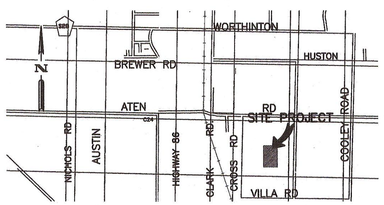
LANDSCAPE CONSTRUCTION DOCUMENTS FOR
CAMBRIA PARK AT VICTORIA RANCH UNIT 4A

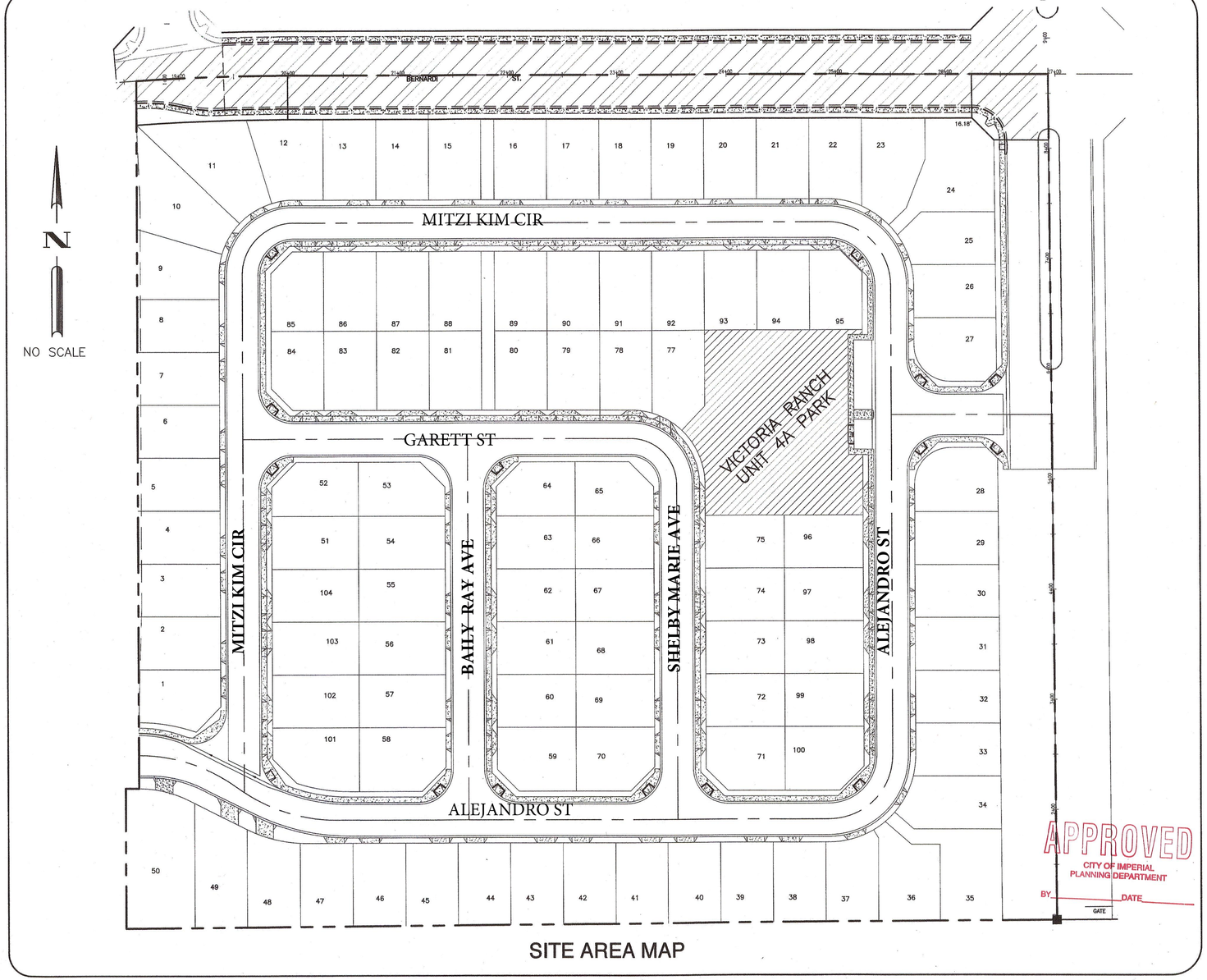


VICINITY MAP NOT TO SCALE

GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (800) 422-4133 BEFORE START OF CONSTRUCTION (2 WORKING DAYS OR 48 HOURS).
2. CONTRACTOR SHALL VERTIFY EXISTING LOCATION OF UTILITIES AS NECESSARY TO PROTECT IN PLACE.
3. CONTRACTOR SHALL NOTIFY CITY UPON COMPLETION OF WORK.
4. CONTRACTORS ON THE JOB SHALL CARRY INSURANCE SATISFACTORY TO THE OWNER AND PROVIDE PROOF OF CERTIFICATION UPON REQUEST. THIS POLICY SHALL NOT LAPSE OR BE CANCELED AT ANY TIME DURING PROJECT CONSTRUCTION.
5. THE CONTRACTOR AGREES TO HOLD THE OWNER, THE CITY, AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIALS, SUPPLIERS OR AGENTS.
6. THESE CONTRACTOR DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION.
7. ALL LOCAL, MUNICPAL, AND STATE LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE CONSIDERED TO BE INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS.
8. THE CONTRACTOR SHALL VERTIFY THE LOCATIONS OF ALL EXISTING UTILITIES, SERVICES, STRUCTURES, AND FEATURES PRIOR TO START OF CONSTRUCTIONS. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE ALL DAMAGE RESULTING FROM HIS OPERATION.

SHEET INDEX



SITE AREA MAP

MATERIALS LEGEND

SYMBOL	DESCRIPTION	REMARKS
	DECOMPOSED GRANITE (D.G.) PATH: 4"D. 3/8" SEDONA RED DECOMPOSED GRANITE W/ BINDER ON A 90% COMPACTED SUBGRADE W/ 4" ROLLED EDGE GREEN POWDER COATED STEEL EDGING OR EQUIVALENT	D.G. AVAILABLE THRU SWB @ 760-342-1112 OR EQUIVALENT STEEL EDGING AVAILABLE THRU ACME MANUFACTURING CO., INC. @ 800-321-1115 OR EQUIVALENT
	ACCESSIBLE PLAYGROUND SURFACE: 12"D. MIN. "WALK-ON" BARK	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	PARK BENCH: EXTRUDED METAL BENCH PATTERSON-WILLIAMS MO. NO. 3195 IN-GROUND MOUNT & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	TRASH RECEPTACLE: METAL TRASH RECEPTACLE PATTERSON-WILLIAMS MO. NO. 3150 W/ DOME LID, SURFACE MOUNT, & HUNTER GREEN COLOR OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	ACCESSIBLE PLAY STRUCTURE: 31'X28' ACCESSIBLE PLAY STRUCTURE: PLAY SIMPLE ROCK-N-SLIDE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	ACCESSIBLE SWING STRUCTURE: SWING STRUCTURE BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	PLAYGROUND SHADE CANOPY FABRICK SHADE CANOPY WITH STEEL POLES BY PLAYWORLD SYSTEMS OR EQUIVALENT	AVAILABLE THRU DAVE BANG & ASSOCIATES @ 800-669-2585 OR EQUIVALENT
	PARK MONUMENT SIGN: PRECAST CONCRETE SIGN W/ PARK NAME, CITY LOGO, CITY NAME, & CITY DEPARTMENT	AVAILABLE THRU OUTDOOR CREATIONS, INC. @ 530-365-6106
	PLAYGROUND POLE LIGHTS: D-SERIES AREA LIGHT MO. NO. DSXO LED 40C 1000 50K T3M MVOLT SPUMBA DDBXD BY LITHONIA LIGHTING OR EQUIVALENT MOUNTED ON A BRONZE COLOR 20 FT. SQUARE NON TAPERED STEEL POLE MO. NO. SNTS 4S 11 9 BC 343 S1 IBZ BY VISIONAIRE LIGHTING OR EQUIVALENT. MOUNT POLES TO CONCRETE FOOTING W/ STEEL REINFORCING - FOOTING & STEEL SPECS PER CIVIL ENG.	LIGHT AVAILABLE THRU LITHONIA LIGHTING @ 800-279-8041 POLE AVAILABLE THRU VISIONAIRE LIGHTING @ 877-977-5483
	MONUMENT SIGN LIGHT: DIE CAST 70W FLOODLIGHT MO. NO. LF20A W/ PAR16 120V LAMP & BONZE COLOR BY RAB LIGHTING OR EQUIVALENT	AVAILABLE THRU RAB LIGHTING @ 800-722-1000

DEVELOPER

VR CAMBRIA
179 SILVIA COURT
IMPERIAL, CA 92251
CONTACT: MICHELLE HOLLINGER
TEL: (619) 993-6391

SITE DEVELOPMENT DATA

TOTAL AREA OF DEVELOPMENT IS 0.57 ACRES.

ASSESSORS TAX PARCELS:
PARCEL NUMBER *GROSS AREA*
POR. APN 0XX-XXX-00X *0.57 ACRES*

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No.

DATE EXP. DATE

SEAL

PREPARED UNDER THE DIRECTION OF:

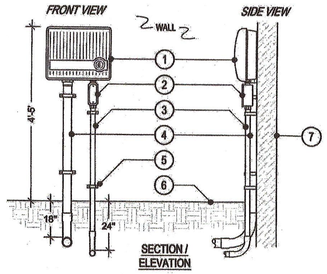
R.C.E. No.

DATE EXP. DATE

Underground Service Alert
Call: TOLL FREE 811
TWO WORKING DAYS BEFORE DIGGING

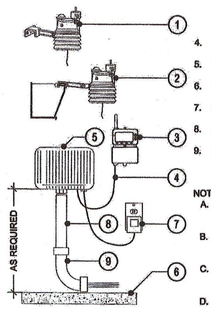
TITLE SHEET
CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CALIFORNIA

SHEET *L-1* OF:
DATE *03/06/17* BY *D.C.*
CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-08PGP
JOB NUMBER 16008-02



1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES
5. SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE
7. WALL

L CONTROLLER

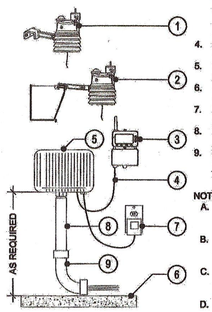


1. CLIMATE LOGIC WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS
2. CLIMATE LOGIC WEATHER SENSOR MOUNTED TO RAIN GUTTER USING QUICK-CLIP GUTTER MOUNT
3. CLIMATE LOGIC RECEIVER MODULE MOUNTED INSIDE CONTROLLER ENCLOSURE - MOUNT WITH SCREWS OR IF IN A SECURE AREA, MOUNT ON HOOK HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HAND-HELD PROGRAMMING UTILIZING THE SLACK IN THE CORD
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLER REMOTE PORT
5. COMPATIBLE SPRINKLER CONTROLLER (LOCATE IN ENCLOSURE AS CALLED FOR ON THE PLANS)
6. FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED (IF APPLICABLE)
7. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER IF APPLICABLE)
8. SCHEDULE 40 PVC CONTROL WIRE CONDUIT (SIZE AS REQUIRED IF APPLICABLE)
9. SCH 40 PVC SWEEP ELL (PROTECTING LOW-VOLTAGE CONTROL WIRES TO ELECTRIC VALVES IF APPLICABLE)

NOTES:

A. INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURER'S DIRECTIONS.
B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNER'S GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS.
E. THE CLIMATE LOGIC SENSOR HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.

M ET SENSOR



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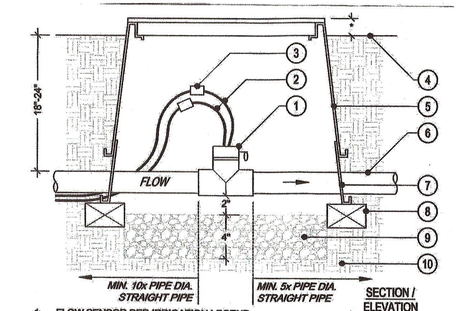
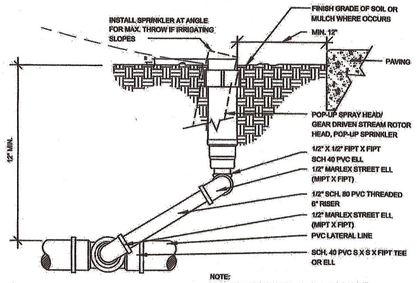


1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #214-6)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
10. NATIVE SOIL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

O FLOW SENSOR



NOTE:
- CONTRACTOR SHALL INSTALL ANTI-DRAIN VALVES, AS REQUIRED, TO PREVENT LOW HEAD DRAINAGE
- INSTALL SPRINKLER HEADS MINIMUM 6" FROM SIDEWALKS, CURBS AND PAVEMENT
- USE 3/4" FITTINGS AND RISERS WHEN SPRINKLER INLET IS 3/4"

P POP-UP SPRINKLER

PRESSURE LOSS CALCULATIONS		
STATION # / 24 GPM		
MAXIMUM FLOW / FARTHEST FROM POC		
EQUIPMENT	SIZE	LOSS
Service Line - Copper (50' Estimate)	1"	2.9
Water Meter	1"	3.4
Backflow Preventer (R/P Type)	1"	13.0
Master Control Valve	1"	4.2
Flow Sensor	1/2"	1.0
Sch 40 PVC Mainline 283'	1 1/2"	1.51
Sch 40 PVC Mainline Loop - '	1 1/4"	-
Electric Control Valve	1 1/2"	3.7
Lateral Lines (10% Pressure Dif. Max.)	Misc.	2.97
SUBTOTAL PRESSURE LOSSES		32.68
MISC. LOSSES THROUGH SYSTEM	10%	3.27
Elevation Gain in Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		35.95
Pressure Required at Valve		30.0
TOTAL PRESSURE REQUIRED		65.95
Static Pressure at POC		75
RESIDUAL PRESSURE		9.1 (12%)

Q PRESSURE LOSS CALCS

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD													
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DIVIDE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.			JAN ET (in) 2.2	FEB ET (in) 2.7	MAR ET (in) 3.7	APR ET (in) 4.5	MAY ET (in) 4.6	JUN ET (in) 5.4	JUL ET (in) 6.2	AUG ET (in) 6.1	SEP ET (in) 4.7	OCT ET (in) 3.7	NOV ET (in) 2.5	DEC ET (in) 2.0
HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr) 0.42	IRRIGATION DAYS PER MONTH	7	8	11	14	14	16	19	18	14	11	8	6
	PLANT FACTOR (Kc) 0.50	STATION RUN TIME (min.)	24.9	26.8	26.7	25.5	26.1	26.8	25.9	26.9	26.6	26.7	24.8	26.5
2'-6" ROOTS	SPRINKLER EFFICIENCY 0.90	CYCLES PER ZONE	1	1	1	1	1	1	1	1	1	3	1	1
LOAM		MINUTES PER CYCLE	24.9	26.8	26.7	25.5	26.1	26.8	25.9	26.9	26.6	8.9	24.8	26.5

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - ESTABLISHED PLANTS													
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DIVIDE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.			JAN ET (in) 2.2	FEB ET (in) 2.7	MAR ET (in) 3.7	APR ET (in) 4.5	MAY ET (in) 4.6	JUN ET (in) 5.4	JUL ET (in) 6.2	AUG ET (in) 6.1	SEP ET (in) 4.7	OCT ET (in) 3.7	NOV ET (in) 2.5	DEC ET (in) 2.0
HYDROZONE	HYDROZONE ATTRIBUTES	HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr) 0.42	IRRIGATION DAYS PER MONTH	3	3	4	5	5	6	7	6	5	4	3	2
	PLANT FACTOR (Kc) 0.50	STATION RUN TIME (min.)	58.2	71.4	73.4	71.4	73.0	71.4	70.3	60.7	74.6	73.4	66.1	79.4
6'-24" ROOTS	SPRINKLER EFFICIENCY 0.90	CYCLES PER ZONE	2	2	2	2	2	2	2	2	2	2	2	2
LOAM		MINUTES PER CYCLE	29.1	35.7	36.7	35.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7

IRRIGATION SCHEDULE NOTES

IRRIGATION SCHEDULE IS BASED ON THE HYDROZONE DATA LISTED IN THE CHART ABOVE HISTORIC ET FOR IMPERIAL., ESTIMATED ROOT DEPTH, ESTIMATED SOIL TYPE, PLANT FACTOR FROM WUCOLS III, CALCULATED PRECIPITATION RATE, AND ESTIMATED IRRIGATION EFFICIENCY. THIS SCHEDULE WILL NEED TO BE FINE-TUNED AND ADJUSTED BASED ON ACTUAL SITE CONDITIONS. THE CONTROLLER FOR THIS PROJECT IS A "SMART" CONTROLLER USING THE IRRITROL 'CLIMATE LOGIC' ET SENSOR. IT IS SUGGESTED THAT THE AUTOMATIC ET ADJUSTMENT FEATURE NOT BE USED UNTIL PLANTS HAVE DEVELOPED ESTABLISHED ROOT SYSTEMS.

R IRRIGATION CONTROLLER SCHEDULES

AB-1881 CALCULATIONS : MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.70 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	71.6
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.70 = ET Adjustment Factor (70% of Reference ET)	0.70
LA = Total Landscaped Area (square feet)	25,521
SLA = Special Landscape Area	0
TOTAL MAWA	793,050

AB-1881 CALCULATIONS : ESTIMATED APPLIED WATER USE				
EAWU = Estimated Applied Water Use by Hydrozone (GALLONS)				
EAWU = (ETo) x (0.62) x [(PF) x (HA) / (IE) + (SLA)]				
ETo =	Reference ET (inches per year)			71.6
0.62 =	Conversion Factor (to gallons per square foot)			0.62
PF =	Plant Factor (Kc)			Hydrozone Specific
HA =	Hydrozone Area			Hydrozone Specific
IE =	Irrigation Efficiency			Hydrozone Specific
SLA =	Special Landscape Area			0
Hydrozone	PF	HA	IE	(PF) x (HA) / (IE)
Turf (Spray Rotors)	0.8	17,044	0.80	11,362.67
Shrubs / Trees (Drip Line)	0.2	8,477	0.90	1,883.78
TOTAL AREA	25,521	Total		13,246.45
EAWU = (ETo) x (0.62) x [(TOTAL SUM OF PF x HA / IE) + (SLA)]				
TOTAL EAWU				588,037

S AB-1881 WATER BUDGET CALCS

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	DRIP TUBING - VISUALLY CHECK EACH SYSTEMS DRIP TUBING OPERATION INDICATOR WHILE SYSTEM IS IN OPERATION. REPAIR DRIP LINE AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

IRRIGATION AUDIT SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A QUALIFIED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. AUDITS SHALL BE PERFORMED EVERY 5 YEARS AT A MINIMUM OR AS NEEDED.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

1. FOLLOW THE 'IRRIGATION ASSOCIATION' AUDIT PROTOCOL OR EQUAL.
2. PLACE FLAGS AT EACH HEAD IN THE ZONE.
3. DETERMINE A REPRESENTATIVE GRID FOR MEASURING CUP PLACEMENT.
4. PLACE WATER MEASURING RECEPTACLES.
5. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
6. CALCULATE THE IRRIGATION EFFICIENCY.
7. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
8. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
9. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

T IRRIGATION MAINTENANCE SCHEDULE

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY_____DATE_____

STATEMENT

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No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No. _____
DATE _____ EXP. DATE _____

SEAL
CA

PREPARED UNDER THE DIRECTION OF:

R.C.E. No. _____
DATE _____ EXP. DATE _____

BENCH MARK

IRRIGATION DETAILS

SHEET L-8 OF:

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CA. DATE 03/06/17 BY D.C.

CLIENT VICTORIA RANCH HOMES, INC. FILE NAME 16008-02PGP JOB NUMBER 16008-02

PLANTING SPECIFICATIONS
A.LANDSCAPE WORK GENERAL NOTES

ORDINANCES AND REGULATIONS : ALL LANDSCAPE PLANTING WITHIN THESE DRAWINGS AND SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES AND ORDINANCES (LOCAL, COUNTY &STATE).

PERMITS AND INSPECTIONS : THE GENERAL CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ALL PERMITS, FEES AND AGENCY INSPECTIONS AS REQUIRED.

SCOPE OF WORK : CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO FURNISH, INSTALL AND COMPLETE ALL LANDSCAPING PER THE DRAWINGS AND SPECIFIED WITHIN. IT SHALL BE THE OWNER'S RESPONSIBILITY IN INVITING AND OBTAINING BIDS, SETTING ITS PROVISIONS AND INSTRUCTIONS TO BIDDERS, SECURING THEIR BONDS AND WORKERS COMPENSATION INSURANCE CERTIFICATES, ETC. TO FULLY ENSURE THE QUALITY AND TIMELY COMPLETION OF THE PROJECT.

LICENSE : THE CONTRACTOR SHALL BE A C-27 CALIFORNIA STATE LICENSED LANDSCAPE CONTRACTOR. AND SHALL OBTAIN (AND KEEP IN FORCE DURING THE PERIOD OF THE CONTRACT) PUBLIC LIABILITY, WORKMAN'S COMPENSATION AND PROPERTY DAMAGE INSURANCE. AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.

LIABLE FOR DAMAGE : THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ITS OPERATIONS TO UTILITIES, EXISTING PLANTING, CONSTRUCTION, PERSONS, PROPERTY, ETC. AND SHALL PROVIDE PROTECTIVE MEANS TO GUARD AGAINST DAMAGE.

LIABLE FOR ENCROACHMENT : THE CONTRACTOR SHALL BE RESPOSIBLE FOR ANY ENCROACHMENT ONTO ADJACENT PROPERTY, RIGHT -OF-WAYS, EASEMENTS, SET-BACKS OR ANY OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.

PLAN & FIELD VERIFICATION :
THESE DOCUMENTS MAY CONTAIN ERRORS. OMISSIONS, CONTRADICTIONS, ETC. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS THOROUGHLY AND SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY UPON ANY SUCH DISCOVERY OF DISCREPANCY. GOVERNING CODES SHALL THEN APPLY. THE OWNER'S SUPERINTENDENT WILL INSPECT THE PLANTING WORK PRIOR TO THE START OF CONTSTRUCTION. THE CONTRACTOR SHAU VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE GENERAL CONTRACTOR AND OWNER SHALL BE NOTIFIED IMMEDIATELY UPON ANY DISCOVERY OF DISCREPANCIES. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

COORDINATION : CONTRACTOR SHALL COORDINATE ALL LANDSCAPE CONSTRUCTION WITH APPROPRIATE TRADES THROUGH THE OWNER BEFORE STARTING WORK.

METHODS OF CONSTRUCTION : THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST QUALITY STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER IN PRODUCING THE BEST POSSIBLE PRODUCT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR A U CONSTRUCTION METHODS, MEANS. SEQUENCES, PROCEDURES AND TECHNIQUES. THE GENERAL CONTRACTOR FIRM IS NOT LIABLE FOR CONSTRUCTION METHODS.

SAFETY : AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS DURING CONSTRUCTION.

UTILITIES : THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. ELECTRICAL CABLES. CONDUITS, AND IRRIGATION LINES PRIOR TO ANY CONSTRUCTION, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DAMAGE SUCH IMPROVEMENTS.

MATERIALS : ALL MATERIALS AND EQUIPMENT SPECIFIED IN THESE DRAWINGS SHALL BE NEW AND IN PERFECT CONDITION OR THE BEST GRADE OF THEIR RESPECTIVE KINDS WHERE INSTALLED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS : IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT REASONABLY OBTAINABLE, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR ALTERNATE FROM THE GENERAL CONTRACTOR. MATERIAL, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON DRAWINGS MAY BE CONSIDERED FOR USE. WRITTEN APPROVAL FOR SUBSTITUTIONS SHALL BE OBTAINED FROM THE OWNER AND THE GENERAL CONTRACTOR. ALL SUBSTITUTIONS SHALL CONFORM TO LOCAL CODES AND ORDINANCES. ANY EQUIPMENT OR MATERIALS INSTALLED WITHOUT APPROVAL BY THE OWNER OR GENERAL CONTRACTOR MAY BE REJECTED AND REMOVED AT CONTRACTOR'S EXPENSE.

PLANTING PLANS : THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS DURING INSTALLATION TO AVOID CONFLICTS BETWEEN, EXISTING IRRIGATION, EXISTING PLANTING, ARCHITECTURAL FEATURES AND UTILITIES. ALL SCALE DIMENSIONS ARE APPROXIMATE. WRITTEN DIMENSIONS ON DETAILS AND PLANS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PLANTING NOTES : SEE GENERAL NOTES ON THE DRAWINGS FOR ADDITIONAL WORK REQUIRED, BUT NOT SPECIFICALLY MENTIONED IN THESE SPECIFICATIONS. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS AND/OR DETAILS.

FINAL SITE REVIEW : UPON COMPLETION OF WORK THE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR FOR FINAL SITE REVIEW, AT WHICH TIME THE CONTRACTOR SHALL BE PRESENT. ANY ASSUMED OR EXISTING VARIENCES OR OMISSIONS SHALL BE NOTED ATTHS TIME. THE CONTRACTOR SHALL STIPULATE WHEN AND HOW THE CONDITIONS WILL BE RECTIFIED. WHEN THESE CHANGES HAVE BEEN CARRIED OUT, THE AREAS CLEANED AND A NOTICE OF COMPLETION I ACCEPTANCE SHALL BE RECORDED ONLY WHEN THE ENTIRE CONTRACT IS COMPLETED TO THE SATISFACTION OF THE OWNERS AUTHORIZED REPRESENTATIVE.

SITE MAINTENANCE : CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

NAINTENANCE INSTRUCTIONS : AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL INSTRUCT THE CITY OF IMPERIAL ON HOW TO PROPERLY MAINTAIN AND CARE FOR LANDSCAPE PLANTINGS AFTER THE INCLUDED 1 YEAR MAINTENANCE.

GUARANTEE : THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES SHALL BE GUARENTEED FOR ONE (1) YEAR. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARENTEE OF MINIMUM ONE (1) YEAR, SHRUBS $ VINES FOR 6 MOD., AND ALL OTHER PLANT MATERIAL SHALL BE GUARANTEED FOR 90 DAYS. ANY SETTLING OF TREEISHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD PRIOR TO FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER -INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

PREQUIRED FIELD OBSERVATIONS : THESE PLANS WERE PREPARED WITH THE UNDERSTANDING THAT THE OWNER AND GENERAL CONTRACTOR WILL PROVIDE 'FULL' CONTRACT SERVICES INCLUDING FIELD OBSERVATION SERVICES DURING CONSTRUCTION.

FIELD OBSERVATION COORDINATION : OBSERVATIONS SHALL BE INITIATED BY THE CONTRACTOR AND COORDINATED THROUGH THE OWNER (JOB SUPERINTENDENT). THE CONTRACTOR SHALL NOTIFY THE OWNER (JOB SUPERINTENDENT) AND GENERAL CONTRACTOR NOT LESS THAN FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY OBSERVATION. CONTINUED WORK WITHOUT OBSERVATION OF ANY REQUIRED CHANGES OR MODIFICATIONS TO BE AT THE CONTRACTOR'S EXPENSE. THE OWNER (JOB SUPERINTENDENT) SHALL INFORM THE GENERAL CONTRACTOR AS TO THE PURPOSE AND TIME OF THE OBSERVATION FORTY-EIGHT (48) HOURS IN ADVANCE.

CLOSING OF UNINSPECTED WORK : THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF M E WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CONSULTING ENGINNER OR AUTHORIZED REPRESENTATIVE AND/OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THE WORK. SHOULD ANY OF THE WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER HIS WORK AT HIS OWN EXPENSE. AFTER IT HAS BEEN INSPECTED, TESTED AND APPROVED. THE CONTRACTOR SHALL MAKE ALL REPAIRS NECESSARY TO THE OWNER'S SATISFACTION.

JOB SITE MEETINGS AND REQUIRED INSPECTIONS

A. PRE-JOB MEETING ONSITE - PRIOR TO COMMENCEMENT OF WORK
B. DURING SOIL PREPARATION OR AS SPECIFIED BY THE OWNER.
C. AT COMPLETION OF SOIL PREPARATION
D. COMPLETION OF WEED CONTROL
E. PLANT MATERIAL INSPECTION AND LOCATION
F. GRADING CHECK PRIOR TO GROUND COVER
G. PROGRESS I INSTALLATION
H. COMPLETION OF PLANTING
I. 30,60, & 90-DAY MAINTENANCE INSPECTIONS

COMPLETION : WORK SHALL BE COMPLETED UPON FINAL APPROVAL BY OWNER AND GENERAL CONTRACTOR A FINAL INSPECTION SHALL BE HELD UPON THE COMPLETION OF THE WORK PROVIDING THE CONTRACTOR HAS COMPLETED THE INSTALLATION OF ALL PHASES OF THE CONTRACT AND CONFORMED TO REQUIREMENTS OF THESE SPECIFICATIONS.

B. PRODUCTS & MATERIALS

SCOPE OF WORK : WORK SHALL CONSIST OF FURNISHING ALL MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETELY INSTALL ALL LANDSCAPE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED. THE FOLLOWING COMPRISES THE PRINCIPLE MATERIALS BUT DOES NOT SET THE LIMITATION FOR MATERIALS REQUIRED. IT SHALL BE UP TO THE CONTRACTOR TO SHOW THAT AMPLE QUANTITIES OF THE REQUIRED MATERIALS WERE USED AND INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

PLANT MATERIALS : ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES DETAILS, AND SPECS. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE. PROVIDE TREES, SHRUBS & OTHER PLANTS OF SIZE, GENUS, SPECIES AND VARIETY INDICATED ON THE PLANS FORTHE LANDSCAPE WORK AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". ALL PLANTS SHALL BE HEALTHY, WELL ESTABLISHED NURSERY STOCK, FREE FROM INSECTS AND THEIR EGGS AND DISEASES. PLANTS SHALL BE FURNISHED IN THE QUANTITIES REQUIRED TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS. CONTAINER STOCK (I GAL.. 5 GAL.. 15 GAL, AND BOXES) SHALL HAVE BEEN GROWN IN CONTAINER FOR AT LEAST SIX MONTHS, BUT NOT OVER TWO YEARS. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN ROOT BALLS WHEN TAKEN FROM THE CONTAINER SHALL BE PLANTED. NO TREES WITH DAMAGED ROOTS, BROKEN ROOT BALL OR SEPERATION AT THE TRUNK BASE SHALL BE PLANTED. A U PLANTS SHALL BE INSPECTED AND APPROVED PRIOR TO PLANTING. SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY OF HINES WHOLESALE NURSERYIMONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE GENERAL CONTRACTOR WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING AND WILL NOT HESITATE TO REJECT ANY MATERIAL OR QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL SPECIMAN MATERIAL TAGGED BY THE GENERAL CONTRACTOR FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST, SEA TREE OR OTHER NURSERY SOURCE OF EQUAL QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME AND INSTALL PER PLAN.

REJECTION OF PLANT MATERIAL : THE OWNER OR GENERAL CONTRACTOR WILL APPROVE ALL PLANT MATERIAL AND WILL NOT HESITATE TO REJECT ANY PLANT MATERIAL REGARDED AS UNSUITABLE, OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE AND SHALL THEREFORE BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

HANDLING/STORAGE : ALL PLANTS SHALL BE HANDLED AND STORED SO THEY ARE KILLER APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
ADEQUATELY PROTECTED FROM DRYING OUT, SUN. WIND BURN, VANDALISM OR ANY OTHER INJURY.

PLANT QUANTITIES : QUANTITIES FOR PLANT MATERIALS ARE SHOWN FOR CONVENIENCE ONLY, AND NOT GUARANTEED. CONTRACTOR SHALL VERIFY PLANT COUNT AND SUPPLY SUFFICIENT NUMBER TO FULFILL THE INTENT OF THE DRAWINGS CONFIRM ANY CLARIFICATIONS WITH THE GENERAL CONTRACTOR.

TREE TAGGING : CONTRACTOR SHALL FORWARD DIGITAL PHOTO'S OF 24" BOX OR LARGER TREE SPECIMENS WITH A PERSON IN THE PHOTO FOR SCALE AND WITH THE TREE SEPARATED FORM OTHER TREES FOR APPROVAL BY THE GENERAL CONTRACTOR PRIOR TO PURCHASE AND DELIVERY.

TREE STAKES AND TIES : TREE STAKES SHALL BE MINIMUM 2" DIAMETER LODGE POLE PINE OR CONSTRUCTION HEART REDWOOD. FURNISH AND INSTALL AS INDICATED ON DETAILS. TREE TIES SHALL BE FLEXIBLE NON-DETERIORATING SELF-FASTENING BLACK VINYL TREE TIES OF THE SIZES REQURED TO PROPERLY SUPPORTTREES, "CINCH TIES" AVAILABLE FROM V.I.T. OR EQUAL.

ROOT BARRIERS : REGARDLESS OF INDICATION ON THE PLANS, THE CONTRACTOR SHALL INSTALL LINEAR PANEL TYPE OR GOVERNING AGENCY APPROVED ROOT BARRIERS AT ALL TREES WITHIN TEN (10) FEET OF HARDSCAPE, STRUCTURES, ETC. OR EQUAL.

SOD : SOD VARIETY SHALL BE PER PLANS. SOD SHALL BE SUPPLIED BY PACIFIC SOD OR APPROVED EQUAL, PURCHASED FROM A RECOGNIZED TURF NURSERY. FIRST QUALITY, FRESH AND CLEAN.

AGRIFORM PLANTING TABLETS : SHALL BE 20-10-5 ANALYSIS PROLONGED RELEASE NITROGEN. (1) PER 1 GALLON, (2) PER 5 GALLON, (4) PER 15 GALLON, AND (6) PER BOX FOR SPECIMENS LARGER THAN 15 GALLON OR PER DRAWINGS.

COMMERCIAL FERTILIZER : SHALL BEAR THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS AND SHALL BE CONTROLLED RELEASE TYPE FERTILIZER WITH THE FOLLOWING MINIMUM REQURIEMENTS:
16% NITROGEN - 16 % PHOSPHORIC ACID - 16 % POTASH (+ IRON).

REDWOOD SHAVINGS SHALL BE PURE REDWOOD SAWDUST AND SHAVINGS OR NITROGEN FORTIFIED FIR RESULTING FROM MILLING OPERATIONS AND SHALL NOT CONTAIN STICKS, BLOCKS OF WOOD, OR OTHER FOREIGN MATTER. SOURCES OF SHAVINGS SHALL BE APPROVED BY GENERAL CONTRACTOR. GYPSUMSTANDARD COMMERCIAL BRAND, GUARANTEED ANALYSIS OF 94.3 % CALCIUM SULFATE SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED. LANDSCAPING PER THE DRAWINGS AND SPECIFIED WITHIN. IT SHALL BE THE SOIL SULFURSTANDARD COMMERCIAL BRAND. GUARANTEED ANALYSIS OF 99% SULFUR (EXPRESSED AS ELEMENTAL) SUPPLIED IN UNOPENED BAGS WITH ANALYSIS ATTACHED. BONE MEAL SHALL BE FINE GROUND. STEAMED. DRY MATERIAL WITH A MINIMUM ANALYSIS OF 1 % NITROGEN - 30 % PHOSPHORIC ACID - 69.5 % UNDILUTED BONE.

SAMPLES : SAMPLES OF REDWOOD SHAVINGS, STEER MANURE, FERTILIZER AND SEED SHAU BE SUBMITIED FOR APPROVAL AND SHALL BE STORED ON THE SITE UNTIL FURNISHING OF MATERIALS IS COMPLETED.

CERTIFICATES : CERTIFICATES FOR EACH DELIVERY OF BULK MATERIAL SHALL BE FURNISHED TO THE GENERAL CONTRACTOR BY THE CONTRACTOR CERTIFICATES SHALL STATE THE SOURCE, QUANTITY AND TYPE OF MATERIAL AND DATE AND ADDRESS OF THE LOCATIONS IT WAS DELIVERED TO.

C. EXECUTION

1. TREE AND SHRUB PLANTING

PLANT DEPTH : PLANT ALL PLANTS AT THEIR NATURAL GROWING DEPTH PER DETAIL, IN THE LOCATIONS SHOWN ON THE DRAWINGS.

EXCAVATED PITS : EXCAVATE PITS WITH SQUARE AND VERTICAL SIDES, 2 TIMES THE. DIAMETER. AND 12" GREATER IN DEPTH THAN THE SIZE OF THE PLANT CONTAINER.

BACKFILL MIXTURE : BACKFILL TO BOTTOM OF ROOT BALL WITH PREPARED BACKFILL MIXTURE. TAP FIRMLY, SET PLANT IN CENTER OF PIT IN A VERTICAL POSITION, CROWN LEVEL WITH FINISH GRADE. BACKFILL BALANCE OF PIT WITH THE FOLLOWING PREPARED MIXTURE OR PER SOILS REPORT:

6 PARTS BY VOLUME NATIVE ON SITE SOIL
4 PARTS BY VOLUME 'NITRO-MULCH' SOIL AMENDMENT
1 LB. 1516-16 COMMERCIAL FERTILIZER PER CU. YD. OF MIX
2 LBS. IRON SULFATE PER CU. YD. OF MIX
AGRIFORM PLANT TABLETS, (1) PER GALLON, (2) PER 5 GALLON, (4) PER 15 GALLON, AND (6) PER BOX FOR SPECIMENS LARGER THAN 15 GALLON.

TREE LOCATIONS : THE OWNER SHALL APPROVE ALL TREE LOCATIONS. TREE LOCATIONS TAKE PRECEDENCE OVER IRRIGATION & DRAINAGE LINES, CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY.

WATER BASIN : CONSTRUCT A SIX INCH DEEP WATER BASIN. MULCH WITH A TWO INCH LAYER OF REDWOOD SHAVINGS, AND WATER THOROUGHLY, BACKFILLING WITH ADDITIONAL MIX WHERE VOIDS APPEAR.

TREE STAKES : ALL NURSERY STAKES SHALL BE REMOVED AND ALL TREES SHALL BE INSTALLED WITH LODGE POLE STAKES DRIVEN 2 FEET INTO THE UNDISTURBED SOIL. TREE STAKES SHALL NOT PIERCE THE ROOTBALL AND NOT INJURE TREE ROOTS. SEE TREE PLANTING DETAILS.

TREE TIES : TREE TIES SHALL BE FASTENED TO THE TREE AND STAKE BY LOOPING THE TIES IN FIGURE 8's WITH THE INSIDE OF THE TREE TRUNK. FASTEN TIE TO THE STAKE WITH ONE GALVANIZED ROOFING NAIL.

DEFECTS : ALL DEFECTS IN TREE AND SHRUB PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

2. VINE PLANTING

GENERAL : ALL VINES SHALL BE PLANTED PER THE VINE PLANTING DETAIL, AND THE WOOD SUPPORT STAKE SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE TO THE ROOTBALL.

WOOD FENCES : VINES ATTACHED TO WOOD FENCES SHALL BE SECURED WITH GALVANIZED NAILS OR GALVANIZED EYE SCREWS AND HEAVY DUTY VINE TIES.

3. GROUNDCOVER PLANTING

GENERAL : ALL GROUNDCOVER AREAS NOTED ON PLANS SHALL BE PLANTED WITH ROOTED CUTTING FROM FLATS UNLESS OTHERWISE NOTED. PLANT CONTINUOUSLY UNDER TREES AND SHRUBS AT THE SPACING INDICATED ON PLANS. REFER TO PLANTING DETAIL INSTALL PLANTS IN AREAS AND TO SPACING AS SHOWN ON THE DRAWINGS IN EVENLY TRIANGULARLY SPACED ROWS.

EXCAVATE PITS : EXCAVATE PITS A MINIMUM 3" x 4" WITH SUFFICIENT DEPTH TO ALLOW ROOT SYSTEM TO HANG FREE IN PIT. PLACE EACH PLANT AT ITS NATURAL GROWING DEPTH, ADD COMMERCIAL FERTILIZER AND SOIL BACKFILL MIX PER PIT, AND FIRM SOIL AROUND BASE OF PLANT WITHOUT PILING AT CROWN.

WATERING : WATER THROUGHLY AFTER SUFFICIENT AREA HAS BEEN PLANTED. ANY PLANTINGS SHOWING EVIDENCE OF DRYING OUT OR BADLY WILTING WILL NOT BE ACCEPTED.

PRE-EMERGENT : APPLY TREFLAN OR APPROVED PRE-EMERGENT IMMEDIATELY AFTER PLANTING TO A U GROUNDCOVER AREAS. HYDROSEEDED AREAS NOT INCLUDED.

DEFECTS : DEFECTS IN GROUNDCOVER PLANTING SHALL BE CORRECTED THROUGH THE GUARANTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.

4. SODDING

FINISH GRADE : SOIL SHALL BE LEFT 1 - 112" BELOW FINISH GRADE AS THE SOD WILL BRING THE LEVEL UP TO THE PROPER HEIGHT.

SITE PREPARATION : AFTER PREPARATION OF SOIL, THE AREA MUST BE PRE-IRRIGATED TO WET IT TO A DEPTH OF FOUR INCHES. IT SHALL BE DAMP BUT NOT MUDDY AND WITHOUT DEPRESSIONS.

HANDLING : INITIAL PLACEMENT OF SOD SHALL BE LAID WITHIN TWO DAYS AFTER IT IS DELIVERED. IT SHALL NOT BE LEFT IN THE HOT SUN, IN ROLLS, OR STACKED OVERNIGHT.

FERTILIZER : PRIOR TO PLACING OF SOD, BROADCAST 16-200 FERTILIZER AT A RATE OF SEVEN OUNDS PER 1,000 SQUARE FEET OVER SURFACE.

LAYOUT : SOD SHALL BE UNROLLED AND PLACED CAREFULLY IN A STAGGERED PATTERN. A PIECE OF 2 X 4 SHALL BE USED TO TAMP EACH ROLL AGAINST THE STRIPS THE TO ELIMINATE JOINTS AND EDGES.

INSTALLATION : AFTER LAYING SOD, IRRIGATE MODERATELY TO ENSURE MOISTURE PENETRATION, THEN ROLL WITH A RYAN TYPE SOD ROLLER. SOD SHALL BE FLUSH WITH GRADES OF ADJACENT SIDEWALKS, CURBS AND HEADERBOARDS. WATER AND ROLL AGAIN IF GRADE DOES NOT MEET THESE CONDITIONS.

WATERING : AFTER ROLLING THE SOD. THE AREAS SHALL BE THOROUGHLY WATERED TO A DEPTH OF 6" AND KEPT CONTINUALLY MOIST FOR A PERIOD OF TEN DAYS.

DEFECTS : ALL DEFECTS IN SOD PLANTING SHALL BE CORRECTED THROUGH THE GUARENTEE PERIOD SPECIFIED HEREIN AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

5. LANDSCAPE GRADING

SITE PREPARATION : THE CONTRACTOR SHAU REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER* DEBRIS, AND OTHER EXTRANEOUS MATERIALS FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK.

SOIL AMENDMENTS : THE SOIL AMENDMENTS SPECIFIED ARE FOR BIDDING PURPOSES ONLY. AU PLANTING AREAS, EXCEPT MANUFACTURED SLOPE CONDITIONS LICENSE THE CONTRACTOR SHALL BE A '2-27 CALIFORNIA STATE LICENSED UNLESS OTHERWISE STATED, SHALL BE AMENDED PER THE AGRONOMIC SOILS REPORT.

CULTIVATION DEPTH : ALL LANDSCAPE AREASEXCEPT MANUFACTURED SLOPE CONDITIONS, SHALL BE CULTIVATED TO A DEPTH OF SIX INCHES.

AMENDMENT MIX : INCORPORATE THE FOLLOWING SOIL AMENDMENTS, OR PER SOILS REPORT, IN THE UPPER 6" OF ALL PLANTING AREAS, TILLING OR DISKMG UNTIL ALL POCKETS AND LAYERS OF SOIL AND SOIL CONDITIONERS ARE ELIMINATED.

REDWOOD SHAVINGS	6 YARDS PER 1000 SQ. FT.
COMMERCIAL FERTILIZER	20 LBS PER 1000 SQ. FT.
GYPSUM	100 LBS. PER IWSQ. FT,

FINISH GRADE : OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN IIIOTH OF 'IFOOT OF FINISH GRADE.FINISH GRADES SHALL BE THOSE INDICATED ON THE DRAWINGS OR AS MAY BE CONTROLLED BY EXISTING INSTALLATIONS. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM, STRAIGHT LEVELS BETWEEN POINTS WHERE ELEVATIONS ARE DETERMINED. FINISH GRADES SHALL BE SMOOTH AND EVEN OF A UNIFORM PLANE WITH NO ABRUPT CHANGES IN THE SURFACE. MINOR MODELING OF THE GROUND SURFACE MAY BE REQUIRED. GRADES SHALL PROVIDE FOR THE NATURAL RUN-OFF OF WATER WITHOUT LOW SPOTS OR POCKETS. PROVIDE FINISH GRADES IN PLANTING AREAS WITH 2% MINIMUM FLOW. FLOW LINES SHALL BE SET BY INSTRUMENT AND SHALL BE THE MAXIMUM GRADIENT POSSIBLE.

DRAINAGE : THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE DRAINAGE IN WORK ALL PLANTING AREAS IN ACCORDANCE WITH THE PLANS, DETAILS AND SPECIFICATIONS OR AS SPECIFIED BY THE OWNERS.

FINISH GRADE AT TURF AREAS : FINISH GRADE OF ALL TURF AREAS SHALL BE ONE INCH BELOW THE GRADE OF ADJACENT WALKS. PAVEMENTS, CURBS, ETC.

FINISH GRADE AT SHRUB AREAS : FINISH GRADE OF ALL SHRUBBERY AND GROUND COVER AREAS SHALL BE TWO INCHES BELOW THE GRADE OF ADJACENT WALKS, PAVEMENTS, CURBS. ETC., EXCEPT WHERE WATER FLOWS ACROSS SAME.

D. MAINTENANCE

MAINTENANCE PERIOD : THE MAINENANCE PERIOD SHALL BE FOR 1 1/2 DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY VICTORIA HOMES. THE MAINTENACE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED. THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEAN-UP. ETC. ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED SAFETY : AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.

WATERING : WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP CONSTRUCTION. WATERING SHALL BE WATERED BY HAND AS REQUIRED. ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.

CULTIVATING AND WEEDING : CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. THE CONTRACTOR SHALL ELECT TO REMOVE SUCH CONCENTRATIONS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS. DAMAGED PLANTS OR AREAS SHALL BE REPAIRED OR REPLACED AT THECONTRACTORS EXPENSE.

CHEMICAL HERBICIDES PEST & RODENT CONTROL : A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AND INFESTATIONS AT THE OPTION OF THE OWNER AND UPON PRIOR APPROVAL BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.

PRUNING : ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO A POINT OF GROWTH. AT NO TIME SHALL TREES BE "TOPPED".

PLANT REPLACEMENTS : DURING THE MAINTENACE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO. AT THE END OF THE MAINTENACE PERIOD, ALL PLANT MATERIAL SHAU BE IN A HEALTHY, GROWING PLANTING PLANS : THE PLANTING PLANS ARE GENERALLY DIAGRAMMATIC AND CONDITION.

TURF AREAS : AT THE END OF EACH THIRTY (30) DAY PERIOD OF MAINTENANCE, THE CONTRACTOR SHALL DO THE FOLLOWING: OVERSEED ALL SPOTS OR AREAS WHERE NORMAL SOD ESTABLISHMENT IS NOT EVIDENT. REMOVE ALL ROCKS OR OTHER DEBRIS THAT CONSTITUTE A HINDRANCE TO MOWING. FILL ALL DEPRESSIONS AND ERODED CHANNELS WITH SUFFICIENT TOP SOIL TO RAISE TO PROPER GRADE, COMPACT LIGHTLY AND RESOD THE FILLED AREAS.

TURF WEED CONTROL : TURF AREAS SHALL BE TREATED WITH A BROADLEAF WEED KILLER APPLIED PER MANUFACTURER'S RECOMMENDATIONS.

TURF FERTILUER : FERTILIZE ALL TURF AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS. AT THE RATE OF FIVE (5) POUNDS PER 1000 SQ. FT. OF AREA FINAL SITE REVIEW..

FERTILIZER : FERTILIZE ALL PLANTING AREAS WITH COMMERCIAL FERTILIZER, 16-6-8 MINIMUM ANALYSIS, AT THE RATE OF FIVE (5) POUNDS PER 1000 SQ. FT. OF AREA OR PER THE SOIL ANALYSIS REPORT. PLANT ESTABLISHMENT WORK SHALL INCLUDE THREE FERTILIZER APPLICATIONS PER THIRTY (30) DAY INTERVALS.

MOWING : MOW ALL TURF AREAS BEFORE THEY REACH A HEIGHT OF THREE INCHES WITH MOWER SET AT TWO INCHES. MAINTAIN ALL TURF AREAS AT A TWO INCH HEIGHT THROUGHOUT THE MAINTENANCE PERIOD.

CLEAN-UP : DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE
AND SHALL MAINTAIN THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

FINAL INSPECTION : WILL BE HELD AT THE END OF THE 90-DAY MAINTENANCE PERIOD.

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY__________ DATE__________

STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No.
DATE
EXP. DATE

SEAL

PREPARED UNDER THE DIRECTION OF:

R.C.E. No.
DATE
EXP. DATE

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

PLANTING SPECIFICATIONS

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CALIFORNIA

DATE *03/06/17* BY *D.C.*

SHEET *L-11* OF:

CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-02PGP
JOB NUMBER 16008-02

TRASH RECEPTACLE

RESTROOM

HANDICAP RAMP

EXTRUDED PARK BENCH 3 TOTAL

PAD 946.00

CONCRETE PAD FOR RESTROOM

CONCRETE WALKWAY TO RESTROOM
EXPOSED AGGREGATE CONCRETE, MESA BUFF COLOR

12"WX18"D CONCRETE CURB EDGING FOR TOT LOT

PCC CURB
TOT LOT AGE 2-12 ADA

TURF

MONUMENT SIGN LIGHT

PRECAST CONCRETE SIGN

DOUBLE HEAD BY CITY OF IMPERIAL

METER PEDESTAL

PLANTER

POLE LIGHT TYP. 5 TOTAL

SITE DRAIN BOX

EXTRUDED PARK BENCH 3 TOTAL

6'WX4"D RED SEDONA D.G PATH W/ STEEL EDGING

SCALE: 1"=10'

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY_____DATE_____

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R.C.E. No.

DATE EXP. DATE

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

PARK SITE PLAN

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CALIFORNIA

DATE 03/06/17 BY D.C.

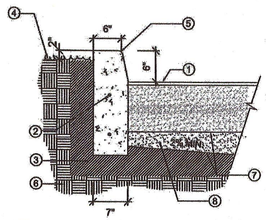
CLIENT VICTORIA RANCH HOMES, INC.

FILE NAME 16008-02PGP

JOB NUMBER 16008-02

SHEET L-2 OF:

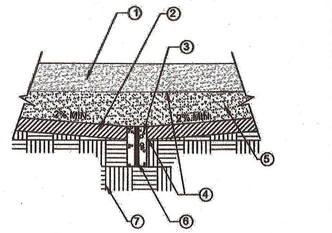
X:\Projects (Active)\16008-01 (Jim Lessley - Cambria 76 Lots)\16008-02 PARK\DWG\16008-02Landscape-4A-Park.dwg 03/06/2017 14:36



1. ADA APPROVED WOOD FIBER COMPACTED TO 12" THICK MIN.
2. 3/4" DOWELS 2'-0" LONG @ EXPANSION JOINTS @ 15" O.C. MAX.
3. 90% CAMPACTED SUB BASE
4. FINISH GRADE OF TURF/PLANTER AREA
5. 4500 PSI CONCRETE CURB 10" WIDE X 16" DEEP
6. UNDISTURBED SOIL OR COMPACTED SUB BASE.
7. POLYPROPYLENE FILTER FABRIC (COVER ENTIRE AREA)
8. 4" MIN DEPTH MALIBU REC. SAND

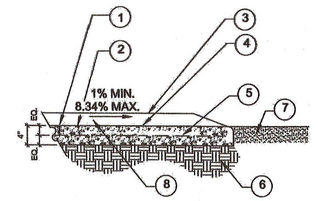
NOTE:
SUBGRADE FOR WOOD FIBER SHALL SLOPE TO SUMP DRAINS PER PLAN FOR WATER RUN-OFF
PROVIDE 1/2" MIN RADIUS AT CONCRETE EDGE
WOOD FIBER SAMPLE MUST BE SUBMITTED FOR APPROVAL TO OWNER'S REPRESENTATIVE PRIOR TO PURCHASE OF MATERIAL
PROVIDE A 16:1 CONCRETE ADA ACCESS RAMP PER ADA REGULATIONS

A PLAYGROUND CURB



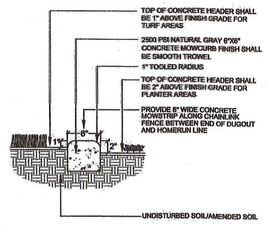
1. 12" WOOD CHIP SURFACE TO BE SELECTED BY OWNER
2. COMPACTED SUBGRADE- 90% COMPACTED FILL WHERE OCCURS
3. 3/4" CRUSHED, DOUBLE WASHED, DRAINAGE ROCK OR SAND PER MFG'S. RECCOMENDATION
4. FILTER FABRIC
5. 4" MIN. DEPTH MALIBU REC. SAND
6. "MULTI-FLOW" DRAIN SYSTEM PER MFG'S. SPECIFICATIONS, @ SAND AREA, AND 4" SOLID PVC PIPE BURIED 24" DEPTH MIN. OUTSIDE PLAYGROUND"
7. UNDISTURBED SOIL OR COMPACTED SUB-BASE

B PLAY AREA DRAIN



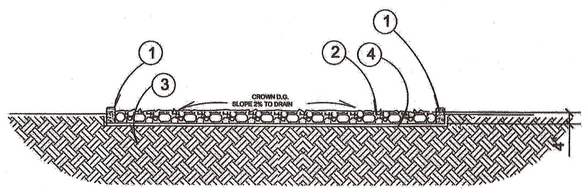
1. 2" DEEP x |" WIDE CONTROL JOINT MAX. 15' O.C.
2. CONCRETE PAVING,
3. 6"x6" CONC. CURB ON SIDE W/ DROP OFF
4. FINISH SURFACE
5. 6"x6" 10 GAUGE WELDED WIRE MESH DISCONTINUE AT EXP. JT.
6. 90% COMPACTED SUBGRADE
7. ACCESSIBLE SURFACE
8. RAMP SLOPE 8.34% MAX.

C ACCESSIBLE CONCRETE RAMP



NOTE:
PROVIDE CONTROL JOINTS AT EVERY 6 FEET MIN.

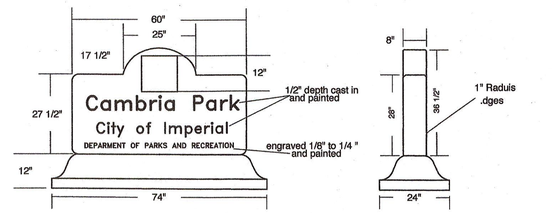
D CONCRETE HEADER



KEY

1. GREEN POWDER COATED STEEL EDGE. LOCATE AS SHOWN PER PLAN.
2. 4" MIN. DEPTH DECOMPOSED GRANITE SURFACE. REFER TO CONSTRUCTION LEGEND FOR COLOR AND SUPPLIER.
3. 90% COMPACTED SUBGRADE
4. WEED BARRIER LANDSCAPE FABRIC, NON-TOXIC

E D.G. PATH



1. INTGERAL CONCRETE COLOR TO BE DAVIS COLORS SEQUOIA SAND ie "TAN"
2. SIGN WEIGHT: 1200 LBS
   BASE WEIGHT: 1000 LBS
3. CONCRETE MIXED SIGN TO INCLUDE 8.5 SACKS PORTLAND CEMENTARY PER YARD OF CONTRETE WITH A MAXIMUM AGGREGATE SIZE OF 3/4", CONCRETE TO BE REINFORCED WITH #4 AND #5 GRAD 60 REBAR GRID CURED CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI. IN 28 DAYS.
4. ALL INFORMED SURFACES SHALL BE FULLY ROUNDED AND SMOOTH FINISHED FINISH OF ALL SURFACES TO BE SEALED. WITH (3) COATS AND GRAFFITI SEALER.

*Logo cast in full relief and painted

NOTES:
Cambria Park: 5.75"x54" Rotis Semiserif
City of Imperia: 5"x43" Rotis Semi Serif
Department of Parks and Recreation: 2"x51" Helvetica Medium

F PARK MONUMENT SIGN

GENERAL NOTES

Theses plans demonstrate design intent only and are not intended to communicate construction means or methods. The contractor shall verify all site conditions, dimensions, and all proposed construction items. Any discrepancies shall be reported immediately to the Designer for clarification.

All contractors are required to comply with all applicable State and local ordinances, codes and regulations that pertain to the construction of this project. It is the responsibility of the Contractors to verify all ordinances, codes and regulations prior to commencement of this project.

Contractor is responsible for obtaining all necessary permits as required. Contractor shall be responsible for all coordinating all regulating agencies field inspections as pertaining to the permit process. It is the responsibility of the owner to obtain any necessary structural engineering or soils reports.

Contractor shall call UNDERGROUND SERVICE ALERT AT 1–800–227–2600 to verify location of all underground utilities two days prior to any digging.

It is the contractors responsibility to become familiar with grade differences. Contractor to coordinate work with general contractor and other sub–contractors for location and installation od pipes sleeves through walls, paving, structures, etc. Contractor shall install all electrical lines, gas lines, water lines, drain lines, and sleeves for all future work as designated on the plans and/or by the Owner. Final 'stub–up' locations shall be verified with the Owner.

All materials, colors, and finishes proposed on these plans are to be selected by Owner.

GRADING & DRAINAGE NOTES

The contractor shall ensure positive drainage throughout the whole project. All paved areas must slope to drain at a minimum rate of 1% with all planted beds and tuft grass areas must slope at 2% minimum away from structures and towards drains.

All grades in planter beds must be held a minimum of 6 inches below adjacent hardscape.

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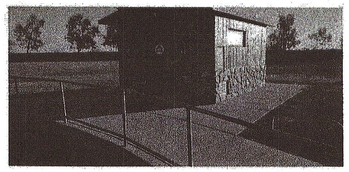
BENCH MARK

CONSTRUCTION DETAILS SHEET
CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CA.

SHEET L-3 OF:
DATE 07/05/16
BY D.C.
CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-02PGP
JOB NUMBER 16008-02

Plan A-Park Site with Bathroom;

Structure;



1. An example of a local park site with bathroom (suggested by M H) is at the Sky Ranch Dog Park.

a. This bath room is of a concrete tilt up design, including the roof. This is built by a specialty concrete subcontractor. The benefits are it can be built expeditiously. This structure may reflect the City of Imperials expectations.
b. I believe Eddie Yepez was the Superintendent for McMillan at the time of construction…I will follow up to see if we can determine the subcontractor involved.
c. Irrespective of type of construction we will require the established process.
    a. Budget
    b. Secure consultant / subcontractor with design.
    c. Submit to the City.
    d. Review
    e. Pay fees.

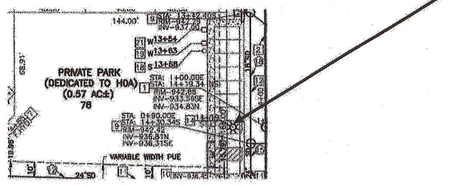
2. Site Plan Options
    a. Design Build
        i. This plan is the least costly by far…but we will need the City to approve this process.
    b. Retain Landscape Arch

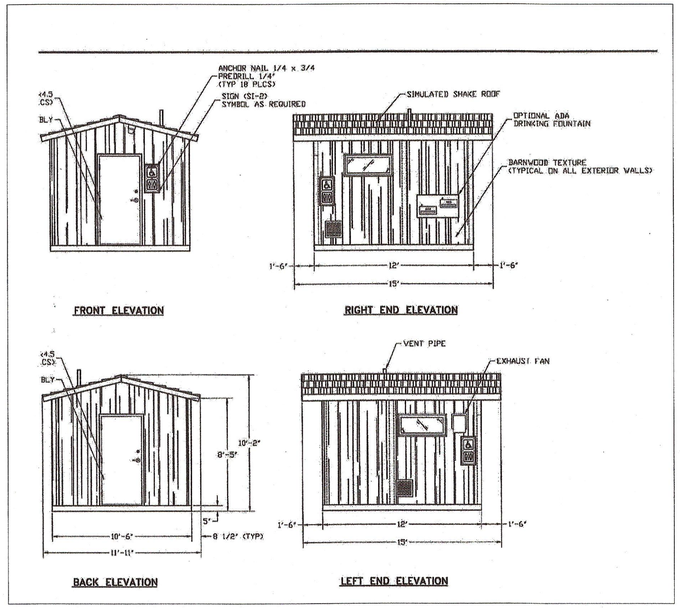
Plan B-Park site No Bathroom

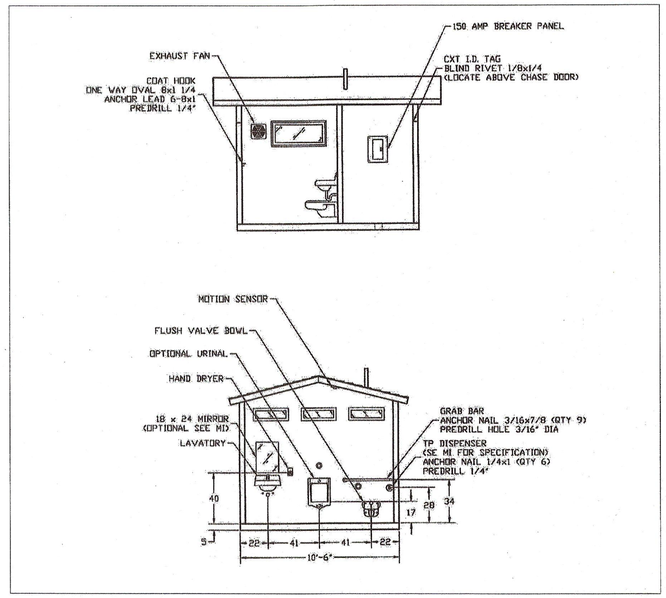
1. Without the structure we may be able to secure approval from the City to just do a design build site.
    a. Least expensive by far.
    b. Landscape subcontractor could implement entire process

Plan A & B Lighting

1. Plans show a light at Lot 76…it is conceivable we could install a double headed mast as any lighting requirement,

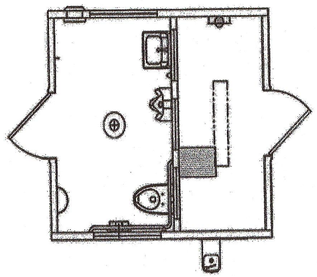






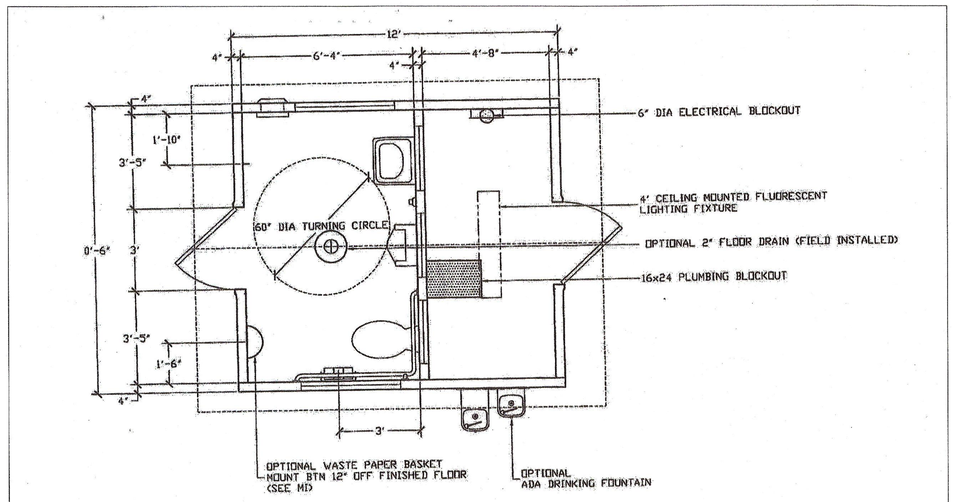
4/28/2016 CXT Concete Buildings - Arapahoe

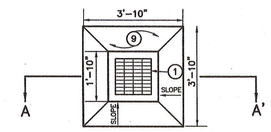
Interior with Stainless Steel Fixtures

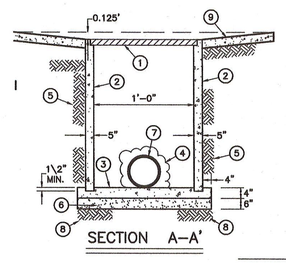


Standard Interior Layout

- 1 Single user restroom
- 150 mph wind load, 250 pounds per square foot snow load
- Group 1 seismic design category E earthquakes
- Pre-pumbed/pre-wired, meets all 50 states building codes
- Vandal resistant
- Customizable







SECTION A–A'

CONSTRUCTION NOTES:

1. INSTALL A 14–7/8" x 14–7/8" FRAME AND BICYCLE SAFE GRATE FOR TRAFFIC. GRATE SHALL BE A BROOKS MODEL NUMBER 1212 CB OR AN APPROVED EQUAL. APPLY TWO (2) 10 MIL COATS OF EPOXY BITUMASTIC TO THE STEEL FRAME AND GRATE.
2. INSTALL 12"x12" CONCRETE CATCH BASIN WITH 5" WALL. THE CONCRETE CATCH BASIN SHALL BE A BROOKS MODEL NUMBER 1212 CB (1212 T24 FOR TOP AND 1212 L24 FOR LOWER SECTION) OR AN APROVED EQUAL. THE BOTTOM OF THE CATCH BASIN SHALL BE EMBEDDED IN THE CONCRETE BASE.
3. INSTALL MINIMUM 4" P.C.C. FLOOR. FLOOR SHALL BE SLOPE 1/4 INCH PER ONE FOOT TOWARDS THE OUTLET. UTILIZE 4,000 P.S.I. CONCRETE.
4. GROUT THE ANNULAR AREA BETWEEN THE PIPELINE AND THE KNOCK OUT CIRCUMFERENCE FLUSH WITH THE EXTERIOR AND INTERIOR PRE–CAST WALL SURFACE.
5. BACKFILL WITH NATIVE MATERIAL COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY PER ASTM D–1557.
6. PLACE A MINIMUM OF 6 INCHES OF COMPACTED GRANULAR MATERIAL.
7. INSTALL 6" DIA STORM DRAIN PIPELINE.
8. NATIVE MATERIAL COMPACTED TO 87% ± 2%
9. INSTALL 1.5" CONCRETE DEPRESSION.

SIDE YARD CATCH BASIN
INLET/OUTLET DETAIL

NO SCALE

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SEAL

CA

PREPARED UNDER THE DIRECTION OF:

R.C.E. No. _____

DATE _____ EXP. DATE _____

BENCH MARK

RESTROOM DETAILS

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CA.

DATE 03/06/17 BY D.C.

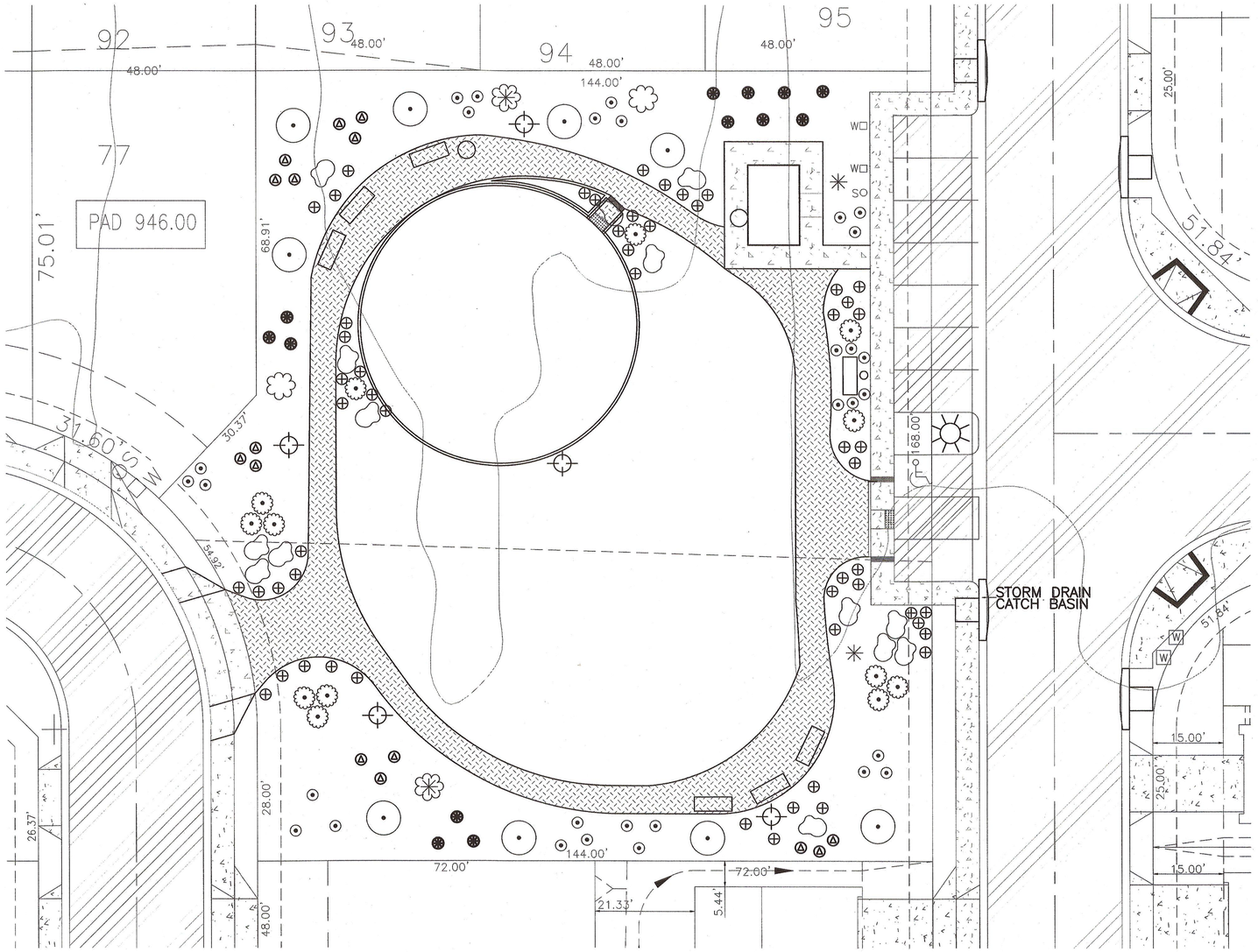
CLIENT VICTORIA RANCH HOMES, INC. FILE NAME 16008–02PGP JOB NUMBER 16008–02

SHEET L–4 OF:

SCALE: 1"=15'

PLANTING NOTES

1) ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY OWNER OR OWNERS AGENT, IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REGULATIONS.
2) ALL LANDSCAPING SHALL BE MAINTAINED BY OWNER OR OWNERS AGENT.
3) ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
4) IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
5) ALL STREET TREES AND ANY TREE WITHIN 8' FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR 'BIO BARRIER' ROOT CONTROL BARRIERS.
6) ALL PLANTING LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL PLANT LOCATIONS WITH THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
7) ALL TREES SHALL BE DOUBLE STAKED PER LOCAL CODES.
8) REFER TO LANDSCAPE CONSTRUCTION DRAWINGS FOR PLANTING DETAILS AND SPECIFICATIONS.
9) TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS, POWER POLES, AND DRIVE APPROACHES AND 5' FROM FIRE HYDRANTS, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES.
10) ALL 2:1 SLOPES SHALL BE PLANTED AND IRRIGATED PER CITY CODES AND REGULATIONS.
11) ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER ALL STATE AND CITY CODES AND REGULATIONS.
12) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT PROVIDES FULL COVERAGE OF ALL LANDSCAPING WHERE PLANT AREAS ARE VALVED ACCORDING TO THEIR HYDROZONE. REFER TO LANDSCAPE CONSTRUCTION DRAWING SET FOR IRRIGATION DETAILS AND SPECIFICATIONS.
13) ALL SHRUB PLANTER AREAS SHALL RECEIVE A 3" LAYER OF DOUBLE GRIND MEDIUM BARK MULCH THROUGHOUT (NO BARK MULCH IN DRAINAGE SWALE AREAS). CONTRACTOR TO PROVIDE A SAMPLE OF MULCH TO THE CITY LANDSCAPE ARCHITECT AT THE PRE-JOB MEETING.
14) ALL LANDSCAPED AREAS SHALL BE KEPT FREE FROM WEEDS AND DEBRIS AND MAINTAINED IN A HEALTHY, GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, AND TRIMMING. ANY DAMAGED, DEAD, DISEASED, OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN 30 DAYS FROM THE DATE OF DAMAGE.



PLANTING LEGEND

	Boulders Assorted Size	
	Mexican Fan Palm 8'	BTF
	Dalbergia sissoo (Rosewood)	15 Gal.
⊕	Lantana, New Gold	5 Gal.
⊙	"La Jolla" Bougainvillea	5 Gal.
	Texas Ranger (Green Cloud Leucophyllum frutescens)	5 Gal.
	Red Yucca (Hesperaloe parvaflora)	5 Gal.
	PALO BREA	2 PIECES
	PALO VERDE	2 PIECES
✳	MEZQUITE	2 PIECES

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PLANTING PLAN

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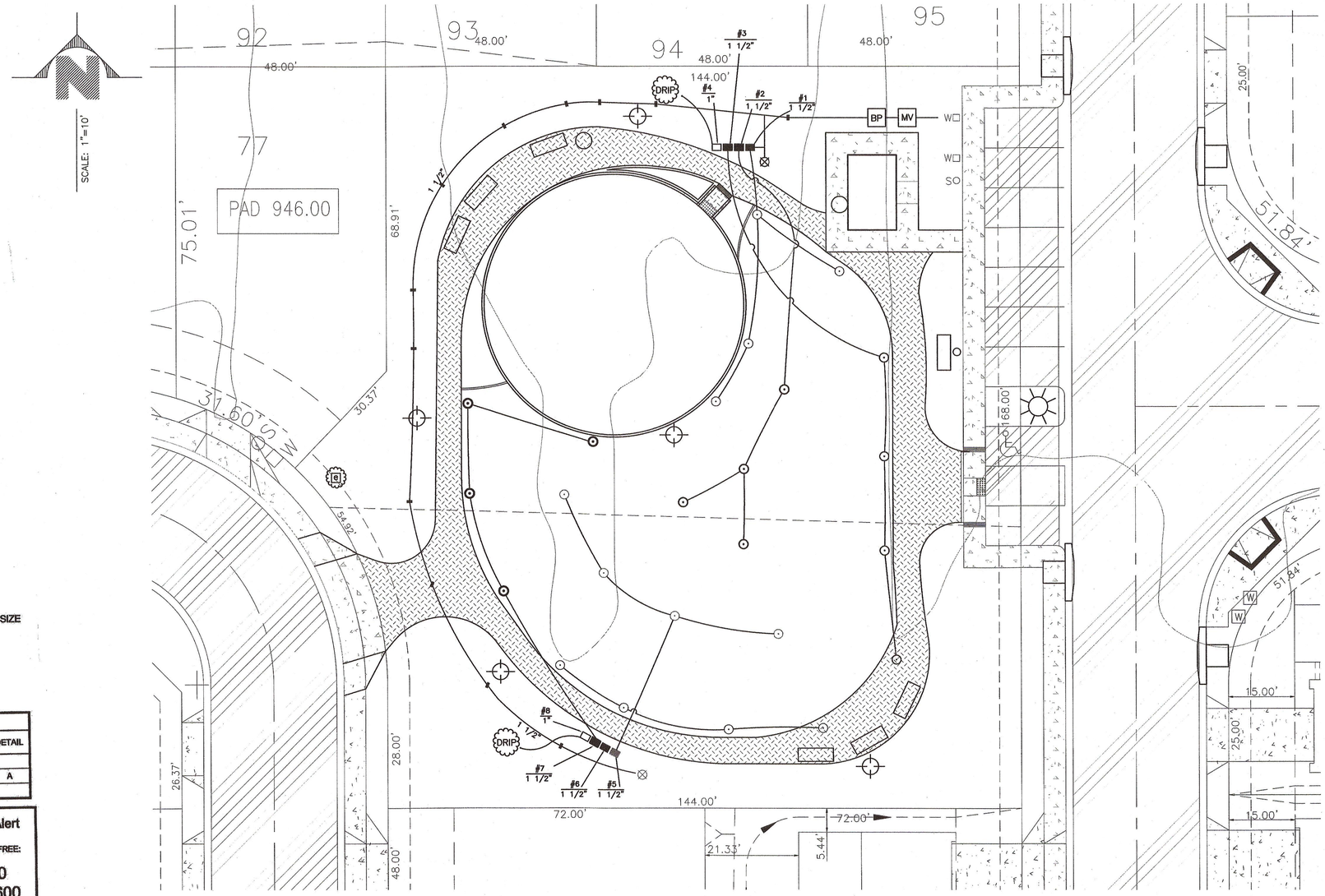
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CALIFORNIA

SHEET *L-5* OF:
DATE 03/06/17 BY D.C.
CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-02PGP
JOB NUMBER 16008-02

X:\Projects (Active)\16008-01 (Jim Lassley - Cambria 76 Lots)\16008-02 PARK\DWG\16008-02Landscape-4A-Park.dwg 03/06/2017 12:02



POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO EXISTING MAIN LINE AFTER CONNECTION TO EXISTING SERVICE LINE TO SITE. VERIFY EXACT LOCATIONS IN THE FIELD AND ADJUST AS NECESSARY. MAXIMUM DEMAND IS 24 GPM. STATIC PRESSURE AT METER IS +/-75 PSI (INFORMATION IS ASSUMED SINCE PROJECT IS NOT YET BUILT). CONTRACTOR SHALL VERIFY STATIC PRESSURE AT P.O.C. AT THE PRE-JOB MEETING WITH THE CITY. CONTRACTOR SHALL NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

CONTROLLER
INSTALL IRRIGATION CONTROLLER ON PEDESTAL ON THE LOCATION SHOWN ON THE PLANS. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE CITY OR IT'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS, THESE PLANS, AND PER ALL LOCAL CODES. INSTALL ET SENSOR WITH CONTROLLER PER MANUFACTURER'S DIRECTIONS.

SLEEVING
MAINLINE AND VALVES SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING 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.

DRIP LINE SYSTEMS
SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

POINT OF CONNECTION INFORMATION
WATER TYPE - POTABLE
BACKFLOW PREVENTER SIZE - 1"
NUMBER OF VALVES - 15
ET SENSOR - 'CLIMATE LOGIC'
AREA SHRUBS - 8,477 SQ. FT.
AREA TURF - 17,044 SQ. FT.
TOTAL AREA IRRIGATED - 13,400 SQ. FT.

METER SIZE - 1"
PRESSURE REGULATOR - N/A
MAXIMUM DEMAND 24 GPM
CONTROLLER SIZE - 18 STATION
STATIC PRESSURE AT METER - 75 PSI

STATION # —
FLOW (GPM) — | — VALVE SIZE

SPRINKLER LEGEND

SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM Q	T	H	TT	TQ	F	DETAIL
	TURF ROTORS										
	HUNTER / PGM ROTORS	Q/T/H/F	33'	30	1.54	1.96	3.04			5.99	A

PIPE SIZING

———	3/4" PIPE
—|—	1" PIPE
—||—	1 1/4" PIPE
—|||—	1 1/2" PIPE
—T—	2" PIPE
—T|—	2 1/2" PIPE
—T||—	3" PIPE
—T|||—	4" PIPE
—TT—	6" PIPE
—TT|—	8" PIPE

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" 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

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY_____DATE_____

STATEMENT
"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.

No.	DESCRIPTION	BY	DATE

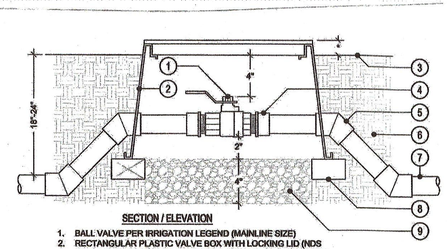
SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:
DATE

PREPARED UNDER THE DIRECTION OF:
R.C.E. No.
DATE EXP. DATE

BENCH MARK
BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

IRRIGATION PLAN
SHEET L-6 OF:
CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CALIFORNIA
DATE 03/06/17 BY D.C.
CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-02PGP JOB NUMBER 16008-02

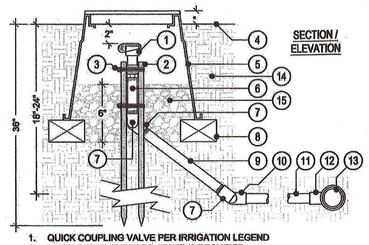


SECTION / ELEVATION

1. BALL VALVE PER IRRIGATION LEGEND (MAINLINE SIZE)
2. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND "BV" ON LID IN 2" HIGH BLOCK LETTERS
3. FINISH GRADE
4. SCH 40 PVC MALE ADAPTER (2 REQUIRED)
5. SCH.40 PVC 45 DEGREE ELL (4 REQUIRED)
6. NATIVE SOIL
7. MAINLINE PIPING PER IRRIGATION LEGEND
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL.
* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

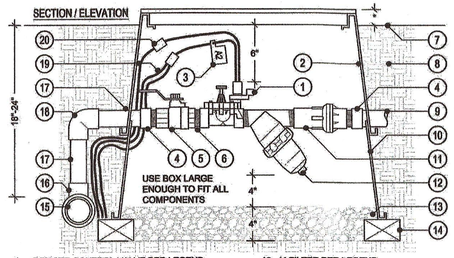
NOTES:
OFF-SET VALVE BOX AROUND BALL VALVE TO ALLOW SPACE FOR FULL MOVEMENT OF THE BALL VALVE HANDLE.

A BALL VALVE



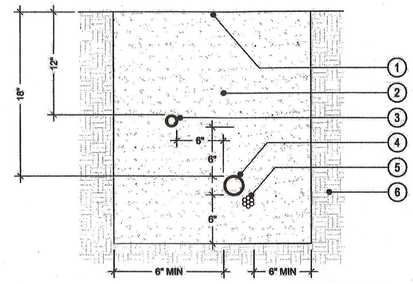
1. QUICK COUPLING VALVE PER IRRIGATION LEGEND
2. #4x36" REBAR SUPPORT STAKE (2 REQUIRED)
3. STAINLESS STEEL CLAMP (2 REQUIRED)
4. FINISH GRADE
5. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID (NDS #312BCB) HEAT BRAND "QCV" ON LID IN 2" HIGH BLOCK LETTERS
6. 3/4"x6" SCH 80 PVC NIPPLE
7. 3/4" SCH 40 PVC STREET ELL (3 REQUIRED)
8. COMMON BRICK SUPPORTS (3 REQUIRED)
9. 3/4"x12" SCH 80 PVC NIPPLE
10. 3/4" SCH 40 PVC ELL (SxT)
11. 3/4" SCH 40 PVC MAINLINE (12" MINIMUM LENGTH)
12. SCH 40 PVC MAINLINE FITTING (TEE OR ELL) WITH 3/4" SLIP OUTLET
13. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
14. NATIVE SOIL
15. FILL BASE OF BOX WITH PEA GRAVEL
* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

B QUICK COUPLER



1. REMOTE CONTROL VALVE PER LEGEND
2. RECTANGULAR JUMBO PLASTIC VALVE BOX WITH LOCKING LID (NDS #318BCB) HEAT BRAND STATION NUMBER AND "DZ" ON LID IN 2" HIGH BLOCK LETTERS
3. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
4. SCH 40 PVC MALE ADAPTER
5. BALL VALVE PER LEGEND (LINE SIZE)
6. SCH 80 PVC CLOSE NIPPLE
7. FINISH GRADE
8. NATIVE SOIL
9. PVC PIPING TO SYSTEM (CONNECT AND ADAPT AS NECESSARY)
10. RECTANGULAR PLASTIC VALVE BOX USED AS EXTENSION (NDS #318B)
11. PRESSURE REGULATOR PER LEGEND
12. Y-FILTER PER LEGEND
13. FILL BASE OF BOX WITH PEA GRAVEL
14. COMMON BRICK SUPPORTS (4 REQUIRED)
15. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
16. SCH 40 PVC MAINLINE FITTING (OUTLET TO BE VALVE SIZE)
17. SCH 40 PVC MAINLINE PIPING (VALVE SIZE) LENGTH AS REQUIRED
18. SCH 40 PVC ELL (VALVE SIZE)
19. #14 UF WIRES TO CONTROLLER (COLOR CODED)
20. WATERPROOF WIRE CONNECTOR (2 REQUIRED)
* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

C DRIP VALVE

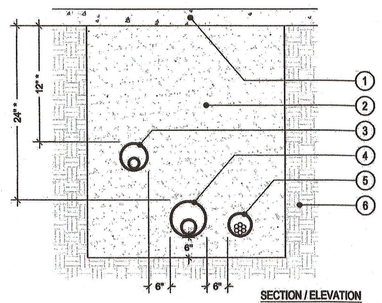


SECTION / ELEVATION

1. FINISH GRADE
2. CLEAN BACKFILL WITH ALL ROCKS 1" OR LARGER REMOVED - 90 % COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND (SNAKE IN TRENCH)
4. PRESSURE MAINLINE PER LEGEND (SNAKE IN TRENCH)
5. CONTROL WIRES - INSTALL BELOW PRESSURE MAINLINE
6. UNDISTURBED NATIVE SOIL

NOTES:
BUNDLE AND TAPE WIRES AT 10' O.C. PIGTAIL AND LOOP WIRES AT ALL CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT PERMITTED WITHOUT PRIOR APPROVAL FROM OWNER AND LANDSCAPE ARCHITECT. RUN CONTROL WIRES IN SAME TRENCH AS MAINLINE WHERE POSSIBLE. INSTALL 12"x12"x12" CONCRETE THRUST BLOCKS AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE (45'S, 90'S, TEES, ETC.) AND AT ALL TERMINAL POINTS.

D TRENCHING



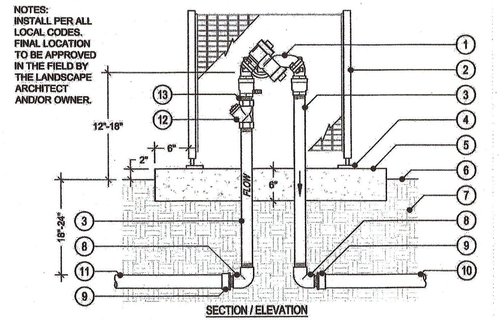
SECTION / ELEVATION

1. HARDSCAPING AND AGGREGATE (TYPICAL)
2. CLEAN SAND BACKFILL - COMPACT TO MATCH DENSITY OF NATIVE SOIL
3. LATERAL LINE IN SCH 40 PVC SLEEVE
4. PRESSURE MAINLINE IN SCH 40 PVC SLEEVE
5. CONTROL WIRES IN SCH 40 PVC SLEEVE
6. UNDISTURBED NATIVE SOIL

NOTES:
SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTEND SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.

* SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

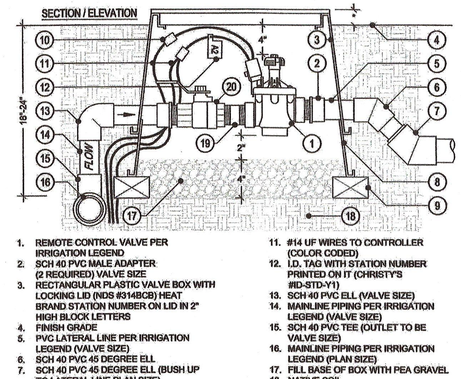
E SLEEVING



SECTION / ELEVATION

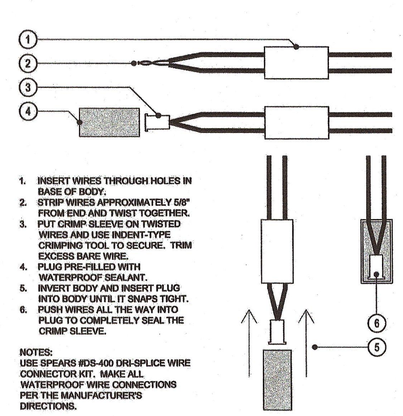
1. REDUCED PRESSURE BACKFLOW PREVENTER PER IRRIGATION LEGEND
2. V.I.T. BACKFLOW PREVENTER ENCLOSURE (#SBBC-30SS)
3. BRASS NIPPLE (R/P SIZE) LENGTH AS REQUIRED
4. MOUNT ENCLOSURE TO CONCRETE PAD PER MANUFACTURER
5. 6" THICK CONCRETE PAD
6. FINISH GRADE
7. NATIVE SOIL
8. BRASS ELL (R/P SIZE)
9. SCH 40 PVC MALE ADAPTER (BUSH UP TO MAINLINE PLAN SIZE WHERE R/P DEVICE IS SMALLER THAN MAINLINE SIZE)
10. MAINLINE PIPING PER IRRIGATION LEGEND (TO SYSTEM)
11. MAINLINE PIPING PER IRRIGATION LEGEND (FROM P.O.C.)
12. WILKINS YBP-80 STRAINER (R/P SIZE)
13. BRASS CLOSE NIPPLE (R/P SIZE)

F BACKFLOW PREVENTER



1. REMOTE CONTROL VALVE PER IRRIGATION LEGEND
2. SCH 40 PVC MALE ADAPTER (2 REQUIRED) VALVE SIZE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND STATION NUMBER ON LID IN 2" HIGH BLOCK LETTERS
4. FINISH GRADE
5. PVC LATERAL LINE PER IRRIGATION LEGEND (VALVE SIZE)
6. SCH 40 PVC 45 DEGREE ELL
7. SCH 40 PVC 45 DEGREE ELL (BUSH UP TO LATERAL LINE PLAN SIZE)
8. RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #214-6)
9. COMMON BRICK SUPPORTS (4 REQUIRED)
10. WATER PROOF WIRE CONNECTORS (2 REQUIRED)
11. #14 UF WIRES TO CONTROLLER (COLOR CODED)
12. I.D. TAG WITH STATION NUMBER PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
13. SCH 40 PVC ELL (VALVE SIZE)
14. MAINLINE PIPING PER IRRIGATION LEGEND (VALVE SIZE)
15. SCH 40 PVC TEE (OUTLET TO BE VALVE SIZE)
16. MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
17. FILL BASE OF BOX WITH PEA GRAVEL
18. NATIVE SOIL
19. SCH 80 PVC THREADED NIPPLE (3")
20. BALL VALVE PER IRRIGATION LEGEND (SAME SIZE AS RCV)
* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

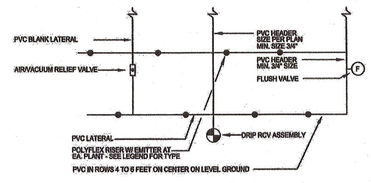
G CONTROL VALVE



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

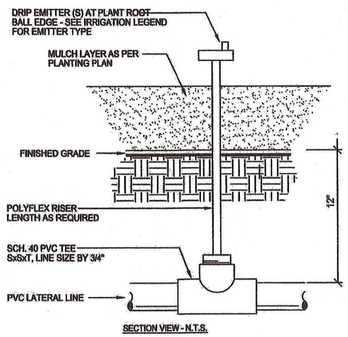
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

H WIRE CONNECTOR



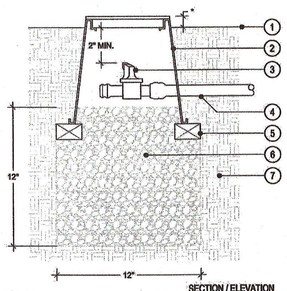
INSTALL DRIP FLUSH VALVE PER DETAIL AT THE END OF EACH SECTION PER PLAN
INSTALL AIR RELIEF VALVES AT HIGH POINTS OF EACH SECTION AS NEEDED.

I TYPICAL DRIP LAYOUT



SECTION VIEW - N.T.S.

J DRIP EMITTER



SECTION / ELEVATION

1. FINISH GRADE
2. 6" ROUND PLASTIC VALVE BOX WITH SNAP-ON LID (NDS #107EBC) HEAT BRAND "FV" ON LID IN 2" HIGH BLOCK LETTERS
3. MANUAL FLUSH VALVE (NETAFIM TLSOV OR APPROVED EQUAL)
4. POLY TUBING - DEPTH PER IRRIGATION PLAN
5. COMMON BRICK SUPPORTS (2 REQUIRED)
6. FILL BASE WITH 1 CUBIC FOOT OF PEA GRAVEL
7. NATIVE SOIL
* 1/2" IN MULCH AREAS, 1" IN SHRUB AREAS

K MANUAL FLUSH VALVE

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT

BY_____DATE_____

STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

R.C.E. No. _____

DATE _____ EXP. DATE _____

SEAL

CA

PREPARED UNDER THE DIRECTION OF:

R.C.E. No. _____

DATE _____ EXP. DATE _____

BENCH MARK

IRRIGATION DETAILS

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CA.

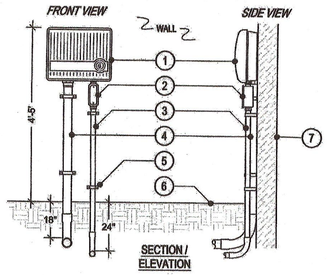
DATE 07/05/16 BY D.C.

CLIENT VICTORIA RANCH HOMES, INC.

FILE NAME 16008-02PGP

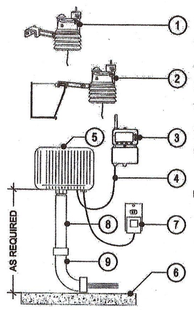
JOB NUMBER 16008-02

SHEET L-7 OF:



1. AUTOMATIC CONTROLLER PER LEGEND - MOUNT TO WALL PER MANUFACTURER'S DIRECTIONS
2. ELECTRICAL JUNCTION BOX FOR 115V AC POWER CONNECTION
3. 1/2" CONDUIT WITH 115V AC POWER WIRES TO POWER SOURCE
4. SCH 40 PVC CONDUIT FOR CONTROL WIRES
5. SECURE ALL CONDUITS TO WALL WITH "C" CLAMP IN A MINIMUM OF TWO PLACES (TYP)
6. FINISH GRADE
7. WALL

L CONTROLLER

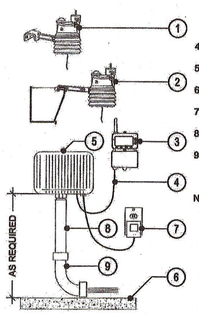


1. CLIMATE LOGIC WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS
2. CLIMATE LOGIC WEATHER SENSOR MOUNTED TO RAIN GUTTER USING QUICK-CLIP GUTTER MOUNT
3. CLIMATE LOGIC RECEIVER MODULE MOUNTED INSIDE CONTROLLER ENCLOSURE - MOUNT WITH SCREWS OR IF IN A SECURE AREA, MOUNT ON HOOK HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HAND-HELD PROGRAMMING UTILIZING THE SLACK IN THE CORD
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLER REMOTE PORT
5. COMPATIBLE SPRINKLER CONTROLLER (LOCATE IN ENCLOSURE AS CALLED FOR ON THE PLANS)
6. FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED (IF APPLICABLE)
7. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER IF APPLICABLE)
8. SCHEDULE 40 PVC CONTROL WIRE CONDUIT (SIZE AS REQUIRED IF APPLICABLE)
9. SCH 40 PVC SWEEP ELL (PROTECTING LOW-VOLTAGE CONTROL WIRES TO ELECTRIC VALVES IF APPLICABLE)

NOTES:

A. INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURER'S DIRECTIONS.
B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNER'S GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS.
E. THE CLIMATE LOGIC SENSOR HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.

M ET SENSOR

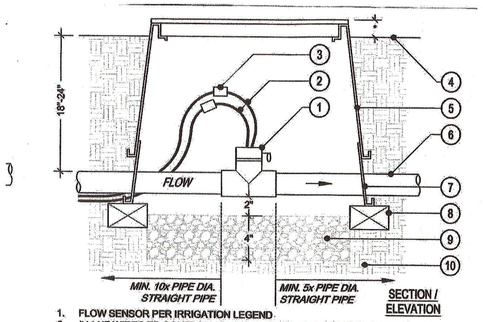


1. CLIMATE LOGIC WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS
2. CLIMATE LOGIC WEATHER SENSOR MOUNTED TO RAIN GUTTER USING QUICK-CLIP GUTTER MOUNT
3. CLIMATE LOGIC RECEIVER MODULE MOUNTED INSIDE CONTROLLER ENCLOSURE - MOUNT WITH SCREWS OR IF IN A SECURE AREA, MOUNT ON HOOK HOOK AND LOOP TYPE STRIPS FOR DISMOUNTING AND HAND-HELD PROGRAMMING UTILIZING THE SLACK IN THE CORD
4. SINGLE CONNECTION CORD PLUGGED INTO CONTROLLER REMOTE PORT
5. COMPATIBLE SPRINKLER CONTROLLER (LOCATE IN ENCLOSURE AS CALLED FOR ON THE PLANS)
6. FINISH SURFACE OF INTERIOR SPACE WHERE CONTROLLER IS LOCATED (IF APPLICABLE)
7. EXTERNAL PLUG-IN TRANSFORMER (PROVIDED WITH CONTROLLER IF APPLICABLE)
8. SCHEDULE 40 PVC CONTROL WIRE CONDUIT (SIZE AS REQUIRED IF APPLICABLE)
9. SCH 40 PVC SWEEP ELL (PROTECTING LOW-VOLTAGE CONTROL WIRES TO ELECTRIC VALVES IF APPLICABLE)

NOTES:

A. INSTALL, MOUNT, AND WIRE THE CLIMATE LOGIC SENSOR AND RECEIVER PER THE MANUFACTURER'S DIRECTIONS.
B. FINAL CLIMATE LOGIC SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND APPROVED BY THE OWNER.
C. FINAL CLIMATE LOGIC SENSOR LOCATION SHALL BE IN A LOW VISIBILITY AREA WITH MAXIMUM VANDAL RESISTANCE.
D. FOR MOST ACCURATE SENSING, LOCATE THE SENSOR SO THAT IT IS EXPOSED TO SUN AS MUCH AS POSSIBLE. REFER TO THE OWNER'S GUIDE FOR FURTHER MOUNTING LOCATION DIRECTIONS.
E. THE CLIMATE LOGIC SENSOR HAS AN INTEGRATED BRACKET FOR MOUNTING. USE ANY COMBINATION OF ADAPTERS / FITTINGS AS MAY BE REQUIRED TO MOUNT IN THE SPECIFIC LOCATION FOR THIS SITE.

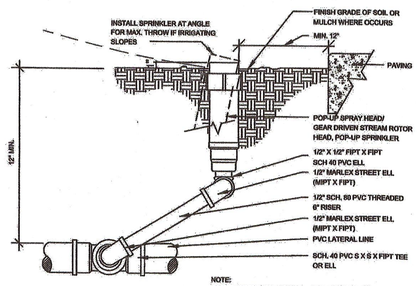
M ET SENSOR



1. FLOW SENSOR PER IRRIGATION LEGEND
2. #14 UF WIRES TO CONTROLLER (COLOR CODE DIFFERENTLY THAN COMMON WIRE, CONTROL WIRES, AND MASTER VALVE WIRES)
3. WATERPROOF WIRE CONNECTORS (2 REQUIRED)
4. FINISH GRADE
5. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID (NDS #314BCB) HEAT BRAND "FS" ON LID IN 2" HIGH BLOCK LETTERS
6. MAINLINE PIPING PER IRRIGATION LEGEND (SENSOR SIZE)
7. RECTANGULAR PLASTIC VALVE BOX EXTENSION (NDS #214-6)
8. COMMON BRICK SUPPORTS (4 REQUIRED)
9. FILL BASE OF BOX WITH PEA GRAVEL
10. NATIVE SOIL

* 1/2" IN TURF AREAS, 2"-3" IN SHRUB AREAS

O FLOW SENSOR



NOTE:
- CONTRACTOR SHALL INSTALL ANTI-DRAIN VALVES, AS REQUIRED, TO PREVENT LOW HEAD DRAINAGE
- INSTALL SPRINKLER HEADS MINIMUM 6" FROM SIDEWALKS, CURBS AND PAVEMENT
- USE 3/4" FITTINGS AND RISERS WHEN SPRINKLER INLET IS 3/4"

P POP-UP SPRINKLER

PRESSURE LOSS CALCULATIONS		
STATION # / 24 GPM		
MAXIMUM FLOW / FARTHEST FROM POC		
EQUIPMENT	SIZE	LOSS
Service Line - Copper (50' Estimate)	1"	2.9
Water Meter	1"	3.4
Backflow Preventer (R/P Type)	1"	13.0
Master Control Valve	1"	4.2
Flow Sensor	1/2"	1.0
Sch 40 PVC Mainline 283'	1 1/2"	1.51
Sch 40 PVC Mainline Loop - '	1 1/4"	-
Electric Control Valve	1 1/2"	3.7
Lateral Lines (10% Pressure Dif. Max.)	Misc.	2.97
SUBTOTAL PRESSURE LOSSES		32.68
MISC. LOSSES THROUGH SYSTEM	10%	3.27
Elevation Gain in Feet (Pressure Loss)	0	0.0
TOTAL PRESSURE LOSSES		35.95
Pressure Required at Valve		30.0
TOTAL PRESSURE REQUIRED		65.95
Static Pressure at POC		75
RESIDUAL PRESSURE		9.1 (12%)

Q PRESSURE LOSS CALCS

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - PLANT ESTABLISHMENT PERIOD													
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DIVIDE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.			JAN ET (in)	FEB ET (in)	MAR ET (in)	APR ET (in)	MAY ET (in)	JUN ET (in)	JUL ET (in)	AUG ET (in)	SEP ET (in)	OCT ET (in)	NOV ET (in)	DEC ET (in)
			2.2	2.7	3.7	4.5	4.8	5.4	6.2	6.1	4.7	3.7	2.5	2.0
HYDROZONE	HYDROZONE ATTRIBUTES		HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr)	0.42	IRRIGATION DAYS PER MONTH	7	8	11	14	14	16	19	18	14	11	8	6
	PLANT FACTOR (Kc)	0.50	STATION RUN TIME (min.)	24.9	26.8	26.7	25.5	26.1	26.8	25.9	26.9	26.6	26.7	24.8	26.5
2'-6" ROOTS	SPRINKLER EFFICIENCY	0.90	CYCLES PER ZONE	1	1	1	1	1	1	1	1	1	3	1	1
LOAM			MINUTES PER CYCLE	24.9	26.8	26.7	25.5	26.1	26.8	25.9	26.9	26.6	8.9	24.8	26.5

IRRIGATION CONTROLLER SCHEDULE GUIDELINE - ESTABLISHED PLANTS													
NOTES: IRRIGATION SCHEDULE IS FOR REFERENCE ONLY. ALWAYS APPLY THE APPROPRIATE AMOUNT OF WATER FOR PROPER PLANT HEALTH. ADJUST SCHEDULE AS NECESSARY BASED ON THE ACTUAL SITE CONDITIONS. DIVIDE RUN TIMES AND CYCLE AS NEEDED TO MINIMIZE RUN-OFF. ADJUST THE SCHEDULE AT LEAST ONCE PER MONTH TO REFLECT SEASONAL CHANGES.			JAN ET (in)	FEB ET (in)	MAR ET (in)	APR ET (in)	MAY ET (in)	JUN ET (in)	JUL ET (in)	AUG ET (in)	SEP ET (in)	OCT ET (in)	NOV ET (in)	DEC ET (in)
			2.2	2.7	3.7	4.5	4.8	5.4	6.2	6.1	4.7	3.7	2.5	2.0
HYDROZONE	HYDROZONE ATTRIBUTES		HYDROZONE SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SHRUB/TREE DRIP LINE	PRECIPITATION RATE (in/hr)	0.42	IRRIGATION DAYS PER MONTH	3	3	4	5	5	6	7	6	5	4	3	2
	PLANT FACTOR (Kc)	0.50	STATION RUN TIME (min.)	58.2	71.4	73.4	71.4	73.0	71.4	70.3	80.7	74.6	73.4	66.1	79.4
6'-24" ROOTS	SPRINKLER EFFICIENCY	0.90	CYCLES PER ZONE	2	2	2	2	2	2	2	2	2	2	2	2
LOAM			MINUTES PER CYCLE	29.1	35.7	36.7	35.7	36.5	35.7	35.1	40.3	37.3	36.7	33.1	39.7

R IRRIGATION CONTROLLER SCHEDULES

IRRIGATION SCHEDULE NOTES

IRRIGATION SCHEDULE IS BASED ON THE HYDROZONE DATA LISTED IN THE CHART ABOVE HISTORIC ET FOR IMPERIAL, ESTIMATED ROOT DEPTH, ESTIMATED SOIL TYPE, PLANT FACTOR FROM WUCOLS III, CALCULATED PRECIPITATION RATE, AND ESTIMATED IRRIGATION EFFICIENCY. THIS SCHEDULE WILL NEED TO BE FINE-TUNED AND ADJUSTED BASED ON ACTUAL SITE CONDITIONS. THE CONTROLLER FOR THIS PROJECT IS A 'SMART' CONTROLLER USING THE IRRITROL 'CLIMATE LOGIC' ET SENSOR. IT IS SUGGESTED THAT THE AUTOMATIC ET ADJUSTMENT FEATURE NOT BE USED UNTIL PLANTS HAVE DEVELOPED ESTABLISHED ROOT SYSTEMS.

AB-1881 CALCULATIONS : MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.70 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	71.6
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.70 = ET Adjustment Factor (70% of Reference ET)	0.70
LA = Total Landscaped Area (square feet)	25,521
SLA = Special Landscape Area	0
TOTAL MAWA	793,050

AB-1881 CALCULATIONS : ESTIMATED APPLIED WATER USE				
EAWU = Estimated Applied Water Use by Hydrozone (GALLONS)				
EAWU = (ETo) x (0.62) x [(PF) x (HA) / (IE) + (SLA)]				
ETo =	Reference ET (inches per year)			71.6
0.62 =	Conversion Factor (to gallons per square foot)			0.62
PF =	Plant Factor (Kc)			Hydrozone Specific
HA =	Hydrozone Area			Hydrozone Specific
IE =	Irrigation Efficiency			Hydrozone Specific
SLA =	Special Landscape Area			0
Hydrozone	PF	HA	IE	(PF) x (HA) / (IE)
Turf (Spray Rotors)	0.8	17,044	0.80	11,362.67
Shrubs / Trees (Drip Line)	0.2	8,477	0.90	1,883.78
TOTAL AREA		25,521	Total	13,246.45
EAWU = (ETo) x (0.62) x [(TOTAL SUM OF PF x HA / IE) + (SLA)]				
TOTAL EAWU				568,037

S AB-1881 WATER BUDGET CALCS

IRRIGATION MAINTENANCE SCHEDULE

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY, CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	DRIP TUBING - VISUALLY CHECK EACH SYSTEMS DRIP TUBING OPERATION INDICATOR WHILE SYSTEM IS IN OPERATION. REPAIR DRIP LINE AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

IRRIGATION AUDIT SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A QUALIFIED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. AUDITS SHALL BE PERFORMED EVERY 5 YEARS AT A MINIMUM OR AS NEEDED.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

1. FOLLOW THE 'IRRIGATION ASSOCIATION' AUDIT PROTOCOL OR EQUAL.
2. PLACE FLAGS AT EACH HEAD IN THE ZONE.
3. DETERMINE A REPRESENTATIVE GRID FOR MEASURING CUP PLACEMENT.
4. PLACE WATER MEASURING RECEPTACLES.
5. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
6. CALCULATE THE IRRIGATION EFFICIENCY.
7. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
8. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
9. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

T IRRIGATION MAINTENANCE SCHEDULE

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY_____DATE_____

STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"; AND THE SIGNATURE OF A LICENSED LANDSCAPE ARCHITECT, CERTIFIED IRRIGATION DESIGNER, LICENSED LANDSCAPE CONTRACTOR, OR ANY OTHER PERSON AUTHORIZED TO DESIGN AN IRRIGATION SYSTEM (SEE SECTIONS 5500.1, 5615, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 OF THE BUSINESS AND PROFESSIONS CODE, SECTION 832.27 OF TITLE 16 OF THE CALIFORNIA CODE OF REGULATIONS, AND SECTION 6721 OF FOOD AGRICULTURAL CODE.)

No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

_____ R.C.E. No. _____
_____ DATE EXP. DATE

SEAL

CA

PREPARED UNDER THE DIRECTION OF:

_____ R.C.E. No. _____
_____ DATE EXP. DATE

BENCH MARK

IRRIGATION DETAILS
CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CA.

SHEET L-8 OF:
DATE 03/06/17 BY D.C.
CLIENT VICTORIA RANCH HOMES, INC.
FILE NAME 16008-02PGP
JOB NUMBER 16008-02

RRIGATION NOTES:

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL POSSES A C-27 LICENSE AND SHALL APPLY FOR ALL PERMITS AND PAY SAME.

1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.

1.B THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER ANDIOR GOVERNING AGENCY.

2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES, AND MAINLINE; AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART .OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING

2A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.

2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TOANY SITE WORK IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE VICTORIA HOMES. VICTORIA HOMES SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.

4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE, SWALES, ETC.

5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND I OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVERSPRAY.

6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK 15 ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.

7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR WALL CONTACT UNDERGRQUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING. CALL TOLL FREE 811.

8. THE CONTRACTOR WALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.

9. THE IRRIGATION DESIGN IS BASED ON THE METER AND/OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE/POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.

10. CONTRACTOR SHALL MAKE POINTIS) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHAU BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. IRRIGATION CONTRACTOR SHALL COORDINATE 12W AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND- ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASsaOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLEE CONNECTION8 PER L WCO DE&

11. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST, THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OFTHE TEST FOR CERTIFICATION.

12. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING I TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO 'CLOSING' SYSTEM (OR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.

13. ALL WIRES SHALL BE SOLID ,COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #14 WHITE; ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.

14. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE/PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPED AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, WE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE, ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.

15. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPPOVED IN THE FIELD BY THE CONTRACTOR OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.

16. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS .OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOX LIDS.

17. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED EITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH EFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.

18. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.

19. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTORS DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTORS SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER

20. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12' MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.

21. MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 3W MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE FUNS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.

22. THE DRIP LINE IS TO BE BURIED 2- TO 3" BELOW FINISH GRADE AND LAID OUT ACCORDING TO THE SPACINGS AS DEPICTED ON THE DRAWLNGS. FINAL LAYOUT WILL BE IN ACCORDANCE WITH THE PLANT MATERIAL LAYOUT. IRRIGATION CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR, CONTRACTOR TO ENSURE THAT ALL DRIP EMITTERS ARE LOCATED ON THE 'HIGH' SIDE OF EACH PLANT IN SLOPE CONDITIONS OF 3% OR GREATER. ALL DRIP LINE IS TO BE COVERED WITH A 3" MINIMUM LAYER OF MULCH AS SPECIFIED ON THE LANDSCAPE PLANS.

23. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

24. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.

25. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:

25.A, A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.

25.B, 2 KEYS FOR EACH CONTROLLER/CONTROLLER ENCLOSURE (AS APPLICABLE).

25.C, 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.

25.D, 10 OF EACH DRIP EMITTER 1 FLUSH VALVE/DRIP WSEM APPARATUS SPECIFIED (AS APPLICABLE).

25.E, 100' OF EACH DRIP LINE TUBING SPECIFIED (AS APPLICABLE).

26. RECORD DRAWINGS -THE CONTRACTOR SMALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION. THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLING VALVES, AND OTHER PERTINENT UNDERGROUND ITEMS.

27. "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.

27.A, THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE).

27.B, WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

28. DRIP LINE IRRIGATION

28.A, DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS DIMENSIONS. ETC.

28.B, ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS, ETC.

28.C, EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.

28.D, EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.

28.E. CONNECTTHE DRIP LINE TUBING INTO THE PVC I POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

28.F, DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 18" O.C. OR AS NOTED ON THE PLANS.

28.G, TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING WALL RUN PARALLEL TO THE SLOPE CONTOURS.

28.H, FLUSH VALVES SHALL BE INSTALLED A THE TERMINAL ENDS AND/OR LOW PUINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED ATTHE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.

28.I, DRIP LINE TUBING SHALL BE BURIED 2'4" DEEP, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.

28.J, EAGH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR THE OPERATION INDICATOR SHALL BE INSTALL AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.

28.K, ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT

BY_____DATE_____

STATEMENT

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No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

_____ _____
R.C.E. No.

_____ _____
DATE EXP. DATE

SEAL

PREPARED UNDER THE DIRECTION OF:

_____ _____
R.C.E. No.

_____ _____
DATE EXP. DATE

BENCH MARK

BM # 1
COUNTY BENCHMARK No. 69
ELEVATION = 946.30

IRRIGATION SPECIFICATIONS

SHEET L-9 OF:

CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS

IMPERIAL, CALIFORNIA DATE 03/06/17 BY D.C.

CLIENT VICTORIA RANCH HOMES, INC. FILE NAME 16008-02PGP JOB NUMBER 16008-02

KOMPAN Product Info — TODDLER TOWER CASTLE - MSC5424P

MOMENTS

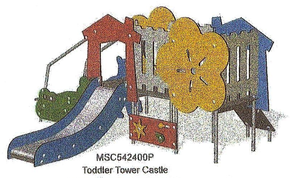
Best User Age: **2-5 years**

Footings: In-ground posts
Surface installation also available

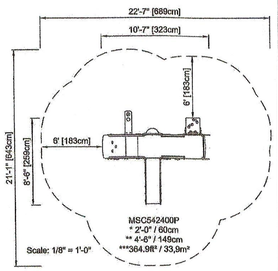
Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 2	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present		2	3	2
Required		1	2	2

MSC542401P
Toddler Tower Castle
shown with plastic slide.



MSC542400P
Toddler Tower Castle
also available with steel slide.



MSC542400P
* 2'-0" / 60cm
** 4'-6" / 149cm
***364.9ft² / 33,9m²

Scale: 1/8" = 1'-0"

KOMPAN Product Info — SNAKE - M169P

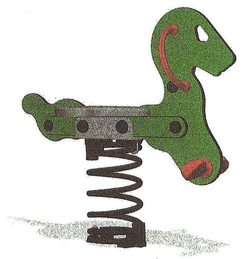
MOMENTS

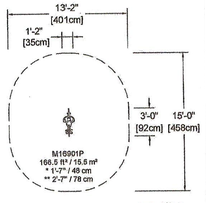
Best User Age: **2-5 years**

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present		0	1	1
Required		0	1	1





M16901P
166.5 ft² / 15.5 m²
* 1'-7" / 48 cm
** 2'-7" / 78 cm

Scale: 1/8"=1'

To verify product certification, visit www.ipema.org

* = Highest designated play surface.
** = Total height of product.
Highest designated play surface and space required are according to ASTM F1487.
Equipment must be installed over resilient surfacing appropriate to the safety guidelines in your area.

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way. Safety zones must be retained for proper placement of equipment. If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info — DUSTBIN 16GAL / 60L, WALL MOUNTED - KPL205

BENCHES & TABLES

Best User Age: **N/A**

Footings: In-ground installation
Wall mount also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	N/A	N/A	N/A
Accessible	N/A	N/A	N/A
Required	N/A	N/A	N/A

KPL205
** 2'-6" / 74cm
1/8" = 1'-0"
1'-9" [53cm]
1'-2" [36cm]

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way.
** = Total height of product.
If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info — SPINNER BOWL - ELE400024

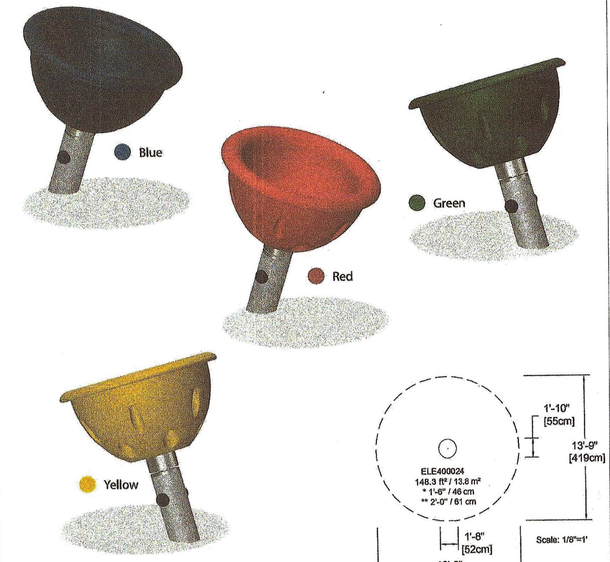
ELEMENTS

Best User Age: **4-12 years**

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present		0	1	1
Required		0	1	1



ELE400024
148.3 ft² / 13.8 m²
* 1'-8" / 46 cm
** 2'-0" / 61 cm

1'-10" [55cm]
13'-9" [419cm]
1'-8" [52cm]
13'-9" [419cm]

Scale: 1/8"=1'

KOMPAN Product Info — MANIPULATIVE PLAY PANEL - PCM000608

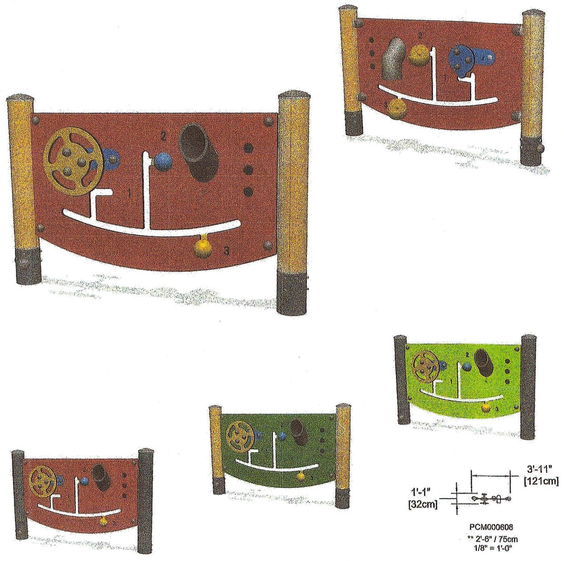
MOMENTS

Best User Age: **6 months - 4 years**

Footings: In-ground posts
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present		0	1	1
Required		0	1	1



1'-1" [32cm]
3'-11" [121cm]

PCM000608
** 2'-6" / 75cm
1/8" = 1'-0"

KOMPAN Product Info — BENCH - KPL201

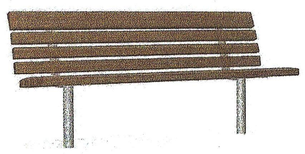
BENCHES & TABLES

Best User Age: **N/A**

Footings: In-ground installation
Surface installation also available

Technical information available at kompan.com

ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	N/A	N/A	N/A
Accessible	N/A	N/A	N/A
Required	N/A	N/A	N/A



KPL201-0602
Hardwood

KPL201
** 2'-6" / 82cm
1/8" = 1'-0"
5'-11" [180cm]
1'-11" [58cm]

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way.
** = Total height of product.
If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

KOMPAN Product Info — VIEWPOINT PICNIC TABLE - KPL204

BENCHES & TABLES

Best User Age: **N/A**

Footings: In-ground installation
Surface installation also available

Technical information available at kompan.com

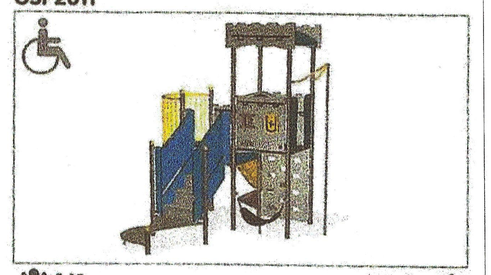
ADA ANALYSIS	Elevated Activities	Ground Level Activities	Ground Level Play Types
Present	N/A	N/A	N/A
Accessible	N/A	N/A	N/A
Required	N/A	N/A	N/A

KPL204-0602
Hardwood

KPL204
** 2'-6" / 76cm
1/8" = 1'-0"
6'-7" [200cm]
4'-2" [128cm]

Product development is an ongoing process. We reserve the right to make modifications on all our products. This product may not be mirrored, scaled or altered in any way.
** = Total height of product.
If any changes are required, please contact your KOMPAN representative at 1.800.426.9788.

GSP2011



5-12

1589 lb

6'9"

12'3"

467.2 ft²
29' x 23'1"

Double Castle Tower
GSP201101-0911

STATEMENT

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APPROVED
CITY OF IMPERIAL
PLANNING DEPARTMENT
BY_____DATE_____

No.	DESCRIPTION	BY	DATE

SEAL

FOR PLAN CHECK AND CONSIDERED PRELIMINARY UNTIL APPROVED BY:

_____ R.C.E. No. _____

DATE _____ EXP. DATE

SEAL

PREPARED UNDER THE DIRECTION OF:

_____ R.C.E. No. _____

DATE _____ EXP. DATE

BENCH MARK

TOT LOT EQUIPMENT
CAMBRIA PARK
VICTORIA RANCH (4A)
LANDSCAPE PLANS
IMPERIAL, CA.

CLIENT: VICTORIA RANCH HOMES, INC.
DATE: 07/05/16
FILE NAME: 16008-02PGP
JOB NUMBER: 16008-02

SHEET L-12
OF:
BY: D.C.