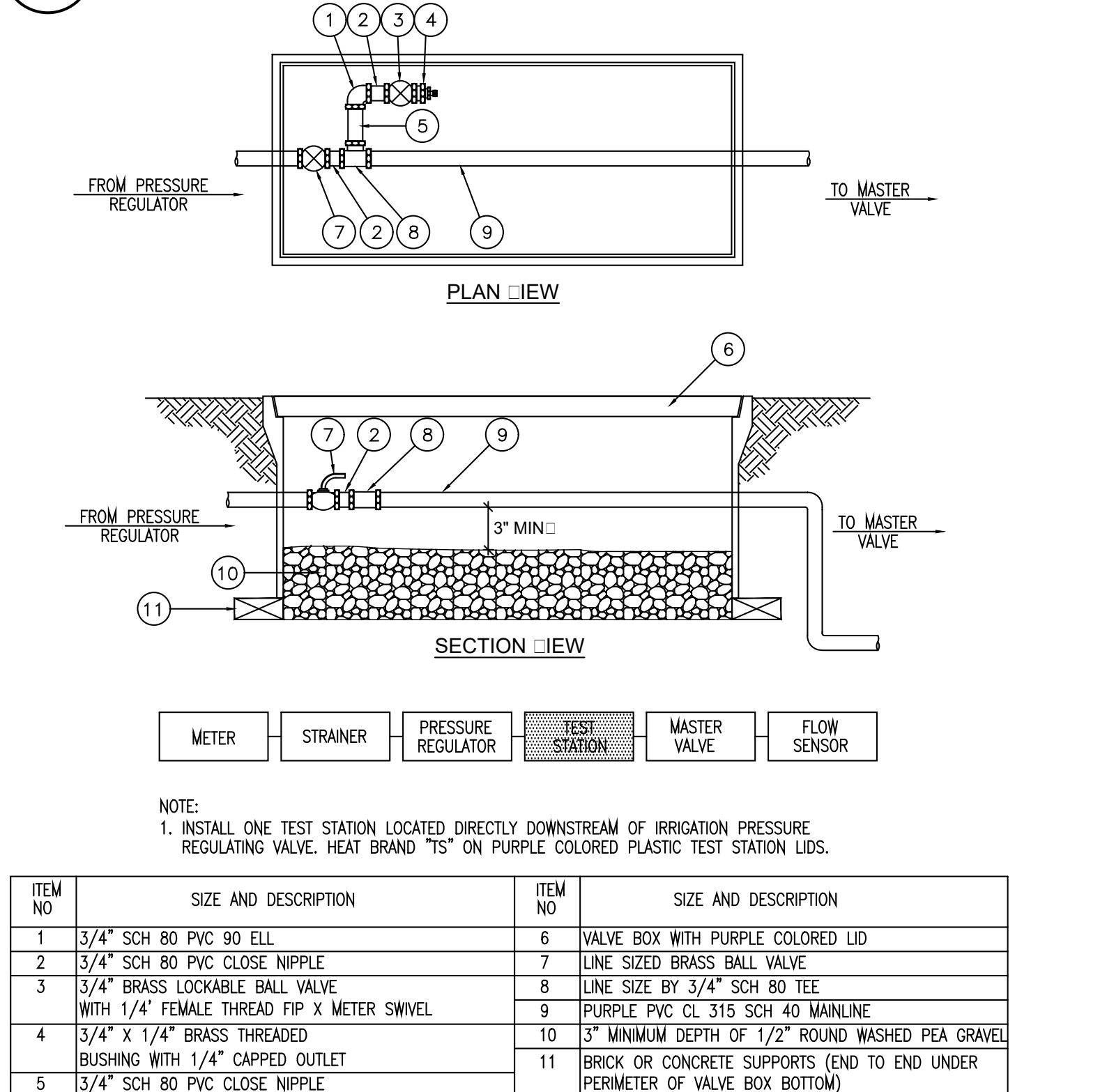
PA-14 PARK
1ST CITY SUBMITTAL



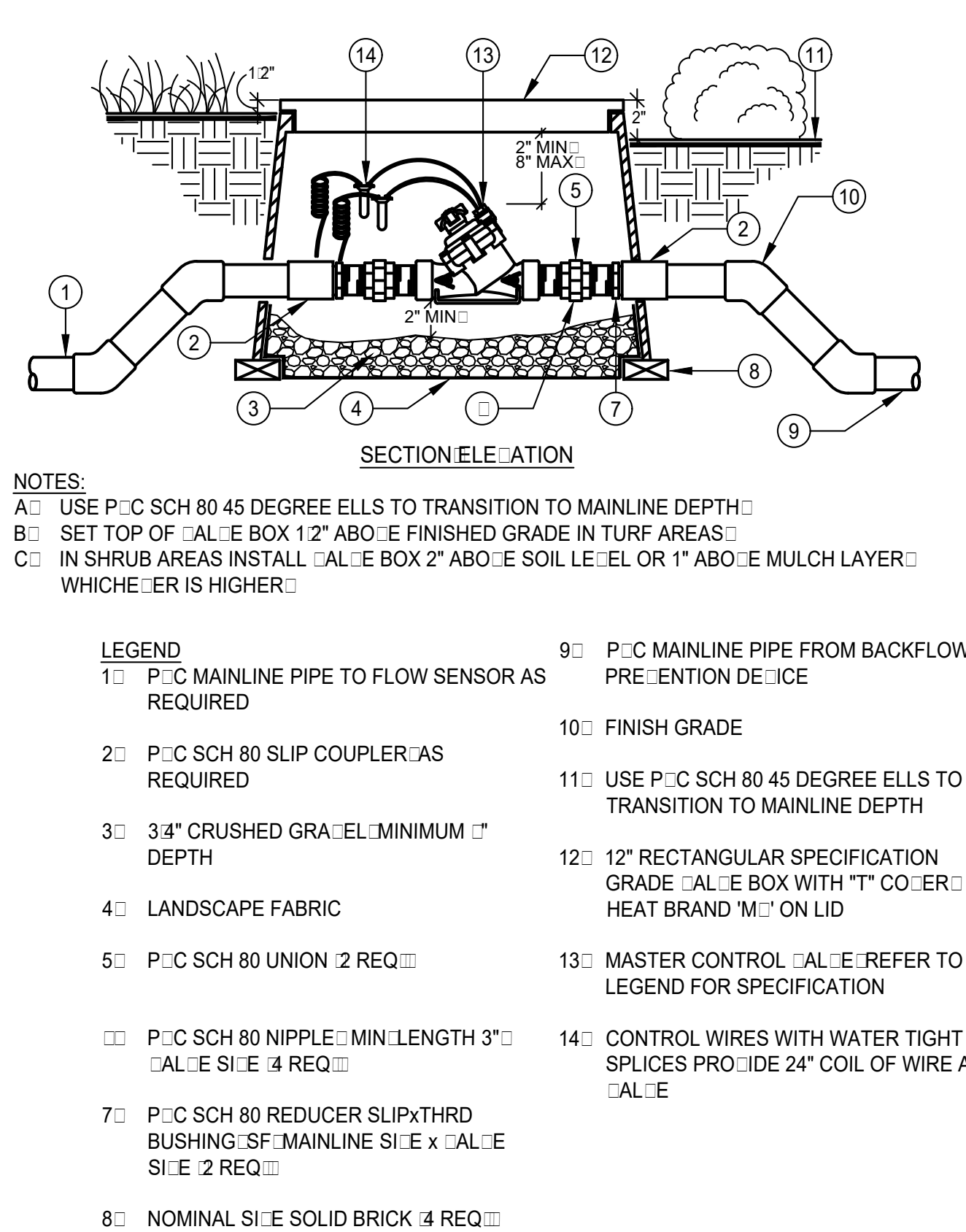
A BACKFLOW ASSEMBLY
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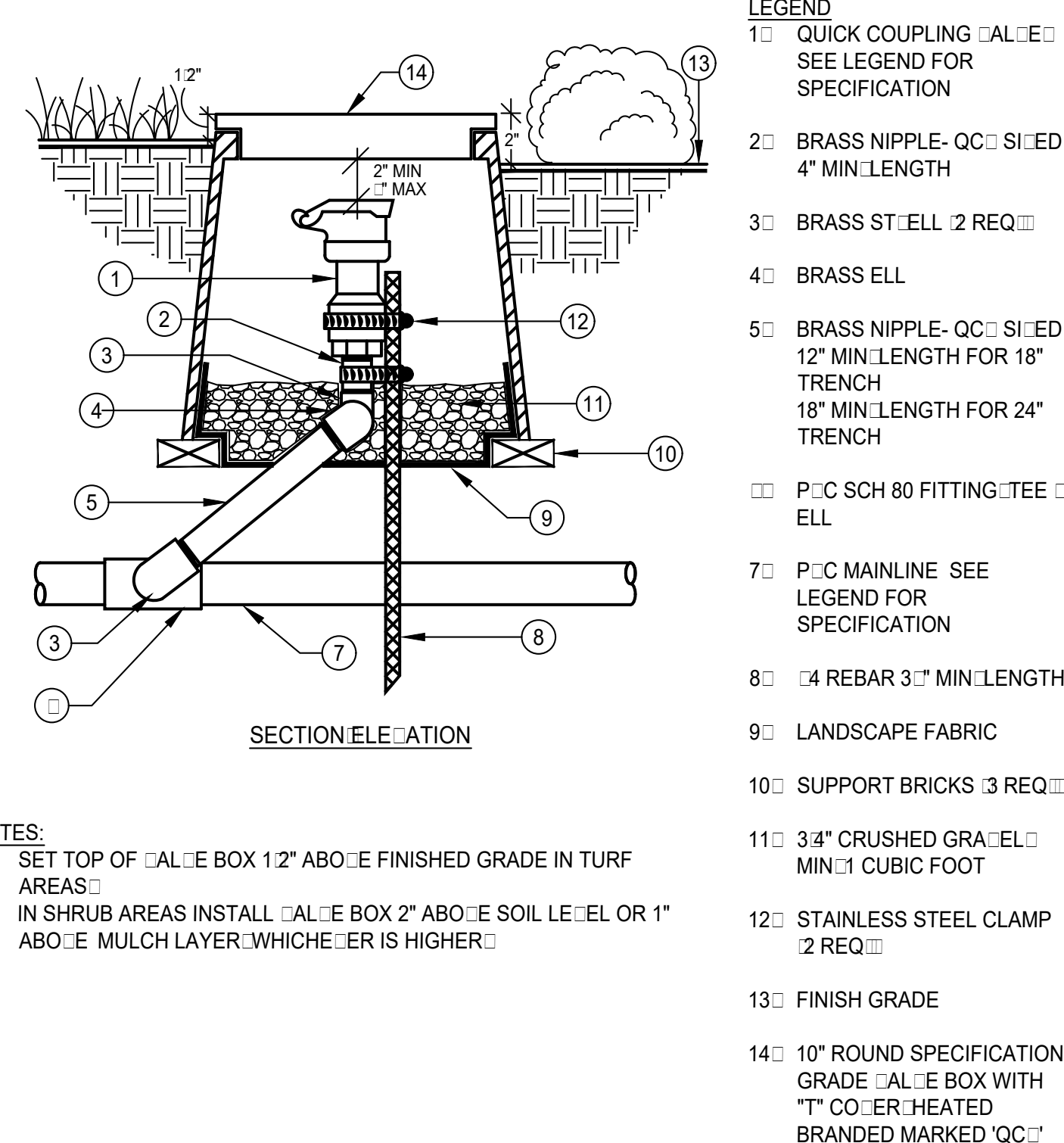
E PVC MAINLINE ISOLATION BALL VALVE
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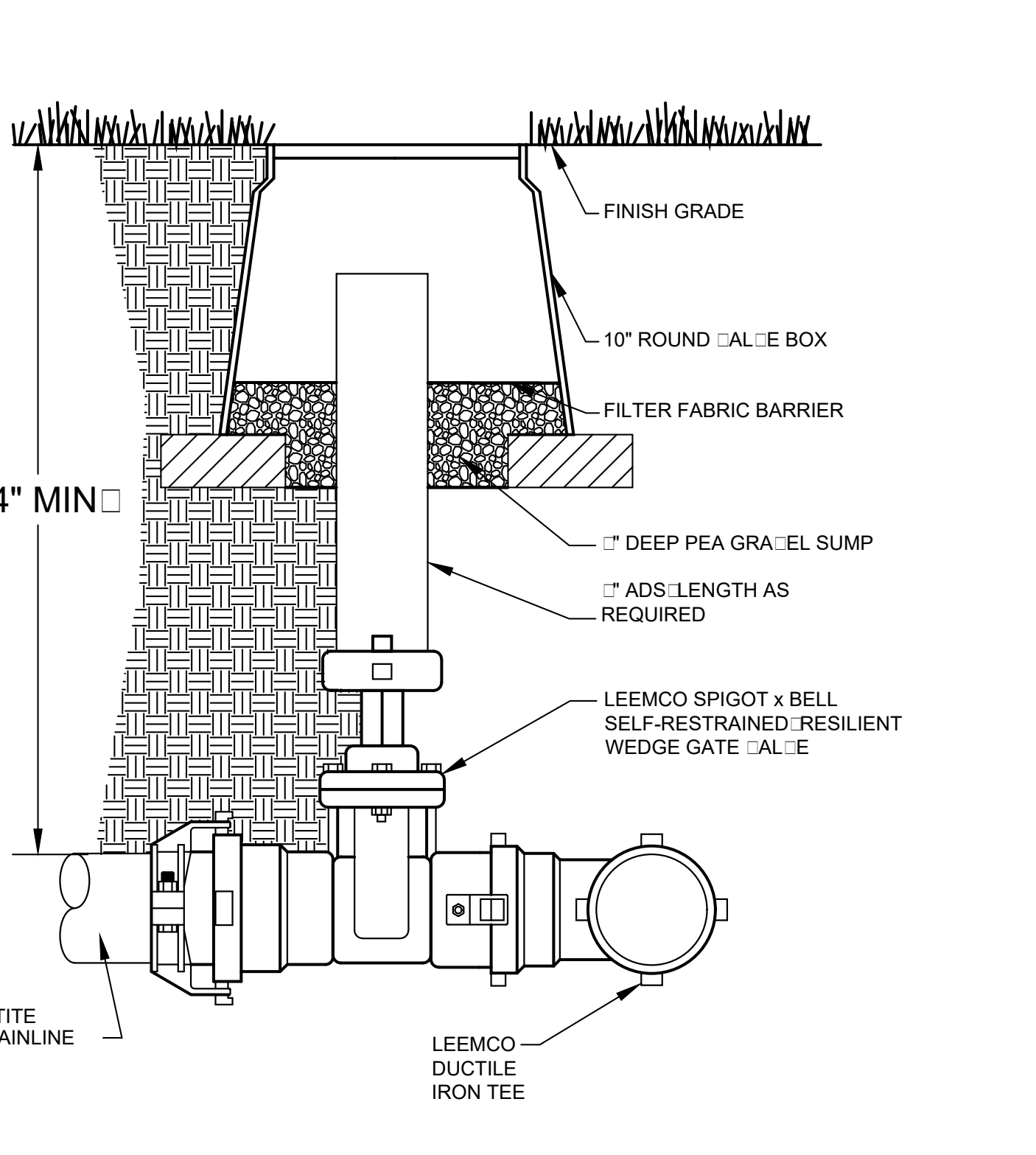
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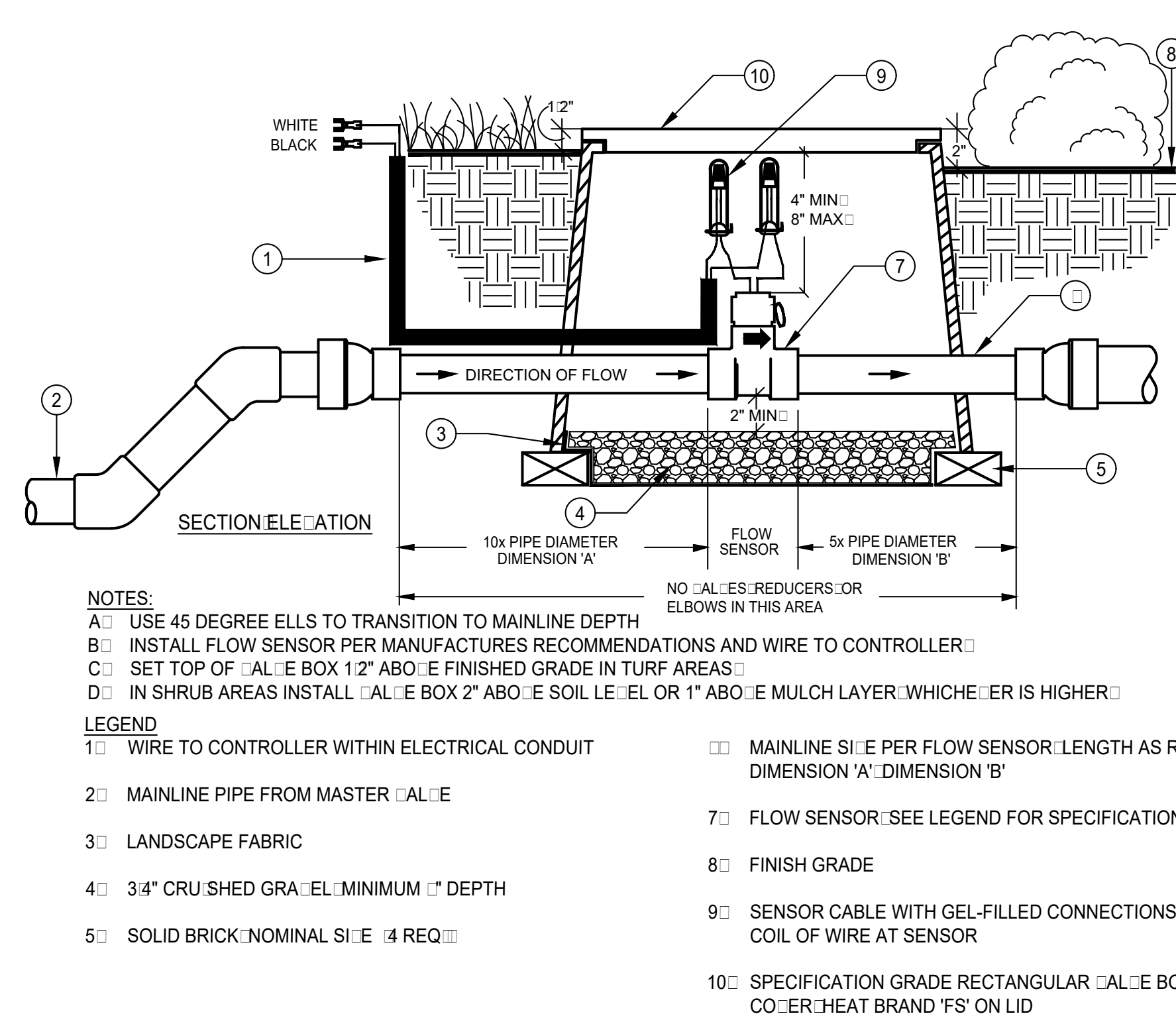
B MASTER VALVE ASSEMBLY
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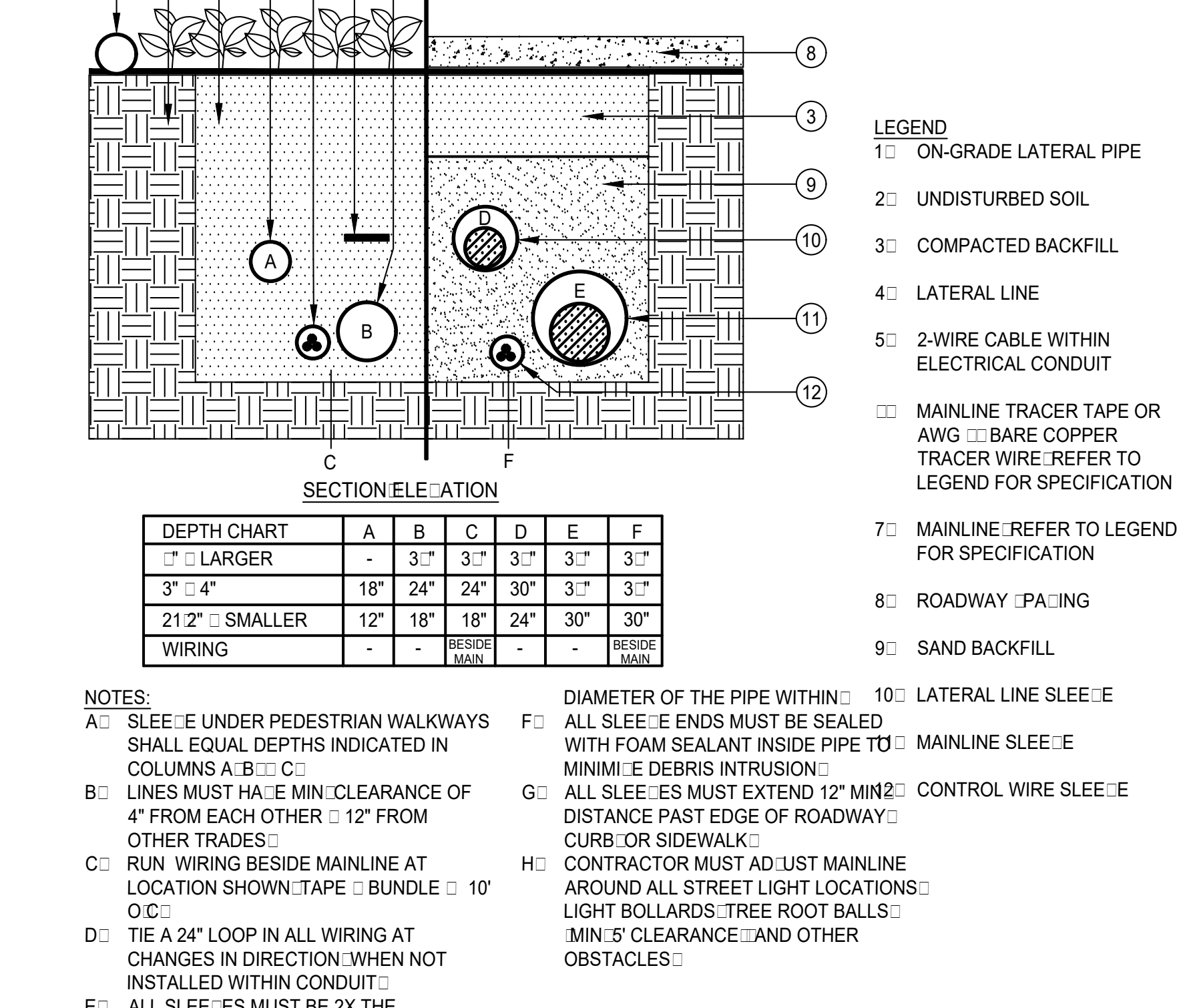
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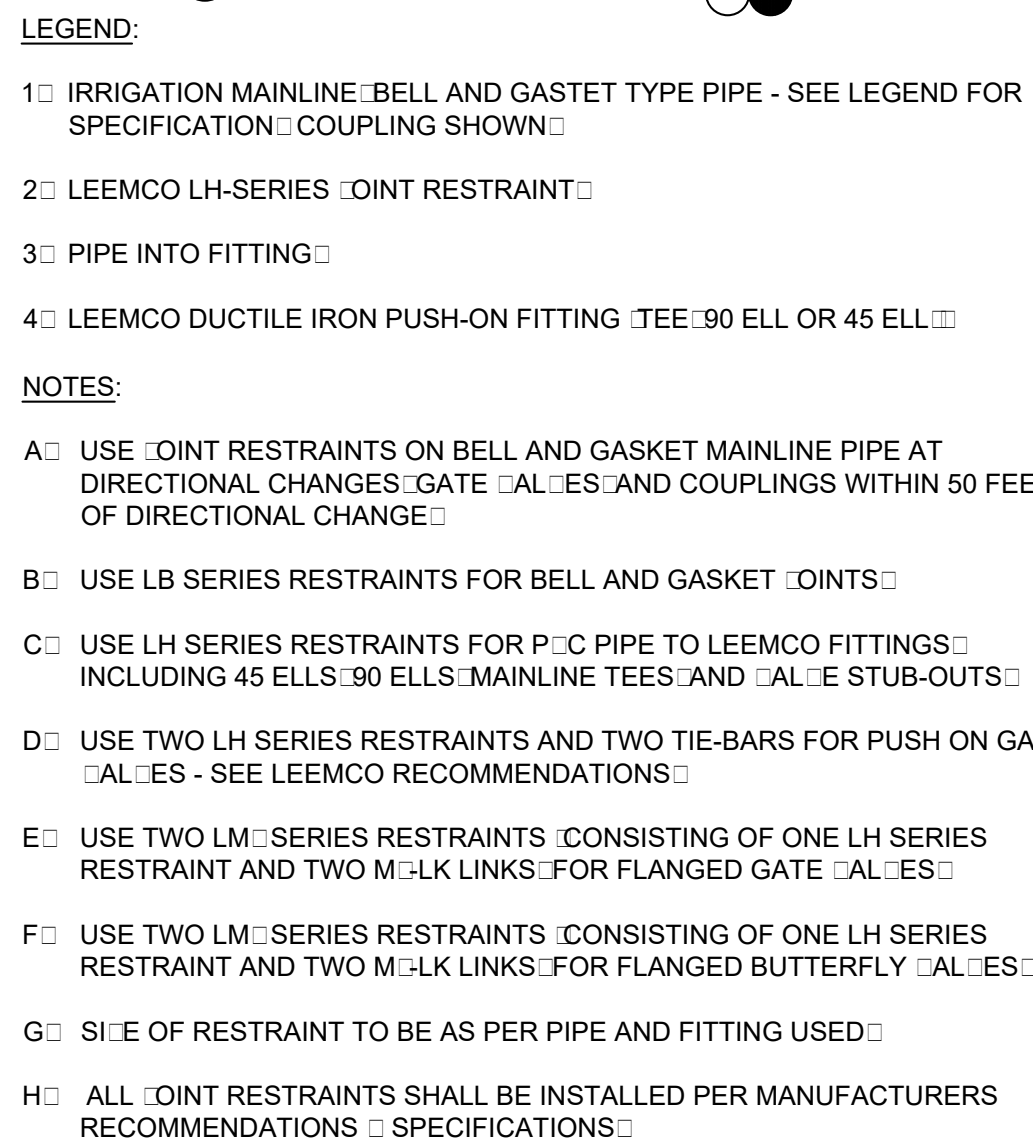
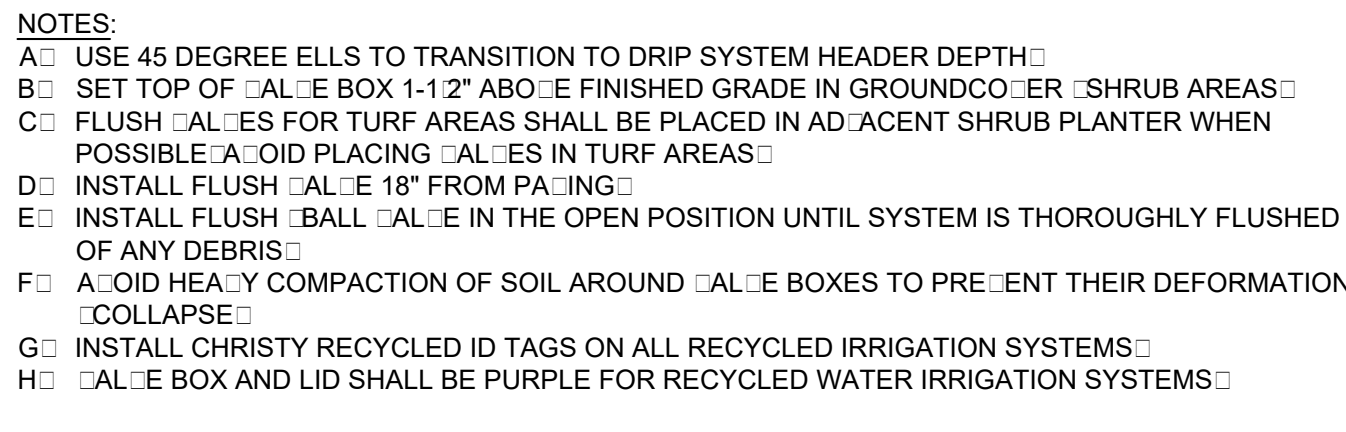
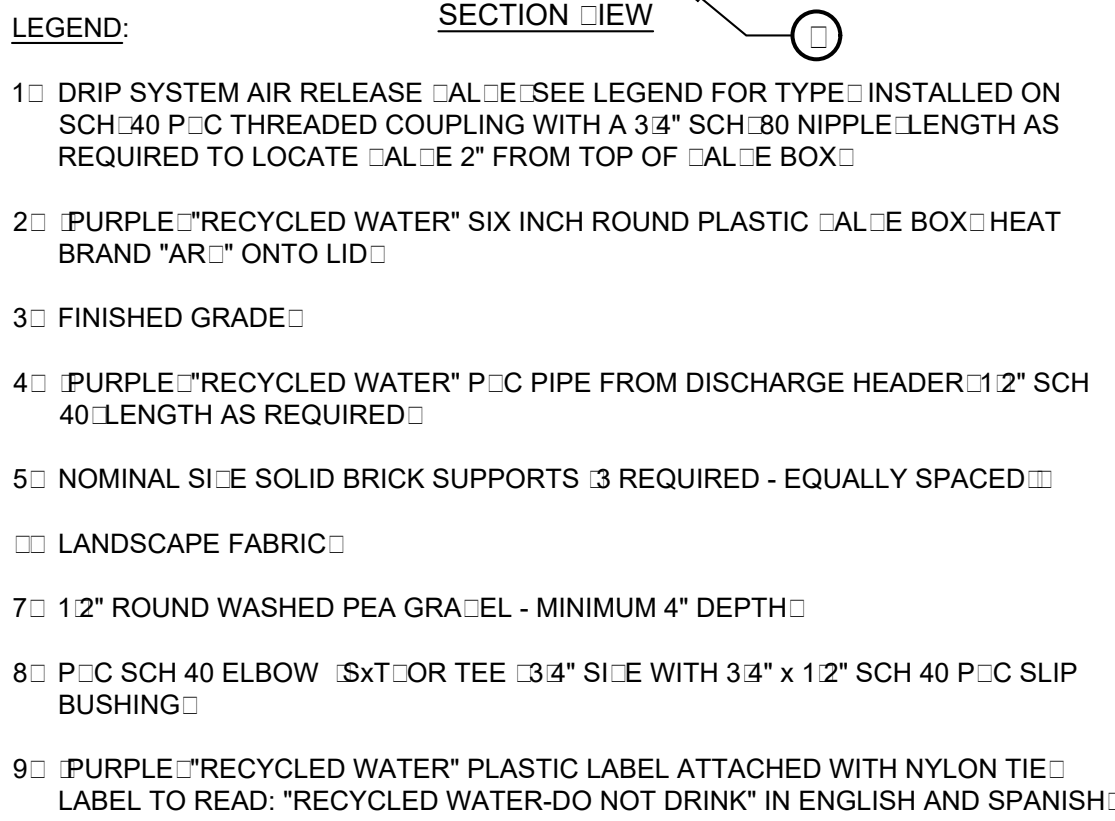
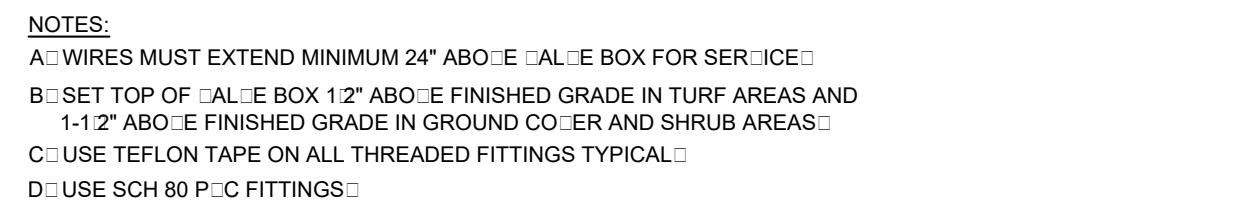


J GATE VALVE
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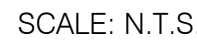
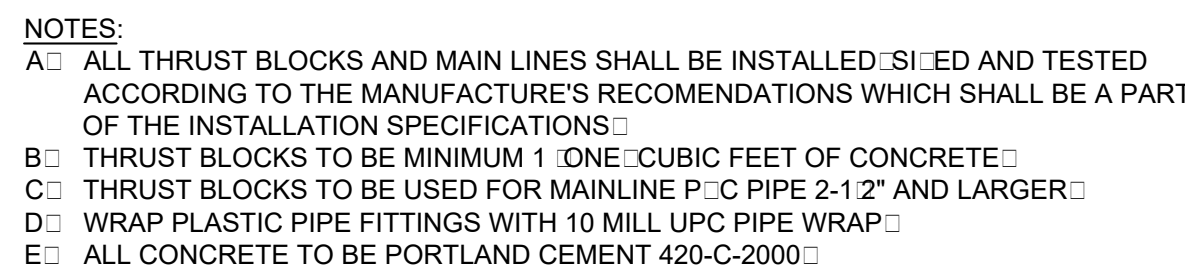


C FLOW SENSOR ASSEMBLY
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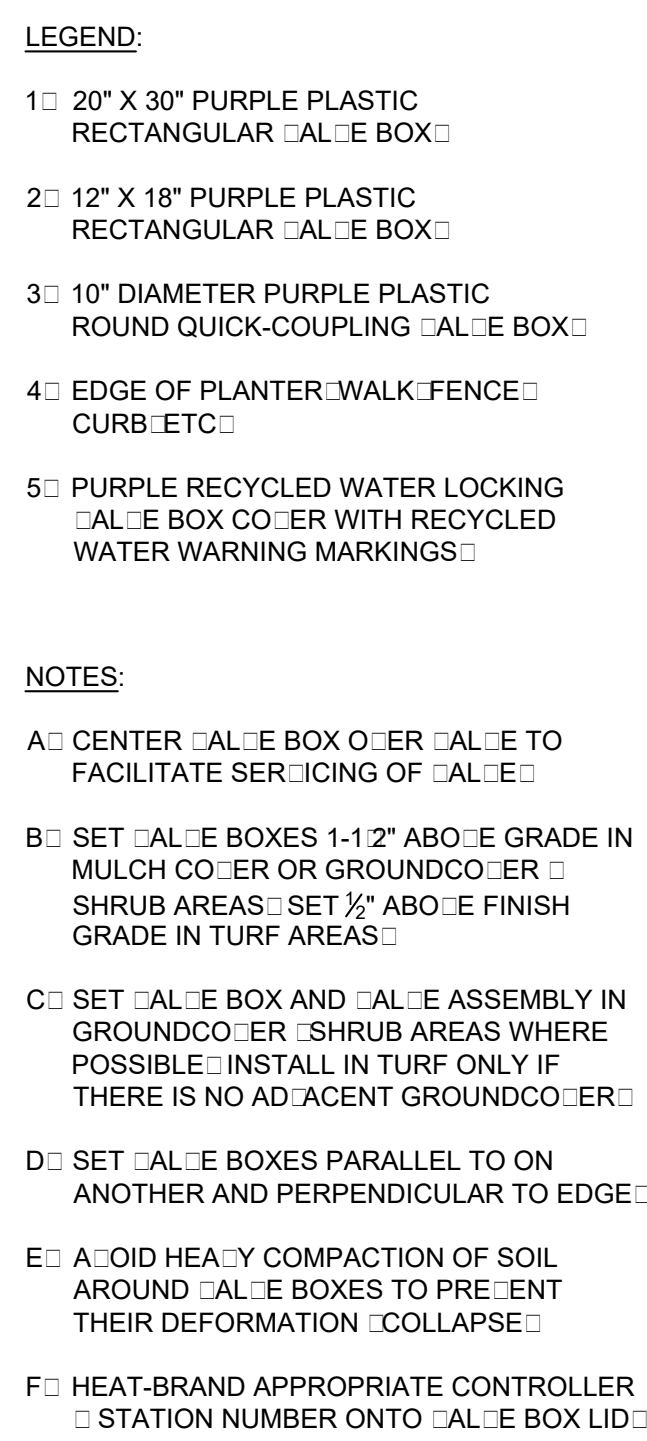
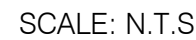
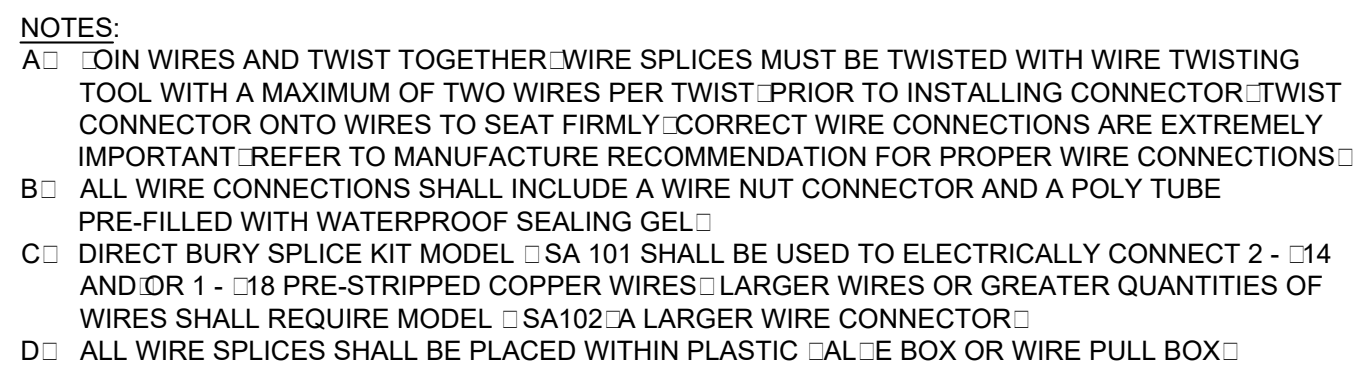
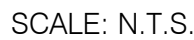


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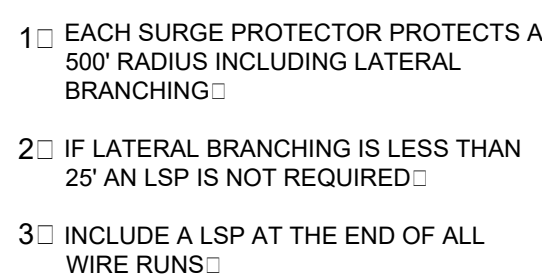
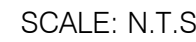
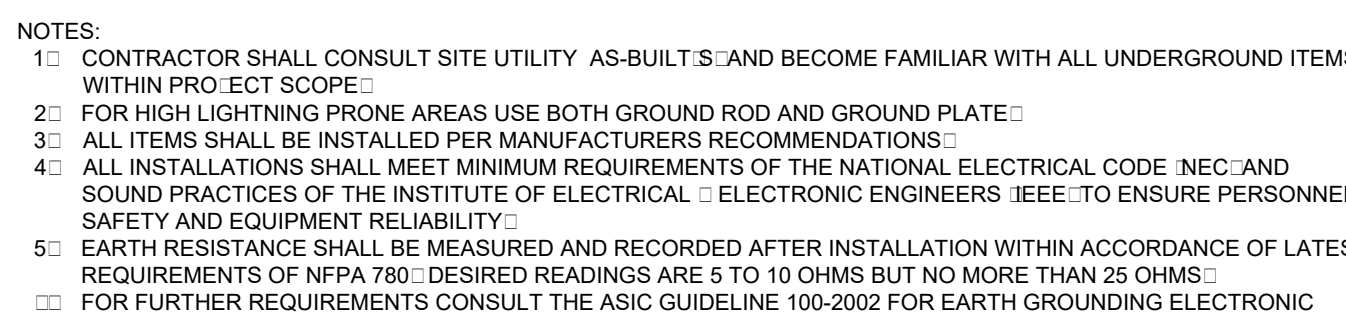
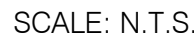
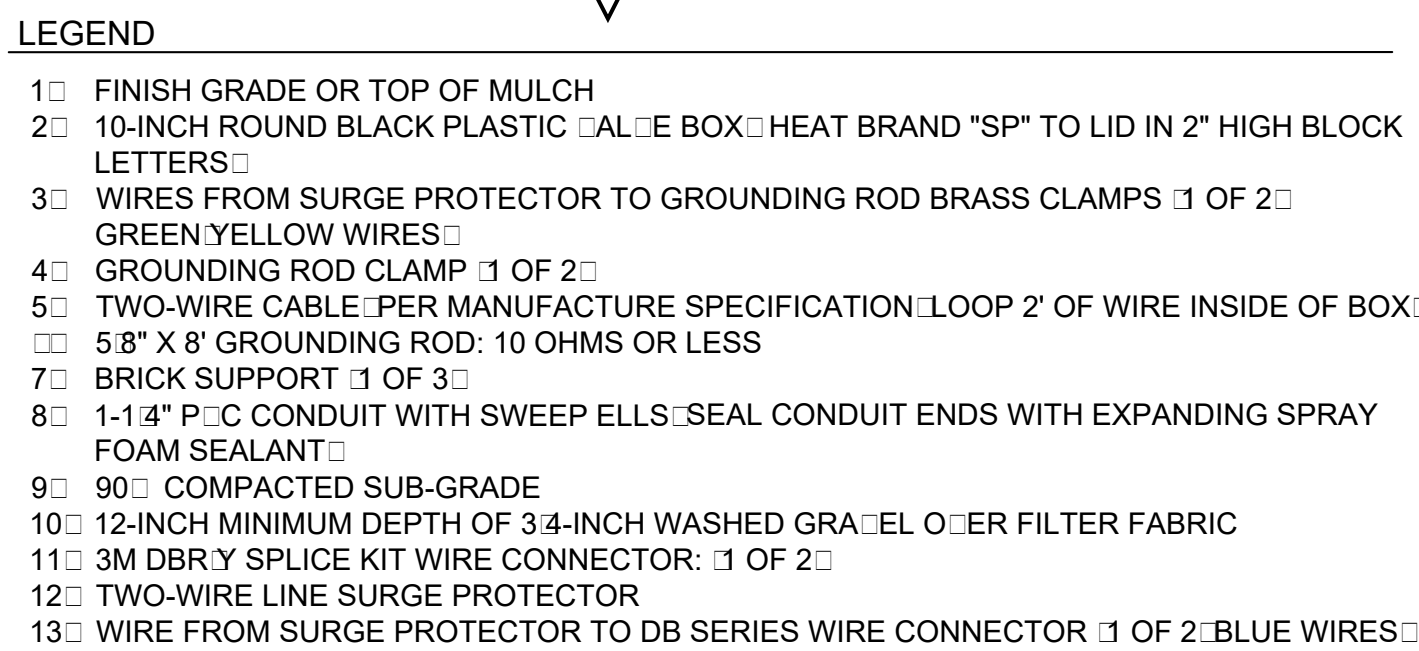
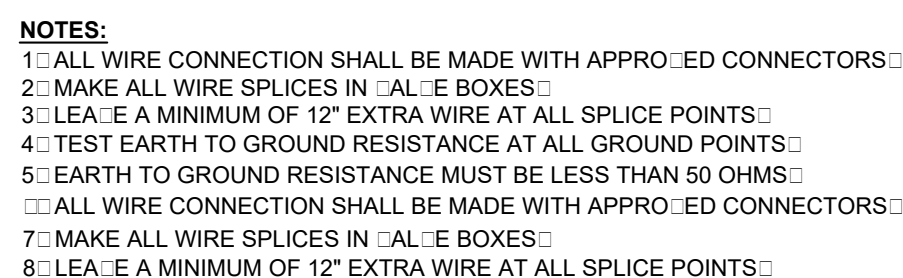


- 1 □ IRRIGATION MAINLINE
- 2 □ ROMAC □202NS NYLON COATED SADDLE WITH STAINLESS STEEL STRAPS □ MAINLINE X MANIFOLD SIDE
- 3 □ BALL TYPE ISOLATION □AL□E INSTALL ON SIDE
- 4 □ SCH 80 P□C UNION
- 5 □ MINIMUM 12" SEPARATION BETWEEN ALL □AL□E BOXES
- 6 □ IRRIGATION SUB-MAINLINE
- 7 □ REMOTE CONTROL □AL□E
- 8 □ SCH 80 P□C UNION
- 9 □ LATERAL LINE TO SPRINKLERS
- 10 □ HARDSCAPE EDGE INSTALL MAINLINE 18" OFF OF HARDSCAPE EDGE
- 11 □ ROMAC □202NS NYLON COATED SADDLE WITH STAINLESS STEEL STRAPS □ MAINLINE X MANIFOLD SIDE
- 12 □ QUICK COUPLER SWING □JOINT
- 13 □ QUICK COUPLER □AL□E IN A ROUND □AL□E BOX
- 14 □ PULL BOX FOR SPARE WIRE 24" LOOP

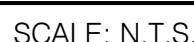
□ QUICK COUPLER MANIFOLD TO BE SEPARATE FROM RC□ MANIFOLD



SCALE: N.T.S.



SCALE: N.T.S.



Revisions:		



Project:

OLIVEWOOD
TRACT 27971
PARK

PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882



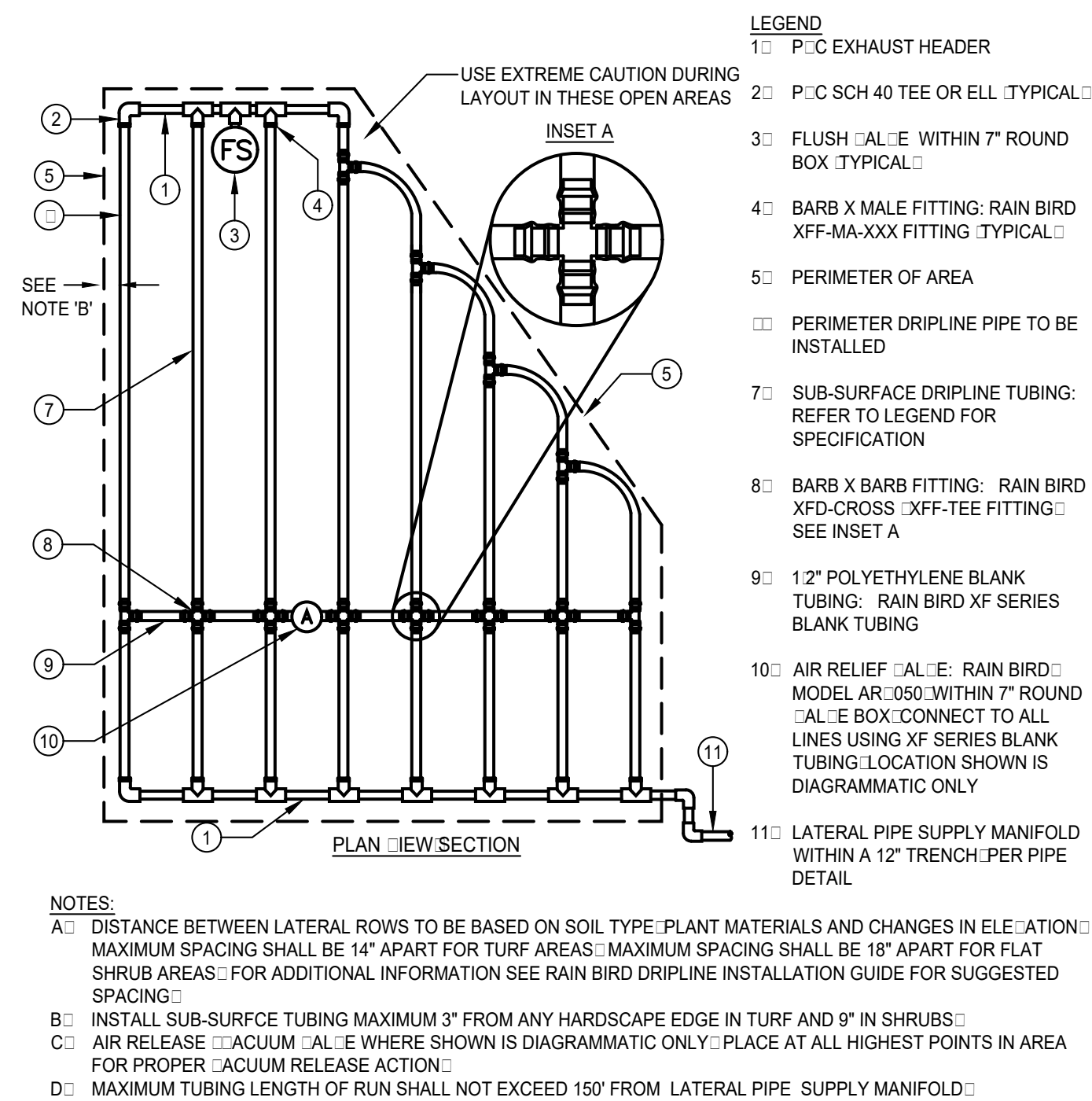
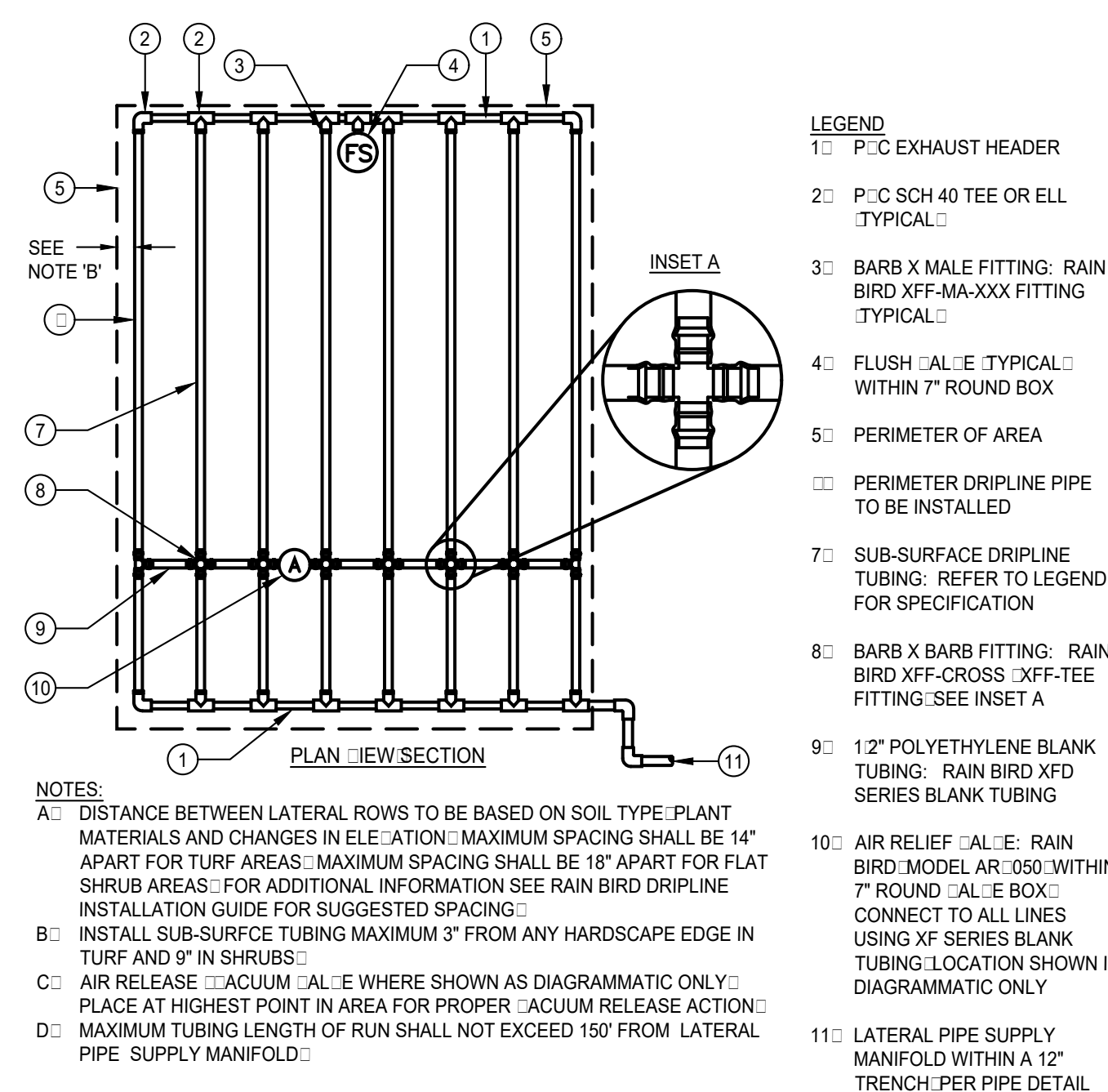
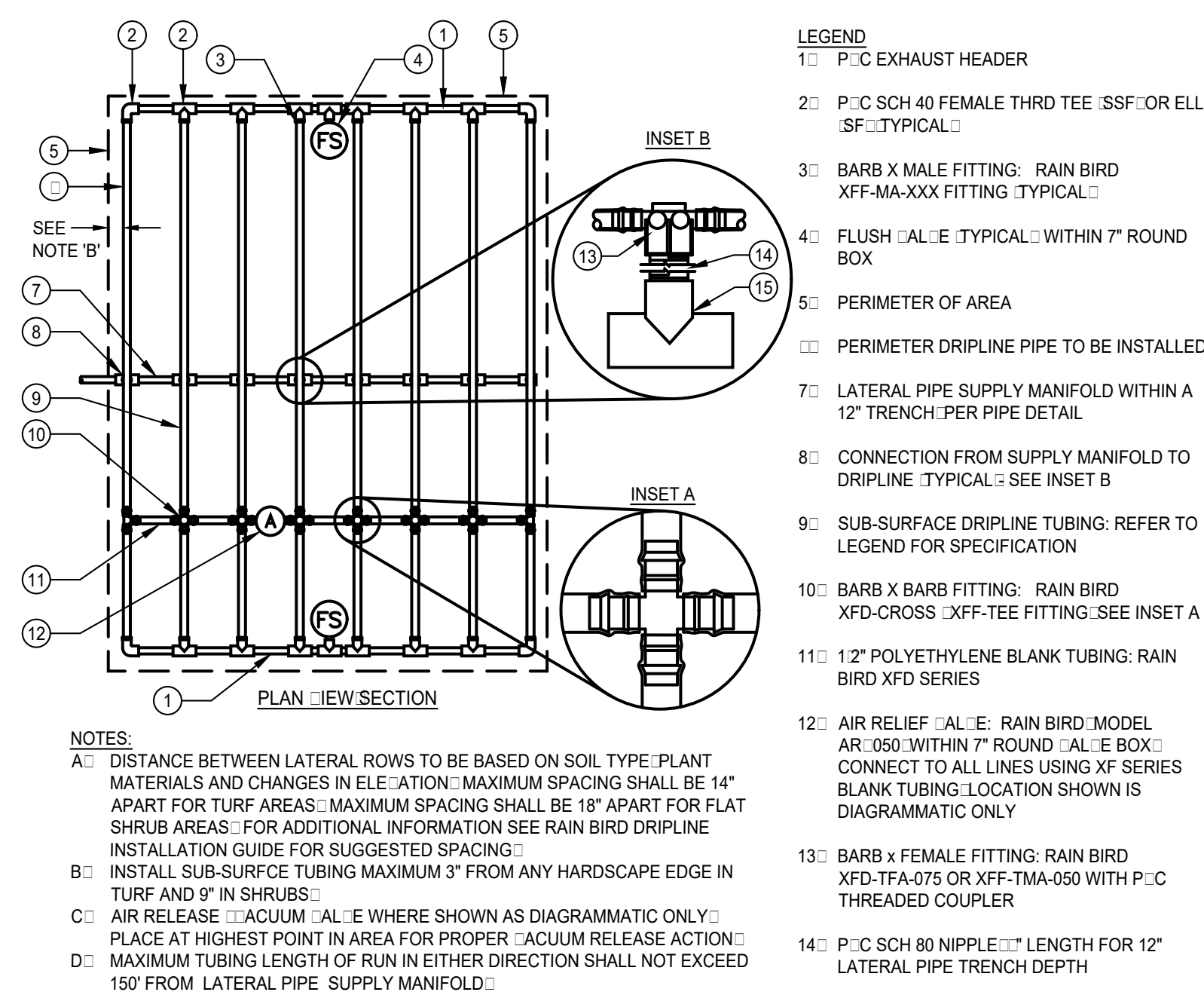
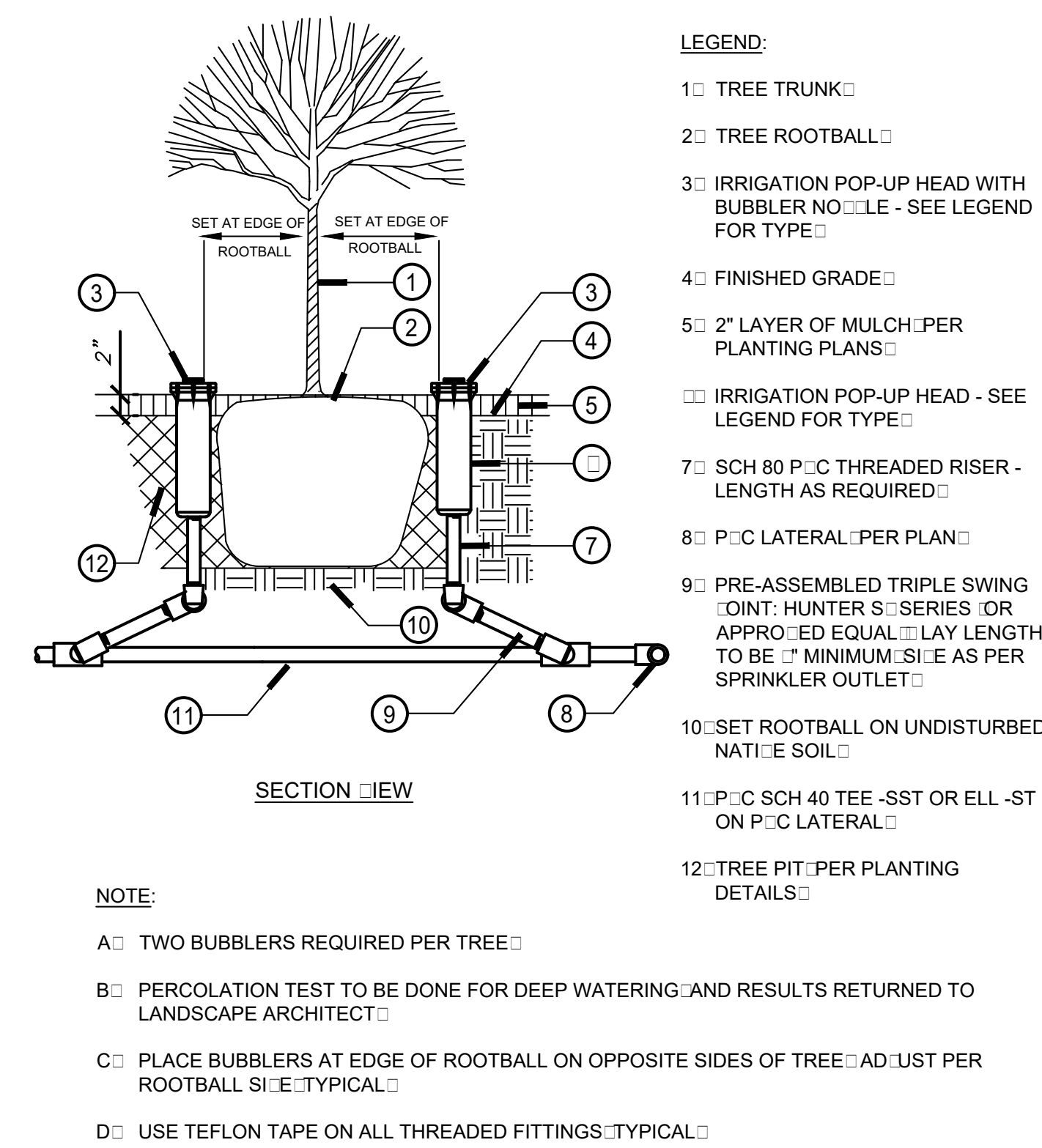
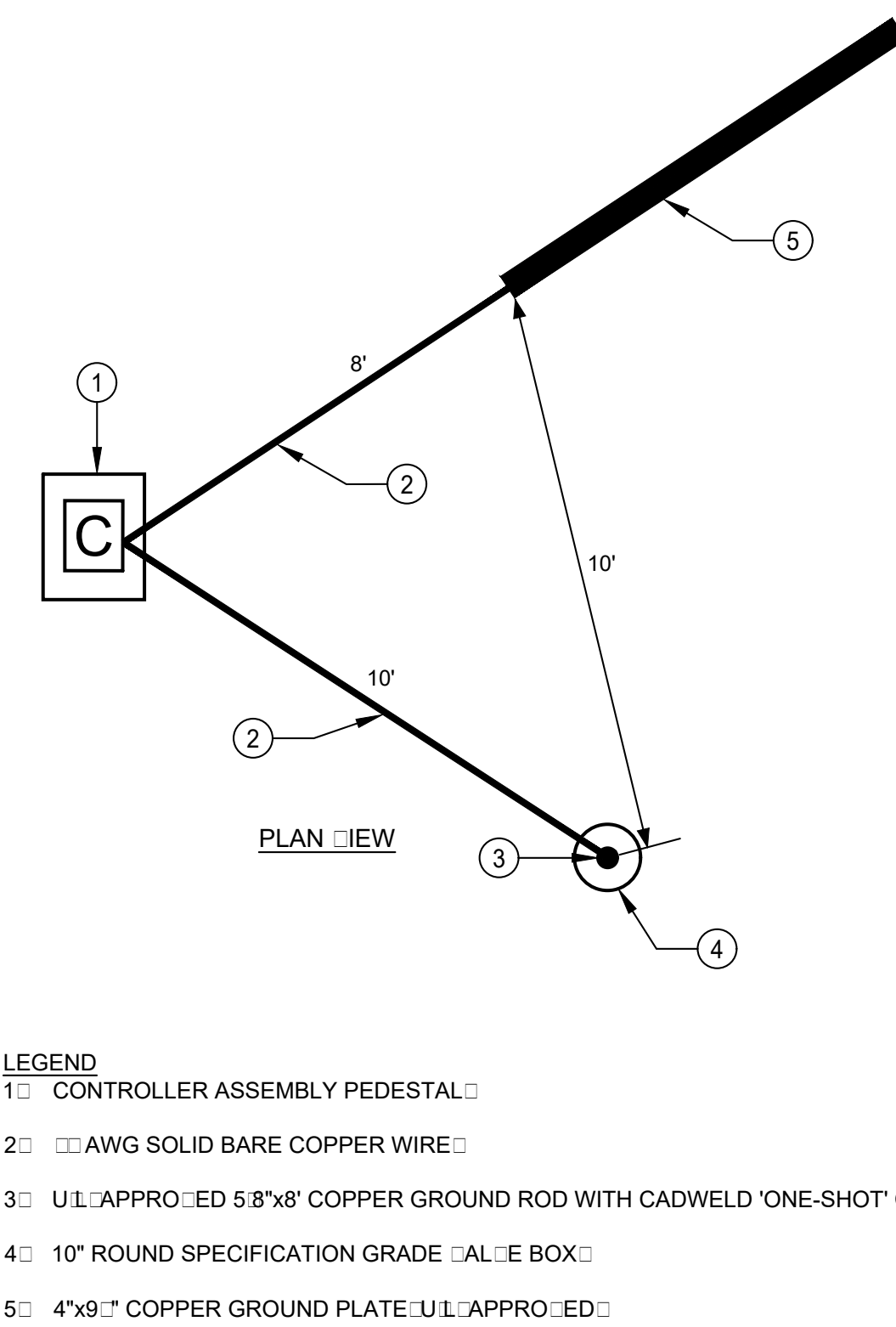
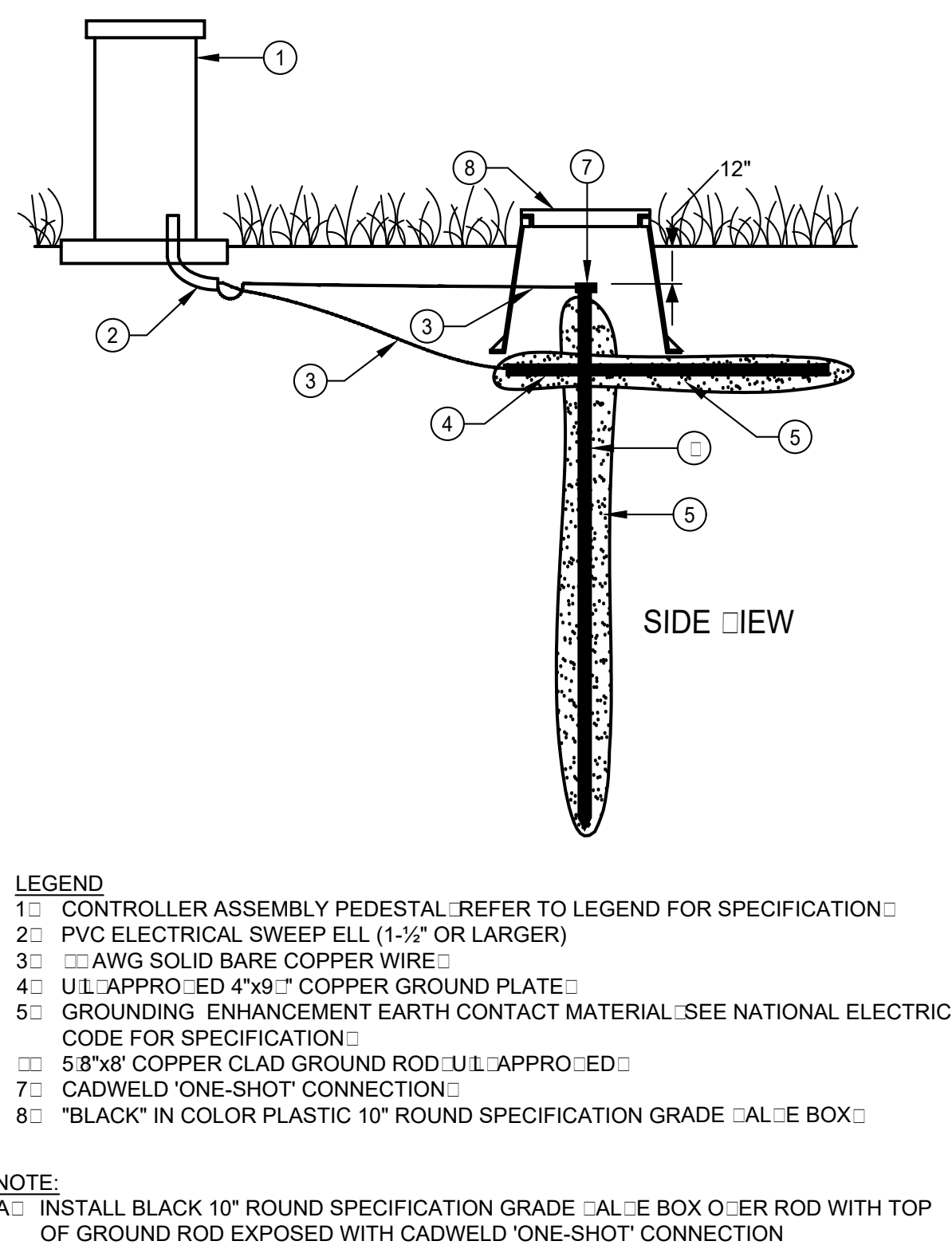
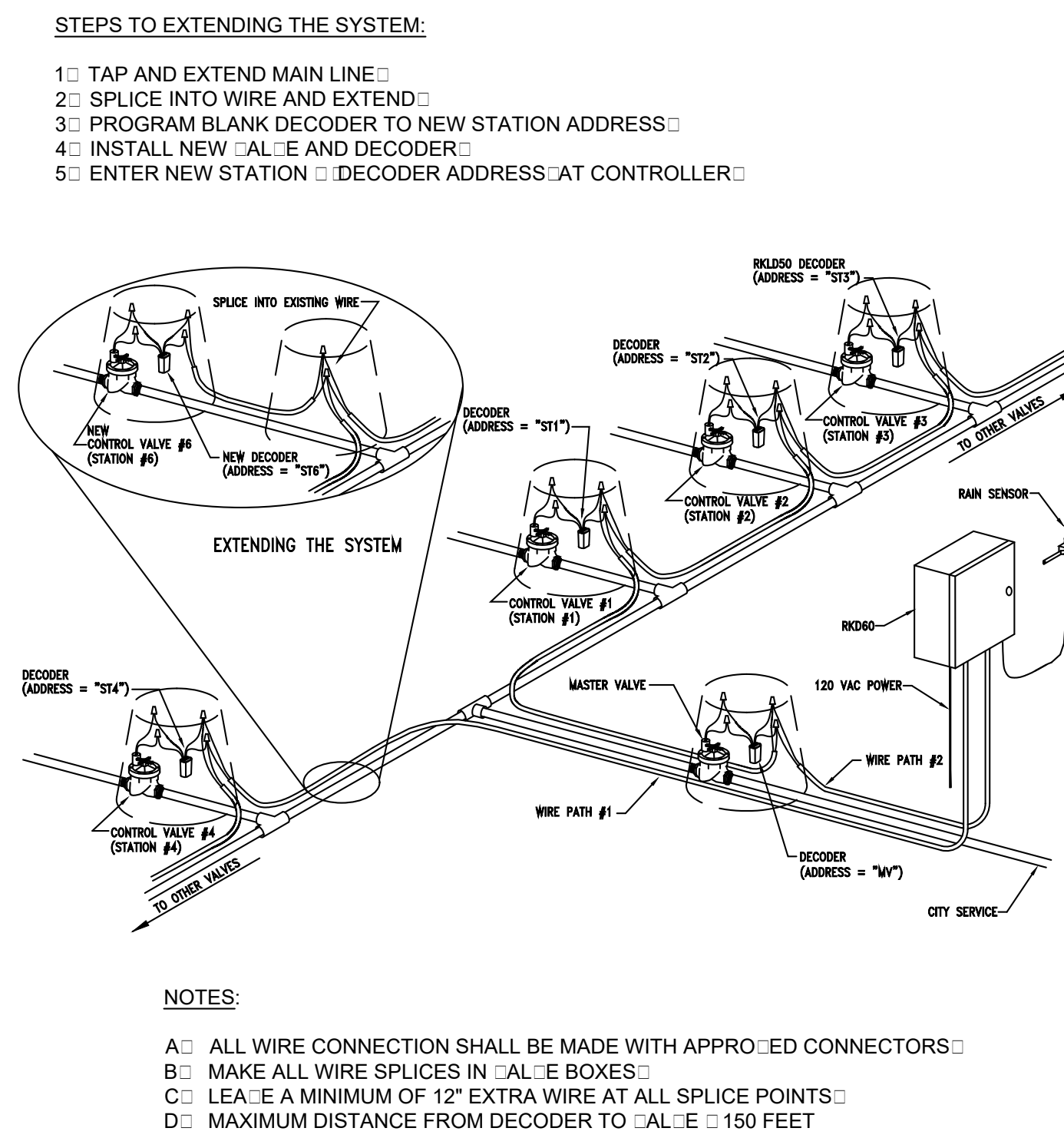
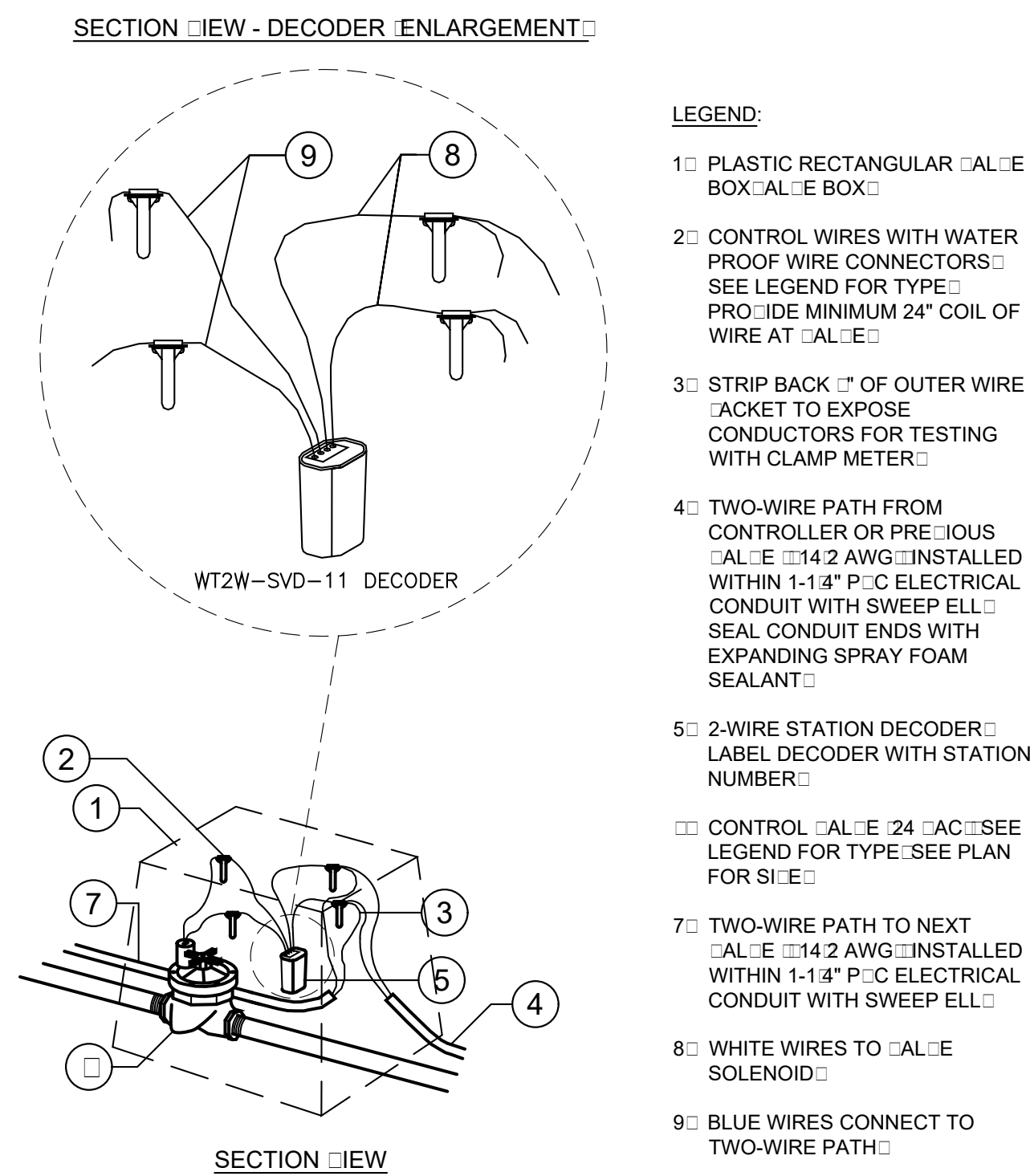
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Drawn By:	JD
Checked By:	MS
Plan Date:	03.09.2021
Scale:	
Title:	

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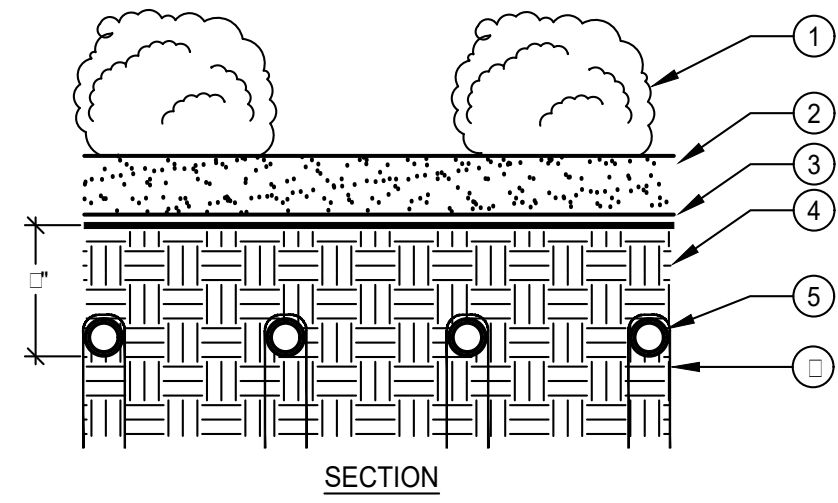
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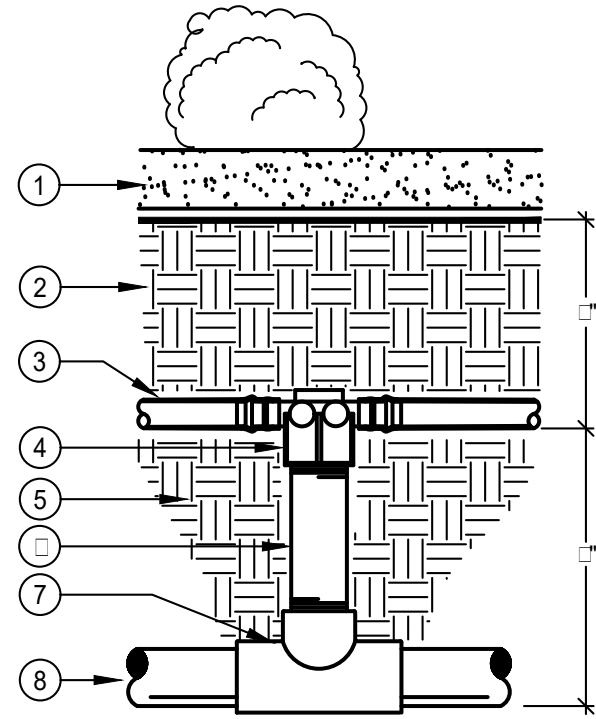


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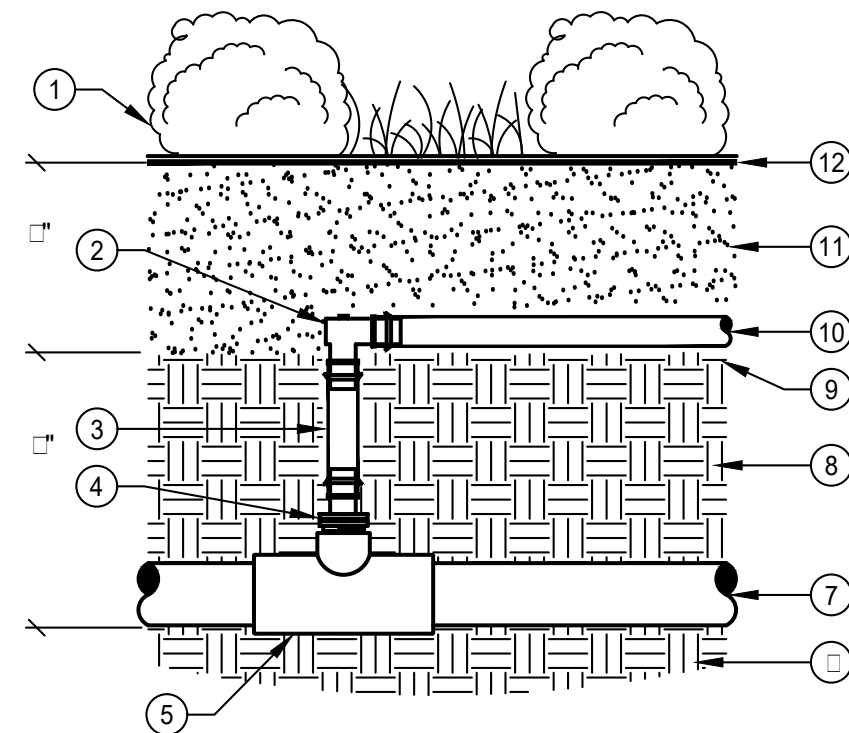


NOTES:
A: TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO SIX INCHES BELOW FINISH GRADE. LEVELLED AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.
B: INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING GALVANIUMED WIRE HOOP STAKES AT 4 O.C. SPACING.

- LEGEND
- 1: SHRUBS/GROUND COVER
- 2: MULCH LAYER: REFER TO LANDSCAPE DRAWINGS FOR TYPE AND DEPTH
- 3: FINISH GRADE
- 4: AMENDED SOIL: REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATION
- 5: DRIPLINE TUBING INSTALLATION: 1" BELOW FINISH GRADE
- 6: GALVANIUMED WIRE STAKE: SPACE AT 4 FEET O.C. ALONG ALL TUBING

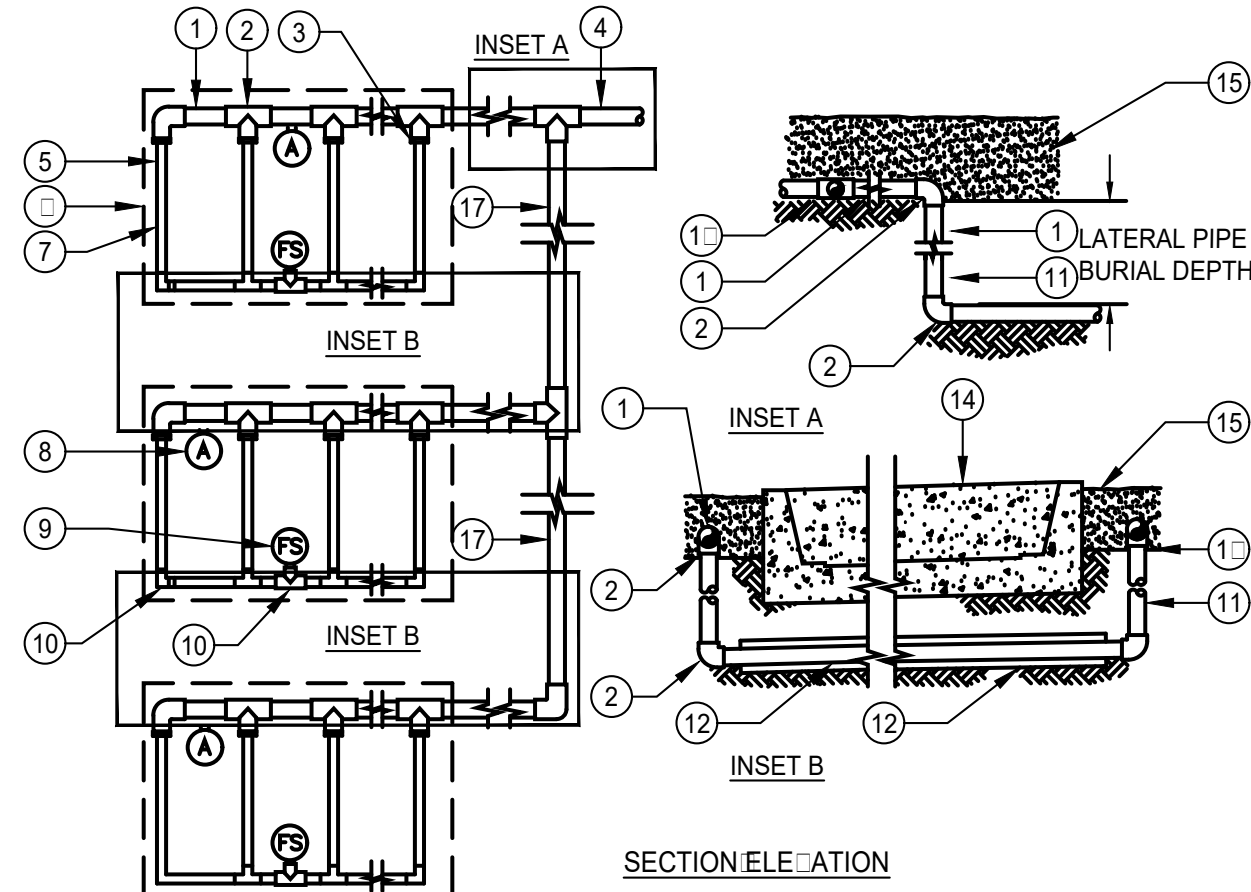


- LEGEND
- 1: MULCH LAYER: REFER TO LANDSCAPE DRAWINGS FOR TYPE AND DEPTH
- 2: AMENDED SOIL: REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATION
- 3: SUB-SURFACE DRIPLINE TUBING: REFER TO LEGEND FOR SPECIFICATION
- 4: 1/2" BARB TEE x 3/4" THRD. FITTING: REFER TO LEGEND FOR SPECIFICATION
- 5: AMENDED SOIL: BACKFILL MATERIAL
- 6: 3/4" SCH 80 P.C. NIPPLE: LENGTH AS REQUIRED
- 7: SCH 40 P.C. TEE SxSxT: LINE SIZE BY 3/4"
- 8: P.C. SUPPLY MANIFOLD HEADER LATERAL LINE



NOTES:
A: REFER TO LEGEND FOR MAXIMUM DRIPLINE TUBING SPACING.
B: LAY DEPTH FOR DRIPLINE SHALL BE 6 INCHES BELOW AMENDED SOIL FINISH GRADE.
C: INSTALL FIRST ROW OF DRIPLINE TUBING 6 INCHES FROM ANY HARDSCAPE EDGE.

- LEGEND
- 1: SHRUBS/GROUND COVER
- 2: 1/2" BARB 90 ELBOW FITTING: REFER TO LEGEND FOR SPECIFICATION
- 3: 1/2" BLANK POLY TUBING: REFER TO LEGEND FOR SPECIFICATION
- 4: 1/2" MIPT x 1/2" BARB ADAPTER: REFER TO LEGEND FOR SPECIFICATION
- 5: P.C. SCH 40 SST TEE/EL FITTING: LINE SIZE X 1/2"
- 6: SITE SOIL
- 7: P.C. SUPPLY/EXHAUST MANIFOLD HEADER LATERAL LINE
- 8: SCREENED BACKFILL MATERIAL
- 9: SUB-GRADE
- 10: 1/2" DRIPLINE TUBING: REFER TO LEGEND FOR SPECIFICATION
- 11: AMENDED SOIL: REFER TO PLANTING DRAWINGS FOR SPECIFICATION
- 12: FINISH GRADE



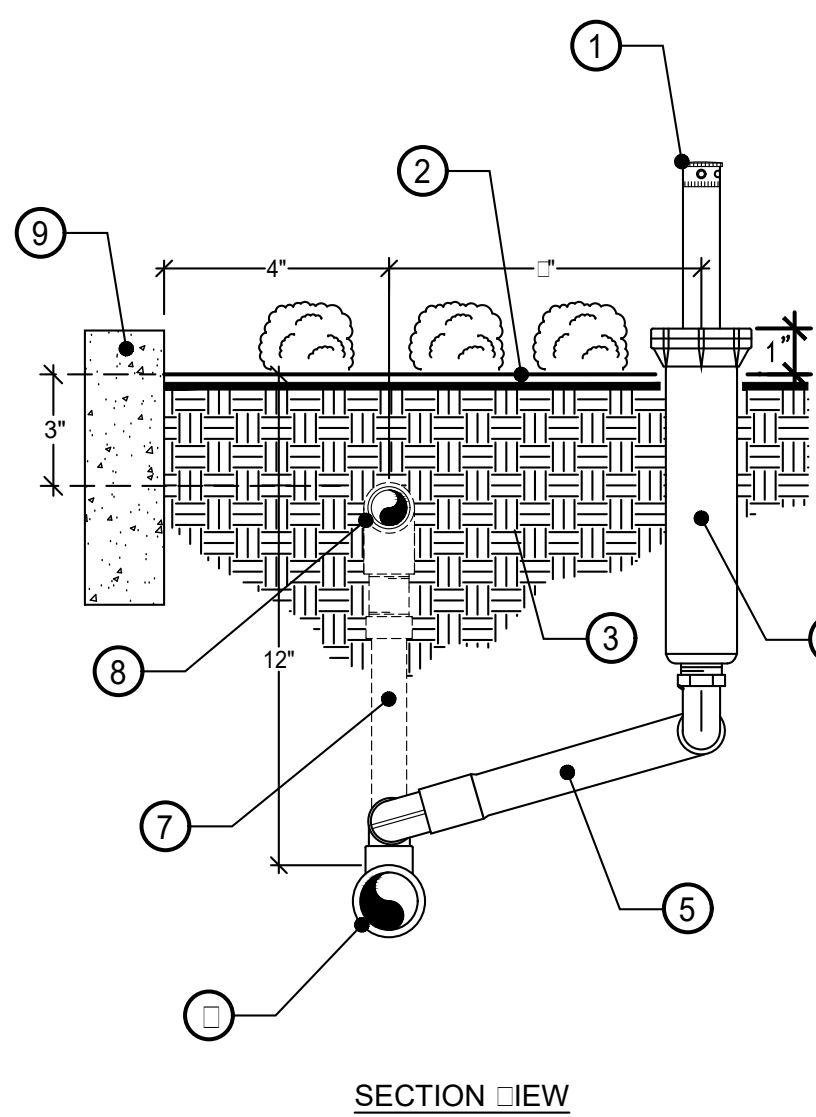
NOTES:
A: DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE LEGEND FOR SPECIFICATION.
B: LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
C: PLACE TIE DOWN STAKES EVERY 3' IN SAND, 4' IN LOAM, AND 5' IN CLAY.
D: AT FITTINGS WHERE THERE IS A CHANGE IN DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFS DRIPLINE MAXIMUM LATERAL LENGTHS: FEET					
12" S.W.		18" S.W.		24" S.W.	
PSI	GPH	GPH	GPH	GPH	GPH
40	150	150	200	200	300

- LEGEND
- 1: P.C. SUPPLY HEADER PIPE
- 2: P.C. SCH 40 TEE OR EL: TYPICAL
- 3: BARB X MALE FITTING: TYPICAL
- 4: P.C. LATERAL PIPE FROM DRIP: ONE RC: ASSEMBLY
- 5: SUB-SURFACE DRIPLINE: REFER TO LEGEND FOR SPECIFICATION
- 6: PLANTER EDGE: PERIMETER OF AREA
- 7: MAXIMUM INSTALLED DISTANCE FOR PERIMETER DRIPLINE TUBING SHALL BE 3' IN TURF AND 9' IN SHRUBS FROM PERIMETER OF AREA
- 8: AIR RELIEF: LATERAL WITHIN A 7" ROUND LATERAL BOX: TYPICAL. INSTALL IN ALL PLANTERS USING 200' OF TUBING OR MORE AND WHERE SHOWN ON PLANS. REFER TO LEGEND FOR TYPE. MAY INSTALL LATERAL ON P.C. HEADER OR FOOTER. ALWAYS AT HIGH POINT IN PLANTER: TYPICAL
- 9: FLUSH: LATERAL WITHIN A 7" ROUND LATERAL BOX: TYPICAL. REFER TO LEGEND FOR TYPE. INSTALL LATERAL ON EXHAUST HEADER/FOOTER IN PLANTERS AS SHOWN: TYPICAL
- 10: BARB X BARB INSERT TEE OR EL: TYPICAL
- 11: P.C. RISER PIPE
- 12: P.C. LATERAL SUPPLY PIPE
- 13: P.C. SLEEVE PIPE: SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
- 14: HARDSCAPE PA:EMENT: CURB OR SIDEWALK
- 15: 4"x4" OF SOIL: COVER OVER DRIPLINE TUBING
- 16: SUB-FINISH GRADE
- 17: P.C. LATERAL SUPPLY PIPE SHALL BE INSTALLED WITHIN PLANTERS UNLESS CROSSING PA:EMENT TO ADJACENT PLANTER

KK DRIPLINE INSTALLATION

SCALE: N.T.S.

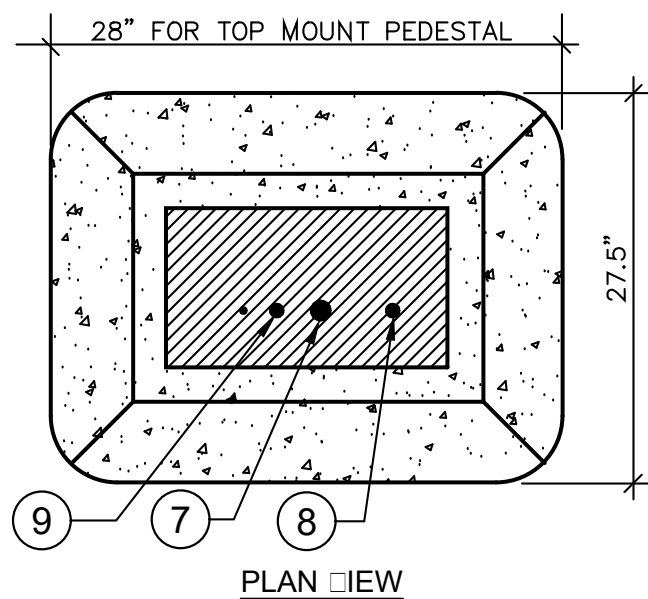
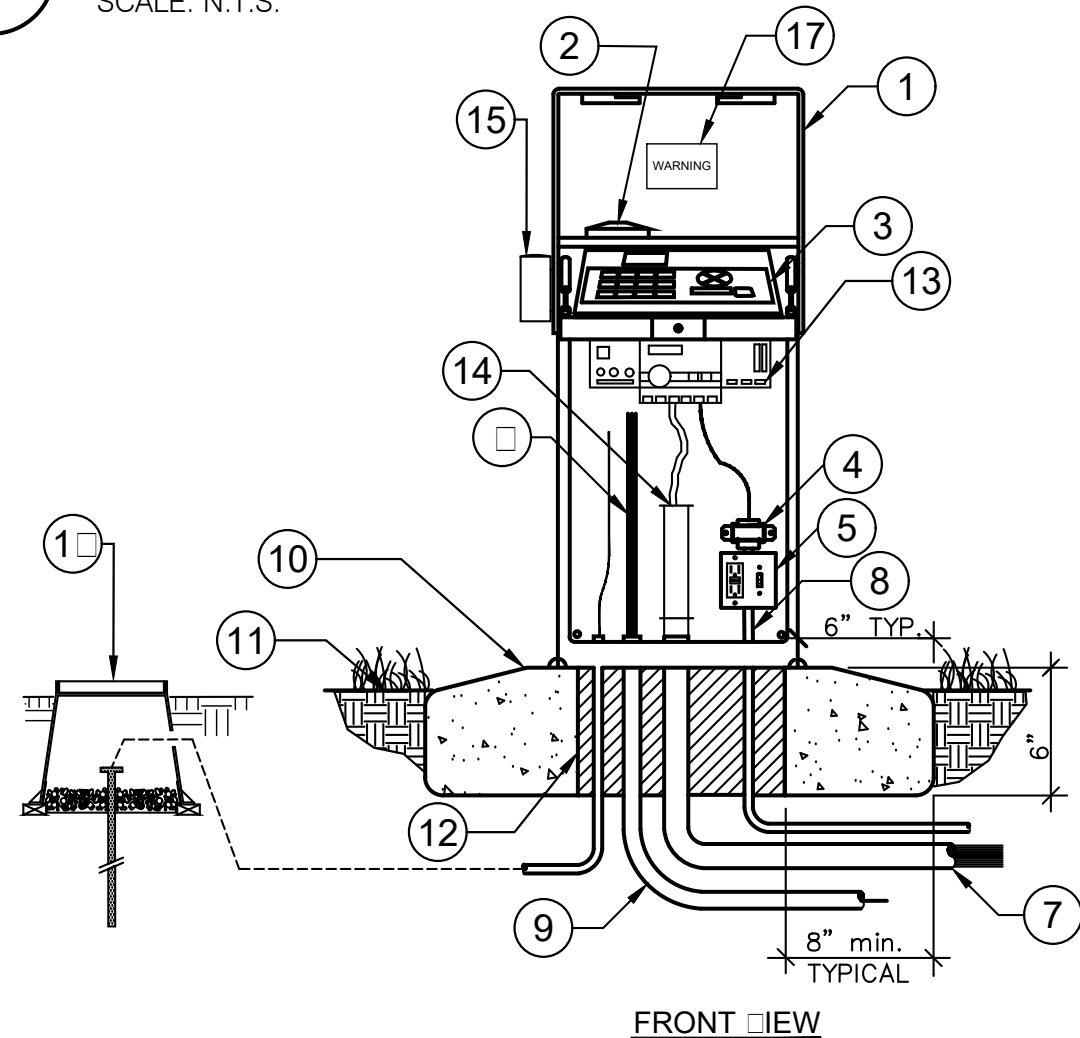


- LEGEND:
- 1: POP-UP DRIP INDICATOR HEAD: WITH DRIP FLUSH NOZZLE: SEE LEGEND FOR TYPE
- 2: FINISH GRADE: INSTALL POP-UP DRIP INDICATOR 1/2" ABOVE GRADE IN TURF DRIP AREAS AND 1" ABOVE GRADE IN SHRUB DRIP AREAS
- 3: APPROX. AMENDED BACKFILL
- 4: POP-UP HEAD: SEE LEGEND FOR TYPE
- 5: MANUFACTURED SWING JOINT: HUNTER MODEL: S-512 OR RAIN BIRD MODEL: SA-125050 1/2" SWING JOINT ASSEMBLY
- 6: SCH 40 P.C. PIPE END FLUSH EXHAUST FOOTER FROM DRIP SYSTEM: SIZE INTAKE EXHAUST HEADERS PER TABLE SHOWN ON PLANS. IN NO INSTANCE SHALL PIPE SIZE EXCEED 5 FPS OR DESIGNATED GPM RANGE
- 7: DRIPLINE ASSEMBLY CONNECTION
- 8: SUB-SURFACE IN-LINE DRIPLINE TUBING: SEE LEGEND FOR TYPE
- 9: HARDSCAPE: CURB: PA:MENT

NOTES:
A: AFTER COMPLETE SYSTEM FLUSH: INSTALL DRIPLINE INDICATOR NOZZLE AND ADJUST TO FULLY CLOSED POSITION.
B: FOR POTABLE WATER: INSTALL "ORANGE" COLORED FLUSH NOZZLE: FOR RECYCLED WATER: INSTALL "PURPLE" COLORED FLUSH NOZZLE.
C: INSTALL POP-UP INDICATOR HEAD 10" FROM PERIMETER OF PLANTER: HARDSCAPE.
D: DISCHARGE EXHAUST HEADERS SHALL BE INSTALLED 12" BELOW FINISHED SOIL GRADE: TYPICAL.
E: INSTALL MINIMUM ONE: DRIPLINE INDICATOR: FLUSH ASSEMBLY PER DRIPLINE: ONE.
F: USE TEFLON TAPE ON THREADED FITTINGS: TYPICAL: NO LIQUID TEFLON.

LL DRIPLINE- CENTER FEED CONNECTION

SCALE: N.T.S.



PP CONTROLLER ASSEMBLY

SCALE: N.T.S.

MM DRIPLINE- MANIFOLD CONNECTION

SCALE: N.T.S.

- LEGEND
- 1: STAINLESS STEEL AUTOMATIC CONTROLLER ENCLOSURE ASSEMBLY: SEE IRRIGATION LEGEND FOR MAKE AND MODEL
- 2: LOW PROFILE ANTENNA
- 3: "ET" WEATHER BASED SMART CONTROLLER: SEE IRRIGATION LEGEND FOR MAKE AND MODEL
- 4: CONTROLLER TRANSFORMER
- 5: GFI ON/OFF POWER SWITCH RECEPTACLE
- 6: FLOW SENSOR CABLE AND MASTER LATERAL WIRES PER SPECIFICATIONS
- 7: 3" P.C. SWEEP ELL AND CONDUIT FOR CONTROL WIRES
- 8: 1" P.C. SWEEP ELL AND WIRE CONDUIT FOR 120 VAC FROM METERED POWER SUPPLY
- 9: 2" P.C. SWEEP ELL AND WIRE CONDUIT FOR FLOW SENSOR AND MASTER LATERAL WIRES
- 10: POURED CONCRETE BASE: SLOPE TO DRAIN
- 11: FINISH GRADE: 2" BELOW TOP OF CONCRETE BASE
- 12: FILL: MIXED WITH CONCRETE SLURRY MIX
- 13: UNIVERSAL RADIO REMOTE INTERFACE: TYPICAL
- 14: NEATLY BUNDLE WIRES AND SECURE WITH WIRE TIES: TYPICAL
- 15: RAIN SENSOR WITHIN 10' OF RAIN SENSOR ENCLOSURE: IPT: RG: RSS: PER SPEC
- 16: 1/2" X 8" COPPER GROUND ROD MINIMUM W/ 10 GROUND WIRE AND CLAMP: INSTALL INSIDE A 10" ROUND LATERAL BOX - GROUND ROD TO BE LOCATED WITHIN 15' OF CONTROLLER: CONTRACTOR SHALL INSTALL ACTUAL GROUNDING EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS
- 17: CONTROLLER MOUNTED WARNING LABEL: "RECYCLED WATER DO NOT DRINK" IN ENGLISH AND SPANISH: LOCATED ON OUTSIDE OF ENCLOSURE

NOTES:
A: MINIMUM CONCRETE BASE REQUIREMENTS: CONTRACTOR SHALL VERIFY NUMBER AND SIZE OF CONDUITS REQUIRED FOR EACH ENCLOSURE INSTALLATION: USE ENCLOSURE MANUFACTURER'S TEMPLATE FOR PROPER LAG BOLT PLACEMENT: PROVIDE A MINIMUM 2" OF CONCRETE FROM LAG BOLT TO OPENING IN CONCRETE BASE FOR CONCRETE BASE FOR CONDUIT.
B: INSTALL CONTROLLER AND ENCLOSURE AS INDICATED BY MANUFACTURER'S RECOMMENDATION.
C: CONTRACTOR SHALL INSTALL GROUNDING EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS: INSTALL INSIDE A 10" ROUND PLASTIC LATERAL BOX IN LANDSCAPED AREA: GROUND ROD TO BE LOCATED WITHIN 10' OF CONTROLLER LOCATION.
D: CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, CONNECTION AND PROPER COMMUNICATION WITH THE CENTRAL CONTROL COMPUTER SYSTEM.

NN DRIPLINE- MULTIPLE PLANTERS LAYOUT

SCALE: N.T.S.



RR POP-UP TREE BUBBLER

SCALE: N.T.S.

OO DRIP SYSTEM INDICATOR / FLUSH VALVE

SCALE: N.T.S.

TT DRIPLINE- CENTER FEED LAYOUT

SCALE: N.T.S.

UU DRIPLINE- END FEED LAYOUT

SCALE: N.T.S.

VV DRIPLINE- IRREGULAR FEED LAYOUT

SCALE: N.T.S.

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03/09/21	1ST CITY SUBMITTAL

Revisions:	



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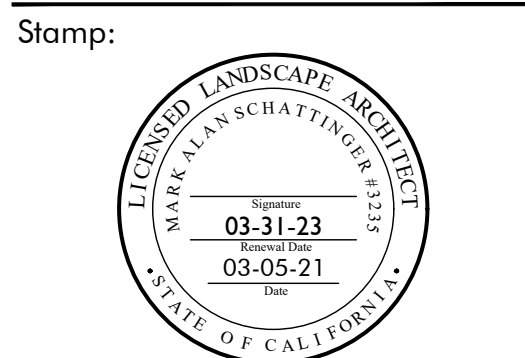
OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION
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Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale:

Title:

IRRIGATION DETAILS

Sheet No.:

LI.10

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL

SECTION 328400 IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A FURNISH ALL MATERIALS;LABOR;TRANSPORTATION; SERVICES; AND EQUIPMENT NECESSARY TO INSTALL LANDSCAPE IRRIGATION AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN

1.2 DEFINITIONS

- A THE OWNER'S AUTHORIZED REPRESENTATIVE IN THIS SECTION WILL REFER TO THE LANDSCAPE ARCHITECT

1.3 REQUIREMENTS OF REGULATORY AGENCIES

- A ALL LOCAL, MUNICIPAL AND STATE LAWS, ORDINANCES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THIS SPECIFICATION;AND ITS PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR; ANYTHING CONTAINED IN THIS SPECIFICATION SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OR REQUIREMENTS OF THE SAME; HOWEVER; WHEN THE DRAWINGS AND SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS; WORKMANSHIP; OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS; THE PROVISIONS OF THE DRAWINGS AND SPECIFICATIONS SHALL TAKE PRECEDENCE

1.4 QUALITY CONTROL

- A MANUFACTURER'S DIRECTIONS
- 1 THE MANUFACTURER'S DIRECTIONS AND DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURERS OF ARTICLES USED IN THIS SPECIFICATION; FURNISH DIRECTIONS GOVERNING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS
- B PERMITS;FEES; BONDS AND INSPECTIONS
- 1 THE CONTRACTOR SHALL PAY FOR ANY AND ALL PERMITS;FEES; BONDS AND INSPECTIONS NECESSARY TO PERFORM AND COMPLETE HIS PORTION OF THE WORK
- C EXAMINATIONS
- 1 DUE TO THE SCALE OF THE DRAWINGS;IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS; FITTINGS; SLEEVES; ETC; WHICH MAY BE REQUIRED; THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY; FURNISHING SUCH FITTINGS; ETC; AS MAY BE REQUIRED TO MEET SUCH CONDITIONS; THE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INDICATIVE OF THE WORK TO BE INSTALLED; THE WORK SHALL BE INSTALLED IN A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS; PLANTING; AND ARCHITECTURAL FEATURES
- 2 ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THIS SPECIFICATION
- 3 THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS; GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED; THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS

1.5 SUBMITTALS

- A MATERIALS LIST
- 1 THE CONTRACTOR SHALL FURNISH THE ARTICLES; EQUIPMENT; AND PROCESSES SPECIFIED BY NAME IN THE DRAWINGS AND SPECIFICATIONS; NO SUBSTITUTION WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- 2 COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK; MATERIAL LIST SHALL INCLUDE THE MANUFACTURER; MODEL NUMBER AND DESCRIPTION OF ALL MATERIALS AND EQUIPMENT TO BE USED; ALTHOUGH MANUFACTURER AND OTHER INFORMATION MAY BE DIFFERENT, THE FOLLOWING IS A GUIDE TO PROPER SUBMITTAL FORMAT:
- | ITEM NO. | DESCRIPTION | MANUFACTURER |
|----------|------------------------------|--------------|
| 1 | BACKFLOW ASSEMBLY FEBCO 825Y | |
| 2 | GATE VALVE | NIBCO T-113 |
| 3 | ETC | ETC |
- THE IRRIGATION SUBMITTAL LIST MUST BE SPECIFIC AND COMPLETE; ALL ITEMS MUST BE LISTED AND SHOULD INCLUDE SOLVENT PRIMER; WIRE; CONNECTORS; VALVE BOXES; ETC; NO COPIES OF MANUFACTURER'S LITERATURE, CATALOG CUTS, ARE REQUIRED AS SUBMITTAL INFORMATION
- 3 THE CONTRACTOR MAY SUBMIT SUBSTITUTIONS FOR EQUIPMENT AND MATERIALS LISTED ON THE DRAWINGS BY FOLLOWING PROCEDURES AS OUTLINED IN SECTION 1 OF THIS SPECIFICATION
- 4 EQUIPMENT OR MATERIALS INSTALLED OR FURNISHED WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE MAY BE REJECTED AND THE CONTRACTOR REQUIRED TO REMOVE SUCH MATERIALS FROM THE SITE AT NO COST TO THE OWNER
- 5 APPROVAL OF ANY ITEM; ALTERNATE OR SUBSTITUTE INDICATES ONLY THAT THE PRODUCT OR PRODUCTS APPARENTLY MEET THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS ON THE BASIS OF THE INFORMATION OR SAMPLES SUBMITTED
- 6 MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE; SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE
- B RECORD DRAWINGS OR AS-BUILTS
- 1 THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE AT ALL TIMES, A COMPLETE RECORD SET "AS-BUILTS" OF BLUE LINE ORIGINAL PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW

- EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND SPECIFICATIONS AND THE EXACT INSTALLED LOCATIONS; SIZES; AND KINDS OF EQUIPMENT; PRINTS FOR THIS PURPOSES MAY BE OBTAINED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S COST
- "AS-BUILTS" SHALL BE KEPT ON THE SITE AND SHALL BE USED ONLY AS A RECORD SET
- 2 "AS-BUILTS" SHALL ALSO SERVE AS WORK PROGRESS SHEETS AND SHALL BE THE BASIS FOR MEASUREMENT AND PAYMENT FOR WORK COMPLETED; "AS-BUILTS" SHALL BE AVAILABLE AT ALL TIMES FOR OBSERVATION AND SHALL BE KEPT IN A LOCATION EASILY ACCESSIBLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE; IT SHOULD THE "AS-BUILT" PROGRESS SHEETS NOT BE AVAILABLE FOR REVIEW OR NOT CURRENT AT THE TIME OF ANY SITE VISIT BY THE OWNER'S AUTHORIZED REPRESENTATIVE; IT WILL BE ASSUMED NO WORK HAS BEEN COMPLETED AND THE CONTRACTOR WILL BE ASSESSED THE COST OF THAT SITE VISIT AT THE CURRENT BILLING RATE OF THE OWNER'S AUTHORIZED REPRESENTATIVE; NO OTHER SITE OBSERVATIONS SHALL TAKE PLACE WITHOUT PRIOR PAYMENT OF THIS ASSESSMENT
- 3 THE CONTRACTOR SHALL MAKE NEAT AND LEGIBLE NOTATIONS ON THE "AS-BUILT" PROGRESS SHEETS DAILY AS THE WORK PROCEEDS; SHOWING THE WORK AS ACTUALLY INSTALLED; FOR EXAMPLE; SHOULD A PIECE OF EQUIPMENT BE INSTALLED IN A LOCATION THAT DOES NOT MATCH THE DRAWINGS; THE CONTRACTOR MUST INDICATE THAT EQUIPMENT HAS BEEN RELOCATED IN A GRAPHIC MANNER SO AS TO MATCH THE ORIGINAL SYMBOLS AS INDICATED IN THE IRRIGATION LEGEND; THE RELOCATED EQUIPMENT AND DIMENSIONS WILL THEN BE TRANSFERRED TO THE ORIGINAL "AS-BUILTS" AT THE PROPER TIME
- 4 BEFORE THE DATE OF THE FINAL WALKTHROUGH, THE CONTRACTOR SHALL TRANSFER ALL INFORMATION FROM THE "AS-BUILT" PRINTS TO SEPIA MYLAR PLANS PROCURED FROM THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONTRACTOR'S COST; MATERIALS SHALL BE DONE WITH WATERPROOF TECHNICAL PEN INK AND APPLIED TO THE SEPIA MYLAR BY TECHNICAL DRAFTING PENS MADE EXPRESSLY FOR USE ON MYLAR SURFACES; DIMENSIONS SHALL BE MADE ON THE SEPIA MYLAR SO AS TO BE EASILY REPEATABLE; ALL ON THE FINAL IRRIGATION CONTROLLER CHART; THE ORIGINAL SEPIA MYLAR "AS-BUILTS" SHALL BE SUBMITTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL PRIOR TO THE MAKING OF THE IRRIGATION CONTROLLER CHARTS
- 5 2. PERMANENT POINTS OF REFERENCE
- BUILDING CORNERS; SIDEWALK OR ROAD INTERSECTIONS; ETC; THE LOCATION OF THE FOLLOWING ITEMS:
- a CONNECTION TO EXISTING WATER LINES
- b CONNECTION TO EXISTING ELECTRICAL POWER
- c GATE VALVES
- d ROUTING OF SPRINKLER PRESSURE LINES
- e SPRINKLER CONTROL VALVES
- f ROUTING OF CONTROL WIRING
- g QUICK COUPLING VALVES
- h BACKFLOW PREVENTER
- i OTHER RELATED EQUIPMENT
- ON OR BEFORE THE DATE OF THE FINAL WALKTHROUGH, THE CONTRACTOR SHALL DELIVER THE CORRECTED AND COMPLETED SEPIA MYLAR "AS-BUILTS" TO THE OWNER'S AUTHORIZED REPRESENTATIVE; DELIVERY OF THE SEPIA "AS-BUILTS" WILL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING REQUIRED INFORMATION THAT MAY BE OMITTED FROM THE "AS-BUILTS"

- C IRRIGATION CONTROLLER CHARTS
- 1 "AS-BUILT" DRAWINGS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE IRRIGATION CONTROLLER CHARTS ARE PREPARED
- 2 PROVIDE ONE IRRIGATION CONTROLLER CHART FOR EACH IRRIGATION CONTROLLER SUPPLIED
- 3 EACH IRRIGATION CONTROLLER CHART SHALL SHOW THE AREA CONTROLLED BY THAT IRRIGATION CONTROLLER AND SHALL BE THE MAXIMUM SIZE OF WHICH THE IRRIGATION CONTROLLER DOOR WILL ALLOW
- 4 THE IRRIGATION CONTROLLER CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL INSTALLED IRRIGATION SYSTEM; IN THE EVENT THAT THE IRRIGATION CONTROLLER CHART IS NOT LEGIBLE WHEN THE CHART IS REDUCED; IT MAY BE ENLARGED TO A SIZE THAT WILL BE READABLE
- 5 THE IRRIGATION CONTROLLER CHART SHALL BE A 11" X 17" XEROX BOND REDUCTION WITH EACH VALVE STATION REPRESENTED BY A DIFFERENT COLOR
- 6 WHEN COMPLETED, HERMETICALLY SEAL THE IRRIGATION CONTROLLER CHART BETWEEN TWO PIECES OF 3 MIL PLASTIC WITH A 1/8" EDGE OVERLAP
- 7 IRRIGATION CONTROLLER CHARTS SHALL BE COMPLETED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE FINAL WALK-THROUGH
- D OPERATION AND MAINTENANCE MANUALS
- 1 PREPARE AND DELIVER TO THE OWNER'S AUTHORIZED REPRESENTATIVE WITHIN 10 CALENDAR DAYS PRIOR TO COMPLETION OF IRRIGATION INSTALLATION; TWO 2-3 RING HARD COVER BINDERS EACH CONTAINING THE FOLLOWING INFORMATION:
- a INDEX SHEETS STATING THE CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER AND A LIST OF EQUIPMENT WITH THE NAME AND ADDRESSES OF LOCAL MANUFACTURERS REPRESENTATIVES
- b CATALOG AND PART SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS CONTRACT
- c GUARANTEE STATEMENT
- d COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT
- 2 IN ADDITION TO THE ABOVE MENTIONED MAINTENANCE MANUAL, PROVIDE THE OWNER WITH ON-SITE INSTRUCTIONS FOR MAJOR

- EQUIPMENT AND SHOW EVIDENCE IN WRITING TO THE OWNER'S AUTHORIZED REPRESENTATIVE AT THE CONCLUSION OF THE PROJECT THAT THIS SECTION WAS RENDERED
- EQUIPMENT TO BE FURNISHED
- 1 SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING TOOLS:
- a TWO SETS OF SPECIAL TOOLS REQUIRED FOR REMOVING, DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER AND VALVE SUPPLIED ON THE PROJECT
- b TWO FILE-FOOT VALVE KEYS FOR OPERATION OF GATE VALVES
- c TWO KEYS FOR EACH AUTOMATIC CONTROLLER AND IRRIGATION CONTROLLER ENCLOSURE
- d ONE 1/4" QUICK COUPLER KEY AND MATCHING HOSE SWIVEL FOR EVERY FILE-FOOT OR FRACTION THEREOF OF EACH TYPE OF QUICK COUPLING VALVE INSTALLED
- 2 THE ABOVE MENTIONED EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT THE CONCLUSION OF THE PROJECT BEFORE THE FINAL WALK-THROUGH SHALL BE PERFORMED; EVIDENCE THAT THE OWNER HAS RECEIVED THIS MATERIAL MUST BE SHOWN TO THE OWNER'S AUTHORIZED REPRESENTATIVE

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING

- A HANDLING OF P-C PIPE AND FITTINGS
- 1 THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDLING; LOADING; UNLOADING; AND STORING OF P-C PIPE AND FITTINGS; ALL P-C PIPE SHALL BE TRANSPORTED IN A VEHICLE WHICH ALLOWS THE LENGTH OF PIPE TO LIE FLAT SO AS NOT TO SUBJECT IT TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT; ANY SECTION OF PIPE THAT HAS BEEN DENTED OR DAMAGED WILL BE DISCARDED AND, IF INSTALLED, WILL BE REPLACED WITH NEW PIPING AT NO COST TO THE OWNER

1.7 SUBSTITUTIONS

- A IF THE CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR THOSE EQUIPMENT OR MATERIALS SHOWN ON THE DRAWINGS AND SPECIFICATIONS, HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL:
- 1 PROVIDE A STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION; USE A SEPARATE SHEET OF PAPER FOR EACH ITEM TO BE SUBSTITUTED
- 2 PROVIDE DESCRIPTIVE CATALOG LITERATURE; PERFORMANCE CHARTS AND FLOW CHARTS FOR EACH ITEM TO BE SUBSTITUTED
- 3 PROVIDE THE AMOUNT OF COST SAVINGS IF THE SUBSTITUTED ITEM IS APPROVED
- B THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE THE SOLE RESPONSIBILITY IN ACCEPTING OR REJECTING ANY SUBSTITUTED ITEM AS AN APPROVED EQUAL TO THOSE EQUIPMENT AND MATERIALS LISTED ON THE DRAWINGS AND SPECIFICATIONS

1.8 PRIOR TO START OF THE LANDSCAPE MAINTENANCE PERIOD

- A THE CONTRACTOR SHALL SUBMIT PROOF OF WARRANTY TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF THE LANDSCAPE MAINTENANCE PERIOD; ALL COMPUTERIZED IRRIGATION CONTROL SYSTEM MATERIALS EXCEPT INTERCONNECT CONDUCTORS SHALL HAVE A FIVE-YEAR WARRANTY; IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY WARRANTY INSPECTIONS FROM THE EQUIPMENT SUPPLIER; NO INSTALLATIONS WILL BE ACCEPTED WITHOUT PROOF OF WARRANTY

1.9 GUARANTEE

- A THE GUARANTEE FOR THE IRRIGATION SYSTEM SHALL BE MADE IN ACCORDANCE WITH THE ATTACHED FORM
- B A COPY OF THE GUARANTEE FORM SHALL BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL
- C THE GUARANTEE FORM SHALL BE RE-TYPED ONTO THE CONTRACTOR'S LETTERHEAD AND CONTAIN THE FOLLOWING INFORMATION:

1.10 GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

- A WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS; ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE OR NEGLIGENCE EXCEPTED; WE AGREE TO REPAIR OR REPLACE ANY DEFECTS IN MATERIAL OR WORKMANSHIP WHICH MAY DEVELOP DURING THE PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER; WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AS DETERMINED BY THE OWNER; AFTER RECEIPT OF WRITTEN NOTICE IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN A REASONABLE TIME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER; WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND

PROJECT:

LOCATION:

SIGNED:

ADDRESS:

PHONE:

DATE OF ACCEPTANCE:

1.11 RULES AND REGULATIONS

- A WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE PLUMBING AND ELECTRIC CODE; THE UNIFORM PLUMBING CODE AS PUBLISHED BY THE WESTERN PLUMBING OFFICIALS

ASSOCIATION; AND APPLICABLE LAWS AND REGULATIONS OF THE GOVERNING AUTHORITIES

1.12 PROTECTION OF WORK AND MATERIALS

- A THE CONTRACTOR SHALL PROTECT HIS WORK AND WORK OF OTHERS FOR THE DURATION OF THE CONTRACT; HE SHALL PROTECT PIPES AND FITTINGS FROM DIRECT SUNLIGHT; AND AVOID UNDUE BENDING AND ANY CONCENTRATED EXTERNAL LOADING; PIPE OR FITTINGS THAT HAVE BEEN DAMAGED SHALL NOT BE USED
- B THE CONTRACTOR SHALL EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES; DAMAGE TO UTILITIES WHICH ARE CAUSED BY CONTRACTORS' OPERATION SHALL BE THE CONTRACTORS' RESPONSIBILITY
- C THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND PLANT MATERIAL THAT IS TO REMAIN; SHOULD DAMAGE TO INCURRED, CONTRACTOR SHALL REPAIR DAMAGE TO ITS ORIGINAL CONDITION OR FURNISH AND INSTALL EQUAL REPLACEMENTS
- D ALL EXISTING IRRIGATION SYSTEMS SHALL BE KEPT IN OPERATION AT ALL TIMES; IF THE EXISTING SYSTEM IS DAMAGED BY CONTRACTOR, HE SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIR OF SUCH DAMAGE; AFTER EACH REPAIR, ALL HEADS OF THE REPAIRED SYSTEM SHALL BE REMOVED SO THAT THE LINES CAN BE CLEARED OF ALL DIRT AND FOREIGN MATTER

1.13 CORRECTION OF WORK

- A ANY AND ALL DISCREPANCIES OF UNSATISFACTORY WORK SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER; THE CORRECTION OF WORK SHALL BE FINISHED WITH A REASONABLE PERIOD MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR

PART 2 - PRODUCTS

2.1 GENERAL

- A USE ONLY NEW MATERIALS OF BRANDS AND TYPES NOTED ON THE DRAWINGS OR SPECIFICATIONS

2.2 PVC PRESSURE MAIN LINE PIPE AND FITTINGS

- A CLASS 315 PIPE SHALL BE MADE FROM AN NSF APPROVED TYPE I GRADE I P-C COMPOUND CONFORMING TO ASTM COMPOUND SPECIFICATION D1784; ALL PIPE MUST MEET REQUIREMENTS AS SET FORTH IN ASTM D2241; SOLVENT-WELD CLASS PIPE WITH AN APPROPRIATE STANDARD DIMENSION RATIO
- B SCHEDULE 40 PIPE SHALL BE MADE FROM NSF APPROVED TYPE I GRADE I P-C COMPOUND CONFORMING TO ASTM COMPOUND SPECIFICATION D1784; ALL PIPE MUST MEET REQUIREMENTS AS SET FORTH IN ASTM D1785; SOLVENT-WELD SCHEDULE PIPE
- C SOLVENT-WELD FITTINGS SHALL BE SCHEDULE 40; 1/2-1 1/2" NSF APPROVED CONFORMING TO ASTM TEST PROCEDURE D24
- D SOLVENT CEMENT AND PRIMER FOR P-C SOLVENT-WELD PIPE AND FITTINGS SHALL BE OF TYPE AND INSTALLATION METHODS PRESCRIBED BY THE MANUFACTURER
- E ALL P-C PIPE MUST BEAR THE FOLLOWING MARKINGS:
- 1 MANUFACTURER'S NAME
- 2 NOMINAL PIPE SIZE
- 3 SCHEDULE OR CLASS
- 4 PRESSURE RATING IN PSI
- 5 NSF - NATIONAL SANITATION FOUNDATION APPROVAL
- 6 DATE OF EXTRUSION
- 7 ALL FITTINGS SHALL BEAR THE MANUFACTURER'S NAME OR TRADEMARK; MATERIAL DESIGNATION; SIZE; APPLICABLE IPS SCHEDULE AND NSF SEAL OF APPROVAL

2.3 PVC NON-PRESSURE LATERAL LINE PIPING

- A NON-PRESSURE BURIED LATERAL LINE PIPING SHALL BE P-C CLASS 200 WITH SOLVENT-WELDED JOINTS
- B NON-PRESSURE LATERAL LINE PIPING INSTALLED UNDER PAVED AREAS SHALL BE INSTALLED IN A P-C SCHEDULE 40 SLEEVE
- C PIPE SHALL BE MADE FROM NSF APPROVED TYPE I GRADE I P-C COMPOUND CONFORMING TO ASTM COMPOUND SPECIFICATION D1784; ALL PIPE MUST MEET REQUIREMENTS SET FORTH IN ASTM D2241; SOLVENT-WELD CLASS PIPE; WITH AN APPROPRIATE STANDARD DIMENSION RATIO
- D EXCEPT AS NOTED IN PARAGRAPHS A, B, C AND D OF SECTION 2.2; ALL REQUIREMENTS FOR NON-PRESSURE LATERAL LINE PIPE AND FITTINGS SHALL BE THE SAME AS FOR SOLVENT-WELD PRESSURE MAIN LINE PIPE AND FITTINGS AS SET FORTH IN THIS SPECIFICATION

2.4 BRASS PIPE AND FITTINGS

- A WHERE INDICATED ON THE DRAWINGS; USE RED BRASS SCREWED PIPE CONFORMING TO FEDERAL SPECIFICATION 3WW-P-35
- B FITTINGS SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION 3WW-P-4

2.5 BALL VALVES

- A BALL VALVES 2" AND SMALLER SHALL BE 125 LB. SWP PLASTIC BALL VALVE WITH BLOW-OUT PROOF AND FULL PORT
- B BALL VALVES 2" AND SMALLER SHALL HAVE THREADED ENDS; REFER TO LEGEND FOR TYPE
- C ALL BALL VALVES SHALL BE INSTALLED PER IRRIGATION INSTALLATION DETAILS

2.6 QUICK COUPLING VALVES

- A QUICK COUPLING VALVES SHALL HAVE A BRASS ONE-PIECE BODY DESIGNED FOR A WORKING PRESSURE OF 150 PSI; OPERABLE WITH QUICK COUPLER KEY; SIZE AND TYPE SHALL BE AS INDICATED ON THE DRAWINGS

2.7 BACKFLOW PREVENTION UNITS

- A BACKFLOW PREVENTION UNITS SHALL BE OF SIZE AND TYPE INDICATED ON THE DRAWINGS; INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH THE DRAWINGS
- B USE STRAINERS AT BACKFLOW PREVENTION UNITS SHALL HAVE A BRONZE SCREWED BODY WITH 10 MESH STAINLESS STEEL SCREEN AND SHALL BE SIMILAR TO THE BAILEY 100B OR APPROVED EQUAL
- C ALL PRESSURE MAINLINE PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW

PREVENTER SHALL BE INSTALLED AS REQUIRED BY LOCAL CODE; THE CONTRACTOR SHALL VERIFY WITH THE LOCAL GOVERNING BODY AS TO MATERIAL TYPE AND INSTALLATION PROCEDURES PRIOR TO START OF CONSTRUCTION; SUBMIT SHOP DRAWING FOR APPROVAL

2.8 CHECK VALVES

- A SWING CHECK VALVES 2" AND SMALLER SHALL BE 200 POUND WORK FITTINGS AND CONNECTIONS WITH REPLACEABLE COMPOSITION NEOPRENE OR RUBBER DISC AND SHALL MEET OR EXCEED FEDERAL SPECIFICATION WW-61D; CLASS A TYPE I
- B CHECK VALVES SHALL BE OF HEAVY DUTY; IRGIN P-C CONSTRUCTION WITH FIP THREADED INLETS AND OUTLETS; INTERNAL PARTS SHALL BE STAINLESS STEEL AND NEOPRENE; CHECK VALVES SHALL BE FIELD ADJUSTABLE AGAINST DRAW-OUT FROM 5 TO 40 FEET OF HEAD; CHECK VALVES SHALL BE SIMILAR TO THE KING BROS. INDUSTRIES "C" SERIES; OR EQUAL

2.9 CONTROL WIRE

- A CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLERS AND THE ELECTRIC CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL COPPER WIRE AWG-10; 00; 000; CONTROL WIRES SHALL BE SHALL BE 14 GAUGE AND A DIFFERENT WIRE COLOR FOR EACH AUTOMATIC CONTROLLER; COMMON WIRES SHALL BE 14 GAUGE AND WHITE IN COLOR WITH A DIFFERENT COLOR STRIPE FOR EACH AUTOMATIC CONTROLLER; INSTALL WIRES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND WIRE CHARTS; IN NO CASE SHALL WIRE SIZE BE LESS THAN 14 GAUGE; WIRE COLOR SHALL BE CONTINUOUS OVER ITS ENTIRE LENGTH
- B WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY OR LATERAL LINES WHEREEVER POSSIBLE
- C WHEN MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AT INTERVALS OF 10 FEET
- D AN EXPANSION CURL SHALL BE PROVIDED WITHIN THREE FEET OF EACH WIRE CONNECTION; EXPANSION CURL SHALL BE OF SUFFICIENT LENGTH AT EACH SPLICE CONNECTION AT EACH ELECTRIC CONTROL; SO THAT IN CASE OF REPAIR, THE VALVE BONNET MAY BE BROUGHT TO THE SURFACE WITHOUT DISCONNECTING THE CONTROL WIRES; CONTROL WIRES SHALL BE LAID LOOSELY IN THE TRENCH WITHOUT STRESS OR STRETCHING OF THE CONTROL WIRE OR CABLE
- E ALL SPLICES SHALL BE MADE WITH EITHER 3M DBYR CONNECTOR OR RAIN BIRD SNAP-TITE WIRE CONNECTOR; OR APPROVED EQUAL; USE ONE SPLICE PER CONNECTOR SEALING PACK
- F FIELD WIRE SPLICES BETWEEN THE AUTOMATIC CONTROLLER AND THE ELECTRICAL CONTROL VALVES SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE
- G WHEN CONTROL WIRING IS TRENCHED SEPARATELY FROM MAINLINE TRENCHES, A CONTINUOUS WARNING TAPE SHALL BE INSTALLED WITH THE WIRING; WARNING TAPE: INERT PLASTIC FILM HIGHLY RESISTANT TO ALKALIS, ACIDS, OR OTHER DESTRUCTIVE CHEMICAL COMPONENTS LIKELY TO BE ENCOUNTERED IN SOILS; THREE INCHES WIDE; COLORED YELLOW AND IMPRINTED WITH "CAUTION: BURIED ELECTRIC LINE BELOW"
- H PROVIDE A 3-1/2 INCH EXCESS LENGTH OF WIRE IN AN 8-INCH DIAMETER LOOP AT EACH 90 DEGREE CHANGE OF DIRECTION; AT BOTH ENDS OF SLEEVES; AND AT 100-FOOT INTERVALS ALONG CONTINUOUS RUNS OF WIRING; DO NOT TIGHTEN WIRING LOOP
- I INSTALL COMMON GROUND WIRE AND ONE CONTROL WIRE FOR EACH REMOTE CONTROL VALVE; MULTIPLE VALVES ON A SINGLE CONTROL WIRE ARE NOT PERMITTED; INSTALL ONE COMMON WIRE FOR EACH CONTROLLER; MULTIPLE CONTROLLERS WITH ONE COMMON WIRE WILL NOT BE PERMITTED
- J CONTRACTOR SHALL ROUTE TWO ADDITIONAL 'CONTROL' WIRES AND ONE ADDITIONAL 'COMMON' WIRE ALONG ENTIRE MAINLINE ROUTE AND ALONG EACH AND EVERY LEG OF MAINLINE ROUTE; ROUTE WIRES INTO EACH AND EVERY VALVE BOX WHERE VALVE BOXES ARE GROUNDED INTO A MANIFOLD; ROUTE WIRES INTO FIRST VALVE BOX ON MANIFOLD ONLY

2.10 AUTOMATIC IRRIGATION CONTROLLERS

- A AUTOMATIC IRRIGATION CONTROLLERS SHALL BE OF THE SIZE AND TYPE AS THAT INDICATED ON THE DRAWINGS
- B FINAL LOCATION OF AUTOMATIC IRRIGATION CONTROLLERS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- C UNLESS OTHERWISE NOTED ON THE DRAWINGS; THE 120 VOLT ELECTRICAL POWER TO THE AUTOMATIC IRRIGATION CONTROLLER SHALL BE FURNISHED BY OTHERS; THE FINAL ELECTRICAL HOOK-UP SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- D THE AUTOMATIC IRRIGATION CONTROLLER SHALL BE INCLUDED AS A PART OF THE IRRIGATION CONTROLLER ENCLOSURE ASSEMBLY

2.11 ELECTRICAL CONTROL VALVES

- A ALL ELECTRIC CONTROL VALVES SHALL BE THE SAME MANUFACTURER AS THE AUTOMATIC CONTROLLERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
- B ALL ELECTRIC CONTROL VALVES SHALL HAVE A MANUAL FLOW ADJUSTMENT
- C PROVIDE AND INSTALL ONE CONTROL VALVE BOX FOR EACH ELECTRIC CONTROL VALVE

2.12 VALVE BOXES

- A USE A 10" DIAMETER SPECIFICATION ROUND VALVE BOX FOR GATE VALVES; BALL VALVES; CONTROL WIRE SPLICES; AND QUICK COUPLING VALVES AS MANUFACTURED BY RAIN BIRD; MODEL CB-RND WITH GREEN OR BLACK COVER; EXTENSION SLEEVES SHALL BE MINIMUM P-C PIPING MATERIAL
- B USE A RECTANGULAR SPECIFICATION GRADE VALVE BOX FOR ELECTRICAL CONTROL VALVES; MASTER VALVES; FLOW SENSORS; AND CONTROL WIRE PULL BOXES; AS MANUFACTURED BY RAIN BIRD; MODEL CB-RSTD WITH A GREEN OR BLACK COVER
- C USE A JUMBO RECTANGULAR SPECIFICATION GRADE VALVE BOX FOR DRAIN ONE ASSEMBLY CONTROL VALVES; AS MANUFACTURED BY RAIN BIRD; MODEL CB-RMB WITH A GREEN OR BLACK COVER
- D VALVE BOXES SHALL BE A MINIMUM OF ONE FOOT APART WHEN ARRANGED IN A GROUP OR SIDE BY SIDE; OR UNLESS NOTED OTHERWISE IN THE DRAWINGS

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Revisions:



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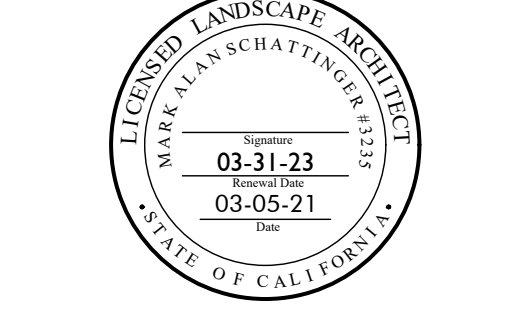
PA -14 ECHO PARK

Client:

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92660-1882

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Job No:

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Plan Date: 03.09.2021

Scale:

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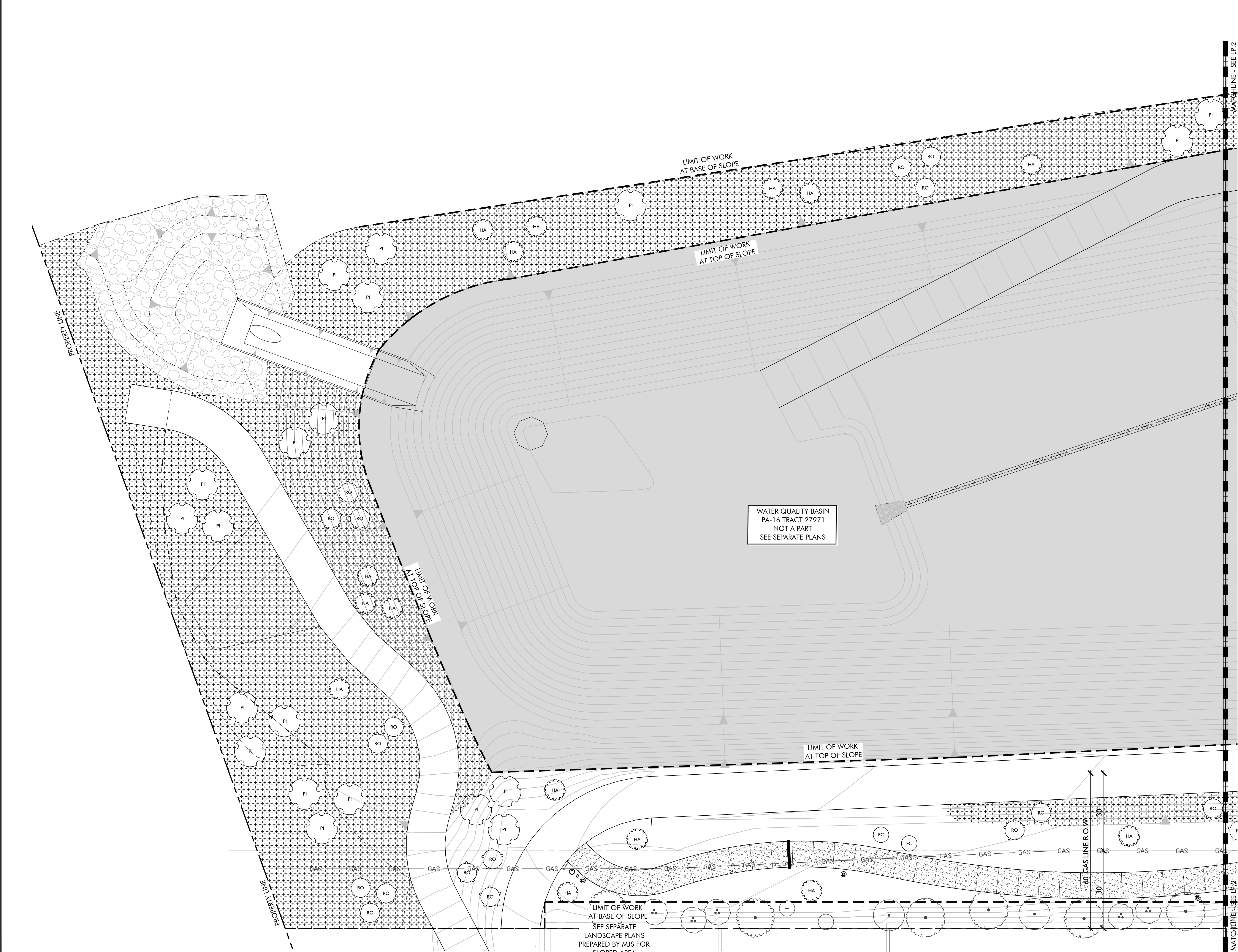
IRRIGATION
SPECIFICATIONS

Sheet No.:

LI.11

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QUESTAR GAS LINE NOTE:

DEEP-ROOTED PLANTS AND TREES, AND RETAINING WALLS, ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. GRASSES, LOW-GROWING PLANTS AND SHRUBS, AND GARDENS MAY BE PLANTED WITHIN THE RIGHT-OF-WAY. IF LANDSCAPING IS DISTURBED DURING QUESTAR'S MAINTENANCE ACTIVITIES, THE PROPERTY OWNER IS RESPONSIBLE FOR RESTORATION.

TREE PLACEMENT NOTE:

CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.

AGRONOMIC SOILS REPORT NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THREE (3) AGRONOMIC SOILS TEST AND INSTALL PLANT MATERIAL PER REPORT AND SOIL RECOMMENDATIONS. SOIL TEST LOCATION AS NOTED ON PLAN

TREE STAKING NOTE:

ALL TREES TO BE STAKED PER TREE STAKING DETAIL. SEE DETAIL.
NO STAKING REQUIRED FOR MULTI-TRUNK TREES, PALMS, OR LARGE SHRUBS

REFERENCE NOTE:

FOR GENERAL PLANTING NOTES, SEE SHEET LP.1
FOR HYDROSEED MIX, SEE SHEET LP.1
FOR PLANTING DETAILS, SEE SHEET LP.9
FOR PLANTING SPECIFICATIONS, SEE SHEETS LP.10-11

GENERAL PLANTING NOTES:

- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AGRONOMIC SOIL REPORTS AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS. SEE NOTE ABOVE FOR LOCATIONS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
- CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER 'START OF MAINTENANCE' PERIOD.
- CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
- ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
ACA STE	ACACIA STENOPHYLLA SHOESTRING ACACIA	36"BOX	LOW	8
ARB MUL	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	6
BRA BO7	BRACHYCHITON POPULNEUS BOTTLE TREE	36"BOX	LOW	5
CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	36"BOX	LOW	33
CHI LIN	CHILOPSIS LINEARIS DESERT WILLOW	24"BOX	LOW	9
CIN CAM	CINNAMOMUM CAMPHORA CAMPHOR TREE	36"BOX	MEDIUM	6
OLN TES	OLNEYA TESOTA DESERT IRONWOOD	24"BOX	LOW	7
PIS CHI	PISTACIA CHINENSIS CHINESE PISTACHE	36"BOX	MEDIUM	8
PLA SYC	PLATANUS RACEMOSA CALIFORNIA SYCAMORE MULTI-TRUNK	36"BOX	MEDIUM	6
QUE CHR	QUERCUS CHRYSOLEPIS CANYON LIVE OAK	36"BOX	LOW	4
QUE EN2	QUERCUS ENGLEMANII ENGELMANN OAK	36"BOX	LOW	9
QUE WIS	QUERCUS WISLIZENII INTERIOR LIVE OAK	24"BOX	LOW	4
ULM DRA	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	LOW	13

LARGE SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
RC	FREMONTODENDRON X CALIFORNIA GLORY	15 GAL.	LOW	32
HA	CALIFORNIA GLORY FLANNEL BUSH	15 GAL.	LOW	75
PI	HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	LOW	49
RC	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	15 GAL.	LOW	16
RO	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL.	LOW	66
HYDROSEED	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	SLOPE PLANTING DESERT FLOWER MIX	HYDRO SEED	LOW	72,217 SF
	TURF HYBRID BERMUDA BERMUDA GRASS	HYDRO SEED	MEDIUM	48,804 SF

MULCH NOTE:

ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK 'FOREST FLOOR' MULCH BY AGUINAGA GREEN. 877.OC.MULCH
SUBMIT SAMPLE FOR APPROVAL.

QUANTITIES NOTE:

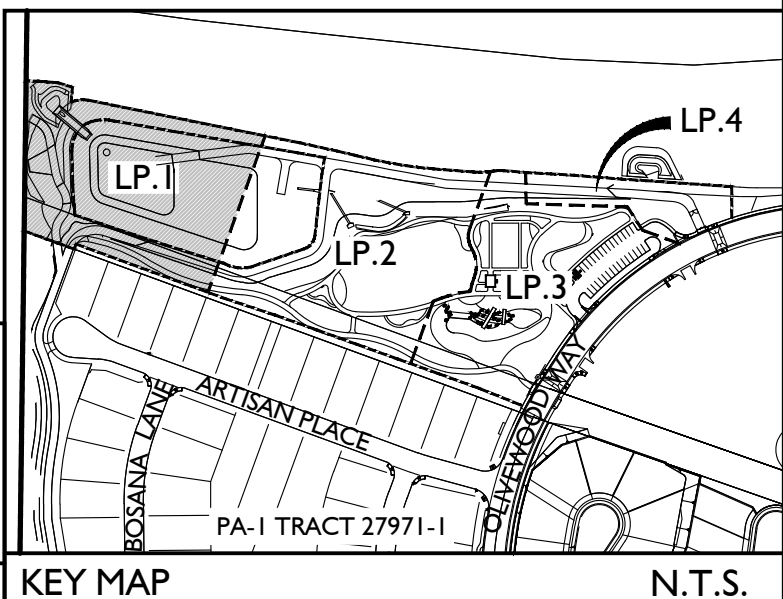
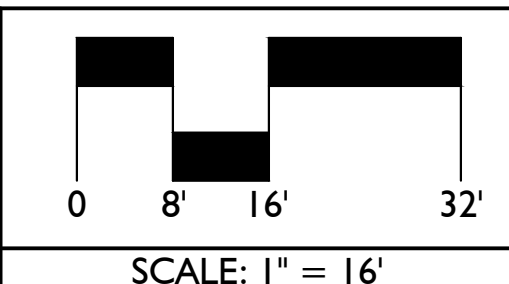
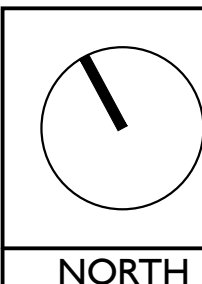
CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

HYDROSEED MIX

S&S SEEDS - DESERT FLOWER MIX (MODIFIED)
CONTACT: 805.684.0436 (CONTACT PRIOR TO INSTALLATION)

SPECIES	BULK #/s / ACRE	MIN % PLS *
BAILEYA MULTIRADIATA DESERT MARIGOLD	2.00	70
ESCHSCHOLZIA MEXICANA MEXICAN POPPY	2.00	78
FESTUCA OCTOFLORA SIX WEEKS FESCUE	4.00	74
LASTHENIA CALIFORNICA DWARF GOLDFIELDS	0.50	50
LUPINUS SPARSIFLORUS COULTER'S LUPINE	2.00	80
PHACELIA CAMPANULARIA CALIFORNIA BLUEBELLS	2.00	70
POA SECUNDA PINE BLUEGRASS	2.00	8
SPHAERALCEA AMBIGUA DESERT MALLOW	2.50	65
SPOROBOLUS AIROIDES ALKALI SACATON	1.00	68
STIPA CERNUA NODDING NEEDLE GRASS	2.00	60
STIPA HYMENOIDES INDIAN RICEGRASS	6.00	7
	26.00	

* MIN % PLS (PURE LIVE SEED) = SEED PURITY x GERMINATION RATE



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Client:

OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

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TAYLOR MORRISON

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Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

Title:

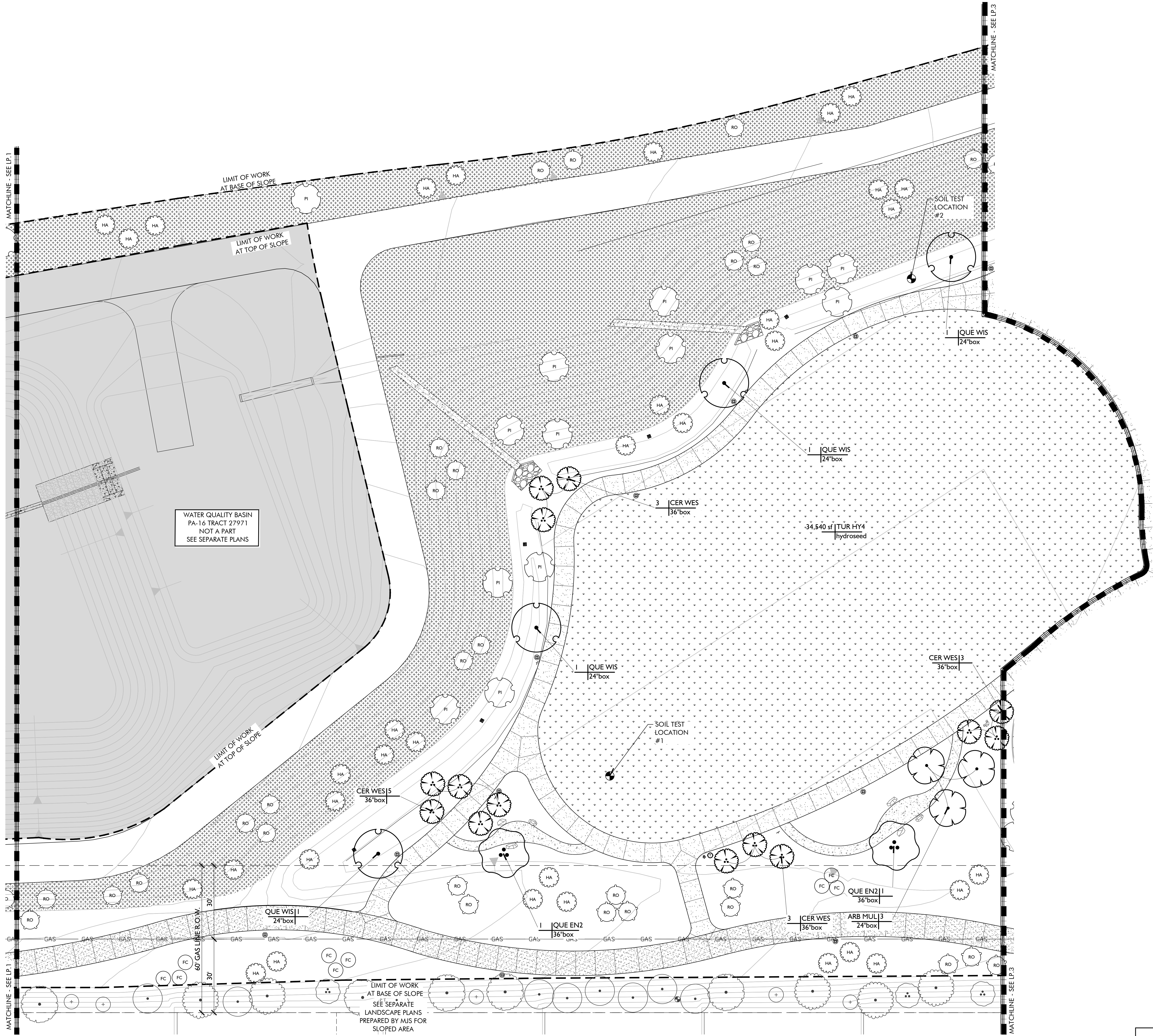
TREE PLANS

Sheet No.:

LP.1

Plan Status:

PA-14 PARK
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PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
ACA STE	ACACIA STENOPHYLLA SHOESTRING ACACIA	36"BOX	LOW	8
ARB MUL	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	6
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RC	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	15 GAL.	LOW	16
RO	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL.	LOW	66
RO	RHUS OVATA SUGAR BUSH	15 GAL.	LOW	66
HYDROSEED	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	SLOPE PLANTING DESERT FLOWER MIX	HYDRO SEED	LOW	72,217 SF
	TURF HYBRID BERMUDA BERMUDA GRASS	HYDRO SEED	MEDIUM	48,804 SF

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AGRONOMIC SOILS REPORT NOTE:

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TREE STAKING NOTE:

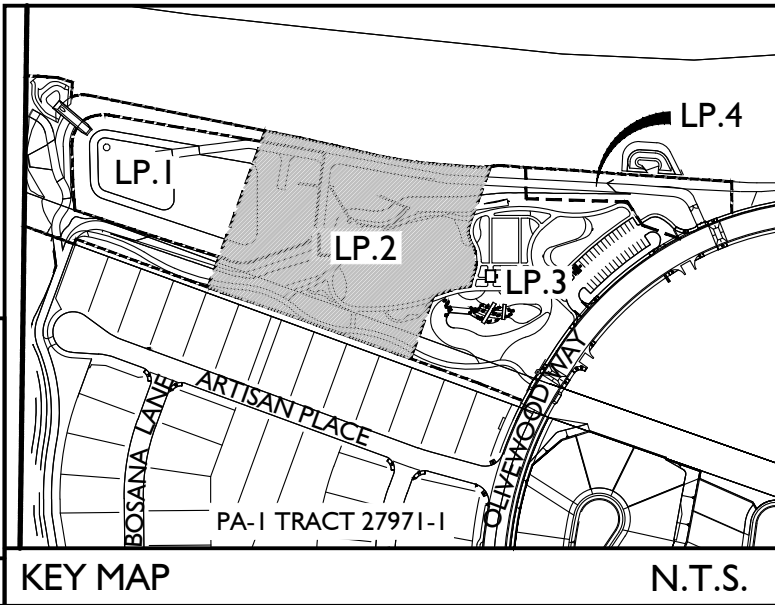
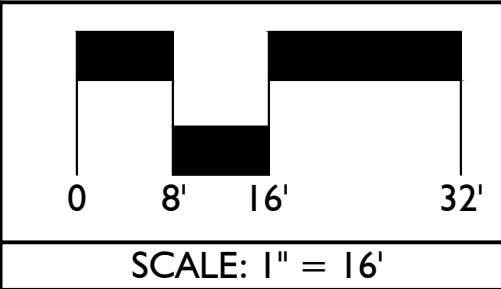
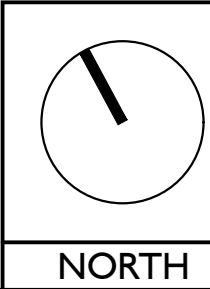
ALL TREES TO BE STAKED PER TREE STAKING DETAIL. SEE DETAIL.
NO STAKING REQUIRED FOR MULTI-TRUNK TREES, PALMS, OR LARGE SHRUBS

REFERENCE NOTE:

FOR GENERAL PLANTING NOTES, SEE SHEET LP.1
FOR HYDROSEED MIX, SEE SHEET LP.1
FOR PLANTING DETAILS, SEE SHEET LP.9
FOR PLANTING SPECIFICATIONS, SEE SHEETS LP.10-11

QUESTAR GAS LINE NOTE:

DEEP-ROOTED PLANTS AND TREES, AND RETAINING WALLS, ARE NOT PERMITTED WITHIN THE RIGHT-OF-WAY. GRASSES, LOW-GROWING PLANTS AND SHRUBS, AND GARDENS MAY BE PLANTED WITHIN THE RIGHT-OF-WAY, IF LANDSCAPING IS DISTURBED DURING QUESTAR'S MAINTENANCE ACTIVITIES. THE PROPERTY OWNER IS RESPONSIBLE FOR RESTORATION.



Issued for:	
01/13/21	100% DESIGN DEVELOPMENT
03/09/21	1ST CITY SUBMITTAL

Revisions:



Project:

OLIVEWOOD
TRACT 27971
PARK

PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

Title:

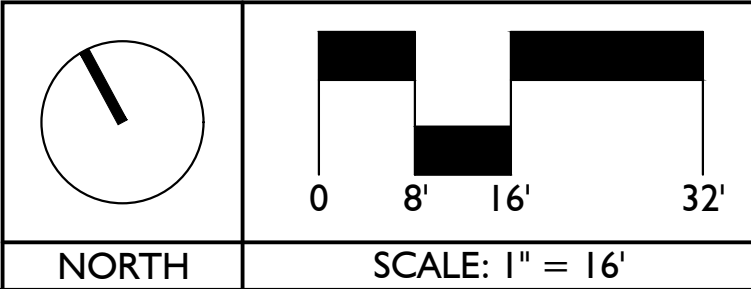
TREE PLANS

Sheet No.:

LP.2

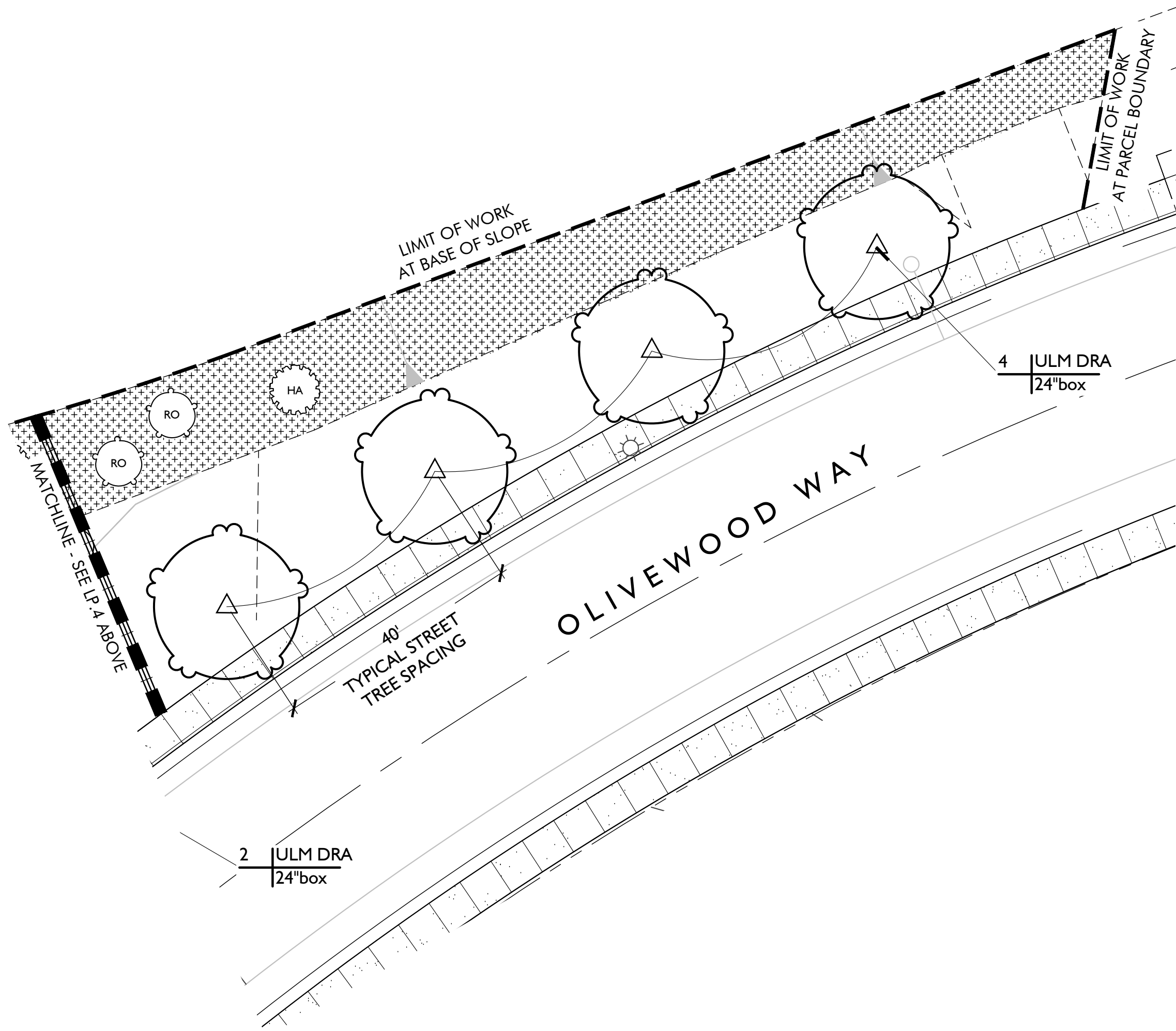
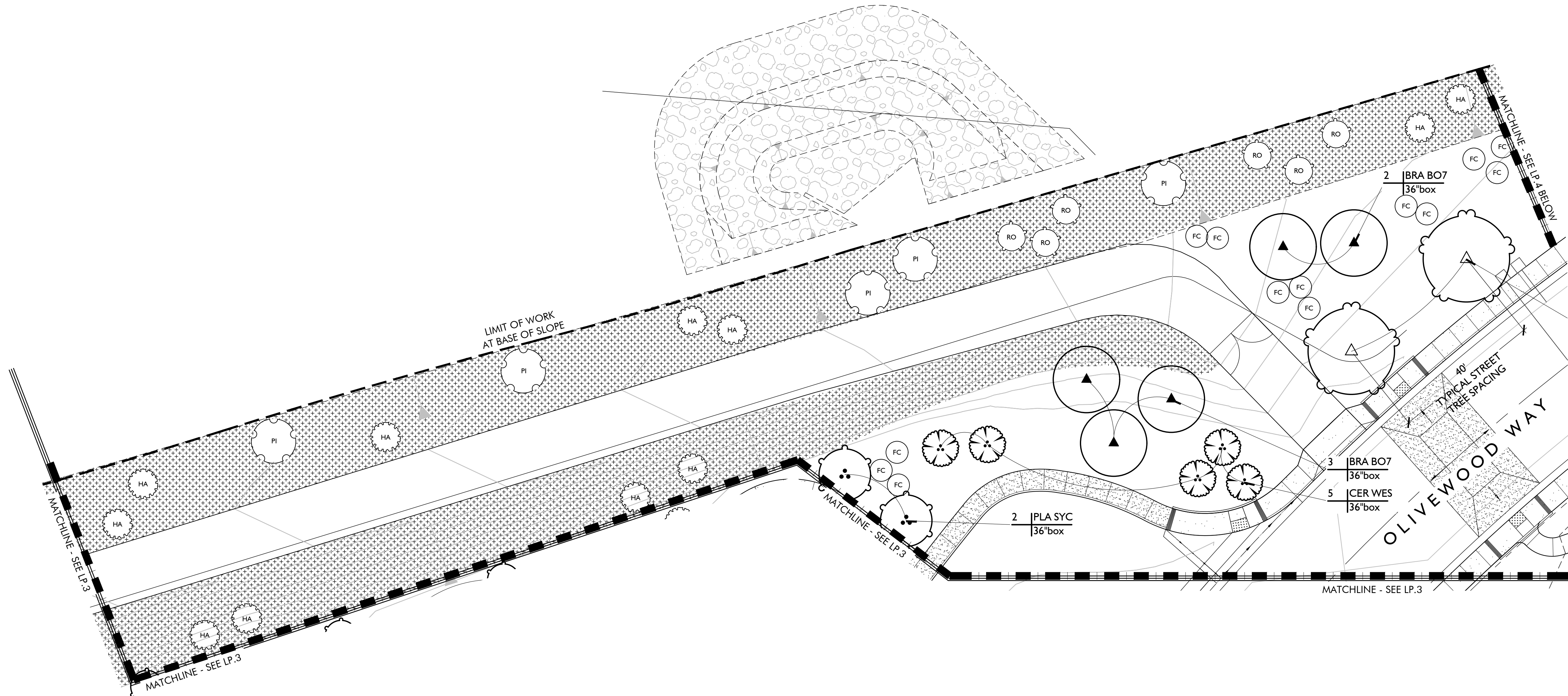
Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



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Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL



PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
ACA STE	ACACIA STENOPHYLLA SHOESTRING ACACIA	36"BOX	LOW	8
ARB MUL	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	24"BOX	LOW	6
BRA BO7	BRACHYCHITON POPULNEUS BOTTLE TREE	36"BOX	LOW	5
CER WES	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	36"BOX	LOW	33
CHI LIN	CHILOPSIS LINEARIS DESERT WILLOW	24"BOX	LOW	9
CIN CAM	CINNAMOMUM CAMPHORA CAMPHOR TREE	36"BOX	MEDIUM	6
OLN TES	OLNEYA TESOTA DESERT IRONWOOD	24"BOX	LOW	7
PIS CHI	PISTACIA CHINENSIS CHINESE PISTACHE	36"BOX	MEDIUM	8
PLA SYC	PLATANUS RACEMOSA CALIFORNIA SYCAMORE MULTI-TRUNK	36"BOX	MEDIUM	6
QUE CHR	QUERCUS CHRYSOLEPIS CANYON LIVE OAK	36"BOX	LOW	4
QUE EN2	QUERCUS ENGLEMANNI ENGELMANN OAK	36"BOX	LOW	9
QUE WIS	QUERCUS WISLIZENII INTERIOR LIVE OAK	24"BOX	LOW	4
ULM DRA	ULMUS PARVIFOLIA 'DRAKE' DRAKE LACEBARK ELM	24"BOX	LOW	13
LARGE SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
FC	FREMONTODENDRON X CALIFORNIA GLORY CALIFORNIA GLORY FLANNEL BUSH	15 GAL.	LOW	32
HA	HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	LOW	75
PI	PRUNUS ILICIFOLIA LYONII CATALINA CHERRY	15 GAL.	LOW	49
RC	RHAMNUS CALIFORNICA 'EVE CASE' CALIFORNIA COFFEEBERRY	15 GAL.	LOW	16
RO	RHUS OVATA SUGAR BUSH	15 GAL.	LOW	66
HYDROSEED	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	SLOPE PLANTING DESERT FLOWER MIX	HYDRO SEED	LOW	72,217 SF
	TURF HYBRID BERMUDA BERMUDA GRASS	HYDRO SEED	MEDIUM	48,804 SF

MULCH NOTE:

ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK 'FOREST FLOOR' MULCH BY AGUINAGA GREEN. 877.OC.MULCH
SUBMIT SAMPLE FOR APPROVAL.

QUANTITIES NOTE:

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FOR PLANTING SPECIFICATIONS, SEE SHEETS LP.10-11

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Issued for:

01/13/21 100% DESIGN DEVELOPMENT
03/09/21 1ST CITY SUBMITTAL

Revisions:



Project:

OLIVEWOOD TRACT 27971 PARK

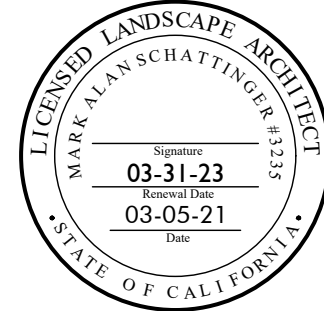
PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882

Stamp:



Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1"= 16'

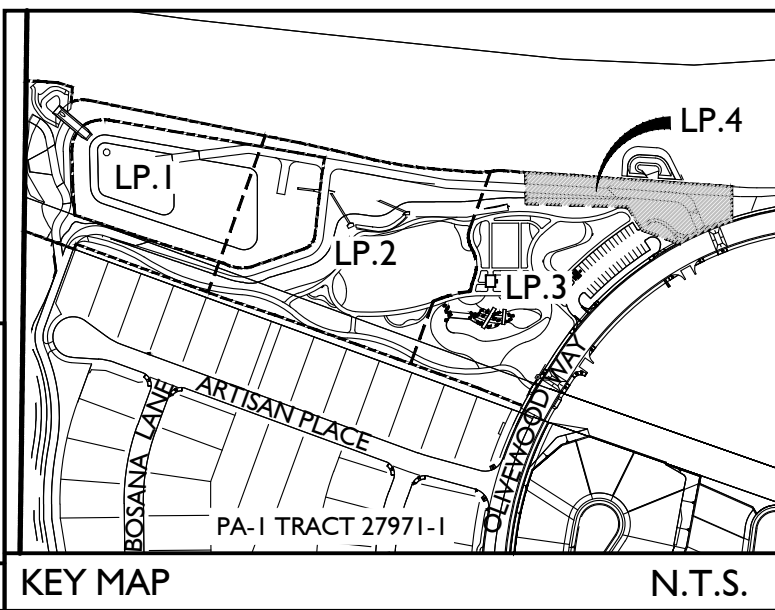
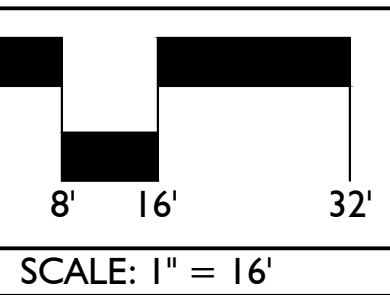
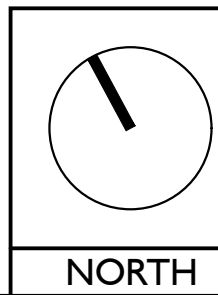
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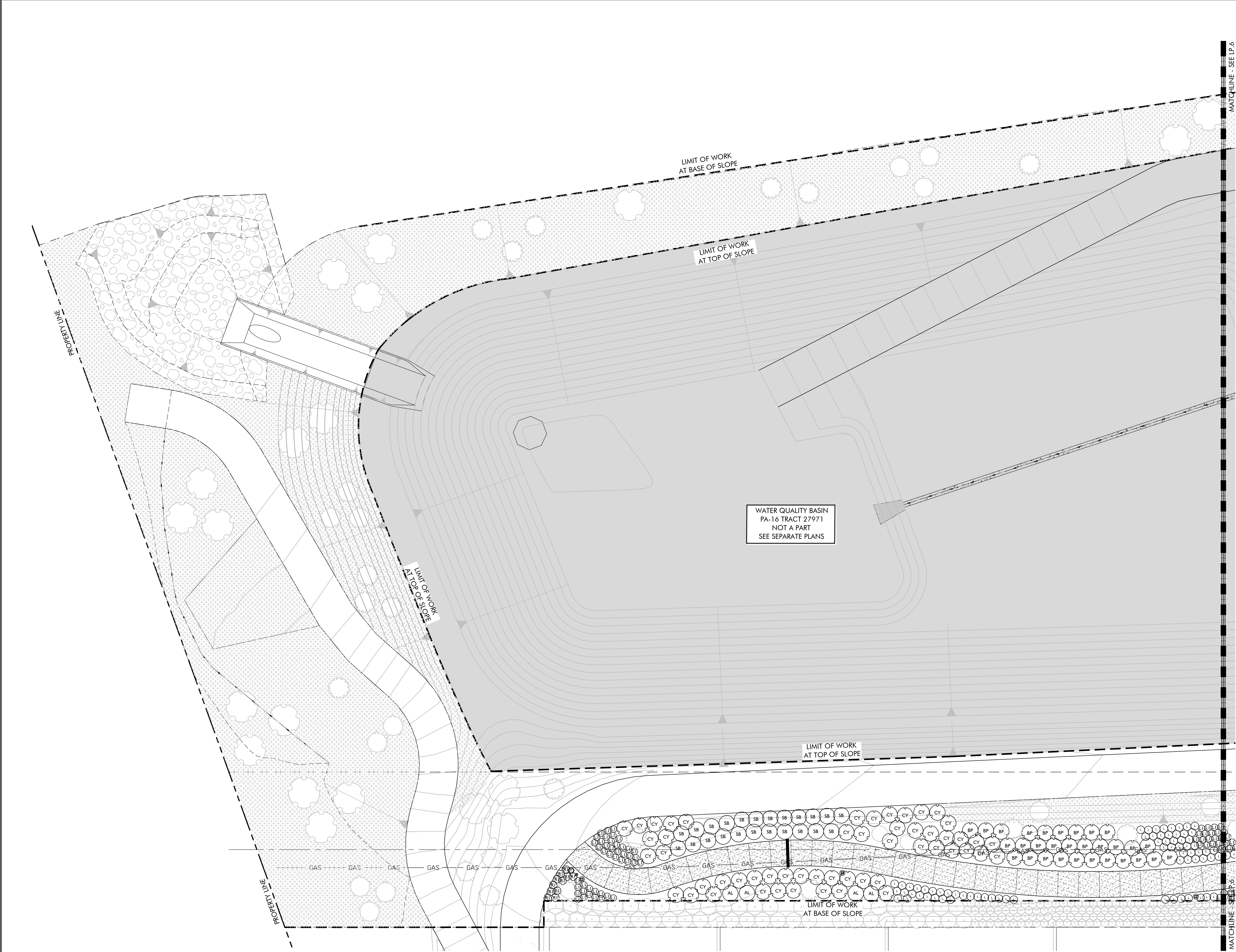
TREE PLANS

Sheet No.:

LP.4

Plan Status: PA-14 PARK
1ST CITY SUBMITTAL





MULCH NOTE:

ALL SHRUB AREAS	ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK "FOREST FLOOR" MULCH BY AGUINAGA GREEN. 877.OC.MULCH SUBMIT SAMPLE FOR APPROVAL
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PLANT SCHEDULE				
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	1 GAL	LOW	142
✱	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL	LOW	47
✿	AGAVE PARRYI PARRY'S AGAVE	5 GAL	LOW	62
AP	ARCTOSTAPHYLOS X 'PACIFIC MIST' PACIFIC MIST MANZANITA	5 GAL	LOW	29
AR	ARCTOSTAPHYLOS X 'SUNSET' SUNSET MANZANITA	5 GAL	LOW	48
AC	ARTEMISIA CALIFORNICA 'CANYON GREY' CANYON GREY CALIFORNIA SAGEBRUSH	1 GAL	LOW	27
AS	ASCLEPIAS SPECIOSA SHOWY MILKWEED	5 GAL	LOW	69
BP	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	LOW	189
●	BULBINE FRUTESCENS 'HALLMARK' HALLMARK STALKED BULBINE	1 GAL	LOW	87
CY	CEANOTHUS G.H. 'YANKEE POINT' YANKEE POINT CALIFORNIA LILAC	1 GAL	LOW	334
CS	CEANOTHUS X 'SKYLARK' SKYLARK CEANOTHUS	5 GAL	LOW	53
C	CISTUS SALVIFOLIUS ROCKROSE SAGELEAF	5 GAL	LOW	57
CS	COTONEASTER SALICIFOLIUS COTONEASTER	1 GAL	LOW	38
D	DASYLIRION WHEELERI GREY DESERT SPOON	15 GAL	LOW	47
EC	ENCELIA CALIFORNICA CALIFORNIA ENCELIA	5 GAL	LOW	66
EH	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL	LOW	25
E	ERIOGONUM F. 'WARRINER LYTLE' WARRINER LYTLE BUCKWHEAT	1 GAL	LOW	230
✱	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	LOW	234
L	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	LOW	579
LI	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE BLUE RYE	1 GAL	LOW	582
LL	LOMANDRA LONGIFOLIA 'BREEZE' MAT RUSH	5 GAL	LOW	363
●	MONARDELLA VILLOSA COYOTE MINT	1 GAL	LOW	72
MC	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL	LOW	202
MR	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	LOW	382
+	PENSTEMON H. 'MARGARITA BOP' MARGARITA BOP PENSTEMON	5 GAL	LOW	144
PF	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	LOW	30
RI	ROSMARINUS O. 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	406
SA	SALVIA APIANA WHITE SAGE	5 GAL	LOW	25
SB	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	1 GAL	LOW	127
SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE	5 GAL	LOW	57
■	SENNA ARTEMISIOIDES SILVER SENNA	5 GAL	LOW	78
T	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	5 GAL	LOW	58
WF	WESTRINGIA FRUTICOSA 'MUNDI' MUNDI COAST ROSEMARY	5 GAL	LOW	206
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	CAREX DIVULSA EUROPEAN GREY SEDGE PLANTED 24" O.C.	1 GAL	LOW	559
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV DIANELLA PLANTED 24" O.C.	1 GAL	LOW	354
	TEUCRIUM CHAMAEDRY'S GERMANDER PLANTED 24" O.C.	1 GAL	LOW	594

NORTH

SCALE: 1" = 16'

KEY MAP

N.T.S.

Issued for:	
01/13/21	100% DESIGN DEVELOPMENT
03/09/21	1ST CITY SUBMITTAL
Revisions:	

507 30th Street
Newport Beach, CA 92663

949.675.9964

mjs-la.com

Project:

OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882

Stamp:

Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1"= 16'

Title:

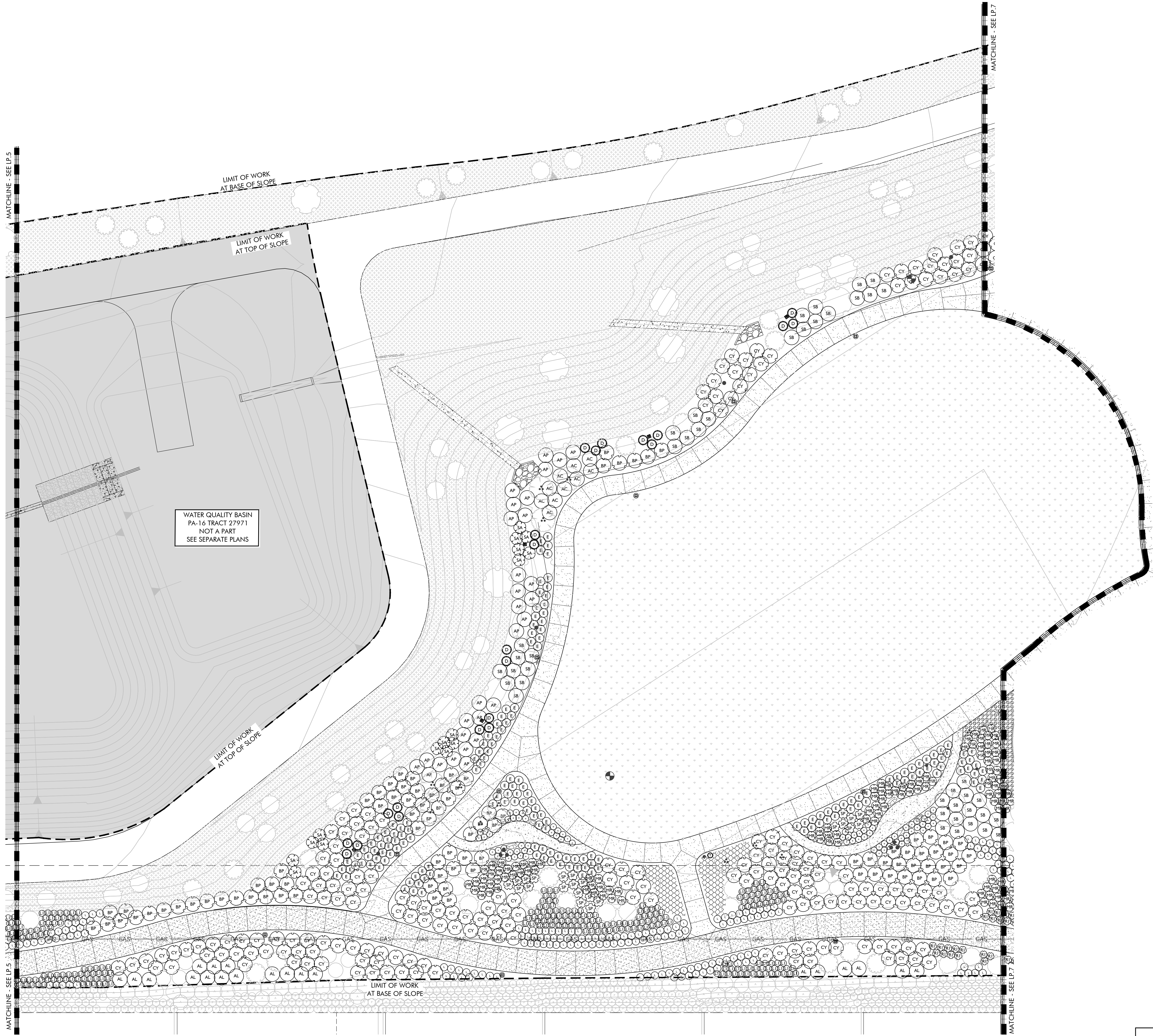
SHRUB PLANS

Sheet No.:

LP.5

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



PLANT SCHEDULE				
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	1 GAL	LOW	142
✱	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL	LOW	47
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CS	COTONEASTER SALICIFOLIUS COTONEASTER	1 GAL	LOW	38
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NORTH

08'16'32'

SCALE: 1" = 16'

LP.5LP.6LP.7LP.8

ARTISAN PLACE

PA-1 TRACT 27971-1

KEY MAP

N.T.S.

Issued for:	
01/13/21	100% DESIGN DEVELOPMENT
03/09/21	1ST CITY SUBMITTAL
Revisions:	

MJS

LANDSCAPE
ARCHITECTURE

507 30th Street
Newport Beach, CA 92663

949.675.9964

mjs-la.com

Project:

OLIVEWOOD
TRACT 27971
PARK

PA -14 ECHO PARK

Client:

TAYLOR
MORRISON

INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:

LANDSCAPE ARCHITECT
TAYLOR MORRISON
03-31-23
03-05-21
State of California

Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1"= 16'

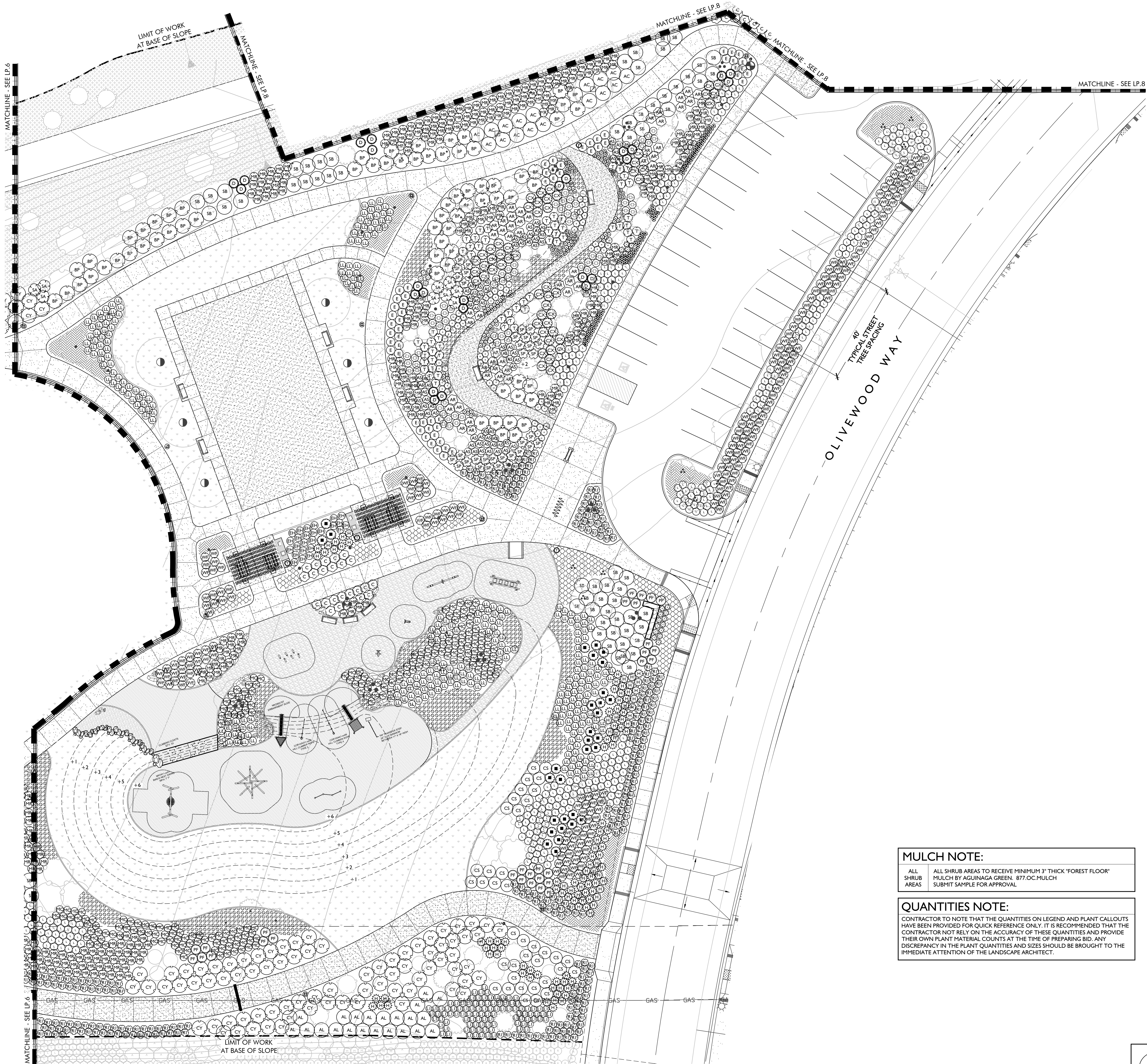
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SHRUB PLANS

Sheet No.:

LP.6

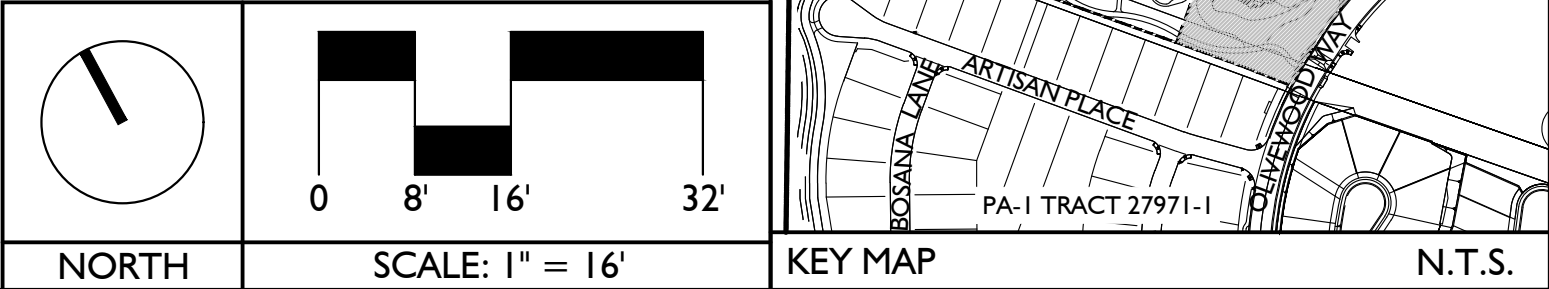
Plan Status:
PA-14 PARK
1ST CITY SUBMITTAL



MULCH NOTE:
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WF	WESTRINGIA FRUTICOSA 'MUNDI' MUNDI COAST ROSEMARY	5 GAL	LOW	206
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
	CAREX DIVULSA EUROPEAN GREY SEDGE PLANTED 24" O.C.	1 GAL	LOW	559
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV DIANELLA PLANTED 24" O.C.	1 GAL	LOW	354
	TEUCRIUM CHAMAEDRYS GERMANDER PLANTED 24" O.C.	1 GAL	LOW	594



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Revisions:	

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Project:

OLIVEWOOD TRACT 27971 PARK

PA -14 ECHO PARK

Client:

TAYLOR MORRISON

INLAND EMPIRE DIVISION
4695 MACARTHUR COURT, FLOOR 8
NEWPORT BEACH, CA 92660-1882

Stamp:

Job No:

Drawn By:

JD

Checked By:

MS

Plan Date:

03.09.2021

Scale:

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Title:

SHRUB PLANS

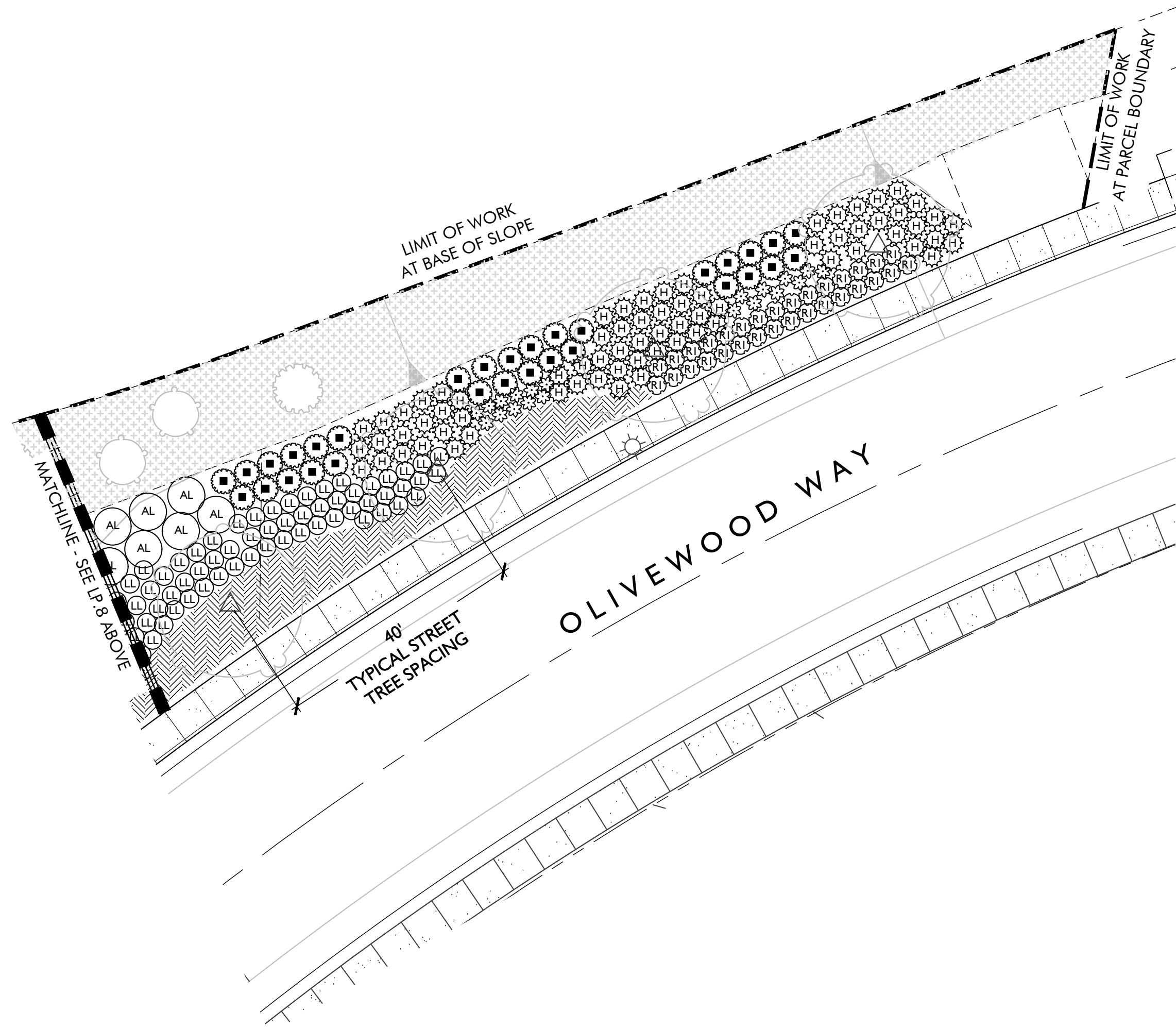
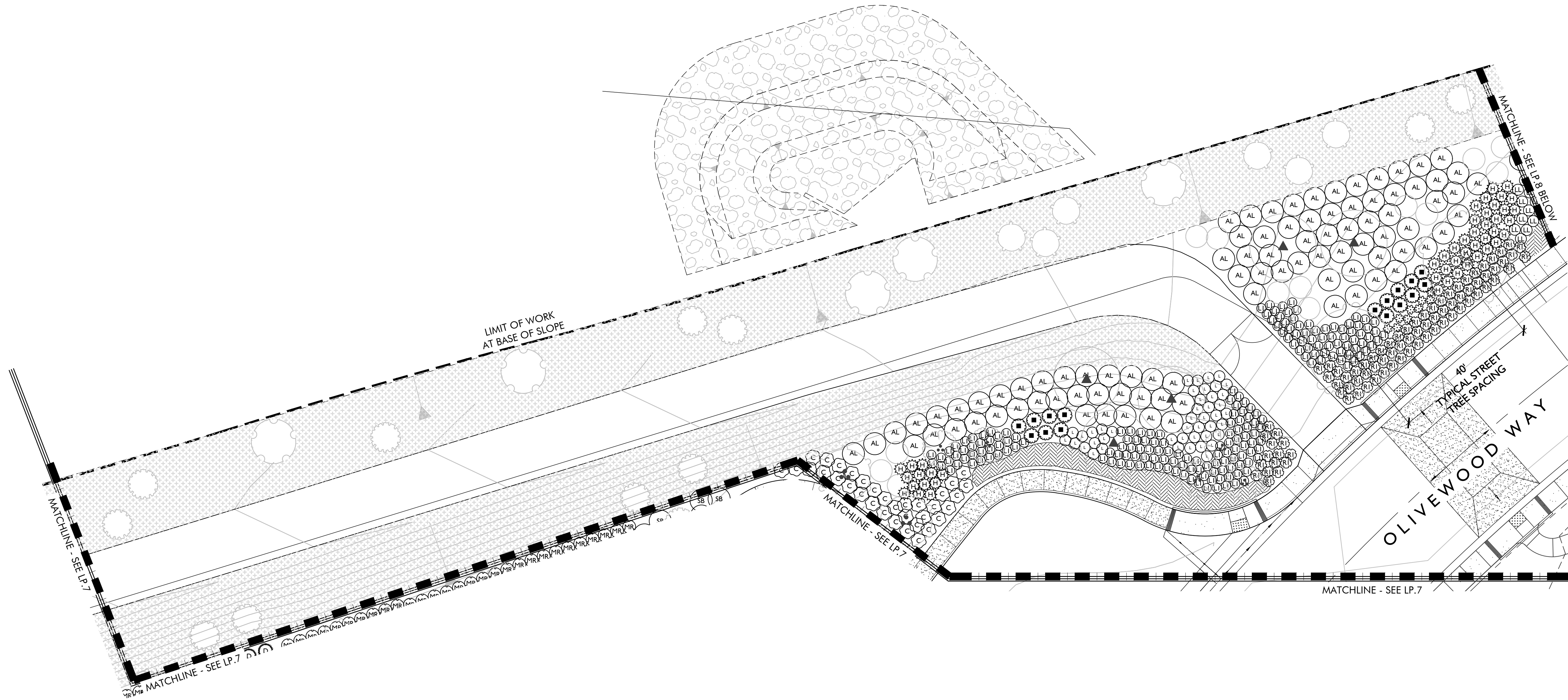
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MULCH NOTE:

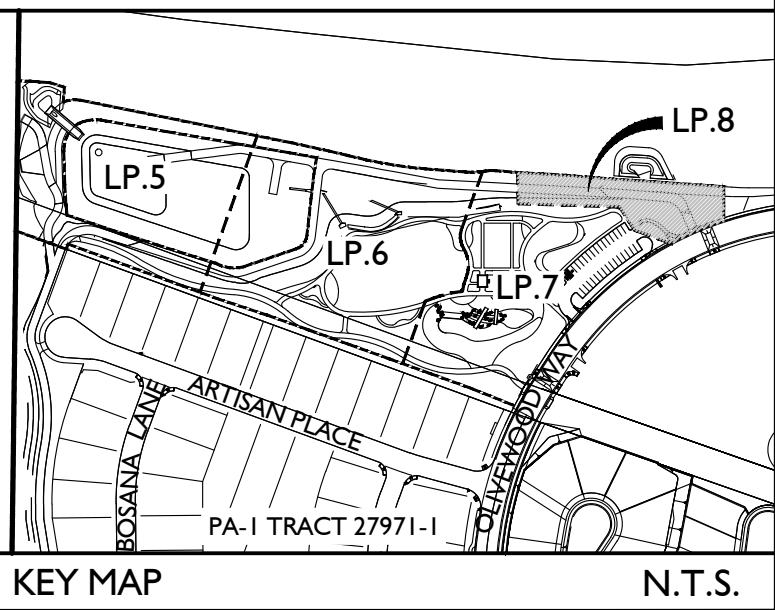
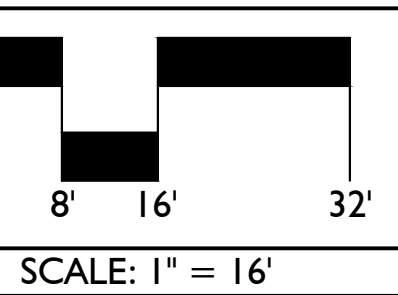
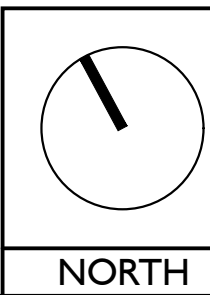
ALL SHRUB AREAS	ALL SHRUB AREAS TO RECEIVE MINIMUM 3" THICK "FOREST FLOOR" MULCH BY AGUINAGA GREEN. 877 OC.MULCH SUBMIT SAMPLE FOR APPROVAL.
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QUANTITIES NOTE:

CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
AL	ACACIA REDOLENS 'LOW BOY' LOW BOY BANK CATCLAW	1 GAL	LOW	142
ACH	ACHILLEA MILLEFOLIUM 'TERRA COTTA' TERRA COTTA COMMON YARROW	1 GAL	LOW	47
AG	AGAVE PARRYI PARRY'S AGAVE	5 GAL	LOW	62
AP	ARCTOSTAPHYLOS X 'PACIFIC MIST' PACIFIC MIST MANZANITA	5 GAL	LOW	29
AR	ARCTOSTAPHYLOS X 'SUNSET' SUNSET MANZANITA	5 GAL	LOW	48
AC	ARTEMISIA CALIFORNICA 'CANYON GREY' CANYON GREY CALIFORNIA SAGEBRUSH	1 GAL	LOW	27
AS	ASCLEPIAS SPECIOSA SHOWY MILKWEEED	5 GAL	LOW	69
BP	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	LOW	189
B	BULBINE FRUTESCENS 'HALLMARK' HALLMARK STALKED BULBINE	1 GAL	LOW	87
CY	CEANOTHUS G.H. 'YANKEE POINT' YANKEE POINT CALIFORNIA LILAC	1 GAL	LOW	334
CS	CEANOTHUS X 'SKYLARK' SKYLARK CEANOTHUS	5 GAL	LOW	53
C	CISTUS SALVIIFOLIUS ROCKROSE SAGELEAF	5 GAL	LOW	57
CS	COTONEASTER SALICIFOLIUS COTONEASTER	1 GAL	LOW	38
D	DASYLIRION WHEELERI GREY DESERT SPOON	15 GAL	LOW	47
ENC	ENCELIA CALIFORNICA CALIFORNIA ENCELIA	5 GAL	LOW	66
EH	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL	LOW	25
E	ERIOGONUM F. 'WARRINER LYTLE' WARRINER LYTLE BUCKWHEAT	1 GAL	LOW	230
H	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	LOW	234
L	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	LOW	579
LI	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE BLUE RYE	1 GAL	LOW	582
LL	LOMANDRA LONGIFOLIA 'BREEZE' MAT RUSH	5 GAL	LOW	363
M	MONARDELLA VILLOSA COYOTE MINT	1 GAL	LOW	72
MC	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	5 GAL	LOW	202
MR	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	LOW	382
P	PENSTEMON H. 'MARGARITA BOP' MARGARITA BOP PENSTEMON	5 GAL	LOW	144
PF	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	LOW	30
R	ROSMARINUS O. 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	406
SA	SALVIA APIANA WHITE SAGE	5 GAL	LOW	25
SB	SALVIA X 'BEE'S BLISS' BEE'S BLISS SAGE	1 GAL	LOW	127
SP	SALVIA X 'POZO BLUE' POZO BLUE SAGE	5 GAL	LOW	57
S	SENNA ARTEMISIOIDES SILVER SENNA	5 GAL	LOW	78
T	TRICHOSTEMA LANATUM WOOLLY BLUE CURLS	5 GAL	LOW	58
WF	WESTRINGIA FRUTICOSA 'MUNDI' MUNDI COAST ROSEMARY	5 GAL	LOW	206
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WUCOLS	QTY
CAREX DIVULSA EUROPEAN GREY SEDGE PLANTED 24" O.C.		1 GAL	LOW	559
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Plan Date: 03.09.2021

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SHRUB PLANS

Sheet No.:

LP.8

Plan Status:

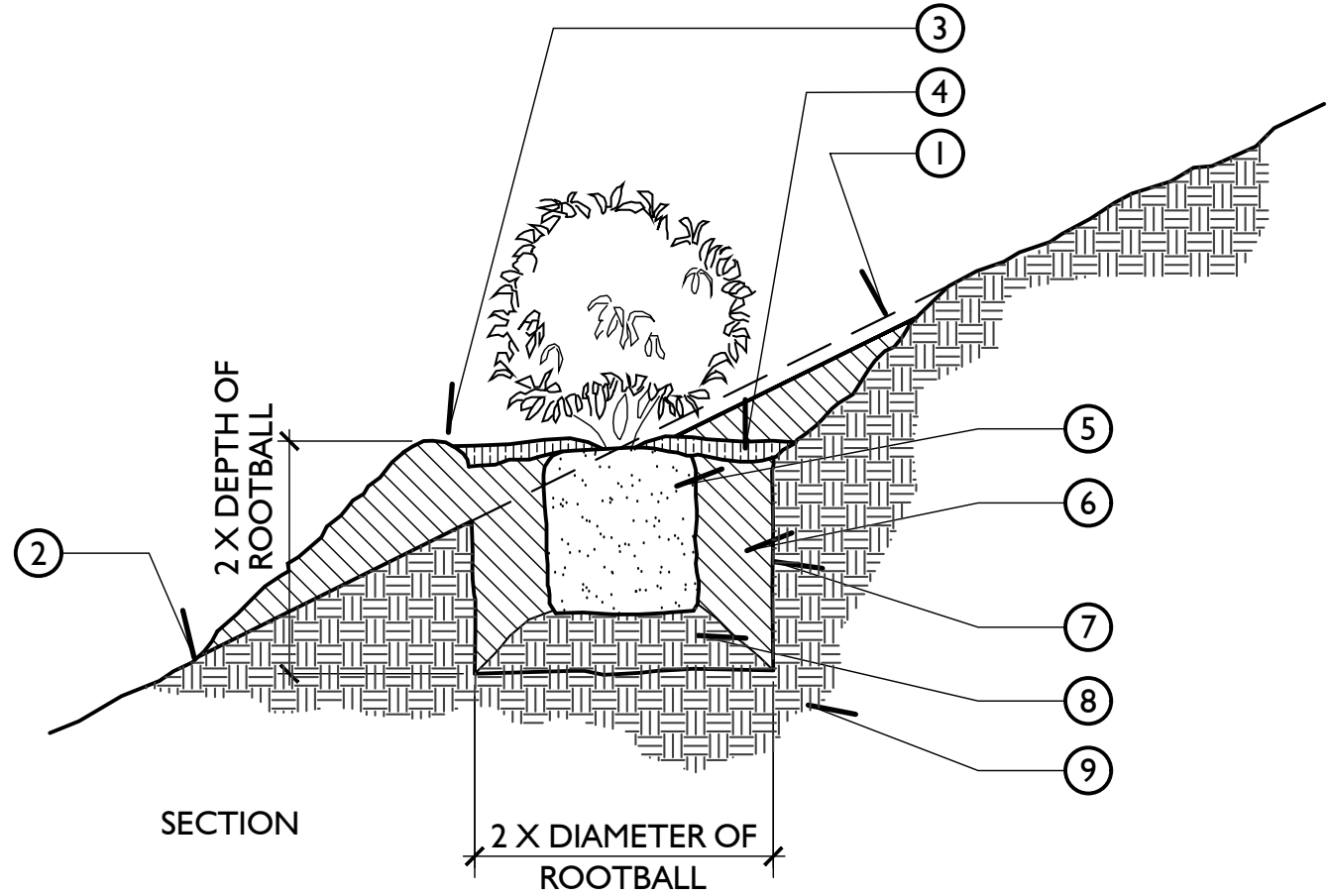
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NOTES:

- A. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT and AMENDMENT REQUIREMENTS

LEGEND:

1. GRADE LINE PRIOR TO PLANTING
2. FINISH GRADE
3. WATER BASIN BERM
4. MULCH - TAPER @ TRUNK
5. ROOTBALL
6. AMENDED BACKFILL
7. ROUGHENED PIT SIDES
8. COMPACTED AMENDED BACKFILL
9. SUBGRADE



D SHRUB PLANTING ON SLOPE

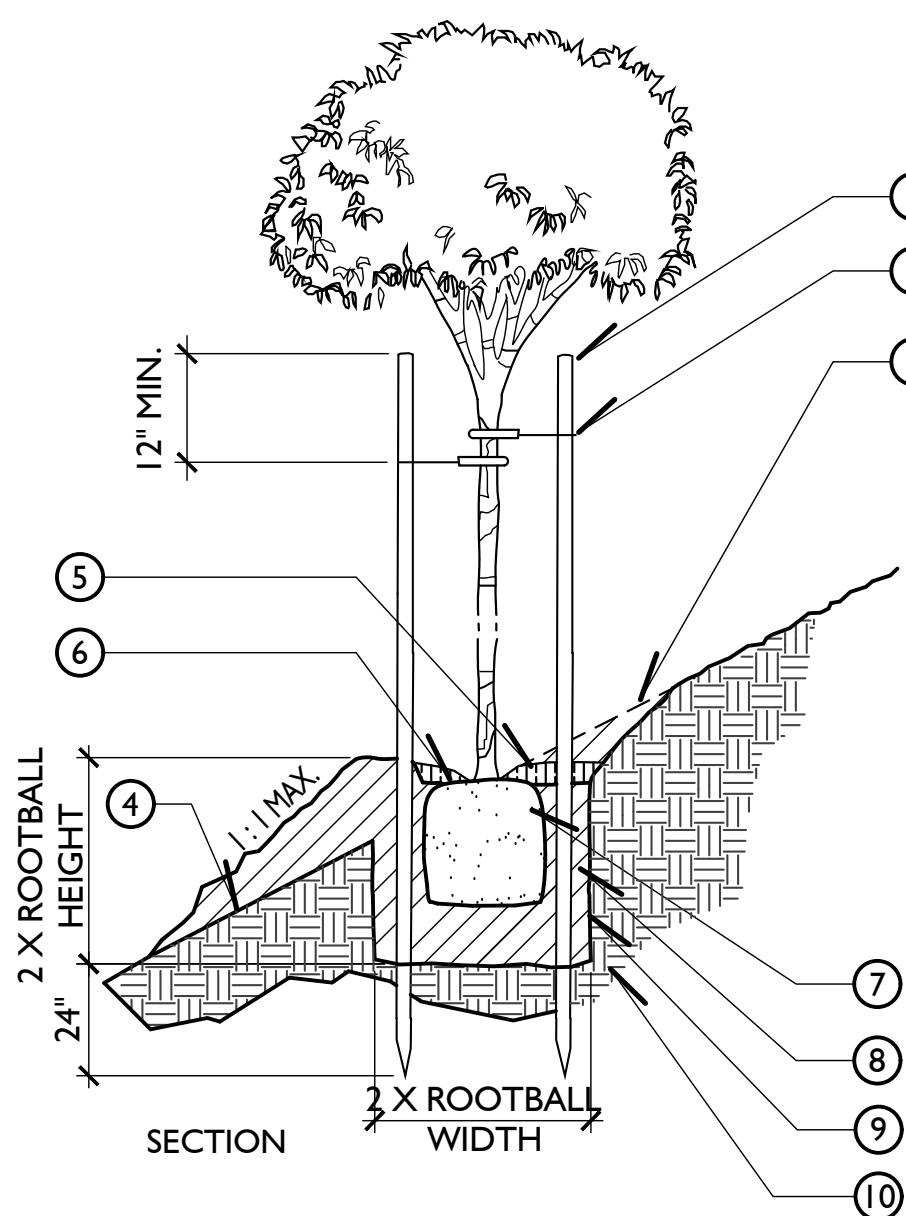
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LEGEND:

1. 10"X1-1/2"DIA. SCHEDULE 40 NON-THREADED GALVANIZED STEEL PIPE. DRILL HOLE FOR WIRE TIE. PAINT FOREST GREEN. CLEAR OF ROOTBALL
2. TREE TIE AT PIE @ POINT OF DEFLECTION
3. GRADE LINE PRIOR TO PLANTING
4. FINISH GRADE
5. WATER BASIN BERM
6. MULCH - TAPER @ TRUNK
7. ROOTBALL
8. AMENDED BACKFILL
9. ROUGHENED PIT SIDES
10. SUBGRADE

NOTES:

- A. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT and AMENDMENT REQUIREMENTS



A TREE PLANTING ON SLOPE

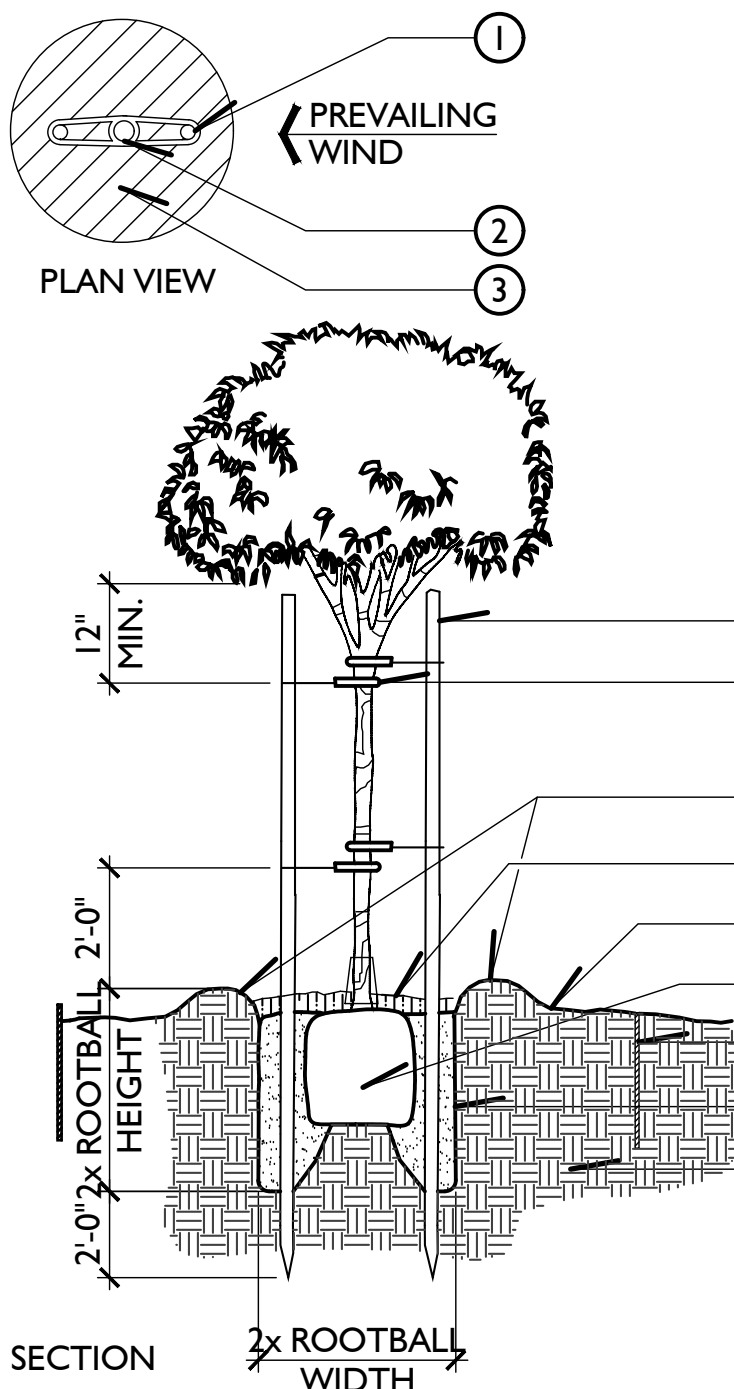
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LEGEND:

1. TREE STAKES (2 PER TREE)
2. TREE TRUNK
3. 3" MIN. DEPTH MULCH
4. LODGE POLE PINE TREES STAKES TREATED W/ COPPER NAPHTHANATE. 2" CUT OFF BELOW CANOPY.
5. RUBBER/VINYL CINCH TIE OR APPROVED EQUAL NAILED TO STAKE. LOCATE AT DEFLECTION POINT (4 PER TREE)
6. TEMPORARY WATER BASIN BERM REMOVE PRIOR TO HYDROSEEDING OR SODDING
7. MULCH (3" MINIMUM DEPTH)
8. FINISH GRADE
9. ROOT BALL
10. 18" x 6'-0" ROOT BARRIER INSTALL AT ALL TREES PLANTED 5' FROM WALLS, HARDSCAPE, ETC. MANUFACTURER BY CENTURY ROOT BARRIERS (800) 480-8084
11. AMENDED BACKFILL
12. SUB-GRADE

NOTES:

- A. TOP OF STAKES SHALL NOT COME IN CONTACT W/ BRANCHES.
- B. REFER TO SPECIFICATIONS FOR MULCH, PLANT PIT AND AMENDMENT REQUIREMENTS
- C. ALL TREES PLANTED IN TURF SHALL RECEIVE PLASTIC ARBOR GUARDS
- D. ALL TRISTANIA CONFERTA TO BE CENTER STAKED WITH (1) 20' LONG GALVANIZED METAL POLE NON-THREADED, PAINTED BLACK. NO STAKING REQUIRED FOR MULTI-TRUNK TREES, STRELITZIA NICOLAI, DRACAENA DRACO, AND PALM TREES.



B TREE PLANTING (DBL. STAKING)

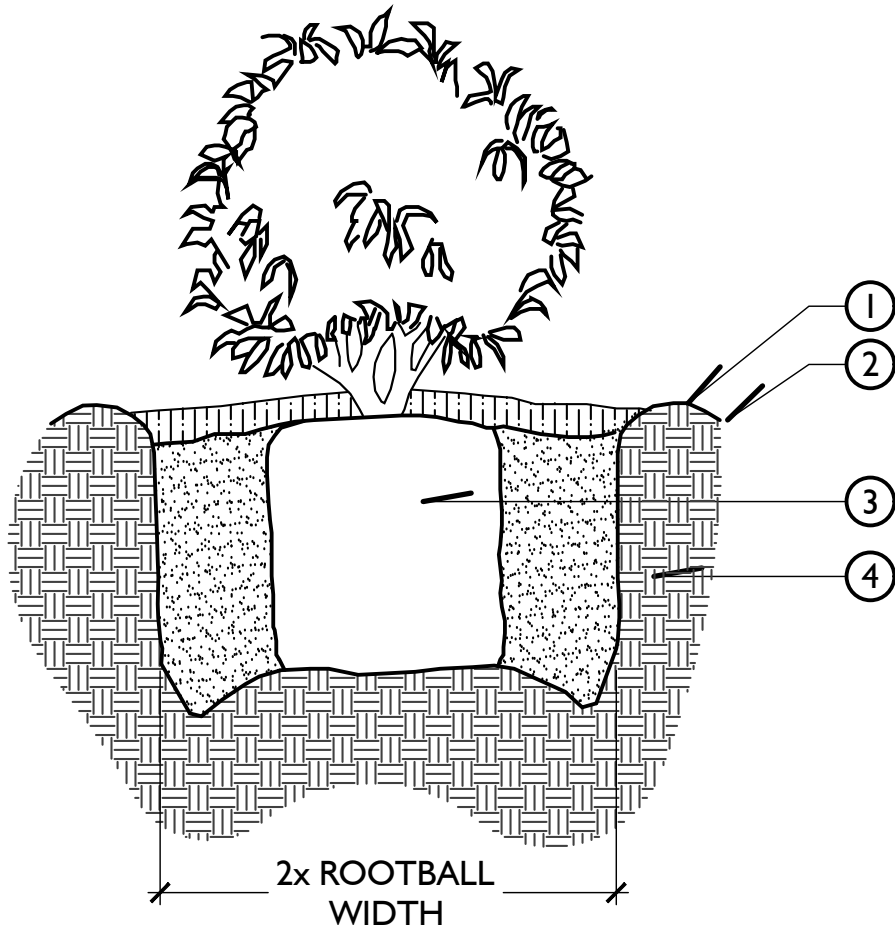
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NOTES:

- A. PLANT HOLE SHALL BE LARGER if NECESSARY to PERMIT HANDLING and PLANTING without INJURY or BREAKAGE of the ROOT BALL and ROOT SYSTEM
- B. PLANT HOLE SIZE SHALL BE TWICE THE CONTAINER DIAMETER
- C. PLANT with NITROLIZED WOOD SHAVINGS

LEGEND:

1. WATER BASIN FORMED BY 3" HIGH BERM
2. FINISH GRADE (ROOT BALL 1/2" ABOVE FINISH GRADE AFTER SETTLEMENT
3. ROOTBALL
4. BACKFILL MIX SHALL CONSIST OF 75% NATIVE SOIL, 25% TYPE I SOIL AMENDMENT



C SHRUB PLANTING

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PLT-948

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Scale: 1"= 10'

Title:

PLANTING DETAILS

Sheet No.:

LP.9

Plan Status:
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A. GENERAL NOTES

1. BIDDING: IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION/INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.
2. SCOPE OF WORK : CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE ALL LANDSCAPING PER THE DRAWINGS AND SPECIFIED WITHIN.
3. PLAN VERIFICATION : THESE DOCUMENTS MAY CONTAIN ERRORS, OMISSIONS, CONTRADICTIONS, ETC.. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY.
4. LICENSE : THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED LANDSCAPE CONTRACTOR.
5. ORDINANCES AND REGULATIONS : ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY & STATE).
6. PERMITS AND INSPECTIONS : THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.
7. FIELD VERIFICATION : CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
8. LIABILITY FOR ENCROACHMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT-OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
9. METHODS OF CONSTRUCTION: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, MEANS, SEQUENCES, PROCEDURES AND TECHNIQUES. THE LANDSCAPE ARCHITECTURAL FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.
10. SAFETY : THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.
11. UTILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, ELECTRICAL CABLES, CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.
12. INSURANCE : THE CONTRACTOR SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
13. LIABILITY FOR DAMAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.
14. COORDINATION: CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.
15. PLANTING PLANS: THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES.
16. DIMENSIONS : ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
17. PLANTING NOTES: SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.
18. MATERIALS: ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
19. SUBSTITUTIONS : DESIGN, MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT MAY BE REJECTED AND REMOVED AT CONTRACTORS EXPENSE.
20. NOTICE OF COMPLETION: THE COMPLETION OF THE CONTRACT SHALL BE ACCEPTED, AND NOTICE OF COMPLETION RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
21. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
22. MAINTENANCE INSTRUCTIONS: AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS.

A. GENERAL NOTES CON'T

23. GUARANTEE : THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF MINIMUM ONE (1) YEAR. ANY SETTLING OF TREES/SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER -INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
2. REQUIRED FIELD OBSERVATION WORK: THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER OF SAID PLANS WILL USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE FULL CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION. FAILURE TO USE PROFESSIONAL DESIGN ASSOCIATES TO PROVIDE AND COMPLETE THE FIELD OBSERVATION SERVICES SET FORTH HEREIN WILL SIGNIFICANTLY INCREASE THE RISK OF MISINTERPRETATION OF THE INTENT OF THE DESIGN. ANY UNAUTHORIZED MODIFICATIONS THERETO, AND FAILURE TO DETECT ERRORS AND OMISSIONS IN THE PLANS AND SPECIFICATIONS CAN BECOME COSTLY MISTAKES BUILT INTO THE PROJECT. THEREFORE, IN THE EVENT THAT PROFESSIONAL DESIGN ASSOCIATES IS OTHERWISE PRECLUDED FROM COMPLETING THE FIELD OBSERVATION SERVICES SET FORTH HEREIN, THE OWNER, OR SUBSEQUENT OWNER (INDIVIDUALS OR CORPORATIONS WHO HAVE PURCHASED THESE PLANS WITH THE PROJECT), AGREES TO HOLD HARMLESS, INDEMNIFY, AND DEFEND PROFESSIONAL DESIGN ASSOCIATES AND THEIR CONSULTANTS FROM AND AGAINST ANY AND ALL CLAIMS.
2. FIELD OBSERVATION COORDINATION: THE FOLLOWING OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND LANDSCAPE ARCHITECT NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTORS EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE LANDSCAPE ARCHITECT AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.
3. CLOSING OF NOT INSPECTED WORK: THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF THE WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINEER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED, THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.
4. JOB SITE MEETINGS AND REQUIRED INSPECTIONS:

A. PRE-JOB MEETING ON SITE - PRIOR TO COMMENCEMENT OF WORK

B. DURING SOIL PREPARATION

C. AT COMPLETION OF SOIL PREPARATION

D. COMPLETION OF WEED CONTROL

E. PLANT MATERIAL INSPECTION

F. GRADING CHECK PRIOR TO GROUND COVER

G. PROGRESS/INSTALLATION INSPECTION

H. COMPLETION OF PLANTING

I. 30, 60, & 90-DAY MAINTENANCE INSPECTIONS
5. COMPLETION: WORK SHALL BE COMPLETED UPON FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. A FINAL INSPECTION SHALL BE HELD UPON THE COMPLETION OF THE WORK PROVIDING THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF ALL PHASES OF THE CONTRACT AND CONFORMED TO ALL REQUIREMENTS OF THESE SPECIFICATIONS.

C. MATERIAL NOTES

1. GENERAL : THE FOLLOWING LIST COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
2. SCOPE OF WORK : WORK SHALL CONSIST OF FURNISHING ALL MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETELY INSTALL ALL LANDSCAPE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED.
3. PLANT MATERIALS: ALL PLANTS SHALL BE HEALTHY, WELL ESTABLISHED NURSERY STOCK, FREE FROM INSECTS AND THEIR EGGS AND DISEASES. PLANTS SHALL BE FURNISHED IN THE QUANTITIES REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS AND SHALL BE OF THE SPECIES AND SIZES INDICATED ON THE PLANT LIST. ALL PLANTS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING.
4. REJECTION OF PLANT MATERIAL: THE OWNER OR LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL REGARDED AS UNSUITABLE AT ANY TIME AT NO ADDITIONAL COST TO THE OWNER.
5. HANDLING/STORAGE: ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE ADEQUATELY PROTECTED FROM DRYING OUT, SUN, WIND BURN, VANDALISM OR ANY OTHER INJURY.
6. TREE TAGGING: ALL SPECIMEN TREES CALLED OUT ON PLAN TO BE TAGGED SHALL BE SELECTED BY LANDSCAPE ARCHITECT.
7. TREE STAKES AND GUYS: TREE STAKES SHALL BE LODGE POLE PINE OR CONSTRUCTION HEART REDWOOD. FURNISH AND INSTALL AS INDICATED ON DETAILS.

C. MATERIAL NOTES CON'T

8. TREE TIES: SHALL BE FLEXIBLE NON-DETERIORATING SELF-FASTENING BLACK VINYL TREE TIES OF THE SIZES REQUIRED TO PROPERLY SUPPORT TREES, "CINCH TIES" OR EQUAL.
9. ROOT BARRIERS : CONTRACTOR SHALL INSTALL APPROVED ROOT BARRIERS ON ALL TREES WITHIN FIVE (5) FEET OF FROM A RECOGNIZED TURF NURSERY, FIRST QUALITY, FRESH AND CLEAN. HARDSCAPE, STRUCTURES, ETC.
10. SOD: SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY PACIFIC SOD OR APPROVED EQUAL, PURCHASED
11. AGRIFORM PLANTING TABLETS: SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. 1 PER 1 GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS.
12. COMMERCIAL FERTILIZER: SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS ND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQUIREMENTS:

16% NITROGEN - 7% PHOSPHORIC ACID - 12% POTASH (+ IRON)
13. REDWOOD SHAVINGS: SHALL BE PURE REDWOOD SAWDUST AND SHAVINGS OR NITROGEN FORTIFIED FIR RESULTING FROM MILLING OPERATIONS AND SHALL NOT CONTAIN STICKS, BLOCKS OF WOOD, OR OTHER FOREIGN MATTER. SOURCES OF SHAVINGS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
14. SOIL SULFUR: STANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 99% SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED.
15. BONE MEAL: SHALL BE FINE GROUND, STEAMED, DRY MATERIAL WITH A MINIMUM ANALYSIS OF 1% NITROGEN - 30% PHOSPHORIC ACID - 69.5% UNDILUTED BONE.
16. SAMPLES: SAMPLES OF REDWOOD SHAVINGS, STEER MANURE, FERTILIZER AND SEED SHALL BE SUBMITTED FOR APPROVAL AND SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.
17. CERTIFICATES : CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT BY THE CONTRACTOR. CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

D. LANDSCAPE GRADING NOTES

1. SITE PREPARATION: THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.
2. SOIL PREPARATION: ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE OWNER. SOILS REPORT SHALL CONTAIN FULL SOIL AMENDMENT RECOMMENDATIONS. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
3. SOIL AMENDMENTS: THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. THE OWNER SHALL PROVIDE FOR A SOILS AGRONOMY REPORT FROM AN APPROVED SOILS LABORATORY AND/OR ANY ADDITIONAL SPECIFICATION PROVIDED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF PLANT MATERIALS.
4. CULTIVATION DEPTH : ALL LANDSCAPE AREAS SHALL BE CULTIVATED TO A DEPTH OF 6".
5. AMENDMENT MIX: INCORPORATE THE FOLLOWING SOIL AMENDMENTS, OR PER SOILS REPORT, IN THE UPPER 6" OF ALL TILLING OR DISKING UNTIL ALL POCKETS AND LAYERS OF SOIL AND SOIL CONDITIONERS ARE ELIMINATED.

REDWOOD SHAVINGS 6 YARDS PER 1000 SQ. FT.

COMMERCIAL FERTILIZER 20 LBS. PER 1000 SQ. FT.

GYPSPUM 100 LBS. PER 1000 SQ. FT.
6. FINISH GRADE: FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM. STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A UNIFORM PLANE WITH AN ABRUPT CHANGES IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.
7. DRAINAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNER.
8. FINISH GRADE AT TURF AREAS: FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC.
9. FINISH GRADE AT SHRUB AREAS: FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS, ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.

E. TREE AND SHRUB PLANTING NOTES

1. PLANT DEPTH: PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.
2. EXCAVATED PITS: EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 2 TIMES THE DIAMETER, AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER.
3. BACKFILL MIXTURE: BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED BACKFILL MIXTURE, TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION, CROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:

10 PARTS TOP SOIL

5 PARTS REDWOOD SHAVINGS

1/4 LB. BONE MEAL

AGRIFORM PLANT TABLETS, 1 PER GALLON, 2 PER 5 GALLON, 4 PER 15 GALLON, AND 6 PER BOX FOR SPECIMENS LARGER THAN 15 GALLON.
4. TREE LOCATIONS: TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.
5. WATER BASIN: CONSTRUCT A SIX INCH DEEP WATER BASIN, MULCH WITH A TWO INCH LAYER OF REDWOOD SHAVINGS, AND WATER THOROUGHLY, BACKFILLING WITH ADDITIONAL MIX WHERE Voids APPEAR.
6. TREE STAKES: ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 3 FEET INTO THE GROUND. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.
7. TREE TIES: TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8S WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.
8. DEFECTS : ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

F. SODDING NOTES

1. FINISH GRADE: SOIL SHALL BE LEFT 1 - 1/2" BELOW FINISH GRADE AS THE SOD WILL BRING THE LEVEL UP TO THE PROPER HEIGHT.
2. SITE PREPARATION: AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.
3. HANDLING: INITIAL PLACEMENT OF SOD SHALL BE LAID WITHIN TWO DAYS AFTER IT IS DELIVERED. IT SHALL NOT BE LEFT IN THE HOT SUN, IN ROLLS, OR STACKED OVERNIGHT.
4. FERTILIZER: PRIOR TO PLACING OF SOD, BROADCAST 16-20-0 FERTILIZER AT A RATE OF SEVEN POUNDS PER 1,000 SQUARE FEET OVER SURFACE.
5. LAYOUT: SOD SHALL BE UNROLLED AND PLACED CAREFULLY IN A STAGGERED PATTERN. A PIECE OF 2 X 4 SHALL BE USED TO TAMP EACH ROLL AGAINST THE STRIPS TO ELIMINATE JOINTS AND EDGES.
6. INSTALLATION: AFTER LAYING SOD, IRRIGATE MODERATELY TO INSURE MOISTURE PENETRATION, THEN ROLL WITH A RYAN TYPE SOD ROLLER. SOD SHALL BE FLUSH WITH GRADES OF ADJACENT SIDEWALKS, CURBS AND HEADERBOARDS. WATER AND ROLL AGAIN IF GRADE DOES NOT MEET THESE CONDITIONS.
7. WATERING: AFTER ROLLING THE SOD, THE AREAS SHALL BE THOROUGHLY WATERED TO A DEPTH OF 6" AND KEPT CONTINUALLY MOIST FOR A PERIOD OF TEN DAYS.
8. DEFECTS: ALL DEFECTS IN SOD PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

G. NATIVE SPECIES NOTES:

1. DIG HOLE TWICE AS DEEP AND TWICE AS WIDE AS PLANT CONTAINER. BREAK UP LARGE CLODS AND TRY TO AVOID THE SMOOTH-SIDED "BATHTUB" EFFECT IN THE HOLE.

2. AMENDMENT TO STEP ONE:

a) FOR MANY LANDSCAPE AND REVEGETATION JOBS, NO SOIL AMENDMENT IS RECOMMENDED FOR NATIVE PLANTS. THE NATIVE SOIL SHOULD BE SOFT AND FRABLE. ELIMINATE LARGE ROCKS AND CLODS FROM YOUR BACKFILL SOIL.

b) FOR LANDSCAPE SOILS REQUIRING AMENDMENT, USE APPROXIMATELY 1/3 COMPOSTED OR NITROLIZED FOREST HUMUS TO 2/3 NATIVE SOIL, BLENDING THEM IN A PILE OUTSIDE THE HOLE. THIS IS YOUR BACKFILL MIX.

c) SLOW RELEASE FERTILIZER GRANULES OR TABS MAY BE INCORPORATED WITH THE BACKFILL, OR PLACED IN THE BOTTOM OF THE HOLE. IF TABS ARE USED, MAKE SURE THEY ARE NOT TOUCHING THE ROOT BALL. MOST NATIVE PLANTS ARE ABLE TO FIND NUTRIENTS EVEN IN POOR SOILS. IF A PRE-PLANT FERTILIZER IS USED, APPLICATION RATES SHOULD BE LOWER THAN THOSE USED FOR GENERAL LANDSCAPE ORNAMENTALS.
3. FILL PLANTING HOLE WITH WATER AND ALLOW TO PERCOLATE (DRAIN) INTO SUBSOIL.
4. SPILL SOME BACKFILL MATERIAL INTO THE BOTTOM OF HOLE, MOISTEN, TAMP AND MOUND SLIGHTLY.
5. SET PLANT ROOT BALL ATOP THE MOISTENED BACKFILL SO THAT PLANT COLLAR IS 1" HIGHER THAN FINISHED GRADE.
6. WITH WATER FLOWING SLOWLY FROM A HOSE INTO THE HOLE, REPLACE BACKFILL MATERIAL UP TO ABOUT 2/3 THE HEIGHT OF THE ROOT BALL; MOISTENING, TAMPING AND SETTling ALL AROUND.
7. FILL REMAINING PORTION SURROUNDING THE TOP OF ROOT BALL WITH MORE BACKFILL. BE SURE COLLAR IS STILL HIGHER THAN GRADE.
8. CREATE AN IRRIGATION BASIN BERM, CONSIDERABLY OUTSIDE THE DIMENSION OF THE HOLE USING REMAINING BACKFILL AND NATIVE SOIL.
9. APPLY A GENEROUS PORTION (APPROX. 2-4" DEEP) COARSE, ORGANIC WEED AND DISEASE-FREE MULCH; TOPDRESSING AROUND EXPOSED COLLAR AND INSIDE THE ENTIRE BASIN AREA.
10. IRRIGATE THOROUGHLY, FILLING THE BASIN WITH WATER AND SPRINKLING AROUND TO SETTLE BACKFILL, MULCH AND BERM.
11. ALLOW TO SOAK IN AND REPEAT.

INITIAL MAINTENANCE

LIKE ALL NURSERY STOCK, CONTAINER-GROWN CALIFORNIA NATIVE PLANTS NEED CAREFUL ATTENTION DURING THEIR ESTABLISHMENT PERIOD IN THE LANDSCAPE.

WATERING - IT IS IMPORTANT THAT THE ROOT BALL DOES NOT DRY OUT DURING THE FIRST TWO OR THREE MONTHS. IRRIGATE ABOUT ONCE A WEEK, TRYING NOT TO OVERSOAK THE SURROUNDING SOIL. AFTER TWO MONTHS, BE SURE TO WATER DEEPLY. DO NOT ALLOW THE GROUND TO REMAIN SOGGY FOR LONG PERIODS OF TIME, AS THIS ENCOURAGES DISEASE, ESPECIALLY DURING THE DRY SEASON. NATIVE PLANTS NEED DEEP MOISTURE AND COOL ROOTS TO FIND OXYGEN. USUALLY, ONE DEEP WATERING EVERY TWO OR THREE WEEKS IS SUFFICIENT IN SUMMER AND FALL. LESS FREQUENT IRRIGATIONS ARE REQUIRED IN THE SPRING. DURING THE WINTER, RAINFALL ALONE IS ADEQUATE FOR MOST PLANTINGS. AVOID OVERHEAD WATERING DURING THE HOT PART OF THE DAY IN THE WARM SEASON.

MULCHING - "WATER IN THE BANK" IN THE PLANT'S WATER ECONOMY. USE ORGANIC MULCH IN LATE SPRING AND FALL TO RETAIN MOISTURE, COOL ROOTS, DISCOURAGE WEEDS AND STRENGTHEN PLANTS.

FERTILIZING - USE "ALL PURPOSE" TYPE PLANT FOODS FOR COOL SEASON FEEDINGS (OCT. - MAY). ONE LIGHT APPLICATION MID-SUMMER. USUALLY, YOU CAN CUT THE RATES GIVEN FOR GENERAL ORNAMENTAL PLANTS IN HALF.

PRUNING - DEPENDING ON THE TYPE OF PLANT, YOU WILL NEED TO THIN AND "HEAD BACK", TO DIRECT GROWTH OF THE MATURING PLANT. REMOVE ANY DEAD WOOD. USE SANITATION PROCEDURES WHEN PRUNING DISEASED BRANCHES.

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LANDSCAPE ARCHITECT

03-31-23

03-05-21

STATE OF CALIFORNIA

Job No:
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LP.10

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H. MAINTENANCE NOTES

1.

MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT.
THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2.

GENERAL : THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
3.

SAFETY : ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4.

WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5.

IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6.

CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7.

CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8.

PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9.

RODENT CONTROL : THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10.

PRUNING : ALL PRUNING SHALL BE IN ACCORDANCE WITH ARBORS GUIDELINES. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH.
11.

PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENANCE PERIOD, ALL PLANT MATERIAL SHALL BE IN A HEALTHY, GROWING CONDITION.
12.

TURF AREAS: AT THE END OF EACH THIRTY DAY PERIOD OF MAINTENANCE, THE CONTRACTOR SHALL DO THE FOLLOWING. OVERSEED ALL SPOTS OR AREAS WHERE NORMAL SOD ESTABLISHMENT IS NOT EVIDENT. REMOVE ALL ROCKS OR OTHER DEBRIS THAT CONSTITUTE A HINDRANCE TO MOWING. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT TOP SOIL TO RAISE TO PROPER GRADE. COMPACT LIGHTLY AND RESOD THE FILLED AREAS.
13.

TURF WEED CONTROL: TURF AREAS SHALL BE TREATED WITH A BROADLEAF WEED KILLER APPLIED PER MANUFACTURERS RECOMMENDATIONS.
14.

TURF FERTILIZER : FERTILIZE ALL TURF AREAS WITH COMMERCIAL FERTILIZER, 16-4-8 MINIMUM ANALYSIS, AT THE RATE OF TEN (10) POUNDS PER 1000 SQ. FT. OF AREA.
15.

MOWING: MOW ALL TURF AREAS BEFORE THEY REACH A HEIGHT OF THREE INCHES WITH MOWER SET AT TWO INCHES. MAINTAIN ALL TURF AREAS AT A TWO INCH HEIGHT THROUGHOUT THE MAINTENANCE PERIOD.
16.

RE-HYDROSEEDING: THE CONTRACTOR SHALL RE- HYDROSEED ALL HYDROSEEDED AREAS ERODED OR NON- GERMINATING AT THE END OF EACH THIRTY DAYS.
17.

CLEAN UP: DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
18.

FINAL INSPECTION: WILL BE HELD AT THE END OF THE 90-DAY MAINTENANCE PERIOD.

I. POST INSTALLATION MAINTENANCE GUIDELINES

A SCHEDULE FOR ONGOING MAINTENANCE SHALL BE PREPARED AND SHOWN ON THE PLANTING PLAN USING THE FOLLOWING GUIDELINES.

1.

ANY ALTERATIONS TO THE LANDSCAPE MUST BE APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.
2.

CONTROL ALL HARMFUL DISEASES AND PESTS. ALL CHEMICAL APPLICATIONS MUST BE PER STATE LICENSED ADVISORS AND APPLICATIONS.
3.

PRUNING SHALL BE DONE TO KEEP PLANTS WITHIN SPECIAL LIMITATIONS, REMOVAL OF DEADWOOD, CROSS-BRANCHING, ETC., PER INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS (ISA). PLANTS SHALL NEVER BE SHEARED UNLESS SPECIFIED ON THE APPROVED PLAN. TREES ARE TO BE ALLOWED TO GROW TO THE DESIGNED SIZE TO PROVIDE MAXIMUM SHADING OF PAVED AREAS.
4.

WATER SHALL BE APPLIED FOR OPTIMUM PLANT GROWTH WITH MINIMAL RUNOFF OR OVERSPRAY.
5.

ADJUST CONTROLLERS PER CURRENT CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) DATE (805) 664-4921.
6.

ALWAYS REPLACE HEADS WITH SAME KIND OR MATCHING PRECIPITATION RATE.
7.

BACKFLOW DEVICE SHALL BE TESTED AND CERTIFIED ANNUALLY BY THE LOCAL HEALTH DIVISION.
8.

INSPECT TREE SUPPORTS FREQUENTLY AND REMOVE AS SOON AS PLANTS WILL STAND WITHOUT SUPPORT AND WILL BE ABLE TO RESIST WIND DAMAGE. NEVER ALLOW SUPPORT MATERIALS TO GIRDLE TRUNK OF BRANCHES.
9.

LANDSCAPE IRRIGATION SHALL BE SCHEDULED DURING THE NIGHT OR EARLY MORNING HOURS.
10.

A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE CHECKING, ADJUSTING, AND REPAIRING THE IRRIGATION EQUIPMENT; AERATING AND DETACHING TURF AREAS; REPLENISHING MULCH; FERTILIZATION; PRUNING, WEEDING, AND REMOVING LITTER IN ALL LANDSCAPED AREAS.

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Revisions:		

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PA -14 ECHO PARK

Client:

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92660-1882

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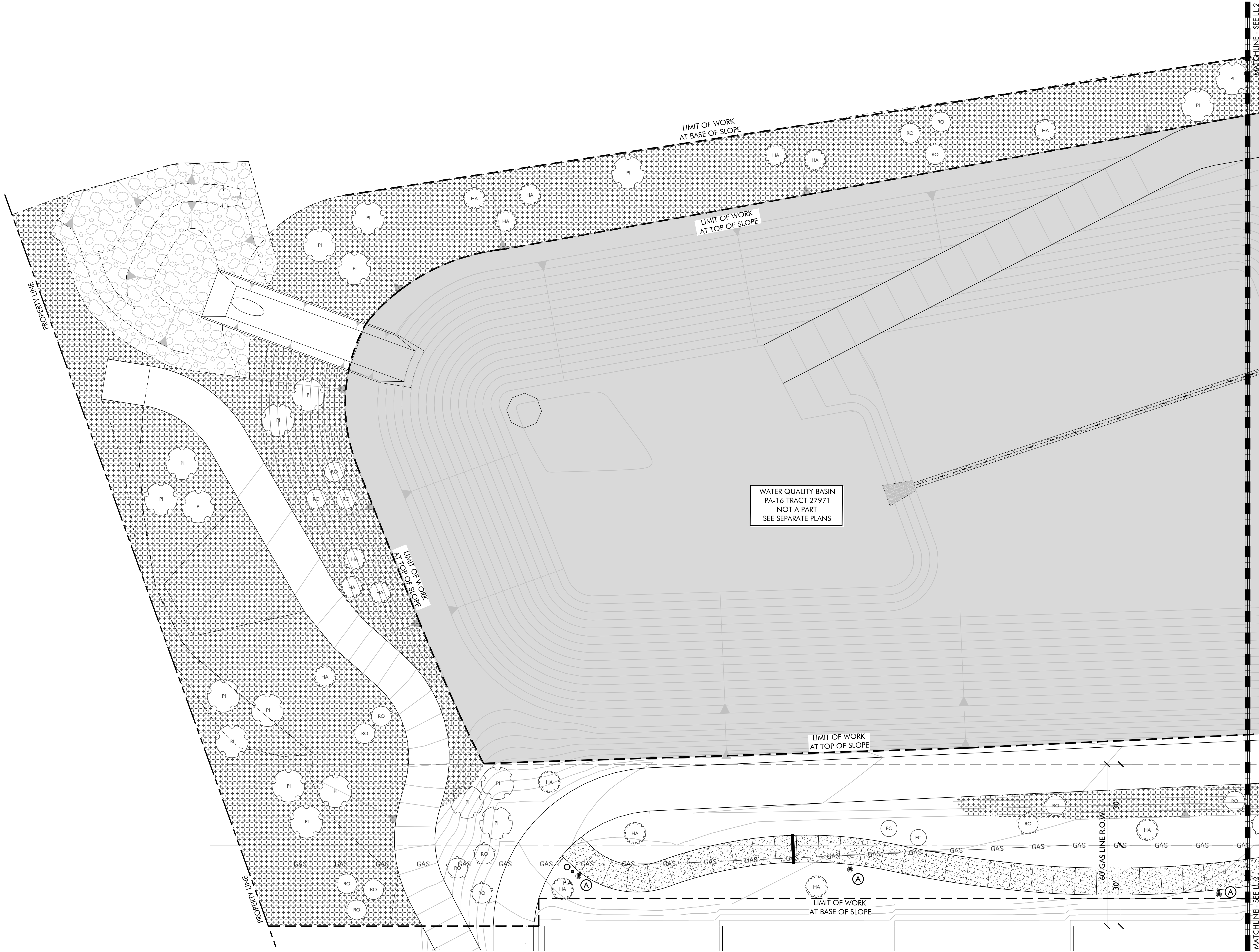
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SPECIFICATIONS

Sheet No.:

LP.11

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LIGHT FIXTURE LEGEND: (FOR COORDINATION PURPOSES ONLY)

SYMBOL	TYPE/ LOCATION	MANUFACTURER/ CATALOG #	LAMP/ LOAD	MOUNTING/ NOTES
Ⓐ	PEDESTRIAN POLE LIGHT FIXTURE	LIGMAN: VEKTER 5 SINGLE HEAD UVK-90001 DARK GREY 7043	3000K 37W LED	LIGHT DISTRIBUTION CONFIG. TBS
Ⓑ	PEDESTRIAN POLE LIGHT POLE	LIGMAN: RND STRAIGHT ALUMINUM POLE APD-RSA-4012-15'-4.0	N/A	15' POLE FINISH TO MATCH FIXTURE
Ⓒ	MONUMENT SIGN WASH LIGHT	BY ELECTRICAL ENGINEER	LINE VOLTAGE	-
Ⓓ	PARKING LOT LIGHTING	TO MATCH PARKING LOT LIGHTING AT RECREATION CENTER	-	-
T-1	120 VOLT TRANSFORMER - AS REQUIRED			
E	120 VOLT ELECTRICAL POWER	TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.		

TREE NOTE: TREES SHOWN AS REFERENCE ONLY - LP-1-4 FOR TREE SPECIES

REFERENCE NOTE:

PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL ENGINEERS PLANS. FOR GENERAL NOTES SEE SHEET LL-1

ELECTRICAL COORDINATION NOTE:

FOR PERMIT AND CONSTRUCTION PLANS FOR FIXTURE CIRCUITING AND LOADS SEE PLANS PREPARED BY ELECTRICAL ENGINEER

POINT-OF-CONNECTION & ELECTRICAL PANEL NOTE:

ELECTRICAL POINT-OF-CONNECTION AND ELECTRICAL PANEL PER ELECTRICAL PLANS.

PHOTOMETRICS NOTE:

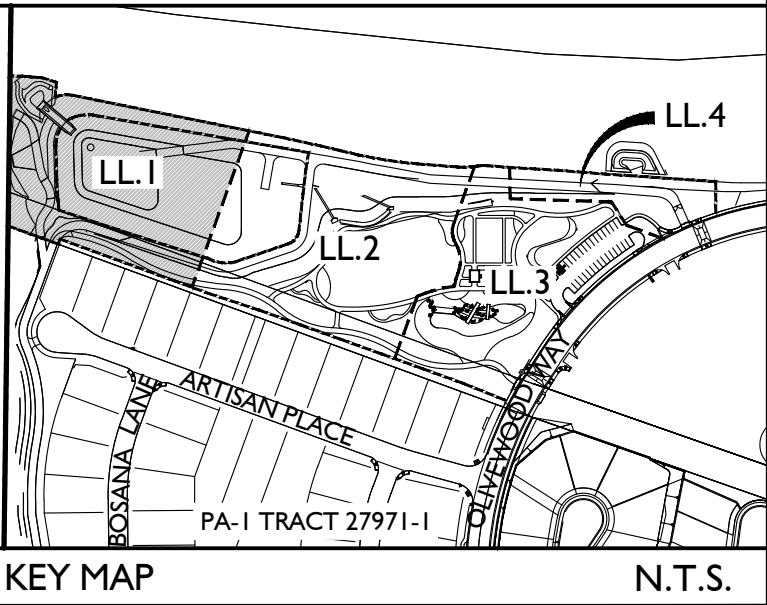
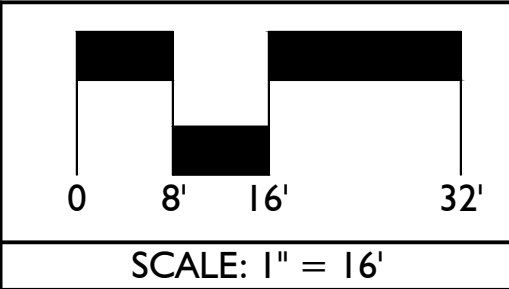
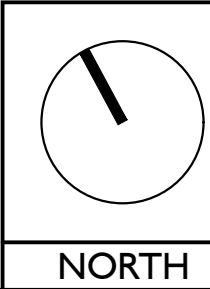
REFER TO ELECTRICAL ENGINEERING PLANS FOR PHOTOMETRICS

MAINTENANCE NOTE:

ALL LIGHT FIXTURES/POLES SHALL BE SHIELDED WITH WELL-DEFINED CUT-OFF LIMITS THAT SHALL BE USED TO ENSURE ILLUMINATION IS DOWNWARD AND TO ON-SITE AREAS ONLY

GENERAL LIGHTING NOTES:

- CONTRACTOR SHALL STUB OUT ELECTRICAL CONDUIT TO SPECIMEN TREES/PALMS PRIOR TO PLANTING. ALL FIXTURES SHALL BE MOUNTED AFTER INSTALLATION OF TREES AND PALMS.
- ALL LIGHTING FIXTURES AND ELECTRICAL INSTALLATION SHALL BE IN CONFORMANCE WITH CITY OF BEAUMONT, THE NATIONAL ELECTRICAL CODES AND LOCAL GOVERNMENT AGENCY AND PLANS PREPARED BY ELECTRICAL CONSULTANT.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT UNIFORM BUILDING CODES, PERMIT REQUIREMENTS AND STATE AND HEALTH SAFETY REQUIREMENTS.
- ALL ELECTRICAL FIXTURES ARE SHOWN SCHEMATICALLY FOR LOCATIONS AND QUANTITIES REQUIRED. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND INSTALL FIXTURES PER MANUFACTURERS SPECIFICATIONS AND PLANS PREPARED BY ELECTRICAL ENGINEER CONSULTANT.
- CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT UNDER PAVING PRIOR TO CONSTRUCTION.



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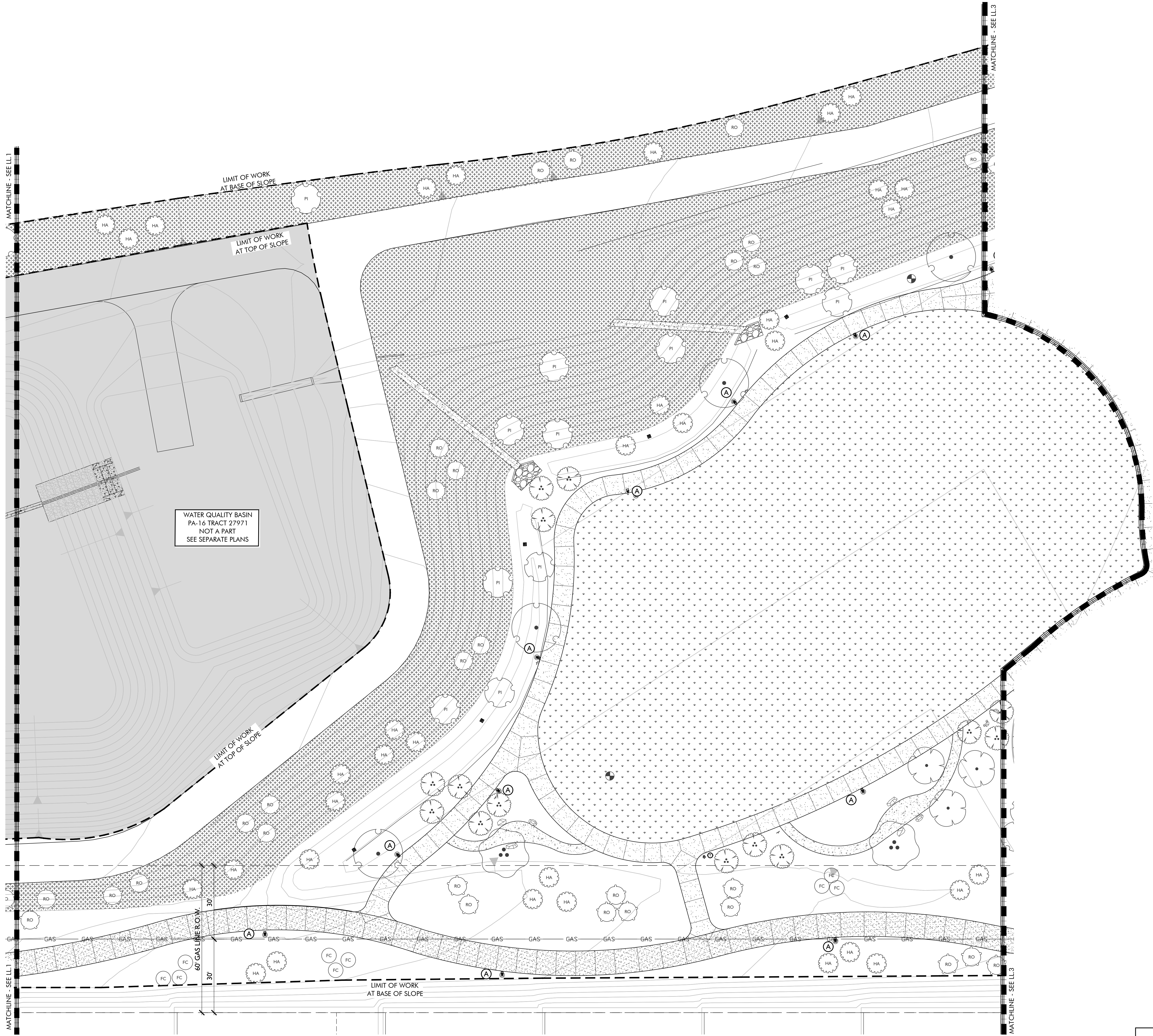
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PLAN

Sheet No.:

LL.1

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LIGHT FIXTURE LEGEND: (FOR COORDINATION PURPOSES ONLY)				
SYMBOL	TYPE/ LOCATION	MANUFACTURER/ CATALOG #	LAMP/ LOAD	MOUNTING/ NOTES
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	PEDESTRIAN POLE LIGHT POLE	LIGMAN: RND STRAIGHT ALUMINUM POLE APD-RSA-4012-15'-4.0	N/A	15' POLE FINISH TO MATCH FIXTURE
B	MONUMENT SIGN WASH LIGHT	BY ELECTRICAL ENGINEER	LINE VOLTAGE	-
C	PARKING LOT LIGHTING	TO MATCH PARKING LOT LIGHTING AT RECREATION CENTER	-	-
T-1	120 VOLT TRANSFORMER - AS REQUIRED			
E	120 VOLT ELECTRICAL POWER	TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.		

TREE NOTE: TREES SHOWN AS REFERENCE ONLY - LP.1-4 FOR TREE SPECIES

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POINT-OF-CONNECTION & ELECTRICAL PANEL NOTE:
ELECTRICAL POINT-OF-CONNECTION and ELECTRICAL PANEL PER ELECTRICAL PLANS.

PHOTOMETRICS NOTE:
REFER TO ELECTRICAL ENGINEERING PLANS FOR PHOTOMETRICS

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 - CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY CONDUIT UNDER PAVING PRIOR TO CONSTRUCTION.

NORTH

SCALE: 1" = 16'

KEY MAP

N.T.S.

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03/09/21	1ST CITY SUBMITTAL

Revisions:

507 30th Street
Newport Beach, CA 92663
949.675.9964
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Project:

OLIVEWOOD
TRACT 27971
PARK
PA -14 ECHO PARK

Client:

TAYLOR
MORRISON
INLAND EMPIRE
DIVISION
4695 MACARTHUR
COURT, FLOOR 8
NEWPORT BEACH, CA
92660-1882

Stamp:

Job No:

Drawn By: JD

Checked By: MS

Plan Date: 03.09.2021

Scale: 1" = 16'

Title:

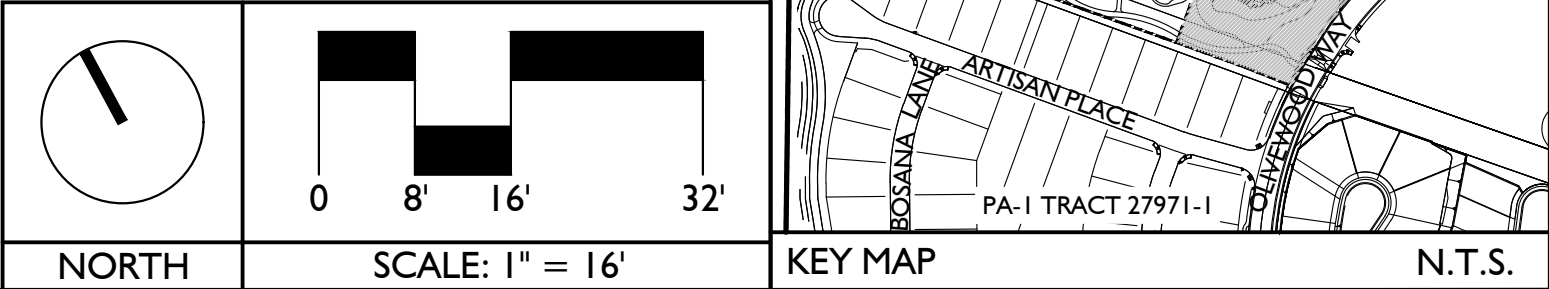
LANDSCAPE LIGHTING
PLAN

Sheet No.:

LL.2

Plan Status:

PA-14 PARK
1ST CITY SUBMITTAL



LIGHT FIXTURE LEGEND: (FOR COORDINATION PURPOSES ONLY)				
SYMBOL	TYPE/ LOCATION	MANUFACTURER/ CATALOG #	LAMP/ LOAD	MOUNTING/ NOTES
P (A)	PEDESTRIAN POLE LIGHT FIXTURE	LIGMAN: VEKTER 5 SINGLE HEAD UVK-9000I DARK GREY 7043	3000K 37W LED	LIGHT DISTRIBUTION CONFIG. TBS
	PEDESTRIAN POLE LIGHT POLE	LIGMAN: RND STRAIGHT ALUMINUM POLE APD-RSA-4012-15'-4.0	N/A	15' POLE FINISH TO MATCH FIXTURE
B	MONUMENT SIGN WASH LIGHT	BY ELECTRICAL ENGINEER	LINE VOLTAGE	-
C	PARKING LOT LIGHTING	TO MATCH PARKING LOT LIGHTING AT RECREATION CENTER	-	-
T-I	120 VOLT TRANSFORMER - AS REQUIRED			
E	120 VOLT ELECTRICAL POWER	TO BE PROVIDED BY OTHERS. FIELD VERIFY ACTUAL LOCATION.		

TREE NOTE: TREES SHOWN AS REFERENCE ONLY - LP.1-4 FOR TREE SPECIES

REFERENCE NOTE:

PLANS ARE FOR REFERENCE ONLY. SEE ELECTRICAL ENGINEERS PLANS.
FOR GENERAL NOTES SEE SHEET LL.1

ELECTRICAL COORDINATION NOTE:

FOR PERMIT AND CONSTRUCTION PLANS FOR FIXTURE CIRCUITING
AND LOADS SEE PLANS PREPARED BY ELECTRICAL ENGINEER

POINT-OF-CONNECTION &
ELECTRICAL PANEL NOTE:

ELECTRICAL POINT-OF-CONNECTION and ELECTRICAL PANEL PER ELECTRICAL PLANS.

PHOTOMETRICS NOTE:

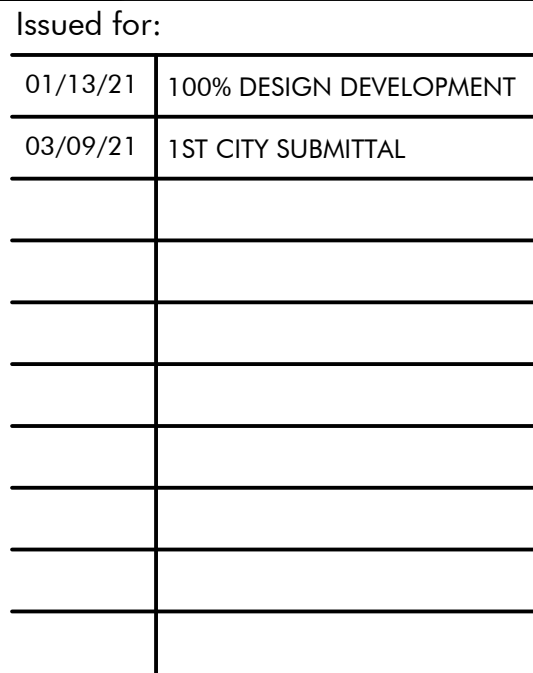
REFER TO ELECTRICAL ENGINEERING PLANS FOR PHOTOMETRICS

MAINTENANCE NOTE:

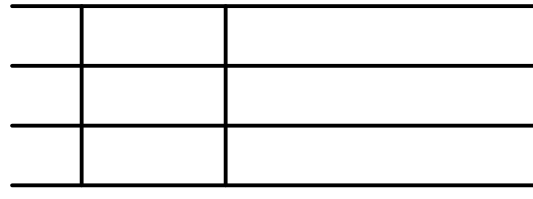
ALL LIGHT FIXTURES/POLES SHALL BE SHIELDED WITH WELL-DEFINED CUT-OFF LIMITS THAT SHALL BE USED TO ENSURE ILLUMINATION IS DOWNWARD AND TO ON-SITE AREAS ONLY

GENERAL LIGHTING NOTES:

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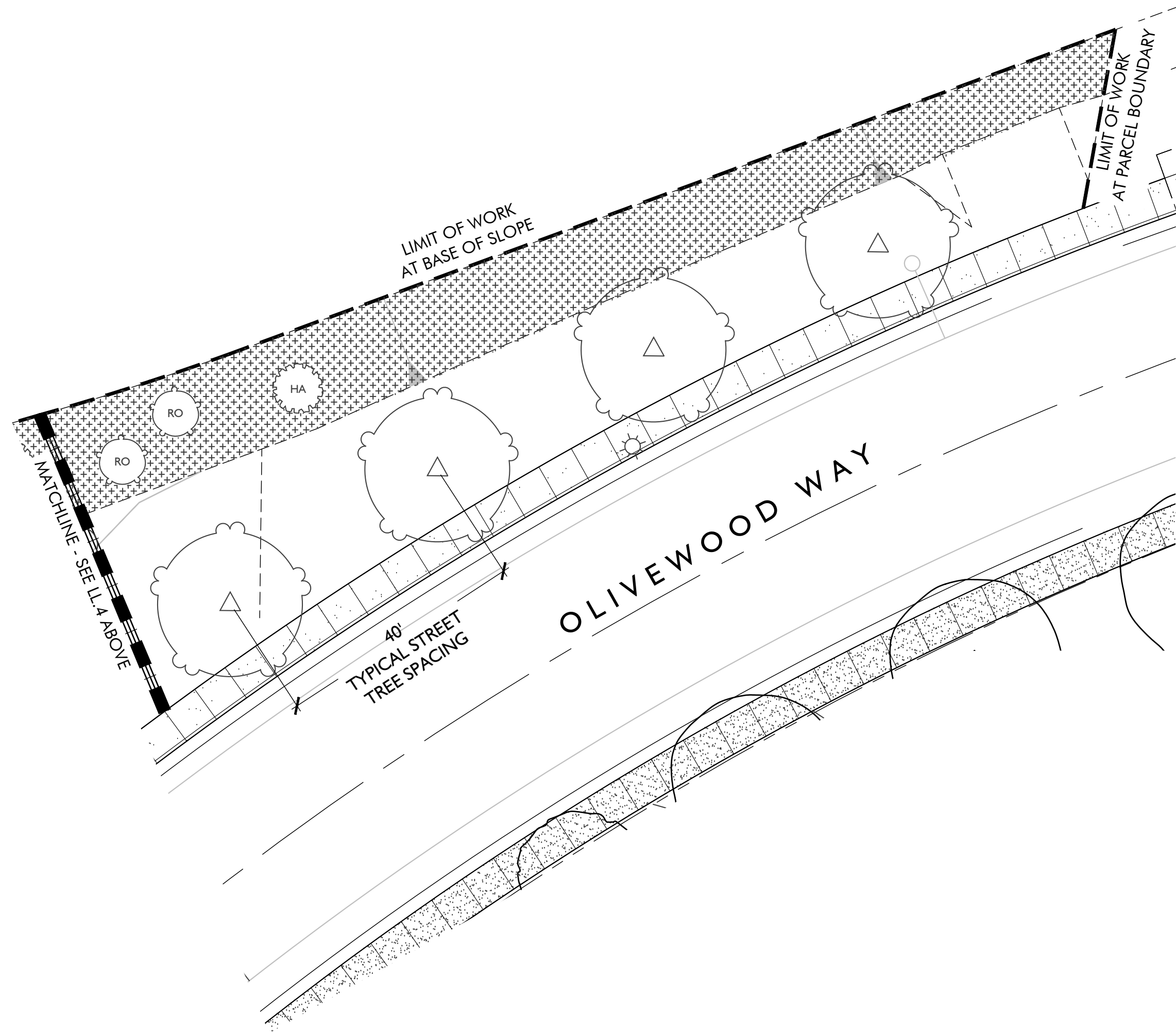
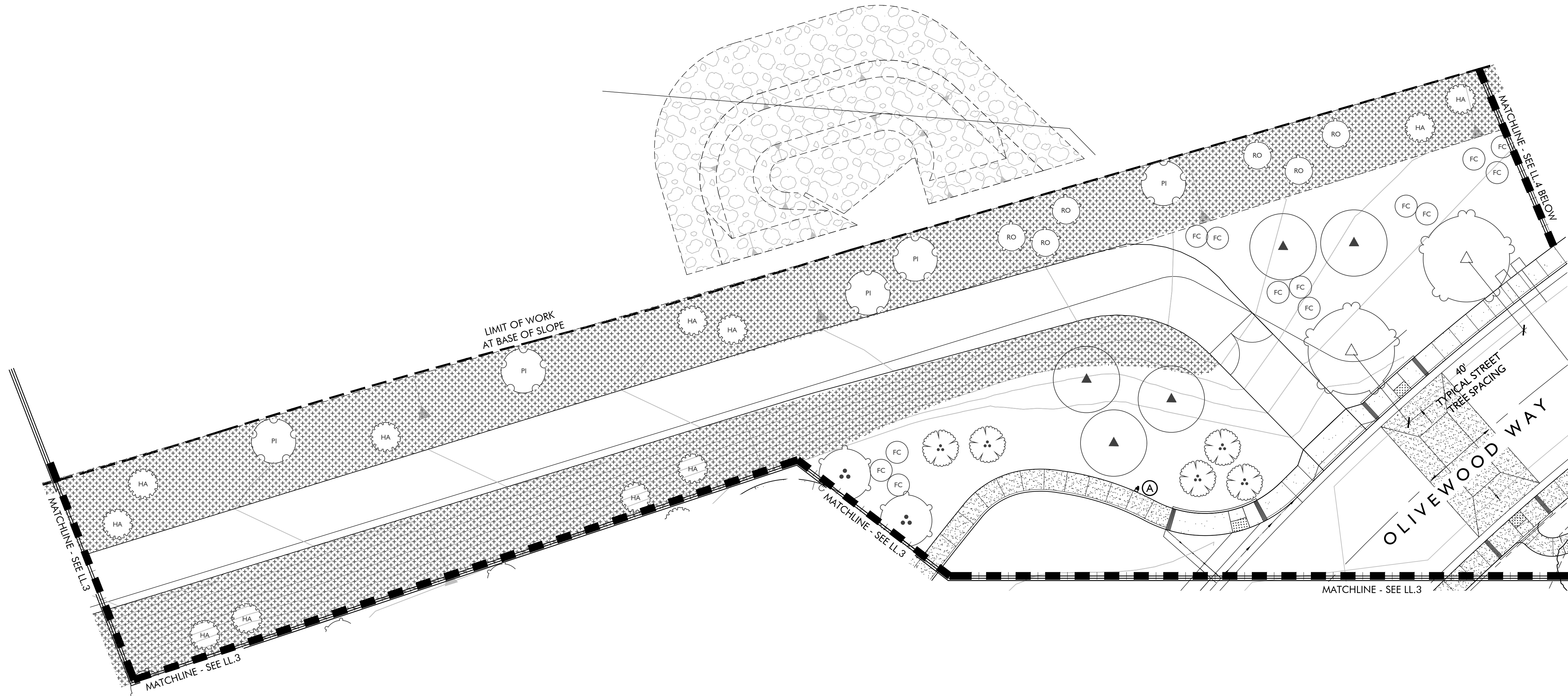
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LANDSCAPE LIGHTING
PLAN

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LL.3

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LIGHT FIXTURE LEGEND: (FOR COORDINATION PURPOSES ONLY)

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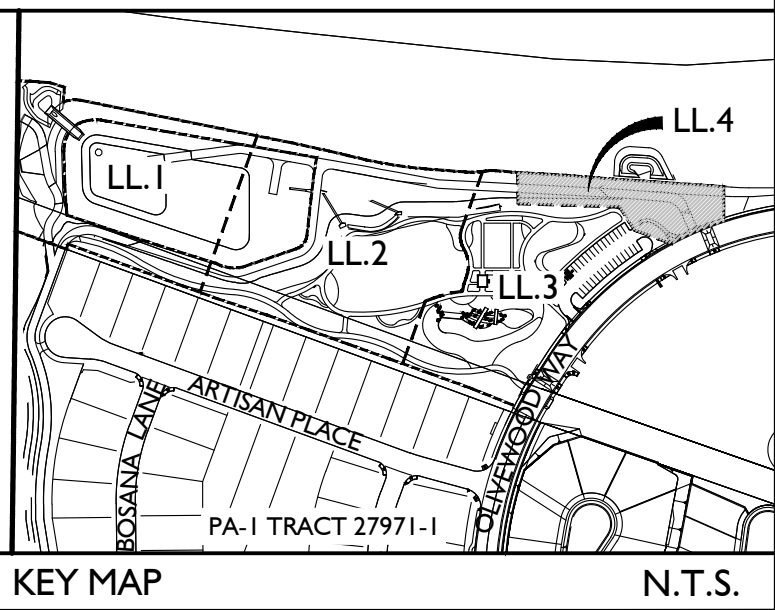
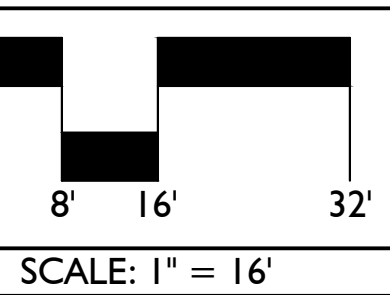
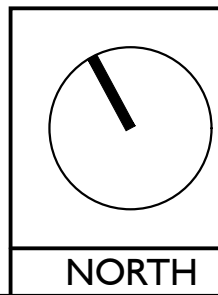
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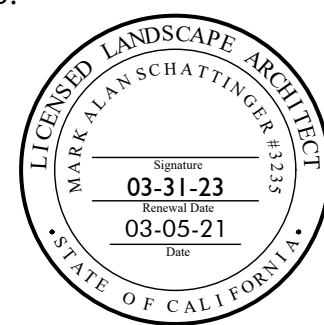
PA -14 ECHO PARK

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LANDSCAPE LIGHTING PLAN

Sheet No.:

LL.4

Plan Status:

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1ST CITY SUBMITTAL