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) boggie 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	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Furcraea macdougallii	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~~ OMIT ~~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	-
E	Leucophyllum frutescens	Texas Sage	5 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.

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

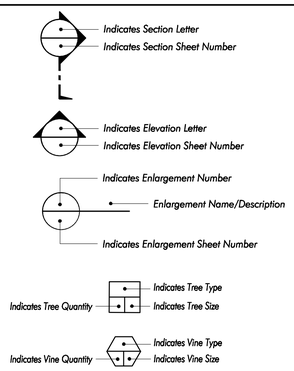
PAVING SCHEDULE:

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.

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



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
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

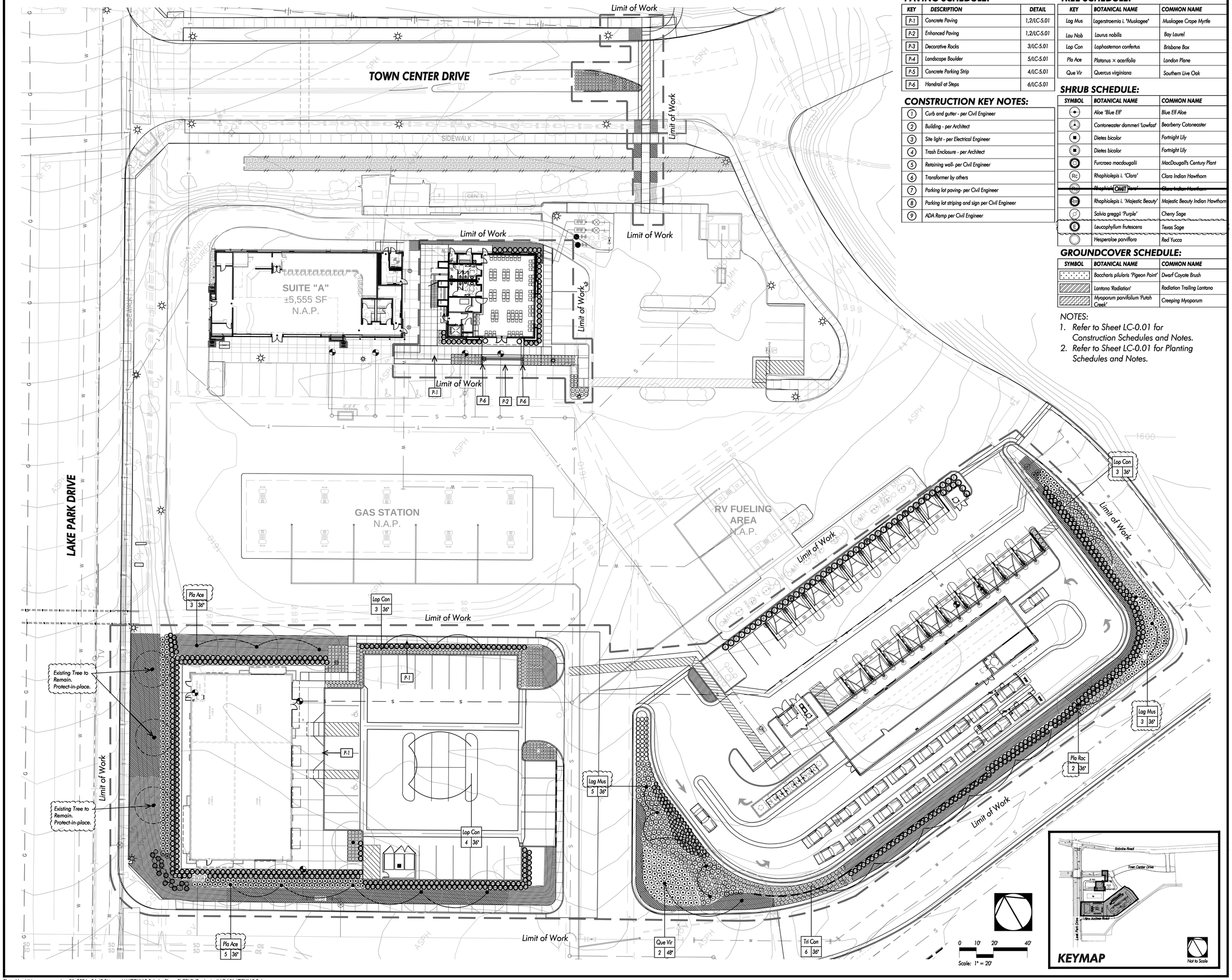
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing 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. Holden, LIC. No 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

CONSTRUCTION AND PLANTING SCHEDULE

LC-0.01

06/25/2026 - Bid Update 1



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
~~Rm~~	~~Rhaphiolepis i. 'Majestic Beauty'~~ OMIT	~~Clara Indian Hawthorn~~
Rm	Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Indian Hawthorn
	Salvia greggii 'Purple'	Cherry Sage
E	Leucophyllum frutescens	Texas Sage
	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.

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. Haden, Lic. No. 1972
Signature
Exp. 2/28/28
Date
STATE OF CALIFORNIA

CONSTRUCTION AND PLANTING PLAN

LC-1.01

06/25/2026 - Bid Update 1

Plotted by: NMagnusson Jun. 25, 2026 06:43 PM V:\KTGY113-Soboba Phase 2\C2\P (Production)\LC-101-KTGY113-P.dwg