

ENCROACHMENT PERMIT

General Permit

City of Riverside - Public Works Dept.
951-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: HISTORIC MISSION INN CORPORATION, A CALIFORNIA CORPORATION

Location: 3649 MISSION INN AV RIVE

A.P.N.: 213-231-001

Encroachment: ALLOW THE REMOVAL OF 2 EXISTING JACARANDA TREES, PLANTER AREA AND REPLACE WITH A DINING PATIO FOR BELLA TRATTORIA WITH 2 SMALLER TREES LYING WITHIN PUBLIC RIGHT OF WAY.

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 7/26/17

By: *Stan Koutch*

Date: _____

By: _____

Applicant

MISSION INN CORPORATION
3649 MISSION INN AVE.
RIVERSIDE, CA. 92501
ATTN: DONALD VIOLICK
951-341-6709

Contractor/Developer

CORE STATES GROUP
20101 SOUTHWEST BIRCH ST., SUITE 260
NEWPORT BEACH, CA. 92660
ATTN: AC ATHERTON, AIA
949-4326861

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W LANDSCAPE & TREES
- P/U WATER
- P/U ELECTRIC
- PLANNING

FINAL APPROVAL

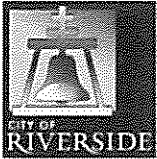
Date: 7/25/17

[Signature]
City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: *[Signature]*

Dated: 7/31/17



City of Riverside

The following are requirements that need to be met for your permit #PW17-0537.

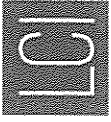
- 1 Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
- 2 Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
- 3 Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
- 4 If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
- 5 Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
- 6 Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
- 7 The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
- 8 Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
- 9 Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.
- 10 Permittee is required to obtain all necessary permits and approvals from all City Departments and/or Agencies, City or otherwise, prior to constructing the improvements specified in this Encroachment Permit and to comply with all codes, laws, ordinances and regulations.

E17-0537

11 Revision 07/27/17: Contact Landscape Inspector Maria Kostecki at (951) 313-8503. Below is a list of items that we discussed from our meeting July 24, 2017 at the Mission Inn planter outside of Bella Trattoria.

1. Irrigation: Mission Inn will continue to use the City's irrigation valve that supplies the planter that will be under construction. The Landscape Architects will modify the irrigation plan to incorporate the pop up irrigation that is currently there.
2. During construction, the irrigation lateral line that supplies the planter under construction will be capped off. I am to be notified when this occurs.
3. Trees: Since this is a private project impacting a City right of way, the removal of the two (2) Jacaranda trees will be the responsibility of the Mission Inn to remove and bare all costs.
4. Maintenance: After the project is complete, Mission Inn is to maintain the landscape in the planter and the City will continue to provide maintenance to the irrigation system.

EN - 0537



THE MISSION INN
 BELLA TRATTORIA DINING PATIO
 3649 Mission Inn Ave.
 Riverside, CA 92501

The Mission Inn
 HOTEL & SPA
 A VENTURA PARTNERS COMPANY

DATE:

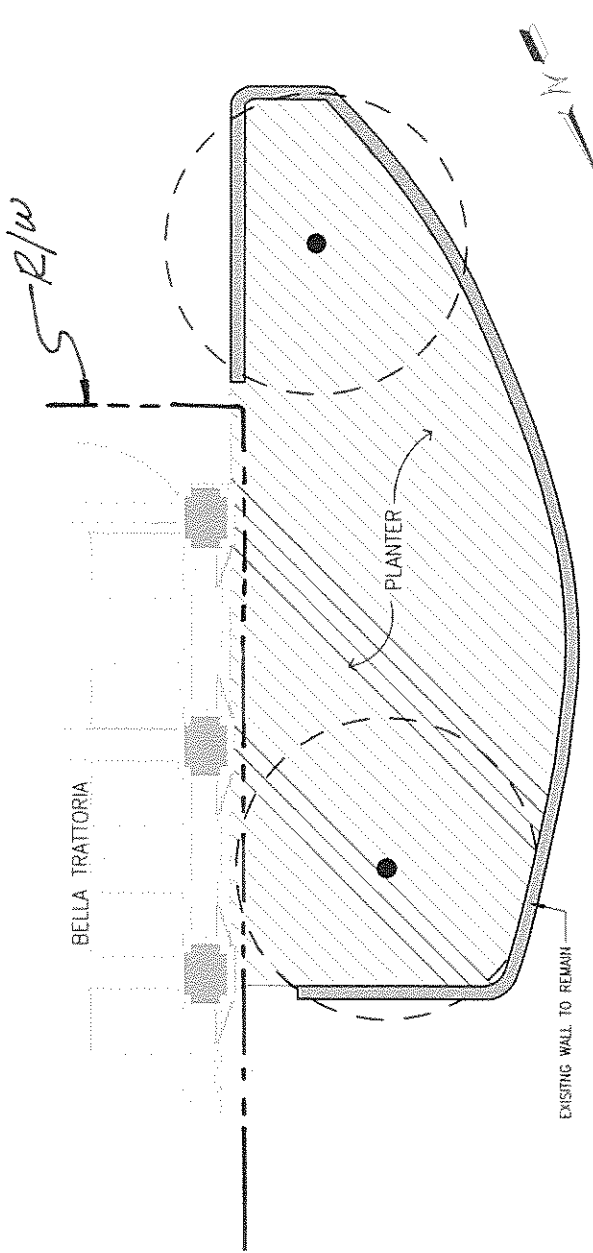
06-28-2017

SHEET NO.:

L-100

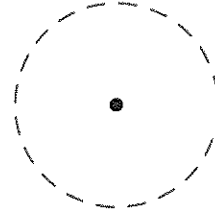
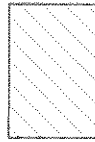


DEMOLITION PLAN



MAIN ST. PED. MALL

LEGEND



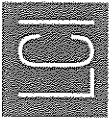
DEMOLITION NOTES FOR PLANTING

1. EXISTING TREE TO BE REMOVED SHALL BE STUMP GRIND COMPLETE. REMOVE ALL ROOTS 1 INCH OR LARGER FROM PLANTER.
2. REMOVE ALL SHRUBS AND GROUNDCOVER IN PLANTER AREA ADJACENT TO THE TREE TO BE REMOVED.
3. AFTER THE DEMOLITION OF THE CENTER OF THE PLANTER THE CONTRACTOR IS TO STOCKPILE ENOUGH EXISTING SOIL TO BE USED TO FILL THE NEW PLANTER.

DEMOLITION NOTES FOR IRRIGATION

1. BEFORE DEMOLITION AND CONSTRUCTION BEGINS THE CONTRACTOR SHALL CONFIRM AND FLAG THE LOCATION OF THE IRRIGATION POINT OF CONNECTION FOR THE EXISTING BELLA PATIO PLANTER.
2. CONTRACTOR SHALL LOCATE AND FLAG ALL VALVES AND CONTROLLER STATIONS SERVING THE EXISTING PLANTER.
3. THE IRRIGATION SYSTEM IN THE PLANTER IS TO BE CUT AND CAPPED DURING CONSTRUCTION OF THE NEW PLANTER WALLS AND RECONNECTED BEFORE NEW PLANTING IS INSTALLED. IF OTHER LANDSCAPE PLANTER AREAS SHARE A VALVE OR CONTROLLER STATION, CONTRACTOR IS TO PERMANENTLY CUT AND CAP IRRIGATION CONNECTION WITH OTHER PLANTER. CONTRACTOR IS TO VERIFY IRRIGATION IN OTHER AREAS REMAINS FUNCTIONING DURING CONSTRUCTION. CONTRACTOR IS TO PLAN FOR NEW CONNECTION INTO PLANTER FOR NEW PLANT.
4. IRRIGATION LATERAL, HEADS AND LINES IN AREA ADJACENT TO THE TREES TO BE REMOVED.
5. EXISTING IRRIGATION HEADS AND VALVES THAT ARE REMOVED ARE TO BE RETURNED TO OWNER.

E17-0587



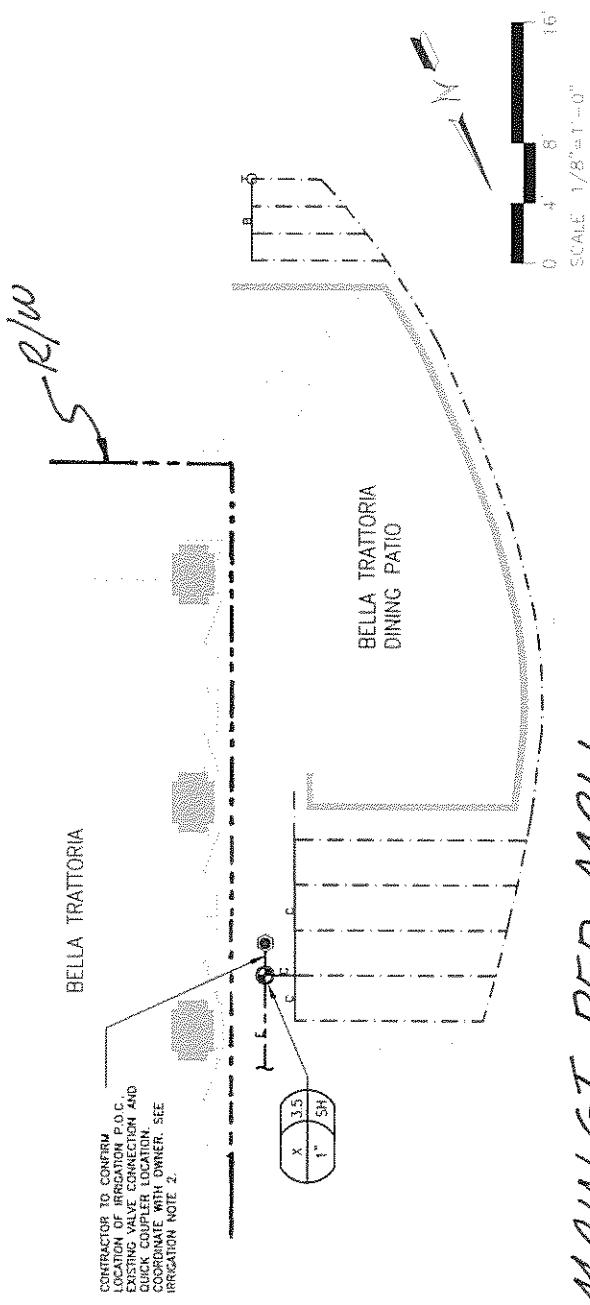
THE MISSION INN
 BELLA TRATTORIA DINING PATIO
 3649 Mission Inn Ave.
 Riverside, CA 92501

The Mission Inn
 HOTEL & SPA
 A NATIONAL HISTORIC LANDMARK

DATE: 06-28-2017
 SHEET NO: L-200



IRRIGATION PLAN



MAIN ST. PED. MALL

CONTRACTOR TO CONFIRM
 LOCATION OF IRRIGATION P.O.C.
 EXISTING VALVE CONNECTION AND
 COORDINATE WITH OWNER. SEE
 IRRIGATION NOTE 2.

SYMBOL	MANUF.	MODEL NO.	SIZE	DESCRIPTION	DETAILS	SHEET
⊕	RAINBIRD NIBCO RAINBIRD	PE50 1-1P-600A PRB-QKCHK-100 W/ 200 MESH STAINLESS STEEL SCREEN AND NEGATED AT 40 PSI	1" 1"	LOW FLOW/DRIP REMOTE CONTROL VALVE ASSEMBLY #/ BRASS BALL VALVE, BRASS UNION, INLINE PRESSURE REGULATOR AND DRIP FILTER. BALL VALVE TO MATCH VALVE SIZE - SIZE PER PLAN	A	L-201
⊘	NETEM RAINBIRD	TLS0V FLUSH VALVE AR050 AIR RELIEF VALVE	V2" V2"	AUTOMATIC FLUSH AND AIR RELEASE VALVE IN A 10" ROUND VALVE BOX	C	L-201
⋯	RAINBIRD	XT-700 DISTRIBUTION TUBING PC-05 EMITTER XO X" DISTRIBUTION TUBING (CUT TO 12" LONG)		INSTALL 5 GPH EMITTER AT EVERY 36" O.C. WITH 12" LONG XO X" DISTRIBUTION TUBE ATTACHED TO BE .36" O.C.	C, F, H	L-201
—	MANLINE PIPE P.V.C.	SCHEDULE 40 PIPE FOR PIPE 2" SIZE AND SMALLER, CLASS 315 FOR PIPE 2 1/2" AND LARGER BURY 18" BELOW FINISH GRADE - SIZE PER PLAN.			D	L-201
—	RAINBIRD	1" 44-LRC	1"	CONTRACTOR IS TO CONSIDER QUICK COUPLER IS NEEDED IN NEW PLANTER-LOCKING RUBBER COVER, 2-PIECE BODY	B	L-201

IRRIGATION NOTES:

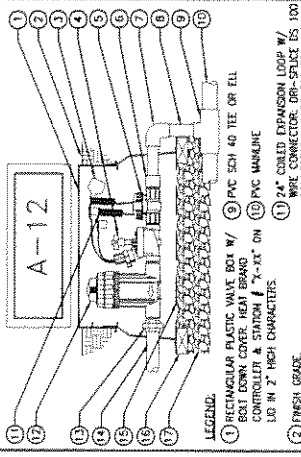
- THIS PLAN IS DIAGNOSTIC. PIPING & VALVES SHOWN IN PAVED AREAS ARE TO BE INSTALLED IN LANDSCAPE AREAS UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO LOCATE EXISTING VALVE CURRENTLY SERVING PLANTER AREA. IF VALVE SERVES MORE THAN THE EXISTING PLANTER, CONTRACTOR IS TO ADD AN ADDITIONAL VALVE FOR THIS AREA ONLY. LOCATE VALVE/VALVE BOX NEAR EXISTING VALVES. IF THE VALVE ONLY SERVES THIS PLANTER, THE NEW VALVE IS TO BE LOCATED IN THE EXISTING VALVE BOX LOCATION, REPLACE EXISTING VALVE BOX IF VALVE BOX IS DAMAGED.
- VERIFY WATER SOURCES WITH THE GENERAL CONTRACTOR. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN IT IS OBVIOUS THAT UNFORESEEN DIFFERENCES IN AREA DIMENSIONS WOULD REQUIRE A CHANGE IN THE SYSTEM'S DESIGN. NOTIFY THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY SUCH DISCREPANCIES.
- COORDINATE PIPE & WIRE SLEEVE INSTALLATION WITH THE GENERAL CONTRACTOR. SLEEVE UNDER ALL PAVING, NEW AND EXISTING.
- FINAL AS-BUILT PLANS SHALL BE REVIEWED AND APPROVED BY THE OWNER.

PIPE SIZING LEGEND	
SCH 40	USE SCH 40 PVC
⊕	2"
⊕	3"
⊕	4"
⊕	6"

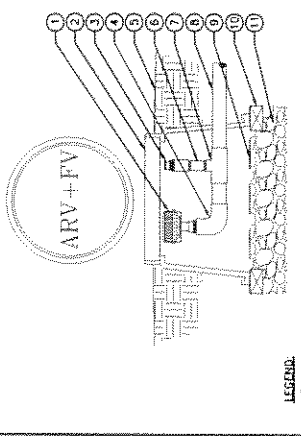
PIPE SIZING LEGEND	
PIPE SIZE	GPM
B 3/4"	5 - 8
C 1"	9 - 13
D 1 1/4"	14 - 23
E 1 1/2"	24 - 30
F 2"	31 - 55

VALVE SEQUENCE	
SYMBOL	PLANT TYPE
⊕	PLANT TYPE
⊕	PLANT TYPE
⊕	PLANT TYPE

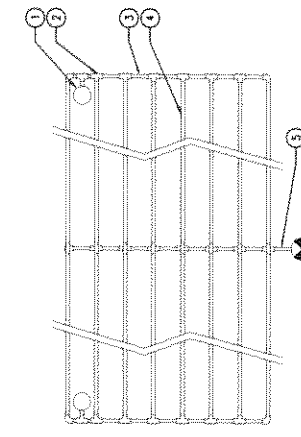
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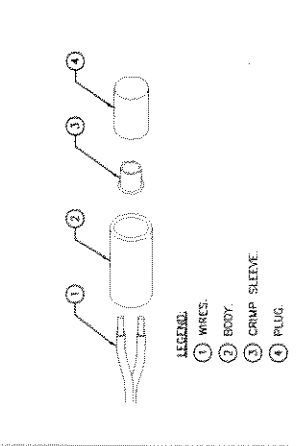
- LEGEND:**
1. RECTANGULAR PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 2. FINISH GRADE.
 3. CHRISTY'S LID TAG - NUMBERED TO MATCH DRAWINGS.
 4. REMOTE CONTROL VALVE.
 5. PVC SCH 80 BALL VALVE.
 6. PVC SCH 80 WALE ADAPTER.
 7. PVC SCH 40 TEE.
 8. PVC SUB MAINLINE.
 9. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 10. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 11. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 12. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
- NOTES:**
1. ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1/2" ABOVE FINISH GRADE IN LAWN AREAS, 1" IN PLANTING AREAS AND 12" MIN FROM EDGE OF HARDSCAPE.
 2. CLOSED NIPPLES OR ENDINGS ARE NOT ALLOWED.
 3. USE TIGHTEN TAP BETWEEN TWO DISSIMILAR MATERIALS.
 4. LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 5. CALUMNATED NIPPLE SHALL NOT BE USED.



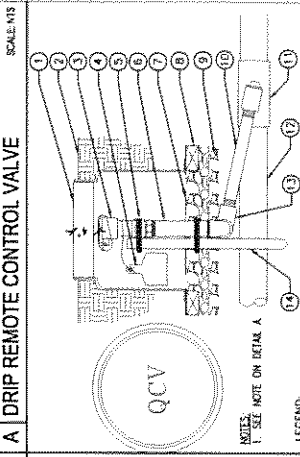
- LEGEND:**
1. FLUSH VALVE.
 2. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE CONTROL TAG AND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 3. AIR RELEASE VALVE.
 4. PVC SCH 40 THREAD ELL.
 5. FINISH GRADE.
 6. PVC SCH 80 NIPPLE.
 7. PVC SCH 40 TEE.
 8. PVC LATERAL.
 9. 3 MESH (3.50/IN) ZOGA GRAY WELDED WIRE MESH.
 10. THREE (3) BRICK SUPPORTS.
 11. 3/4" GRAVEL (12" DEEP).
- NOTES:**
1. ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1/2" ABOVE FINISH GRADE IN LAWN AREAS, 1" IN PLANTING AREAS AND 12" MIN FROM EDGE OF HARDSCAPE.
 2. CLOSED NIPPLES OR ENDINGS ARE NOT ALLOWED.
 3. USE TIGHTEN TAP BETWEEN TWO DISSIMILAR MATERIALS.
 4. LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 5. CALUMNATED NIPPLE SHALL NOT BE USED.



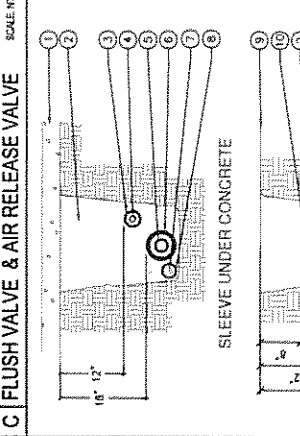
- LEGEND:**
1. FLUSH AND AIR RELIEF VALVE ASSEMBLY IN A 10" ROUND VALVE BOX.
 2. PVC TO COMPRESSION FITTING.
 3. PVC EXHAUST HEADER.
 4. DRIP TUBING.
 5. PVC SUPPLY PIPE FROM VALVE BOX.
 6. DRIP VALVE ASSEMBLY.



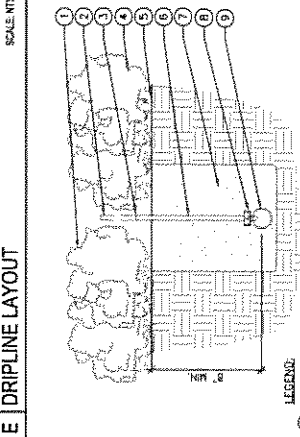
- LEGEND:**
1. WIRES.
 2. BODY.
 3. CRIMP SLEEVE.
 4. PLUG.
- DRIP-SLEEVE WIRE CONNECTOR INSTALLATION INFORMATION:**
1. INSERT WIRES THROUGH HOLES AT BASE OF BODY.
 2. TRIM STRIPPED WIRES TOGETHER AND APPLY CRIMP SLEEVE WITH AN INDENT TYPE CRIMPING TOOL. TRIM EXCESS BARE WIRE.
 3. CRIMP CRIMP SLEEVE TO WIRE.
 4. INSERT CRIMP SLEEVE INTO BODY UNTIL IT SNAPS TIGHT.
 5. PUSH WIRES ALL THE WAY INTO THE PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.
 6. DS-100 ONLY - BE CERTAIN SEALANT HAS FORMED INTO ALL HOLES IN BODY.
- DRIP-SLEEVE WIRE CONNECTOR GENERAL INFORMATION:**
1. SEALANT, DS-300 SEALANT (FOR DS-100) - MISC. AVAILABLE UPON REQUEST.
 2. SHELF LIFE, DS-300 (IMPROVED TUBE) - ONE YEAR.



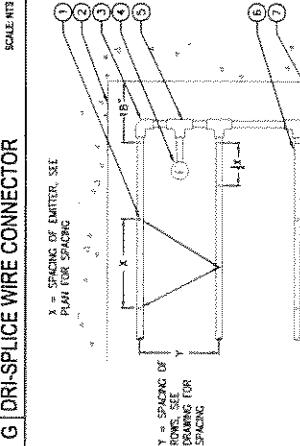
- LEGEND:**
1. 10" ROUND PLASTIC VALVE BOX W/ HEAT BRAND "ARAFATY" ON VALVE BOX LID IN 2" HIGH CHARACTER.
 2. FINISH GRADE.
 3. BRASS COUPLER.
 4. CHRISTY'S LID TAG - NUMBERED TO MATCH DRAWINGS.
 5. PUNCH-LOCK CLAMP OR EQUAL.
 6. BRASS NIPPLE 8" LONG.
 7. 3 MESH (3.50/IN) ZOGA GRAY WELDED WIRE MESH.
 8. THREE (3) BRICK SUPPORTS.
 9. 3/4" GRAVEL (12" DEEP).
 10. BRASS NIPPLE, 12" LONG.
 11. P.V.C. SCH. 80 TEL.
 12. P.V.C. MAIN LINE.
- NOTES:**
1. SEE NOTE ON DETAIL A.



- LEGEND:**
1. CONCRETE PAVING TRENCHING.
 2. SOIL BACKFILL.
 3. NON-PRESSURE LATERAL.
 4. PVC LATERAL SLEEVE.
 5. PRESSURE PVC MAINLINE.
 6. PVC MAINLINE SLEEVE.
 7. CONTROL WIRE - TAPE & BUNDLE WRAP 10' O.C. MAX.
 8. PVC CONTROL WIRE SLEEVE.
 9. FINISH GRADE.
 10. DRIP DISTRIBUTION TUBING.
 11. SAND BACKFILL, 4" BELOW AND 6" ABOVE MAINLINE.
- NOTE:** PROVIDE A 70° LOOP IN WIRE 6" ABOVE MAINLINE. REMOVE TEES AFTER ALL CONNECTIONS HAVE BEEN MADE.



- LEGEND:**
1. SHRUB AREA.
 2. DRIP EMITTER TUBING OUTLET SHALL BE TRIMMED 4" ABOVE FINISH GRADE IN SHRUBS AND GRASSCOVER AREA. TUBING SHOULD BE INSTALLED HIGH AND TRIMMED DOWN TO FINAL HEIGHT ABOVE GRADE AFTER TESTING THE SYSTEM.
 3. DRIP EMITTER TUBING OUTLET SHALL BE TRIMMED 1" ABOVE FINISH GRADE IN THE LAWN AREA. TUBING SHOULD BE INSTALLED HIGH AND TRIMMED DOWN TO FINAL HEIGHT ABOVE GRADE AFTER TESTING THE SYSTEM.
 4. SHRUB AREA.
 5. FINISH GRADE.
 6. 1/4" POLYETHYLENE TUBING RISER.
 7. TRENCH BACKFILL.
 8. EMITTER - SEE PLAN FOR FLOW RATE AND SPACING.
 9. DRIP DISTRIBUTION TUBING. SEE EMISSION PLAN FOR EMITTER AND ROW SPACING. TUBING SHALL BE BURY 8" BELOW FINISH GRADE.

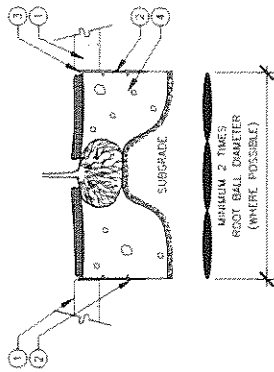


- LEGEND:**
1. EMITTER - REFER TO LEGEND.
 2. EDGE OF PLANTED AREA OR HARDSCAPE EDGE.
 3. PVC ELL FITTING, TYPICAL.
 4. FLUSH VALVE AIR RELEASE VALVE, TYPICAL.
 5. PVC TEE FITTING, TYPICAL.
 6. ALLOW 2" MIN. CLEARANCE BETWEEN LAST HOLE AND FITTING.
 7. DISCHARGE HEADER TO ADDITIONAL ROWS OF SYSTEM LATERALS.
- NOTE:** DRIP DISTRIBUTION LINE

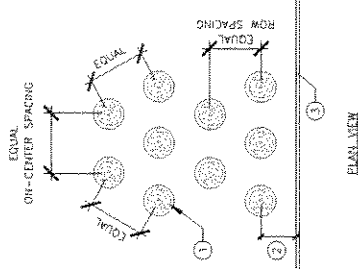
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A	B	C	D	E	F
DRIP REMOTE CONTROL VALVE	QUICK COUPLER VALVE	FLUSH VALVE & AIR RELEASE VALVE	TRENCHING & SLEEVING	DRIPLINE LAYOUT	LOW FLOW EMITTER LAYOUT
IRRIGATION DETAILS					

GENERAL PLANTING NOTES

1. VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
2. WHERE IT IS OBVIOUS IN THE FIELD THAT CONDITIONS DEVIATE FROM WHAT IS INDICATED ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY. THE ARCHITECT'S DECISIONS AND APPROVALS IN THE EVENT THIS NOTIFICATION IS NOT RECEIVED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3. FINISH GRADE IN ALL PLANTING AREAS SHALL BE 2 INCHES BELOW FRESH SURFACE OF SURROUNDING WARDSCAPE AND/OR UTILITY BODIES.
4. ALL TREE & SHRUB MATERIAL SPECIES MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTRACTOR'S SITE. IF CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION; DOWN-SIZING OR SUBSTITUTION OF PLANT MATERIAL FROM APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
5. A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS FURNISHED TO THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR INSPECTION PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
6. USE ROOT BARRIERS ADJACENT TO PLANTER WALLS AND NEW SIDEWALK.
7. INSTALL 3 INCHES OF SHREDDED WOOD OR BERT MATERIAL AS MULCH IN ALL NEWLY PLANTED AREAS UPON COMPLETION OF PLANTING. REFER TO SPECIFICATIONS FOR MULCH MATERIAL.
8. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ABRAVE FOR A SUBSTANTIAL COMPLETION INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
9. FOR MORE INFORMATION, SEE SPECIFICATIONS.

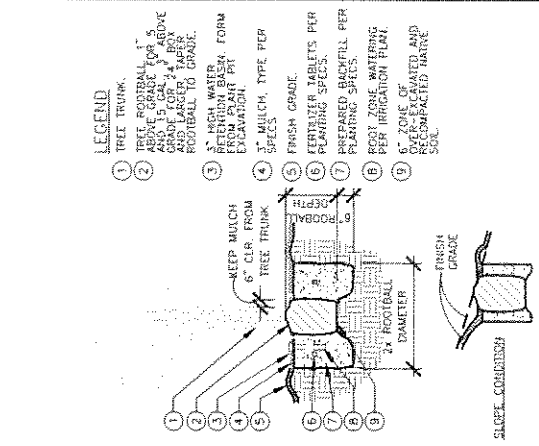


- LEGEND**
- 1 CONCRETE PAVING.
 - 2 ROOT BARRIER PER SPECIFICATIONS.
 - 3 TOP OF ROOT BARRIER MUST BE 1/8" ABOVE FINISHED GRADE, SO NOT LEAVE ROOT BARRIER EXPOSED TO WEATHER. MULCH TO BE PLACED AT LEAST 1" WALL OF CONCRETE W/OUT WITHOUT BORING OUT.
 - 4 SOIL BACKFILL, REFER TO TREE PLANTING DETAIL.



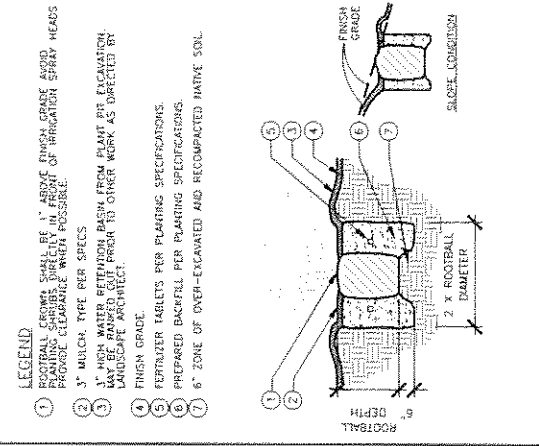
- LEGEND**
- 1 LOCATE PLANTS WITH EQUAL SPACING AS INDICATED IN THE PLANTING LEGEND.
 - 2 8' ON CENTER SPACING.
 - 3 EDGE OF FINISH, BUILDING OR ROW CURB -- SHOWING PLANTING AREA LIMIT.

C ROOT BARRIER MIS



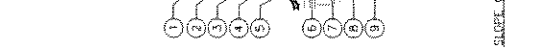
- LEGEND**
- 1 TREE TRUNK.
 - 2 TREE ROOTBALL 1" ABOVE GRADE FOR 5' AND LARGER TRUNK ROOTBALL TO GRADE.
 - 3 MULCH, TYPE PER SPECIFICATIONS.
 - 4 FERTILIZER TABLETS PER PLANTING SPECIFICATIONS.
 - 5 PREPARED BACKFILL PER PLANTING SPECIFICATIONS.
 - 6 ROOT ZONE WATERING PER IRRIGATION PLAN.
 - 7 ZONE OF WEATED AND RECOMPACTED NATIVE SOIL.

A SHRUB AND GROUND COVER SPACING MIS



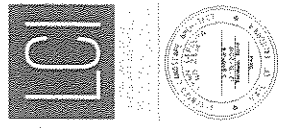
- LEGEND**
- 1 ROOTBALL GROWS SHALL BE 1" ABOVE FINISH GRADE AVOID PLANTING GROWN DIRECTLY IN FRONT OF IRRIGATION SPRAY HEADS WHERE POSSIBLE.
 - 2 3" MULCH, TYPE PER SPEC.
 - 3 1" HIGH WATER RETENTION BASIN FROM PLANT BT. EXCAVATION MAY BE USED TO CORN TO OTHER WORK AS DIRECTED BY LANDSCAPE ARCHITECT.
 - 4 FINISH GRADE.
 - 5 FERTILIZER TABLETS PER PLANTING SPECIFICATIONS.
 - 6 PREPARED BACKFILL PER PLANTING SPECIFICATIONS.
 - 7 6" ZONE OF OVER-EXCAVATED AND RECOMPACTED NATIVE SOIL.

D TREE PLANTING MIS



B SHRUB & GROUND COVER PLANTING MIS

PLANTING DETAILS

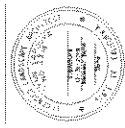
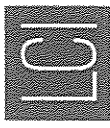


THE MISSION INN
BELLA TRATTORIA DINING PATIO
 3649 Mission Inn Ave.
 Riverside, CA 92501

The Mission Inn
 HOTEL & SPA
 1 NATIONAL HISTORIC LANDMARK

DATE: 06-28-2017
 SHEET NO: L-301

E17-0531

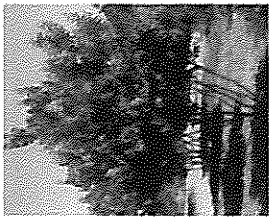


THE MISSION INN
 BELLA TRATTORIA DINING PATIO
 3649 Mission Inn Ave.
 Riverside, CA 92501

The Mission Inn
 HOTEL & SPA

DATE: 06-20-2017
 SHEET NO: L-300

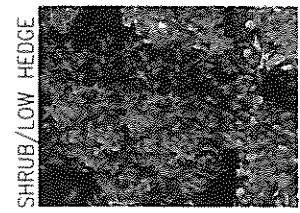
PLANTING IMAGES
 TREE



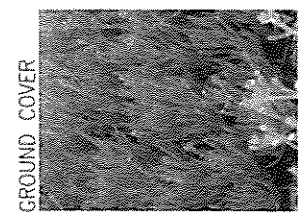
LAGERSTROEMIA INDICA
 'MUSKOGEE'



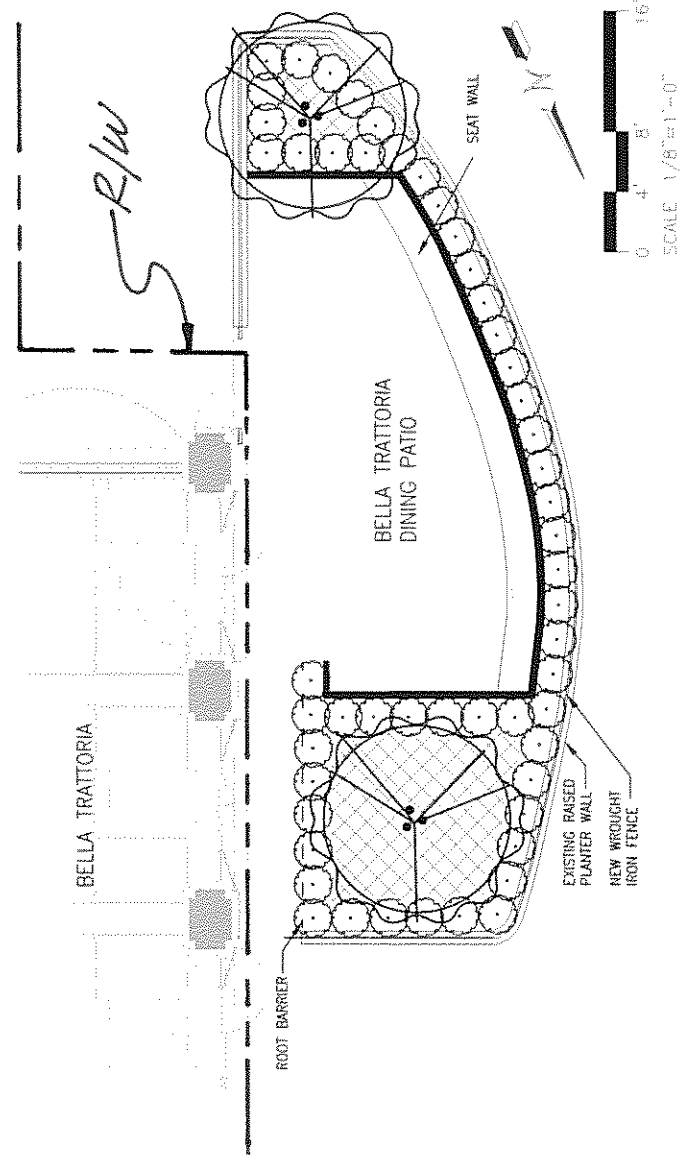
ALT. TREE OPTION 2:
 CERGIS OCCIDENTALIS



MANDHRA DOMESTICA
 'FIRE POWER'



SENEGIO MANDRAUSCAE



PLANTING LEGEND

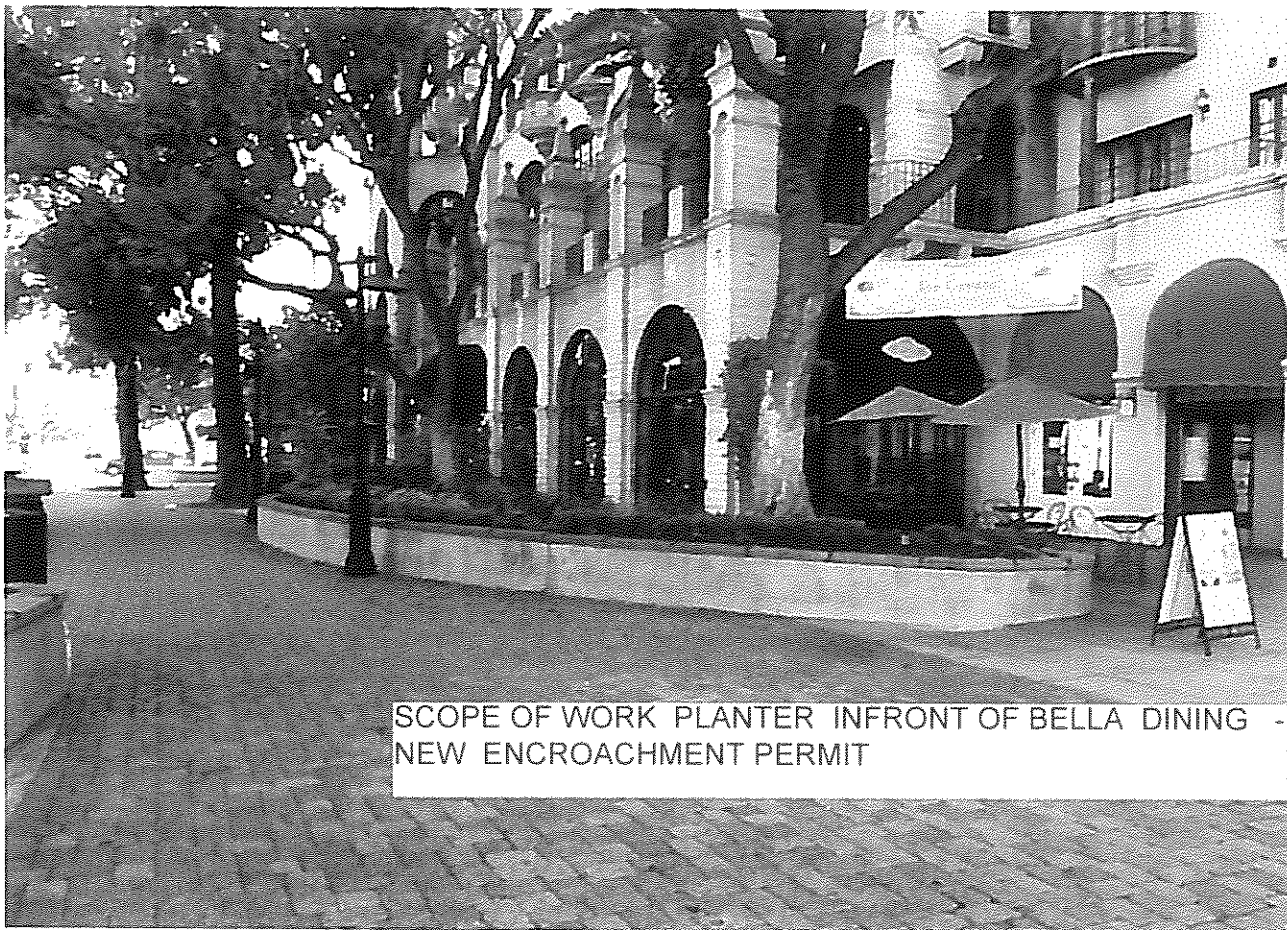
BOTANICAL & COMMON NAME	SIZE	QTY.	DETAIL	SHEET	REMARK
LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	48" BOX	2	C & D	L-301	MULTI-TRUNK OPTION 2 FOR TREE CERGIS OCCIDENTALIS, WESTERN REDBUD
SHRUB & GROUND COVER					
MANDHRA DOMESTICA 'FIRE POWER'	15 GAL	53	A & B	L-301	PLANT SPACING @ 16" O.C. @ 15.0 SF, 164 PLANTS PER PLAT
SENEGIO MANDRAUSCAE 'BLUE CHALK STICKS'	PLANTS	2	A & B	L-301	PLANT SPACING @ 16" O.C. @ 15.0 SF, 164 PLANTS PER PLAT

SEE SHEET L-301 FOR GENERAL PLANTING NOTES
 *CONTRACTOR TO VERIFY EXACT QUANTITIES OF PLANT MATERIALS BASED ON CONDITIONS AND PLANT MATERIALS COVERAGE.



PLANTING PLAN

E17-0537



SCOPE OF WORK PLANTER INFRONT OF BELLA DINING -
NEW ENCROACHMENT PERMIT

E17-0537

CITY OF RIVERSIDE

MISCELLANEOUS RECEIPT

Date: 7/31/17
 Cashier: [Signature]
 Patch: 14090
 Amount: \$742.14
 Receipt #: 97058
 Department: P/W
 Amount Total: \$742.14

Department or Division: P/W ENGINEERING

Date: 7/31/17

Receipt # 97058

General Ledger		Job Ledger (If Required)			
GL Key	Object	JL Key	Object	Work Order	Amount
		0010141340	34035110		\$742.14
TOTAL					\$742.14

RECEIVED FROM HISTORIC MISSION INN CORPORATION

ADDRESS 3649 MISSION INN AVE. RIVERSIDE CA. 92501

FOR ENCROACHMENT PERMIT NO. PW17-0537

PREPARED BY (VOID UNLESS VALIDATED BELOW)
EV

RECEIVED BY
[Signature]