

SHEET 1 OF 1

WINDSTROM ST.

INDIANA AVE.

CASA BLANCA ST.

CRC COMMERCIAL REGIONAL CENTER

LOT 2

LOT 3

PAR. 1
LL-P19-0768
CRC COMMERCIAL REGIONAL CENTER

PAR. 2
LL-P19-0768
7,037 SQ.FT.
MDR

PAR. 3
LL-P19-0768
7,543 SQ.FT.
MDR

EXISTING LAND
USE: MDR
PROPOSED LAND
USE: CRC
5,978 SQ.FT.

EXISTING LAND
USE: MDR
PROPOSED LAND
USE: CRC
6,001 SQ.FT.

P.O.B.
MOST N'LY COR. GRANT
DEED 2019-0211084,
O.R. REC. 6-12-2019

SE'LY LINE PAR. "B"
LLA LL-010-012 INST.
NO. 2002-065134 O.R.
REC. 2-5-2002

EL GRANDE TRACT
MB 5/174

R/V WATER CO. CANAL RW PER
2002-065151

1" = 80'

PLAT PREPARED BY:

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

CLIENT: THE MOTORCYCLE COMPANY

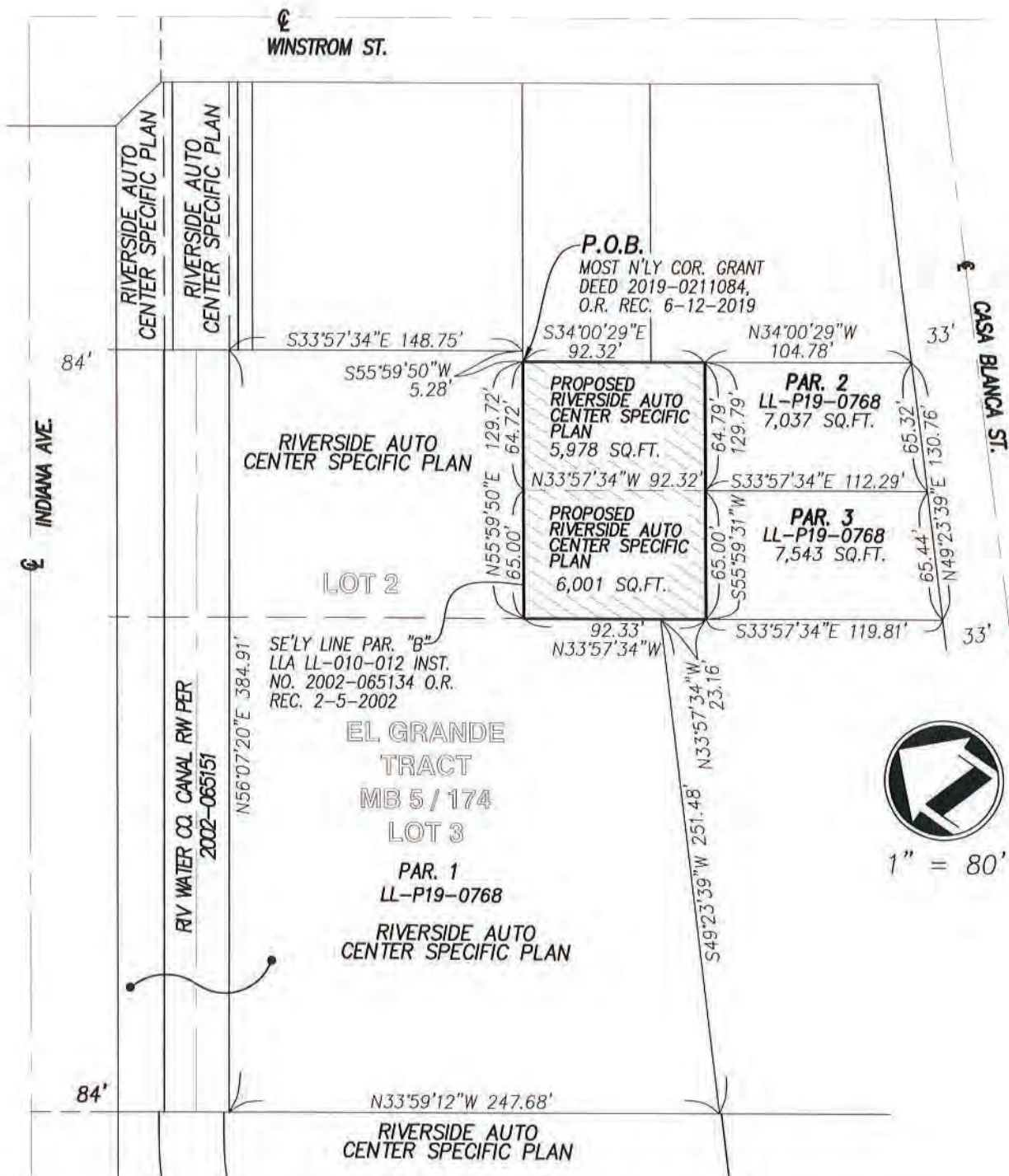
ДМ

Michael R Brendecke, PLS

GENERAL PLAN AMENDMENT
EXHIBIT

SPECIFIC PLAN AMENDMENT

SHEET 1 OF 1



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9206

DATE: 1-22-2021

CLIENT: THE MOTORCYCLE COMPANY

APPROVED BY:

[Signature]

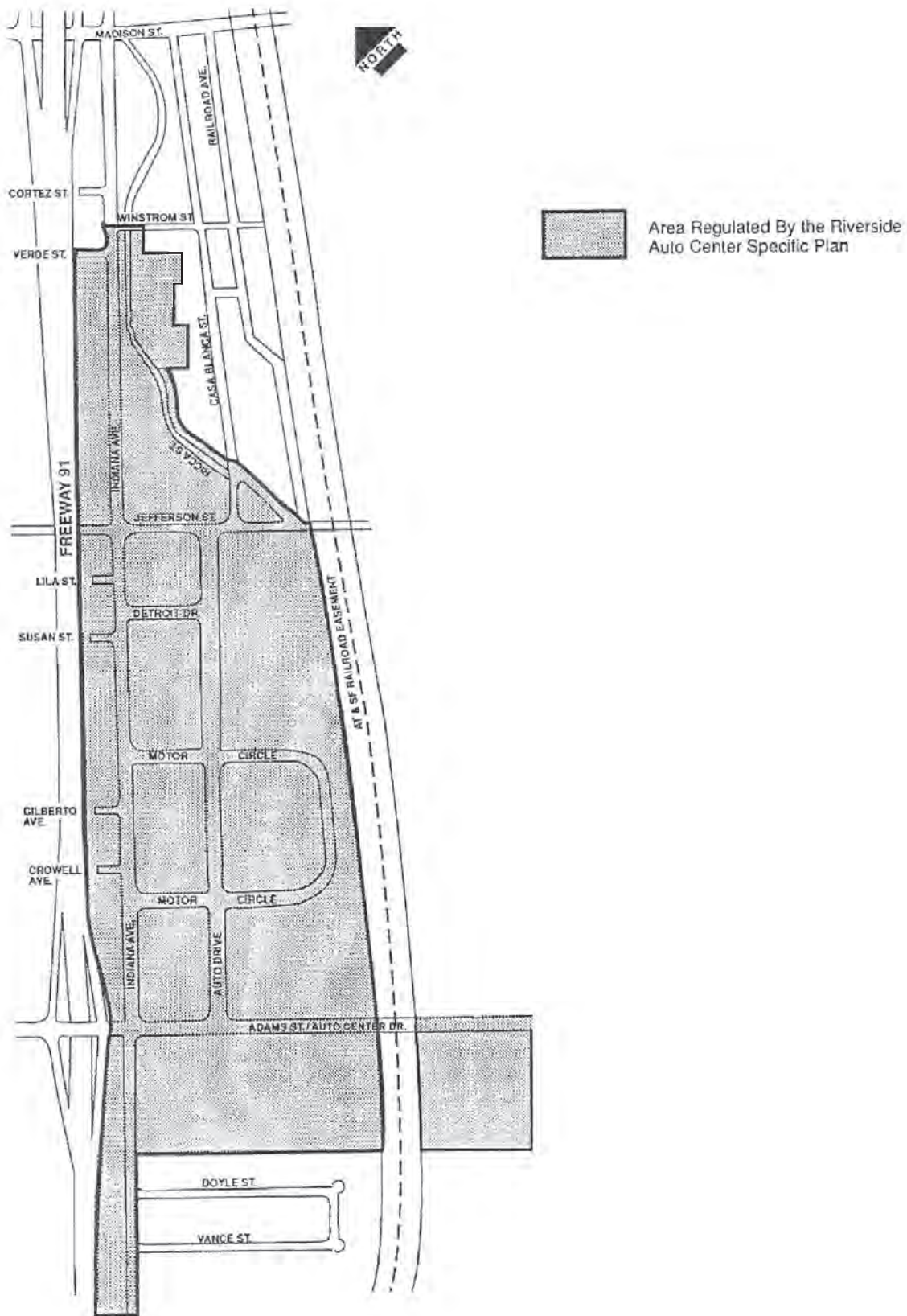
Michael R Brendecke, PLS

SPECIFIC PLAN AMENDMENT
EXHIBIT

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073

Exhibit 8 - Project Plans

Figure 1 — Specific Plan Area

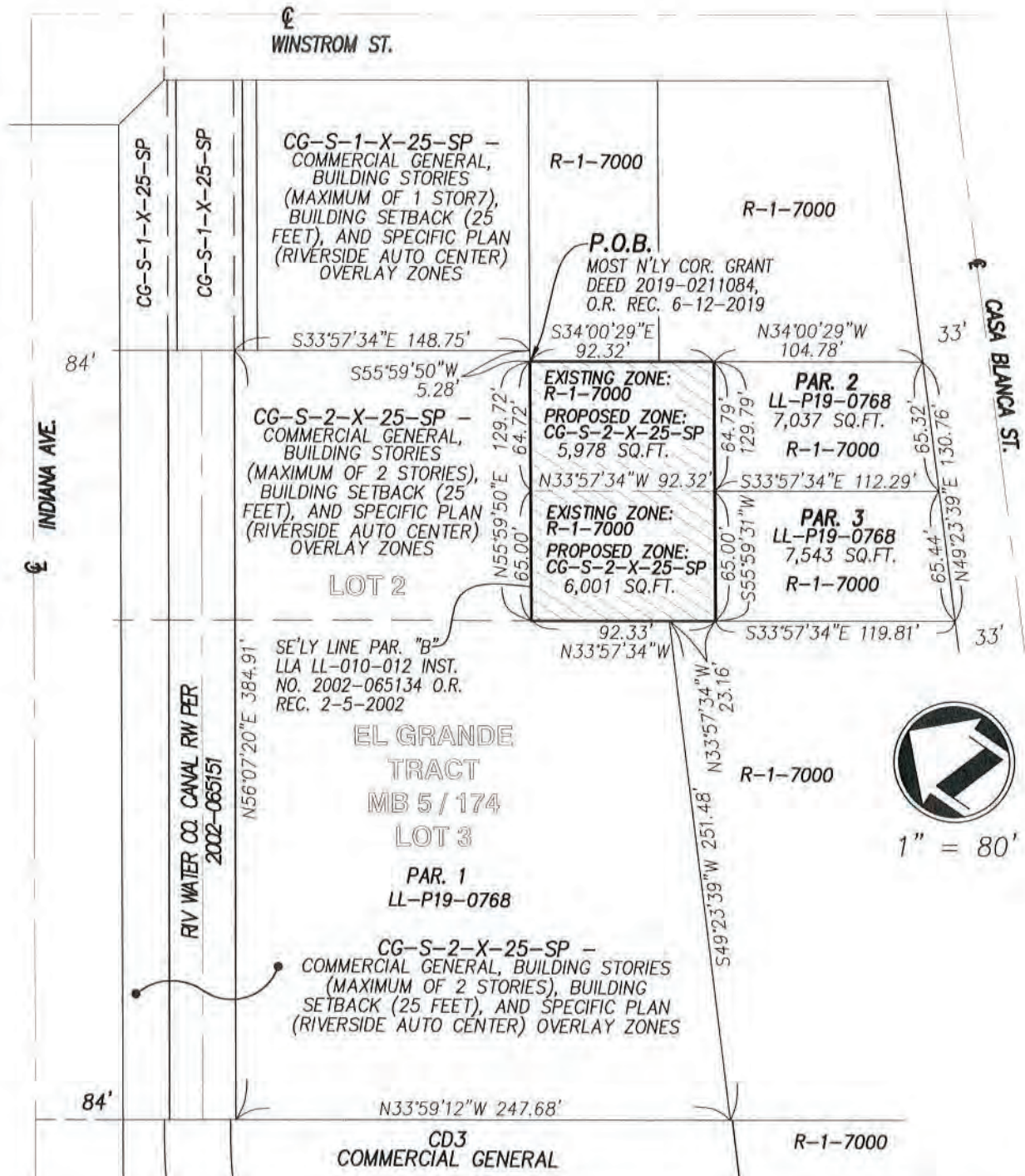


CHANGE OF ZONE EXHIBIT

SHEET 1 OF 1

FROM: R-1-7000 - SINGLE FAMILY RESIDENTIAL ZONE

TO: CG-S-2-X-25-SP - COMMERCIAL GENERAL, BUILDING STORIES (MAXIMUM OF 2 STORIES), BUILDING SETBACK (25 FEET), AND SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONES



PLAT PREPARED BY:

adkan ENGINEERS

Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

JOB NO. 9206

DATE: 1-25-2021

CLIENT: THE MOTORCYCLE COMPANY

APPROVED BY:

[Signature]

Michael R Brendecke, PLS

CHANGE OF ZONE
EXHIBIT





PROJECT:
TENANT IMPROVEMENT



RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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PROJECT NO 19045

DATE 03/20/2020

DRAWN BY PH/REP

SCALE 1" = 30'-0"

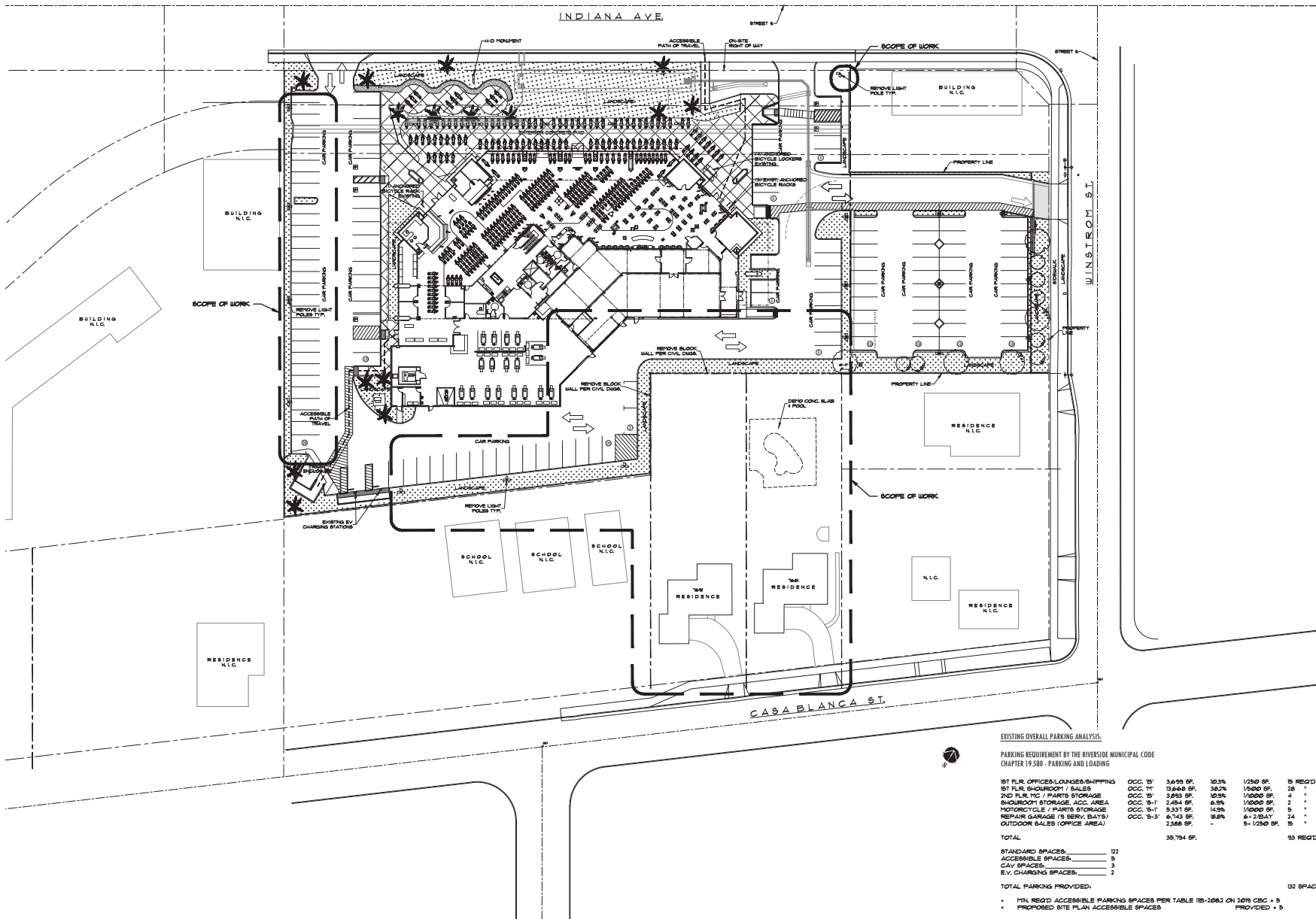
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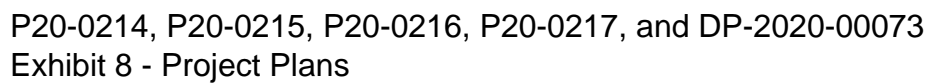
SHEET TITLE

EXISTING SITE PLAN

150

A-10

SHEET NUMBER **A-1.0**

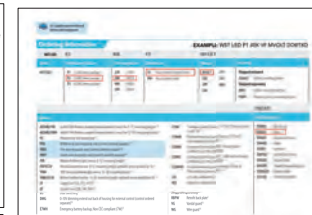




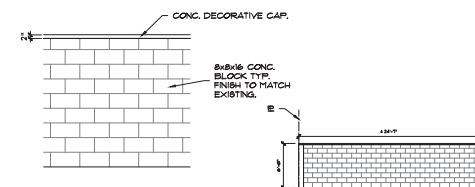
LIGHT POLE & LIGHT FIXTURE SPECS

-
- RENDERING AS A REFERENCE
- 40'-0"
- 20'-0"
- ((1) STRUCTURE)
- 10x10 SQ. STEEL POST
3 LOCATIONS PER
MANUFACTURER SHOP
DRAWINGS.
- CANTILEVER CANOPY
BY SHADE SUPPORTS
- 40'-0"
- 20'-0"
- ((2) IDENTICAL STRUCTURES)


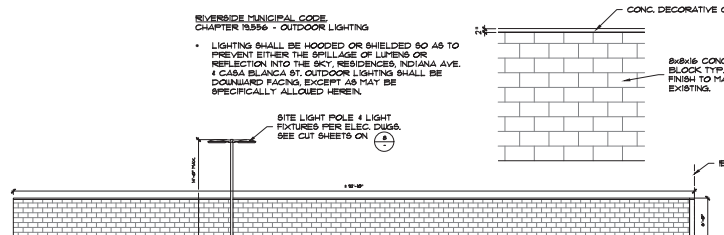
CANTELEVER CANOPY SHADE



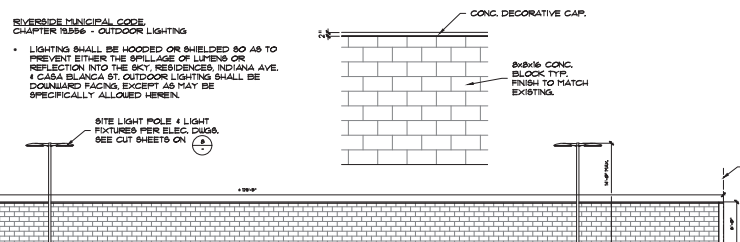
EXTERIOR WALL SCONCE LIGHTING



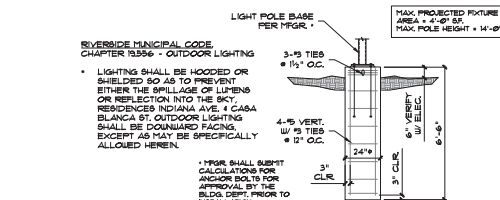
EAST CMU WALL ELEVATION

- RIVERSIDE MUNICIPAL CODE**
CHAPTER 18.556 - OUTDOOR LIGHTING
- LIGHTING SHALL BE HOODED OR SHIELDED SO AS TO PREVENT EITHER THE SPILLAGE OF LUMENS OR REFLECTION INTO THE SKY. RESIDENCES, INDIANA AVE. 4 CARLA BLANCA ST. OUTDOOR LIGHTING SHALL BE DOWNWARD FACING, EXCEPT AS MAY BE SPECIFICALLY ALLOWED HEREIN.
- 8" LIGHT POLE 4 LIGHT FIXTURES PER ELEC. DUGG. SEE CUT SHEETS ON 
- CONC. DECORATIVE CAP
BUSHES CONC. BLOCK TYPE FINISH TO MATCH EXISTING
- 1'-0" 1'-0" 1'-0"
- 

WEST CMU WALL ELEVATION (1)

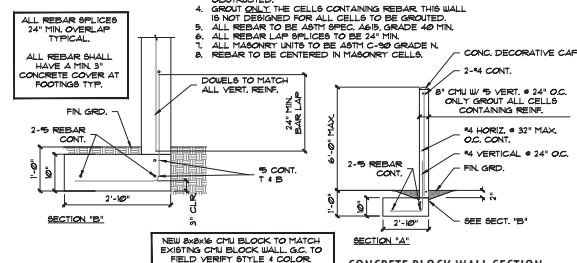


NORTH CMU WALL ELEVATION (F)



TYPICAL LIGHT POLE BASE

1. THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL.
2. THERE IS NOT A RETAINING WALL.
3. FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
4. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
5. GROUT ONLY THE CELLS CONTAINING REBAR THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
6. ALL REBAR TO BE AS 60,000 PSI AS 40 MIN.
7. ALL REBAR LAP SPICES TO BE 24" MIN.
8. ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
9. REBAR TO BE CENTERED IN MASONRY CELLS.



CONCRETE BLOCK WALL SECTION



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A-1.3



PROJECT:
TENANT IMPROVEMENT



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7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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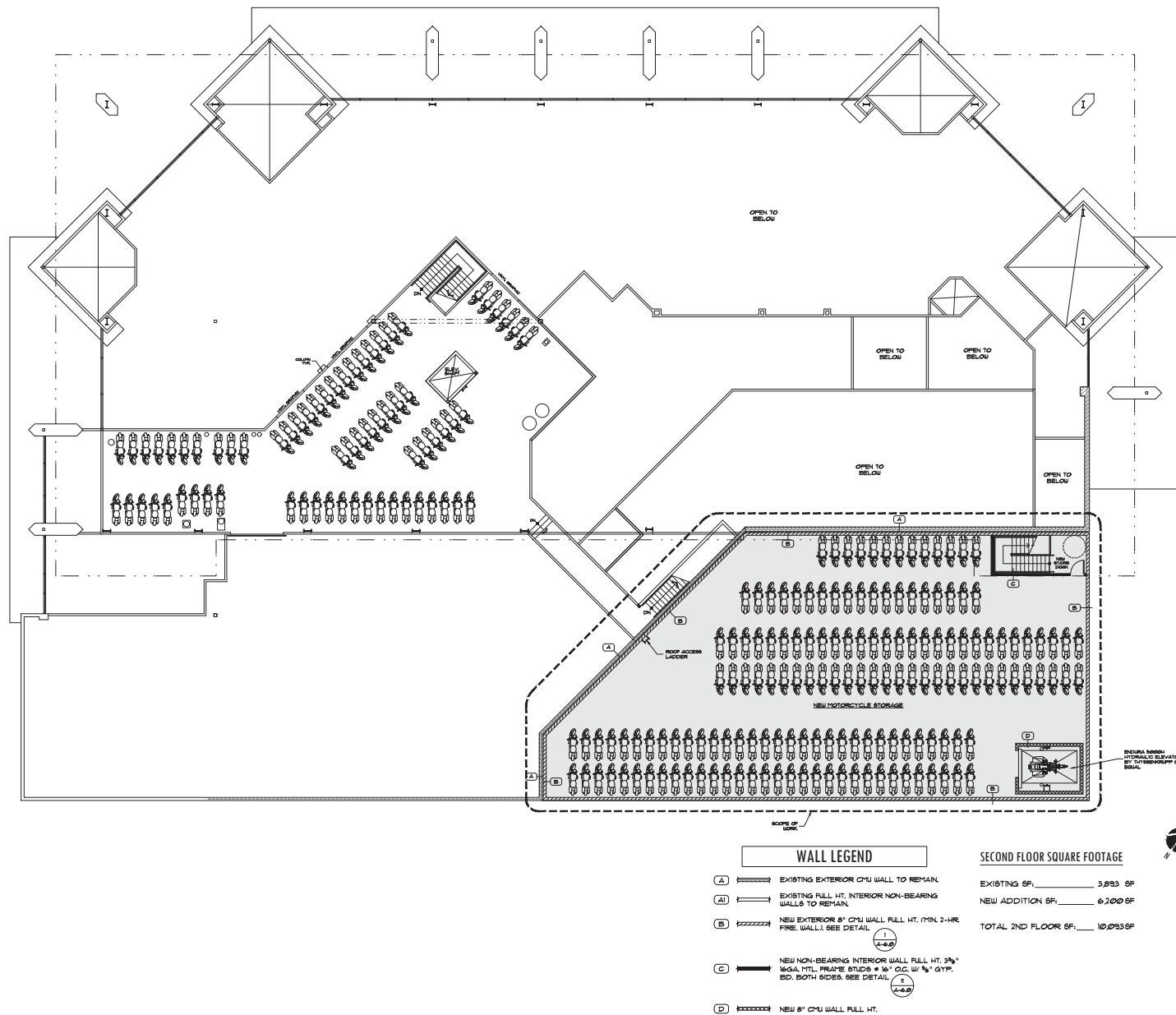
PROJECT NO	19045
DATE	03/20/2020
DRAWN BY	PHURRP
SCALE	$\frac{3}{32}'' = 1'-0''$

DESCRIPTION	DATE

SHEET TITLE
**PROPOSED FLOOR PLAN
(SECOND FLOOR)**

SHEET NUMBER

A-2.1



P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



PROJECT:
TENANT IMPROVEMENT



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PROJECT NO 19045

DATE 03/20/2020

DRAWN BY **PH/REP**

SCALE $\frac{1}{2}$ = 1.0°

DESCRIPTION	DATE
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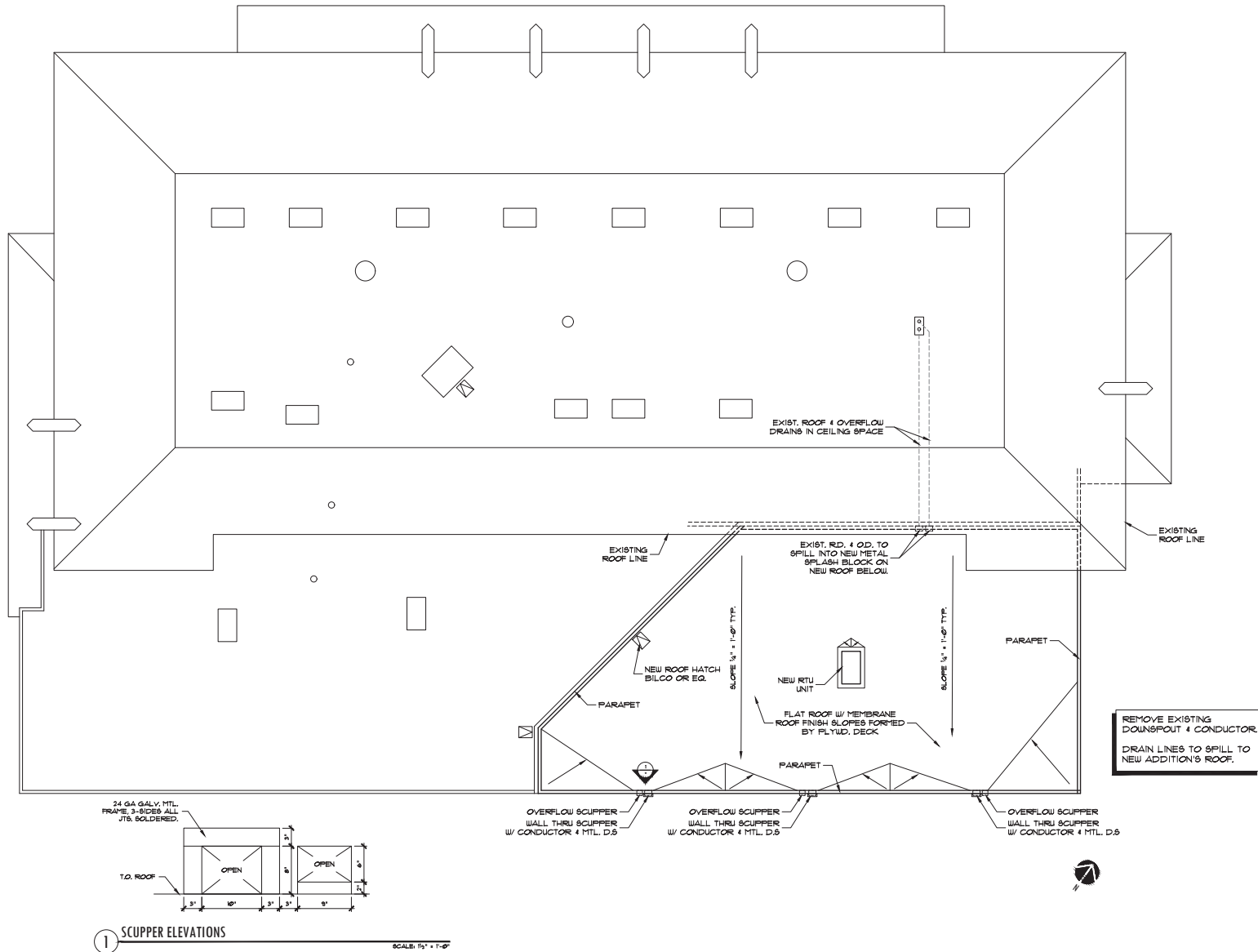
SHEET TITLE

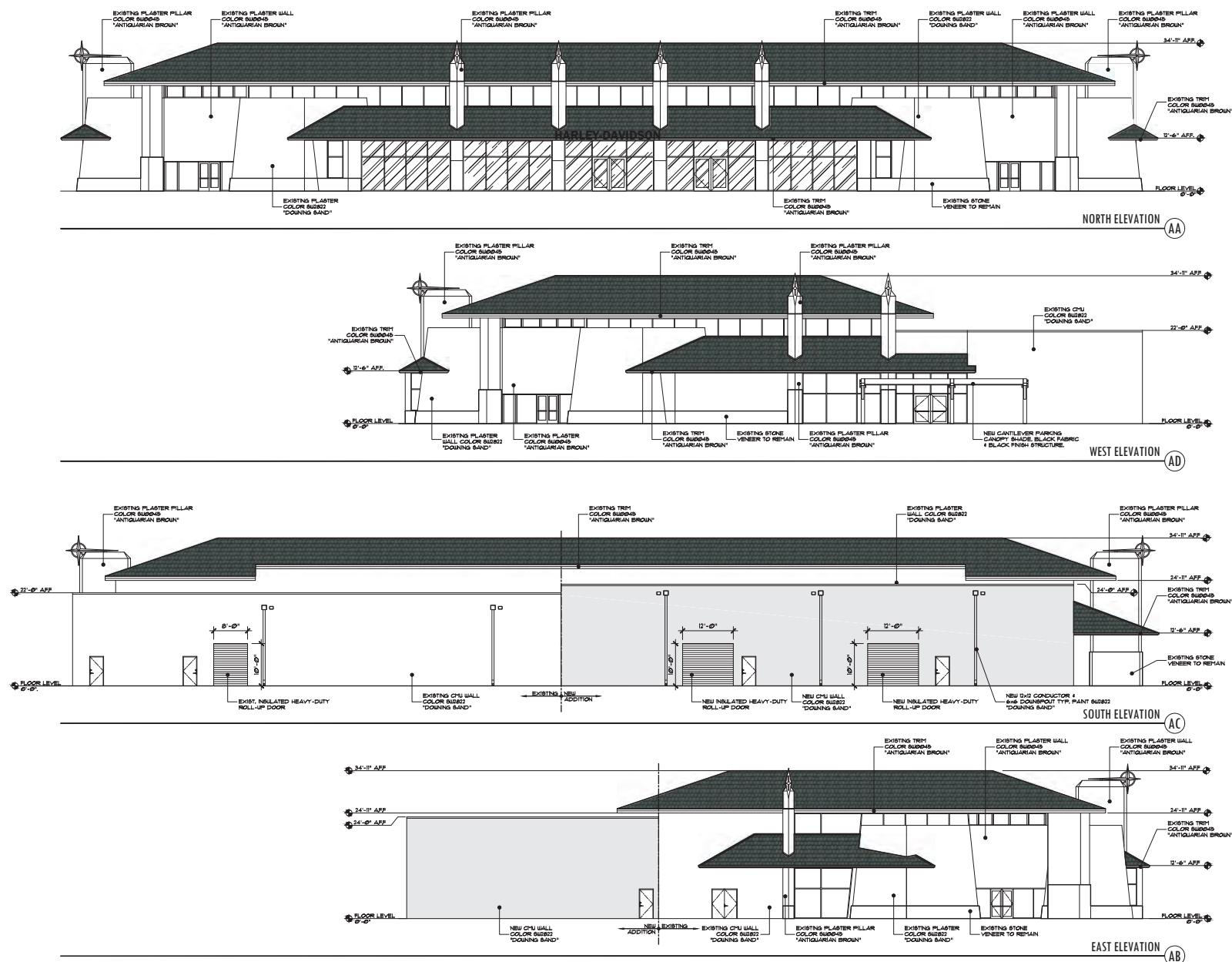
PROPOSED ROOF PLAN

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A-22

SHEET NUMBER **A-2.2**





PROJECT:

TENANT IMPROVEMENT



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PROJECT NO 19045

DATE 03/20/2020

DRAWN BY **PH/REP**

SCALE $\frac{1}{32}'' = 1'-0''$

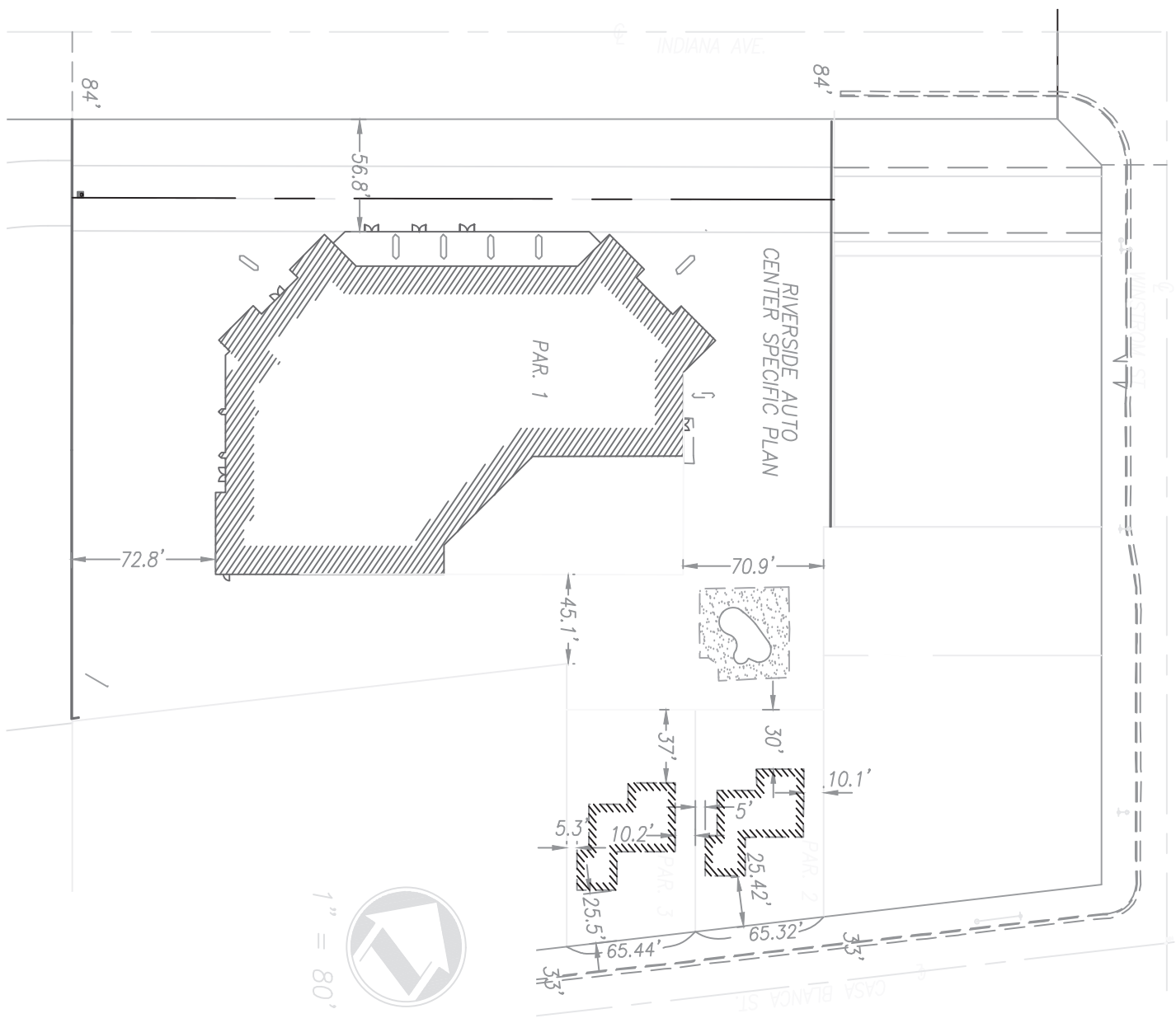
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SHEET TITLE

EXTERIOR ELEVATIONS

A 30

SHEET NUMBER **A-5.0**

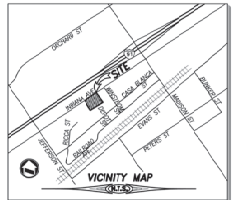


PREPARED BY:
adkan
ENGINEERS
 Civil Engineering Surveying Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 • Fax:(951) 688-0599

JOB NO. 9206
 DATE: 1-22-2021
 CLIENT: THE MOTORCYCLE COMPANY

SETBACK EXHIBIT

CONCEPTUAL GRADE PLAN THE MOTORCYCLE COMPANY RIVERSIDE FACILITY



SECTION 4 & 9, T. 3S, R. 5W

OWNER/APPLICANT
THE MOTORCYCLE COMPANY
7888 INDIANA AVE.
RIVERSIDE, CA 92504
TEL: (951) 795-1100

CIVIL ENGINEER
ADKAN ENGINEERS
8379 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-1241

ZONING/LAND USE
EXISTING ZONING: CR
PROPOSED ZONING: CR
EXISTING LANDUSE: CR/CR
PROPOSED LANDUSE: CR/CR

ZONING/LAND USE AREA BEING OBTAINED IN LOT LINE ADJUSTMENT
EXISTING ZONING: R-1-7000
PROPOSED ZONING: CR
EXISTING LANDUSE: R-1-7000
PROPOSED LANDUSE: CR/CR

ASSESSOR'S PARCEL NUMBER
230-242-021, 230-242-005, 230-242-006

PROPOSED PARKING STALLS
STANDARD PARKING STALLS.....19 EA

PROJECT AREA
0.42 ACRES

PROJECT AREA
0.42 ACRES

PROJECT DESCRIPTION

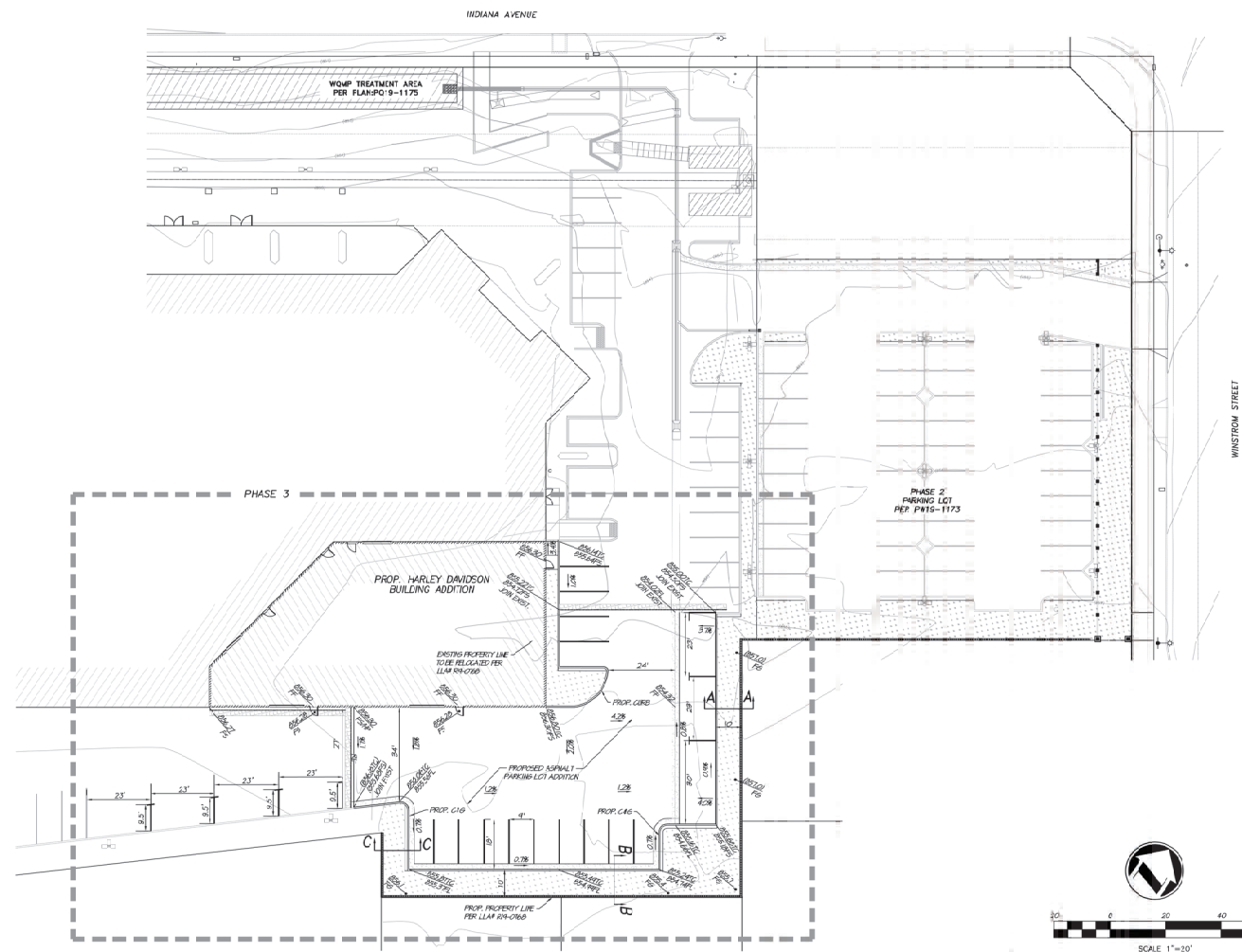
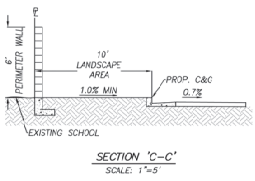
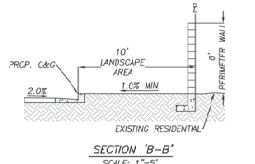
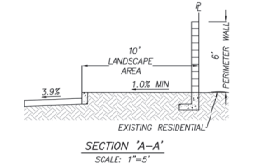
THIS PROJECT PROPOSES A PARKING LOT EXPANSION ON WINSTROM PARCEL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAG LOT 2; THENCE SOUTH 56 DEGREES 00'00" WEST ALONG THE NORTHWESTERLY LINE OF SAG LOT 2 A DISTANCE OF 142.88 FEET TO A POINT THEREON; THENCE SOUTH 33 DEGREES 50'00" EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 58 DEGREES 00'00" EAST, A DISTANCE OF 134.89 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 20, 1994 IN BOOK 1589, PAGE 578 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 33 DEGREES 50'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAG PARCEL, SO CONVEYED, A DISTANCE OF 137.00 FEET TO A POINT THEREON; THENCE SOUTH 56 DEGREES 00'00" WEST, A DISTANCE OF 134.89 FEET TO THE TRUE POINT OF BEGINNING.

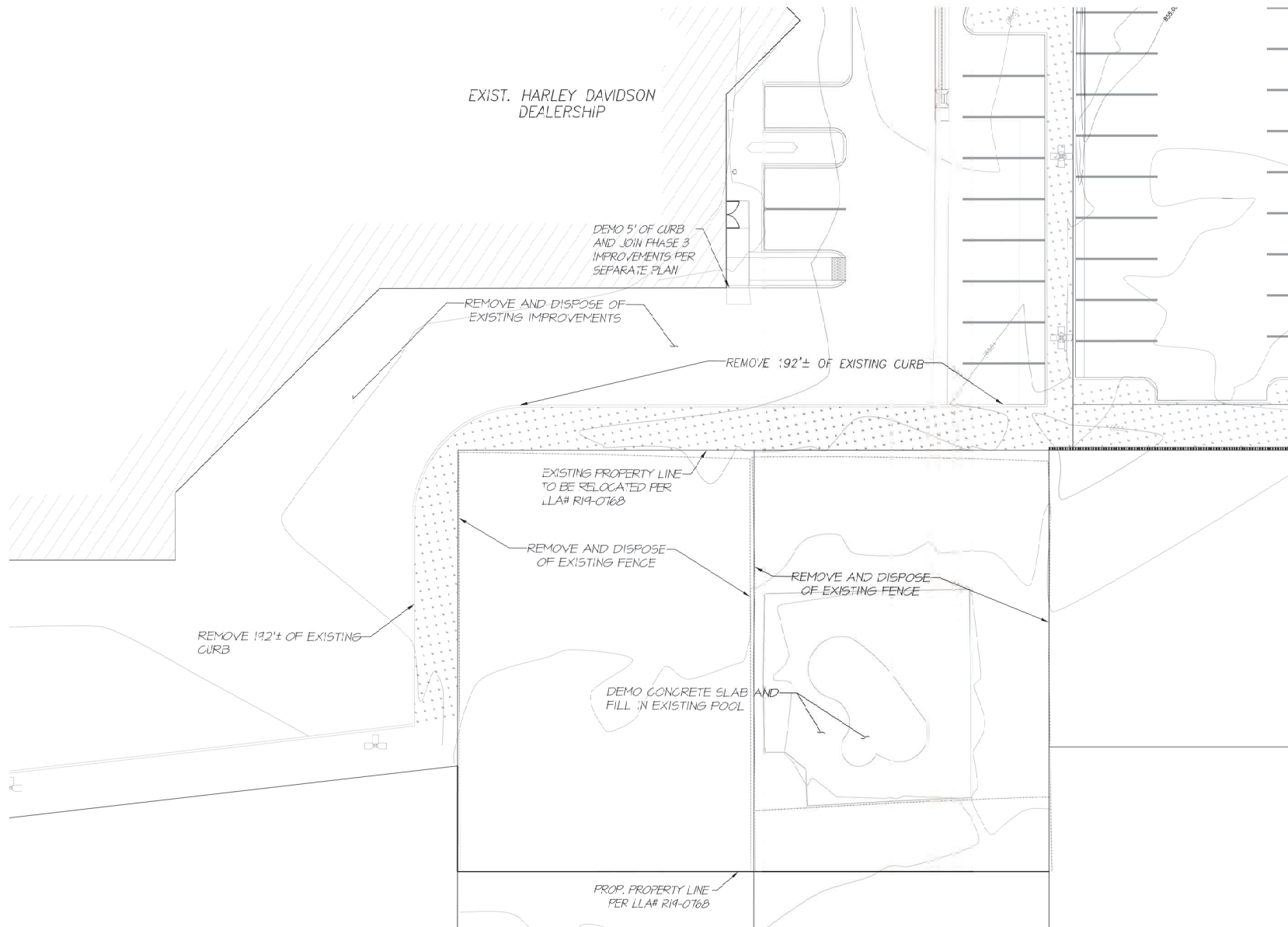
- LEGEND**
- NOMP TREATMENT AREA
 - PRCP. CONCRETE
 - PRCP. ASPHALT
 - PRCP. LANDSCAPING
 - DRCP INLET
 - PRCP. STRIPING
 - PRCP. WROUGHT-IRON FENCE
 - PRCP. PERIMETER WALL
 - PRCP. LIGHTING
 - FG FINISH GROUND
 - FS FINISH SURFACE
 - INV INVERT ELEVATION
 - GB GRADE BREAK
 - LS PRCP. LANDSCAPE
 - R/W RIGHT OF WAY
 - PL PROPERTY LINE
 - C&G CURB AND GUTTER
 - TC TOP OF CURB
 - PRCP. PROPOSED

CONCEPTUAL GRADING PLAN
THE MOTORCYCLE COMPANY PHASE 3
BUILDING AND PARKING LOT ADDITION ON-SITE

DESIGN PREPARED BY:
adkan ENGINEERS
Civil Engineering - Surveying - Planning
8379 AIRPORT DRIVE, RIVERSIDE, CA 92504
TEL: (951) 688-1241 FAX: (951) 688-1599
FOR: THE MOTORCYCLE COMPANY W.D. 9025
SCALE: 1"=20' DATE: 12/2013



DEMOLITION PLAN



DEMOLITION PLAN
THE MOTORCYCLE
COMPANY PHASE 3
BUILDING AND PARKING
LOT ADDITION

PLANS PREPARED BY:
adkan
ENGINEERS
Civil Engineering Surveying Planning
1879 Airport Drive, Riverside, CA 92504
(951) 686-1241 Fax (951) 686-1599
FOR: The Motorcycle Company W.D. 9025
SCALE: 1"=20' DATE: 12/2/13

G:\PROJECTS\HARLEY DAVIDSON\2016\ENGINEERING\PH3 CONCEPTUAL GRADE\201606_PHS 02.DWG

RIVERSIDE HARLEY-DAVIDSON WINSTROM PARKING LOT

3380 WINSTROM STREET

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504



LANDSCAPE ARCHITECTURE

4649 Brockton Avenue

Riverside, CA 92506

Phone: (951) 369-0700

Fax: (951) 369-4039

www.comworksdg.com

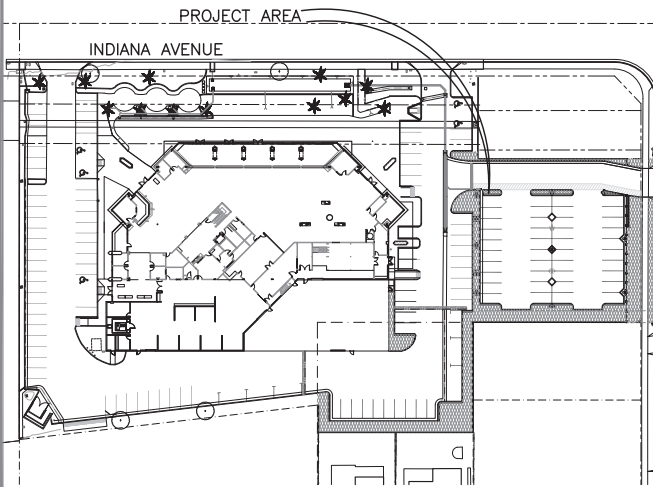
Contact: Kay Kite

VICINITY MAP:



PROJECT SITE

SITE PLAN:



TOTAL LANDSCAPE AREA: 7,995 S.F.

CONSULTANTS:

CIVIL ENGINEER:
ADKIN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
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WINSTROM PARKING
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7688 INDIANA AVENUE
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CONTACT: GLEN ESPINOZA
951-785-0100

JOB NUMBER: 191064

DRAWN BY: KCK

CHECKED BY: SJR

DATE: 10/26/2020

REVISIONS:



Know what's below.
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SHEET INDEX:

- T-1 TITLE SHEET
- LI-1 IRRIGATION PLAN
- LI-2 IRRIGATION DETAILS
- LI-3 IRRIGATION DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING DETAILS

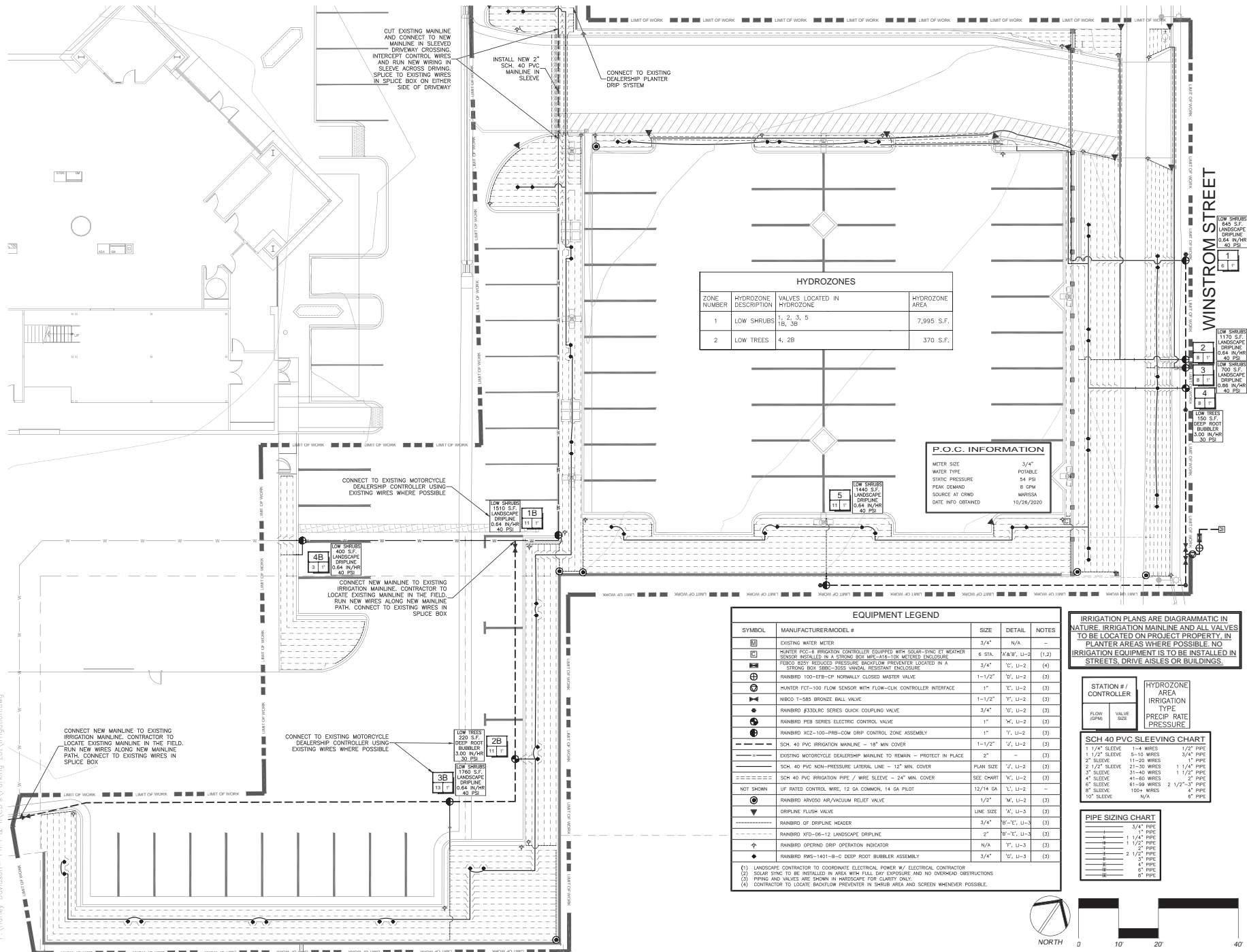


TITLE
SHEET

T-1

SHEET 1 OF 6

Oct 26, 2020 - 1:39pm Key: Kite
F:\Harley Davidson - Ph 1 & II\CG's Parking Lot\Irrigation.dwg



HYDROZONES			
ZONE NUMBER	HYDROZONE DESCRIPTION	VALVES LOCATED IN HYDROZONE	HYDROZONE AREA
1	LOW SHRUBS	1, 2, 3, 5 1B, 3B	7,995 S.F.
2	LOW TREES	4, 2B	370 S.F.

P.O.C. INFORMATION	
METER SIZE	3/4"
WATER TYPE	POTABLE
STATIC PRESSURE	54 PSI
PEAK DEMAND	8 GPM
SOURCE AT GRID	MARISSA
DATE INFO OBTAINED	10/26/2020

EQUIPMENT LEGEND				
SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
	HUNTER PCC-6 IRRIGATION CONTROLLER EQUIPPED WITH SOLAR-SYNC ET WEATHER SENSOR INSTALLED IN A STRONG BOX MFR-A16-10R METERED ENCLOSURE	6 STA.	A/B, U-2	(1,2)
	PERIODIC ROOT REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX DBBC-3035 UNIDAL RESISTANT ENCLOSURE	3/4"	"C", U-2	(4)
	RAINBIRD 100-ETB-CP NORMALLY CLOSED MASTER VALVE	1-1/2"	"C", U-2	(3)
	HUNTER FCT-100 FLOW SENSOR WITH FLOW-CLICK CONTROLLER INTERFACE	1"	"E", U-2	(3)
	RAINBIRD 100-ETB-CP NORMALLY CLOSED MASTER VALVE	1-1/2"	"C", U-2	(3)
	RAINBIRD #330URC SERIES QUICK COUPLING VALVE	3/4"	"G", U-2	(3)
	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE	1"	"H", U-2	(3)
	RAINBIRD X02-100-PRB-CDM DRP CONTROL ZONE ASSEMBLY	1"	"I", U-2	(3)
	SCH. 40 PVC IRRIGATION MAINLINE - 18" MIN COVER	1-1/2"	"J", U-2	(3)
	EXISTING MOTORCYCLE DEALERSHIP MAINLINE TO REMAIN - PROTECT IN PLACE	2"	-	(3)
	SCH. 40 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	PLAN SIZE	"J", U-2	(3)
	SCH. 40 PVC IRRIGATION PIPE / WIRE SLEEVE - 24" MIN. COVER	SEE CHART	"K", U-2	(3)
	U/F RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	"L", U-2	-
	RAINBIRD ARVO50 AIR/VACUUM RELIEF VALVE	1/2"	"M", U-2	(3)
	RAINBIRD DIPLINE FLUSH VALVE	LINE SIZE	"N", U-3	(3)
	RAINBIRD OF DIPLINE HEADER	3/4"	"O", U-3	(3)
	RAINBIRD XTD-06-12 LANDSCAPE DIPLINE	2"	"P", U-3	(3)
	RAINBIRD OPENING DRP OPERATION INDICATOR	N/A	"T", U-3	(3)
	RAINBIRD RWS-1401-B-C DEEP ROOT BUBBLER ASSEMBLY	3/4"	"G", U-3	(3)

- (1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR
(2) SOLAR SYNC TO BE INSTALLED IN AREA WITH FULL DAY EXPOSURE AND NO OVERHEAD OBSTRUCTIONS
(3) PIPING AND VALVES ARE SHOWN IN LANDSCAPE FOR CLARITY ONLY
(4) CONTRACTOR TO LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WHENEVER POSSIBLE

IRRIGATION PLANS ARE DIAGRAMMATIC IN NATURE. IRRIGATION MAINLINE AND ALL VALVES TO BE LOCATED ON PROJECT PROPERTY. IN PLANTER AREAS WHERE POSSIBLE. NO IRRIGATION EQUIPMENT IS TO BE INSTALLED IN STREETS, DRIVE AISLES OR BUILDINGS.

STATION # / CONTROLLER		HYDROZONE AREA IRRIGATION TYPE PRECP RATE PRESSURE	
FLOW GPM	VALVE SIZE		

SCH 40 PVC SLEEVING CHART			
1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE	
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE	
2" SLEEVE	11-20 WIRES	1" PIPE	
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE	
3" SLEEVE	31-40 WIRES	1 1/2" PIPE	
4" SLEEVE	41-60 WIRES	2" PIPE	
5" SLEEVE	61-99 WIRES	2 1/2" PIPE	
6" SLEEVE	100+ WIRES	3" PIPE	
8" SLEEVE		4" PIPE	
10" SLEEVE		6" PIPE	

PIPE SIZING CHART	
3/4" PIPE	
1" PIPE	
1 1/4" PIPE	
1 1/2" PIPE	
2" PIPE	
2 1/2" PIPE	
3" PIPE	
4" PIPE	
5" PIPE	
6" PIPE	
8" PIPE	
10" PIPE	



0 10' 20' 40'



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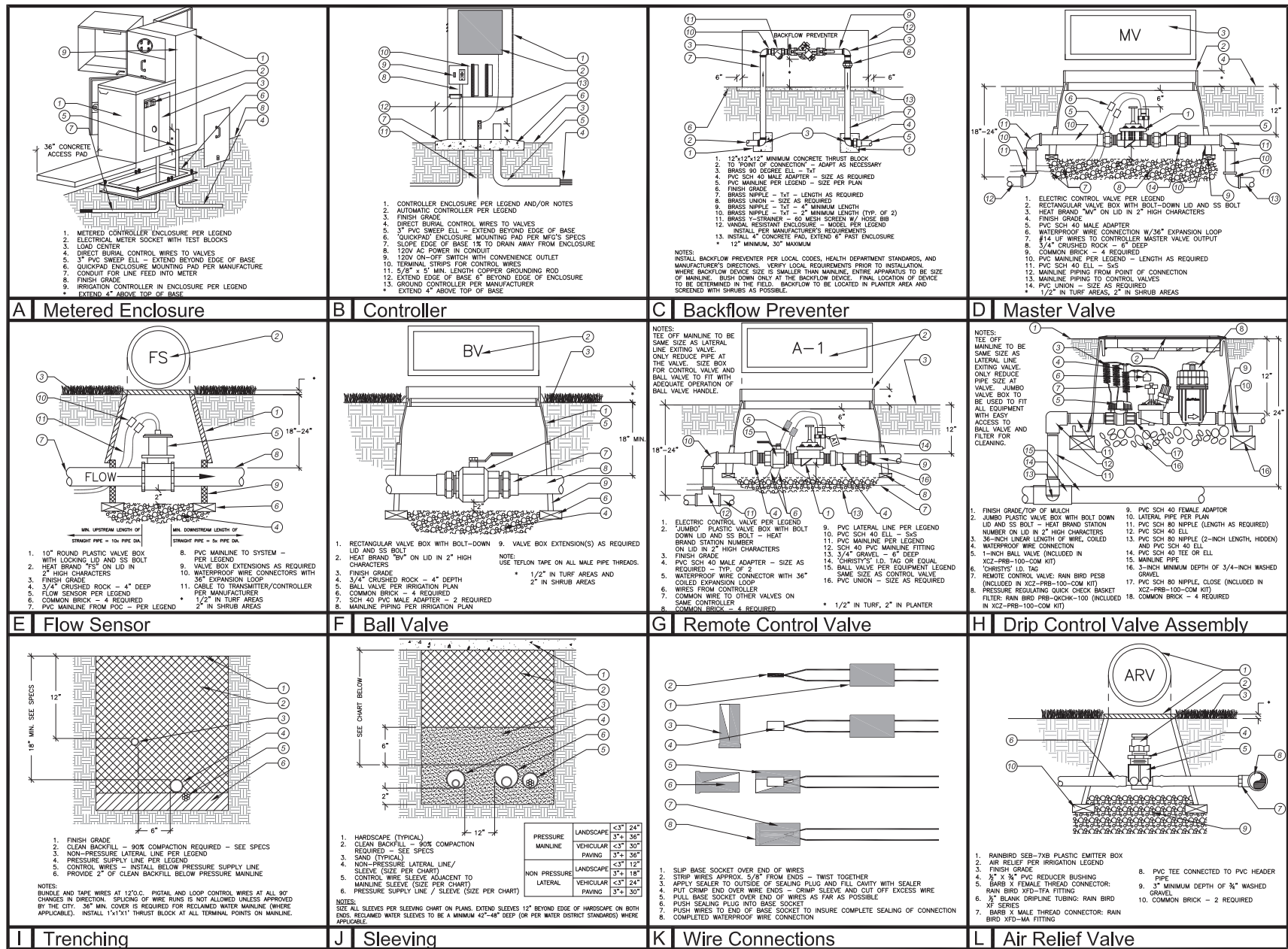
IRRIGATION
PLAN

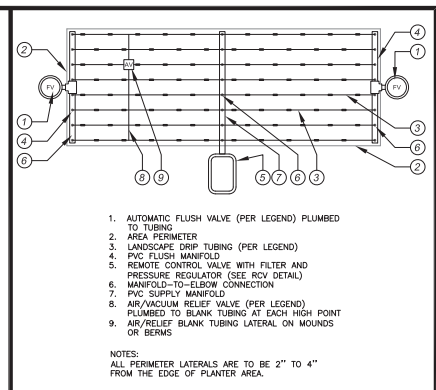
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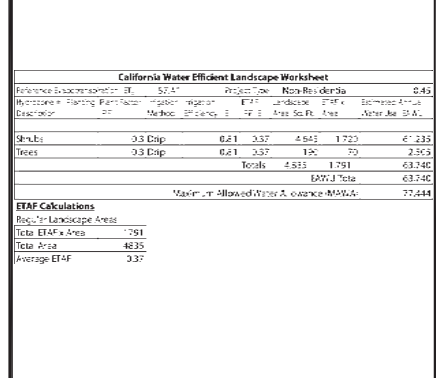
LI-1

SHEET 2 OF 6





D	Dripline Center Connection
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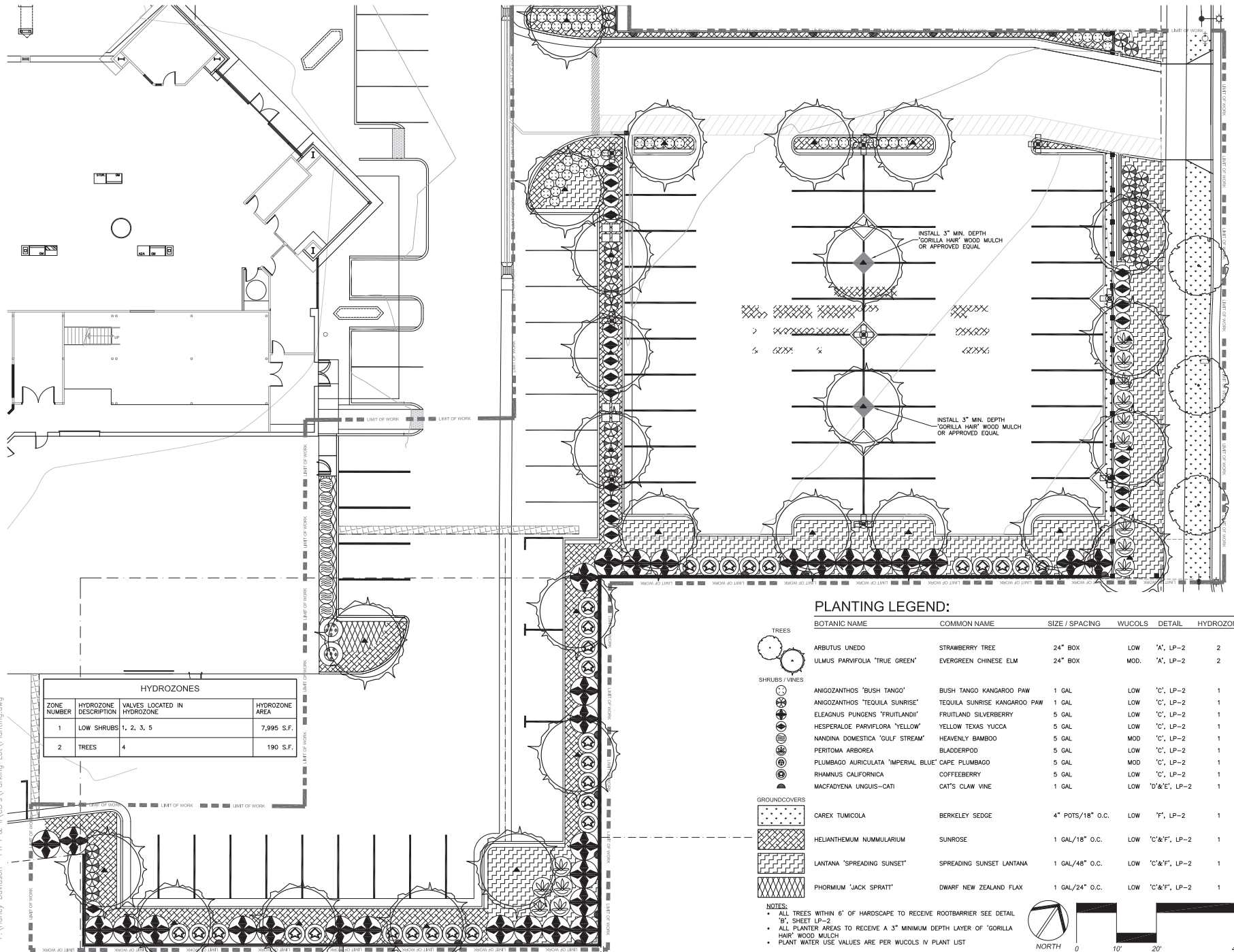


H	Water Use Calculations
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Yearly ET0							
Jan	Feb	Mar	Apr	May	Jun	Jul	
2.54	2.89	4.36	5.42	6.19	6.79	7.36	
0.35	0.39	0.59	0.74	0.84	0.92	1.00	
Aug	Sep	Oct	Nov	Dec	ETC		
7.1	5.52	3.98	2.88	2.38	35.55		
0.96	0.75	0.54	0.39	0.32			
IRRIGATION CONTROLLER SCHEDULE FOR SIX MONTH PLANT ESTABLISHMENT PERIOD							
Station	Flow (gpm)	Sprinkler Type	Plant Type	Inches/Hr	Days	Time	Run
1	6	Dipline	Low Shrubs	0.64	4		17
2	8	Dipline	Low Shrubs	0.64	4		17
3	8	Dipline	Low Shrubs	0.64	4		13
4	9	Bubbler	Tree	3	4		4
5	11	Dipline	Low Shrubs	0.64	4		17
IRRIGATION CONTROLLER SCHEDULE AFTER SIX MONTH PLANT ESTABLISHMENT PERIOD							
Station	Flow (gpm)	Sprinkler Type	Plant Type	App. Rate	Days	Time	Run
1	6	Dipline	Low Shrubs	0.64	3		17
2	8	Dipline	Low Shrubs	0.64	3		17
3	8	Dipline	Low Shrubs	0.64	3		13
4	9	Bubbler	Tree	3	3		4
5	11	Dipline	Low Shrubs	0.64	3		17

L	Scheduling
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Oct 26, 2020 - 12:28pm Key Kite
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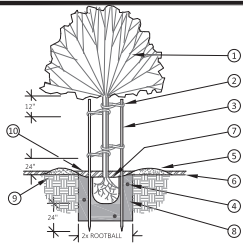
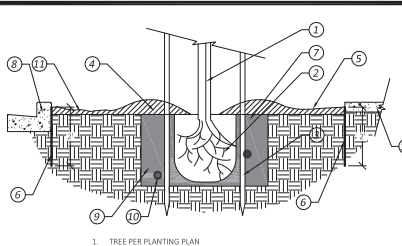
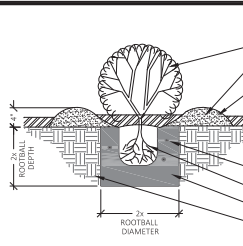
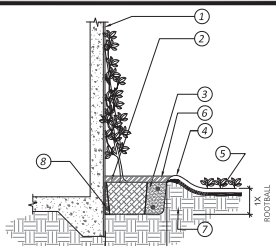
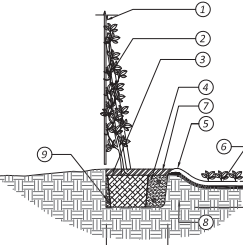
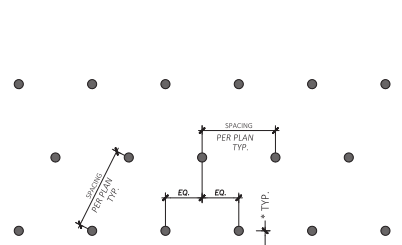
PLANTING PLAN

SCALE: 1"=10'-0"

811
Know what's below.
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LP-1
SHEET 5 OF 6

Oct 26, 2020 - 12:30pm Key Kila
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 <ol style="list-style-type: none">1. TREE PER PLANTING PLAN2. CHUCK TIE (4 PER TREE)3. (MINIMUM) 2" 3" DIA. x 10' LONG LODGE POLE STAKES4. PLANT TABLETS PER PLANT TABLET NOTE5. EARTH WATERING BASIN PER PLANTING NOTES6. FINISH GRADE7. ROOTBALL SET CROWN 1" - 2" ABOVE FINISH GRADE8. COMPACT BACKFILL MIX PER PLANTING NOTES9. NATIVE SOIL10. 3" MINIMUM DEEP MULCH PER PLANTING PLAN11. 24" ROOTBALL12. 24" ROOTBALL DIAMETER <p>NOTE: 10' LONG LINEAR ROOT BARRIER CENTERED ON TREE TO BE PLACED AT HARDSCAPE EDGE WHEN TREE IS WITHIN 5' OF HARDSCAPE</p>		 <ol style="list-style-type: none">1. TREE PER PLANTING PLAN2. ROOTBALL3. STAKE PER TREE PLANTING DETAIL4. EARTH WATERING BASIN PER TREE PLANTING DETAIL5. FINISH GRADE6. DEEP ROOT BARRIER AT EDGE OF HARDSCAPE - 24" DEEP, 10' LONG7. TREE PLANTING PIT8. STREET CURB PER STREET IMPROVEMENT PLANS9. COMPACTED BACKFILL MIX PER PLANTING SPECS / NOTES10. PLANT TABLETS PER PLANTING SPECS / NOTES11. MULCH - TYPE & DEPTH PER PLANTING PLAN12. CONCRETE PAVING PER PLAN <p>NOTES: 1. ROOTBARRIER TO EXTEND 6' TO EITHER SIDE OF TREE TRUNK 2. ROOTBARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL</p>		 <ol style="list-style-type: none">1. SHRUB PER PLANTING PLAN2. 3" DEPTH OF WOOD MULCH3. PLANT TABLETS PER PLANT TABLET NOTE4. FINISH GRADE5. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUND COVER)6. ROOTBALL SET CROWN SLIGHTLY ABOVE FINISH GRADE7. COMPACT BACKFILL MIX PER PLANTING SPECS / NOTES8. NATIVE SOIL		 <ol style="list-style-type: none">1. FACE OF WALL OR BUILDING PROP TOP OF STAKE AGAINST WALL OR BUILDING2. SET ROOTBALL TIGHT TO FOOTING, REMOVE ALL TRASH OR CONCRETE AT PLANTING HOLE3. BACKFILL PER PLANTING NOTES/SPECS4. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUND COVER)5. FINISH GRADE PER PLAN6. WOOD MULCH - DEPTH PER PLANTING PLAN7. NATIVE SOIL8. PLANT TABS PER PLANTING NOTES/SPECS	
A Tree Planting		B Linear Root Barrier		C Shrub Planting		D Vine On Wall Planting	
 <ol style="list-style-type: none">1. FENCE PER PLAN OR BUILDING, PROP TOP OF STAKE AGAINST FENCE2. TIE VINE TENDRILS AND TRUNK TO FENCE WITH GREEN GARDEN TAPE3. SET ROOTBALL TIGHT TO FENCE, REMOVE ALL TRASH OR CONCRETE AT PLANTING HOLE4. BACKFILL PER PLANTING NOTES/SPECS5. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUND COVER)6. FINISH GRADE PER PLAN7. WOOD MULCH - DEPTH PER PLANTING PLAN8. NATIVE SOIL9. PLANT TABS PER PLANTING NOTES/SPECS		 <ol style="list-style-type: none">1. TREE PER PLANTING PLAN2. ROOTBALL3. STAKE PER TREE PLANTING DETAIL4. EARTH WATERING BASIN PER TREE PLANTING DETAIL5. FINISH GRADE6. DEEP ROOT BARRIER AT EDGE OF HARDSCAPE - 24" DEEP, 10' LONG7. TREE PLANTING PIT8. STREET CURB PER STREET IMPROVEMENT PLANS9. COMPACTED BACKFILL MIX PER PLANTING SPECS / NOTES10. PLANT TABLETS PER PLANTING SPECS / NOTES11. MULCH - TYPE & DEPTH PER PLANTING PLAN12. CONCRETE PAVING PER PLAN <p>NOTES: 1. ROOTBARRIER TO EXTEND 6' TO EITHER SIDE OF TREE TRUNK 2. ROOTBARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL</p>		<p>PLANTING NOTES:</p> <ol style="list-style-type: none">1. GENERAL - ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND THESE PLANS. A. THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT. B. THE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER. C. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME. D. ALL IRRIGATION WORK SHALL HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK. E. THE OWNER'S SUPERINTENDENT AND THE LANDSCAPE ARCHITECT WILL INSPECT THE PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS. F. THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER/LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT. G. UPON COMPLETION OF EACH PHASE OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE SITE OF ALL ACCUMULATED RUBBISH, DEBRIS, AND OTHER EXTRANEIOUS MATERIAL. H. SCOPE OF WORK - CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND OR NOTES. I. INCLUDED AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING AND TREE HOLES; FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE PROJECT PERIOD; PROVIDING PLANT ESTABLISHMENT WORK THROUGHOUT THE SPECIFIED PERIOD; CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR. J. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER, DEBRIS AND OTHER EXTRANEIOUS MATERIAL FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT. K. THE OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/100th OF 1 FOOT OF FINISH GRADE, INCLUDING ANY MINOR ADJUSTMENTS TO EARTH BERM AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS TO 1X MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS. L. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY; OF HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING, AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL SPECIMEN MATERIAL TAGGED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST NURSERY, MOON VALLEY NURSERY, OR OTHER SOURCE EQUAL IN QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME, AND INSTALL PER PLAN. M. THE LANDSCAPE ARCHITECT SHALL APPROVE THE LOCATION OF ALL OF THE ONE GALLON, FIVE GALLON, AND FIFTEEN GALLON PLANT MATERIAL, AS APPROXIMATELY SPOTTED IN THE FIELD BY THE CONTRACTOR. ALL BOXED MATERIAL SHALL BE STAKED FOR LOCATION APPROVAL PRIOR TO PLANT PIT EXCAVATION. PRIOR TO PLANTING, THE OWNER'S REPRESENTATIVE WILL REPRESENTATIVE WILL INSPECT THE BEST SIDE AND FACE ALL SPECIMEN TREES. N. TREE TIES SHALL BE "DINCH-Y" AVAILABLE FROM "V.T. COMPANY" OF ESCONCADO, CA (619) 480-6700. INSTALL PER MANUFACTURER'S SPECIFICATIONS. USE WOOD SCREWS ONLY FOR WOOD STAKES. O. ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE ROOTED TIP CUTTINGS FROM PLANTS OR LINERS UNLESS OTHERWISE SPECIFIED, AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. ALL GROUND COVER AND SHRUB AREAS SHALL HAVE A MINIMUM DEPTH OF 3" MULCH, TYPE PER PLAN (WOOD MULCH TO BE MAX. 1" IN DIAMETER). P. TO ALL PLANTING AREAS AND PRIOR TO IRRIGATION SYSTEM INSTALLATION, CROSS RIP OR OTHERWISE TILL 12" DEEP. AFTER CROSS RIPPING, ROTO-TILL SOIL PREP AMENDMENTS 6" DEEP (SEE SOIL PREP / BACKFILL NOTE).		<p>PLANTING NOTES CONT.</p> <ol style="list-style-type: none">10. FOR BACKFILL AROUND TREES AND SHRUBS, USE THE FORMULA AS INDICATED IN THE SOIL PREP / BACKFILL NOTE. MIXING SHALL BE DONE AT ONE LOCATION. 11. WEED ABATEMENT - TO ALL PLANTING AREAS, AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM, AND SOIL PREPARATION, THE FOLLOWING WEED ABATEMENT WORK SHALL BE DONE: A. KEEP AREAS MOIST BY REGULAR IRRIGATIONS FOR A PERIOD OF TWO WEEKS (MINIMUM) TO GERMINATE EXISTING WEED SEEDS. B. KILL WEEDS WITH CONTACT WEED KILLER PER LICENSED HERBICIDE AGENCY SPECIFICATIONS. AFTER COMPLETE WEED KILL, REMOVE WEED RESIDUE AND TOP GROWTH. 12. PRE-EMERGENT PROGRAM - PRIOR TO INSTALLATION OF GROUND COVER, CONTRACTOR SHALL INSTALL A PRE-EMERGENT HERBICIDE, EPDM OR EQUAL, TO ALL PROPOSED GROUND COVER AREAS PER MANUFACTURER'S RECOMMENDATIONS. 13. MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS THROUGHOUT THE CONTRACT PERIOD. MAINTENANCE SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, AND GENERAL CLEAN-UP. PLANTS SHALL BE KEPT IN A HEALTHY GROWING CONDITION. 14. PLANT ESTABLISHMENT PERIOD - THE PLANT ESTABLISHMENT PERIOD SHALL COMMENCE UPON THE OWNER'S AND THE LANDSCAPE ARCHITECTS WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR NINETY (90) CONTINUOUS CALENDAR DAYS. PLANT ESTABLISHMENT WORK SHALL INCLUDE THREE (3) FERTILIZER APPLICATIONS TO ALL PLANTED AREAS DURING THIRTY (30) DAY INTERVALS DURING THE PLANT ESTABLISHMENT PERIOD (REFER TO FERTILIZER PROGRAM NOTE FOR TYPE AND APPLICATION RATES). 15. PLANT ESTABLISHMENT PROCEDURES - THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, CLEAN-UP, AND AS FOLLOWS: A. CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS. B. THREE (3) FERTILIZER APPLICATIONS PER NOTE ABOVE WITH FERTILIZER AT THE RATE AND FORMULA AS INDICATED IN THE SOIL PREP/BACKFILL NOTE. C. CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEMS IN A LIKE NEW, OPERATING CONDITION, ADJUSTING HEAD HEIGHTS, THROW AND SPRAY ARCS AS NECESSARY. D. THE CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING OF ALL PLANTED AREAS, AND SHALL REPLACE ANY MATERIAL DAMAGED DUE TO IMPROPER MOISTURE. ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING PLANT ESTABLISHMENT PERIOD SHALL BE REMOVED AT THIRTY (30) DAY INTERVALS. THE CONTRACTOR MAY ELECT TO REMOVE SUCH CONCENTRATIONS OF WEEDS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM. DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES. E. DURING THE PLANT ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION FOR ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.	
E Vine On Fence Planting		F Groundcover Spacing		G Soil Prep / Fertilizer		H Planting Notes	
<p>SOIL PREPARATION / BACKFILL NOTE:</p> <p>TO ALL NEW PLANTING AREAS (SHRUB AND GROUND COVER), ROTO-TILL THE FOLLOWING AMENDMENTS:</p> <p>'NITROMULCH' SOIL AMENDMENT - 3 CU. YDS. PER 1000 SQ. FT. 16-16-16 COMMERCIAL FERTILIZER - 12 LBS. PER 1000 SQ. FT.</p> <p>BACKFILL MIX FOR TREES, SHRUBS, AND VINES SHALL BE AS FOLLOWS:</p> <p>6 PARTS BY VOLUME ON-SITE SOIL 4 PARTS BY VOLUME ORGANIC AMENDMENT AS ABOVE 1 LB. 16-16-16 COMMERCIAL FERTILIZER PER CU. YD. OF MIX 2 LBS. IRON SULFATE PER CU. YD. OF MIX</p> <p>'NITROMULCH' SOIL AMENDMENT AVAILABLE FROM 'XELLOG SUPPLY, INC.' (800) 232-2322</p> <p>FERTILIZER PROGRAM:</p> <p>THREE (3) FERTILIZER APPLICATIONS ARE TO BE APPLIED TO ALL PLANTING AREAS AT THIRTY (30) DAY INTERVALS USING THE FOLLOWING FORMULA:</p> <p>5 LBS. 16-16-16 COMMERCIAL FERTILIZER PER 1000 SQ. FT.</p> <p>AFTER ALL SITE GRADING HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, AN AGRONOMIC SOILS TEST. THE TEST SHALL BE PERFORMED BY AN APPROVED SOIL LAB AND SHALL INCLUDE AND WILL INCLUDE A FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL PREPARATION, PLANTING BACKFILL MIX, AUGER HOLE REQUIREMENTS, AND POST PLANT FERTILIZATION PROGRAM. THE RECOMMENDATIONS OF THIS REPORT SHALL TAKE PRECEDENCE OVER THE ABOVE QUANTITIES ONLY WHEN THEY EXCEED THE SPECIFIED MINIMUMS.</p>		<p>SOIL: N/A</p>		<p>SOIL: N/A</p>		<p>SOIL: N/A</p>	

LANDSCAPE ARCHITECTURE

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SHEET 6 OF 6