

Landscape Construction Drawings For:

RiverWalk Parkway

Landscape Modification Plans

PC-4412-PKWY/PRP04-0007 R-3818-L

Prepared For:

TURNER DEVELOPMENT

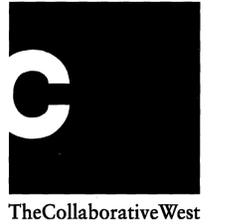
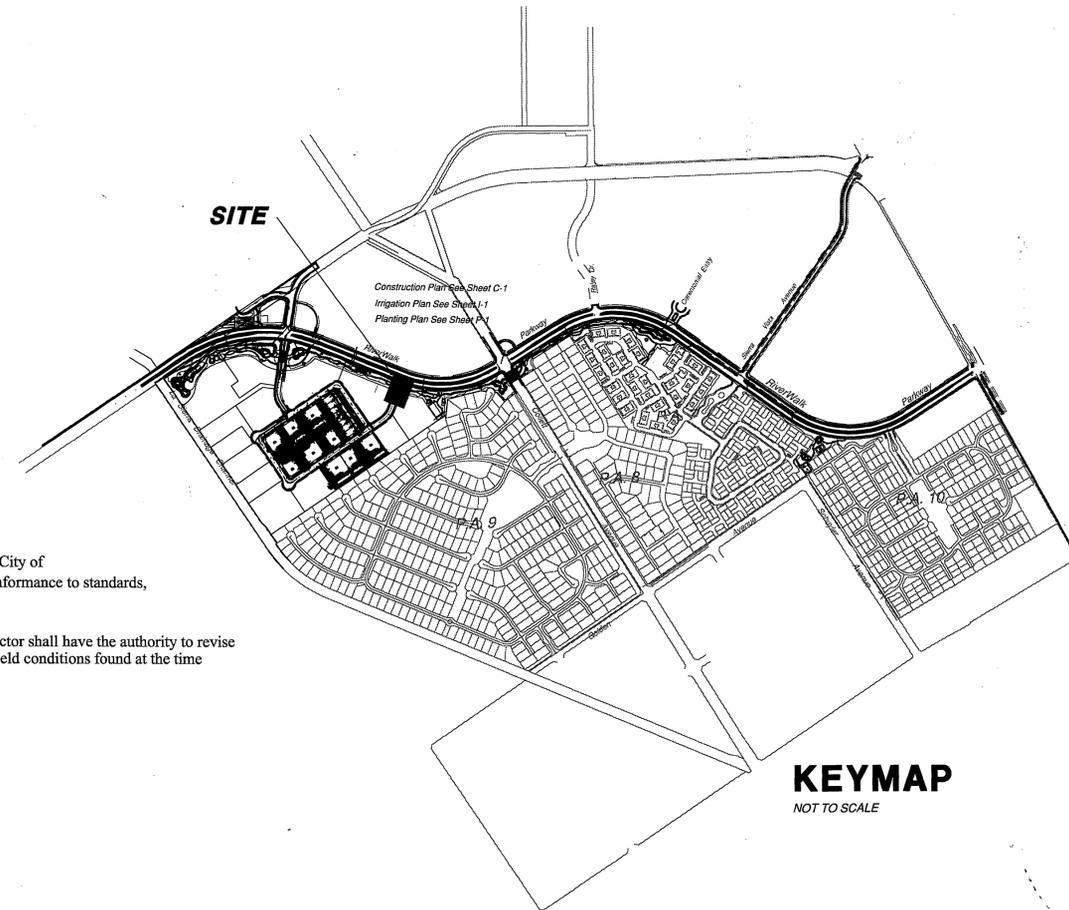
GENERAL NOTES FOR HOA MAINTAINED PUBLIC LANDSCAPES

- All related work shall conform to the City of Riverside Park and Recreation Department Standards and Specifications for Planting and Irrigation work. (Specifications section 02441 and 02480).
- When calling for inspections contact the Park Projects Inspector a minimum of 48 hours in advance at (909) 351-6254 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 per the standard specifications, and include but are not necessarily limited to the following:
 - After completion of final grading of the lots and when all utility services and sewer laterals 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 Park Projects 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 Park Projects Inspector at (909) 351-6254 for a final acceptance inspection in order to be released from maintenance. Developers bonds will not be released until after receipt of written notification from the City that the project has passed final inspection and the Park and Recreation Department has received written notice from the HOA indicating their assumption of maintenance responsibilities.
- The Developer shall be responsible to acceptably maintain all plantings for a minimum period of ONE (1) year.
- All public landscape areas to be maintained by the HOA must be automatically irrigated.

*NOTE: In the interest of public safety and maintenance the Park Projects Inspector shall have the authority to revise

NOTE:

- All structures and paths of travel shall be subject to inspections by the City of Riverside Building Department and Public Works, Engineering for conformance to standards, codes and ADA compliance.
- In the interest of public safety and maintenance the Park Projects Inspector shall have the authority to revise the tree quantities and locations shown on approved plans based upon field conditions found at the time of installation of the trees.



APPROVAL BY:
GRIFFIN INDUSTRIES

Signature: *Bruce G. Strickland*
Date: 6/17/05

APPROVAL BY:
PLANNING DEPARTMENT

Signature: *[Signature]*
Date: 6/15/05

APPROVAL BY:
PARKS AND RECREATION DEPARTMENT

Signature: *[Signature]*
Date: 6/20/05

GENERAL NOTES

- All work shall conform to City standards and these plans. In case of conflict, City Standards shall prevail. Inspection by the City of Riverside Building Department and Public Works, Engineering for conformance to standards, codes, and ADA compliance.
- Notes are directed to the work of the contractor unless otherwise noted on the plans.
- Work not intended to be under contractor's contract:
 - N.I.C. - Not in Contract
 - By others
 - Existing
- Contractor shall verify with Landscape Architect and the Park Projects Inspector prior to the start of work, that plans are current and approved.
- These plans are based on improvement plans by Webb Engineering and Hunsaker Engineering.
- The contractor shall obtain all necessary and/or required permits and pay all related fees and/or taxes required to install the work on these plans. Note: Both as Building Permit as issued by the City's Building Division, and a Street Opening Permit as issued by the Public Works Department are required. A separate Public Landscape Construction Permit as issued by the Park and Recreation Department is required. Contractor shall be responsible to obtain and pay for this permit.
- Contractor shall submit a schedule of work, to be approved by the owner and Landscape Architect, prior to beginning the project. The work shall be in accordance with said schedule.
- The contractor shall be responsible for coordinating his work with other trades.
- Contractor shall notify the owner and Landscape Architect in writing of any discrepancies in existing conditions or within the plans prior to beginning the work.
- It is the responsibility of the contractor to familiarize himself with all grade differences, location of walls and above and below ground utilities. The contractor shall repair or replace all items damaged by his work.
- The contractor shall notify the Landscape Architect prior to beginning work and shall be responsible for coordinating with the general contractor, Landscape Architect and City for all required inspections and test of the installed work.
- All material shall be new unless otherwise specified.
- The contractor shall immediately upon being awarded the contract, make any arrangements necessary to insure that all materials and supplies will be available when needed for this project.
- Additions and/or deletions of material and/or labor shall be made at unit prices established with the contractor prior to beginning the work.
- Determination of "equal" substitutions shall be made only by the owner and/or Landscape Architect with the concurrence of the Park Projects Inspector.
- The Landscape Architect shall be notified no less than 48 hours in advance of any inspections or meetings. The Park Projects Inspector shall be contacted a minimum of 48 hours before all required inspections to request such inspections.
- Contractor shall be backcharged for Landscape Architect's time when inspections are called for and it is found that the work is not significantly ready upon inspection or the appointment is not kept.

OWNER/CONSULTANT

Owner:
Turner Development
1700 Quail Street Suite 160
Newport Beach, CA
Ph: 949-757-5404 Fx: 949-955-1328
Contact: Michael Kendall
email: mkendall@turnerdev.com

Landscape Architects:
The Collaborative West Inc.
100 Avenida Miramar
San Clemente, CA 92672
Phone: 949-366-6624
Contact: Richard Crichton
email: rcrichton@thecollaborativewest.com

Irrigation Consultant:
Landscape Irrigation Consulting
33282 Golden Latern Street, Suite 201
Dana Point, CA 92629
949-661-0905
Contact: Frank Simon
email: franklic@sbccglobal.net

Civil Engineers:
Pacific Advanced Civil Engineering
17902 Georgetown Lane
Huntington Beach, CA 92647
714-843-5734 714-848-4922 FAX
Contact: Sonny Sim
email: Sonny@P-A-C-E.com

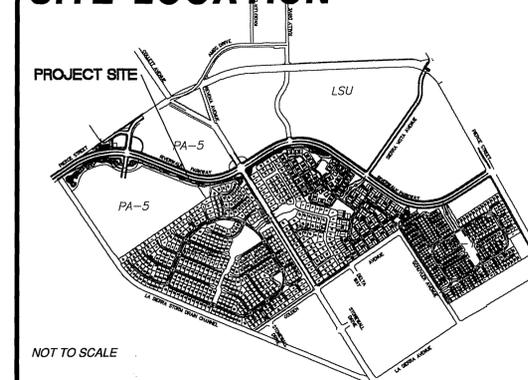
Hunsaker & Associates
2900 Adams Suite A-15
Riverside, CA 92504
909-352-7200
Contact: Paul Huddleston
email: phuddleston@hunsaker.com
Contact: Greg Hoffman
email: ghoffman@hunsaker.com

General Contractor:
Cox & Associates
28202 Cabot Road, Suite 300
Laguna Niguel, CA 92677
949-365-5842
Contact: Tom Cox
email: not available

INDEX TO DRAWINGS

Sheet No.	Sheet Reference	Sheet Title
1.	T	Title Sheet
2.	D-1	Demolition Plan
3.	C-1	Construction Plan
4.	S-1	Stream Construction Plan
5.	I-1	Irrigation Plan
6.	P-1	Planting Plan

SITE LOCATION



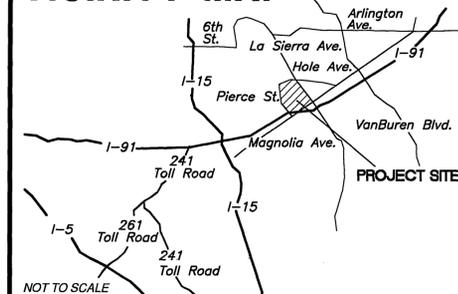
NOTE TO CONTRACTOR:
Pinkline sets are for bid purposes only.
Blue line construction sets will be issued at award of bid.

APPROVALS

SUBMITTALS

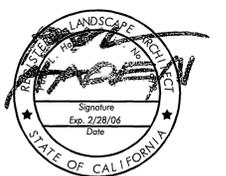
Agency Submittal - March 23, 2004
2nd Agency Submittal - May 17, 2004
3rd Agency Submittal - April 27, 2005
4th Agency Submittal - June 2005

VICINITY MAP



CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS

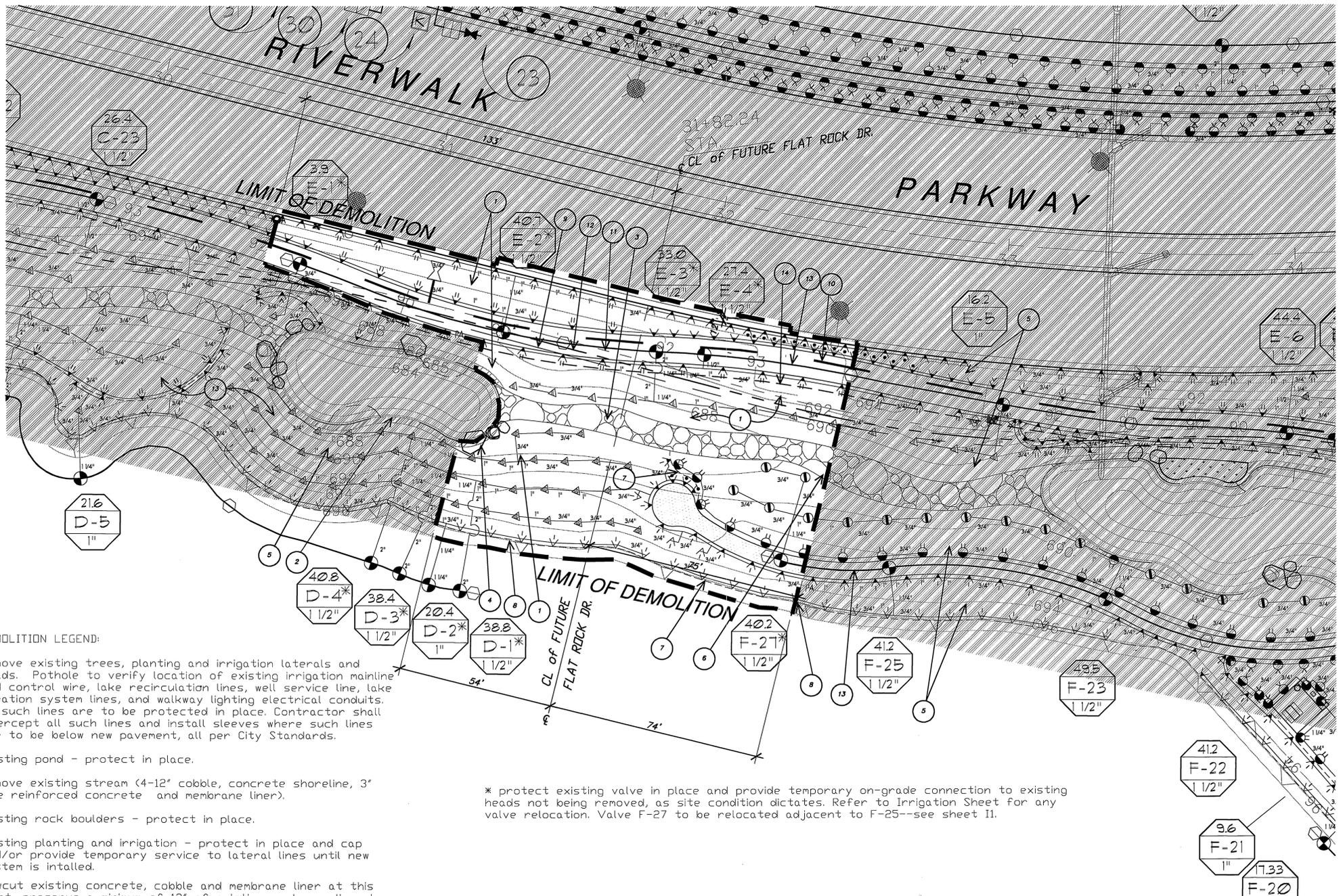
APPROVED BY: [Signature]
PLANNING DEPT. [Signature]
CITY ENGINEER [Signature]
DATE: 6/20/05



Sheet Reference:
X R-3818 L
Sheet: 1 of 6

INDEXED 9-08-05

Riverwalk Parkway, Landscape Modification Plans; PC-4412-PKWY/PRP04-0007; Public Landscape Plans R-3818-L



Legend

- Construction Callout
- ⊕ Center Line

Detail Callout

- CD-2/D Detail Letter
- Sheet Reference

NOTE

LAKE / STREAM FEATURE PER PACE ENGINEERING, SEE SHEET S-1, SD-1

GENERAL DEMOLITION NOTES:

1. Schedule a demolition "Kick-Off" meeting with at least 1 week advance notice with Owner, Park Projects Inspector, General Contractor, Architect, Griffin Industries, Landscape Architect and others as designated by Owner prior to beginning demolition work, all per City Standards.
2. Verify property lines and demolition limits of work prior to commencing demolition work.
3. Where conflicts occur between these General Demolition Notes, Drawings and actual field conditions, notify Owner's Authorized Representative for clarification. Failure to provide such notification may make Contractor liable for costs incurred to rectify the problem.
4. Be responsible to consult with site superintendent, appropriate agencies, and Drawings to verify locations of underground utilities, pipes and structures. Take sole responsibility for costs incurred due to damage of these utilities, pipes, or structures if proper verification by Contractor was not performed prior to demolition operations.
5. Replace or repair existing materials that are damaged by Contractor during demolition operations.
6. Provide proper barricading and other means of pedestrian safety when items pertaining to pedestrian safety are demolished, i.e. handrails, guardrails, light standards, etc. Coordinate barricading or other protection measures with General Contractor prior to performing demolition.
7. When demolishing near the existing irrigation mainline & control wire, take care to protect the existing by lowering and/or sleeving. Mainline, well service line, aeration system lines, electrical runs and other miscellaneous underground infrastructures are to remain "in-service" at all times during the construction duration: these lines shall be kept in "continuous" service with no "outage" period in excess of four(4) hours. Contractor shall coordinate with Griffin Industries as necessary to protect the remainder of the irrigation system so that the landscape improvements being maintained by others have un-interrupted water service. Document on a plan, location, size and type for later use by Landscape Contractor in re-routing lines through sleeves as required.
8. Written dimensions take precedence over scaling of Drawings.
9. Be responsible for coordinating with the work of other contractors, related to proper execution of Contractor's Work.

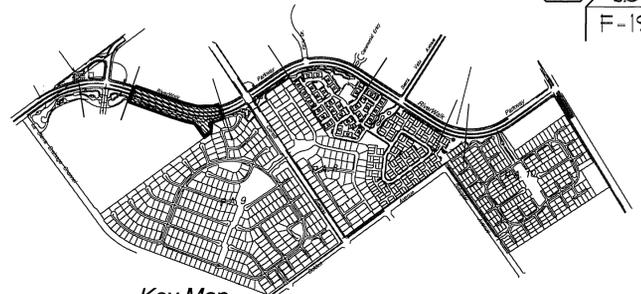
DEMOLITION LEGEND:

- 1 Remove existing trees, planting and irrigation laterals and heads. Pothole to verify location of existing irrigation mainline and control wire, lake recirculation lines, well service line, lake aeration system lines, and walkway lighting electrical conduits. All such lines are to be protected in place. Contractor shall intercept all such lines and install sleeves where such lines are to be below new pavement, all per City Standards.
- 2 Existing pond - protect in place.
- 3 Remove existing stream (4-12" cobble, concrete shoreline, 3" wire reinforced concrete and membrane liner).
- 4 Existing rock boulders - protect in place.
- 5 Existing planting and irrigation - protect in place and cap and/or provide temporary service to lateral lines until new system is installed.
- 6 Sawcut existing concrete, cobble and membrane liner at this point, preserve a minimum of 12" of existing membrane liner in order to allow for a future waterproof connection to new streambed.
- 7 Remove existing concrete mowstrip.
- 8 Sawcut existing concrete mowstrip at this point and provide (1) 1/2" x 6" steel dowel in existing mowstrip to connect to future mowstrip.
- 9 Existing 15" dia. WF Recirculation Discharge Line-stream, provide sleeve per City Standards.
- 10 Existing 10" Irrigation Distribution Line-Well Water, provide sleeve per City Standards.
- 11 Existing (2)-2" Aeration Lines for stream, provide sleeve per City Standards.
- 12 Existing 1" Conduit/Wire for stream pumps.
- 13 Existing 2 1/2" Irrigation mainline, provide sleeve per City Standards.
- 14 Existing 3/4" Electrical Conduit for Controller, 36" below grade.

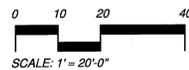
* protect existing valve in place and provide temporary on-grade connection to existing heads not being removed, as site condition dictates. Refer to Irrigation Sheet for any valve relocation. Valve F-27 to be relocated adjacent to F-25--see sheet 11.

NOTE

"Pothole" to verify and stake locations of existing stream utility lines, electrical conduits, and Irrigation lines(Notes 9 thru 14).



Key Map
NTS



SCALE: 1" = 20'-0"

Underground Service Alert
Call: TOLL FREE
1 - 800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

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



PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. _____
EXPIRATION DATE: _____ DATE: _____

Landscape Architect
Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92673
Phone 949.366.6224
Fax 949.366.6228
www.thecollaborative.com
TheCollaborativeWest
SCALE: 1" = 20'-0"
BENCH MARK

RiverWalk Business Center
Prepared For: TURNER DEVELOPMENT
1001 Grant St., Suite 100
Newport Beach, CA 92660
949.207.6464
Contact: Michael Kendall

MARK City Redline 6/22/04
DESIGNED BY _____ DRAWN BY TCW CHECKED BY MG

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 8/2/05
PLANNING DEPT. DATE: 8/2/05
STREET SERVICES
CITY ENGINEER
DATE: 8/2/05

Landscape Demolition Plan

PROJECT NO. TD01
PLAN # R-3818L
SHEET 2 OF 6
FILE NO.:

CONSTRUCTION LEGEND
RiverWalk Business Center—Flat Rock Dr. Bridge

KEY	DESCRIPTION	COLOR & FINISH	MANF. SUPPLIER	DETAIL REF.
FLATWORK				
1.3	Concrete Sidewalk	Per Street Improvement Plans.		C
1.12	Mowstrip	Natural grey color concrete. Light broom finish. Tooled joints to match curb.		A
1.13	Boulder	Protect in place or temporarily relocate and reinstall to same location per detail. Boulders to be located in shrub areas only.		D
1.16	Maintenance Walk	Per Street Improvement Plans.		
1.18	Sidewalk Ramp	Per Street Improvement Plans.		
SPECIAL FEATURES				
5.6	Lake Edge	Per PACE Engineering		S-1
5.7	Stream	Per PACE Engineering		S-1

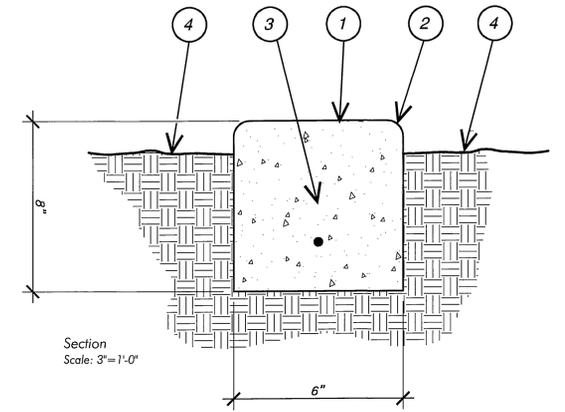
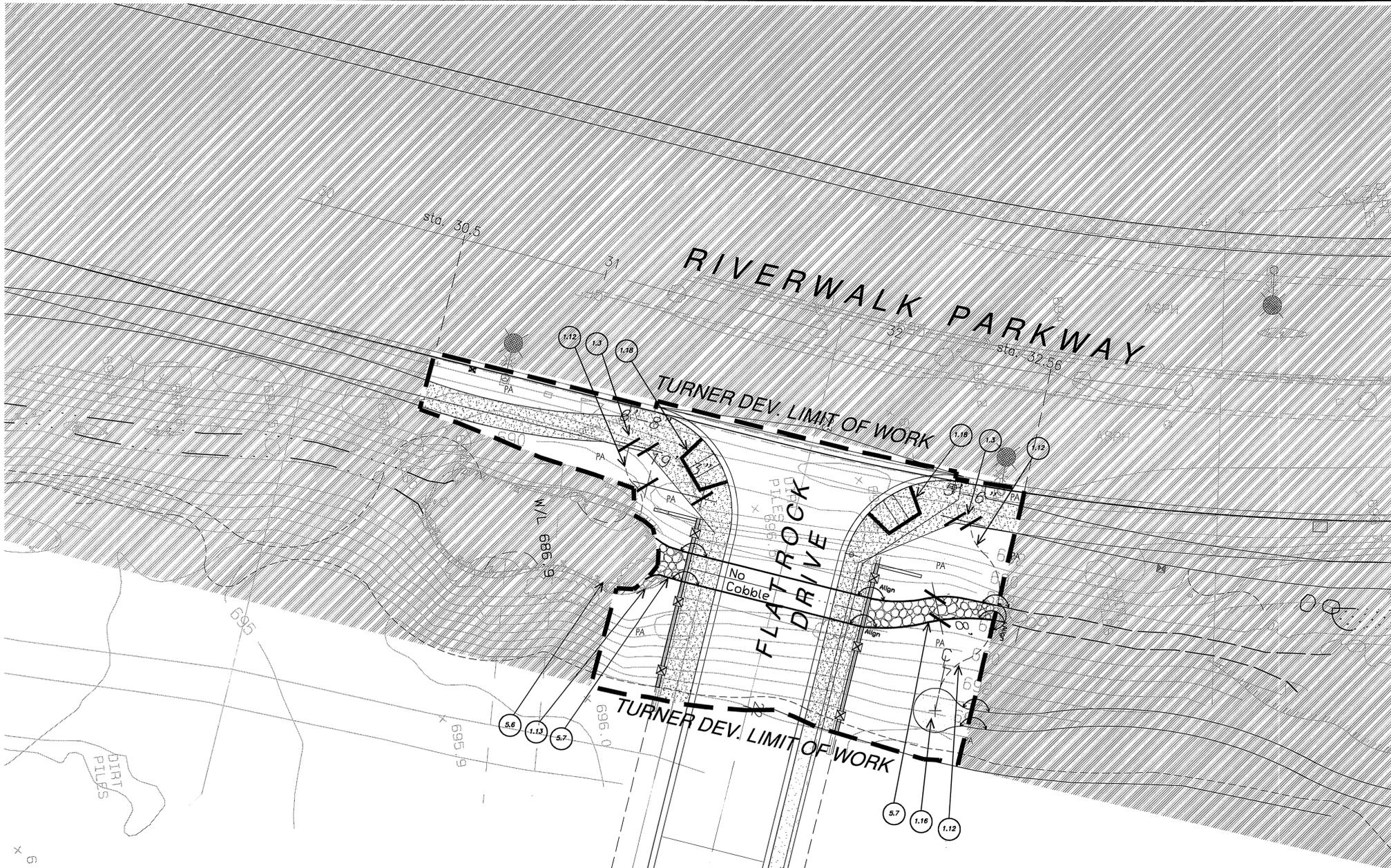
NOTE
GRADING PER HUNSAKER & ASSOC. ENGINEERING
LAKE / STREAM FEATURE PER PACE ENGINEERING
CIVIL ENGINEER
• A. Civil engineer to stake station points.

MANUFACTURER / SUPPLIER

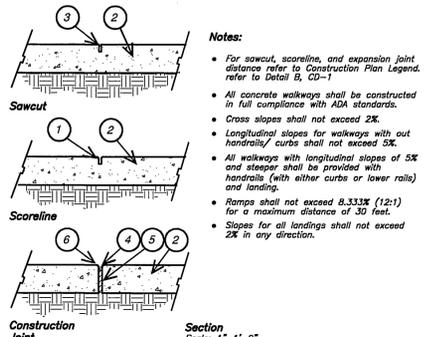
Orco
8042 Katella Ave.
Stanton, CA 90680
714/ 527-2239

SPJ Lighting
11260 Wilbur Ave., Ste 301
Northridge, CA 91326
800-469-3637

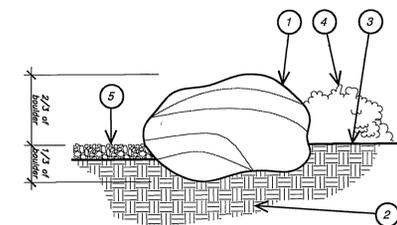
Valley Building Materials
Edie Martin
32371 Cherry Avenue
Lake Forest, Ca. 92630
714/ 855-9994



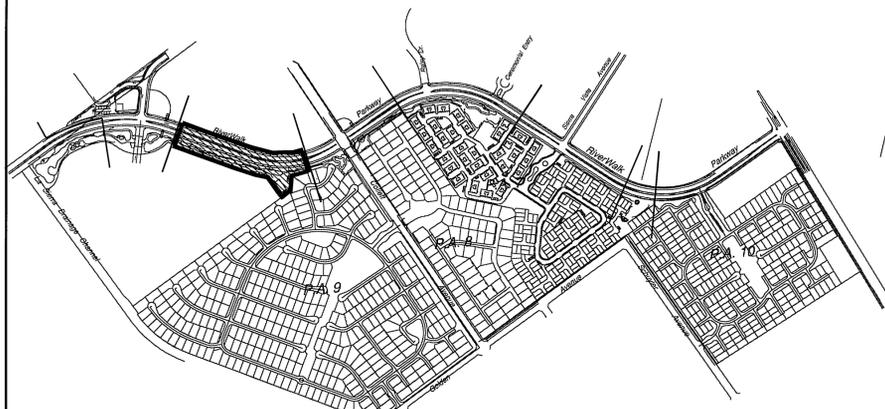
A Concrete Mowstrip



C Concrete Joints



D Boulder



Key Map
NTS

Notes:

- For sawcut, scoreline, and expansion joint distance refer to Construction Plan Legend, refer to Detail B, C1-1
- All concrete walkways shall be constructed in full compliance with ADA standards.
- Cross slopes shall not exceed 2%.
- Longitudinal slopes for walkways with out handrails/ curbs shall not exceed 5%.
- All walkways with longitudinal slopes of 5% and steeper shall be provided with handrails (with either curbs or lower rails) and landing.
- Ramps shall not exceed 8.33% (12:1) for a maximum distance of 30 feet.
- Slopes for all landings shall not exceed 2% in any direction.

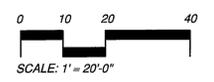
Legend

- 3/8" wide tooled scoreline, 1" deep, 1/2" radius at edges.
- Concrete slab, thickness and reinforcing per soils report.
- 1/8" wide sawcut, 1" deep.
- Sanded waterproof sealant. Color to match adjacent concrete paving.
- 3/8" thick joint filler compatible with sealant.
- 1/2" radius at edges.

Legend

- Boulder to be selected by Landscape Architect.
- 90% compacted sub-grade
- Finish grade.
- Adjacent planting area.
- Adjacent D.G. paving.

Notes
Refer to construction legend for all type, size, color and manufacturer applications.
Do not locate boulders within "mown" turf areas.



SCALE: 1" = 20'-0"

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



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

100 Avenida Blumberg
San Clemente
California 92672
Phone 949.236.6624
Fax 949.236.6625
www.thecollaborative.com

The Collaborative West
BENCH MARK
SCALE: 1" = 20'-0"
DATE: March 12, 2004

RiverWalk Business Center
Prepared For: TURNER DEVELOPMENT
1200 Canal St. Suite 100
Newport Beach, CA 92660
949.721-5464
Contact: Michael Kendall

3rd Plan Check Revisions
City Redline
REVISIONS
DESIGNED BY: _____ DRAWN BY: TR CHECKED BY: RC

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

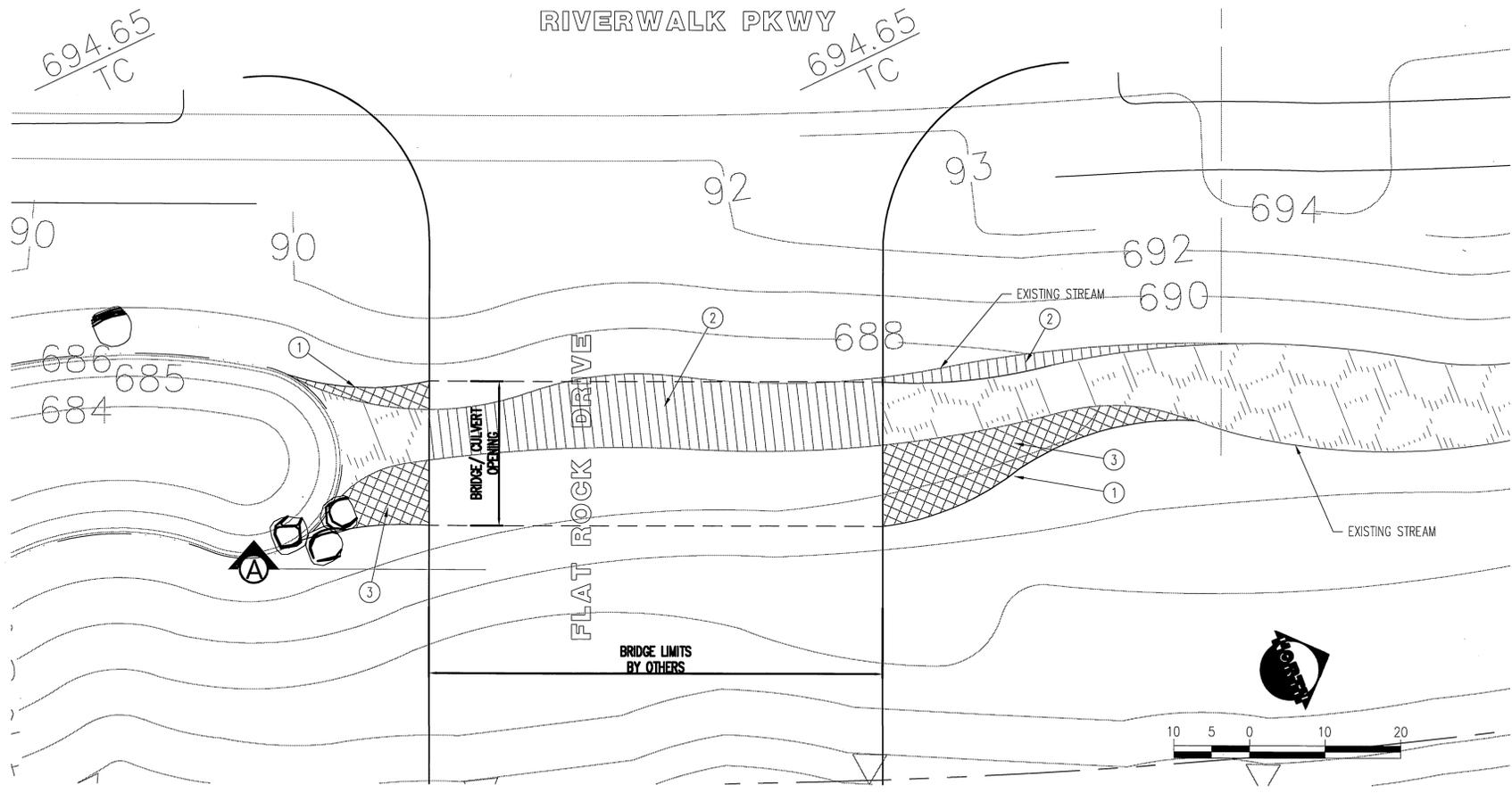
APPROVED BY: _____ DATE: 5/26/05
PLANNING DEPT. 5/24/05
APPR. DATE: 5/22/04

APPROVED BY: _____ DATE: 6/20/05
DIRECTOR OF PUBLIC WORKS
CITY ENGINEER

Construction Plan

PROJECT NO. TD01
PLAN # R-3818L
SHEET 3 OF 6
FILE NO.:

RIVERWALK PKWY

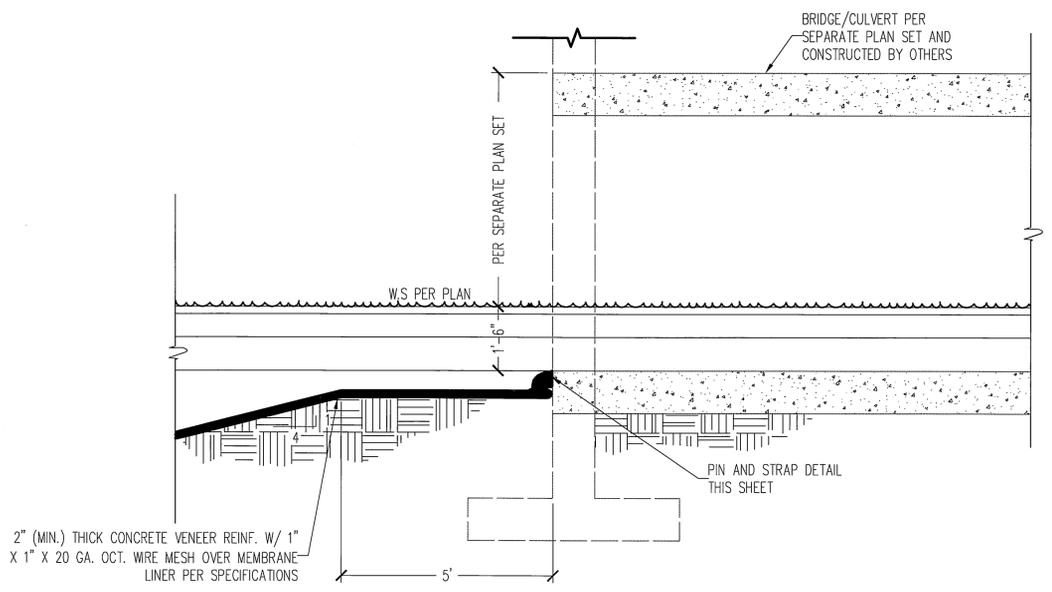


GENERAL NOTES:

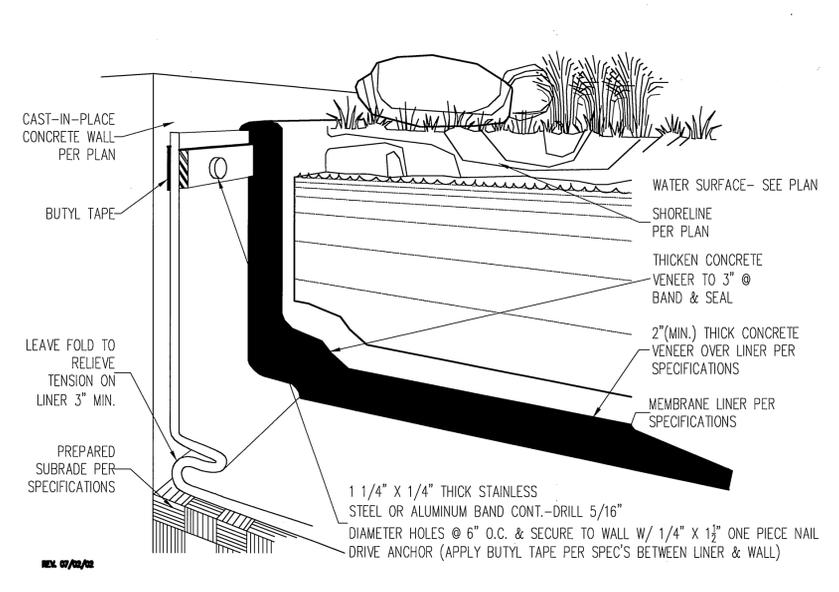
1. LOCATE ALL PIPELINES DURING CULVERT CONSTRUCTION
2. PIPE SLEEVES REQUIRED FOR ALL PIPELINES CROSSING NEW ROAD
3. CULVERT TO BE DESIGNED w/ APPROPRIATE WATERSTOPS AT ALL JOINTS INTERFACING w/ STREAM
4. PRESERVE 30 MIL PVC LINER INTEGRITY DURING DEMOLITION. LINER TO BE USED (SEE DETAIL A).
5. BRIDGE ELEVATION TO BE COORINATED w/ BRIDGE /CULVERT DESIGNER.
6. SEE SHEET C-1 FOR BRIDGE HORIZONTAL

CONSTRUCTION NOTES:

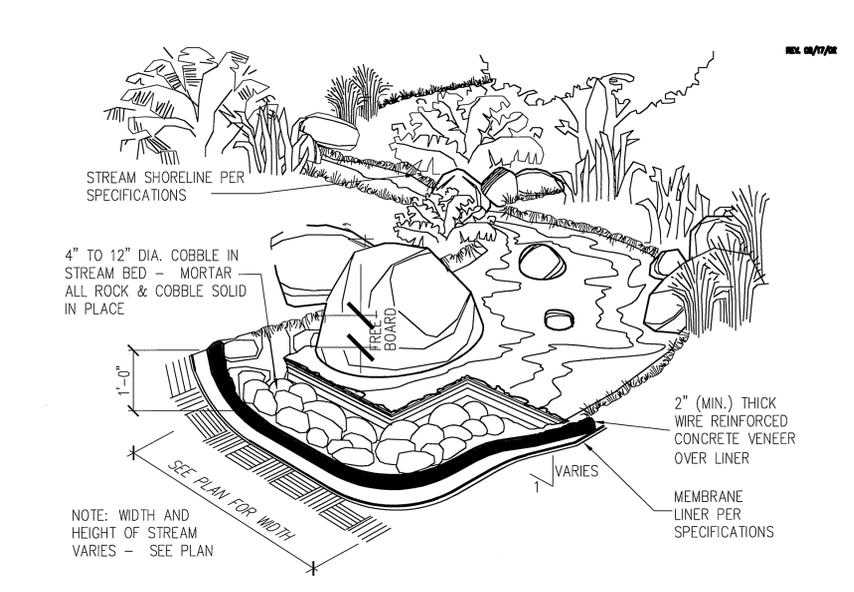
- ① MODIFY STREAM WIDTH TO MATCH CULVERT OPENING
- ② DEMOLISH EXISTING STREAM
- ③ ADDITIONAL STREAM AREA PER DETAIL THIS SHEET



BRIDGE/LAKE INTERFACE 1/2"=1'-0" A



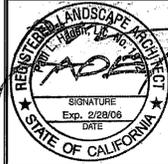
PIN AND STRAP LINER SEAL PERSPECTIVE



STREAM PERSPECTIVE

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227-2600
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PREPARED UNDER THE DIRECTION OF:
PAGE
PACIFIC ADVANCED CIVIL ENGINEERING
17520 NEWHOPE STREET, SUITE 200
FOUNTAIN VALLEY, CA 92708
REG. (910) 481-7299 FAX (714) 481-7299
EXPIRATION DATE: DATE:

Landscape Architecture
Urban Design
Planning
Historic Preservation
100 Avenida Alvarado
San Clemente, California 92672
Phone 949-266-6634
Fax 949-266-6636
www.michaelkendall.com
The Collaborative West
SCALE: As Shown BENCH MARK
DATE: March 12, 2004

RiverWalk Business Center
Prepared For: TURNER DEVELOPMENT
1200 Quail St. Suite 100
Newport Beach, CA 92660
949-757-5454
Contact: Michael Kendall

MARK	DESIGNED BY	DRAWN BY	CHECKED BY
		xx	xx

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
APPROVED BY: [Signature] DATE: 5/26/05
PLANNING DEPT. BY: [Signature] DATE: 6/15/05
STREET DESIGNER: [Signature] DATE: 5/22/04
CITY ENGINEER: [Signature] DATE: 6/26/05

Stream Construction Plan
PROJECT NO. TDD1
R-3818L
SHEET 4 OF 6
FILE NO.:

INDEXED 9.08-05 44

RiverWalk Parkway, Landscape Modification Plans PC-4412-PKWW/PP04-0007; Public Landscape Plans R-3818-L

GENERAL IRRIGATION NOTES:

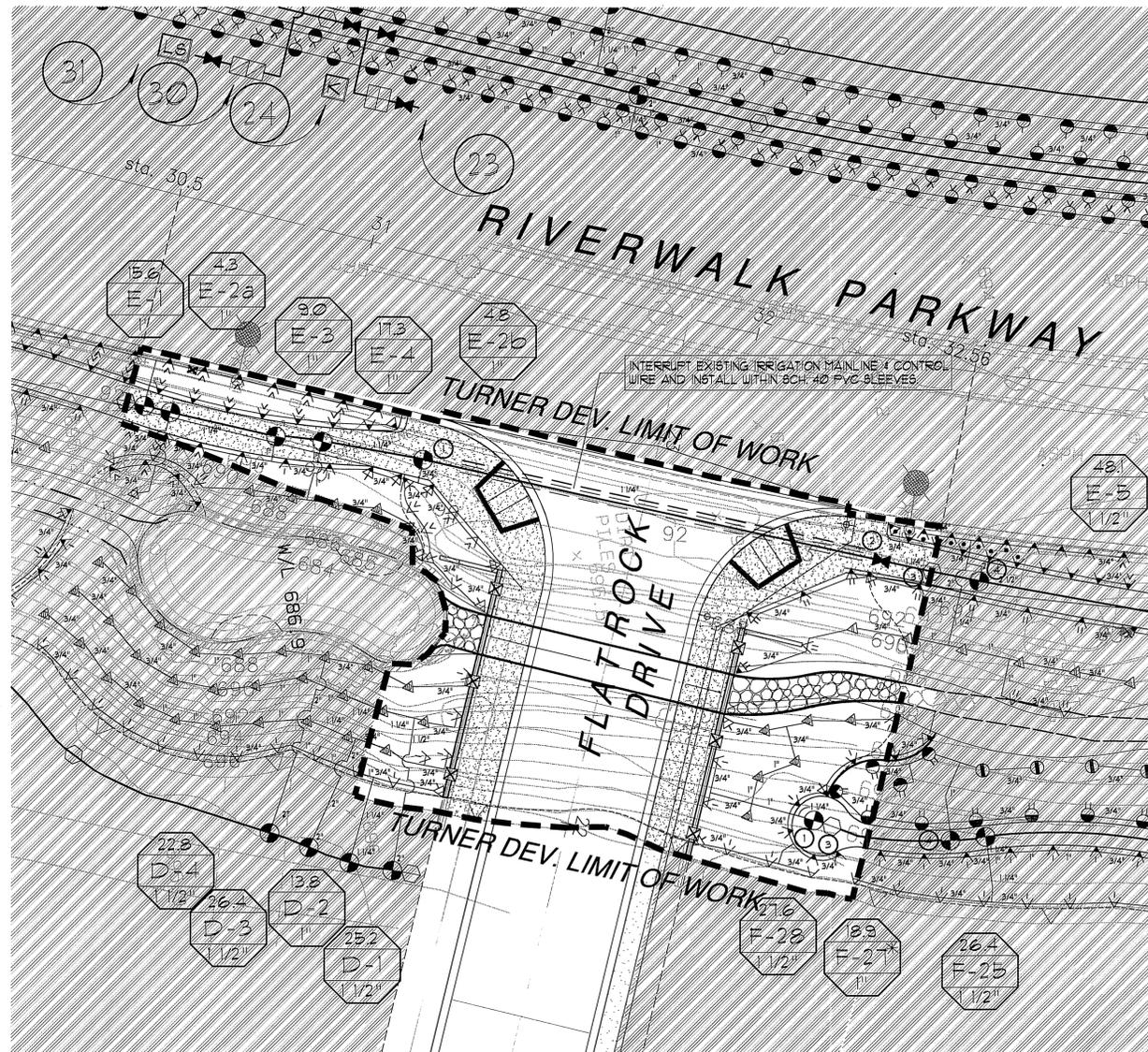
- ALL MAIN LINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAIN LINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
- ALL LATERAL LINE PIPE EXTENDING UNDER PAVEMENT 5 FEET OR MORE SHALL BE INSTALLED INSIDE A PVC SCHEDULE 40 SLEEVE. SLEEVE SHALL BE 2X THE PIPE DIAMETER BEING HOUSED. SLEEVES AND LATERALS SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVER SPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK AT NO EXPENSE TO THE OWNER. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, UNDER ROADWAYS, DRIVES, AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ADV (ANTI DRAIN VALVE) UNITS ARE FOR TYPICAL INSTALLATION ONLY, AND MAY NOT BE REQUIRED ON ALL HEADS. PRIOR TO INSTALLATION THE CONTRACTOR SHALL VERIFY WITH THE ON SITE GRADES IF THERE IS AN ELEVATION DIFFERENCE OF 12" OR MORE BETWEEN THE HIGHEST HEAD AND LOWEST HEAD ON A SYSTEM, THE ADV SHALL BE INSTALLED IN THE RISER SERVING THE HEAD.
- REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILED INFORMATION.
- ALL RAIN BIRD POP-UP SPRAY HEADS SHALL BE INSTALLED WITH THE 'NP' COVER.
- ALL IRRIGATION CONTROL WIRE BENEATH PAVEMENT SHALL BE INSTALLED WITHIN PVC SCH 40 SLEEVES (SEPARATE FROM ALL OTHER LINE SLEEVES); REFER TO SIZING CHART BELOW. ALL COMMON WIRE TO BE #12, ALL CONTROL WIRE TO BE #14.

WIRE QUANTITY:	QUANTITY AND SLEEVE SIZE:
1-20 #14 CONTROL WIRES	(1) 2" PVC SCH. 40 SLEEVE
21-40 #14 CONTROL WIRES	(2) 2" PVC SCH. 40 SLEEVE
MASTER VALVE WIRE	(1) 3/4" PVC SCH. 40 SLEEVE
FLOW SENSOR WIRE	(1) 3/4" PVC SCH. 40 SLEEVE

- THE CONTRACTOR IS RESPONSIBLE WITH FAMILIARIZING HIMSELF WITH ALL ITEMS INCLUDED IN THE DETAILS AND SPECIFICATIONS PERTAINING TO IRRIGATION AND IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AS DETAILED AND SPECIFIED. FAILURE OF THE CONTRACTOR TO INCLUDE ITEMS FOUND WITHIN THE DETAILS AND SPECIFICATIONS DOES NOT NEGATE THE CONTRACTOR'S RESPONSIBILITY BOTH FINANCIALLY AND PHYSICALLY OF INSTALLING SAID EQUIPMENT AS DETAILED AND/OR SPECIFIED REFER TO THE ATTACHED DETAILS AND THE SPECIFICATIONS FOR FURTHER INFORMATION.
- INSTALL THREE (3) SPARE WIRES IN THE WIRE SPLICE BOX LOCATED AT THE TERMINAL ENDS OF EACH LENGTH OF PRESSURE SUPPLY LINE. EACH SPARE WIRE SHOULD COME FROM THE SAME CONTROLLER UNIT AS THE ELECTRIC CONTROL VALVE IMMEDIATELY UPSTREAM FROM THE WIRE SPLICE BOX.

CONSTRUCTION NOTES:

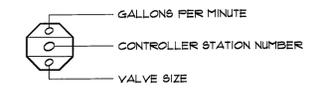
- INSTALL NEW RAINBIRD FE8B SERIES ELECTRIC CONTROL VALVE (SEE PLAN FOR SIZE) F-28 AND E-29 PER PLAN.
- INSTALL NEW NIBCO T-5920-Y LINE SIZE ISOLATION VALVE PER PLAN.
- REINSTALL NELSON QUICK COUPLING VALVE PER PLAN.
- REINSTALL EXISTING ELECTRIC CONTROL VALVE PER PLAN.



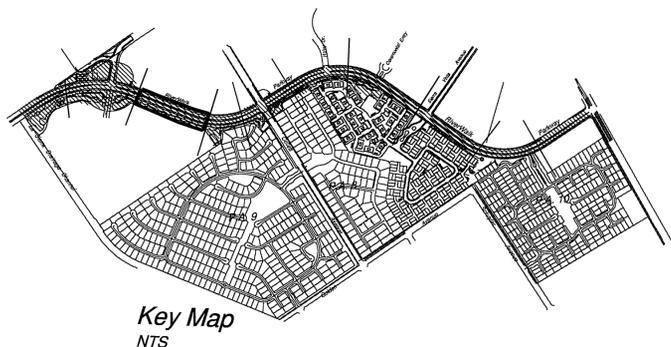
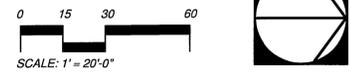
IRRIGATION LEGEND:

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.	CITY STD.
☉	RAINBIRD	1826-SAM-15Q	POP-UP SPRAY HEAD	12-14"	25	83	4040
☉	RAINBIRD	1826-SAM-15T	POP-UP SPRAY HEAD	12-14"	25	110	4040
☉	RAINBIRD	1826-SAM-15H	POP-UP SPRAY HEAD	12-14"	25	165	4040
☉	RAINBIRD	1826-SAM-15F	POP-UP SPRAY HEAD	12-14"	25	330	4040
☉	RAINBIRD	1812-SAM-15Q	POP-UP SPRAY HEAD	4"	25	207	4040
☉	RAINBIRD	1812-SAM-15T	POP-UP SPRAY HEAD	4"	25	213	4040
☉	RAINBIRD	1812-SAM-15H	POP-UP SPRAY HEAD	6-7"	25	36	4040
☉	RAINBIRD	1812-SAM-15H	POP-UP SPRAY HEAD	8-9"	25	72	4040
☉	RAINBIRD	1812-SAM-12T	POP-UP SPRAY HEAD	10-11"	25	80	4040
☉	RAINBIRD	1812-SAM-12H	POP-UP SPRAY HEAD	10-11"	25	120	4040
☉	RAINBIRD	1812-SAM-12F	POP-UP SPRAY HEAD	10-11"	25	240	4040
☉	RAINBIRD	FA-85-12Q	SPRAY NOZZLE ON RISER	10-11"	25	60	4040
☉	RAINBIRD	FA-85-12T	SPRAY NOZZLE ON RISER	10-11"	25	80	4040
☉	RAINBIRD	FA-85-12H	SPRAY NOZZLE ON RISER	10-11"	25	120	4040
☉	RAINBIRD	FA-85-12F	SPRAY NOZZLE ON RISER	10-11"	25	240	4040
☉	RAINBIRD	FA-85-15Q	SPRAY NOZZLE ON RISER	12-14"	25	83	4040
☉	RAINBIRD	FA-85-15T	SPRAY NOZZLE ON RISER	12-14"	25	110	4040
☉	RAINBIRD	FA-85-15H	SPRAY NOZZLE ON RISER	12-14"	25	165	4040
☉	RAINBIRD	FA-85-15F	SPRAY NOZZLE ON RISER	12-14"	25	330	4040
☉	RAIN BIRD	FE8B SERIES	ELECTRIC CONTROL VALVE (SEE PLAN FOR SIZE)				4030
☉	NELSON	7642	NON POTABLE QUICK COUPLING VALVE				4050
☉	NIBCO	T-5920-Y	LINE SIZE ISOLATION BALL VALVE				4052
☉	GRIBWOLD	22301P	NORMALLY CLOSED MASTER VALVE				4030
☉	EXISTING	BY OTHERS	DOMESTIC WATER METER				---
☉	EXISTING	FEBCO	BACKFLOW PREVENTION DEVICE				---
☉	EXISTING	HAYWARD	BASKET STRAINER				---
☉	EXISTING	FTS	SEE NOTES				---
☉	APPROVED	1" RECTANGULAR	WIRE SPLICE BOX				0
---	APPROVED	PVC SCH 40	IRRIGATION WIRE SLEEVES, REFER TO GENERAL IRRIGATION NOTES THIS SHEET.				
---	APPROVED	PVC SCH 40	6" DIA. IRRIGATION SLEEVE				4010
---	APPROVED	PVC CL 200	LATERAL LINE PIPE				4010
---	APPROVED	PVC CL 315	NON-POTABLE PRESSURE SUPPLY LINE 1 1/2" AND LARGER (PURPLE IN COLOR)				4010
---	APPROVED	PVC SCH. 40	NON-POTABLE PRESSURE SUPPLY LINE 1 1/4" AND SMALLER (PURPLE IN COLOR)				

NOTE: ALL PIPE USING NON-POTABLE WATER SHALL BE INSTALLED USING PURPLE COLORED PIPE.



* relocated valve.



SPECIAL INSTALLATION NOTES:

THE CONTRACTOR IS TO INSTALL BOTH A MAINLINE SLEEVE AND CONTROL WIRE SLEEVE WHERE THE EXISTING IRRIGATION LINES AND WIRES CROSS BENEATH THE NEW STREET. THE SLEEVES MUST EXTEND A MINIMUM OF 12" BEYOND THE BACK OF SIDEWALK.

THE IRRIGATION MAIN LINE PIPE, VALVES, QUICK COUPLERS, AND OTHER RELATED APPURTENANCES ARE DIAGRAMMATIC. INSTALL THE IRRIGATION MAIN LINE PIPE AT A CONSTANT DISTANCE OF 24" FROM BACK OF SIDE WALK. THE IRRIGATION MAIN LINE PIPE SHALL BE INSTALLED ON THE OPPOSITE SIDE OF THE SIDEWALK FROM THE IRRIGATION DISTRIBUTION PIPE.

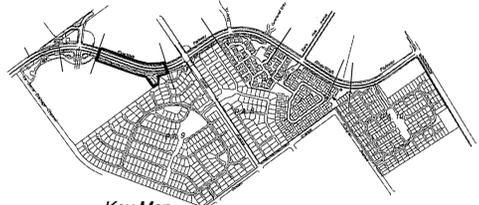
THE CONTRACTOR SHALL STAKE THE MAIN LINE ROUTING AND OBTAIN A WRITTEN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO TRENCHING OPERATIONS.

ALL IRRIGATION MAIN LINE PIPE AND REMOTE CONTROL VALVES SHALL BE INSTALLED WITHIN THE PLANTING AREAS AND AT THE TOE OF SLOPES, PER CITY STANDARDS, WHEREVER POSSIBLE.

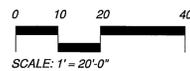
WHERE VALVE BOXES ARE GROUPED, INSTALL VALVE BOXES WITH THREE (3) FEET CLEAR BETWEEN VALVE BOXES.

SLEEVES ACROSS ROADWAYS SHALL BE INSTALLED WITH STRAIGHT RUNS WITH NO BENDS OR CHANGES IN DIRECTION.

Underground Service Alert Call: TOLL FREE 1 - 800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	PREPARED UNDER THE DIRECTION OF: REGISTERED CIVIL ENGINEER NO. _____ EXPIRATION DATE: _____ DATE: _____	Landscape Architecture Urban Design Planning Habitat Restoration 100 Avenida Menendez San Clemente California 92673 Phone: 949.386.6224 Fax: 949.386.6226 www.thecollaborative.com The Collaborative West 1200 Cliff Dr., Suite 100 Newport Beach, CA 92660 949.797.5048 Contact: Michael Wendt	CITY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF PUBLIC WORKS APPROVED BY: PRINCIPAL ENGR. DATE: 6/1/05 PLANNING DEPT. DATE: 6/1/05 STREET SERVICES PWT-ENG-MWR STREET SERVICES DESIGNED BY: FS DRAWN BY: FS/TGW CHECKED BY:	PROJECT NO. TD01 R-3818L SHEET 5 OF 6 FILE NO.:



Key Map
NTS



Planting Legend

Symbol	Botanical Name	Common Name	Size & Comments
☒	<i>Cercis occidentalis</i>	Western Redbud	15 gal.
●	<i>Lagerstroemia indica</i> 'Muskogee'	Crape Myrtle	24" box; Multi Trunk
●	<i>Pinus edularica</i>	Mondell Pine	15 gal, 24", & 36" box

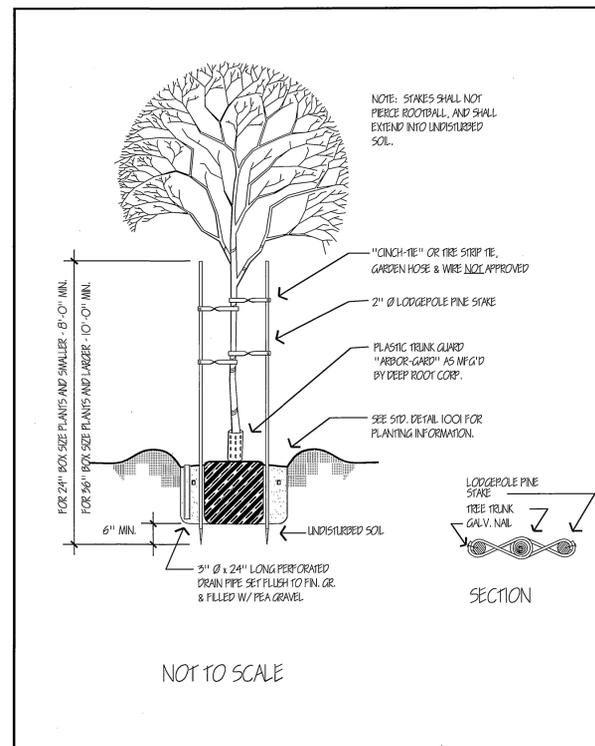
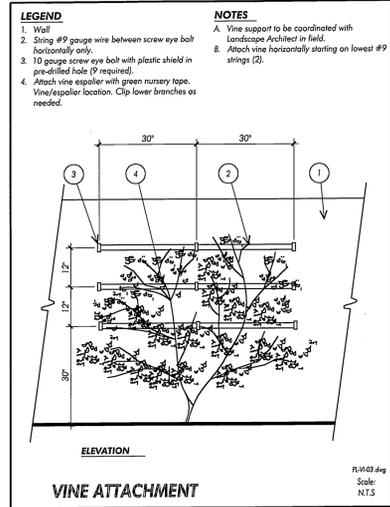
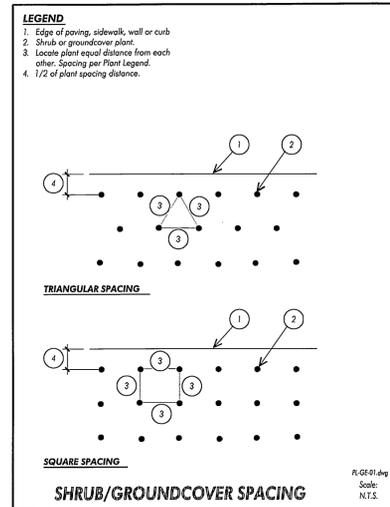
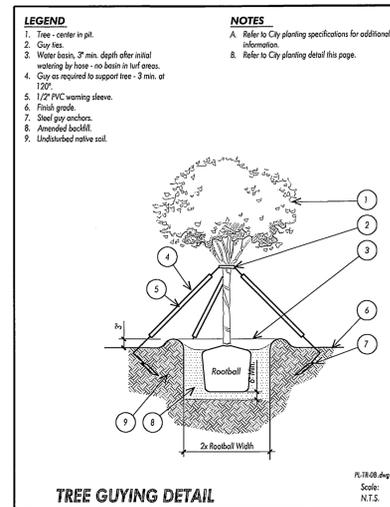
Symbol	Botanical Name	Common Name	Size & Comments
▲	<i>Parthenocissus tricuspidata</i>	Boston Ivy	5 gal

Symbol	Botanical Name	Common Name	Size & Comments
⊙	<i>Arbutus unedo</i> 'Compacta'	Strawberry Tree	5 gal
⊙	<i>Cyperus papyrus</i>	Papyrus	5 gal
⊙	<i>Diets bicolor</i>	Fortnight Lily	5 gal @ 36" o.c.
⊙	<i>Feijoa sellowiana</i>	Pineapple Guava	5 gal
⊙	<i>Phormium tenax</i> 'Bronze'	New Zealand Flax	5 gal
⊙	<i>Rhaphiolepis i.</i> 'Clara'	Indian Hawthorn	5 gal @ 36" o.c.

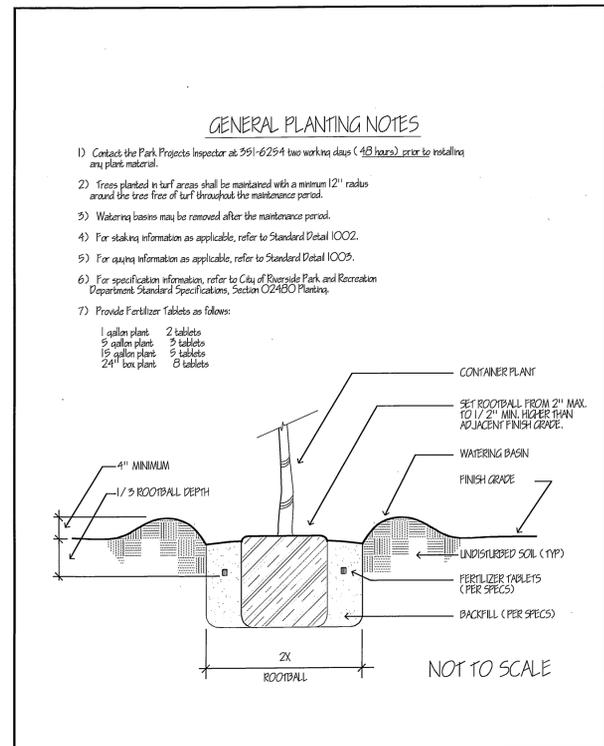
Symbol	Botanical Name	Common Name	Size & Comments
■	Turf - Medallion	Tall Fescue	Hydroseeded
■	Red Hard Fescue	Tall Fescue	Hydroseeded (5:1 Max)
■	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal @ 18" o.c.
■	<i>Vinca Major</i>	Periwinkle	FLATS @ 18" o.c.

Notes:

- Plant Quantities: Contractor is responsible to provide all plant material required to conform to specified plant spacing.
- Bark Mulch: The Contractor is to provide 2" deep shredded bark mulch under all planting areas except slopes. Submit a sample for Landscape Architect approval prior to installation. Available From: Valley Building Materials (949)398-0256
- Root Barriers: The Contractor is to provide root barriers for all trees planted within 5'-0" of any hardscape. Root barrier depth to be min. 24". Install per manufacturer's specifications. Available from: Ewing Irrigation Products 'Deep Root' Root Guard www.ewing1.com All trees located in turf areas to have Arbor Guards installed.
- Hard Fescue: Available from: Stover Seed Company P.O. Box 21488 Los Angeles, CA 90021 800-621-8315
- Contractor to verify in-field locations of underground services.
- All vines to be maintained one block coarse below the top of the precision block walls.



Approved	Date	Park and Recreation Department	Detail No.
BJ	08/28/05	CITY OF RIVERSIDE	1002
Revised	Date	DOUBLE STAKING DETAIL	



Approved	Date	Park and Recreation Department	Detail No.
BJ	08/28/05	CITY OF RIVERSIDE	1001
Revised	Date	PLANTING DETAIL	

Underground Service Alert

Call: TOLL FREE
1 - 800
227-2600

TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE

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REGISTERED LANDSCAPE ARCHITECT

STATE OF CALIFORNIA

Signature: [Redacted]

Exp. 2/28/08

PREPARED UNDER THE DIRECTION OF:

REGISTERED CIVIL ENGINEER NO. _____ DATE: _____

EXPIRATION DATE: _____ DATE: _____

LANDSCAPE ARCHITECTURE

Urban Design
Planning
Habitat Restoration

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
949.737.5444
www.thecollaborative.com

SCALE: 1" = 20'-0"

BENCH MARK

DATE: March 12, 2004

RiverWalk Business Center

Prepared For: TURNER DEVELOPMENT

1221 Quail St, Suite 100
Newport Beach, CA 92660
949.737.5444
Contact: Michael Kendall

3rd Plan Check Revisions

City Redline

REVISIONS

APPR. DATE

DESIGNED BY _____ DRAWN BY TR CHECKED BY MG

CITY OF RIVERSIDE, CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

APPROVED BY: [Signature]

DATE: 8/22/04

PLANNING DEPT. 8/22/05

CITY ENGINEER

DATE: 8/22/05

Planting Plan

PROJECT NO. TDD1

R-3818-L

SHEET 6 OF 6

FILE NO.:

INDEXED 9-08-05

RiverWalk Parkway, Landscape Modification Plans PC-4412-PKWY/PRP04-0007, Public Landscape Plans R-3818-L