

IN THE CITY OF RIVERSIDE, STATE OF CALIFORNIA

# LANDSCAPE ARCHITECTURAL CONSTRUCTION PLANS

FOR

## OFFSITE LANDSCAPING

### TRACT #31671

## CREEKSIDE TERRACE

FIDELITY HOMES INC.  
CHICAGO AVENUE, RIVERSIDE  
FAX# (909) 686-8210

#### PLAN INDEX

- 1 OF 4 TITLE SHEET
- 2 OF 4 IRRIGATION PLAN
- 3 OF 4 PLANTING PLAN
- 4 OF 4 SPECIFICATIONS

#### GENERAL NOTES FOR HOA

1. ALL RELATED WORK SHALL CONFIRM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATION SECTIONS 02480).
  2. A "PUBLIC LANDSCAPE" PERMIT, AS ISSUED THE PARK AND RECREATION DEPARTMENT IS REQUIRED. CONTACT THE PARK PROJECTS INSPECTOR AT (909) 351-6254 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN THE PERMIT.
  3. WHEN CALLING FOR INSPECTIONS CONTACT THE PARK PROJECTS INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION. A WRITTEN APPROVAL WILL BE PROVIDED ON THE PUBLIC LANDSCAPE PERMIT CARD FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT ARE NOT NECESSARILY LIMITED TO THE FOLLOWING:
    - a. AFTER COMPLETION OF FINAL GRADING AND WHEN ALL UTILITY SERVICES HAVE BEEN MARKED, BUT PRIOR TO INITIATING ANY LANDSCAPE WORK WITHIN IN THE PUBLIC RIGHT OF WAY;
    - b. 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);
    - c. AT THE OF INSTALLATION OF IRRIGATION VALVES, LATERALS AND HEADS;
    - d. FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS;
    - e. WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
    - f. AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
    - g. AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD;
    - h. AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CONTACT THE PARK PROJECTS INSPECTOR AT THE NUMBER LISTED ABOVE FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPER'S BONDS WILL NOT BE RELEASED UNTIL AFTER CITY'S RECEIPT OF WRITTEN NOTIFICATION FROM THE HOA'S AUTHORIZED REPRESENTATIVE THAT THE HOA IS ASSUMING MAINTENANCE RESPONSIBILITIES, AND THE CITY'S ISSUANCE OF WRITTEN NOTIFICATION TO THE DEVELOPER THAT THE PROJECT HAD PASSED FINAL INSPECTION.
  4. THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE(1) YEAR.
- \* NOTE: 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.

#### GRADING & DRAINAGE

1. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACUTAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SUBDRAINAGE POINT OF CONNECTION TO STORM DRAIN.
3. FIELD VERIFY EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
4. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
5. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
6. FINAL LANDSCAPE GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

#### 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 ACUTAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON TH 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 RESPONSABILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICAITONS.
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 JOBSITE AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.



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MARK	REVISIONS	APPR.	DATE

DESIGNED BY: LJD    DRAWN BY: MM    CHECKED BY: LJD

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY	BY	DATE	APPROVED BY
PUBLIC UTILITIES-WATER	<u>MM</u>	<u>10/16/06</u>	<u>Ron Boyd</u>
PUBLIC UTILITIES- ELECTRIC	<u>V B</u>	<u>10/16/06</u>	<u>City Engineer</u>
PLANNING	<u>CSA</u>	<u>10/16/06</u>	<u>City Engineer</u>

DATE: 10/16/06

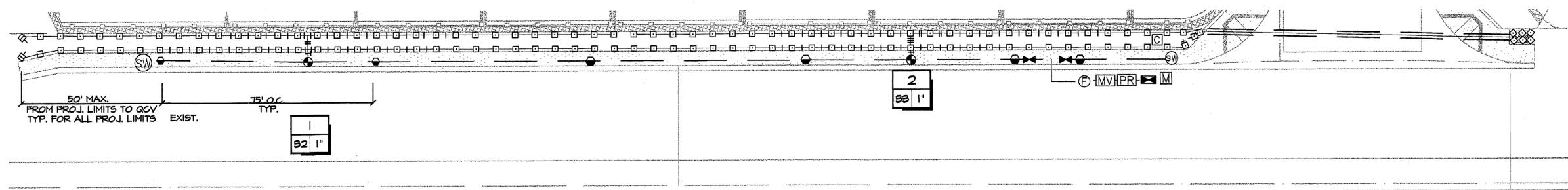
OFFSITE STREETS  
TITLE SHEET

CREEKSIDE TERRACE  
TRACT # 31671

PW06-061Z

ACCT. NO.	
DLA JOB #: 13904	
R-3826 L	
SHEET 1 OF 4	
FILE NO.	

INDEXED 10-16-06 LFF



## CHICAGO AVENUE

SPRINKLER LEGEND											
SYMBOL	MANUFACTURER/MODEL	NOZZLE	RAD	PSI	FLOW						DETAIL
					Q	T	H	TT	TQ	F	
SHRUB HI-POP SPRAY HEADS WITH CHECK VALVE AND PRESSURE REGULATION											
	RAIN BIRD 1812-SAM-PRS-8	Q/T/M/F	8'	30	.26	.95	.52			1.1	CITY STD. # 4040
	RAIN BIRD 1812-SAM-PRS-10	Q/T/M/F	10'	30	.34	.55	.74			1.6	CITY STD. # 4040

EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL
	CALSENSE ET2000s-8-R-RR-SSER AUTOMATIC CONTROLLER	8 STA	CITY STD. # 4061/4070
	EXISTING IRRIGATION WATER METER	2"	N/A
	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER	2"	CITY STD. # 40# CWD-616
	GRISWOLD #2160 NORMALLY OPEN SOLENOID MASTER VALVE	1"	N/A
	CALSENSE FM-1B STAINLESS STEEL FLOW SENSOR	1"	N/A
	WILKINS 500 SERIES PRESSURE REGULATOR SET TO 80 PSI.	2"	N/A
	NIBCO T-580-70 BRONZE BALL VALVE	LINE SIZE	CITY STD. # 4052
	RAIN BIRD 44LRC QUICK COUPLING VALVE WITH LOCKING VINYL COVER	1"	CITY STD. # 4050
	SUPERIOR 950 REMOTE CONTROL VALVE	1"	CITY STD. # 4080
	MINIMUM 2 SPARE CONTROL #1 COMMON WIRE WITHIN CONC. VALVE BOX	AS REQUIRED	CITY STD.
	SCH 40 PVC IRRIGATION PRESSURE MAINLINE & CALSENSE COM CABLE IN CONDUIT - 18" MIN. COVER	2"	CITY STD. # 4010
	CLASS 200 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	PLAN SIZE	CITY STD. # 4010
	SCH 40 PVC IRRIGATION PIPE/CONTROL WIRE SLEEVE - 18" MINIMUM COVER	PER CHART	CITY STD. # 4010
Not Shown	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA	N/A

PRESSURE LOSS CALCULATIONS		
HIGHEST FLOW - 33 GPM		
EQUIPMENT	SIZE	LOSS
WATER METER	2"	0.4
BACKFLOW DEVICE	2"	12.0
FLOW SENSOR	1"	8.0
MASTER VALVE	1"	5.5
MAINLINE	300' OF 2"	2.7
CONTROL VALVE	1"	5.7
LATERAL LINES	6 FPS	2.0
SUBTOTAL PRESSURE LOSSES		31.8
MISC. LOSSES THRU SYSTEM (10%)		3.2
TOTAL PRESSURE LOSSES		35
PRESSURE REQUIRED AT HEAD		30
TOTAL PRESSURE REQUIRED		65.0
REGULATED PRESSURE		80.0
RESIDUAL PRESSURE		15.0

**POINT OF CONNECTION**  
 MAKE IRRIGATION POINT OF CONNECTION INTO EXISTING SITE WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL BALL VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. INSTALL BACKFLOW PREVENTER IMMEDIATELY DOWNSTREAM OF BALL VALVE PER ALL LOCAL CODES. FINAL BACKFLOW PREVENTER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER. INSTALL PRESSURE REGULATOR AND SET TO 80 PSI. INSTALL MASTER VALVE AND FLOW SENSOR DOWNSTREAM OF PRESSURE REGULATOR AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. MAXIMUM DEMAND IS 33 GPM. STATIC PRESSURE AT METER IS 43 PSI. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO START OF INSTALLATION. IF A PRESSURE RELATED ISSUE IS IDENTIFIED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

PIPE SIZING	
—	0.75" PIPE
—	1" PIPE
—	1.25" PIPE
—	1.5" PIPE
—	2" PIPE
—	2.5" PIPE
—	3" PIPE
—	4" PIPE
—	6" PIPE
—	8" PIPE

SCH 40 PVC SLEEVING		
1.25" SLEEVE	1-8 WIRES	N/A
1.5" 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	1.5 1/2" PIPE
6" SLEEVE	100+ WIRES	2.5 1/8" PIPE
8" SLEEVE	N/A	4" PIPE
12" SLEEVE	N/A	6" PIPE

Underground Service Alert

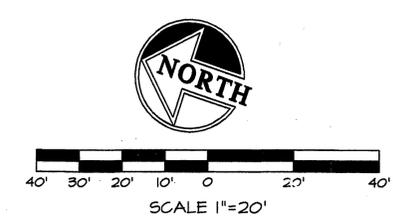
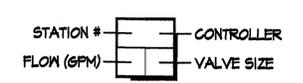
CALL BEFORE YOU DIG

Call: TOLL FREE  
1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

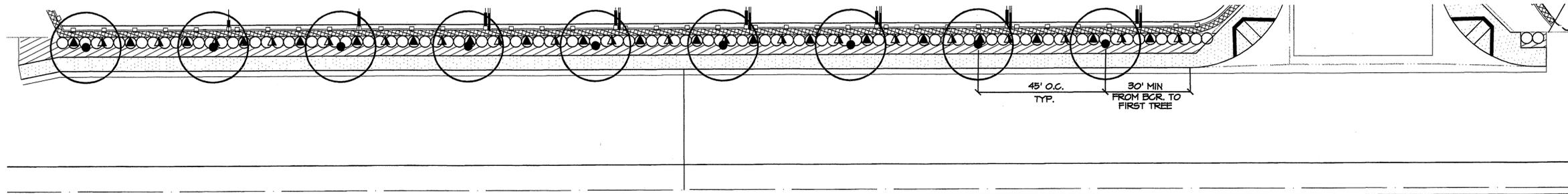
**POINT OF CONNECTION #1**  
 WATER METER #1  
 METER SIZE - 2"  
 BACKFLOW PREVENTER SIZE - 2"  
 MASTER VALVE - 1"  
 MAXIMUM DEMAND - 33 GPM  
 NUMBER OF VALVES - 2  
 CONTROLLER SIZE - 8STATION  
 H&L - 1170'  
 METER ELEVATION - 455'  
 STATIC PRESSURE AT METER - 43.0 PSI

MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVINGS IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN SCH 40 PVC SLEEVES ACCORDING TO THE SLEEVING CHART.



 300-227-2600 Call 2 Full Working Days In Advance	SEAL 	<b>i.D.L.A.</b> Ian Davidson, Landscape Architect 8744 TENTH STREET, SUITE 800 RIVERSIDE, CA 92501 951 688 1888 . FAX 951 688 4888 IDAVIDSON@IDLAINC.COM			CITY OF RIVERSIDE, CALIFORNIA PUBLIC WORKS DEPARTMENT APPROVED BY: [Signature] PUBLIC UTILITIES - WATER [Signature] PUBLIC UTILITIES - ELECTRICITY [Signature] PLANNING [Signature] ENGINEER DATE: 10/6/06	OFFSITE STREETS IRRIGATION PLAN CREEKSIDE TERRACE TRACT # 31671 HORIZ. SCALE: 1" = 20'	ACCT. NO. IDLA JOB #: 13904 R-3826 L SHEET 2 OF 4 FILE NO.
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INDEXED 10-16-06 LfH



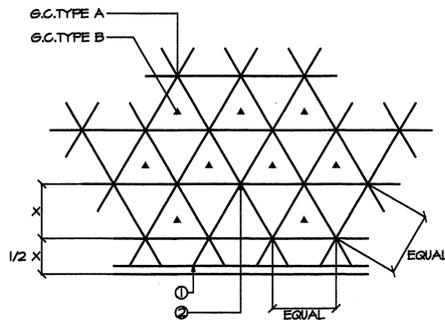
## CHICAGO AVENUE

### PLANTING LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	DETAIL
<b>TREES</b>				
	<del>Pinus Canariensis</del> / BRACHYCHITON <del>Canary Island Pine</del> / POPULNEUS BOTTLE TREE	24" BOX PER PLAN		CITY STD. # 1001/1002
<b>SHRUBS</b>				
	RHAPHIOLEPIS INDICA 'CLARA' / WHITE INDIAN HAWTHORN	5 GAL. PER PLAN		'A', SHEET 3
<b>VINES</b>				
	MACFADYENA UNGUIV-CATI / CAT'S CLAW	1 GAL.	10' O.C. 50/50 ALTERNATE MIX (TRAIN TO WALL)	'C', SHEET 3
	FICUS PUMILA / CREEPING FIG	1 GAL.		
<b>GROUNDCOVER</b>				
	<del>HEMEROCALLIS / DAY LILY</del> / <del>VERDEEN YELLOW</del> LAVANDULA / GOODWIN CREEK LAVENDER	1 GAL.	@ 24" O.C.	'A', SHEET 3

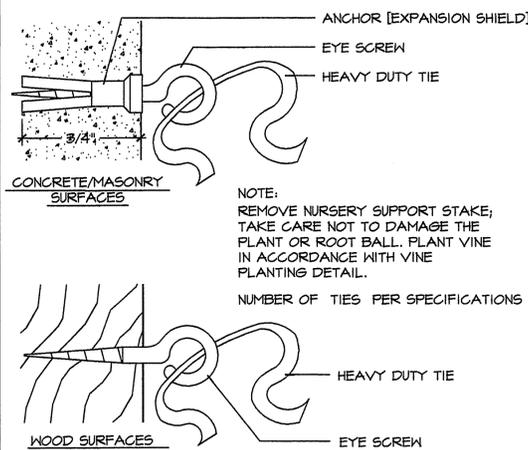
### PLANTING NOTES

- CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE INSPECTION OF PLANT MATERIALS FOR DISEASES AND INSECT INFESTATION.
- FOR TREE STAKING AND SHRUB PLANTING REQUIREMENTS REFER TO THE WORKING DRAWINGS AND SPECIFICATIONS.
- 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.
- CONTRACTOR SHALL CAULK OUT INTENDED TREE LOCATIONS FOR ALL TREES OF 15 GALLON SIZE AND LARGER, AND CONTACT LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DIGGING PLANT PITS.
- ALL TREES SHALL BE EQUAL TO, OR SURPASS "VALLEY CREST" STANDARDS FOR SIZE AND QUALITY.
- ALL SHRUBS SHALL BE EQUAL TO, OR SURPASS "HINES" STANDARDS FOR SIZE AND QUALITY.
- 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."
- 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:
  - DO NOT PRUNE ANY PLANT MATERIALS PRIOR TO DELIVERY WITHOUT SPECIFIC APPROVAL FROM THE LANDSCAPE ARCHITECT.
  - 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.
  - 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.
  - CONTRACTOR SHALL BE PREPARED TO SHOW THAT PLANT MATERIAL IS NOT ROOT BOUND TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
  - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TAG ALL PLANT MATERIALS AT THE NURSERY OF HIS CHOICE FOR USE ON THE PROJECT.
- SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL.
- 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.
- 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:
  - LESS THAN 5 GALLON SIZE: 60 DAYS.
  - 5 GALLON TO 15 GALLON SIZE: 180 DAYS.
  - 15 GALLON AND LARGER (INCLUDING ALL PALM TREES): 1 YEAR.
- 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.
- CONTRACTOR SHALL REPLACE ALL DEAD, DYING OR UNHEALTHY PLANTS DURING THE GUARANTEE PERIOD.
- REPLACEMENT PLANTS SHALL MATCH THE ORIGINAL IN SPECIES, VARIETY SIZE AND CHARACTER.
- 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 GROUNDCOVER 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.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 2' FROM ALL PAVING, WALLS, BUILDINGS, MONUMENTS, HEADERS, TURF EDGE, ETC., UNLESS OTHERWISE NOTED ON PLANS.
- ALL LANDSCAPE PLANTERS, GROUNDCOVER AND NEW SHRUB AREAS ARE TO BE MULCHED AT THE CONCLUSION OF PLANTING OPERATION. 1" DEEP LAYER IN AREAS OF GROUNDCOVER, 2" DEEP LAYER IN ALL SHRUB AREAS (CONTINUOUS).
- 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.
- 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.
- INSPECTIONS:
  - INSPECTIONS WILL BE REQUIRED.
  - 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:
    - AT COMPLETION OF FINISH GRADING WORK FOLLOWING SOIL PREPARATION WORK.
    - WHEN CONTAINER PLANTS ARE SPOTTED FOR PLANTING, BUT BEFORE PLANTING HOLES ARE EXCAVATED.
    - WHEN PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED.
    - AT START OF PLANT ESTABLISHMENT PERIOD.
    - AT END OF PLANT ESTABLISHMENT PERIOD, PRIOR TO FINAL ACCEPTANCE OF THE PROJECT FOR MAINTENANCE.
- MAINTENANCE PERIOD:
  - MAINTENANCE PERIOD SHALL BE 90 DAYS.
  - CALL CITY FOR ALL INSPECTIONS.

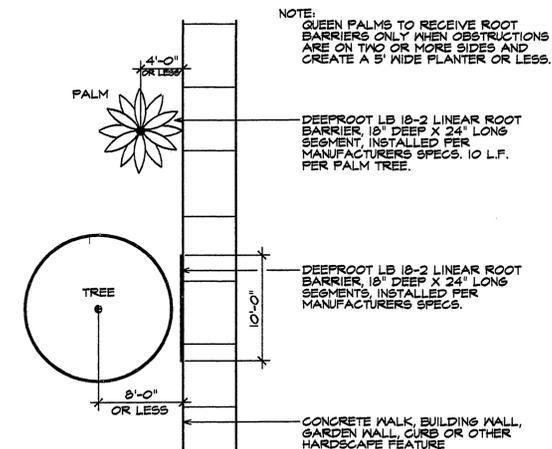


**LEGEND**  
 1. BACK OF CURB OR EDGE OF PAVING  
 2. PLANT LOCATION  
**NOTES:** ALL SHRUBS/GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.

### A SHRUBS & G.C.



**NOTE:** REMOVE NURSERY SUPPORT STAKE; TAKE CARE NOT TO DAMAGE THE PLANT OR ROOT BALL. PLANT VINE IN ACCORDANCE WITH VINE PLANTING DETAIL.  
 NUMBER OF TIES PER SPECIFICATIONS



**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" DEEP X 24" LONG SEGMENT, INSTALLED PER MANUFACTURERS SPECS. 10 L.F. PER PALM TREE.

DEEPROOT LB 18-2 LINEAR ROOT BARRIER, 18" DEEP X 24" LONG SEGMENT, INSTALLED PER MANUFACTURERS SPECS.

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

### C VINE ATTACHMENT

### B ROOT BARRIER



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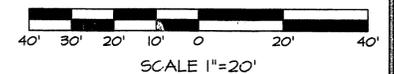
CITY OF RIVERSIDE, CALIFORNIA  
 PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature]  
 PUBLIC UTILITIES-WATER  
 PUBLIC UTILITIES-ELECTRICITY  
 PLANNING  
 DATE: 10/16/06

OFFSITE STREETS  
 PLANTING PLAN

CREEKSIDE TERRACE  
 TRACT # 31671

ACCT. NO.  
 IDLA JOB #: 13904  
 R-3826 L  
 SHEET 3 OF 4  
 FILE NO.



INDEXED 10-16-06 LfH

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.
  - Give required 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 considered in 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.

- E. Minimum Requirements for Piping and Fittings:
- Asbestos cement: Class 150, A C400.
  - Cast-iron fittings for ACP: ANSI 21.10 and A C110.
  - Galvanized steel: Schedule 40, mild steel screwed pipe.
  - Galvanized malleable iron fittings: ANSI B-16.3.
  - Hard drawn copper Type K: ANSI H-26.1 and ASTM B88.
  - Wrought copper or bronze solder fittings: ANSI B-16.22.
  - PVC constant pressure main line piping two inches and larger: Rubber-ring joint, PVC Class 160; 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.

- F. PVC Piping:
- Install PVC plastic pipe and fittings below grade.
  - PVC pipe: NSF-approved Type 1, 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.

- 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 of Pen-Tite wire connectors. Use one splicer 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 to be to the same to be of the manufacturer.
  - Install in the riser nipple of each impact head one line sized Valcon #ADV Anti-Drain Valve.
- J. Water Supply:
- System design is based on minimum operating pressure shown at each point of connection. Maximum GPM demand specified. Verify all pressures on site prior to construction.

- 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.
  - 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.

- M. Adjustment of the System:
- Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings. Select the best degree of arc to fit existing site conditions.
  - Set all sprinkler heads perpendicular to finished grades unless otherwise designated on the drawings.

02480 LANDSCAPE PLANTING

- A. On Site Soil Inspection:
- In addition to these documents, comply with the recommendations of the Soil Suitability and fertility Analysis Report.
  - Where no soils report is available, obtain a soil test after rough grading has been completed. Soil test shall be conducted by Soil and Plant Laboratory, P.O. Box 6566, Orange, CA, (714) 282-9777. Send copy of soils report and recommendations to the Landscape Architect.
- B. Submittals:
- Submit delivery slips for material to Owner to verify specified quantities of bulk deliveries of soil amendments and fertilizers.
  - Seed mixtures: Furnish dealer's guaranteed statement of composition of mixture.
- 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:
- Substitute plant material for the indicated plant material will not be permitted unless specifically approved in writing by the Landscape Architect.
- F. Guarantee:
- Guarantee boxed and field grown trees to "live and grow" in an "acceptable, 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
  - Guarantee all rooted cuttings, sod, and container plant materials up to and including 15-gallon size as to growth and health for a period of 90 days 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

- 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 extract.
  - Sodium absorption ratio (SAR) not to exceed 6 and the electrical conductivity or the saturation extract not to exceed 3.0 millimhos 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 standard sieve.
    - 0-30% passing 500 micron (No. 35, 32 mesh) standard sieve.
  - Soluble Salts:
    - Maximum 3.5 millimhos/centimeter @ 25m C. as determined by the saturation extract method.

- K. Organic Soil Conditioner with Fertilizer:
- Use Gro-Power-Plus as manufactured by Southern California Organic Fertilizer Co. (213) 245-6849.
- L. Commercial Fertilizer:
- Use commercial fertilizer, uniform in composition, free flowing, conforming to State and Federal laws, and suitable for application with equipment designed for that purpose. 12-12-12 unless otherwise indicated.
  - Where indicated, use Agriform Plant Tabs 20-10-5, 21 gram tablets at rate prescribed in manufacturer's written specification.

- 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:
    - 10 feet long for 5 and 15 gallon trees.
    - 12 feet long for 24" box and larger trees.
  - Steel Pipe Stakes:
    - 2" (2-3/8" O.D.) Schedule 40 galvanized steel pipe.
    - 10'-6" long with end cap. Paint flat black.
  - Tree ties:
    - Single stake: Cinch-tie as manufactured by V.I.T. Company.
    - Double stake: Twist-brace as manufactured by V.I.T. Company.

- O. Vine Ties:
- Adhering:
    - Clear plastic disc with eye.
    - Secure to surface with adhesive.
    - Attach vines to disc with green plastic covered wire ties.
  - Non-Adhering:
    - 1/2" diameter stainless steel eyebolts.
    - Secure to wall with lead shields.
    - 12 gauge galvanized steel wire.
    - Attach vines to wire with green plastic covered wire ties.

- P. Herbicides:
- Pre-Emergence Herbicides:
    - Dymid: Granular or wettable powder, as manufactured by Elanco. Use in conjunction with Treflan, granular or emulsifiable.
    - Enide 50W. As manufactured by Tuco Products Company.
    - Eptam 6E. As manufactured by Stauffer Chemical Company.
  - Contract Herbicides:
    - Ortho Parquat. as manufactured by Ortho Division of Chevron Chemical Company. Use with Ortho-X-77 Spreader (Surfactant).
    - Rad-E-Cate 35. As manufactured by Vineland Chemical Company.

- Q. Gravel Sump:
- 3/4" to 1" diameter sharp crushed rock gravel.
- 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 (Mixture per each 1,000 square Feet):
- 6 cubic yards nitrogen stabilized organic amendment.
  - 15 lbs. 12-12-12 Commercial fertilizer.
  - 200 lbs. Agricultural Gypsum.

- T. Planting Soil Mix (Mixture for plant pit backfill):
- Topsoil.....6 parts by volume
  - Organic Amendment.....4 parts by volume
  - Agriform fertilizer tablets:
    - Per each 15 gallon plant.....4 tablets
    - Per each 5 gallon plant.....3 tablets
    - Per each 1 gallon plant.....1 tablets
    - Box trees.....1 tablet per 1/2" of trunk caliper

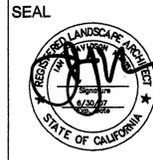
- U. Preparation:
- Verify that final grades have been established prior to beginning planting operations.
  - Do not work soil when moisture content is so great that excessive compaction will occur nor when it is so dry that dust will form in the air or that clods will not break readily. Apply water 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 offsite location at no expense 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 hindrance 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.
  - 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.
    - Contract Herbicides: Apply per manufacturer's recommendations to areas to receive lawn. Prior to application, moisten areas for 14 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.
  - Provide gravel filled auger drilled drainage sumps for all tree pits indicated on the drawings, see plan details for number and size.
  - 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 two "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 "Twist-Brace" per manufacturer's recommendations.
  - Container Trees-Single Stake:
    - Set trees in plant pit, drive one lodgepole tree stake 30 inches into firm soil next to the root ball and backfill pit with prepared soil mix.
    - Secure tree to stake with two "Cinch-Ties" per manufacturer's recommendations.

- Y. Planting Rooted Cuttings:
- Allow all plant materials specified as flat stock on planting plans to remain in the flats or liners until time for transplanting. Provide sufficient moisture to flat soil so that the soil does not fall apart when transplanting plant from flat. Plant each plant with its proportionate amount of flat soil in a manner that will insure a minimum disturbance to the root system.
  - Topdress all rooted cuttings planted areas with mulch 1" thick.



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MARK	REVISIONS	APPR.	DATE

CITY OF RIVERSIDE, CALIFORNIA  
PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 10/6/06  
BY: [Signature] DATE: 10/6/06  
PUBLIC UTILITIES - WATER  
PUBLIC UTILITIES - ELECTRIC  
PLANNING

DESIGNED BY: LID DRAWN BY: MW CHECKED BY: LID

OFFSITE STREETS  
SPECIFICATIONS

CREEKSIDE TERRACE  
TRACT # 31671

ACCT. NO.  
IDLA JOB #: 13904

R-3826 L

SHEET 4 OF 4

FILE NO.