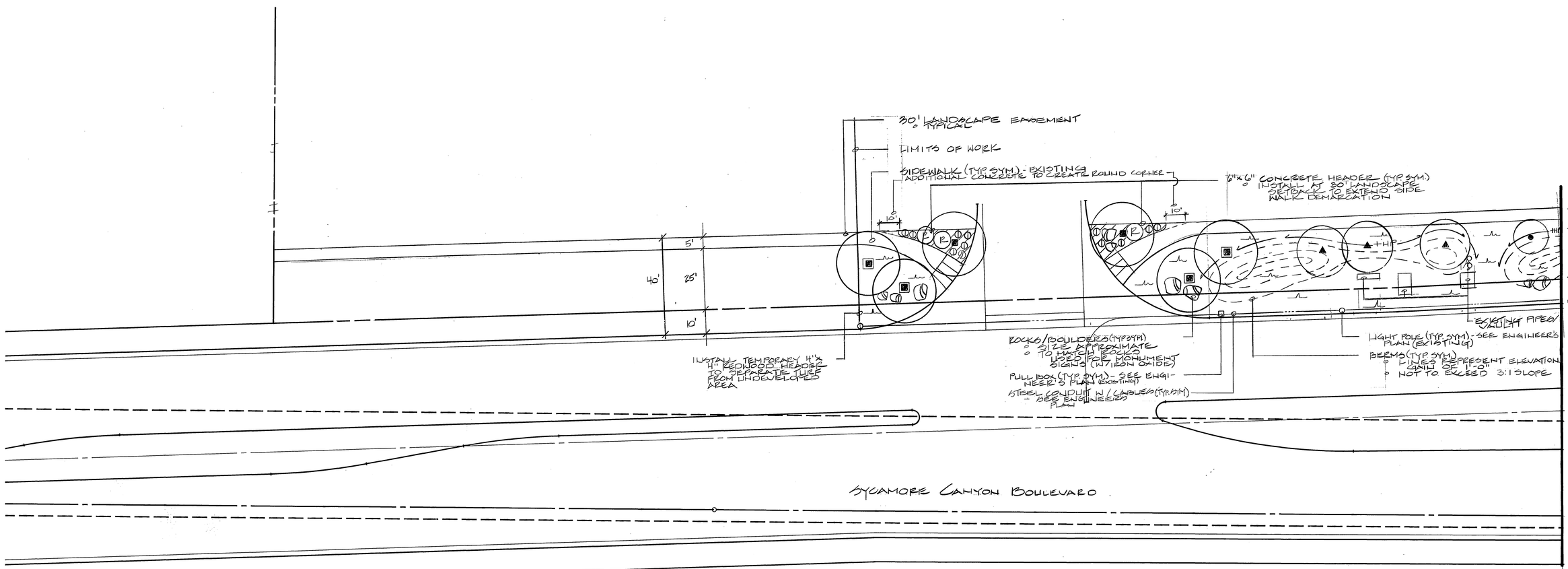


SCALE 1"=20'-0"

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

BENCH MARK

U.S.C.& G.S. DESIGNATION Z 749 , RIVERSIDE COUNTY DESIGNATION 600-47-68 , STANDARD BRASS DISK STAMPED Z 749 1945 ESTABLISHED BY C.& G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACT, 20 FEET SOUTHWEST OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.

DATE 1970 ELEVATION: 1536.119

GENERAL NOTES FOR PARKWAY/REVERSE FRONTAGE LANDSCAPING

1. All related work shall conform to the City of Riverside Park and Recreation Department Standards and City of Riverside policies.

2. When calling for inspections, contact the Park Projects Inspector a minimum of 48 hours in advance at (714) 782-5223 to schedule an inspection. A field Notice will be issued as written approval for each stage of inspection. A verbal approval will not be acceptable. Inspections are required at the following times during the course of the project:

   a. Prior to commencement of any work, for the purpose of a pre-construction meeting;

   b. Prior to the installation of irrigation lines or components;

   c. Prior to pouring concrete for inspection of hardscape formwork;

   d. During hydrostatic pressure test of irrigation mainline prior to backfill of mainline trench;

   e. Inspection of lateral lines and heads prior to backfill of trenches;

   f. Upon completion of fine grading, but prior to commencement of soil preparation, for acceptance of fine grading work;

   g. Inspection of completed finish grading work after soil amendment work;

   h. Upon completion of the irrigation system for a coverage test and demonstration of the system as fully operational;

   i. When plant locations have been spotted in the field but prior to digging plant pits;

   j. While digging plant pits and planting/relocating trees;

   k. During application of pre-emergent chemical. Pre-emergent chemical treatment shall be applied at the following times during the contract:

      1. Before planting
      2. at the beginning of plant establishment period
      3. periodically as necessary during the plant establishment period
      4. at end of plant establishment period;

   l. After planting, grading, other incidental or specified work has been completed, for start of maintenance

   m. At formal quarterly inspections;

   n. After completion of the maintenance period.

3. Upon receipt of written acknowledgement of the City's final acceptance, the developer will be released from maintenance. (Until receipt of written notification from Parks that the Park and Recreation Department is assuming maintenance responsibilities, the developer shall remain responsible for the project.).

NOTE:
- All wires under pavement shall be installed in a separate sleeve from piping per City of Riverside/Park and Recreation Department standards
- All piping under pavement shall be individually sleeved per City of Riverside/Park and Recreation Department standards
- Irrigation systems shall be split and valved in a manner to avoid non-pressurized lateral lines under streets. Only pressure lines are permitted under streets. (CENTRANCE DRIVES EXCEPTED)
- Angled fittings are not allowed in pipe or wire-sleeving.

REGISTERED PROFESSIONAL ENGINEER
MATTHEW E. WEBB
No. 37385
Exp. 6-30-92
CIVIL
STATE OF CALIFORNIA

PLANTING SCHEDULE

	SYM	QTY	SIZE	BOTANICAL NAME / COMMON NAME
TREES	▲	6	15GAL	ALNUS RHOMBIFOLIA / WHITE ALDER
	▣	11	15GAL	JACARANDA MIMOSIFOLIA / JACARANDA, MULTI-TRUNKED
	■	5	24"BOX	JACARANDA MIMOSIFOLIA / JACARANDA, MULTI-TRUNKED
	◑	7	15GAL	LIQUIDAMBAR S. 'FESTIVAL' / SWEET GUM
	●	13	15GAL	PINUS CANARIENSIS / CANARY ISLAND PINE
	◪	3	15GAL	PINUS PINEA / ITALIAN STONE PINE
	⚠	4	15GAL	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
	△	6	15GAL	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE, MULTI-TRUNK
	⌷	6	MIN 15' BR TR	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
	⌧	2	CLUMP	WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
	⌀	2	MIN 20' BR TR	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
	⊕	3	CLUMP	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
SHRUBS	⊙	27	5GAL	AGAPANTHUS ORIENTALIS / LILY OF THE NILE
	B	8	5GAL	BOUGAINVILLEA SPECTABILIS / BOUGAINVILLEA, MIX COLORS
	⊕	38	5GAL	HEMEROCALLIS H. 'YELLOW' / EVERGREEN DAYLILY
	PH	13	5GAL	PHORMIUM T. RUBRUM / NEW ZEALAND FLAX, RED
	R	8	5GAL	RAPHIOLEPIS I. 'JACK EVANS' / INDIAN HAWTHORNE
	XY	8	5GAL	XYLOSMA CONGESTUM / SHINEY XYLOSMA
GROUND COVERS	⁘	24"OC	4" POTS	ARCTOSTAPHLOS 'EMERALD CARPET' / CREEPING MANZANITA
	▨	12"OC	FLATS	HEDERA H. 'HAHNII' / HAHN'S IVY
	▭	7 LBS/ 1000 ☐	SEED	TURF (PER SPECIFICATIONS) / MOW AT 2-2½"

A. JAMES MONTGOMERY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4515 Central Avenue, Suite 204
Riverside, California

REGISTERED LANDSCAPE ARCHITECT
A. James Montgomery
Signature
11-89
Date
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Matthew E. Webb DATE 3/8/90
R.E. No. 37385
W.O. FOR: F.B. 1034

MARK	REVISIONS	APPR.	DATE
12	PER ENGINEER		
1	PER PARK & RECREATION DEPT		1/90
2	PER PARK & RECREATION DEPT.		3/90

DESIGNED BY DRAWN BY CHECKED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/6/90
PARK DEPARTMENT		3/6/90
TRAFFIC DIVISION		
SHEET PUB.WKS.ENGR.		3/6/90

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3/6/90

PEPSI-COLA FACILITY
Parkway Landscape Design
Sycamore Canyon Business Park
Riverside, California

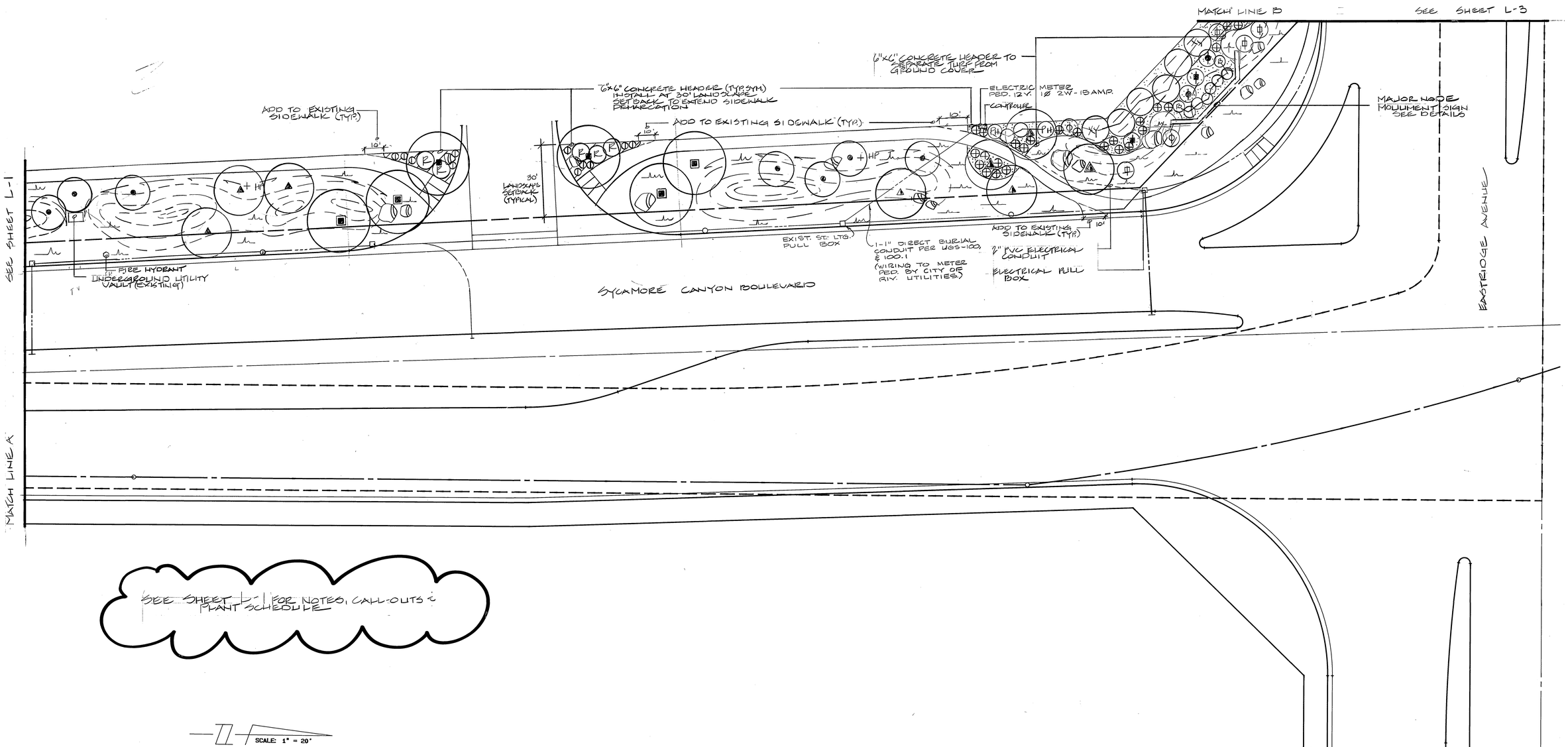
PLANTING PLAN

SCALE: 1" = 20'-0"

ACCOUNT No. 9017
DRAWING NUMBER
R-3028-A
SHEET L-1 OF L-5
89-3009 NO

PC-3037

SHEET 19 - 23 (0.34 PE; 85105 4619 02-Nov-89 03:44 PM / 85-105-1
INDEXED 8-28-90 MH



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

REGISTERED PROFESSIONAL ENGINEER
MATTHEW E. WEBB
No. 37385
Exp. 6-30-92
CIVIL
STATE OF CALIFORNIA

BENCH MARK

U.S.C.& G.S. DESIGNATION Z 749 , RIVERSIDE COUNTY DESIGNATION 600-47-68 , STANDARD BRASS DISK STAMPED Z 749 1945 ESTABLISHED BY C.& G.S. 1.7 MILES NORTHWEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT MARCH FIELD, SET BETWEEN THE TRACK AND U.S. HIGHWAY NO. 395 (I 215) 64.5 FEET SOUTHWEST OF THE SOUTHWEST EDGE OF THE HIGHWAY, 43.6 FEET NORTHEAST OF THE NORTHEAST RAIL OF TRACT, 20 FEET SOUTHWEST OF POST, IRON BENCH MARK DISK SET IN TOP OF A CONCRETE POST 0.4 FEET ABOVE GROUND.

DATE 1970 ELEVATION: 1536.119

A. JAMES MONTGOMERY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4515 Central Avenue, Suite 204
Riverside, California

REGISTERED LANDSCAPE ARCHITECT
A. James Montgomery 1970
Signature
11-89
Date
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Matthew E. Webb DATE 3/8/90
R.E. No. 37385
W.O. FOR: F.B. 1034

MARK	REVISIONS	APPR.	DATE
1/90	PER PARK & RECREATION DEPT		
3/90	PER PARK & RECREATION DEPT		

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	3/6/90
PARK DEPARTMENT	[illegible]	3/6/90
~~TRAFFIC DIVISION~~		
~~CHIEF PUB. WKS. ENGR.~~		

APPROVED BY [signature]
DIRECTOR OF PUBLIC WORKS
DATE 3/6/90

PEPSI-COLA FACILITY
Parkway Landscape Design
Sycamore Canyon Business Park
Riverside, California

PLANTING PLAN

SCALE: 1" = 20'-0"

ACCOUNT No. 9017
DRAWING NUMBER
R-3028-A
SHEET L-2 OF L-5
89-3009 NO

SHEET 44 - 23 [0, 34] PF: 85105 4644 02-Nov-89 03:51 PM / 85-105-1
INDEXED 8-28-90 [illegible]

PC-3037

SEE SHEET L-4

SEE SHEET L-2

EASTRIDGE AVENUE

SIGNAL LOOP PER ENGINEER'S PLAN

6"x6" CONCRETE HEADER TO SEPARATE TURF FROM GROUND COVER AREAS

ADD TO EXISTING SIDEWALK (TYP.)

30' LANDSCAPE SETBACK

MATCH LINE C

6"x6" CONCRETE HEADER, INSTALL AT 30' LANDSCAPE SETBACK TO EXTEND SIDEWALK DEMARCATION

ADD TO EXISTING SIDEWALK (TYP.)

SCALE: 1" = 20'

SEE SHEET L-1 FOR NOTES, CALLOUTS & PLANT SCHEDULE

SYCAMORE CANYON BOULEVARD

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

REGISTERED PROFESSIONAL ENGINEER
MATTHEW E. WEBB
No. 37385
Exp. 6-30-92
CIVIL
STATE OF CALIFORNIA

BENCH MARK

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DATE 1970 ELEVATION: 1536.119

A. JAMES MONTGOMERY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4515 Central Avenue, Suite 204
Riverside, California

REGISTERED LANDSCAPE ARCHITECT
James Montgomery 2190
Signature
Date
STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

APPROVED BY Matthew E. Webb DATE 3/8/90
R.E. No. 37385

W.O. FOR: F.B. 1034

MARK	REVISIONS	APPR.	DATE
1	PER PARK + RECREATION DEPT		7/90
2	PER PARK & RECREATION DEPT		3/8/90

DESIGNED BY ____ DRAWN BY ____ CHECKED ____

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		7/90
PARK DEPARTMENT		3/8/90
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY _____ DIRECTOR OF PUBLIC WORKS
DATE 3/6/90

PEPSI-COLA FACILITY
Parkway Landscape Design
Sycamore Canyon Business Park
Riverside, California

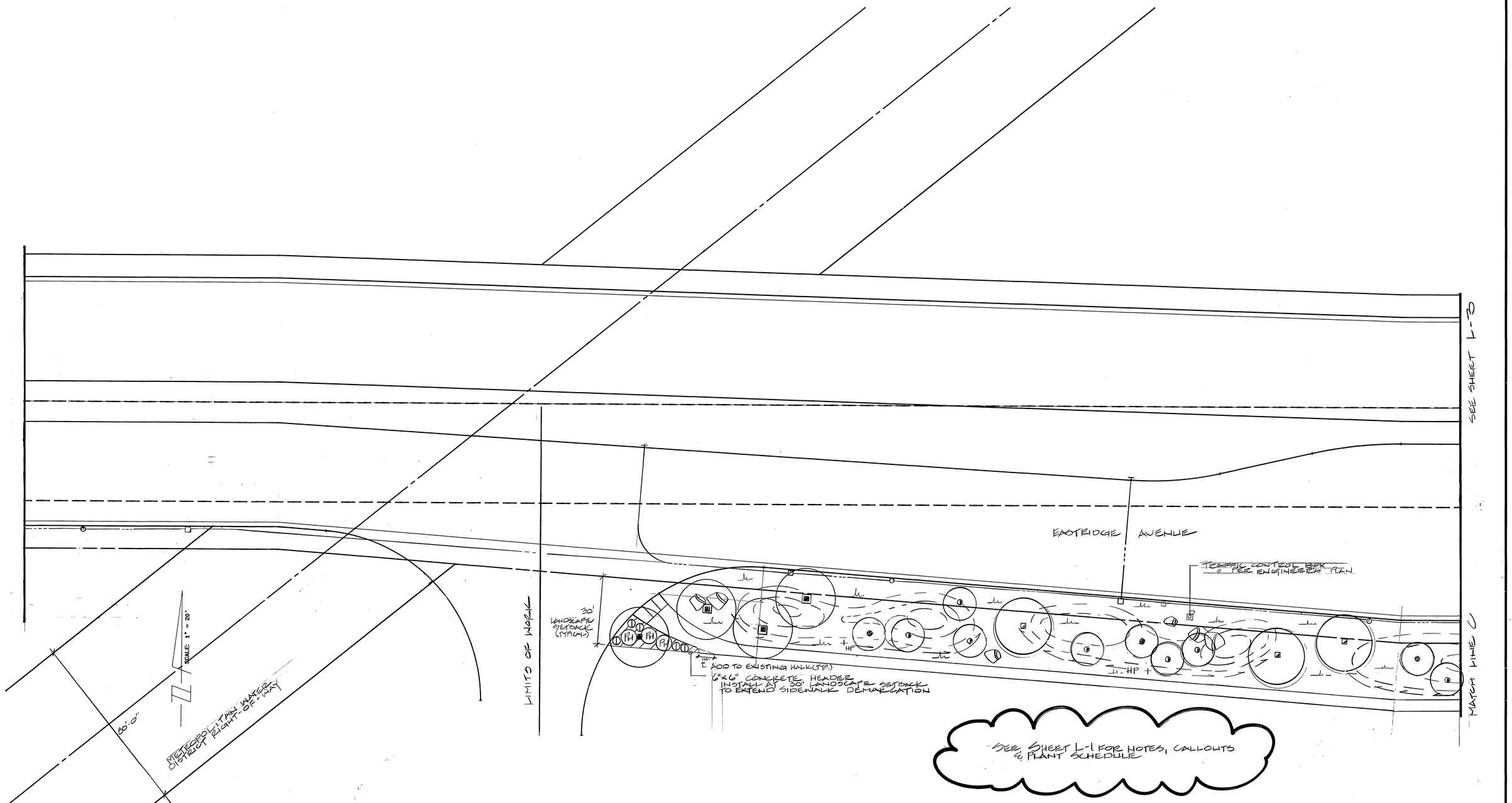
PLANTING PLAN

SCALE: 1" = 20'-0"

ACCOUNT No. 9017
DRAWING NUMBER
R-3028-A
SHEET L-3 OF L-5
89-3009

PC-3037

SHEET 23 - 23 [0, 34] PF: 85105 4623 02-Nov-89 03:46 PM / 85-105-1
INDEXED 8-28-90 LH



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422-4133
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DATE 1970 ELEVATION: 1536.119

REGISTERED PROFESSIONAL ENGINEER
MATTHEW E. WEBB
No. 37385
Exp. 6-30-92
CIVIL
STATE OF CALIFORNIA

REGISTERED LANDSCAPE ARCHITECT
James Montgomery 1980
Signature
11-8-90
Date
STATE OF CALIFORNIA

A. JAMES MONTGOMERY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4515 Central Avenue, Suite 204
Riverside, California

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Matthew E Webb DATE 3/8/90
R.E. No. 37385
W.O. FOR: F.B. 1034

MARK	REVISIONS	APPR.	DATE
1/90	PER PARK & RECREATION DEPT		
8/96	PER PARKS & RECREATION DEPT.		

DESIGNED DRAWN BY CHECKED

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER	[illegible]	3/6/90
PARK DEPARTMENT	[illegible]	3/6/90
TRAFFIC DIVISION		
CHIEF PUB. WKS. ENGR.		

APPROVED BY
DIRECTOR OF PUBLIC WORKS
DATE 3/6/90

PEPSI-COLA FACILITY
Parkway Landscape Design
Sycamore Canyon Business Park
Riverside, California

PLANTING PLAN
SCALE: 1" = 20'-0"

ACCOUNT No. 9017
DRAWING NUMBER
R-3028-A
SHEET L-4 OF L-5
89-3009 NB

PC-3037

SHEET 26 - 23[0,34] PF: 85105 4626 02-Nov-89 03:48 PM / 85-105-1
INDEXED 8-28-90 MM

GENERAL PLANTING NOTES

1) Contact the Park Project Inspector at 787-7223 48 hours prior to installing any plant material.

2) Trees planted in turf areas shall be maintained with a minimum 12" radius around tree free from turf throughout the maintenance period.

3) Watering basins may be removed after the maintenance period.

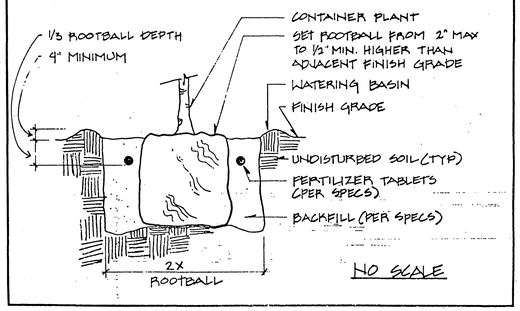
4) For staking information as applicable, refer to standard staking detail.

5) For guying information as applicable, refer to standard guying detail.

6) For specification information, refer to City of Riverside Park and Recreation Department Standard Specifications sections 02480/02401.

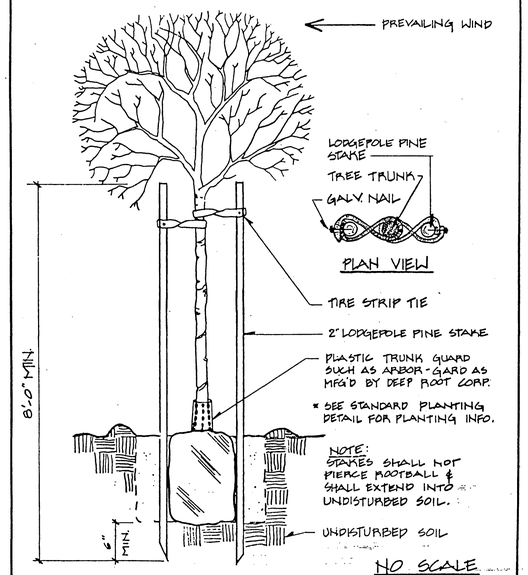
7) Provide Fertilizer Tablets as follows:

1 gallon plant	2 tablets
5 gallon plant	3 tablets
15 gallon plant	5 tablets
24" box plant	8 tablets



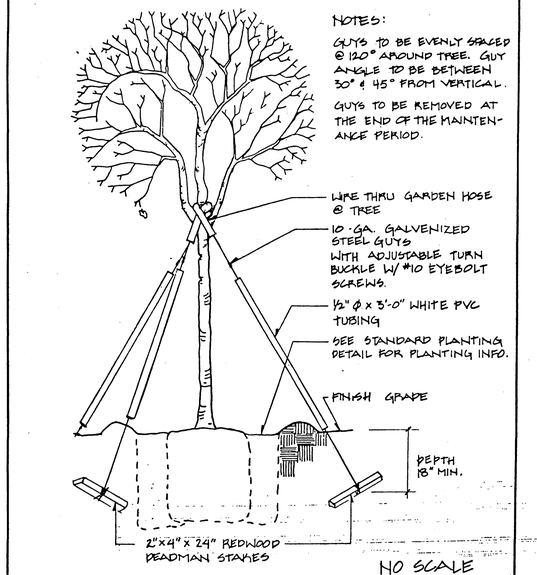
NO SCALE

Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	PLANTING DETAIL	1001



NO SCALE

Approved / Date	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date 4-10-90	DOUBLE STAKING DETAIL	1002



NO SCALE

Approved / Date 4-10-90	Park & Recreation Department CITY OF RIVERSIDE	Detail No.
Revised Date	TREE GUYING DETAIL	1003

GENERAL NOTES

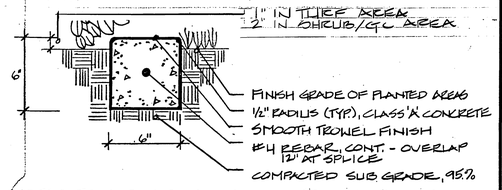
The Landscape Architect firm is not liable for construction methods.

The drawings and specifications represent the finished product. All bracing, temporary supports, shoring, etc., are the sole responsibility of the Contractor. Observation visits to the job site by the Landscape Architect/Owner do not include inspection of construction procedures. The visits shall not be construed as continuous and detailed inspections.

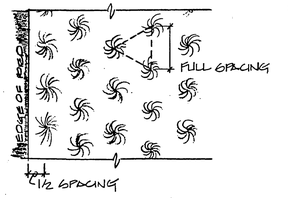
All scale dimensions are approximate. The Contractor shall check and verify all site dimensions prior to proceeding with work and clarify with Owner or Landscape Architect if necessary.

PLANTING NOTES

For Planting Procedures i.e. (soil amendments, grading, drainage, planting and maintenance) see specifications.

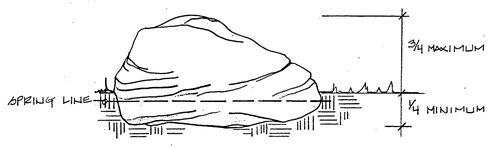


NOTE: PROVIDE EXPANSION JOINTS AT BEGINNING OF CURVES & 10'-0" O.C.



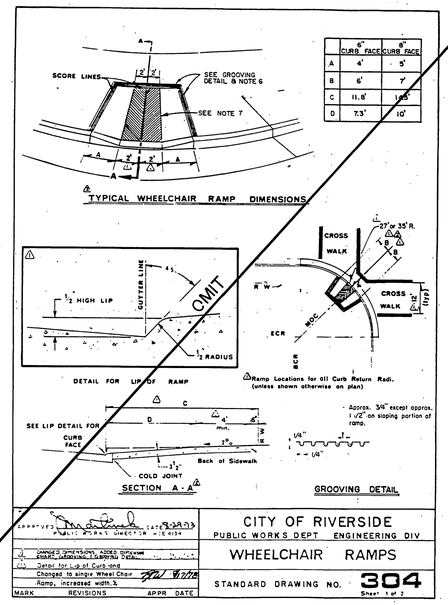
NOTE: AMEND, TILL, LEVEL, & PREIRRIGATE ALL GROUND COVERS SHALL BE PLANTED USING TRIANGULAR SPACING LENGTH OF LEG OF TRIANGLE SHALL BE AS NOTED IN PLANT SCHEDULE FOR EACH GROUND COVER TYPE FIRST ROW ALONG EDGE OF GROUND COVER BED, SHALL BE ONE HALF THE LENGTH OF THE SPACING

Ground Cover



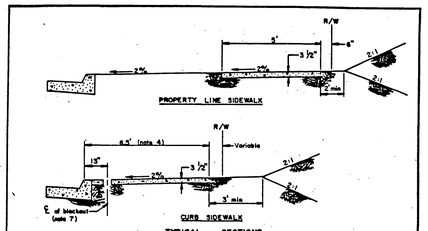
NOTE: A MINIMUM OF ONE FOURTH OF ROCK HEIGHT SHALL BE BURIED BELOW AVERAGE FINISH GRADE. POSITION ROCK SO THAT DEPTH OF BURY IS TO "SPRING LINE", BUT LESS THAN ½ TOTAL ROCK HEIGHT.

Rock Placement



	6" CURB FACE	8" CURB FACE
A	4'	5'
B	6'	7'
C	11.8'	13.5'
D	7.3'	10'

APPROVED / DATE 3/8/90 PUBLIC WORKS DIRECTOR - R.C.E. 16153	CITY OF RIVERSIDE PUBLIC WORKS DEPT ENGINEERING DIV
(2) Changed 2 dimensions, added dimension sheet, removed leaving area.	WHEELCHAIR RAMPS
(1) Detail for Lip of Curb and Changed to single Wheel Chair Ramp, increased width to	STANDARD DRAWING NO. 304 Sheet 1 of 2
MARK REVISIONS APPR DATE	

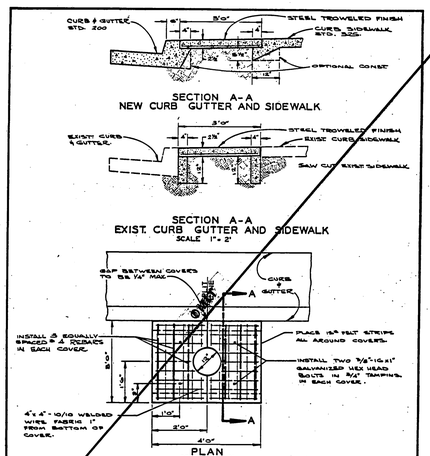


TYPICAL SECTIONS

NOTES:
1. Concrete shall be per current Edition of the "Standard Specifications for Public Works Construction."
2. Half inch thick transverse expansion joints shall be installed at all curb returns. Quarter inch thick expansion joints shall be installed between the sidewalk and the back of curb at curb returns and around drainage structures, poles, and pipes which are in the sidewalk. Curb sidewalks shall have the expansion joints at the same location as those in the curb.
3. Weakened plane joints shall be constructed at 10 foot maximum intervals throughout the length of the sidewalk and at locations where the sidewalk section is interrupted by treewells, utility vaults, blockouts for street lights and similar objects.
4. A sidewalk widar than 6.5 feet may be required in commercial areas and areas with high pedestrian traffic.
5. For typical curb return sidewalk see Standard Drawing no 120.
6. When a street light standard is to be placed in the sidewalk, block out a three foot square around the standard and bring the street light foundation to grade after the standard is plumb.
7. In residential areas 6"x6" or 6" diameter blockouts for mailboxes are required in curb sidewalk 13" from curb face at the property line between adjacent residences. For mailboxes for business, mobilehome parks or apartment houses, developer to check with the U.S.P.S. for the number and location of mailboxes.
8. 4 feet width of sidewalk is the minimum width between edge of sidewalk and any objects that interfere with pedestrian R/W (tree wells, fire hydrants, etc.).

APPROVED / DATE 3/6/90 PUBLIC WORKS DIRECTOR - R.C.E. 16153	CITY OF RIVERSIDE PUBLIC WORKS DEPT. - ENGINEERING DIV.
	SIDEWALK
MARK REVISIONS APPR. DATE	STANDARD DRAWING NO. 325

Concrete Header



1. CONCRETE IN COVERS SHALL BE CLASS 560-D-3250.
2. COVERS SHALL BE 2½" THICK.
3. COVERS SHALL BE CAST IN PLACE.

APPROVED / DATE 3/6/90 PUBLIC WORKS DIRECTOR - R.C.E. 16153	CITY OF RIVERSIDE PUBLIC WORKS DEPT. - ENGINEERING DIV.
	TREE WELL AND COVERS
MARK REVISIONS APPR. DATE	STANDARD DRAWING NO. 326

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

REGISTERED PROFESSIONAL ENGINEER — MATTHEW E. WEBB — No. 37385 Exp. 6-30-92 — CIVIL — STATE OF CALIFORNIA

A. JAMES MONTGOMERY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
4515 Central Avenue, Suite 204
Riverside, California

REGISTERED LANDSCAPE ARCHITECT — James Montgomery — Signature — Date — STATE OF CALIFORNIA

ALBERT A. WEBB ASSOCIATES
CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA
APPROVED BY Matthew E. Webb DATE 3/8/90
R.E. No. 37385
W.O. FOR: CITY OF RIVERSIDE F.B. 1034

3/90 PARK & RECREATION DEPT.
MARK REVISIONS APPR. DATE
DESIGNED BY: DRAWN BY: CHECKED BY:

CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE
PRINCIPAL ENGINEER		3/6/90
PARK DEPARTMENT		3/6/90
TRAFFIC DIVISION		
CHIEF, SUB. MCE. ENGR.		
		3/6/90

APPROVED BY: DIRECTOR OF PUBLIC WORKS
DATE 3/6/90

PEPSI-COLA FACILITY
Parkway Landscape Design
Sycamore Canyon Business Park
Riverside, California

SCALE: 1"=20'-0"

ACCOUNT No. 9017
DRAWING NUMBER
R-3028-A
SHEET L-5 OF L-5
89-3009 NB

PC-3037

RADING PLANS - 111[0.34]PF: 85105 1251 17-Jul-89 04:29 PM / 85-105-1
INDEXED 8-28-90 MH