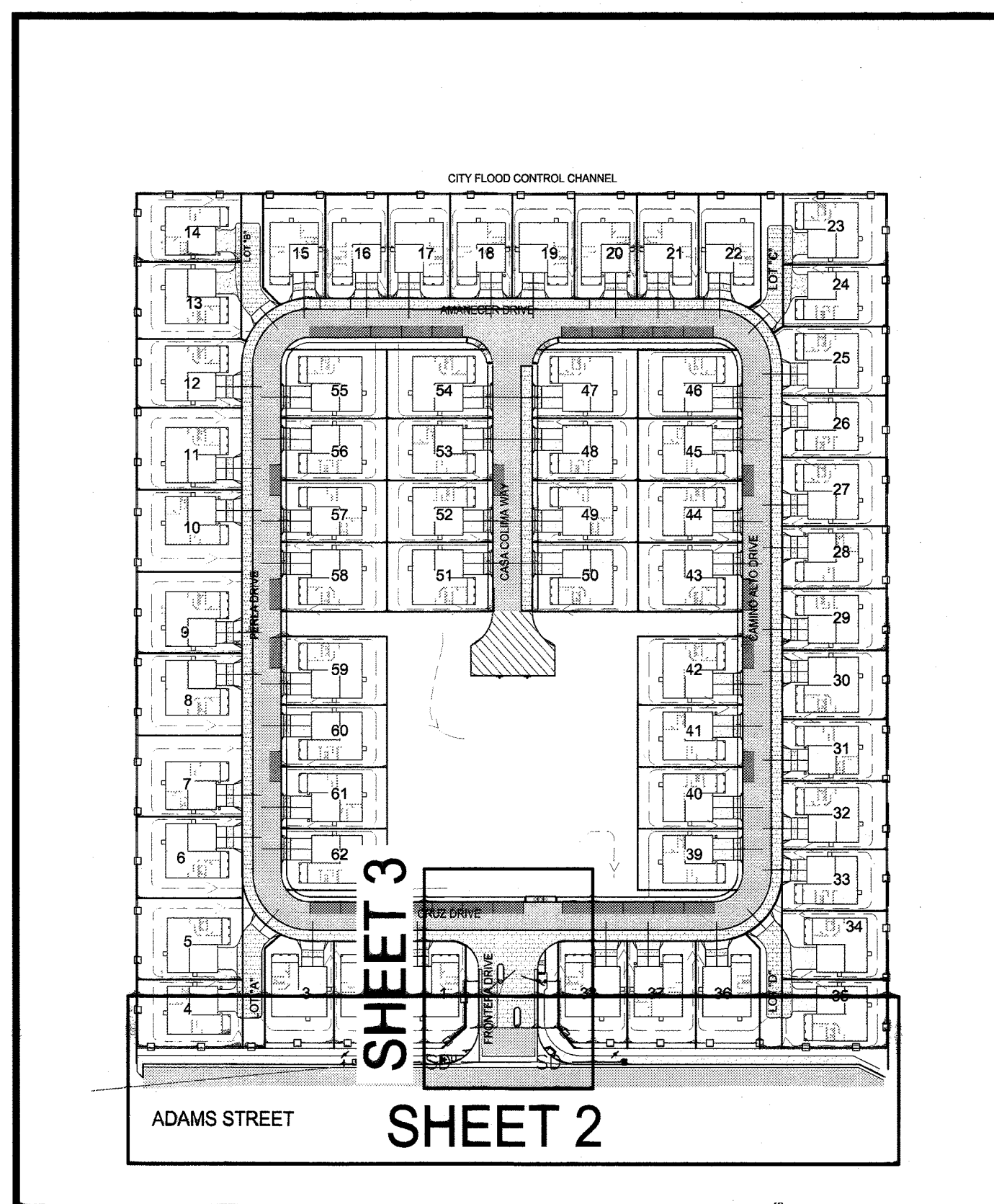


GENERAL NOTES

- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC-RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT, STREET OPENING PERMIT, OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- WHERE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT, THE EDGE OF THE EXISTING PAVEMENT SHALL BE TRIMMED IN A SMOOTH AND STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON THE PLANS AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- THE SUBDIVIDER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- ALL OVERHANGING TREE LIMBS THAT ARE LESS THAN 14' ABOVE THE STREET GRADE SHALL BE TRIMMED BACK.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENTS ARE MADE TO SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.), PHONE #1-800-227-2600, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- THE SEWER CONTRACTOR SHALL ADJUST MANHOLES TO FINAL GRADE AFTER PAVING IS COMPLETED.
- IN PAVEMENT OVERLAY AREAS, ANY DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.

IN THE CITY OF RIVERSIDE, CALIFORNIA
MISSION SQUARE
 ADAMS STREET IMPROVEMENT PLANS



OWNER / DEVELOPER

FRONTIER COMMUNITIES
 ATTN: JUSTIN FRANK
 8300 UTICA AVENUE, SUITE 300
 RANCHO CUCAMONGA, CA 91730
 PHONE: (909) 354-8011

ENGINEER

PSOMAS
 2010 IOWA AVE SUITE 101
 RIVERSIDE CA 92507
 PHONE: (951)787-8421
 FAX: (951) 682-3379

SOURCE OF TOPOGRAPHY

TMR ASSOCIATES
 155 W. HOSPITALITY LN. STE. 122
 SAN BERNARDINO, CA 92408
 PHONE: (909) 890-3730
 FAX: (909) 890-3740

BASIS OF BEARING

ADAM'S STREET CENTERLINE: N33°59'02"W

PROJECT LOCATION

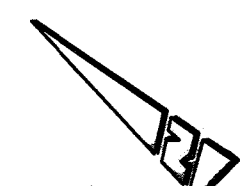


VICINITY MAP
 N.T.S.

STREET SIGN SCHEDULE		
A	ADAMS STREET	BLOCK 4300
	FRONTERA DRIVE	BLOCK 8200
B	STOP SIGN	1 EA
C	NO PARKING SIGN	1 EA

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	ADAMS STREET PLAN & PROFILE
3	FRONTERA DRIVE PLAN & PROFILE

INDEX MAP
 SCALE: 1" = 100'



CONSTRUCTION QUANTITY ESTIMATE

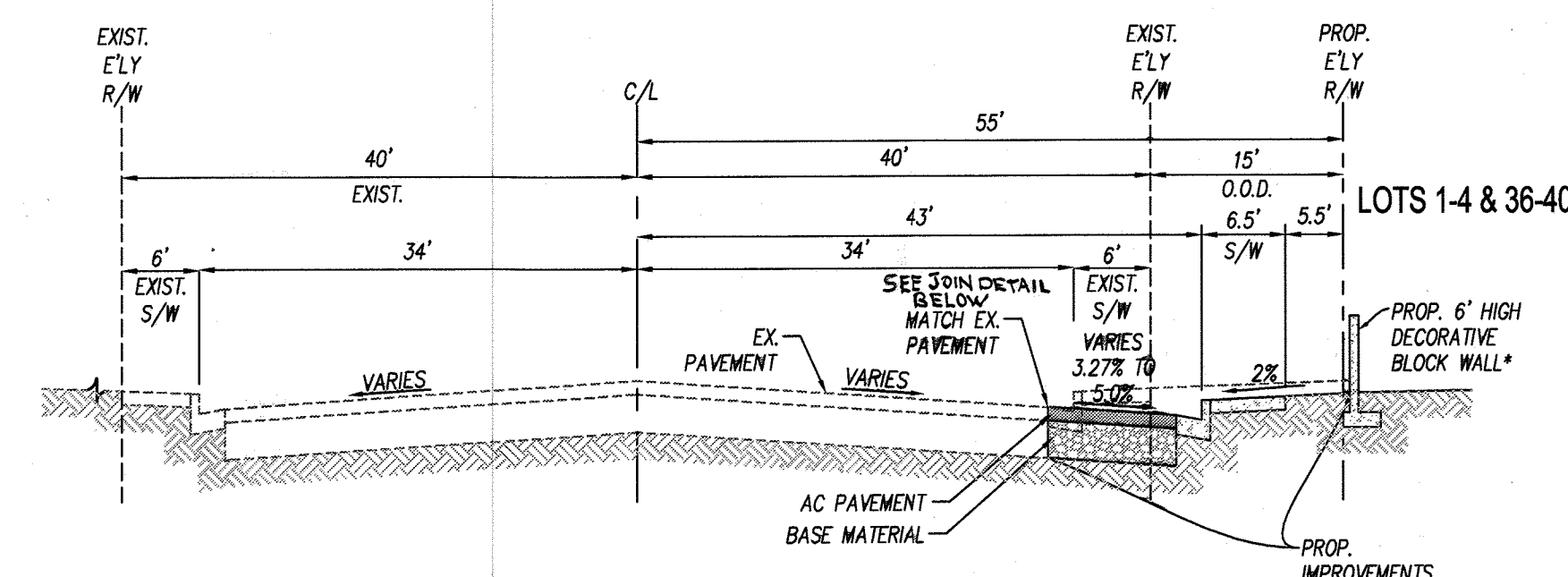
CONST. NOTES	QUANTITIES
1 AC PAVEMENT OVER BASE MATERIAL	4,732 SF
2 PERVIOUS PAVERS	3,095 SF
3 RELOCATE EXISTING POWER POLE	2 EA
4 RELOCATE EXISTING SIGN	1 EA
20 CUT AND PLUG EXISTING WATER SERVICE	6 EA
200 6-INCH TYPE-II MODIFIED CURB	769 LF
502A ADA RAMP	3 EA
925 4-FOOT WIDE SIDEWALK	547 LF
405 CATCH BASIN	2 EA
21" RCP STORM DRAIN PIPE	9± LF
18" RCP STORM DRAIN PIPE	182± LF

ABBREVIATIONS

AC	ASPHALT CONCRETE
BCR	BEGIN CURB RETURN
BOW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
CL	CENTERLINE
EGR	END CURB RETURN
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EXIST	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
GB	GRADE BREAK
LT	LEFT
NO	NUMBER
PC	POINT OF CURVATURE
PIG	POINT OF INTERSECTING GUTTER
RT	RIGHT
S/W	SIDEWALK
STA	STATION
TC	TOP BACK OF CURB
TW	TOP OF WALL
VERT	VERTICAL

LEGEND

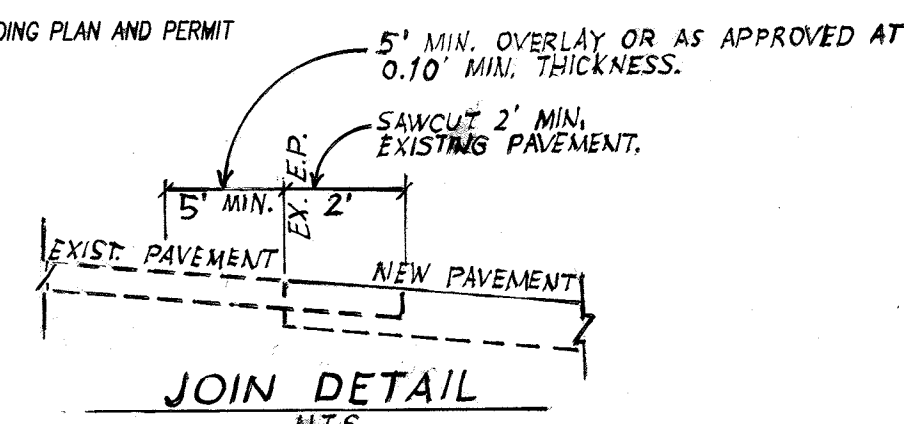
PROPOSED	EXISTING	LEGEND
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	YARD SWALE
[Symbol]	[Symbol]	WALL
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	WATER LINE
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	CENTERLINE
[Symbol]	[Symbol]	CURB AND GUTTER
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	SS CLEANOUT
[Symbol]	[Symbol]	SS MANHOLE
[Symbol]	[Symbol]	STORM CURB INLET
[Symbol]	[Symbol]	STORM AREA DRAIN
[Symbol]	[Symbol]	STORM MANHOLE
[Symbol]	[Symbol]	ELECTRICAL POLE
[Symbol]	[Symbol]	PROPOSED CONCRETE
[Symbol]	[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	[Symbol]	PROPOSED LANDSCAPE
[Symbol]	[Symbol]	PROPOSED PERVIOUS PAVERS



ADAMS STREET TYPICAL SECTION

NOT TO SCALE
 T.I. = 8.5

*NOTE: WALL DESIGN AND DETAIL PER BUILDING PLAN AND PERMIT



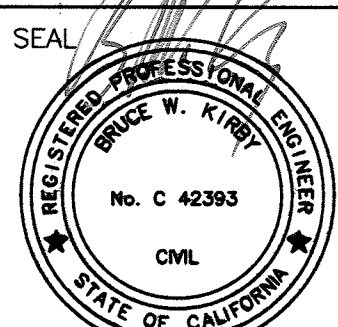
RIVERSIDE PUBLIC UTILITIES
 ELECTRIC
 APPROVED: [Signature] 10-24-14 DATE

RIVERSIDE PUBLIC UTILITIES
 WATER
 APPROVED: [Signature] 10-24-2014 DATE



PSOMAS
 1500 Iowa Avenue
 Suite 210
 Riverside, CA 92507
 (951) 787-8421 Fax: (951) 682-3379
 PROJECT NUMBER: 4FRO010200
 DATE: 10/09/14
 BENCHMARK: (PT. ID, G4-H3)
 ELEV (1988): 768.684; P.K. WALL & CITY ENGINEER TAG IN CONCRETE BASE OF PEDESTRIAN SIGNAL AT NORTHERLY CORNER OF ADAMS STREET & CALIFORNIA AVENUE

PREPARED UNDER THE SUPERVISION OF:
 BRUCE W. KIRBY
 R.C.E. No. 42393
 ENGINEER NAME: [Signature]
 R.C.E. No. 42393
 DATE: 8/28/2014



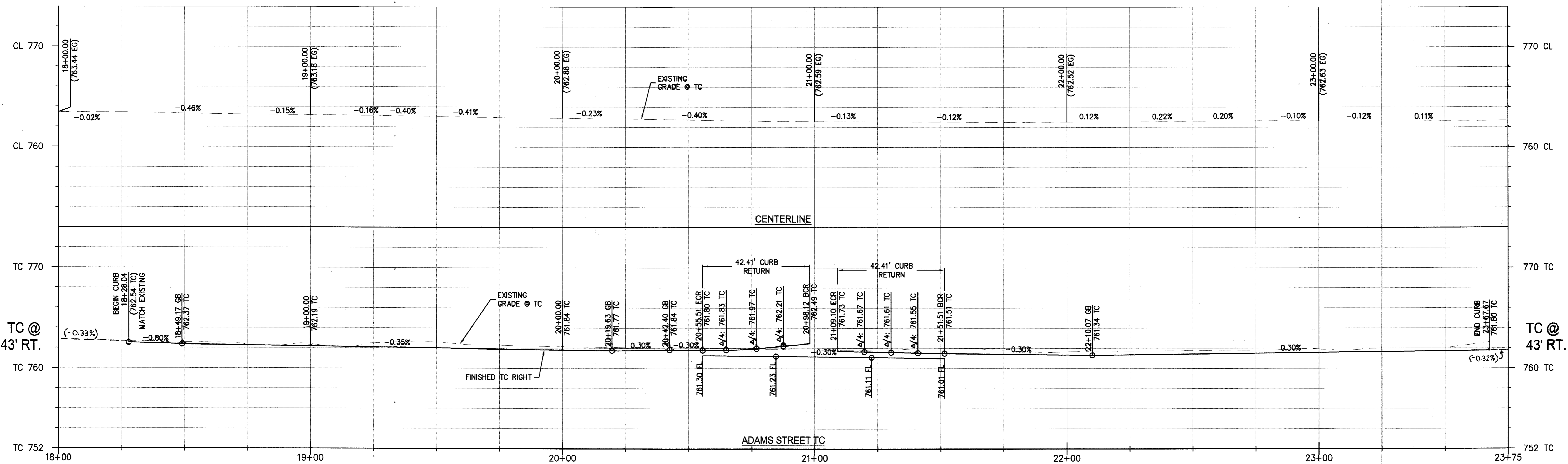
SUBMITTAL	PERMIT	NO.	REVISION DESCRIPTION	DATE
DRAWN BY: BJS				
CHECKED BY: AJH				
APPROVED BY: SDR/BK				
PLOT DATE: 8/28/2014				

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT
 APPROVED BY: [Signature] BY: [Signature] DATE: 10/21/14
 CAPITAL PROJECTS: [Signature] DATE: 10/21/14
 TRAFFIC ENGINEERING: [Signature] DATE: 10/21/14
 CITY ENGINEER / PW DIRECTOR

MISSION SQUARE
 TRACT MAP 36654
 ADAMS STREET IMPROVEMENT PLANS
 COVER SHEET
 PW14-0246
R-4311
 SHEET 1 OF 4
 SCALE AS SHOWN

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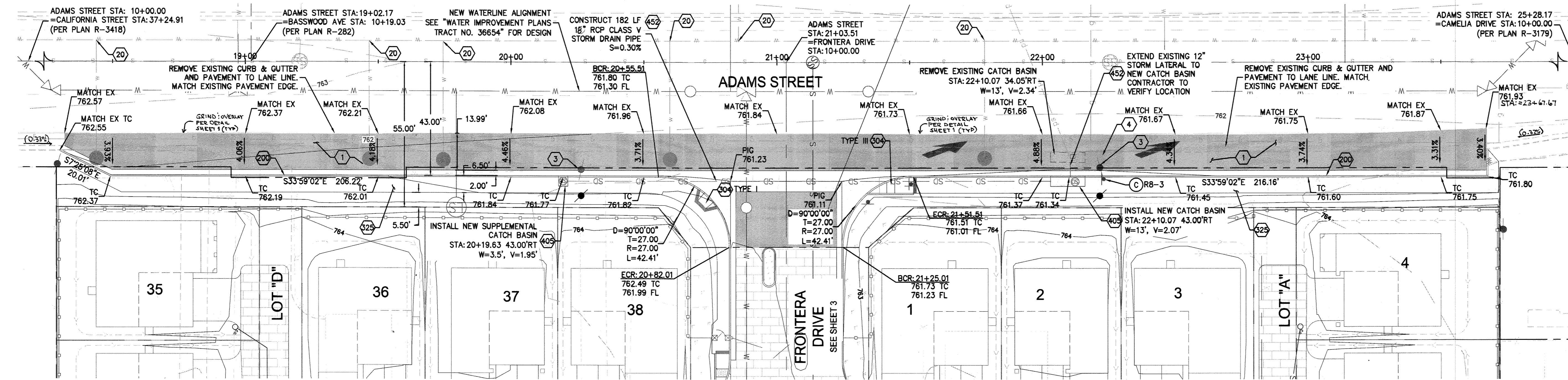
INDEXED 9-15-16



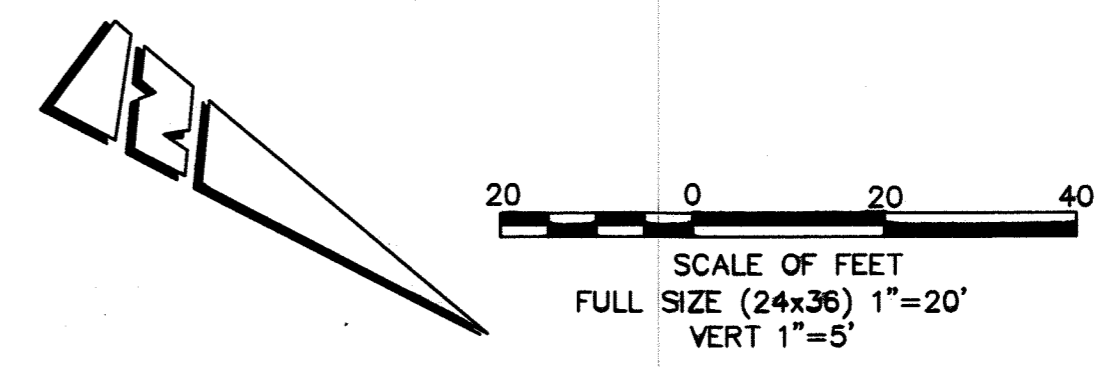
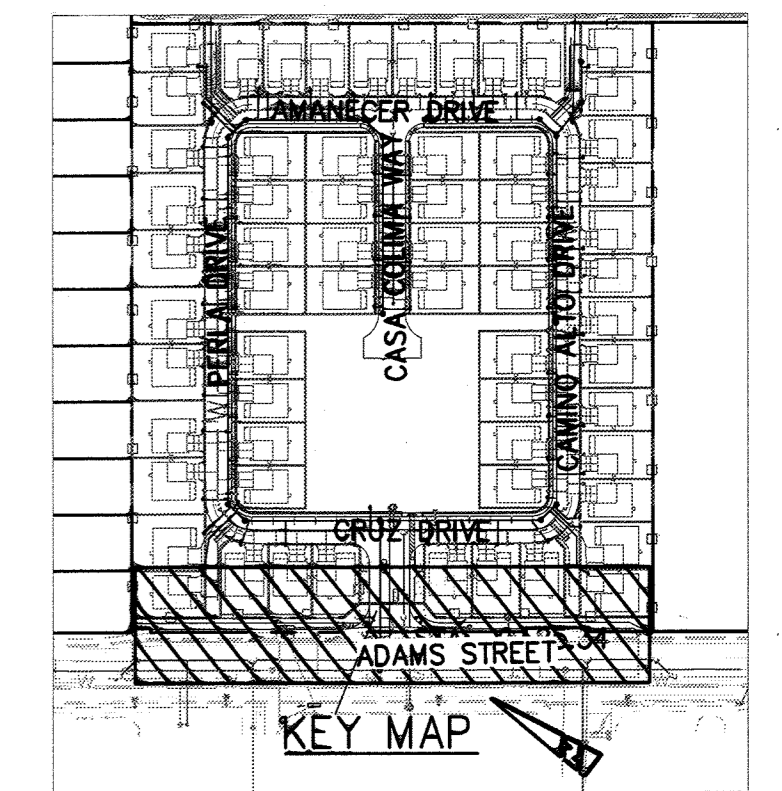
ADAMS STREET - PROFILE

CONSTRUCTION NOTES:

- 1 AC PAVEMENT OVER BASE MATERIAL PER DETAIL SHEET 1
- 2 CONSTRUCT PERVIOUS PAVERS PER DETAIL 1 SHEET 3
- 3 RELOCATE EXISTING POWER POLE
- 4 RELOCATE EXISTING SIGN
- 20 CUT AND PLUG EXISTING WATER SERVICES PRIOR TO START OF CONSTRUCTION PER WATER PLANS
- 200 CONSTRUCT 6" TYPE I CURB & GUTTER
- 304 CONSTRUCT ADA RAMP PER CITY STD DETAIL 304, TYPE PER PLAN
- 325 CONSTRUCT SIDEWALK PER CITY STD DETAIL 325 WIDTH PER PLAN
- 405 CONSTRUCT CATCH BASIN PER CITY STD DETAIL 405 WIDTH PER PLAN
- 452 CONSTRUCT RCP STORM DRAIN PIPE, BEDDING CASE 1, PER CITY STD DETAIL 453. SIZE PER PLAN.



ADAMS STREET - PLAN VIEW



RIVERSIDE PUBLIC UTILITIES
ELECTRIC

APPROVED: *[Signature]* 10-28-14
DATE

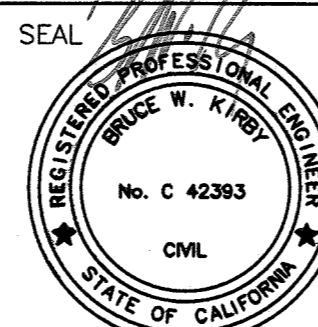
RIVERSIDE PUBLIC UTILITIES
WATER

APPROVED: *[Signature]* 10-29-2014
DATE

IMPORTANT NOTICE
Section 4116/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a Permit to Excavate will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

PSOMAS
1500 Iowa Avenue
Suite 210
Riverside, CA 92507
(951) 787-8421 Fax(951) 682-3379
PROJECT NUMBER: 4FR0010200
DATE: 10/09/14
BENCHMARK: (PT. ID. G4-H3)
ELEV (1988): 765.664; P.K. NML & CITY ENGINEER TAG IN CONCRETE BASE OF PEDESTRIAN SIGNAL AT NORTHERLY CORNER OF ADAMS STREET & CALIFORNIA AVENUE

PREPARED UNDER THE SUPERVISION OF:
[Signature]
BRUCE W. KIBBY
ENGINEER NAME
R.C.E. NO. 42393
DATE 8/28/2014

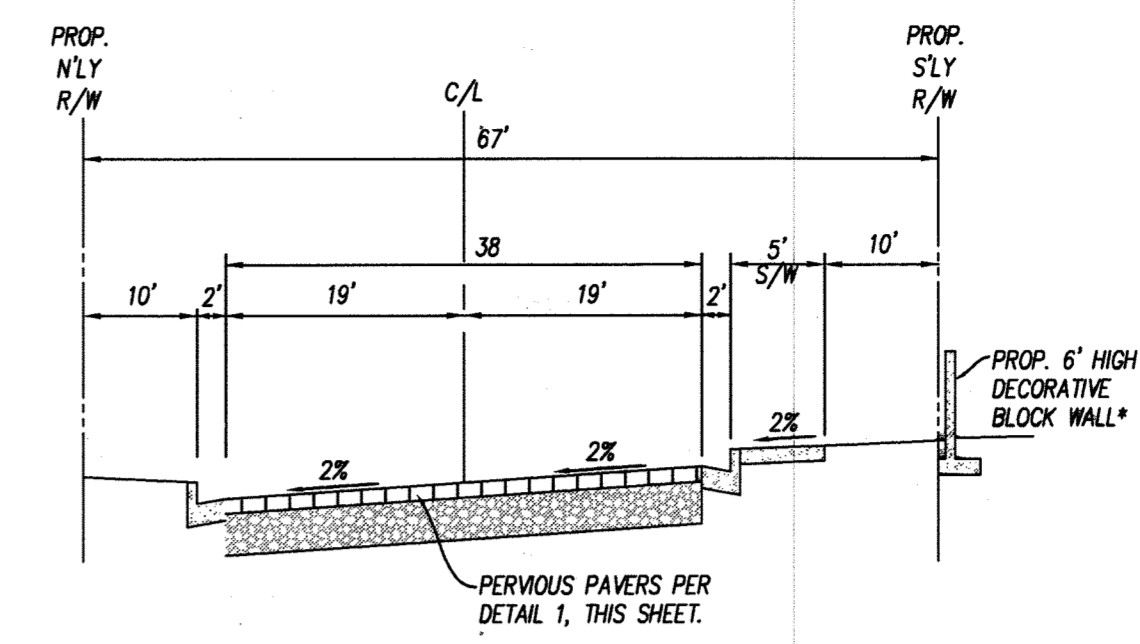
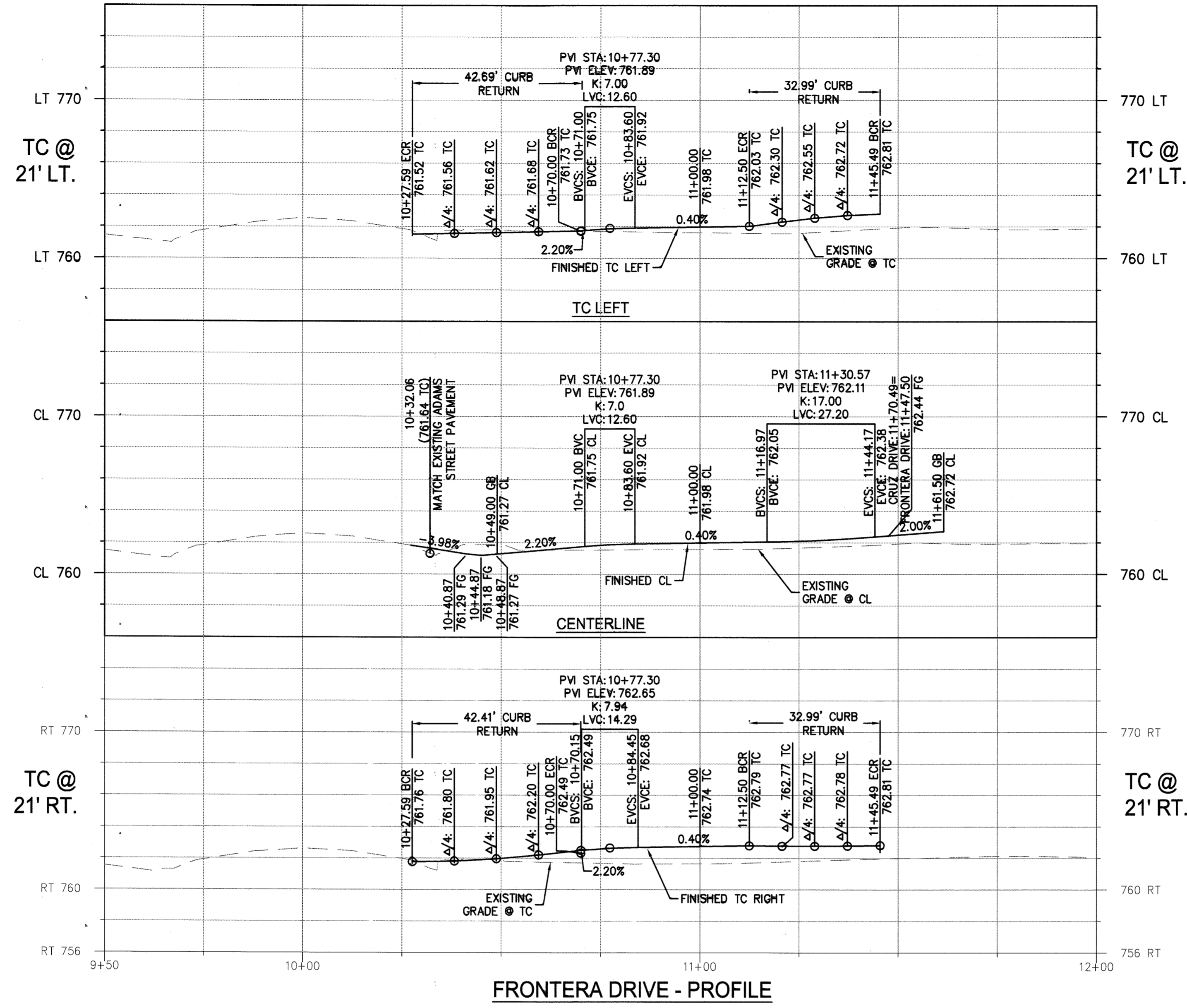


SUBMITTAL	PERMIT	NO.	REVISION DESCRIPTION	DATE
DRAWN BY:	BJS			
CHECKED BY:	AJH			
APPROVED BY:	SDR/BK			
PLOT DATE:	8/28/2014			

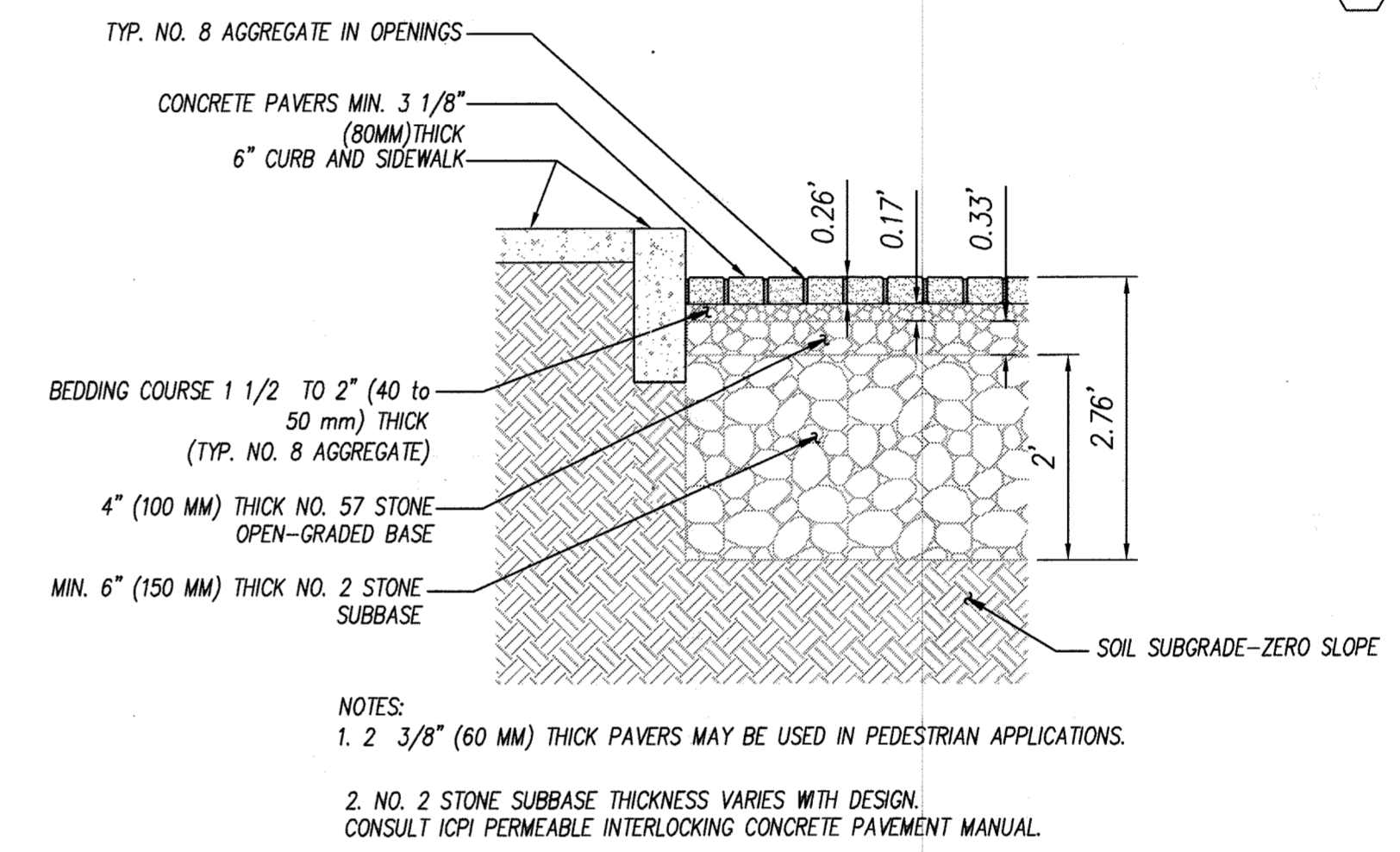
CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: *[Signature]* DATE: 10/21/14
CITY ENGINEER PW DIRECTOR

MISSION SQUARE
TRACT MAP 36654
ADAMS STREET IMPROVEMENT PLANS
ADAMS STREET PLAN & PROFILE

PW14-0246
R-4311
SHEET 2 OF 4
SCALE AS SHOWN

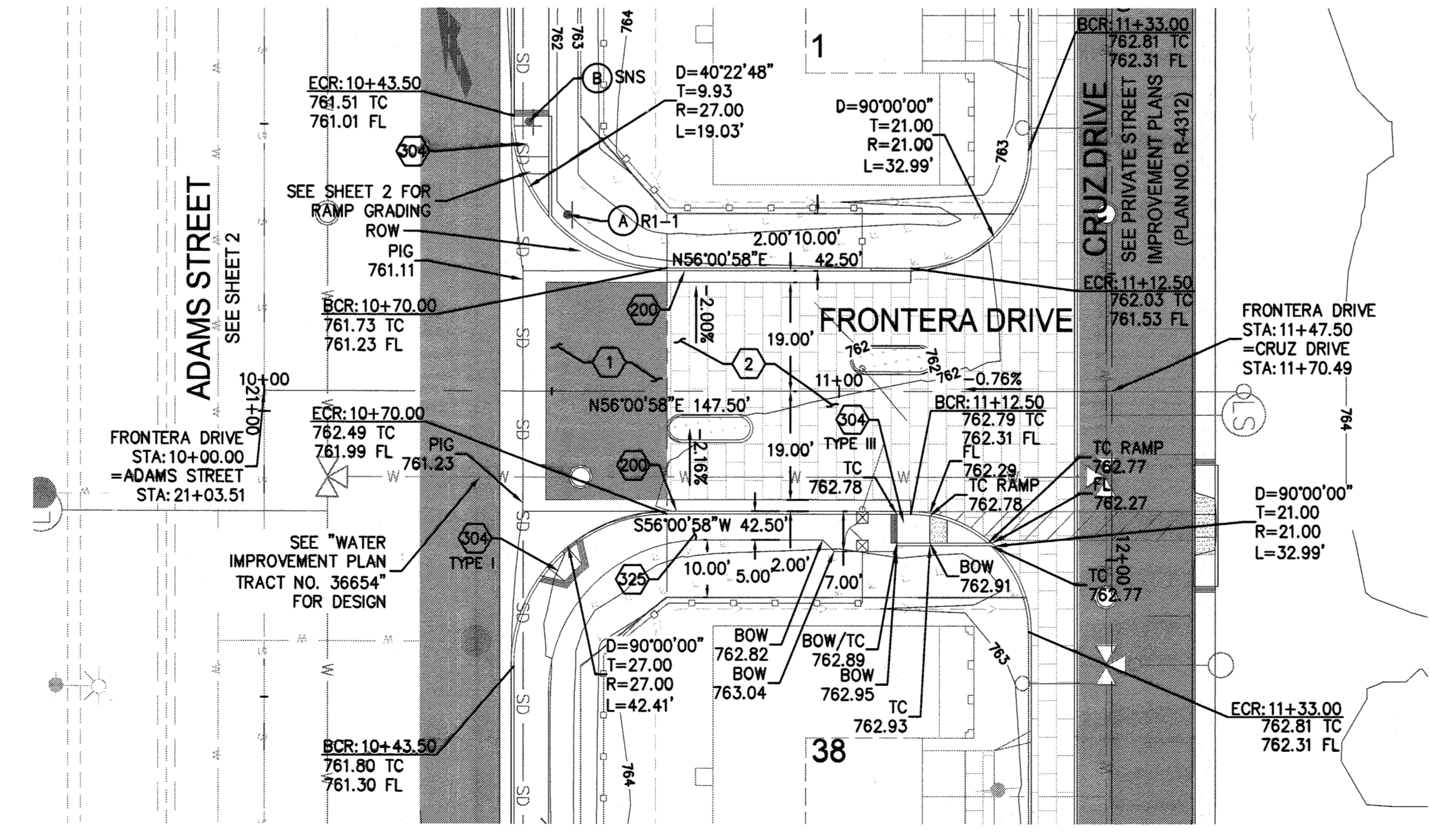


"ENTRY ROAD" STREET
NOT TO SCALE
NOTE: WALL DESIGN AND DETAIL PER BUILDING PLAN AND PERMIT

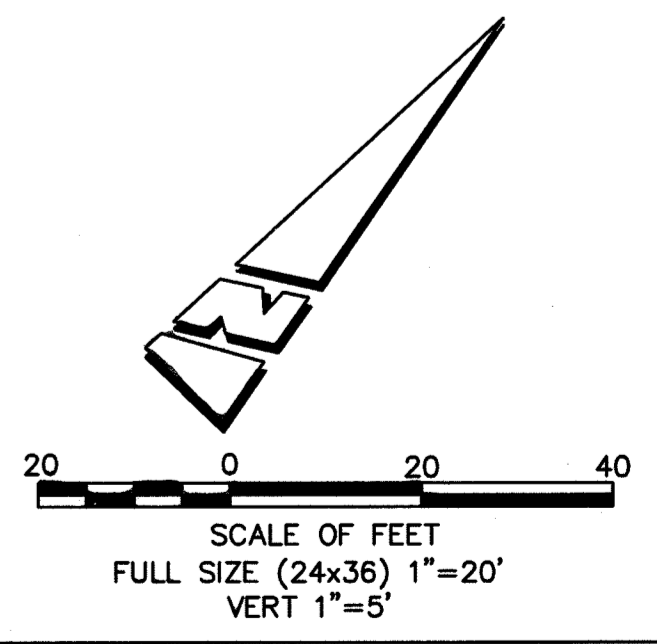
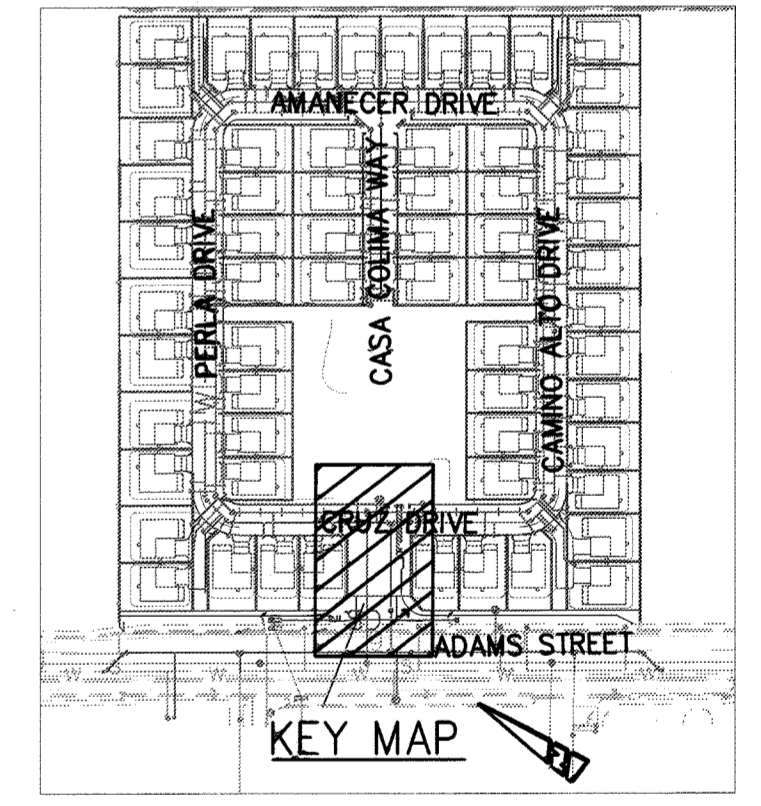


1 PERVIOUS PAVERS SECTION
NOT TO SCALE

- CONSTRUCTION NOTES:
- 1 AC PAVEMENT OVER BASE MATERIAL PER DETAIL SHEET 1
 - 2 CONSTRUCT PERVIOUS PAVERS PER DETAIL 1 SHEET 3
 - 3 RELOCATE EXISTING POWER POLE
 - 4 RELOCATE EXISTING SIGN
 - 20 CUT AND PLUG EXISTING WATER SERVICES PRIOR TO START OF CONSTRUCTION PER WATER PLANS
 - 200 CONSTRUCT 6" TYPE I CURB & GUTTER
 - 304 CONSTRUCT ADA RAMP PER CITY STD DETAIL 304, TYPE PER PLAN
 - 325 CONSTRUCT SIDEWALK PER CITY STD DETAIL 325 WIDTH PER PLAN
 - 405 CONSTRUCT CATCH BASIN PER CITY STD DETAIL 405 WIDTH PER PLAN
 - 452 CONSTRUCT RCP STORM DRAIN PIPE, BEDDING CASE 1, PER CITY STD DETAIL 453. SIZE PER PLAN.



FRONTERA DRIVE - PLAN VIEW



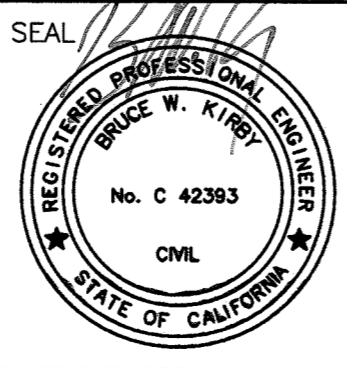
RIVERSIDE PUBLIC UTILITIES
ELECTRIC
APPROVED: [Signature] 10-21-14 DATE

RIVERSIDE PUBLIC UTILITIES
WATER
APPROVED: [Signature] 10-23-2014 DATE

IMPORTANT NOTICE
Section 4210/4217 of the Government Code requires a Dig Alert identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

PSOMAS
1500 Iowa Avenue
Suite 210
Riverside, CA 92507
(951) 787-8421 Fax(951) 682-3379
PROJECT NUMBER: 4FR0010200
DATE: 10/09/14 BENCHMARK: (PT. ID. G4-H3) ELEV (1988): 766.664; P.K. MAIL & CITY ENGINEER TAG IN CONCRETE BASE OF PEDESTRIAN SIGNAL AT NORTHERLY CORNER OF ADAMS STREET & CALIFORNIA AVENUE

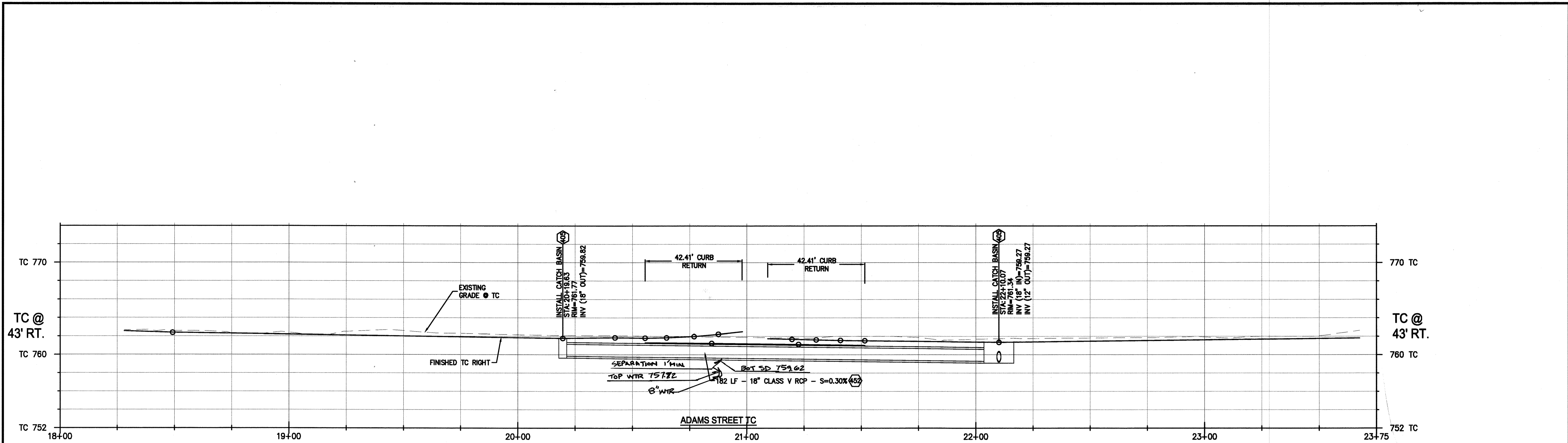
PREPARED UNDER THE SUPERVISION OF:
BRUCE W. KIRBY
ENGINEER NAME R.C.E. NO. 42393
DATE: 8/28/2014



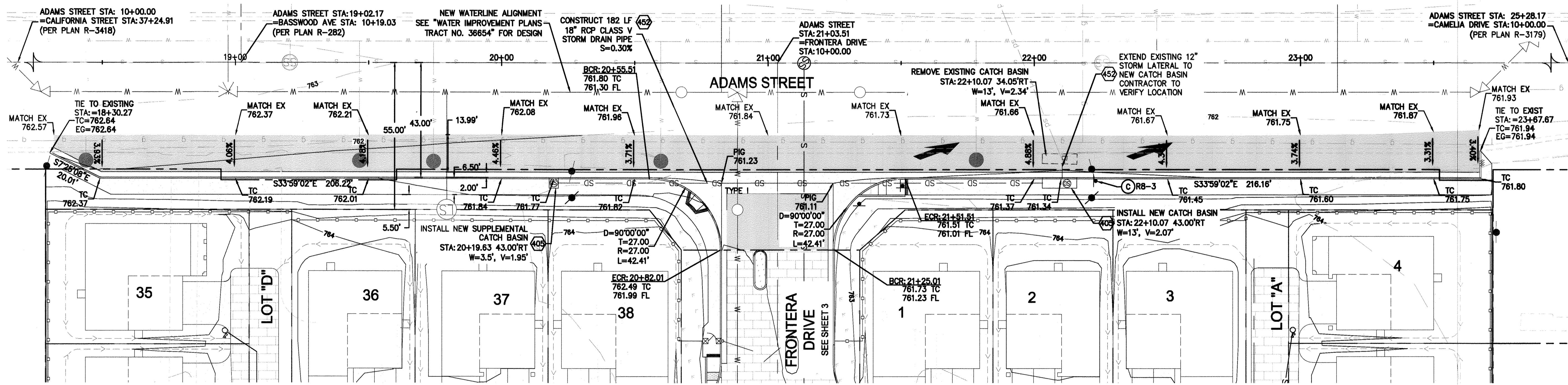
SUBMITTAL	PERMIT	NO.	REVISION DESCRIPTION	DATE
DRAWN BY: BJS				
CHECKED BY: AJH				
APPROVED BY: SDR/BK				
PLOT DATE: 8/28/2014				

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 11/19/14
CITY ENGINEER / PW DIRECTOR

MISSION SQUARE
TRACT MAP 36654
ADAMS STREET IMPROVEMENT PLANS
FRONTERA DRIVE PLAN & PROFILE
PW14-0246
R-4311
SHEET 3 OF 4
SCALE AS SHOWN

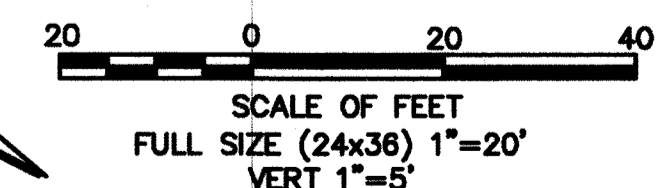
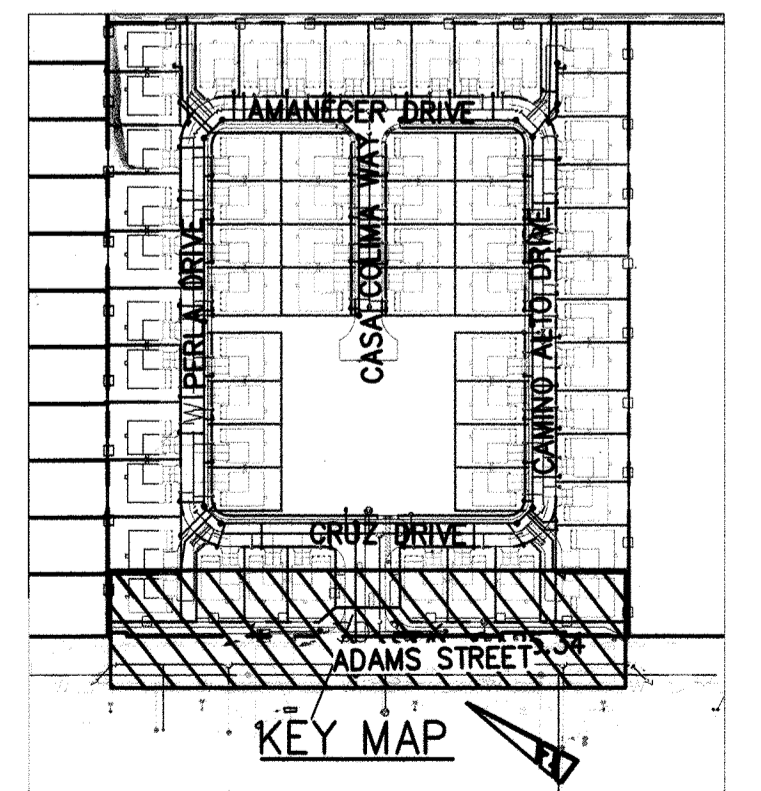


ADAMS STREET - STORM DRAIN PROFILE



ADAMS STREET - PLAN VIEW

- CONSTRUCTION NOTES:**
- 405 CONSTRUCT CATCH BASIN PER CITY STD DETAIL 405 WIDTH PER PLAN
 - 459 CONSTRUCT RCP STORM DRAIN PIPE, BEDDING CASE 1, PER CITY STD DETAIL 453. SIZE PER PLAN.

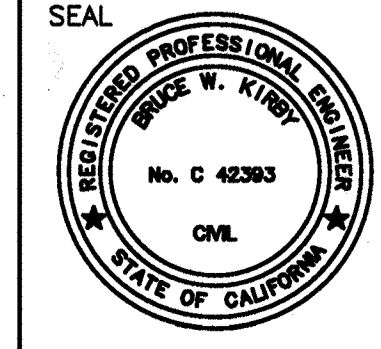


RIVERSIDE PUBLIC UTILITIES ELECTRIC APPROVED: <i>[Signature]</i> 11-12-14 DATE	RIVERSIDE PUBLIC UTILITIES WATER APPROVED: <i>[Signature]</i> 11-13-2014 DATE
---	--

IMPORTANT NOTICE
 Section 4212/4217 of the Government Code requires a city permit to be issued before a permit to excavate will be valid. For your city permit, please call CALL TOLL FREE 48 HOURS BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

PSOMAS
 1500 Iowa Avenue Suite 210 Riverside, CA 92507 (951) 787-8421 Fax (951) 682-3379
 PROJECT NUMBER: 4FR0010200
 DATE: 11/07/14
 BENCHMARK: (PT. ID. C4-H3) ELEV (1988): 766.664; P.K. NAL & CITY ENGINEER TAG IN CONCRETE BASE OF PEDESTRIAN SIGNAL AT NORTHERLY CORNER OF ADAMS STREET & CALIFORNIA AVENUE

PREPARED UNDER THE SUPERVISION OF:
 BRUCE W. KIRBY
 ENGINEER NAME R.C.E. NO. 42393
 DATE 3/31/2016



SUBMITTAL	PERMIT NO.	REVISION DESCRIPTION	DATE
DRAWN BY: BJS			
CHECKED BY: AJH			
APPROVED BY: SDR/BK			
PLOT DATE: 11/07/14			

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT			
APPROVED BY: <i>[Signature]</i>	BY: <i>[Signature]</i>	DATE: 11/19/14	APPROVED BY: <i>[Signature]</i>
ENGINEERING MANAGER	TRAFFIC ENGINEERING		CITY ENGINEER / PW DIRECTOR
DATE: 11/19/2014			

MISSION SQUARE
 TRACT MAP 36654
 ADAMS STREET IMPROVEMENT PLANS
 ADAMS STREET STORM DRAIN PLAN & PROFILE

PW14-0246
R-4311
 SHEET 4 OF 4
 SCALE AS SHOWN

11/7/2014 8:39 AM U:\FR0010200\ENR\DRAWINGS\SHEETS\ADAMS STREET IMPROVEMENT PLANS\4 ADAMS STREET STORM DRAIN PLAN & PROFILE.DWG

LANDSCAPE ARCHITECTURAL CONSTRUCTION PLANS

FOR

TR 36654 "MISSION SQUARE"

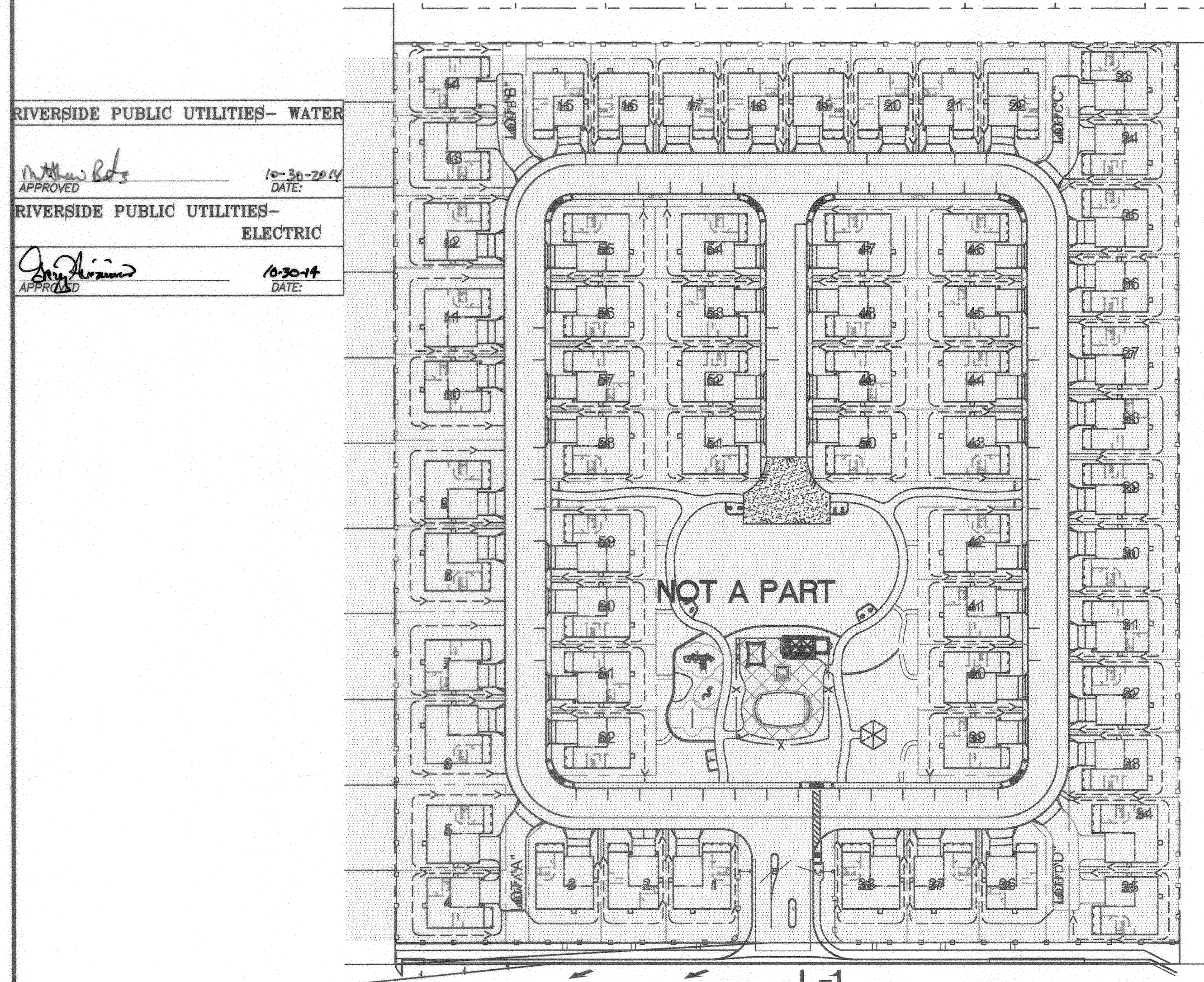
ADAMS STREET FRONTAGE-

HOA MAINTAINED

WITHIN THE

CITY OF RIVERSIDE, CA

KEY MAP:



RIVERSIDE PUBLIC UTILITIES- WATER
 APPROVED: *[Signature]* DATE: 10-30-14
 RIVERSIDE PUBLIC UTILITIES- ELECTRIC
 APPROVED: *[Signature]* DATE: 10-30-14

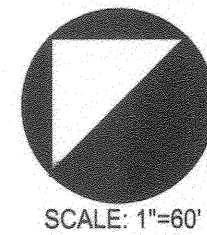
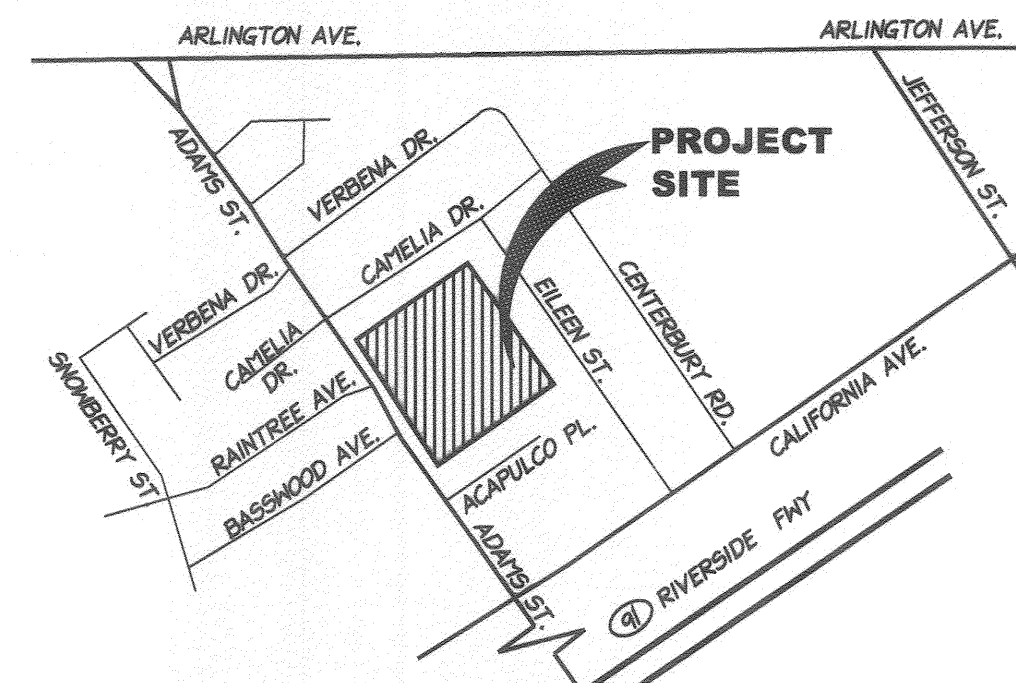
GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDING, ROADS AND CURBS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS. REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE AND CABLE TV.
3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.

9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

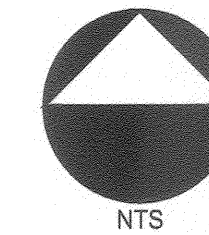
TOTAL LANDSCAPE AREA= 2,783 S.F.
TOTAL IRRIGATED AREA= 2,783 S.F.
TOTAL LENGTH OF MOW CURB= N/A
TOTAL STREET TREES= 12

VICINITY MAP:



SCALE: 1"=60'

THOMAS GUIDE - PAGE 715 A-3 (2005 EDITION)
 SECTION 5, TOWNSHIP 3 SOUTH, RANGE 5 WEST
 NOT TO SCALE



NTS

SHEET INDEX:

- T-1 TITLE SHEET
- L-1 IRRIGATION PLAN
- L-2 IRRIGATION DETAILS
- L-3 PLANTING PLAN
- L-4 PLANTING DETAILS
- L-5 PLAN SPECIFICATIONS AND WATER CALCULATIONS



GARCIA
 DESIGN ASSOCIATES
 LANDSCAPE ARCHITECTURE / SITE PLANNING
 5225 CANYON CREST DRIVE, STE 71, PMB 281, RIVERSIDE, CA 92507
 PHONE: 951.788.0277 FAX: 951.788.0288 www.gdalanderch.com

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CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT				TR 36654: MISSION SQUARE ADAMS ST. FRONTAGE		PW 14-0248 PLAN #: R-4311-L	
APPROVED BY	BY	DATE	APPROVED BY	DATE	T-1		
ENGINEERING MANAGER	km	11/11/14	<i>[Signature]</i>	11/12/2014	SHEET 1 OF 6		
CAPITAL PROJECTS	2-L	11/16/14	CITY ENGINEER/PW DIRECTOR		TITLE SHEET		
TRAFFIC ENGINEERING	J.H	10-31-14	DATE 11/12/2014		HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A		
DESIGNED BY	CG	DRAWN BY	CG	CHECKED BY	CGG	PW TFE: R.F. 11/12/14	

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

NOTE: INSTALL TWO (2) BUBBLERS PER TREE WELL - TYPICAL.

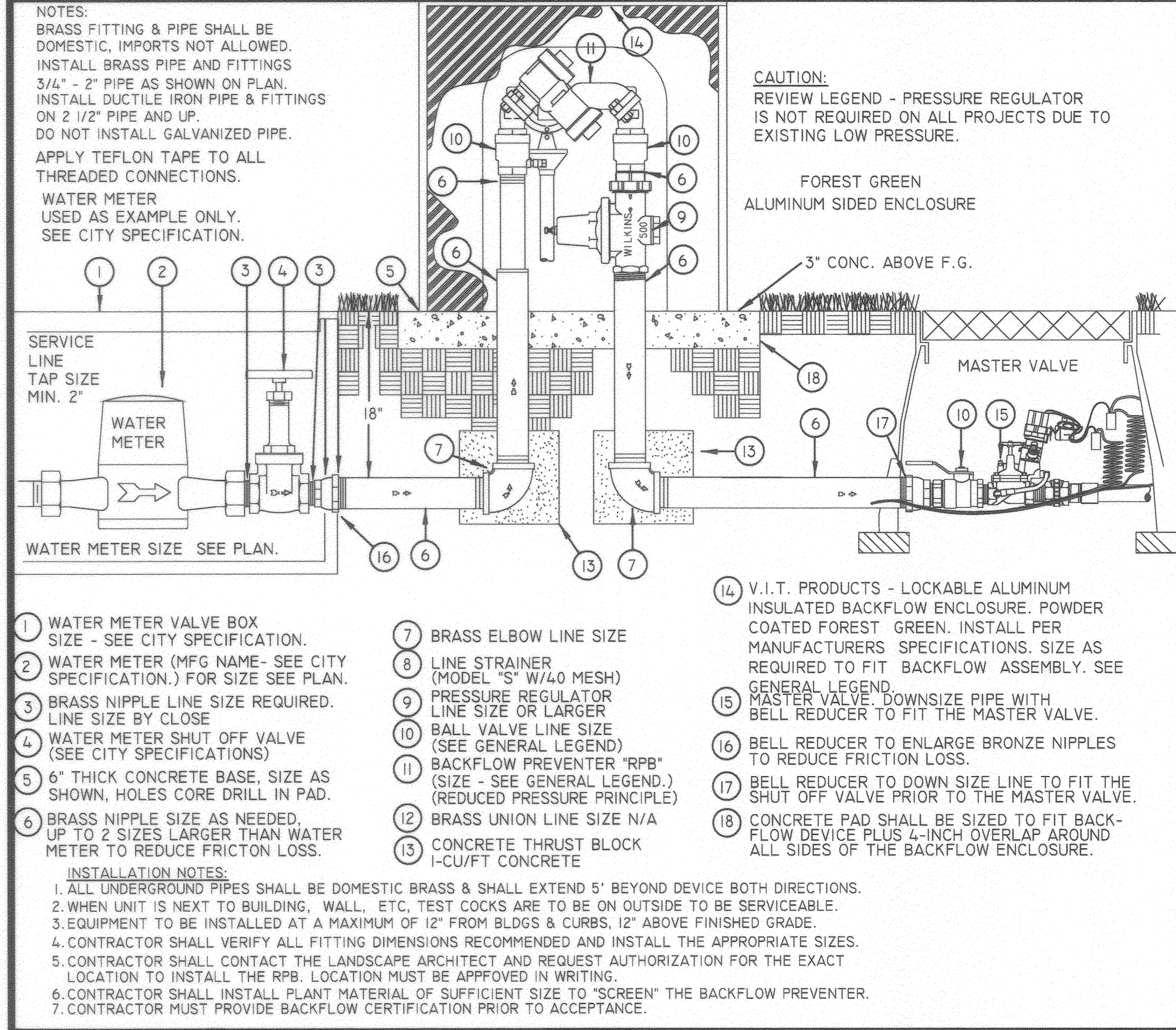
NOTE: TREE BUBBLERS SHOWN OUTSIDE PLANTER AREAS FOR DESIGN CLARITY ONLY.

P.O.C. TIE TO EXIST. METER. ADD NEW BACKFLOW AND FLOW SENSOR AS SHOWN. FIELD VERIFY LOCATION.

NOTE: INSTALL TWO (2) BUBBLERS PER TREE WELL - TYPICAL.

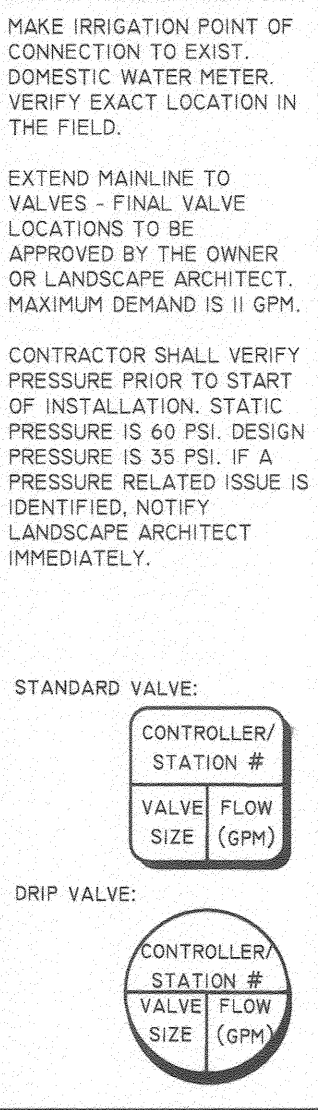
NOTE: TREE BUBBLERS SHOWN OUTSIDE PLANTER AREAS FOR DESIGN CLARITY ONLY.

NOTE: FOR WATER BUDGET CALCULATIONS AND CONTROLLER SCHEDULE, REFER TO SHEET L-5



- 1 WATER METER VALVE BOX SIZE - SEE CITY SPECIFICATION.
- 2 WATER METER (MFG NAME - SEE CITY SPECIFICATION.) FOR SIZE SEE PLAN.
- 3 BRASS NIPPLE LINE SIZE REQUIRED. LINE SIZE BY CLOSE.
- 4 WATER METER SHUT OFF VALVE (SEE CITY SPECIFICATIONS)
- 5 6" THICK CONCRETE BASE, SIZE AS SHOWN. HOLES CORE DRILL IN PAD.
- 6 BRASS NIPPLE SIZE AS NEEDED.
- 7 BRASS ELBOW LINE SIZE
- 8 LINE STRAINER (MODEL "S" W/40 MESH)
- 9 PRESSURE REGULATOR LINE SIZE OR LARGER
- 10 BALL VALVE LINE SIZE (SEE GENERAL LEGEND)
- 11 BACKFLOW PREVENTER "RPB" (SIZE - SEE GENERAL LEGEND.) (REDUCED PRESSURE PRINCIPLE)
- 12 BRASS UNION LINE SIZE N/A
- 13 CONCRETE THRUST BLOCK 1-CU/FT CONCRETE
- 14 V.I.T. PRODUCTS - LOCKABLE ALUMINUM INSULATED BACKFLOW ENCLOSURE. POWDER COATED FOREST GREEN. INSTALL PER MANUFACTURERS SPECIFICATIONS. SIZE AS REQUIRED TO FIT BACKFLOW ASSEMBLY. SEE GENERAL LEGEND.
- 15 MASTER VALVE. DOWNSIZE PIPE WITH BELL REDUCER TO FIT THE MASTER VALVE.
- 16 BELL REDUCER TO ENLARGE BRONZE NIPPLES TO REDUCE FRICTION LOSS.
- 17 BELL REDUCER TO DOWN SIZE LINE TO FIT THE SHUT OFF VALVE PRIOR TO THE MASTER VALVE.
- 18 CONCRETE PAD SHALL BE SIZED TO FIT BACKFLOW DEVICE PLUS 4-INCH OVERLAP AROUND ALL SIDES OF THE BACKFLOW ENCLOSURE.

A | RP BACKFLOW PREVENTER



EQUIPMENT LEGEND		
SYMBOL	MANUFACTURER/MODEL #	SIZE
	RAINBIRD ESP LXMEF 16 STA. CONTROLLER. ADD ETC-LX ET MANAGER AND ETM-R6 TIPPING RAIN BUCKET SENSOR. INSTALL IN METAL PEDESTAL CABINET RAINBIRD LXMM-PED. COORDINATE WITH ELECTRICIAN FOR POWER CONNECTION.	A= 8 STA.
	CONNECT TO EXIST. WATER METER ISOLATED FROM ABANDONED EXIST. RESIDENTIAL METER. SEE P.O.C. NOTE ON PLANS	1"
	FEBCO MODEL: 825Y RP BACKFLOW DEVICE W/ STRONGBOX ENCLOSURE TO FIT PER OWNER.	3/4"
	SUPERIOR 3200-NORMALLY CLOSED SOLENOID MASTER VALVE W/ FLOW SENSOR PER MANUF.	LINE SIZE
	NIBCO T-580-70 BRONZE BALL VALVE - 3" AND SMALLER	LINE SIZE
	RAINBIRD XEZ-PRB-COM DRIP REMOTE CONTROL SOLENOID VALVE KIT W/ FILTER.	1"
	RAINBIRD PESB-R-PRS-D REMOTE CONTROL SOLENOID VALVE FOR RECLAIMED WATER USE.	PLAN SIZE
	CL-315 (POTABLE) WHITE PVC IRRIGATION PRESSURE MAINLINE - 18" MINIMUM COVER	1"
	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE
	SCH 40 PVC IRRIGATION PIPE/CONTROL WIRE SLEEVE - 18" MINIMUM COVER INSTALL @ 2X DIA. OF PIPE.	PER CHART
	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA

- Not Shown** - UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS
- LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL CONNECTION W/ ELECTRICAL CONTRACTOR.
 - NO LOW HEAD DRAINAGE OR OVERSPRAY SHALL BE ALLOWED. CONTRACTOR SHALL CHECK VALVES WHERE NECESSARY FOR PREVENTION.
 - HYDROSTATIC PRESSURE TEST OF MAINLINE SHALL BE MINIMUM 150 PSI FOR THREE (3) HOURS OR EQUAL.
 - LOCATE BACKFLOW IN PLANTER AREA.
 - CONTROLLER TO BE INSTALLED W/ RAIN SENSOR. INSTALL PER MANUF. SPECS.

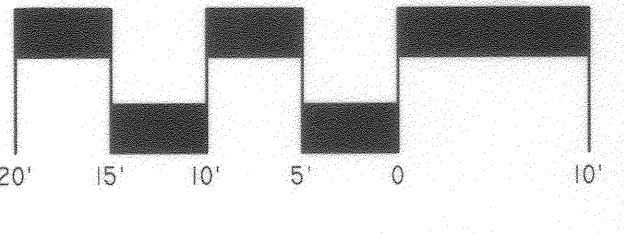
- GENERAL IRRIGATION NOTES:**
- A CONTROLLER CHART SHALL BE LABELLED ON-SITE BY THE INSTALLING LANDSCAPE CONTRACTOR TO LIST VALVE NUMBERS AND DESCRIBE AREA CONTROLLED PER VALVE.
 - CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL BE SUBMITTED TO THE CITY AND OWNER PRIOR TO THE LANDSCAPE CONTRACTOR'S REQUEST FOR FINAL LANDSCAPE INSPECTION - NOTED ON PLAN. CERTIFICATE SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT, IRRIGATION DESIGNER, OR A CERTIFIED IRRIGATION AUDITOR OR OTHER CITY APPROVED LICENSED / CERTIFIED PROFESSIONAL IN RELATED FIELD.
 - 2.1. THE CERTIFICATE INDICATES:
 - 2.1.1. PLANTS INSTALLED AS SPECIFIED.
 - 2.1.2. IRRIGATION SYSTEM INSTALLED AS DESIGNED.
 - 2.1.3. IRRIGATION AUDIT PERFORMED.
 - 2.1.4. LIST OF OBSERVED DEFICIENCIES.

DRIP/BUBBLER LEGEND					
SYMBOL	MANUFACTURER/MODEL #	NOZZLE	RAD	PSI	FLOW (GPM)
LANDSCAPE DRIP LINE					
	RAINBIRD XFD-P-06-12-XXX			35 PSI	.60 /GPH
INSTALL W/ HEADER AND RETURN LINES FOR EACH DRIP ZONE PER DETAILS					
DRIP IRRIGATION EMITTERS AND EQUIPMENT					
	RAINBIRD AR-VALVE KIT W/SEB-6 BOX				
TREE-WELL BUBBLERS					
	TREE BUBBLER: RAINBIRD RWS-B-C-1404 (2/TREE)	BUBBLER	N/A	30	1 GPM (2 GPM/TREE)

SCH 40 PVC SLEEVING		
1/2" SLEEVE	1-8 WIRES	N/A
1/2" SLEEVE	9-16 WIRES	0.5" PIPE
2" SLEEVE	17-26 WIRES	0.75" PIPE
2.5" SLEEVE	27-38 WIRES	1" PIPE
3" SLEEVE	39-54 WIRES	1.25" PIPE
4" SLEEVE	55-100 WIRES	1.572" PIPE
6" SLEEVE	100+ WIRES	2.572" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

DRIP EMITTER LEGEND:	
1 GAL	= 1 EMITTER @ 5 GPH
5 GAL	= 2 EMITTERS @ 5 GPH
15 GAL	= 2 EMITTERS @ 1 GPH
24" BOX	= 3 EMITTERS @ 2 GPH
36" BOX	= 4 EMITTERS @ 2 GPH

NOTE: THE IRRIGATION PLANS ARE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PLANTER AREAS IS FOR PLAN CLARITY ONLY. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL IRRIGATION LINES, VALVES, HEADS OR OTHER EQUIPMENT WHEN IT IS CLEAR THAT FIELD OBSTRUCTIONS EXIST. ANY SUCH ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. FAILURE TO DO SO SHALL RESULT IN ADDITIONAL COSTS WHICH SHALL BE BORNE SOLELY BY THE CONTRACTOR.



GARCIA DESIGN ASSOCIATES
 LANDSCAPE ARCHITECTURE / SITE PLANNING
 5225 CANYON CREST DRIVE, STE 71, PMB 281, RIVERSIDE, CA 92507
 PHONE: 951.788.0277 FAX: 951.788.0288 www.adslandarch.com

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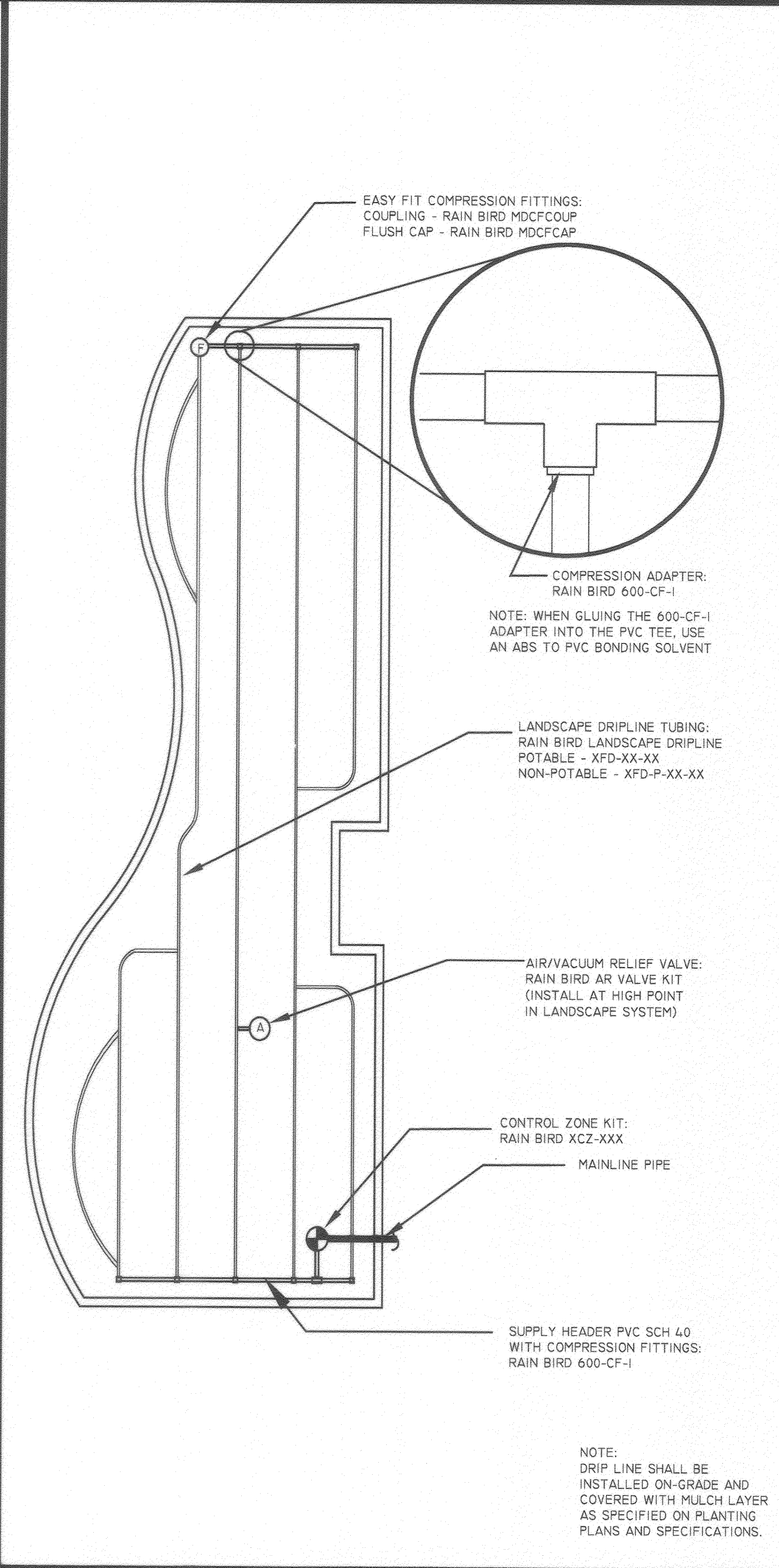
CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	<i>[Signature]</i>	11/11/14	<i>[Signature]</i>
CAPITAL PROJECTS	<i>[Signature]</i>	11/11/14	
TRAFFIC ENGINEERING	<i>[Signature]</i>	11-24-14	

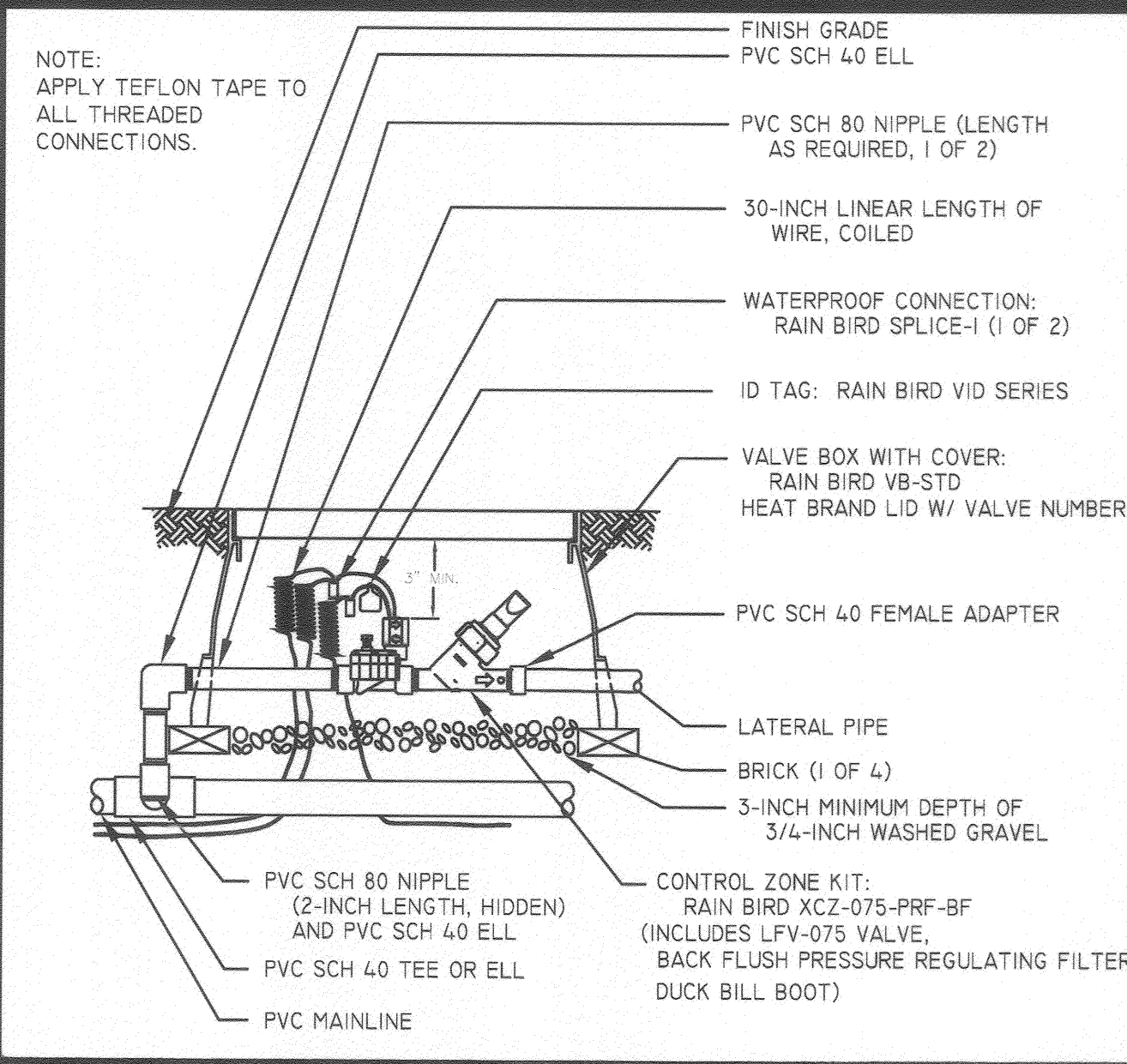
DESIGNED BY *[Signature]* DRAWN BY *[Signature]* CHECKED BY *[Signature]* DATE 11/12/2014

TR 36654: MISSION SQUARE ADAMS ST. FRONTAGE IRRIGATION PLAN
 HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A

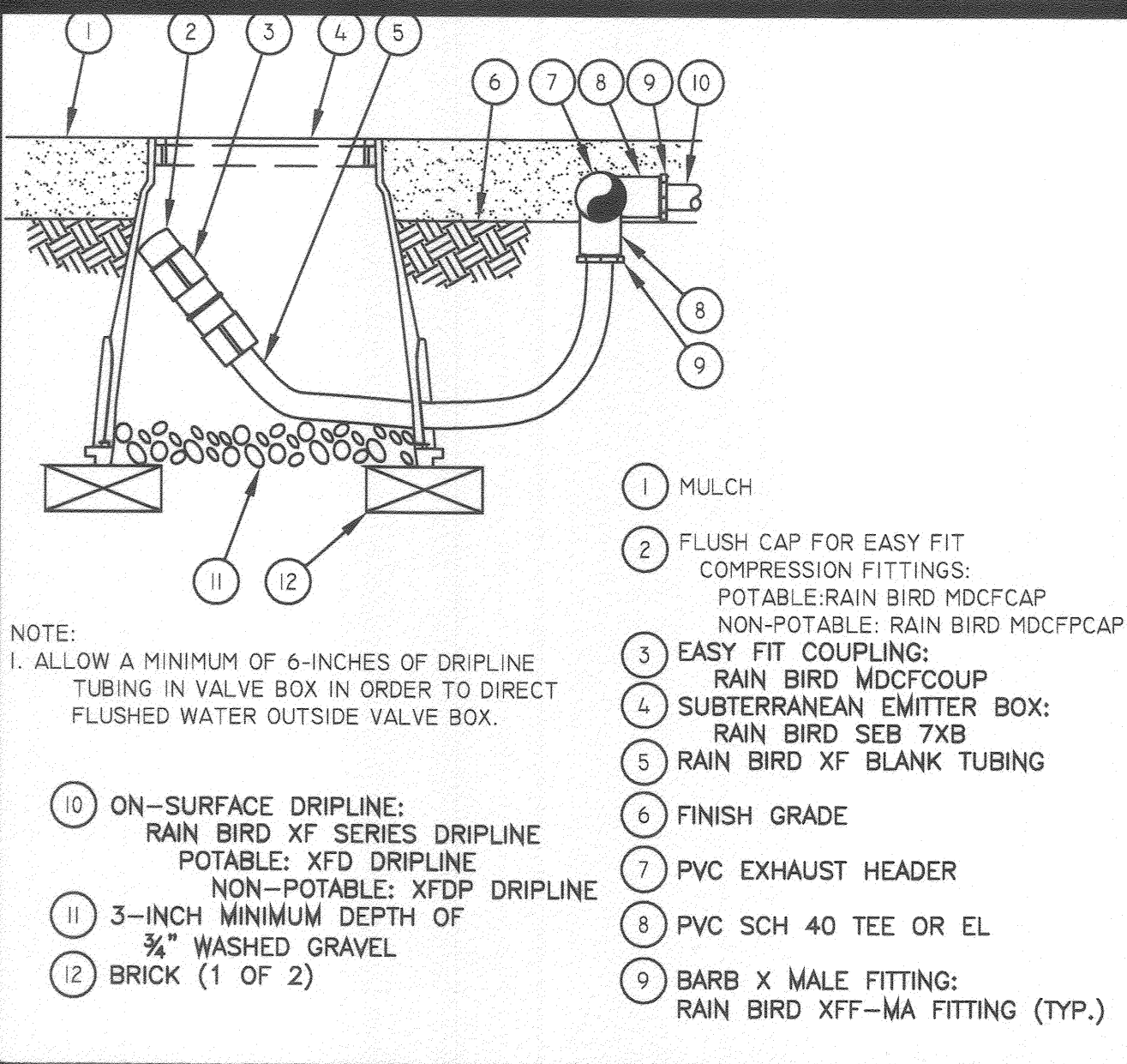
PH 14-0248
 PLAN #: R-4311-L
 L-1
 SHEET 2 OF 6



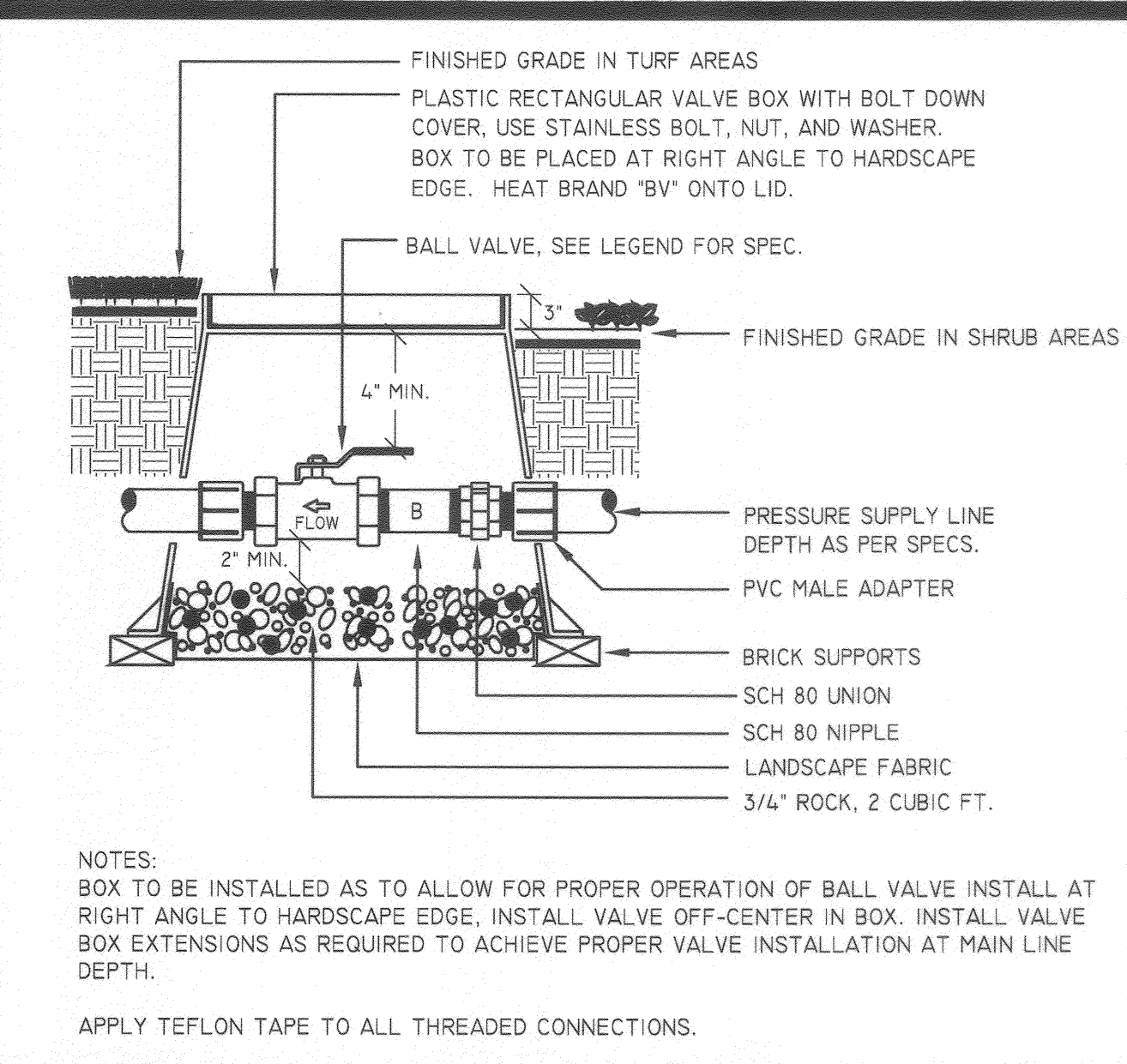
J | TYP. DRIP TUBING LAYOUT



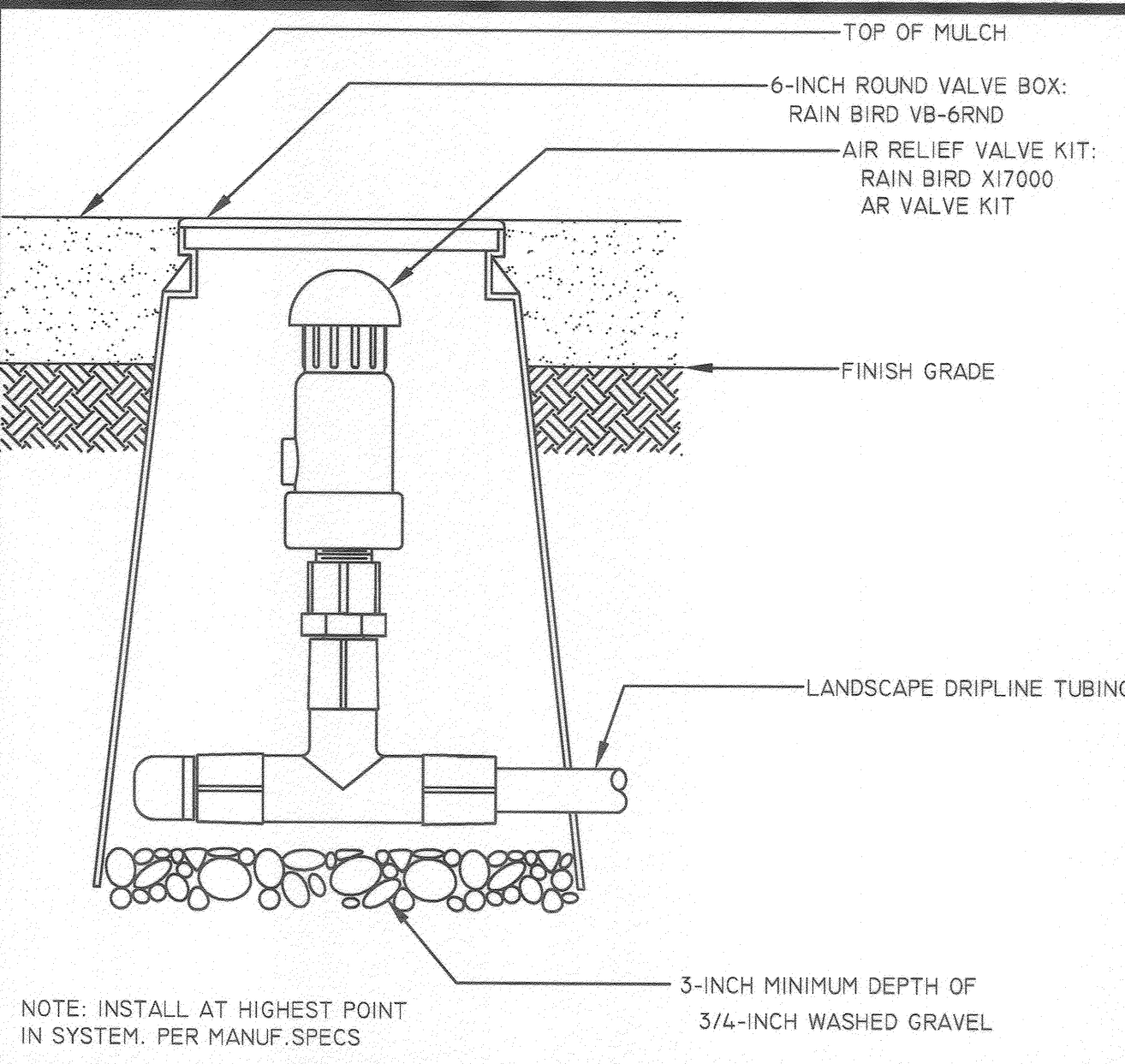
G | REMOTE CONTROL ZONE KIT



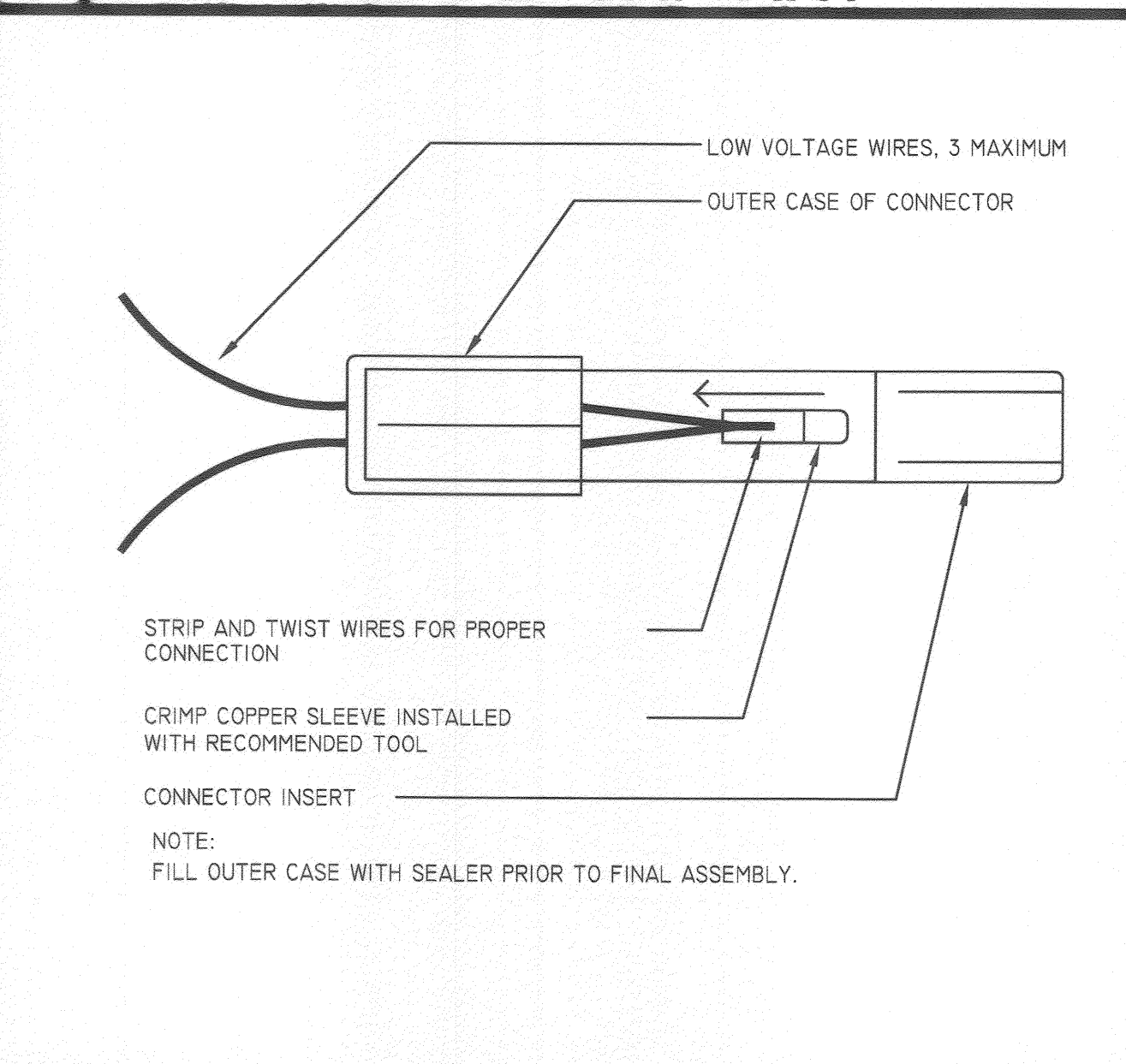
D | DRIPLINE FLUSHPOINT



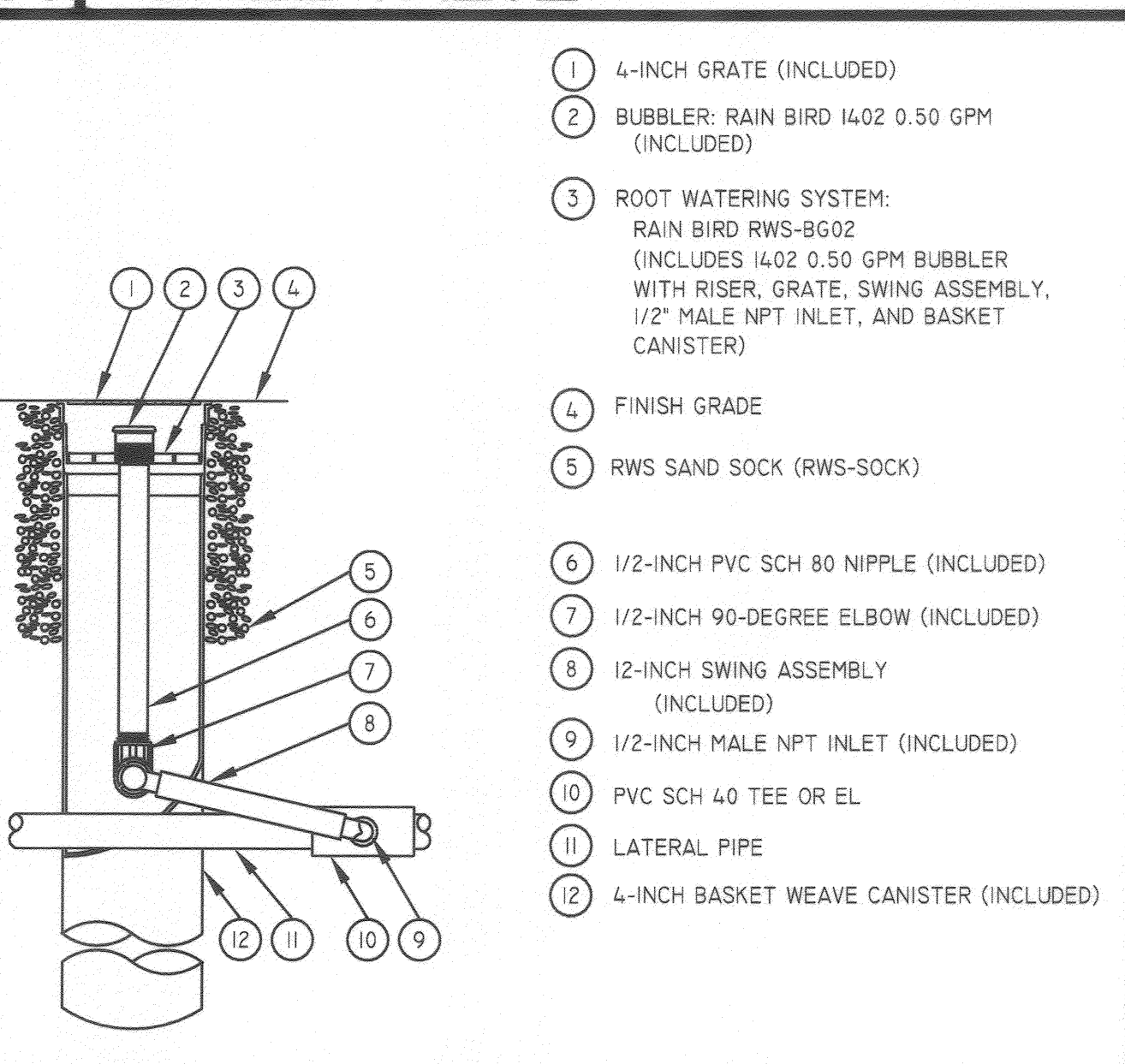
A | BALL VALVE



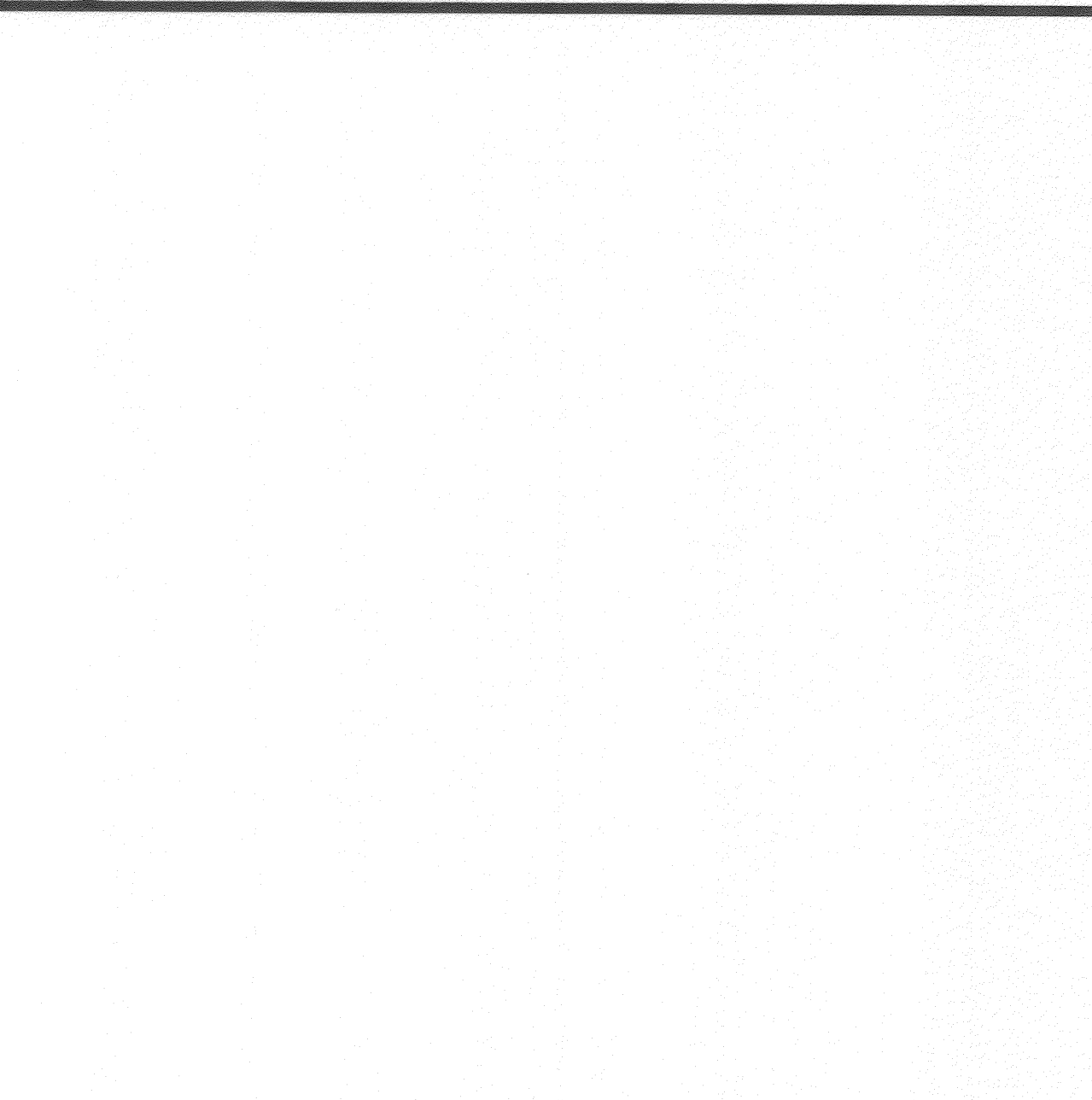
H | AIR RELIEF VALVE KIT



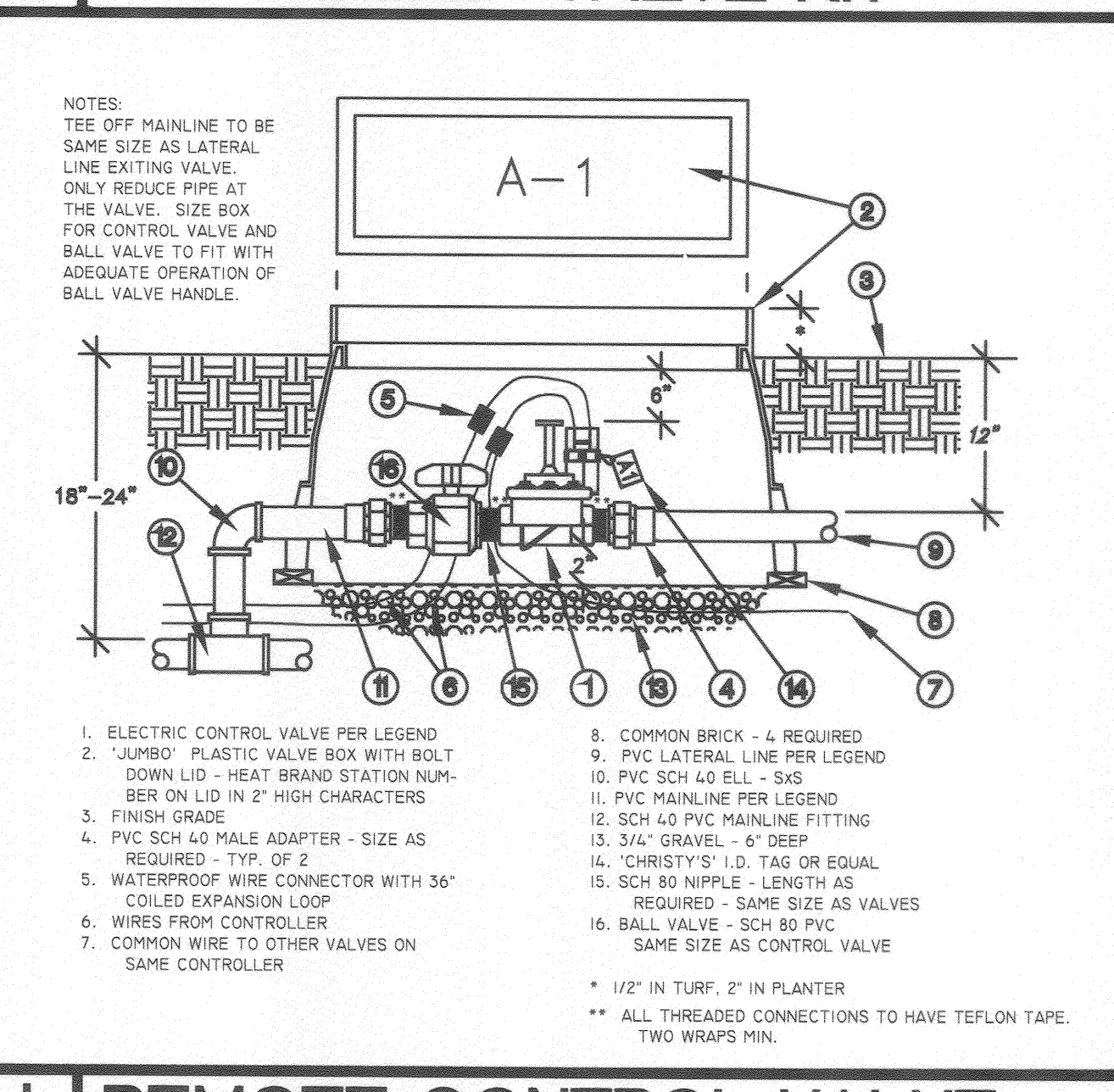
E | WIRE SPLICING



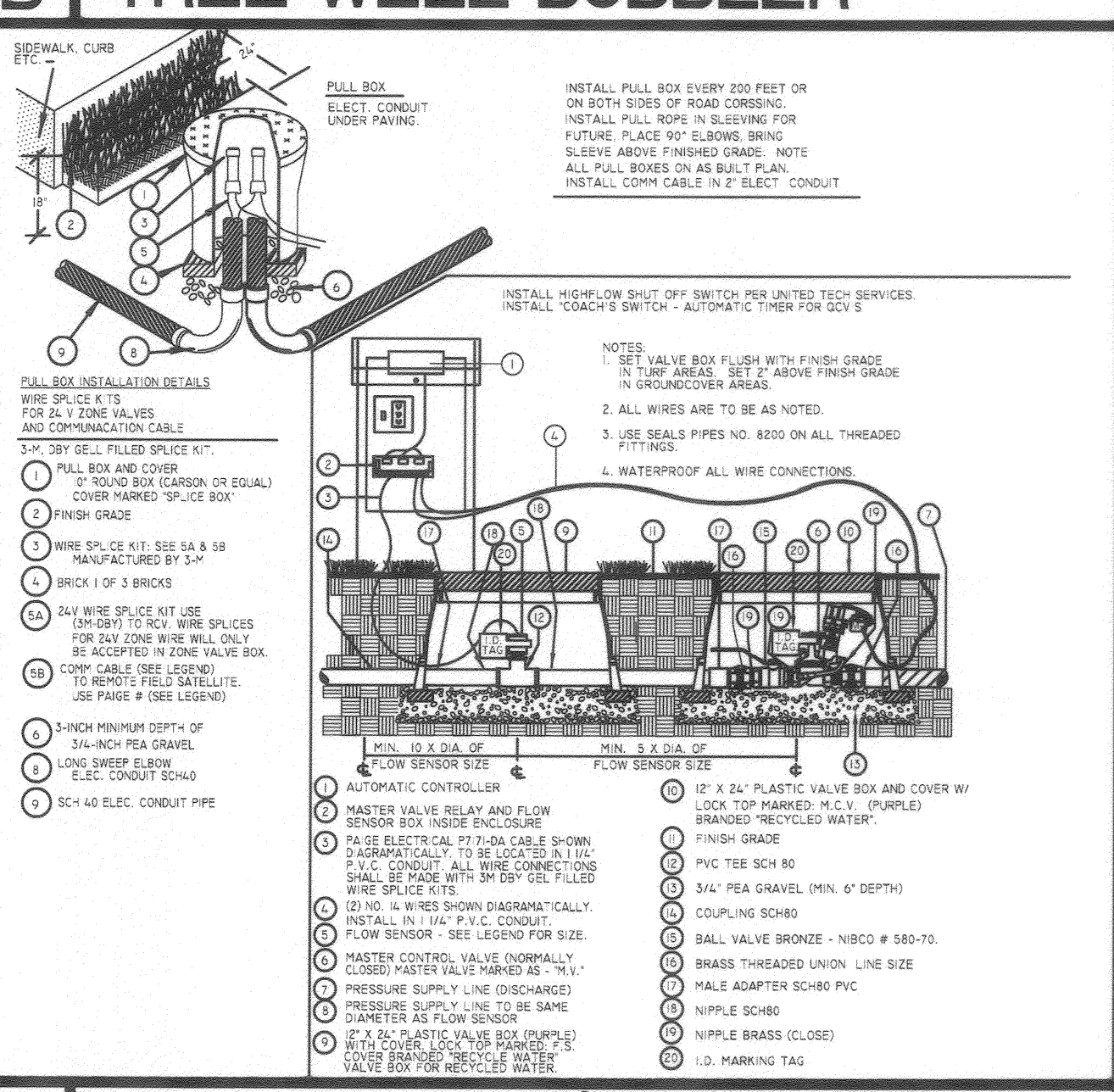
B | TREE WELL BUBBLER



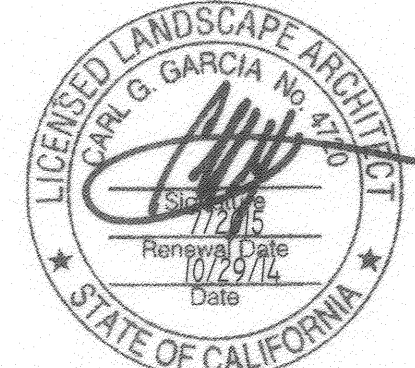
I | REMOTE CONTROL VALVE



F | PEDESTAL CONTROLLER



C | MASTR VALVE/FLOW SENSOR



GARCIA
DESIGN ASSOCIATES

LANDSCAPE ARCHITECTURE / SITE PLANNING
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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 11/12/2014
BY: [Signature] DATE: 11/12/2014
CITY ENGINEER / PW DIRECTOR

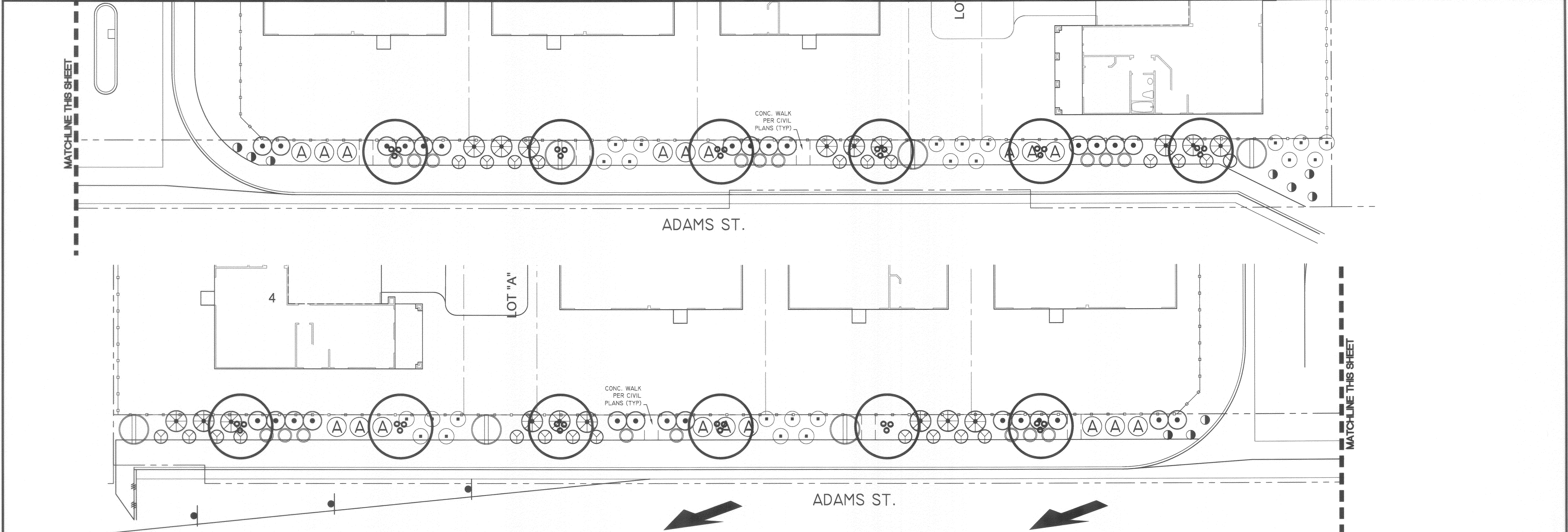
DESIGNED BY: CG DRAWN BY: CG CHECKED BY: CGS

TR 36654: MISSION SQUARE
ADAMS ST. FRONTAGE

IRRIGATION DETAILS

HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A

PW 14-0248
PLAN #: R-4311-L
L-2
SHEET 3 OF 6



PLANTING NOTES

1. CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE INSPECTION OF PLANT MATERIALS FOR DISEASES AND INSECT INFESTATION.
2. FOR TREE STAKING AND SHRUB PLANTING REQUIREMENTS REFER TO THE WORKING DRAWINGS AND SPECIFICATIONS.
3. LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIALS FOR CONFORMANCE TO THE PLANS AND SITE CONDITIONS AND THE FINAL PLACEMENT OF THE PLANT MATERIAL PRIOR TO INSTALLATION. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DIGGING PLANT PITS.
4. CONTRACTOR SHALL CHALK OUT INTENDED TREE LOCATIONS FOR ALL TREES OF 15 GALLON SIZE AND LARGER, AND CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DIGGING PLANT PITS.
5. ALL TREES SHALL BE EQUAL TO, OR SURPASS 'VALLEY CREST' STANDARDS FOR SIZE AND QUALITY.
6. ALL SHRUBS SHALL BE EQUAL TO, OR SURPASS 'HINES' STANDARDS FOR SIZE AND QUALITY.
7. CONTRACTOR SHALL USE NURSERY TAGS TO VERIFY ALL PLANT MATERIAL SPECIES, VARIETY AND SIZE IN ACCORDANCE WITH THE PLANTING PLAN AND WITH THE AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARD OF PRACTICE.'
8. PLANT MATERIAL SHALL BE HEALTHY, WELL-DEVELOPED AND REPRESENTATIVE OF THEIR SPECIES AND VARIETIES. MATERIALS SHALL BE FREE FROM DISFIGUREMENTS, AND HAVE WELL-DEVELOPED BRANCH STRUCTURE AND ROOT SYSTEMS. CONTRACTOR TO COMPLY WITH THE FOLLOWING CONDITIONS:
 - A. DO NOT PRUNE ANY PLANT MATERIALS PRIOR TO DELIVERY WITHOUT SPECIFIC APPROVAL FROM THE LANDSCAPE ARCHITECT.
 - B. PLANTS ARE SUBJECT TO INSPECTION FOR SIZE, SPECIES, VARIETY, CONDITION, LATENT DEFECTS, AND INJURY PRIOR TO DELIVERY TO THE PROJECT SITE AND AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
 - C. MATERIAL DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT WILL NOT BE DELIVERED TO THE PROJECT SITE OR WILL IMMEDIATELY BE REMOVED FROM THE SITE IF ALREADY DELIVERED.
 - D. CONTRACTOR SHALL BE PREPARED TO SHOW THAT PLANT MATERIAL IS NOT ROOT BOUND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
9. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TAG ALL PLANT MATERIALS AT THE NURSERY CHOSEN FOR USE ON THE PROJECT.
10. IF A SPECIFIED PLANT SPECIES OR VARIETY IS NOT OBTAINABLE, THE CONTRACTOR MAY SUBMIT A PROPOSAL TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION TO PROVIDE THE NEAREST EQUIVALENT SIZE OR VARIETY.
11. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE TO THE OWNER THAT ALL PLANT MATERIAL WILL GROW IN A VIGOROUS AND HEALTHY MANNER FOR THE FOLLOWING PERIODS OF TIME:
 - A. LESS THAN 5 GALLON SIZE: 1 YEAR.
 - B. 5 GALLON TO 15 GALLON SIZE: 1 YEAR.
 - C. 15 GALLON AND LARGER (INCLUDING ALL PALM TREES): 1 YEAR.
12. THE GUARANTEE FOR EACH PERIOD SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AFTER THE SUCCESSFUL COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD.
13. CONTRACTOR SHALL REPLACE ALL DEAD, DYING OR UNHEALTHY PLANTS DURING THE GUARANTEE PERIOD.
14. REPLACEMENT PLANTS SHALL MATCH THE ORIGINAL IN SPECIES, VARIETY SIZE AND CHARACTER.
15. THE CONTRACTOR SHALL KILL AND/OR REMOVE ALL EXISTING WEEDS FROM THE SITE PRIOR TO THE START OF CONSTRUCTION. TREAT SOIL IN ALL AREAS SCHEDULED FOR PLANTING, SEEDING, OR TO RECEIVE INERT GROUND COVER MATERIALS WITH A PRE-EMERGENT HERBICIDE AS RECOMMENDED AND APPLIED BY A LICENSED PEST CONTROL SPECIALIST. REAPPLY PRE-EMERGENT AFTER ROOTED GROUNDCOVERS HAVE BEEN PLANTED.
16. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL PAVING, WALLS, BUILDINGS, MOWCURBS, HEADERS, TURF EDGE, ETC., UNLESS OTHERWISE NOTED ON PLANS.
17. ALL LANDSCAPE PLANTERS, GROUND COVER AND NEW SHRUB AREAS ARE BE MULCHED AT THE CONCLUSION OF PLANTING OPERATION. 1" DEEP LAYER IN AREAS OF GROUND COVER, 3" DEEP LAYER IN ALL SHRUB AREAS (CONTINUOUS).
18. SOIL PREPARATION AND BACKFILL RECOMMENDATIONS CONTAINED WITHIN THE SPECIFICATIONS OR CONSTRUCTION DRAWINGS OR DETAILS ARE FOR BID PURPOSES ONLY. FINAL SOIL RECOMMENDATION FROM AN APPROVED AGRICULTURAL SOILS LAB WILL DETERMINE THE ULTIMATE SOIL PREPARATION AND BACKFILL MIX.
19. A COPY OF THE SOILS REPORT SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL NOTIFY THE OWNER OFFICER OF ANY SOIL PROBLEMS THAT MIGHT AFFECT PLANT GROWTH.
20. INSPECTIONS:
 - A. INSPECTIONS WILL BE REQUIRED.
 - B. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF AN ANTICIPATED INSPECTIONS REQUIRED AT EACH OF THE STEPS BELOW:
 1. AT COMPLETION OF FINISH GRADING WORK FOLLOWING SOIL PREPARATION WORK.
 2. WHEN CONTAINER PLANTS ARE SPOTTED FOR PLANTING, BUT BEFORE PLANTING HOLES ARE EXCAVATED.
 3. WHEN PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED.
 4. AT START OF PLANT ESTABLISHMENT PERIOD.
 5. AT END OF PLANT ESTABLISHMENT PERIOD, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT FOR MAINTENANCE.

PLANTING LEGEND:

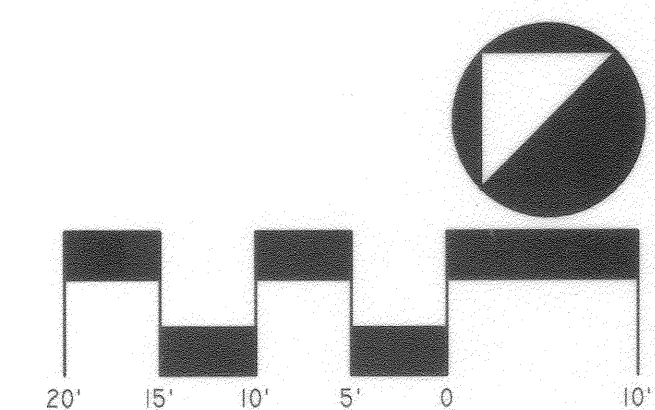
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Kc
TREES:					
	STREET TREE- TYPE AND FINAL LOCATION BY CITY ARBORIST. SEE NOTE BELOW.			24" BOX 12	0.5 M
SHRUBS:					
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	24	0.5 M
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL.	18	0.5 M
	ABELIA X. EDWARD GAUCHER'	EDWARD GAUCHER ABELIA	5 GAL.	18	0.5 M
	COLEONEMA PULCHRUM	PINK BREATHOFF HEAVEN	5 GAL.	28	0.5 M
	CALLISTEMON C. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 GAL.	23	0.5 M
	HEMEROCALLIS 'RED RUM'	EVERGREEN RED DAYLILY	1 GAL.	17	0.5 M
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	10	0.5 M
	ABUTILON X. HYBRIDUM 'CASCADE DAWN'	FLOWERING MAPLE SHRUB	15 GAL.	6	0.5 M

NOTE:

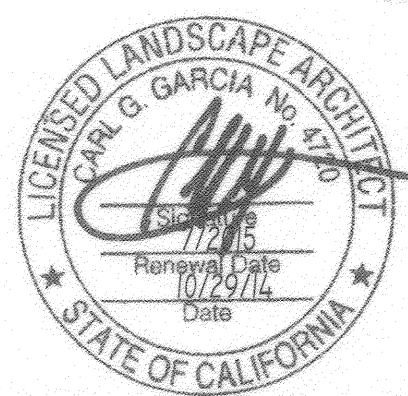
1. ALL PLANTER AREAS SHALL RECEIVE MIN 3" DEPTH LAYER OF NITROGEN-STABILIZED SHREDDED BARK MULCH AFTER SETTLEMENT.
2. INSTALL LINEAR ROOT BARRIER TO ALL TREES WITHIN 6" OF HARDSCAPE.
3. EXTEND ALL GROUND COVER BENEATH SHRUBS AND TREES WHERE APPLICABLE.

*** STREET TREE NOTE:**

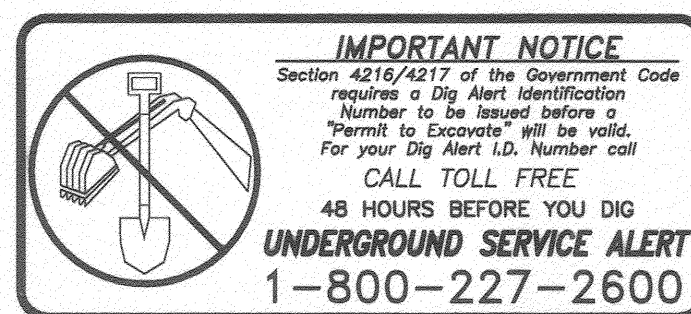
1. FINAL STREET TREE SELECTION AND LOCATION SHALL BE PER THE CITY ARBORIST. CONTACT THE STREET TREE DIVISION, GUY TANAKA (951) 351-6313 (EMAIL IS BEST METHOD OF CONTACT) GTANAKA@RIVERSIDECA.GOV



SCALE 1"=10'



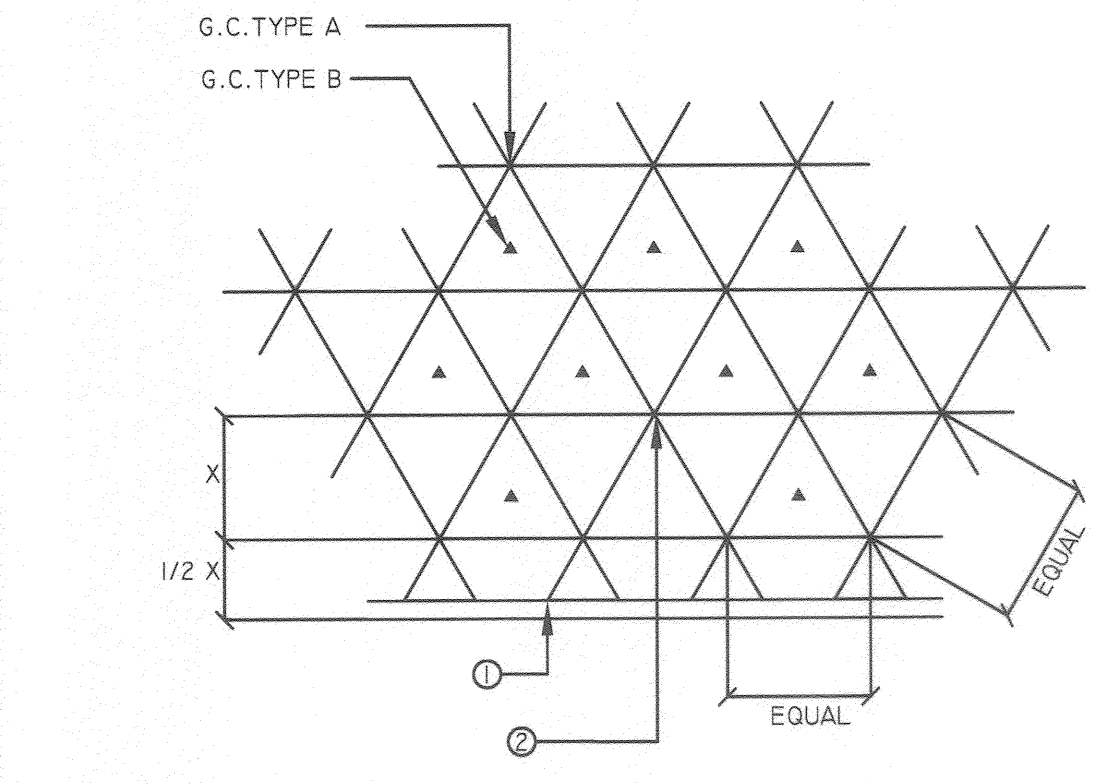
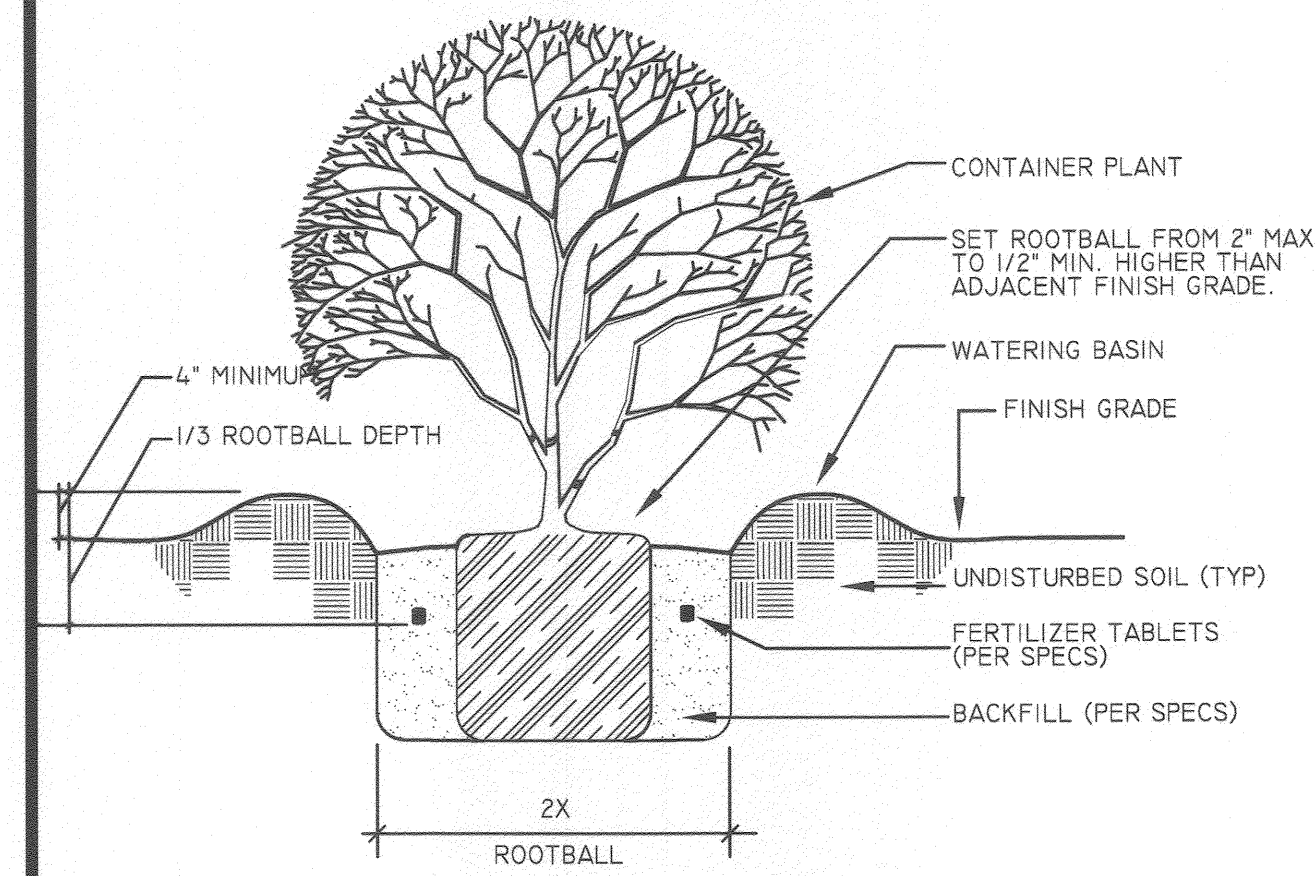
LANDSCAPE ARCHITECTURE / SITE PLANNING
5225 CANYON CREST DRIVE, STE 71, PMB 281, RIVERSIDE, CA 92507
PHONE: 951.788.0277 FAX: 951.788.0288 www.gdalandarch.com



IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number to be issued before a "Permit to Excavate" will be valid. For your Dig Alert ID Number call CALL TOLL FREE 48 HOURS BEFORE YOU DIG **UNDERGROUND SERVICE ALERT 1-800-227-2600**

CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT				TR 36654: MISSION SQUARE ADAMS ST. FRONTAGE		PLAN #: R-4311-L
APPROVED BY	BY	DATE	APPROVED BY			
ENGINEERING MANAGER	<i>[Signature]</i>	11/14/14	CITY ENGINEER/PW DIRECTOR			
CAPITAL PROJECTS	<i>[Signature]</i>	11/14/14				
TRAFFIC ENGINEERING	<i>[Signature]</i>	10-21-14				
DESIGNED BY	CE	DRAWN BY	CE	DATE 11/14/2014		
		CHECKED BY	CEG	HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A		

SHEET 4 OF 6



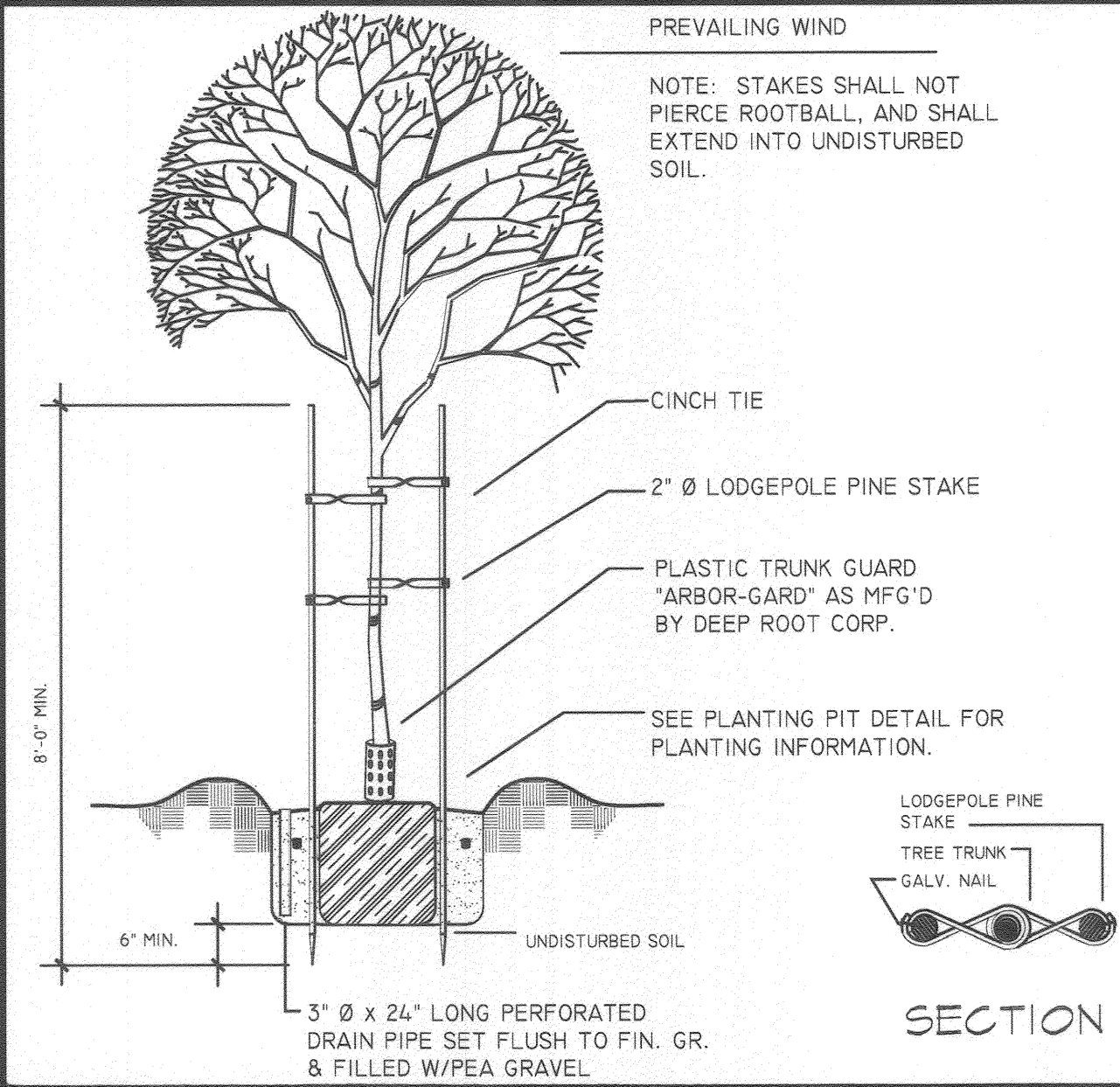
LEGEND
 1. BACK OF CURB OR EDGE OF PAVING
 2. PLANT LOCATION

NOTES: ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS; SEE LEGEND FOR SPACING REQUIREMENTS.

SHRUB PLANTING

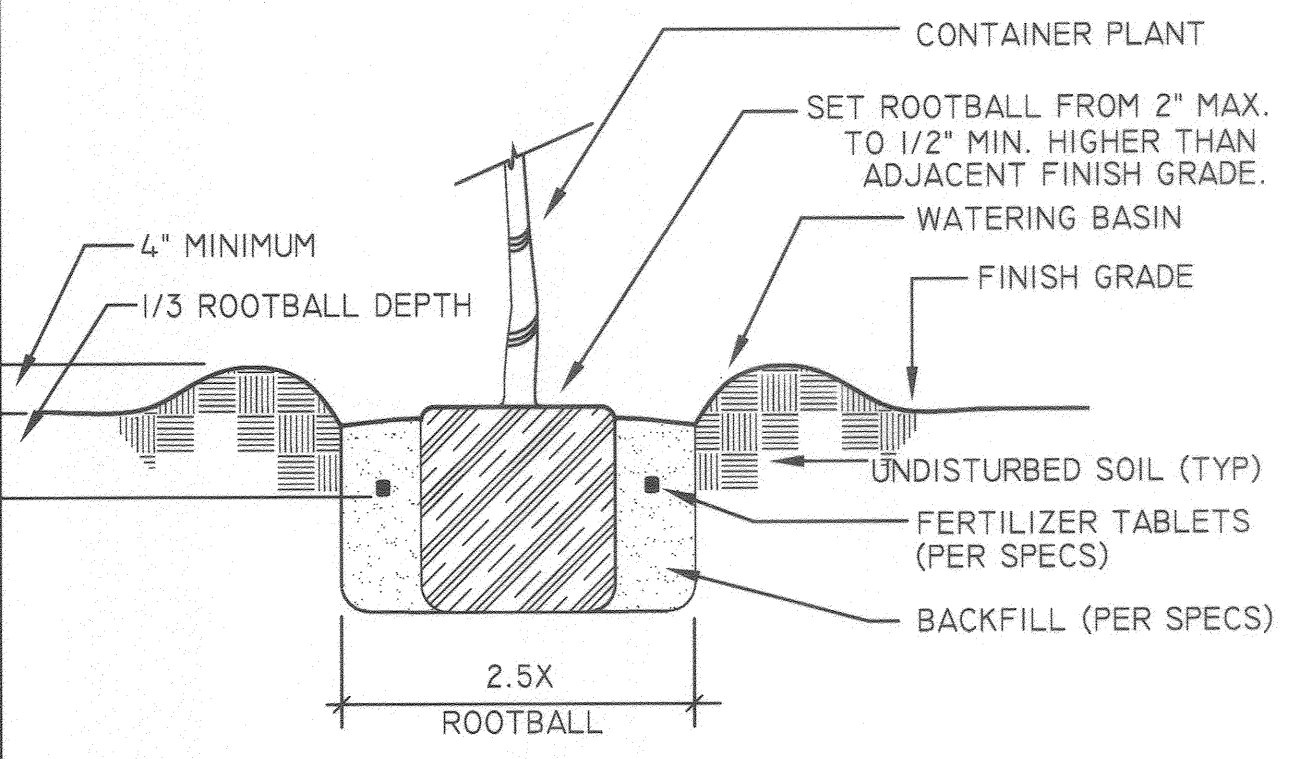
SCALE: NTS

GROUNDCOVER SPACING



PROVIDE GRO-POWER ORGANIC FERTILIZER TABLETS AS FOLLOWS:

1 GALLON PLANT	3 TABLETS
5 GALLON PLANT	9 TABLETS
15 GALLON PLANT	15 TABLETS
24\"/>	

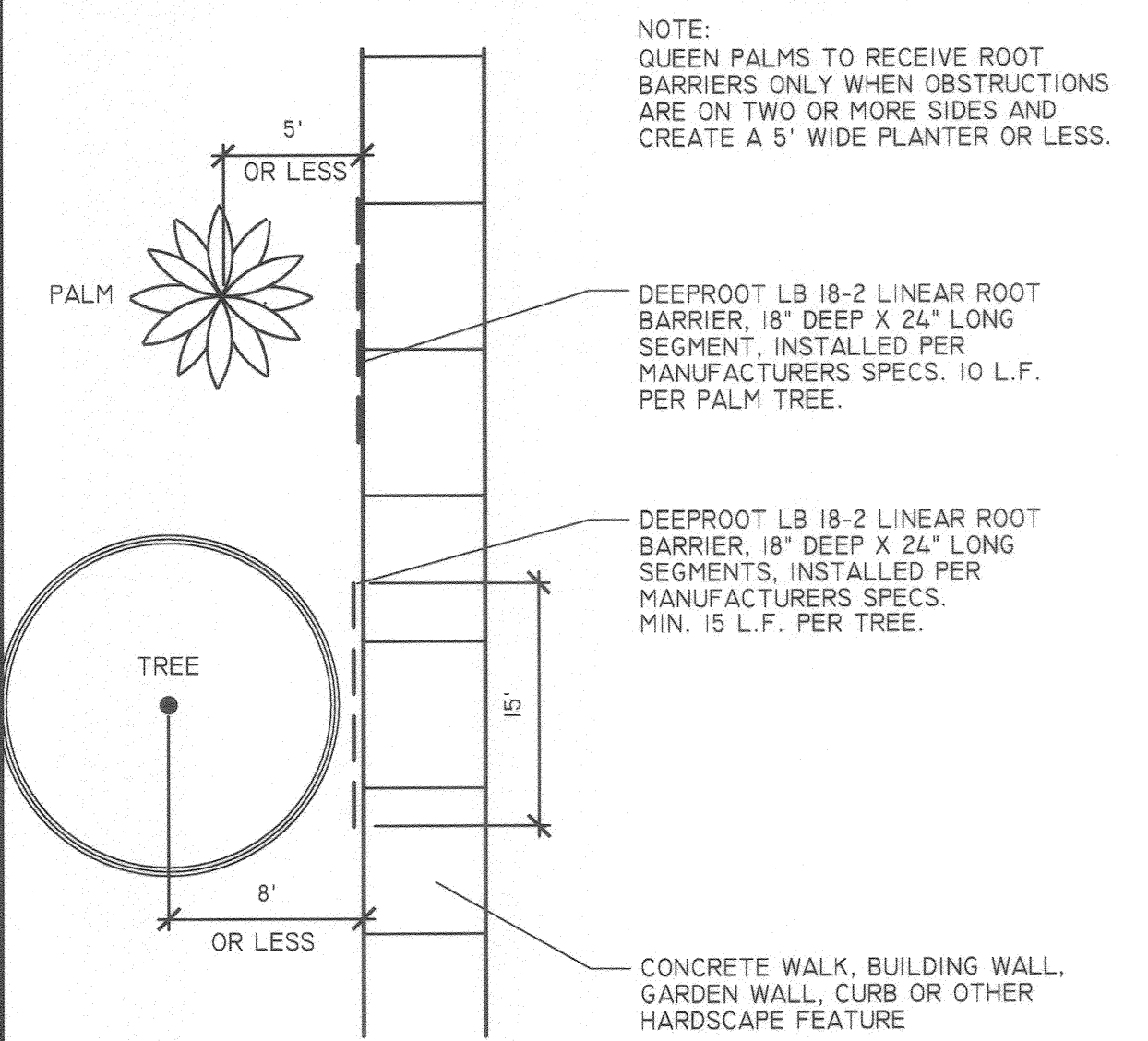


TREE PLANTING

SCALE: NTS

PLANTING PIT

SCALE: NTS



NOTE: QUEEN PALMS TO RECEIVE ROOT BARRIERS ONLY WHEN OBSTRUCTIONS ARE ON TWO OR MORE SIDES AND CREATE A 5' WIDE PLANTER OR LESS.

DEEPROOT LB 18-2 LINEAR ROOT BARRIER, 18\"/>

DEEPROOT LB 18-2 LINEAR ROOT BARRIER, 18\"/>

CONCRETE WALK, BUILDING WALL, GARDEN WALL, CURB OR OTHER HARDSCAPE FEATURE

ROOT BARRIER

SCALE: NTS



GARCIA
 DESIGN ASSOCIATES

LANDSCAPE ARCHITECTURE / SITE PLANNING
 5225 CANYON CREST DRIVE, STE 71, PMB 281, RIVERSIDE, CA 92507
 PHONE: 951.788.0277 FAX: 951.788.0288 www.gdalandarch.com

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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
 PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
ENGINEERING MANAGER	<i>[Signature]</i>	11/17/14	<i>[Signature]</i>
CAPITAL PROJECTS	<i>[Signature]</i>	11/17/14	CITY ENGINEER/PW DIRECTOR
TRAFFIC ENGINEERING	<i>[Signature]</i>	11-31-14	

DESIGNED BY *CE* DRAWN BY *CE* CHECKED BY *CE* *PW Dept* *R.F.* DATE *11/17/14*

TR 36654; MISSION SQUARE
 ADAMS ST. FRONTAGE

PLANTING DETAILS

HORIZONTAL SCALE: AS SHOWN VERTICAL SCALE: N/A

PW 14-0248
 PLAN #: R-4311-L
 L-4
 SHEET 5 OF 6

WATER BUDGET CALCS

TR 36654 ADAMS ST. FRONTAGE

ANNUAL WATER BUDGET:

Eto	56.65	(Riverside)
Conv. Factor (Gals)	0.62	
ET Adjustment	0.70	
TLA	2,783	sf
Special Land Area	0.00	x .3 (SLA adjustment)

MAWA= 68,423 Gallons per year

ESTIMATED TOTAL WATER USE:

Hydrozone #1 FRONT PLNTR

Eto	56.65
Conversion factor	0.62
Crop Coefficient	0.50
Hydrozone Area	2,783
Irrigation Efficiency	0.90
Special Land Area	0.00

ETWU= 54,304

TOTAL FOR ALL HYDROZONES:

Hydrozone #1 54,304

ETWU TOTAL= 54,304

INITIAL IRRIGATION SCHEDULE BY STATION

Controller Identification: A

Station 1 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	4	5	7	9	10	11	12	11	9	7	5	4
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.64

Station 2 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	4	5	7	9	10	11	12	11	9	7	5	4
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.64

Station 3 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	5	6	8	11	12	13	14	14	11	8	6	5
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.60

Station 4 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	4	5	7	9	10	11	12	11	9	7	5	4
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.64

Station 5 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	4	5	7	9	10	11	12	11	9	7	5	4
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.64

Station 6 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	5	6	8	11	12	13	14	14	11	8	6	5
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.60

Station 7 Program: A

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Minutes Per Cycle:	4	5	7	9	10	11	12	11	9	7	5	4
Cycles Per Day:	1	1	1	1	1	1	1	1	1	1	1	1
Days To Skip:												
Available Days Per Week:	7	7	7	7	7	7	7	7	7	7	7	7

Precipitation Rate: 0.64

NOTE: THIS IRRIGATION SCHEDULE IS MEANT TO BE USED AS A GUIDELINE ONLY, AND DOES NOT TAKE THE PLACE OF PROPER, ONGOING SYSTEM MANAGEMENT. DIFFERING SITE AND CLIMATIC CONDITIONS MAY REQUIRE ADJUSTMENTS NOT REFLECTED IN THIS SCHEDULE.

01000 GENERAL REQUIREMENTS

- A. CONTRACTOR'S DUTIES:
- EXCEPT AS SPECIFICALLY NOTED, PROVIDE AND PAY FOR:
 - LABOR, MATERIALS AND EQUIPMENT.
 - TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY.
 - WATER, HEAT, AND UTILITIES REQUIRED FOR CONSTRUCTION.
 - OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK.
 - PAY LEGALLY REQUIRED SALES, CONSUMER, AND USE TAXES.
 - SECURE AND PAY FOR, AS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK, AND AS APPLICABLE AT TIME OF RECEIPT OF BIDS:
 - PERMITS.
 - GOVERNMENT FEES.
 - LICENSES.
 - SOILS REPORT NOTICES.

02441 LANDSCAPE IRRIGATION SYSTEM

- A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES AND OTHER COMPONENTS WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING THE WORK AND PLAN ACCORDINGLY. FURNISH SUCH FITTINGS AND COMPONENTS AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. INSTALL THE WORK IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY. INSTALL SUCH EQUIPMENT WITHIN PLANTED AREAS WHEREVER POSSIBLE.

- B. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN DISCOVERED DURING ENGINEERING.

- C. RECORD AND AS-BUILT DRAWINGS: PROVIDE OWNER WITH REPRODUCIBLE SET OF "AS-BUILT DRAWINGS".
- D. GUARANTEE: GUARANTEE THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR. PROVIDE A WRITTEN GUARANTEE IN THE FORM AS STIPULATED IN THE GENERAL CONDITIONS.

- F. PVC PIPING: ***NOTE: ALL PVC TO BE NON-POTABLE "PURPLE PIPE"***
- INSTALL PVC PLASTIC PIPE AND FITTINGS BELOW GRADE.
 - PVC PIPE: NSF-APPROVED TYPE I, GRADE 1 COMPOUND CONFORMING TO ASTM D 1784.
 - PVC SCHEDULE 40 AND SCHEDULE 80 PIPE: ASTM D 1785 AND ASTM D 2466.
 - PVC CLASS 160, CLASS 200, AND CLASS 315 SOLVENT WELD AND RING-TIGHT PIPE: ASTM D 2241.
 - PVC SOLVENT CEMENT: ASTM D 2564.
 - PVC CONSTANT PRESSURE MAIN LINE PIPING TWO INCHES AND LARGER: RUBBER-RING JOINT, OR SOLVENT WELD JOINT, PVC CLASS 315.
 - PVC CONSTANT PRESSURE MAIN LINE PIPING 1-1/2 INCHES AND SMALLER: SOLVENT WELD JOINT, PVC SCHEDULE 40.
 - PVC INTERMITTENT PRESSURE LATERAL LINE PIPING: SOLVENT WELD JOINT, PVC CLASS 200, SCHEDULE 40.
 - PVC FITTINGS: PVC SCHEDULE 40 SOLVENT WELD AND FACTORY MANUFACTURED, OF SCHEDULE 40 WITH RUBBER-RING JOINT.

- G. BACKFLOW PREVENTION:
- USE TYPE AS INDICATED ON THE DRAWINGS.
 - ALL PIPING BETWEEN POINT OF CONNECTION AND BACKFLOW PREVENTION UNIT TO BE OF MATERIAL AS REQUIRED BY LOCAL CODE.

- H. CONTROL WIRING:
- USE DIRECT BURIAL COPPER WIRE UWG-U.F. 600 VOLT FOR CONNECTIONS BETWEEN THE AUTOMATIC CONTROLLER AND THE ELECTRIC CONTROL VALVES. NO WIRE SIZE LESS THAN #14. USE BLACK COLOR WIRE FOR PILOT, WHITE FOR COMMON.
 - INSTALL WIRING ALONG SAME ROUTE AS PRESSURE MAINLINE SUPPLY OR LATERAL LINES WHENEVER POSSIBLE.
 - WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, TAPE WIRING TOGETHER AT TEN FOOT INTERVALS.
 - PROVIDE AN EXPANSION CURL WITHIN THREE FEET OF EACH WIRE CONNECTION.
 - MAKE SPLICES WITH SCOTCH-LOK #3577 CONNECTOR SEALING PACKS OR PEN-TITE WIRE CONNECTORS. USE ONE SPLICE PER CONNECTOR SEALING PACKS OR PEN-TITE WIRE CONNECTORS. USE ONE SPLICE PER CONNECTOR SEALING PACK. FIELD SPLICES WILL NOT BE PERMITTED.

- I. SPRINKLER HEAD:
- USE SPRINKLER HEADS OF THE SAME SIZE, TYPE AND SAME RATE OF PRECIPITATION WITH THE DIAMETER (OR RADIUS) OF THROW, PRESSURE, AND DISCHARGE AS SHOWN ON THE DRAWINGS.
 - ALL SPRINKLER HEADS OF THE SAME TYPE TO BE OF THE SAME MANUFACTURER.

- J. WATER SUPPLY:
- SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. MAXIMUM CFM DEMAND SPECIFIED. VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION. CONTACT THE CITY LANDSCAPE ARCHITECT W/ THE PRESSURE READINGS AT THE PRE-CONSTRUCTION MEETING.

- K. ELECTRICAL SUPPLY:
- 120 VOLT ELECTRICAL POWER OUTLET FOR AUTOMATIC CONTROLLER TO BE PROVIDED BY OTHERS. MAKE REQUIRED ELECTRICAL CONNECTION OF AUTOMATIC CONTROLLER TO OUTLET.

- L. INSTALLATION:
- PROVIDE A MINIMUM OF EIGHTEEN INCHES COVER FOR ALL PRESSURE SUPPLY LINES.
 - PROVIDE A MINIMUM OF TWELVE INCHES COVER FOR ALL INTERMITTENT PRESSURE LATERAL LINES.
 - PROVIDE A MINIMUM OF EIGHTEEN INCHES COVER FOR ALL CONTROL WIRING.
 - ALL PIPE UNDER PAVED AREAS TO BE PVC SCHEDULE 40 INSTALLED PRIOR TO PAVING.
 - IN ADDITION TO CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, INSTALL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING.

- M. FINAL LOCATIONS OF AUTOMATIC CONTROLLER SHALL BE DETERMINED BY THE OWNER AND/OR LANDSCAPE ARCHITECT.
- FLUSH IRRIGATION SYSTEM PIPING PRIOR TO INSTALLATION OF SPRINKLER HEADS.
 - INSTALL THE SPRINKLER HEADS AS DESIGNED ON THE DRAWINGS. DO NOT EXCEED MAXIMUM SPACING OF HEADS INDICATED ON THE DRAWINGS AND IN NO CASE EXCEED THE MAXIMUM RECOMMENDED BY THE MANUFACTURER.

- A. ON SITE SOIL INSPECTION:
- IN ADDITION TO THESE DOCUMENTS, COMPLY WITH THE RECOMMENDATIONS OF THE SOIL SUITABILITY AND FERTILITY ANALYSIS REPORT, PROVIDED IN THIS SET.

- B. SUBMITTALS:
- SUBMIT DELIVERY SLIPS FOR MATERIAL TO OWNER/ CITY LANDSCAPE ARCHITECT TO VERIFY SPECIFIED QUANTITIES OF BULK DELIVERIES OF SOIL AMENDMENTS AND FERTILIZERS.

- C. PRODUCT DELIVERY, STORAGE AND HANDLING:
- DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE MARK, AND CONFORMANCE TO STATE LAW.
 - DELIVER PLANT MATERIAL WITH LEGIBLE IDENTIFICATION LABELS.
 - LABEL TREES, EVERGREENS, BUNDLES OR CONTAINERS OF LIKE SHRUBS, OR GROUND COVER PLANTS.
 - PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
 - MAINTAIN AND PROTECT PLANT MATERIAL NOT TO BE PLANTED WITHIN FOUR HOURS OF DELIVERY.

- D. JOB CONDITIONS:
- PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED PRACTICE.

- E. SUBSTITUTIONS:
- NONE ALLOWED.

- F. GUARANTEE:
- GUARANTEE BOXED AND FIELD GROWN TREES TO "LIVE AND GROW" IN AN UPRIGHT POSITION FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE. DEFINITION OF "LIVE AND GROW" AND "ACCEPTABLE UPRIGHT POSITION" SHALL MEAN THAT THE TREE MUST, DURING THE GUARANTEE PERIOD, SUSTAIN A HEALTHY, VIGOROUS APPEARANCE. IF THE TREE, DURING THE GUARANTEE PERIOD DOES NOT SUSTAIN THIS APPEARANCE, REMOVE AND REPLACE IT WITH A TREE EQUAL TO THE ORIGINAL SPECIFICATION.
 - GUARANTEE ALL ROOTED CUTTINGS, SOO, AND CONTAINER PLANT MATERIALS UP TO AND INCLUDING 15-GALLON SIZE AS TO GROWTH AND HEALTH FOR A PERIOD OF 1 YEAR. AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
 - REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIAL WHICH FOR ANY REASON FAILS TO MEET THE REQUIREMENTS OF THE GUARANTEE WITHIN 15 DAYS OF WRITTEN NOTIFICATION BY OWNER. REPLACE WITH PLANT MATERIALS ORIGINALLY SPECIFIED AND PROVIDE ORIGINAL GUARANTEE.

- G. PLANT ESTABLISHMENT PERIOD:
- MINIMUM 30 CALENDAR DAYS TO BE COMPLETED BEFORE THE LANDSCAPE ARCHITECT WILL RECOMMEND ACCEPTANCE BY THE OWNER.

- H. MAINTENANCE PERIOD:
- 90 CALENDAR DAYS FROM THE DATE OF ACCEPTANCE.

- I. TOPSOIL:
- USE NATURAL FRIABLE SOIL OF THE REGION, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, STICKS, DEBRIS, VEGETATION, STONES OVER ONE INCH IN MINIMUM DIMENSION, AND CONTAINING NO DECOMPOSED STONE, SALTS, OR ALKALI.
 - SILT PLUS CLAY CONTENT NOT TO EXCEED 15 % BY WEIGHT.
 - BORON CONTENT NOT TO EXCEED 1 PPM AS MEASURED BY THE SATURATION EXTRACTION METHOD.
 - SODIUM ABSORPTION RATIO (SAR) NOT TO EXCEED 6 AND THE ELECTRICAL CONDUCTIVITY OR THE SATURATION EXTRACT NOT TO EXCEED 3.0 MILLIMOHS PER CENTIMETER AT 25M C.
 - FREE FROM HERBICIDES.
 - FREE FROM NOXIOUS WEEDS.

- J. ORGANIC AMENDMENT:
- NITROGEN STABILIZED:
 - 0.4 TO 0.6% N BASED ON DRY WEIGHT FOR REDWOOD SAWDUST.
 - 0.56 TO 0.84 % N BASED ON DRY WEIGHT FOR FIR OR CEDAR SAWDUST.
 - 0.8 TO 1.2 % N BASED ON DRY WEIGHT FOR FIR OR PINE BARK.

- K. PARTICLE SIZE:
- 95-100 % PASSING 6.35 MM (1/4") STANDARD SIEVE.
 - 80-100 % PASSING 2.36 MM (No. 8, 8 MESH) STANDARD SIEVE.
 - 0-30 % PASSING 500 MICRON (No. 35, 32 MESH) STANDARD SIEVE.

- L. SOLUBLE SALTS:
- MAXIMUM 3.5 MILLIMOHS/CENTIMETER @ 25M C. AS DETERMINED BY THE SATURATION EXTRACT METHOD.

- M. PLANT MATERIAL:
- USE PLANTS OF THE VARIETY AND SIZE AS INDICATED ON THE DRAWINGS.
 - TAG ONE EACH OF EACH BUNDLE OR LOT WITH THE PLANT NAME IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - USE PLANTS THAT HAVE A HABIT OF GROWTH THAT IS NORMAL TO THE SPECIES, ARE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, SUN SCALDS, FRESH ABRASIONS OF THE BARK, EXCESSIVE ABRASIONS OF THE BARK, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS TO BE STURDY AND WELL-HARDENED OFF.

- N. TREE STAKING MATERIAL:
- COPPER MAPHTHANATE, GREEN COLOR IMPREGNATED LODGE POLE PINE.

- O. 12 FEET LONG FOR 24" BOX AND LARGER TREES.
- TREE TIES:
 - 2 VERTICAL LOCATIONS, 4 TIES.
 - 5 GAL, 15 GAL AND 24" BOX TREES= DOUBLE STAKE, 36" BOX + = TRIPLE STAKE.
 - DO NOT USE HOSE/WIRE OR TWIST A BRACE.

- R. HYDRAULIC SEEDING MATERIALS:
- FIBER CELLULOSE FIBER. CONWED HYDRO MULCH OR SILVA FIBER.
 - FERTILIZER:
 - 8-3-2 + 3 % FE.
 - ORGANIC SOIL STABILANT:
 - ECOLOGY CONTROL M-BINDER.
 - TERRA-TRACK III.

- S. SOIL PREPARATION MIX:
- REFER TO SOILS REPORT, PROVIDED BY CONTRACTOR.

- U. PREPARATION:
- VERIFY THAT FINAL GRADES HAVE BEEN ESTABLISHED PRIOR TO BEGINNING PLANTING OPERATIONS.
 - DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER AS REQUIRED TO PROVIDE IDEAL MOISTURE FOR FILLING AND FOR PLANTING.
 - REMOVE AND DISPOSE OF ALL WEEDS AND BURIED DEBRIS FOUND UPON ANY EXCAVATION TO ANY CONVENIENT LEGAL DUMP OR OFFSIDE LOCATION AT NO EXPERIENCE TO THE OWNER.
 - MAKE ALL SOIL AREAS SMOOTH AND EVEN WITH FINISH GRADES 1 INCH BELOW THE SURFACE OF WALKS, PAVED AREAS AND CURBS AND SLIGHTLY LESS THAN FLUSH WITH CATCH BASINS, MANHOLES, CLEANOUTS, VALVE BOXES AND SIMILAR FEATURES.
 - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF AT LEAST 6 INCHES SO THAT THE SOIL IS LOOSE AND FRIABLE. FOR THE TOP TWO INCHES OF SOIL IN ALL CULTIVATED AREAS, REMOVE ALL STONES, ROOTS AND OTHER DELETERIOUS MATTER WHICH MIGHT BE A HINDERANCE TO PLANTING AND MAINTENANCE.
 - FOR PLANTING AREAS, UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATE SOIL AMENDMENTS TO A DEPTH OF FOUR INCHES BY MEANS OF A ROTOTILLER OR ACCEPTED EQUAL.

- V. HERBICIDE APPLICATION:
- PRE-EMERGENCE HERBICIDE: APPLY TO PLANTING AREAS, EXCEPT LAWNS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. AFTER APPLICATION, APPLY ONE TO TWO INCHES OF WATER.
 - CONTACT HERBICIDES: APPLY PER MANUFACTURER'S RECOMMENDATIONS TO AREAS TO RECEIVE LAWN. PRIOR TO APPLICATION, MOISTEN AREAS FOR 1/4 DAYS TO ENCOURAGE WEED GERMINATION AND GROWTH. APPLY CONTACT HERBICIDE BEFORE WEEDS ATTAIN SIX INCHES IN HEIGHT. REMOVE HIGHER WEED GROWTH MANUALLY.

- W. PLANTING:
- DO NOT COMMENCE PLANTING UNTIL ALL CONSTRUCTION WORK, GRADING, SOIL IMPROVEMENTS AND IRRIGATION SYSTEM INSTALLATION HAVE BEEN COMPLETED.
 - WHEN PLANT MATERIAL IS SPACED IN ROWS, VERIFY THE TOTAL DIMENSION AND SPACE THE PLANTS EQUALLY WITHIN THE DESIGNATED AREA. WHERE PLANT MATERIAL IS SHOWN IN RANDOM PATTERN, SPACE THE MATERIAL AS SHOWN ON THE DRAWINGS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - DIG PLANT PITS WITH LEVEL BOTTOMS, WIDTH TWICE THE DIAMETER OF THE ROOT BALL AND SIX INCHES DEEPER THAN THE LENGTH OF THE ROOT BALL, UNLESS OTHERWISE INDICATED.
 - SET PLANTS IN PLANT PITS SO THAT THEY BEAR THE SAME RELATION TO SOIL LEVEL WHEN PLANTED AS THEY DID WHEN IN CONTAINER. CENTER PLANT IN PIT.
 - BACKFILL PLANT PIT WITH SPECIFIED SOIL MIX. BACKFILL REMAINDER OF PIT WITH PLANTING SOIL. FIRM DOWN, ELIMINATING ALL AIR POCKETS. DO NOT PACK. FORM A SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IN IMMEDIATELY AFTER PLANTING.
 - FILL ALL PLANTERS WITH PLANTING SOIL TO WITHIN THREE INCHES FROM TOP OF PLANTER.

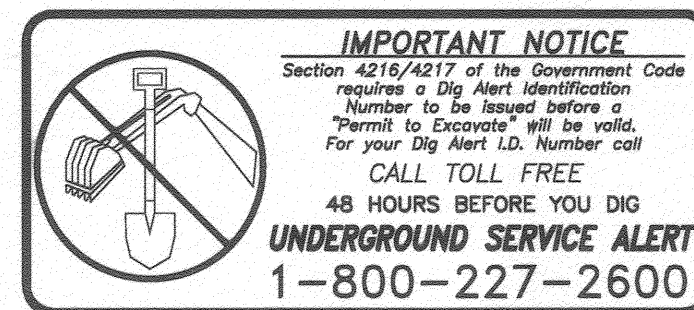
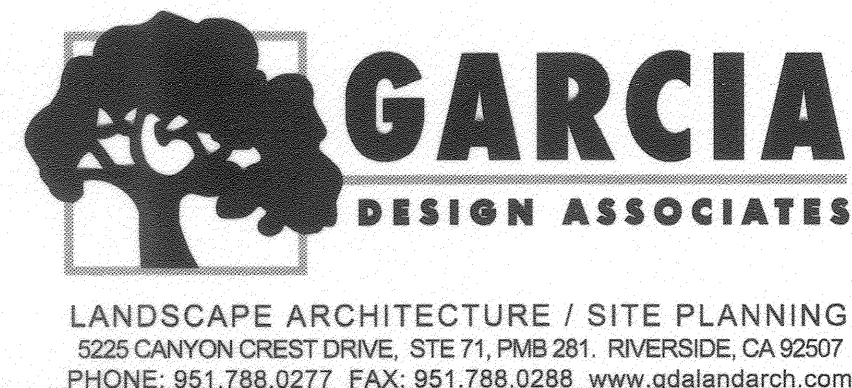
- X. STAKING OF TREES:
- BOXED TREES:
 - STAKE TREES DESIGNATED TO BE INSTALLED, AS PER DETAIL, WITH STAKES OR STAKE ON WINDWARD SIDE OF TREE.
 - SET TREES IN PLANT PIT. DRIVE ONE TREE STAKE 30 INCHES TO FIRM SOIL NEXT TO ROOT BALL. BACKFILL PIT WITH PREPARED SOIL MIX.
 - SECURE TREE TO STAKE WITH FOUR (4) "CINCH-TIES" PER MANUFACTURER'S RECOMMENDATIONS.
 - CONTAINER TREES-DOUBLE STAKE:
 - SET TREES IN PLANT PIT. DRIVE ONE LODGEPOLE TREE STAKE INTO FIRM SOIL NEXT TO THE ROOT BALL ON EACH SIDE AND BACKFILL PIT WITH PREPARED SOIL MIX.
 - SECURE TREE TO STAKES WITH "CINCH-TIES" PER DETAILS.

- Z. MULCH:
- INSTALL SHREDED CEDAR BARK MULCH TO A DEPTH OF 3" MIN. TO ALL PLANTER AREAS.
 - MAX PARTICLE SIZE NOT TO EXCEED 3" IN ANY DIMENSION.
 - MULCH SHALL BE NITROGEN STABILIZED.
 - FOR LARGE PLANTER AREAS, HYDRO-MULCH MAY BE APPLIED.
 - LOCAL SUPPLIER: SOCAL MULCH. (951)246-8081 OR EQUAL.

AA. MAINTENANCE SCHEDULE:

SCHEDULE TO BE PROVIDED TO THE CITY UPON OWNER SELECTION OF MAINTENANCE COMPANY OR AT THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.

- I. SCHEDULE TO INCLUDE:
- MAINTAINED TO ENSURE WATER EFFICIENCY.
 - CHECK, REPAIR AND ADJUST EQUIPMENT.
 - REPAIRS TO BE MADE WITH ORIGINALLY SPECIFIED EQUIPMENT.
 - RESET CONTROLLER AS REQUIRED.
 - REPLENISH MULCH.
 - FERTILIZATION, PRUNING AND WEEDING.
 - DISEASE AND PEST CONTROL.
 - DEAD PLANT REPLACEMENT.
 - CLEANING OF DEBRIS AND TRASH.
 - TREE TRIMMING INTERVAL.
 - PALM TREE SKINNING/PRUNING INTERVAL.
 - ANNUAL COLOR REPLACEMENT SCHEDULE.
 - HEDGE TREATMENT AND SHRUB PRUNING TECHNIQUE SPECIFIC TO THIS SITE.
 - SEASONAL TRIMMING SPECIFICS.



MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]
DATE: 11/12/2014

CITY ENGINEER