SOBOBA SOVOVATUM VILLAGE - PHASE 2

SITE IMPROVEMENT

SAN JACINTO, CA

ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABV	ABOVE
	AC	ASPHALT CONCRETE
	ACC	COMMERCIAL ACCESSORY
	ACCS	ACCESSIBLE
	A/C	AIR CONDITIONING
	ACOUS	ACOUSTICAL
	ACR	RESIDENTIAL ACCESSORY
	ACT	ACOUSTICAL CEILING TILE
	AD	AREA DRAIN
	ADJ	ADJACENT
	ADP	ADAPTABLE
	AEC	COMMERCIAL EQUIPMENT
	AER	RESIDENTIAL EQUIPMENT
	AFF	ABOVE FINISHED FLOOR
	AGGR	AGGREGATE
	ALUM	ALUMINUM
	APC	COMMERCIAL APPLIANCE
	APPROX	APPROXIMATE
	APR	RESIDENTIAL APPLIANCE
	ARCH	ARCHITECT
	ASPH	ASPHALT
	ASSY	ASSEMBLY
	AT	ARCHITECTURAL TRIM
	AV	AUDIO VISUAL
B	B	BASE
	BD	BOARD
	BIT	BITUMINOUS
	BLDG	BUILDING
	BLKG	BLOCKING
	BM	BEAM
	BO	BOTTOM OF
	BOH	BACK OF HOUSE
	BOT	BOTTOM
	BRK	BRICK
C	CAB	CABINET
	CB	CATCH BASIN
	CC	CONCEALED CLOSER
	CI	CAST IRON
	CJ	CONTROL JOINT
	CL	CENTERLINE
	CLG	CEILING
	CLR	CLEAR
	CM	COMMON
	CMU	CONCRETE MASONRY UNIT
	CNTR	COUNTER
	CO	CLEAN OUT
	COL	COLUMN
	CONC	CONCRETE
	CONN	CONNECTION
	CONT	CONTINUOUS
	CONT'D	CONTINUED
	CORR	CORRIDOR
	CRP	CARPET
	CRPT	CARPET TILE
	CS	CONCRETE SEALER
	CT	CERAMIC TILE
	CTR	CENTER
D	(D)	DEPTH
	DBL	DOUBLE
	DEG	DEGREE
	DEPT	DEPARTMENT
	DET	DETAIL
	DF	DRINKING FOUNTAIN
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DISP	DISPENSER
	DN	DOWN
	DP	DRAPERY
	DR	DOOR
	DS	DOWNSPOUT
	DWG	DRAWING
	DWR	DRAWER
E	E	EAST
	(E)	EXISTING
	EA	EACH
	EIFS	EXTERIOR INSULATION & FINISH SYSTEM
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRICAL
	ELEV	ELEVATOR
	EMER	EMERGENCY
	ENCL	ENCLOSED
	EOS	EDGE OF SLAB
	EP	ELECTRICAL PANEL BOARD
	EPS	EXPANDED POLYSTYRENE
	EQ	EQUAL
	EQUIP	EQUIPMENT
	EWC	ELECTRIC WATER COOLER
	EXP	EXPANSION
	EXPO	EXPOSED
	EXT	EXTERIOR
F	FA	FIRE ALARM
	FAC	FACTORY
	FBGL	FIBERGLASS
	FBR	FABRIC
	FC	FLOOR CLOSER
	FD	FLOOR DRAIN
	FDN	FOUNDATION
	FE	FIRE EXTINGUISHER
	FEC	FIRE EXTINGUISHER CABINET
	FF	FACTORY FINISH
	FG	FINISH GRADE
	FH	FIRE HYDRANT
	FHC	FIRE HOSE CABINET
	FIN	FINISH
	FIX	FIXTURE
	FLSK	FLOOR SINK
	FLR	FLOOR
	FLRG	FLOORING
	FLT	FLOOR TILE
	FLUOR	FLUORESCENT
	FO	FACE OF
	FOC	FACE OF CONCRETE
	FOF	FACE OF FINISH
	FOM	FACE OF MASONRY
	FOS	FACE OF STUD
	FOW	FACE OF WALL
	FP	FIRE PROOFING
	FR	FIRE RATED
	FRA	FIREBAORD ASSEMBLY
	FRM	FRAME
	FRP	FIBERGLASS REINFORCED PLASTIC
	FS	FINISH SURFACE
	FSA	FIRESTOP ASSEMBLY
	FT	FEET or FOOT
	FTG	FOOTING
	FUR	FURRING
	FX	FIXED
G	GA	GAUGE
	GALV	GALVANIZED
	GB	GYPSUM BOARD
	GFI	GROUND FAULT INTERRUPT
	GFRC	GLASS FIBER REINFORCED CONCRETE
	GFRG	GLASS FIBER REINFORCED GYPSUM
	GL	GLASS
	GR	GROUT
	GYP	GYPSUM
H	(H)	HEIGHT
	HB	HOSE BIBB
	HC	HOLLOW CORE
	HDBD	HARDBOARD
	HDRL	HANDRAIL
	HDWD	HARDWOOD
	HDWR	HARDWARE
	HGT	HEIGHT
	HM	HOLLOW METAL
	HORIZ	HORIZONTAL
	HP	HIGH POINT
	HR	HOUR
	HVAC	HEATING VENTILATING & AIR CONDITIONING
I	ID	INSIDE DIAMETER
	INSUL	INSULATION
	INT	INTERIOR
J	JAN	JANITOR
	JST	JOIST
	JT	JOINT
K	KD	KNOCKDOWN
	KIT	KITCHEN
L	(L)	LENGTH
	LAM	LAMINATE
	LAV	LAVATORY
	LB	POUND
	LIN	LINEN
	LP	LOW POINT
	LOC	LOCATION
	LTWT	LIGHT WEIGHT
	LVR	LOUVER
M	MAINT	MAINTENANCE
	MAT	MATERIAL
	MAX	MAXIMUM
	MB	MACHINE BOLT
	MC	MEDICINE CABINET
	MCC	MOTOR CONTROL CENTER
	MDF	MEDIUM DENSITY FIBERBOARD
	MDO	MEDIUM DENSITY OVERLAY
	MECH	MECHANICAL
	MEMB	MEMBRANE
	MEZZ	MEZZANINE
	MFC	MINERAL FIBER CEMENT
	MFG	MANUFACTURING
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MO	MASONRY OPENING
	MOD	MODIFIED
	MTD	MOUNTED
	MTL	METAL
	MUL	MULLION
N	N	NORTH
	N/A	NOT APPLICABLE
	NC	NON COMBUSTIBLE
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NR	NON RATED
	NTS	NOT TO SCALE
O	O/	OVER
	OA	OVERALL
	OC	ON CENTER
	OCC	OCCUPANCY
	OD	OUTSIDE DIAMETER
	OF	OVERFLOW DRAIN
	OFF	OFFICE
	OFOI	OWNER FURNISHED OWNER INSTALLED
	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	OP	OPAQUE
	OPNG	OPENING
	OPP	OPPOSITE
	OPR	OPERABLE
	OPT	OPTIONAL
P	P	PAINT
	PAR	PARAPET
	PAT	PATERN
	PAV	PAVING
	PB	PUBLIC
	PC	POLISHED CONCRETE
	PCS	PIECES
	PE	PAINT EGGSHELL
	PEN	PENETRATION
	PERF	PERFORATED
	PF	PANT FLAT
	PG	PAINT GLOSS
	PH	PANIC HARDWARE
	PL	PLATE
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PLUMB	PLUMBING
	PLYWD	PLYWOOD
	PN	PARTITION
	PNL	PANEL
	POC	POINT OF CONNECTION
	POS	POINT OF SALE
	PR	PAIR
	PREFAB	PREFABRICATED
	PREP	PREPARATION
	PROD	PRODUCT
	PROJ	PROJECTION
	PROP	PROPERTY
	PRTR	PRESSURE TREATED
	PSG	PAINT SEMI-GLOSS
	PT	POINT
	P-T	POST TENSIONED
	PV	PRIVATE
	PX	PAINT EPOXY
Q	QT	QUARRY TILE
R	R	RISER
	RAD	RADIUS
	RB	RESILIENT BASE
	RC	RESILIENT CHANNEL
	RCP	REFLECTED CEILING PLAN
	RD	ROOF DRAIN
	REF	REFERENCE
	REFR	REFRIGERATOR
	REINF	REINFORCED
	REQ	REQUIRED
	RES	RESILIENT
	REV	REVERSE
	RFG	ROOFING
	RGTR	REGISTER
	RM	ROOM
	RO	ROUGH OPENING
	RQMTS	REQUIREMENTS
	RS	ROUGH SAWN
	RWL	RAIN WATER LEADER
S	S	SOUTH
	SAF	SELF ADHERED FLASHING
	SC	SOLID CORE
	SCHED	SCHEDULE
	SF	SQUARE FEET
	SH	SINGLE HUNG
	SHR	SHOWER
	SHT	SHEET
	SHTG	SHEATHING
	SIM	SIMILAR
	SL	SLIDER
	SLP	SLOPE
	SLR	SEALER
	SMC	SURFACE MOUNTED CLOSER
	SPEC	SPECIFICATIONS
	SPF	SPECIALTY FINISH
	SPK	SPEAKER
	SQ	SQUARE
	SST	STAINLESS STEEL
	SSK	SERVICE SINK
	STO	STONE
	STA	STATION
	STD	STANDARD
	STOR	STORAGE
	STL	STEEL
	ST	STAIN
	STRL	STRUCTURAL
	SUSP	SUSPENDED
	SYM	SYMMETRICAL
	SYMB	SYMBOL
	S&P	SHELF AND POLE
	S4S	SURFACED FOUR SIDES
T	T	TEMPERED
	TBD	TILE BACKERBOARD
	T&G	TONGUE AND GROOVE
	TC	TOP OF CURB
	TCA	TILE COUNCIL OF AMERICA
	TEL	TELEPHONE
	TER	TERRAZZO
	TG	TOP OF GRATE
	THK	THICK
	TO	TOP OF
	TOC	TOP OF CONCRETE
	TOD	TOP OF DECK
	TOM	TOP OF MASONRY
	TOP	TOP OF PARAPET
	TOS	TOP OF STEEL
	TOW	TOP OF WALL
	TP	TOP OF PAVING
	TPD	TOILET PAPER DISPENSER
	TR	TREAD
	TRANS	TRANSLUCENT
	TYP	TYPICAL
U	U	UNIT
	UL	UNDERWRITERS LABORATORIES
	UNF	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
	UPH	UPHOLSTERY
	UR	URINAL
V	VAN	VAN ACCESSIBLE STALL
	VAR	VARIES
	VCT	VINYL COMPOSITION TILE
	VERT	VERTICAL
	VEST	VESTIBULE
	VIF	VERIFY IN FIELD
	VNL	VINYL
	VNR	VENEER
	VT	VINYL TILE
	VWC	VINYL WALL COVERING
W	(W)	WIDTH
	W	WEST
	W/	WITH
	W/O	WITHOUT
	WA	WALL
	WAP	WIRELESS ACCESS POINT
	WC	WATER CLOSET
	WCV	WALL COVERING
	WD	WOOD
	WG	WIRE GLASS
	WGT	WEIGHT
	WDB	WOOD BASE
	WDF	WOOD FLOOR
	WH	WATER HEATER
	WIN	WINDOW
	WO	WHERE OCCURS
	WP	WORK POINT
	WR	WATER RESISTANT
	WS	WAINSCOTE
	WWF	WELDED WIRE FABRIC
Y	YD	YARD
	#	NUMBER
	@	AT
	&	AND
	'	FEET
	"	INCH
	<	ANGLE
	\	CENTERLINE

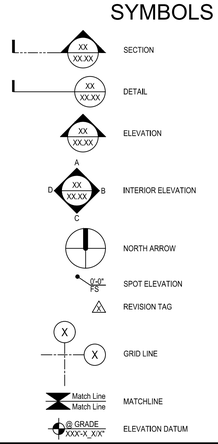
PROJECT DIRECTORY

OWNER:	SEDC 23906 SOBOBA ROAD SAN JACINTO, CA 92581 951-663-2058
ARCHITECT:	KTGY DAVID SCHMITZ, SENIOR DIRECTOR 17911 VON KARMAN AVE., #200 IRVINE, CA 92614 949-797-8364
STRUCTURAL ENGINEER:	ANF STRUCTURAL ANDY YU 9420 TELSTAR AVE, SUITE 118 EL MONTE, CA 91731 626-448-8182
MEP ENGINEER:	SCHNACKEL ENGINEERS JOE EMBURY 3035 SOUTH 72ND STREET OMAHA, NE 68124 531-329-6292
CIVIL ENGINEER:	ERSC, INC MATT BRUDIN 1861 W REDLANDS BOULEVARD REDLANDS, CA 92373 909-890-1255
LANDSCAPE:	C2 COLLABORATIVE NATE MAGNUSSON, PLA 100 AVENIDA MIRAMAR SAN CLEMENTE, CA 92672 -
LIGHTING DESIGNER:	LDA LIGHTING DESIGN ANDY POWELL 2830 TEMPLE AVENUE LONG BEACH, CA 90806 562-326-5810

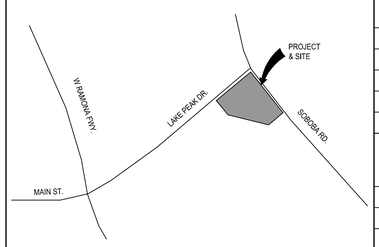
NOTES

1. CAREFULLY REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. CONFIRM THAT WORK INDICATED IN THE CONSTRUCTION DOCUMENTS IS BUILDABLE AS SHOWN. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS IN THE WORK SHOWN.
2. CAREFULLY COMPARE ALL CONSTRUCTION DOCUMENTS WITH THE EXISTING SITE CONDITIONS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
3. DO NOT SCALE DRAWINGS. REVIEW ALL DIMENSIONS SHOWN IN CONSTRUCTION DOCUMENTS PRIOR TO BID AND START OF CONSTRUCTION. IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY CONFLICTS, DISCREPANCIES AND OMISSIONS.
4. MAINTAIN FOR DURATION OF WORK EXITS, LIGHTING, FIRE PROTECTION DEVICES AND ALARMS REQUIRED BY ALL APPLICABLE CODES, ORDINANCES AND GOVERNING AGENCIES. VERIFY WITH AGENCIES PRIOR TO BID AND START OF CONSTRUCTION.
5. KEEP IN PLACE AND STORED MATERIALS DRY AT ALL TIMES. REMOVE ITEMS THAT BECOME WET FROM PROJECT SITE AN DISPOSE OF IN A LEGAL MANNER.
6. FIRE RESISTANCE RATINGS, ASSEMBLIES, CLASSIFICATIONS, STANDARDS AND LISTINGS INDICATED ARE TAKEN FROM VARIOUS REFERENCE STANDARDS. MAINTAIN, AT THE PROJECT SITE, A COPY OF AN APPLICABLE EDITION OF EACH REFERENCE STANDARD INDICATED.
7. REVIEW, PLAN, LAYOUT, VERIFY AND COORDINATE INTERFACES OF ALL PORTIONS OF THE WORK PRIOR TO ACTUAL EXECUTION.
8. PROVIDE ALL WORK NECESSARY FOR A COMPLETE PROJECT, INCLUDING ANY OUTSIDE LIMIT OF WORK, OUTSIDE PROPERTY LINE, ON ADJACENT PROPERTIES AND IN THE PUBLIC WAY.

SYMBOLS



VICINITY MAP



PROJECT SUMMARY

PROJECT NAME:	SOBOBA SOVOVATUM VILLAGE - PHASE 2
ADDRESS:	- SAN JACINTO, CA
AREA:	UNDER A SEPARATE PACKAGE
PROPOSED HEIGHT:	UNDER A SEPARATE PACKAGE
STORIES:	UNDER A SEPARATE PACKAGE
CONSTRUCTION TYPE:	UNDER A SEPARATE PACKAGE
OCCUPANCY GROUP:	UNDER A SEPARATE PACKAGE
SPRINKLERS:	UNDER A SEPARATE PACKAGE

SCOPE OF WORK

SCOPE OF WORK:
NEW DEVELOPMENT OF THE SOBOBA SOVOVATUM VILLAGE - PHASE 2 TO INCLUDE PARTIAL SITE DEVELOPMENT. SITE DEVELOPMENT TO CONSIST OF OVERALL SITE PLAN, LIGHTING PLAN AND LANDSCAPE PLAN.

CODE SUMMARY

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL ENERGY CONSERVATION CODE
2024 UNIFORM MECHANICAL CODE
2024 NATIONAL ELECTRICAL CODE
2024 UNIFORM PLUMBING CODE
2024 INTERNATIONAL FIRE CODE
2024 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE), TITLE 24 C.C.R.

PARTIAL LIST OF APPLICABLE STANDARDS

NFPA 13 AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED)
NFPA 14 STANDPIPE SYSTEMS (CALIFORNIA AMENDED)

DEFERRED SUBMITTALS

SUBMIT ALL DEFERRED SUBMITTAL DOCUMENTS TO THE ARCHITECT FOR REVIEW, MAKE SUBMITTAL TO THE BUILDING OFFICIAL ONLY AFTER THE CHANGES REQUESTED BY THE ARCHITECT HAVE BEEN COMPLETED. ALLOW FOR ARCHITECTS REVIEW TIME AS WELL AS REVIEW, REVISION, APPROVAL AND PERMIT PROCESSING TIME BY AGENCY IN CONSTRUCTION SCHEDULE.

1. SIGNAGE PROGRAM INCLUDING ALL SITE & BUILDING ACCESSIBILITY SIGNAGE

SEPARATE SUBMITTALS

1. SITE IMPROVEMENTS INCLUDING LANDSCAPE
2. CIVIL

SHEET INDEX

ARCHITECTURAL

SA0-01	TITLE SHEET
SA0-12	SITE DETAILS
SA1-10	OVERALL SITE PLAN

SITE LIGHTING (FOR REFERENCE ONLY)

LD 0.1	SITE LIGHTING PLAN
LD 1.0	LIGHTING FIXTURE SCHEDULE

ELECTRICAL SITE PLAN

E1-11	ELECTRICAL SITE PLAN
E2-11	ELECTRICAL SYMBOLS & SCHEDULES
E3-11	ELECTRICAL SPECIFICATIONS
E3-12	ELECTRICAL SPECIFICATIONS
EN1-11	ENERGY COMPLIANCE

CIVIL

1 OF 8	PHASE II _GRADING TITLE SHEET
2 OF 8	PHASE II _GRADING DETAILS SHEET
3 OF 8	PHASE II _PRECISE GRADING PLAN
4 OF 8	PHASE II _PRECISE GRADING PLAN
5 OF 8	PHASE II _PRECISE GRADING PLAN
6 OF 8	PHASE II _PRECISE GRADING PLAN
7 OF 8	PHASE II _UTILITY PLAN
8 OF 8	PHASE II _EROSION CONTROL PLAN
1 OF 5	PHASE III_GRADING TITLE SHEET
2 OF 5	PHASE III_GRADING DETAILS SHEET
3 OF 5	PHASE III_PRECISE GRADING
4 OF 5	PHASE III_UTILITY PLAN
5 OF 5	PHASE III_EROSION CONTROL PLAN

LANDSCAPE

CS-0.01	COVER SHEET
LC-0.01	CONSTRUCTION SCHEDULES & NOTES AND PLANTING SCHEDULE & NOTES
LC-1.01	CONSTRUCTION PLAN AND PLANTING PLAN
LC-5.01	CONSTRUCTION DETAILS
LC-6.01	CONSTRUCTION SPECIFICATIONS
LI-0.01	IRRIGATION SCHEDULES AND NOTES
LI-1.01	IRRIGATION PLAN
LI-5.01	IRRIGATION DETAILS
LI-5.02	IRRIGATION DETAILS
LI-6.01	IRRIGATION SPECIFICATIONS
LP-5.01	PLANTING DETAILS
LP-6.01	PLANTING SPECIFICATIONS

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT
-
SAN JACINTO, CA

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet_Name

TITLE SHEET

SA0-01

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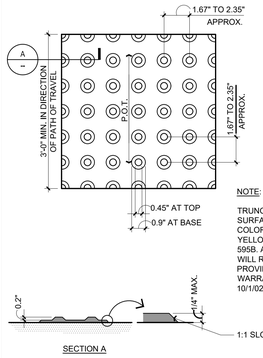


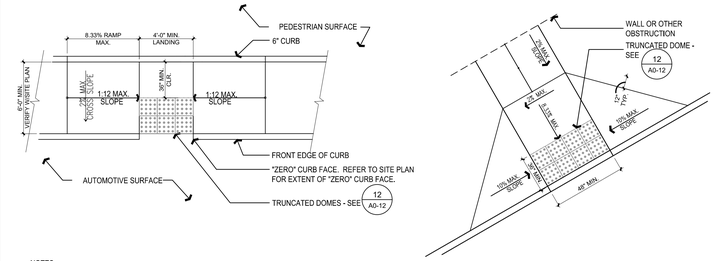
NOTE:

TRUNCATED DOMES TO BE SURFACE APPLIED SYSTEM. COLOR TO BE FEDERAL YELLOW. #33538 PER FED. STD. 595B. ANY SUBSTITUTIONS WILL REQUIRE DSA APPROVAL. PROVIDE 5 YEAR MIN. WARRANTY PER DSA BULLETIN 10/1/02 REVISED ON 09/27/04.

IN-LINE TRUNCATED DOMES

SCALE: NTS | 12

20428-SITE SA0-12



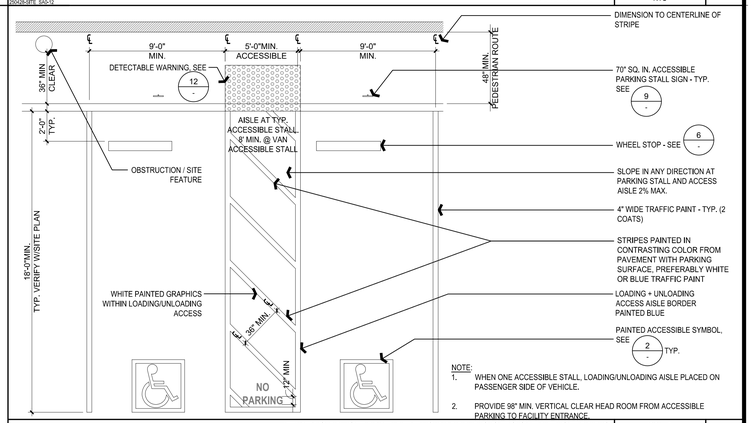
NOTES:

1. MAXIMUM SLOPE 2% IN ANY DIRECTION AT TOP OF RAMP
2. GROOVED BORDER MUST BE ON THE LEVEL SURFACE AT THE TOP OF THE RAMP
3. ALL SURFACE DRAINAGE FEATURES INCLUDING SWALES, GUTTERS AND GRATES SHALL NOT ENCROACH INTO OR DISRUPT THE MAXIMUM SURFACE SLOPE WITHIN THE DESIGNATED DISABLED ACCESS PARKING AREA OR ALONG ANY ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL
4. THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE SLIP RESISTANT AND OF CONTRASTING FINISH THAN THAT OF THE ADJACENT SIDEWALK.

CURB CUT RAMP
AND ENLARGED DETAILS

SCALE: NTS | 4

20428-SITE SA0-12



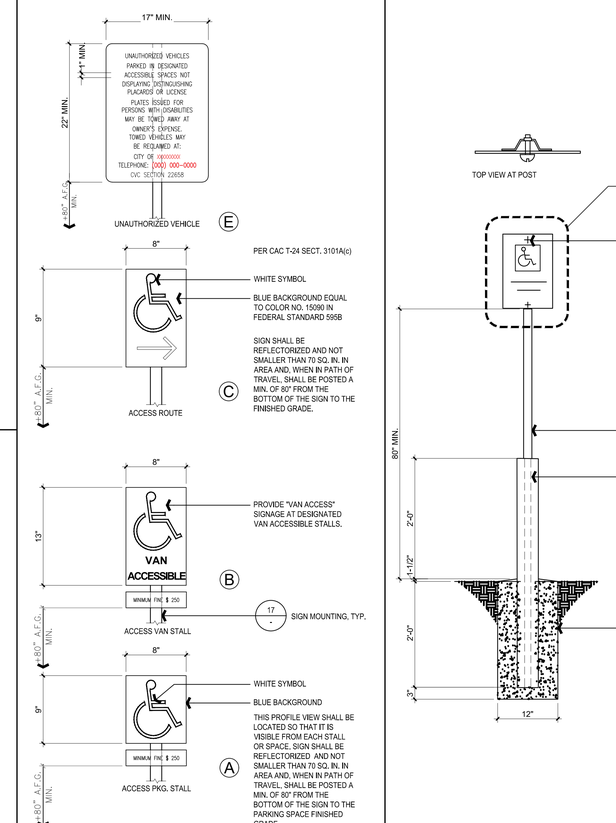
NOTE:

1. WHEN ONE ACCESSIBLE STALL, LOADING/UNLOADING AISLE PLACED ON PASSENGER SIDE OF VEHICLE.
2. PROVIDE 98" MIN. VERTICAL CLEAR HEAD ROOM FROM ACCESSIBLE PARKING TO FACILITY ENTRANCE.

TYPICAL STANDARD & VAN ACCESSIBLE STALLS

SCALE: NTS | 11

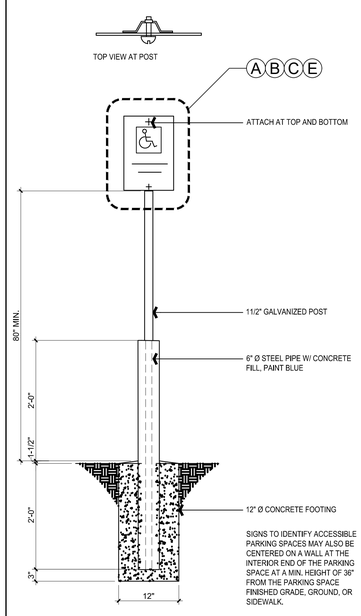
20428-SITE SA0-12



ACCESSIBLE PARKING SIGNAGE

SCALE: NTS | 13

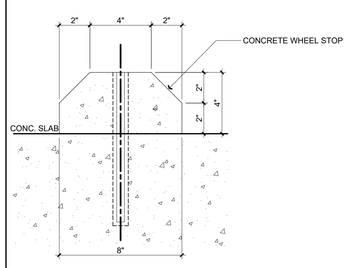
20428-SITE SA0-12



ACCESSIBLE PARKING SIGNAGE
INSTALLATION DETAIL

SCALE: NTS | 9

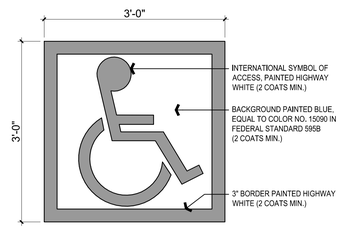
20428-SITE SA0-12



CONC. WHEEL STOP
AT CONCRETE SLAB

SCALE: 1'-0"=1'-0" | 6

20428-SITE SA0-12



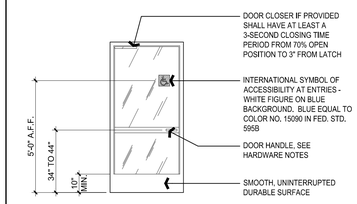
NOTE:

1. SYMBOL SHALL BE LOCATED SUCH THAT IT IS VISIBLE TO A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE STALL.

ACCESSIBILITY SYMBOL

SCALE: NTS | 2

20428-SITE SA0-12



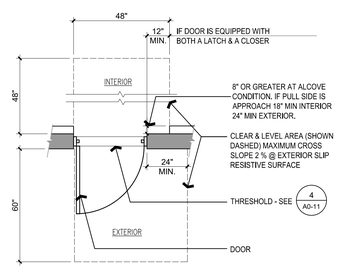
NOTES:

1. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDINGS AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
2. DURING PERIODS OF PARTIAL OR RESTRICTED USE OF BUILDING OR FACILITY, ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE STANDARD USED TO IDENTIFY FACILITIES ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED. INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH DIRECTIONAL SIGNS SHALL BE USED WHERE ACCESSIBLE ROUTE DIVERGES FROM REGULAR CIRCULATION PATH.

TYP. STOREFRONT EXIT/ENTRANCE

SCALE: NTS | 5

20428-SITE SA0-12



EXTERIOR DOOR CLEARANCES

SCALE: NTS | 1

20428-SITE SA0-12

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Designer	RUSSEL ROSALES

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

-
SAN JACINTO, CA

No.	DATE	DESCRIPTION

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Sheet_Name
SITE DETAILS

2026-05-26, ISSUED FOR BID

SA0-12

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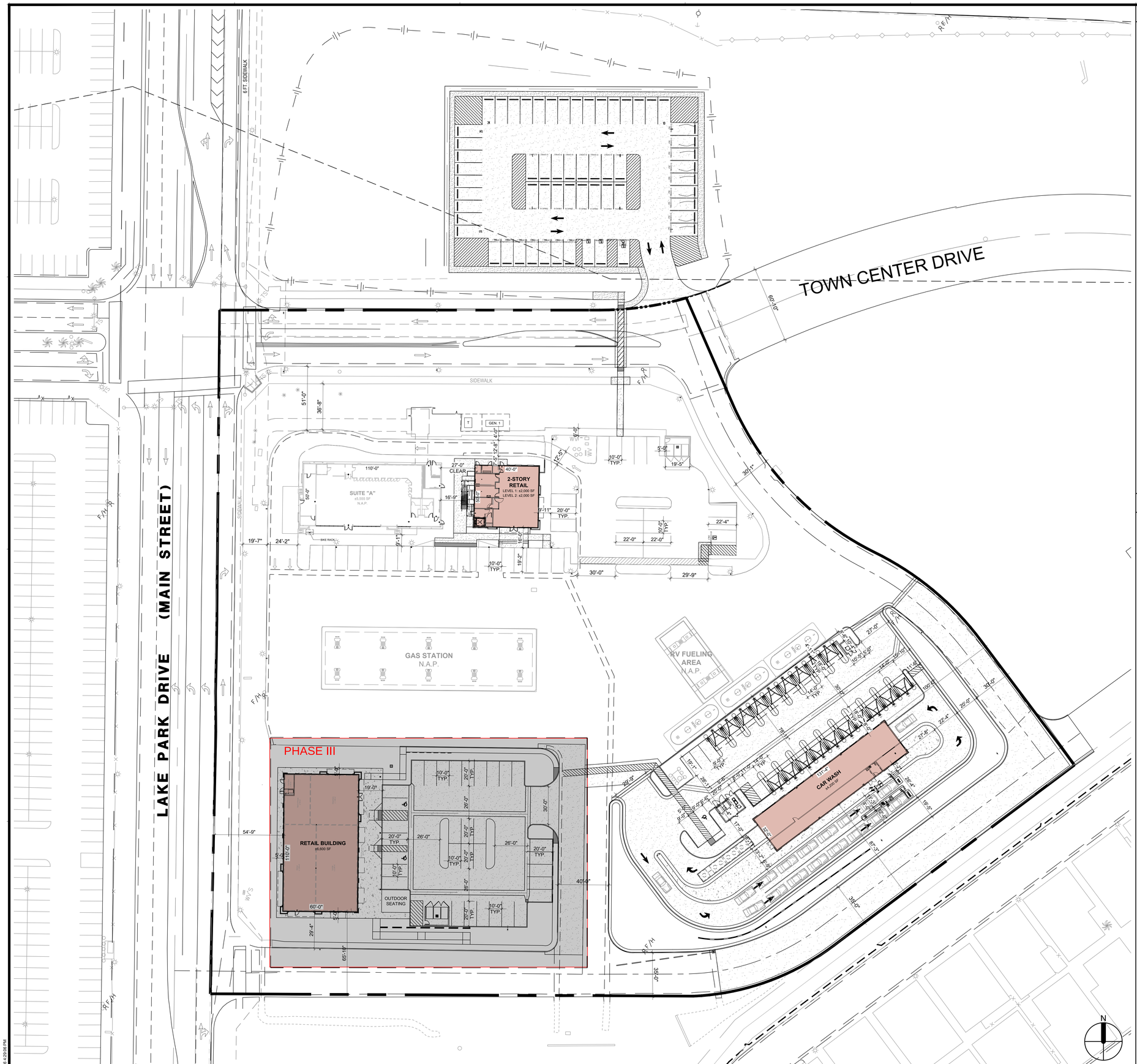

GENERAL NOTES

1. WRAP ALL BURIED METAL PIPE & CONDUIT WITH 2 LAYERS OF 30 MIL POLYETHYLENE TAPE, OR APPROVED EQUAL.
2. REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR CONTINUATION OF UTILITIES INSIDE BUILDING.
3. PROVIDE WALKS AND SIDEWALKS WITH A CONTINUOUS SLIP RESISTANT SURFACE. PROVIDE WALKS WITH 5% MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE. PROVIDE ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE. SEE LANDSCAPE PLAN FOR SPECIFIC FINISH TYPES & REQUIREMENTS.
4. COORDINATE EXPECTED DEPTHS OF ROUGH GRADING & EXCAVATION OPERATIONS WITH DEPTHS OF PROPOSED AND EXISTING UTILITIES TO REMAIN, PRIOR TO BID & START OF GRADING WORK.
5. PATCH REPAIR, AT NO ADDITIONAL COST OR TIME TO CONTRACT, ANY CONDITIONS DAMAGED, OUTSIDE LIMIT OF WORK, BEYOND PROPERTY LINE AND IN PUBLIC WAY, AS A RESULT OF THE WORK PERFORMED UNDER THIS CONTRACT IN A MANNER THAT WILL MATCH ADJACENT SURFACES.
6. PROVIDE ALL WORK NECESSARY FOR A COMPLETE PROJECT, INCLUDING ANY UTILITY ALTERATIONS AND CONNECTIONS, PAVEMENT MARKING, IRRIGATION AND LANDSCAPING WORK OUTSIDE OF PROJECT LIMITS, OUTSIDE PROPERTY LINE AND IN PUBLIC WAY.
7. SLOPE FINISH GRADE TO PROVIDE DRAINAGE AWAY FROM BUILDING, REFER TO CIVIL DRAWINGS.
8. GRADING, DRAINAGE, & CONSTRUCTION OPERATIONS SHALL COMPLY WITH ALL AGENCY REQUIRMENTS.
9. ENSURE THAT GRADED SURFACES USED FOR OFF STREET CONSTRUCTION PARKING, MATERIAL LAY-DOWN OR AWAITING FUTURE CONSTRUCTION ARE STABILIZED FOR DUST CONTROL.
10. COORDINATE ANY LANE CLOSURES OR DETOURS WITH AGENCIES. PROVIDE NECESSARY TRAFFIC CONTROL MEASURES TO MINIMIZE CONFLICTS BETWEEN CONSTRUCTION ACTIVITY AND OFF-SITE PEDESTRIAN AND VEHICULAR TRAFFIC.
11. COORDINATE STAGING & CONSTRUCTION OPERATION AREAS WITH SITE CONSTRAINTS PRIOR TO BID & START OF CONSTRUCTION. CONFINE OPERATIONS TO AREA OF SITE DEFINED BY PROPERTY LINES.
12. MAINTAIN JOBSITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. DO NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.
13. FOR FINISH PAVING, IRRIGATION & PLANTING REQUIREMENTS, REFER TO LANDSCAPE DRAWINGS;
14. FOR SITE WET UTILITIES, FINISH GRADE ELEVATIONS, FINISH FLOOR ELEVATIONS AND SITE WALL FOOTING & TOP WALL ELEVATIONS, REFER TO CIVIL DRAWINGS;
15. VERIFY ON-SITE PARKING LAYOUT WITH CIVIL DRAWINGS. FOR PARKING SUMMARY REFER TO DRAWING;

SYMBOLS & ABBREVIATIONS

- EXISTING BUILDING TO REMAIN (NOT IN SCOPE OF WORK)
- NEW BUILDING
- NEW CONCRETE SIDE WALK, REFER CIVIL DWG'S
- NEW CONCRETE PAVING, REFER CIVIL DWG'S
- NEW PLANTING AREA, SEE LANDSCAPE DWG'S
- FH — FIRE HYDRANT REFER TO CIVIL DRAWINGS
- FD CONNECTION
- PROPERTY LINE
- LIMIT OF WORK
- A / 1 — BUILDING NUMBER / SHEET NUMBER
- 0'-0" FS — SPOT ELEVATION
- E.J. — EXPANSION JOINT
- C.J. — CONTROL JOINT

AC	ASPHALT CONCRETE	FS	FINISH SURFACE
AD	AREA DRAIN	HB	HOSE BIB
AGGR	AGGREGATE	PAV	PAVING
ASPH	ASPHALT	TC	TOP OF CURB
BLDG	BUILDING	TG	TOP OF GRATE
CB	CATCH BASIN	TO	TOP OF
CJ	CONTROL JOINT	TP	TOP OF PAVING
CO	CLEAN OUT	VAN	VAN ACCESSIBLE STALL
EJ	EXPANSION JOINT	WP	WORK POINT

OVERALL SITE PLAN | SCALE: 1"=30' | 5

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SOBOBA SOVOVATUM VILLAGE PHASE-2

SITE IMPROVEMENT

SAN JACINTO, CA

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OVERALL SITE PLAN

SA1-10

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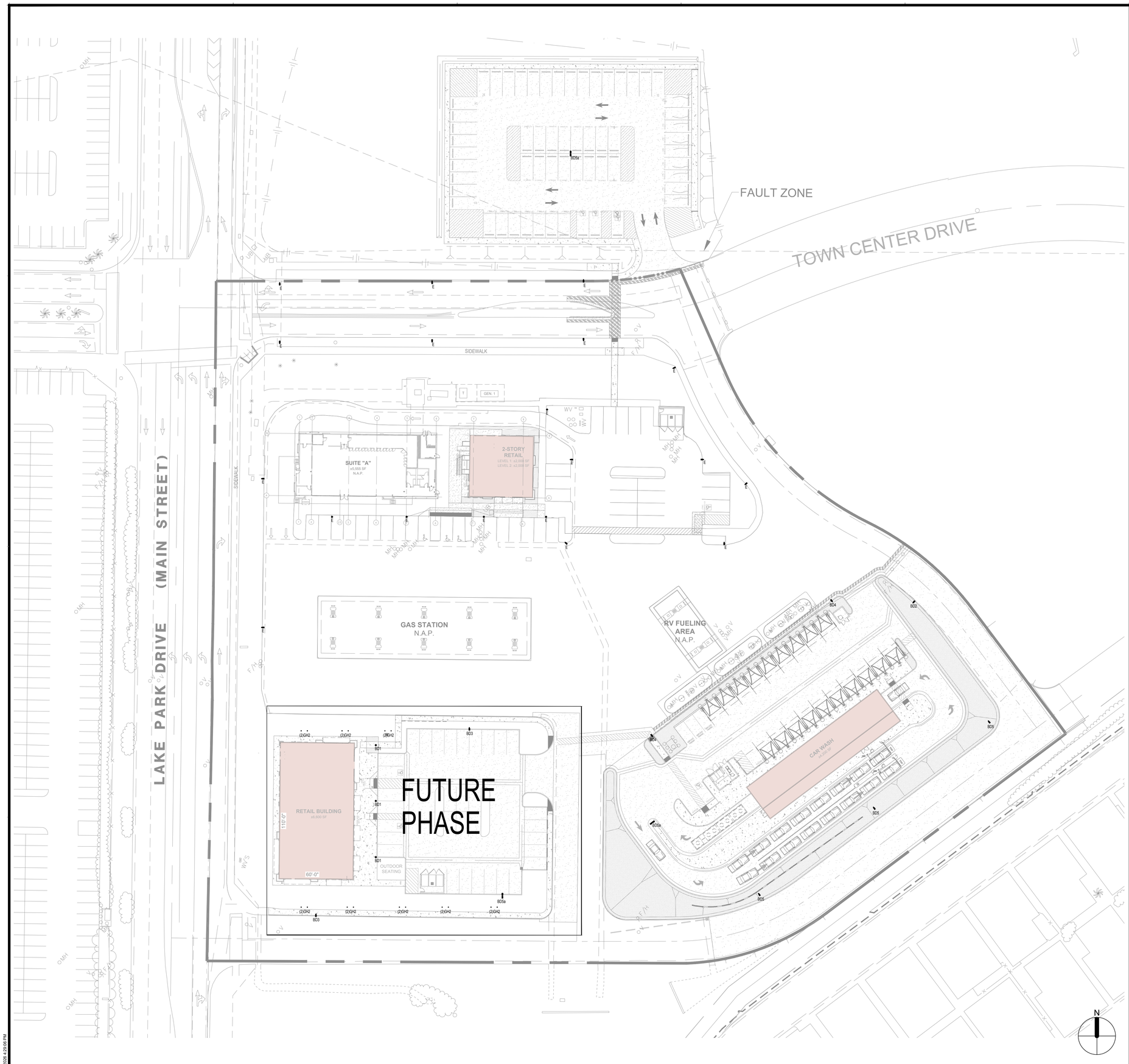

SITE LIGHTING PLAN | SCALE: 1"=30' | 5

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SOBOBA SOVOVATUM VILLAGE PHASE-2

SITE IMPROVEMENT

-
SAN JACINTO, CA

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	5/22/2026	For Bid

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Sheet_Name
SITE LIGHTING PLAN

LD 0.1

LIGHTING FIXTURE NOTES:

1. Luminaires, components, and installation shall be in accordance with the American National Standards Institute (ANSI), the latest revision of the National Electrical Code (NEC), Occupational Safety and Health Administration (OSHA), and all applicable federal, state, and local codes and regulations. Fixtures shall include all accessories for installation as required by national or local electrical codes.
2. All work shall be done in a neat, professional manner in accordance with ANSI/NECA 1-2015.
3. The Architect and Lighting Designer shall approve fixture substitutions prior to bid, in accordance with section 26 00 00 specifications. If non-specified or non-approved alternates are installed, they shall be replaced at the Contractors sole expense (including backcharges by other trades such as drywall, painting, etc.), with no additional cost to the owner.
4. Electrical Engineer to determine all fixture voltages.
5. Electrical Engineer shall be responsible for emergency lighting, calculations and circuiting to meet code conformance as required by law.
6. Contractor shall be responsible for the following:
   a. Verify all fixtures have appropriate UL, ETL or other recognized and accepted testing agency for dry, damp, or wet location installation as required by national or local electrical codes,
   b. Verify final fixture voltages,
   c. Verify fixture location and above-ceiling clearances for recessed fixtures. Contractor shall notify the Lighting Designer of any conflicts,
   d. Verify housing and trim compatibility with ceiling type (e.g. gyp. or suspended ceiling) and ceiling thickness,
   e. Verify field lengths of cove or perimeter lighting. These fixtures must not be dimensioned from lighting plans,
   f. Identify fire rated ceiling or floor assemblies and provide fire rated enclosures for fixtures to be installed in these conditions,
   g. Identify insulated ceiling areas and provide IC rated housing options for fixtures to be installed in these conditions. Contractor shall notify the Lighting Designer if an IC option is not available for the specified fixture(s).
7. All remote power supplies:
   a. To be mounted in an accessible, concealed, dry, well-ventilated location, within manufacturer recommendations and distance,
   b. All fixtures on a control zone to have equal length wire to the power supply.
   c. Contractor to provide fully code compliant LED system, Contractor to coordinate any necessary additional parts or enclosures (such as NEMA rated enclosures) for the power supply and fixtures to be code compliant.
8. FF&E lighting may be shown in this schedule for convenience to communicate lamping, wattage, dimming, etc., but refer to the Interior Design schedule for the most accurate and up-to-date information.
9. Dimmer types may operate over power lines (Triac, MLV, ELV) or require additional control wires (0-10V, DMX, DALI). If there are fixture substitutions, it is expected that the dimmer type will still be provided as specified. In the case that it is also substituted, ensure that the change is noted and carried through to the dimming equipment and wiring.
10. Dimmer types explained in greater detail in the Control Intent Schedule notes.
11. Estimate quantity shown is total units (for typical lighting fixtures) or linear foot (for linear lighting fixtures)

TYPE	DESCRIPTION	LOCATION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTAGE	LOAD TYPE	DIM TYPE	REMARKS
BD1	Pedestrian-scale post-top area light mounted on 12ft pole, with decorative pole base, and: •Finish: Verify with Architect IP Rating: IP66 Optics: IES type 3	Site	LSI ENMA - LED - 3 - PT - 10L - 30 - UNV - finish / SRP-mounting method / 1SOTQ - 12 - mounting config - finish - GA / GBC-45-finish	Integral LED CCT: 3000K CRI: 70 Lumens: 9367 (Delivered)	78W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
BD2	Single head LED area light mounted on 30ft square straight steel pole, with: •Finish: Verify with Architect IP Rating: IP65 Optics: IES type 2	Site	Visionaire VLX-1 / T2 / 192LC / 5 / 4K / voltage / AM / finish / options / SNT5-SS-guage-30-128C-136-S1-finish-	Integral LED CCT: 4000K CRI: 70 Lumens: 38901 (Delivered)	317W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
BD3	Single head LED area light mounted on 30ft square straight pole, with: •Finish: Verify with Architect IP Rating: IP65 Optics: IES type 3	Site	Visionaire VLX-1 / T3 / 192LC / 5 / 4K / voltage / AM / finish / options / SNT5-SS-guage-30-128C-136-S1-finish-	Integral LED CCT: 4000K CRI: 70 Lumens: 39524 (Delivered)	317W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
BD4	Single head LED area light mounted on 30ft straight steel pole, with: •Finish: Verify with Architect IP Rating: IP65 Optics: IES type 4	Site	Visionaire VLX-1 / T4 / 192LC / 5 / 4K / voltage / AM / finish / options / SNT5-SS-guage-30-128C-136-S1-finish-	Integral LED CCT: 4000K CRI: 70 Lumens: 37256 (Delivered)	317W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
BD5	Single head LED area light mounted on 30ft pole, with: •Finish: Verify with Architect IP Rating: IP65 Optics: IES type 5W (wide)	Site	Visionaire VLX-1 / T5W / 192LC / 5 / 4K / voltage / AM / finish / options / SNT5-SS-guage-30-128C-136-S1-finish-	Integral LED CCT: 4000K CRI: 70 Lumens: 40512 (Delivered)	317W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
BD5a	Twin head LED area light mounted on 30ft pole, with: •Finish: Verify with Architect IP Rating: IP65 Optics: IES type 5W (wide)	Site	Visionaire (2)VLX-1 / T5W / 192LC / 5 / 4K / voltage / AM / finish / options / SNT5-SS-guage-30-128C-136-D2-finish-	Integral LED CCT: 4000K CRI: 70 Lumens: 81024 (Delivered)	634W	Per EE (Integral)	LED	TBD	Verify voltage with EE. Verify finish with Architect.
DW1	Wall mounted LED up/down sconce with: •Finish: Bronze (Verify with Architect) IP Rating: IP66	Retail Building	Alva Lighting BRIAN-46-3000-MT2-OBT	Integral LED CCT: 3000K CRI: 90 Lumens: 4000 (Delivered)	20W	120-277V (Integral)	LED	0-10V (10%)	
FD1	Beam mounted LED cylinder downlight, with: •Optic: 33° •Aperture: 4.718" Round •Finish: Bronze (verify with Architect) •Mounting: suface -	Retail Building	WAC Lighting DS-W505-F930S- BZ	Integral LED CCT: 3000K CRI: 90 Lumens: 1745 (Delivered)	27W	120-277V Universal (Integral)	LED	0-10V	
GD1	**NOT USED.**								
GD2	Hardscape-mounted in-grade LED wallwash uplight, with anti-slip lens, and: •Optic: Wallwash •Aperture: 8" Round •Trim Finish: Stainless Steel •Installation Depth: 10" •Accessories: -IP67 rated	Retail Building	Targetti KPLM-41-WW-L-1-30 / 1DU2525A / 1DU2521 / IDU2530	Integral LED CCT: 3000K CRI: RaR4 CBCP: N/A Lumens: 553 lm (Delivered)	14W	120-277V (Integral)	LED	NON	
GL1	**NOT USED.**								
GL2	Landscape-mounted partially buried LED tree uplight, with: •Optic: 18 degree •Aperture: 11" Round •Trim Finish: Stainless Steel •Installation Depth: •Accessories: -IP67 rated	Site - trees	Targetti KPLM-41-HE-FL-L-1-30 / 1DU2325A / 1DU434336	Integral LED CCT: 3000K CRI: RaR4 CBCP: 4346 Lumens: 961 lm (Delivered)	16W	120-277V (Integral)	LED	NON	Verify with Lighting Designer and Landscae Architect the dimension from top of fixture to ground prior to installation.
RD1	Recessed adjustable LED accent, with: •Optic: 38° •Aperture: 4" Round •Trim: 8" Round •Trim Finish: •Housing Depth: -Max Ceiling Thickness: •Accessories: Solite lens -	Retail Building	Graffiti Lighting NIC-XT17-F-3000K-FL-C1-RD-FT-(trim finish)-01A	Integral LED CCT: 3000K CRI: 90 CBCP: Lumens: 1163 (Delivered)	17W	120-277V (Integral)	LED	0-10V (1%)	
SS1	Surface-mounted linear LED strip/light, with: •Optic: 120° •Mounting: mtg. channel •Field Cuttable: Yes -Max Run Length: •Rating: Suitable for wet location •Accessories: -	Retail Building	Ledi Lighting NF1-SO4O45-30-FAS - / NF1-CON-SO4O45-2C-FAS-1SR / NF1-CHN-ALS-1M / driver	Integral LED CCT: 3000K CRI: 90 Lumens: 192ft (Delivered)	3w/ft	24V (Remote)	LED	ELV	
SS2	Surface-mounted linear LED strip/light, concealed within architectural niche, with: •Optic: 120° •Mounting: mtg. channel •Field Cuttable: Yes -Max Run Length: •Rating: Suitable for wet location •Accessories: -	Gas Station Canopies	Ledi Lighting OP1-06-30-30-[LENGTH]-[channel]-mounting clips]-[louver]- [driver]	Integral LED CCT: 3000K CRI: 90 Lumens: 433ft (Delivered)	5.8w/ft	24V (Remote)	LED	ELV	
WD1	Wall mounted LED up/down sconce with: •Finish: Bronze (Verify with Architect) IP Rating: IP65	Retail Building	WAC Lighting WS-W2610 - BZ	Integral LED CCT: 3000K CRI: 90 Lumens: (Delivered)	30W	120-277V (Integral)	LED	0-10V (10%)	
End of Fixture Schedule									

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SOBOBA SOVOVATUM VILLAGE PHASE-2

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SAN JACINTO, CA

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2026-05-26, ISSUED FOR BID

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LIGHTING FIXTURE SCHEDULE

LD 1.0

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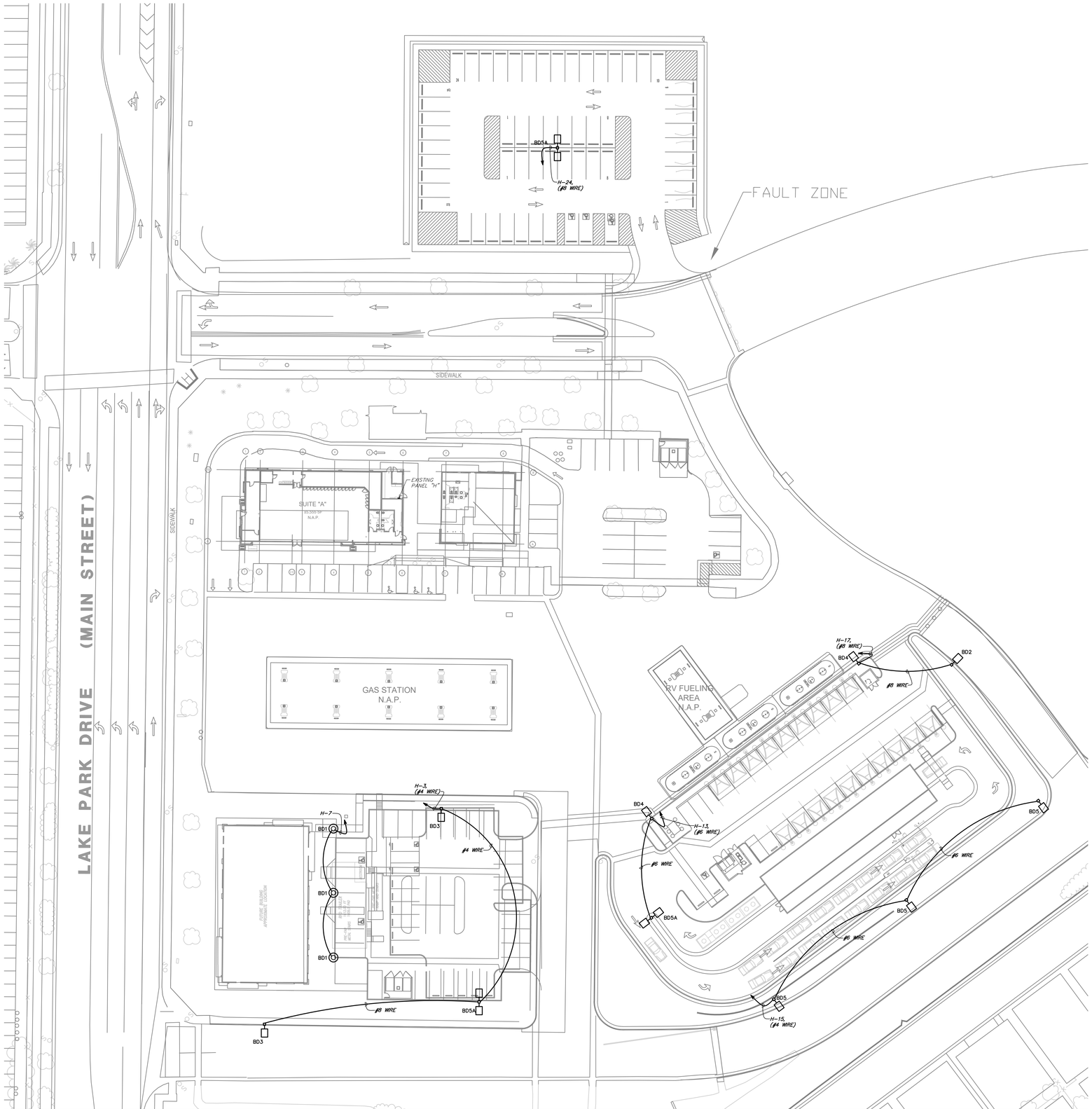

GENERAL ELECTRICAL EXISTING CONDITIONS NOTES:

A. ANY EXISTING CONDITIONS INDICATED IN THIS SET OF DRAWINGS ARE BASED ON INFORMATION PROVIDED BY OTHERS AND POSSIBLE LIMITED FIELD VERIFICATION. ADJUST FOR ACTUAL FIELD CONDITIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

B. VISIT THE PROJECT SITE, REVIEW EXISTING CONDITIONS AGAINST THE CONTRACT DOCUMENTS, AND BECOME FAMILIAR WITH THE WORK PRIOR TO BIDDING AND START OF THE WORK. SIGNING THE CONTRACT IS AN ACKNOWLEDGEMENT THAT THE SITE VISIT HAS BEEN COMPLETED AND THE EXISTING CONDITIONS ARE ACCEPTED.

C. DEMOLISH ANY EXISTING EQUIPMENT, DEVICES, AND LUMINAIRES AS INDICATED AND/OR AS REQUIRED TO ALLOW FOR INSTALLATION AND CONSTRUCTION OF THE NEW WORK. REMOVE ALL EQUIPMENT, DEVICES, LUMINAIRES, CONDUITS, SUPPORTS, HANGERS, ETC. THAT ARE NOT SHOWN AND ARE REQUIRED TO BE REMOVED IN ORDER TO COMPLETE THE NEW WORK.

D. ELECTRICAL CIRCUITS THAT ARE TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. CONDUCTORS SHALL BE REMOVED FROM THE ITEM TO BE DEMOLISHED TO THE SOURCE OVERCURRENT DEVICE. RACEWAYS WHICH ARE INSTALLED IN OR BELOW FLOORS OR WITHIN WALLS MAY BE ABANDONED, BUT ALL OVERHEAD OR EXPOSED RACEWAYS SHALL BE REMOVED. EXPOSED RACEWAYS TO BE ABANDONED SHALL BE REMOVED AND SHALL BE CUT OR CHISELED AT LEAST 2" INTO THE WALL OR FLOOR AND THE OPENING GROUTED SMOOTH.

E. THE OWNER SHALL HAVE SALVAGE RIGHTS TO ANY ITEMS THAT ARE TO BE DEMOLISHED. THOSE ITEMS THAT THE OWNER WISHES TO SALVAGE SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION AS DIRECTED BY THE OWNER. ALL OTHER ITEMS OF DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE.

F. PROVIDE TEMPORARY CIRCUITS AND CONNECTIONS TO EQUIPMENT, LUMINAIRES, OR DEVICES IN AREAS OF THE FACILITY THAT ARE TO REMAIN IN OPERATION AS REQUIRED TO MAINTAIN THOSE AREAS IN COMPLETE OPERATION.

G. MAINTAIN CONTINUITY OF EXISTING CIRCUITS AS REQUIRED TO PROVIDE POWER TO REMAINING EQUIPMENT, DEVICES, AND LUMINAIRES THAT ARE NOT BEING REMOVED.

H. PROVIDE BLANK COVERPLATES FOR EXISTING EMPTY DEVICE BOXES OR JUNCTION BOXES THAT MUST REMAIN, SUCH AS FOR CIRCUITS THAT MUST BE MAINTAINED TO OTHER AREAS.

I. REMOVE ALL ABANDONED TELECOMMUNICATIONS CABLING.

GENERAL ELECTRICAL NOTES:

A. WHERE THE MECHANICAL DESIGN UTILIZES A PLENUM RETURN AIR CEILING DESIGN, ALL EQUIPMENT AND MATERIALS INSTALLED WITHIN THE PLENUM RETURN CEILING MUST MEET THE FLAME SPREAD AND SMOKE DEVELOPED RATINGS OF 25/50 AND BE APPROVED FOR USE IN PLENUM RETURN CEILINGS. COORDINATE PLENUM CEILING LOCATIONS WITH THE MECHANICAL CONTRACTOR. LUMINAIRES THAT ARE MANUFACTURED WITH A METAL HOUSING MEET THIS REQUIREMENT AND ARE NOT REQUIRED TO BE PLENUM RATED UNLESS INDICATED OTHERWISE.

B. COORDINATE THE CONNECTIONS OF ALL EQUIPMENT PROVIDED BY OTHERS WITH THE CONTRACTOR PROVIDING THE EQUIPMENT PRIOR TO ROUGH-IN. THIS INCLUDES, BUT IS NOT LIMITED TO, MECHANICAL EQUIPMENT, KITCHEN EQUIPMENT, AUDIO/VISUAL EQUIPMENT, FIRE SUPPRESSION SYSTEM EQUIPMENT, FIRE ALARM EQUIPMENT, ETC. PROVIDE THE APPROPRIATE DISCONNECTING MEANS FOR, AND TO MAKE THE FINAL CONNECTION TO, ANY HARDWIRED EQUIPMENT. THE ELECTRICAL CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE AN APPROPRIATE CORD AND PLUG FOR ANY CORD-AND-PLUG CONNECTED EQUIPMENT THAT IS NOT EQUIPPED WITH AN INTEGRAL CORD AND PLUG.

C. SEE PANEL SCHEDULES FOR INFORMATION ON CIRCUITS THAT ARE TO BE ROUTED THROUGH CONTACTORS OR RELAYS FOR CONTROL.

D. ALL EQUIPMENT, DEVICES, AND LUMINAIRES SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH THEY ARE INSTALLED. EQUIPMENT MOUNTED OUTDOORS SHALL BE NEMA 3R. DEVICES MOUNTED IN DAMP OR WET LOCATIONS SHALL BE WEATHERPROOF. RECEPTACLES RATED 15- OR 20-AMPS AND 120 VOLTS WHICH ARE LOCATED IN DAMP OR WET LOCATIONS SHALL BE GFCI PROTECTED AND EQUIPPED WITH A SUITABLE WEATHERPROOF COVERPLATE (WHILE-IN-USE IN WET LOCATIONS)

E. ALL LUGS, TERMINALS, ETC. IN ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE LISTED FOR A MINIMUM OF 75 DEGREE C CONDUCTORS. TERMINATIONS LISTED FOR ONLY 60 DEGREE C CONDUCTORS ARE NOT PERMITTED.

F. COORDINATE WITH ALL OTHER TRADES TO PROVIDE ALL CODE-REQUIRED CLEARANCES AROUND ELECTRICAL CONNECTION AND CONTROLS COMPARTMENTS IN ALL EQUIPMENT WHICH IS PROVIDED BY OTHERS AND CONNECTED BY THE ELECTRICAL CONTRACTOR SUCH AS, BUT NOT LIMITED TO, HVAC EQUIPMENT.

ELECTRICAL SITE PLAN | SCALE: 1"=30' | 1

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SAN JACINTO, CA

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Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet Name
ELECTRICAL SITE PLAN

E1-11

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ELECTRICAL SYMBOL LEGEND (SOME MAY NOT BE USED)

CATEGORY	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
RECEPTACLES AND PLUGS		WALL MOUNTED SINGLE RECEPTACLE, NEMA 5-20R		FLUSH FLOOR MOUNTED SINGLE RECEPTACLE, NEMA 5-20R
		WALL MOUNTED DUPLEX RECEPTACLE		FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE
		WALL MOUNTED DEDICATED DUPLEX RECEPTACLE		FLUSH FLOOR MOUNTED DEDICATED DUPLEX RECEPTACLE
		WALL MOUNTED DUPLEX RECEPTACLE, ONE RECEPTACLE SWITCHED OR SPLIT-WIRED		FLUSH FLOOR MOUNTED DUPLEX RECEPTACLE, SPLIT-WIRED
		WALL MOUNTED QUADRUPLEX RECEPTACLE		FLUSH FLOOR MOUNTED QUADRUPLEX RECEPTACLE
		WALL MOUNTED DEDICATED QUADRUPLEX RECEPTACLE		FLUSH FLOOR MOUNTED DEDICATED QUADRUPLEX RECEPTACLE
		WALL MOUNTED QUADRUPLEX RECEPTACLE, SPLIT-WIRED		FLUSH FLOOR MOUNTED QUADRUPLEX RECEPTACLE, SPLIT-WIRED
		WALL MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED		FLUSH FLOOR MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED
		WALL MOUNTED RANGE RECEPTACLE, NEMA 14-50R UNLESS INDICATED OTHERWISE		ABOVE FLOOR SERVICE FITTING, HUBBELL #SC3098A OR EQUAL; NEMA CONFIGURATION AS NOTED
	C	CEILING MOUNTED SINGLE RECEPTACLE, NEMA 5-20R (C=FLUSH CEILING, DC=DROPCORD)	C	CEILING MOUNTED QUADRUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)
	C	CEILING MOUNTED DUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	C	CEILING MOUNTED DEDICATED QUADRUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)
	C	CEILING MOUNTED DEDICATED DUPLEX RECEPTACLE (C=FLUSH CEILING, DC=DROPCORD)	C	CEILING MOUNTED QUADRUPLEX RECEPTACLE, SPLIT-WIRED (C=FLUSH CEILING, DC=DROPCORD)
	C	CEILING MOUNTED DUPLEX RECEPTACLE, SPLIT-WIRED (C=FLUSH CEILING, DC=DROPCORD)	C	CEILING MOUNTED SPECIAL RECEPTACLE, NEMA CONFIGURATION AS NOTED (C=FLUSH CEILING, DC=DROPCORD)
		MULTI-OUTLET ASSEMBLY		CORD AND PLUG
BOXES	J	WALL MOUNTED JUNCTION/OUTLET BOX	J C	CEILING MOUNTED JUNCTION/OUTLET BOX
	J	FLUSH FLOOR MOUNTED JUNCTION/OUTLET BOX	J	JUNCTION BOX MOUNTED ABOVE CEILING
SWITCHES AND CONTROLS	$	SWITCH, SPST UNLESS INDICATED OTHERWISE, HORSEPOWER RATED WHEN USED IN CONJUNCTION WITH MOTORS		PUSHBUTTON STATION, ONE BUTTON
	OS	CEILING MOUNTED OCCUPANCY SENSOR		PUSHBUTTON STATION, TWO BUTTON
	OS	WALL MOUNTED OCCUPANCY SENSOR		PUSHBUTTON STATION, THREE BUTTON
	PS	CEILING MOUNTED PHOTOSENSOR		SAFETY SWITCH, CHARACTERISTICS AS INDICATED
	MS	CEILING MOUNTED MOTION SENSOR		DISCONNECT SWITCH PROVIDED BY EQUIPMENT MANUFACTURER INTEGRAL WITH EQUIPMENT
	TC	AUTOMATIC TIMECLOCK	CB	ENCLOSED CIRCUIT BREAKER, CHARACTERISTICS AS INDICATED
	PC	PHOTOCELL		MAGNETIC MOTOR STARTER
	R	RELAY		COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH, CHARACTERISTICS AS INDICATED
	C	CONTACTOR	VFD	VARIABLE FREQUENCY DRIVE
	ALCR	UL 924 AUTOMATIC LOAD CONTROL RELAY; HUBBELL CONTROL SYSTEMS #ALCR1277 OR EQUAL	IVFD	VARIABLE FREQUENCY DRIVE PROVIDED BY EQUIPMENT MANUFACTURER INTEGRAL WITH EQUIPMENT
	GTD	UL 1008 BRANCH CIRCUIT EMERGENCY LIGHTING TRANSFER SWITCH; BODINE #GTD20A OR EQUAL		
SIGNAL	B	BELL	B	CHIME
	B	BUZZER		ROTATING BEACON
TELECOMMUNICATIONS		WALL MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS		WALL MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS
		FLUSH FLOOR MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS		FLUSH FLOOR MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS
	C	CEILING MOUNTED TELEPHONE OUTLET; *P DENOTES NUMBER OF TELEPHONE PORTS	C	CEILING MOUNTED DATA OUTLET; *D DENOTES NUMBER OF DATA PORTS
		WALL MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS		FLUSH FLOOR MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS
	WAP	WIRELESS ACCESS POINT	C	CEILING MOUNTED COMBINATION TELEPHONE AND DATA OUTLET; *P/*D DENOTES NUMBER OF TELEPHONE/DATA PORTS
RACEWAYS AND CIRCUITRY		CIRCUITRY, CONCEALED IN WALL OR CEILING	P	POWER POLE
		CIRCUITRY, CONCEALED IN OR UNDER FLOOR	T	TELECOMMUNICATIONS POLE
		CIRCUITRY, EXPOSED	TP	TWO-CHANNEL TELECOMMUNCATIONS AND POWER POLE
		CIRCUIT HOMERUN. THE NUMBER OF ARROWS INDICATES THE NUMBER OF CIRCUITS. TWO WIRES UNLESS NOTED OTHERWISE; SLASHES INDICATE NUMBER OF WIRES. EQUIPMENT GROUND WIRE IS REQUIRED BUT NOT INDICATED. A 7 INDICATES ISOLATED GROUND CONDUCTOR.	---UCP---	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, POWER
			---UCT---	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, TELEPHONE
			---UCD---	UNDERCARPET FLAT CONDUCTOR CABLE WIRING SYSTEM, DATA
		CONDUIT STUB		WIRE LOOP FOR FUTURE CONNECTION, 10'-0" MINIMUM SLACK
		CONDUIT/CIRCUIT BREAK AND CONTINUED ELSEWHERE		VERTICAL CONDUIT/CIRCUIT
MISCELLANEOUS		METER AND SOCKET	M	MOTOR
		LIGHTING AND APPLIANCE PANELBOARD, SURFACE MOUNTED	XX RPS	REMOTE LIGHTING POWER SUPPLY/TRANSFORMER; (XX = WATT RATING)
		LIGHTING AND APPLIANCE PANELBOARD, FLUSH MOUNTED	XX	TRACK LIGHTING END FEED; (XX = CURRENT LIMITER RATING, IF APPLICABLE)
		OTHER EQUIPMENT AS NOTED	GFCI	CLASS A (4-6 mA TRIP) GFCI DEVICE; VOLTAGE, PHASE, AND CURRENT RATING AS REQUIRED FOR THE LOAD
	TR	LOW VOLTAGE CONTROL TRANSFORMER	SPGFCI	SPECIAL PURPOSE GFCI DEVICE; VOLTAGE, PHASE, AND CURRENT RATING AS REQUIRED FOR THE LOAD

SYMBOL MODIFIERS (INCLUDING COMBINATIONS), ACRONYMS, AND ABBREVIATONS

GENERAL SYMBOL MODIFIERS (APPLY TO ALL)

- +XX" MOUNTING HEIGHT TO CENTER OF BOX (OVERRIDES DEFAULT MOUNTING HEIGHT)
- ACH ABOVE COUNTERTOP/BACKSPLASH, SEE ARCHITECTURAL ELEVATIONS
- EM EMERGENCY
- EX EXISTING TO REMAIN
- GFCI GROUND-FAULT CIRCUIT INTERRUPTER (4 TO 6 MILLIAMP TRIP)
- H HORIZONTAL MOUNT
- PT POKE-THROUGH
- RERN REMOVE EXISTING AND REPLACE WITH NEW
- RR REMOVE AND RELOCATE/ REMOVED AND RELOCATED
- WP WEATHERPROOF
- ##:XX CIRCUIT NUMBER:CONTROL ZONE

RECEPTACLE MODIFIERS

- CH CLOCK HANGER
- CR CONTROLLED
- HG HOSPITAL GRADE
- IG ISOLATED GROUND
- MFR PROVIDED BY EQUIPMENT MANUFACTURER INTEGRAL WITH THE EQUIPMENT
- SP SURGE PROTECTION
- SR SHOW WINDOW. MOUNTED WITHIN 18 INCHES OF TOP OF SHOW WINDOW
- TR TAMPER-RESISTANT
- USB DEVICE WITH USB PORT(S)

SWITCHES AND CONTROLS MODIFIERS

- 2 DPST
- 3 THREE-WAY
- 4 FOUR-WAY
- a,b,c... CONTROL AND LOAD ASSOCIATION
- D DIMMER
- DTC SPDT, CENTER OFF, MAINTAINED CONTACT
- DTM SPDT, CENTER OFF, MOMENTARY CONTACT
- F BOX COVER UNIT, BUSSMANN SSU SERIES
- G GLOW HANDLE (HANDLE GLOWS WHEN SWITCH IS OFF)
- K KEY OPERATED
- LV LOW VOLTAGE
- LVD LOW VOLTAGE DIMMER
- M MANUAL MOTOR CONTROLLER WITH OVERLOAD HEATER
- OR OVERRIDE WITH TIMER
- OS1 SINGLE-RELAY OCCUPANCY SENSOR
- OS2 DUAL-RELAY OCCUPANCY SENSOR
- OSD DIMMING OCCUPANCY SENSOR
- P PILOT LIGHT (PILOT ON WHEN SWITCH IS ON)
- SB SWITCH BANK (GANGED SWITCHES)
- T TIMER

GENERAL ACRONYMS AND ABBREVIATIONS

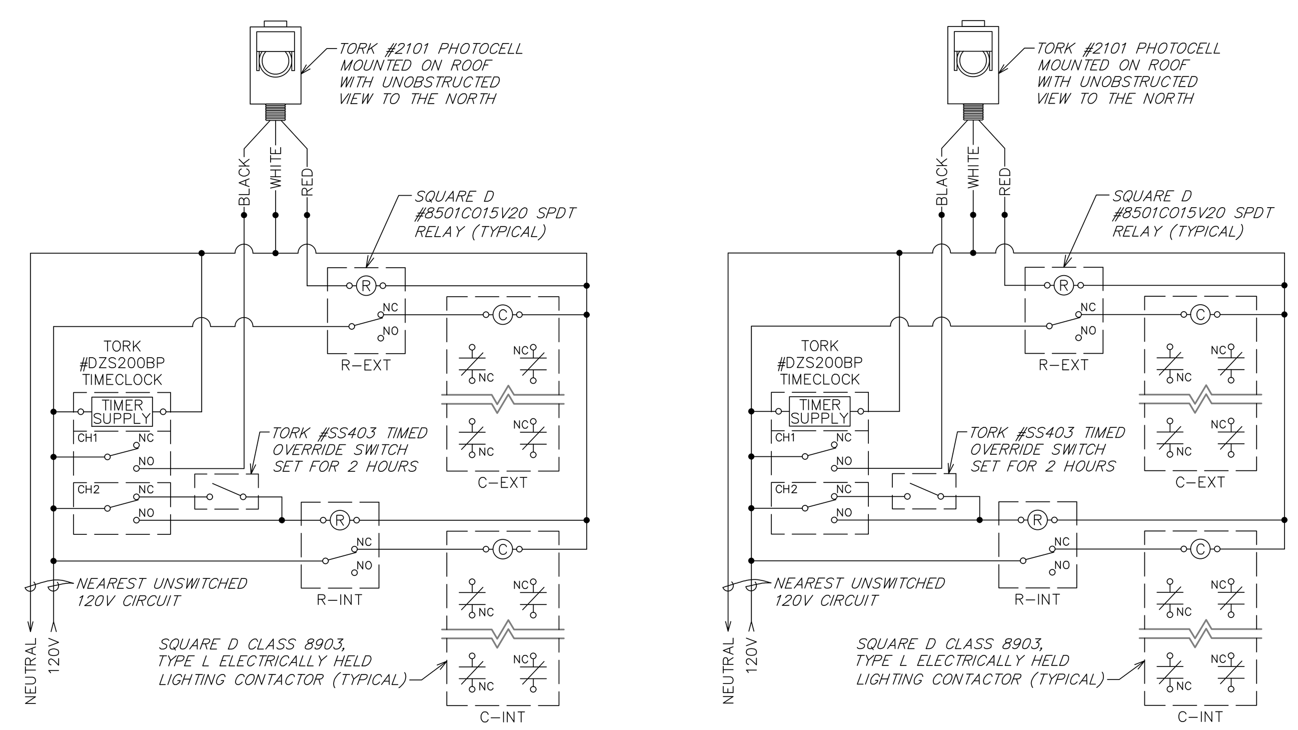
- AHJ AUTHORITY HAVING JURISDICTION
- ATS AUTOMATIC TRANSFER SWITCH
- AFF ABOVE FINISHED FLOOR
- AFG ABOVE FINISHED GRADE
- DPNL DISTRIBUTION (POWER) PANELBOARD
- EGC EQUIPMENT GROUNDING CONDUCTOR
- ERMS ARC ENERGY REDUCING MAINTENANCE SWITCH
- FTL FEED-THROUGH LUGS (SUBFEED LUGS ARE ALSO ACCEPTABLE)
- GEC GROUNDING ELECTRODE CONDUCTOR
- GFPE GROUND-FAULT PROTECTION OF EQUIPMENT
- GND GROUND
- MCC MOTOR CONTROL CENTER
- MTS MANUAL TRANSFER SWITCH
- N.F. NON-FUSED
- NEC NATIONAL ELECTRICAL CODE (NFPA 70)
- NIC NOT IN CONTRACT
- NL NIGHTLIGHT
- PNL PANELBOARD
- SSBJ SUPPLY-SIDE BONDING JUMPER
- ST SHUNT TRIP
- SWBD SWITCHBOARD
- UNO UNLESS NOTED OTHERWISE
- XFMR TRANSFORMER
- SPST SINGLE POLE, SINGLE THROW
- DPST DOUBLE POLE, SINGLE THROW
- 3PST THREE POLE, SINGLE THROW
- 4PST FOUR POLE, SINGLE THROW
- SPDT SINGLE POLE, DOUBLE THROW
- DPDT DOUBLE POLE, DOUBLE THROW
- 3PDT THREE POLE, DOUBLE THROW
- 4PDT FOUR POLE, DOUBLE THROW
- NO NORMALLY OPEN
- NC NORMALLY CLOSED

LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	VOLTAGE	WATTS	MOUNTING	LIGHT SOURCE	DIMMING	SPECIFIER	REMARKS
BD1	LSI	LIGHT: ENM4-PT-3-LED-10L-30-UNV POLE: 5RP-T-S07G-12'-4N-GA POLE BASE COVER: GBC-45	120	78	GRADE, POLE	INTEGRATED LED	0-10V	OTHERS	COORDINATE FINISH WITH ARCHITECT
BD2	VISIONAIRE	LIGHT: VLX-1-T2-192LC-5-4K-UNV-AM POLE: SNTS-5S-7-30'-12BC-136-S1	120	317	GRADE, POLE	INTEGRATED LED	NON	OTHERS	COORDINATE FINISH WITH ARCHITECT
BD3	VISIONAIRE	LIGHT: VLX-1-T3-192LC-5-4K-UNV-AM POLE: SNTS-5S-7-30'-12BC-136-S1	120	317	GRADE, POLE	INTEGRATED LED	NON	OTHERS	COORDINATE FINISH WITH ARCHITECT
BD4	VISIONAIRE	LIGHT: VLX-1-T4-192LC-5-4K-UNV-AM POLE: SNTS-5S-7-30'-12BC-136-S1	120	317	GRADE, POLE	INTEGRATED LED	NON	OTHERS	COORDINATE FINISH WITH ARCHITECT
BD5	VISIONAIRE	LIGHT: VLX-1-T5W-192LC-5-4K-UNV-AM POLE: SNTS-5S-7-30'-12BC-136-S1	120	317	GRADE, POLE	INTEGRATED LED	NON	OTHERS	COORDINATE FINISH WITH ARCHITECT
BD5A	VISIONAIRE	LIGHT: (2) VLX-1-T5W-192LC-5-4K-UNV-AM POLE: SNTS-5S-7-30'-12BC-136-D2	120	634	GRADE, POLE	INTEGRATED LED	NON	OTHERS	COORDINATE FINISH WITH ARCHITECT

LUMINAIRE SCHEDULE GENERAL NOTES:

A. LUMINAIRE SYMBOLS THAT ARE SHOWN HALF-SHADED, OR LABELED "EM", ON THE PLAN(S) INDICATE LUMINAIRES THAT SERVE AS EMERGENCY LIGHTING. UNLESS SERVED BY A CIRCUIT ORIGINATING AT AN EMERGENCY PANELBOARD OR CENTRAL LIGHTING INVERTER, EMERGENCY LIGHTING LUMINAIRES SHALL BE PROVIDED WITH AN EMERGENCY BATTERY. SEE THE SPECIFICATIONS FOR MINIMUM EMERGENCY BATTERY PERFORMANCE REQUIREMENTS.
B. PROPOSED SUBSTITUTIONS FOR LUMINAIRES THAT ARE SELECTED BY OTHERS REQUIRE THE APPROVAL OF THE INDIVIDUAL THAT SELECTED THE LUMINAIRE.
C. COORDINATE ALL DIMMING CONTROL DIMMING METHODS WITH THE DIMMING METHODS INDICATED ON THIS SCHEDULE.



GENERAL NOTES APPLICABLE TO THIS DETAIL:

A. SEE PANEL SCHEDULES FOR CIRCUITS THAT ARE TO BE CONTROLLED BY EACH CONTACTOR.
B. EACH CONTACTOR CONSTITUTES A CONTROL ZONE. ALTHOUGH NOT SPECIFICALLY SHOWN ON THIS DETAIL, PROVIDE MULTIPLE CONTACTORS WIRED IN PARALLEL WHEN THE NUMBER OF CIRCUITS IN A CONTROL ZONE EXCEEDS THE MAXIMUM NUMBER OF POLES AVAILABLE ON A SINGLE CONTACTOR. PROVIDE A MINIMUM OF 2 SPARE CONTACTOR POLES PER CONTROL ZONE.
C. ALL CONTACTORS SHALL BE PROVIDED WITH NORMALLY CLOSED CONTACTS. THE CONTACTORS SHALL BE DELIVERED FROM THE FACTORY WITH NORMALLY CLOSED CONTACTS OR WITH FIELD-CONVERTIBLE CONTACTS. THE CONTRACTOR SHALL FIELD-CONVERT CONTACTORS TO NORMALLY CLOSED WHEN FIELD-CONVERTIBLE NORMALLY OPEN CONTACTS ARE PROVIDED.
D. ANY LOCAL SWITCHING INDICATED ON THE PLANS SHALL BE ON THE LOAD SIDE OF THE CONTACTOR.
E. THE ELECTRICAL CONTRACTOR SHALL PROGRAM ALL TIMECLOCKS AND INDIVIDUAL DIGITAL TIMECLOCK CHANNELS. COORDINATE ALL ON, OFF, AND HOLIDAY SETTINGS WITH THE OWNER. INTERIOR CONTROL ZONES SHALL HAVE THE ASTRONOMIC FUNCTION FOR THE CHANNEL TURNED OFF. EXTERIOR CONTROL ZONES SHALL HAVE THE ASTRONOMIC FUNCTION FOR THE CHANNEL TURNED ON.
F. MOUNT TIMECLOCK, RELAYS, AND CONTACTORS ADJACENT TO THE ASSOCIATED PANELBOARD(S). ALL CONTACTORS AND RELAYS SHALL BE PROVIDED WITH INDIVIDUAL ENCLOSURES. AT THE CONTRACTOR'S OPTION, OPEN RELAYS AND CONTACTORS ARE PERMITTED WHEN MOUNTED WITHIN A COMMON ENCLOSURE.
G. COORDINATE MOUNTING LOCATION OF OVERRIDE SWITCH WITH THE OWNER.
H. PROVIDE TO THE OWNER A VOLUNTARY BID ALTERNATE TO UTILIZE A RELAY PANEL WITH A DIGITAL TIMECLOCK, LOW VOLTAGE EXTERIOR PHOTOSENSOR, AND LOW VOLTAGE OVERRIDE SWITCH IN LIEU OF THE COMPONENTS SHOWN WITHIN THIS DETAIL.

2 EXISTING LIGHTING CONTROL DIAGRAMS
NOT TO SCALE

EXISTING PANEL "H"

FED FROM: SWITCHBOARD 'CMSB1
VOLTAGE: 208Y/120V, 3 PHASE, 4 WIRE
BUS MATERIAL: EXISTING
BUS LOAD: **86 AMPS**
BUS RATING: 100 AMPS
MAIN: MAIN LUG ONLY

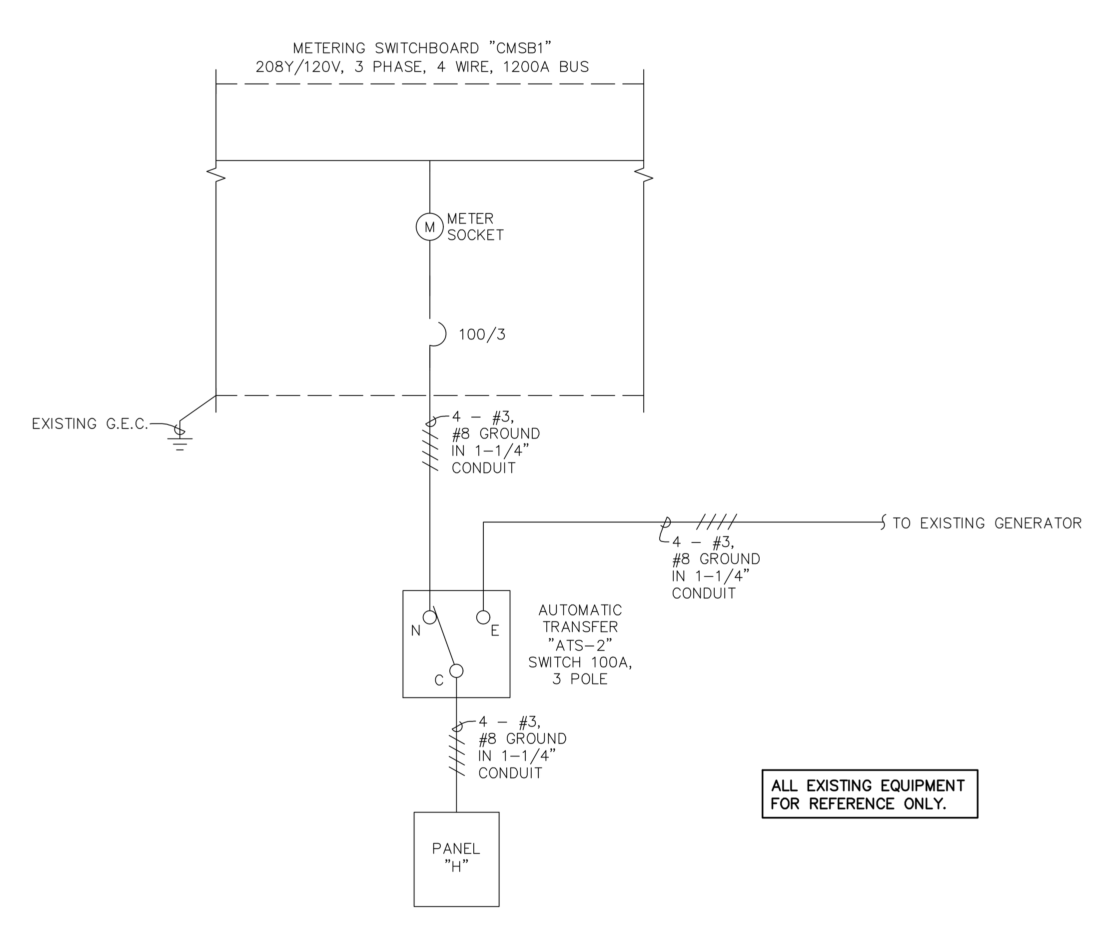
MOUNTING: SURFACE MOUNTED
ENCLOSURE: NEMA 1
FAULT CURRENT: EXISTING
AIR/SCCR RATING: MATCH EXISTING
OPTIONS: BONDED EQUIPMENT GROUND BAR

NOTES	CKT.	LOAD DESCRIPTION	LOAD (VA) A	LOAD (VA) B	LOAD (VA) C	BREAKER	BREAKER	LOAD (VA) A	LOAD (VA) B	LOAD (VA) C	LOAD DESCRIPTION	CKT.	NOTES
	1	SPARE				20/1	20/1	635			FRONT DECO LIGHTING	2	C-EXT
C-EXT	3	SITE LIGHTING		1268		20/1	20/1		1508		SITE LIGHTING	4	C-EXT
	5	SPARE				20/1	20/1			706	SITE LIGHTING	6	C-EXT
C-EXT	7	SITE LIGHTING	294			20/1	20/1	1559			SITE LIGHTING	8	C-EXT
	9	SPARE				20/1	20/1		1769		SITE LIGHTING	10	C-EXT
C-EXT	11	MONUMENT SIGNAGE			200	20/1	20/1			500	GENERATOR AUX. POWER	12	
C-EXT	13	SITE LIGHTING	951			20/1	20/1	500			GENERATOR AUX. POWER	14	
C-EXT	15	SITE LIGHTING		951		20/1	50/2		3245		EV CHARGER	16	
C-EXT	17	SITE LIGHTING			634	20/1	---			3245	-----	18	
	19	FUEL CANOPY SIGNAGE	1000			20/1	20/1	500			EV CHARGER DISPLAY	20	
	21	SPACE ONLY									SPACE ONLY	22	
	23	FUEL CANOPY SIGNAGE			1000	20/1	20/1			634	SITE LIGHTING	24	C-EXT
	25	FUEL CANOPY SIGNAGE	1000			20/1					SPACE ONLY	26	
	27	SPACE ONLY				20/1					SPACE ONLY	28	
	29	FUEL CANOPY SIGNAGE			1000	20/1					SPACE ONLY	30	
	31	FUEL CANOPY SIGNAGE	1000			20/1	20/1	1000			FUEL CANOPY SIGNAGE	32	
	33	SPACE ONLY									SPACE ONLY	34	
	35	SPACE ONLY									SPACE ONLY	36	
	37	SPACE ONLY									SPACE ONLY	38	
	39	SPACE ONLY									SPACE ONLY	40	
	41	SPACE ONLY									SPACE ONLY	42	

NOTES:
GENERAL 1: PROVIDE A HANDLE TIE TO INTERLOCK ALL CIRCUIT BREAKERS WHICH COMPRISE A MULTIWIRE BRANCH CIRCUIT.
C-# ROUTE CIRCUIT THROUGH CONTACTOR (# = CONTACTOR DESIGNATION).

LOAD ANALYSIS FOR PANEL "H" (INCLUDING SUBFEEDS)

LOAD DESCRIPTION	DEMAND FACTOR	PHASE A (VA) CONNECT.	PHASE A (VA) DEMAND	PHASE B (VA) CONNECT.	PHASE B (VA) DEMAND	PHASE C (VA) CONNECT.	PHASE C (VA) DEMAND	TOTAL (VA) CONNECT.	TOTAL (VA) DEMAND
LIGHTING:	125%	3439	4299	5496	6870	1974	2468	10909	13637
OTHER CONTINUOUS:	125%	4000	5000	0	0	2200	2750	6200	7750
OTHER NONCONTINUOUS:	100%	1000	1000	3245	3245	3745	3745	7990	7990
TOTAL:		8439	10299	8741	10115	7919	8963	25099	29376
EQUIVALENT CURRENT (AMPS):		70	86	73	84	66	75	70	82
PHASE BALANCE:			5.18%		3.30%		-8.47%		



ALL EXISTING EQUIPMENT FOR REFERENCE ONLY.

GENERAL ONE-LINE NOTE:

A. ALL EXISTING FEEDER SIZES, OVERCURRENT PROTECTION DEVICES, ETC. NOTED ON THE ONE-LINE DIAGRAM AND ALL EXISTING PANEL RATINGS INDICATED ON THE PANEL SCHEDULES ARE THE MINIMUM SIZES REQUIRED. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. IF THE EXISTING INSTALLATION DOES NOT MEET THE MINIMUM CRITERIA NOTED ON THE ONE-LINE DIAGRAM AND WITHIN THE PANEL SCHEDULES, MAKE ALL NECESSARY MODIFICATIONS TO BRING THE EXISTING INSTALLATION INTO COMPLIANCE WITH THE MINIMUM SIZES AND/OR RATINGS INDICATED THEREIN AND INCLUDE THE COST OF ANY REQUIRED MODIFICATIONS IN THE INITIAL BID. POST-BID ADDITIONAL COSTS RESULTING FROM AN EXISTING INSTALLATION THAT DOES NOT MEET THE MINIMUM CRITERIA INDICATED WILL NOT BE PERMITTED. IF THE EXISTING INSTALLATION MEETS OR EXCEEDS THE MINIMUM CRITERIA INDICATED, MODIFICATIONS OF THE EXISTING INSTALLATION ARE NOT REQUIRED.

1 ONE-LINE DIAGRAMS
NOT TO SCALE

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SOBOBA SOVOVATUM VILLAGE PHASE-2

-
SAN JACINTO, CA

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet Name
ELECTRICAL SYMBOLS & SCHEDULES

E2-11

SE JOB#: 250720

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SECTION 260000 - ELECTRICAL GENERAL CONDITIONS

PART 1 GENERAL

1.01 SUMMARY

A. This section supplements all sections of Divisions 26, 27, and 28 of the specifications and shall apply to all phases of work hereinafter specified, shown on the drawings, or required to provide a complete installation of approved electrical, communications, and electronic safety and security systems.

B. All drawings and specifications, including drawings and specifications related to other divisions, apply to the work. Where conflicts arise between documents, the more stringent requirement will apply, subject to the interpretation of the Engineer.

C. Furnish all labor, material, services, and skilled supervision necessary for the construction, erection, installation, connections, testing, and adjustment of all equipment, materials, and components specified herein, or shown or noted on the drawings, and its delivery to the Owner, complete in all respects and ready for use.

D. Where plans indicate equipment, materials, or components will be furnished by this Contractor for installation by other Contractors, this Contractor shall furnish all such equipment, materials, or components, complete in all respects and ready for installation. Drawings, instructions, and manuals supplied with equipment, materials, or components furnished under this division but installed under other divisions shall be carefully preserved and turned over to the installing Contractor.

E. Where plans indicate equipment, materials, or components will be furnished by others, this Contractor shall provide all rough-in and supplies and shall connect such equipment, materials, or components. Drawings, instructions, and manuals supplied with equipment, materials, or components furnished under separate divisions but installed under this division shall be carefully preserved and turned over to the Owner in the closeout documents.

1.02 DEFINITIONS

A. The following definitions apply throughout the drawings and specifications associated with the work performed under Divisions 26, 27, and 28.
1. Authority Having Jurisdiction: All regulatory agencies, including but not limited to, plans examiners, fire marshals, inspectors, insurance carriers, and utility companies.
2. Concealed: Hidden from sight in chases, furred spaces, shafts, hung ceilings, embedded in construction, in crawl spaces, or underground.
3. Conduit: Conduit or tubing and all required fittings, pull boxes, hangers, and other supports and accessories related to such.
4. Code: All codes and standards, including local amendments, adopted by and/or enforced by the Authority Having Jurisdiction.
5. Connect: To bring service to the equipment and make final attachment including necessary switches, outlets, boxes, terminations, etc.
6. Contract Documents: All drawings, specifications, specified reference standards, applicable codes, manufacturer's installation instructions, and executed legal documents related to the project.
7. Contractor: The contractor(s) or subcontractor(s) responsible for performing the work associated with Divisions 26, 27, and 28, and ultimately the General Contractor.
8. Drawings: All plans, details, schedules, diagrams, sketches, etc. issued for the construction of the work.
9. Exposed: Not concealed.
10. Furnish: To supply and deliver, unload, and inspect for damage.
11. Install: To unpack, assemble, erect, apply, place, finish, cure, protect, clean, connect, and place into operation into the work.
12. Owner: The entity, including authorized representatives, to which the work is being provided to.
13. Provide: To furnish and install.
14. Work: The construction and services, including all labor, materials, and equipment, required by the contract documents to fulfill the Contractor's obligations. The work may constitute the whole or a part of the project.

1.03 CODES AND STANDARDS

A. Perform work in accordance with code.

B. Perform work in accordance with:
1. Occupational Safety and Health Administration (OSHA) Regulations.
2. Americans with Disabilities Act (ADA).
3. Requirements of the Authority Having Jurisdiction (AHJ).
4. All applicable NECA standards.
5. Manufacturer's instructions.
6. Instructions associated with the component's listing agency's requirements.
7. Landlord requirements including Tenant Criteria Manuals and Lease Exhibits.
8. Utility company requirements. Make all arrangements with the utility companies for proper coordination of the work.

C. Code, Landlord, and utility company requirements supersede any requirements of the contract documents.

D. The contract documents take precedence where the contract documents exceed code, Landlord, utility, or referenced standards requirements.

1.04 PERMITS AND FEES: Permits, licenses, fees, inspections and arrangements required for the work shall be obtained by the Contractor at his expense.

1.05 TEMPORARY SERVICES FOR CONSTRUCTION

A. Provide a temporary electrical service, including all required equipment such as transformers, generators and fuel, panelboards, etc. as required by all trades. Coordinate power requirements for the temporary service with the utility company prior to the start of construction. The Contractor is responsible to develop all temporary service plans and specifications as required by the Authority Having Jurisdiction, submit those plans and specifications as required by the Authority Having Jurisdiction, and to pay for all temporary service energy consumption.

B. Provide all temporary lighting necessary to provide lighting levels in compliance with OSHA Regulations and as required by all trades.

1.06 PREPARATION

A. The Contractor is responsible to obtain, fully understand, and coordinate the work with the complete set of contract documents. Any required corrections, including all associated costs, arising from issues caused by the Contractor's failure to understand and/or coordinate the work with the complete set of contract documents are the Contractor's sole responsibility.

B. Work under these sections is diagrammatic and is intended to convey the scope of work and indicate the general arrangement of equipment, conduit, and outlets. Obtain instructions from the Architect/Engineer prior to rough-in wherever a question exists as to the exact intended location of outlets or equipment.

C. Promptly report any discrepancies discovered within the contract documents. Failure of the Contractor to report discrepancies shall result in the resolution becoming the Contractor's responsibility and subject to the Architect/Engineer's review and possible rejection. Should the Architect/Engineer reject a discrepancy resolution of which they were not notified, the Contractor is fully responsible to correct the installation, including all associated costs, until approval of the installation is given by the Architect/Engineer.

1.07 EXISTING CONDITIONS

A. Verify all existing conditions prior to beginning work.

B. Any existing conditions indicated are based on information provided by others and possible limited field verification.

C. Visit the project site, review existing conditions against the contract documents, and become familiar with the work prior to bidding and start of the work.
1. Verify that products indicated as existing to remain or to be relocated are suitable for reuse.
2. Adjust for actual field conditions at no additional expense to the Owner.
3. If major discrepancies are found, the Contractor shall advise the Architect/Engineer of such deviations in writing so that the appropriate modifications to the design can be made without delay to the project.
   a. The Contractor assumes full responsibility of adjusting for discrepancies of which the Architect/Engineer is not informed.
4. Signing the contract is an acknowledgement that the site visit has been completed and the existing conditions are accepted.

D. Verify field measurements and circuiting arrangements are as indicated.

E. Verify that removed wiring and equipment serve only abandoned facilities.

F. Where connections are made between new work and existing work, the connections shall be made by using materials and methods to suit the actual conditions.

G. Where existing work is to be modified, it shall be done in conformance with these specifications. Materials used shall be same as existing except where specified otherwise.

1.08 SUBMITTALS

A. Only submittals specifically required to be provided for Architect/Engineer review within the individual specification sections will be reviewed by the Engineer. Any submittals provided when not required will be returned without Engineer review. Furnish the Architect/Engineer the following product data and/or shop drawings:
1. Product data for floor boxes and all associated cover plates and flanges.
2. Product data and shop drawings for remote control switching devices.
3. Product data for contactors and relays.
4. Product data and shop drawings for lighting control devices and wiring devices used for lighting control.
5. Product data and shop drawings for central dimming systems.
6. Shop drawings for low voltage transformers.
7. Shop drawings for switchboards.
8. Shop drawings for panelboards.
9. Shop drawings for motor control centers.
10. Product data for multi-outlet assemblies.
11. Product data for enclosed switches.
12. Product data for enclosed controllers.
13. Product data and shop drawings for variable frequency drives.
14. Product data and shop drawings for lighting inverters.
15. Product data and shop drawings for surge protective devices.
16. Product data for interior and exterior lighting.

B. Indicate the corresponding equipment tag on each unique component or piece of equipment. Product data and/or shop drawings submitted without a corresponding tag will be returned without Engineer review.

C. Indicate all proposed catalog numbers. Product data and/or shop drawings submitted without catalog numbers will be returned without Engineer review.

D. Product data shall consist of manufacturer's standard catalog pages and/or cut-sheets.

E. Shop drawings shall be prepared by an authorized manufacturer's representative. Catalogs and/or cut sheets are not an acceptable shop drawing. Catalogs and/or cut sheets submitted in lieu of any required shop drawings will be returned without Engineer review.

F. Submittals shall be concise and to the point, demonstrating the key performance parameters indicated in the contract documents, major dimensions, and identifying the materials used to manufacture the products. Submittals shall directly address the specific requirements of the contract documents without unnecessary, superfluous information such as non-applicable catalog pages, non-applicable cut sheets, and/or sales brochures. Submittals that are deemed overly voluminous and/or non-specific to the requirements of the contract documents will be returned without Engineer review.

G. Submittals for products that are selected and or/specified by others, including but not limited to elevators and escalators, dock equipment, motorized doors, smoke curtains and shutters, luminaires where indicated, etc., will be reviewed only for the characteristics that affect the electrical design such as voltage, phase, power, and luminaire dimming protocols. The General Contractor shall obtain the review and associated approvals from all other associated design consultants for all other characteristics of products that are selected and or/specified by others.

H. The Architect/Engineer's review shall not relieve the Contractor from responsibility for errors within the submittals.

I. If a submittal deviates from the requirements of the contract documents, the Contractor shall advise the Architect/Engineer of the deviation in writing accompanying the submittal, including the reason for the deviation.

1.09 QUALITY ASSURANCE

A. All Products:
1. Listed, classified, and labeled by an organization recognized by OSHA as a Nationally Recognized Testing Laboratory (NRTL) and acceptable to Authority Having Jurisdiction as suitable for the purpose specified and indicated.
2. Listed and classified by the Authority Having Jurisdiction and furnished with an acceptance number, where applicable.
3. Listed and classified by the Landlord's and/or Owner's insurance carrier (FM, IRI, etc.), where applicable.

B. All equipment, materials, and components shall be free of all rust/corrosion or any visible damage. All items not complying with this requirement shall be replaced at no additional cost to the Owner.

C. Unless otherwise indicated, all equipment, materials, and components of the same type or classification and used for the same purpose shall be products of the same manufacturer.

D. Use only new, un-weathered, and unused equipment, materials, and components, unless indicated otherwise.

1.10 WARRANTY AND GUARANTEE

A. Provide a complete parts and labor warranty and guarantee on all systems installed for a period of one year from Owner acceptance of the completed facility. This warranty and guarantee shall cover all failures of any equipment, materials or installation, unless such failure is directly attributable to vandalism, or causes other than defects in material or workmanship.

B. Additional warranty and guarantee terms in excess of this requirement are specified within the individual sections.

PART 2 PRODUCTS

2.01 LUGS AND TERMINALS

A. All lugs and terminals shall be suitable for use with 75 degree C (167 degree F) or 90 degree C (194 degree F) wire. Lugs and terminals which are rated for use with exclusively 60 degree C (140 degree F) wire are not permitted. No exceptions.

2.02 SUBSTITUTIONS

A. The products specified in the Contract Documents constitute the Basis of Design for the Construction Documents and set minimum standards for quality, design, and functionality. Other products are permitted to be submitted, at the Contractor's option, during shop drawing review unless indicated otherwise. Any substitute products shall meet or exceed all requirements specified. Any costs and coordination issues arising out of any substitution, including coordination with all other contractors and subcontractors and any associated costs, is the substituting contractor's sole responsibility.

PART 3 EXECUTION

3.01 COORDINATION OF WORK

A. Examine the contract documents as a whole for the work of other trades and coordinate all work accordingly.

B. Work lines and established heights shall be in strict accordance with the contract documents. Verify all dimensions shown and establish all elevations and detailed dimensions not shown.

C. Promptly report to the Architect/Engineer any delay or difficulties encountered in the installation of the work which might prevent prompt and proper installation or make it unsuitable to connect with or receive the work of others. Failure to so report shall constitute an acceptance of the work of other trades as being fit and proper for the execution of this work.

D. Plan, lay out, and coordinate the work with all trades well enough in advance so that it proceeds with a minimum of interference to work that has not been completed and work that is in progress.
1. Inform all trades of openings required for the work and provide all special frames, sleeves, and anchor bolts required.
2. The electrical layout may be altered to suit the conditions with Architect/Engineer approval, prior to the installation of any work and without additional cost to the Owner.
3. Perform all work in compliance with the contract documents and afford other trades reasonable opportunity for the execution of their work.
4. Properly connect and coordinate this work with the work of other trades at such time and in such a manner as not to delay or interfere with their work.
5. Conflicts arising from lack of coordination shall be the Contractor's responsibility.
   a. The Contractor shall pay for all extra cutting and patching made necessary by his failure to properly direct such work at the correct time.

E. Install equipment, materials, and components to provide for maximum headroom. Maintain access to equipment requiring service when selecting mounting elevations.

F. Install equipment to facilitate servicing, maintenance, and repair or replacement of equipment components. As much as practical, connect equipment for ease of disconnecting, with minimum of interference with other installations.

G. Install equipment, materials, and components level and plumb, parallel and perpendicular to building lines when exposed to view, unless otherwise indicated.

H. Subcontract with the roofing manufacturer's authorized Roofing Contractor to flash and weather seal all roof penetrations and include all associated costs in the contract. The use of an unauthorized Roofing Contractor may result in removal and replacement of the penetration systems at this Contractor's expense.

I. Verify and coordinate all requirements and installation details of all equipment, materials, and components that are to be furnished by other trades and installed or connected by the Contractor prior to rough-in. Conflicts arising from lack of coordination shall be the Contractor's responsibility. As such, the Contractor is responsible to:
1. Obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for equipment, materials, and components furnished under other sections.
2. Determine connection locations and requirements.
3. Sequence rough-in of connections to coordinate with installation of equipment.
4. Sequence connections to coordinate with start-up of equipment.
5. Verify that proper power supply is available prior to subcontractors ordering equipment. Verify proper voltage, phase and current rating of power supply and inform Engineer of any deviations prior to order, connection of equipment or start-up. Responsibility for verification of proper power supply voltage and any damage resulting from incorrect connections shall rest with this Contractor.

J. Where crane rental or other erection is required, such costs shall be included in the Subcontractor's contract, unless specific arrangements are made with the General Contractor to cover these costs.

3.02 DELIVERY, STORAGE, AND HANDLING: Accept all materials on site and inspect for damage and protect from corrosion and entrance of debris. Handle all materials in accordance with manufacturer's instructions to avoid damage to internal components, enclosures, and finishes.

3.03 INTERFACES

A. Fire and Smoke Rated Assemblies: The Contractor shall familiarize himself with all fire and smoke rated construction and install his work so as to maintain the integrity of the fire and smoke rating.
1. Install all equipment, materials, and components to preserve fire resistance rating of partitions and other elements, using materials and methods specified.
2. Seal annular space around conduits.
3. Use Nationally Recognized Testing Laboratory-listed material that maintains fire rated wall and floor integrity.

B. Route conduit through roof openings for piping and ductwork wherever possible. Where separate roofing penetration is required, coordinate location and installation method with roofing installation.

3.04 FIELD QUALITY CONTROL

A. Install all equipment, devices, luminaires, and materials plumb, level, securely, and in a neat and workmanlike manner in accordance with code and all applicable NECA and NEMA standards.

B. Adjust all flush mounted equipment, boxes, cabinets, and enclosures such that they are flush with finished wall or flooring material.

C. Explicitly follow manufacturer's instruction sheets for the installation of all equipment, materials, and components. Where manufacturer's instruction sheets conflict with requirements of the drawings or specifications, such conflicts shall be brought to the attention of the Architect/Engineer for clarification.

D. Although all such work is not specifically indicated, provide all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.

E. Provide tests as necessary to establish the adequacy, quality, safety, completed status, and suitable operation of each system.

F. Any existing service lines and utilities structures shown or indicated on the drawings, the location of which is known to the Contractor prior to excavation or construction of fills or embankments, shall be protected and safeguarded from damage during grading operations and, if damaged, shall be repaired by the Contractor at his expense. The above provisions are applicable to all service lines or utilities structures, all or any portion of which protrudes above the original ground surface or lies beneath the ground surface within any area.

G. Seal equipment, materials, and components exposed to the weather and make weather-tight and insect-proof.

H. Surface Preparation:
1. Prepare all conduit, fittings, supports, and equipment enclosures exposed to the weather for painting by removing therefrom all oil, grease and dirt. Employ the necessary precautionary methods to prevent scratching or defacing of all apparatus and equipment.
2. Provide hot dip galvanized components for ferrous materials exposed to the weather. Provide a minimum of one coat of rust inhibiting primer paint for all materials after fabrication, color as selected by the Architect.
3. Degrease and clean all surfaces of equipment, materials, and components that are to be painted or are to receive nameplates or labels.

I. All equipment, materials, and components located on exterior walls or on the roof where exposed to view from the ground shall be finish painted to match the surrounding surfaces. Paint colors shall be as selected by the Architect. The above provisions shall apply to all exposed equipment and materials visible from 6'-0" (1.8 m) above grade from any property line. The Architect may, at his sole option, elect to not paint any item deemed acceptable in appearance.

J. All equipment, materials, and components shall be connected providing circuit continuity in accordance with applicable codes whether or not each component is shown between such items and the point of circuit origin.

K. Replace or refinish damaged equipment, devices, luminaires, materials, and surfaces where marring or disfigurement has occurred.

L. Clean electrical parts to remove harmful materials. Clean exposed surfaces of all equipment, devices, luminaires, and materials and the interior of all boxes, enclosures, and cabinets of all foreign materials.

3.05 ACCESS TO EQUIPMENT

A. Install all equipment, starters, switches, receptacles, and boxes so that all parts are easily accessible for inspection, operation, maintenance and repair. If concealed, provide access doors. Provide fire rated access doors where required by the fire resistance rating of the wall or ceiling in which the door is installed.

3.06 EQUIPMENT CLEARANCES

A. Working Spaces: Install all equipment which is likely to require examination, adjustment, servicing, or maintenance, including equipment installed in limited access areas such as above accessible ceilings, such that all working spaces required by NFPA 70 are maintained.
1. Coordinate with all contractors to ensure equipment which is installed by others and connected by this Contractor is provided with working space at the point where the electrical system interfaces with the equipment.

B. Dedicated Equipment Spaces: Install all switchboards, switchgear, panelboards, and motor control centers in dedicated equipment spaces as required by NFPA 70.

C. Ventilation: Install all equipment requiring ventilation per the more stringent requirement of code-required ventilation clearance requirements or the manufacturer's recommendations.

3.07 CUTTING, PATCHING, AND PIERCING

A. Cutting of openings and installation of sleeves or frames through walls and surfaces shall be done in a neat workmanlike manner. Openings shall be cut only as large as required for the installation; sleeves and/or frames installed flush with finished surfaces and grouted in place. Surfaces around openings shall be left smooth and finished to match surrounding surface.

B. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use craftsmen skilled in their respective trades for cutting, fitting, repairing, patching of plaster, and finishing of materials including carpentry work, metal work, or concrete work required for this work.

C. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut in floors must be drilled without breaking out around the holes. The Architect/Engineer will determine suitability of patching and/or refinishing requirements.

D. Patch all openings resulting from the installation or removal of equipment, materials, and components.

E. Provide and maintain temporary partitions or dust barriers adequate to prevent the spread of dust and dirt to adjacent areas.

F. Patch existing finished surfaces and building components using new materials matching existing materials and experienced subcontractors.

3.08 TESTING AND INSPECTION

A. Testing: Upon completion, the entire system shall be tested under operating conditions.
1. After completion of the work, but before final payment is made, the Contractor shall run a test over a sufficient period of time to prove the proper capacity and performance of all equipment, devices, luminaires, systems, etc.
2. All equipment shall be tested under service conditions and proven to operate to the satisfaction of the Owner.
3. All controls and safety devices shall be thoroughly checked to assure proper operation and protection.
4. Correct any deficiencies and retest.

B. Inspection: Upon completion of the work, obtain certificates of inspection and approval from all City and/or State Authorities Having Jurisdiction.

3.09 PROJECT CLOSEOUT

A. Project Record Documents:
1. Provide one printed copy and one electronic copy of project record drawings to the Owner.
2. Project record drawings shall reflect the actual "as-built" conditions and shall include locations of all equipment, devices, and luminaires, circuiting arrangements, routing of all underfloor conduits, routing of conduits larger than 2 inches (53 mm), locations and mounting heights of all outlet, pull, and junction boxes, locations of all items requiring maintenance and inspection, and locations of components and circuiting and switching arrangements of lighting controls.
3. These drawings shall remain at the construction site throughout construction and shall be updated on a daily basis.
4. These drawings shall be available for review by the Architect/Engineer at all times.

B. Operation and Maintenance Data:
1. Provide one printed copy and one electronic copy of operation and maintenance data to the Owner, including:
   a. All submittals.
   b. All manufacturers' warranty information.
   c. All certificates of compliance with testing or regulatory requirements.
   d. All test reports.
2. Organize all information by specification section.

C. Maintenance Materials:
1. Provide to the Owner two keys for each different enclosure and cabinet, including panelboards, two spare fuses of each type and size, and one fuse puller.

END OF SECTION

SECTION 260502 - TRENCHING AND BACKFILL FOR ELECTRICAL

PART 1 GENERAL

1.01 DEFINITIONS

A. Subgrade Elevations: 4 inches below finish grade unless directed otherwise.

B. Finish Grade Elevations: 4 inches above subgrade unless directed otherwise.

1.02 PROJECT CONDITIONS

A. Provide sufficient quantities of fill and store materials on site in advance of need. Separate differing materials with dividers or stockpile separately and protect stockpiles from erosion and deterioration of materials.

B. Verify all survey bench marks and intended elevations for the work.

C. Protect all existing landscaping, hardscaping, existing structures, benchmarks, survey control points, and other features to remain from excavating equipment and vehicular traffic.

PART 2 PRODUCTS

2.01 FILL MATERIALS

A. General Fill: Subsoil excavated from site and free of lumps larger than 3 inches, rocks larger than 2 inches, and debris.

B. Granular Fill: Natural stone pea gravel free of clay, shale, and organic matter.

C. Topsoil: Select topsoil excavated from site and free of roots, rocks larger than 1/2 inch, subsoil, debris, large weeds and foreign matter.

PART 3 EXECUTION

3.01 EXAMINATION

A. Identify required lines, levels, contours, and datum locations.

B. Locate and identify all utilities and protect same from damage.

3.02 TRENCHING

A. Report any unexpected subsurface conditions and discontinue affected work in area until notified to resume.

B. Do not interfere with 45 degree bearing splay of foundations.

C. Cut trenches wide enough to allow inspection of installed utilities. Slope banks of excavations deeper than 4 feet to angle of repose or less until shored.

D. Hand trim excavations and remove loose matter, large stones, and other hard matter which could damage utilities or impede consistent backfilling or compaction.

3.03 PREPARATION FOR UTILITY PLACEMENT

A. Replace soft areas of subgrade not capable of compaction with general fill.

B. Compact subgrade to density equal to or greater than requirements for subsequent fill material.

C. Maintain excavations and prevent loose soil from falling into excavation until ready for backfill.

3.04 BEDDING AND FILL

A. Backfill to contours and elevations required using unfrozen materials and a placement method that does not disturb or damage other work.

B. Unless indicated otherwise, use granular fill bedding covered with general fill up to finished grade elevation and compact all fill materials in equal continuous layers not exceeding 8 inches compacted depth to 97 percent of maximum dry density.

C. Fill thrust bearing surfaces with concrete.

3.05 FIELD QUALITY CONTROL

A. Perform compaction density testing every 2 feet on compacted fill in accordance with ASTM D1556, ASTM D2167, ASTM D2922, or ASTM D3017. Evaluate results in relation to compaction curve in accordance with ASTM D698, ASTM D1557, or AASHTO T 180. Remove, replace, and retest fill if tests indicate work does not meet specified requirements.

END OF SECTION

SECTION 260519 - CONDUCTORS AND CABLES

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 BUILDING WIRE AND CABLES

A. Provide single conductor building wire installed in raceway unless indicated otherwise, otherwise permitted, or otherwise required.

B. All conductors shall be copper conductors with 600V insulation; type THHN for dry and damp locations and type THWN-2 for wet locations.
1. Substitution of aluminum conductors for copper is permitted, when approved by Engineer and Authority Having Jurisdiction, only as a substitute for copper wiring sized #1/0 AWG and larger.
   a. Where aluminum conductors are substituted for copper, comply with the following:
      1. Aluminum conductors shall be AA-8000 series aluminum alloy conductors recognized by ASTM B800 and compact stranded in accordance with ASTM B801 unless otherwise indicated.
      2. Size aluminum conductors to provide, when compared to copper sizes indicated, equivalent or greater ampacity and equivalent or less voltage drop.
      3. Increase size of raceways, boxes, wiring gutters, enclosures, etc. as required to accommodate aluminum conductors.
      4. Provide aluminum equipment grounding conductor sized according to NFPA 70.
      5. Equip electrical distribution equipment with compression lugs for terminating aluminum conductors.

C. Metal Clad Cable (Type MC): Permitted only for branch circuits in concealed locations and only when approved by applicable codes and amendments and the Authority Having Jurisdiction. Exposed MC Cable is not permitted; no exceptions.
1. All MC Cable sheaths shall be listed and identified for grounding.
2. All MC Cable shall be equipped with copper equipment grounding conductor. No exceptions.

D. Nonmetallic-Sheathed Cable (Type NM): Type NM-B permitted only within individual dwelling units and common areas of multifamily dwelling occupancies which are Type III, IV, or V construction when permitted by all local and national codes and amendments and the Authority Having Jurisdiction. Exposed NM Cable is not permitted; no exceptions.

E. Use solid or stranded conductors for all conductors 10 AWG and smaller. Use stranded conductors for all conductors 8 AWG and larger.

F. Wire Sizes:
1. Use 12 AWG conductors, minimum, for all circuits unless indicated otherwise or as modified as follows:
   a. 20A, 120V circuits longer than 75 feet: 10 AWG to offset voltage drop.
   b. 20A, 120V circuits longer than 150 feet: 8 AWG to offset voltage drop.
   c. 20A, 277V circuits longer than 150 feet: 10 AWG to offset voltage drop.
2. Wire sizes indicated on the Drawings or indicated above shall be carried through the entire circuit to the furthest outlet box on the associated circuit unless indicated otherwise.
   a. Where a circuit splits into multiple branches, the wire size shall be carried through the entirety of each branch to the furthest outlet box on each branch unless indicated otherwise.

2.02 CONTROL CABLES

A. All control cable conductor sizes, quantities, stranding, and shielding as recommended by the manufacturer and required for the installation but no smaller than 18 AWG.

B. Horizontal Applications in Conduit: Type CL2 unless otherwise required.

C. Horizontal Applications not in Conduit: Type CL2P unless otherwise required.

D. Riser Applications: Type CL2R unless otherwise required.

2.03 COMMUNICATIONS CABLES: See Section 271005.

2.04 WIRING CONNECTORS

A. Use twist-on insulated spring connectors, mechanical connectors, or compression connectors for conductor sizes 8 AWG and smaller. Do not use push-in wire connectors as a substitute for twist-on insulated spring connectors.

B. Use mechanical connectors or compression connectors for conductor sizes 6 AWG and larger.

C. Use crimped terminals for all control circuit conductor connections.

PART 3 EXECUTION

3.01 PREPARATION: Clean raceways thoroughly to remove foreign materials before installing conductors and cables.

3.02 COLOR CODING

A. Color code conductors as follows and maintain consistent color coding throughout project including branch circuit conductors.
1. 480Y/277 V, 3 Phase, 4 Wire System
   a. Phase A: Brown
   b. Phase B: Orange
   c. Phase C: Yellow
   d. Neutral/Grounded: Gray
2. 208Y/120 V, 3 phase, 4 Wire System
   a. Phase A: Black
   b. Phase B: Red
   c. Phase C: Blue
   d. Neutral/Grounded: White
3. Equipment Ground: Green

3.03 INSTALLATION

A. Circuit routing indicated is diagrammatic. Arrange circuiting to minimize splices and include circuit lengths required to install connected devices within 10 feet of location shown.

B. Combining branch circuits in a single raceway is permitted under the following conditions:
1. Provide no more than six current-carrying conductors in a single raceway. Dedicated neutral conductors are considered current-carrying conductors.
2. Increase size of conductors as required to account for ampacity derating.
3. Size raceways, boxes, etc. to accommodate conductors.

C. Neutral Conductors:
1. Provide separate neutral conductors for:
   a. Branch circuits protected by ground fault circuit interrupter (GFCI) circuit breakers.
   b. Branch circuits protected by arc fault circuit interrupter (AFCI) circuit breakers.
   c. Branch circuits protected by shunt trip circuit breakers.
   d. Branch circuits fed from feed-through protection of GFCI receptacles.
   e. Branch circuits with dimming controls.
   f. Branch circuits that serve emergency lighting equipment such as emergency batteries or emergency lighting unit equipment.
   g. Where indicated by the wire counts shown on the Drawings.
2. Multiwire branch circuits (shared neutrals) are permitted where not otherwise indicated.
   a. Locate all multiwire branch circuits in vertically adjacent panelboard pole spaces and provide circuit breaker handle ties to simultaneously disconnect all ungrounded circuit conductors.

D. Pull all conductors together into raceway at same time, do not damage conductors or exceed manufacturer's recommended maximum pulling tension or sidewall pressure, and use suitable wire pulling lubricant where recommended by the manufacturer.

E. Secure and support conductors and cables in accordance with NFPA 70 using supports and methods approved by the Authority Having Jurisdiction. Provide independent support from building structure; do not support from raceways, piping, ductwork, suspended ceiling support systems, or other systems and do not allow conductors or cables to lay on ceiling tiles.

F. Cut all cables per the manufacturer's recommendations and terminate using suitable fittings including anti-short, insulated bushings where applicable.

G. Provide a minimum of 12 inches of slack at each outlet. Provide a minimum of 5 feet of slack where conductors are installed in enclosures for future termination by others.

H. Neatly train and bundle conductors inside boxes, wireways, panelboards and other equipment enclosures.

I. Make wiring connections using specified wiring connectors and make splices and taps only in accessible boxes. Do not pull splices into raceways or make splices in conduit bodies.

J. Do not remove conductor strands to facilitate insertion into connector. Provide connectors suitable for reducing to appropriate size, but not less than required for the rating of the overcurrent protective device, where conductors are larger than the equipment terminations can accommodate.

K. Insulate splices and taps that are made with uninsulated connectors using insulating covers specifically designed for the connectors, or electrical tape for dry or damp locations. Use heat shrink tubing for wet locations.

L. Provide final connections to all equipment and devices, including those furnished by others, as required for a complete operating system.

M. Provide all control wiring and communications cabling, whether or not shown on the Drawings, per manufacturer's recommendations and as required for a complete and operational system.

END OF SECTION

SECTION 260526 - GROUNDING AND BONDING

PART 1 GENERAL

1.01 MAXIMUM GROUNDING SYSTEM RESISTANCE: 5 ohms.

PART 2 PRODUCTS

2.01 ROD ELECTRODES: Copper, 3/4 inch diameter, 10 foot long solid rods. Sectional rods are not permitted.

2.02 CONCRETE ENCASED ELECTRODES: 4 AWG, 20 foot long bare copper wire.

2.03 WIRE: Copper wire sized to meet NFPA 70 requirements.

2.04 CONNECTORS AND ACCESSORIES: Copper, copper alloy, or bronze mechanical connectors.

PART 3 EXECUTION

3.01 INSTALLATION OF GROUNDING ELECTRODE SYSTEM

A. As applicable to the project, provide all components required for a complete grounding electrode system including bonding of metal underground water pipe, metal frame of the building, concrete-encased electrode, metal aboveground water piping system, metal aboveground gas piping system, and rod electrode(s) per NFPA 70 requirements.

3.02 INSTALLATION OF EQUIPMENT GROUNDING SYSTEM

A. Without exception, provide insulated equipment grounding conductor sized per NFPA 70 requirements within each feeder and branch circuit raceway and terminate each end on suitable lug, bus, or bushing.

3.03 TESTING

A. Measure grounding resistance using Fall of Potential Method or Signal Injection Method. Provide additional rod electrodes as required to reduce grounding resistance to less than the specified maximum permitted value.

END OF SECTION

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 HANGERS AND SUPPORTS

A. Corrosion-resistant materials of size and type adequate to carry the supported weight, including the weight of wire in conduit; do not use perforated pipe straps as a means of support.

2.02 ANCHORS AND FASTENERS

A. Use precast inserts, preset inserts, expansion anchors, or self-drilling anchors as approved by the Structural Engineer for concrete elements.

B. Use beam clamps, steel spring clips, steel ramset fasteners, or welded fasteners for steel elements.

C. Use toggle bolts or hollow wall fasteners for hollow masonry, plaster, and gypsum board partitions.

D. Use expansion anchors or preset inserts for solid masonry walls.

E. Use sheet metal screws for sheet metal elements and wood screws for wood elements.

PART 3 EXECUTION

3.01 INSTALLATION

A. Provide all required blocking and supplemental framing required to securely support all materials.

B. Fasten supports to building structure and surfaces only. Do not fasten supports to pipes, ducts, mechanical equipment, conduit, or ceiling suspension wires.

C. Obtain permission from Structural Engineer before drilling or cutting structural members or before using powder-actuated anchors.

D. Rigidly weld support members or use hex-bolts to present neat appearance with adequate strength and rigidity. Provide lock washers under all nuts.

E. Install surface-mounted cabinets and panelboards with minimum of four anchors.

F. Provide steel channel supports behind all cabinets and panelboards located in damp or wet locations to stand enclosures 1 inch off wall.

G. Provide supports for all low voltage wiring not routed in conduit.

END OF SECTION

SECTION 260534 - CONDUIT AND WIREWAYS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 CONDUIT

A. Size: As required by NFPA 70 for the conductors installed but no smaller than specified.
1. Sizes Indicated on the Drawings:
   a. Any conduit sizes indicated to a utility transformer are based on Schedule 80 PVC conduit.
   b. Any conduit sizes indicated to the primary or secondary of a dry-type transformer are based on Flexible Metal Conduit (FMC).
   c. All other conduit sizes are based on Electrical Metallic Tubing (EMT).
   d. The Contractor is responsible to adjust conduit sizes as required when a different conduit type is used.

B. Underground: 3/4 inch minimum rigid metal conduit, intermediate metal conduit, Schedule 80 PVC, or Schedule 40 PVC. Metal conduits shall be galvanized or PVC coated.

C. Outdoor Locations above Grade: 1/2 inch minimum rigid metal conduit or intermediate metal conduit. Nonmetallic conduit is not permitted above grade. Conduits shall be galvanized or PVC coated.

D. Within Slabs above Grade: 3/4 inch minimum rigid metal conduit, intermediate metal conduit, or Schedule 80 PVC. Metal conduits shall be galvanized or PVC coated. Coordinate with the Structural Engineer for restrictions and limitations on conduits installed in slabs above grade.

E. Exposed Wet and Damp Locations: 1/2 inch minimum rigid metal conduit or intermediate metal conduit. Conduits shall be galvanized or PVC coated.

F. Connections to Vibrating Equipment and Luminaires in Dry Locations: 1/2 inch minimum flexible metal conduit.

G. Connections to Vibrating Equipment and Luminaires in Damp and Wet Locations: 1/2 inch minimum liquidtight flexible metal conduit.

H. All Other Dry Locations: 1/2 inch minimum rigid metal conduit, intermediate metal conduit, or electrical metallic tubing.

2.02 FITTINGS: Provide listed fittings identified for use with the conduit.

2.03 WIREWAYS: Square D Class 5100 Type LDB for dry locations or Square D Class 5100 Type LDR for damp and wet locations unless indicated otherwise; size as required by NFPA 70 based on conductor fill and bending radius requirements.

PART 3 EXECUTION

3.01 INSTALLATION

A. Conceal all conduit in all interior and exterior areas, including exposed structure areas, unless the Architect provides specific approval permitting the use of exposed conduit.

B. Route any exposed conduit parallel and perpendicular to walls.

C. Subject to the Architect's approval, conduit located above ceilings is permitted to be routed point-to-point provided it is secured and supported per NFPA 70 requirements and complies with all applicable Codes and other requirements of the specifications.

D. Do not embed conduit in slabs-on-grade. Locate conduit a minimum of 2 inches below the bottom surface of the slab to avoid future damage from cutting of the floor slab.

E. Route conduit in slabs-above-grade from point-to-point. Do not cross conduits embedded in slabs.

F. Route underground conduit from point-to-point and at a burial depth in compliance with NFPA 70, local code, and utility company requirements.

G. Arrange conduit to maintain headroom and present neat appearance and arrange supports to prevent misalignment during wiring installation.

H. Secure and support all conduit in compliance with NFPA 70 requirements and group adjacent conduits on steel channel racks and trapezes.

I. Provide 12 inches of clearance between conduit and piping or surfaces with temperatures exceeding 104 degrees F.

J. Install no more than equivalent of three 90 degree bends between boxes.

K. Provide sleeves when penetrating footings, masonry walls and floors and seal all penetrations through footings and floors water tight.

L. Provide suitable fittings to accommodate expansion and deflection where conduit crosses seismic, control, and expansion joints.

M. Provide suitable pull string in each empty conduit except sleeves and nipples.

N. Provide caps to protect installed conduit against entrance of dirt and moisture.

O. Secure wireway to building surfaces and close ends of wireway and unused conduit openings.

P. Ground and bond conduit and wireways as required by NFPA 70.

END OF SECTION

SECTION 260537 - BOXES

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 ALL BOXES

A. Nonmetallic boxes are not permitted unless indicated otherwise or without specific written approval from the Architect.

B. Provide all required box hangers and supports, extension rings, mud rings, etc. for a complete and secure installation.

C. Use gang boxes where more than one device is mounted together; do not use sectional boxes.
1. Provide partitions between devices of differing operating voltages.

2.02 OUTLET AND SMALL JUNCTION BOXES

A. Dry and Damp Locations: Galvanized NEMA OS 1 stamped steel box rated for the weight of the equipment supported and sized per NFPA 70 requirements for the device(s) and conductors installed within.

B. Wet Locations: Galvanized cast metal NEMA FB 1 Type FD box with gasketed cover and threaded hubs and sized per NFPA 70 requirements for the device(s) and conductors installed within.

2.03 PULL AND LARGE JUNCTION BOXES

A. Dry and Damp Locations: Galvanized NEMA OS 1 stamped steel box sized per NFPA 70 requirements for the conductors installed within.

B. Wet Locations: Galvanized NEMA 250 Type 4 cast iron or cast aluminum box with ground flange, neoprene gasket, and stainless steel cover screws and sized per NFPA 70 requirements for the conductors installed within.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in locations indicated and as required for splices, taps, wire pulling, equipment connections, and as required by NFPA 70.

B. Install pull boxes and junction boxes above accessible ceilings and in unfinished areas only.

C. Install outlet boxes for all wall-mounted wiring devices at heights indicated in Section 262726 unless indicated otherwise. Coordinate mounting heights and locations of outlets mounted above counters, benches, and backsplashes prior to rough-in.

D. Use flush boxes in finished areas. Do not install flush boxes back-to-back in walls; provide minimum 6 inches and one stud separation.

E. Locate flush boxes in masonry walls to require cutting of masonry unit corner only. Coordinate masonry cutting to achieve neat opening.

F. Install all wall-mounted boxes plumb and level.

G. Install all ceiling-mounted boxes level and oriented parallel with building lines and ceiling grid tees where applicable.

H. Install all floor boxes level and oriented parallel with building lines and tile grout lines where applicable.

I. Vertically align adjacent wall mounted outlet boxes for switches, thermostats, similar devices.

J. Install concealed boxes within 6 inches from ceiling access panels, air distribution diffusers, or removable recessed luminaires.

K. Support boxes independently of conduit; do not support boxes from ceiling support wires.

L. Install knockout closures in unused box openings.

M. Install cover plates on boxes; see Section 262726 for cover plate specifications.

N. Ground and bond boxes as required by NFPA 70.

END OF SECTION

SECTION 260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS

2.01 NAMEPLATES: Engraved laminated plastic with 1/8 inch letters on contrasting background.

2.02 LABELS: As required by regulatory agencies.

2.03 WIRE MARKERS: Cloth, tape, split sleeve, or tubing type.

Schnackel engineers
New York ■ Miami ■ Omaha ■ Los Angeles ■ Seattle ■ Honolulu
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SE JOB#: 250720

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SOBOBA SOVOVATUM VILLAGE PHASE-2

-

SAN JACINTO, CA

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet Name

ELECTRICAL SPECIFICTIONS

E3-11

PART 3 EXECUTION
3.01 NAMEPLATES: Provide nameplates with the unique equipment designation at each electrical distribution and control equipment enclosure, communication cabinet, and control device station.
3.02 WARNING LABELS: Provide all regulatory required and industry standard warning labels on all electrical equipment, including high-voltage, tested series rated combination, and arc flash hazard labeling.
3.03 WIRE MARKERS: Provide wire and cable markers at panelboard gutters, pull boxes, outlet boxes, and junction boxes for each load connection. Indicate branch circuit or feeder number indicated on Drawings and control wire number indicated on shop drawings.
3.04 COLOR CODE LEGEND: Provide identification label identifying conductor color codes at each piece of feeder or branch-circuit distribution equipment.
3.05 INSTALLATION
A. Install nameplates and labels parallel to equipment lines.
B. Secure nameplates for distribution equipment visible to the public to the inside surface of door.
C. Secure nameplates for distribution equipment not visible to the public to the front of the enclosure using screws, rivets, or adhesive.

END OF SECTION

SECTION 260595 - FIRE STOPPING

PART 1 GENERAL
1.01 PREPARATION: Examine the complete set of Drawings and identify all fire rated partitions, floors and assemblies and identify appropriate firestopping method for the assembly.

PART 2 PRODUCTS
2.01 FIRESTOPPING ASSEMBLIES: Use only systems listed by UL or FM or tested in accordance with ASTM E 814 or ASTM E 119 that have F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating.
2.02 MATERIALS: Elastomeric silicone firestopping, foam firestopping, fibered compound firestopping, fiber packing material, mechanical firestop devices, intumescent putty, and firestop pillows are permitted.

PART 3 EXECUTION
3.01 INSTALLATION
A. Comply with firestopping manufacturer's recommendations for temperature and other environmental conditions before, during, and after installation. Provide ventilation in areas where solvent-cured materials are being installed.
B. Protect adjacent surfaces from damage by material installation.
C. Clean substrate surfaces of dirt, dust, grease, oil, loose material, or other matter which may affect bond of firestopping material. Remove incompatible materials which may affect bond. Install backing materials to arrest liquid material leakage.
D. Apply the appropriate fire stopping materials and systems to maintain the fire rating of the partition, floor, or ceiling assembly being penetrated.
E. Install materials in manner described in fire test report and in accordance with manufacturer's instructions, completely closing openings.
F. Do not cover installed firestopping until inspected by Authority Having Jurisdiction.
G. Install any labeling required by Code.
H. Clean adjacent surfaces of firestopping materials.

END OF SECTION

SECTION 260919 - CONTACTORS AND RELAYS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS
2.01 CONTACTORS
A. Description: Square D Class 8903, Type L or Type S unless indicated otherwise or otherwise required.
B. Contacts:
1. Provide with quantity of normally open and normally closed contacts as required and a minimum of two spare poles.
a. Provide multiple contactors connected in parallel with one another when the number of contacts required exceeds the maximum capability of a single contactor.
2. Coordinate contact rating to match branch circuit overcurrent protection, considering derating for continuous loads, but no less than 30 amps.
C. Coil: Coordinate with the voltage of the control circuit.
D. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the contactor is installed.
2.02 RELAYS
A. Description: Square D Class 8501 Type C unless indicated otherwise or otherwise required.
B. Contacts: Form C contacts rated at 30 amperes unless indicated otherwise.
C. Coil: Coordinate with the voltage of the control circuit.
D. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the relay is installed.

PART 3 EXECUTION
3.01 INSTALLATION
A. Install individual controls and relays in enclosures adjacent to panelboard serving controlled circuits and make electrical wiring interconnections.
B. Provide all relays, contactors, interposing relays, and controls that are required but may not be shown to switch the loads in the manner indicated on the Drawings.
C. Provide nameplate for contactors indicating contactor number.

END OF SECTION

SECTION 260923 - LIGHTING CONTROL DEVICES

PART 1 GENERAL
1.01 PREPARATION
A. Hold meeting with the Owner prior to commencing work.
1. Review zoning and make adjustments requested by the Owner.
2. Determine all timeclock settings such as ON and OFF times for each day of the week, holiday settings, latitude and longitude of the project site for astronomic features, etc.
3. Determine all control settings such as on and off triggers, blink warnings, sweep settings, switch programming, etc.

PART 2 PRODUCTS
2.01 ALL LIGHTING CONTROL DEVICES
A. Provide all required conduit, wiring, connectors, hardware, components, accessories, etc. as required for a complete operating system.
B. All sensors shall be suitable for the geometrical and environmental characteristics of the associated space and be suitable for the floor area to be covered. Provide multiple sensors when necessary to meet the required room coverage.
2.02 TIMECLOCKS
A. Tork DZS series unless indicated otherwise.
B. Input Voltage: Coordinate with the voltage of the control circuit.
C. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the timeclock is installed.
2.03 TIMER SWITCHES: Tork #SS403 unless indicated otherwise.

PART 3 EXECUTION
3.01 GENERAL INSTALLATION REQUIREMENTS
A. Provide all control wiring and communications cabling, whether or not shown on the Drawings, per manufacturer's recommendations and as required for a complete and operational system.
B. Program the entire system as established in meeting with the Owner.
3.02 INSTALLATION OF TIMECLOCKS
A. Install timeclocks adjacent to panelboard serving controlled circuits and make electrical wiring interconnections.
B. Provide all relays, contactors, interposing relays, and controls that are required but may not be shown to switch the loads in the manner indicated on the Drawings.
C. Provide nameplate for timeclocks indicating timeclock number.
3.03 INSTALLATION OF OCCUPANCY SENSORS AND MOTION SENSORS
A. Location Adjustments: Locations indicated are diagrammatic and only intended to indicate which rooms or areas require devices. Provide quantity and locations as required for complete coverage of respective room or area based on manufacturer's recommendations for installed devices.
B. Install ultrasonic and dual technology occupancy sensors a minimum of 4 feet from air supply ducts or other sources of heavy air flow and as per manufacturer's recommendations, in order to minimize false triggers.
C. Program occupancy sensors as MANUAL-ON, AUTOMATIC-OFF unless indicated otherwise.
D. Mask sensor lenses using the manufacturer's masking material as required to prevent false triggers.
E. Adjust position of directional occupancy sensors and outdoor motion sensors to achieve optimal coverage as required.
3.04 CLOSEOUT
A. Demonstrate proper operation of lighting control devices to the Owner and correct deficiencies or make adjustments as directed.
B. Train Owner's personnel on operation, adjustment, programming, and maintenance of lighting control devices.
C. Provide a written report of all program settings and photosensor settings to the Owner.

END OF SECTION

SECTION 262413 - SWITCHBOARDS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS
2.01 SWITCHBOARDS
A. Description: Front-accessible, rear-aligned Square D Power-Style QED-2 unless indicated otherwise.
B. Voltage, Phase, and Current Ratings: As indicated or otherwise required.
C. Short-Circuit Current Rating (SCCR): No less than the available fault current. The Contractor shall determine the available fault current where not indicated on the Drawings.
D. Bussing: Aluminum with tin plating.
1. Provide fully rated busses throughout the switchboard; tapered busses are not permitted.
2. Equip each section with vertical busses that fully extend from the bottom to the top of the switchboard.
E. Ground Bus: Extend entire length of switchboard.
F. Pull Section: Provide only where indicated or otherwise required by the utility company.
G. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the switchboard is installed.
H. Future Provisions:
1. Fully equip all horizontal busses with provisions for adding future sections.
2. Provide additional overcurrent protection device mounting space for a minimum of two future 200 amp overcurrent protection devices.
2.02 OVERCURRENT PROTECTION DEVICES
A. Amp Interrupting Capacity (AIC) Rating: No less than the available fault current; fully rated or manufacturer tested series combination. The Contractor shall determine the available fault current where not indicated on the Drawings.
B. Fusible Switch Assemblies:
1. Smaller than 800 Amps: NEMA KS 1, load interrupter enclosed knife switch with lockable externally operable handle with interlock to prevent opening front cover with switch in ON position.
2. 800 Amperes and Larger: Bolted pressure contact switches.
3. Provide ground-fault protection of equipment (GFPE) for fusible switches rated 1000 amps or more when used on solidly grounded wye systems of more than 150 volts to ground.
4. Fuse clips: Designed to accommodate fuses indicated, rejection type fuses.
C. Circuit Breakers:
1. Smaller than 200 Amps: Molded case circuit breaker with fixed integral thermal and instantaneous magnetic trip in each pole.
2. 200 Amps through 800 Amps: Molded case circuit breaker field-changeable thermal and instantaneous magnetic trip in each pole.
3. Larger than 800 Amps: Electronic trip unit with adjustable long-time pickup, long-time delay, short-time pickup, short-time delay, instantaneous pickup, ground-fault pickup, and ground-fault delay settings.
4. Provide circuit breakers UL listed as Type HACR for air conditioning equipment branch circuits.
5. Provide shunt trip where indicated or required.
6. Provide arc energy-reducing maintenance switch with local status indicator for each circuit breaker rated 1,200 amps or more.
2.03 UTILITY METERING PROVISIONS
A. Equip switchboard with provisions for the installation of utility meters for mains and/or branches where indicated or required by the utility company.
1. Provide instrument transformer compartment where indicated or required by the utility company; compartment size, bus spacing and drilling, door, and locking and sealing requirements in accordance with utility company's requirements.
B. All metering provisions shall accommodate the local utility company's revenue meters.
C. Coordinate all requirements with the local utility company and comply with all utility company metering regulations and requirements.
D. Submit metering switchgear shop drawings to the utility company for approval prior to placing the order.
2.04 POWER METERS
A. Description: Schneider Electric PowerLogic PM820 mounted within switchboard cover with all required instrument transformers.
B. Position instrument transformers such that power meter measures and records data at the switchboard's incoming power location.

PART 3 EXECUTION
3.01 INSTALLATION
A. Provide 3 inch thick concrete housekeeping pad that extends a minimum of 3 inches past the equipment footprint on both ends and the front.
B. Verify switchboard will physically fit within designated space.
C. Install switchboard in locations indicated.
D. Tighten accessible bus connections and mechanical fasteners after placing switchboard.
E. Install fuses in each fusible switch.
F. Adjust all operating mechanisms for free mechanical movement.
G. Tighten bolted bus connections in accordance with manufacturer's instructions.
H. Adjust electronic circuit breaker pickup and delay settings per manufacturer's recommendations.
I. Provide nameplate indicating switchboard equipment designation for each switchboard.
J. Provide nameplate indicating load equipment designation for each disconnect.

END OF SECTION

SECTION 262416 - PANELBOARDS

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS
2.01 LIGHTING AND APPLIANCE PANELBOARDS
A. Description: Square D Type NQ for 240 Volt Class and Square D Type NF for 600 Volt Class unless indicated otherwise.
B. Voltage, Phase, and Current Ratings: As indicated or otherwise required.
C. Short-Circuit Current Rating (SCCR): No less than the available fault current. The Contractor shall determine the available fault current where not indicated on the Drawings.
D. Bussing: As indicated.
E. Bonded Equipment Ground Bar: Provide for each panelboard.
F. Isolated Ground Bar: Provide for each panelboard that serves isolated ground loads.
G. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the panelboard is installed; 5.75 inches deep, 20 inches wide unless indicated otherwise; surface or flush mounted as indicated.
H. Cabinet Front: Surface or flush type as indicated with hinged door, flush lock, metal directory frame and finished in manufacturer's standard enamel.
I. Circuit Breakers:
1. Bolt-on thermal-magnetic molded case circuit breakers with common trip handle for all poles.
a. Provide Type SWD for lighting circuits.
b. Provide Type HACR for heating, air-conditioning, and refrigeration equipment circuits.
c. Provide Class A ground-fault circuit interrupter (GFCI) where indicated or otherwise required.
d. Provide ground-fault protection of equipment (GFPE) where serving heat tracing or otherwise required.
e. Provide combination type arc-fault circuit interrupter (AFCI) where indicated or otherwise required.
f. Provide dual-rated combination type arc-fault circuit interrupter (AFCI) and Class A ground-fault circuit interrupter (GFCI) where indicated or otherwise required.
2. Accessories:
a. Provide handle ties for circuit breakers serving multiwire branch circuits.
b. Provide Square D #HLO1 handle clamps for circuit breakers denoted as "HLO" and for all fire protection and fire alarm equipment and all circuits serving emergency lighting.
c. Provide Square D #QO*PAF fixed handle padlock attachment for circuit breakers denoted as "HPL" and for appliances without a local disconnecting means.
d. Provide shunt trip were denoted as "ST" or otherwise required.
3. Amp Interrupting Capacity (AIC) Rating: No less than the available fault current; fully rated or manufacturer tested series combination. The Contractor shall determine the available fault current where not indicated on the Drawings.
4. Do not use multi-pole circuit breakers that mount in a 1-pole circuit breaker space (i.e. half-size circuit breakers).

PART 3 EXECUTION
3.01 INSTALLATION
A. Install panelboards 6 feet to top of panelboard but no less than 4 inches above floor.
B. Provide 3 inch thick concrete housekeeping pad that extends a minimum of 3 inches past the equipment footprint on both ends and the front for surface-mounted panelboards installed within 3 inches of the floor.
C. Provide filler plates for unused spaces in panelboards.
D. Provide typed circuit directory and nameplate for each panelboard. Revise directory to reflect circuiting changes required to balance phase loads.
E. Provide five 1 inch spare conduits out of each flush-mounted panelboard to an accessible location above ceiling. Identify each as SPARE.
F. Measure steady state load currents at each panelboard feeder and rearrange circuits as required to balance the phase loads to within 10 percent maximum imbalance. Maintain proper phasing for multiwire branch circuits.
G. Provide nameplate indicating panelboard equipment designation for each panelboard.

END OF SECTION

SECTION 262701 - ELECTRICAL SERVICE ENTRANCE

PART 1 GENERAL
1.01 PRE-INSTALLATION MEETING: Convene with utility company one month prior to commencing work to review and coordinate all requirements and details.

PART 2 PRODUCTS
2.01 INSTRUMENT TRANSFORMER CABINET: Sheet metal cabinet with hinged door, provisions for locking and sealing, and conforming to all utility company requirements; size as required by utility company.
2.02 METER SOCKET: Furnished by utility company or the Electrical Contractor as specified by the utility company.
2.03 UTILITY TRANSFORMER PAD: Prefabricated precast concrete or cast-in-place transformer pad sized as required by the utility company. Construct in strict conformance with the utility company standards.
2.04 OTHER COMPONENTS: Provide all conduits, boxes, accessories, and components as required by utility company for a complete, functional, and safe installation.

PART 3 EXECUTION
3.01 PREPARATION
A. Arrange with utility company to obtain permanent electric service.
3.02 INSTALLATION
A. Install weatherhead, transformer pad, instrument transformer cabinets, and meter socket as required by utility company.
B. Comply with all utility company metering, installation, and service requirements; utility company requirements supersede any requirements indicated on the Drawings or within the Specifications.

END OF SECTION

SECTION 262717 - EQUIPMENT WIRING

PART 1 GENERAL
1.01 COORDINATION WITH OTHER TRADES
A. Meet with all other trades before commencing any work and obtain and review shop drawings, product data, manufacturer's wiring diagrams, and manufacturer's instructions for equipment furnished under other Sections.
1. Determine all equipment connection locations and requirements and verify that proper power supply is available prior to subcontractor's ordering equipment.
2. Calculate the available fault current at any equipment required to carry a short-circuit current rating (SCCR) and communicate the minimum SCCR required to the contractor supplying the equipment prior to the equipment being ordered.
3. Sequence rough-in of electrical connections to coordinate with installation of equipment.
4. Sequence electrical connections to coordinate with start-up of equipment.
B. Verify and coordinate all requirements and installation details of all materials and equipment prior to rough-in.
C. Verify proper voltage, phase, and current rating of power supply and immediately report any discrepancies.
D. Responsibility for verification of proper power supply voltage and any damage resulting from incorrect connections shall rest with this Contractor.
E. Any conflicts arising from lack of coordination shall be this Contractor's responsibility.

PART 2 PRODUCTS
2.01 CORDS
A. Description: Multi-conductor flexible cord Type SO for dry and damp locations or Type SOW in wet locations.
B. Conductor Quantity: As required for the load served; include identified equipment grounding conductor.
C. Conductor Insulation Rating: As required for the voltage of the load served.
D. Conductor Ampacity: No less than the rating of the overcurrent protection device protecting the circuit.
2.02 CORD CAPS: Match cord cap to receptacle configuration at outlet provided for equipment.
2.03 OTHER MATERIALS: Provide all disconnect switches, wiring devices, conduit, wire and cable, and boxes required.

PART 3 EXECUTION
3.01 ELECTRICAL CONNECTIONS
A. Make electrical connections in accordance with equipment manufacturer's instructions.
B. Make conduit connections to equipment using flexible conduit. Use liquidtight flexible conduit with watertight connectors in damp or wet locations.
C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.
D. Provide receptacle outlet to accommodate connection with attachment plug.
E. Provide cord and cap where field-supplied attachment plug is required.
F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.
G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.
H. Install terminal block jumpers to complete equipment wiring requirements.
I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.
J. Cut and seal conduit openings in freezer and cooler walls, floors, and ceilings where applicable.

END OF SECTION

SECTION 262726 - WIRING DEVICES

PART 1 GENERAL
1.01 PREPARATION: Contact the Architect to determine colors of all wiring devices, cover plates, and carpet and tile flanges, locations where stainless steel cover plates are required, and locations where carpet and tile flanges are required.

PART 2 PRODUCTS
2.01 RECEPTACLES
A. All Receptacles:
1. Color as selected by Architect.
2. Provide ground-fault circuit interrupter receptacles where denoted "GFCI" on the Drawings and otherwise required.
3. Provide identified weather-resistant receptacles for receptacles installed outdoors.
4. NEMA 5-15R unless indicated otherwise.
B. Standard NEMA 5-15R Duplex: Hubbell #BR15 unless indicated otherwise.
C. Standard NEMA 5-20R Duplex: Hubbell #BR20 unless indicated otherwise.
D. Interior GFCI Duplex: Hubbell #GF20 unless indicated otherwise.
1. Provide GFCI receptacles with audible alarm when the receptacle serves a sump pump.
E. Exterior GFCI Duplex: Hubbell #GFTR20 unless indicated otherwise.
F. Other NEMA Configurations: As required by the load served.
2.02 WALL SWITCHES
A. All Switches:
1. Color as selected by Architect.
2. Horsepower rated when used as motor disconnecting means.
B. Single Pole Toggle: Hubbell #1221 unless indicated otherwise.
2.03 COVER PLATES
A. All Cover Plates:
1. Color and material as selected by Architect.
2. Provide cover plates appropriate for the wiring devices installed within the box.
a. Use combination plates when wiring devices are ganged together.
B. Wall Plates:
1. Provide standard-size nylon wall plates unless indicated otherwise; mid-size or jumbo wall plates are not permitted.
2. Provide stainless steel coverplates where requested by the Architect.
3. Provide galvanized steel cover plates on outlet boxes and junction boxes located in unfinished areas, above accessible ceilings, and on surface mounted outlets.
4. Provide gasketed, cast metal, hinged cover plates for all exterior locations, where denoted "WP" on the Drawings, and where otherwise required.
5. Provide weatherproof while-in-use covers which are listed and identified as "extra-duty" for all receptacles installed in wet locations.

PART 3 EXECUTION
3.01 EXAMINATION: Verify that outlet boxes are installed at proper heights and that openings are neatly cut and will be completely covered by the coverplates or flanges.
3.02 PREPARATION
A. Provide extension rings to bring wall-mounted outlet boxes flush with finished surface.
B. Adjust floor boxes to bring floor boxes flush with finished floor.
3.03 MOUNTING HEIGHTS
A. General: All mounting heights are to the centerline of the outlet box.
B. Receptacles:
1. Install receptacles at 18 inches above finished floor unless indicated otherwise.
2. Install receptacles at countertops at the lesser of 44 inches above finished floor or 3 inches above any sidesplashes or backsplashes unless indicated otherwise.
C. Wall Switches: Install wall switches including wallbox dimmers, wall switch occupancy sensors, and low voltage switches associated with programmable relay panels and room controllers at 46 inches above finished floor unless indicated otherwise.
D. Telecommunications Outlets:
1. Install telecommunications outlets including telephone, data, and television outlets 18 inches above finished floor unless indicated otherwise.
2. Install telephone outlets for side-reach and forward-reach wall telephone 46 inches above finished floor unless indicated otherwise.
E. Modify mounting heights in masonry walls as required to locate the outlet box at the joint in the masonry unit to avoid multiple or split-cut masonry units.
3.04 INSTALLATION
A. Install wall switches with OFF position down.
B. Install receptacles vertically with ground pin on bottom unless indicated otherwise.
C. Ground-Fault Circuit Interrupter (GFCI) Receptacles:
1. Provide a separate GFCI receptacle for every instance where denoted "GFCI" on the Drawings and otherwise required by Code; do not GFCI-protect receptacles from the load side of an upstream GFCI receptacle.
2. Install all GFCI receptacles in a readily accessible location.
a. Provide faceless GFCI device in a readily accessible location when the receptacle will not be readily accessible and connect receptacle to load side of faceless GFCI.
D. Install wiring devices in outlet boxes and connect wiring device grounding terminal to branch circuit equipment grounding conductor.
E. Connect wiring devices by wrapping conductor around screw terminal; do not use back-wired push-in terminals.
F. Install cover plates on all outlet boxes including blank outlets.
G. Use flat-head screws, clips, and straps to fasten multi-outlet assembly channel to surfaces and use suitable insulating bushings and inserts at connections to outlets and corner fittings.

END OF SECTION

SECTION 262813 - FUSES

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS
2.01 FUSES:
A. Up to 600 Amps: Dual-element time-delay Class RK1 unless indicated otherwise or otherwise required for the switch in which the fuse is installed.
B. Greater than 600 Amps: Dual-element time-delay Class L unless indicated otherwise indicated otherwise or otherwise required for the switch in which the fuse is installed.
C. Site Lighting: Class CC with in-line fuseholder.

PART 3 EXECUTION
3.01 INSTALLATION
A. Install fuses with label oriented such that manufacturer, type, and size are easily read.

END OF SECTION

SECTION 262818 - ENCLOSED SWITCHES

PART 1 GENERAL - NOT USED

PART 2 PRODUCTS
2.01 SAFETY SWITCHES
A. 240 Volt Class: Square D Class 3130 general duty unless indicated otherwise.
B. 600 Volt Class: Square D Class 3110 heavy duty unless indicated otherwise.
C. Voltage, Phase, and Current Ratings: As indicated or otherwise required.
D. Fuse Clips: Class R cartridge fuse clips where fuses are installed.
E. Enclosure: Manufacturer's standard enclosure suitable for the environment in which the switch is installed.
F. Accessories: Provide grounding kit for all enclosed switches.
2.02 BOX COVER UNITS: Bussmann #SSU unless indicated otherwise.
PART 3 EXECUTION
3.01 INSTALLATION
A. All Enclosed Switches:
1. Install in locations that provide all working space required by NFPA 70.
2. Install 5 feet to the operating handle.
3. Install fuses in fusible disconnect switches.
4. Provide nameplate indicating equipment designation, NEMA fuse class, and fuse size installed.

END OF SECTION

SECTION 265600 - EXTERIOR LIGHTING

PART 1 GENERAL
1.01 ADMINISTRATIVE REQUIREMENTS: Furnish bolt templates and pole mounting accessories to installer of pole foundations.
1.02 QUALITY ASSURANCE
A. Provide only luminaires that are listed for the environment in which they are installed; luminaires shall carry damp location and/or wet location ratings as required.
B. Confirm all luminaire and accessory finishes with the Architect prior to ordering.
C. Coordinate exact locations of all pole-mounted site lighting with the Civil Plan(s); luminaire locations on the Civil Plan(s) take precedence over locations indicated on the electrical plans.

PART 2 PRODUCTS
2.01 LUMINAIRES
A. Provide as indicated on the Drawings.
B. The acceptability of any substitute fixtures lies solely with the Architect and Engineer.
C. The specified luminaire shall be provided at no additional cost where a substitute fixture is not accepted by the Architect or Engineer.
2.02 NON-DIMMING BALLASTS, TRANSFORMERS, AND DRIVERS: See Section 265100 paragraph 2.02 and all subparagraphs.
2.03 LAMPS: See Section 265100 paragraph 2.03 and all subparagraphs.
2.04 POLES
A. Shape: As indicated on the Drawings.
B. Height: As indicated on the Drawings; provide hinged poles for poles located on top deck of parking structures.
C. Material: As indicated on the Drawings
D. Metal Gauge: As required to support the weight and effective projected area (EPA) of the luminaire and all associated mounting hardware at the design windspeed for the project.
E. Drilling: As required for the installed luminaires.
F. Handhole: Provide.
G. Fusing: Provide 20 amp in-line fuseholder with Class CC fuse located within handhole when luminaire is served by branch circuit rated greater than 20 amps.
H. Anchor Bolts: Provide as required for the pole.
I. Anchor Bolt Cover: Provide.
J. Receptacle: Provide NEMA 5-15R weatherproof GFCI duplex receptacle with weatherproof while-in-use cover when indicated.
1. Provide 300 volt-amp transformer with fused primary and fused secondary located within handhole to serve receptacle when the branch circuit serving the luminaire operates at a voltage other than 120 volts unless the plans indicate a separate 120 volt circuit serving the receptacle.
K. Supplemental Ground Electrode: Provide supplemental ground rod electrode at each pole.
2.05 ACCESSORIES
A. Provide all supplementary items, appurtenances, and devices incidental to or necessary for a sound, secure, and complete installation including, but not limited to:
1. Pole bases as indicated on the Drawings and as recommended by the pole manufacturer.
2. All mounting arms, tenons, stanchions, yokes, knuckles, ground lugs, etc. necessary to mount the luminaires in a proper and approved method.
3. House-side shields for pole-mounted luminaires installed along the perimeter of the property.
4. All necessary low-voltage transformers, connectors, mounting hardware, etc. for a complete low-voltage lighting system.

PART 3 EXECUTION
3.01 INSTALLATION
A. Install luminaires in locations shown; pole-mounted site lighting luminaire locations on the Civil Plan(s) take precedence over locations indicated on the electrical plans.
B. Install luminaires and poles plumb and level; provide shims or double nuts to adjust plumb.
C. Grout around each pole base.
D. Connect luminaires to branch circuit.
E. Provide supplementary grounding electrode at each pole.
F. Bond luminaires, metal accessories, and metal poles to branch circuit equipment grounding conductor.
3.02 CLOSEOUT
A. Replace any lamps and ballasts that expire before the Owner's acceptance of the project.
B. Aim and adjust all luminaires to provide illumination levels, focusing, and distribution patterns to the Owner's satisfaction.

END OF SECTION

Schnackel engineers
New York ■ Miami ■ Omaha ■ Los Angeles ■ Seattle ■ Honolulu
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SOBOBA SOVOVATUM VILLAGE PHASE-2

- SAN JACINTO, CA

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet Name
ELECTRICAL SPECIFICATIONS

E3-12

SE JOB#: 250720

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STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §180.1(a) and §180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.			
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 1 of 7)**
Project Address:	Soboba Sovovatum Village	**Date Prepared:**	5/22/2026

A. GENERAL INFORMATION

01	Project Location (city)	San Jacinto	04	Total Illuminated Hardscape Area (ft^2)	208201
02	Climate Zone	10			
03	Outdoor Lighting Zone per Title 24 Part 1	§10.114 or as designated by Authority Having Jurisdiction (AHJ):			
☐	LZ-0: Very Low - Undeveloped Parkland	☒ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv for alterations.

My Project Consists of:

01	02	
☐ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6	
☒ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	● Yes ○ No
03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%	0	

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 2 of 7)**
		Date Prepared:	5/22/2026

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: if any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv

01		02		03		04		05		06		07		08	09
General Hardscape Allowance §140.7(d)1 / §170.2(e)6 (See Table I)	+	Per Application §140.7(d)2 / §170.2(e)6 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d)2 / §170.2(e)6 (See Table M)	OR	Existing Power Allowance §141.0(b)2L / § 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
4,677	+	---	+	---	+	---	+	---	OR	---	=	4,677	≥	4,672	COMPLIES

Shielding Compliance (See Table G for Details)	N/A
Controls Compliance (See Table H for Details)	Not applicable

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 3 of 7)**
		Date Prepared:	5/22/2026

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [3]	Luminaire Status[3]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) /§160.5(c1) [4]	Field Inspector: Pass / Fail
BD1	LED Decorative Post Top and Area - BD1	☐ Linear	78	Mfr. Spec	3	New	☐	234	NA: < 6200 lumens	☐ ☐
BD2	LED Floodlight - BD2	☐ Linear	317	Mfr. Spec	1	New	☐	317	NA: < 6200 lumens	☐ ☐
BD3	LED Floodlight - BD3	☐ Linear	317	Mfr. Spec	2	New	☐	634	NA: < 6200 lumens	☐ ☐
BD4	LED Floodlight - BD4	☐ Linear	317	Mfr. Spec	2	New	☐	634	NA: < 6200 lumens	☐ ☐
BD5	LED Floodlight - BD5	☐ Linear	317	Mfr. Spec	3	New	☐	951	NA: < 6200 lumens	☐ ☐
BD5A	LED Floodlight - BD5A	☐ Linear	634	Mfr. Spec	3	New	☐	1,902	NA: < 6200 lumens	☐ ☐
							Total Design Watts:	4672		

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 4 of 7)**
		Date Prepared:	5/22/2026

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02	03	04	05	06	07	08	09	10

[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Field Inspector: Pass	Fail

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 5 of 7)**
		Date Prepared:	5/22/2026

I. LIGHTING POWER ALLOWANCE (per §140.7 /§170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01			
	"Use It or lose It" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft^2)	Allowed Density (W/ft^2)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
100_PARKING	55807	0.019	1060.3	972	0.2	145.8	1206
101_PARKING	31920	0.019	606.5	725	0.2	108.7	715
102_DRIVE_THRU	40460	0.019	768.7	868	0.2	130.2	899
103_WALKWAY	18497	0.019	351.4	718	0.2	107.7	459
104_WALKWAY	61517	0.019	1168.8	189	0.2	28.3	1197
						Initial Wattage Allowance for Entire Site (Watts):	200
						Instances of Initial Wattage Allowance (LZ 0 only)[1]	
						Total General Hardscape Allowance (Watts):	4677

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
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CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 6 of 7)**
		Date Prepared:	5/22/2026

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE			NRCC-LTO-E
Project Name: Sovovatum Village Site Improvements		**Report Page:**	**(Page 7 of 7)**
Project Address:	Soboba Sovovatum Village	**Date Prepared:**	5/22/2026

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gregory Schnackel, P.E.	Documentation Author Signature:
Company: Schnackel Engineers, Inc.	Signature Date: 2026-05-22
Address: 3035 South 72nd Street	CEA/AEA/ECC Certification Identification (if applicable): M-33299, E-14631
City/State/Zip: Omaha Nebraska 68124	Phone: (402) 391-7680

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: Gregory Schnackel, P.E.	Responsible Person Signature:
Responsible Person Scope:	
Company: Schnackel Engineers, Inc.	Date Signed: 2026-05-22
Address: 3035 South 72nd Street	License: E-14631 , M-33299
City/State/Zip: Omaha Nebraska 68124	Phone: (402) 391-7680

REGISTERED PROFESSIONAL ENGINEER
GREGORY ROY SCHNACKEL
No. E14631
ELECTRICAL
STATE OF CALIFORNIA

SE JOB#: 250720

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No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

2026-05-26, ISSUED FOR BID

Sheet Name
ENERGY COMPLIANCE

EN1-11

Schnackel engineers
Electrical Engineers • Mechanical Engineers • Fire Protection Engineers • Sustainable Design Consultants
800-381-4963 www.schnackel.com

SOBOBA BAND OF LUISEÑO INDIANS
ECONOMIC DEVELOPMENT CORPORATION IN THE COUNTY OF RIVERSIDE, CALIFORNIA
PRECISE GRADING PLAN FOR THE CONSTRUCTION OF
HORSESHOE PROPERTY COMMERCIAL /RETAIL DEVELOPMENT

GRADING GENERAL NOTES

1. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J.
2. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1%. DRAINAGE SWALE SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
3. MAXIMUM CUT AND FILL SLOPE = 2:1, UNLESS APPROVED BY THE SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D1557-70 AND CERTIFIED BY SOILS ENGINEER. BE LOCATED PER APPENDIX J OF THE IBC.
4. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
6. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMIT CERTIFICATION SHALL BE TO THE LINE, GRADE, ELEVATION AND LOCATION OF CUT FILL SLOPES.
   FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY GEOCON WEST, INC. DATED OCTOBER 3, 2017. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
8. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
9. CUT AND FILL SLOPES EQUAL TO AND GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY PRIOR TO THE APPROVAL OF FINAL INSPECTION.
10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, AND OTHER MATERIAL.
11. IF STEEP SLOPING TERRAIN UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO
12. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
13. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
15. STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
16. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO A MEAN SEA LEVEL) SHALL BE GIVEN.
17. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT AT 12" ON CENTERS OR ANOTHER APPROVED GROUND COVER. SLOPES OVER 15' IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS OR COMBINATION THEREOF. SHALL BE PLANTED AT 10' ON CENTERS: TREES, 20' ON CENTER COMBINATIONS, 15' ON CENTERS SLOPES OVER 4' IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.P.C. CHAPTER 10.
18. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10 FEET PER IBC 1804.3.
19. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
20. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
21. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1 (800) 227-2600.
22. ALL SCREEN AND RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
23. THE CONTRACTOR SHALL PROPERLY MAINTAIN AND CLEAN STREET. ESPECIALLY AT THE END OF EACH DAY.
24. HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF THE IMPORTATION/EXPORTATION OF DIRT.
25. CONSTRUCTION ACTIVITIES SHALL BE LIMITED FROM 7:00 A.M. TO 6:00 P.M. CONTRACTOR SHALL SUBMIT WORK REQUEST 24 HOURS IN ADVANCE TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL ON ANY SCHEDULED WORK ON WEEKENDS AND HOLIDAYS, OVERTIME INSPECTION SHALL BE AT THE CONTRACTORS EXPENSE.
26. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRED SEPARATE PLANS AND AN ENCROACHMENT PERMIT.
27. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ONSITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
28. UTILITY TRENCH BACKFILL: UTILITY TRENCH BACKFILL CONSISTING OF ON-SITE SOILS OR APPROVED IMPORTED GRANULAR SOIL SHOULD BE MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THIS IS WITH THE EXCEPTION OF THE UPPER 12 INCHES UNDER PAVEMENT AREAS WHERE THE MINIMUM RELATIVE COMPACTION IS 95 PERCENT. JETTING OF UTILITY TRENCH BACKFILL IS NOT RECOMMENDED.

APPLICANT/OWNER

SEDC 23906 SOBOBA ROAD
SAN JACINTO, CA 92581
SHANE MELBO, OWNER'S REPRESENTATIVE
PHONE: (760) 855-7434

GEOTECHNICAL ENGINEER

INLAND FOUNDATION ENGINEERING, INC.
1310 S. SANTA FE AVENUE, PO BOX 937,
SAN JACINTO, CA 92581
PHONE: (951) 654-1555

ENGINEERING

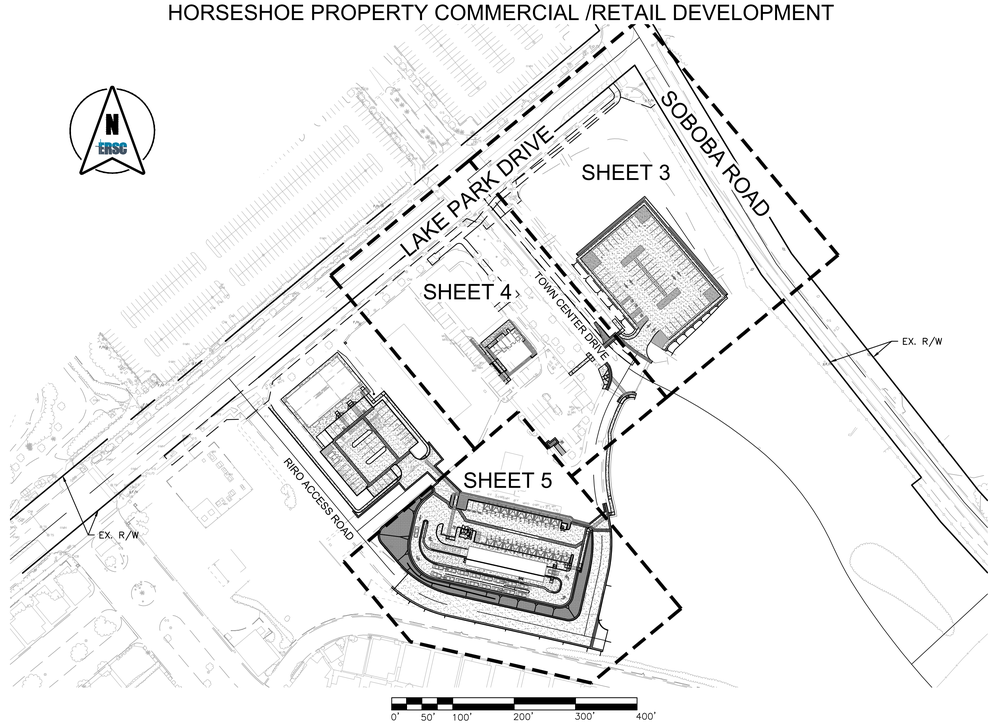
ENGINEERING RESOURCES OF
SOUTHERN CALIFORNIA INC.
1861 W. REDLANDS AVE.,
REDLANDS, CA 92373
PHONE: (909) 890-1255

TOPOGRAPHY

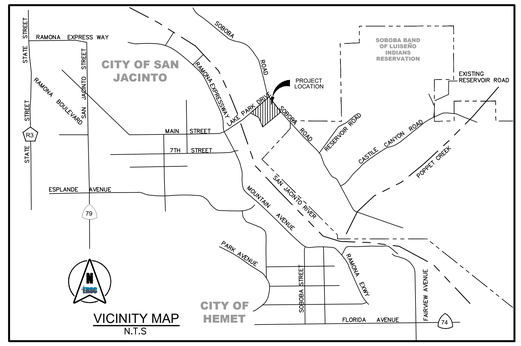
GOODMAN AND ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324
PHONE: (909) 969-31811
DOUGLAS L. GOODMAN, RCE No. 28500

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.



GRAPHIC SCALE IN FEET
1" = 100'



VICINITY MAP
N.T.S

SOIL'S ENGINEER CERTIFICATION

I HERBY CERTIFY THAT I HAVE REVIEWED THESE PRECISE GRADING PLANS AND FURTHER CERTIFY THAT THESE PLANS ARE BOTH IN CONFORMANCE WITH AND INCORPONETS THE RECOMMENDATION CONTAINED IN A REPORT PREPARED BY ME ENTITLED PROPOSED DEVELOPMENT, CITY OF SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA, AND ALL ADDENDUMS THEREAFTER AND DATED _____.

SUPERVISING CIVIL ENGINEER | G.E. NUMBER | SIGNATURE | DATE

EASEMENT NOTE

ALL EASEMENTS SHOWN ON THESE PLANS ARE PLOTTED BASED ON LOCATIONS TAKEN FROM RECORD DRAWINGS.

SUPERVISING CIVIL ENGINEER | P.E. NUMBER | SIGNATURE | DATE

LEGEND

PROPOSED IMPROVEMENTS:

- PROPOSED CONTOUR — 1420 —
- PROPOSED IMPROVEMENTS
- PROPOSED FIRE WATER — FW —
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATER LINE — W —
- PROPOSED RETAINING WALL
- PROPOSED SIDE SLOPE

EXISTING IMPROVEMENTS:

- CENTER LINE
- RIGHT OF WAY
- PROPERTY LINE
- FLOW LINE
- EXISTING ELECTRIC — E —
- EXISTING GAS — G —
- EXISTING STORM DRAIN — SD —
- EXISTING SANITARY SEWER — S —
- EXISTING TELECOMMUNICATIONS — T —
- EXISTING WATER LINE — W —
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR — (1420) —
- EXISTING EDGE OF PAVEMENT
- EXISTING IMPROVEMENTS
- EASEMENT

UTILITY CONTACT INFORMATION

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

CITY OF SAN JACINTO	1-951-538-9499
EASTERN MUNICIPAL WATER DISTRICT (E.M.W.D)	1-951-928-3777
FRONTIER TELEPHONE	1-800-921-8106
SOUTHERN CALIFORNIA GAS COMPANY	1-877-423-1391
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-611-1911
SPECTRUM	1-844-780-6054

SHEET INDEX

DESCRIPTION	SHT NO.
TITLE SHEET	1
DETAILS SHEET	2
PRECISE GRADING PLAN	3
PRECISE GRADING PLAN	4
PRECISE GRADING PLAN	5
PRECISE GRADING PLAN	6
UTILITY PLAN	7
EROSION CONTROL PLAN	8

SIGN LEGEND

W11-2

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
℄	CENTER LINE
C&G	CURB AND GUTTER
E	ELECTRIC
EL.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
⅊	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SANITARY SEWER
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER

ESTIMATE OF EARTHWORK QUANTITIES

RAW CUT	320	C.Y.
RAW FILL	11,230	C.Y.
TOTAL (NET FILL)	10,910	C.Y.

NOTE: THESE QUANTITIES ARE THE ENGINEERS VOLUME CALCULATIONS AND DO NOT REFLECT ANY LOSSES. REFER TO THE SOILS ENGINEER'S REPORT FOR LOSSES DUE TO SHRINKAGE, SUBSIDENCE OR ANY OTHER FACTORS CALLED OUT BY THE SOILS ENGINEER. ANY EXCESS DIRT CREATED FROM THIS PROJECT SHALL BE SPREAD OVER THE SITE PER THE SOILS ENGINEERS RECOMMENDATIONS.

HATCH LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED TRUNCATED DOMES
- EXISTING RIP-RAP AND/OR SUB-GRADE
- EXISTING AC PAVEMENT
- NATIVE SOIL
- FULL DEPTH REMOVAL

WDID#833C392634

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WWW.DIGALERT.ORG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740'± SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP. ELEV. 1611.35

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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY: _____ DATE
APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER JOHN M. BRUDIN No. 41836 CIVIL STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS
HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT
TITLE SHEET

SHEET No. 1 OF 8 SHEETS

FOR: | W.O. | FILE NO. –

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ktgy
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ktgy.com
949.851.2133

KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - SOVOVATUM VILLAGE PHASE II
2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

	INITIAL SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

2026-05-26, ISSUED FOR BID

CONSTRUCTION NOTES:

		QUANTITIES:	
1	CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.	65,500	SF
2	CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.	1	EA
3	CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.	27,460	SF
4	CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.	1320	LF
5	CONSTRUCT TYPE "C" ROLLED CURB PER COUNTY OF RIVERSIDE STD. 202.	600	LF
6	CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "A" ON SHEET 2.	43	EA
7	CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.	5	EA
8	INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.	14	EA
9	INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.	1370	LF
10	SAWCUT EXISTING CONCRETE SIDEWALK.	130	LF
11	CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.	1050	LF
12	2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.	1500	SF
13	CONSTRUCT CONCRETE CURB WITH A TRANSITION FROM 0" TO 6".	105	SF
14	CONSTRUCT RETAINING WALL, HEIGHT PER PLANS.	160	LF
15	CONSTRUCT CASE CH CURB RAMP PER PER CALTRANS STD. PLAN A88B.	3	EA
16	4' WIDE SHOTCRETE V-DITCH PER DETAIL "F" ON SHEET 2.	750	LF
17	REMOVE EXISTING CONCRETE AND REPLACE WITH LANDSCAPE.		
18	CONSTRUCT 4' CROSS GUTTER PER DETAIL "E" ON SHEET 2.	75	LF
19	INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.	4590	SF
20	INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.	11	EA
21	CONSTRUCT TWO CONCRETE 15" WIDE STEPS WITH 3" RISERS.	150	SF
22	REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING.	–	–
23	INSTALL THERMOPLASTIC TYPE IV ARROW (RT/LT) PER CALTRANS STD. PLAN A24A.	3	EA
24	REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.	154	SF
25	REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.	1430	SF
26	CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.	6	EA
27	FURNISH AND INSTALL W11-2 SIGN WITH POST PER PLANS.	1	EA
28	RAISE EXISTING FIRE HYDRANT TO GRADE.	1	EA
29	CONSTRUCT CASE A CURB RAMP PER PER CALTRANS STD. PLAN A88B.	1	EA
30	CONSTRUCT CASE C CURB RAMP PER PER CALTRANS STD. PLAN A88B.	1	EA

WATER NOTES

		QUANTITIES:	
1	INSTALL 2-INCH SCH. 40PVC PIPE.	90	LF
2	INSTALL 4-INCH COPPER SERVICE CONNECTION PER EMWD STD. B-993.	35	LF
3	INSTALL 8-INCH C900, CL150 PVC PIPE.	535	LF
4	STANDARD RESTRAINT PER EMWD STD. B-663.	3	EA
5	INSTALL 8X8X8-INCH TEE.	2	EA
6	INSTALL 8-INCH 22.5° BEND.	2	EA
7	INSTALL 8-INCH BLIND FLANGE.	1	EA
8	INSTALL 2-INCH WATER METER PER EMWD STD. B-344.	1	EA
9	INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.	1	EA
10	THRUST BLOCK PER EMWD STD. B-407.	4	EA
11	REMOVE BLIND FLANGE.	2	EA
12	INSTALL 8X8X4-INCH TEE.	1	EA

SEWER NOTES

		QUANTITIES:	
1	INSTALL 6-INCH PVC PIPE, SDR 35.	210	LF
2	INSTALL 6-INCH SEWER CLEANOUT PER EMWD STD. SB-52A.	1	EA
3	REMOVE BLIND FLANGE.	1	EA

**NOTE TO CONTRACTOR:

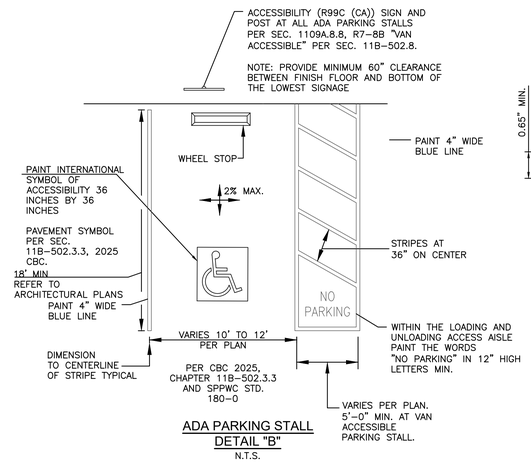
THE QUANTITIES PROVIDED HEREIN ARE ENGINEER'S ESTIMATED QUANTITIES ONLY AND ARE INTENDED SOLELY FOR BIDDING AND REFERENCE PURPOSES. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES, MEASUREMENTS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES

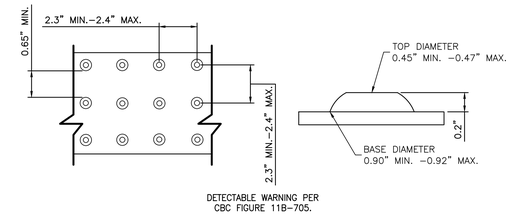
1. STABILIZED CONSTRUCTION ENTRANCE (TC-1).
2. SILT FENCE (SE-1).
3. FIBER ROLLS (SE-5).
4. GRAVEL BAG BERM (SE-6).
5. STREET SWEEPING AND VACUUMING (SE-7).
6. STORM DRAIN INLET PROTECTION (SE-10).
7. MATERIAL DELIVERY AND STORAGE (WM-1).
8. STOCKPILE MANAGEMENT (WM-3).
9. SPILL PREVENTION AND CONTROL (WM-4).
10. SOLID WASTE MANAGEMENT (WM-5).
11. CONCRETE WASTE MANAGEMENT (WM-8).
12. VEHICLE AND EQUIPMENT FUELING (NS-9).
13. VEHICLE AND EQUIPMENT MAINTENANCE (NS-10).

HATCH LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED TRUNCATED DOMES
- EXISTING RIP-RAP AND/OR SUB-GRADE
- EXISTING AC PAVEMENT
- NATIVE SOIL
- FULL DEPTH REMOVAL



ADA PARKING STALL
DETAIL "B"
N.T.S.



DETECTABLE WARNING MAT
DETAIL "C"
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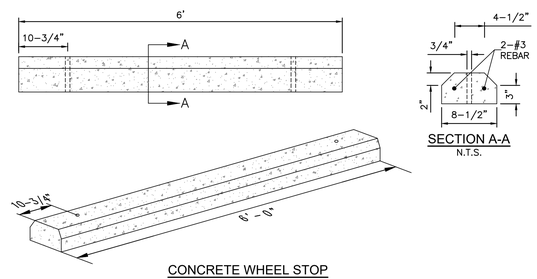
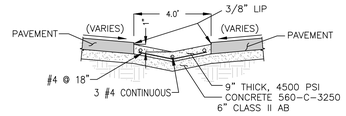


SECTION A-A
N.T.S.

CONCRETE WHEEL STOP
DETAIL "A"
N.T.S.



4' CROSS GUTTER
DETAIL "E"
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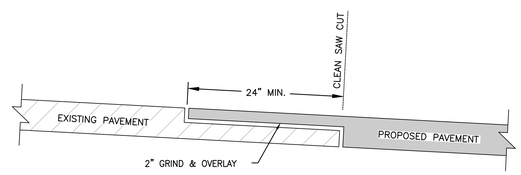

GRIND AND OVERLAY
DETAIL "D"
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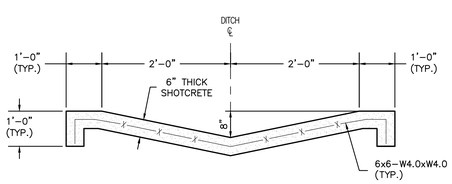

4' WIDE SHOTCRETE V-DITCH
DETAIL "F"
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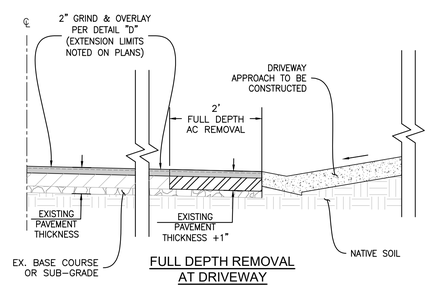
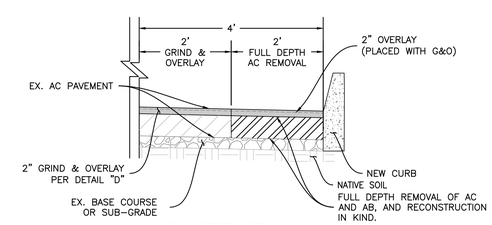


FULL DEPTH REMOVAL
AT DRIVEWAY
DETAIL G-1
N.T.S.



FULL DEPTH REMOVAL
AT CURB & GUTTER
DETAIL G-2
N.T.S.

WDID#833C392634

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SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY: _____ DATE
APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER JOHN M. BRUDIN No. 41836 CIVIL STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

DETAILS SHEET

SHEET No. 2 OF 8 SHEETS

FOR: | W.O. | FILE NO. –

ktgy
Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
ktgy.com
949.851.2133

KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - SOVOVATUM VILLAGE PHASE II

2214 LAKE PARK DRIVE
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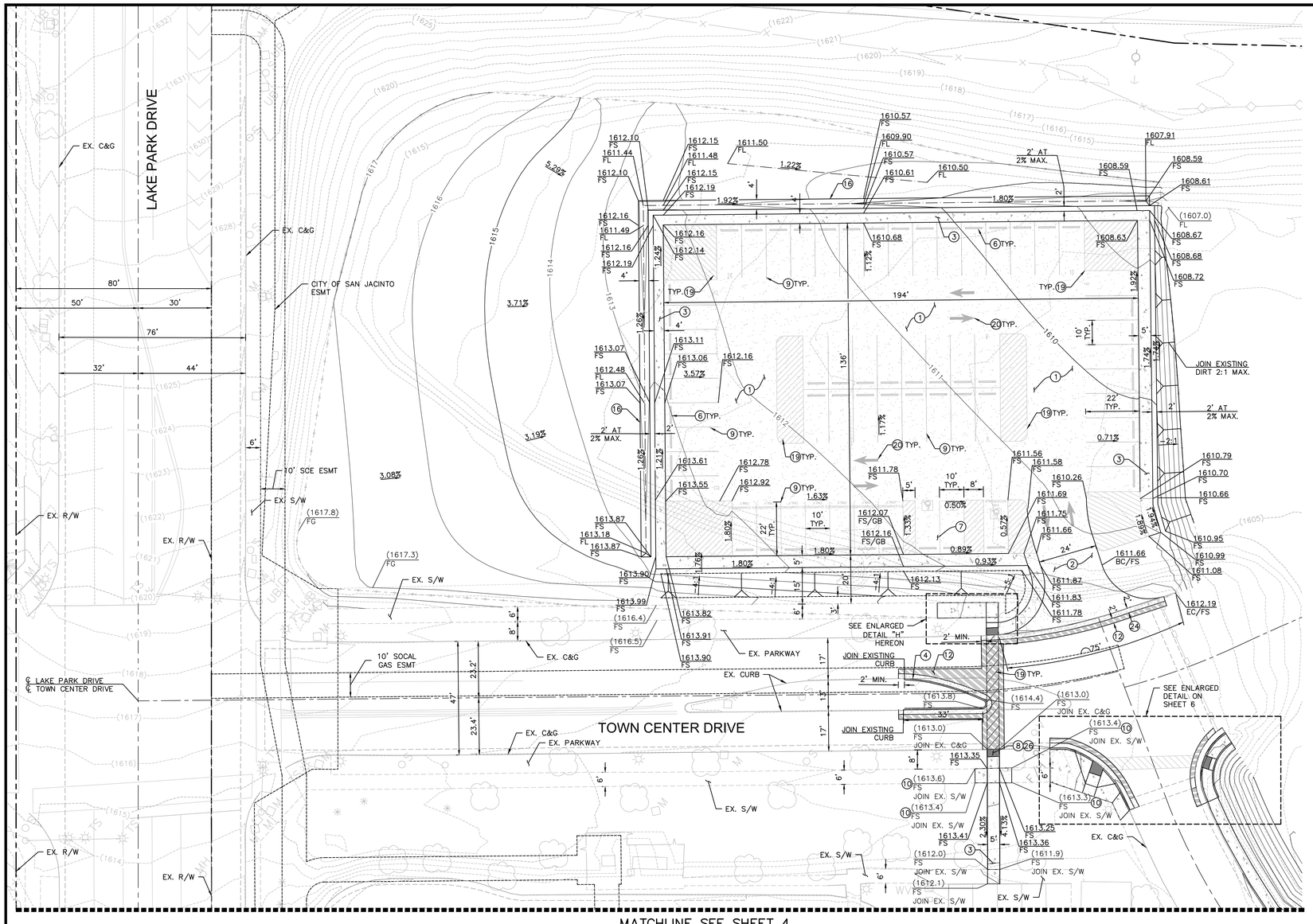

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4. CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
5. CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "A" ON SHEET 2.
7. CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
8. INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
9. INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
10. SAWCUT EXISTING CONCRETE SIDEWALK.
12. 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
16. 4' WIDE SHOTCRETE V-DITCH PER DETAIL "F" ON SHEET 2.
19. INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45' PER CAMUTCD STD. PLANS.
20. INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.
24. REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.
26. CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.

EARTHWORK QUANTITIES - OVERFLOW PARKING

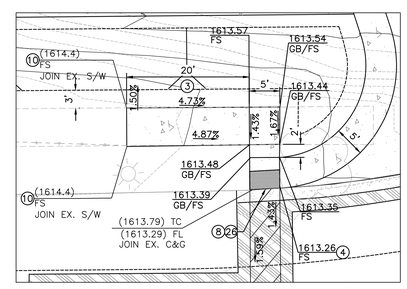
CUT: 227 CY
FILL: 5,763 CY

NET: 5,536 CY

EARTHWORK NOTE

EARTHWORK VOLUME SHOWN HERE ARE FOR FEE PURPOSES ONLY NOT FOR BIDDING. CONTRACTOR SHALL PERFORM INDEPENDENT EARTHWORK CALCULATIONS AND BID A COMPLETE JOB. THE SOURCE OF FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD AND THE CITY BEFORE IMPORT OF THE MATERIAL.

THIS PROJECTS PROPOSED TO IMPORT 762 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.



ENLARGED DETAIL "H"
SCALE: 1"=10'

GRAPHIC SCALE IN FEET
1" = 20'

WDID#833C392634

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BENCHMARK:
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BASIS OF BEARINGS:
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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY:
DATE
APPROVED BY:
DATE

REGISTERED PROFESSIONAL ENGINEER JOHN M. BRUDIN No. 41836 CIVIL STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

PRECISE GRADING PLAN

SHEET No. 3 OF 8 SHEETS

FOR: | W.O. | FILE NO. –

ktgy
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KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - SOVOVATUM VILLAGE PHASE II

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

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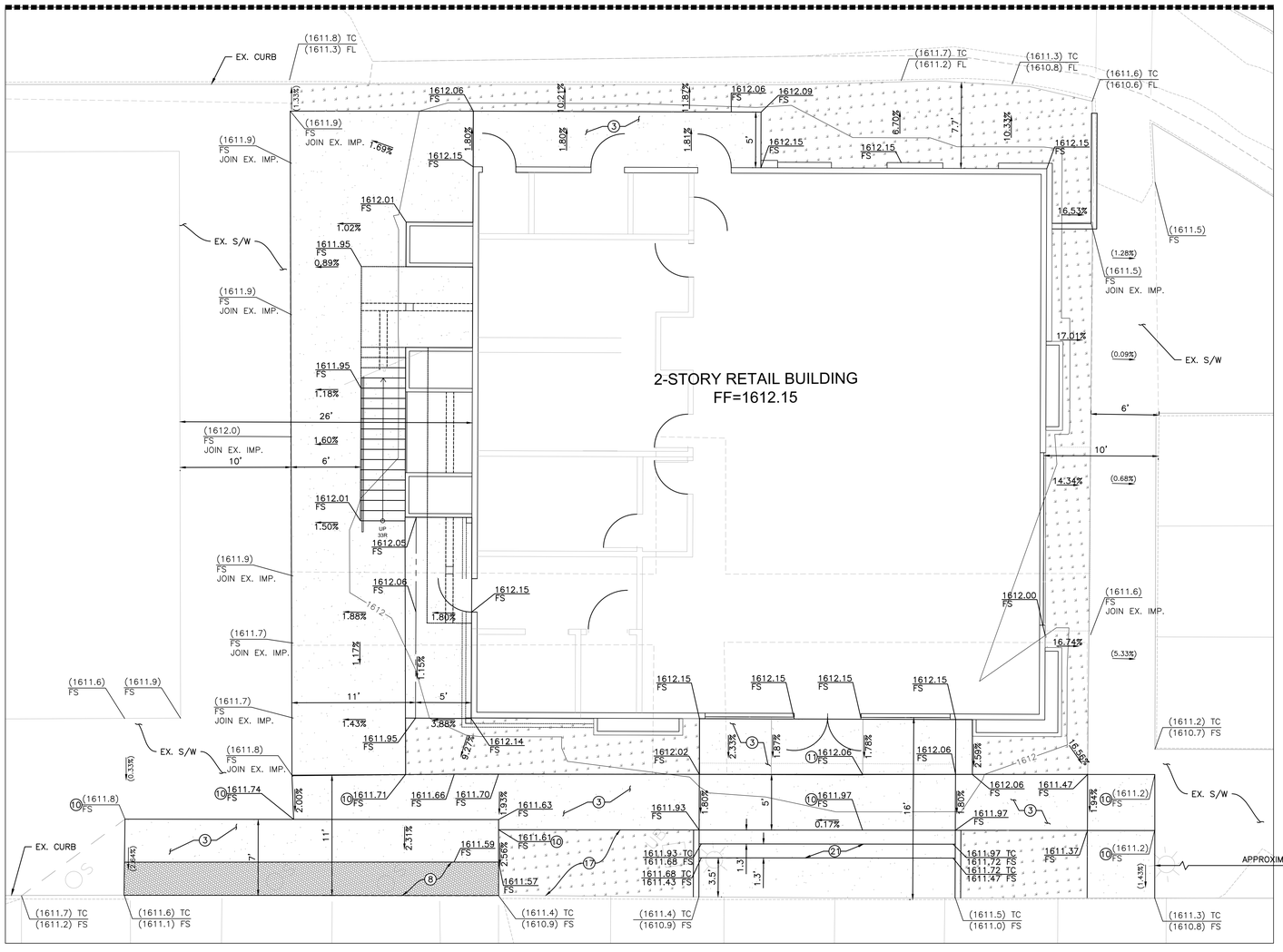
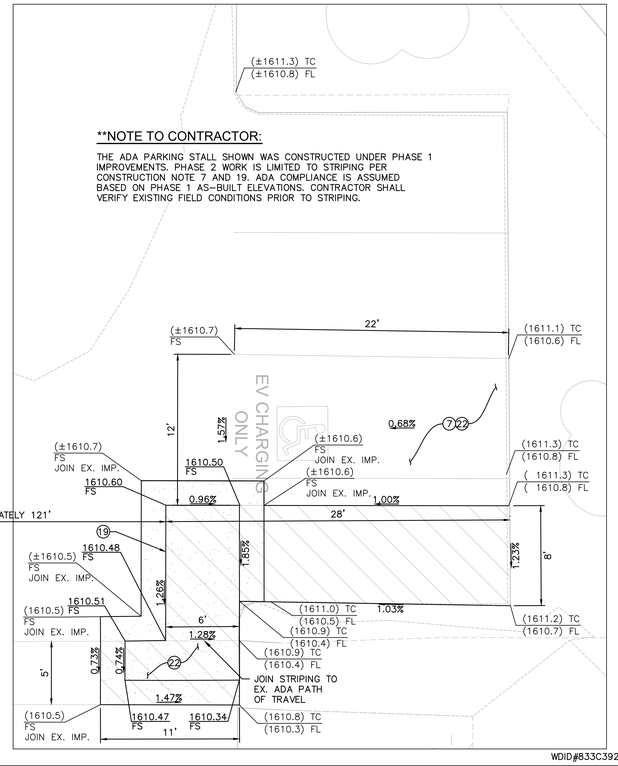


CONSTRUCTION NOTES:

3. CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
7. CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
8. INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
10. SAWCUT EXISTING CONCRETE SIDEWALK.
11. CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
17. REMOVE EXISTING CONCRETE AND REPLACE WITH LANDSCAPE.
19. INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
21. CONSTRUCT TWO CONCRETE 15" WIDE STEPS WITH 3" RISERS.
22. REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING.

0' 2.5' 5' 10' 15' 20'

GRAPHIC SCALE IN FEET
1" = 5'



**NOTE TO CONTRACTOR:

THE ADA PARKING STALL SHOWN WAS CONSTRUCTED UNDER PHASE 1 IMPROVEMENTS. PHASE 2 WORK IS LIMITED TO STRIPING PER CONSTRUCTION NOTE 7 AND 19. ADA COMPLIANCE IS ASSUMED BASED ON PHASE 1 AS-BUILT ELEVATIONS. CONTRACTOR SHALL VERIFY EXISTING FIELD CONDITIONS PRIOR TO STRIPING.

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APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER — JOHN M. BRUDIN — No. 41836 — CIVIL — STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM — Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN — 5/21/2026 DATE:

SOBOBA BAND OF LUISEÑO INDIANS — EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS
HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT
PRECISE GRADING PLAN

SHEET No. 4 OF 8 SHEETS

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Project Designer: DWYONE KEITH

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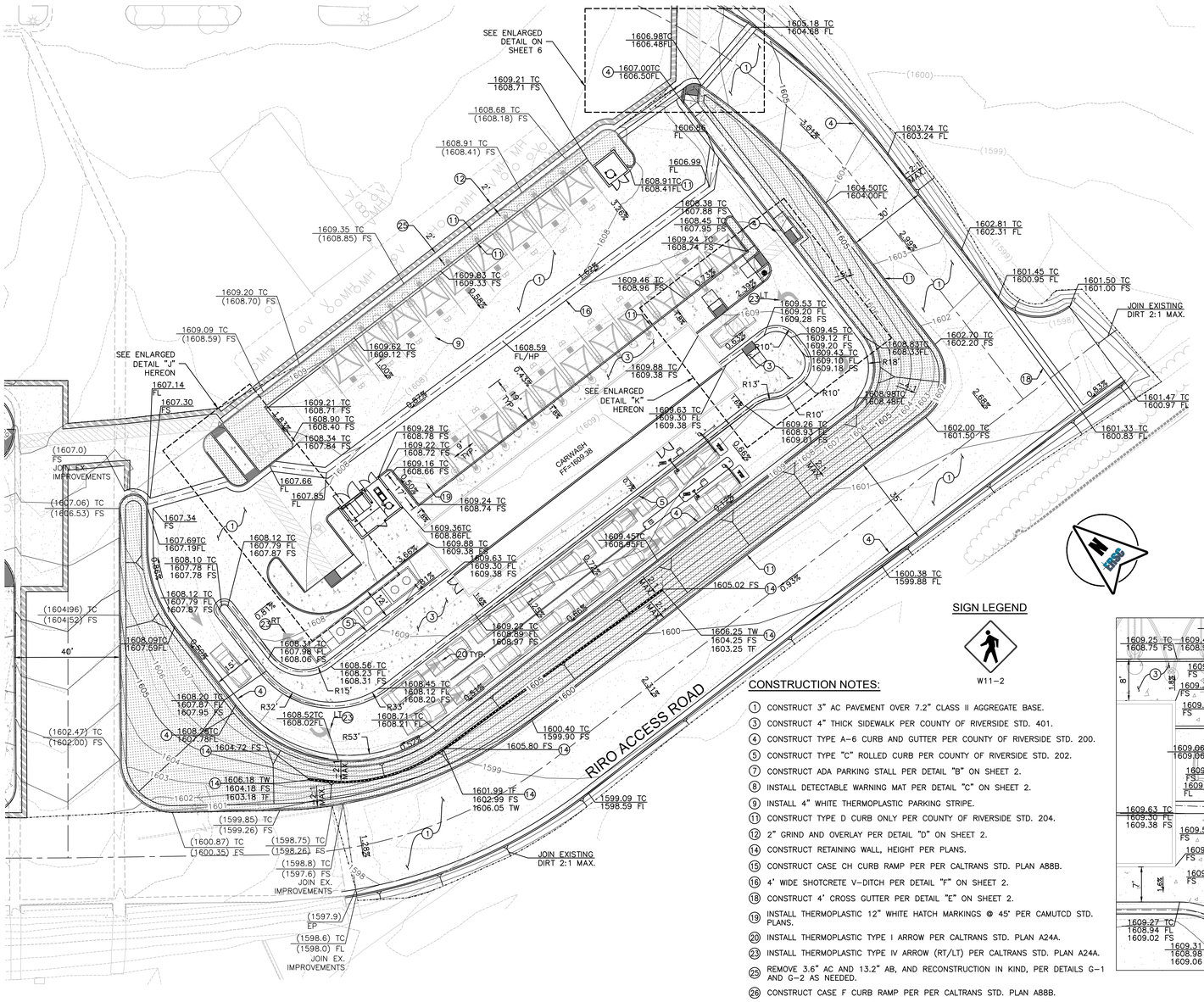
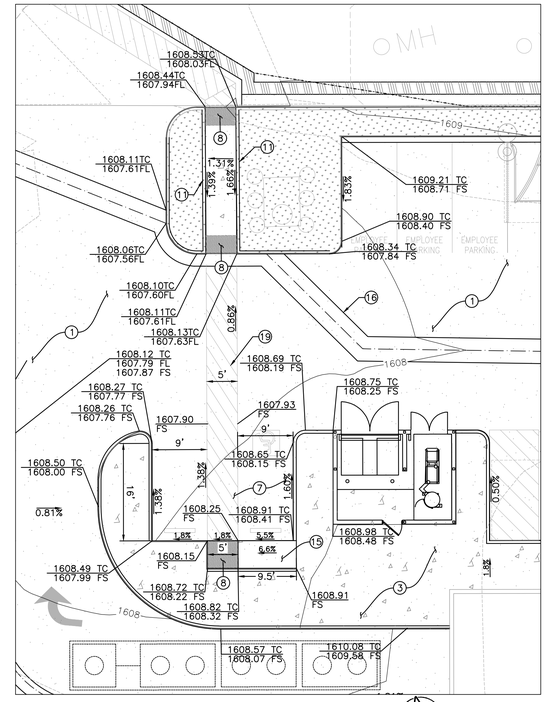
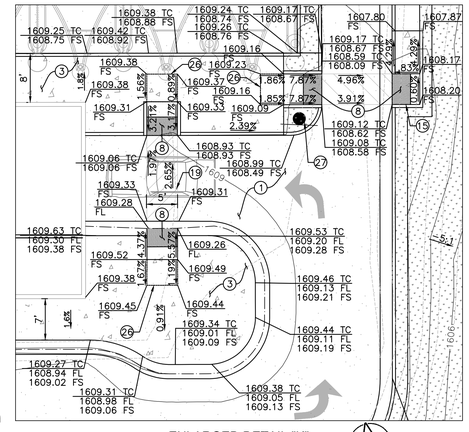




ENLARGED DETAIL "J"
SCALE: 1"=10'



ENLARGED DETAIL "K"
SCALE: 1"=10'

SIGN LEGEND

W11-2

CONSTRUCTION NOTES:

1. CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
3. CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
4. CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
5. CONSTRUCT TYPE "C" ROLLED CURB PER COUNTY OF RIVERSIDE STD. 202.
7. CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
8. INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
9. INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
11. CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
12. 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
14. CONSTRUCT RETAINING WALL, HEIGHT PER PLANS.
15. CONSTRUCT CASE CH CURB RAMP PER PER CALTRANS STD. PLAN A88B.
16. 4' WIDE SHOTCRETE V-DITCH PER DETAIL "F" ON SHEET 2.
18. CONSTRUCT 4' CROSS GUTTER PER DETAIL "E" ON SHEET 2.
19. INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
20. INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.
23. INSTALL THERMOPLASTIC TYPE IV ARROW (RT/LT) PER CALTRANS STD. PLAN A24A.
25. REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.
26. CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
27. FURNISH AND INSTALL W11-2 SIGN WITH POST PER PLANS.

0' 10' 20' 40' 60' 80'
GRAPHIC SCALE IN FEET
1" = 20'

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SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

PRECISE GRADING PLAN

SHEET No. 5 OF 8 SHEETS

FOR: | W.O. | FILE NO. –

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SEDC - SOVOVATUM VILLAGE PHASE II

2214 LAKE PARK DRIVE
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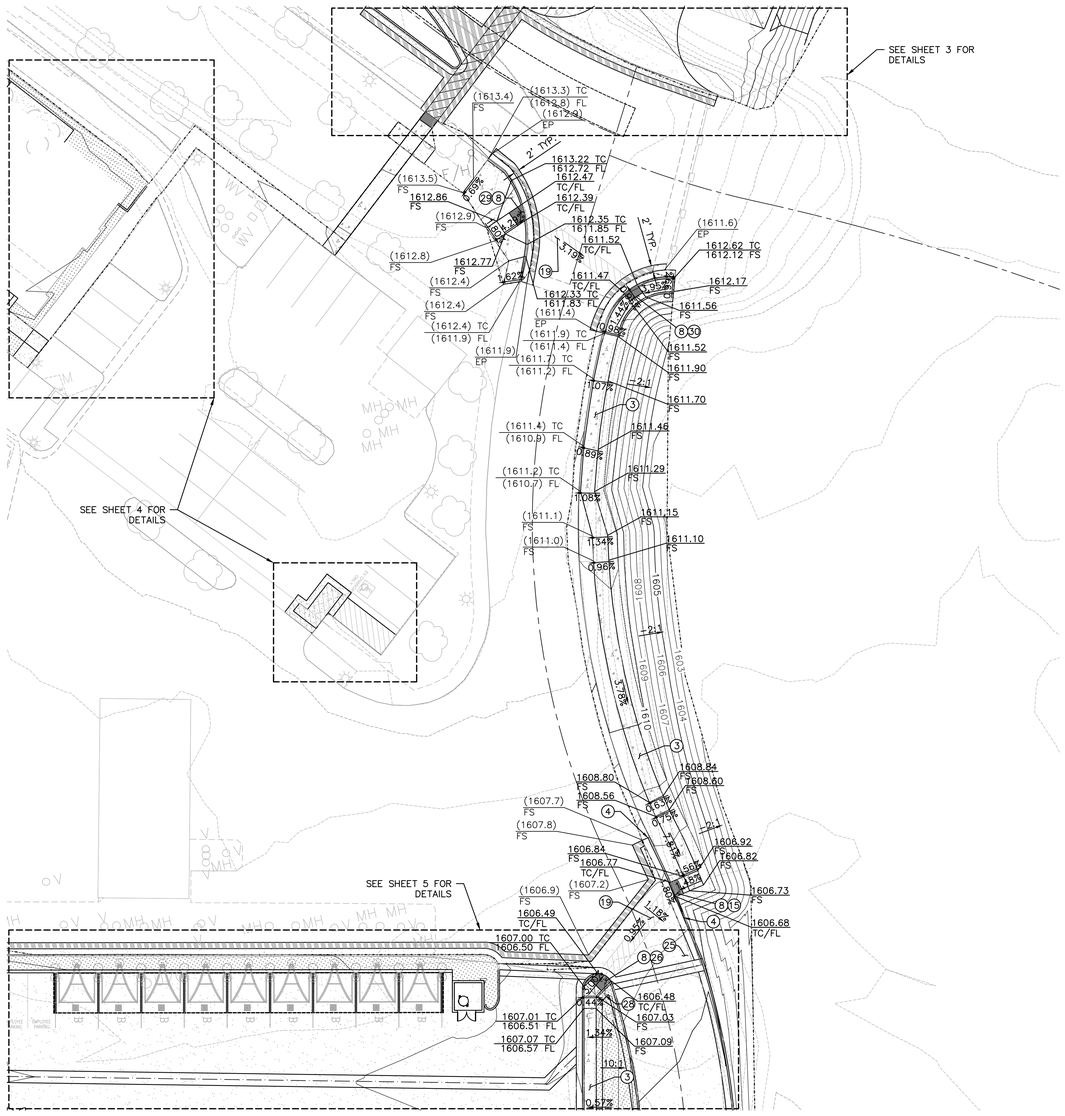

CONSTRUCTION NOTES:

(3) CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
(4) CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
(8) INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
(12) 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
(15) CONSTRUCT CASE CH CURB RAMP PER PER CALTRANS STD. PLAN A88B.
(19) INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
(25) REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.
(26) CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
(28) RAISE EXISTING FIRE HYDRANT TO GRADE.
(29) CONSTRUCT CASE A CURB RAMP PER PER CALTRANS STD. PLAN A88B.
(30) CONSTRUCT CASE C CURB RAMP PER PER CALTRANS STD. PLAN A88B.

N
ERSC

0' 10' 20' 40' 60' 80'
GRAPHIC SCALE IN FEET
1" = 20'

WDID#833C392634

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SHEET No. 6 OF 8 SHEETS
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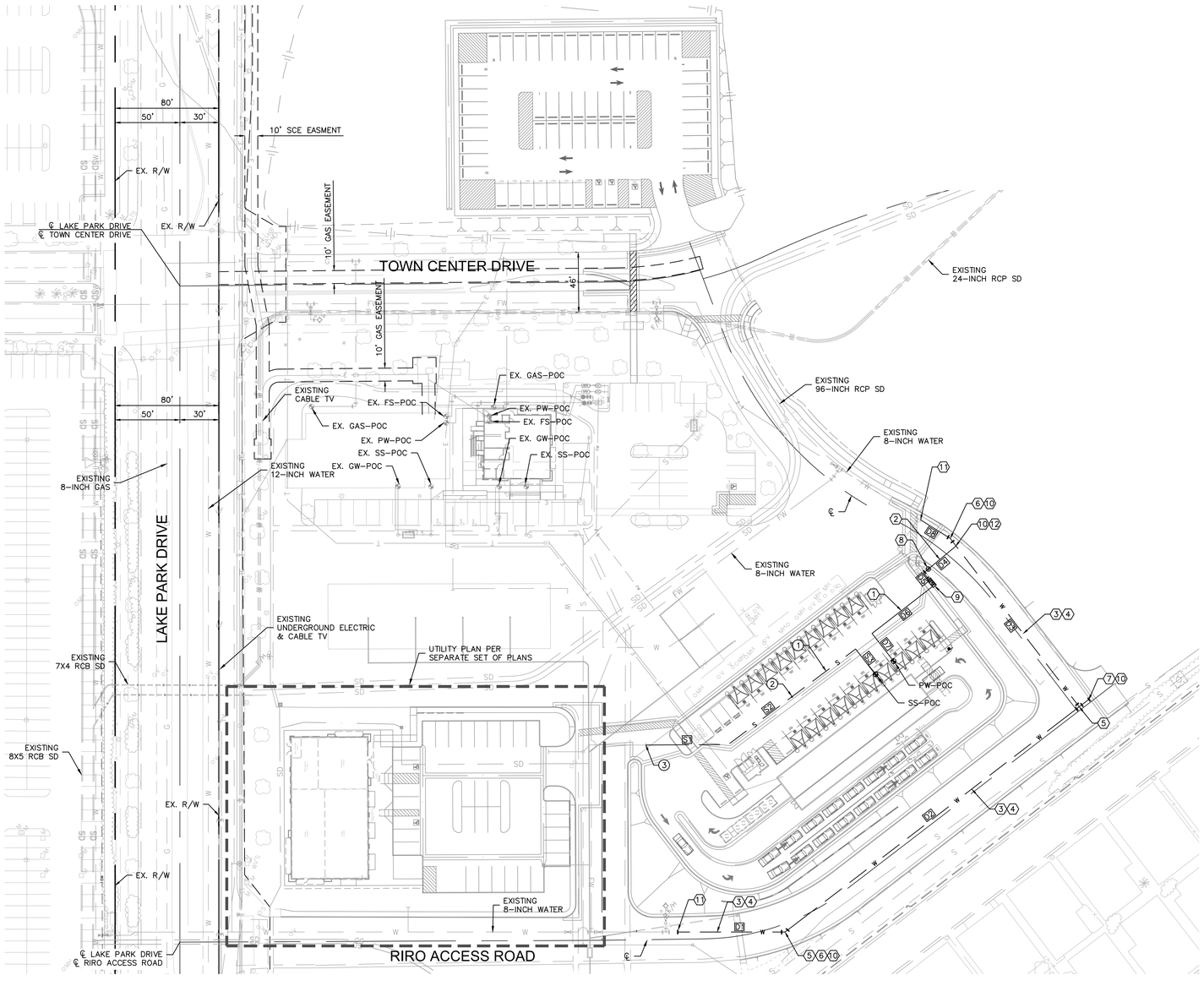

WATER NOTES

1. INSTALL 2-INCH SCH. 40PVC PIPE.
2. INSTALL 4-INCH COPPER SERVICE CONNECTION PER EMWD STD. B-993.
3. INSTALL 8-INCH C900, CL150 PVC PIPE.
4. STANDARD RESTRAINT PER EMWD STD. B-663.
5. INSTALL 8X8X8-INCH TEE.
6. INSTALL 8-INCH 22.5° BEND.
7. INSTALL 8-INCH BLIND FLANGE.
8. INSTALL 2-INCH WATER METER PER EMWD STD. B-344.
9. INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.
10. THRUST BLOCK PER EMWD STD. B-407.
11. REMOVE BLIND FLANGE.
12. INSTALL 8X8X4-INCH TEE.

SEWER NOTES

1. INSTALL 6-INCH PVC PIPE, SDR 35.
2. INSTALL 6-INCH SEWER CLEANOUT PER EMWD STD. SB-52A.
3. REMOVE BLIND FLANGE.

DOMESTIC WATER LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
D1	83.08	S39° 40' 21.07"E
D2	286.00	S77° 07' 32.16"E
D3	163.68	N12° 51' 14.26"E
D4	32.57	S79° 23' 44.58"E
D5	6.18	N10° 30' 30.42"E
D6	58.97	N77° 30' 10.30"W
D7	27.09	S12° 29' 49.70"W
D8	26.47	N7° 39' 37.07"W

SEWER LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
S1	63.68	S40° 00' 00.00"E
S2	122.92	S76° 33' 45.52"E
S3	23.70	S12° 35' 04.39"W

0' 20' 40' 80' 120' 160'

GRAPHIC SCALE IN FEET
1" = 40'

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EST. JUNE 19, 1883

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HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

UTILITY PLAN

SHEET No. 7 OF 8 SHEETS

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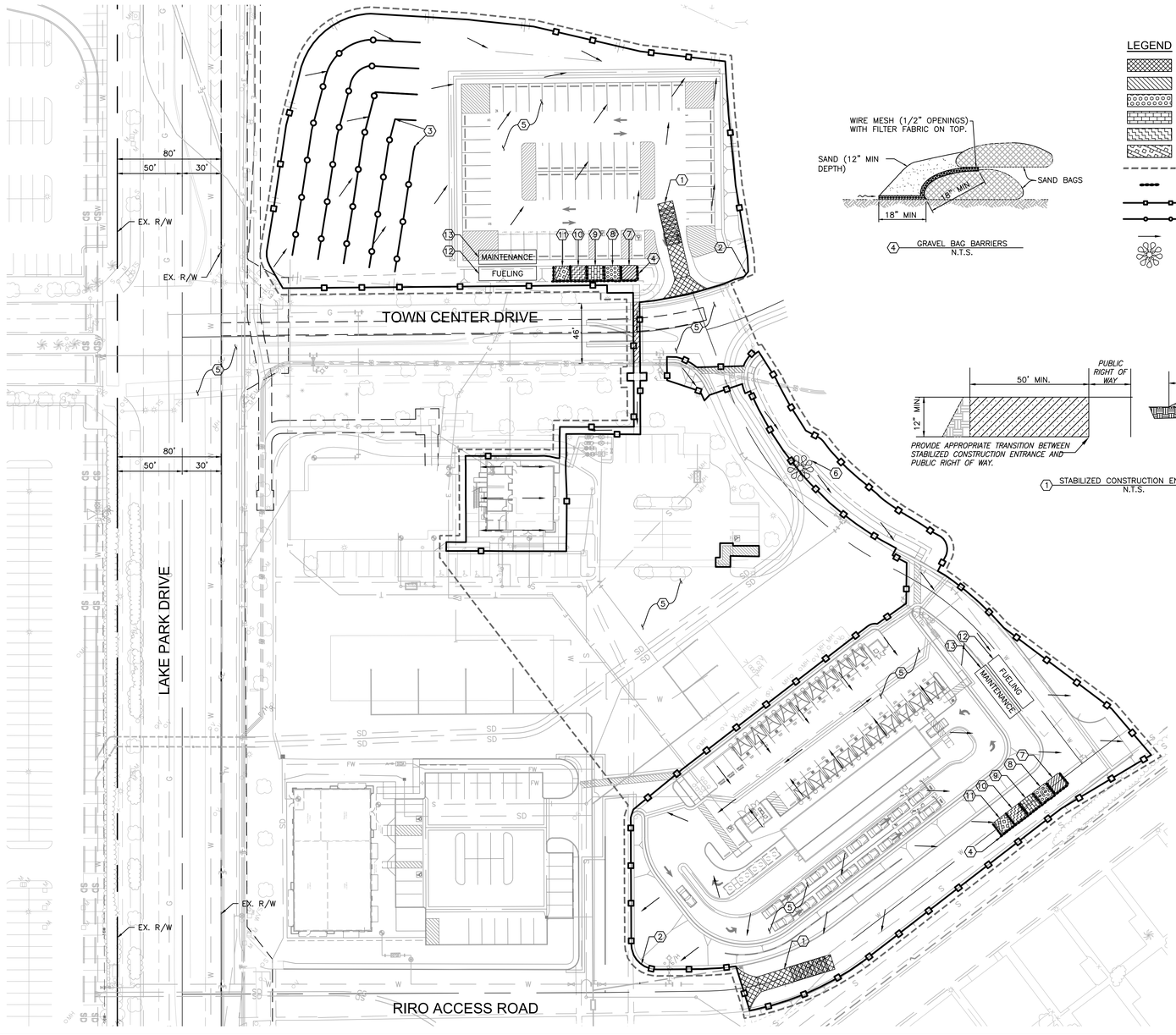


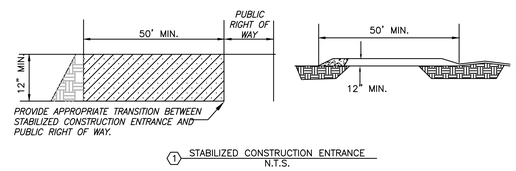
LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL DELIVERY/STORAGE AREA
- STOCKPILE MANAGEMENT
- SPILL PREVENTION AND CONTROL
- SOLID WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT
- GRADING LIMITS
- GRAVEL BAGS
- SILT FENCE
- FIBER ROLLS
- FLOW PATH
- INLET PROTECTION

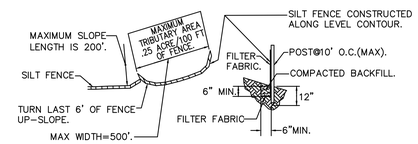
EROSION CONTROL NOTES

1. STABILIZED CONSTRUCTION ENTRANCE (TC-1).
2. SILT FENCE (SE-1).
3. FIBER ROLLS (SE-5).
4. GRAVEL BAG BERM (SE-6).
5. STREET SWEEPING AND VACUUMING (SE-7).
6. STORM DRAIN INLET PROTECTION (SE-10).
7. MATERIAL DELIVERY AND STORAGE (WM-1).
8. STOCKPILE MANAGEMENT (WM-3).
9. SPILL PREVENTION AND CONTROL (WM-4).
10. SOLID WASTE MANAGEMENT (WM-5).
11. CONCRETE WASTE MANAGEMENT (WM-8).
12. VEHICLE AND EQUIPMENT FUELING (NS-9).
13. VEHICLE AND EQUIPMENT MAINTENANCE (NS-10).

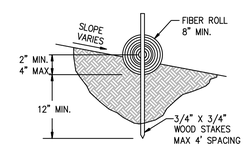
4 GRAVEL BAG BARRIERS
N.T.S.



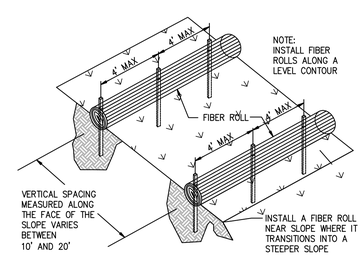
1 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



2 SILT FENCE
N.T.S.



ENTRENCHMENT DETAIL
NOT TO SCALE



TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

3 FIBER ROLL
N.T.S.

0' 20' 40' 80' 120' 160'
GRAPHIC SCALE IN FEET
1" = 40'

WDID#833C392634

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TOLL FREE: 811 — WWW.DIGALERT.ORG
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK:
THE BENCH MARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740'± SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP. ELEV. 1611.35

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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY: _____ DATE
APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER — JOHN M. BRUDIN — No. 41836 — CIVIL — STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
JOHN M. BRUDIN
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Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS — EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

EROSION CONTROL PLAN

SHEET No. 8 OF 8 SHEETS

FOR: | W.O. | FILE NO. –

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KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - SOVOVATUM VILLAGE PHASE II

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log
INITIAL SUBMITTAL

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

2026-05-26, ISSUED FOR BID

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SOBOBA BAND OF LUISEÑO INDIANS
ECONOMIC DEVELOPMENT CORPORATION IN THE COUNTY OF RIVERSIDE, CALIFORNIA
PRECISE GRADING PLAN FOR THE CONSTRUCTION OF
HORSESHOE PROPERTY DISPENSARY PHASE III

GRADING GENERAL NOTES

1. ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J.
2. MINIMUM BUILDING PAD AND DRAINAGE SWALE SLOPE SHALL BE = 1%. DRAINAGE SWALE SHALL BE A MINIMUM OF 0.2' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES.
3. MAXIMUM CUT AND FILL SLOPE = 2:1, UNLESS APPROVED BY THE SOILS ENGINEER. FILL SLOPES SHALL HAVE NOT LESS THAN 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D1557-70 AND CERTIFIED BY SOILS ENGINEER. BE LOCATED PER APPENDIX J OF THE IBC.
4. PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1' DEEP.
6. A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT WRITTEN CERTIFICATION OF COMPLETION OF ROUGH GRADING IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMIT CERTIFICATION SHALL BE TO THE LINE, GRADE, ELEVATION AND LOCATION OF CUT FILL SLOPES.
   FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
7. ALL GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY GEOCON WEST, INC. DATED OCTOBER 3, 2017. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
8. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS IN ADVANCE REQUESTING FINISH LOT GRADE AND DRAINAGE INSPECTION. THIS INSPECTION MUST BE APPROVED PRIOR TO BUILDING PERMIT FINAL INSPECTION FOR EACH LOT.
9. CUT AND FILL SLOPES EQUAL TO AND GREATER THAN 3' IN VERTICAL HEIGHT SHALL BE PLANTED WITH GRASS OR GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY PRIOR TO THE APPROVAL OF FINAL INSPECTION.
10. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, , AND OTHER MATERIAL.
11. IF STEEP SLOPING TERRAIN UPON WHICH FILL IS TO BE PLACED, IT MUST BE CLEARED, KEYED AND BENCHED INTO FIRM NATURAL SOIL FOR FULL SUPPORT. PREPARATION SHALL BE APPROVED BY A REGISTERED SOILS ENGINEER PRIOR TO
12. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHOULD BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
13. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
14. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST CONTINUE TO FUNCTION ESPECIALLY DURING STORM CONDITIONS. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING OPERATIONS.
15. STABILITY CALCULATIONS WITH A FACTOR OF AT LEAST ONE AND FIVE TENTH (1.5) SHALL BE SUBMITTED BY A SOILS ENGINEER TO THE PUBLIC WORKS DEPARTMENT FOR CUT AND FILL SLOPES OVER 30' IN VERTICAL HEIGHT.
16. A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION. WHERE SPECIFIC ELEVATIONS ARE REQUIRED, THE ELEVATION (WITH RESPECT TO A MEAN SEA LEVEL) SHALL BE GIVEN.
17. EROSION CONTROL: ALL GRADED SLOPES SHALL BE PLANTED WITH ROSEA ICE PLANT AT 12" ON CENTERS OR ANOTHER APPROVED GROUND COVER. SLOPES OVER 15' IN VERTICAL HEIGHT, IN ADDITION TO GROUND COVER, SHALL BE PLANTED WITH APPROVED TREES, SHRUBS OR COMBINATION THEREOF. SHALL BE PLANTED AT 10' ON CENTERS: TREES, 20' ON CENTER COMBINATIONS, 15' ON CENTERS SLOPES OVER 4' IN VERTICAL HEIGHT SHALL HAVE PERMANENT IRRIGATION SYSTEMS WITH BACKFLOW PREVENTION DEVICES PER U.P.C. CHAPTER 10.
18. FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10 FEET PER IBC 1804.3.
19. NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
20. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
21. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1 (800) 227-2600.
22. ALL SCREEN AND RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
23. THE CONTRACTOR SHALL PROPERLY MAINTAIN AND CLEAN STREET. ESPECIALLY AT THE END OF EACH DAY.
24. HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF THE IMPORTATION/EXPORTATION OF DIRT.
25. CONSTRUCTION ACTIVITIES SHALL BE LIMITED FROM 7:00 A.M. TO 6:00 P.M. CONTRACTOR SHALL SUBMIT WORK REQUEST 24 HOURS IN ADVANCE TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL ON ANY SCHEDULED WORK ON WEEKENDS AND HOLIDAYS, OVERTIME INSPECTION SHALL BE AT THE CONTRACTORS EXPENSE.
26. ALL WORK UNDER THIS GRADING PERMIT SHALL BE LIMITED TO WORK WITHIN THE PROPERTY LINES. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY WILL REQUIRED SEPARATE PLANS AND AN ENCROACHMENT PERMIT.
27. DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ONSITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
28. UTILITY TRENCH BACKFILL: UTILITY TRENCH BACKFILL CONSISTING OF ON-SITE SOILS OR APPROVED IMPORTED GRANULAR SOIL SHOULD BE MECHANICALLY COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. THIS IS WITH THE EXCEPTION OF THE UPPER 12 INCHES UNDER PAVEMENT AREAS WHERE THE MINIMUM RELATIVE COMPACTION IS 95 PERCENT. JETTING OF UTILITY TRENCH BACKFILL IS NOT RECOMMENDED.

APPLICANT/OWNER

SEDC 23906 SOBOBA ROAD
SAN JACINTO, CA 92581
SHANE MELBO, OWNER'S REPRESENTATIVE
PHONE: (760) 855-7434

GEOTECHNICAL ENGINEER

INLAND FOUNDATION ENGINEERING, INC.
1310 S. SANTA FE AVENUE, PO BOX 937,
SAN JACINTO, CA 92581
PHONE: (951) 654-1555

ENGINEERING

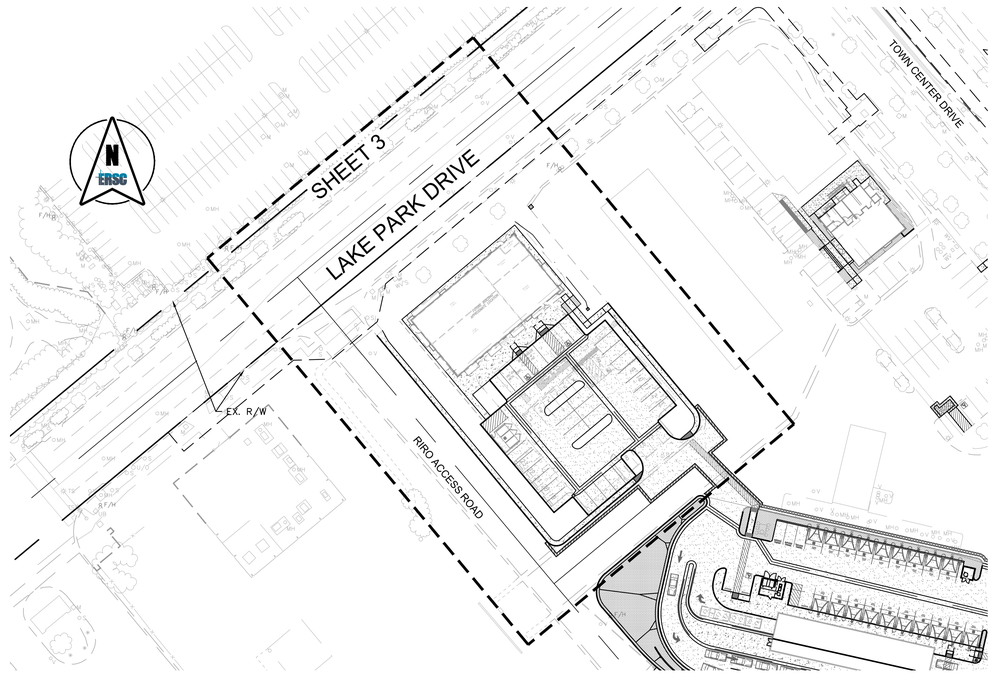
ENGINEERING RESOURCES OF
SOUTHERN CALIFORNIA INC.
1861 W. REDLANDS AVE.,
REDLANDS, CA 92373
PHONE: (909) 890-1255

TOPOGRAPHY

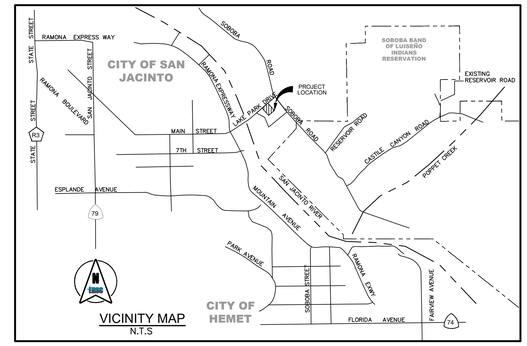
GOODMAN AND ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324
PHONE: (909) 969-31811
DOUGLAS L. GOODMAN, RCE No. 28500

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF AND ANY DAMAGE TO THESE LINES OR STRUCTURES.



GRAPHIC SCALE IN FEET
1" = 50'



VICINITY MAP
N.T.S

SOIL'S ENGINEER CERTIFICATION

I HERBY CERTIFY THAT I HAVE REVIEWED THESE PRECISE GRADING PLANS AND FURTHER CERTIFY THAT THESE PLANS ARE BOTH IN CONFORMANCE WITH AND INCORPONETS THE RECOMMENDATION CONTAINED IN A REPORT PREPARED BY ME ENTITLED PROPOSED DEVELOPMENT, CITY OF SAN JACINTO, RIVERSIDE COUNTY, CALIFORNIA, AND ALL ADDENDUMS THEREAFTER AND DATED _____.

SUPERVISING CIVIL ENGINEER | G.E. NUMBER | SIGNATURE | DATE

EASEMENT NOTE

ALL EASEMENTS SHOWN ON THESE PLANS ARE PLOTTED BASED ON LOCATIONS TAKEN FROM RECORD DRAWINGS.

SUPERVISING CIVIL ENGINEER | P.E. NUMBER | SIGNATURE | DATE

LEGEND

PROPOSED IMPROVEMENTS:

- PROPOSED CONTOUR — 1420 —
- PROPOSED IMPROVEMENTS
- PROPOSED FIRE WATER — FW —
- PROPOSED SANITARY SEWER — S —
- PROPOSED WATER LINE — W —
- PROPOSED RETAINING WALL
- PROPOSED SIDE SLOPE

EXISTING IMPROVEMENTS:

- CENTER LINE
- RIGHT OF WAY
- PROPERTY LINE
- FLOW LINE
- EXISTING ELECTRIC — E —
- EXISTING GAS — G —
- EXISTING STORM DRAIN — SD —
- EXISTING SANITARY SEWER — S —
- EXISTING TELECOMMUNICATIONS — T —
- EXISTING WATER LINE — W —
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR — (1420) —
- EXISTING EDGE OF PAVEMENT
- EXISTING IMPROVEMENTS
- EASEMENT

UTILITY CONTACT INFORMATION

NOTE: THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OR EXCAVATION.

CITY OF SAN JACINTO	1-951-538-9499
EASTERN MUNICIPAL WATER DISTRICT (E.M.W.D)	1-951-928-3777
FRONTIER TELEPHONE	1-800-921-8106
SOUTHERN CALIFORNIA GAS COMPANY	1-877-423-1391
SOUTHERN CALIFORNIA EDISON COMPANY	1-800-611-1911
SPECTRUM	1-844-780-6054

SHEET INDEX

DESCRIPTION	SHT NO.
TITLE SHEET	1
DETAILS SHEET	2
PRECISE GRADING	3
UTILITY PLAN	4
EROSION CONTROL PLAN	5

ABBREVIATIONS

AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
℄	CENTER LINE
C&G	CURB AND GUTTER
E	ELECTRIC
EL.	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PCC	PORTLAND CEMENT CONCRETE
⅊	PROPERTY LINE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SANITARY SEWER
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP.	TYPICAL
W	WATER

ESTIMATE OF EARTHWORK QUANTITIES

RAW CUT	153	C.Y.
RAW FILL	727	C.Y.
TOTAL (NET FILL)	574	C.Y.

NOTE: THESE QUANTITIES ARE THE ENGINEERS VOLUME CALCULATIONS AND DO NOT REFLECT ANY LOSSES. REFER TO THE SOILS ENGINEER'S REPORT FOR LOSSES DUE TO SHRINKAGE, SUBSIDENCE OR ANY OTHER FACTORS CALLED OUT BY THE SOILS ENGINEER. ANY EXCESS DIRT CREATED FROM THIS PROJECT SHALL BE SPREAD OVER THE SITE PER THE SOILS ENGINEERS RECOMMENDATIONS.

HATCH LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED TRUNCATED DOMES
- EXISTING RIP-RAP AND/OR SUB-GRADE
- EXISTING AC PAVEMENT
- NATIVE SOIL
- FULL DEPTH REMOVAL

WDID#833C392634

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REGISTERED PROFESSIONAL ENGINEER — JOHN M. BRUDIN — No. 41836 — CIVIL — STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN — DATE: 5/21/2026

SOBOBA BAND OF LUISEÑO INDIANS — EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS
HORSESHOE PROPERTY DISPENSARY PHASE III
TITLE SHEET

SHEET No. 1 OF 5 SHEETS

FOR: | W.O. | FILE NO. –

ktgy
Architecture + Planning
17911 Von Karman Ave.
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Irvine, CA 92614
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949.851.2133

KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

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PHONE NO. 951-663-2058

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CONSTRUCTION NOTES:

		QUANTITIES:	
1	CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.	17150	SF
2	CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.	1	EA
3	CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.	4690	SF
4	CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.	180	LF
5	INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.	470	LF
6	CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.	250	LF
7	CONSTRUCT CURB RAMP CASE D PER CALTRANS STD. PLAN A88A.	2	EA
8	CONSTRUCT 4' CROSS GUTTER PER DETAIL "A" ON SHEET 2.	370	LF
9	INSTALL 24"X24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.	1	EA
10	REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.	145	SF
11	REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS B-1 AND B-2 AS NEEDED.	625	SF
12	CONSTRUCT UNDER SIDEWALK DRAIN PER COUNTY OF RIVERSIDE STD. 309. W=3'.	1	EA
13	INSTALL HANDRAIL PER ARCHITECTURAL PLANS.	36	LF
14	CONSTRUCT RETAINING WALL, HEIGHT PER PLANS.	50	LF
15	CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.	2	EA
16	CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.	2	EA
17	INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.	4	EA
18	INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.	460	SF

WATER NOTES

		QUANTITIES:	
1	INSTALL 2-INCH SCH. 40PVC PIPE.	40	LF
2	INSTALL 2-INCH WATER METER PER EMWD STD. B-344.	1	EA
3	INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.	1	EA
4	REMOVE BLIND FLANGE.	1	EA

FIRE PROTECTION NOTES

		QUANTITIES:	
1	INSTALL 8-INCH DIP OR APPROVED EQUAL.	125	LF
2	INSTALL 8-INCH FIRE SERVICE (DCDA) LF860 FEBCO OR APPROVED EQUAL.	1	EA
3	INSTALL POST INDICATOR FIRE DEPARTMENT CONNECTION VALVE PER DETAIL ON SHEET 2.	1	EA

SEWER NOTES

		QUANTITIES:	
1	INSTALL 6-INCH PVC PIPE, SDR 35.	135	LF
2	REMOVE BLIND FLANGE.	1	EA

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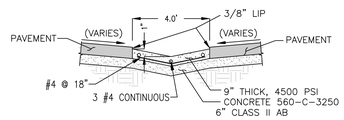
**NOTE TO CONTRACTOR:

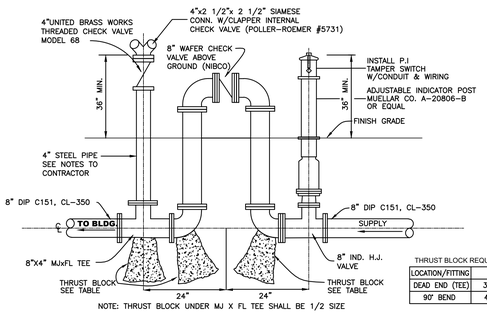
THE QUANTITIES PROVIDED HEREIN ARE ENGINEER'S ESTIMATED QUANTITIES ONLY AND ARE INTENDED SOLELY FOR BIDDING AND REFERENCE PURPOSES. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES, MEASUREMENTS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

HATCH LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED PCC PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED TRUNCATED DOMES
- EXISTING RIP-RAP AND/OR SUB-GRADE
- EXISTING AC PAVEMENT
- NATIVE SOIL
- FULL DEPTH REMOVAL



4' CROSS GUTTER
DETAIL "A"
N.T.S.

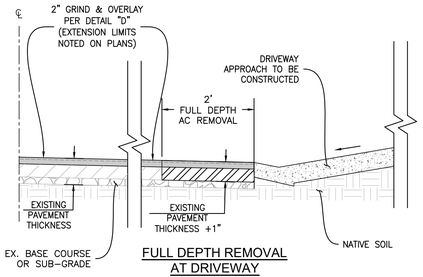


NOTE: THRUST BLOCK UNDER MJ X FL TEE SHALL BE 1/2 SIZE

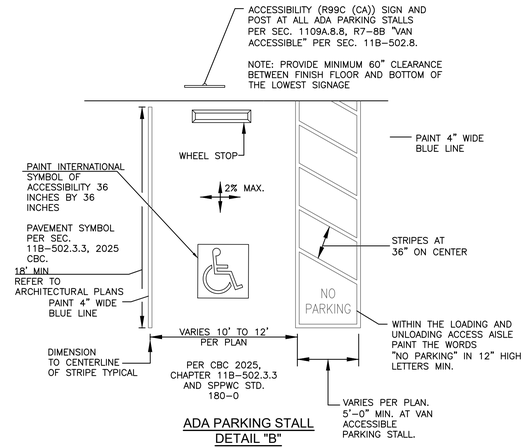
THRUST BLOCK REQUIREMENTS

LOCATION/FITTING	SIZE
DEAD END (TEE)	3'W X 2.5'H
90° BEND	4'W X 3'H

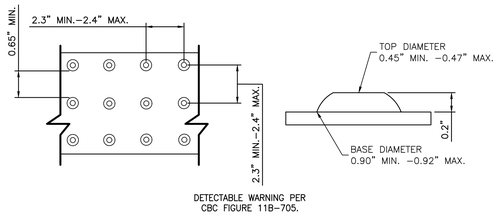
POST INDICATOR FIRE DEPARTMENT CONNECTION
N.T.S.



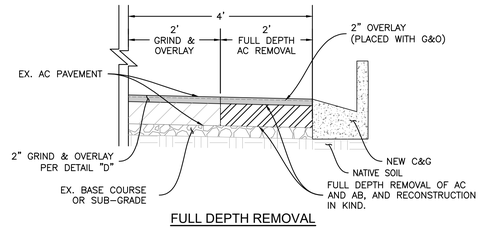
FULL DEPTH REMOVAL
AT DRIVEWAY
DETAIL B-1
N.T.S.



ADA PARKING STALL
DETAIL "B"
N.T.S.



DETECTABLE WARNING MAT
DETAIL "C"
N.T.S.



FULL DEPTH REMOVAL
AT CURB & GUTTER
DETAIL B-2
N.T.S.

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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY: _____ DATE
APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER JOHN M. BRUDIN No. 41836 CIVIL STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
1861 W. Redlands Blvd. Bldg. 7B
Redlands CA. 92373
(909) 890-1255
FAX: (909) 890-0995
JOHN M. BRUDIN
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS
HORSESHOE PROPERTY DISPENSARY PHASE III
DETAILS SHEET

SHEET No. 2 OF 5 SHEETS

FOR: | W.O. | FILE NO. –

ktgy
Architecture + Planning
17911 Von Karman Ave.
Suite 200
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ktgy.com
949.851.2133

KTGY Project No: 190293

Project Contact: MARIO TUTINO
Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - DISPENSARY PHASE III

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

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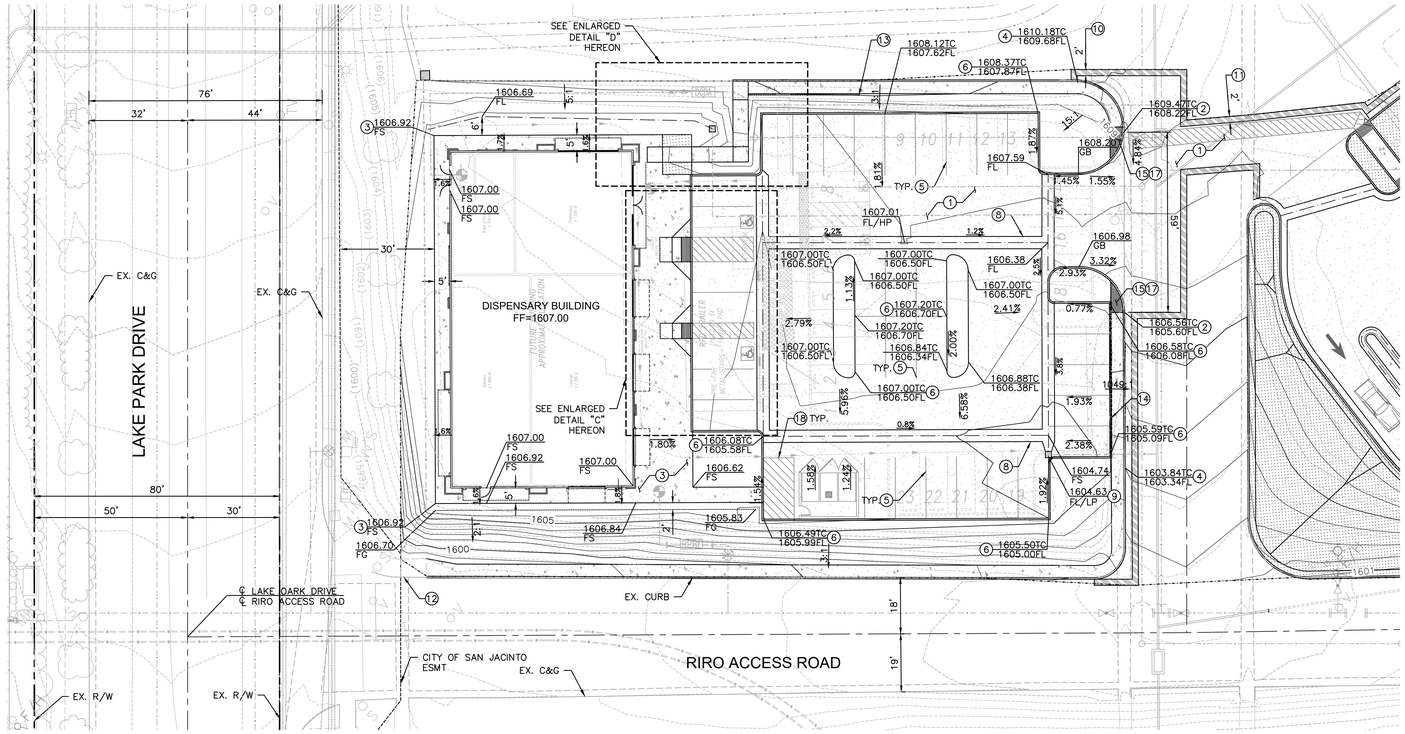
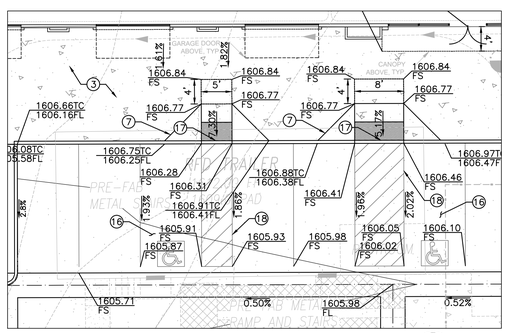
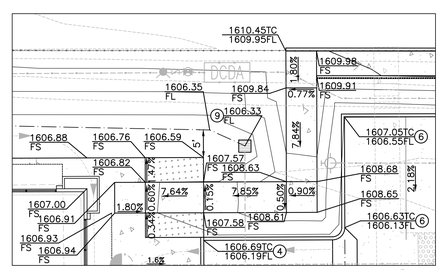


CONSTRUCTION NOTES:

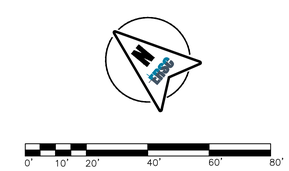
1. CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
2. CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.
3. CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
4. CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
5. INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
6. CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
7. CONSTRUCT CURB RAMP CASE D PER CALTRANS STD. PLAN A88A.
8. CONSTRUCT 4' CROSS GUTTER PER DETAIL "A" ON SHEET 2.
9. INSTALL 24"X24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.
10. REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 AS NEEDED.
11. REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS B-1 AND B-2 AS NEEDED.
12. CONSTRUCT UNDER SIDEWALK DRAIN PER COUNTY OF RIVERSIDE STD. 309. W=3'.
13. INSTALL HANDRAIL PER ARCHITECTURAL PLANS.
14. CONSTRUCT RETAINING WALL, HEIGHT PER PLANS.
15. CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
16. CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
17. INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
18. INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.



ENLARGED DETAIL "C"
SCALE: 1"=10'



ENLARGED DETAIL "D"
SCALE: 1"=10'



GRAPHIC SCALE IN FEET
1" = 20'

WDID#833C392634

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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY: _____ DATE
APPROVED BY: _____ DATE

REGISTERED PROFESSIONAL ENGINEER
JOHN M. BRUDIN
No. 41836
CIVIL
STATE OF CALIFORNIA

DESIGN BUILD CONTRACTOR:
ERSC INC.COM
Engineering Resources of Southern California
JOHN M. BRUDIN
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(909) 890-1255
FAX: (909) 890-0995
5/21/2026
DATE:

SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY
DISPENSARY PHASE III

PRECISE GRADING

SHEET No. 3 OF 5 SHEETS

FOR: | W.O. | FILE NO. –

ktgy
Architecture + Planning
17911 Von Karman Ave.
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Email: mtutino@ktgy.com

Principal: MICHAEL TSENG
Project Designer: DWYONE KEITH

Developer

SEDC
23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - DISPENSARY PHASE III

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

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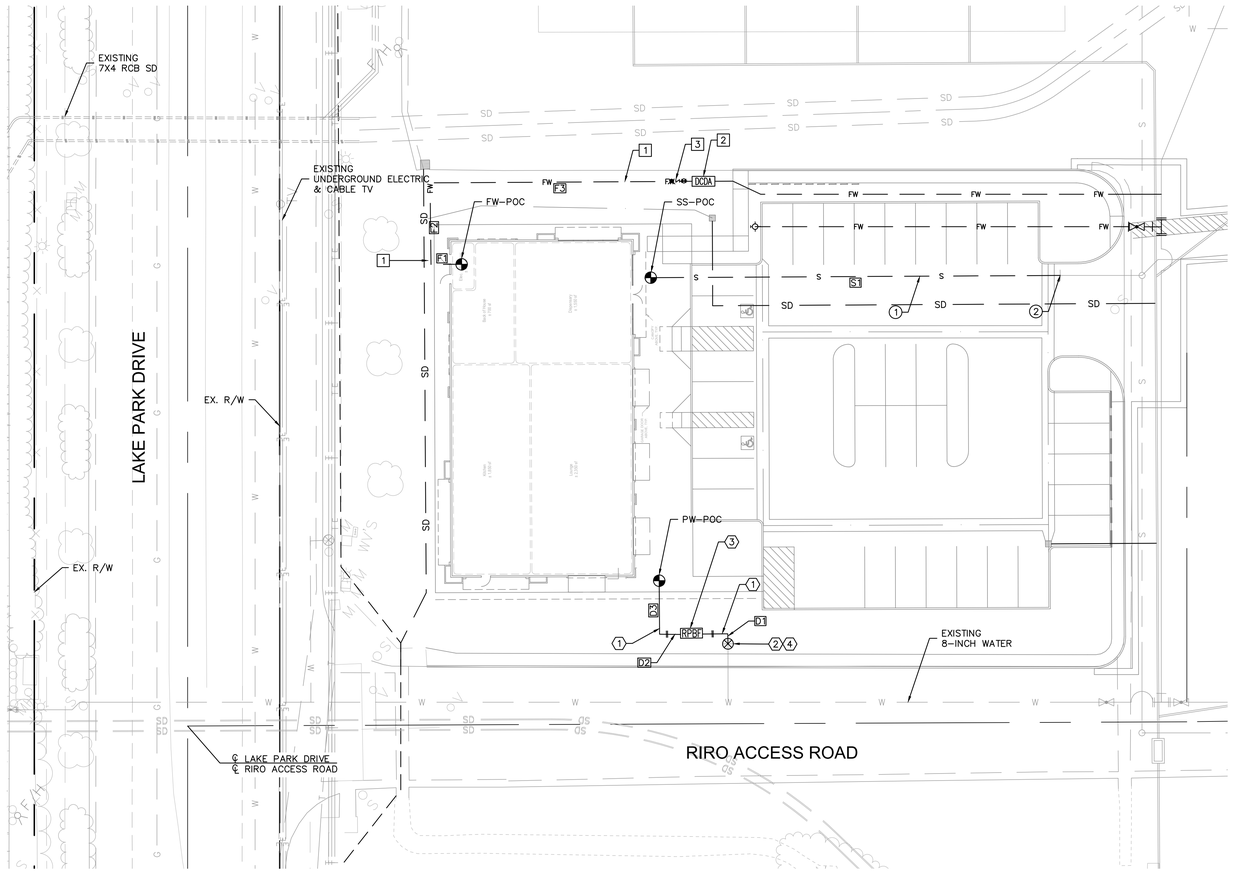

WATER NOTES

1. INSTALL 2-INCH SCH. 40PVC PIPE.
2. INSTALL 2-INCH WATER METER PER EMWD STD. B-344.
3. INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.
4. REMOVE BLIND FLANGE.

FIRE PROTECTION NOTES

1. INSTALL 8-INCH DIP OR APPROVED EQUAL.
2. INSTALL 8-INCH FIRE SERVICE (DCDA) LF860 FEBCO OR APPROVED EQUAL.
3. INSTALL POST INDICATOR FIRE DEPARTMENT CONNECTION VALVE PER DETAIL ON SHEET 2.

SEWER NOTES

1. INSTALL 6-INCH PVC PIPE, SDR 35.
2. REMOVE BLIND FLANGE.

DOMESTIC WATER LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
D1	1.51	N49° 49' 11.99"E
D2	22.26	N40° 04' 55.57"W
D3	15.58	N49° 55' 04.43"E

FIRE PROTECTION LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
F1	9.07	S40° 06' 14.90"E
F2	26.63	S49° 58' 39.79"W
F3	86.24	N40° 01' 20.21"W

SEWER LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
S1	133.51	N40° 00' 01.65"W

0' 10' 20' 40' 60' 80'

GRAPHIC SCALE IN FEET
1" = 20'

WDID#833C392634

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DATE	BY	REVISIONS	APPR.	DATE

SOBOBA BAND OF LUISEÑO INDIANS
RECOMMENDED BY:
DATE
APPROVED BY:
DATE

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ERSC INC.COM
Engineering Resources of Southern California
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SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY
DISPENSARY PHASE III

UTILITY PLAN

SHEET No. 4 OF 5 SHEETS

FOR: W.O. FILE NO. –

ktgy
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23906 SOBOBA ROAD

SAN JACINTO, CA 92581
PHONE NO. 951-663-2058

SEDC - DISPENSARY PHASE III

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

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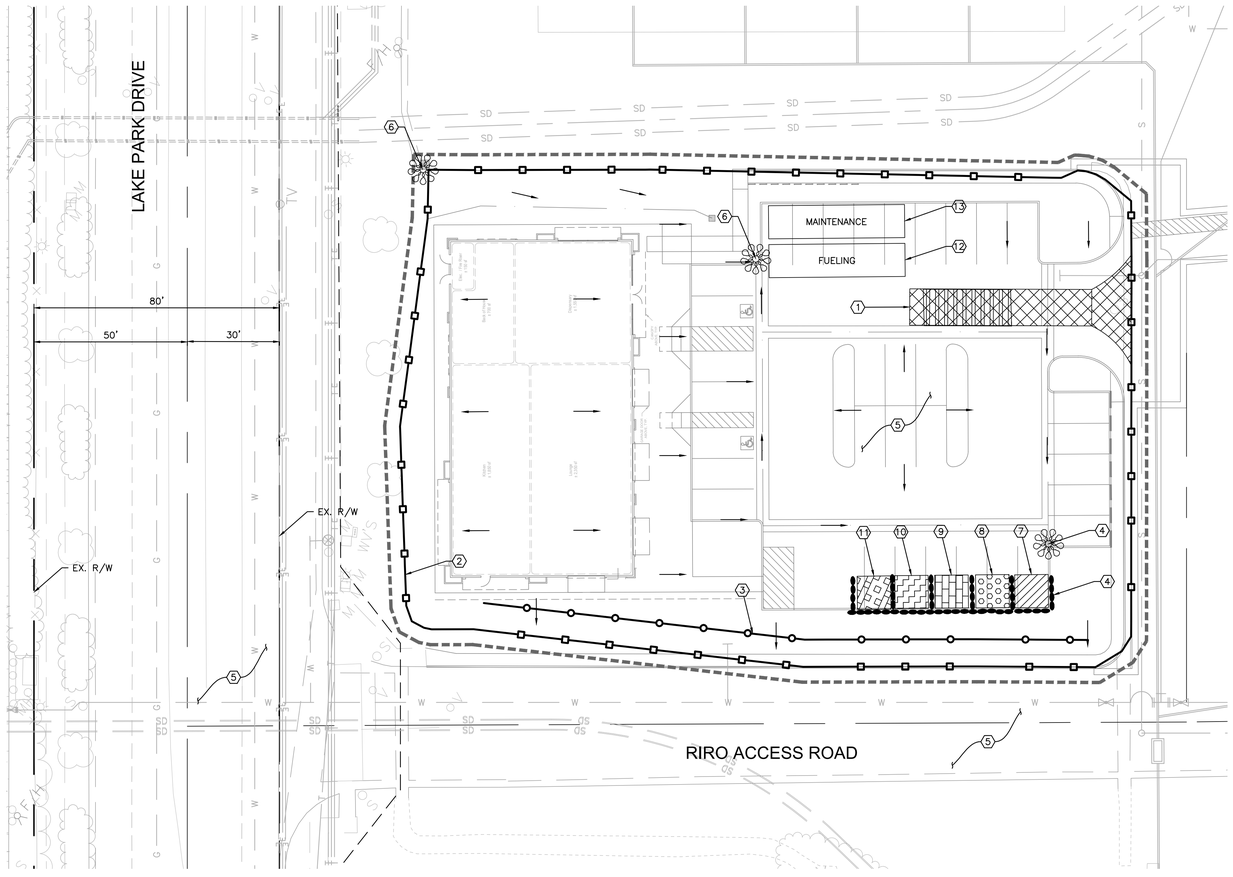
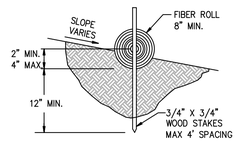


LEGEND

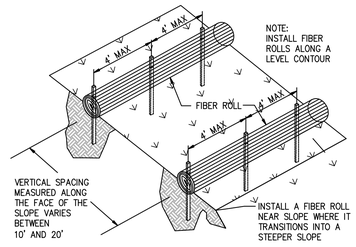
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL DELIVERY/STORAGE AREA
- STOCKPILE MANAGEMENT
- SPILL PREVENTION AND CONTROL
- SOLID WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT
- GRADING LIMITS
- GRAVEL BAGS
- SILT FENCE
- FIBER ROLLS
- FLOW PATH
- INLET PROTECTION

EROSION CONTROL NOTES

1. STABILIZED CONSTRUCTION ENTRANCE (TC-1).
2. SILT FENCE (SE-1).
3. FIBER ROLLS (SE-5).
4. GRAVEL BAG BERM (SE-6).
5. STREET SWEEPING AND VACUUMING (SE-7).
6. STORM DRAIN INLET PROTECTION (SE-10).
7. MATERIAL DELIVERY AND STORAGE (WM-1).
8. STOCKPILE MANAGEMENT (WM-3).
9. SPILL PREVENTION AND CONTROL (WM-4).
10. SOLID WASTE MANAGEMENT (WM-5).
11. CONCRETE WASTE MANAGEMENT (WM-8).
12. VEHICLE AND EQUIPMENT FUELING (NS-9).
13. VEHICLE AND EQUIPMENT MAINTENANCE (NS-10).

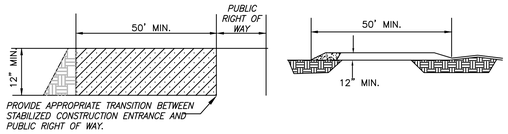


ENTRENCHMENT DETAIL
NOT TO SCALE

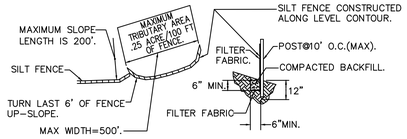


TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE

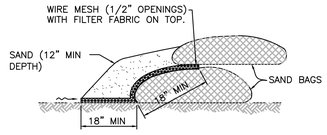
3 FIBER ROLL
N.T.S.



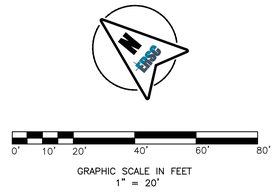
1 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



2 SILT FENCE
N.T.S.



4 GRAVEL BAG BARRIERS
N.T.S.



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SOBOBA BAND OF LUISEÑO INDIANS
EST. JUNE 19, 1883

SOBOBA BAND OF LUISEÑO INDIANS

HORSESHOE PROPERTY COMMERCIAL/RETAIL DEVELOPMENT

EROSION CONTROL PLAN

SHEET No. 5 OF 8 SHEETS

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SAN JACINTO, CA 92581
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SEDC - SOVOVATUM VILLAGE PHASE II

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

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Landscape Construction Documents for:

Soboba Sovovatum Village

Phase 2

2214 Lake Park Drive, San Jacinto, CA 92583

Prepared for:

SEDC

23906 Soboba Road, San Jacinto, CA 92581

ABBREVIATIONS:

AC	Asphalt Concrete
A/C	Air Condenser
AD	Area Drain
ADA	American with Disabilites Act
AGG	Aggregate
ALIGN	Alignment
APPROX	Approximate
ARCH	Architect(ural)
BC	Bottom of Curb
BCR	Beginning Curve Radius
BD	Board
BF	Bottom of Fence
BL	Base Line
BLDG	Building
BM	Benchmark
BOC	Back of Curb
BOP	Bottom of Pipe
BOR	Bottom of Ramp
BOS	Bottom of Slope
BOT	Bottom
BS	Bottom of Step
BVC	Beginning of Vertical Curve
BW	Bottom of Wall
CAB	Crushed Aggregate Base
CB	Catch Basin
CFS	Cubic Feet per Second
CI	Cast Iron
CIP	Cast-in-Place
CJ	Contraction Joint
CL	Centerline
CLR	Clearance
CMB	Crushed Miscellaneous Base
CMP	Corrugated Metal Pipe
CMU	Concrete Masonry Unit
CO	Cleanout
CONC	Concrete
CONT	Continuous
DBL	Double
DCJ	Doweled Construction Joint
DET	Detail
DF	Douglas Fir
DI	Drain Inlet
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DWG	Drawing
E	East
(E)	Existing
EA	Each
ECR	End Curve Radius
EIFS	Exterior Insulation and Finish System
EL	Elevation
ELEC	Electrical
ENCL	Enclosure
EQ	Equal
EQUIP	Equipment
EVC	End Vertical Curve
EW	Each Way
EWWM	Electrically Welded Wire Mesh
EX	Existing
FD	Floor Drain
FDN	Foundation
FF	Finish Floor
FFE	Finish Floor Elevation
FG	Finish Grade
FH	Fire Hydrant
FL	Flow Line
FOB	Face of Building
FOC	Face of Curb
FOF	Face of Finish
FOS	Face of Step
FOW	Face of Wall
FS	Finish Surface
FTG	Footing
G	Gas
GA	Gauge
GALV	Galvanized
GB	Grade Brake
GC	General Contractor
GFCI	Ground Fault Circuit Interrupter
GO	Grid Origin
GR	Grade
GV	Gate Valve
HB	Hose Bibb
HC	Handicap
HDR	Header
HORIZ	Horizontal
HP	High Point
HT	Height
ID	Inside Diameter
IJ	Isolation Joint
IN	Inch
INV	Invert
JB	Junction Box
JT	Joint
LB	Pound
LF	Linear Fee
LOW	Limit of Work
LP	Low Point
MAX	Maximum
MECH	Mechanical
MED	Medium
MET	Metal
MFG	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
MOM	Metal(ead Ornamental Metal
N	North
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OC	On Center
OCEW	On Center each Way
OD	Outside Diameter
OE	Or Equal
OPG	Opening
OPP	Opposite
PA	Planting Area
PI	Point of Intersection
PIP	Protect in Place
PL	Property Line
POC	Point of Connection
POVC	Point of Vertical Curve
PREP	Preparation
PSI	Pounds per Square Inch
PT	Point of Tangency
PVC	Poly Vinyl Chloride
PVI	Point of Vertical Intersection
PVMT	Pavement
R	Radius
RCP	Reinforced Concrete Pipe
RD	Roof Drain
RE	Rim Elevation
RECPT	Receptacle
REF	Reference
REINF	Reinforced
REQ	Required
REV	Revision
RL	Ridge Line
RO	Rough Opening
ROW	Right of Way
R/W	Right of Way
RP	Radius Point
S	Sewer
SCH	Schedule
SCO	Sewer Clean Out
SF	Square Feet
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
STA	Station
STD	Standard
STL	Steel
STRUC	Structural
SS	Stainless Steel
TC	Top of Curb
THK	Thick
TOB	Top of Beam
TOC	Top of Cap
TOS	Top of Slope
TBD	To Be Determined
TD	Top of Drain
TF	Top of Fence
TOR	Top of Ramp
TS	Top of Step
TYP	Typical
TW	Top of Wall
UNO	Unless Noted Otherwise
V	Vertical
VERT	Vertical
W	West
W/	With
W/O	Without
WC	Water Closet
WI	Wrought Iron
WP	Waterproof
WS	Water Surface

UNDERGROUND UTILITY SERVICE ALERT OF SOUTHERN CALIFORNIA!
Call: (800) 227-2600

"CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU DIG"

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Contact:
email:

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Irvine, CA 92614
T: 949-221-6274
Contact: Dorina Watson
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CIVIL ENGINEER:
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1861 W. Redlands Blvd
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T: 909-890-1255
Contact: Matt Brudin
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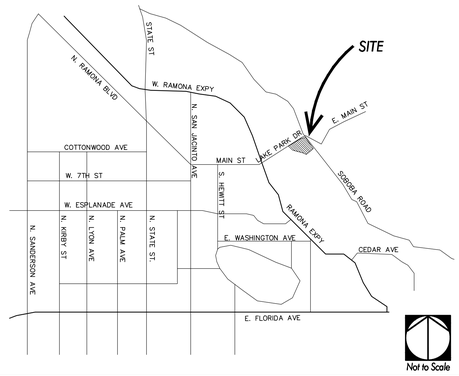
SUBMITTALS:

Date	Description
05/21/26	Bid Set / 1st Submittal

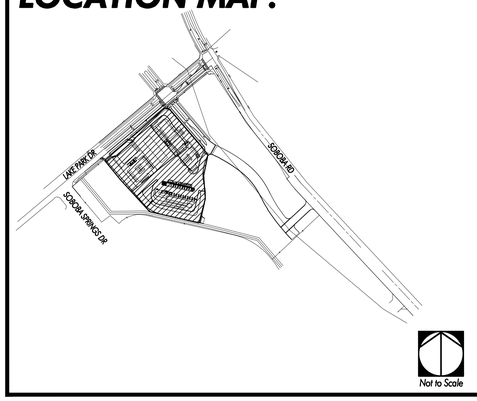
SHEET INDEX:

Qty.	Sht. No.	Sheet Title
1	CS-0.01	Cover Sheet
2	LC-0.01	Construction Schedules & Notes and Planting Schedule & Notes
3	LC-1.01	Construction Plan and Planting Plan
4	LC-5.01	Construction Details
5	LC-6.01	Construction Specifications
6	LI-0.01	Irrigation Schedules and Notes
7	LI-1.01	Irrigation Plan
8	LI-5.01	Irrigation Details
9	LI-5.02	Irrigation Details
10	LI-6.01	Irrigation Specifications
11	LP-5.01	Planting Details
12	LP-6.01	Planting Specifications

VICINITY MAP:



LOCATION MAP:



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Drawn:
Checked: NM

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT
2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

REGISTERED LANDSCAPE ARCHITECT
Paul L. Madsen, Lic. No. 5973
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

COVER SHEET

CS-0.01

2026-05-26, ISSUED FOR BID

GENERAL PLANTING NOTES:

1. Refer to planting details and specifications for additional planting information.
2. Consult with site superintendent, appropriate agencies, and Drawings to verify existing locations of underground utilities, pipes and structures. Take sole responsibility for costs incurred due to damage of these utilities, pipes, or structures if proper verification by Contractor was not performed.
3. Do not willfully proceed with planting operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during the design process. Bring these conditions immediately to the attention of the Owner's Authorized Representative for resolution. Assume full responsibility for costs incurred due to lack of providing such notification.
4. Coordinate other contractor's work related to proper execution of Contractor's work.
5. Obtain approval of final grade certification from Owner prior to beginning planting operations that certifies that rough grades are within 1/10th of an inch from specified grades. Ensure that finish grade elevations of planting areas are set to the proper elevations relative to the finish surfaces of paving, utility covers, and curbs.
6. Existing site soil may be used in planting areas, however, it may need to be amended as indicated in the horticultural soils report. Should import soil be necessary to bring site to specified finish grades, indicate source location. Ensure that import soil is of a sandy loam nature, containing no toxic chemicals or elements that might inhibit or retard normal plant growth. Submit soil test results of import soil to Owner's Authorized Representative for approval prior to delivering soil to site.
7. Submit representative photos of each tree species to Owner's Authorized Representative for approval. Trees of a similar species and variety are to have matching form.
8. Plant material must be approved by Owner's Authorized Representative prior to installation. Plant material installed without Owner's Authorized Representative's approval may be subject to removal and replacement with related costs borne by Contractor.
9. Final locations of plant materials are subject to approval of the Owner's Authorized Representative prior to installation. Perform the following before beginning planting pit excavation:
   a. Shrubs - place in containers on-site in "final" locations.
   b. Trees - stake or flag centerpoint of tree.
   c. Container Pots - locate pots prior to planting.
10. Notify Owner's Authorized Representative in sufficient time to perform a required site observation visit. Refer to specifications for specific site visit notification tasks and times. Insufficient notification time given Owner's Authorized Representative may require the site visit to be canceled, or possibly, make Contractor responsible to compensate Owner's Authorized Representative for overtime.
11. Furnish plant material free of pests, poor condition, or disease, including pre-selected or "tagged" plant material provided by Owner's Authorized Representative.
12. After fine grading operations have been completed and prior to beginning soil preparation, take a minimum of (3) horticultural soil samples where soil conditions or plant types vary, i.e. turf, shrub, slopes, etc. Soil samples are to be collected and tested by a qualified soil testing laboratory (current member of the California Association of Agricultural Labs) and a written report prepared which includes recommendations for soil amendments, fertilization, planting backfill mixes and maintenance. Submit a copy of the report to the Owner's Authorized Representative. These recommendations may be revised to conform to recommendations noted in this soil report, however, only upon receipt of written change order from Owner.
13. If conflicts arise between actual size of planting areas on-site and those areas indicated on Drawings, contact Owner's Authorized Representative for resolution. Failure to make such conflicts known to Owner's Authorized Representative in a timely fashion may result in Contractor's own liability to relocate plant materials.
14. Ensure that turf areas are separated from groundcovers and shrub areas with specified edging - refer to Drawings. Keep turf 2' clear of tree trunks. Apply wood mulch in this buffer zone
15. Triangular space groundcovers and shrubs, unless indicated otherwise on Drawings - refer to planting details.
16. Provide a representative example of a typical tree staking and guying (if any) installation for Owner's Authorized Representative review before performing tree staking and guying (if any) operations - refer to planting details.
17. Excavate plant pits to specified dimensions per planting details.
18. Do not plant trees closer than 4-feet to fixed edge such as sidewalks and walls unless indicated otherwise on Drawings.
19. Ensure that top of tree rootballs are set 2" above finish grade and shrub rootballs are set 1" above finish grade.
20. Install plant material with its best side facing predominate view of public.
21. Provide the required setbacks between trees and elements such as utilities, i.e. gas, electric, sewer, water and related vaults, streetlights, fire hydrants, and signage.
22. Replace or repair existing materials that are damaged by Contractor during planting operations.
23. Verify property lines prior to commencing planting operations.
24. Refer to City and County standards for standard landscape plans and specifications, where applicable.
25. All plant material to be maintained to grow into planting area provided without impacting building, utilities and sidewalk.

SOIL MANAGEMENT REPORT:

1. Submit soil samples to a laboratory for analysis and recommendations.
   (A) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

   (B) The soil analysis shall include:
   (1) Soil texture;
   (2) Infiltration rate determined by laboratory test or soil texture infiltration rate table;
   (3) pH;
   (4) Total soluble salts;
   (5) Sodium;
   (6) Percentage organic matter; and
   (7) Recommendations.
2. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots.
3. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
4. If a grading permit is required, the soil analysis report shall be submitted to the City with the Certificate of Completion. If a grading permit is not required, the soil analysis report shall be submitted to the City with the Landscape Documentation Package.
5. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the City with Certificate of Completion.

WOOD MULCH SCHEDULE:

1. Mulch these planter areas with a 3 inch deep layer of wood mulch:
   A. Shrub areas.
   B. Groundcover areas.
2. Mulch Type: "Forest Floor" - (2" minus).
3. Supplier: Aquinaga Green (949) 786-9558.
4. Comments: Provide Owner's Authorized Representative with (1) baggie of mulch for review and approval prior to placement of mulch.
5. Refer to the Landscape Planting specification for additional mulch information.

TREE ROOT BARRIER SCHEDULE:

1. Provide root control barriers for trees planted within 5-feet of a hardscape edge such as paving, walls, curbs, steps, etc.
2. Type: UB 24-2.
3. Mfg: Deep Root (800) 458-7668
4. Comments:
   A. Set top of barrier a minimum of 1/2" above finish grade and below surface of wood mulch or turf.
   B. Alternatives may be submitted for review.
   C. Length of panels determined by expected tree canopy at maturity. Ex. - 12' dia. + 2' = 14'; (7) panels

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	STAKE/GUY	DETAIL	COMMENTS
Lag Mus	Lagerstroemia i. 'Muskogee'	Muskogee Crape Myrtle	36" box	-	Per plan	None	4,5 & 10/LP-5.01	-
Lau Nob	Laurus nobilis	Bay Laurel	36" box	-	Per plan	None	-	-
Lop Con	Lophostemon confertus	Brisbane Box	36" box	-	Per plan	None	-	-
Pla Ace	Platanus × acerifolia	London Plane	36" box	-	Per plan	Double stake	4,5 & 10/LP-5.01	-
Que Vir	Quercus virginiana	Southern Live Oak	48" box	-	Per plan	Double stake	4,5 & 10/LP-5.01	-

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DETAIL	COMMENTS
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Flats	30" o.c.	1/LP-5.01	-
	Lantana 'Radiation'	Radiation Trailing Lantana	Flats	30" o.c.	1/LP-5.01	-
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	Flats	30" o.c.	1/LP-5.01	-

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	SPACING	DETAIL	COMMENTS
	Aloe 'Blue Elf'	Blue Elf Aloe	1 gal.	-	24" o.c.	1,2 & 3/LP-5.01	-
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Dietes bicolor	Fortnight Lily	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Dietes bicolor	Fortnight Lily	5 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Furcraea macdougalii	MacDougall's Century Plant	15 gal.	-	Per plan	1,2 & 3/LP-5.01	-
Rc	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
Rc	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
Rm	Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	5 gal.	-	36" o.c.	1,2 & 3/LP-5.01	-
	Salvia greggii 'Purple'	Cherry Sage	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Hesperaloe parviflora	Red Yucca	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-

GENERAL CONSTRUCTION NOTES:

1. Conform Work to requirements of latest adopted edition of Uniform Building Code and applicable local and state codes, plans, specifications, ordinances and regulations.
2. Prior to beginning work, become familiar with existing site conditions, including underground utilities, and above grade features such as grading, walls, fences, structures, etc. Contractor will be held responsible for his own damage.
3. Upon being awarded Contract, make necessary arrangements to insure that materials, supplies, and manpower will be available when needed to construct this project in an orderly and timely fashion.
4. Do not begin work until Contractor's "Construction Set" drawings are current and have required public agency approvals.
5. Verify property lines and limits of work prior to commencing work.
6. Refer to project specifications for additional information.
7. Obtain necessary permits and pay for related inspection fees required to install Work.
8. Written dimensions take precedence over scaling of Drawings.
9. Where conflicts occur between Drawings and actual field conditions, notify Owner's Authorized Representative immediately for clarification. Failure to provide notification may hold Contractor liable for costs incurred to rectify problem, if required.
10. Prior to installing paving, refer to the project's geotechnical report. Report discrepencies between the geotechnical report's recommendations and information noted in the Paving Schedule.
11. Do not willfully proceed with construction operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during the design process. Bring these conditions immediately to attention of Owner's Authorized Representative for resolution. Assume full responsibility for costs incurred and required modifications due to lack of providing such notification.
12. Be responsible for coordinating work with Owner, Owner's Authorized Representative, General Contractor and his sub-contractor's, public agencies,and project design consultants.
13. Ensure that rough grade has been accepted by Owner prior to beginning work.
14. Ensure that fine grades have been established correctly and approved by Owner's Authorized Representative prior to beginning hardscape work.
15. Provide the following grade drops from paving finish surface: Turf areas - 1 1/2", groundcover/shrub areas - 3".
16. Ensure that Contractor-installed underground elements such as drainlines, irrigation mainlines and laterals, electrical conduit, sleeves, etc. are in place, operational,and approved by public agency inspection prior to installation of hardscape work.
17. Paving mock-ups may be required on this project - refer to Paving Schedule and specifications for additional information.
18. Ensure that curved edges such as walkways, headerboard,and mowstrips have smooth and continuous curves.
19. Notify Owner's Authorized Representative with proper amount of lead-time as indicated in specifications prior to a Contractor-requested site meeting. Failure to provide appropriate lead time may result in Contractor being backcharged for Owner's Authorized Representative's time.
20. Refer to Civil Engineer's drawings for precise grading, step quantities,and drainage information.
21. Dimensions are to the face of CMU or studs, unless indicated otherwise.
22. Provide isolation joints when paving abuts vertical edges such as walls, steps, curbs, and columns.

PAVING SCHEDULE:

KEY	DESCRIPTION	COLOR	FINISH	MFG./SUPPLIER	PATTERN	THK.	REINF.	CEMENT	BASE	JOINTING	DETAIL	COMMENTS
P-1	Concrete Paving	Natural Gray	Broom	-	Per Plan	4"	#3 at 18" o.c.e.w.	II/V	Per Geotech Report	1/8" Sawcut	1,2/LC-5.01	-
P-2	Enhanced Paving	Davis Color "Mesa Buff"	TopCast #3	-	Per Plan	4"	Per Detail	II/V	Per Geotech Report	1/8" Sawcut	1,2/LC-5.01	-
P-3	Decorative Rocks	Copper Canyon	Crushed, ¾" size	Southwest Boulder 800-540-1147	Per Plan	Per Detail	-	-	Per Geotech Report	-	3/LC-5.01	-
P-4	Landscape Boulder	Copper Canyon	4'X5'; 3'X4'	Southwest Boulder 800-540-1147	Per Plan	Per Detail	-	-	Per Geotech Report	-	5/LC-5.01	-
P-5	Concrete Parking Strip	Natural Gray	Broom	-	Per Plan	4"	Per Detail	II/V	Per Geotech Report	-	4/LC-5.01	-
P-6	Handrail at Steps	SW 7020 Black Fox	Satin	-			Per Detail				6/LC-5.01	-

Footnotes:
1. Refer to Construction Specifications for all hardscape notes and information.
2. Refer to Geotechnical Soil Report for all concrete and reinforcement recommendations.
3. 4' x 4' sample to be review and approved by the Owner and Landscape Architect prior to installation.
4. Install isolation joints at building edges, curb and wall edges, and back of pool/spa coping.
5. Apply concrete curing compound and sealer on all above-graded exterior P.I.P. concrete.

CONSTRUCTION KEY NOTES:

1. Curb and gutter - per Civil Engineer
2. Building - per Architect
3. Site light - per Electrical Engineer
4. Trash Enclosure - per Architect
5. Retaining wall- per Civil Engineer
6. Transformer by others
7. Parking lot paving- per Civil Engineer
8. Parking lot striping and sign per Civil Engineer
9. ADA Ramp per Civil Engineer

SYMBOLS LEGEND:

- Center Line
- Property Line
- PA — Planting Area
- Isolation Joint
- Contraction Joint
- Limit of Work Line
- Matchline
- Align
- Point of Beginning/Origin Point of Layout
- Indicates Vine
- Indicates Espalier
- xx — Quantity of Plants in Planting Area
- xx" — Indicates Tree Box Size
- xx' BT — Indicates Palm Brown Trunk Height
- Indicates Section Letter
- Indicates Section Sheet Number
- Indicates Elevation Letter
- Indicates Elevation Sheet Number
- Indicates Enlargement Number
- Enlargement Name/Description
- Indicates Enlargement Sheet Number
- Indicates Tree Quantity — Indicates Tree Type — Indicates Tree Size
- Indicates Vine Quantity — Indicates Vine Type — Indicates Vine Size

Note: Plant quantities shown on plans are for contractors convenience and reference only. Contractor is responsible to provide all plant material required to conform to specified plant spacing.

C2 Collaborative

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PHONE: (951) 663-2058

SOBOBA SOVOVATUM VILLAGE PHASE-2

SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION

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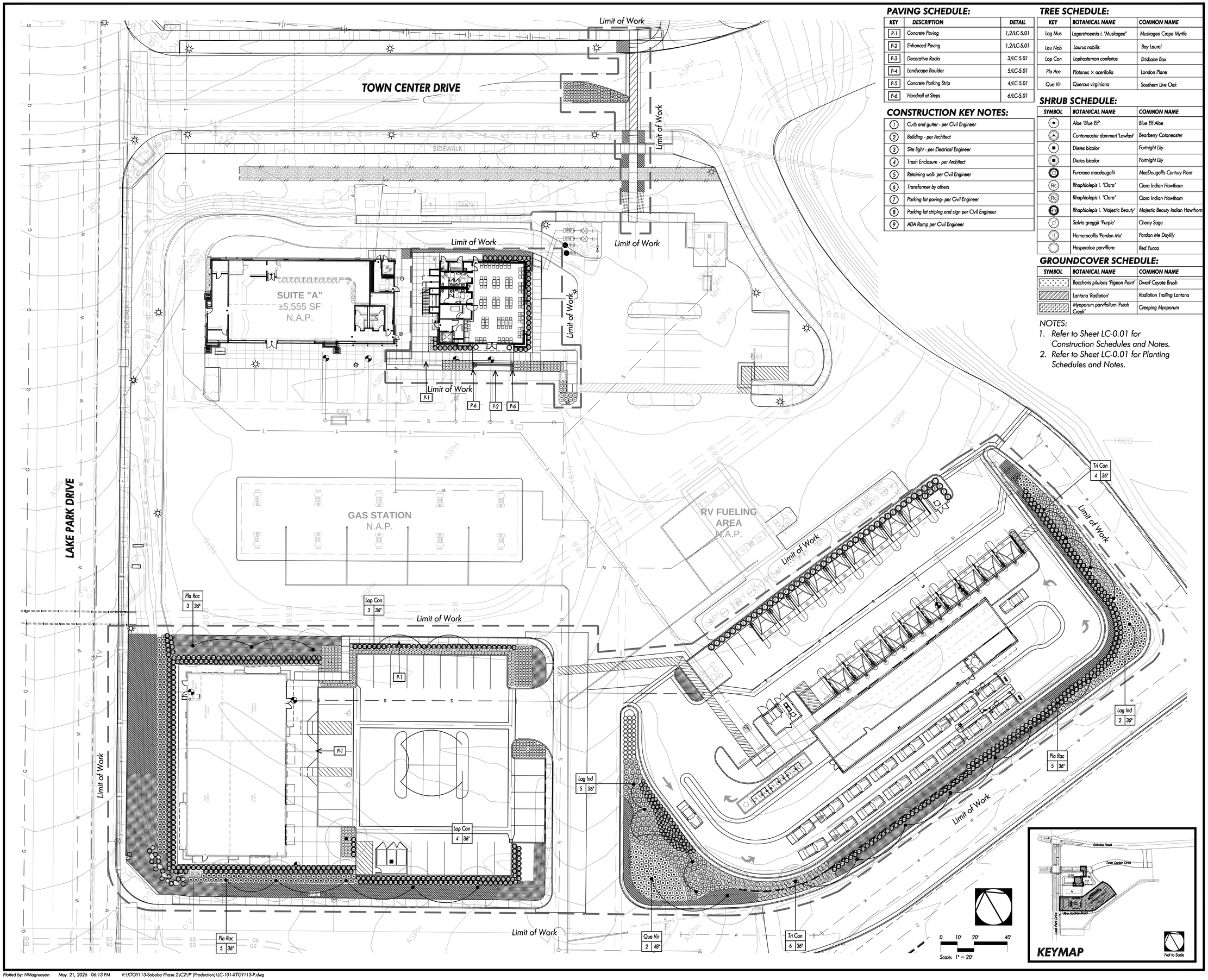
REGISTERED LANDSCAPE ARCHITECT
Paul L. Holden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

CONSTRUCTION AND PLANTING SCHEDULE

LC-0.01

2026-05-26, ISSUED FOR BID



PAVING SCHEDULE:

KEY	DESCRIPTION	DETAIL
P-1	Concrete Paving	1,2/LC-5.01
P-2	Enhanced Paving	1,2/LC-5.01
P-3	Decorative Rocks	3/LC-5.01
P-4	Landscape Boulder	5/LC-5.01
P-5	Concrete Parking Strip	4/LC-5.01
P-6	Handrail at Steps	6/LC-5.01

CONSTRUCTION KEY NOTES:

1	Curb and gutter - per Civil Engineer
2	Building - per Architect
3	Site light - per Electrical Engineer
4	Trash Enclosure - per Architect
5	Retaining wall- per Civil Engineer
6	Transformer by others
7	Parking lot paving- per Civil Engineer
8	Parking lot striping and sign per Civil Engineer
9	ADA Ramp per Civil Engineer

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME
Lag Mus	Lagerstroemia i. "Muskogee"	Muskogee Crape Myrtle
Lau Nob	Laurus nobilis	Bay Laurel
Lop Con	Lophostemon confertus	Brisbane Box
Pla Ace	Platanus × acerifolia	London Plane
Que Vir	Quercus virginiana	Southern Live Oak

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
	Aloe 'Blue Elf'	Blue Elf Aloe
	Contoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
	Dietes bicolor	Fortnight Lily
	Dietes bicolor	Fortnight Lily
	Furcraea macdougalii	MacDougall's Century Plant
Rc	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn
Rc	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn
Rm	Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Indian Hawthorn
	Salvia greggii 'Purple'	Cherry Sage
	Hemerocallis 'Pardon Me'	Pardon Me Daylily
	Hesperaloe parviflora	Red Yucca

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
	Lantana 'Radiation'	Radiation Trailing Lantana
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum

NOTES:
1. Refer to Sheet LC-0.01 for Construction Schedules and Notes.
2. Refer to Sheet LC-0.01 for Planting Schedules and Notes.

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Drawn:
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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

2214 LAKE PARK DRIVE
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No.	DATE	DESCRIPTION

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REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

CONSTRUCTION AND PLANTING PLAN

LC-1.01

2026-05-26, ISSUED FOR BID

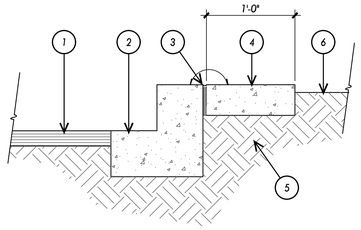
Plotted by: NMagnusson May. 21, 2026 06:13 PM V:\KTGY113-Soboba Phase 2\C2\P (Production)\LC-101-KTGY113-P.dwg

LEGEND

1. Adjacent paving per Civil Engineer.
2. Concrete curb per Civil Engineer.
3. Expansion joint per separate detail.
4. Concrete paving- flush to top of curb.
5. Compacted subgrade per Geotech report.
6. Finish grade per Civil Engineer.

NOTES

A. Refer to Paving Schedule for paving types, colors, and finishes.
B. Refer to Geotech report for compacted subgrage.



P-7 Concrete Parking Strip.dwg

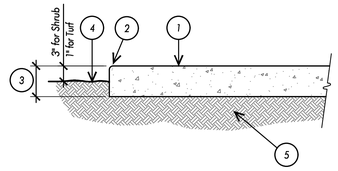
4 CONCRETE PARKING STRIP — Scale: 3" = 1'-0"

LEGEND

1. Concrete paving.
2. 1/2" radius.
3. Refer to Paving Schedule for thickness.
4. Finish grade.
5. 90% compacted subgrade.

NOTES

A. Refer to Paving Schedule for additional paving information.



PV-CP-02.dwg

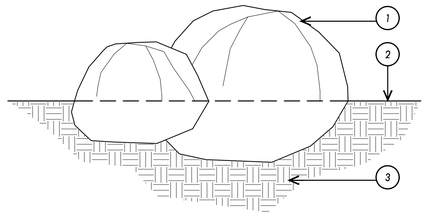
1 CONCRETE PAVING — Scale: N.T.S.

LEGEND

1. Landscape boulders- located per plans. Bury 1/3 of total boulder height.
2. Finish grade.
3. Compacted subgrade to 90%.

NOTES:

A. Refer to Construction Legend for all type, color, finish, and manufacturer applications



PL-EG-05.dwg

5 LANDSCAPE BOULDER (P-4) — Scale: N.T.S.

LEGEND

1. Concrete paving.
2. Concrete paving - first pour.
3. Concrete paving - second pour.
4. Contraction joint 1/4th depth of slab.
5. Construction joint.
6. 90% compacted subgrade.
7. Fixed element, i.e. wall, column, vault, or step.
8. Sealant.
9. Compressible joint filler.
10. Steel dowel.
11. Plastic "Speed Dowel" alignment tube cast in first pour.

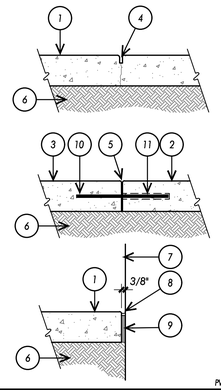
NOTES

A. Refer to Paving Schedule for paving types, colors, and finishes.

Contraction Joint:

Doweled Construction Joint:

Expansion / Isolation Joint:



PV-CP-01.dwg

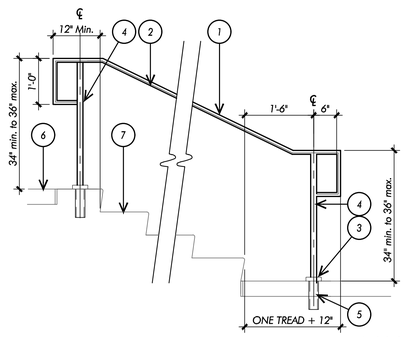
2 CONCRETE PAVING JOINTS — Scale: N.T.S.

LEGEND

1. 1-7/8" x 1/2" flat aluminum handrail cap.
2. 1-1/2"x 1/4" - flat aluminum bar handrail. Center on post.
3. Post shoe #81-301. Available from King Architectural Metal, (800)542-2379.
4. 1 1/2" sq. aluminum post.
5. 3" Dia. core drill and grout fill to accommodate posts.
6. Adjacent paving per plan.
7. Concrete step per separate detail.

NOTES

A. All aluminum pieces to be metalized.
B. Grind all welds smooth.
C. Paint w/two (2) coats primer and two (2) coats paint.
D. Refer to Construction Schedule for all colors, types, finishes and manufacturer requirements.



Handrail at Steps.dwg

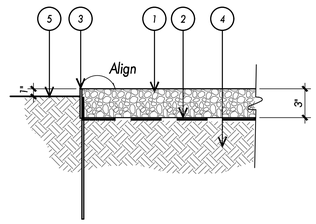
6 HANDRAIL AT STEPS — Scale: 3/4" = 1'-0"

LEGEND

1. Gravel/ cobble/ decorative shells.
2. Fabric mesh separator.
3. Edge per separate detail.
4. 90% compacted sub-grade.
5. Finish grade.

NOTES

A. Refer to Construction Plan for all colors, types, finishes, and manufacturer requirements.



PV-GP-01.dwg

3 DECORATIVE ROCKS — Scale: 1-1/2" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
Paul L. Nolan, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

CONSTRUCTION DETAILS

LC-5.01

2026-05-26, ISSUED FOR BID

FINISH GRADING

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work included:

1. Furnish all labor, materials, equipment, appliances and necessary incidentals for the complete installation of all landscape finish grading as shown on the drawings and as specified herein.

a. Preliminary Grading: Grades in all planting areas will be established to within +/- 1/10 foot by others prior to beginning of landscape construction. Raised and roof deck planting areas shall be backfilled with mixes indicated on plan and in specifications.

b. Weeding: Before and during finish grading, all weeds and grasses shall be dug out by the root and disposed of off the site.

c. Finish grading: Finish grading shall consist of finishing surfaces by raking smoothly and evenly, removing and disposing of all extraneous matter to facilitate natural run-off water. All extraneous matter shall be disposed of off the site.

d. Moisture Content: The soil shall not be worked when the moisture content is so great that excessive compaction will occur and not when it is so dry that a dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling and for herein specified.

2. Visit the site to determine existing conditions, including access to the site and the nature and extent of existing improvements upon adjacent public and private property, nature of materials to be encountered and other factors that may affect the work of this section. Additional compensation resulting from the alleged ignorance of local conditions, and their effect upon the cost of the work will not subsequently be approved.

3. Cause minimum interference with workmen, materials, or other equipment of other trades on the project.

PART 2 - MATERIALS

2.1 No materials are required of this section.

PART 3 - EXECUTION

3.1 Surface Condition:

A. Prior to commencing work required by this section, inspect the work of other trades and verify that such work has been properly completed and installed to allow for proper installation of all materials and methods required of this section.

B. All landscape finish grading shall be installed in accordance with the requirements of all governing authorities, the original design and the referenced standards.

3.2 Finish Grading:

A. General: When preliminary grading and weeding has been completed and the soil has dried sufficiently to be readily worked, all lawn and planting areas shall be graded to the elevations indicated on the drawings. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required. Finish grade shall be smooth, even and uniform plane with no abrupt change of surface. Soil areas adjacent to building shall slope away from the buildings to allow a natural run-off of water, and surface drainage shall be directed as indicated on the drawings by remodeling surfaces to facilitate the natural run-off water. Low spots and pockets shall be graded to drain properly.

B. Shrubs and Ground Cover: The finish grade of all shrubbery and ground cover areas shall be 1-1/2 inches below the grade of adjacent pavement, walks, curbs or headers and 3 inches below adjacent walls. An exception to the above requirements shall be made wherever drainage conditions may require flush grades as directed by the Landscape Architect.

C. Lawn Areas: The finish grade of all lawn areas shall be 1-1/2 inches below the grade of adjacent pavement, walks, curbs or headers. An exception to the above requirements shall be made wherever drainage conditions may require flush grades as directed by the Landscape Architect.

D. Drainage: Contractor is to finish grade with proper slope to drains. All flow lines, designated or not, shall be graded and maintained to allow free flow of surface water, and shall conform to the intent of all plans and sections after thorough settlement and compaction of the soil.

3.3 Inspections: All inspections herein specified shall be made by the Architect. Request inspections at least 24 hours in advance of the time inspection is desired. Inspection is required when finish grading is completed.

END

DRAINAGE

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work included:

1. Provide all labor, materials, tools, equipment, transportation and necessary incidentals for the completion of all drainage systems as shown on the drawings including but not limited to the following:

a. Installation of all brass, ABS and PVC drainage structures.

b. Installation of all drain lines and other necessary equipment as intent of plans.

PART 2 - MATERIALS

2.1 Acrylonitrile Butadiene-Styrene (ABS) Schedule 40 plastic drain pipe, perforated or non-perforated in diameters shown on drawings.

2.2 Basins and Drains: High impact plastic styrene drain basins, catch basins, and grates, high impact plastic styrene deck drains and/or precast concrete drain box and catch basins and cast iron grate and/or brass basin and grate in diameters, sizes and types shown on drawings.

2.3 Fittings: Snap couplings, snap tees, ells, Y, and receiver couplings as necessary to connect all pipe, drains and fittings as shown or inferred on drawings.

PART 3 - EXECUTION

3.1 Trenching and Pipe Laying:

A. Trenches to pitch a minimum of 1/4" per foot unless otherwise indicated on drawings. Contractor to verify all invert elevations and trench depth prior to excavation.

B. Bottom of trench shall be smooth and continuous to flow direction. A hollow shall be made to receive bell of pipe so that the joint will not bear upon the subgrade. Adjustments to line and grade shall be made by scraping away or filling in with backfill under the base of the pipe and not by wedging or blocking.

C. Trench material shall be used for backfill. However, no rocks or lumps shall be used. Welded joints shall be given at least 15 minutes setup before handling. Above the level of initial backfill, the trench may be backfilled with trench material.

D. Compaction: Compaction by tamping shall be done in layers not exceeding eight (8") inches in loose depth. Each layer shall be thoroughly compacted before proceeding with work.

3.2 Cleanup and Testing:

A. Prior to covering of trenches, drain line and basins shall be checked to insure proper flow and water tightness.

B. The piping systems shall be flushed and cleaned prior to connecting to existing drain line, catch basin or storm drain systems.

C. Upon completion of work, remove debris, tools, and surplus materials from site.

3.3 Inspection: The following inspection shall be made by the Landscape Architect: When drainage work is completed, request inspection at least 24 hours in advance of the time the inspection is desired.

END

SITE CONCRETE

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included:

1. Furnish all labor, materials, equipment, appliances, and necessary incidentals for the complete installation of all walkways per the drawings.

2. Install retardant finish concrete paving and steps.

3. Install broom finish concrete paving and steps.

4. Install sandblast finish concrete paving and steps.

5. Install steel trowel finish concrete bands.

1.3 Submittals:

A. Samples of color and texture shall be submitted for approval.

B. Prepare 5' x 5' panel of each type of paving using mix, materials and workmanship proposed for actual work.

PART 2 - MATERIALS

2.1 Cement shall be Portland Cement Type II, conforming to ASTM designation C-150. Maximum total alkali shall not exceed 0.6%. Single brand throughout project.

2.2 Aggregates shall conform to ASTM designation C-33, 3/4" maximum size. Fine, natural sand, well graded, shall conform to ASTM C-144. Expansion joints shall conform to ASTM designation D-1751, size, height and location as noted on the drawings. Joints shall be impregnated felt unless otherwise specified on drawings.

2.3 Water used shall be potable quality, clean and free of deleterious material.

2.4 Reinforcing steel shall be intermediate grade deformed bars conforming to ASTM A-615, Grade 40, free of any coating that would prevent proper bond. Welded wire mesh shall conform to ASTM A-185. All steel shall be supported by chairs, spacers and hangers, and wired at intersections. Sizes shall be as shown on drawings.

2.5 Concrete mix shall be (unless indicated otherwise) a 5-sack Portland Cement mix, 3/4 inch maximum size aggregate with maximum 5" slump, designed for 2500 psi at 28 days.

2.6 Joint sealant shall be two-part polysulfide Class A self-leveling sealant as manufactured by Thiokol, or multi-part polyurethane construction sealant by L. M. Scofield. Color as selected by Landscape Architect.

2.7 Curing materials for walks shall be Thompson's C & B curing and bond breaker compound, product of E. A. Thompson Co., Inc. or approved equal water sealer.

2.8 Integral color admixture shall be 'Chromix' admixture as manufactured by L.M. Scofield Company. Color shall be per drawings.

2.9 Curing material for color conditioned concrete shall be 'Lithochrome Colorwax' as manufactured by L. M. Scofield Company. Color shall be per Landscape Architect.

2.10 Retarded Finish Concrete:

A. Aggregate to be 'San Fernando Stone'. Fine and coarse aggregate shall conform to ASTM C33. Coarse aggregate shall be 3/8 inch maximum in size.

B. Surface retardant shall be Lithochrome concrete surface retarder by L. M. Scofield Company or equal.

C. Color to be natural gray or color per drawings, with aggregates exposed.

2.11 Broom Finish Concrete: Broom markings on slabs shall be uniform using a new manila hemp bristle broom or equivalent tool. Pattern shall be as indicated on drawings. Color to be per drawings. Where no color is specified, color shall be natural gray.

2.12 Sandblast Finish Concrete: Produce an even-textured finish, which matches approved sample, throughout project. Verify and conform to methods approved by local governing agencies.

2.13 Steel Trowel Finish Concrete: Steel trowel finish concrete bands shall be edged with a small radius edger. Expansion joints shall be installed at 20'-0" o.c. and control joints at 5'-0" o.c. or as shown on plans.

PART 3 - EXECUTION

3.1 Subgrade:

A. Grade all subgrades to a uniform depth and compact to 95% minimum compaction. Moisten all subgrades prior to pouring of concrete.

B. Cut all footings in undisturbed or compacted soil. Footings shall be dead level.

C. Place and compact sand or aggregate base as shown in the drawings.

3.2 Forms:

A. Use only finished lumber. Set all forms to conform to plans and details and as directed. All edges and lines shall be truly vertical, horizontal or curved as shown on drawings.

B. Moisten all forms prior to placing of concrete.

3.3 Expansion Joints:

A. Place expansion joints in walks as shown on plans, not to exceed 16' on center.

B. Provide expansion joints where new work adjoins existing work.

C. Place 1/2" deep, tooled score joints as shown on the drawings, or at maximum 8' o.c. where not indicated.

D. Cold joints are to have steel dowels as shown on plans.

E. All joints shall be accurately aligned, of sharp, even width as shown on plans.

3.4 Concrete Installation:

A. Class A concrete shall contain not less than 5 sacks of cement per cubic yard and be proportioned to attain a minimum cylinder strength of 2,500 psi in 28 days. Compressive strengths are to be determined in accordance with ASTM C-39. The slump shall not exceed 4".

B. All transit mixed concrete shall be mixed and delivered in accordance with the requirement of the Standard Specifications for ready-mixed concrete, ASTM C-94.

C. Where paving or steps adjoin existing elements, grades shall match exactly unless otherwise shown on plans. Concrete shall be finished to true, even lines and surfaces and left free from defects. Maximum variation permitted shall be 1/8 inch out of line or level in 10 feet. Joints and edges shall be straight and true and finished with jointing and edging tools.

D. Curing: All newly placed concrete shall be kept wet by continuous application of water for the first seven days after concrete has been placed.

3.5 Concrete Finish:

A. Retarded Concrete Finish:

1. Apply retarder to finished surface, before initial set takes place as directed by retardant manufacturer, by spray, roller or brush depending on retardant consistency. Cover with wet curing burlap and cure for not less than 10 and not more than 18 hours. Test surface with a knife blade to determine when to commence work of revealing aggregate.

2. Edge with a small radius edger before and immediately after the surface aggregate has been embedded.

3. Reveal aggregate by using water jet and coarse fiber brushes to remove retarded paste from surface, washing thoroughly until surface is clean and exposure is complete. Then replace curing burlap and maintain moist for at least seven days.

4. Slab surfaces shall exhibit an aggregate exposure of coarse aggregate particles of a 3/8 inch size constituting not less than 60% and not more than 80% of the surface. Exposure shall be to depth to provide a surface profile of 1/8 in ;1/16 inches.

B. Broom Finish: Tamp fresh concrete with heavy metal grid. Screed with straight edge to remove all irregularities. Float to a smooth surface, steel trowel and edge to an even hard surface. Using new manila hemp bristle broom, brush markings on slabs in uniform fashion as shown on drawings. Construct 6" steel trowel shiner around edges as shown on plans.

C. Medium Sandblast Finish: Finish shall be of an even texture throughout the project, exposing no aggregate greater than 1/8" in diameter.

D. Steel Trowel Finish: Provide hard, dense, smooth impervious surface, free of defects, achieved by working steel trowels into top surface of concrete.

END

CAULKING AND SEALING

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included:

1. Furnish all labor, materials, equipment, appliances, and necessary incidentals for the complete installation of all caulking and sealing as shown on the drawings and as specified herein.

2. Samples: Submit one sample tube of each type of caulking to be used on this project to the Landscape Architect for approval.

3. Guarantee: Furnish a two (2) year written guarantee against all defects in materials and workmanship from the date of substantial completion as determined by the Landscape Architect. Guarantee of this section shall include replacement and/or repair as required by the Landscape Architect of all items damaged as a result of roof leaks.

PART 2 - MATERIALS

2.1 Caulking: A non-staining water repellant composition containing no asphalt and meeting requirements of Federal Specification TTC-598, Grade I.

2.2 Joint Sealant:

A. Dow Corning 780.

B. General Electric Silicone Sealant.

C. Thiokol LP: Tremco Mfg. Co.

2.3 Primer: As recommended by sealant manufacturer.

2.4 Joint Back-Up: Butyl or thafome rope of slightly larger diameter than width of joint.

2.5 Caulking color to match paving material. Colors to be approved by Landscape Architect.

PART 3 - EXECUTION

3.1 Inspection of Surface Conditions:

A. Inspect the work of other trades and verify that such work has been completed and installed to allow for proper installation of all materials and methods required for this section.

B. All caulking and sealing shall be installed in accordance with the requirements of all governing authorities, the original design and the referenced standards.

3.2 Application:

A. Joints and Surfaces to Receive Normal Caulking: Dry, clean and free from dust. Apply with gun-type applicator.

B. Joints and Spaces to Receive Sealant: Clean and free from dust. Dry treat all joints with proper primer. Install back-up if joint over 1/2 inch deep. Fill joints with slight concave surface.

C. Upon completion, caulking and sealing to have smooth, even finish. All sealed joints watertight and weathertight.

D. Caulk all areas where two dissimilar materials meet and areas where water penetration may enter control joints in walls.

3.3 Clean-up: Remove stains of caulking or sealing operations from areas adjacent to treated joints, glass and aluminum. All joints shall be neat and straight, masking tape shall be removed prior to acceptance.

END

REINFORCING

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included:

1. Furnish all labor, materials, equipment, appliances and necessary incidentals for the complete installation of all reinforcing as shown on the drawings and as specified.

2. Codes and Standards: In addition to the requirements of all governing codes, ordinances and agencies, conform to the requirements of the following codes and standards:

a. Concrete Reinforcing Steel Institute (CRSI): 'Reinforced Concrete - A Manual of Standard Practice', latest edition.

b. American Concrete Institute (ACI): 'Manual of Standard Practice for Detailing Reinforced Concrete Structures', ACI 315, latest edition.

c. Uniform Building Code - 1997 edition.

3. Coordinate reinforcing placement with all inserted or penetrating items through concrete.

4. Storage: Do not allow reinforcing materials to have direct contact with the ground. Cover adequately to prevent rusting or any other contact with materials injurious to proper bonding.

PART 2 - MATERIALS

2.1 Reinforcing Bars: New, deformed, billet steel bars, conforming to ASTM A-615, Grade 40. Deliver bars new and free from rust and mill scale in original bundles with mill tags intact.

2.2 Welded Wire Fabric: New, rectangular welded steel wire fabric, conforming to ASTM A-185. Gauge and center-to-center spacing shall be as noted on the drawings.

2.3 Accessories: Provide galvanized steel or plastic spacers, chairs, ties, and similar items as required for spacing, assembling and supporting reinforcement in place.

2.4 Tie Wire: #16 gauge or heavier, black or galvanized steel tie wire conforming to ASTM A-82.

2.5 Accurately bend, cut and place bars as indicated on the drawings. Bend bars cold. Heating of bars will not be permitted. Do not bend or straighten bars in any manner that will injure the material.

2.6 Submit mill affidavits stating the grades, physical properties and chemical properties of the reinforcing steel, and conformance with ASTM specifications to the Landscape Architect before delivery of the steel to the job site.

PART 3 - EXECUTION

3.1 Inspection of Surface Conditions:

A. Inspect the work of other trades and verify that such work has been properly completed and installed to allow for proper installation of all reinforcing.

B. All reinforcement shall be installed in accordance with the requirements of all governing authorities, the original design and the referenced standards.

3.2 Reinforcing steel shall be placed in accordance with the drawings and approved shop drawings and the applicable requirements of the codes and standards herein specified. Install reinforcement accurately and secure against any movement.

3.3 Clean all reinforcement from loose scale rust with wire brushing. Remove all items which would impair bonding of concrete.

3.4 Reinforcing Supports: Support bars on metal chairs, spacers or metal hangers. Accurately place and securely fasten to steel reinforcement. Supply additional bars as required to securely fasten reinforcement in place. Support legs of accessories in forms without embedding in form surface. Spacing of chairs and accessories shall conform with CRSI's 'Recommended Practice for Placing Bar Supports'. Accurately space ties and stirrups and wire to the reinforcing. No wood will be permitted inside forms.

3.5 Placing and Tying: Securely tie all reinforcing with #16 gauge tie wire at all splices and intersections and as directed. Point ends of wire ties away from forms.

3.6 Laps and Splices: Lap bars a minimum of 24 diameters in concrete and 40 diameters in masonry, but in no case less than 24 inches unless otherwise shown on drawings. Wherever possible, splices of adjacent bars shall be staggered. Welded wire mesh shall minimum side and end laps of 6 inches.

3.7 Welded Wire Mesh: Install wire mesh in as long lengths as practical. Wire all laps and splices. Lift wire into proper position while pouring concrete.

3.8 Dowels: Secure tie dowels in place before depositing concrete.

3.9 Inspection: Notify the Landscape Architect as least 72 hours prior to concrete pour. Place no concrete until reinforcing steel has been approved by the inspector and/or the testing agency.

3.10 Defective Work: The following reinforcing steel work will be considered defective and may be ordered by the Landscape Architect to be removed and replaced by the Contractor at no additional cost to the Owner.

A. Bars with kinks or bends not shown on the drawings.

B. Bars injured due to bending and straightening.

C. Bars heated for bending.

D. Reinforcement not placed in accordance with the drawings and/or specifications.

E. Rusty or oily bars.

END

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CONSTRUCTION SPECIFICATION

2026-05-26, ISSUED FOR BID

LC-6.01

TREE / PALM IRRIGATION

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	GPM	RADIUS	PSI	PREC. RATE	DETAIL
B	HUNTER	RZWS-18-25-CV, ROOT WATER SYSTEM NOTE: SINGLE SYMBOL ON PLANS REPRESENTS MINIMUM TWO (2) BUBBLERS PER TREE / PALMS	.25 (.50)	N/A	30	2.5	H
	HUNTER	PROS-12-PRS30-CV, W/ 5' PRO-SPRAY NOZZLE	.10 .73 .20	5 FT	30	1.58	I
	HUNTER	PROS-12-PRS30-CV, W/ 8' PRO-SPRAY NOZZLE	.26 1.55 .52 .1.05	8 FT	30	1.58	I
	HUNTER	PROS-12-PRS30-CV, W/ 10' PRO-SPRAY NOZZLE	.41 2.10 .82 1.64	10 FT	30	1.58	I
	HUNTER	PROS-12-PRS30-CV, W/ 12' PRO-SPRAY NOZZLE	.65 1.95 1.30 2.60	12 FT	30	1.74	I
	HUNTER	PROS-12-PRS30-CV, W/ 15' PRO-SPRAY NOZZLE	.92 2.78 1.85 3.70	15 FT	30	1.58	I
L-R/CS SST CST	HUNTER	PROS-12-PRS30-CV, W/ 15 STRIP SERIES LCS/RCS/SST NOZZLES	.49 1.21 1.21	4X15 FT 4X30 FT	30	-	I

SUBSURFACE SHRUB IRRIGATION

			PSI	
	HUNTER	SHRUB PLANTING AREAS: LINES SHOWN ARE A DIAGRAMMATIC HATCH PATTERN ONLY. SUB-SURFACE DRIP TUBING, PRESSURE COMPENSATING WITH CHECK VALVE. MODEL HDL-06-CV (0.60 GPH EMITTERS, 12" ON CENTER). INSTALL TUBING ROWS OF **18" APART** IN SHRUB AREAS. FOR LARGE SLOPES, INSTALL PARALLEL TO SLOPE AT ALL TIMES. CONTRACTOR SHALL DETERMINE ACTUAL ROW SPACING IN THE FIELD AFTER REVIEW OF PLANT SPACING FOR EACH PLANTER. EACH AND EVERY SHRUB SHALL RECEIVE WATER FROM A MINIMUM OF TWO INLINE EMITTERS. AREAS OF TIGHTLY SPACED GROUNDCOVER WILL REQUIRE CLOSER ROW SPACING. FOR ANY 'SINGLE' OR' DOUBLE' ROW TYPE PLANTINGS, INSTALL DRIP TUBING ON BOTH SIDES OF THE SHRUB ROW TO IRRIGATE SHRUBS ON EACH SIDE. ALL TUBING SHALL BE INSTALLED 6" BELOW FINISH SOIL GRADE ANCHORED WITH 9" GALVANIZED WIRE STAKES, INSTALLED FOUR FEET O.C. (JUTE MESH OR OTHER STEEL 'U' STAKES SHALL NOT BE USED OR INSTALLED AT ANY TIME). CONTRACTOR SHALL FIELD VERIFY PRIOR TO STARTING WORK AND BEFORE BACKFILLING THAT FINAL LAYOUT AND SPACING WILL PROVIDE ADEQUATE WATER TO ALL PLANTS. CONTACT HUNTER REPRESENTATIVE, CHRIS ROESINK, (760) 703-2474 FOR ADDITIONAL INFORMATION.	30	J,K,L,M,N
	HUNTER	MODEL PLD-LOC CONNECTION FITTINGS BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING FOR CENTER FEED SYSTEMS: PLD-LOC 050, 1/2" SCH 40 PVC TEE WITH 1/2" THREADED OUTLET AND SCH 80 RISER. CONNECTION FITTINGS BETWEEN PVC SUPPLY OR EXHAUST HEADER PIPE AND DRIPLINE TUBING: PLD-LOC 050 WITH 1/2 " SCH 40 ELBOW WITH SCH 80 RISER.	30	J,K,L,M,N
FV	HUNTER	MODEL AFV-T AUTOMATIC, FOR FLUSHING PVC EXHAUST MANIFOLD PIPE. INSTALL FLUSH VALVE INSIDE 7" ROUND VALVE BOX, AT MINIMUM ONE AT THE END OF EACH AND EVERY DRIPLINE TUBING RUN IN EACH DIRECTION. INSTALL FLUSH VALVES APPROXIMATELY WHERE SHOWN ON PLANS. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN A SINGLE ZONE. INSTALL AT LOCATIONS 18" FROM PAVING FOR EASE OF MAINTENANCE.		P
A	HUNTER	MODEL: AVR-075 AIR/VACUUM RELIEF VALVE INSTALLED WITH PLD-050-TB-TEE. INSTALL AIR RELIEF ASSEMBLY INSIDE 7" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR RELIEF LATERAL CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN ELEVATED AREA. INSTALL AIR RELIEF VALVES APPROXIMATELY WHERE SHOWN ON PLANS. MULTIPLE ARV'S MAY BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY AND UNDULATING AREAS PRIOR TO START OF WORK. INSTALL AT LOCATIONS 18" FROM PAVING FOR EASE OF MAINTENANCE.		O
DI	HUNTER	ECO-ID: SPRINKLER BODY WITH VISIBLE YELLOW STEM INDICATES ZONE IS IN OPERATION. INSTALL ONE UNIT WITHIN EACH AND EVERY PLANTER WITHIN A ZONE. FOR TREE ZONES INSTALL AT END OF ZONE RUN IN EACH DIRECTION. ATTACH TO POLY OR PVC VIA 1/2" MPT CONNECTION. INSTALL UNIT AT HIGH POINT OF EACH PLANTER OR USE HUNTER'S MANUALLY INSTALLED CHECK VALVE P/N 462237SP.		N/A

IRRIGATION CONTROLLER AND RELATED EQUIPMENT

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
C	EXISTING	EXISTING CONTROLLER LOCATION, VERIFY PRIOR TO BID AND COMMENCING WORK.	N/A

EXISTING IRRIGATION NOTES

THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE EXISTING IRRIGATION AND LANDSCAPE PLANTING IN FIELD PRIOR TO COMMENCING WORK. ANY DAMAGE OR ADJUSTMENTS REQUIRED INCLUDING REPLACING OR RELOCATING IRRIGATION LINES, HEADS, VALVES, WIRES OR ANY UTILITY THAT OCCURS ON THE PARCEL DUE TO THE CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE OWNER'S REPRESENTATIVE MUST REVIEW ANY REQUIRED MODIFICATIONS TO THESE AREAS PRIOR TO COMMENCING WORK. THE CONTRACTOR MUST NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THESE CONDITIONS OR ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, PROPERTY LINES, DIMENSIONS, ETC. PRIOR TO COMMENCING WORK. ALL EXISTING MAINLINES, RCVS, BACKFLOW DEVICES, CONTROLLERS, METERS, SERVICE LINES, ETC. SHALL BE VERIFIED IN FIELD. ALL EXISTING IRRIGATION EQUIPMENT SHALL BE CLEARLY INDICATED INCLUDING SIZES AND MODEL NUMBERS TO SCALE ON AN ACCURATE BASE DRAWING AND SUBMITTED AS A SHOP DRAWING. SAID SHOP DRAWING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. NO WORK SHALL PROCEED WITHOUT APPROVAL OF SAID SHOP DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXISTING IRRIGATION SYSTEM AS-BUILTS FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL CONFIRM ALL CONNECTION POINTS AND EXISTING IRRIGATION SYSTEMS AFFECTED IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. ALL LABOR AND MATERIALS REQUIRED TO IRRIGATE AREAS WITHIN THE LIMITS OF WORK AND TO ADJUST AREAS ADJACENT TO THE LIMITS OF WORK SHALL BE INCLUDED AS PART OF THIS CONTRACT. NO ADDITIONAL COSTS WILL BE ALLOWED FOR THE NEW IRRIGATION IMPROVEMENTS OR ADJUSTMENT OF THE EXISTING ADJACENT IRRIGATION SYSTEMS.

CONTRACTOR SHALL MAINTAIN EXISTING MAINLINES IN WORKING ORDER DURING CONSTRUCTION OF NEW IRRIGATION SYSTEM. CONTRACTOR SHALL MAINTAINED ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION SYSTEM TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.

ANY EXISTING IRRIGATION REMOTE CONTROL VALVES CONNECTED TO EXISTING IRRIGATION CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO EXISTING IRRIGATION, LANDSCAPE AND HARDSCAPE DAMAGED BY ROUTING NEW WIRES TO CONTROLLER AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL CONFIRM THE EXISTING CONTROLLER MAKE AND MODEL AND SHALL CONFIRM THAT SAID CONTROLLER HAS ADEQUATE OPEN STATIONS TO OPERATE ANY ADJUSTED AND ALL NEW IRRIGATION SYSTEM MODIFICATIONS. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES BE NOTED.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR,MODIFICATION AND REROUTING OF ALL EXISTING AND NEW IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR IRRIGATION SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE REMOVAL AND DISPOSAL OF ALL EXISTING IRRIGATION EQUIPMENT AFFECTED BY THE NEW IRRIGATION CONSTRUCTION IMPROVEMENTS, IF NECESSARY. CONTRACTOR SHALL VERIFY ALL IRRIGATION EQUIPMENT TO BE REMOVED AND DISPOSED OF IN FIELD PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK. VERIFICATION SHALL BE DOCUMENTED AND DELIVERED TO OWNER'S REPRESENTATIVE.

EXISTING IRRIGATION SHALL BE PROTECTED IN PLACE FOR CONTINUED USE. CONTRACTOR SHALL VERIFY THE EXTENT OF THE EXISTING IRRIGATION SYSTEM AND MAKE ADJUSTMENTS TO CAP OFF OR MODIFY THE EXISTING IRRIGATION SYSTEM TO MEET THE NEW LANDSCAPE CONDITION IF NECESSARY.

NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEMS WATERING WILL BE ALLOWED DURING CONSTRUCTION. ALL ADJACENT SYSTEM SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION.

CONTRACTOR SHALL VERIFY WORKING ORDER OF ALL EXISTING SYSTEMS WITHIN THESE AREAS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK. CONTRACTOR SHALL 'PROTECT IN PLACE' SYSTEMS OUTSIDE L.O.W. OR 'REMOVE AND CAP' FOR SYSTEMS WITHIN L.O.W. AS REQUIRED. FOR SYSTEMS BOTH WITHIN AND OUTSIDE L.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM ADJUSTMENTS AS REQUIRED FOR 100% IRRIGATION COVERAGE OF EXISTING AREAS.

CONTRACTOR SHALL MAKE USE OF EXISTING CONTROL WIRES FOR ALL PROPOSED RCV'S ALONG EXISTING MAINLINE FOR CONTROLLER 'C' ONLY. CONTRACTOR SHALL DETERMINE WORKING ORDER OF ALL EXISTING WIRES REQUIRED FOR USE WITH PROPOSED RCV'S AND REPORT ANY MALFUCTION TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK. OWNER SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF NON-OPERATIONAL WIRES AFTER COMMENCEMENT OF WORK. CONTRACTOR SHALL REPAIR AND REPLACE ANY EXISTING LANDSCAPE DAMAGED TO LIKE-NEW CONDITION AS PART OF WIRE INSTALLATION.

CONTRACTOR SHALL INSTALL NEW IRRIGATION CONTROL WIRES FOR ALL NEW PROPOSED RCV'S ALONG NEW PROPOSED OR EXISTING MAINLINE, FROM LAST RCV ON PROPOSED MAINLINE TO EXISTING CONTROLLER LOCATION. CONTRACTOR SHALL REPAIR AND REPLACE ANY EXISTING LANDSCAPE DAMAGED TO LIKE-NEW CONDITION AS PART OF WIRE INSTALLATION.

IRRIGATION UTILITIES

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
M	EXISTING	EXISTING 1-1/2" WATER METER, CONTRACTOR SHALL VERIFY METER LOCATION, SIZE, SERVICE LINE SIZE, AND STATIC WATER PRESSURE BEFORE COMMENCING WORK.	N/A
	NIBCO	MODEL# T-113 MAINLINE ISOLATION GATE VALVE: (LINE SIZE)	A
	RAIN BIRD	44 LRC QUICK COUPLING VALVE, MATCH EXISTING QUICK COUPLERS	B
	RAIN BIRD	XXXPEB, SERIES (1"OR 1-1/2") PLASTIC REMOTE CONTROL VALVE, SEE SIZE AS SHOWN ON PLAN.	C
	RAIN BIRD	XCZ-XXX-PRB-COM (1" OR 1-1/2") DRIP CONTROL ZONE KIT, SEE SIZE AS SHOWN PLAN.	D

IRRIGATION PIPE/SLEEVE

	AS APRVD	PVC PIPE, SCH 40, 3/4" - 2", AS LATERAL LINES. 12" BELOW GRADE. SEE 'PIPE SIZE TABLES' FOR SIZES.	E
NO SYMBOL	AS APRVD	PVC PIPE, SCH 40, AS DRIP MANIFOLD PIPE (HEADERS/FOOTERS), MINIMUM SIZES FOR SUB-SURFACE DRIP ZONES: USE 3/4" PIPE: FOR INDIVIDUAL, OR CONNECTED PLANTERS WITHIN A ZONE, WITH A TOTAL OF 460' OR LESS TOTAL LIN. FT. TUBING USE 1" PIPE: FOR INDIVIDUAL, OR CONNECTED PLANTERS WITHIN A ZONE, WITH 461'-1050' TOTAL LIN. FT. TUBING USE 1-1/4" PIPE: FOR INDIVIDUAL, OR CONNECTED PLANTERS WITHIN A ZONE, WITH 1051'-2250' TOTAL LIN. FT. TUBING USE 1-1/2" PIPE: FOR INDIVIDUAL, OR CONNECTED PLANTERS WITHIN A ZONE, WITH 2251'-3750' TOTAL LIN. FT. TUBING	E
	N/A	CONNECTION LOCATION SYMBOL OF PVC LATERAL PIPE TO DRIPLINE HEADER AND/OR FOOTER. CONTRACTOR SHALL USE APPROPRIATE FITTINGS AS REQUIRED. PVC PIPE SCH 40, 3/4" - 1-1/2", AS DRIPLINE HEADER/FOOTER, 12" BELOW GRADE.	N/A
	AS APRVD	PVC PIPE, SCH 40, 1/2" - 1-1/2", (THICK LINE) AS LATERAL LINES FOR TREE ZONES ONLY. 12" BELOW GRADE. SEE PLAN FOR SIZES.	E
	AS APRVD	BURIED PRESSURE IRRIGATION MAINLINE: (1-1/2" - 2-1/2") AS APPROVED - SCH. 40 PVC PIPE FOR MAINLINE SIZES (1-1/2" AND SMALLER). AS APPROVED - CLASS 315 PVC PIPE FOR MAINLINE SIZES (2" - 2-1/2"). INSTALL WITH 3" WIDE METALLIC POTABLE WATER DETECTABLE MARKER TAPE SHALL BE INSTALLED 6" ABOVE ALL IRRIGATION MAINLINES	E
	AS APRVD	EXISTING IRRIGATION MAINLINE, VERIFY PRIOR TO COMMENCING WORK.	N/A
NO SYMBOL	AS APRVD	PVC PIPE, SCH 40, SIZE AS REQUIRED, FOR RCV/QCV MANIFOLDS, 18" BELOW GRADE. MANIFOLDS AND PIPE ARE NOT SHOWN ON PLAN FOR CLARITY. MANIFOLD PIPE SIZE SHALL BE SAME AS LARGEST LATERAL SIZE IN MANIFOLD. USE 1-1/4" FOR QCV MANIFOLD.	E
	AS APRVD	PIPE AND WIRE SLEEVES, PVC PIPE, SCH 40, MINIMUM TWICE THE DIAMETER OF PIPE AND WIRE CARRIED, MINIMUM 1-1/2" FOR WIRE. PLACE SLEEVES BELOW ALL DRIVEWAYS, WALKWAYS, ANY PAVING, HARDSCAPE, ETC, AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. ALL SLEEVES REQUIRED MAY NOT SHOWN ON PLAN FOR DRAWING CLARITY.	E

IRRIGATION MISCELLANEOUS

NO SYMBOL	LASCO	PVC SCH 80 FITTINGS MUST BE USED ON ALL SOLVENT WELD MAINLINE FITTINGS, 2-INCH AND LARGER. WHEN A FITTING HAS A THREADED FEMALE OR MALE COMPONENT THE FITTING SHALL ALWAYS BE PVC SCH 80. ALL THREADED PLASTIC NIPPLES SHALL BE PVC SCH 80 TYPE	N/A
NO SYMBOL	RAIN BIRD	MODELS VB-STD, VB-JMB, VB-SPR, VB-10RND, VB-6RND IRRIGATION VALVE BOXES FOR IRRIGATION EQUIPMENT	F
NO SYMBOL	3M	WIRE SPLICE CONNECTOR, MODEL DBR/Y-6 FOR RCV WIRE CONNECTIONS	G
NO SYMBOL	AS APPROVED	PAIGE ELECTRIC - 7072D, #14/2 AWG. / 2 CONDUCTOR "MAXI" CABLE, 14 GAUGE 2-WIRE CABLE (RED/BLACK) POLYETHYLENE COATED. INSTALL FLOW SENSOR AND MASTER VALVE CABLE WITHIN 1-1/4" PVC CONDUIT. CONNECT TO CONTROLLER PER MANUFACTURER'S SPECIFICATIONS.	E
NO SYMBOL	T. CHRISTY	TA-DT-3-BLU 3" WIDE METALLIC POTABLE WATER DETECTABLE MARKER TAPE SHALL BE INSTALLED 6" ABOVE ALL IRRIGATION MAINLINES	N/A
NO SYMBOL	T. CHRISTY	ALL REMOTE CONTROL VALVES SHALL BE OUTFITTED WITH A ID TAG INDICATING THE CONTROLLER AND VALVE NUMBER.	C,D,F

IRRIGATION VALVE IDENTIFICATION

CONTROLLER LETTER / VALVE NUMBER	A2	1.5" — VALVE SIZE
GALLONS PER MINUTE G.P.M.	16 GPM	30 PSI — OPERATING PRESSURE (P.S.I.)
HYDROZONE PLANT FACTOR	LW	D — HYDROZONE / IRRIGATION TYPE - SEE HYDROZONE LEGEND (BELOW)
LANDSCAPE HYDROZONE AREA SQUARE FOOTAGE	2000'	.73 A.R. — APPLICATION RATE IN INCHES PER HOUR

HYDROZONE LEGEND

Hydrozone Number

(1) Drip - Low Water / Plants
(2) Drip - Moderate Water / Plants
(3) Rotator - Low Water / Plants
(4) Rotor - Low Water / Plants
(5) Bubbler - Low Water / Trees
(6) Bubbler - Moderate Water / Trees

Plant Factor (Water Use) - from WUCOLS
Selected based on type of plants in hydrozones:

VLW = 0.1 - Very Low Water Use Plants
LW = 0.1 - 0.3 - Low Water Use Plants
MW = 0.4 - 0.6 - Moderate Water Use Plants
HW = 0.7 - 0.9 - High Water Use Plants

IE - Irrigation Efficiency

S = Spray .71
M = Micro Spray .73
R = Rotator .78
B = Bubbler .77
D = Drip .81

PIPE SIZE CHART LEGEND

LATERAL PIPE SIZING CHART		
0 TO 5	GPM	3/4" SCH. 40 PVC PIPE
5 TO 10	GPM	1" SCH. 40 PVC PIPE
10 TO 15	GPM	1-1/4" SCH. 40 PVC PIPE
15 TO 25	GPM	1-1/2" SCH. 40 PVC PIPE
25 TO 35	GPM	2" SCH. 40 PVC PIPE
35 TO 50	GPM	2-1/2" SCH. 40 PVC PIPE

DRIPLINE INTAKE/EXHAUST HEADER PIPE SIZING CHART	
INTAKE/EXHAUST HEADER MINIMUM SIZE OF 3/4 INCH.	
FLOW RANGE	**MINIMUM SIZE OF EXHAUST HEADER**
0 THROUGH 5 GPM	MINIMUM SIZE SHALL BE 3/4 INCH
6 THROUGH 10 GPM	MINIMUM SIZE SHALL BE 1 INCH
11 THROUGH 15 GPM	MINIMUM SIZE SHALL BE 1-1/4 INCH
16 THROUGH 25 GPM	MINIMUM SIZE SHALL BE 1-1/2 INCH
26 THROUGH 50 GPM	MINIMUM SIZE SHALL BE 2 INCH
NOTE: CONTRACTOR SHALL SIZE ALL DRIPLINE INTAKE/EXHAUST HEADERS PER PIPE SIZING CHART, IN NO INSTANCE SHALL PIPE SIZE EXCEED DESIGNATED GPM RANGE.	

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

2026-05-26, ISSUED FOR BID

IRRIGATION SCHEDULE

LI-0.01

GENERAL IRRIGATION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION.
2. XEROX COPIES OF THESE PLANS ARE NOT ALLOWED FOR BIDDING AND CONSTRUCTION AS THEY MAY NOT SHOW IRRIGATION SYMBOLS, LINE WEIGHTS, OR LINE TYPES CLEARLY.
3. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, PROPERTY LINES, DIMENSIONS AND THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO BIDDING AND COMMENCING WORK.
5. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
7. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
8. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SYMBOL SIZES ARE SHOWN FOR DESIGN CLARITY ONLY. CONTRACTOR SHALL MEASURE ALL DISTANCES AND SPACING FROM CENTER OF SYMBOLS ON THE PLAN AND TRANSFER THOSE DISTANCES TO THE FIELD USING A PROPER MEASURING DEVICE SUCH AS A MEASURE TAPE OR WHEEL.
9. THE CONTRACTOR UNDERSTANDS IT IS THE INTENT OF THESE DRAWINGS TO IRRIGATE ALL NEW PLANT MATERIAL, AND EXISTING PLANT MATERIAL AS REQUIRED, UNLESS SPECIFICALLY NOTATED IN THE DRAWINGS THAT A PLANT MATERIAL IS A NON-IRRIGATED TYPE. WHEN PLANT MATERIAL IS SHOWN IN THESE DRAWINGS TO NOT HAVE IRRIGATION SUBSCRIBED TO IT, THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT THROUGH THE PROJECT 'REQUEST FOR INFORMATION' (R.F.I.) PROCESS FOR CLARIFICATION AND FURTHER DIRECTION. IT IS THE INTENT OF THESE DRAWINGS THAT ALL NEW PLANT MATERIAL RECEIVE A MINIMUM OF 100% IRRIGATION COVERAGE FROM TWO ADJACENT SPRINKLERS WHEN OVERHEAD SYSTEMS ARE USED, AND AT LEAST ONE OR MORE EMITTER POINTS PER PLANT, AS DIRECTED IN THE DRIP EMITTER LEGEND, WHEN IRRIGATION DRIP SYSTEMS ARE USED. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF A DISCREPANCY THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IRRIGATION TO THE PLANT MATERIAL. IRRIGATION SHALL BE OF THE SAME TYPE AS THE SURROUNDING AREA. ULTIMATELY, IT IS RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE IRRIGATION TO EVERY PLANT THAT IS INSTALLED UNDER HIS SUPERVISION.

EQUIPMENT / P.O.C. NOTES:

10. VERIFY THE ACTUAL STATIC STREET WATER PRESSURE IN THE FIELD AT THE P.O.C. CONNECTION POINT PRIOR TO STARTING WORK. THE STATIC PRESSURE SHALL READ NO LESS THAN 60 PSI OR NO GREATER THAN 90 PSI AT THE P.O.C. CONNECTION. SHOULD THE CONTRACTOR FAIL TO FIELD VERIFY THE STATIC WATER PRESSURE INFORMATION AND NOTIFY THE LANDSCAPE ARCHITECT OF SAID PRESSURE, THEN ANY ADDITIONAL COSTS INCURRED BY CHANGES REQUIRED TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW SYSTEM PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. VERIFY THE ACTUAL LOCATION AND SIZE OF WATER METER AND STATIC WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE P.O.C INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL P.O.C. INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FIELD VERIFY THE P.O.C. INFORMATION AND NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY CHANGES REQUIRED TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. P.O.C. EQUIPMENT LAYOUT INCLUDING, BUT NOT LIMITED TO, IRRIGATION WATER METER,BACKFLOW ASSEMBLY, MASTER VALVE, AND FLOW SENSOR IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWING. LOCATIONS MAY BE SHOWN WITHIN PAVING AND/OR ORIENTED IN A CERTAIN DIRECTION FOR CLARITY ONLY. PLAN DOES NOT ACCOUNT FOR EQUIPMENT BY OTHERS WITHIN VICINITY OF P.O.C. CONTRACTOR SHALL VERIFY SPECIFIC LAYOUT ORIENTATION AND ACTUAL EQUIPMENT LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF EQUIPMENT.
13. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONTACT REPRESENTATIVE BEFORE COMMENCING WORK.
14. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT WHERE SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST, WHICH ARE NOT INDICATED ON THE PLANS. SUCH CONDITIONS MAY HAVE BEEN UNKNOWN AND NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. SHOULD THE CONTRACTOR FAIL TO NOTIFY THE ABOVE, ANY ADDITIONAL COSTS INCURRED BY REQUIRED CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
15. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL OWNER, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

CONTROLLER / WIRE NOTES:

16. CONTRACTOR SHALL REFER TO IRRIGATION LEGEND FOR CONTROLLER TYPE. FINAL LOCATION OF CONTROLLER AND ELECTRICAL P.O.C. SHALL BE CONFIRMED WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
17. CONTRACTOR SHALL COORDINATE AND VERIFY CONTROLLER PEDESTAL LOCATION IN FIELD WITH ELECTRICIAN FOR CONTROLLER POWER CIRCUIT ROUTING.
18. CONNECTION OF IRRIGATION CONTROLLER TO THE PROVIDED ELECTRICAL STUB-OUT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND INSTALLATION THEREOF SHALL BE PER LOCAL CODE REQUIREMENTS. CONTRACTOR MAY CHOOSE, IF SO DESIRED, TO SUB THIS WORK TO THE ELECTRICAL CONTRACTOR.
19. CONTROLLER POWER SOURCE SHALL BE SUPPLIED FROM A 'CONTROLLER DEDICATED' CIRCUIT BREAKER.
20. CONTRACTOR SHALL ROUTE **TWO** ADDITIONAL 'CONTROL' WIRES AND **ONE** ADDITIONAL 'COMMON' WIRE ALONG ENTIRE MAINLINE ROUTE AND ALONG EACH AND EVERY LEG OF MAINLINE ROUTE. ROUTE WIRES INTO EACH AND EVERY RCV VALVE BOX. WHERE VALVE BOXES ARE GROUPED INTO A MANIFOLD, ROUTE WIRES INTO FIRST VALVE BOX ON MANIFOLD ONLY. SPARE 'CONTROL' WIRES SHALL BE OF A DIFFERENT COLOR THAN THOSE USED ON THE PROJECT. 'COMMON' WIRE SHALL BE OF A DIFFERENT COLOR THAN THAT USED ON THE PROJECT, OR WHITE WITH A STRIPE.
21. CONTRACTOR SHALL INSTALL FLOW SENSOR/METER WIRE WITHIN 1" SCH 40 PVC ELECTRICAL CONDUIT.

SYSTEM GROUNDING NOTES:

22. CONTRACTOR SHALL BE RESPONSIBLE FOR GROUNDING CONTROLLER PER MANUFACTURERS REQUIREMENTS. CONTRACTOR SHOULD CONTACT CONTROLLER MANUFACTURER FOR GROUNDING INSTALLATION INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM AND WORK WITH THE ELECTRICAL CONTRACTOR SO AS TO PROVIDE ADEQUATE GROUNDING AS DETERMINED BY CONTROLLER MANUFACTURER.
23. CONTRACTOR SHALL USE U.L. APPROVED GROUND ROD AND GROUND PLATE WITH CADWELD 'ONE-SHOT' CONNECTION PROCESS FOR CONNECTING THE #6 AWG GROUND WIRE FROM THE CONTROLLER GROUND LUG TO THE ROD. MAXIMUM GROUND RESISTANCE SHALL BE PER CONTROLLER MANUFACTURERS SPECIFICATIONS, BUT NOT GREATER THAN 10 OHMS. CONTACT VINCE NOLLETTI, PAIGE ELECTRIC, FRESNO, CA (559) 431-2574 FOR ADDITIONAL CONTROLLER GROUNDING INSTALLATION INFORMATION.
24. CONTRACTOR SHALL REFER TO DETAILS 'LI.5/F,G' FOR SYSTEM GROUNDING INSTALLATION. CONTACT VINCE NOLLETTI, PAIGE ELECTRIC, FRESNO, CA (559) 431-2574 FOR ADDITIONAL CONTROLLER GROUNDING INSTALLATION INFORMATION. ALSO CONTRACTOR MAY CONTACT CONTROLLER ASSEMBLY MANUFACTURER FOR ADDITIONAL CONTROLLER GROUNDING INSTALLATION INFORMATION.

RCV / QCV NOTES:

25. REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS ON THIS DRAWING ARE APPROXIMATE. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT EACH ELECTRICAL CONTROL VALVE AND ISOLATION VALVE LOCATION FOR REVIEW AND APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ALL VALVES. FINAL LOCATION AND EXACT POSITIONING FOR ELECTRIC CONTROL VALVES AND ISOLATION VALVES SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. MINOR MODIFICATIONS OF REMOTE CONTROL VALVES AND ISOLATION VALVE LOCATIONS AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT. FAILURE TO OBTAIN OWNER'S APPROVAL PRIOR TO THE INSTALLATION SHALL CAUSE THE CONTRACTOR TO MAKE PROJECT DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE OWNER. IN GENERAL, UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
26. RCV SYMBOL LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY ONLY. TO CONCEAL VALVE BOX LOCATIONS INSTALL EQUIPMENT AWAY FROM BUILDING ENTRANCES AND OTHER AREAS AS DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM LOCATIONS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
27. ALL RCV'S AND QCV'S SHALL BE INSTALLED ON A SUB-MAIN MANIFOLD AS SHOWN IN DETAIL 'LI.06/D'. RCV AND QCV SYMBOLS ARE SHOWN DIAGRAMMATICALLY ON TOP OF MAINLINE FOR CLARITY ONLY. PLAN DOES NOT SHOW THE MANIFOLD FOR CLARITY PURPOSES.
28. ALL QUICK COUPLER VALVES SHALL TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES SHALL BE INSTALLED AS SHOWN IN THE INSTALLATION DETAILS. INSTALL QUICK COUPLERS WITHIN 18 INCHES OF HARDSCAPE. CONTRACTOR SHALL TEE OFF OF MAINLINE WITH 1-1/4 INCH MAINLINE PIPE WHERE APPLICABLE TO LOCATE QUICK COUPLER VALVE WITHIN ADJACENT SHRUB OR GROUNDCOVER AREAS AND/OR 18 INCHES FROM HARDSCAPE.

PIPE / SLEEVE NOTES:

29. MAINLINE LAYOUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWINGS. ROUTING MAY BE SHOWN WITHIN BUILDINGS AND/ORPAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE WITHIN PLANTER A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONTRACTOR SHALL ADJUST MAINLINE ROUTING TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO TREES, LIGHT POLES, BOLLARDS, FIRE HYDRANTS, DRINKING FOUNTAINS, CONCRETE FOOTINGS, ETC.
30. MAINLINE AND/OR LATERAL PIPE ROUTING SHOWN OUTSIDE PROPERTY LINE AND/OR L.O.W. IS DIAGRAMMATIC AND FOR CLARITY ONLY, CONTRACTOR SHALL ROUTE MAINLINE WITHIN PROPERTY LINE AND/OR L.O.W.
31. ALL PIPE MATERIAL AND INSTALLATION LABOR REQUIRED FOR MAINLINE OR LATERAL LINE ADJUSTMENTS DUE TO ACCOMMODATIONS IN THE FIELD SHALL BE INCLUDED WITHIN CONTRACTED PRICE AND MAY NOT BE SUBMITTED AS A CHANGE ORDER TO THE ORIGINAL BID.
32. NO PVC PIPE MAINLINES SHALL BE ROUTED OR ALLOWED CLOSER THAN 12 FEET FROM ANY TREE TRUNK AT ANY TIME. PIPE ROUTING AS SHOWN ON PLANS IS FOR DIAGRAMMATIC PURPOSES ONLY. WHEN PIPE MUST BE ROUTED CLOSER THAN 12 FEET BECAUSE OF HARDSCAPE CONSTRAINTS OR OTHER OBSTACLES CONTRACTOR SHALL INSTALL MAINLINE PIPE WITHIN SLEEVE WHERE PIPE IS WITHIN 12 FEET OF THE TRUNK AND SO INDICATE THE PIPE ROUTING AND SLEEVE LOCATIONS ON THE AS-BUILT DRAWINGS.
33. SLEEVES AND THEIR LOCATIONS ARE DIAGRAMMATICALLY SHOWN FOR CLARITY ONLY. ALL IRRIGATION SLEEVES MAY NOT BE SHOWN FOR CLARITY PURPOSES. CONTRACTOR SHALL INSTALL SLEEVES BELOW ALL PAVING, HARDSCAPE, ETC. AND AS DIRECTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL PIPE UNDER PAVED AREAS SHALL BE INSTALLED IN A SLEEVE, AT MINIMUM TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
34. ALL SLEEVE ENDS MUST BE SEALED WITH FOAM SEALANT INSIDE PIPE TO MINIMIZE DEBRIS INTRUSION.
35. LATERAL LINES MAY BE SHOWN WITHIN BUILDINGS AND/OR PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER.
36. ALL CONVENTIONAL CONTROL WIRE UNDER HARDSCAPE AND/OR PAVED AREAS SHALL BE INSTALLED WITHIN A SLEEVE OR CONDUIT, SEE LEGEND FOR TYPE. MINIMUM SIZE: 1-1/2 INCH- FOR UP TO 15 WIRES (#14 GAUGE); 2 INCH- FOR 16-20 WIRES (#14 GAUGE); 3 INCH- FOR 21-55 WIRES (#14 GAUGE). ALL SLEEVES TO BE INSTALLED A MINIMUM DEPTH AS SHOWN ON THE PIPE/SLEEVING DETAIL. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

DRIP/LOW VOLUME SYSTEMS- GENERAL NOTES:

37. ALL MAINLINES AND LATERAL LINES SHALL BE THOROUGHLY FLUSHED CLEAN BEFORE DRIP MANIFOLD ASSEMBLIES AND/OR DRIP TUBING CONNECTIONS ARE MADE. ALL DRIP TUBING LINES SHALL BE FLUSHED CLEAN BEFORE BACKFILLING.
38. ALL LATERAL LINES FOR DRIP ZONES SHALL BE PVC SCH 40 PIPE.

DRIP/LOW VOLUME SYSTEMS- DRIPLINE NOTES:

39. DRIPLINE SYSTEMS RUN TIMES SHALL ALWAYS BE PROGRAMMED TO USE THE CONTROLLER'S 'CYCLE AND SOAK' FUNCTION FOR "PULSE IRRIGATION" PROGRAMMING. AFTER DETERMINING TOTAL ZONE RUN TIME CONTRACTOR SHALL BREAK THE RUN TIME INTO A MINIMUM OF 3-4 CYCLES. INEFFICIENT IRRIGATION OCCURS WHEN ONLY ONE CYCLE IS USED. WATER WILL MIGRATE BELOW THE ROOT ZONE OF TURF OR PLANTS VIA 'GRAVITY FLOW'. SHORT RUN TIMES ALLOW WATER TO SPREAD THROUGHOUT AREA MORE EFFICIENTLY.
40. ALL DRIPLINE TUBING LAYOUT SHALL FOLLOW AND ROUTE PARALLEL TO GRADE, EXCEPT WHERE A LONGITUDE LAYOUT MAY BE FEASIBLE TO FOLLOW PLANTER LINES WHICH ARE NOT PARALLEL TO GRADE FOR CONSTRUCTIBLE PURPOSES. LAYOUT AS SHOWN IN THE PLANS DOES NOT ALWAYS DEPICT ACTUAL LAYOUT DIRECTION. HATCH PATTERNS OF DRIP AREAS AS SHOWN IN PLAN ARE DIAGRAMMATICAL ONLY.
41. DUE TO REQUIREMENT OF MAXIMUM SYSTEM EFFICIENCY ALL DRIPLINE TUBING SHALL LAY LEVEL WITHIN TRENCH. TRENCHES SHALL BE LEVELED ACROSS BOTTOM OF TRENCH, AT NO TIME SHALL BOTTOM OF TRENCH UNDULATE.
42. CONTRACTOR SHALL COMPACT ALL DRIPLINE TRENCHES TO 95% SOIL COMPACTION. CONSISTENT COMPACTION IS REQUIRED TO PROVIDE EFFICIENT AND EVEN WATERING OF TURF OR SHRUB PLANT MATERIAL.
43. CONTRACTOR SHALL AND IS REQUIRED TO USE THE RAIN BIRD INSERT TOOL, MODEL FITINS-TOOL FOR INSTALLATION OF RAIN BIRD DRIPLINE INSERT FITTINGS. CONTRACTOR SHALL ALWAYS INSERT FITTING UNTIL THE FITTING 'STOP' IS ABUTTED TO TUBING.
44. FOR DRIPLINE SYSTEMS IN TURF: IT IS RECOMMENDED TO INSTALL ONE OR TWO DRIP LINES AT A TIME DUE TO THE CLOSE PROXIMITY OF THE 12" SPACING OF ADJACENT LINES. INSTALLATION OF ONLY ONE OR TWO LINES ALLOWS FOR PROPER TRENCHING AND SOIL COMPACTION THAT IS REQUIRED.
45. FOR ALL AREAS ON SLOPES INSTALLED WITH DRIPLINE TUBING THE CONTRACTOR SHALL BE HELD ACCOUNTABLE FOR CREATING A TRIANGULAR WETTING PATTERN ACROSS ALL SLOPES. OFFSET THE EMITTERS BY HALF THE EMITTER SPACING WHEN INSTALLING TUBING TO CREATE A TRIANGULAR WETTING PATTERN ACROSS THE SLOPE. DO NOT INSTALL TUBING WHERE THE EMITTERS ARE DIRECTLY IN LINE (PERPENDICULAR) WITH EACH OTHER.

DRIP/LOW VOLUME SYSTEMS- POINT SOURCE DRIP NOTES:

46. VERIFY THE ACTUAL PLANT QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR COMMENCING WORK. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS, BASED ON THE ACTUAL PLANT COUNT WITH REFERRAL TO THE EMITTER TABLE SHOWN IN THE LEGEND.
47. CONTRACTOR TO PROVIDE THE QUANTITY OF EMITTERS BASED ON THE ACTUAL SHRUB AND TREE COUNT AND THE EMITTER TABLES SHOWN. ANY REFERENCE TO TOTAL EMITTER QUANTITIES ON THESE PLANS IS FOR DESIGN USE ONLY. VERIFY THE ACTUAL SHRUB AND TREE QUANTITIES AND SIZES FROM THE LANDSCAPE PLANS PRIOR TO BIDDING OR COMMENCING WORK.
48. THE EMITTER TABLE IN LEGEND IS ESTIMATED EMITTER QUANTITIES AND FLOWS. CONTRACTOR SHALL INSTALL EMITTERS AS SHOWN IN THE TABLE AT INITIAL INSTALLATION.
49. SUB-LATERAL PIPING AS SHOWN IN DETAIL 'LI.5/E' SHALL BE 1/2" SCH 40 PIPE. 'BACKBONE' LATERALS SHALL BE PER PLAN SIZE.
50. FOR MULTI-OUTLET DRIP MANIFOLDS: UNITS SHALL BE ALIGNED WITH TREES AS SHOWN IN THE DETAILS. CONFIRM ALL PROPOSED LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.
51. TREE/PALM DRIP SYSTEM HAS BEEN DESIGNED TO ACCOMMODATE THE UP-SIZING OF EMITTERS TO COMPENSATE FOR FUTURE PLANT GROWTH. MAINTENANCE PERSONNEL SHALL UPSIZE EMITTERS AND QUANTITIES AS REQUIRED TO PROVIDE ADEQUATE WATER FOR HEALTHY PLANT GROWTH.
52. WHEN DIFFERENT SPECIES OF TREES/PALMS ARE TIED TO THE SAME ZONE VALVE CONTRACTOR SHALL BE REQUIRED TO MAKE ADJUSTMENTS TO SIZE OF EMITTERS (FOR QUANTITY OF WATER PURPOSES) FOR EACH SPECIES OF TREEE/PALM IN THE ZONE AS NEEDED TO PROVIDE PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INFORMATION REGARDING PROPER AND ADEQUATE AMOUNT OF WATER AS REQUIRED BY EACH SPECIES.
53. POST PLANT INSTALLATION: IT SHALL BE THE RESPONSIBILITY OF LANDSCAPE CONTRACTOR TO REVISE EMITTER SIZES AS MAY BE NEEDED TO PROVIDE ANY WATER VOLUME ADJUSTMENTS FOR HEALTHY PLANT GROWTH. THIS TASK SHALL BE COMPLETED AFTER THREE WEEKS OF PLANT OBSERVATIONS AFTER INITIAL INSTALLATION AND AGAIN ONE WEEK BEFORE MAINTENANCE PERIOD IS COMPLETED. ALL EMITTER CHANGES AND FINE TUNE ADJUSTMENTS SHALL BE CARRIED OUT AS PART OF THIS PROJECT WITH NO ADDITIONAL COST TO THE OWNER. COMPLETE AFTER CONSULTATION AND REVIEW OF WATER NEEDS WITH THE IRRIGATION CONSULTANT AND LANDSCAPE ARCHITECT.

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SOBOBA SOVOVATUM VILLAGE PHASE-2

SITE IMPROVEMENT

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No.	DATE	DESCRIPTION

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REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

2026-05-26, ISSUED FOR BID

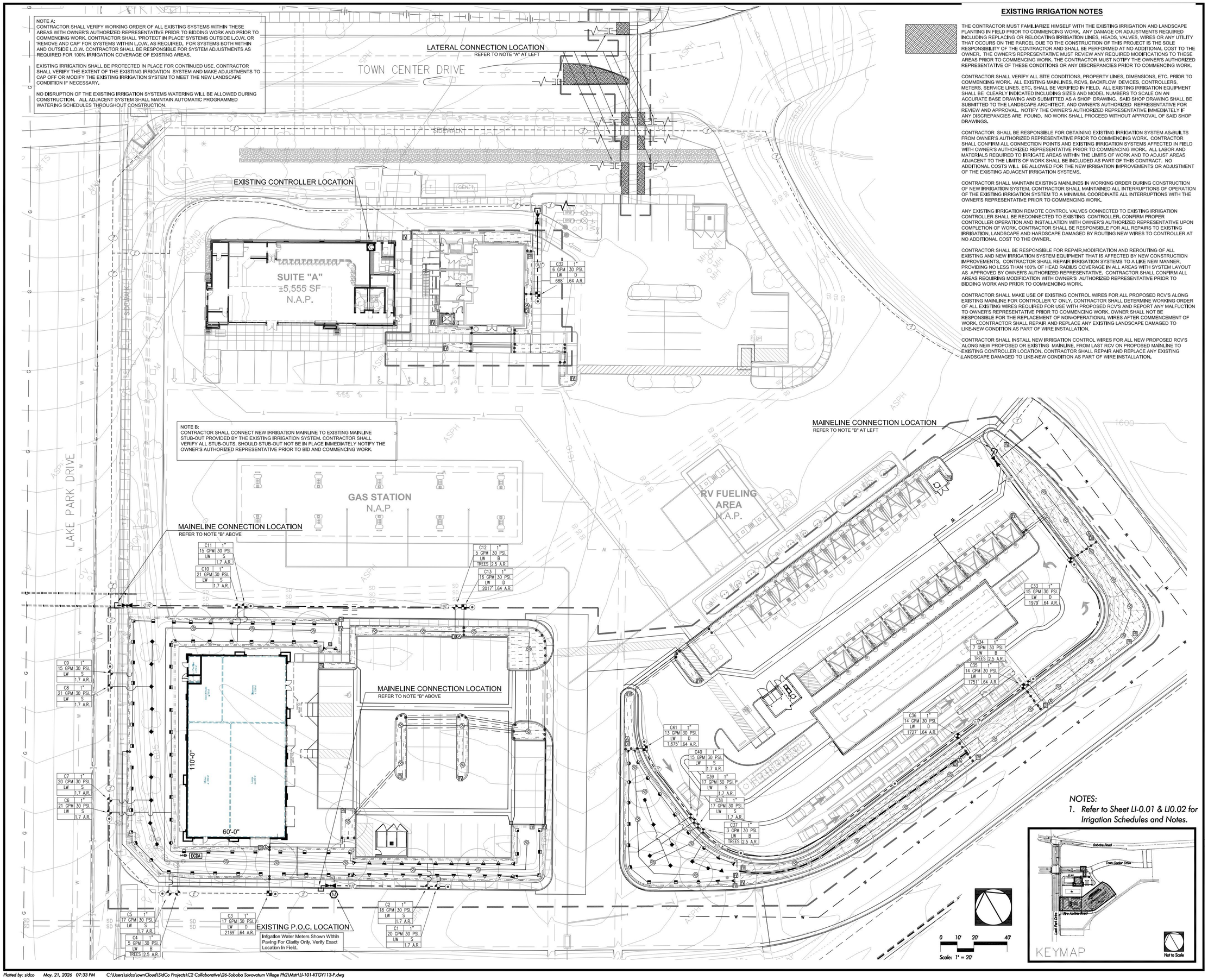
IRRIGATION NOTES

LI-0.02

NOTE A:
CONTRACTOR SHALL VERIFY WORKING ORDER OF ALL EXISTING SYSTEMS WITHIN THESE AREAS WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK. CONTRACTOR SHALL 'PROTECT IN PLACE' SYSTEMS OUTSIDE L.O.W. OR 'REMOVE AND CAP' FOR SYSTEMS WITHIN L.O.W. AS REQUIRED. FOR SYSTEMS BOTH WITHIN AND OUTSIDE L.O.W. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM ADJUSTMENTS AS REQUIRED FOR 100% IRRIGATION COVERAGE OF EXISTING AREAS.

EXISTING IRRIGATION SHALL BE PROTECTED IN PLACE FOR CONTINUED USE. CONTRACTOR SHALL VERIFY THE EXTENT OF THE EXISTING IRRIGATION SYSTEM AND MAKE ADJUSTMENTS TO CAP OFF OR MODIFY THE EXISTING IRRIGATION SYSTEM TO MEET THE NEW LANDSCAPE CONDITION IF NECESSARY.

NO DISRUPTION OF THE EXISTING IRRIGATION SYSTEMS WATERING WILL BE ALLOWED DURING CONSTRUCTION. ALL ADJACENT SYSTEM SHALL MAINTAIN AUTOMATIC PROGRAMMED WATERING SCHEDULES THROUGHOUT CONSTRUCTION.



EXISTING IRRIGATION NOTES

THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE EXISTING IRRIGATION AND LANDSCAPE PLANTING IN FIELD PRIOR TO COMMENCING WORK. ANY DAMAGE OR ADJUSTMENTS REQUIRED INCLUDING REPLACING OR RELOCATING IRRIGATION LINES, HEADS, VALVES, WIRES OR ANY UTILITY THAT OCCURS ON THE PARCEL DUE TO THE CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. THE OWNER'S REPRESENTATIVE MUST REVIEW ANY REQUIRED MODIFICATIONS TO THESE AREAS PRIOR TO COMMENCING WORK. THE CONTRACTOR MUST NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THESE CONDITIONS OR ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, PROPERTY LINES, DIMENSIONS, ETC. PRIOR TO COMMENCING WORK. ALL EXISTING MAINLINES, RCVS, BACKFLOW DEVICES, CONTROLLERS, METERS, SERVICE LINES, ETC. SHALL BE VERIFIED IN FIELD. ALL EXISTING IRRIGATION EQUIPMENT SHALL BE CLEARLY INDICATED INCLUDING SIZES AND MODEL NUMBERS TO SCALE ON AN ACCURATE BASE DRAWING AND SUBMITTED AS A SHOP DRAWING. SAID SHOP DRAWING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT, AND OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND APPROVAL. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. NO WORK SHALL PROCEED WITHOUT APPROVAL OF SAID SHOP DRAWINGS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXISTING IRRIGATION SYSTEM AS-BUILTS FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL CONFIRM ALL CONNECTION POINTS AND EXISTING IRRIGATION SYSTEMS AFFECTED IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK. ALL LABOR AND MATERIALS REQUIRED TO IRRIGATE AREAS WITHIN THE LIMITS OF WORK AND TO ADJUST AREAS ADJACENT TO THE LIMITS OF WORK SHALL BE INCLUDED AS PART OF THIS CONTRACT. NO ADDITIONAL COSTS WILL BE ALLOWED FOR THE NEW IRRIGATION IMPROVEMENTS OR ADJUSTMENT OF THE EXISTING ADJACENT IRRIGATION SYSTEMS.

CONTRACTOR SHALL MAINTAIN EXISTING MAINLINES IN WORKING ORDER DURING CONSTRUCTION OF NEW IRRIGATION SYSTEM. CONTRACTOR SHALL MAINTAINED ALL INTERRUPTIONS OF OPERATION OF THE EXISTING IRRIGATION SYSTEM TO A MINIMUM. COORDINATE ALL INTERRUPTIONS WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.

ANY EXISTING IRRIGATION REMOTE CONTROL VALVES CONNECTED TO EXISTING IRRIGATION CONTROLLER SHALL BE RECONNECTED TO EXISTING CONTROLLER. CONFIRM PROPER CONTROLLER OPERATION AND INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE UPON COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO EXISTING IRRIGATION, LANDSCAPE AND HARDSCAPE DAMAGED BY ROUTING NEW WIRES TO CONTROLLER AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR,MODIFICATION AND REROUTING OF ALL EXISTING AND NEW IRRIGATION SYSTEM EQUIPMENT THAT IS AFFECTED BY NEW CONSTRUCTION IMPROVEMENTS. CONTRACTOR SHALL REPAIR IRRIGATION SYSTEMS TO A LIKE NEW MANNER, PROVIDING NO LESS THAN 100% OF HEAD RADIUS COVERAGE IN ALL AREAS WITH SYSTEM LAYOUT AS APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL CONFIRM ALL AREAS REQUIRING MODIFICATION WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BIDDING WORK AND PRIOR TO COMMENCING WORK.

CONTRACTOR SHALL MAKE USE OF EXISTING CONTROL WIRES FOR ALL PROPOSED RCV'S ALONG EXISTING MAINLINE FOR CONTROLLER 'C' ONLY. CONTRACTOR SHALL DETERMINE WORKING ORDER OF ALL EXISTING WIRES REQUIRED FOR USE WITH PROPOSED RCV'S AND REPORT ANY MALFUCTION TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK. OWNER SHALL NOT BE RESPONSIBLE FOR THE REPLACEMENT OF NON-OPERATIONAL WIRES AFTER COMMENCEMENT OF WORK. CONTRACTOR SHALL REPAIR AND REPLACE ANY EXISTING LANDSCAPE DAMAGED TO LIKE-NEW CONDITION AS PART OF WIRE INSTALLATION.

CONTRACTOR SHALL INSTALL NEW IRRIGATION CONTROL WIRES FOR ALL NEW PROPOSED RCV'S ALONG NEW PROPOSED OR EXISTING MAINLINE, FROM LAST RCV ON PROPOSED MAINLINE TO EXISTING CONTROLLER LOCATION. CONTRACTOR SHALL REPAIR AND REPLACE ANY EXISTING LANDSCAPE DAMAGED TO LIKE-NEW CONDITION AS PART OF WIRE INSTALLATION.

NOTES:
1. *Refer to Sheet LI-0.01 & LI0.02 for Irrigation Schedules and Notes.*

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

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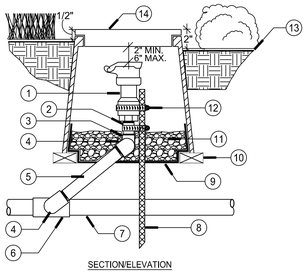
REGISTERED LANDSCAPE ARCHITECT
Paul C. Thorsen, LLC No. 1792
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

IRRIGATION PLAN

LI-1.00

2026-05-26, ISSUED FOR BID



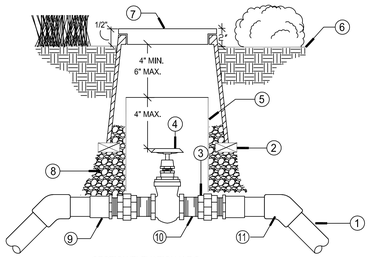
SECTION/ELEVATION

NOTE:
A. SET TOP OF VALVE BOX 1/2" ABOVE FINISHED GRADE IN TURF AREAS AND 2" ABOVE FINISHED GRADE IN GROUND COVER AND SHRUB AREAS.

LEGEND
1. QUICK COUPLING VALVE. SEE LEGEND FOR SPECIFICATION
2. BRASS NIPPLE- QCV SIZED 4" MIN. LENGTH
3. BRASS ST. EL
4. BRASS EL, TWO REQ.
5. BRASS NIPPLE- QCV SIZED; 12" MIN. LENGTH FOR 18" TRENCH, 18" MIN. LENGTH FOR 24" TRENCH
6. PVC SCH 80 FITTING, TEE / ELL
7. PVC MAINLINE SEE LEGEND FOR SPECIFICATION
8. #4 REBAR 36" MIN. LENGTH
9. LANDSCAPE FABRIC
10. SOLID BRICK, NOMINAL SIZE (3 REQ.)
11. 3/4" CRUSHED GRAVEL, MIN. 1 CUBIC FOOT
12. STAINLESS STEEL CLAMP (2 REQ.)
13. FINISH GRADE
14. 10" ROUND VALVE BOX WITH "T" COVER. HEATED BRANDED MARKED "QCV"

B | QUICK COUPLER ASSEMBLY

REF. SCALE: N.T.S.



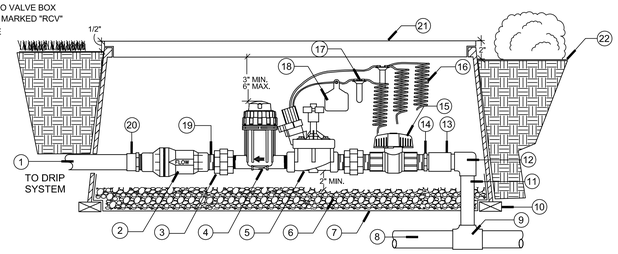
SECTION/ELEVATION N.T.S.

LEGEND
1. PVC MAINLINE PIPE
2. NOMINAL SIZE SOLID BRICK SUPPORTS (4 REQ.)
3. SCH 80 PVC UNION (2)
4. GATE VALVE, SEE LEGEND FOR TYPE
5. 8" PVC PIPE CL 160, LENGTH AS REQ.
6. FINISHED GRADE
7. 10" RAINBIRD ROUND VALVE BOX WITH "T" COVER MARKED "GV" HEAT BRANDED
8. PEA GRAVEL MINIMUM 1 CUBIC FOOT AND 6" DEEP
9. SCH 80 PVC MALE ADAPTER
10. SCH 80 RISERS (6" MIN. LENGTH, 2 REQ.)
11. SCH 80 PVC 45 ELBOW

A | GATE VALVE

REF. SCALE: N.T.S.

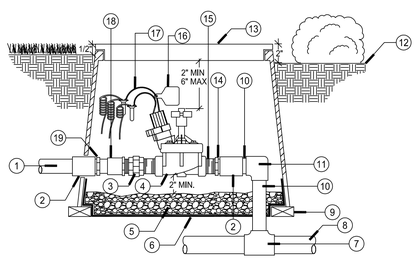
LEGEND
1. PVC LATERAL LINE PIPE
2. 40 PSI PRESSURE REGULATOR
3. PVC SCH 80 UNION, SIZE PER RCV/FILTER
4. QKCHK-100 BASKET FILTER
5. RB 1" PESB REMOTE CONTROL VALVE
6. PEA GRAVEL MINIMUM 1 CUBIC FOOT
7. LANDSCAPE FABRIC
8. PVC MAINLINE, DEPTH PER SPECS.
9. PVC SCH 80 SSS TEE MAIN LINE FITTING
10. NOMINAL SIZE SOLID BRICK (4 REQ.)
11. PVC SCH 40 PIPE, SIZE PER IMMEDIATE RCV LATERAL
12. PVC SCH 80 SS EL, SIZE PER IMMEDIATE RCV LATERAL
13. PVC SCH 80 SS COUPLER, SIZE PER IMMEDIATE RCV LATERAL
14. PVC SCH 40 BUSHING, SxT
15. PVC BALL VALVE, RCV SIZE
16. CONTROL WIRES PROVIDE 24" COIL OF WIRE AT VALVE
17. CONTROL WIRE SPLICE CONNECTION
18. RCV ID TAG
19. 1" PVC SCH 80 NIPPLE, 4" MIN LENGTH (4 REQ.)
20. PVC SCH 40 MALE ADAPTER
21. 17x21 TYP. JUMBO VALVE BOX WITH "T" COVER MARKED "RCV"
22. FINISHED GRADE



SECTION/ELEVATION N.T.S.

D | DRIP REMOTE CONTROL VALVE

REF. SCALE: N.T.S.

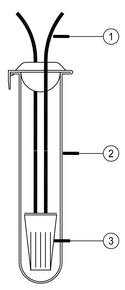


SECTION/ELEVATION

LEGEND
1. PVC LATERAL LINE PIPE
2. SCH 40 PVC SLIP COUPLER, AS REQUIRED
3. SCH. 80 PVC UNION, SIZE PER RCV
4. REMOTE CONTROL VALVE W/ PRESSURE REGULATOR, SEE LEGEND FOR TYPE
5. 3/4" CRUSHED GRAVEL, MIN. 2 CUBIC FT
6. LANDSCAPE FABRIC
7. SCH 80 PVC SxS TEE FITTING
8. PVC MAINLINE, DEPTH PER SPECS.
9. 2X4x8 SOLID BRICK (4 REQ.)
10. PVC PIPE, MINIMUM PRESSURE RATING-315 PSI, SIZE PER IMMEDIATE DOWNSTREAM RCV LATERAL
11. SCH 80 SS ELL, SIZE PER #10
12. FINISHED GRADE
13. VALVE BOX WITH BOLT DOWN "T" COVER MARKED "RCV" AND ZONE #
14. SCH 80 REDUCER BUSHING, SPGxFIPT SIZE AS REQUIRED
15. SCH 80 PVC NIPPLE, RCV SIZE, MIN. LENGTH 4", 2 REQ.
16. RCV ID TAG
17. CONTROL WIRES WITH WATER TIGHT SPLICES PROVIDE 24" COIL OF WIRE AT VALVE
18. SCH 40 PVC MALE ADAPTER MIPTxSLIP, SIZE PER RCV
19. SCH 40 PVC REDUCER BUSHING, SS, SIZE AS REQUIRED

C | REMOTE CONTROL VALVE

REF. SCALE: N.T.S.

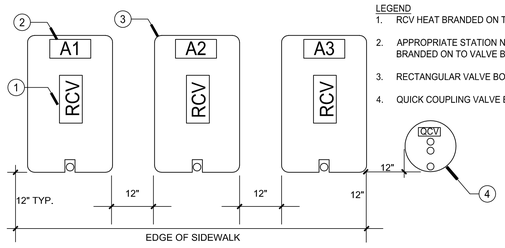


SECTION/ELEVATION

LEGEND
1. LOW VOLTAGE WIRES
2. POLY TUBE PRE-FILLED WITH WATERPROOF GEL
3. WIRE CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY.

G | WIRE CONNECTION

REF. SCALE: N.T.S.



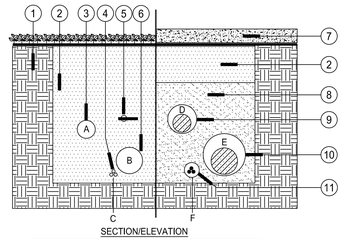
PLAN VIEW

LEGEND
1. RCV HEAT BRANDED ON TO VALVE BOX LID
2. APPROPRIATE STATION NUMBER HEAT BRANDED ON TO VALVE BOX LID
3. RECTANGULAR VALVE BOX TYP.
4. QUICK COUPLING VALVE BOX, TYP.

NOTES:
A. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
B. SET RCV AND VALVE BOX ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE.
C. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
D. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES.

F | VALVE BOX LOCATION

REF. SCALE: N.T.S.



SECTION/ELEVATION

DEPTH	A	B	C	D	E	F
6" & LARGER	-	36"	36"	36"	36"	36"
3" & 4"	18"	24"	24"	30"	36"	36"
21/2" & SMALLER	12"	18"	18"	24"	30"	30"
WIRING	-	-	BESIDE MAIN	-	-	BESIDE MAIN

NOTES:
A. LINES MUST HAVE MIN. CLEARANCE OF 4" FROM EACH OTHER & 24" FROM OTHER TRADES
B. RUN WIRING BESIDE MAINLINE AT LOCATION SHOWN, TAPE & BUNDLE @ 10' O.C.
C. TIE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION
D. ALL SLEEVES MUST BE 2X THE DIAMETER OF THE PIPE WITHIN
E. ALL SLEEVES MUST HAVE FOAM SEALANT INSIDE PIPE
F. ALL SLEEVES MUST EXTEND 12" MIN. DISTANCE PAST EDGE OF ROADWAY, CURB, OR SIDEWALK
G. CONTRACTOR MUST ADJUST MAINLINE AROUND ALL STREET LIGHT LOCATIONS, LIGHT BOLLARDS, TREE ROOT BALLS, (MIN. 5' CLEARANCE), AND OTHER OBSTACLES

LEGEND
1. UNDISTURBED SOIL
2. COMPACTED BACKFILL
3. LATERAL LINE
4. CONTROL WIRING
5. MAINLINE TRACER TAPE OR AWG #6 BARE COPPER TRACER WIRE. REFER TO LEGEND FOR SPECIFICATION
6. PVC MAINLINE, SEE LEGEND FOR SPECIFICATION
7. HARDSCAPE / PAVING
8. SAND BACKFILL
9. LATERAL SLEEVE
10. MAINLINE SLEEVE
11. WIRE SLEEVE

E | PIPE/SLEEVE INSTALLATION

REF. SCALE: N.T.S.

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION

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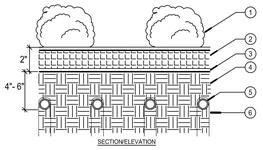
REGISTERED LANDSCAPE ARCHITECT
Paul L. Rosen, Lic. # 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

IRRIGATION DETAILS

LI-5.01

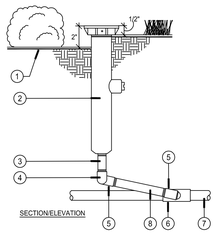
2026-05-26, ISSUED FOR BID



LEGEND
1. SHRUBS/GROUND COVER
2. MULCH LAYER*, REFER TO LANDSCAPE SPECIFICATIONS
3. FINISH GRADE
4. NATIVE OR AMENDED SOIL*, REFER TO LANDSCAPE SPECIFICATIONS
5. DRIP TUBING INSTALLATION: 4"- 6" OF SOIL COVER
6. WIRE STAKE, SPACE AT 4 FT O.C. ALONG ALL TUBING LATERALS

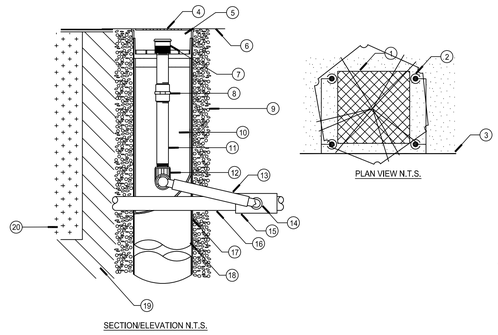
RECOMMENDED INSTALLATION NOTES:
A. TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE GRADED TO 4"- 6" BELOW FINAL GRADE, LEVELED, AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING. SOIL COVER OVER TUBING SHALL BE 4"- 6"
B. INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 4 FT O. C. SPACING.

* NOTE: DEPTH PER LANDSCAPE SPECIFICATIONS



LEGEND
1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER
3. PVC SCH 80 NIPPLE, SIZE PER SPRINKLER INLET (LENGTH AS REQUIRED), MIN. 2"
4. PVC SCH 40 ELL TxT
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 SxSxT TEE OR ELL
7. PVC LATERAL PIPE
8. PVC SCH 80 NIPPLE, SIZE PER SPRINKLER INLET (LENGTH SHALL BE 6" FOR 6" POP-UP SPRAY HEAD, 10" FOR 12" POP-UP SPRAY HEAD)

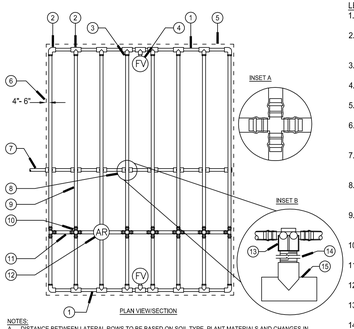
NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
B. INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN GROUND COVER AREAS.
C. INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.
D. INSTALL SPRINKLER HEADS 12" FROM ALL BUILDINGS AND WALLS.
E. INSTALL SPRINKLER HEADS PLUMB.
F. ADJUST SPRAYS OR NOZZLE STREAM TO COVER LANDSCAPE AREA WITHOUT OVERSPRAY ONTO PAVING, FENCES, WALLS OR BUILDINGS. DO NOT SCALE DRAWINGS.



LEGEND
1. ROOT BALL OF TREE
2. BUBBLER HEADS PER LEGEND AND AS SHOWN AT LEFT INDICATED BELOW:
   2 BUBBLERS MIN. PER TREE
   3 BUBBLERS PER 24" & 36" BOX TREE
   4 BUBBLERS PER 48" BOX AND LARGER TREE
3. PVC LATERAL LINE PIPE SEE SPECIFICATIONS FOR TYPE AND DEPTH REQUIREMENTS
4. 4-INCH GRATE (INCLUDED)
5. ROOT WATERING SYSTEM: 36" HUNTER ROOT ZONE WATERING SYSTEM (MODEL # RZWS-18-25-CV, .25 GPM BUBBLER WITH RISER, CHECK VALVE, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, BASKET CANISTER AND SLEEVE)
6. FINISH GRADE
7. BUBBLER: HUNTER 0.25 GPM (INCLUDED)
8. CHECK VALVE (INCLUDED)
9. PEA GRAVEL
10. STRATA ROOT DESIGN INTERNAL BAFFLE SYSTEM
11. 1/2-INCH PVC SCH 80 NIPPLE (INCLUDED)
12. 1/2-INCH 90-DEGREE ELBOW (INCLUDED)
13. 12-INCH SWING ASSEMBLY (INCLUDED)
14. 1/2-INCH MALE NPT INLET (INCLUDED)
15. PVC SCH 40 TEE OR EL
16. LATERAL PIPE
17. 4" DRAIN PIPE SOCK, REQUIRED
18. 4-INCH BASKET WEAVE CANISTER (INCLUDED)
19. AMENDED BACKFILL
20. ROOT BALL OF TREE

J | DRIPLINE INSTALLATION

REF. SCALE: N.T.S.

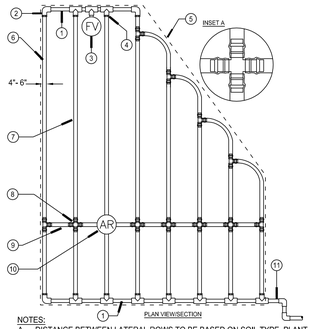


LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 FEMALE THRD TEE (SSF) OR ELL (SF) (TYPICAL)
3. HUNTER: FITTING (TYPICAL)
4. FLUSH VALVE (TYPICAL) WITHIN 6" ROUND BOX
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
7. LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL
8. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET B
9. SUB-SURFACE DRIPLINE TUBING: SEE LEGEND FOR SPECIFICATION
10. HUNTER: FITTING. SEE INSET A
11. 1/2" POLYETHYLENE BLANK TUBING: HUNTER SERIES
12. AIR RELIEF VALVE: WITHIN 6" ROUND BOX
13. HUNTER FITTING: SEE LEGEND FOR TYPE
14. PVC SCH 80 NIPPLE, 6" LENGTH FOR 12" LATERAL PIPE TRENCH DEPTH
15. PVC SCH 40 TEE OR EL

NOTES:
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 18" APART FOR FLAT AREAS, FOR ADDITIONAL INFORMATION SEE RAIN BIRD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
B. AIR RELEASE / VACUUM VALVE WHERE SHOWN AS DIAGRAMMATIC ONLY, PLACE AT HIGHEST POINT IN AREA FOR PROPER VACUUM RELEASE ACTION.
C. MAXIMUM TUBING LENGTH OF RUN IN EITHER DIRECTION SHALL NOT EXCEED 100' FROM LATERAL PIPE SUPPLY MANIFOLD.

I | POP-UP SPRINKLER

REF. SCALE: N.T.S.

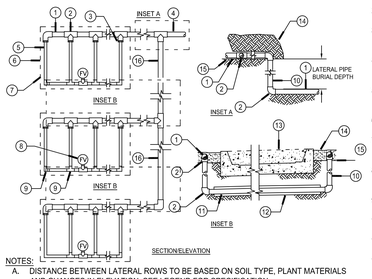


LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR ELL (TYPICAL)
3. FLUSH VALVE WITHIN 6" ROUND BOX (TYPICAL)
4. HUNTER FITTING: SEE LEGEND FOR TYPE
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
7. SUB-SURFACE DRIPLINE TUBING: SEE LEGEND FOR SPECIFICATION
8. HUNTER: FITTING. SEE INSET A
9. 1/2" POLYETHYLENE BLANK TUBING: HUNTER SERIES BLANK TUBING
10. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT WITHIN 6" ROUND BOX
11. LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL

NOTES:
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 18" APART FOR FLAT AREAS, FOR ADDITIONAL INFORMATION SEE HUNTER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
B. AIR RELEASE / VACUUM VALVE WHERE SHOWN IS DIAGRAMMATIC ONLY. PLACE AT ALL HIGHEST POINTS IN AREA FOR PROPER VACUUM RELEASE ACTION.
C. MAXIMUM TUBING LENGTH OF RUN SHALL NOT EXCEED 150' FROM LATERAL PIPE SUPPLY MANIFOLD.

H | DEEP WELL BUBBLER

REF. SCALE: N.T.S.



LEGEND
1. PVC SUPPLY HEADER PIPE
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. HUNTER FITTING (TYPICAL): SEE LEGEND FOR TYPE
4. PVC LATERAL PIPE FROM DRIP RCV ASSEMBLY
5. HUNTER SUBSURFACE DRIPLINE: SEE LEGEND FOR TYPE
6. PLANTER EDGE; PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 4"-6" FROM PERIMETER OF AREA
8. FLUSH VALVE. PLACE FV IN MIDDLE OF PLANTER (TYPICAL)
9. HUNTER FITTINGS; (TYPICAL)
10. PVC RISER PIPE
11. PVC LATERAL SUPPLY PIPE
12. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
13. HARDSCAPE PAVEMENT/CURB, OR SIDEWALK
14. 4"-6" OF SOIL COVER OVER DRIPLINE TUBING
15. SUB-FINISH GRADE
16. PVC LATERAL SUPPLY PIPE SHALL BE INSTALLED WITHIN PLANTERS UNLESS CROSSING PAVEMENT TO ADJACENT PLANTER

NOTES:
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE LEGEND FOR SPECIFICATION.
B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
C. PLACE TIE DOWN STAKES EVERY 3' IN SAND, 4' IN LOAM, AND 5' IN CLAY.
D. AT FITTINGS WHERE THERE IS A CHANGE IN DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XFS DRIPLINE MAXIMUM LATERAL LENGTHS (FEET)

	12" Spacing		18" Spacing		24" Spacing	
PSI	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH	0.6 GPH	0.9 GPH
40	150	150	200	200	300	300

M | DRIPLINE- CENTER FEED LAYOUT

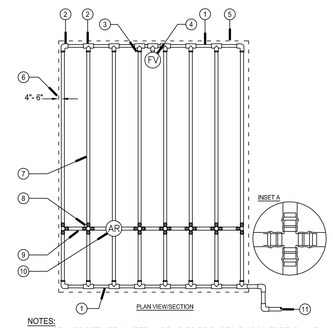
REF. SCALE: N.T.S.

L | DRIPLINE- IRREGULAR FEED LAYOUT

REF. SCALE: N.T.S.

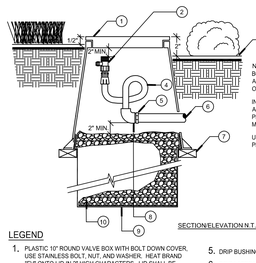
K | DRIPLINE- MULTPLE PLANTERS LAYOUT

REF. SCALE: N.T.S.



LEGEND
1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR ELL (TYPICAL)
3. HUNTER: FITTINGS SEE LEGEND FOR TYPE
4. FLUSH VALVE (TYPICAL) WITHIN 6" ROUND BOX (SEE LEGEND FOR TYPE)
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED, 4"-6" FROM PERIMETER OF AREA
7. SUB-SURFACE DRIPLINE TUBING: SEE LEGEND FOR SPECIFICATION
8. HUNTER: FITTING. SEE INSET A, SEE LEGEND FOR TYPE
9. 1/2" POLYETHYLENE BLANK TUBING: HUNTER SERIES BLANK TUBING
10. AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT WITHIN 6" ROUND BOX (SEE LEGEND FOR TYPE)
11. LATERAL PIPE SUPPLY MANIFOLD WITHIN A 12" TRENCH, PER PIPE DETAIL

NOTES:
A. DISTANCE BETWEEN LATERAL ROWS TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. MAXIMUM SPACING SHALL BE 16"-18" APART FOR FLAT AREAS. FOR ADDITIONAL INFORMATION SEE HUNTER DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
B. AIR RELEASE / VACUUM VALVE WHERE SHOWN AS DIAGRAMMATIC ONLY, PLACE AT HIGHEST POINT IN AREA FOR PROPER VACUUM RELEASE ACTION.
C. MAXIMUM TUBING LENGTH OF RUN SHALL NOT EXCEED 150' FROM LATERAL PIPE SUPPLY MANIFOLD.



NOTE:
BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

USE TEFLON TAPE ON ALL MALE PIPE THREADS.

LEGEND
1. PLASTIC 10" ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "FV" ONTO LID IN 2" HIGH CHARACTERS. LID SHALL BE "TAN" IN COLOR.
2. AG PRODUCTS 3/4" BALL VALVE WITH A PVC SCH. 40 MALE ADAPTER.
3. FINISHED GRADE IN SHRUB AREAS
4. SALCO A/R 3/4" FLEXIBLE PVC HOSE, MINIMUM 36" LENGTH
5. DRIP BUSHING AS REQUIRED FOR POLY PIPE
6. DRIP LATERAL LINE (PVC OR POLY)
7. BRICK SUPPORTS (3 REQ.)
8. PVC SCH 40 ELL , SxS
9. LANDSCAPE FABRIC
10. 3/4" ROCK, 1 CUBIC FT.

P | FLUSH VALVE

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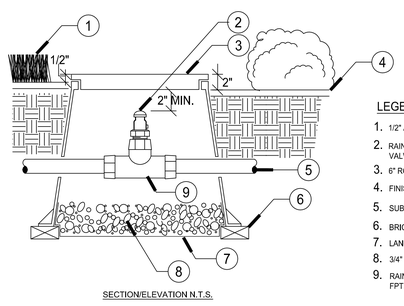

LEGEND
1. 1/2" ABOVE FINISHED GRADE IN TURF AREAS
2. RAINBIRD ARV-100 VALVE KIT, AIR / VACUUM RELIEF VALVE
3. 6" ROUND VALVE BOX, HEAT BRAND "ARV" ONTO LID.
4. FINISHED GRADE IN SHRUB AREAS
5. SUBSURFACE DRIP TUBING
6. BRICK SUPPORTS
7. LANDSCAPE FABRIC
8. 3/4" ROCK, 1/2 CUBIC FT.
9. RAINBIRD EASY FIT TEE, MDCFTEE AND FPT ADAPTER-MDCF75FPT

O | AIR RELIEF VALVE

REF. SCALE: N.T.S.

N | DRIPLINE- END FEED LAYOUT

REF. SCALE: N.T.S.

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SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

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REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

IRRIGATION DETAILS

2026-05-26, ISSUED FOR BID

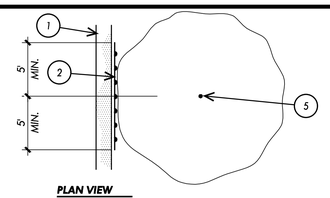
LI-5.02

LEGEND

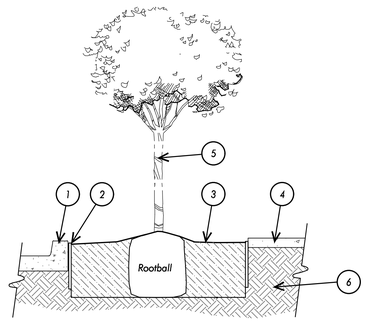
1. Concrete curb and gutter.
2. Root barrier. Set top of root barrier 1/2" below finish grade.
3. Finish grade.
4. Concrete paving.
5. Tree.
6. Undisturbed native soil.

NOTES

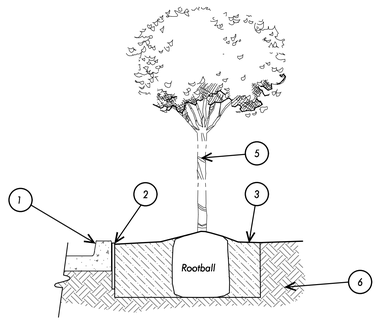
A. Provide root control barriers for trees planted within 5 feet of hardscape edge such as curbs, paving, steps, walls, etc.
B. Refer to manufacturer's specifications for additional installation recommendations.
C. Length of panels determined by expected tree canopy at maturity.
Ex. - 12' dia. + 2' = 14; (7) panels



PLAN VIEW



SECTION - PARKWAYS 10' WIDE OR LESS



TYPICAL SECTION

PL-MS-01.dwg

10 TREE ROOT BARRIER

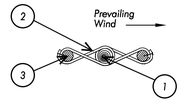
Scale: N.T.S.

LEGEND

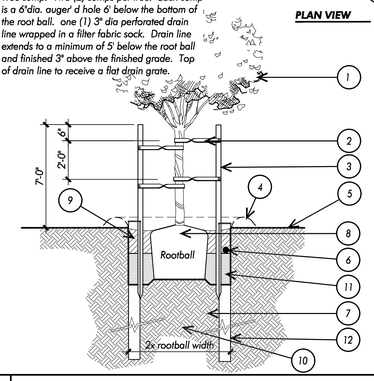
1. Tree - center in pit.
2. Tree ties.
3. 2" dia. x 10' Lodgepole Pine stake - keep clear of rootball.
4. 3" deep water basin - no basin in turf areas.
5. Finish grade.
6. Plant tablets - quantity per specifications.
7. Undisturbed native soil.
8. Rootball - set top 2" above finish grade.
9. 12" deep layer of amended backfill.
10. 3" high native soil pedestal.
11. Non-amended backfill.
12. Tree sump. Two (2) sumps per tree. Each sump is a 6"dia. auger' d hole 6' below the bottom of the root ball. one (1) 3" dia perforated drain line wrapped in a filter fabric sock. Drain line extends to a minimum of 5' below the root ball and finished 3" above the finished grade. Top of drain line to receive a flat drain grate.

NOTES

A. Refer to planting specifications for additional information.
B. Keep turf 24" clear of trunk - mulch this area and keep mulch 3" clear of trunk.



PLAN VIEW



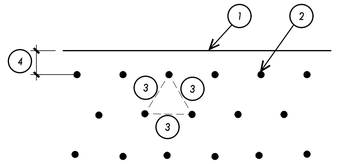
PL-TR-02.dwg

4 TREE PLANTING (Double-Staked)

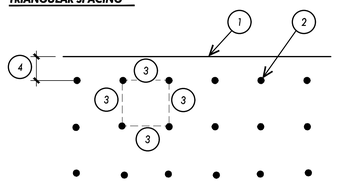
Scale: NTS

LEGEND

1. Edge of paving, sidewalk, wall or curb
2. Shrub or groundcover plant.
3. Locate plant equal distance from each other. Spacing per Plant Legend.
4. 1/2 of plant spacing distance - 12" min.



TRIANGULAR SPACING



SQUARE SPACING

PL-GC-01.dwg

1 SHRUB/GROUNDCOVER SPACING

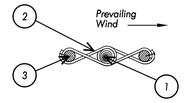
Scale: N.T.S.

LEGEND

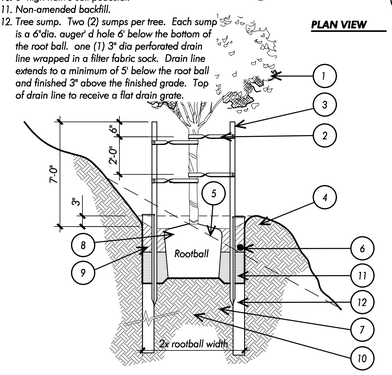
1. Tree - center in pit.
2. Tree ties.
3. 2" dia. x 10' Lodgepole Pine stake - keep clear of rootball.
4. 3" deep water basin - no basin in turf areas.
5. Original finish grade of slope.
6. Plant tablets - quantity per specifications.
7. Undisturbed native soil.
8. Rootball - set top 2" above finish grade.
9. 12" deep layer of amended backfill.
10. 3" high native soil pedestal.
11. Non-amended backfill.
12. Tree sump. Two (2) sumps per tree. Each sump is a 6"dia. auger' d hole 6' below the bottom of the root ball. one (1) 3" dia perforated drain line wrapped in a filter fabric sock. Drain line extends to a minimum of 5' below the root ball and finished 3" above the finished grade. Top of drain line to receive a flat drain grate.

NOTES

A. Refer to planting specifications for additional information.



PLAN VIEW



PL-TR-03.dwg

5 TREE PLANTING (Double Stake - Slope)

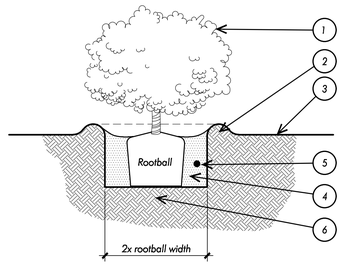
Scale: NTS

LEGEND

1. Shrub - center in pit.
2. 3" deep water basin.
3. Finish grade.
4. Amended backfill.
5. Plant tablets - quantity per specifications.
6. Undisturbed native soil.

NOTES

A. Refer to planting specifications for additional information.
B. Set rootball 1" above finish grade.



PL-SH-01.dwg

2 SHRUB PLANTING

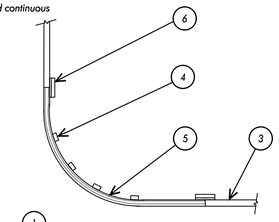
Scale: NTS

LEGEND

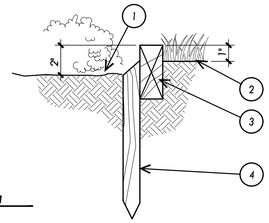
1. Finish grade of shrub/groundcover area.
2. Finish grade of turf area.
3. 2x4" Redwood headerboard.
4. 1x2x16" Redwood stakes at 3' o.c. - place stakes on shrub/groundcover side and set 1" below top of headerboard. Cut stakes at 45 degree.
5. Laminate (4) Redwood benderboards as required to make a smooth and continuous curve.
6. 1x4x12" Redwood splice block.

NOTES

A. Lay headerboard true to line and grade.
B. Refer to Construction Plan for additional information.
C. Use hot-dipped galvinized nails.



PLAN VIEW



SECTION

PL-EG-01.dwg

6 REDWOOD HEADERBOARD

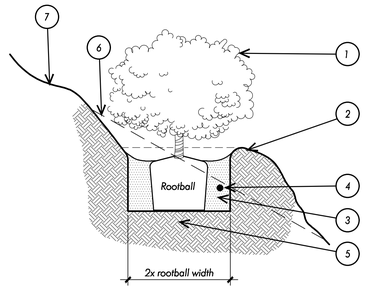
Scale: N.T.S.

LEGEND

1. Shrub - center in pit.
2. 3" deep water basin.
3. Amended backfill.
4. Plant tablets - quantity per specifications.
5. Undisturbed native soil.
6. Original finish grade of slope.
7. Undisturbed finish grade.

NOTES

A. Refer to planting specifications for additional information.
B. Set rootball 1" above finish grade.



PL-SH-02.dwg

3 SHRUB PLANTING (on Slope)

Scale: NTS

C2 Collaborative

100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

C2 Project Numner :KTGY113
Contact Nate Magnusson
Email nmagnusson@C2Collaborative.com
Scale:
Drawn:
Checked: NM

Developer
SEDC
23906 SOBOBA ROAD
SAN JACINTO, CA 92581

PHONE: (951) 663-2058

SOBOBA SOVOVATUM VILLAGE PHASE-2

SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

REGISTERED LANDSCAPE ARCHITECT
Paul L. Boden, Lic. No. 5972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

PLANTING DETAILS

LP-5.01

2026-05-26, ISSUED FOR BID

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included:

1. The work included in these specifications shall consist of the furnishing of all labor, tools, materials, permits, appliances, taxes and all other costs, foreseeable and unforeseeable at the time of contracting necessary and appropriate for the installation of the accompanying drawings.

2. No deviation from these specifications or from the agreement or from the general conditions is authorized and no such deviation shall be made unless the written authorization, therefore signed by the Owner or his duly authorized representative, has been obtained in advance.

1.2 Interpretation of Plans and Specifications:

A. The Landscape Architect will interpret the meaning of any part of the any plans and specifications about which any misunderstanding may arise, and his decision will be final.

B. Should there appear to be an error or discrepancy in or between the plans, specifications & planting lists, the Contractor shall refer the matter to the Landscape Architect for adjustment before proceeding with the work. Should the Contractor proceed with the work without so referring the matter, he does so on his liability.

1.3 Quality Assurance:

A. Quality of work: The Landscape Architect shall be notified at least two days prior to work commencement, by the Contractor and prior to inspection visits by the Landscape Architect. All work shall be done in a good workmanlike manner in accordance with all plans and specifications and best considered practice, shall meet with the approval of the Landscape Architect and Owner and shall be in accordance with the requirements of local building codes and laws. Any defective work will be redone at the Contractor's expense as directed by the Landscape Architect.

B. Permits: The Contractor will be responsible for obtaining any and all necessary building permits from the city of other governmental authorities.

C. License requirements: The Contractor shall carry necessary Contractor's California State License or Certificate for type of work listed, such as the Landscape Contractor's License.

D. Insurance coverage: The contractor shall carry all necessary compensation and liability insurance to cover his workmen and work to protect the Owner from any possible damage suit or lien on the Owner's property in the course of the work by the Contractor and will show the Owner such evidence of above indicated insurance coverage prior to initiating work.

E. Property, etc., Damage responsibility:

1. The Contractor is to protect at all times all existing utilities, structures, trees, plants and other features intended to remain on and adjacent to the job site and to repair or replace any damaged items in a neat and good workmanlike manner during and due to his work on the job and he shall assume all damage or injury that may result to all such property and/or to persons where such damage or injury is caused in connection with his work or is due to his negligence or to his leaving open or unprotected portions of streets or other property.

2. Should any part of the work under this contract be damaged by other contractors, the Contractor and party causing such damage shall make adjustments between themselves and not with the Owner relative to the repairs or reconstruction and payment for same.

F. Knowledge of site: It is assumed that the Contractor has visited the site and familiarized himself as to the site conditions and shall have verified all dimensions as well as ascertaining the means of getting into the site and any other factors affecting the work.

1.4 Costs:

A. Segregation of costs: At the time of execution of the contract, the Contractor shall furnish to the office of the Owner, for purposes of accounting and scheduling, a segregated cost schedule or breakdown of the contract price, listing the various components in the plans as well as unit prices of each component specified in a form satisfactory to form the Owner. These schedules shall also be used as the basis in formulating the progress payments to be made to the Contractor and these cost breakdowns shall be part of the contract.

B. Extras or changes: Any extras or changes from the contract on the job shall have the prior approval of the Landscape Architect and must be approved in writing by the Landscape Architect and Owner.

C. Increased costs: If the extra or change is to be done at at increased cost over and above the contract fee, the Owner shall sign the Contractor's written request for such additional funds for extra work prior to actually doing this work.

1.5 Product protection, storage and handling:

A. Site condition: The Contractor, in the course of his work, is to keep the site in a neat and tidy condition as much as is practical so as not to disturb the normal usage of the surrounding areas by the Owner or by others.

B. Site clearance: Upon completion of the work, the Contractor shall properly clean and tidy such work and the surrounding areas used by and remove any or all excess materials, dirt, debris from the site or to dispose of same as directed by the Landscape Architect.

C. Owner's materials: During the course of the work, any materials, equipment and services may be provided by the Owner and used by the Contractor in the job, for such materials, equipment, and services, the Contractor is to give credit to the Owner at the standard current rate for such items. Such credit, if any, will appear in the final billing by the Contractor to the Owner.

D. Plans and specifications: All landscaping including plants, ground covers, soil additives and other miscellaneous landscape items shall be provided and installed in strict accordance with plans and specifications prepared by Owner.

E. Changes: The Owner shall have the right to make minor changes in the landscape design and installation to insure practicality of design and for aesthetic reasons at no additional cost.

PART 2 - MATERIALS

2.1 Grading: Grade all areas by filling and/or removing surplus soil as needed to ensure proper grades and drainage as indicated on the plans. Unless otherwise noted, finish grade shall be below hardscape as follow: 2" for ground cover areas, 1" for lawn areas.

2.2 Moisture content: The soil shall not be worked when moisture content is so great that excessive compaction will occur nor shall it be so dry that dust will occur and form in the air or that clods will not break readily. Water shall be applied, if necessary, to provide ideal moisture content for tilling.

2.3 Weed removal: Weeds, plus bermuda grass, etc., shall be dug out from all planting areas by their roots wherever possible and removed from the site. Where necessary to discourage reoccurence of this material, the Contractor shall apply one or more treatments of a satisfactory chemical per manufacturer's directions in regard to concentration plus allowance of an ample period of time for effective performance prior to cultivation. The site shall be maintained in a weed and litter free condition during the maintenance period. Weeds shall be removed at frequencies adequate to prevent the maturation of weed seeds.

2.4 Plants:

A. Inspection:

Plants shall be subject to inspection and approval or rejection by the Landscape Architect at place of growth and/or the project site at any time before or during progress of work for size, variety, condition, latent defects and injuries. Rejected plants shall be removed from the site immediately.

B. Conditions:

Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs and shall have healthy normal root systems, well filling their containers, but not to the point of being root bound.

2.5 Protection: Protect and maintain all plants from sun, drought, wind, theft, rain and heat at all times before and during planting operation.

2.6 Planting requirements for trees and shrubs:

A. Plant materials in quantities and sizes specified shall, after grading operations, be spotted approximately as shown on the landscape drawings and are to be approved by the Landscape Architect before being removed from containers and excavating soil for planting.

B. All backfill materials shall be mixed thoroughly on site before using.

PART 3 - EXECUTION

3.1 Planting:

A. Container-grown plants to be planted in plant pits two (2) times wider than plant container and a depth of twice the height of plant container. Plant crown to be slightly higher than its natural growing height after settlement.

B. Prune plants as directed by Landscape Architect.

C. All plants shall be watered immediately, before backfilling planting pits.

D. All areas receiving plants and/or hydroseeding shall be moist to a depth of 6" at time of planting.

E. Plant all plants 5' minimum from irrigation heads (slopes only).

F. Scarify the sides of each root ball prior to planting if circular root is evident.

G. Plant quantities on the plan are for the Contractor's convenience and not guaranteed to be accurate.

H. Plant symbols take precedence over quantities specified.

3.2 All work shall be as directed by Owner's field representative, who shall be appointed prior to the commencement of the work.

3.3 Contractor shall submit all material receipts to Landscape Architect.

3.4 Maintenance:

A. Maintenance period shall not begin until entire installation is accepted by the Owner.

B. Maintenance period shall be for the following duration: 90 days.

1. All plants and planting shall be guaranteed for the following durations beginning at the first day of the maintenance period.

Trees and shrubs, 15 gallon and larger. . . .	1 Year
Shrubs, 5 gallon and smaller.	90 Days
Ground cover.	90 Days
Lawn.	90 Days

2. All dead, damaged or broken plant material, including sodded and seeded lawns and ground cover, shall be replaced at two-week intervals.

C. Fertilize with 2 lbs. actual nitrogen per 1000 sq. ft. at end of each 30 days. Landscape Architect will specify type, depending on season. Perform last fertilizing at end of maintenance period in the presence of the Landscape Architect.

PART 4 - PLANTING NOTES

4.1 Landscape Contractor shall repair and/or replace any damaged plant material which is damaged due to his negligence.

4.2 Landscape Contractor shall be backcharged for Landscape Architect's time in locating any landscape material as requested by the construction manager.

4.3 Landscape Contractor shall submit all amendment quantity receipts to construction manager and/or Landscape Architect for approval.

4.4 Contractor shall perform all fertilizing in the presence of the construction manager or Landscape Architect. See Soil Preparation Requirement, this sheet.

4.5 Contractor is responsible for maintaining all areas in a weed and debris free condition throughout the maintenance period. (See specifications).

4.6 Plant symbols take precedence over plant quantities.

4.7 All plants shall be protected against heat, sun, wind and frost during transportation to the site and while being held at the site. Do not store plants in total darkness for more than one day.

4.8 Wilted plant material shall not be planted or used on the project.

4.9 Do not damage plant root during transportation or planting process.

4.10 Plant material may be rejected at any time by the Landscape Architect due to condition, form or damage before or after planting.

4.11 Landscape Architect shall approve final placement of all trees, shrubs and vines prior to planting.

4.12 All surface rock and debris 3" and larger shall be removed from planting areas and then from the site.

4.13 Crown of plant shall be slightly higher, after settling, than adjacent soil.

4.14 Prune trees as directed by Landscape Architect after inspection.

4.15 Remove water basins from all trees located in lawn areas prior to hydroseeding installation.

4.16 Any and all damage in new and existing paving caused by the Contractor shall be the responsibility of the Contractor and be repaired by the Contractor.

4.17 Install all trees and shrubs prior to planting of groundcover and/or hydroseeding.

Soil Preparation

"For Bid Purposes Only"

Recommendation

To the extent all new landscape areas should thoroughly be tilled to a minimum 9" depth.

For turf and ground cover planting, the following amendments should be uniformly broadcast and thoroughly incorporated to a minimum 6" depth by means of a rototiller or equal.

AMOUNT / 1,000 sq. ft.

- 4 cu. yds. Nitrogen stabilized organic amendment derived from redwood, fir, or cedar sawdust.
- 200 lbs. agricultural gypsum
- 20-20-20 fertilizer

The backfill mix for use around the rootball should be prepared as follows:

- 6 parts by volume on-site soil
- 4 parts by volume nitrogen stabilized organic amendment
- 15 lb. 20-20-20 fertilizer

Contractor to provide Soil Test from:
Waypoint Analytical California, Inc.
4741 E. Hunter Ave.; Suite A
Anaheim, CA 92807
www.waypointanalytical.com

C2 Collaborative
100 Avenida Miramar
San Clemente
California 92672
Phone 949.366.6624
Fax 949.366.6626
www.C2Collaborative.com

C2 Project Numner :KTGY113
Contact Nate Magnusson
Email nmagnusson@C2Collaborative.com
Scale:
Drawn:
Checked: NM

Developer
SEDC
23906 SOBOBA ROAD
SAN JACINTO, CA 92581

PHONE: (951) 663-2058

SOBOBA SOVOVATUM VILLAGE PHASE-2
SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

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REGISTERED LANDSCAPE ARCHITECT
Paul L. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

PLANTING SPECIFICATION

LP-6.01

2026-05-26, ISSUED FOR BID