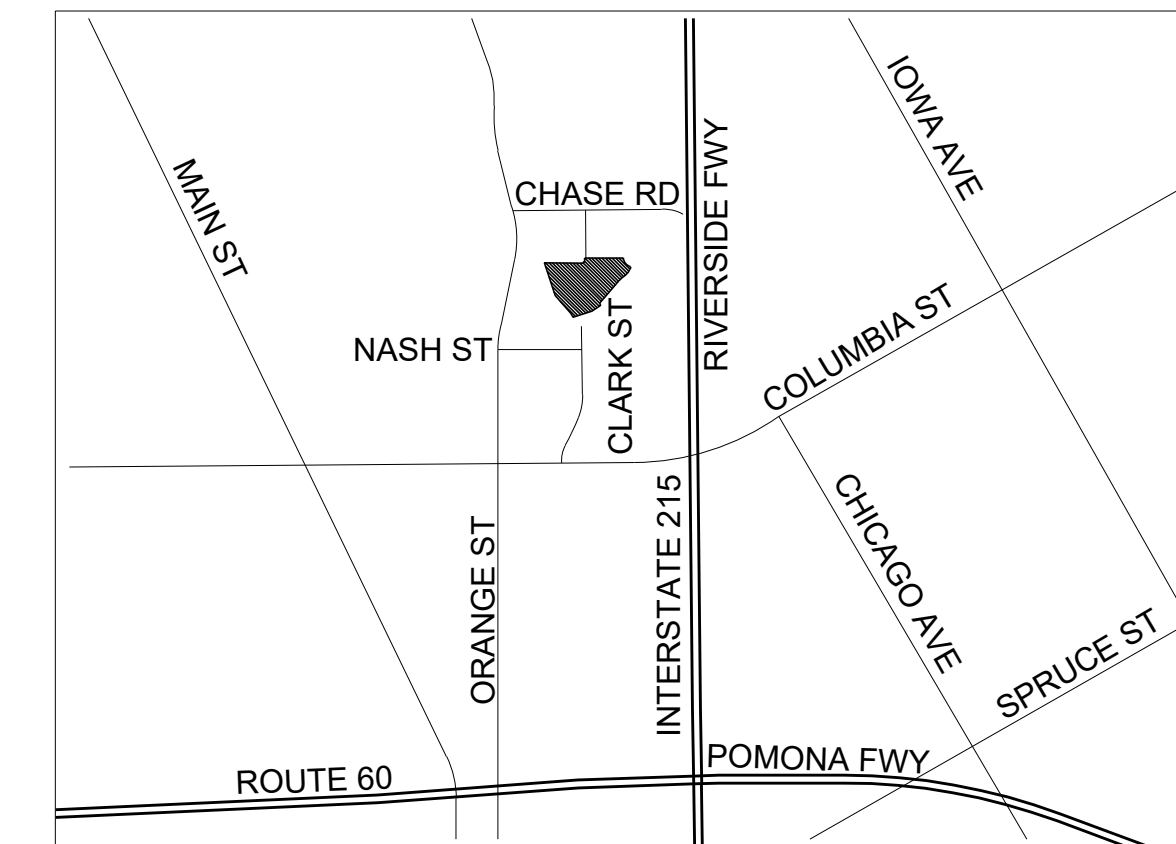


LANDSCAPE PLANS

NORTHSIDE AGRICULTURAL INNOVATION CENTER

900 CLARK ST. RIVERSIDE, CA 92501



VICINITY MAP
N.T.S.

OWNER INFORMATION

NAME: CHRIS CHRISTOPOULOS
ADDRESS: 3900 MAIN ST, RIVERSIDE, CA 92522
PHONE NUMBER: (951) 826-5800
EMAIL ADDRESS: CCHRISTOPOULOS@RIVERSIDE.GOV

SITE INFORMATION

APN: 246-230-020
ADDRESS: 895 CLARK ST, RIVERSIDE, CA 92501
APN: 246-242-011
ADDRESS: 900 CLARK ST, RIVERSIDE, CA 92501
SITE ACREAGE: 8.83 ACRES

CIVIL ENGINEER

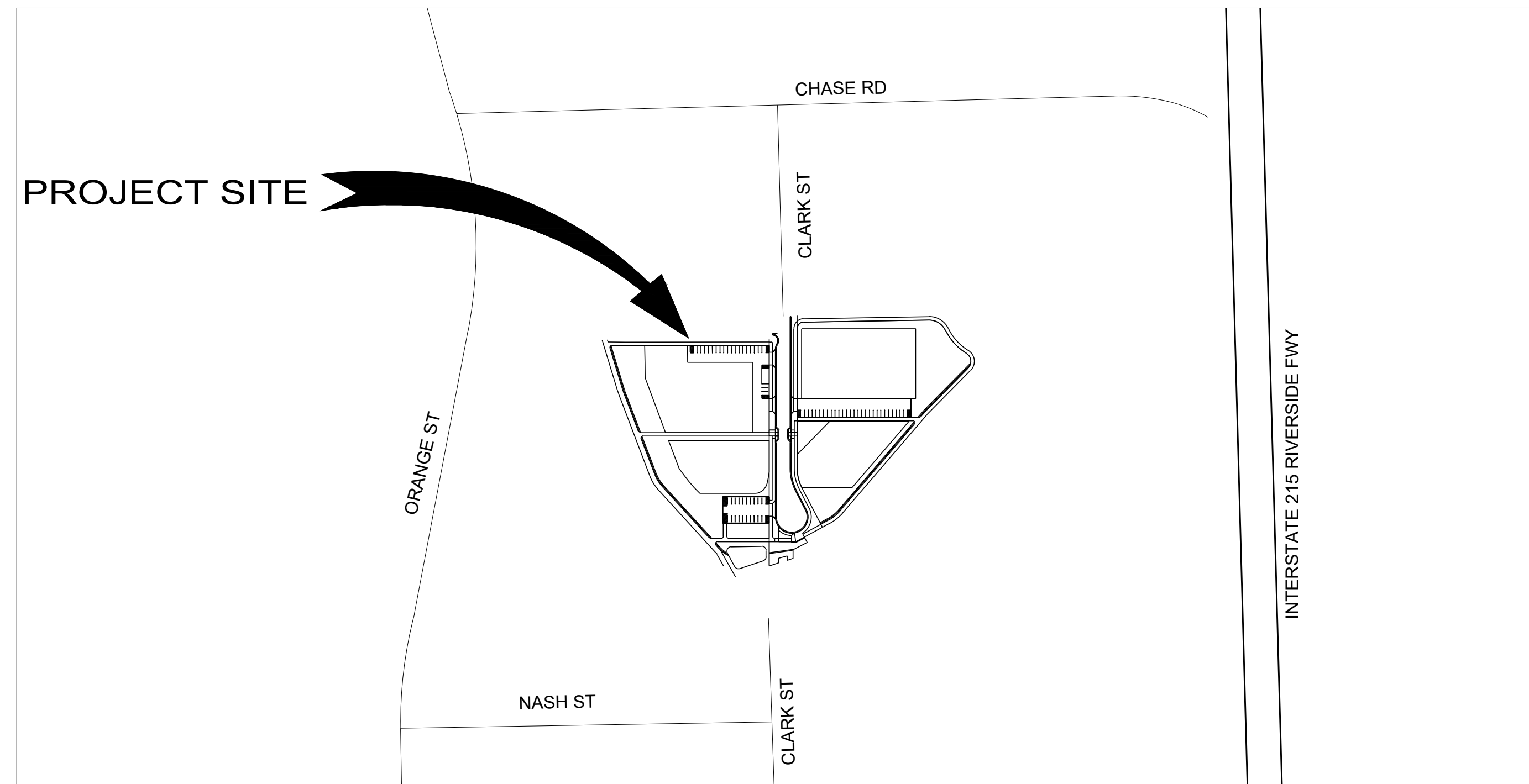
COMPANY NAME: AIX GROUP
OWNER/ENGINEER: ARTURO VIVAR, PE
ADDRESS: 235 E BROADWAY, STE 960 LONG BEACH, CA 90802
PHONE NUMBER: (626) 734-7447
EMAIL ADDRESS: AIXMAIL@AIX.GROUP

LANDSCAPE ARCHITECT

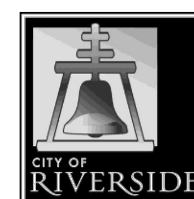
COMPANY NAME: LYNN CAPOUYA INC.
OWNER/PLA: LYNN CAPOUYA
PROJECT MANAGER: PATRICIA LEAR
ADDRESS: 17992 MITCHELL SOUTH, SUITE 110, IRVINE, CA 92614
PHONE NUMBER: (949) 756-0150 EX 207
EMAIL ADDRESS: PATRICIA@LCAPOUYA.COM

CASE NUMBERS

PLANNING CASE:
WQMP:
STREET IMPROVEMENTS:
STORM DRAIN IMPROVEMENTS:
SEWER IMPROVEMENTS:



SITE MAP
SCALE 1" = 250'



CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
(951) 826-5341
LANDDEV@RIVERSIDECA.GOV
www.riversideca.gov
GENERAL NOTES FOR PUBLIC LANDSCAPE PLANS

PUBLIC LANDSCAPING

- All related work shall conform to the City of Riverside Public Works Department Standards and Specifications for Planting and Irrigation work. (Sections 02441 and 02483).
- A "Public Landscape" permit, as issued by the Public Works Department is required. Contact the Public Works Landscape Inspector at (951) 351-6313 to schedule a preconstruction meeting and to obtain the permit.
- When calling for inspections contact the Public Works Landscape Inspector a minimum of 48 hours in advance to schedule an inspection. A written approval will be provided on the Public Landscape Permit card for each stage of inspection. A verbal approval will not be acceptable. Inspections are required per the standard specifications, and include but are not necessarily limited to the following:
 - After completion of final grading and when all utility services have been marked, but prior to initiating any landscape work within the public right of way;
 - At time of installation of irrigation sleeves and constant pressure mainlines, but prior to backfill of trenches for same (Note: mainlines must be pressure tested in the presence of the Public Works Landscape Inspector);
 - At time of installation of irrigation valves, laterals and heads;
 - For spotting of all trees prior to digging planting pits;
 - While digging plant pits and planting/relocating trees;
 - After planting and all other indicated or specified work has been completed, for start of maintenance;
 - At substantial completion of the project for City's acceptance to start the required maintenance period;
 - At the end of the Maintenance Period, the Contractor/Developer shall call the Public Works Landscape Inspector at the number listed above for a final acceptance inspection in order to be released from maintenance. Contractor's bond will not be released until after City's issuance of written notification that the project has passed final inspection and the Public Works Department is assuming maintenance responsibilities.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period as specified in the bid documents.

Checked with compliance with RMC Title 19

LANDSCAPE PLANS APPROVED

Project Number: DP-2024-01026 REVISION

Date: 09/23/2024 Initials: SMB

City of Riverside
Community & Economic Development Department
Planning Division

SHEET INDEX

SHEET #	DESCRIPTION
01	L-0.0 LANDSCAPE TITLE SHEET
02	L-1.0 LANDSCAPE HARDSCAPE PLAN, LEGEND & DETAIL (INFORMATION MOVED TO CIVIL DRAWINGS)
02	L-2.0 LANDSCAPE IRRIGATION LEGEND & NOTES
03	L-2.1 LANDSCAPE IRRIGATION PLAN
04	L-2.2 LANDSCAPE IRRIGATION DETAILS
05	L-2.3 LANDSCAPE IRRIGATION DETAILS
06	L-2.4 LANDSCAPE IRRIGATION BOOSTER PUMP DETAIL
07	L-2.5 LANDSCAPE IRRIGATION MAWA CALCULATIONS
08	L-2.6 LANDSCAPE IRRIGATION MAWA CALCULATIONS
09	L-3.0 LANDSCAPE PLANTING PLAN
10	L-3.1 LANDSCAPE PLANTING LEGEND, NOTES & DETAILS

TOTAL LANDSCAPE AREA

(DOES NOT INCLUDE FUTURE PROJECT AREA)

TOTAL PLANTING AREAS: 103,077 SQUARE FEET

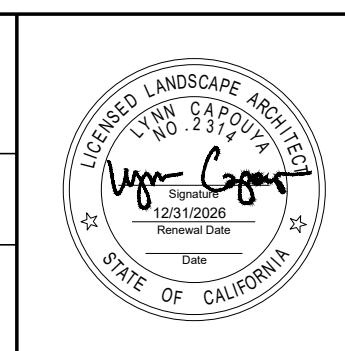
TOTAL INERT/DECOMPOSED GRANITE AREA: 29,800 SQUARE FEET (INCLUDING TRAILS & NON-PLANTED AREA)

WDID: _____



PLANS PREPARED UNDER THE SUPERVISION OF

Lynn Capouya
LYNN CAPOUYA 2314 PRL#.



LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE

Lynn Capouya
LYNN CAPOUYA, LYNN CAPOUYA INC.
<NAME>
P.L.A. No. 2314 EXPIRES: 12-31-24
DATE _____



MARK	REVISIONS	APPR.	DATE

DESIGNED BY: XX DRAWN BY: XX CHECKED BY: XX

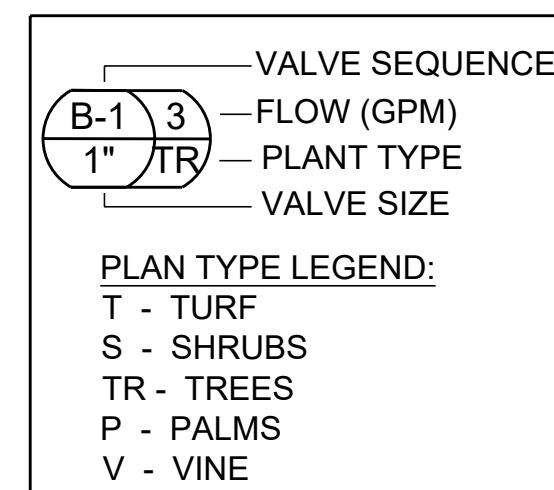
PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED

XX APPROVED BY: _____ DATE: _____

LANDSCAPE PLANS	<PERMIT NO.>
NORTHSIDE AGRICULTURAL INNOVATION CENTER 900 Clark St, Riverside, CA 92501	L-0.0
LANDSCAPE TITLE SHEET	SHEET 01 OF 10

SPRINKLER HEAD LEGEND								
SYMBOL	MANUFACTURER	MODEL		RADIUS	PRESS.	FLOW RATE	DETAILS	SHEET
BUBBLER ASSEMBLY*				FEET	PSI	GPM		
●	TORO	89-1727 (FB-25-PC) FLOOD BUBBLER		-	40	.25	1	L-2.3
	TORO	TORO PCV-500 SERIES CHECK VALVE						
	GPH	IH SERIES FLEX PVC RISER (12")						
POP-UP SPRAY*								
☐	TORO	570Z-12P-PRXCOM	MPR NOZZLE 5-Q-PC	6'	40	.10	2	L-2.3
☐	TORO	570Z-12P-PRXCOM	MPR NOZZLE 5-T-PC	6'	40	.13	2	L-2.3
☐	TORO	570Z-12P-PRXCOM	MPR NOZZLE 5-H-PC	6'	40	.20	2	L-2.3
POP-UP ROTOR*								
⊙	TORO	T5HPE-RS-SS	NOZZLE 1.0LA	28'	45	1.02	3	L-2.3
⊙	TORO	T5HPE-RS-SS	NOZZLE 2.0LA	32'	45	2.05	3	L-2.3

* TRIPLE SWING JOINTS AND FLEXIBLE RISERS TO BE PROVIDED ON ALL HEADS, SEE DETAILS ON SHEET L-2.3



PIPE SIZE CHART		
SYM	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
G	2 1/2"	56-70

SLEEVE SIZING LEGEND		
USE SCH 40 PVC		
SLEEVE SIZE	INSERTED PIPE SIZE	
⊗	2"	1/2" TO 1"
⊗	3"	1 1/4" TO 1 1/2"
⊗	4"	2"
⊗	6"	2 1/2" TO 3"
⊗	ONE-4" FOR MAINLINE +ONE-4" & ONE-2" SPARES	
⊗	SLEEVE SIZE	
⊗	NUMBER OF OR SETS OF SLEEVES	

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION.
- 120-VOLT ELECTRICAL SERVICE REQUIRED. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR TO MAKE FINAL ELECTRICAL CONNECTIONS TO THE AUTOMATIC CONTROLLERS. VERIFY SERVICE BEFORE INSTALLATION.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS WITH ABOVE GROUND UTILITY BOXES AND CABINETS, TREES, AND ARCHITECTURAL FEATURES.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST BUBBLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT WATERING ONTO WALKS, ROADWAYS AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST LOCATION TO FIT THE EXISTING SITE CONDITIONS.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE PLAN AND DETAILS. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
- WHEN CERTAIN OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, BOULDERS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE IRRIGATION HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM ON EACH SIDE OF THE OBSTRUCTION TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION EQUIPMENT LEGEND						
SYMBOL	MANUFACTURER	MODEL NO.	SIZE	DESCRIPTION	DETAILS	SHEET
Ⓜ				WATER METER - REFER CIVIL ENGINEER'S PLANS		
⊗	FEBCO FEBCO VIT	825Y 650A SBBC-SS SERIES	1 1/2" 1 1/2" SIZE TO FIT	BACKFLOW PREVENTER WITH WYE STRAINER AND GATE VALVE - SHALL BE ENCLOSED IN STAINLESS STEEL STRONG BOX ENCLOSURE. CONTRACTOR SHALL ACQUIRE BACKFLOW CERTIFICATION FROM THE CITY PRIOR TO TURN OVER	2	L-2.2
Ⓟ	SITEONE	NSI-PAP-23501		BOOSTER PUMP - DROP PIPE AND STARTUP SHALL BE PERFORMED BY SITEONE GREEN TECH FIELD TECHNICIAN	1	L-2.4
⊗	TORO	100 SERIES PLUS	1 1/2"	MASTER CONTROL VALVE WITH BRASS UNION, NORMALLY CLOSED IN A CARSON L-1419 RECTANGULAR VALVE BOX - SIZE PER PLAN.	3	L-2.2
Ⓛ	TORO	TFS-100	1"	FLOW SENSOR WITH DECODER INSTALL PER MANUFACTURER SPECIFICATION, INSTALL IN A CARSON L-1419 RECTANGULAR VALVE BOX - SIZE PER PLAN	4	L-2.2
⊗	NIBCO	T-113	2"	GATE VALVE - BRONZE GATE VALVE - MATCH MAINLINE SIZE	5	L-2.2
⊙	TORO	100-SLVLC	1"	1" QUICK COUPLER, DOMESTIC, ONE PIECE BODY, SINGLE LUG WITH YELLOW LOCKING COVER, IN A CARSON L-910 10" ROUND VALVE BOX	6	L-2.2
⊗	TORO NIBCO SPEARS	100 SERIES PLUS T-FP-600A SCH 80 UNIONS	PER PLAN	EMOTE CONTROL VALVE ASSEMBLY W/ BRASS BALL VALVE AND SCH 80 UNION. BALL VALVE TO MATCH VALVE SIZE INSTALL IN A CARSON L-1419 RECTANGULAR VALVE BOX - SIZE PER PLAN	7	L-2.2
Ⓜ	TORO LXC SERIES LXC12-S / LXC8-MOD / SMRT LOGIC / LXC-SMRT-R / CL-100 / R-100-KIT 12 STATION WITH A 8 STATION MODULE IN TOP MOUNT STAINLESS STEEL ENCLOSURE SMRT LOGIC INTERNET GATEWAY WITH WIRELESS RECIEVER WIRELESS WEATHER SENSOR AND RECIEVER REMOTE TRANSMITTER AND RECIEVER			CONTROLLER SHALL BE INSTALLED IN A STEEL ENCLOSURE WITH ON/ OFF SWITCH AND A 120V OUTLET. CONTRACTOR TO VERIFY 120V ELECTRICAL POWER SERVICE WITH THE OWNER PRIOR START OF WORK. EXACT CONTROLLER LOCATION SHALL BE DETERMINED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL OBTAIN CERTIFICATION FROM SITE ONE GREEN TECH AND PROVIDE A COPY TO THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO TURN OVER OF MAINTENANCE. WIRE CONNECTOR: PER CONTROLLER MANUFACTURE'S RECOMMENDATION GROUNDING REQUIREMENTS: GROUNDING IS REQUIRED, REFER TO CONTROLLER DETAILS AND INSTALL PER CONTROLLER MANUFACTURE RECOMMENDATION. REFER TO ELECTRICAL ENGINEER'S PLAN FOR POWER CONNECTION	1	L-2.2
—	MAINLINE PIPE P.V.C. SCHEDULE 40 FOR PIPE 2" SIZE AND SMALLER, CLASS 315 FOR PIPE 2 1/2" AND LARGER BURY 18" BELOW FINISH GRADE - SIZE PER PLAN. CONTRACTOR SHALL MARK ALL NEW MAINLINES AND SLEEVES WITH 3" DETECTABLE UNDERGROUND WARNING TAPE OF THE APPROPRIATE COLOR AS IDENTIFIED IN THE APWA UNIFORM COLOR CODE. BY T-CHRISTY MODEL #TA-DT-3-BIRR				8	L-2.2
—	P.V.C. SCHEDULE 40 LATERAL LINE PIPE, BURY 12" BELOW FINISH GRADE - SIZE PER PLAN				8	L-2.2
----	SLEEVING SCH 40 PVC PIPING SHALL BE MINIMUM 2X THE DIAMETER OF THE INSERTED MAINLINE OR LATERAL PIPING SIZE OTHERWISE NOTED ON PLAN. BURY 24" BELOW FINISH GRADE FOR MAINLINE AND WIRE SLEEVE. BURY 18" BELOW FINISH GRADE FOR LATERAL LINE. WIRE SLEEVE SHALL BE 2" SCH 40 BURY 24" BELOW FINISH GRADE ALL MAINLINE SLEEVES SHALL BE ACCOMPANIED BY A WIRE SLEEVE				8	L-2.2
WIRE MESH	WIRE MESH FOR ALL VALVE BOXES - 2 MESH GALVANIZED WELDED 16 GAUGE (.063) BY TWP INC. (800) 227-1570					

OVERHEAD IRRIGATION RESTRICTIONS:

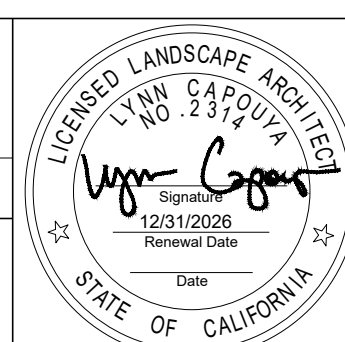
OVERHEAD IRRIGATION SHALL BE LIMITED TO THE HOURS BETWEEN 6 P.M. AND 10 A.M. SECTION 19.570.030

WDID: _____



PLANS PREPARED UNDER THE SUPERVISION OF

 LYNN CAPOUYA PRL# _____



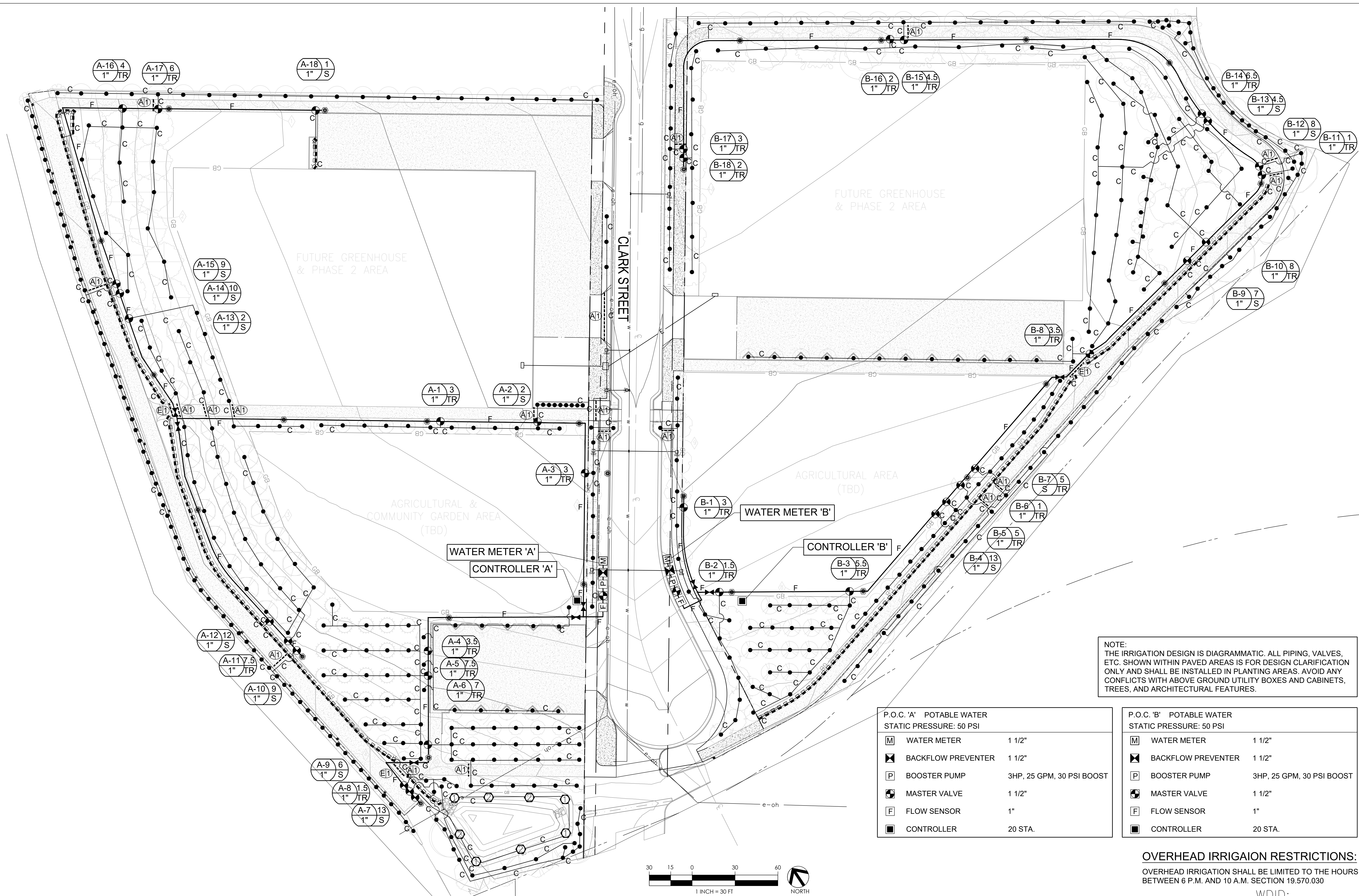
LANDSCAPE ARCHITECT IN
 RESPONSIBLE CHARGE
 LYNN CAPOUYA,
 LYNN CAPOUYA INC.
 <NAME>
 P.L.A. No. 2314 EXPIRES: 12-31-24
 DATE _____

MARK	REVISIONS	APPR.	DATE
DESIGNED BY _____	DRAWN BY _____	CHECKED BY _____	

PLANNING DIVISION
 ENVIRONMENTAL REVIEW REQUIRED
 APPROVED BY: _____ DATE _____

**NORTHSIDE AGRICULTURAL
 INNOVATION CENTER**
 900 Clark St, Riverside, CA 92501
IRRIGATION LEGEND + NOTES

L-2.0
 SHEET 02 OF 10

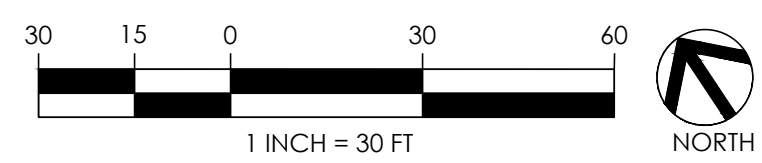


NOTE:
 THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS WITH ABOVE GROUND UTILITY BOXES AND CABINETS, TREES, AND ARCHITECTURAL FEATURES.

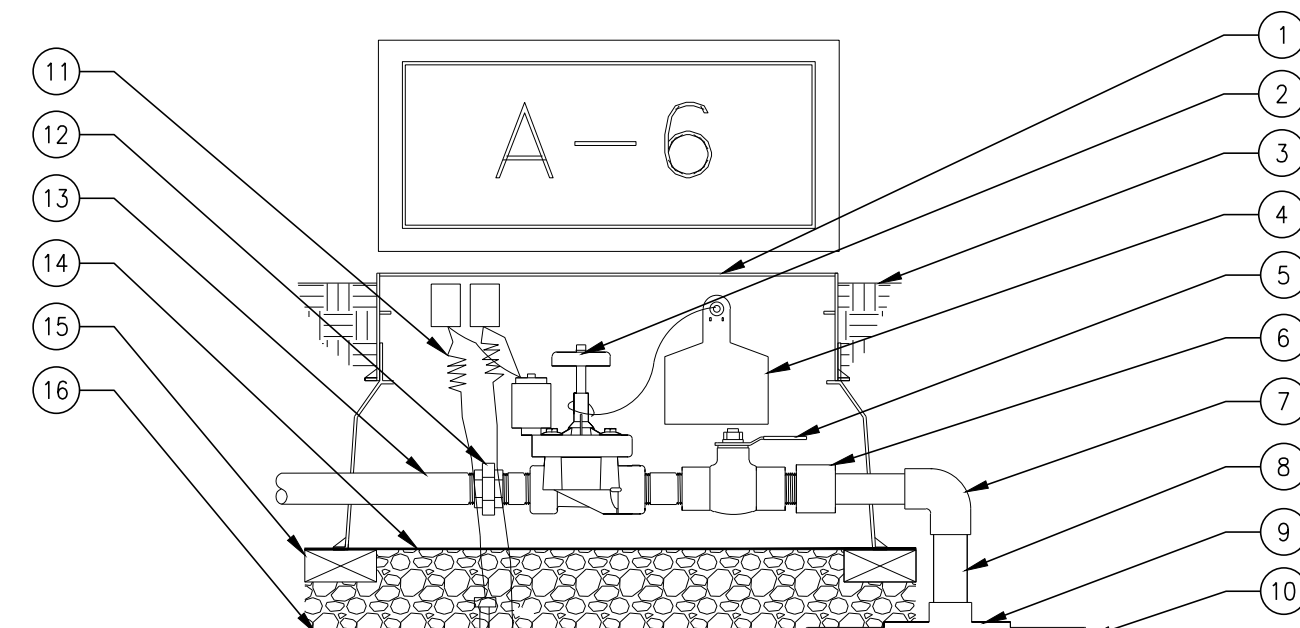
P.O.C. 'A' POTABLE WATER STATIC PRESSURE: 50 PSI		
[M]	WATER METER	1 1/2"
[X]	BACKFLOW PREVENTER	1 1/2"
[P]	BOOSTER PUMP	3HP, 25 GPM, 30 PSI BOOST
[V]	MASTER VALVE	1 1/2"
[F]	FLOW SENSOR	1"
[C]	CONTROLLER	20 STA.

P.O.C. 'B' POTABLE WATER STATIC PRESSURE: 50 PSI		
[M]	WATER METER	1 1/2"
[X]	BACKFLOW PREVENTER	1 1/2"
[P]	BOOSTER PUMP	3HP, 25 GPM, 30 PSI BOOST
[V]	MASTER VALVE	1 1/2"
[F]	FLOW SENSOR	1"
[C]	CONTROLLER	20 STA.

OVERHEAD IRRIGATION RESTRICTIONS:
 OVERHEAD IRRIGATION SHALL BE LIMITED TO THE HOURS BETWEEN 6 P.M. AND 10 A.M. SECTION 19.570.030



<p>Under Ground Service Alert of Southern California Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PLANS PREPARED UNDER THE SUPERVISION OF</p> <p><i>Lynn Capouya</i> LYNN CAPOUYA PRL#</p>	<p>LANDSCAPE ARCHITECT IN CHARGE LYNN CAPOUYA, INC. P.L.A. No. 2314 EXPIRES: 12-31-24</p>	<p>MARK REVISIONS APPR. DATE</p> <p>DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____</p>	<p>PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED</p> <p>APPROVED BY: _____ DATE _____</p>	<p>NORTHSIDE AGRICULTURAL INNOVATION CENTER 900 Clark St, Riverside, CA 92501 LANDSCAPE IRRIGATION PLAN</p>	<p>L-2.1 SHEET 03 OF 10</p>
	<p>SCALE: 1" = 30'</p>					

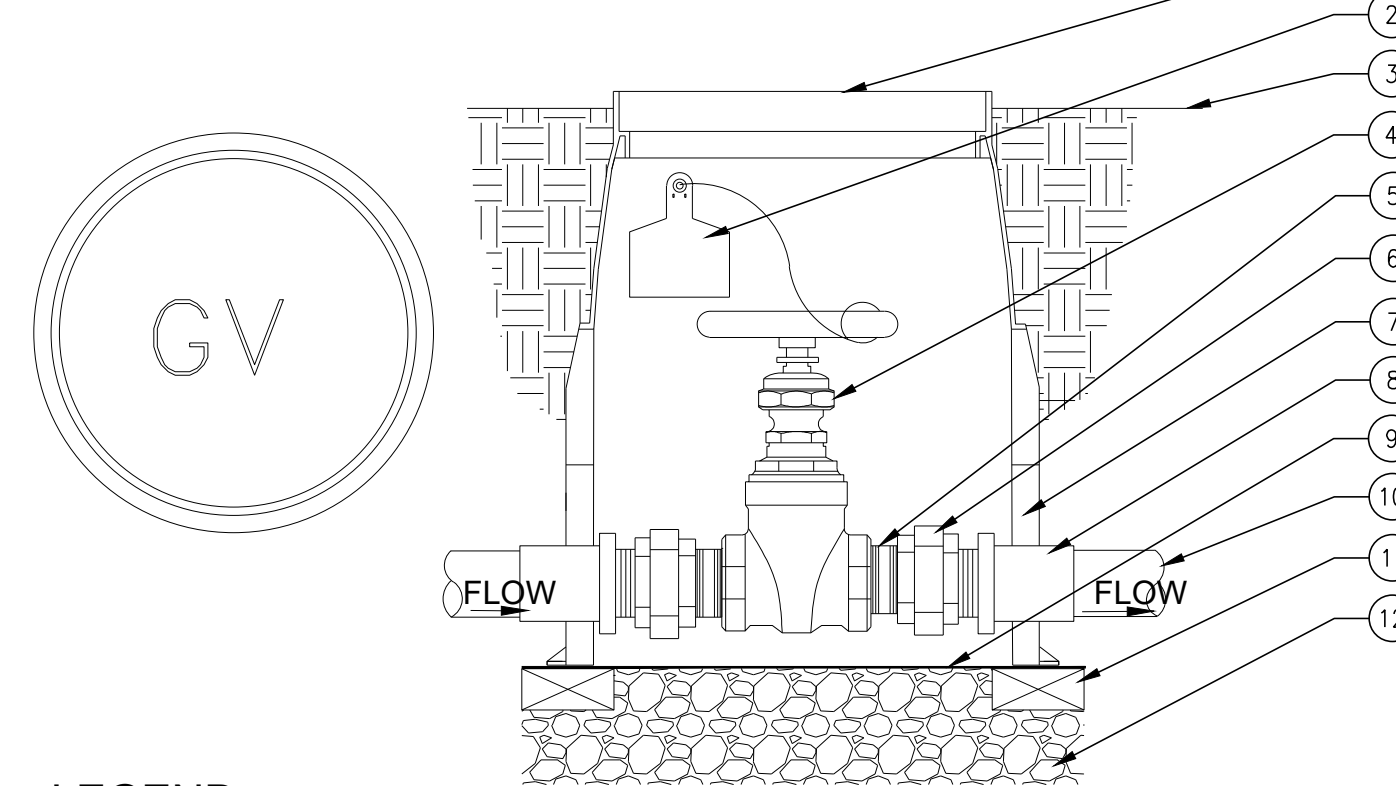


- LEGEND:**
- 1 RECTANGULAR PLASTIC VALVE BOX W/ BOLT DOWN COVER. HEAT BRAND CONTROLLER & STATION # "X-XX" ON LID IN 2" HIGH CHARACTERS. SIZED TO FIT ALL EQUIPMENT IN ONE BOX.
 - 2 REMOTE CONTROL VALVE.
 - 3 FINISH GRADE.
 - 4 CHRISTY'S I.D.TAG -NUMBERED TO MATCH DRAWINGS.
 - 5 BRASS BALL VALVE.
 - 6 PVC SCH 80 MALE ADAPTER.
 - 7 PVC SCH 80 ELL.
 - 8 PVC SUB MAINLINE.
 - 9 PVC SCH 80 TEE OR ELL.
 - 10 PVC MAINLINE.
 - 11 24" COILED EXPANSION LOOP W/ WIRE CONNECTOR.
 - 12 PVC SCH 80 UNION.
 - 13 LATERAL LINE.
 - 14 1/2" SQ. 16GA. GALV. WELDED WIRE MESH
 - 15 FOUR (4) BRICK SUPPORTS.
 - 16 3/4" GRAVEL (12" DEEP).

- NOTES:**
- ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1 1/2" ABOVE FINSH GRADE AND 12" MIN FROM EDGE OF HARDSCAPE.
 - CLOSED NIPPLES OR BUSHINGS ARE NOT ALLOWED.
 - USE TEFLON TAPE BETWEEN TWO DISSIMILAR MATERIALS.
 - LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

REMOTE CONTROL VALVE

SCALE: NTS 6

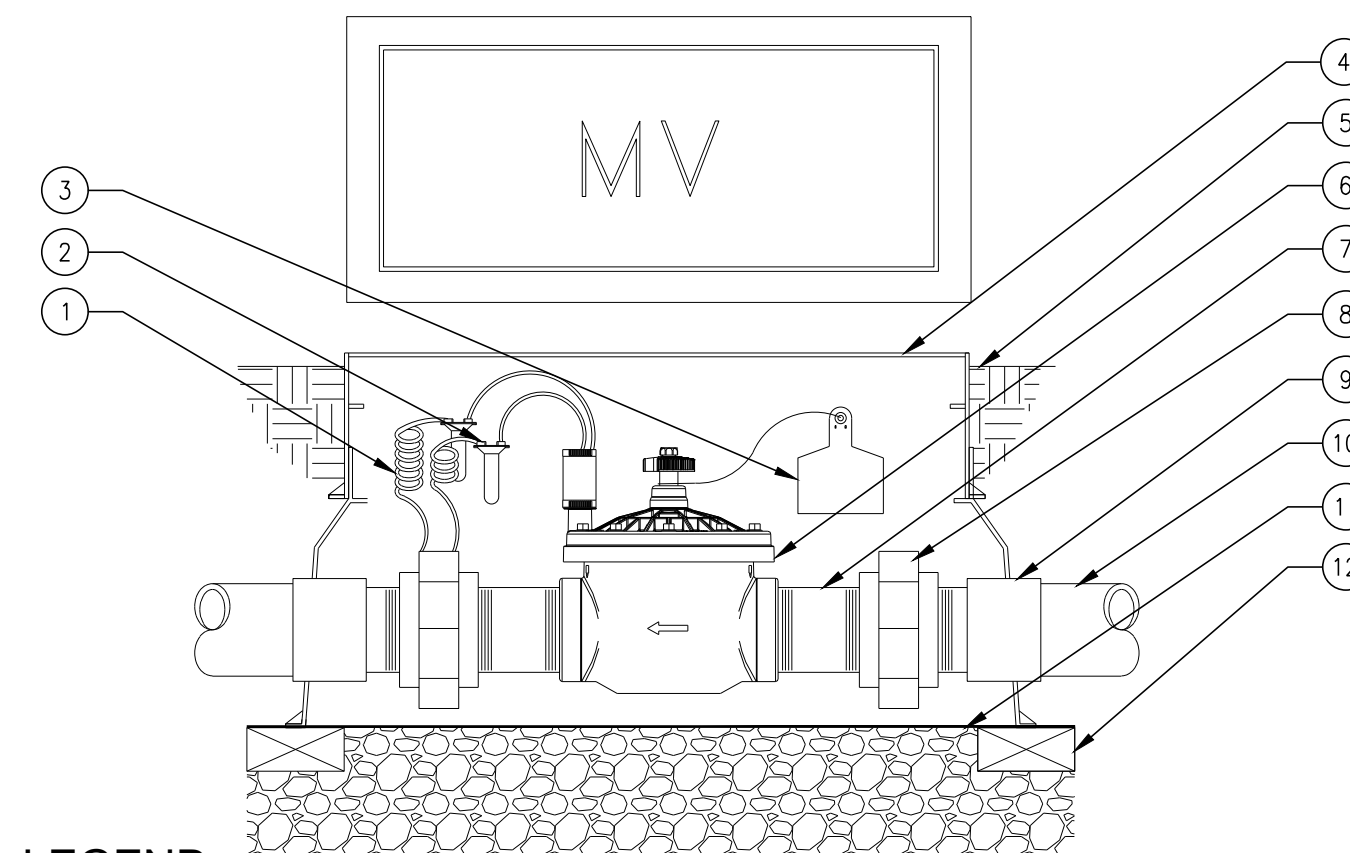


- LEGEND:**
- 1 10" ROUND PLASTIC VALVE BOX W/BOLT-DOWN COVER. HEAT BRAND "GV" ON VALVE BOX LID IN 2" HIGH CHARACTERS.
 - 2 CHRISTY'S I.D.TAG -NUMBERED TO MATCH DRAWINGS
 - 3 FINISH GRADE.
 - 4 GATE VALVE - LINE SIZE.
 - 5 BRASS NIPPLE.
 - 6 BRASS UNION.
 - 7 VALVE BOX EXTENSION (AS REQUIRED).
 - 8 PVC SCH 80 ADAPTOR.
 - 9 1/2" SQ. 16GA. GALV. WELDED WIRE MESH
 - 10 PVC MAINLINE.
 - 11 THREE (3) BRICK SUPPORTS.
 - 12 3/4" GRAVEL (12" DEEP).

- NOTES:**
- ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1 1/2" ABOVE FINSH GRADE AND 12" MIN FROM EDGE OF HARDSCAPE.
 - CLOSED NIPPLES OR BUSHINGS ARE NOT ALLOWED.
 - USE TEFLON TAPE BETWEEN TWO DISSIMILAR MATERIALS.
 - LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

GATE VALVE

SCALE: NTS 4

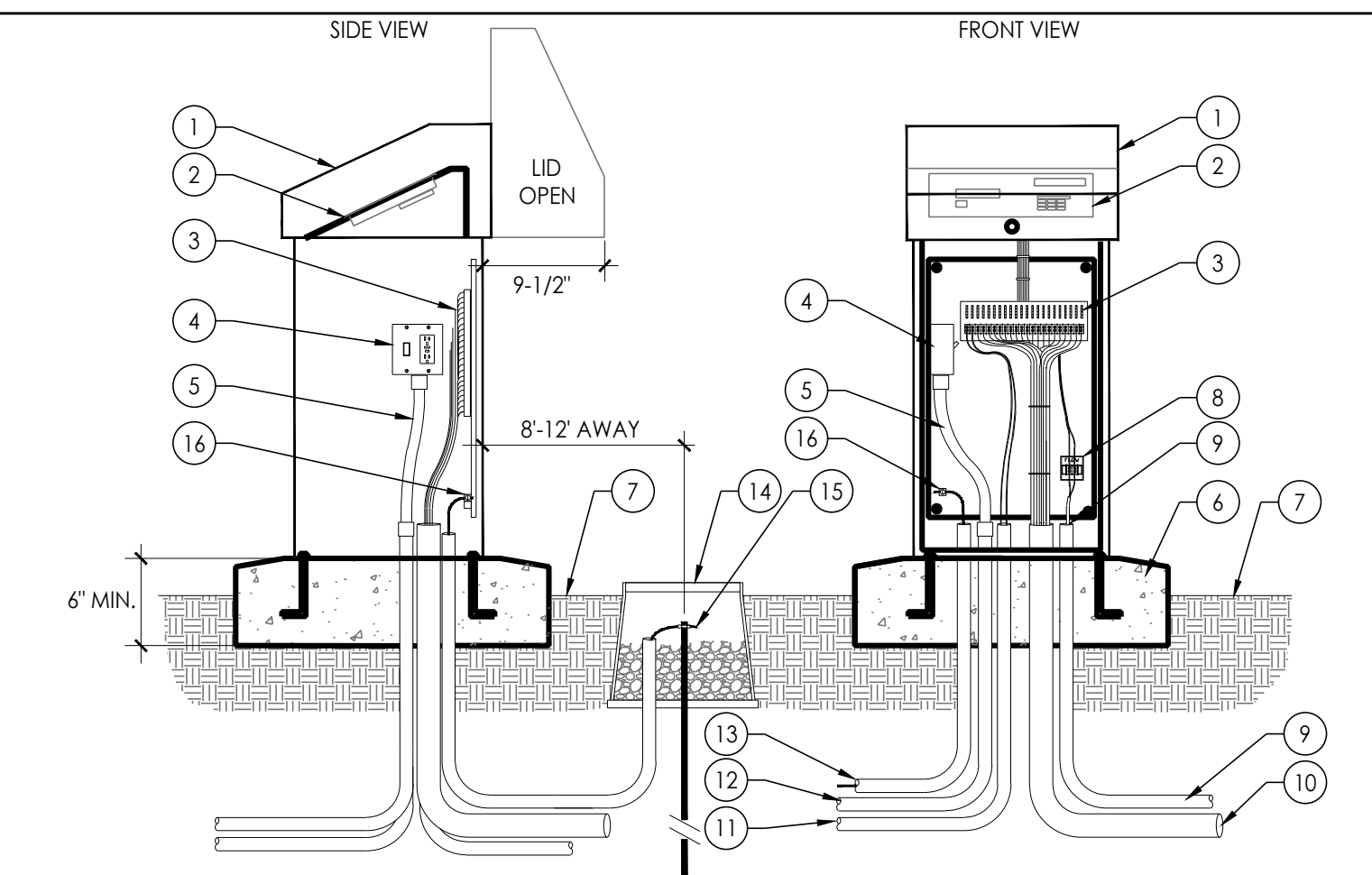


- LEGEND:**
- 1 24" COILED EXPANSION LOOP.
 - 2 WIRE CONNECTOR
 - 3 CHRISTY'S I.D.TAG -NUMBERED TO MATCH DRAWINGS
 - 4 RECTANGULAR PLASTIC VALVE BOX W/ BOLT DOWN COVER.HEAT BRAND "MV" ON LID IN 2" HIGH CHARACTERS.
 - 5 FINISH GRADE.
 - 6 REMOTE CONTROL VALVE.
 - 7 BRASS NIPPLE.
 - 8 BRASS UNION.
 - 9 PVC SCH 80 MALE ADAPTER.
 - 10 MAIN LINE PIPE & FITTINGS.
 - 11 1/2" SQ. 16GA. GALV. WELDED WIRE MESH FOUR (4) BRICK SUPPORTS.
 - 12 3/4" GRAVEL (12" DEEP).

- NOTES:**
- ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1 1/2" ABOVE FINSH GRADE AND 12" MIN FROM EDGE OF HARDSCAPE.
 - CLOSED NIPPLES OR BUSHINGS ARE NOT ALLOWED.
 - USE TEFLON TAPE BETWEEN TWO DISSIMILAR MATERIALS.
 - LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

MASTER VALVE

SCALE: NTS 3

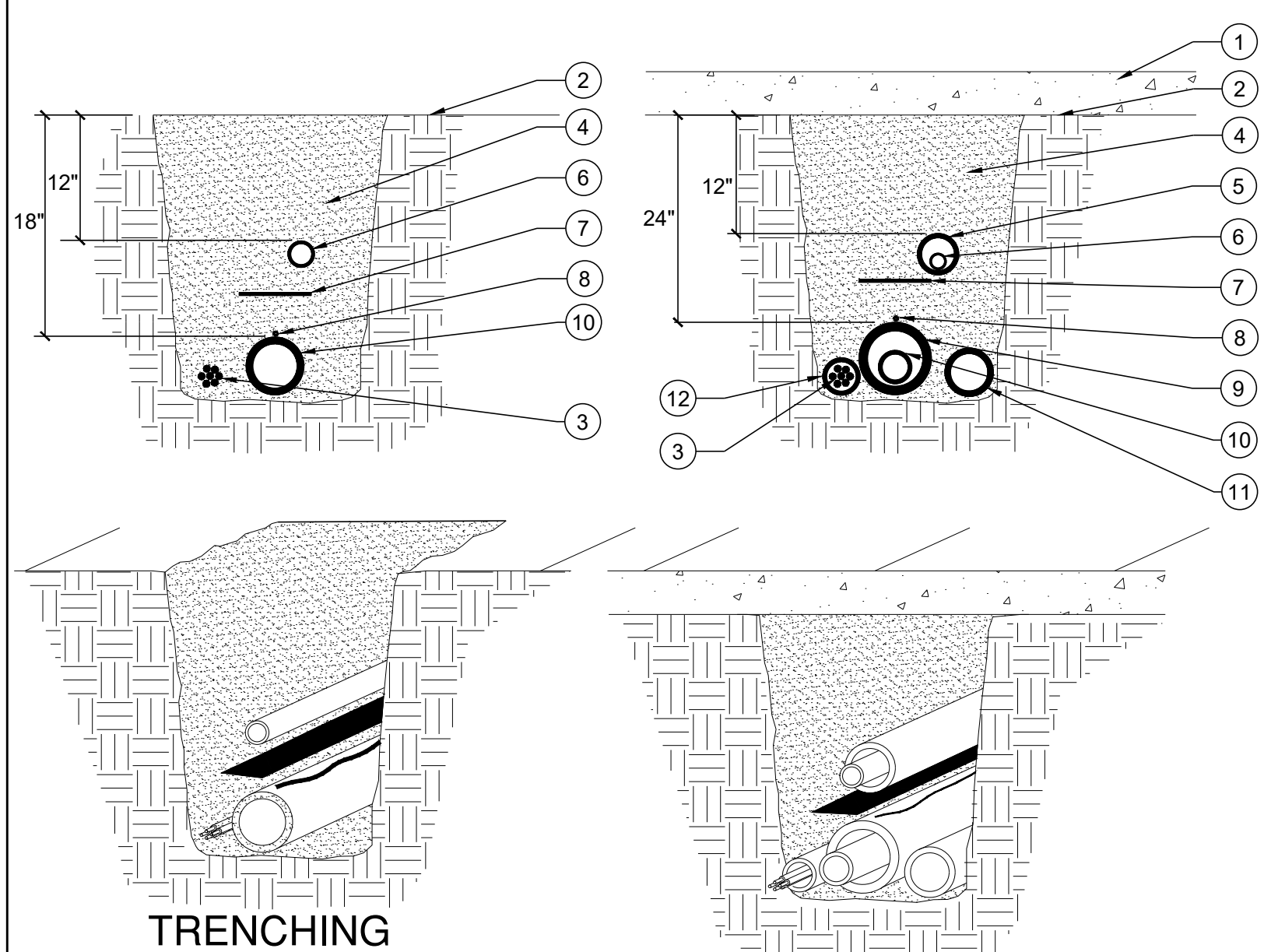


- LEGEND:**
- 1 STRONGBOX STAINLESS STEEL NEMA 3R RAINPROOF ENCLOSURE (UL LISTED).
 - 2 SATELLITE ASSEMBLY. ASSEMBLED IN ENCLOSURE BY JOHN DEERE GREEN TECH.
 - 3 TERMINAL STRIP FOR VALVE WIRES.
 - 4 POWER SWITCH / GFCI RECEPTACLE.
 - 5 ELECTRICAL FLEX CONDUIT FOR POWER.
 - 6 6" MIN THICK, CONCRETE PAD WITH ANCHOR BOLTS PER MANUFACTURER RECOMMENDATIONS.
 - 7 FINISHED GRADE.
 - 8 FLOW SENSOR TERMINAL BOARD.
 - 9 1" CONDUIT AND SWEEP ELL WITH FLOW SENSOR CABLE.
 - 10 3" CONDUIT AND SWEEP ELL FOR LEAD WIRES.
 - 11 1" CONDUIT AND SWEEP ELL FOR MASTER VALVE WIRES.
 - 12 1" CONDUIT AND SWEEP ELL FOR 110 VAC POWER LINE.
 - 13 1" CONDUIT AND SWEEP ELL FOR GROUND WIRE.
 - 14 10" ROUND VALVE BOX AROUND GROUND ROD. FILL WITH 3/4" CRUSHED ROCK.
 - 15 5/8" X 8' GROUND ROD WITH #6 GROUND WIRE AND CLAMP. LOCATE 8'-12' FROM ENCLOSURE.
 - 16 #6 GROUND WIRE SECURED TO BACKBOARD GROUNDING TERMINAL.

NOTE: SEE IRRIGATION LEGEND CALL OUT FOR INCLUDED SATELLITE COMMUNICATION COMPONENTS. SUGGESTED CONDUIT SIZES MAY NEED TO BE LARGER.

AUTOMATIC CONTROLLER

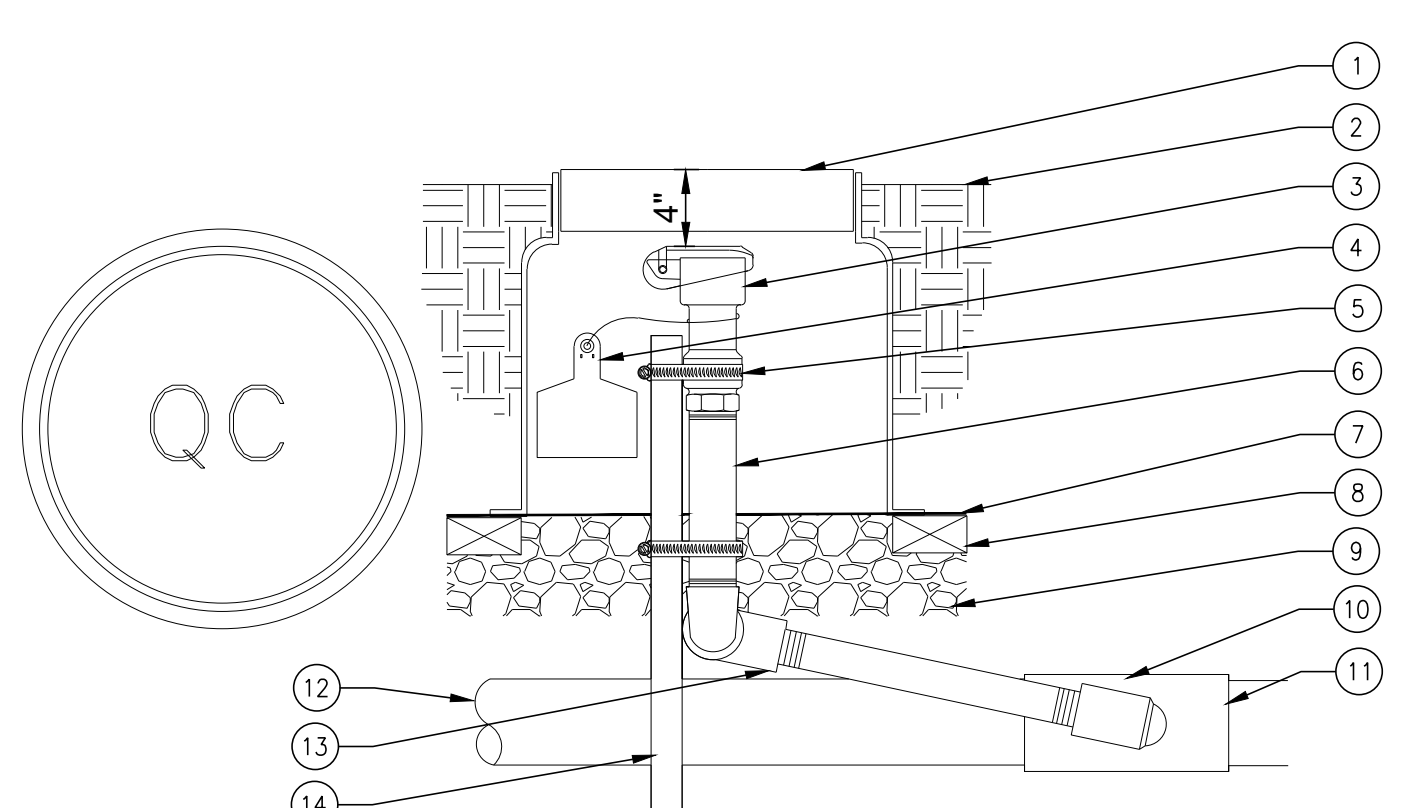
SCALE: NTS 1



- LEGEND:**
- 1 CONCRETE PAVING
 - 2 FINISH GRADE / NATIVE SOIL
 - 3 CONTROL WIRE
 - 4 TRENCH WITH BACKFILL
 - 5 PVC LATERAL LINE SLEEVE
 - 6 PVC LATERAL LINE
 - 7 DETECTABLE WARNING TAPE
 - 8 TRACER WIRE
 - 9 PVC MAINLINE SLEEVE
 - 10 PVC MAINLINE PIPE
 - 11 PVC SPARE SLEEVE
 - 12 PVC CONTROL WIRE SLEEVE

IRRIGATION TRENCHING AND SLEEVING

SCALE: NTS 7

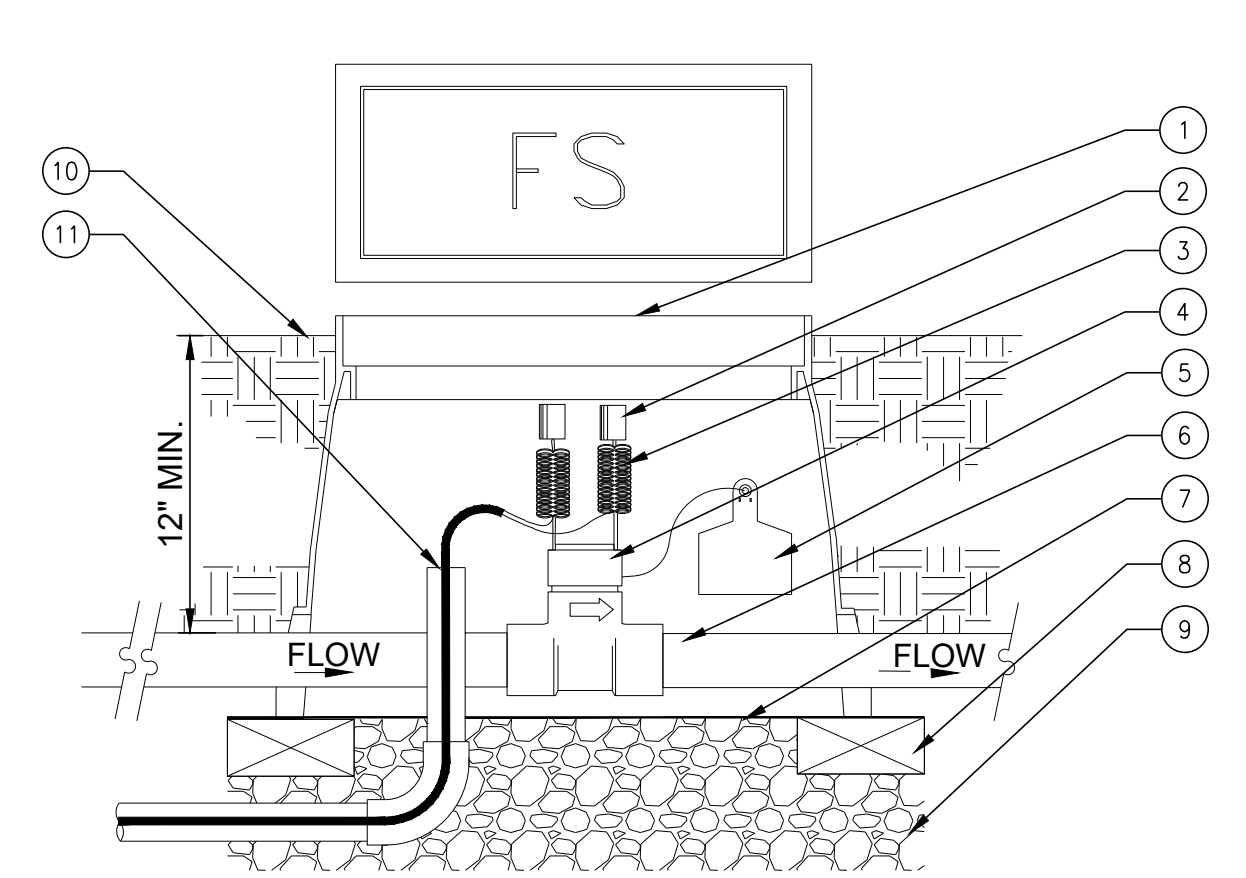


- LEGEND:**
- 1 10" ROUND PLASTIC VALVE BOX W/BOLT-DOWN COVER. HEAT BRAND "QC" ON VALVE BOX LID IN 2" HIGH CHARACTERS.
 - 2 FINISH GRADE.
 - 3 QUICK COUPLER.
 - 4 CHRISTY'S I.D.TAG -NUMBERED TO MATCH DRAWINGS.
 - 5 PUNCH-LOC CLAMP OR EQUAL.
 - 6 BRASS NIPPLE 8" LONG.
 - 7 1/2" SQ. 16GA. GALV. WELDED WIRE MESH
 - 8 THREE (3) BRICK SUPPORTS.
 - 9 3/4" GRAVEL (12" DEEP).
 - 10 BRASS NIPPLE, 12" LONG.
 - 11 P.V.C. SCH. 80 TEE.
 - 12 P.V.C. MAIN LINE.
 - 13 BRASS STREET ELL.
 - 14 #4 REBAR DRIVEN 12" INTO UNDISTURBED SOIL.

- NOTES:**
- ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1 1/2" ABOVE FINSH GRADE AND 12" MIN FROM EDGE OF HARDSCAPE.
 - CLOSED NIPPLES OR BUSHINGS ARE NOT ALLOWED.
 - USE TEFLON TAPE BETWEEN TWO DISSIMILAR MATERIALS.
 - LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

QUICK COUPLER

SCALE: NTS 5



- LEGEND:**
- 1 RECTANGULAR VALVE BOX PER CITY STANDARD. VALVE BOX TO BE TRAFFIC RATED CONCRETE BOX WITH TRAFFIC RATED METAL LID.
 - 2 WIRE CONNECTOR.
 - 3 24" COILED EXPANSION LOOP.
 - 4 FLOW SENSOR.
 - 5 CHRISTY'S I.D.TAG -NUMBERED TO MATCH DRAWINGS.
 - 6 MAINLINE.
 - 7 1/2" SQ. 16GA. GALV. WELDED WIRE MESH
 - 8 FOUR (4) BRICK SUPPORTS.
 - 9 3/4" GRAVEL (12" DEEP).
 - 10 FINISH GRADE.
 - 11 1" GRAY SCH. 80 P.V.C. CONDUIT W/ COAXIAL SENSOR CABLE.

- NOTES:**
- ALL VALVE BOXES TO BE PLACED IN SHRUB AREAS WHERE POSSIBLE. SET VALVE BOX 1 1/2" ABOVE FINSH GRADE AND 12" MIN FROM EDGE OF HARDSCAPE.
 - CLOSED NIPPLES OR BUSHINGS ARE NOT ALLOWED.
 - USE TEFLON TAPE BETWEEN TWO DISSIMILAR MATERIALS.
 - LANDSCAPE FABRIC SHALL BE USED TO PLUG BETWEEN PIPES AND VALVE BOX WALL OPENINGS TO PREVENT SOIL INTRUSION.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

FLOW SENSOR

SCALE: NTS 2

- LEGEND:**
- 1 VANDAL RESISTANT STAINLESS STEEL ENCLOSURE.
 - 2 REDUCED PRESSURE BACKFLOW.
 - 3 BRASS RISERS, NIPPLES (TYPICAL BOTH SIDES).
 - 4 6" CONCRETE PAD
 - 5 FINISH GRADE.
 - 6 MAINLINE.
 - 7 1 CU. FT. CONCRETE THRUST BLOCKS (TYP.)
 - 8 SHUT OFF VALVES (TYP).
 - 9 BRASS WYE STRAINER.
 - 10 BRASS ELL (TYPICAL BOTH SIDES).
 - 11 BRASS UNION, LINE SIZED BOTH SIDES.
 - 12 GATE VALVE - LINE SIZE
 - 13 3/4" PEA GRAVEL SUMP

- NOTES:**
- REDUCED PRESSURE BACKFLOW ASSEMBLY SHALL BE PLACED AT MIN. 12" CLEAR OF BLDG. & WALLS, ETC. & IN PLANTING AREAS WHEN POSSIBLE TO ACHIEVE VISUAL SCREENING.
 - THE BACKFLOW PREVENTER SHALL BE TESTED BY A CERTIFIED TESTER & THE RESULTS SENT TO THE COUNTY HEALTH AGENCY ON THE REQUIRED FORMS. A DUPLICATE COPY OF THE REPORT SHALL BE FURNISHED TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - THE BACKFLOW PREVENTER SHALL BE OF THE TYPE & MANUFACTURER CURRENTLY APPROVED BY THE COUNTY HEALTH AGENCY.
 - DISSIMILAR METALS SHALL BE JOINED WITH DIO-ELECTRIC UNIONS OR COUPLINGS.
 - GALVANIZED NIPPLE SHALL NOT BE USED.

IRRIGATION TRENCHING AND SLEEVING

SCALE: NTS 7

QUICK COUPLER

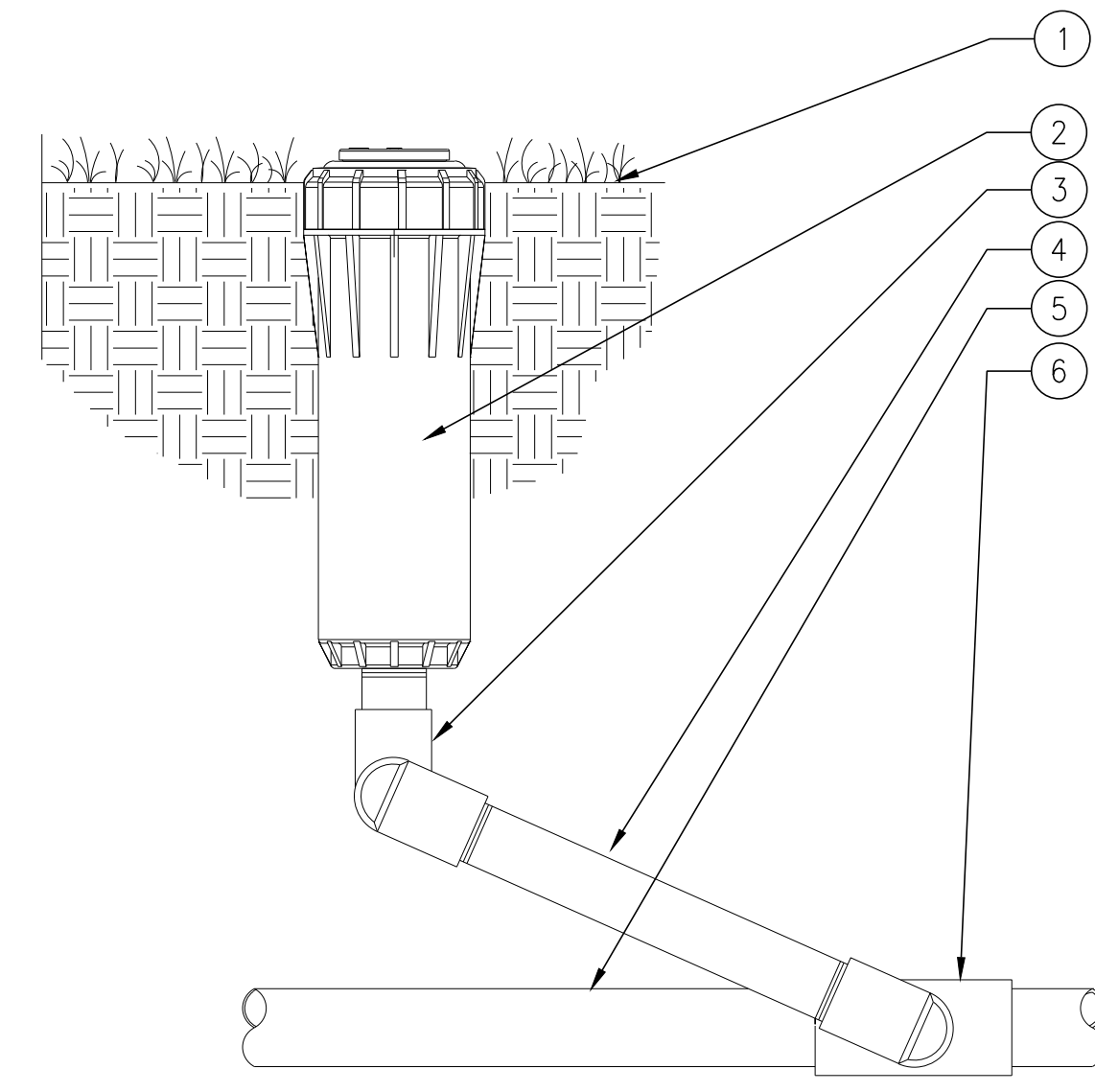
SCALE: NTS 5

FLOW SENSOR

SCALE: NTS 2

WDID: _____

	PLANS PREPARED UNDER THE SUPERVISION OF LYNN CAPOUYA PRL# 2314		LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE LYNN CAPOUYA, INC. <NAME> P.L.A. No. 2314 EXPIRES: 12-31-24	PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED APPROVED BY: _____ DATE: _____	NORTHSIDE AGRICULTURAL INNOVATION CENTER 900 Clark St, Riverside, CA 92501 LANDSCAPE IRRIGATION DETAILS	L-2.2 SHEET 04 OF 10
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LEGEND:

- ① FINISH GRADE
- ② ROTOR HEAD PER LEGEND.
- ③ PVC SCH. 40 STREET ELL THREE (3) REQUIRED- (TRIPLE SWING JOINT).
- ④ FLEXIBLE PVC SCH. 40 NIPPLE LENGTH AS REQUIRED.
- ⑤ LATERAL LINE
- ⑥ PVC SCH. 40 FITTING

NOTES:

1. MARLEX STREET ELLS SHALL NOT BE USED AS A SUBSTITUTE FOR PVC SCH. 40 STREET ELLS.
2. ANTI-DRAIN VALVE SHALL PREVENT LOW HEAD DRAINAGE OF UP TO TEN (10) FEET OF ELEVATION DIFFERENCE

SCALE: NTS 6

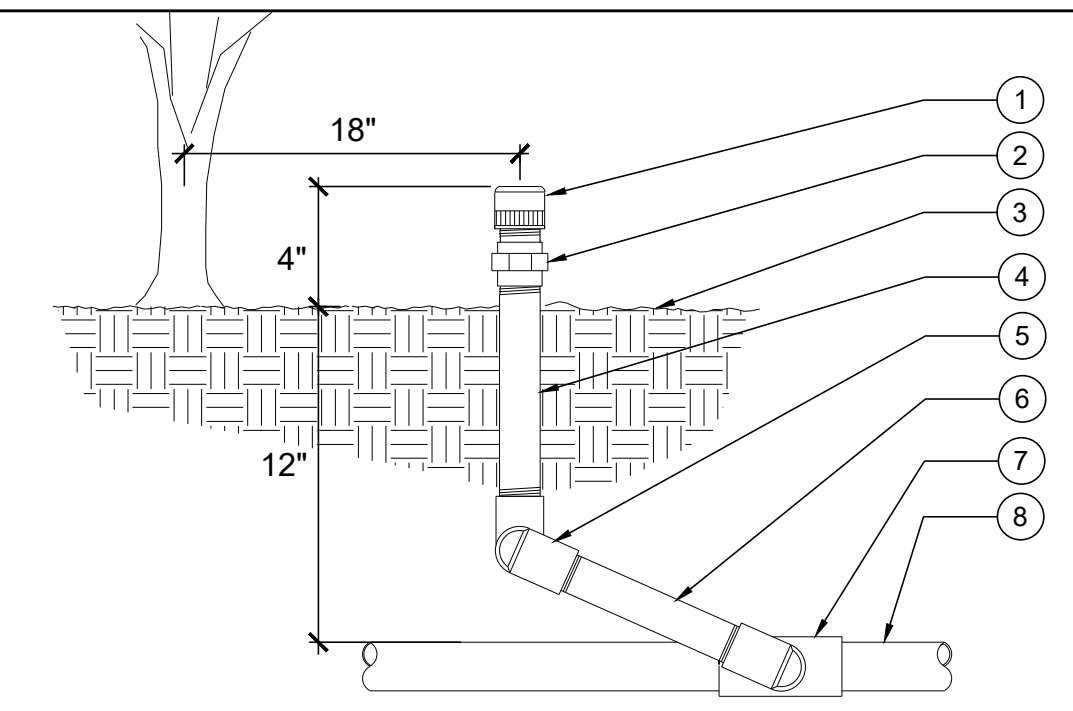
SCALE: NTS 4

POP-UP ROTOR

SCALE: NTS 3

BUBBLER ON RISER

SCALE: NTS 1



LEGEND:

- ① BUBBLER HEAD PER PLAN. LOCATE 18" FROM CENTER OF TREE TRUNK
- ② ANTI-DRAIN VALVE PER LEGEND.
- ③ FINISH GRADE.
- ④ 12" FLEXIBLE PVC SCH. 40 NIPPLE PER LEGEND.
- ⑤ PVC SCH. 40 STREET ELLS (3) THREE REQUIRED- (TRIPLE SWING JOINT).
- ⑥ FLEXIBLE PVC SCH. 40 NIPPLE LENGTH AS REQUIRED.
- ⑦ PVC LATERAL LINE FITTING.
- ⑧ PVC LATERAL LINE.

NOTES:

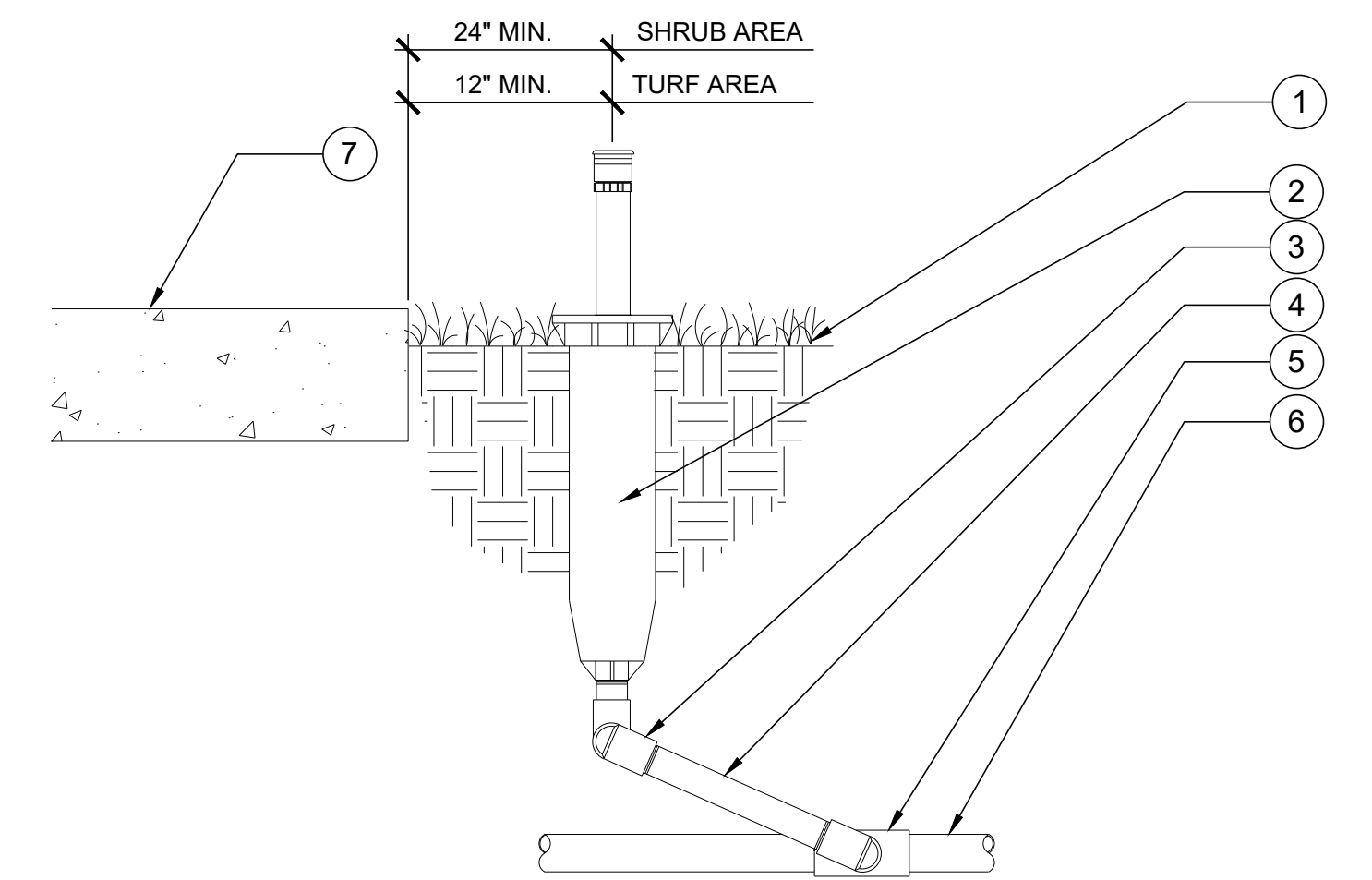
1. MARLEX STREET ELLS SHALL NOT BE USED AS A SUBSTITUTE FOR PVC SCH. 40 STREET ELLS.
2. ANTI-DRAIN VALVE SHALL PREVENT LOW HEAD DRAINAGE OF UP TO TEN (10) FEET OF ELEVATION DIFFERENCE

SCALE: NTS 7

SCALE: NTS 5

POP-UP SPRAY HEAD

SCALE: NTS 2



LEGEND:

- ① FINISH GRADE.
- ② SPRINKLER HEAD PER LEGEND.
- ③ PVC SCH. 40 STREET ELL THREE (3) REQUIRED, (TRIPLE SWING JOINT)
- ④ FLEXIBLE PVC SCH. 40 NIPPLE LENGTH AS REQUIRED.
- ⑤ PVC SCH. 40 FITTING.
- ⑥ LATERAL LINE.
- ⑦ ADJACENT HARDSCAPE

NOTES:

1. MARLEX STREET ELLS SHALL NOT BE USED AS A SUBSTITUTE FOR PVC SCH. 40 STREET ELLS.
2. ANTI-DRAIN VALVE SHALL PREVENT LOW HEAD DRAINAGE OF UP TO TEN (10) FEET OF ELEVATION DIFFERENCE

WDID: _____



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PLANS PREPARED UNDER THE SUPERVISION OF

Lynn Capouya 2314
LYNN CAPOUYA PRL#



LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE

LYNN CAPOUYA, LYNN CAPOUYA INC.
<NAME>

P.L.A. No. 2314 EXPIRES: 12-31-24
DATE _____



MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: _____

DATE _____

NORTHSIDE AGRICULTURAL INNOVATION CENTER

900 Clark St, Riverside, CA 92501

LANDSCAPE IRRIGATION DETAILS

L-2.3

SHEET 05 OF 10

DESIGN SPECIFICATIONS

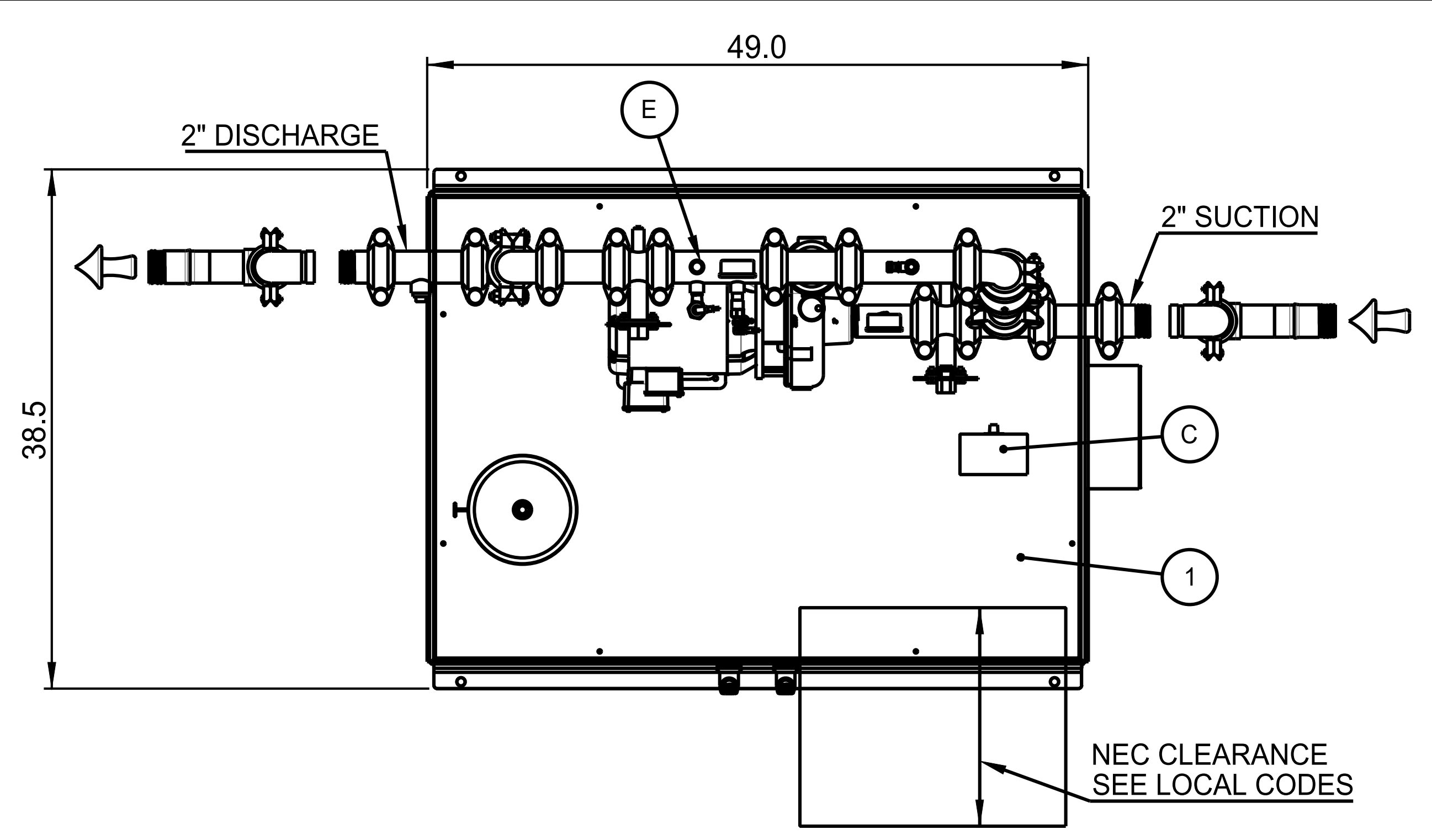
Design Flow Rate:	-	25 GPM @ 30 PSI Boost
Duty Pump Details:	-	3 HP/Pump 25 GPM @ 80 TDH
Minimum Power:	-	240 Volt / 1 Phase
Model #	-	SPEC PAP 23501

ITEM NO.	DESCRIPTION	Size	QTY.
1	CONTROL PANEL		1
2	MOTOR		1
3	PRESSURE GAUGE	2-1/2"	2
4	PRESSURE TANK	2 Gal	1
5	PRESSURE TRANSMITTER	1/4"	1
6	PUMP, CENTRIFUGAL		1
7	SKID, BENT	48"x33"	1
8	VALVE, 1/4", AIR VENT	1/4"	1
9	VALVE, 2" GROOVED BUTTERFLY VALVE, LEVER OPERATED	2"	2
10	VALVE, 2" GROOVED, CHECK	2"	2

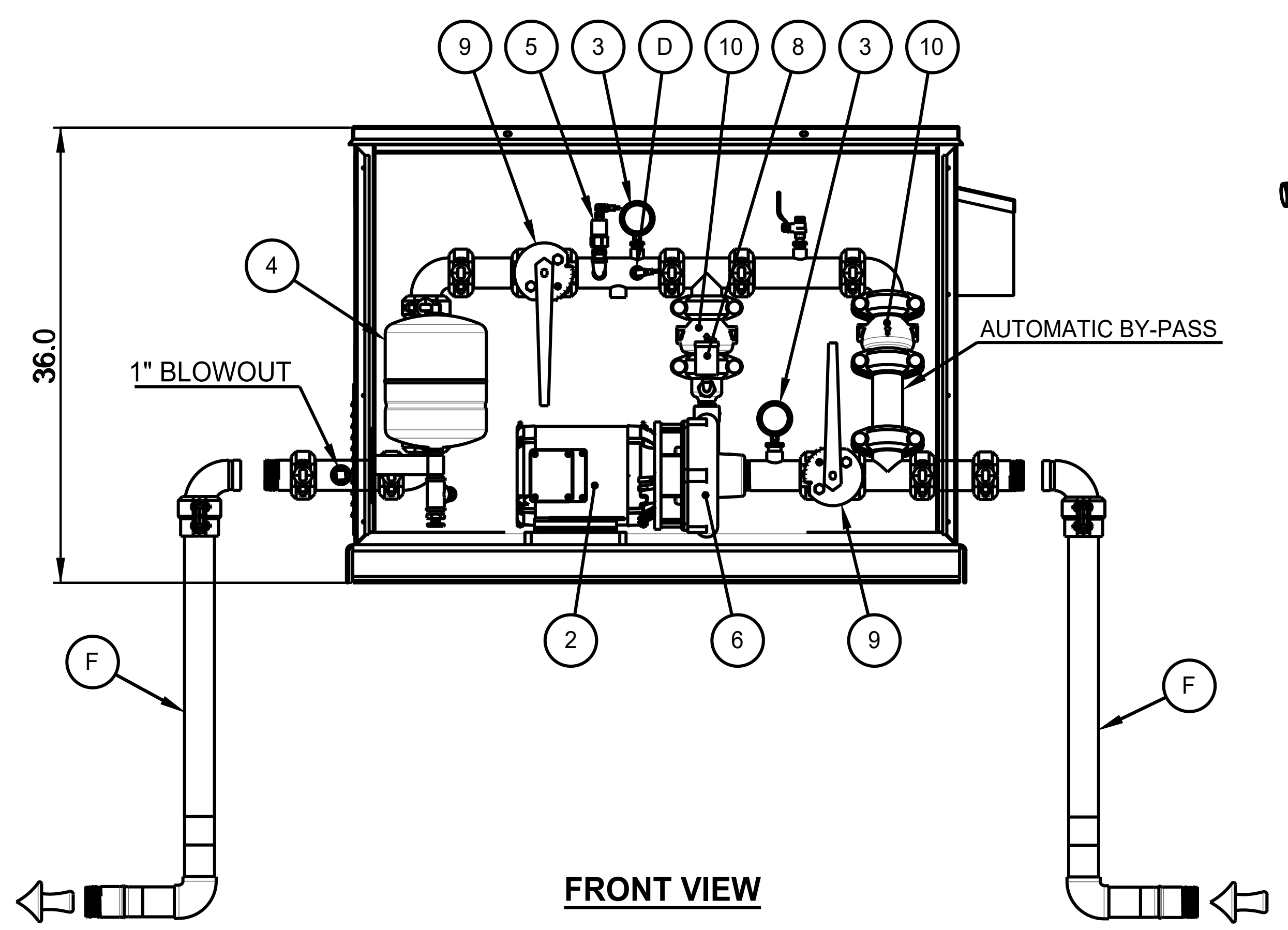
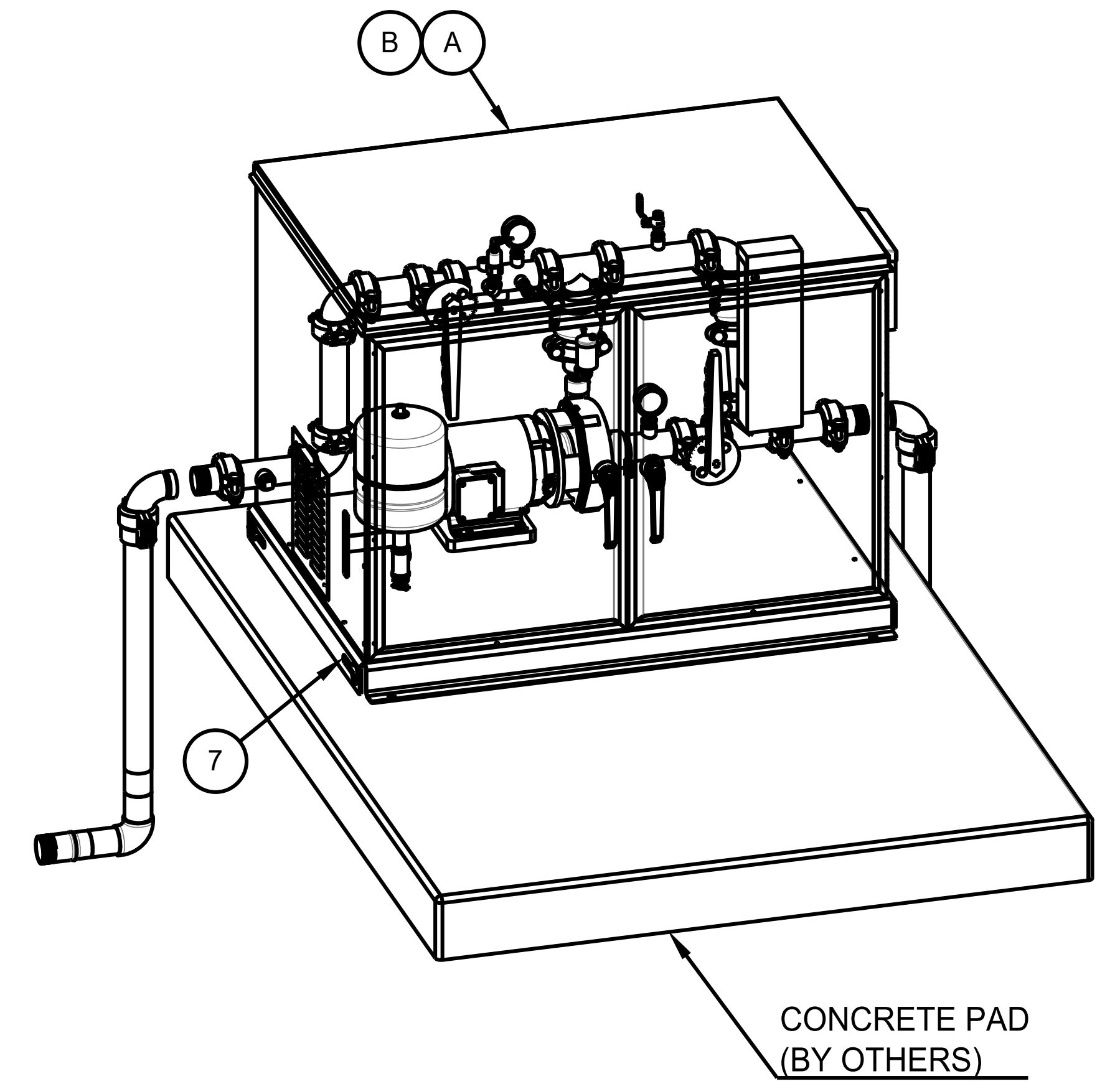
AVAILABLE ACCESSORIES (SEE NOTE)

ITEM NO.	DESCRIPTION	Size	QTY.
A	ENCLOSURE, MARINE GRADE ALUMINUM	48x33x32	1
B	INSULATION / SOUND ATTENUATION		
C	HEATER		1
D	-FLOW SWITCH -NMP INSERTION FLOW METER or -BADGER INSERTION FLOW SENSOR		1
E	HIGH PRESSURE SWITCH		1
F	DROP PIPE	2"	1

NOTE:
THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY - SEE QUOTE OR SUBMITTAL SUMMARY FOR:
-PRICING
-DESIGN PARAMETERS
-COATINGS
-MATERIALS OF CONSTRUCTION
-INCLUDED EQUIPMENT, DEVICES AND ACCESSORIES



PLAN VIEW



FRONT VIEW

 SITEONE GREEN TECH 4280 E LOWELL ST ONTARIO, CA (909)390-4750 SITEONE.COM	MATERIAL	TITLE: BOOSTER W/ BYPASS PUMP STATION			
	(SEE NOTE)	PROJECT: NAICS RIVERSIDE			
	UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL: ±1/8" ONE PLACE DECIMAL: ±.10 TWO PLACE DECIMAL: ±.05 DO NOT SCALE DRAWING	LEVEL: SPEC			
	DRAWN:	DATE: XX/XX/XXXX	WEIGHT: 1307.29	SIZE: B	SCALE: NTS SHEET: 1 OF 1 REV -

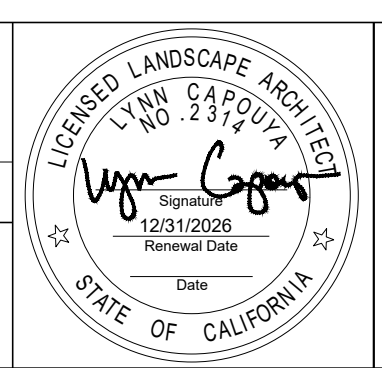
BOOSTER PUMP 1

WDID: _____



PLANS PREPARED UNDER THE SUPERVISION OF

 LYNN CAPOUYA 2314 PRL#



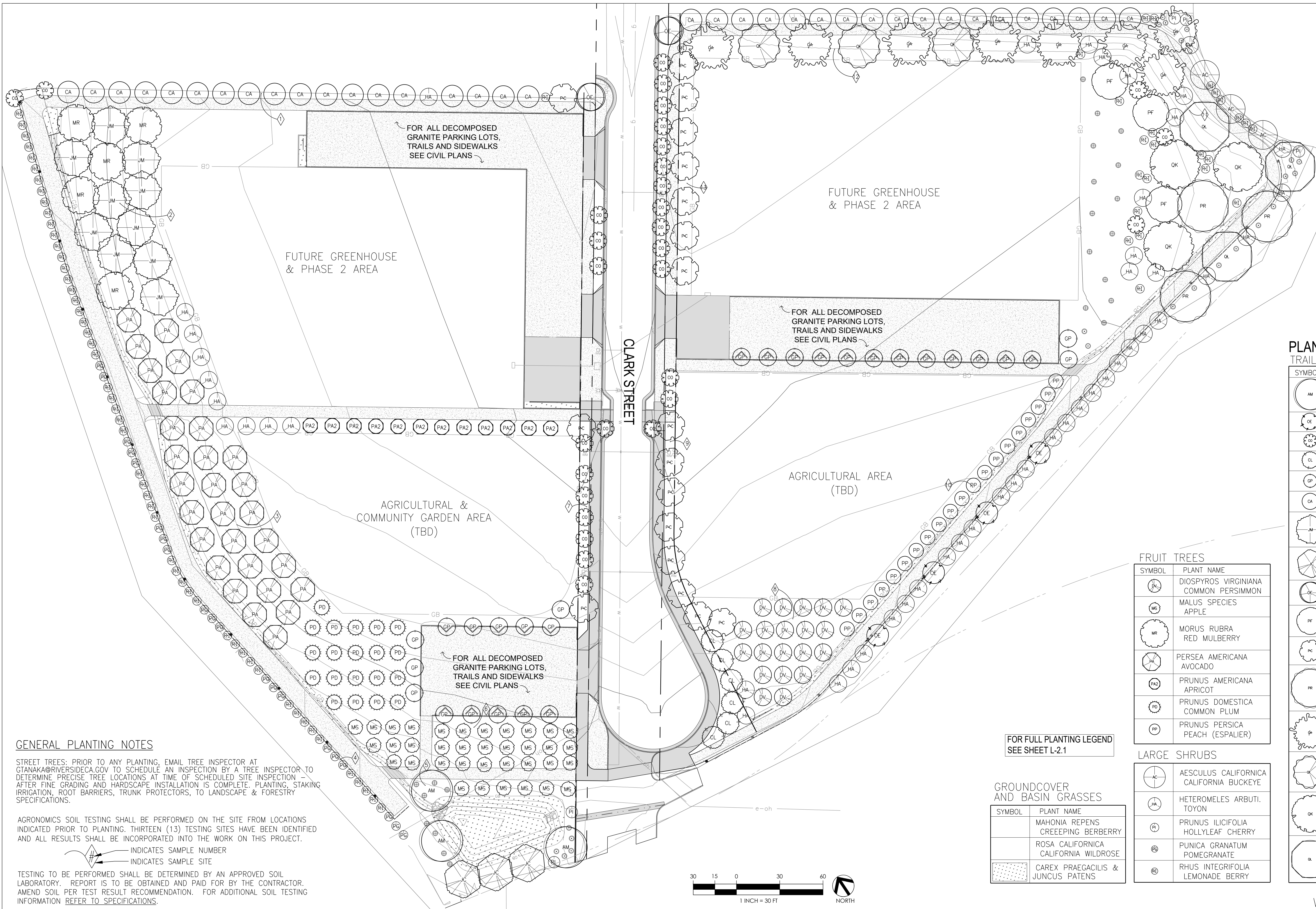
LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE
 LYNN CAPOUYA,
 LYNN CAPOUYA INC.
 <NAME>
 P.L.A. No. 2314 EXPIRES: 12-31-24
 DATE _____

MARK	REVISIONS	APPR.	DATE

PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED
 APPROVED BY: _____ DATE _____
 DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

NORTHSIDE AGRICULTURAL INNOVATION CENTER
 900 Clark St, Riverside, CA 92501
LANDSCAPE IRRIGATION DETAILS

L-2.4
 SHEET 06 OF 10



GENERAL PLANTING NOTES

STREET TREES: PRIOR TO ANY PLANTING, EMAIL TREE INSPECTOR AT GTANAKA@RIVERSIDECA.GOV TO SCHEDULE AN INSPECTION BY A TREE INSPECTOR TO DETERMINE PRECISE TREE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION - AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING IRRIGATION, ROOT BARRIERS, TRUNK PROTECTORS, TO LANDSCAPE & FORESTRY SPECIFICATIONS.

AGRONOMICS SOIL TESTING SHALL BE PERFORMED ON THE SITE FROM LOCATIONS INDICATED PRIOR TO PLANTING. THIRTEEN (13) TESTING SITES HAVE BEEN IDENTIFIED AND ALL RESULTS SHALL BE INCORPORATED INTO THE WORK ON THIS PROJECT.

INDICATES SAMPLE NUMBER
INDICATES SAMPLE SITE

TESTING TO BE PERFORMED SHALL BE DETERMINED BY AN APPROVED SOIL LABORATORY. REPORT IS TO BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AMEND SOIL PER TEST RESULT RECOMMENDATION. FOR ADDITIONAL SOIL TESTING INFORMATION REFER TO SPECIFICATIONS.

PLANTING LEGEND
TRAIL TREES

SYMBOL	PLANT NAME
AM	ACER MACROPHYLLUM BIG LEAF MAPLE
CE	CASIMIROA EDULIS SAPOTE
CC	CERCIS OCCIDENTALIS WESTERN REDBUD
CL	CHILOPSIS LINEARIS DESERT WILLOW
GP	GEIJERA PARVIFLORA AUSTRALIAN WILLOW
CA	HESPEROCYPARIS ARIZONICA ARIZONA CYPRESS
JM	JACARANDA MIMOSIFOLIA JACARANDA
JL	JUNGLANS CALIFORNICA CALIFORNIA BLACK WALNUT
OE	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE
PF	PARKINSONIA FLORIDA BLUE PALO VERDE
PC	PISTACIA CHINENSIS CHINESE PISTACHE
PR	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
QF	QUERCUS AGRIFOLIA COASTAL LIVE OAK
QE	QUERCUS ENGELMANNII ENGELMANN OAK
QK	QUERCUS KELLOGGII CALIFORNIA BLACK OAK
QV	QUERCUS LOBATA VALLEY OAK

FRUIT TREES

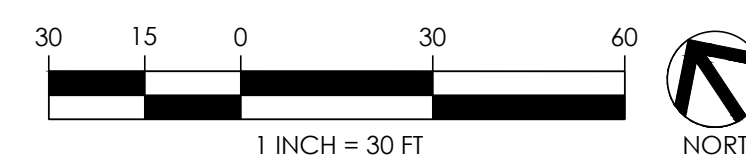
SYMBOL	PLANT NAME
DV	DIOSPYROS VIRGINIANA COMMON PERSIMMON
MS	MALUS SPECIES APPLE
MR	MORUS RUBRA RED MULBERRY
PE	PERSEA AMERICANA AVOCADO
PAZ	PRUNUS AMERICANA APRICOT
PD	PRUNUS DOMESTICA COMMON PLUM
PP	PRUNUS PERSICA PEACH (ESPALIER)

LARGE SHRUBS

SYMBOL	PLANT NAME
AC	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
HA	HETEROMELES ARBUTI. TOYON
HC	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY
PG	PUNICA GRANATUM POMEGRANATE
RB	RHUS INTEGRIFOLIA LEMONADE BERRY

GROUND COVER AND BASIN GRASSES

SYMBOL	PLANT NAME
	MAHONIA REPENS CREEPING BERBERRY
	ROSA CALIFORNICA CALIFORNIA WILDROSE
	CAREX PRAEGACILIS & JUNCUS PATENS



PLANS PREPARED UNDER THE SUPERVISION OF
Lynn Capouya
LYNN CAPOUYA PRL# _____



LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE
LYNN CAPOUYA, INC.
P.L.A. No. 2314 EXPIRES: 12-31-24
DATE _____

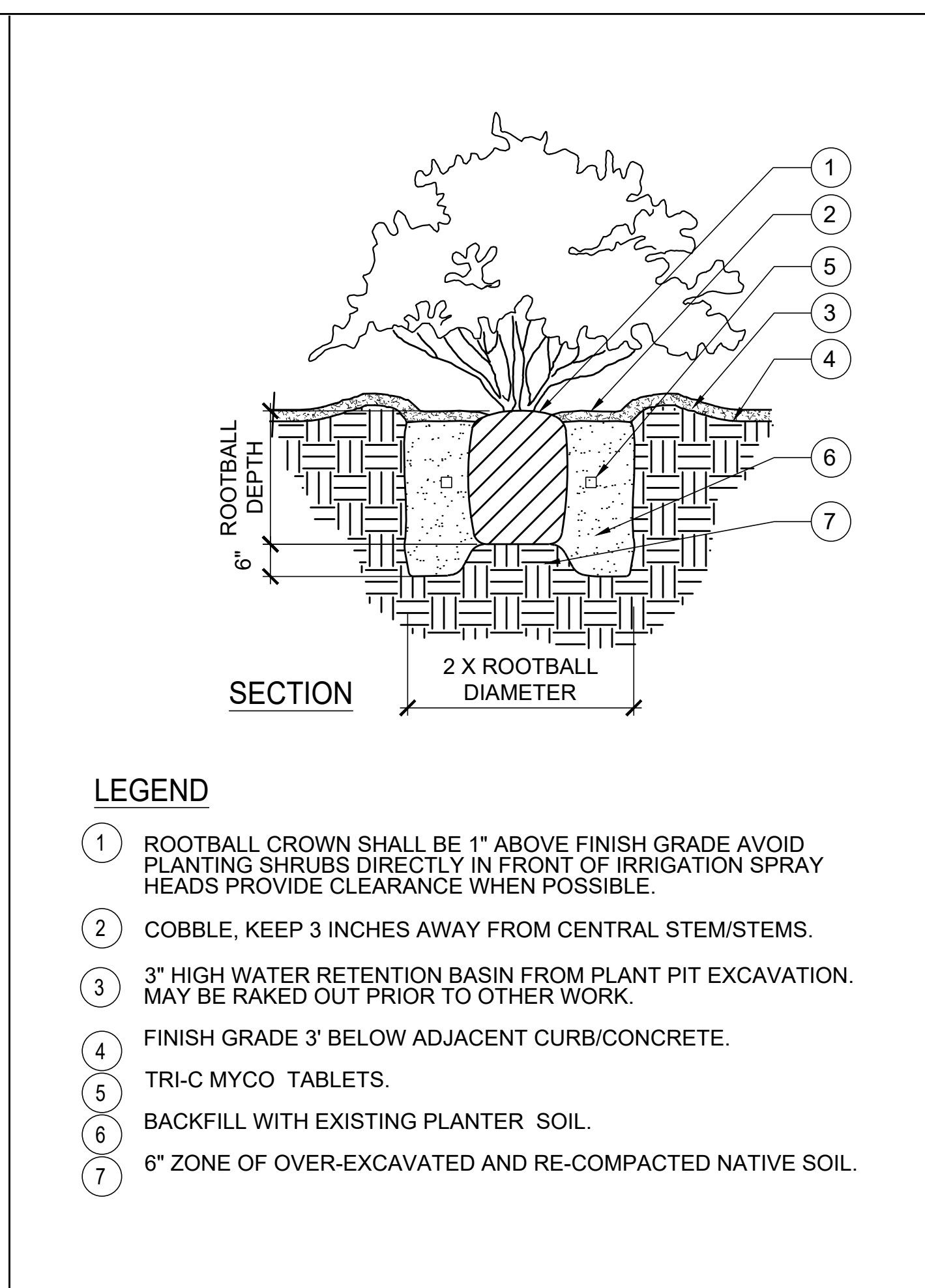
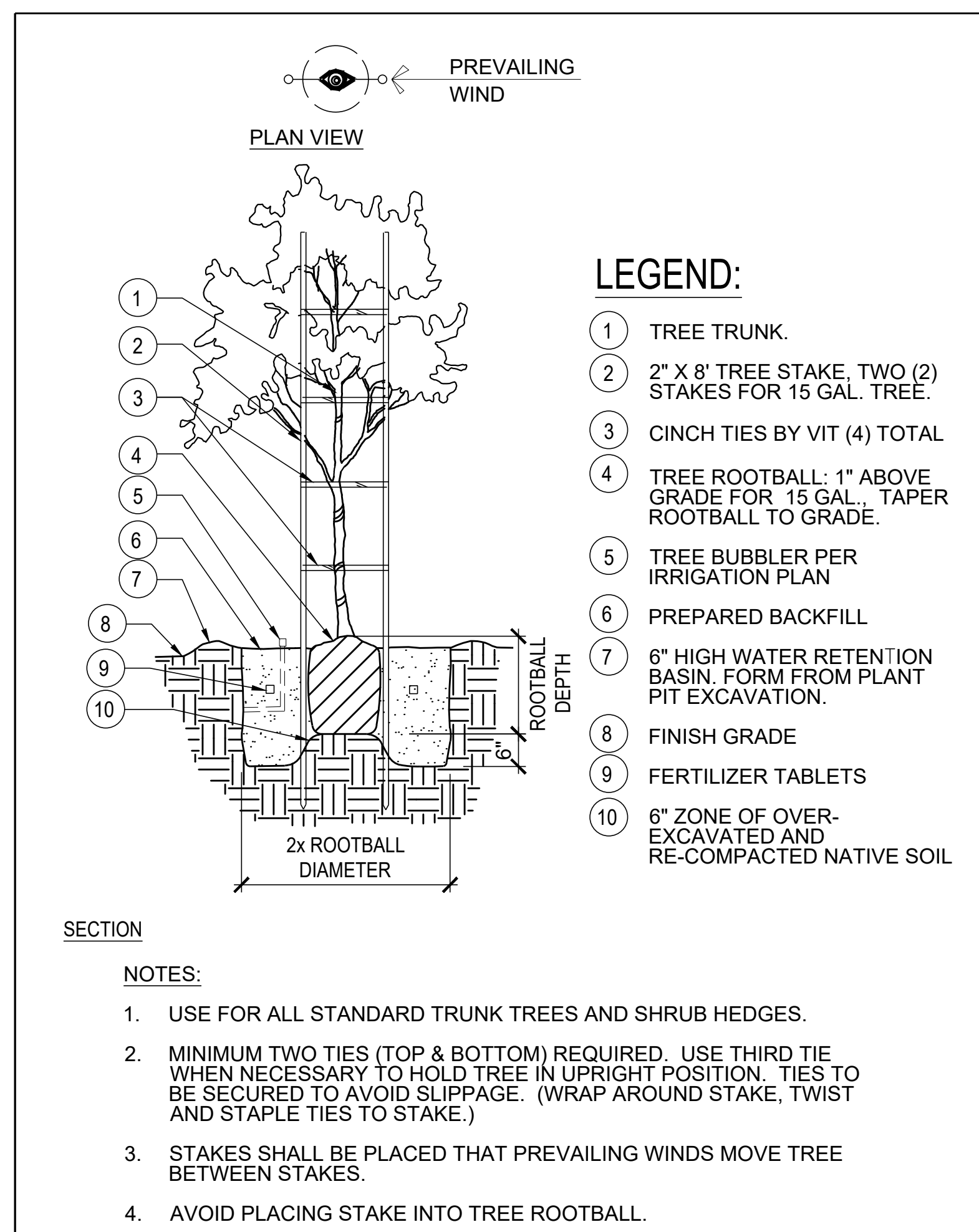
MARK	REVISIONS	APPR.	DATE

DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____

PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED
APPROVED BY: _____ DATE _____

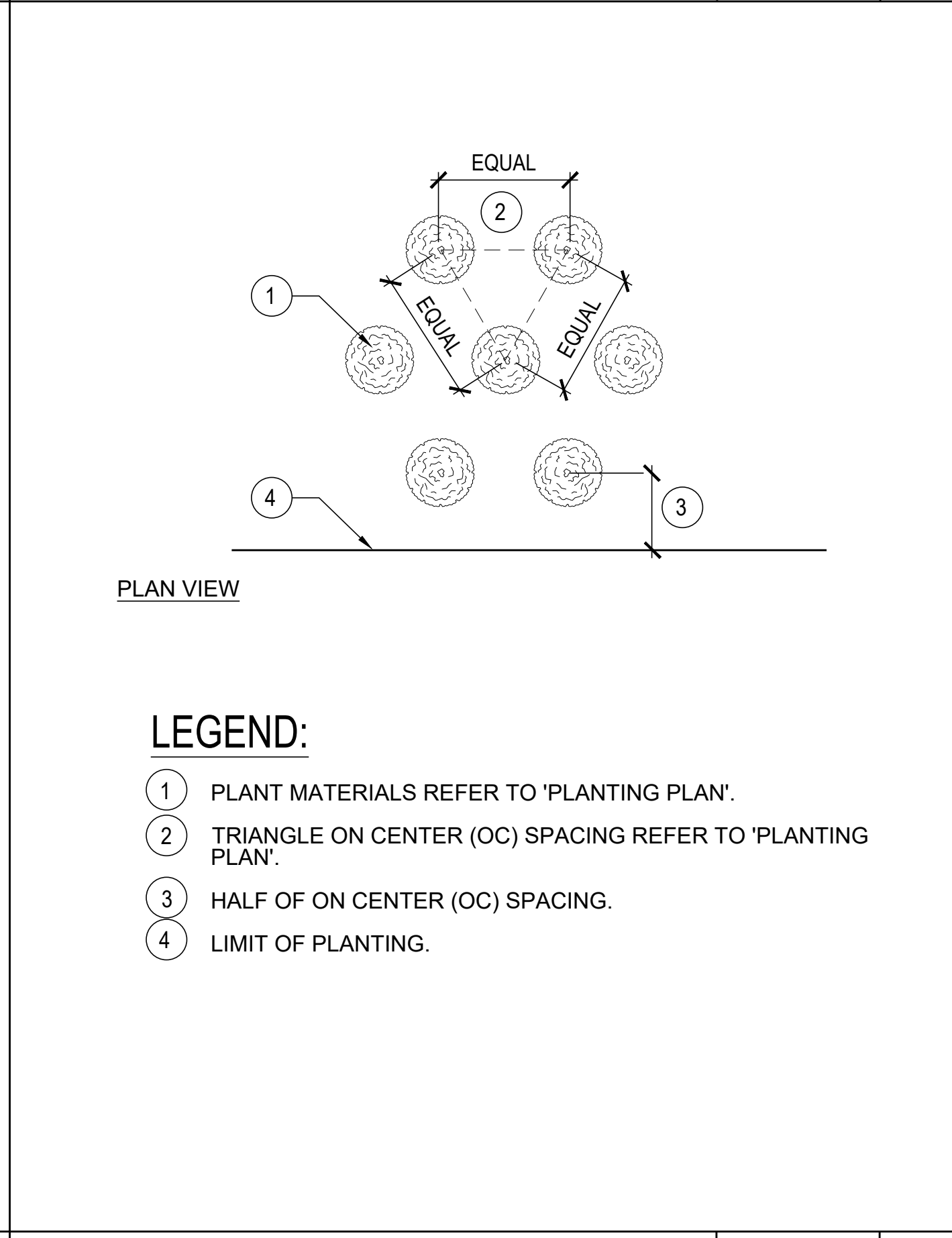
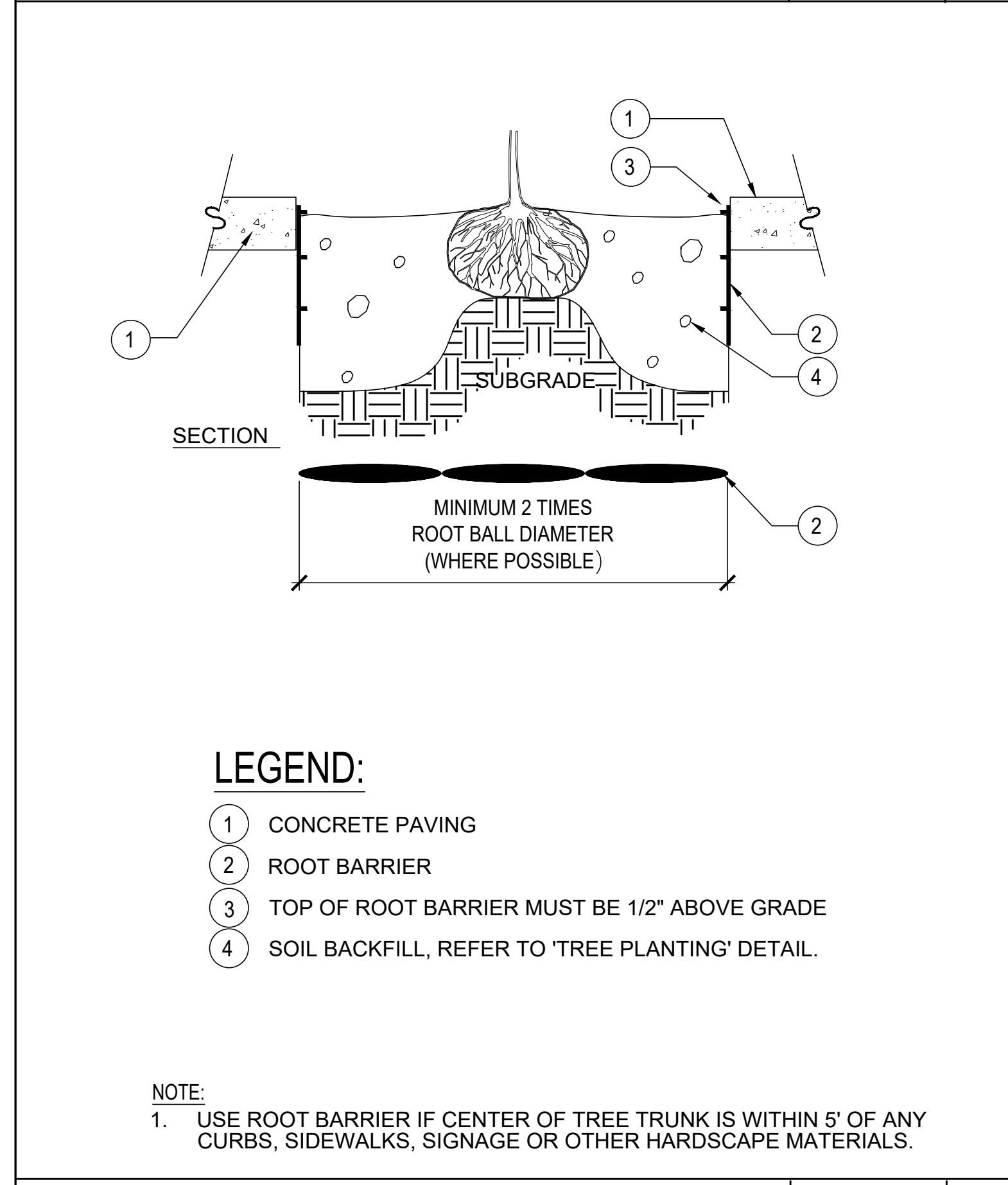
LANDSCAPE PLANTING
NORTHSIDE AGRICULTURAL INNOVATION CENTER
900 Clark St, Riverside, CA 92501
SCALE: 1" = 30'

WDID: _____
L-3.0
SHEET **9** OF **10**



TREE PLANTING SCALE: NTS 1

SHRUB & GROUND COVER SCALE: NTS 2



ROOT BARRIER SCALE: NTS 3

BIOSWALE GRASS SPACING SCALE: NTS 4

PLANTING LEGEND

TREES						
SYMBOL	PLANT NAME	SIZE	QTY.	*WUCOLS	REMARK	DETAIL# (THIS SHEET)
(M)	ACER MACROPHYLLUM BIG LEAF MAPLE	15 GAL	3	H	STANDARD TRUNK, DECIDIOUS	1
(M)	CASIMIROA EDULIS SAPOTE	15 GAL	4	M	STANDARD TRUNK, EVERGREEN, MEXICAN APPLE TREE	1
(M)	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	30	L	STANDARD TRUNK, CALIFORNIA NATIVE TREE, DECIDIOUS	1 & 3
(M)	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL	6	VL	MULTI-TRUNK, DECIDIOUS	1 & 3
(M)	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	15 GAL	28	M	STANDARD TRUNK, EVERGREEN, GREAT PARKING LOT TREE	1 & 3
(M)	HESPEROCYPARIS ARIZONICA ARIZONA CYPRESS	15 GAL	35	VL	AKA: CUPRESSUS ARIZONICA, STANDARD TRUNK, EVERGREEN	1
(M)	JACARANDA MIMOSIFOLIA JACARANDA	15 GAL	10	M	STANDARD TRUNK, DECIDIOUS, LAVANDER FLOWER	1
(M)	JUNGLANS CALIFORNICA CALIFORNIA BLACK WALNUT	15 GAL	3	L	MULTI-TRUNK TRUNK, CALIFORNIA NATIVE TREE, DECIDIOUS	1
(M)	OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	15 GAL	2	L	STANDARD TRUNK, EVERGREEN, FRUITLESS OLIVE SPECIES	1 & 3
(M)	PARKINSONIA FLORIDA BLUE PALO VERDE	15 GAL	3	VL	STANDARD TRUNK, DECIDIOUS, YELLOW BLOOM	1
(M)	PISTACIA CHINENSIS CHINESE PISTACHE	15 GAL	18	M	STANDARD TRUNK, DECIDIOUS, RED BERRIES	1 & 3
(M)	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	15 GAL	3	M	STANDARD TRUNK, CALIFORNIA NATIVE TREE, DECIDIOUS	1
(M)	QUERCUS AGRIFOLIA COASTAL LIVE OAK	15 GAL	8	L	STANDARD TRUNK, CALIFORNIA NATIVE TREE, EVERGREEN	1
(M)	QUERCUS ENGELMANII ENGELMANN OAK	15 GAL	3	L	STANDARD TRUNK, CALIFORNIA NATIVE TREE, EVERGREEN	1
(M)	QUERCUS KELLOGGII CALIFORNIA BLACK OAK	15 GAL	3	M	STANDARD TRUNK, CALIFORNIA NATIVE TREE, DECIDIOUS	1
(M)	QUERCUS LOBATA VALLEY OAK	15 GAL	3	M	STANDARD TRUNK, CALIFORNIA NATIVE TREE, DECIDIOUS	1

FRUIT TREES						
SYMBOL	PLANT NAME	SIZE	QTY.	*WUCOLS	REMARK	DETAIL# (THIS SHEET)
(M)	DIOSPYROS VIRGINIANA COMMON PERSIMMON	15 GAL	20	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1
(M)	MALUS SPECIES APPLE	15 GAL	36	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1 & 3
(M)	MORUS RUBRA RED MULBERRY	15 GAL	5	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1
(M)	PERSEA AMERICANA AVOCADO	15 GAL	30	M	STANDARD TRUNK, EVERGREEN, FRUIT ORCHARD	1
(M)	PRUNUS AMERICANA APRICOT	15 GAL	12	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1
(M)	PRUNUS DOMESTICA COMMON PLUM	15 GAL	20	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1
(M)	PRUNUS PERSICA PEACH (ESPALIER)	15 GAL	20	M	STANDARD TRUNK, DECIDIOUS, FRUIT ORCHARD	1

LARGE SHRUBS						
SYMBOL	PLANT NAME	SIZE	QTY.	*WUCOLS	REMARK	DETAIL# (THIS SHEET)
(M)	AESCLUSUS CALIFORNICA CALIFORNIA BUCKEYE	5 GAL	3	VL	STANDARD TRUNK, DECIDIOUS, WHITE FLOWER	2
(M)	HETEROMELES ARBUTIFOLIA CHRISTMAS BERRY, TOYON	5 GAL	48	VL	MULTI-TRUNK SHRUB/SMALL TREE CALIFORNIA NATIVE, EVERGREEN, RED BERRIES	2
(M)	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	5	VL	SHRUB/HEDGE, EVERGREEN, HOLLY-LIKE LEAVES	2
(M)	PUNICA GRANATUM POMEGRANATE	5 GAL	20	L	MULTI-TRUNK SHRUB/SMALL TREE EVERGREEN, BEARS EDIBLE FRUIT	2
(M)	RHUS INTEGRI-FOLIA LEMONADE BERRY	5 GAL	78	L	SHRUB/HEDGE, EVERGREEN, BEARS EDIBLE FRUIT	2

GROUND COVER AND BASIN GRASSES						
SYMBOL	PLANT NAME	SIZE	QTY.	*WUCOLS	REMARK	DETAIL# (THIS SHEET)
(M)	MAHONIA REPENS CREEPING BERBERRY	1-5 GAL	22	L	LOW GROWING SHRUB, CA. NATIVE, HOLLY-LIKE LEAF FOR CPTED.	2
(M)	ROSA CALIFORNICA CALIFORNIA WILDROSE	1-5 GAL	22	L	LOW GROWING SHRUB, CA. NATIVE, HOLLY-LIKE LEAF FOR CPTED.	2
(M)	CAREX PRAEGACILIS AND JUNCUS PATENS	PLUGS/ 1 GAL-	6,600 SF	L	PLANT 2' O.C., NATIVE GRASS MIX FOR BASIN AND DRAINAGE SWALE	2 & 4

*CIMES E TO WUCOLS ZONE #4

GENERAL PLANTING NOTES

- STREET TREES: PRIOR TO ANY PLANTING, EMAIL TREE INSPECTOR AT GTANAKA@RIVERSIDECA.GOV TO SCHEDULE AN INSPECTION BY A TREE INSPECTOR TO DETERMINE PRECISE TREE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION- AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING IRRIGATION, ROOT BARRIERS, TRUNK PROTECTORS, TO LANDSCAPE & FORESTRY SPECIFICATIONS.
- SOME TREES SEEN ON THE PLANT LEGEND MAY NEED TO BE CONTRACT GROWN TO STAY WITHIN GRANT REQUIREMENTS. THE GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR WILL NEED TO VERIFY TREE AVAILABILITY AT TIME OF BID.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO START OF WORK.
- 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 LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- ALL NEWLY PLANTED AREAS SHALL BE IRRIGATED BY MEANS OF A FULLY AUTOMATIC IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE IRRIGATION SYSTEM & COMPLETE 100% FULL COVERAGE TO ALL PLANTED AREAS. SEE IRRIGATION PLAN AND DETAILS.
- ONLY ONE (1) SUBMITTAL FOR PLANTING MATERIALS AND ONE SUBMITTAL FOR IRRIGATION MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW. FAILURE TO SUBMIT AS NOTED WILL RESULT IN AN IMMEDIATE REJECTION AND RETURN OF SUBMITTAL. ALL REJECTED ITEMS MUST BE RESUBMITTED FOR REVIEW OR THE INSTALLED ITEMS WILL BE FORMALLY REJECTED AND REQUESTED TO BE REMOVE AND REPLACEMENT WITH MATERIAL SHOWN IN CONTRACT DOCUMENTS.
- REFER TO AGRONOMIC SOILS TESTING REPORT FOR PREPARATION, AMENDMENTS AND MAINTENANCE RECOMMENDATIONS.
- ALL TREE & SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. 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 WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
- LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT AND APPROVE ALL TREE MATERIALS AT THE NURSERY PRIOR TO PLANTING.
- LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT ALL PLANT MATERIALS AT THE JOB SITE PRIOR TO PLANTING.
- A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS FURNISHED BY THE NURSERY STOCK SUPPLIER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
- FINISH GRADE OF SOIL IN ALL PLANTER AREAS SHALL BE 2 INCHES FOR SHRUBS AND GROUND COVER BELOW FINISH SURFACE OF SURROUNDING HARDSCAPE AND/OR UTILITY BOXES.
- AFTER IRRIGATION SYSTEM INSTALLATION AND FINISH GRADES HAVE BEEN ESTABLISHED, PERFORM WEED CONTROL AS NEEDED PER PLANTING SPECIFICATIONS.
- A DEEPROOT BARRIER IS REQUIRED ON ALL TREES WHEN THE TREE TRUNK IS 5' OR LESS FROM ANY SIDEWALK, CURBING, ASPHALT CONCRETE SURFACE, WALL OR FENCE.
- UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION. THE GENERAL REQUIREMENTS FOR THE SPECIFICATIONS SHALL BECOME PART OF PLANTING WORK.
NOTE:
AGRONOMICS SOIL TESTING SHALL BE PERFORMED ON THE SITE FROM LOCATIONS INDICATED PRIOR TO PLANTING. THIRTEEN (13) TESTING SITES HAVE BEEN IDENTIFIED AND ALL RESULTS SHALL BE INCORPORATED INTO THE WORK ON THIS PROJECT.
INDICATES SAMPLE NUMBER
INDICATES SAMPLE SITE
TESTING TO BE PERFORMED SHALL BE DETERMINED BY AN APPROVED SOIL LABORATORY. REPORT IS TO BE OBTAINED AND PAID FOR BY THE CONTRACTOR. AMEND SOIL PER TEST RESULT RECOMMENDATION. FOR ADDITIONAL SOIL TESTING INFORMATION REFER TO SPECIFICATIONS.

WDID: _____

<p>Under Ground Service Alert of Southern California Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	<p>PLANS PREPARED UNDER THE SUPERVISION OF</p> <p><i>Lynn Capouya</i> LYNN CAPOUYA PRL# _____</p>	<p>LANDSCAPE ARCHITECT IN RESPONSIBLE CHARGE LYNN CAPOUYA, INC. P.L.A. No. 2314 EXPIRES: 12-31-24</p>	<p>PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED</p> <p>APPROVED BY: _____ DATE _____</p>	<p>PLANTING LEGEND, NOTES, DETAILS</p> <p>NORTHSIDE AGRICULTURAL INNOVATION CENTER 900 Clark St, Riverside, CA 92501</p>	
				<p>L-31 SHEET 10 OF 10</p>	