

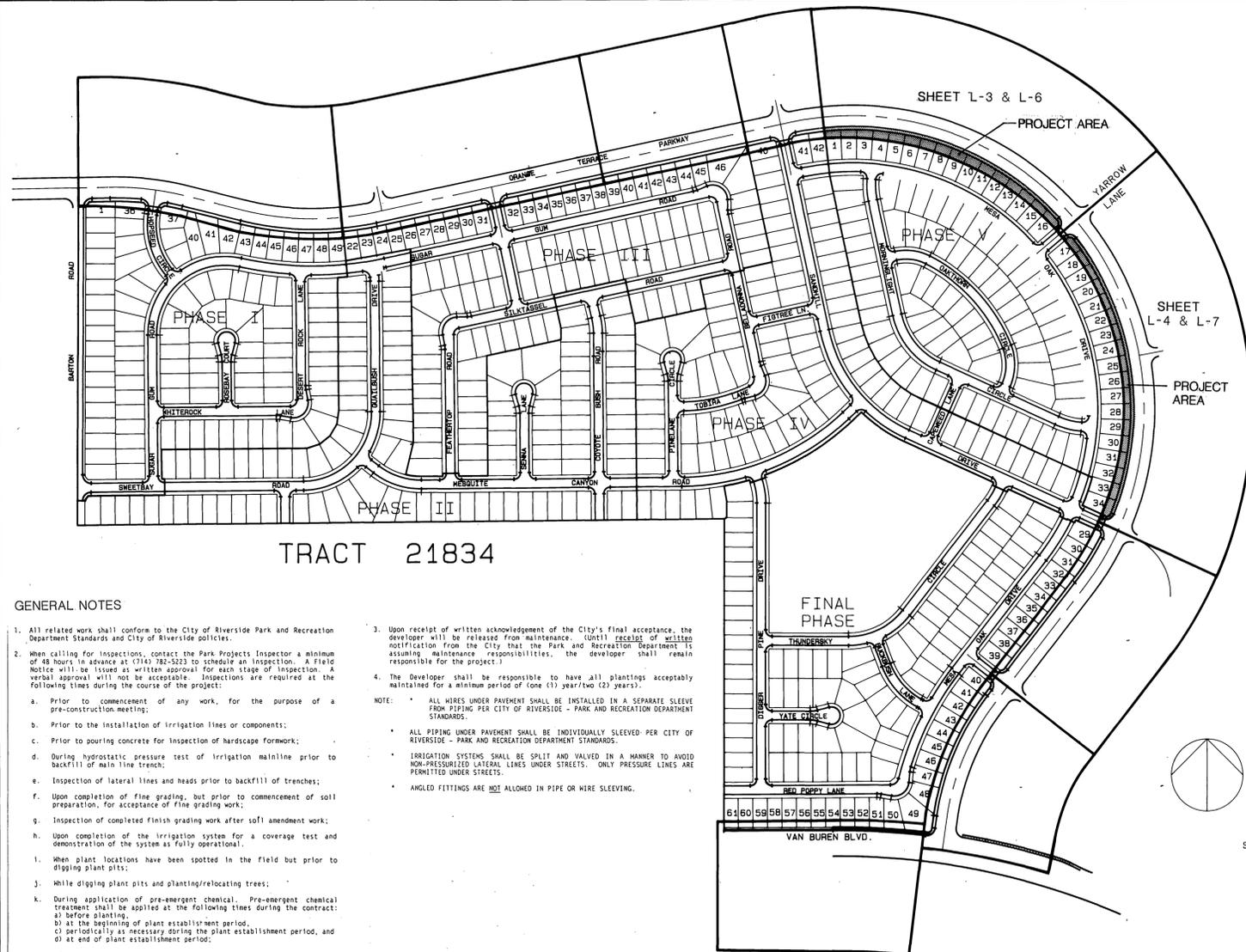
STERLING BUILDERS
 19762 MACARTHUR BLVD., #200 IRVINE, CA (714) 752-8220
 REVERSE FRONTAGE LANDSCAPE ARCHITECTURE PLANS FOR

TRACT 21834-PHASE 5
 ORANGE TERRACE PARKWAY
 RIVERSIDE, CALIFORNIA

SHEET INDEX :

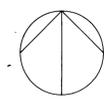
- L-1 COVER SHEET
- L-2 IRRIGATION LEGEND & NOTES
- L-3 IRRIGATION PLAN
- L-4 IRRIGATION PLAN
- L-5 PLANT LEGEND & CONCRETE/PLANTING NOTES
- L-6 CONSTRUCTION/PLANTING PLAN
- L-7 CONSTRUCTION/PLANTING PLAN
- L-8 IRRIGATION DETAILS
- L-9 PLANTING DETAILS
- L-10 CONSTRUCTION DETAILS
- L-11 IRRIGATION SPECIFICATIONS
- L-12 PLANTING SPECIFICATIONS

TOTAL SQ.FT. HARDSCAPE 13,012
 TOTAL SQ. FT. LANDSCAPE 24,755
 TOTAL TREES BY SIZE 49-15 GALLON TREES



GENERAL NOTES

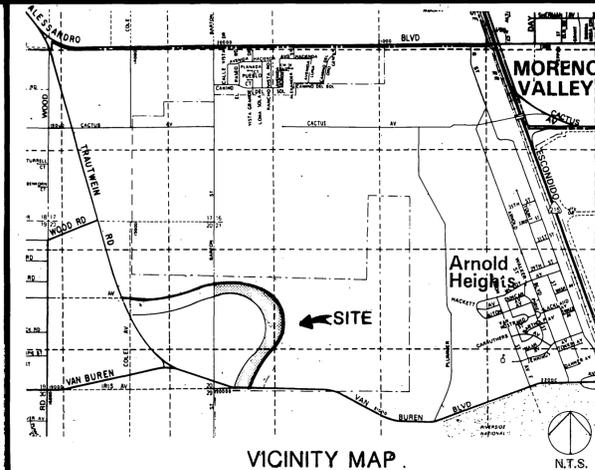
1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside policies.
 2. When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule an inspection. A Field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:
 - a. Prior to commencement of any work, for the purpose of a pre-construction meeting;
 - b. Prior to the installation of irrigation lines or components;
 - c. Prior to pouring concrete for inspection of hardscape formwork;
 - d. During hydrostatic pressure test of irrigation mainline prior to backfill of main line trench;
 - e. Inspection of lateral lines and heads prior to backfill of trenches;
 - f. Upon completion of fine grading, but prior to commencement of soil preparation, for acceptance of fine grading work;
 - g. Inspection of completed finish grading work after soft amendment work;
 - h. Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational.
 3. Upon receipt of written acknowledgement of the City's final acceptance, the developer will be released from maintenance. Until receipt of written notification from the City that the Park and Recreation Department is assuming maintenance responsibilities, the developer shall remain responsible for the project.
 4. The Developer shall be responsible to have all plantings acceptably maintained for a minimum period of one (1) year/two (2) years.
- NOTE:
- ALL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN A SEPARATE SLEEVE FROM PIPING PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
 - ALL PIPING UNDER PAVEMENT SHALL BE INDIVIDUALLY SLEEVED PER CITY OF RIVERSIDE - PARK AND RECREATION DEPARTMENT STANDARDS.
 - IRRIGATION SYSTEMS SHALL BE SPLIT AND VALVED IN A MANNER TO AVOID NON-PRESSURIZED LATERAL LINES UNDER STREETS. ONLY PRESSURE LINES ARE PERMITTED UNDER STREETS.
 - ANGLED FITTINGS ARE NOT ALLOWED IN PIPE OR WIRE SLEEVING.
1. When plant locations have been spotted in the field but prior to digging plant pits;
 2. While digging plant pits and planting/relocating trees;
 3. During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:
 - a) before planting,
 - b) at the beginning of plant establishment period,
 - c) periodically as necessary during the plant establishment period, and
 - d) at end of plant establishment period;
 4. After planting and all other indicated or specified work has been completed, for start of maintenance.
 1. At formal quarterly inspections;
 2. After completion of the maintenance period.



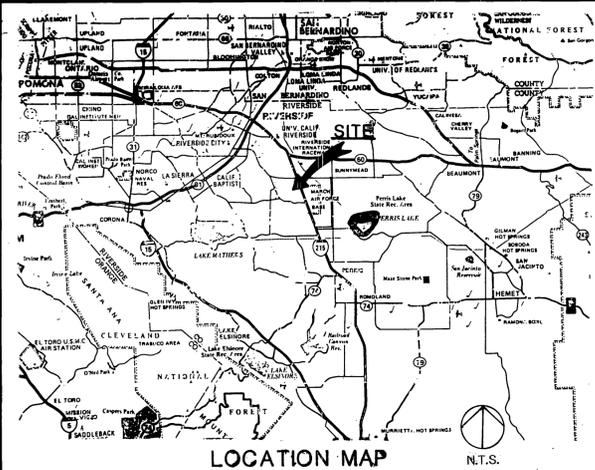
SCALE: 1"=300'

GENERAL NOTE:

- QUANTITY
- PLANTING SYMBOL
- TYPICAL PLANTING AREA - SEE ENLARGEMENT PLAN ON SHEET L-9.
- TYPICAL CONSTRUCTION AREA - SEE ENLARGEMENT ON SHEET L-10.
- SEE IRRIGATION LEGEND ON SHEET L-2.
- SEE PLANTING LEGEND ON SHEET L-5.



VICINITY MAP



LOCATION MAP

REVIEWED BY:
 WESTERN MUNICIPAL WATER DISTRICT
 SHEET L1 THRU L4
 P.E. 11784
 PRINCIPAL ENGINEER R.C.E. 21643
 DATE: 8.24.90

R.W. Harper
 PUBLIC UTILITIES ELECTRIC
 PLANNING DEPT.
 7-19-90 DATE
 10-10-90 DATE

Underground Service Alert
 Call: TOLL FREE
 1-800
 422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. _____
 EXPIRATION DATE: _____ DATE: _____
 APPROVED BY: _____

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 688-0844 FAX 714-686-9854
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 345-9091 FAX 619-340-0529

SCALE AS SHOWN
 DATE 09/02/88

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	K.P.	DRAWN BY	J.T.
CHECKED BY	A.M.		

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ BY: _____ DATE: _____
 PRINCIPAL ENGINEER: _____
 PARK DEPARTMENT: _____
 TRAFFIC DIVISION: _____
 CHIEF P.W. ENGR.: _____ DATE: 12/12/90

COVER SHEET
 PROJECT NO. 8811029
 TRACT 21834-5
 REVERSE FRONTAGE
 LANDSCAPE
 ORANGE TERRACE PKWY.
 SHEET L-1 OF 12
 HORIZ. SCALE: 1" = _____ VERT. SCALE: 1" = _____
 FILE NO.:

INDEXED 12-21-90

PC2186-R

CITY PRESSURE CALCULATIONS

WATER METER # A SIZE 1"
 ELEVATION 1748.1
 STATIC PRESSURE HIGH 66 LOW 37
 SOURCE OF INFORMATION W. M. W. D. (Lisa)
 PHONE NUMBER 780-4170
 DATE OF INFORMATION July 11, 1990

H.G.L. MEAN ELEVATION 1881 (REQUIRED IF STATIC PRESSURE UNKNOWN)

QTY.	SIZE	ITEM	P.S.I. LOSS
	1"	WATER METER	2.8
	1 1/2"	R.P. BACKFLOW DEVICE	8
	2"	GATE VALVES	.5
		MASTER VALVE	1
		PRESS. REG. (FALL OFF)	—
965 LF	3"	MAIN LINE	.58
	0	MAIN LINE	—
	1 1/2"	REMOTE CONTROL VALVE ASSEMBLY	2.7
	1.5	LATERAL LINE LOSS	5
		LATERAL LINE LOSS	—
		LATERAL LINE LOSS	—
		FITTINGS LOSS (10%)	1.0
		ELEVATION CHANGE (Δ)	9.14

TOTAL SYSTEM LOSSES: 29.72
 PRESSURE TO OPERATE HEAD: 20.0

TOTAL PRESSURE REQUIRED: 49.72
 LOWEST STATIC PRESSURE AVAILABLE: 57.6
 PRE-SET REGULATED PRESSURE (IF REQUIRED): —
 RESIDUAL WATER PRESSURE: 7.9

IRRIGATION LEGEND

SYMBOL	MAKE	MODEL NO. - DESCRIPTION	PSI	GPM	RADIUS	PATTERN	DETAIL
⊙	RAIN BIRD	1812-10' Q.T.H-LA 12" P.U. TOP OF SLOPE	20	33,43,65	8' ADJ.	90°, 120°, 180°	A/L-8
⊙	RAIN BIRD	1812-12' Q.T.H 12" P.U. TOP OF SLOPE	20	53,70,1,05	10' ADJ.	...	...
⊙	RAIN BIRD	1812-15' Q.T.H 12" P.U. TOP OF SLOPE	20	75,1,0,1,50	12' ADJ.	...	...
⊙	RAIN BIRD	1812-SAM-10' Q.T.H-LA 12" P.U. TOE OF SLOPE	20	33,43,65	8' ADJ.	...	...
⊙	RAIN BIRD	1812-SAM-12' Q.T.H 12" P.U. TOE OF SLOPE	20	53,70,1,05	10' ADJ.	...	...
⊙	RAIN BIRD	1812-SAM-15' Q.T.H 12" P.U. TOE OF SLOPE	20	75,1,0,1,5	12' ADJ.	...	...
⊙	RAIN BIRD	1812-SAM-15' EST. SST 12" P.U. TOE OF SLOPE	20	50,1,00	4X1/428	END/SIDE STRIP	...
⊙	RAIN BIRD	1812-SAM-22 Q.H-SS 12" P.U. TOE OF SLOPE	20	67,1,33	14' ADJ.	90°, 180°	...
⊙	RAIN BIRD	1812-22Q.H-SS 12" P.U. TOP OF SLOPE	20	67,1,33	14' ADJ.	90°, 180°	...
⊙	RAIN BIRD	1812-1402 EFB SERIES BRASS REMOTE CONTROL VALVE (PLAN SIZED)	20	1.0	—	—	B/L-8
⊙	NIBCO	T-113 LINE SIZED GATE VALVE WITH BRONZE TURNING HANDLE (OR EQUAL) 1 1/2" REDUCED PRESS. BACKFLOW DEVICE BY W.M.W.D. 1" WATER METER BY W.M.W.D. @ P.O.C.	—	—	—	—	C/L-8 E/L-8
⊙	RAIN BIRD	44 LRC QUICK COUPLER WITH LOCKING RUBBER COVER	—	—	—	—	F/L-8
⊙	RAIN BIRD	ISO-32 CONTROLLER, WALL MNT. WITHIN A LA MEUR "V" ENCLOSURE WITH OPTIONS 'A' & 'B'. INSTALLATION AND FINAL LOCATION PER APPROVAL OF CITY PARK PROJECT INSPECTOR, INCLUDING CITY PULL BOXES.	—	—	—	—	D/L-8 G/L-8
⊙	APP'D	CL200 PVC LATERALS (STARTING WITH 3/4" DIA.) - 12" MIN. COVER	—	—	—	—	—
⊙	APP'D	SCH. 315 PVC MAIN LINE (2" DIA & LARGER) - 18" MIN. COVER (SCH. 40 PVC: 1-1/2" DIA. AND SMALLER)	—	—	—	—	—
⊙	APP'D	SCH. 40 PVC SLEEVE. EXTEND ENDS OF SLEEVES 12" BEYOND HARDSCAPE ABOVE - 18" MIN. COVER (PLAN SIZED)	—	—	—	—	—
⊙	APP'D	SCH. 40 PVC ELECT. WIRE SLEEVES (2" DIA. TYP.) FOR LOW VOLTAGE UF SYSTEM	—	—	—	—	—
⊙	RAIN BIRD	1806-1402 P.U. BUBBLER	20	.5	—	TRICKLE	A/L-8
⊙		CONTROLLER STATION NO.	—	—	—	—	—
⊙		DESIGN DEMAND	—	—	—	—	—
⊙		VALVE SIZE	—	—	—	—	—

IRRIGATION NOTES

- THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR REVISIONS NECESSARY.
- SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION WITH MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION TO OWNER'S CONSTRUCTION REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES.
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER ENCLOSURE AND THE BACKFLOW PREVENTION DEVICE SHALL BE APPROVED BY THE CITY'S AND OWNER'S REPRESENTATIVE.
- IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
- IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE RADIUS TO FIT UNUSUAL SITE CONDITIONS FOR APPROVAL PURPOSES AT NO EXTRA CHARGE.
- QUALITY CONTROL OBSERVATION SEQUENCES ARE FOUND IN THE SPECIFICATIONS.
- CLEAN-UP ON A DAILY BASIS PER OWNER'S REPRESENTATIVE APPROVAL.

PLAN CROSS REFERENCES

FOR NOTES AND LEGEND, SEE SHEET L-2
 FOR DETAILS, SEE SHEET L-8
 FOR SPECIFICATIONS, SEE SHEET L-11
 FOR CORRESPONDING CONSTRUCTION SEE SHEET L-087
 FOR CORRESPONDING PLANTING SEE SHEET L-087

Underground Service Alert
 Call: TOLL FREE
1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. _____
 EXPIRATION DATE: _____ DATE: _____
 APPROVED BY: _____

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 925-1082
 73-980 El Paseo, Suite 105 Palm Desert, CA 92260 (919) 348-5661 FAX 919-340-0529

MARK	REVISIONS	APPR	DATE

DESIGNED BY A.M. DRAWN BY J.L. CHECKED BY APT

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

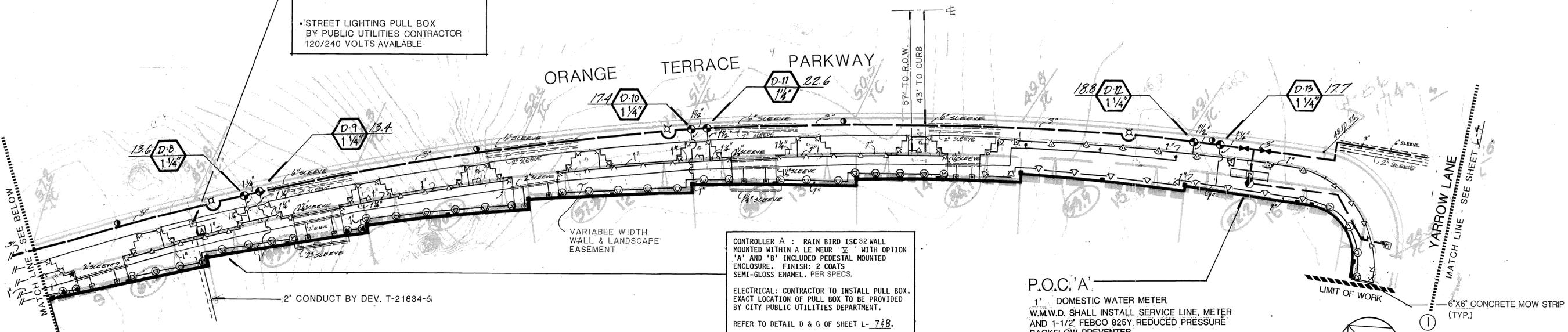
APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	<u>[Signature]</u>	<u>12/12/90</u>
PARK DEPARTMENT	<u>[Signature]</u>	<u>12/12/90</u>
TRAFFIC DIVISION		
CHIEF P.W. ENGR.	<u>[Signature]</u>	<u>12/12/90</u>
PLANNING DEPT.		

IRRIGATION NOTES & LEGEND
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY.

PROJECT NO. 8811029
R-2924 L
 SHEET L-2 OF 12
 FILE NO. _____

• ELECTRICAL POINT OF CONNECTION FOR IRRIGATION CONTROLLER

• STREET LIGHTING PULL BOX BY PUBLIC UTILITIES CONTRACTOR 120/240 VOLTS AVAILABLE



CONTROLLER A : RAIN BIRD ISC32 WALL MOUNTED WITH A LE MEUR 'X' WITH OPTION 'A' AND 'B' INCLUDED PEDESTAL MOUNTED ENCLOSURE. FINISH: 2 COATS SEMI-GLOSS ENAMEL. PER SPECS.

ELECTRICAL: CONTRACTOR TO INSTALL PULL BOX. EXACT LOCATION OF PULL BOX TO BE PROVIDED BY CITY PUBLIC UTILITIES DEPARTMENT.

REFER TO DETAIL D & G OF SHEET L-7#8.

P.O.C. 'A'

1" DOMESTIC WATER METER

W.M.W.D. SHALL INSTALL SERVICE LINE, METER AND 1-1/2" FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER.

AVAILABLE PRESSURE = 157.6 P.S.I.

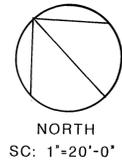
MAX. DEMAND = 21.4 @ 27.87 P.S.I.

RESIDUAL PRESSURE = 7.9

F.G. AT B.F. 48.10

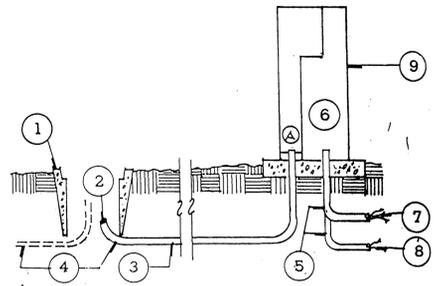
F.G. AT HIGHEST HEAD - 69.20

VALVE 'D-1'

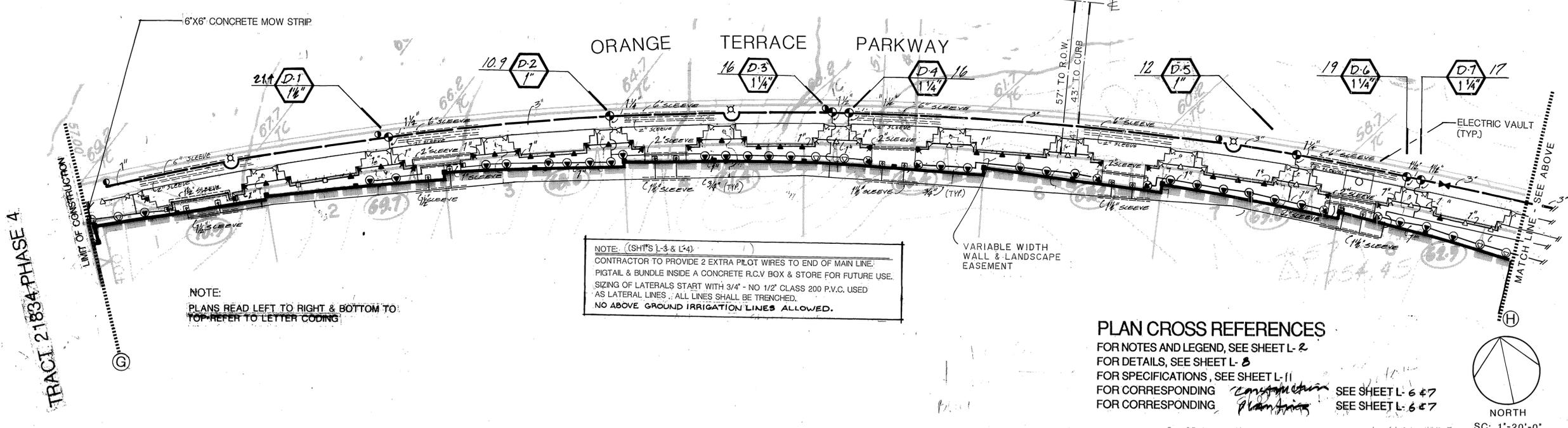


5 HP SINGLE PHASE PUMP BY SO. CAL. PUMP WITH 80" LONG ALUM., CENTER SPLIT PUMP ENCLOSURE BY STRONG BOX. REFER TO SPECS & DETAILS ON SHT. L-8. DEVELOPER TO PROVIDE POWER TO LOCATION PER SPECIFICATIONS ON SHT. L-8.

1. Electric Service Box (Pull Box), by others per Public Utilities plans.
2. Insulating bushing-by others per Public Utilities specs.
3. 2" DB conduit per Public Utilities plans.
4. Service cables provided by Utilities Dept. Public Utilities Dept. will make service connections in Metered Pedestal A and Pull Box, contractor shall not make connection.
5. 1" I.D.G. conduit to be installed by contractor.
6. Customer load section.
7. Contractor to make connection in customer load section and provide 2 - 10 and 1 - 112 cu. THW wires to pump. Provide 2" of wire beyond end of conduit and I.D. neutral.
8. Contractor to make connection in customer load section and provide 2 - 112 cu. THW wires to controller. Provide 2" of wire beyond end of conduit and I.D. neutral.
9. Metered Pedestal to be installed by contractor per E.U.S.E.R.C. drawing #308 Fig. 2B.



CITY METER PEDESTAL



NOTE: (SHT'S 1-3 & 134)

CONTRACTOR TO PROVIDE 2 EXTRA PILOT WIRES TO END OF MAIN LINE. PIGTAIL & BUNDLE INSIDE A CONCRETE R.C.V. BOX & STORE FOR FUTURE USE.

SIZING OF LATERALS START WITH 3/4" - NO 1/2" CLASS 200 P.V.C. USED AS LATERAL LINES. ALL LINES SHALL BE TRENCHED.

NO ABOVE GROUND IRRIGATION LINES ALLOWED.

PLAN CROSS REFERENCES

FOR NOTES AND LEGEND, SEE SHEET L-2

FOR DETAILS, SEE SHEET L-8

FOR SPECIFICATIONS, SEE SHEET L-11

FOR CORRESPONDING *construction* SEE SHEET L-6 & 7

FOR CORRESPONDING *planting* SEE SHEET L-6 & 7



PHASE 5

Underground Service Alert

Call: TOLL FREE 1-800-422-4133

PRIVATE ENGINEERING NOTE

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PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. _____ DATE: _____

EXPIRATION DATE: _____ DATE: _____

APPROVED BY: _____

J.F. Davidson Associates, Inc.

ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

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73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (919) 348-6681 FAX 919-340-6529

SCALE: 1"=20'-0"

BENCH MARK: _____

DATE: 09/02/88

MARK	REVISIONS	APPR	DATE

DESIGNED BY: A.T. DRAWN BY: J.T. CHECKED BY: A.T.

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY: _____ DATE: _____

PRINCIPAL ENGINEER: _____

PARK DEPARTMENT: _____

TRAFFIC DIVISION: _____

CHIEF P.W. ENGR: _____

PLANNING DEPT.: _____

APPROVED BY: *Bang Kell* DATE: 12/12/90

DIRECTOR OF PUBLIC WORKS

IRRIGATION PLAN

TRACT 21834-5

REVERSE FRONTAGE LANDSCAPE

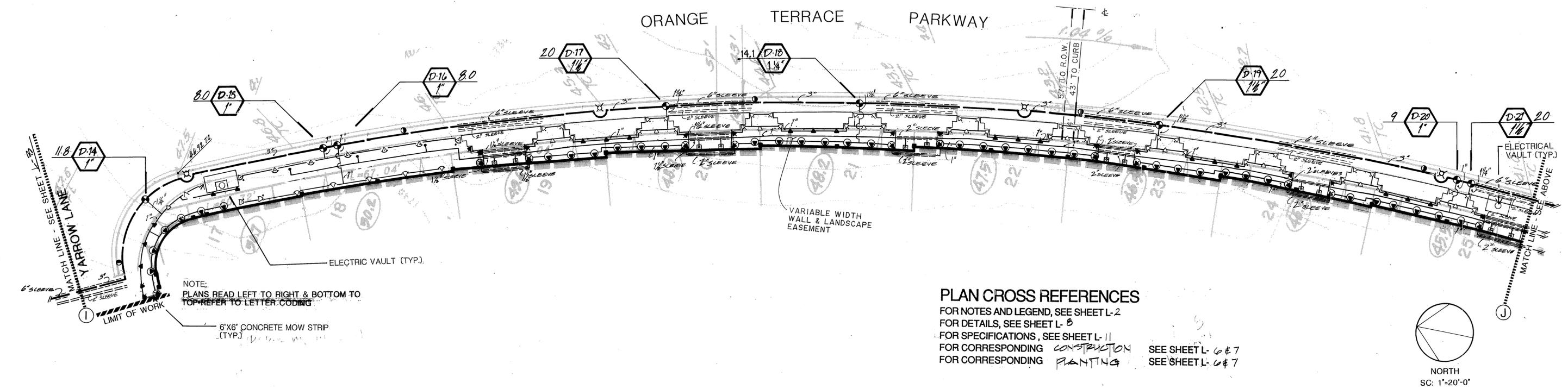
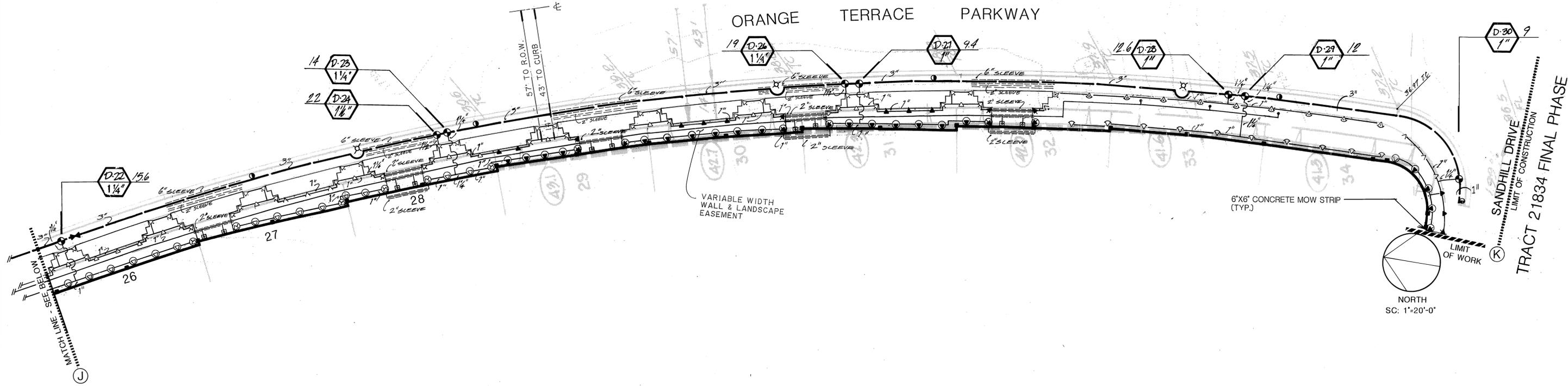
ORANGE TERRACE PKWY

PROJECT NO. 8811020

R-2924 L

SHEET L-3 OF 12

FILE NO. _____



NOTE:
PLANS READ LEFT TO RIGHT & BOTTOM TO TOP REFER TO LETTER CODING

PLAN CROSS REFERENCES

- FOR NOTES AND LEGEND, SEE SHEET L-2
- FOR DETAILS, SEE SHEET L-5
- FOR SPECIFICATIONS, SEE SHEET L-11
- FOR CORRESPONDING CONSTRUCTION SEE SHEET L-6 & 7
- FOR CORRESPONDING PLANTING SEE SHEET L-6 & 7

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APPROVED BY: _____

J.F. Davidson Associates, Inc.
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3880 Lemon Street, Suite 300
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Riverside, CA 92502
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FAX 714-686-9544
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Colton, CA 92324
(714) 825-1062
73-080 El Paseo, Suite 106
Palm Desert, CA 92260
(818) 340-5691
FAX 619-340-0529

MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: _____ BY: _____ DATE: _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR.
PLANNING DEPT.

IRRIGATION PLAN
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

PROJECT NO. 8811029
R-2924 L
SHEET L-4 OF 12
FILE NO. _____

PHASE 5

INDEXED 12-21-90 LHT

STAMPED CONCRETE (DRY SHAKE)

SECTION 03355 - STAMPED CONCRETE (DRY SHAKE)

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

The General and Special Provisions of the Specification as well as the "Standard Specifications for Public Works Construction", current edition, shall apply except as modified herein.

1.02 SCOPE OF WORK:

Exterior slabs as shown on drawings
Forming
Cement, finish
Curing
Placing of sleeves and drain lines under slabs

1.03 QUALITY ASSURANCE:

The work shall be performed by qualified personnel trained to obtain the textured finish specified herein. The contractor shall provide written evidence to the Park Department that the installer for this work has satisfactorily completed at least three installations.

1.04 SAMPLE POUR:

The contractor shall provide a sample pour on site of sufficient size, minimum 10 S.F., to demonstrate the required stamped concrete work, including dust-on color, wax curing and finishing compounds. A minimum period of 28 days will be required for adequate curing of the sample pour prior to inspection. Stamped concrete work shall not be performed prior to the inspection and written approval of the sample by the Park Projects Inspector. If not approved, additional sample panels will be required until approval is achieved. All other portions of the stamped concrete work shall match the color and finish of the approved sample pour.

1.05 DEFECTIVE WORK:

Defective sections shall be removed and replaced. Inconsistencies in color will be considered as defective work. No extension of time will be allowed for correcting defective work.

1.06 INSPECTIONS:

Inspections are required. Contractor shall call for inspection a minimum of 48 hours (two working days) prior to need.

The contractor shall call for inspection at specific steps in the construction process including those points in time when:

- 1) All sleeve and drainline installation is complete, but prior to backfill of trenches.
- 2) All form work is placed and all subgrade work is complete, but prior to pour

Contractor shall notify the Park Projects Inspector, (714) 782-5223, a minimum of 48 hours prior to pouring any concrete.

Any work covered prior to inspection shall be opened to view by the Contractor at his expense if so directed by the Inspector.

PART 2 - MATERIALS

2.01 All materials shall conform to Section 201 of the Standard Specifications, except as modified in the following subsections.

2.02 CONCRETE:

Concrete shall conform to Concrete Class Use Table, Section 201-1, of the Standard Specifications and shall be a 5-sack mix, with a maximum 4-inch slump, 2,000 pounds per square inch ultimate compressive strength at 28 days. No admixtures will be allowed. **4" THICK SLAB ON GRADE.**

2.03 DRY SHAKE COLOR:

The required color shall be: **A-50 - P SLATE - GRAY** by L. M. Scofield, or City approved equal.

PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform to the requirements of Section 303 of the Standard Specifications.

Install concrete and cement finish work true to lines, dimensions and levels.

Color conditioning dust-on shall be added to the concrete using the dry shake Method "A" per Std. Spec's Section 303-6.3.1.

3.02 PLACING CONCRETE:

Transport, place and spread in a manner to prevent segregation of aggregate. Reinforcing shall be supported by metal or plastic chairs; concrete supports shall not be used. Reference Section 303-1.7.1, 303-6.2.

3.03 CONCRETE FINISH:

While the concrete is still in the plastic stage of set, the forming tools shall be applied to make the patterned surface. The pattern used shall be: **ASHLAR SLATE, BOMMACON**
All per Standard Spec's Section 303-6.4.

After finishing, apply color hardener.
A pigmented, heavy duty wax curing and finishing compound shall be applied. The wax compound in the matching color shall be applied uniformly in accordance with manufacturer's printed instructions.

The sealed surface shall be polished using a fine brush which removes residual dust from the surface.

Protect all finished concrete from graffiti. Contractor shall be responsible for providing concrete watchmen. A graffiti finish will not be acceptable.

Remove and replace defective concrete with new materials. Permission to patch any defective area shall not be a waiver of the Park and Recreation Department's right to require complete removal of defective work if patching does not restore quality and appearance of work.

No advertising impression, stamp, or mark of any description other than the specified pattern will be permitted in the cement finish.

3.04 CURING:

Per Standard Specification Section 303-6.5.

END OF SECTION

MH/04470/c

07/06/90

PLAN CROSS REFERENCES

FOR NOTES AND LEGEND, SEE SHEET L- 5

FOR DETAILS, SEE SHEET L- 9

FOR SPECIFICATIONS, SEE SHEET L- 12

FOR CORRESPONDING IRRIGATION

SEE SHEET L- 3 & 4

FOR CORRESPONDING CONSTRUCTION

SEE SHEET L- 10

PLANTING LEGEND

SYMBOL	ITEM NO.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	DETAIL
Trees						
T-1		Lagerstroemia indica	Crape Myrtle 'Purple'	15 Gal.	Plant at 30" OC Min.	A,B,G
T-2		Magnolia grandiflora 'Majestic Beauty'	Southern Magnolia	15 Gal.	Plant at 45" OC Min.	A,B,G
Shrubs						
S-1		Abelia grandiflora 'Edward Goucher'	N.C.N.	5 Gal.	Plant at 48" OC	C
S-2		Raphiolepis indica 'Clara'	White India Hawthorne	5 Gal.	Plant at 36" OC	F
S-3		Raphiolepis indica 'Pink Lady'	Pink Lady Hawthorne	5 Gal.	Plant at 36" OC	C
S-4		Xylosma congestum 'Compacta'	N.C.N.	5 Gal.	Plant at 48" OC	C
Vine						
V-1		Macladyena unguis-catii	Cat's Claw	5 Gal.	Attach to walls per plan	F
Groundcovers						
G-2		Trachelospermum jasminoides	Star Jasmine	Flats	At 12" OC Triangulate	E
G-3			Medium Grind Shredded Mulch		2" thick all planters Source: Blue Ribbon Landscape Orange, California (714)833-3666	D

(NOTE: Contractor shall remove 3" soil and replace with 2" of shredded mulch). F.G. shall be 3" below fin. surface, wherever mulch is installed.

PLANTING NOTES

1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
2. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
3. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
4. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
5. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED. (SEE SPECIFICATIONS)
6. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
7. LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE PARK PROJECTS INSP. THE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
8. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE PARK PROJECTS INSP PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
9. SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB AND GROUND COVER AREAS PER SPECIFICATIONS, UNLESS OTHERWISE INDICATED ON PLANS.
10. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE
11. WHEREVER GROUND COVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP OR HEADERBOARD AS INDICATED ON DRAWINGS.
12. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE PARK PROJECTS INSP.

STAMPED CONCRETE SPECIFICATIONS

Underground Service Alert
Call: TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. _____
EXPIRATION DATE: _____ DATE: _____
APPROVED BY: _____

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 11200 S. Mt. Vernon Ave., Suite "D" 73-080 El Paseo, Suite 106
P.O. Box 493 Riverside, CA 92502 Palm Desert, CA 92260
Riverside, CA 92502 (714) 856-0844 (714) 825-1082 (619) 348-5581
FAX 714-686-9564 FAX 619-340-0529

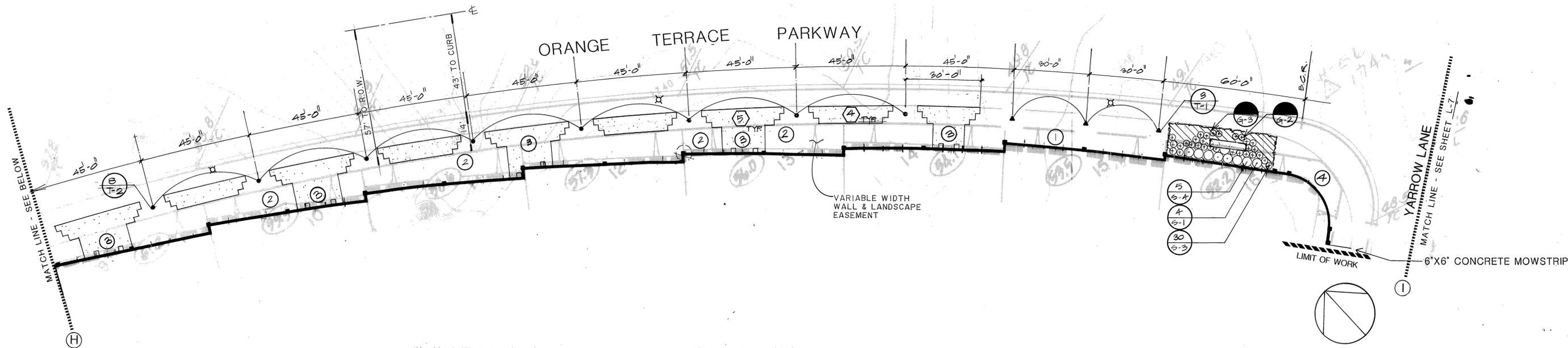
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DATE: 7/12/90

MARK _____ REVISIONS _____ APPR. DATE _____
DESIGNED BY A.M. DRAWN BY J.L. CHECKED BY A.P.T.

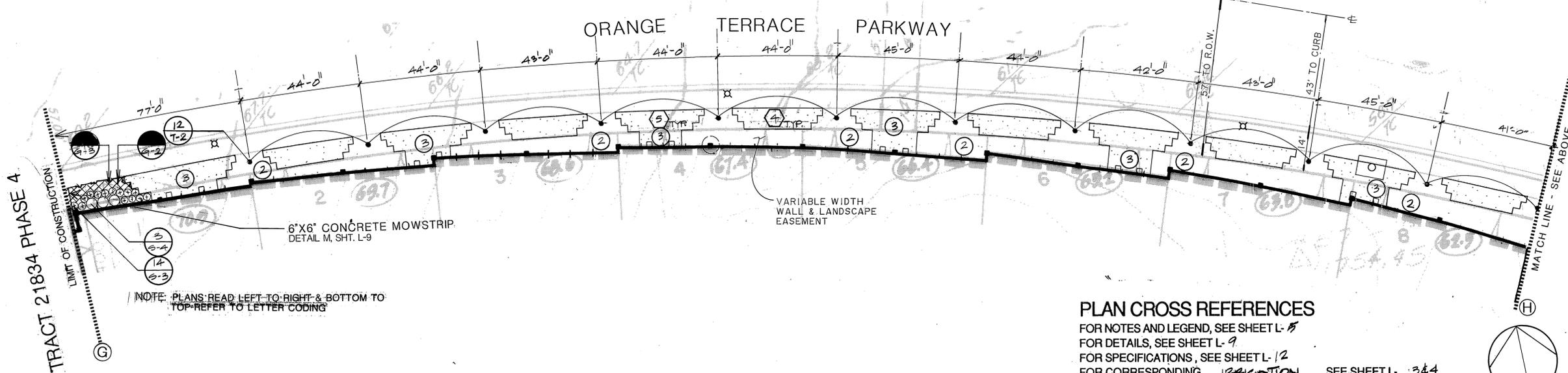
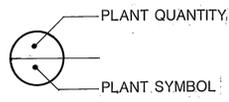
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY _____ BY _____ DATE _____
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR. DATE 12/12/90
PLANNING DEPT. DATE 12-12-90

PLANTING NOTES AND LEGEND
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY.
PROJECT NO. 8811029
R-2924 L
SHEET L-5 OF 12
FILE NO. _____



CONSTRUCTION LEGEND	PLANTING LEGEND
1 CONSTRUCT 6" HIGH CONCRETE BLOCK WALL PER DETAIL C, E, SHEET L-2.	1. 6"x6" PLANTER. SEE ENLARGEMENT PLAN, DETAIL H, SHEET L-10.
2 CONSTRUCT 6" HIGH CONCRETE BLOCK WALL PER DETAIL F, SHEET L-2.	2. STEPPED PLANTER. SEE ENLARGEMENT PLAN, DETAIL I, SHEET L-9.
3 CONSTRUCT CURVED CONCRETE BLOCK WALL PER DETAIL A, SHEET L-2.	3. STEPPED PLANTER WITH VINE POCKETS. SEE ENLARGEMENT PLAN, DETAIL J, SHEET L-1.
4 CONSTRUCT STAMPED CONCRETE PER DETAIL H, SHEET L-2.	4. CORNER PLANTING. SEE ENLARGEMENT PLAN, DETAIL K, SHEET L-1. (100% LANDSCAPE)
5 CONSTRUCT STAMPED CONCRETE WITH VINE POCKETS PER DETAIL G, SHEET L-2.	
6 CONSTRUCT 12" WIDE TILE PATTERN STAMPED CONCRETE PER DETAIL I, SHEET L-2.	
7 2" SQ. WROUGHT-IRON FENCE SUPPORT POST PER DETAIL L, SHEET L-2.	

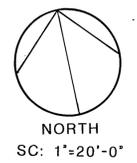


TRACT 21834 PHASE 4

NOTE: PLANS READ LEFT TO RIGHT & BOTTOM TO TOP - REFER TO LETTER CODING

PLAN CROSS REFERENCES

FOR NOTES AND LEGEND, SEE SHEET L-5
 FOR DETAILS, SEE SHEET L-9
 FOR SPECIFICATIONS, SEE SHEET L-12
 FOR CORRESPONDING IRRIGATION SEE SHEET L-3&4
 FOR CORRESPONDING CONSTRUCTION SEE SHEET L-10



Underground Service Alert
 Call: TOLL FREE
 1-800
 422-4133

PRIVATE ENGINEERING NOTE
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PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. _____ DATE: _____
 APPROVED BY: _____

J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954
 11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (818) 348-2691 FAX 818-340-0929

SCALE: 1"=20'-0"
 DATE: 09/02/88

MARK	REVISIONS	APPR	DATE

DESIGNED BY K.D. DRAWN BY J.T. CHECKED BY ART

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS

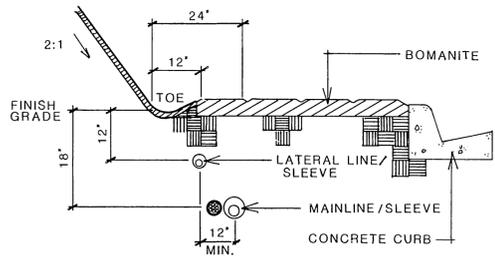
APPROVED BY	BY	DATE	APPROVED BY	DATE
PRINCIPAL ENGINEER	<u>[Signature]</u>	<u>12/2/90</u>	DIRECTOR OF PUBLIC WORKS	<u>12/2/90</u>
TRAFFIC DIVISION	<u>[Signature]</u>	<u>12/2/90</u>	CHIEF P.W. ENGR	<u>12/2/90</u>
PLANNING DEPT.	<u>[Signature]</u>	<u>12/2/90</u>		

CONSTRUCTION PLANTING PLAN
 TRACT 21834-5
 REVERSE FRONTAGE
 LANDSCAPE
 ORANGE TERRACE PKWY

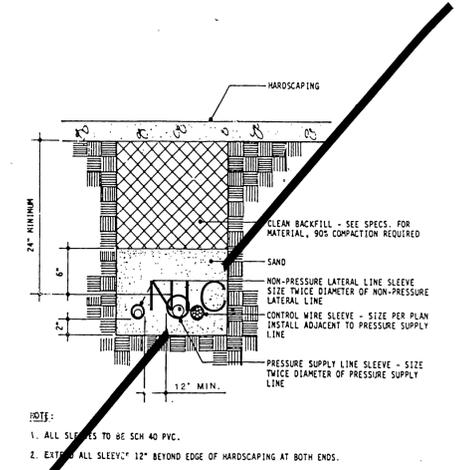
PROJECT NO. 8811029
 R-2924 L
 SHEET L-6 OF 12
 FILE NO.:

IRRIGATION PUMP SPECIFICATIONS

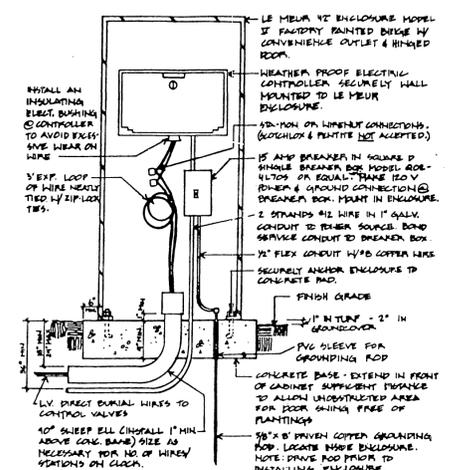
- IRRIGATION PUMP**
- Booster pump system shall be a CONSTANTFLO model 80BP45P4-5.0-(C) EF H factory prepped and primed unit, mounted on a galvanized steel skid base, with a capacity of 80 GPM at 45 TDH, exclusive of pressure drop through the prefabricated system.
 - Pumps shall be end suction close coupled or in-line type, bronze fitted construction, with bronze impeller and wear rings, mechanical seal with ni-resist seat, bronze shaft sleeve, integral flanged suction and discharge connections, and keyed motor shaft-hub pull-out type.
 - Motor shall be 1.750 RPM, 5.0 HP, 208/230/460 VOLTS, PHASE open drip proof, and shall be non-overloading on the full range of the impeller curve without use of the service factor. Motors installed vertically for outdoor use shall be TEFC. Contractor to confirm voltage and phase prior to ordering equipment.
Gauges shall be 2 1/2" diameter, glycerine filled, 0-100 PSI at suction and 0-200 PSI at discharge, with brass 1/4" needle valve shut-off cocks.
 - Piping, fittings and valves shall be flanged units, not threaded. All nuts and bolts to be cad plated. Shut-off valves to be butterfly type, wafer style, lug type, drilled and tapped, and capable of remaining installed in the piping. System to include a bypass line with butterfly shut-off valve. Skid base to have bolt holes at each corner for attachment to the concrete with cad plated anchors.
 - Control panel shall be a UL listed combination starter, NEMA 3R enclosure, door-in-door type, key lockable and padlockable, with circuit breaker disconnect, through the door ON/OFF handle, magnetic starter with overloads and heaters on all legs, HOA selector switch, 115 volt control circuit transformer with circuit breaker disconnect, control terminal strip, a time delay relay "OFF" to prevent pump cycling as valve stations open and close, and a PUMP START RELAY (plug-in module type). A separate PSTIR shall be furnished for each clock.
 - The electrical contractor shall provide all labor and material for main power to pump panel, and for 115 volt power between pump panel and sprinkler panel (NOT for powering sprinkler panel). When the time clock in the sprinkler panel is energized, the dry contacts in the pump start relay will close and allow power from the pump panel to feed through the dry contacts and back to the magnetic starter coil, thereby energizing the pump.
 - Entire unit to be factory finished with two coats of green RUSTOLEUM factory enamel finish.



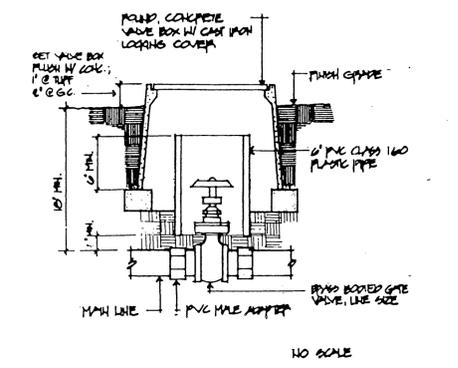
J MAIN LINE / LATERAL LINE LOCATIONS AT TOE OF SLOPE. N.T.S. J.F. DAVIDSON ASSOCIATES, INC.



I TYPICAL SLEEVING J.F. DAVIDSON ASSOCIATES, INC.

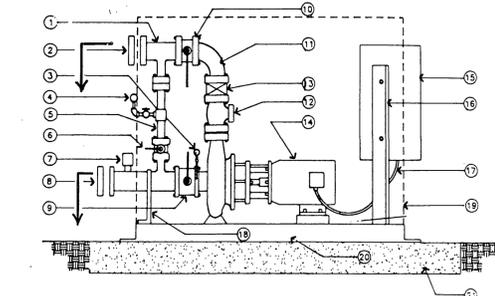


D CONTROLLER DETAIL NO. 4070

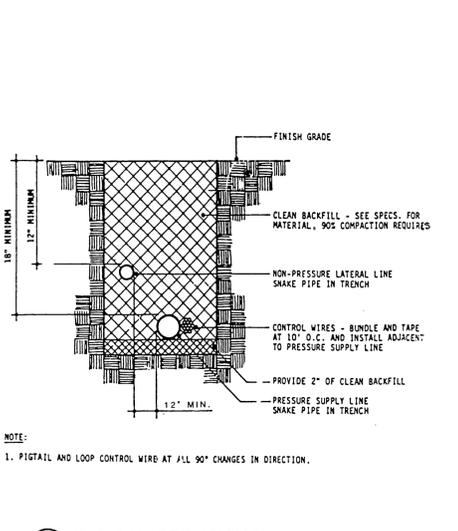


C GATE VALVE DETAIL NO. 402

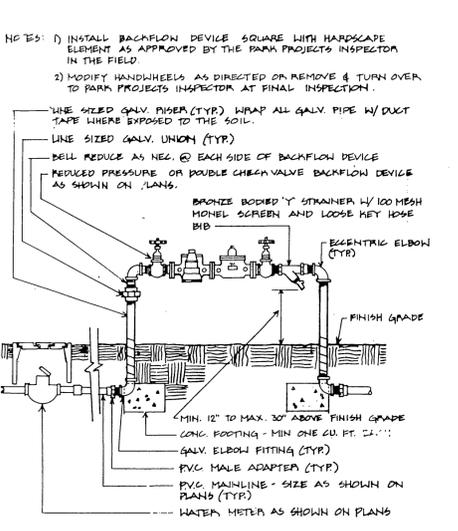
- IRRIGATION PUMP OPTIONAL EQUIPMENT**
- If the CONSTANTFLO system is connected to a PUMPED city main instead of a reservoir tank and may experience a wide range of suction pressures, a combination pressure-reducing and non-slam check valve shall be included in the CONSTANTFLO system.
 - McDonnell-Miller F65W flow switch with T20 time delay relay, mounted wired, and including a special auxiliary relay in the pump panel, to operate as a NO-FLOW safety shut down.
 - A PUMP START RELAY of the plug-in module type shall be mounted and wired in the pump panel by the panel supplier.
- OPTIONAL FEATURES**
- If the CONSTANTFLO system is connected to a PUMPED city main instead of a reservoir tank and may experience a wide range of suction pressures, a combination pressure reducing and non-slam check valve shall be included in the CONSTANTFLO system.
 - McDonnell-Miller F65W flow switch with T20 time delay relay, mounted wired, and including a special auxiliary relay in the pump panel, to operate as a NO-FLOW safety shut down.
 - A PUMP START RELAY of the plug-in module type shall be mounted and wired in the pump panel by the panel supplier.
 - Nema 3R non-fused main disconnect switch, mounted on exterior of pump panel, and wired to panel circuit breaker.
- IRRIGATION PUMP INSTALLATION NOTES:**
- The CONSTANTFLO irrigation pump skid unit shall be factory built and supplied by Southern California Pump Company (714-966-1095). The pump unit shall be installed per local codes including certification as required.
 - The services of a factory trained representative shall be made available on the job-site to check installation and perform the start-up, and instruct operating personnel. A report of start-up data, including voltage and amperage readings, pressure gauge readings, and general operating characteristics shall be submitted to the Landscape Architect for record purposes. Three sets of operating and maintenance manuals and control panel wiring diagrams shall be provided to the contractor.



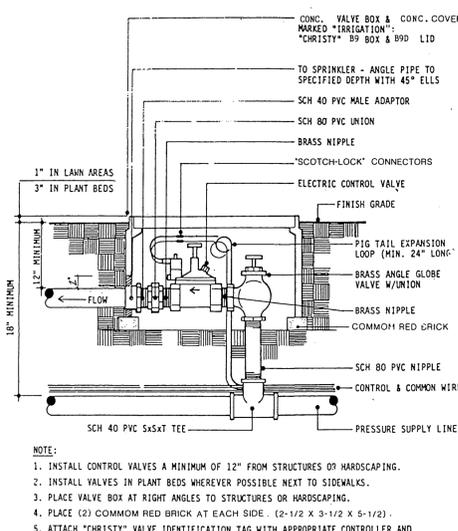
K IRRIGATION PUMP
NOTE: INTAKE AND DISCHARGE LINES BETWEEN PUMP AND PVC MAINLINE SHALL BE GALVANIZED PIPE. GALVANIZED NIPPLE AND UNION SHALL BE USED FOR CONNECTION.



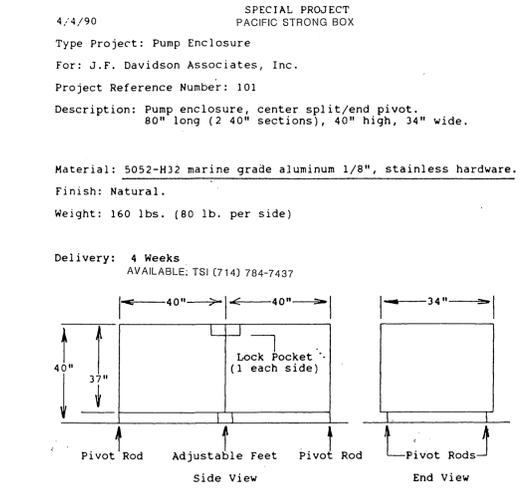
H TYPICAL TRENCHING J.F. DAVIDSON ASSOCIATES, INC.



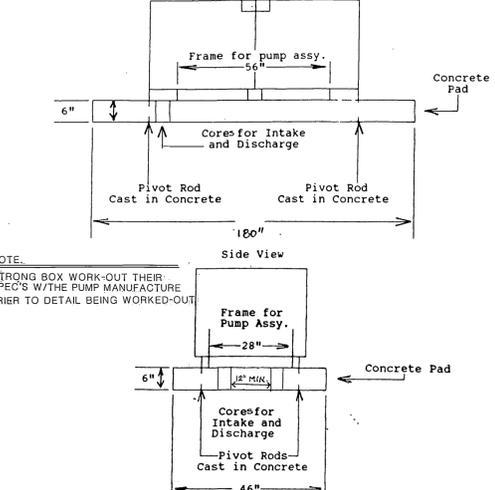
E REDUCED PRESSURE/DOUBLE CHECK VALVE BACKFLOW DEVICE DETAIL NO. 4011 BY W.M.W.D.



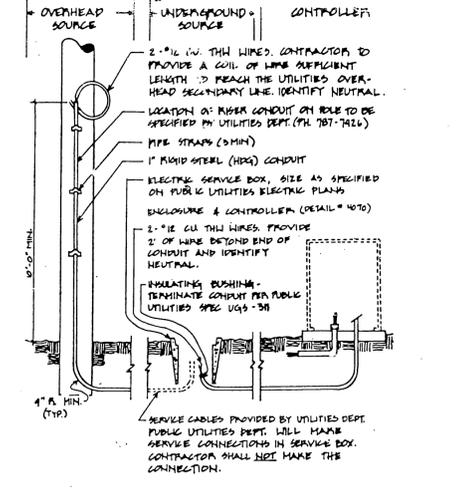
B REMOTE CONTROL VALVE WITH SHUT-OFF VALVE & UNION J.F. DAVIDSON ASSOCIATES, INC.



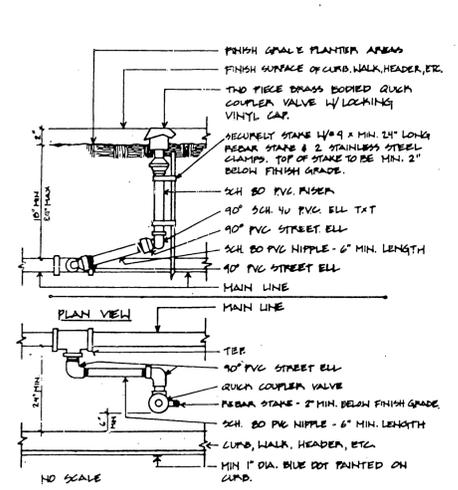
M PUMP ENCLOSURE



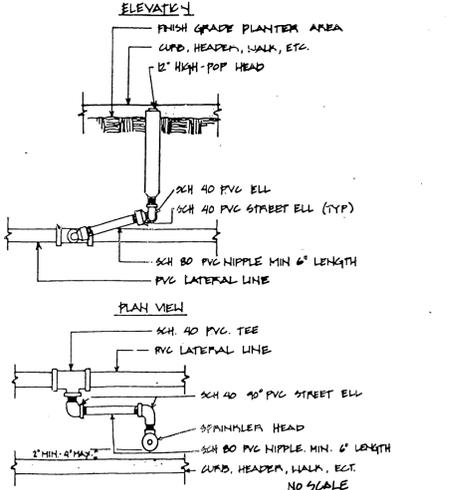
L PUMP ENCLOSURE



G UTILITY SERVICE DETAIL NO. 4060



F QUICK COUPLER DETAIL NO. 4050



A SPRAY HEAD/BUBBLER DETAIL NO. 4040

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TWO WORKING DAYS BEFORE YOU DIG

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PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. _____
EXPIRATION DATE: _____ DATE: _____
APPROVED BY: _____

SCALE: N.T.S.
DATE: 09/02/88

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 483 Riverside, CA 92502 (714) 686-0844 FAX 714-686-5954
11200 S. ML Vernon Ave., Suite 'D' Colton, CA 92324 (714) 825-1092
73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 346-8891 FAX 619-340-0529

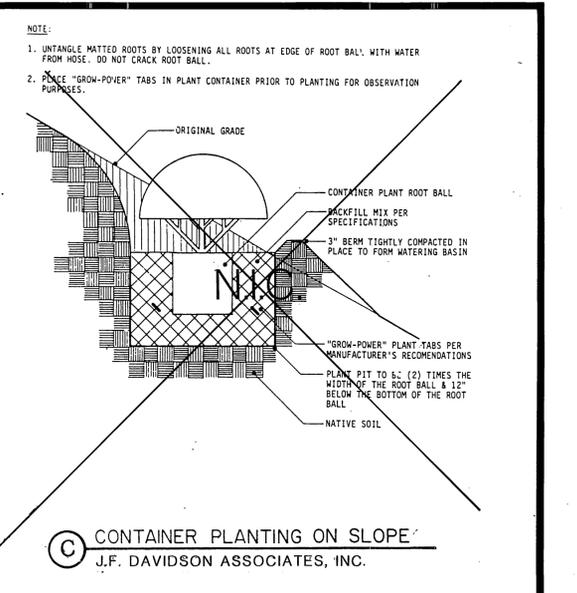
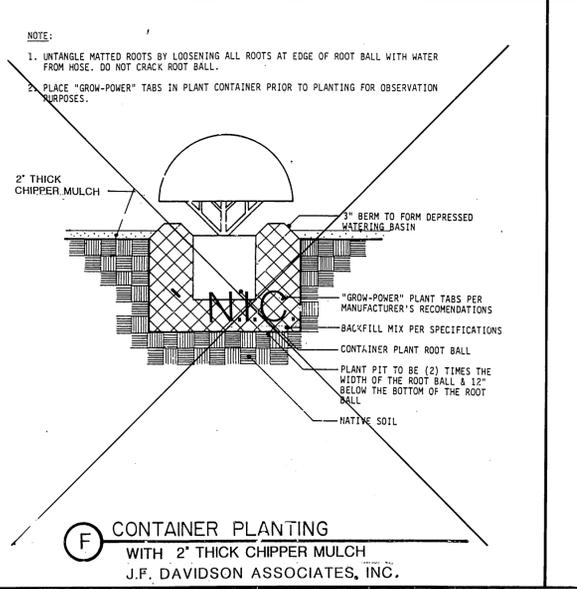
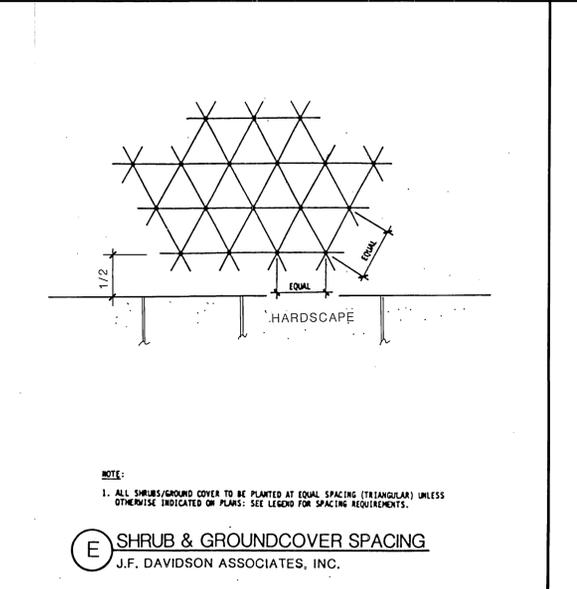
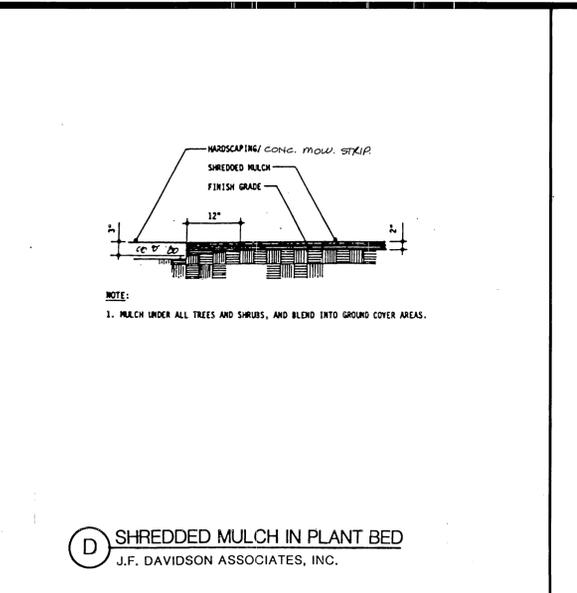
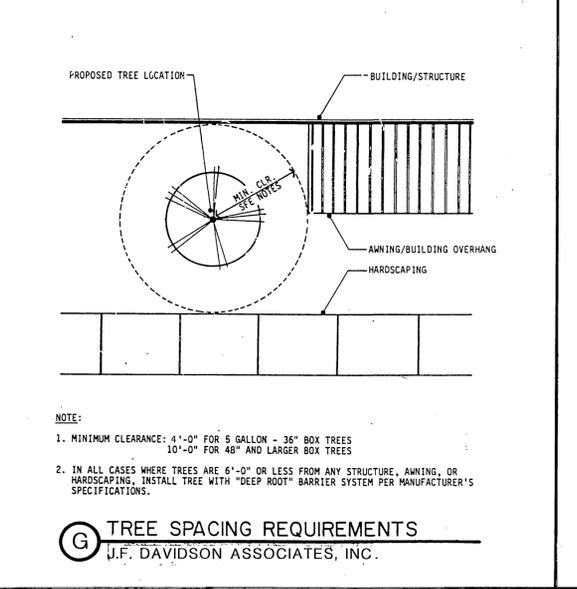
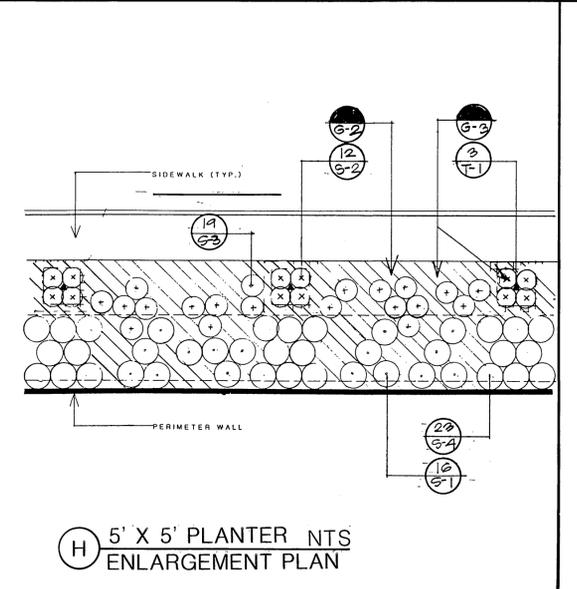
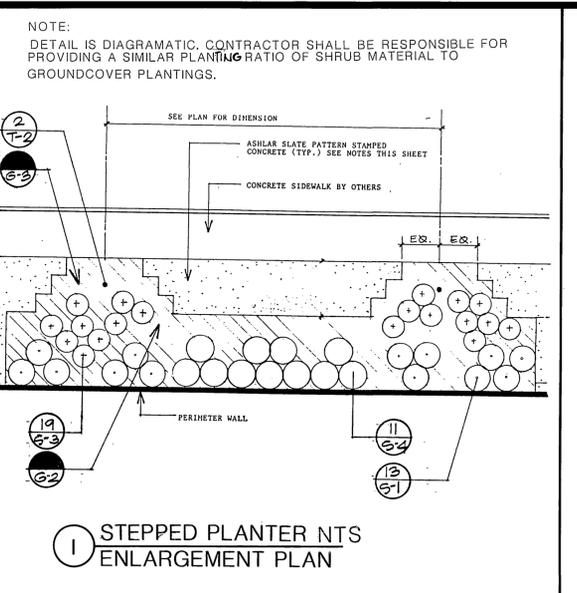
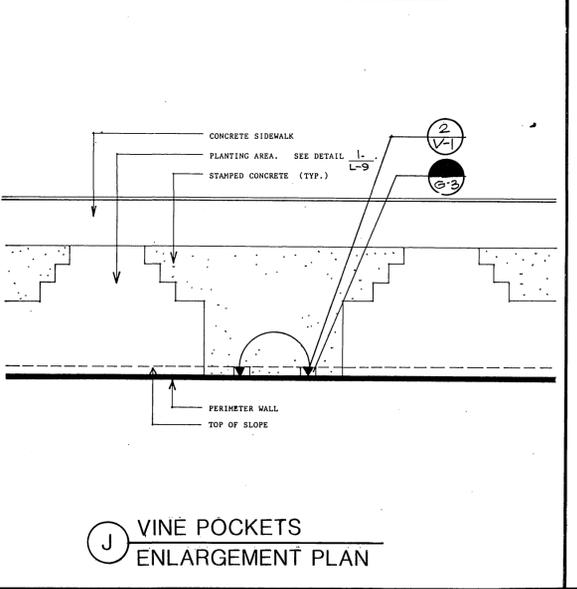
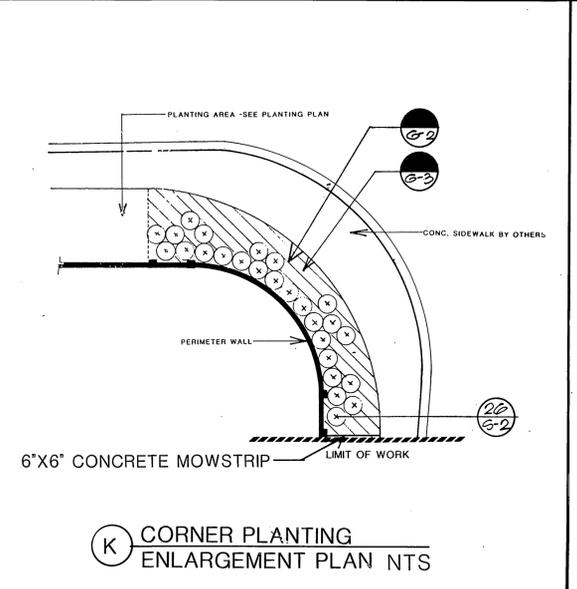
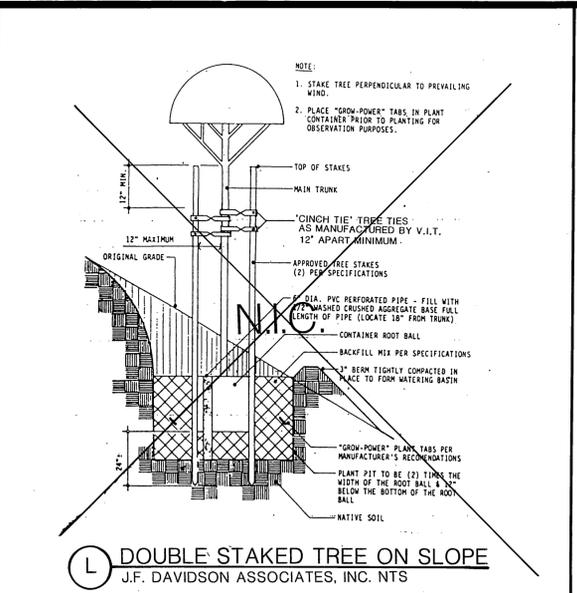
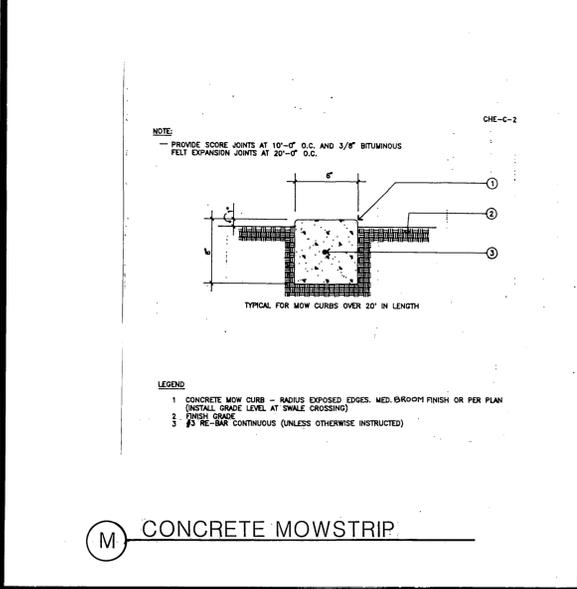
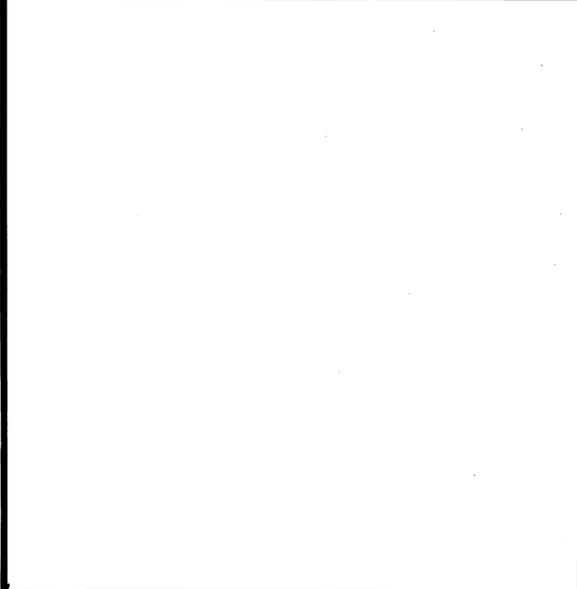
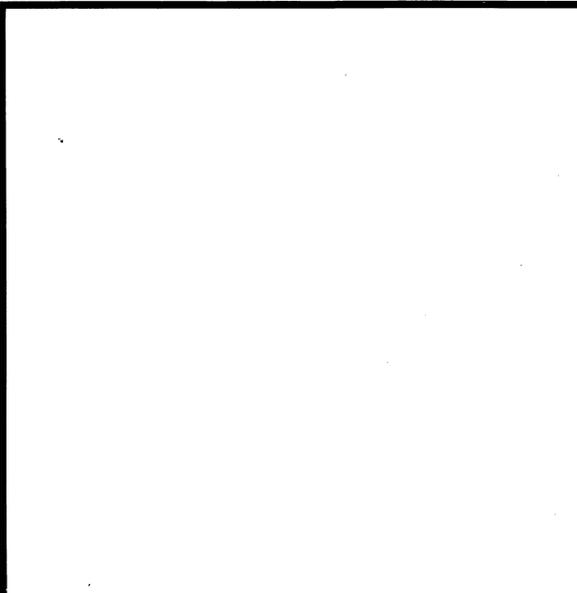
CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature] DATE: 12/12/90
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
CHIEF P.W. ENGR. DATE: 12/12/90
PLANNING DEPT.

IRRIGATION DETAILS
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY
PROJECT NO. '8811029
R-2924 L
SHEET L-8 OF 12
FILE NO.:

INDEXED 12-21-90

P02186F



Underground Service Alert
 Call: TOLL FREE
 1-800-422-4133
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



PREPARED UNDER THE DIRECTION OF:
 REGISTERED CIVIL ENGINEER NO. _____
 EXPIRATION DATE: _____ DATE: _____
 APPROVED BY: _____

SCALE: N.T.S.
 DATE: 09/02/88

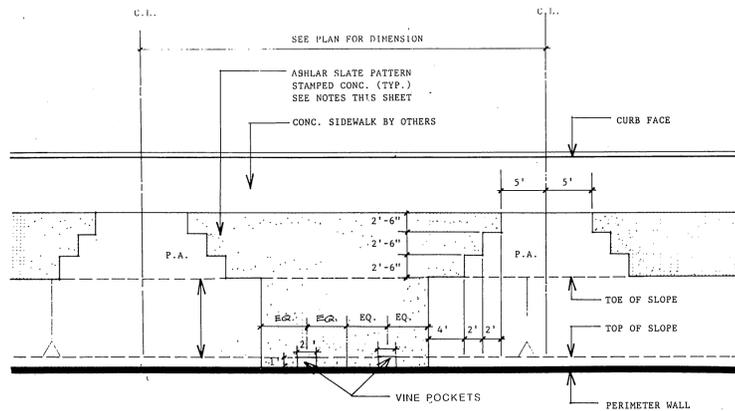
J.F. Davidson Associates, Inc.
 ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
 3880 Lemon Street Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9954
 11200 S. Mt. Vernon Ave. Suite 'D' Colton, CA 92324 (714) 825-1082
 73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (619) 348-5691 FAX 619-340-0529

MARK _____ REVISIONS _____ APPR. DATE _____
 DESIGNED BY: A.T. DRAWN BY: J.T. CHECKED BY: A.E.T.

CITY OF RIVERSIDE, CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS
 APPROVED BY: _____ BY: DATE: 10/12/90
 PARK DEPARTMENT: _____
 TRAFFIC DIVISION: _____
 PLANNING DEPT.: _____
 CHIEF P.W. ENGR. DATE: 12/12/90

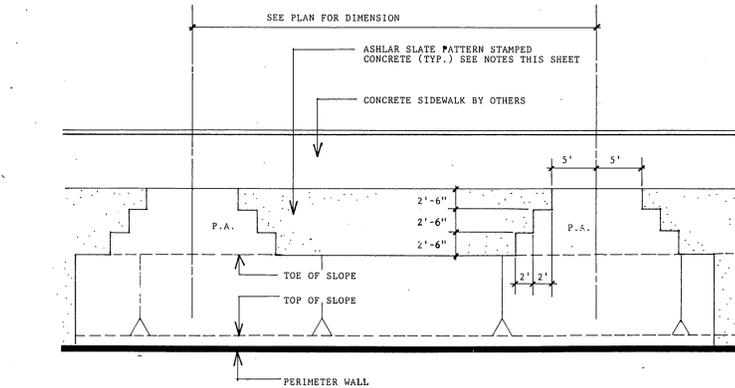
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 TRACT 21834-5
 REVERSE FRONTAGE
 LANDSCAPE
 ORANGE TERRACE PKWY

PROJECT NO. 8811029
 R-2924 L
 SHEET L-9 OF 12
 FILE NO. _____



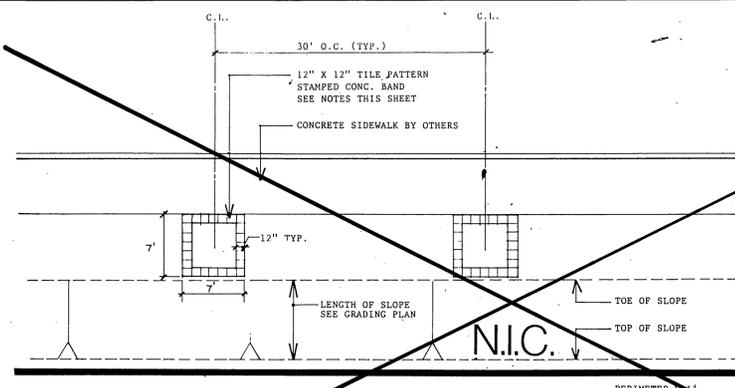
G STAMPED CONCRETE WITH VINE POCKETS BLOW-UP
N.T.S.

- TEXTURED PAVING NOTES**
- ACCENT BAND - 4" THICK CONCRETE BAND, 4,000 P.S.I. DESIGN MIX - STAMP - LOW PROFILE LOW WAFLE BOMANITE 12" X 12" TILE PATTERN OR APPROVED EQUAL. REFER TO BULLETIN 309. COLOR NO. 0-22, CORAL RED CHROMIX. ADMIXTURE BY L.M. SCOFIELD. TEXTURE - FINE BROOM FINISH, VERTICAL TO STREET.
 - STAMPED CONCRETE AREAS: 4" THICK SLAB ON GRADE, 4,000 P.S.I. DESIGN MIX STAMP - ASHLAR SLATE BOMACRON PATTERN BY BOMANITE, OR APPROVED EQUAL. REFER TO SPEC'S COLOR NO. 0-14, FRENCH GREY CHROMIX. ADMIXTURE BY L.M. SCOFIELD. CLEAR SEALER - 2 COATS OF CEMENTONE CLEAR SEALER BY L.M. SCOFIELD. APPLY PER MANUFACTURER'S INSTRUCTION NO. A-703. TEXTURE - ASHLAR SLATE BOMACRON.
 - CONTROL JOINTS: BETWEEN BOMANITE BAND AND BOMACRON ASHLAR SLATE PATTERN SHALL BE A COLD JOINT. BETWEEN BOMANITE BAND AND BACK OF CURB SHALL BE A COLD JOINT.
 - INSTALLATION PROCESS: BOMANITE TEXTURED PAVING OR APPROVED EQUAL. REFER TO BULLETIN 308.



H STAMPED CONCRETE BLOW-UP
N.T.S.

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 - INSTALLATION PROCESS: BOMANITE TEXTURED PAVING, OR APPROVED EQUAL. REFER TO BULLETIN 308.



I 5'X5' PLANTER BLOW-UP
N.T.S.

- TEXTURED PAVING NOTES**
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PREPARED UNDER THE DIRECTION OF:
REGISTERED CIVIL ENGINEER NO. _____
EXPIRATION DATE: _____ DATE: _____
APPROVED BY: _____

J.F. Davidson Associates, Inc.
ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE
3880 Lemon Street, Suite 300 P.O. Box 493 Riverside, CA 92502 (714) 686-0844 FAX 714-686-9554
11200 S. Mt. Vernon Ave., Suite "D" Colton, CA 92324 (714) 825-1082
73-080 El Paseo, Suite 106 Palm Desert, CA 92260 (919) 466-5687 FAX 619-340-0529

SCALE: N.T.S. BENCH MARK: _____
DATE: 09/02/88

MARK	REVISIONS	APPR	DATE

DESIGNED BY A.T. DRAWN BY J.T. CHECKED BY ART

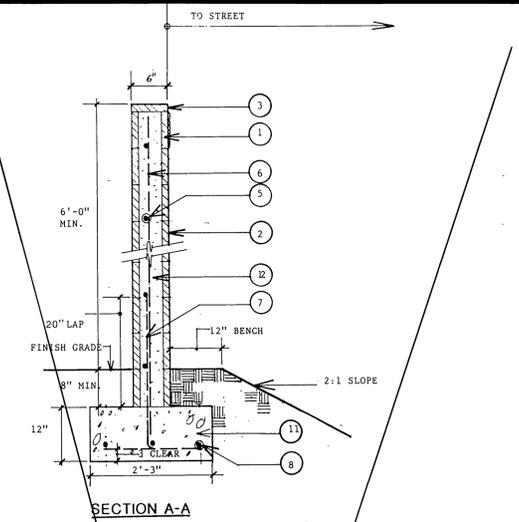
CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ BY DATE: _____
PRINCIPAL ENGINEER: W.C. 1/14/90
PARK DEPARTMENT: 10/16/90
TRAFFIC DIVISION: _____
CHIEF P.W. ENGR. 10/16/90
PLANNING DEPT. 10/16/90

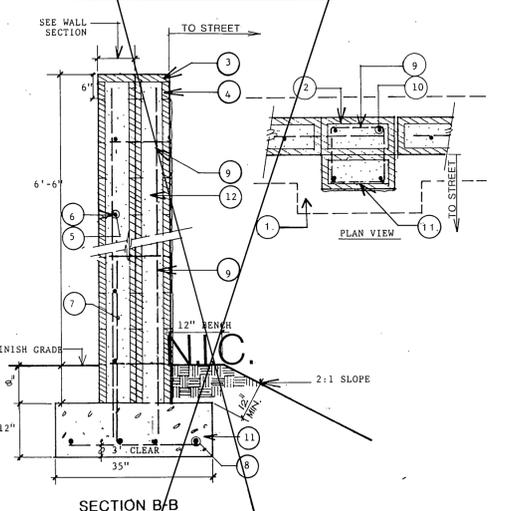
APPROVED BY: Ray Bond
DIRECTOR OF PUBLIC WORKS
DATE: 12/1/90

CONSTRUCTION DETAILS
TRACT 21834-5
REVERSE FRONTAGE
LANDSCAPE
ORANGE TERRACE PKWY

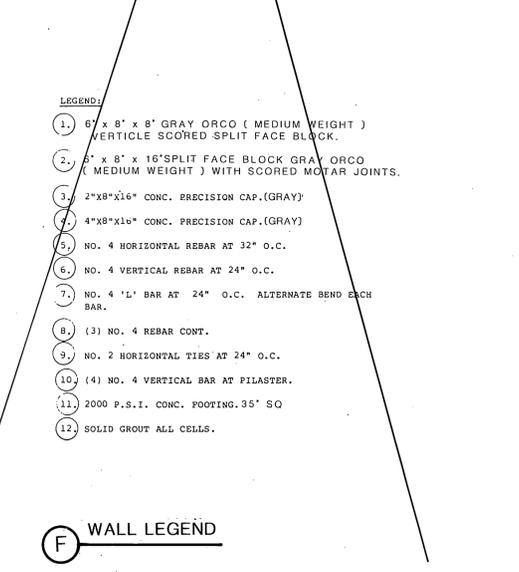
PROJECT NO. 8811029
R-2924 L
SHEET L-10 OF 12
FILE NO. _____



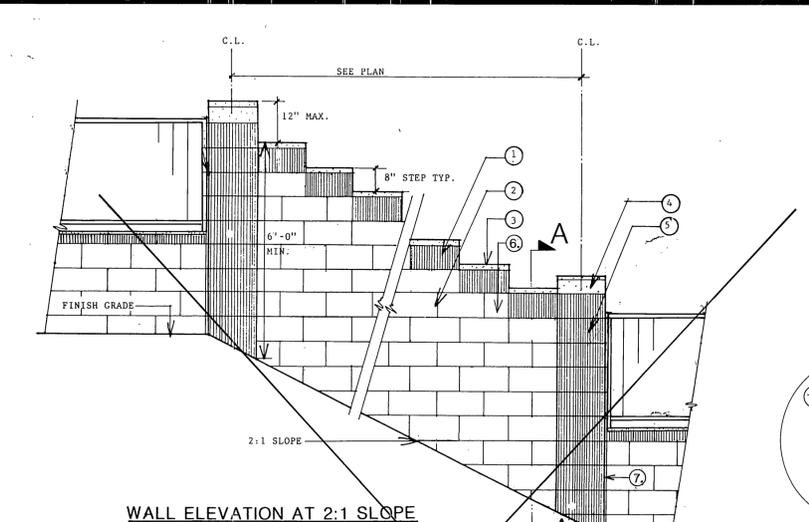
D CONCRETE BLOCK WALL
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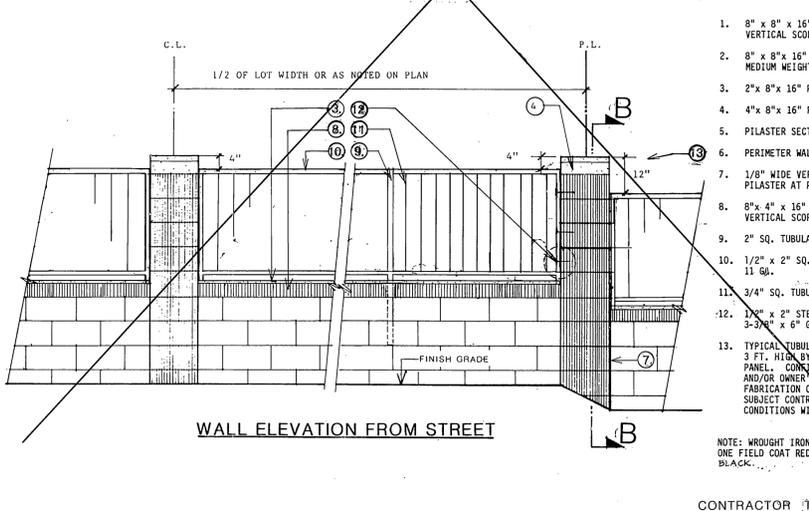
E CONCRETE BLOCK PILASTER: 16" SQ.
N.T.S.



F WALL LEGEND
N.T.S.



WALL ELEVATION AT 2:1 SLOPE
N.T.S.

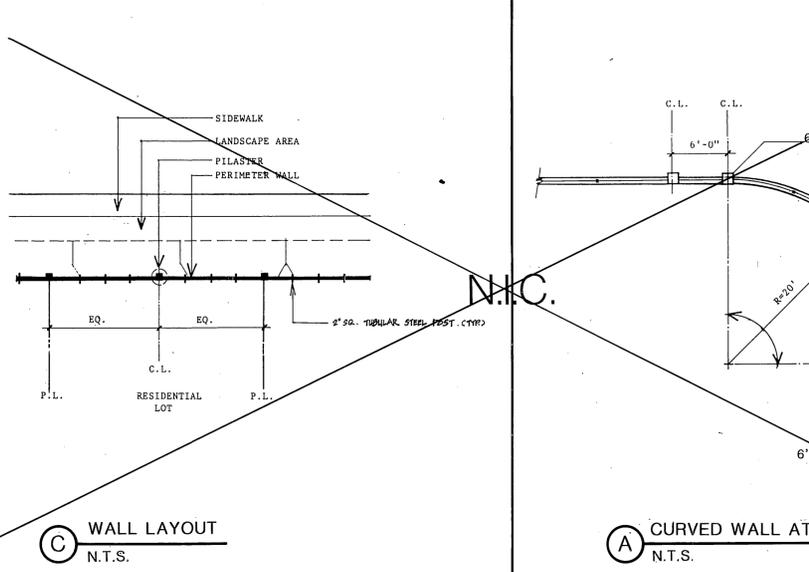


B WALL ELEVATION
N.T.S.

WALL CONSTRUCTION LEGEND

- 8" x 8" x 16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
- 8" x 8" x 16" SPLIT FACE BLOCK GRAY ORCO (MEDIUM WEIGHT) WITH SCORED MORTAR JOINTS.
- 2" x 8" x 16" PRECISION CAP.
- 4" x 8" x 16" PRECISION BLOCK.
- PILASTER SECTION, SEE DETAIL E.
- PERIMETER WALL SECTION, SEE DETAIL D.
- 1/2" WIDE VERTICAL JOINT TYPICAL AT PILASTER AT P.L.
- 8" x 8" x 16" GRAY ORCO (MEDIUM WEIGHT) VERTICAL SCORED SPLIT FACE BLOCK.
- 2" SQ. TUBULAR STEEL POST - 11 GA.
- 1/2" x 2" SQ. TUBULAR RAIL, TOP AND BOTTOM - 11 GA.
- 3/4" SQ. TUBULAR STEEL TUBE - 11 GA.
- 1/2" x 2" STEEL PLATE. ATTACH TO BLOCK WITH 3/8" x 6" GALV. EXPANSION BOLTS (TYP.).
- TYPICAL TUBULAR STEEL PARCEL INSTALLATION BETWEEN PLASTERS - 3 FT. HIGH BY 8 FT. PANEL AND ONE 3 FT. HIGH BY 7.5 FT. PANEL. CONFORM ON-SITE DIMENSIONS WITH LANDSCAPE ARCHITECT AND/OR OWNER REPRESENTATIVE PRIOR TO FABRICATION. FABRICATION OF PANELS WITHOUT MEASUREMENT CONFIRMATION WILL SUBJECT CONTRACTOR TO REFABRICATION OF PANELS TO FIT SITE CONDITIONS WITHOUT EXTRA COST TO DEVELOPER.

CONTRACTOR TO SUBMIT ALTERNATE BIDS FOR:
1. GALVANIZED FENCE W/ 2 COATS OF ENAMEL PAINT.
2. STEEL FENCE W/ POLYESTER POWDER COATINGS



C WALL LAYOUT
N.T.S.

A CURVED WALL AT CORNER
N.T.S.

INDEXED 12-21-90 LFT

PC21834

SECTION 02441 - IRRIGATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

The provisions of the "Standard Specifications for Public Works Construction", current edition, shall apply except as modified herein.

1.02 SCOPE:

A. General:

The work of this section shall include the furnishing of all labor, materials, equipment and services necessary to provide complete operating irrigation systems, including 120 volt electrical service to the controller, all as shown on the drawings and as specified.

B. Related Work Specified Elsewhere:

Table with 2 columns: Item, Description. Includes Site Clear and Grub, Site Grading, Selected Site Demolition, Planting, Electrical.

1.03 SUBMITTALS:

A. Materials List:

Contractor shall submit a complete materials list for approval by the City prior to performing any work. Catalog data and full descriptive literature must be submitted whenever the use of items different than those specified is requested.

Material list shall be submitted using the following form:

Table with 4 columns: Item, Description, Manufacturer, Model No. Includes Pressure Supply Line, Lawn Head, etc.

B. "Record" Prints:

- (1) Record accurately on one set of blue-line prints all changes in the work constituting departures from the original contract drawings... (2) The changes and dimensions shall be recorded in a legible and workmanlike manner... (3) Dimension from two permanent points of reference (buildings, monuments, sidewalks, curbs, pavement, etc.)...

1.04 INSPECTIONS:

A. Inspections will be required for:

- (1) Pressure test of irrigation main line. (2) Coverage test. (3) Final inspection/start of maintenance. (4) Final acceptance.

B. Inspection Requests:

Contractor shall notify the Park Projects Inspector in advance for requesting all inspections as follows: Pressure supply line installation and testing - 36 hours (1-1/2 working days) System layout - 36 hours (1-1/2 working days) Coverage tests - 36 hours (1-1/2 working days) Final inspection - 48 hours (two working days)

C. Closing in uninspected work:

Do not allow or cause any of the work of this section to be covered up or enclosed until it has been inspected, tested and approved by the City.

D. Coverage test:

When the sprinkler system is completed, Contractor shall perform a coverage test in the presence of the City to determine if the water coverage for planting areas is complete and adequate.

E. Hydrostatic test:

- (1) Prior to the installation of any valves, all pressure lines shall be tested under a hydrostatic pressure of 150 psi for a period of not less than two hours... (2) All hydrostatic tests shall be made in the presence of the City... (3) Contractor shall furnish necessary force pump and all other test equipment.

1.05 TURNOVER ITEMS:

A. Controller Charts:

- (1) Record prints must be approved by City before charts are prepared. (2) Provide one controller chart (of the maximum size controller door will allow) for each automatic controller... (3) The chart is to be a reduced copy of the actual "record" print... (4) Chart shall be marked with a different color to show the area of coverage for each station... (5) When completed and approved, the chart shall be hermetically sealed between two pieces of plastic... (6) Controller charts shall be completed prior to final inspection.

B. Operation and Maintenance Manuals:

- Within 10 calendar days prior to acceptance of construction, prepare and deliver to the City all required descriptive materials, properly prepared in two individually bound copies of the operation and maintenance manual... (1) Index sheet stating Contractor's address and telephone number... (2) Complete operating and maintenance instructions on all major equipment.

C. Materials to be furnished:

- (1) Supply as part of this contract the following items: a. 45 additional sprinkler heads of each type and spray pattern shown. b. Two (2) wrenches for disassembly and adjustment of each type sprinkler head installed. c. Two keys for each automatic controller. d. Two couplers with a 3/4" bronze hose bib, bent nose type with hand wheel and two coupler keys. e. One valve box cover key. f. "As-built" record drawings. g. Remove and turn over backflow device valve handles. h. Documentation of Water Department's inspection and acceptance of backflow device.

1.06 GUARANTEE:

A. General:

The entire sprinkler system, including all work done under this contract, shall be guaranteed against all defects and fault of material and workmanship for a period of one (1) year following the filing of the Notice of Completion.

Should any problem with the irrigation system be discovered within the guarantee period, it shall be corrected by the Contractor at no additional expense to the City within ten (10) calendar days of receipt of written notice from the City.

B. Form of Guarantee:

Guarantee shall be submitted on Contractors own letterhead as follows:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

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...

PROJECT: LOCATION: SIGNED: ADDRESS: PHONE:

After the system has been completed, the Contractor shall instruct the Park Department Representative in the operation and maintenance of the system and shall furnish a complete set of operating instructions.

Any settling of trenches which may occur during the one-year period following acceptance shall be repaired to the City's satisfaction by the Contractor without any additional expense to the City.

PART 2 - MATERIALS

2.01 GENERAL:

All materials shall conform with Section 212 of the Standard Specification except as modified herein.

2.02 PIPE AND FITTINGS:

A. Pipe - General:

- (1) Pressure supply lines 2 inches in diameter and up to 8 inches in diameter shall be either Class 315 solvent weld PVC or Class 200 rubber gasket type PVC... (2) Pressure supply lines 1-1/2 inches in diameter and smaller shall be minimum schedule 40 PVC... (3) Non-pressure lines shall be minimum Class 200 PVC.

B. Steel Pipe:

Amend Standard Specifications Section 212-2.1.2 to read: "All steel pipe shall be hot-dipped galvanized,..."

C. Plastic Pipe:

Add the following to Standard Specifications Section 212-2.1.3: All plastic pipe fittings shall be standard weight schedule 40 and shall be injection molded or an improved PVC fitting compound.

Amend Standard Specification Section 212-2.1.3 to read: All plastic pipe fittings shall be standard weight schedule 40 and shall be injection molded or an improved PVC fitting compound.

Amend first sentence of Standard Specification Section 212-2.1.4 to read: "All rubber gasket PVC pipe, couplings, and fittings shall conform to ASTM D 2241 Type 1, Grade 1, 2000-PSI design stress..."

D. Asbestos Cement Pipe:

Add the following to Standard Specifications Section 212-2.1.4: Fittings for A.C.P. connection laterals shall be cast iron tees and boxed couplings except as follows:

- (1) Double strap service clamps with rubber seals and flat bronze straps may be used for connections of 50 percent or less than the diameter of pipe. (2) Tapped A.C.P. couplings with brass inserts may be used for connections of 3/4, 1, 1-1/4, 1-1/2 and 2 inches.

2.03 VALVES AND VALVE BOXES:

A. Manual Control Valves:

Add the following to Standard Specifications Section 212-2.2.3: Anti-siphon-type valves shall be all bronze with valve-type replaceable seating members and an approved vacuum breaker as an integral part of assembly.

B. Remote Control Valves:

Add the following to Standard Specifications Section 212-2.2.4: Valves shall be spring-loaded, self-cleaning, seatless diaphragm activated, or a normally closed type. Valves shall be of the same manufacturer and series as the automatic controller.

Valve solenoid shall be corrosion-proof and constructed of stainless steel molded in epoxy to form one integral unit, and shall be 24 volt A.C., 2.0 watt maximum (2" and smaller valves).

Valve shall close against flow without chatter and with minimum closing surge pressure (minimum 5 seconds closing time per valve).

Valve shall be completely serviceable in the field without removing valve body from line.

Quick-coupling valves: Add the following to Standard Specifications Section 212-2.2.6: Quick coupling valves shall have locking vinyl cover and shall be 1" in diameter.

Gate Valves: Gate valves shall be capable of withstanding a minimum working pressure of not less than 150 psi.

Valve Boxes: Add the following to Standard Specifications Section 212-2.2.7: All remote control valve boxes shall be rectangular concrete boxes with non-rising locking cast-iron covers.

2.04 BACKFLOW PREVENTER:

Add the following to Standard Specifications Section 212-2.3: The backflow prevention unit shall be a reduced pressure type vacuum breaker of the size, manufacturer, and model number as indicated on the drawings.

2.05 ELECTRICAL MATERIALS:

Conduit: Amend Standard Specifications Section 212-3.2.1 to read: Conduit below paving shall be schedule 40 PVC of sufficient size to carry all proposed wiring.

Wire: Add the following to Standard Specifications Section 212-3.2.2: All common wire shall be white with a colored stripe.

Electrical Service: Materials for electrical service shall comply with the standard specifications, governing utility agency standards, and requirements of all applicable codes.

2.06 CONTROLLER UNIT:

Add the following to Standard Specifications Section 212-3.3: Controllers shall be wall mounted type, as indicated on the drawings, with a heavy duty watertight case and locking hinged cover.

2.07 IRRIGATION HEADS:

All irrigation heads shall be as shown on the plans and shall conform with Section 212-2.4 of the Standard Specifications.

PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform with Section 308 of the Standard Specifications except as modified herein. No work of this section other than sleeving under pavement shall commence prior to the completion and acceptance of all grading work specified in Section 02210.

Add the following to Standard Specifications Section 308-5.1:

Water Supply: Connections to or the installation of the water supply shall be at the locations shown on the drawings. Minor changes caused by actual site conditions shall be made at no additional cost to the City.

B. Electrical Service:

Contractor shall provide electrical service as necessary and make 120V connection to the irrigation controllers.

C. Code Requirements:

Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.

In the event any equipment or methods indicated on the drawings or in specifications is in conflict with local codes, immediately notify the inspector prior to installing. If this notification is not provided, the Contractor shall assume full responsibility for the cost of all revisions necessary to comply with code.

D. Grades:

Before starting work of this section, the contractor shall obtain the written acceptance of the City of the fine grades, and written authorization for the work of this section to proceed.

E. Coordination with work of other trades:

Make all necessary measurements in the field to ensure precise fit of lines in accordance with the original design. The contractor shall coordinate the installation of all irrigation materials with all other work.

Contractor shall maintain record drawing blueprint on site at all times. Upon completion of work, transfer all as-built information on changes and dimensions to reproducible media prints.

3.02 TRENCHING AND BACKFILLING:

A. Trenching:

Add the following to Standard Specifications Section 308-2.2: Dig trenches and support pipe continuously on bottom of ditch. Where lines occur under paved areas, depth dimensions shall be considered below subgrade.

Amend Standard Specifications Section 308-2.2.2 to read: Water lines continuously pressurized - minimum 18 inches, maximum 26 inches. (These measurements are to be from subgrade elevation for piping under pavement.)

Amend Standard Specifications Section 308-2.2, paragraph 3 to read: Lateral sprinkler lines - minimum 12 inches and maximum 16 inches.

Add the following to Standard Specifications Section 308-2.2: Where it is necessary to excavate adjacent to existing trees, the contractor shall avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand.

Permanent Resurfacing: Add the following to Standard Specifications Section 308-5.1: All surface improvements damaged or removed as a result of the contractor's operation shall be reconstructed by the contractor to the same dimensions, except for pavement thickness, and with the same type materials used in the original work.

B. Backfill:

Amend Standard Specifications Section 308-2.2 to read: Backfill shall be uniformly tamped in 4-inch layers under and around the pipe for the full width of the trench and the full length of the pipe.

Flooding in lieu of tamping is not allowed without specific prior written approval of the Soils Engineer and the Park Projects Inspector.

Under no circumstances shall the wheels of any vehicle not designed for the purpose of soils compaction be used to compact backfill.

3.03 PIPE INSTALLATION:

General: Add the following to Standard Specifications Section 308-5.2.1:

Piping under existing pavement may be installed by jacking, boring, or hydraulic driving. However, no hydraulic driving is permitted under asphaltic concrete pavement.

Cutting or breaking of existing pavement is not permitted except as approved by Park Projects Inspector. When approved, all necessary repairs and replacements will be made at no additional cost to the City.

Carefully inspect all pipe and fittings before installation, removing all dirt, scale and burrs and reaming; install pipe with all markings up for visual inspection and verification.

Contractor shall install concrete thrust blocking per the manufacturer's recommendations at all changes of direction and terminal points of pressure pipe.

Parallel lines shall not be installed directly over one another. Provide a minimum of 12" horizontal separation for all parallel lines.

For plastic-to-metal connections, work the metal connections first. Use non-hardening pipe dope on all threaded plastic-to-metal connections, except where noted otherwise.

All piping under pavement shall be sleeved using schedule 40 PVC sleeves. Each line shall be separately sleeved.

(8) Do not install multiple assemblies ("manifold") on plastic lines. Provide each equipment assembly (e.g., RCP, quick coupler, gate valve, head, backflow device) with its own connection to its service line.

Plastic Pipe: Add the following to Standard Specifications Section 308-5.2.3:

- (1) Exercise care in handling, loading, unloading and storing plastic pipe and fittings; store plastic pipe and fittings under cover until ready to install; transport plastic pipe on a vehicle with a bed long enough to allow pipe to lay flat, avoid undue bending and any concentrated external load. (2) 360° applicators shall be used to apply primer and solvent on pipe sizes 2-1/2 inches and larger.

3.04 BACKFLOW INSTALLATION: BY WATMWD.

Add the following to Standard Specifications Section 308-5.3 - install backflow assembly in accordance with the field by the Park Projects Inspector and at heights required by local code.

3.05 VALVE AND VALVE BOX INSTALLATION:

Amend Standard Specifications Section 308-5.3 to read: Valves shall be installed as designated on the drawings and per Parks and Recreation standard details.

Amend Standard Specifications Section 308-5.3 to read: Install quick couplers and valve boxes per Parks and Recreation standard details.

Add the following to Standard Specifications Section 308-5.3: Valves shall be installed in shrub areas whenever possible.

3.06 SPRINKLER HEAD INSTALLATION:

Amend Standard Specifications Section 308-5.4.1 to read: Sprinkler heads shall be installed as designated on the drawings and per Parks and Recreation standard details.

3.07 CONTROLLER INSTALLATION:

Add the following to Standard Specifications Section 308-5.3: The controller location, as shown on the plans, is diagrammatic. The final location of the controller shall be as approved by the Park Projects Inspector before installation.

Make all necessary measurements in the field to ensure precise fit of lines in accordance with the original design. The contractor shall coordinate the installation of all irrigation materials with all other work.

Contractor shall maintain record drawing blueprint on site at all times. Upon completion of work, transfer all as-built information on changes and dimensions to reproducible media prints.

Following establishment of the irrigation system shall be programmed to operate during the periods of minimal use of the project area (i.e., 11:00 p.m. through 6:00 a.m.).

3.08 WIRING:

Add the following to Standard Specifications Section 308-5.5: All splice connections shall occur in a valve box. All wire runs between the valve and the controller shall be a continuous run with no splices unless noted otherwise on the plan.

All low voltage wiring splices shall be made-up as soldered connections, wrapped with a minimum of two (2) layers of electrical tape and sealed with Scotch-coat. Scotch-lok, Uni-pack, Penn-tite, or other similar type connectors are not acceptable.

3.09 FINISHING AND TESTING:

Add the following to Standard Specifications Section 308-5.6.2: Centerload all plastic pipe prior to pressure testing. Amend Standard Specifications Section 308-5.6.2 to read: Pressure test the main - minimum 2 hours at 150 PSI.

The entire system shall be operating properly before any planting operations commence.

3.10 COMPLETION CLEANING:

Add the following to Standard Specifications Section 308: Upon completion of the work, Contractor shall smooth all ground surfaces, remove excess materials, rubbish, debris, etc., sweep adjacent streets, curbs, gutters, walkways and trails, and remove construction equipment from the premises.

END OF SECTION

Underground Service Alert PRIVATE ENGINEERING NOTE Call: TOLL FREE 1-800 422-4133



PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. EXPIRATION DATE: DATE: APPROVED BY: J.F. Davidson Associates, Inc. ENGINEERING PLANNING SURVEYING ARCHITECTURE LANDSCAPE ARCHITECTURE

SCALE: NO SCALE DATE: 7/12/90 BENCH MARK:

MARK REVISIONS APPR. DATE DESIGNED BY: A.M. DRAWN BY: J.L. CHECKED BY: A.R.T.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGINEER, PARK DEPARTMENT, CHIEF P.W. ENGR., PLANNING DEPT.

IRRIGATION SPECIFICATIONS PROJECT NO. 8811029 TRACT 21834-5 REVERSE FRONTAGE LANDSCAPE ORANGE TERRACE PKWY. SHEET L-11 of 12

FILE NO. INDEXED 12-21-90 LHT

SECTION 02480 - PLANTING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS:

The provisions of the Standard Specifications for Public Works Construction shall apply except as modified herein.

1.02 SCOPE:

The work required is indicated on the drawings and includes, but is not necessarily limited to: soil preparation; finish grading; sowing and staking trees; planting shrubs and groundcover; hydroseeding turf; soil erosion control; maintenance; plant establishment; guarantees; and replacements.

1.03 SOILS TEST:

The Contractor shall notify the Park Projects Inspector upon completion of fine grading and prior to commencement of soil preparation work. The City will cause agronomic soils tests for all planting areas after completion of fine grading and prior to start of soil preparation work. Tests will be performed by an approved agronomic soils testing laboratory and will include a fertility and suitability analysis with written recommendations for soil preparation, planting backfill mix, auger hole requirements, and post plant fertilization program. The soils report recommendations shall take precedence over the minimum amendment and fertilizer application rates specified herein only when they exceed the specified minimums. Contractor shall allow a minimum two week period for the soils testing work commencing upon acceptance of the fine grading work per Section 02210 by the Park Projects Inspector.

1.04 GUARANTEE:

- A. All trees installed under the contract shall be guaranteed against any and all poor, inadequate or inferior materials and/or workmanship for a period of one (1) year following final acceptance.
B. During the guarantee period, any material found to be dead, missing, or in poor condition shall be replaced by the Contractor within the (10) days of written notification.
C. Replacement shall be made in accordance with City standards.
D. Material and labor involved in replacing plant material shall be provided by the contractor at no additional cost to the City.

1.05 INSPECTIONS:

- Inspections will be required. The Contractor shall contact the Park Projects Inspector at least 48 hours (2 working days) in advance of an anticipated inspection.
A. Upon completion of fine grading and prior to commencement of soil preparation, for acceptance of fine grading work and taking of soils samples.
B. Inspection of completed finish grading work following soil amendment work.
C. When container plants and/or bare root stock spots are spotted for planting, but before planting holes are excavated.
D. When planting and all other indicated or specified work has been completed.
E. During application of pre-emergent chemical.
F. At start of plant establishment period.
G. At end of the plant establishment period, prior to final acceptance of the project for maintenance by the City.

Final acceptance of the project for maintenance by the City, this acceptance will be confirmed in writing by the Park and Recreation Department.

1.06 SUBMITTALS:

- A. The following written certifications are required to be submitted to the Park Projects Inspector upon delivery of the respective materials to the job site:
- Total Quantity of commercial fertilizers, by type
- Total Quantity of soil amendments and conditioners, by type
- Total Quantity of mulch
- Total Quantity of Iron sulphate

1.07 PLANT ESTABLISHMENT PERIOD:

The length of the Plant Establishment Period shall be a minimum of ONE (1) YEAR. See also Subsection 3.08 of this section regarding start of plant establishment period.

PART 2 - MATERIALS

2.01 GENERAL:

All materials shall conform with Section 212 of the Standard Specifications except as modified herein.

2.02 FERTILIZER, SOIL AMENDMENTS AND CONDITIONERS:

Add the following to Standard Specifications Section 212-1.2.3:

- A. Planting Tablets: Tightly compressed long-lasting, slow-release fertilizer tablets weighing 21 grams, with a potential acidity of not more than 5 percent by weight and having an analysis of 20-10-5 derived from the sources listed in the following guaranteed analysis:

GUARANTEED ANALYSIS

Table with 2 columns: Component and Percentage. Includes Total Nitrogen (20%), Available Phosphoric Acid (10%), Soluble Potash (5%), Combined Calcium (2%), Combined Sulfur (1.5%), and Iron (3.5%).

- B. Commercial fertilizer shall bear the manufacturer's guaranteed statement of analysis and shall meet the following minimum requirements: 16% nitrogen, 6% phosphoric acid, and 8% potash.
C. Organic Soil Amendment: Shall be type 1 organic soil amendment, wood based product, nitrogen stabilized.
D. Soil Conditioners: Add to Standard Specifications, new Section 212-1.2.6: Inorganic conditioners shall be agricultural grade gypsum, soil sulfur and iron sulfate.

2.03 SEED:

Table with 4 columns: Seed Name, Proportion by weight, Purity, Germination. Lists Perennial Ryegrass, P3 Bluegrass, and Uni-Mulled Bermuda.

2.04 HYDROSEEDING MATERIALS:

- Add the following to Standard Specifications Section 212-1.3:
- Water: All water used shall be potable domestic water as drawn from the City pressure main.
- Seed: Turf seed mix as specified.
- Mulch: Fiber shall be produced from cellulose such as wood pulp or similar organic materials.
- Binding Agent: Dry powder organic concentrate, Ecology Controls M-Binder or equal.

2.05 PLANTS:

- Add the following to Standard Specifications Section 212-1.4.1:
- All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of plants in accordance with the standards of practice recommended by the American Association of Nurserymen.
- Amend the Standard Specifications Section 212-1.4.2 and 212-1.4.3: All trees and shrubs supplied by contractor shall be of the specified standard height and diameter set by the American Standard for Nursery Stock.
- Amend to Standard Specifications, new Section 212-1.4.6: Rooted cuttings will also be acceptable.

2.06 BACKFILL MATERIAL:

- Add the following to the Standard Specifications Section 212:
- A. Top soil shall be free of noxious weed seed and shall be of a loam characteristic, fertile and friable.
- B. Wood shavings shall be leached nitrogen fortified and shall be free of foreign matter.
- C. Soil used for backfill of planting pits for container plants shall be enriched with the following blend per cubic yard (agronomic soil test recommendations to be reviewed prior to soil mixing):
 - 60% site soil
 - 40% wood shavings
 - 2 lbs. commercial fertilizer
- D. Bare root stock backfill shall consist of 10% wood shavings and 90% site soil with fertilizer and soil conditioners as specified for container plants.

2.07 HEADERS, STAKES AND TIES:

- Add the following to Standard Specifications Section 212-1.5.3:
- (1) Tree stakes shall be straight-grained lodgepole pine, or City approved equal.
- (2) Tree ties shall be made from tire casing, 22" long by 3/4" wide, fastened to tree stake with two galvanized 5d roofing nails each.
- Amend the new section to Standard Specifications Section 212-1.5(d): Concrete Curbing - concrete shall be 5 sack mix with a maximum slump test of four inches (4").

2.08 JUTE NETTING:

- Jute netting shall be new and shall be of uniform, plain-weave, flame-retardant mesh. The mesh shall be dyed green and shall be made from unbleached single jute yarn.
- Width - 48 inches, with a tolerance of one inch wider or narrower.
- Minimum 78 warp ends per width of roll.
- Minimum 41 weft ends per yard of length.
- Weight shall average 1.22 pounds per linear yard, with a tolerance of 5 percent heavier or lighter.

PART 3 - EXECUTION

3.01 GENERAL:

All work shall conform with Section 308 of the Standard Specification, except as modified herein.

3.02 WEED CONTROL MEASURES:

- Add the following to Standard Specifications Section 308-2.4:
- A. Upon completion of all fine grading work per Section 02210 Grading, and prior to soil preparation, perform weed control measures as follows:
 - 1. Irrigate all areas designated to be planted for a minimum of 10 minutes per setting, two settings per day for seven days to germinate all weed seed possible.
 - 2. Apply a contact weed killer and allow sufficient time to obtain complete kill of all weeds germinated.
 - 3. Repeat step one above.
 - 4. Repeat step two above.

3.03 SOIL PREPARATION:

- Add the following to Standard Specifications Section 308-2.3:
- A. All fine grading and mounding per Section 02210 and weed control measures shall be completed prior to soil preparation.
- B. This work shall not commence until the agronomic soils test has been completed.
- C. Planting areas with slopes 3:1 and steeper shall not be soil prepared.
- D. The following soil amendments shall be added per 1,000 square feet to all planting areas with gradients less than 3:1 (agronomic soil test recommendations shall take precedence where these minimum amounts are exceeded):
 - (1) 6 cubic yards organic amendment.
 - (2) 15 pounds commercial fertilizer.
 - (3) 100 pounds gypsum.
 - (4) Soil sulfur per soils report.

3.04 FINISH GRADING:

- The Contractor shall finish grade all planting areas filling as needed or removing surplus dirt, raking to remove all rocks and debris over 1 inch in diameter, and floating to a smooth uniform grade.
- Amend the Standard Specifications Section 02210 to "dress out" and/or re-establish finish grades and flow lines as approved prior to amending the soil.
- 3.05 EROSION CONTROL: Add new section to the Standard Specifications: 308-4.6(F) Jute Netting.

3.05 EROSION CONTROL:

- Add new section to the Standard Specifications: 308-4.6(F) Jute Netting.
- All slopes areas exceeding 3:1 shall receive jute netting.
- 3.06 PLANTING: Amend the Standard Specifications Section 308-4.5 to coordinate with Section 2.06 herein for specified backfill mix.

3.06 PLANTING:

- Add the following to the Standard Specification Section 308-4.5:
- (1) Soil surrounding planting pit shall be in a friable condition and moist to a depth of 8".
- (2) Backfill using specified soil mix to within 8" of finish grade.
- (3) Trees (other than relocated palms) shall be planted at such a depth that the crown roots bear the same relative position to finish grade as they did to the soils where they were grown.
- (4) On slopes exceeding 3:1 ratio, apply 5 gram Agriform tablets, one per plant in lieu of soil preparation work.
- (5) Mulch and fertilizer groundcover areas using 1.5 cubic yards of wood shavings and 5 lbs. of the specified commercial fertilizer per 1,000 square feet.
- (6) All groundcover and bare dirt areas are to be treated with a pre-emergent chemical (subject to approval by the Park Inspector prior to application).

3.07 TREE STAKING:

Amend the Standard Specifications Section 308-4.6.1 and 308-4.6.2 to read: Stake trees per Park and Recreation Department standard detail.

3.08 TURF PLANTING:

- Add the following to Standard Specifications Section 308-4.8.2, b:
- Mixing of hydroseed slurry: Mixing shall be performed in a tank, with a built-in continuous agitation and recirculation system of sufficient operating capacity to produce a homogeneous slurry of fiber, M-Binder, seed, fertilizer and water in the designated unit proportions.
- Fiber: 1,000 lbs./acre
- Fertilizers:
 - NPK: 870 lbs./acre
 - Single superphosphate: 200 lb./acre
- Seed: as specified in Section 2.03
- M-Binder: 100 lbs./acre on slopes exceeding 5:1
- Water: 3,000 gal./acre
- Agricultural Grade Gypsum: 500 lb./acre
- With agitation system operating at part speed, water shall be added to the tank, good recirculation shall be established.
- When tank is 1/3 filled with water:
 - Add binding agent - 1/2 acre requirement.
 - Add 3 - 50 pound bags of NPK.
 - Add seed - 1/2 acre requirement.
 - Add fertilizer - 1/2 acre requirement.
- Agitate mixture at full speed when the tank is half-filled with water.
- Add remainder fiber requirement, 7 bags before tank is 3/4 full.
- Area to be hydroseeded shall be moistened to a depth of six inches just prior to application.
- Application: hydroseed slurry shall be applied under high pressure evenly and result in a uniform coat on all areas to be treated.

3.09 WATERING:

- Add the following to Standard Specifications Section 308-4.9.5:
- A. It shall be the Contractor's responsibility to maintain a balanced watering program to ensure proper growth until final acceptance of the work.
- B. Immediately after planting, apply water to each plant.
- C. Apply water in sufficient quantities and as often as seasonal conditions require to keep the planted areas moist at all times.
- D. Irrigation:
 - (1) Contractor shall properly and completely maintain the irrigation system.
 - (2) All controllers are to have each station individually adjusted on a weekly basis.

3.10 MAINTENANCE:

Amend the Standard Specifications Section 308-6 to read: All areas within the work limits of this contract shall be maintained by the contractor for the duration of the contract until final acceptance.

3.11 START OF PLANT ESTABLISHMENT:

- Add the following to Standard Specifications Section 308-6:
- A. Criteria for Start of Plant Establishment Period:
 - (1) The plant establishment period shall not start until all elements of the project that impact the landscape are completed in accordance with the contract documents.
 - (2) Permanent power to remote controllers shall be established.
 - (3) The plant establishment period for the project shall not begin until after the first mowing of the newly planted turf areas.
 - (4) Written acceptance of the City must be obtained to start the plant establishment period.
 - (5) If the project maintenance fails to continuously meet standards required, the plant establishment period "day count" will be suspended and will not recommence until the Contractor has corrected all deficiencies.

3.12 MAINTENANCE TASKS:

- Add the following to Standard Specifications Section 308-6:
- A. General: During the contract period provide all watering, weeding, fertilizing and cultivation and spraying necessary to keep the plants in a healthy growing condition and to keep the planted areas neat, edged, and attractive.

B. Iron Chlorosis:

After planting and during the plant establishment period, in the event that any plantings exhibit iron chlorosis symptoms, apply FE 138 Gelsy or equivalent at manufacturer's recommended rates.

C. Replacement Plantings:

During the plant establishment period, should the appearance of any planting installed by the Contractor indicate weakness, that plant shall be replaced immediately with a new, healthy plant. At the end of the plant establishment period, all plant materials shall be in a healthy, growing condition and spaced as indicated on the plans.

D. Fertilization:

The Contractor shall apply commercial fertilizer to all groundcover areas at a rate of 5-pounds per 1,000 square feet, at 30-day intervals, for 3 applications as a minimum, above and beyond the original soil preparation application.

E. Planting Establishment:

All planting areas that do not show a prompt establishment of plant material shall be replanted at 10-day intervals until the plant material is established. If a good rate of growth has not been demonstrated within 30 days of first planting/hydroseeding, the Contractor shall be responsible to determine the appropriate horticultural practices necessary to obtain good growth.

F. Grading and Drainage:

- During the plant establishment period all flow lines shall be maintained to allow for free flow of surface water.
- (1) Damage to planting areas shall be repaired immediately and throughout the plant establishment period.
- (2) All paved areas shall be washed and maintained in a neat and clean condition at all times.
- (3) All subsurface drains and inlets shall be periodically cleared of debris, leaves and trash and flushed with clear water to avoid build up of silt and debris.
- (4) Debris and trash shall be removed from the site weekly at a minimum.

G. Disease and Pest Control:

Add the following to Standard Specifications Section 308-6: Throughout the plant establishment period, all plants shall be maintained in a disease and pest free condition. A licensed pest control operator shall be retained by the Contractor to recommend and apply all pesticides, herbicides, and fungicides.

3.13 END OF PLANT ESTABLISHMENT PERIOD:

- When the contractor believes he has completed the plant establishment period and the entire project is ready for final acceptance, he shall request inspection of the project.
- A. All planting areas shall show a good rate of growth and shall be well established "filled in" plantings free of voids.
- B. Final acceptance shall occur only upon written acceptance of the project for maintenance by the City.

3.14 CLEAN UP:

Upon completion of the work, the Contractor shall smooth all ground surfaces; remove excess materials, rubbish, debris, etc.; sweep adjacent streets, curbs, gutters; wash down all walkways, and trails; and remove construction equipment from the premises.

END OF SECTION

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06/28/88

Underground Service Alert logo and contact information: Call: TOLL FREE 1-800-422-4133

PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.



PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. EXPIRATION DATE: DATE: APPROVED BY:

IFD logo and contact information: J.F. Davidson Associates, Inc. 3880 Lemon Street, Suite 300, P.O. Box 493, Riverside, CA 92502

J.F. Davidson Associates, Inc. logo and contact information: 11200 S. Mt. Vernon Ave., Suite "D", Palm Desert, CA 92264

Table with columns: MARK, REVISIONS, APPR., DATE. Includes entries for AM, J.L., and ART.

CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS. APPROVED BY: [Signature] DATE: 12/12/90

PLANTING SPECIFICATIONS PROJECT NO. 8811029 TRACT 21834-5 REVERSE FRONTAGE LANDSCAPE ORANGE TERRACE PKWY. SHEET L-12 OF 12