

# SOBOBA SOVOVATUM VILLAGE - PHASE 2

## SITE IMPROVEMENT

### SAN JACINTO, CA



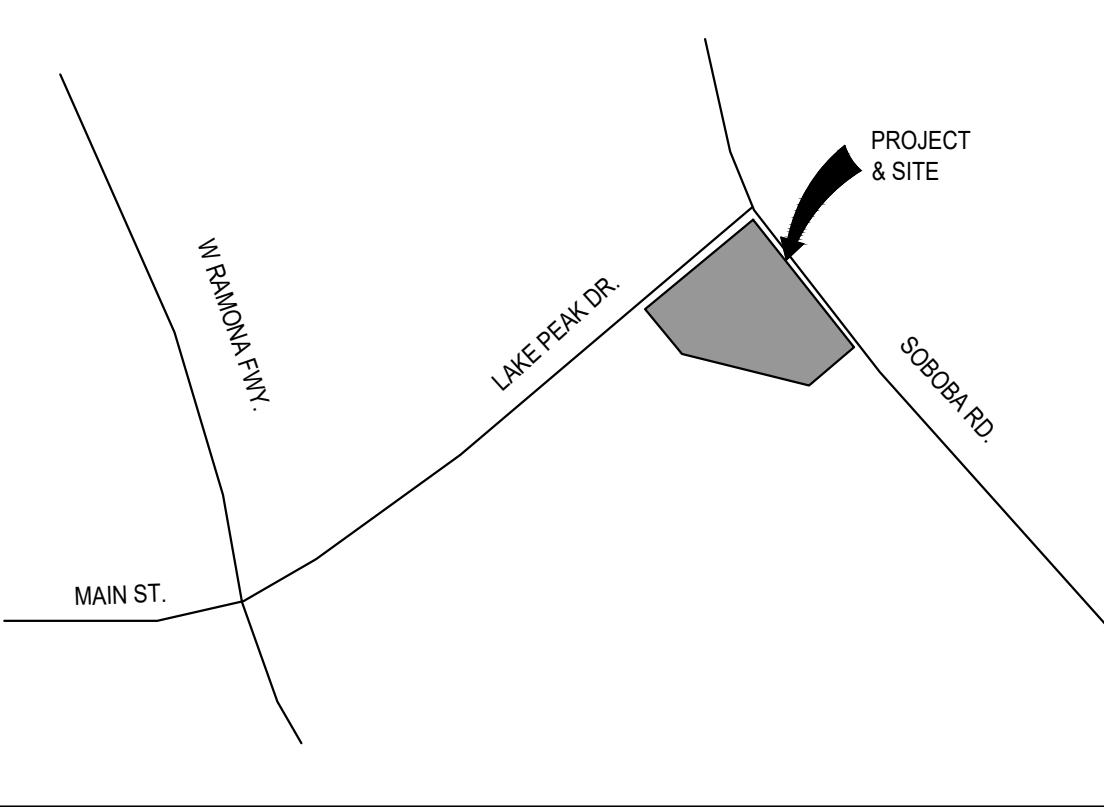
#### ABBREVIATIONS

<b>A</b>	AB ANCHOR BOLT ABV ABOVE AC ASPHALT CONCRETE ACC COMMERCIAL ACCESSORY ACCS ACCESSIBLE AC 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</b>	BD BASE BOARD BIT BITUMINOUS BLDG BUILDING BLKG BLOCKING BM BEAM BO BOTTOM OF BOH BACK OF HOUSE BOT BOTTOM BRK BRICK	<b>C</b>	CAB CABINET CB CATCH BASIN CC CONCEALED CLOSER CI CAST IRON CJ CONTROL JOINT 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 CRT CERAMIC TILE CT CERAMIC	<b>D</b>	(D) DEPTH DBL DOUBLE DEG DEGREE DEPT DEPARTMENT DET DETAIL DF DRINKING FOUNTAIN DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DSM DISPENSER DN DOWN DP DRAPERY DR DOOR DS DOWNSPOUT DWG DRAWING DWR DRAWER	<b>E</b>	E EAST (E) EXISTING EA EACH EFS EXTERIOR INSULATION & FINISH SYSTEM EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL ELEV ELEVATOR EMER EMERGENCY ENCL ENCLOSED EDS EDGE OF SLAB EP ELECTRICAL PANEL BOARD EPS EXPANDED POLYSTYRENE EQ EQUAL EQUIP EQUIPMENT EWC ELECTRIC WATER COOLER EXP EXPANSION EXPO EXPOSED EXT EXTERIOR	<b>F</b>	FA FIRE ALARM FAC FACTORY FBGL FIBERGLASS FBR FABRIC FC FLOOR CLOSER FD FLOOR DRAIN FON FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FF FACTORY FINISH FS FINISH GRADE FH FIRE HYDRANT FHC FIRE HOSE CABINET FN FINISH FX FIXTURE FLSK FLOOR SINK FLR FLOOR FLRD FLOORING FLT FLOOR TILE FLUOR FLUORESCENT FO FACE OF FOC FACE OF CONCRETE FOF FACE OF FINISH FOM FACE OF MASONRY FOS FACE OF STUO FOW FACE OF WALL FP FIRE PROOFING FR FIRE RATED FRA FIREBOARD ASSEMBLY FRM FRAME FRP FIBERGLASS REINFORCED PLASTIC FS FINISH SURFACE FSA FIRESTOP ASSEMBLY	<b>G</b>	GA GAUGE GALV GALVANIZED GB GYPSUM BOARD GFI GROUND FAULT INTERRUPT GFRG GLASS FIBER REINFORCED CONCRETE GFRG GLASS FIBER REINFORCED GYPSUM GL GLASS GROUT GROUT GYP GYPSUM	<b>H</b>	(H) HEIGHT HB HOSE BIBB HC HOLLOW CORE HOBBO HARDBOARD HORL HANDRAL HWDW HARDWOOD HWWR HARDWARE HGT HEIGHT HM HOLLOW METAL HORIZ HORIZONTAL HP HIGH POINT HR HOUR HVAC HEATING VENTILATING & AIR CONDITIONING	<b>I</b>	ID INSIDE DIAMETER INSUL INSULATION INT INTERIOR	<b>J</b>	JAN JANITOR JST JOIST JT JOINT	<b>K</b>	KD KNOCKDOWN KIT KITCHEN	<b>L</b>	(L) LENGTH LAM LAMINATE LAV LAVATORY LB POLYD LIN LINEN LP LOW POINT LOC LOCATION COL LIGHT WEIGHT LVR LOUVER	<b>M</b>	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 MOS MASONRY OPENING MOD MODIFIED MTD MOUNTED MTL METAL MUL MULLION	<b>N</b>	N NORTH NA NOT APPLICABLE NC NON COMBUSTIBLE NIC NOT IN CONTRACT NO NUMBER NR NON RATED NTS NOT TO SCALE	<b>O</b>	O OVER OA OVERALL OC ON CENTER OCC OCCUPANCY OD OUTSIDE DIAMETER OFF OVERFLOW DRAIN OFF OWNER FURNISHED OWNER INSTALLED OFF OWNER FURNISHED CONTRACTOR INSTALLED OP OPAQUE OPNG OPENING OPP OPPOSITE OPR OPERABLE OPT OPTIONAL	<b>P</b>	P PAINT PAR PARAPET PAT PATTERN PAV PAVING PB PUBLIC PC POLISHED CONCRETE PCS PIECES PE PAINT EGG SHELL PEN PENETRATION PERF PERFORATED PF PAINT FLAT PG PAINT GLOSS PH PANIC HARDWARE PL PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLUMB PLUMBING PLYWD PLYWOOD PN PARTITION PNC 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	<b>Q</b>	QT QUARRY TILE	<b>R</b>	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 RGT REGISTER RM ROOM RO ROUGH OPENING ROMTS REQUIREMENTS RS ROUGH SAWN RWL RAIN WATER LEADER	<b>S</b>	S SOUTH SAF SELF ADHERED FLASHING SC SOLID SCHD 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 SSIT 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 S&S SURFACED FOUR SIDES	<b>T</b>	T TEMPERED TBD TILE BACKERBOARD TBG TONGUE AND GROOVE TC TOP OF CURB TCA TILE COUNCIL OF AMERICA TEL TELEPHONE TERR TERRAZZO TK TOP OF GRATE THK THICK TO TO TOD 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	<b>U</b>	U UNIT UL UNDERWRITERS LABORATORIES UNF UNFINISHED UNO UNLESS NOTED OTHERWISE UPH UPHOLSTERY URINAL URINAL	<b>V</b>	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 VVC VINYL WALL COVERING	<b>W</b>	(W) WIDTH W WEST WI WITH WIO 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 WVF WELDED WIRE FABRIC	<b>Y</b>	YD YARD
----------	--	----------	--	----------	--	----------	--	----------	---	----------	--	----------	---	----------	---	----------	--	----------	--------------------------------------	----------	-----------------------------	----------	---	----------	---	----------	--	----------	--	----------	---	----------	----------------	----------	---	----------	---	----------	--	----------	---	----------	---	----------	---	----------	---------

#### 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 1881 W REDLANDS BOULEVARD REDLANDS, CA 92373 909-801-0252
LANDSCAPE:	CJ COLLABORATIVE NAITE MAGNUSSON, PLA 100 AVENIDA MIRAMAR SAN CLEMENTE, CA 92672 949-491-0252
LIGHTING DESIGNER:	LDA LIGHTING DESIGN ANDY POWELL 2830 TEMPLE AVENUE LONG BEACH, CA 90806 562-328-5810

#### 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

#### NOTES

- 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.
- 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.
- 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.
- 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.
- KEEP IN PLACE AND STORED MATERIALS DRY AT ALL TIMES. REMOVE ITEMS THAT BECOME WET FROM PROJECT SITE AND DISPOSE OF IN A LEGAL MANNER.
- 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.
- REVIEW, PLAN, LAYOUT, VERIFY AND COORDINATE INTERFACES OF ALL PORTIONS OF THE WORK PRIOR TO ACTUAL EXECUTION.
- 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.

#### 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.

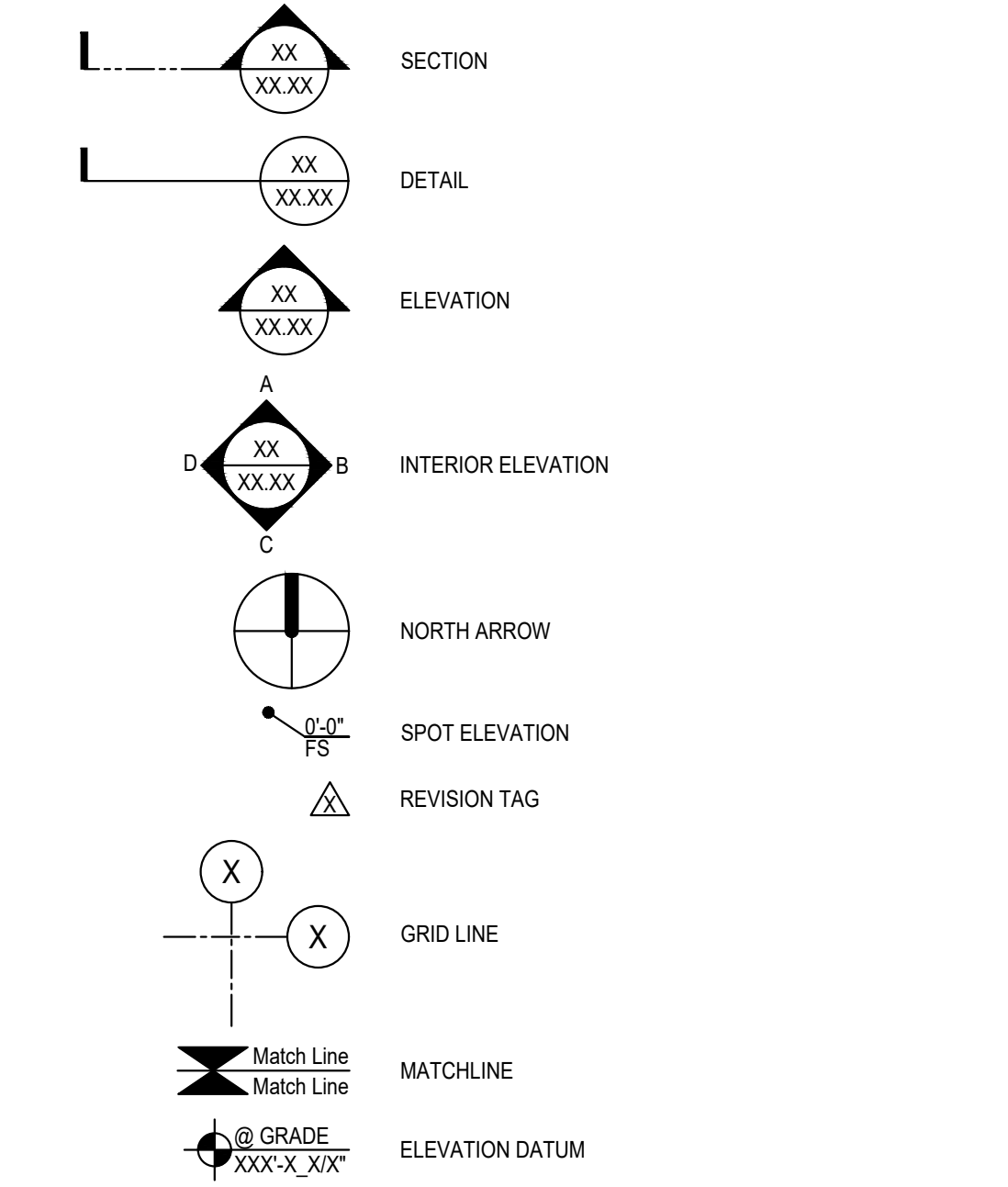
#### CODE SUMMARY

- 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)

#### SYMBOLS



#### 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 ARCHITECT'S REVIEW TIME AS WELL AS REVIEW, REVISION, APPROVAL AND PERMIT PROCESSING TIME BY AGENCY IN CONSTRUCTION SCHEDULE.

- SIGNAGE PROGRAM INCLUDING ALL SITE & BUILDING ACCESSIBILITY SIGNAGE

#### SEPARATE SUBMITTALS

- SITE IMPROVEMENTS INCLUDING LANDSCAPE
- CIVIL

#### ARCHITECTURAL

SAD-01	TITLE SHEET	1 OF 9	PHASE II _GRADING TITLE SHEET
SA1-10	OVERALL SITE PLAN	2 OF 9	PHASE II _GRADING DETAILS SHEET
		3 OF 9	PHASE II _GRADING DEMOLITION PLAN
		4 OF 9	PHASE II _PRECISE GRADING PLAN
		5 OF 9	PHASE II _PRECISE GRADING PLAN
		6 OF 9	PHASE II _PRECISE GRADING PLAN
		7 OF 9	PHASE II _PRECISE GRADING PLAN
		8 OF 9	PHASE II _UTILITY PLAN
		9 OF 9	PHASE II _EROSION CONTROL PLAN

#### ELECTRICAL SITE PLAN

E1-11	ELECTRICAL SITE PLAN	1 OF 6	PHASE III _GRADING TITLE SHEET
E2-11	ELECTRICAL SYMBOLS & SCHEDULES	2 OF 6	PHASE III _GRADING DETAILS SHEET
E3-11	ELECTRICAL SPECIFICATIONS	3 OF 6	PHASE III _GRADING DEMOLITION PLAN
E3-12	ELECTRICAL SPECIFICATIONS	4 OF 6	PHASE III _PRECISE GRADING
EN1-11	ENERGY COMPLIANCE	5 OF 6	PHASE III _UTILITY PLAN
		6 OF 6	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

No.	DATE	DESCRIPTION
1	06/26/2026	Addendum A

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 construction of 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.

Sheet\_Name

TITLE SHEET

SA0-01



SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT

SAN JACINTO, CA

GENERAL NOTES

- WRAP ALL BURIED METAL PIPE & CONDUIT WITH 2 LAYERS OF 30 MIL POLYETHYLENE TAPE, OR APPROVED EQUAL.
- REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR CONTINUATION OF UTILITIES INSIDE BUILDING.
- 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.
- COORDINATE EXPECTED DEPTHS OF ROUGH GRADING & EXCAVATION OPERATIONS WITH DEPTHS OF PROPOSED AND EXISTING UTILITIES TO REMAIN. PRIOR TO BID & START OF GRADING WORK.
- 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.
- PROVIDE ALL WORK NECESSARY FOR A COMPLETE PROJECT, INCLUDING ANY UTILITY ALTERATIONS AND CONNECTIONS, PAVEMENT MARKINGS, IRRIGATION AND LANDSCAPING WORK OUTSIDE OF PROJECT LIMITS, OUTSIDE PROPERTY LINE AND IN PUBLIC WAY.
- SLOPE FINISH GRADE TO PROVIDE DRAINAGE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
- GRADING, DRAINAGE, & CONSTRUCTION OPERATIONS SHALL COMPLY WITH ALL AGENCY REQUIREMENTS.
- ENSURE THAT GRADED SURFACES USED FOR OFF STREET CONSTRUCTION PARKING, MATERIAL LAY-DOWN OR AWAITING FUTURE CONSTRUCTION ARE STABILIZED FOR DUST CONTROL.
- 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.
- COORDINATE STAGING & CONSTRUCTION OPERATION AREAS WITH SITE CONSTRAINTS PRIOR TO BID & START OF CONSTRUCTION. CONFINE OPERATIONS TO AREA OF SITE DEFINED BY PROPERTY LINES.
- MAINTAIN JOBSITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. DO NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.
- FOR FINISH PAVING, IRRIGATION & PLANTING REQUIREMENTS. REFER TO LANDSCAPE DRAWINGS.
- FOR SITE WET UTILITIES, FINISH GRADE ELEVATIONS, FINISH FLOOR ELEVATIONS AND SITE WALL FOOTING & TOP WALL ELEVATIONS, REFER TO CIVIL DRAWINGS.
- VERIFY ON-SITE PARKING LAYOUT WITH CIVIL DRAWINGS. FOR PARKING SUMMARY REFER TO DRAWING.

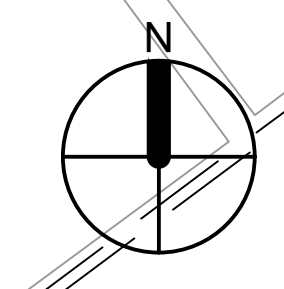
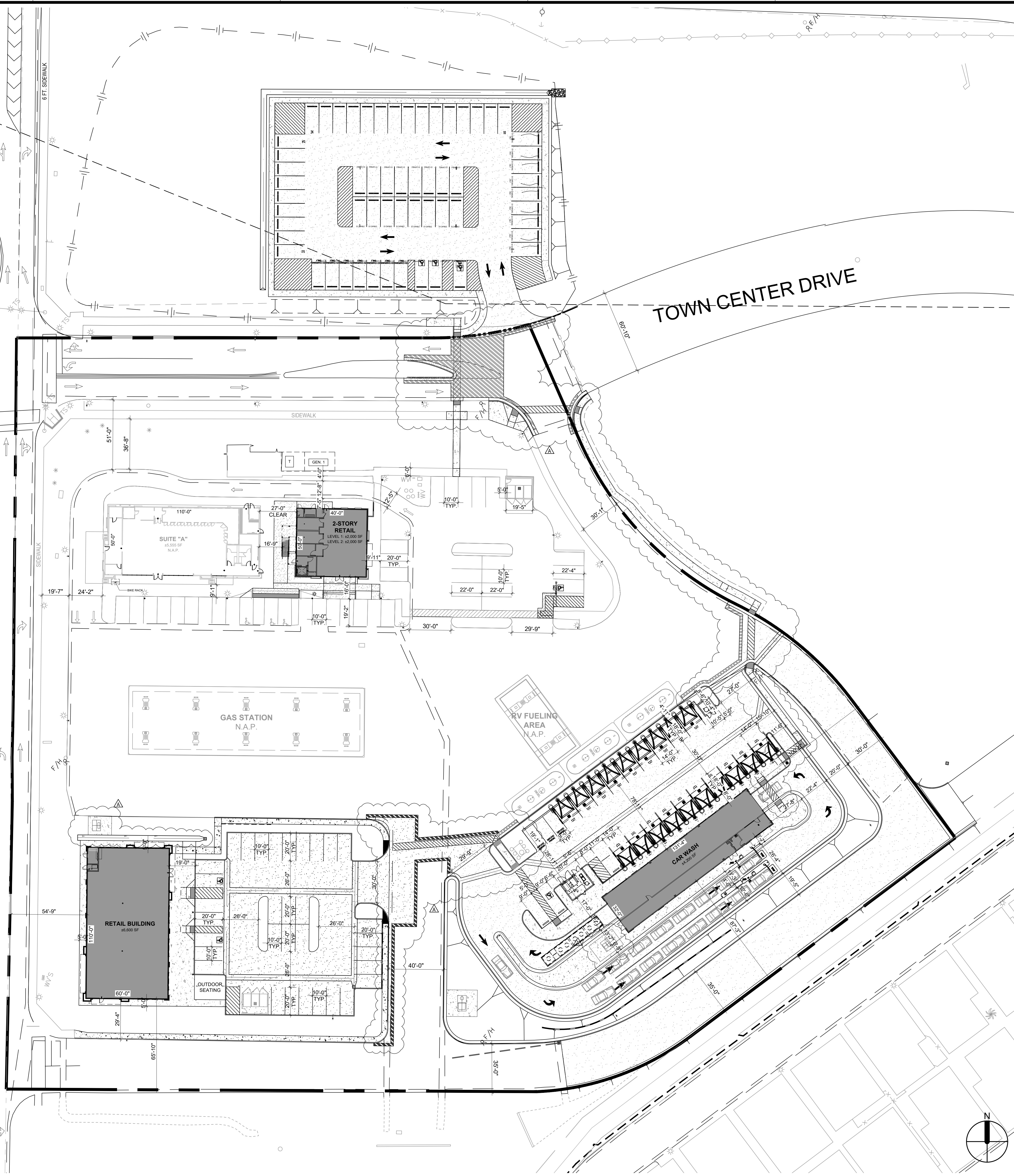
SYMBOLS & ABBREVIATIONS

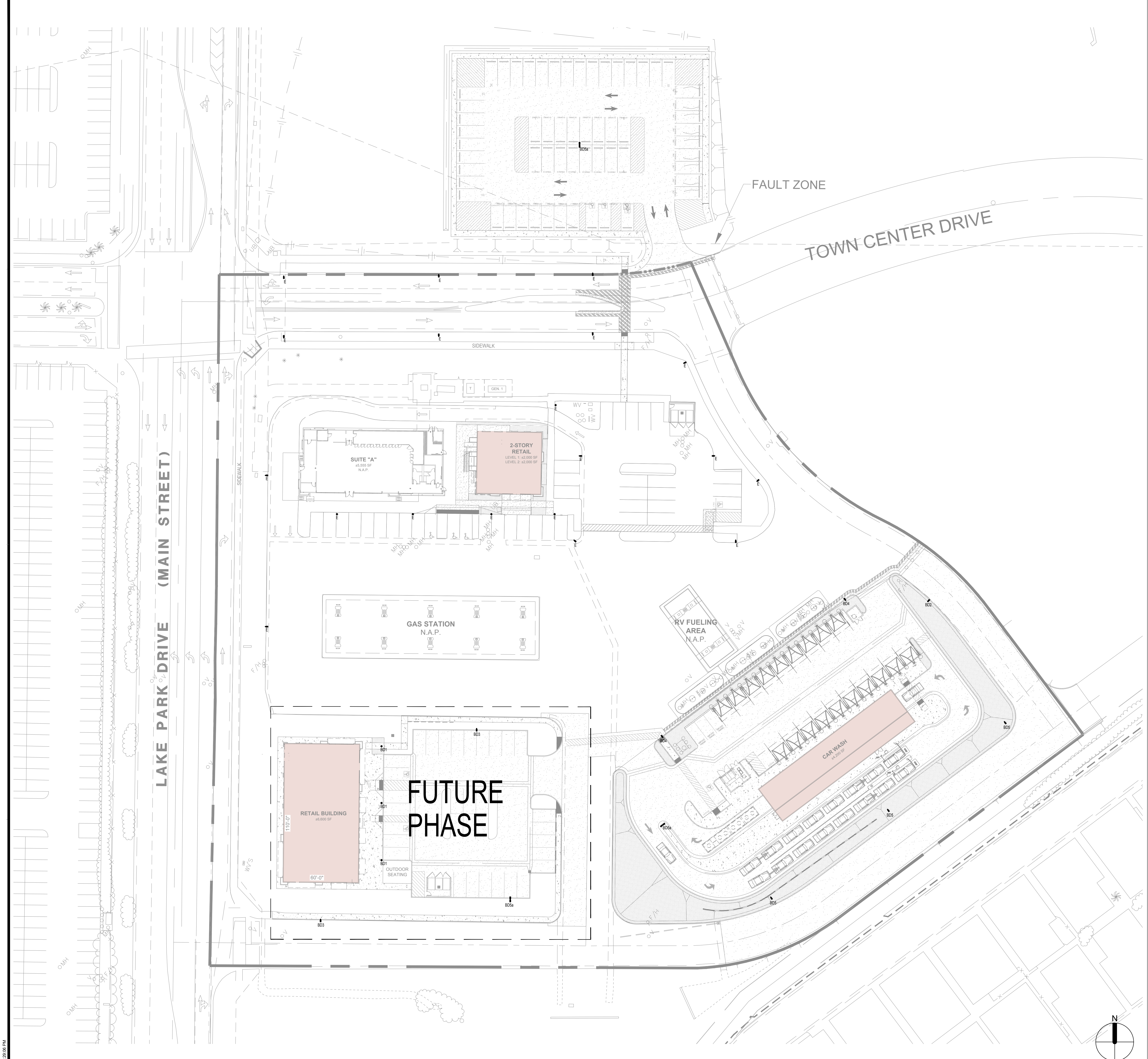
- EXISTING BUILDING TO REMAIN (NOT IN SCOPE OF WORK)
- NEW BUILDING
- NEW CONCRETE SIDE WALK, REFER CIVIL DWG'S
- NEW CONCRETE PAVING, REFER CIVIL DWG'S
- NEW PLANTING AREA, SEE LANDSCAPE DWG'S
- FH FIRE HYDRANT REFER TO CIVIL DRAWINGS
- Y FD CONNECTION
- PROPERTY LINE
- - - LIMIT OF WORK
- A-1 BUILDING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

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

No.	DATE	DESCRIPTION
1	06/26/2026	Addendum A

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.





**SOBOBA SOVOATUM 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 construction of 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.

Sheet Name  
SITE LIGHTING PLAN

**LD 1.10**

Printed: 1/7/2025 4:28:05 PM  
COPYRIGHT 2024 KTGY GROUP INC. These plans and specifications are protected by United States copyright law and may not be used, reproduced, distributed, transmitted, displayed, or modified in any way without the prior written consent of KTGY Group, Inc. or the authorized copyright holder or licensee.





SOBOBA SOVOVATUM VILLAGE PHASE-2

SAN JACINTO, CA

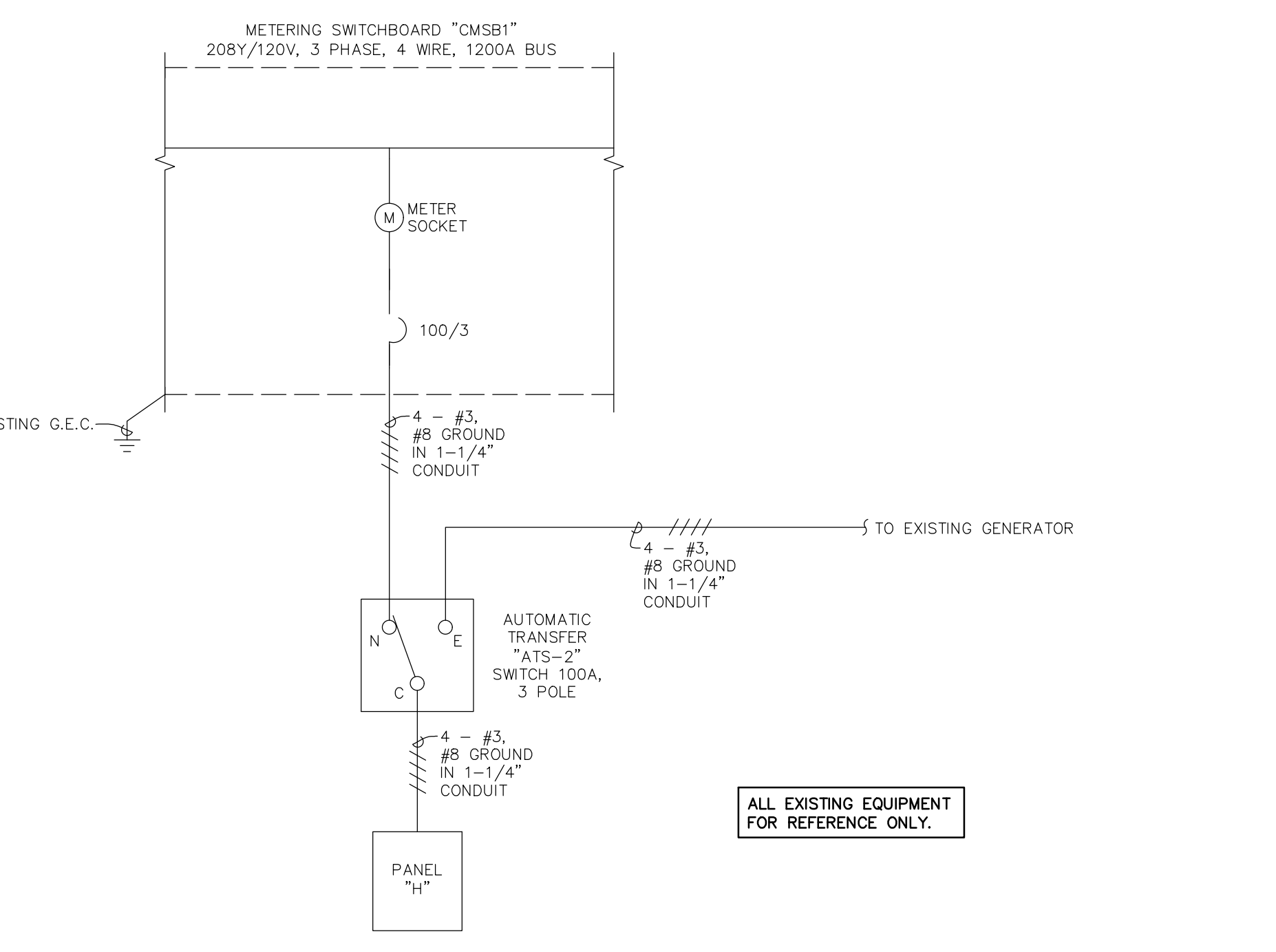
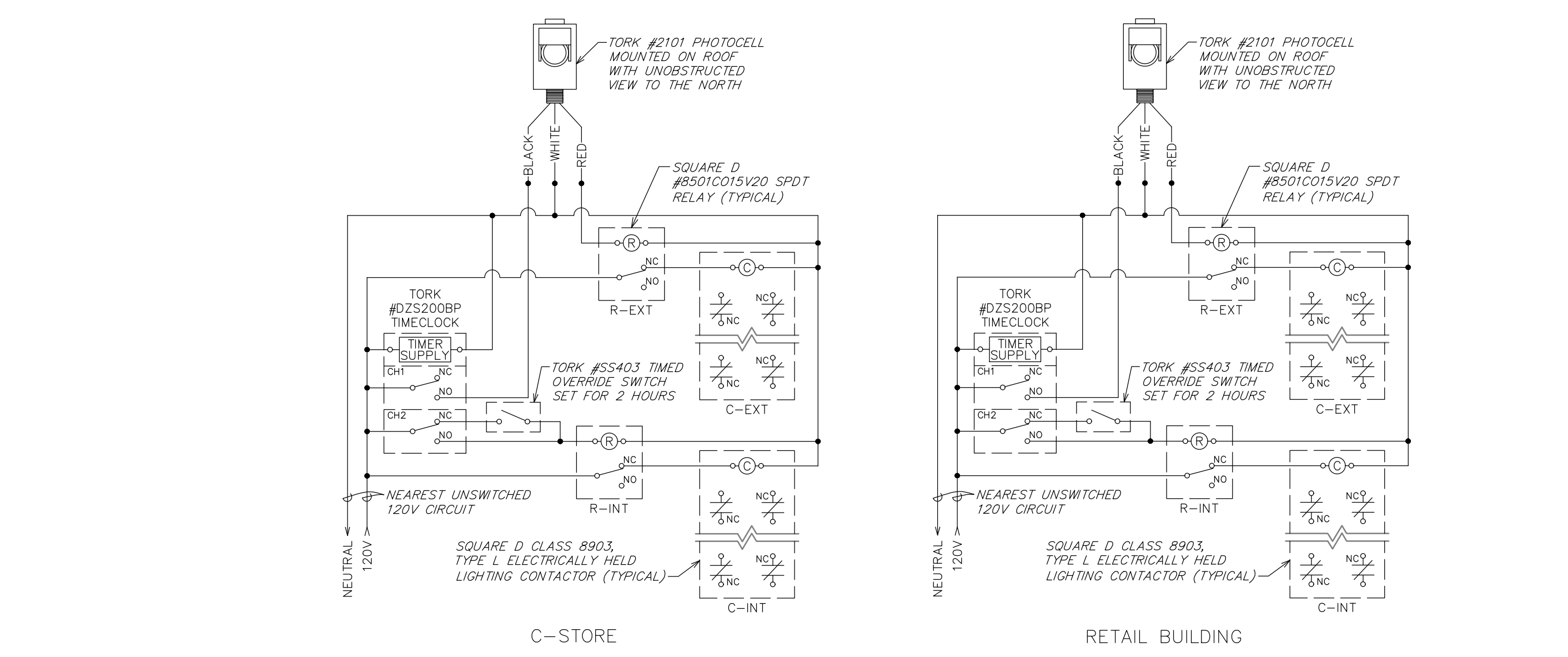
ELECTRICAL SYMBOL LEGEND (SOME MAY NOT BE USED)
Table with columns: SYMBOL, DESCRIPTION, SYMBOL, DESCRIPTION. Lists various electrical components like receptacles, switches, and sensors.

SYMBOL MODIFIERS (INCLUDING COMBINATIONS), ACRONYMS, AND ABBREVIATIONS
Table with columns: GENERAL SYMBOL MODIFIERS (APPLY TO ALL), SWITCHES AND CONTROLS MODIFIERS, GENERAL ACRONYMS AND ABBREVIATIONS.

LUMINAIRE SCHEDULE
Table with columns: MARK, MANUFACTURER, CATALOG NUMBER, VOLTAGE, WATTS, MOUNTING, LIGHT SOURCE, DIMMING, SPECIFIER, REMARKS.

EXISTING PANEL "H"
Table showing electrical load data for Panel H, including columns for notes, dkt, load description, load (VA), breaker, and notes.

LOAD ANALYSIS FOR PANEL "H" (INCLUDING SUBFEEDS)
Table showing demand factor, phase A (VA), phase B (VA), phase C (VA), and total VA for various load descriptions.



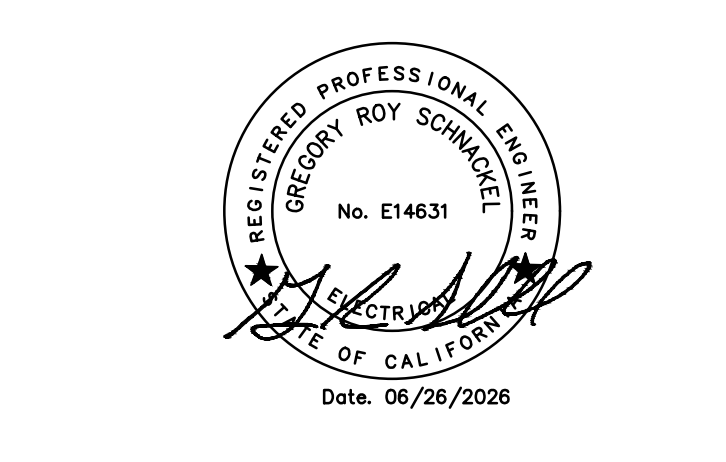
2 EXISTING LIGHTING CONTROL DIAGRAMS NOT TO SCALE

1 ONE-LINE DIAGRAMS NOT TO SCALE

GENERAL NOTES APPLICABLE TO THIS DETAIL: SEE PANEL SCHEDULES FOR CIRCUITS THAT ARE TO BE CONTROLLED BY EACH CONTRACTOR. EACH CONTRACTOR CONSTITUTES A CONTROL ZONE... GENERAL ONE-LINE NOTE: 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.

No. DATE DESCRIPTION
Table with columns: No., DATE, DESCRIPTION. Entry 1: 06/25/26 ADDENDUM A

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.



Sheet Name ELECTRICAL SYMBOLS & SCHEDULES



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

ktgy Project Number  
Contact: DORINA WATSON  
Email: dorina@ktgy.com  
Senior Director: DAVID SCHMITZ  
Designer: RUSSEL ROSALES

Developer:  
SEDC  
23906 SOBODA ROAD  
SAN JACINTO, CA 92581

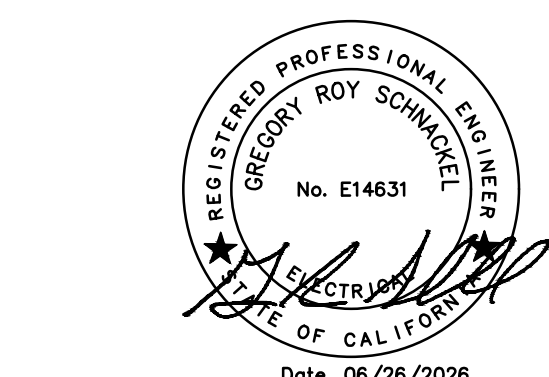
PHONE: (951) 663-2058

## SOBODA SOVOVATUM VILLAGE PHASE-2

SAN JACINTO, CA

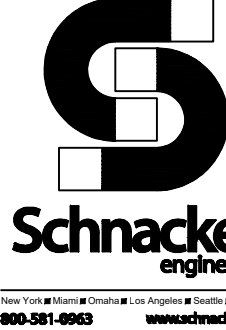
No.	DATE	DESCRIPTION
A	06/25/26	ADDENDUM A

Client is responsible for notifying architect in writing for any discrepancies 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 construction of the project with such known errors or omissions shall be a waiver by Client for any liability of Architect for such errors or omissions. Client releases Architect from any liability for such portions of work, and Architect shall be held harmless for any delays, damage, charges, repairs, costs, removal or demolition costs, or replacement of such portions of work.



Date: 06/26/2026

Sheet Name  
**ELECTRICAL  
SPECIFICATIONS**



### 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, as 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 occur, 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, and commissioning of any work, design, and specifications, 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 the contractor by other Contractors, this Contractor shall furnish all such equipment, materials, or components, complete in all respects and ready for installation. (Do not include items listed in 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 work and shall connect such equipment, materials, or components. Drawings, instructions, and manuals supplied with equipment, materials, or components furnished by other Contractors 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, plan examiners, fire marshals, inspectors, insurance carriers, and utility companies.
  2. Concealed: Hidden from sight in chases, furrowed spaces, shafts, hung ceilings, embedded in construction, in crawl spaces, or underground.
  3. Conduit: Conduit or tubing and all required fittings, pulls, boxes, hangers, and supports and related materials and components level and parallel and perpendicular to building lines when exposed to view, unless otherwise indicated.
  4. Connect: To bring service to the equipment and make final attachment including necessary switches, outlets, boxes, terminations, etc.
  5. Contract Documents: All drawings, specifications, product data, performance standards, applicable codes, manufacturer's installation instructions, and executed legal documents related to the project.
  6. Contractor: The contractor(s) or subcontractor(s) responsible for performing the work associated with Divisions 26, 27, and 28, and ultimately the General Contractor.
  7. Drawings: All plans, details, schedules, diagrams, sketches, etc. issued for the work to be performed under this contract.
  8. Exposed: Not concealed.
  9. Finish: To furnish and deliver, unload, and inspect for damage.
  10. Install: To unpack, assemble, erect, apply, place, finish, cure, protect, clean, commission, and maintain in accordance with manufacturer's instructions.
  11. Owner: The entity, including authorized representatives, to which the work is being provided to.
  12. Provide: To furnish and install.
  13. Work: The construction and services, including all labor, materials, and equipment, required by the contract documents to complete the project and its 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 Order Manuals and Lease Exhibits.
  8. Industry company requirements. Make all arrangements with the utility companies for proper coordination of the work.
- C. Code listings 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

- A. Obtain all necessary permits, licenses, fees, inspections and arrangements required for the work performed under this contract at the Contractor's expense.
- B. 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 Authority Having Jurisdiction, and to pay for all temporary service energy consumption.
- C. Provide all temporary 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 existing conditions or 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 the intent of the contract documents. The Contractor is responsible to 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. Verify that the contract documents are complete and that the Contractor is aware of all discrepancies and subject to the Contractor's review and possible rejection. Should the Architect/Engineer reject a discrepancy resolution of which the Contractor is responsible for the resolution, the Contractor shall correct the installation, including all associated costs, until approval of the installation is given by the Architect/Engineer.
- D. Verify all existing conditions prior to beginning work.
- E. Any existing conditions indicated on the drawings are based on information and possible limited field verification.
- F. 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.
- G. Verify that product indicated as existing to remain or to be relocated are available for reuse.
- H. Adjust for actual field conditions at no additional expense to the Owner.
- I. If major discrepancies are found, the Contractor shall provide a written report to the Architect/Engineer of such deviations in writing so that the appropriate modifications to the design can be made without delay to the project.
- J. The Contractor assumes full responsibility of adjusting for discrepancies of which the Architect/Engineer is not informed.
- K. Signing the contract is an acknowledgment that the work has been completed and the existing conditions are accepted.
- L. Verify field measurements and circuiting arrangements as so indicated.
- M. Verify that removed wiring and equipment serve only abandoned facilities.
- N. Where connections or modifications to existing work or conditions shall be made by using materials and methods to suit the actual conditions. Where existing work is to be modified, it shall be done in conformance with these specifications and materials used shall be same as existing except where specified otherwise.

##### 1.07 EXISTING CONDITIONS

- A. Verify all existing conditions prior to beginning work.
- B. Any existing conditions indicated on the drawings are based on information 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.
- D. Verify that product indicated as existing to remain or to be relocated are available for reuse.
- E. Adjust for actual field conditions at no additional expense to the Owner.
- F. If major discrepancies are found, the Contractor shall provide a written report to the Architect/Engineer of such deviations in writing so that the appropriate modifications to the design can be made without delay to the project.
- G. The Contractor assumes full responsibility of adjusting for discrepancies of which the Architect/Engineer is not informed.
- H. Signing the contract is an acknowledgment that the work has been completed and the existing conditions are accepted.
- I. Verify field measurements and circuiting arrangements as so indicated.
- J. Verify that removed wiring and equipment serve only abandoned facilities.
- K. Where connections or modifications to existing work or conditions shall be made by using materials and methods to suit the actual conditions. Where existing work is to be modified, it shall be done in conformance with these specifications and 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 sections of the contract documents shall be submitted. 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 circuiting devices.
  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 enclosure 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 equipment.
- 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 will be returned without Engineer review. Product data shall consist of manufacturer's standard catalog pages and/or cut-sheets.
- D. Shop drawings shall be prepared by an authorized manufacturer's representative. Catalogs and cut sheets are not acceptable shop drawings. Complete and cut sheets submitted in lieu of any required shop drawings will be returned without Engineer review.
- E. 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 including photographs of the component, double cut sheets, and/or sales brochures. Submittals that are deemed overly voluminous and/or specific to the requirements of the contract documents will be returned without Engineer review.
- F. Submittals for products that are selected and/or specified by others, including but not limited to, interior and exterior lighting equipment, lighting controls, shades, curtains and shutters, luminaires where indicated, etc., will be reviewed only for the characteristic that defines the electrical characteristics (voltage, phase, power, and luminaire dimming protocols). The General Contractor shall obtain the name and associated approval from all other associated consultants for all other characteristics of products that are selected and/or specified by others.
- G. The Architect/Engineer's review shall not relieve the Contractor from responsibility for errors within the submittals.
- H. If a submittal does not meet 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 for the purpose specified and indicated.
    2. Listed and classified by the Authority Having Jurisdiction and furnished with an occupational safety and health warning label.
    3. Listed and classified by the Landlord's and/or Owner's insurance carrier (FM, JRI, 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 the additional cost of the Contractor.
  - 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, unweathered, and unused equipment, materials, and components, unless indicated otherwise.
- ##### 1.10 WARRANTY AND GUARANTEE
- A. Provide 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 shall not cover any failures that result from any cause other than product or workmanship, 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

- 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.

#### 2.02 SUBSTITUTIONS

- A. The products specified in the Contract Documents constitute the Basis of Design for the Contract 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 will meet or exceed all requirements specified. Any costs and coordination issues or failing out of any substitution, including coordination with all other contractors and subcontractors and any associated costs, is the substituting contractor's sole responsibility.

##### 3.01 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 as indicated.
- C. Promptly report to the Architect/Engineer any delay or difficulties encountered in the installation or construction of any work, design, or specifications, 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 does not interfere with the work of others. All work shall be 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 the 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. The Contractor shall pay for all extra cutting and patching made necessary by his failure to properly direct such work to the correct trade 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, materials, and components level and parallel to building lines and perpendicular to building lines when exposed to view, unless otherwise indicated.
- G. Backfill with the roofing manufacturer's authorized materials for 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 and indemnity. Verify and coordinate all requirements and installation details of all equipment, materials, and components that are to be furnished by the utility company 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 and installing 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 correct voltage and current 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 Contractor's contract, unless specific arrangements are made with the General Contractor to cover these costs.

##### 3.02 DELIVERY, STORAGE, AND HANDLING

- A. Accept all materials on site and inspect for damage and protection from corrosion and entrance of debris. Handle all materials in accordance with manufacturer's instructions to avoid damage to internal components, enclosures, and INTERFACES.
  1. Fire and Smoke Rated Assemblies: The Contractor shall familiarize himself with all fire and smoke rated construction and install such assemblies in strict accordance with the fire and smoke rating.
  2. Size aluminum conductors, and components to preserve fire resistance rating of partitions and other elements, using materials and methods specified.
  3. Seal annular space around conduits.
  4. 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. Coordinate with the mechanical trades to coordinate location and installation method with roofing installation.

##### 3.03 INTERFACES

- A. Install all equipment, devices, luminaires, and materials plumbed, level, securely, and in a neat and workmanlike manner in accordance with code and all applicable NECA and NEMA standards.
  1. Adjust all flush mounted equipment, boxes, cabinets, and enclosures such that they are flush with finished wall or flooring materials.
  2. Explicitly follow manufacturer's instruction sheets for the installation of all equipment, materials, and components where manufacturer's instructions conflict with requirements of the drawings or specifications, such conflicts shall be brought to the attention of the Architect/Engineer for clarification.
  3. Although all such work is not specifically indicated, provide all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a complete and correct installation.
  4. Provide tests as necessary to establish the adequacy, quality, safety, completed rough-in, and suitable operation of each system.
  5. 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 supported during grading operations and, if damaged, shall be repaired by the Contractor at his expense. The above provisions are applicable to all utility lines or utilities structures, all or any portion of which protrudes above the ground surface.
- C. All equipment, materials, and components exposed to the weather and make weather-tight and insect-proof.
  1. Prepare all conduit, fittings, supports, and equipment enclosures exposed to the weather for painting by removing therefrom all oil, grease, and dirt.
  2. Employ the necessary precautionary methods to prevent scratching or defacing of all apparatus and equipment.
  3. Provide hot dip galvanized components for ferrous materials exposed to the weather. Provide a minimum of one coat of rust inhibiting primer point for non-ferrous materials or other fabrication, color as selected by the Architect.
  4. Degrease and clean all surfaces of equipment, materials, and components that are to be painted or are to receive namesplates or labels.
- I. All equipment, materials, and components located on exterior walls or on the roof shall be exposed to view from the ground shall be finish points to the Architect. The above provisions shall apply to all exposed equipment and materials visible from the ground (18" above grade from any property line, The Architect shall have the option, elect to not point any item deemed acceptable in appearance.
  1. 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 item and the point of circuit or equipment termination.
  2. Replace or re-finish damaged equipment, devices, luminaires, materials, and surfaces where marking or disfigurement has occurred.
- K. Clean exposed surfaces of all equipment, devices, luminaires, and materials and the interior of all boxes, enclosures, and cabinets of all ferrous 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 located.
  1. Working Spaces:
    - a. 208/120 V, 3 phase, 4 Wire System
    - b. Phase B: Orange
    - c. Phase C: Yellow
    - d. Neutral/Grounded: Gray
  2. Working Spaces:
    - a. 208/120 V, 3 phase, 4 Wire System
    - b. Phase B: Red
    - c. Phase C: Blue
    - d. Neutral/Grounded: White
- B. Equipment Ground: Green

##### 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 space required by NFPA 70 is maintained.
  1. Coordinate with all contractors to ensure equipment which is installed by others and connected by this Contractor is provided with working space.
- 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 clearances in accordance with 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 or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete 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 out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- D. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- E. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- F. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- G. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- H. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- I. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- J. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- K. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- L. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- M. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- N. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- O. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- P. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- Q. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- R. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- S. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- T. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- U. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- V. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- W. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- X. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- Y. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- Z. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AA. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AB. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AC. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AD. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AE. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AF. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AG. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AH. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AI. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AJ. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AK. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AL. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AM. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AN. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AO. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AP. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AQ. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AR. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AS. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AT. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AU. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AV. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AW. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AX. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- AY. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- AZ. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BA. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BB. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BC. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BD. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BE. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BF. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BG. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BH. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BI. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BJ. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BK. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BL. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BM. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BN. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BO. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BP. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BQ. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BR. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BS. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BT. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BU. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BV. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BW. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BX. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- BY. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- BZ. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- CA. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- CB. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- CC. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- CD. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- CE. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
- CF. Obtain written permission of the Architect/Engineer before cutting or piercing structural members. Use or remove steel in their respective areas for cutting, fitting, repairing, patching of plaster, and finishing of materials including concrete work, metal work, or concrete work required for this work.
- CG. Do not weaken walls, partitions, or floors with cutting. Holes required to be cut out of concrete, masonry, or other structural materials shall be made by the Architect/Engineer will determine suitability of patching and/or refinishing requirements.
<



STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Sovovatum Village Site Improvements
Report Page: (Page 1 of 7)
Date Prepared: 5/22/2026

A. GENERAL INFORMATION
01 Project Location (city) San Jacinto
02 Climate Zone 04
03 Outdoor Lighting Zone per Title 24 Part 1.10.114 or as designated by Authority Having Jurisdiction (AHJ):
L2-0: Very Low - Undeveloped Parkland
L2-1: Low - Rural Areas
L2-2: Moderate - Urban Clusters
L2-3: Moderately High - Urban Areas
L2-4: High - Must be reviewed by CA Energy Commission for Approval

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)(2) / §180.2(b)(4b) for alterations.
My Project Consists of:
01 New Lighting System
02 Altered Lighting System
03 % of Existing Luminaires Being Altered
04 Sum Total of Luminaires Being Added or Altered
05 Calculation Method

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
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.
Designed Wattage:
01 02 03 04 05 06 07 08 09 10

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.
Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings
01 02 03 04 05

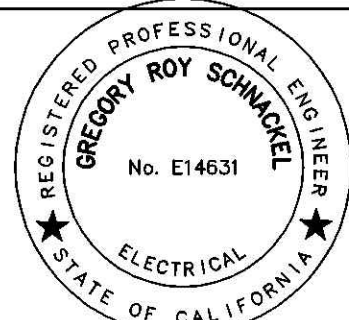
1 FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
2 Authority having jurisdiction may ask for cut sheets or other documentation to confirm compliance of light source.
3 Recessed luminaires marked for use in fire-rated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

Generated Date/Time:
Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2025 Nonresidential Compliance
Report Version: 2025.0.000
Schema Version: rev 20250101
Compliance ID: EPR-4094-0526-0150
Report Generated: 2026-05-21 11:11:09

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Sovovatum Village Site Improvements
Report Page: (Page 7 of 7)
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.
Signature: [Signature]
Company: Schnackel Engineers, Inc.
Signature Date: 2026-05-22
Address: 3035 South 72nd Street
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 the 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.
Signature: [Signature]
Company: Schnackel Engineers, Inc.
Signature Date: 2026-05-22
Address: 3035 South 72nd Street
City/State/Zip: Omaha Nebraska 68124
Phone: (402) 391-7680



Generated Date/Time:
Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2025 Nonresidential Compliance
Report Version: 2025.0.000
Schema Version: rev 20250101
Compliance ID: EPR-4094-0526-0150
Report Generated: 2026-05-21 11:11:09

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
Project Name: Sovovatum Village Site Improvements
Report Page: (Page 2 of 7)
Date Prepared: 5/22/2026

C. COMPLIANCE RESULTS
Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)(6) or §141.0(b)(2) / §180.2(b)(4b)
Compliance Results
01 02 03 04 05 06 07 08 09

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
CERTIFICATE OF COMPLIANCE
Project Name: Sovovatum Village Site Improvements
Report Page: (Page 4 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.
01
02 03 04 05 06 07 08 09

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.

Generated Date/Time:
Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2025 Nonresidential Compliance
Report Version: 2025.0.000
Schema Version: rev 20250101
Compliance ID: EPR-4094-0526-0150
Report Generated: 2026-05-21 11:11:09

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
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.
Designed Wattage:
01 02 03 04 05 06 07 08 09 10

1 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)
2 FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)
3 For linear luminaires, wattage should be indicated as W/F instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
4 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.

Generated Date/Time:
Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2025 Nonresidential Compliance
Report Version: 2025.0.000
Schema Version: rev 20250101
Compliance ID: EPR-4094-0526-0150
Report Generated: 2026-05-21 11:11:09

STATE OF CALIFORNIA
Outdoor Lighting
CERTIFICATE OF COMPLIANCE
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

NRCC-LTO-E - Must be submitted for all buildings.

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no NRCA forms required for this project.

Generated Date/Time:
Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2025 Nonresidential Compliance
Report Version: 2025.0.000
Schema Version: rev 20250101
Compliance ID: EPR-4094-0526-0150
Report Generated: 2026-05-21 11:11:09

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

ktgy Project Number
Contact: DORINA WATSON
Email: dwatson@ktgy.com
Senior Director: DAVID SCHMITZ
Designer: RUSSEL ROSALES

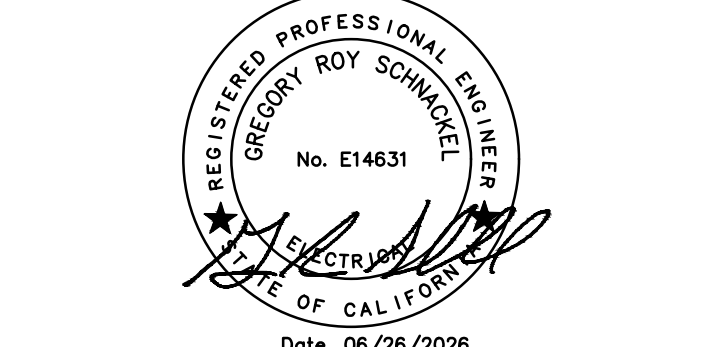
Developer:
SEDC
23906 SOBOBA ROAD
SAN JACINTO, CA 92581

PHONE: (951) 663-2058

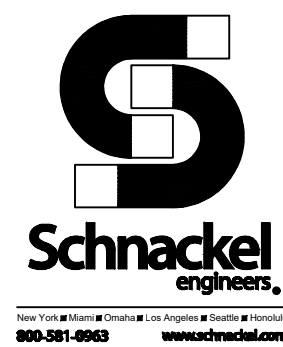
SOBOBA SOVOVATUM VILLAGE
PHASE-2
SAN JACINTO, CA

Table with 3 columns: No., DATE, DESCRIPTION. Row 1: A, 06/25/26, ADDENDUM A

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 construction of 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.



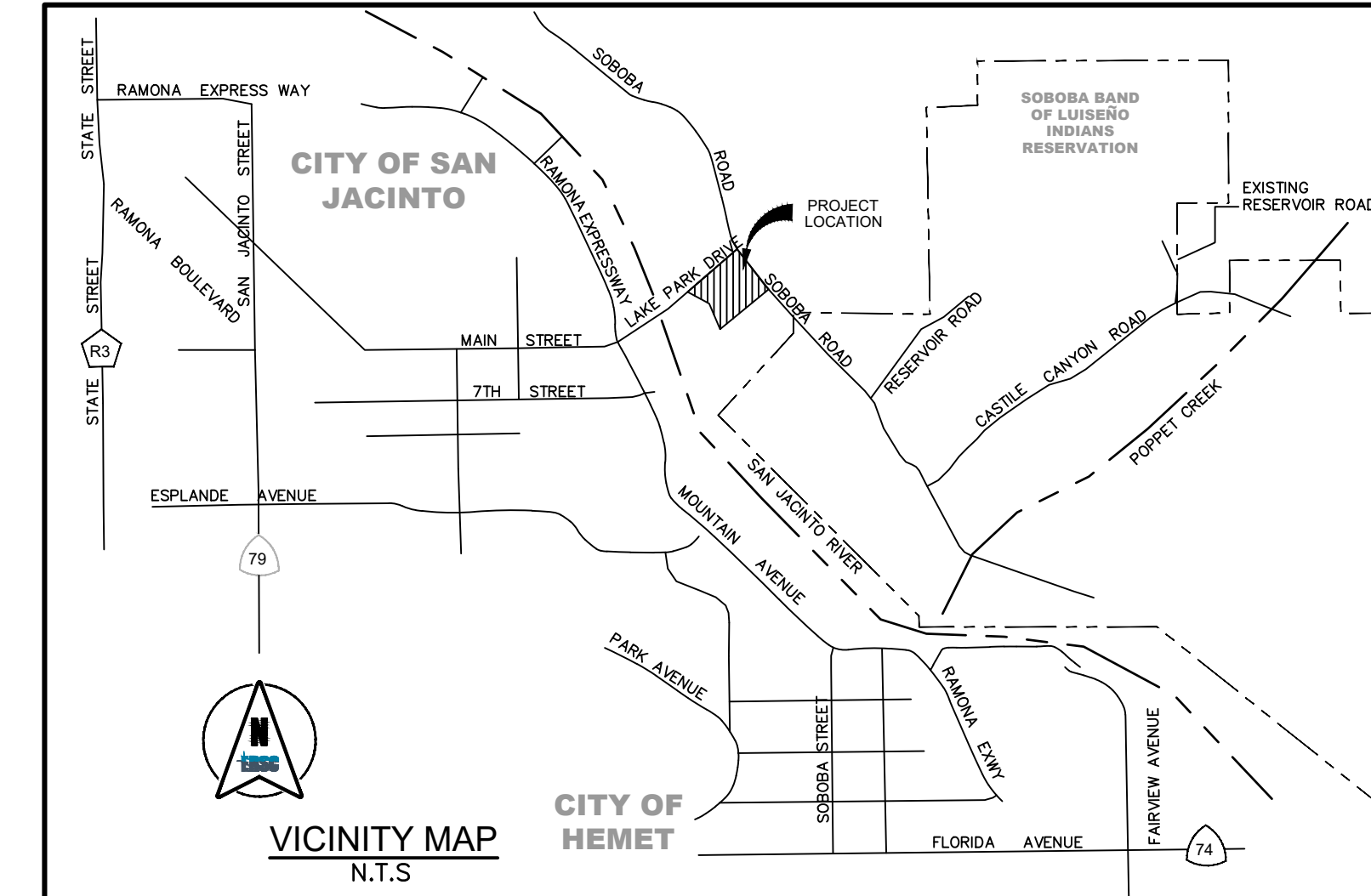
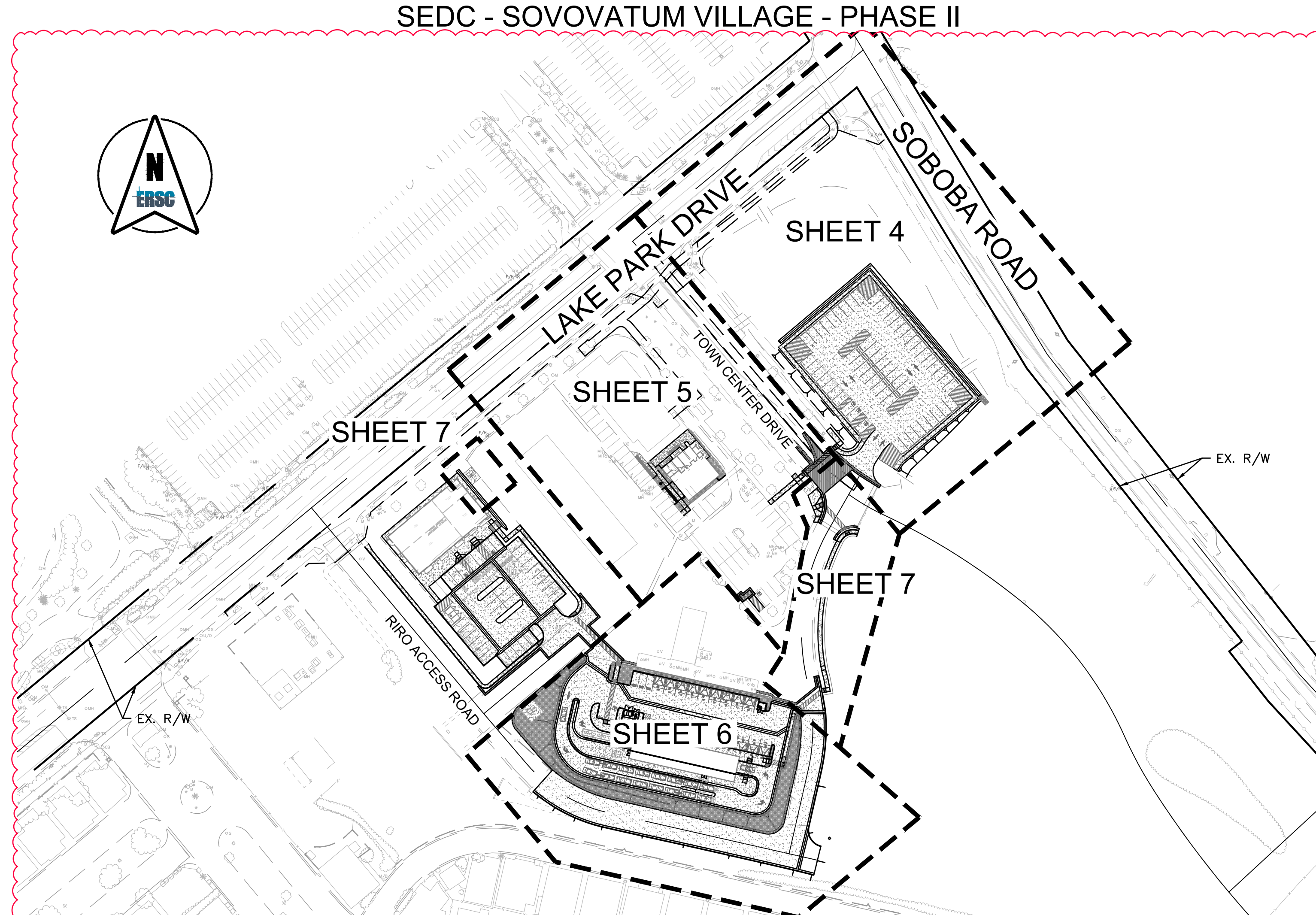
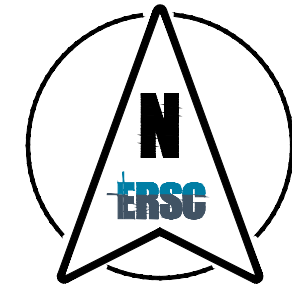
Sheet Name: ENERGY COMPLIANCE



**SOBOBA BAND OF LUISEÑO INDIANS  
ECONOMIC DEVELOPMENT CORPORATION IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
PRECISE GRADING PLAN FOR THE CONSTRUCTION OF  
SEDC - SOVOVATUM VILLAGE - PHASE II**

**GRADING GENERAL NOTES**

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J.
- MINIMUM BUILDING PAD SLOPE AWAY FROM BUILDING SHALL BE 5%. DRAINAGE SWALES LOCATED WITHIN 10 FEET OF BUILDING FOUNDATIONS SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 2%.
- 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.
- PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- 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.
- FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
- ALL GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY INLAND FOUNDATION ENGINEERING, INC. DATED MAY 13, 2020. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 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.
- 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.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, AND OTHER MATERIAL.
- 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.
- DURING 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.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- 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 ADJACENT PROPERTIES DURING GRADING OPERATIONS.
- 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.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10 FEET PER CBC SECTION 1804.
- NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1 (800) 227-2600.
- ALL SCREEN AND RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROPERLY MAINTAIN AND CLEAN STREET, ESPECIALLY AT THE END OF EACH DAY.
- HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF THE IMPORTATION/EXPORTATION OF DIRT.
- DRAINAGE ACROSS THE PROPERTY LINE SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON-SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- 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.



**SOIL'S ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PRECISE GRADING PLANS AND FURTHER CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH AND INCORPORATE THE RECOMMENDATIONS CONTAINED IN THE PRELIMINARY SOILS INVESTIGATION REPORT PREPARED BY INLAND FOUNDATION ENGINEERING, INC., DATED MAY 13, 2020. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH SAID REPORT, AND THE FINAL COMPACTION REPORT SHALL CERTIFY COMPLIANCE THEREWITH.

SUPERVISING CIVIL ENGINEER    G.E. NUMBER    SIGNATURE    DATE

**LEGEND**

<b>PROPOSED IMPROVEMENTS:</b>	
PROPOSED CONTOUR	— 1420 —
PROPOSED IMPROVEMENTS	— — — —
PROPOSED FIRE WATER	— FW —
PROPOSED SANITARY SEWER	— S —
PROPOSED WATER LINE	— W —
PROPOSED RETAINING WALL	— — — —
PROPOSED SIDE SLOPE	— — — —
<b>EXISTING IMPROVEMENTS:</b>	
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	— — — —

**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**

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

**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.

**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 |

**ESTIMATE OF EARTHWORK QUANTITIES**

NOTE: THESE QUANTITIES ARE THE ENGINEER'S 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 ENGINEER'S RECOMMENDATIONS.

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

**ABBREVIATIONS**

- |        |                                 |
|--------|---------------------------------|
| AC     | ASPHALT CONCRETE                |
| ADA    | AMERICANS WITH DISABILITIES ACT |
| CL     | 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        |
| R      | 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                           |

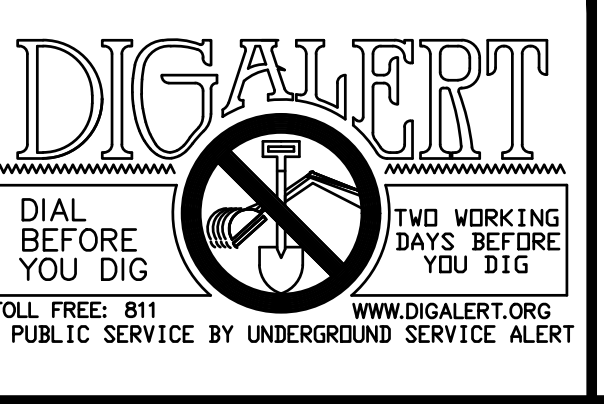
**SHEET INDEX**

DESCRIPTION	SHT NO.
TITLE SHEET	1
DETAILS SHEET	2
DEMOLITION PLAN	3
PRECISE GRADING PLAN	4
PRECISE GRADING PLAN	5
PRECISE GRADING PLAN	6
PRECISE GRADING PLAN	7
UTILITY PLAN	8
EROSION CONTROL PLAN	9

**SIGN LEGEND**



GRAPHIC SCALE IN FEET  
1" = 100'

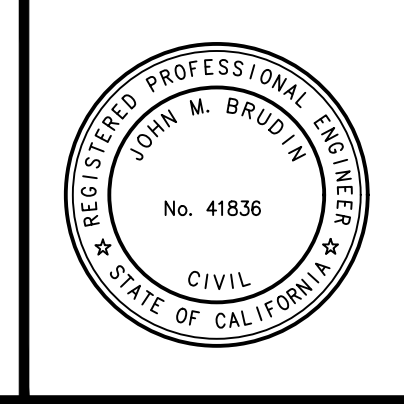


BENCHMARK: THE BENCHMARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' S. SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.

THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

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



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



**SOBOBA BAND OF LUISEÑO INDIANS**  
SEDC - SOVOVATUM VILLAGE PHASE II  
TITLE SHEET  
FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_  
SHEET No. 1 OF 9 SHEETS



**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

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

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITAL

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible with the building codes and methods of construction should be reviewed from the architect prior to the start of construction proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

**CONSTRUCTION NOTES:**

- 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. 27,300 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. 13 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. 900 LF
- 12 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2. 1300 SF
- 13 CONSTRUCT CONCRETE CURB WITH A TRANSITION FROM 0" TO 6". 105 SF
- 14 CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3, H=6'. 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. 105 SF
- 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 ON SHEET 2. 154 SF
- 25 REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2. 1230 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
- 31 INSTALL CLASS II RIPRAP PER DETAIL "H" ON SHEET 2. - TON
- 32 CONSTRUCT CURB DRAIN PER DETAIL "O" ON SHEET 7. 1 EA
- 33 CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS. 726 SF
- 34 CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204, MODIFIED PER DETAIL "R" ON SHEET 7. 150 LF
- 35 CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3. SEE SECTION B-B ON SHEET 7. 45 LF
- 36 KEY AND BENCH EXISTING SLOPE. SEE SECTION C-C ON SHEET 7. 220 LF

**STORM DRAIN NOTES**

- A INSTALL 6" ROUND GRATE COVER PER DETAIL "J" ON SHEET 2. 2 EA
- B INSTALL 4" HDPE PIPE OR APPROVED EQUAL. 60 LF
- C INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL. 1 EA
- D INSTALL 6" PVC PIPE OR APPROVED EQUAL. 330 LF

**WATER NOTES**

- 1 INSTALL 2-INCH SCH. 40 PVC 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. 30 LF
- 4 STANDARD RESTRAINT PER EMWD STD. B-663. 3 EA
- 5 INSTALL 8-INCH 22.5° BEND. 2 EA
- 6 INSTALL 2-INCH WATER METER PER EMWD STD. B-344. 1 EA
- 7 INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A. 1 EA
- 8 THRUST BLOCK PER EMWD STD. B-407. 4 EA
- 9 REMOVE BLIND FLANGE. 2 EA
- 10 INSTALL 8X8X4-INCH TEE. 1 EA

**SEWER NOTES**

- 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

**QUANTITIES:**

NO.	DESCRIPTION	QTY	UNIT
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.	27,300	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.	13	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.	900	LF
12	2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.	1300	SF
13	CONSTRUCT CONCRETE CURB WITH A TRANSITION FROM 0" TO 6".	105	SF
14	CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3, H=6'.	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.	105	SF
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 ON SHEET 2.	154	SF
25	REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.	1230	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
31	INSTALL CLASS II RIPRAP PER DETAIL "H" ON SHEET 2.	-	TON
32	CONSTRUCT CURB DRAIN PER DETAIL "O" ON SHEET 7.	1	EA
33	CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS.	726	SF
34	CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204, MODIFIED PER DETAIL "R" ON SHEET 7.	150	LF
35	CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3. SEE SECTION B-B ON SHEET 7.	45	LF
36	KEY AND BENCH EXISTING SLOPE. SEE SECTION C-C ON SHEET 7.	220	LF

**QUANTITIES:**

NO.	DESCRIPTION	QTY	UNIT
A	INSTALL 6" ROUND GRATE COVER PER DETAIL "J" ON SHEET 2.	2	EA
B	INSTALL 4" HDPE PIPE OR APPROVED EQUAL.	60	LF
C	INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.	1	EA
D	INSTALL 6" PVC PIPE OR APPROVED EQUAL.	330	LF

**QUANTITIES:**

NO.	DESCRIPTION	QTY	UNIT
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

**DEMOLITION NOTES**

- P PROTECT IN PLACE - -
- 1 REMOVE PCC SIDEWALK 1730 SF
- 2 REMOVE PCC CURB 320 LF
- 3 REMOVE PCC GUTTER 375 SF
- 4 REMOVE AC DIKE 275 LF
- 5 REMOVE AC PAVEMENT 3100 SF
- 6 REMOVE BOLLARDS 3 EA
- 7 REMOVE LANDSCAPING 5520 EA
- 8 REMOVE RIP RAP 700 SF
- 9 REMOVE CMP RISER 1 EA

**QUANTITIES:**

NO.	DESCRIPTION	QTY	UNIT
P	PROTECT IN PLACE	-	-
1	REMOVE PCC SIDEWALK	1730	SF
2	REMOVE PCC CURB	320	LF
3	REMOVE PCC GUTTER	375	SF
4	REMOVE AC DIKE	275	LF
5	REMOVE AC PAVEMENT	3100	SF
6	REMOVE BOLLARDS	3	EA
7	REMOVE LANDSCAPING	5520	EA
8	REMOVE RIP RAP	700	SF
9	REMOVE CMP RISER	1	EA

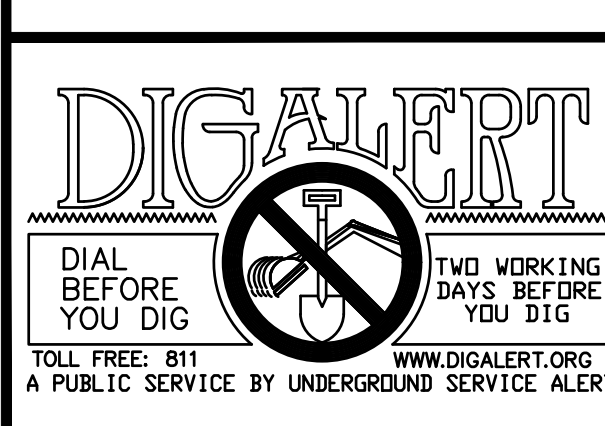
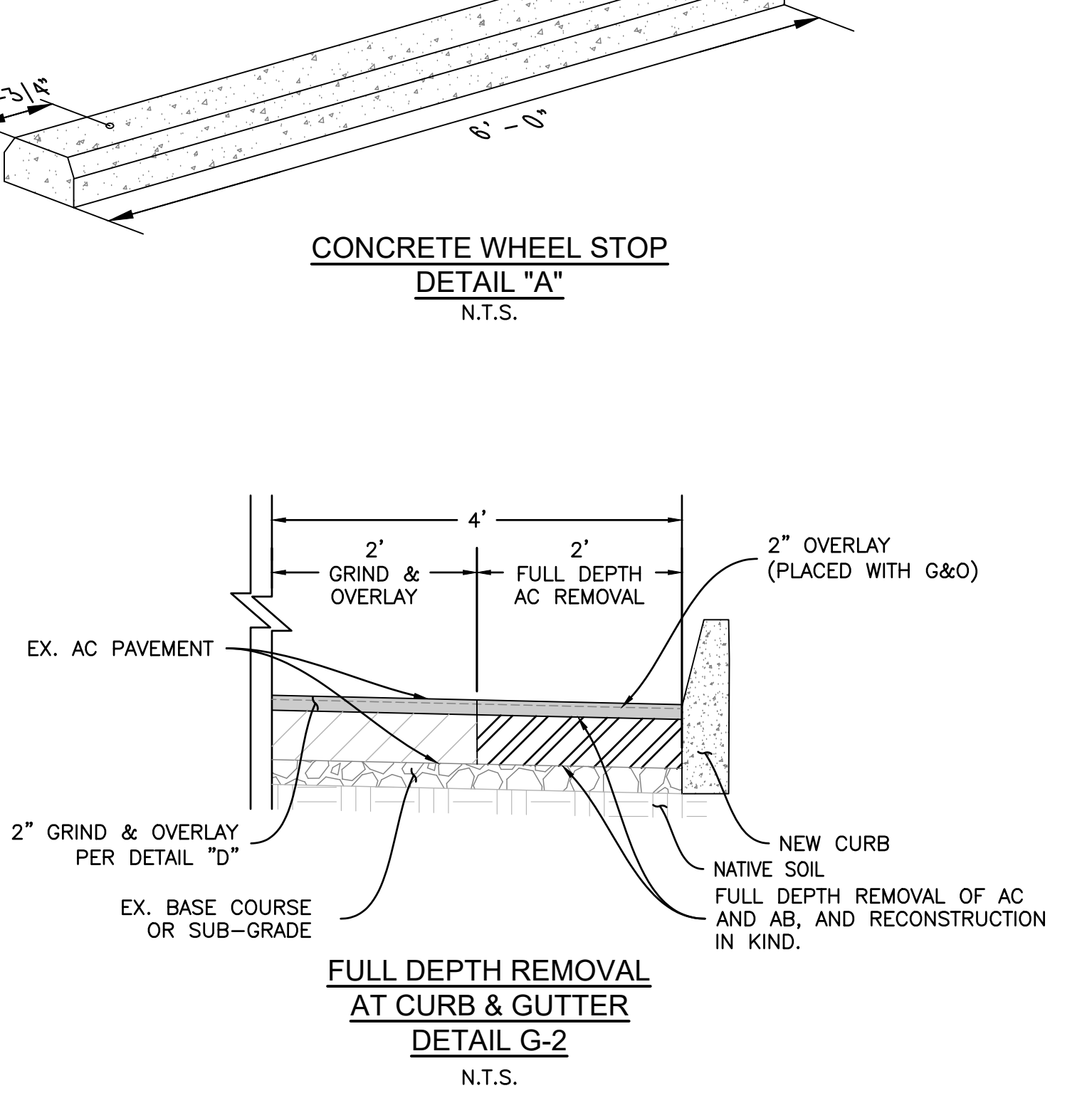
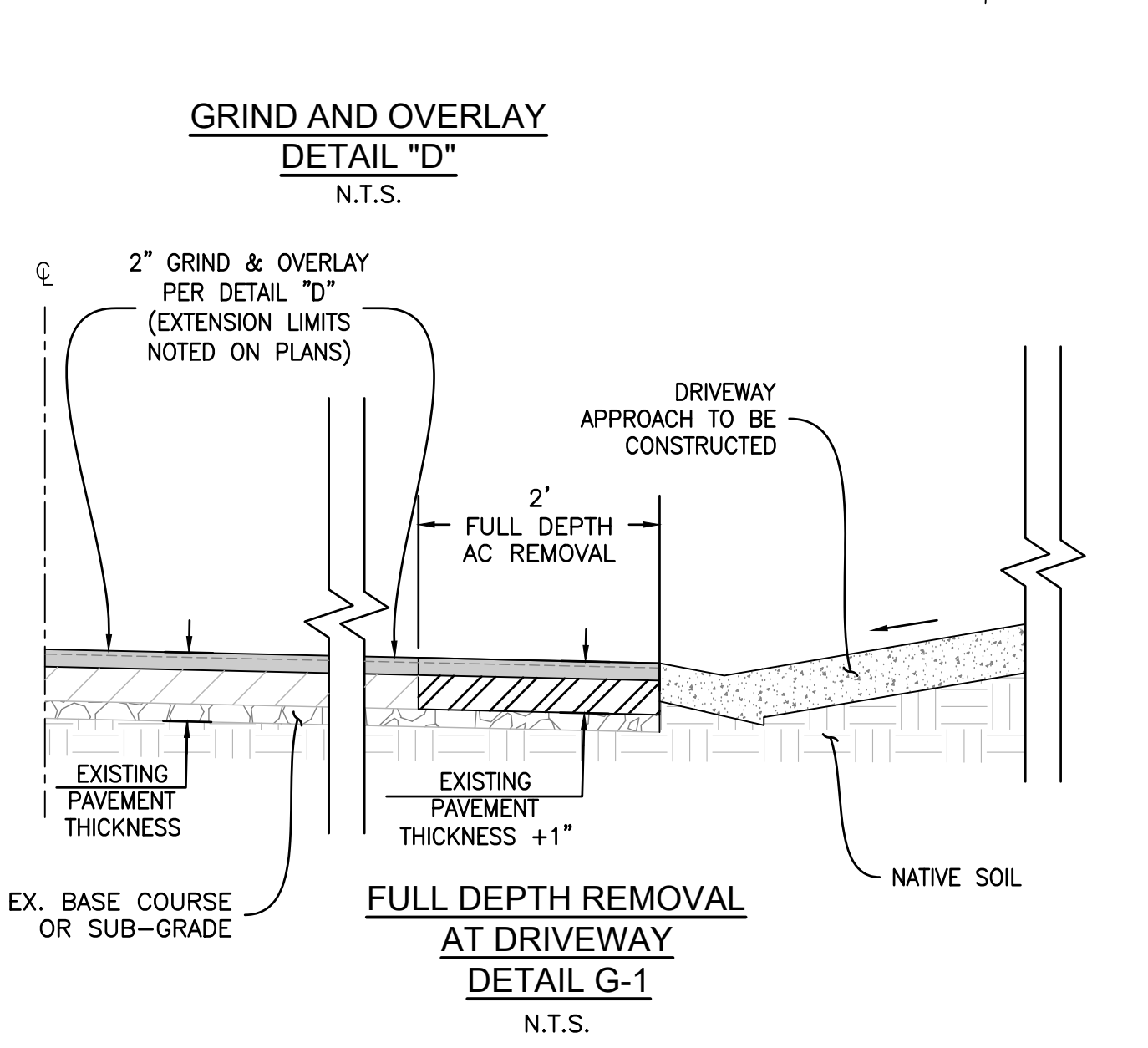
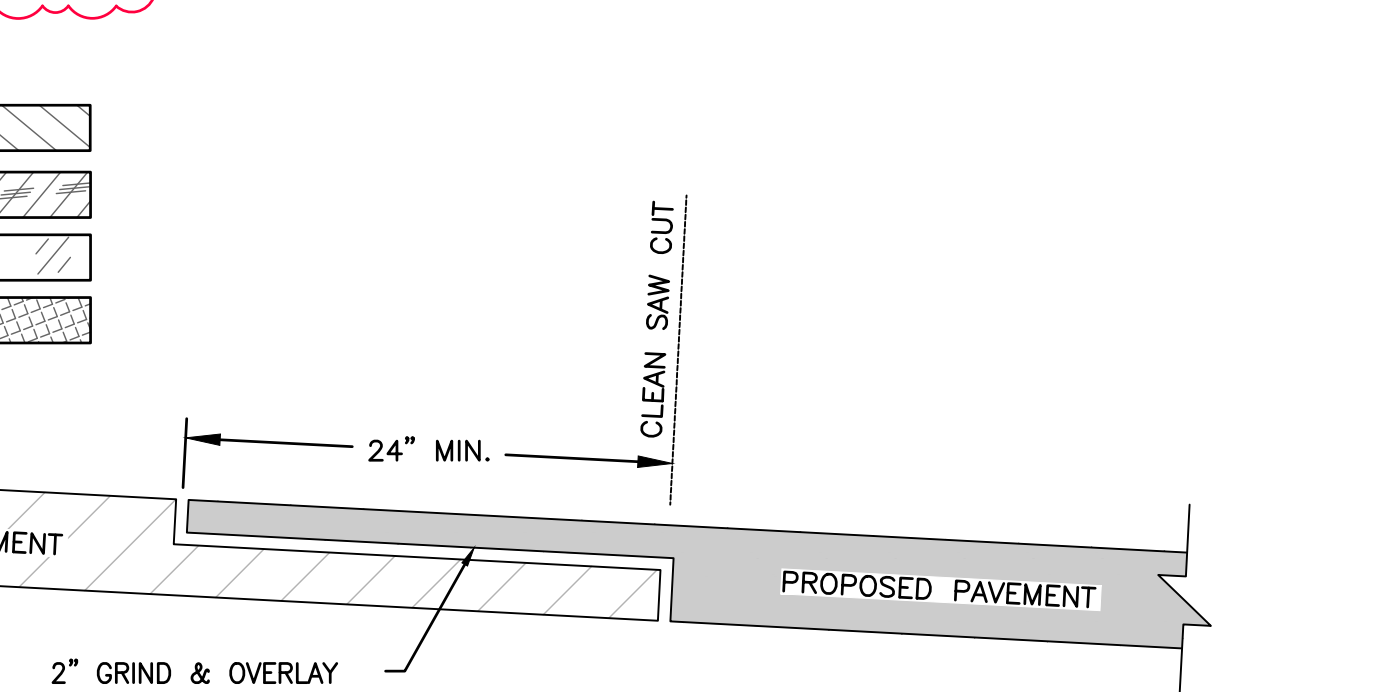
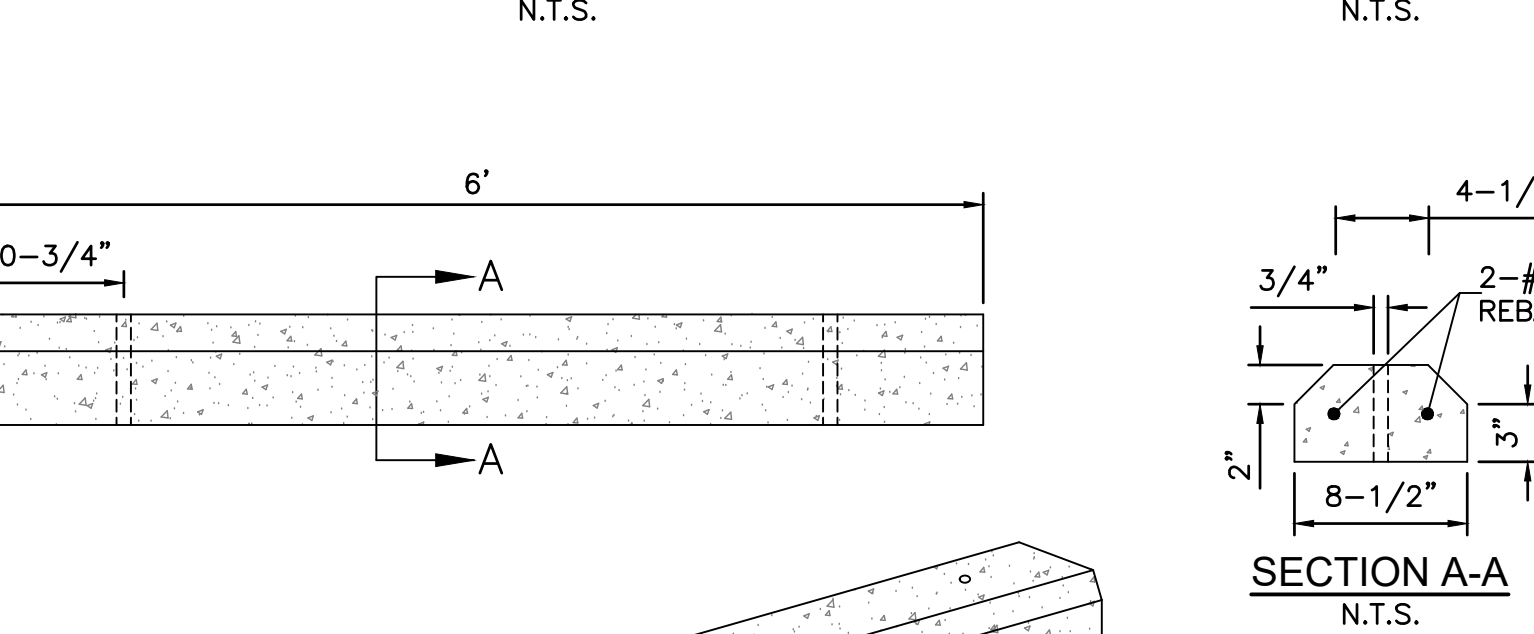
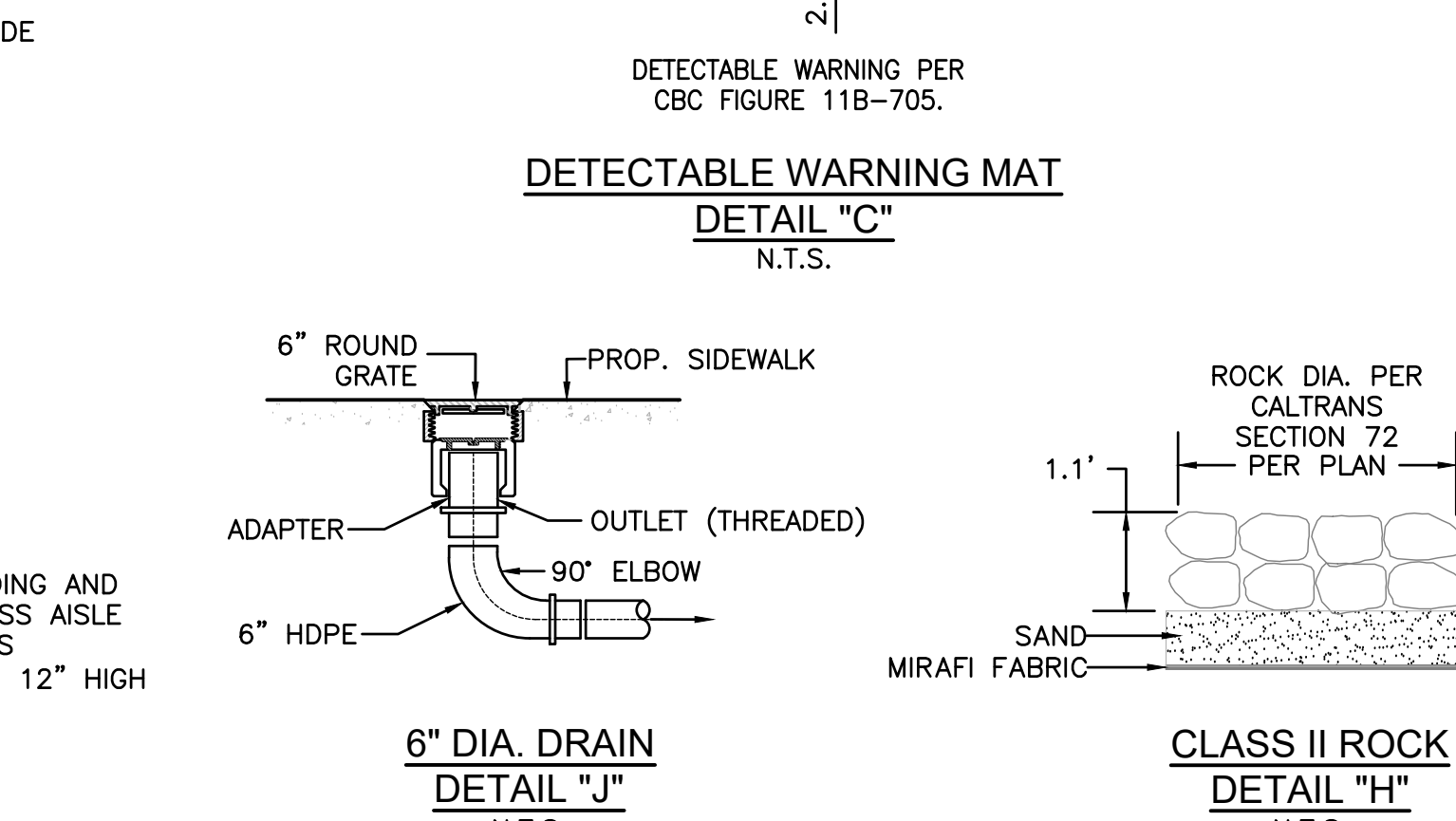
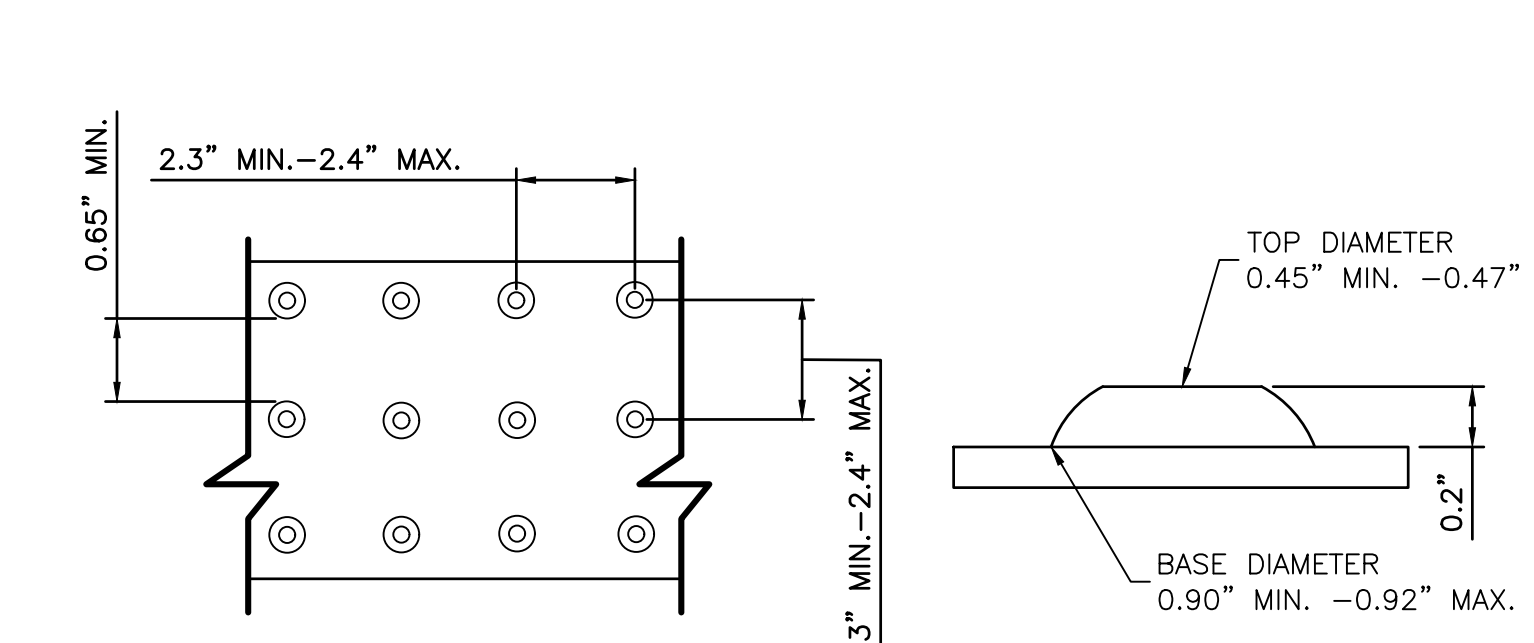
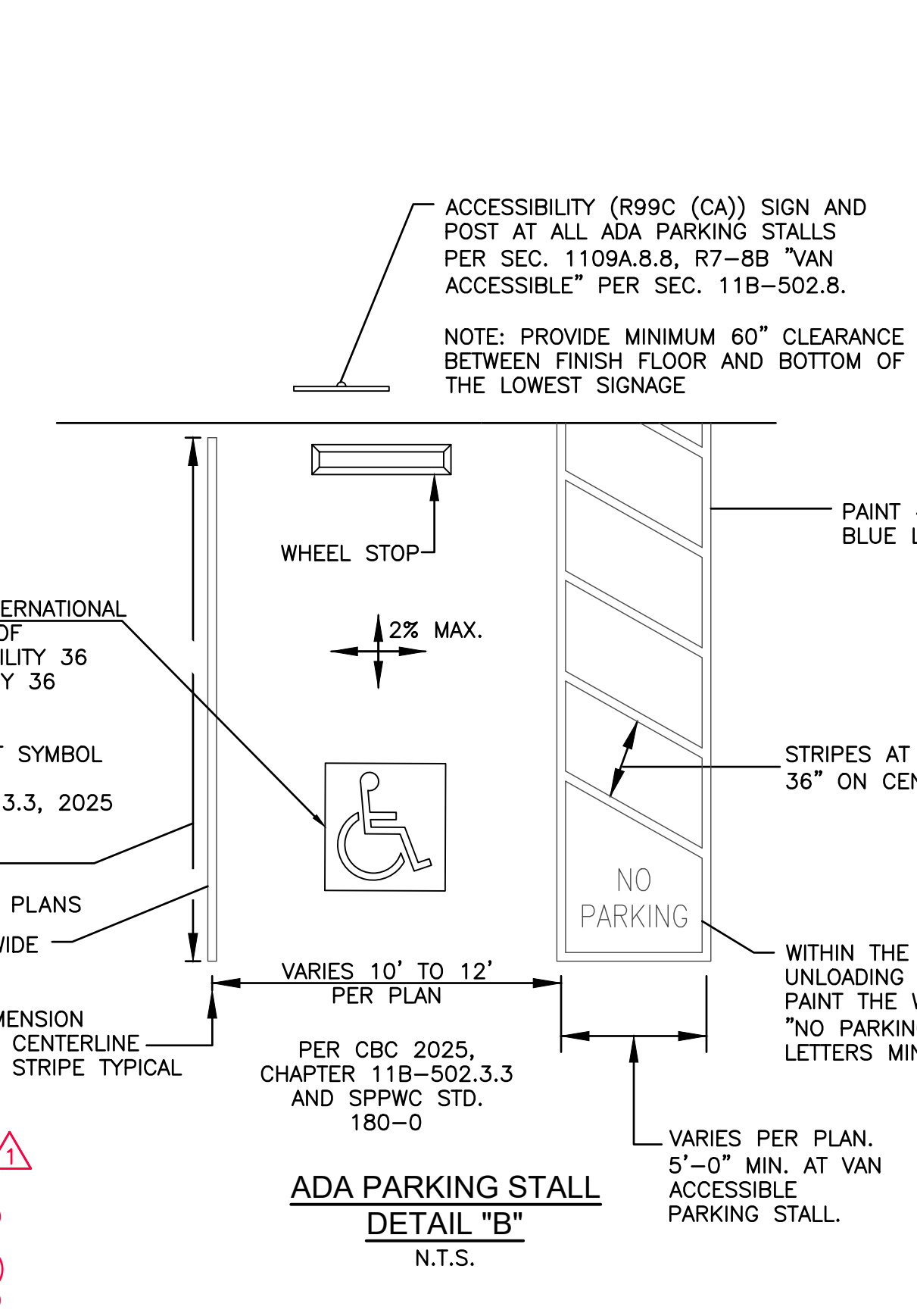
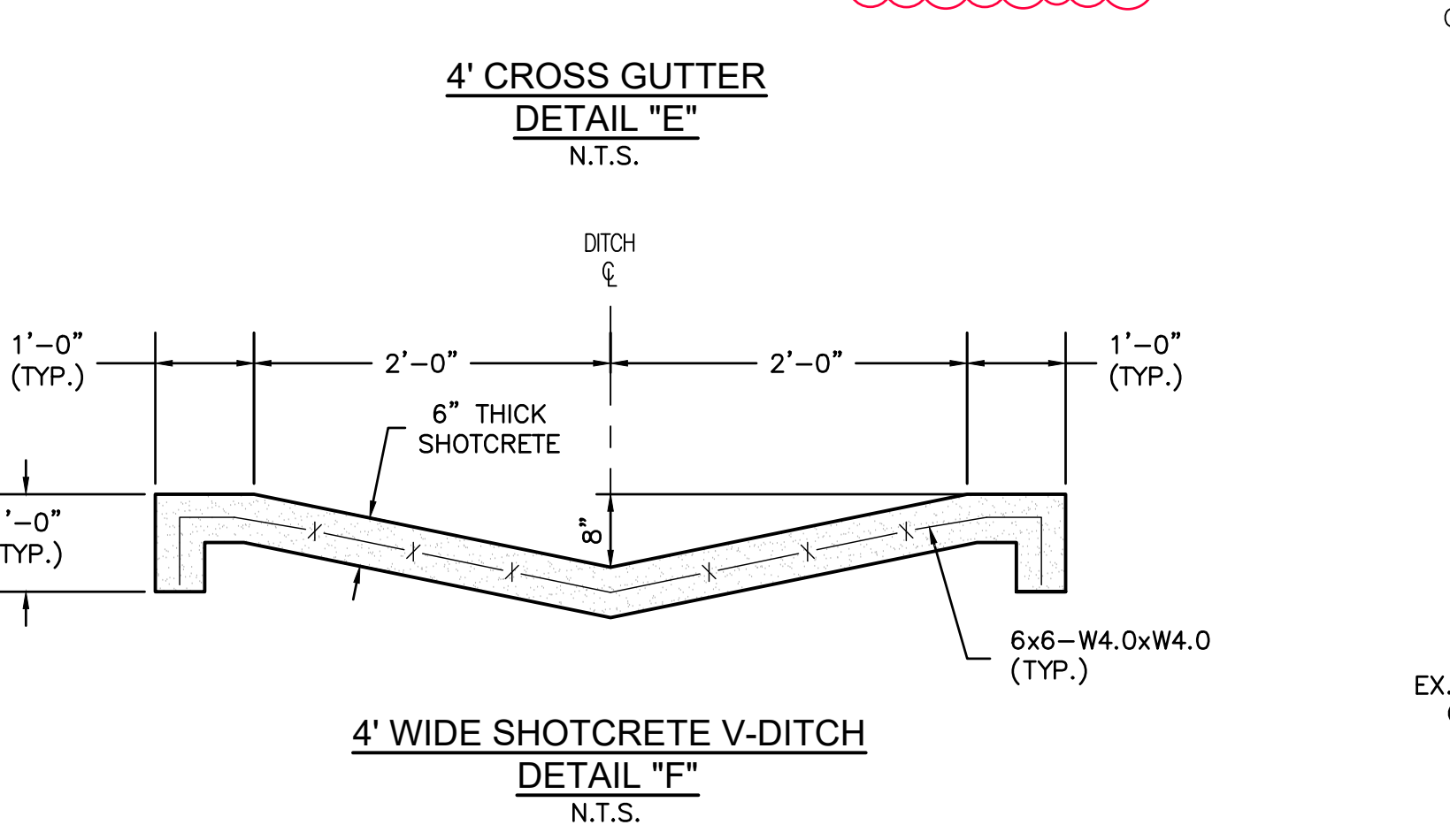
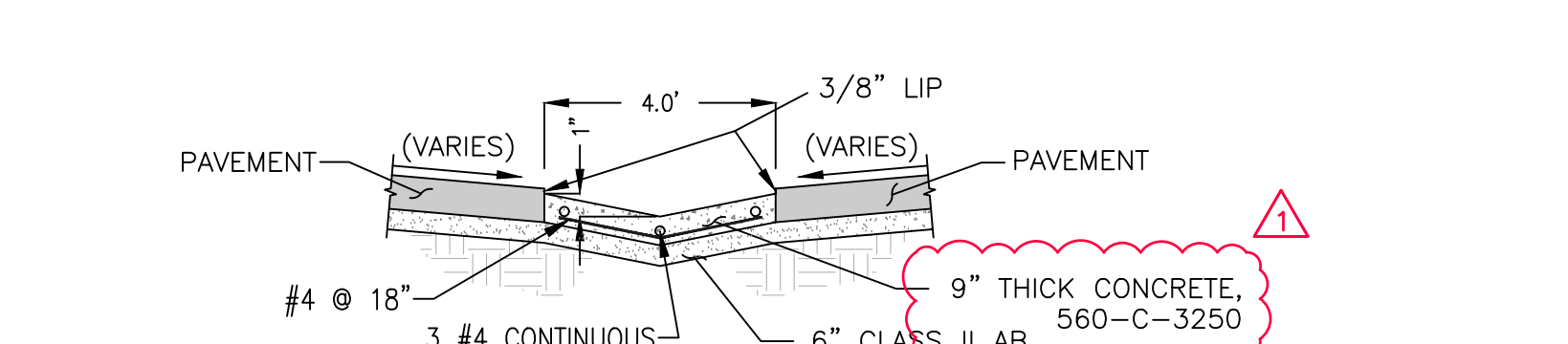
**EROSION CONTROL NOTES**

- 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).

**\*\*NOTE TO CONTRACTOR:**  
 THE QUANTITIES PROVIDED HEREIN ARE ENGINEER'S ESTIMATED QUANTITIES ONLY AND ARE INTENDED SOLELY FOR THE OWNER AND OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL QUANTITIES, MEASUREMENTS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION.

**HATCH LEGEND**

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



**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 LEG OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP. ELEV. 1611.35

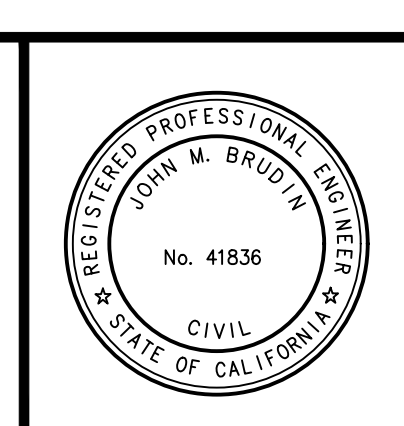
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 1", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSG**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA, 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - SOVOVATUM VILLAGE PHASE II**

**DETAILS SHEET**

SHEET No. 2  
 OF 9 SHEETS

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

**Sheet Issue & Revision Log**

NO.	DESCRIPTION	DATE

It is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor should be made aware. Written instructions concerning such proposed errors or omissions shall be received from the architect prior to the start of construction. The client shall be responsible for any defects in construction if these procedures are not followed.

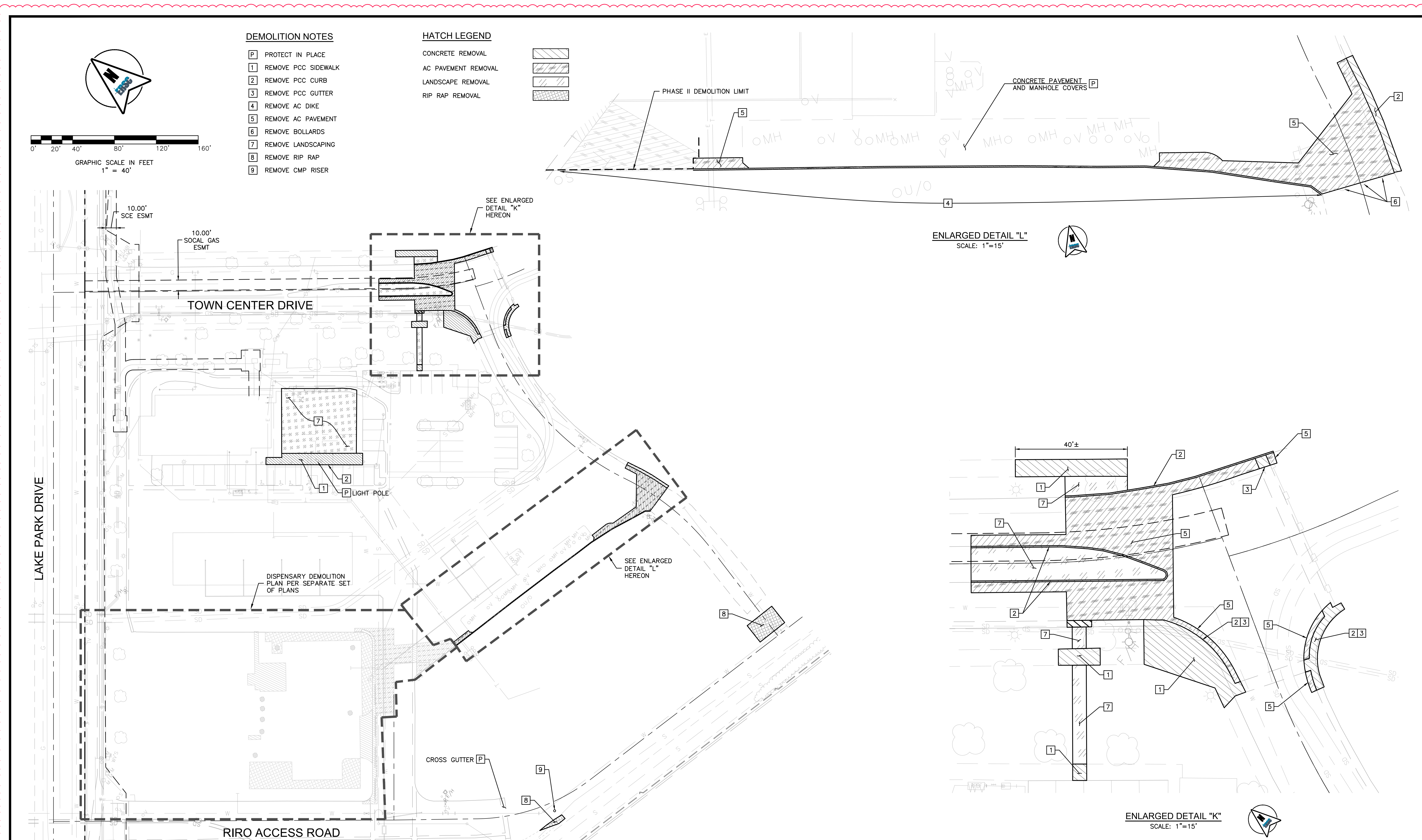
**SEDC - SOVOVATUM VILLAGE PHASE II**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583

**Sheet Issue & Revision Log**

NO.	REVISION	DATE	INITIAL	SUBMITTAL

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible. The architect's knowledge of the building codes and methods of construction shall be the responsibility of the architect. Written instructions regarding such proposed errors or omissions shall be received from the architect prior to the start of client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

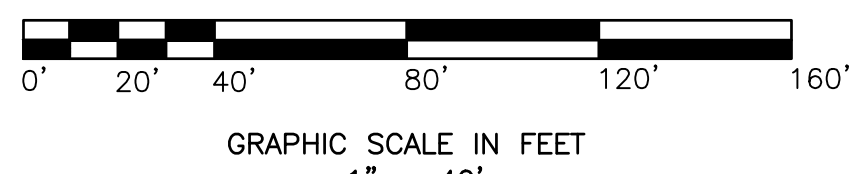


**DEMOLITION NOTES**

- 1 PROTECT IN PLACE
- 2 REMOVE PCC SIDEWALK
- 3 REMOVE PCC CURB
- 4 REMOVE PCC GUTTER
- 5 REMOVE AC DIKE
- 6 REMOVE AC PAVEMENT
- 7 REMOVE BOLLARDS
- 8 REMOVE LANDSCAPING
- 9 REMOVE RIP RAP
- 10 REMOVE CMP RISER

**HATCH LEGEND**

- CONCRETE REMOVAL
- AC PAVEMENT REMOVAL
- LANDSCAPE REMOVAL
- RIP RAP REMOVAL



**DIGALERT**  
 DIAL BEFORE YOU DIG  
 TOLL FREE: 811  
 WWW.DIGALERT.ORG  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**BENCHMARK:**  
 THE BENCHMARK 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. 1611.05.  
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**  
 RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_

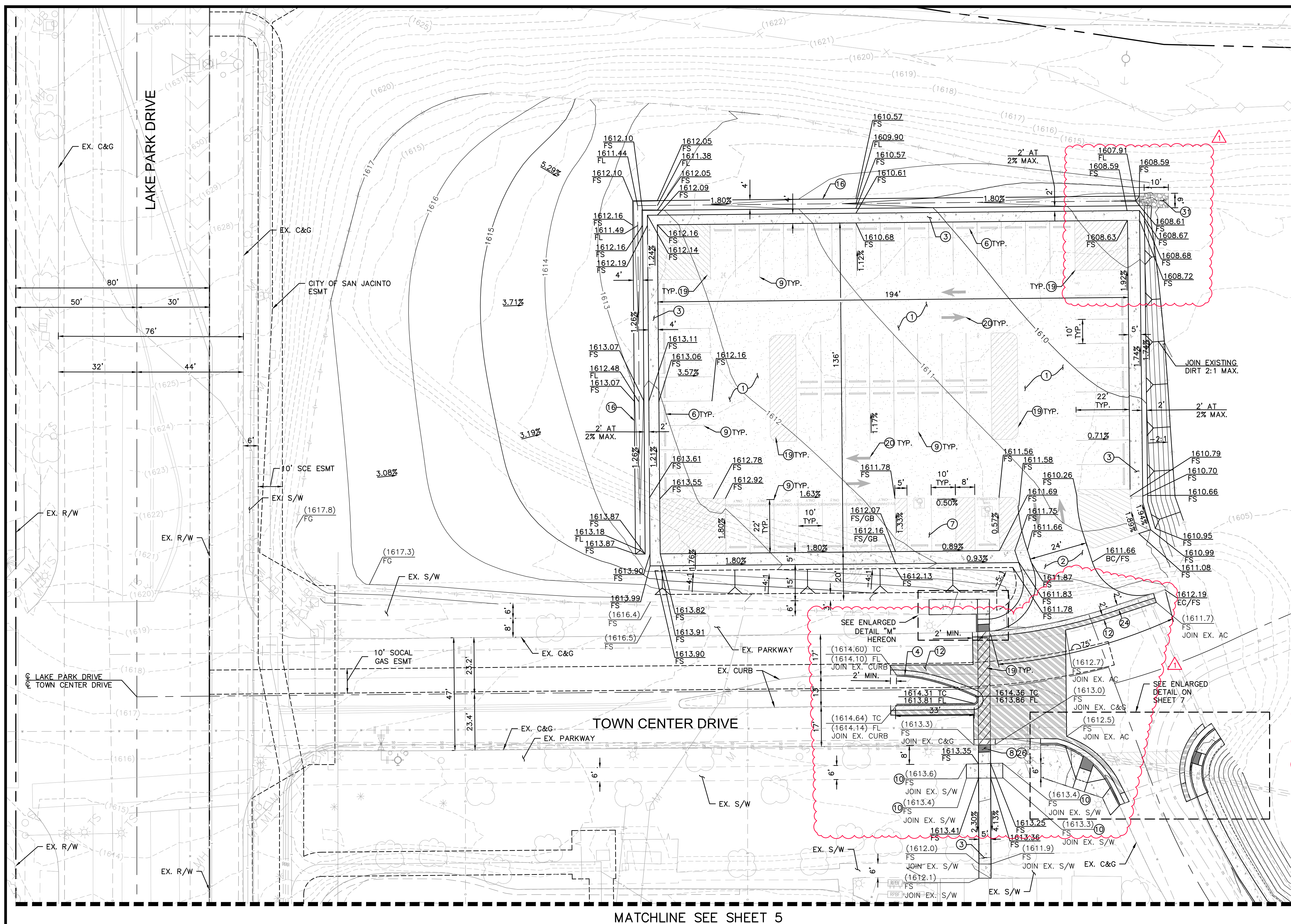


**DESIGN BUILD CONTRACTOR:**  
**ERSC INC.**  
 Engineering Resources of Southern California  
 1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA. 92373  
 (909) 890-1255  
 FAX: (909) 890-0995  
 JOHN M. BRUDIN 5/21/2026 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOVOVATUM VILLAGE PHASE II**  
 DEMOLITION PLAN  
 FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

SHEET No. **3**  
 OF **9** SHEETS

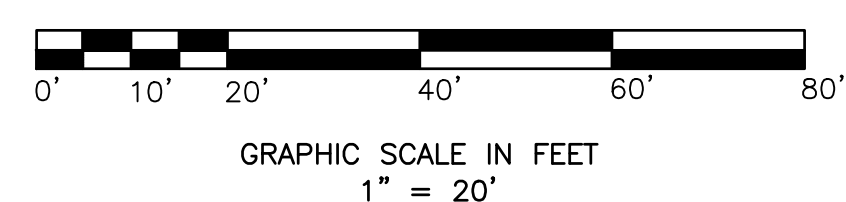
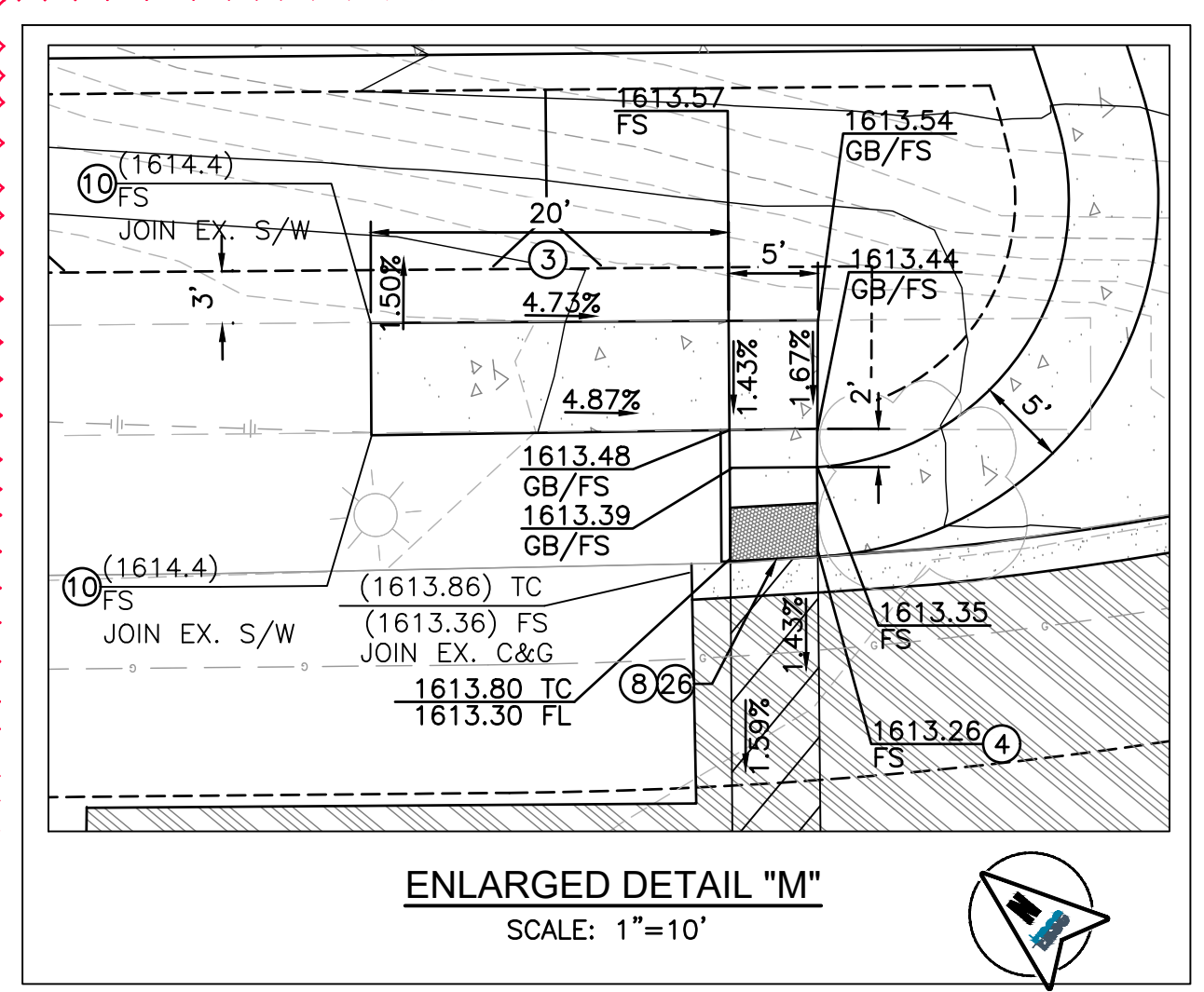


- CONSTRUCTION NOTES:**
- CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
  - CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.
  - CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
  - CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
  - CONSTRUCT CONCRETE WHEEL STOP PER DETAIL "A" ON SHEET 2.
  - CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
  - INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.
  - INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
  - SAWCUT EXISTING CONCRETE SIDEWALK.
  - 2" GRIND AND OVERLAY PER DETAIL "D" ON SHEET 2.
  - 4' WIDE SHOTCRETE V-DITCH PER DETAIL "E" ON SHEET 2.
  - INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
  - INSTALL THERMOPLASTIC TYPE I ARROW PER CALTRANS STD. PLAN A24A.
  - REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.
  - CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN A88B.
  - INSTALL CLASS II RIPRAP PER DETAIL "H" ON SHEET 2.

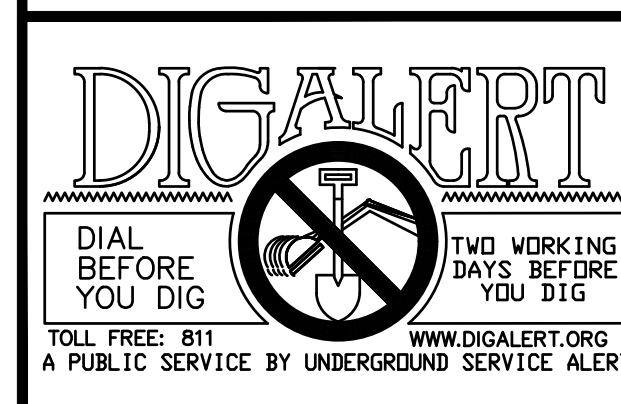
**EARTHWORK QUANTITIES - OVERFLOW PARKING**  
CUT: 227 CY  
FILL: 5,763 CY  
NET: 5,536 CY

**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.



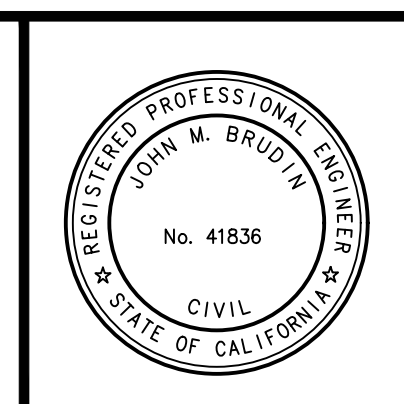
MATCHLINE SEE SHEET 5



**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. 1611.05.  
**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

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



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



**SOBOBA BAND OF LUISEÑO INDIANS**  
**SEDC - SOBOVATUM VILLAGE PHASE II**  
PRECISE GRADING PLAN  
FOR: W.O. FILE NO. -

SHEET No. 4  
OF 9 SHEETS

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible for the work. The client will be responsible for any defects in construction if these provisions are not followed.

MATCHLINE SEE SHEET 4

**2-STORY RETAIL BUILDING**  
FF=1612.15  
PAD=1611.82

**CONSTRUCTION NOTES:**

- ③ CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
- ⑦ CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
- ⑩ SAWCUT EXISTING CONCRETE SIDEWALK.
- ⑪ CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
- ⑬ REMOVE EXISTING CONCRETE AND REPLACE WITH LANDSCAPE.
- ⑮ INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
- ⑰ CONSTRUCT TWO CONCRETE 15" WIDE STEPS WITH 3" RISERS.
- ⑱ REMOVE CONFLICTING STRIPING OR MARKINGS BY WET SANDBLASTING.
- ⑳ CONSTRUCT CURB DRAIN PER DETAIL "Q" ON SHEET 7.

**STORM DRAIN NOTES**

- Ⓐ INSTALL 6" ROUND GRATE COVER PER DETAIL "J" ON SHEET 2.
- Ⓑ INSTALL 4" HDPE PIPE OR APPROVED EQUAL.

LINE #	LENGTH	DIRECTION	SLOPE
SD1	12.2'	S50° 06' 23.68"W	0.50%
SD2	17.6'	S50° 04' 54.82"W	0.50%
SD3	13.9'	S50° 28' 44.33"W	0.50%
SD4	21.7'	S39° 55' 32.95"E	0.50%
SD5	8.9'	S50° 00' 47.21"W	0.50%

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.

**DIG ALERT**  
DIAL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE: 811  
WWW.DIGALERT.ORG  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

BENCHMARK: THE BENCHMARK 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. 1611.25.

DATE: 6/11/26 BY: ZD REVISIONS: PHASE II PLAN SET REVISIONS

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ERSC INC.**  
Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA. 92373  
(909) 890-1255  
FAX: (909) 890-0995

5/21/2026  
DATE:

EST. JUNE 19, 1883

**SOBOBA BAND OF LUISEÑO INDIANS**

SEDC - SOBOVATUM VILLAGE PHASE II

PRECISE GRADING PLAN

FOR: W.O. FILE NO. -

SHEET No. 5

OF 9 SHEETS

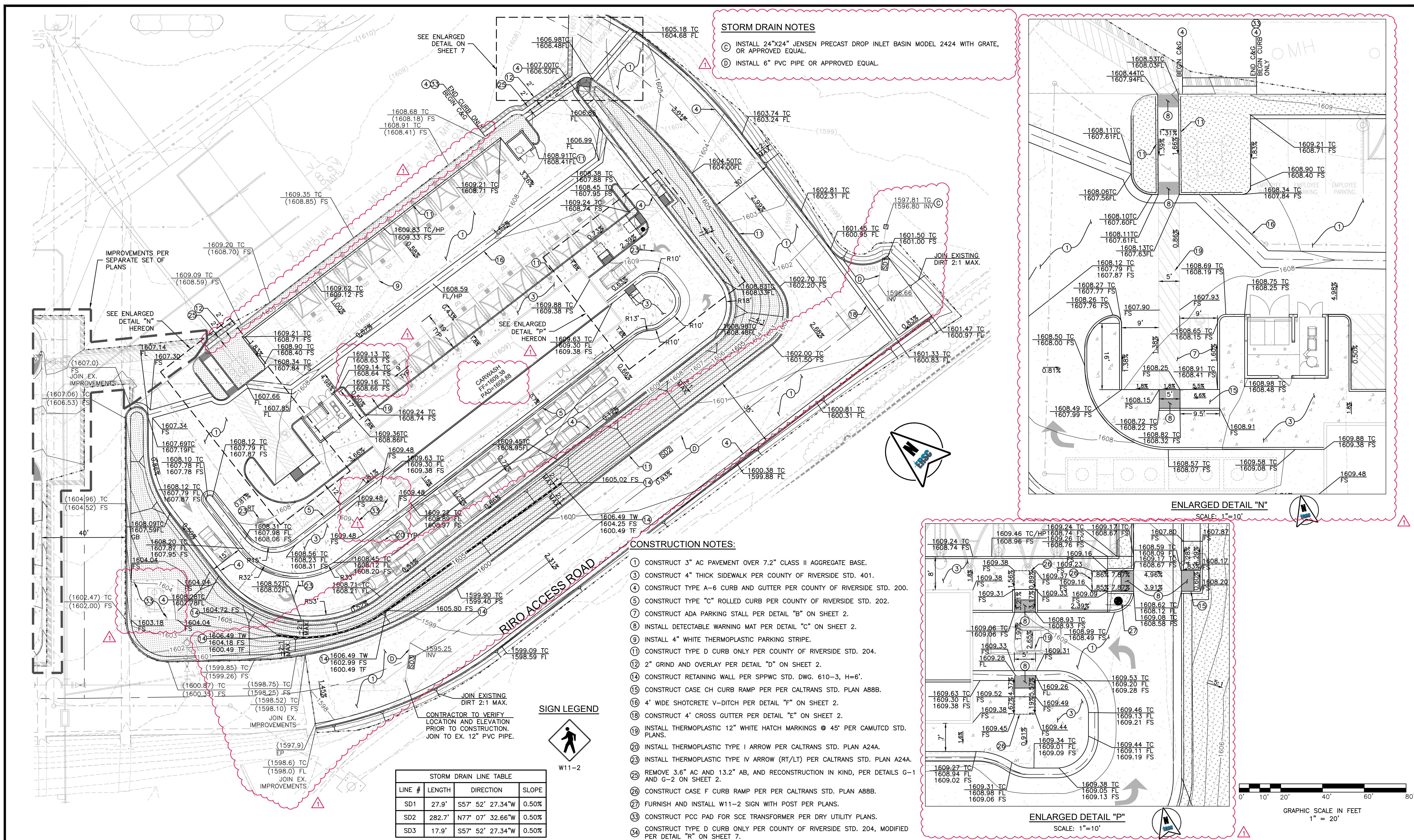
**Sheet Issue & Revision Log**

NO.	DESCRIPTION	DATE

If it is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible, the client shall be responsible for the building code and methods of construction should be responsible for errors. Written instructions indicating such proposed errors or omissions shall be received from the architect prior to the client or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

**SEDG - SOVOVATUM VILLAGE PHASE II**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583



**DIGALERT**  
 TOLL FREE: 811  
 WWW.DIGALERT.ORG

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. 1611.25.

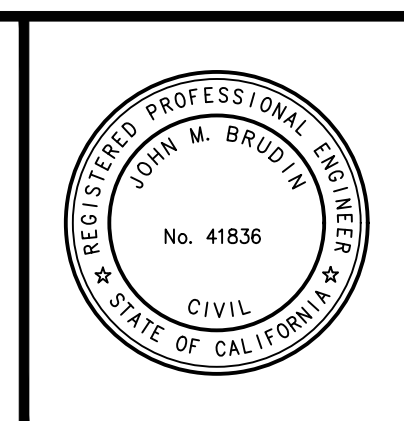
DATE: 6/11/26 BY: ZD REVISIONS: PHASE II PLAN SET REVISIONS

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**ERSC**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA. 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

5/21/2026  
 DATE: \_\_\_\_\_



**SOBOBA BAND OF LUISEÑO INDIANS**

SEDG - SOVOVATUM VILLAGE PHASE II

PRECISE GRADING PLAN

SHEET No. 6 OF 9 SHEETS

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

**Sheet Issue & Revision Log**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	

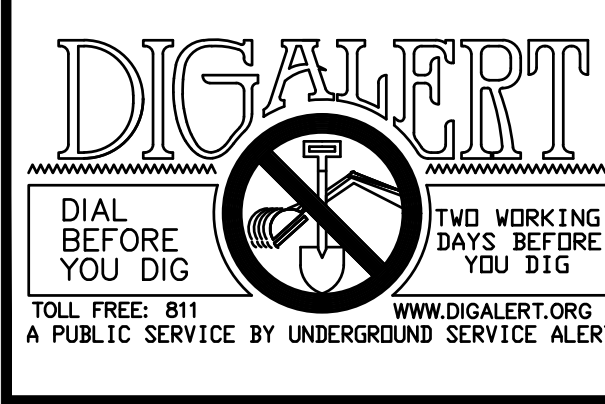
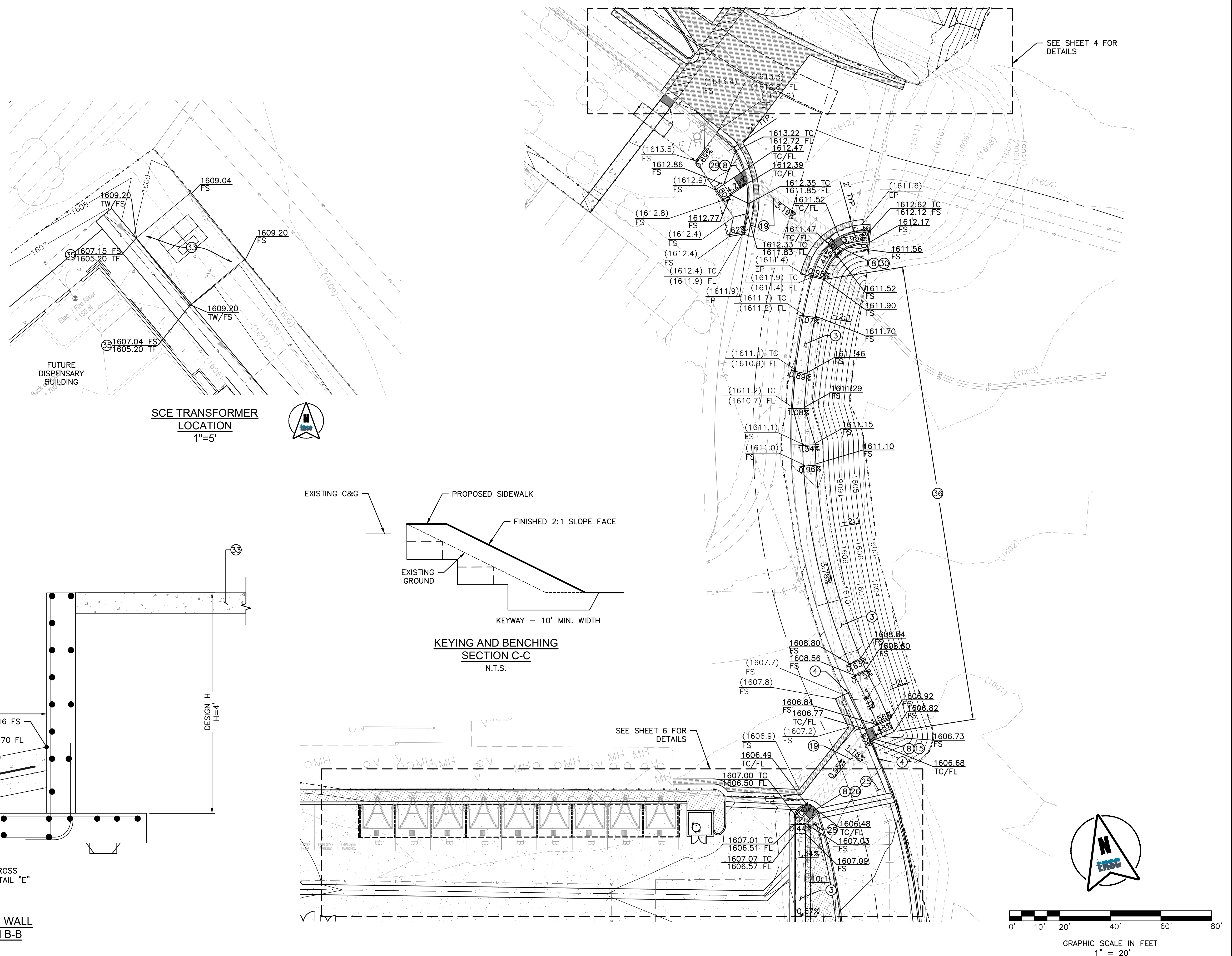
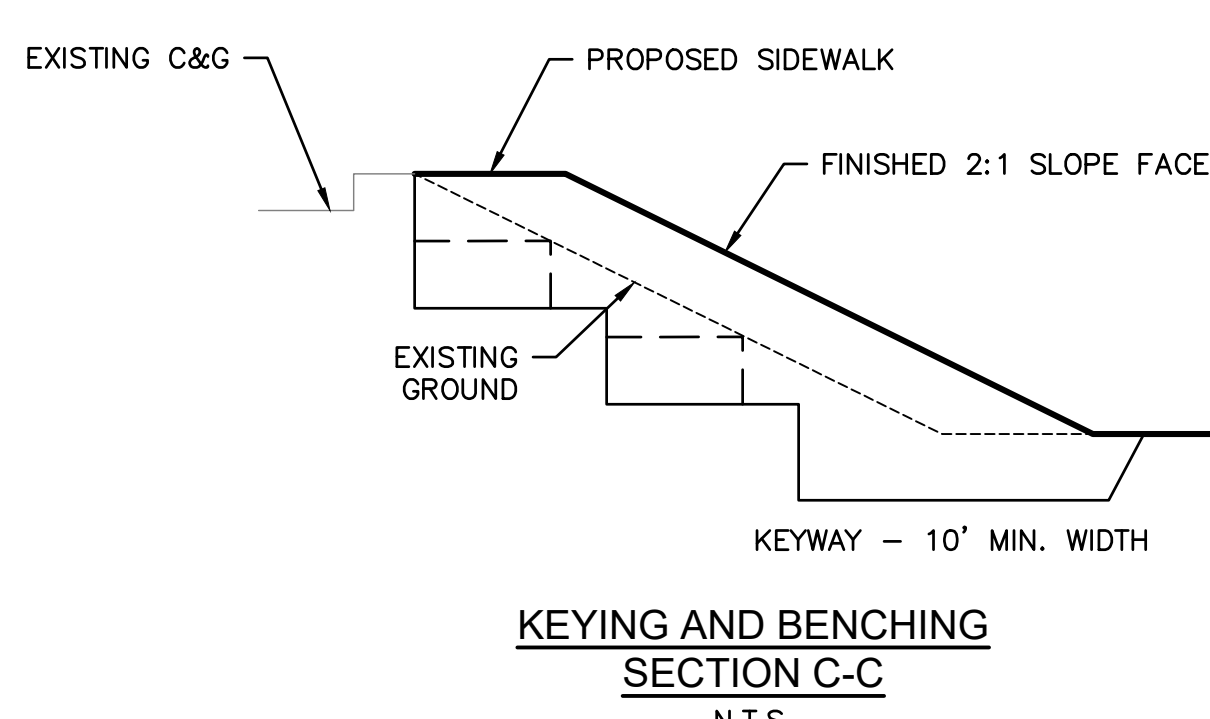
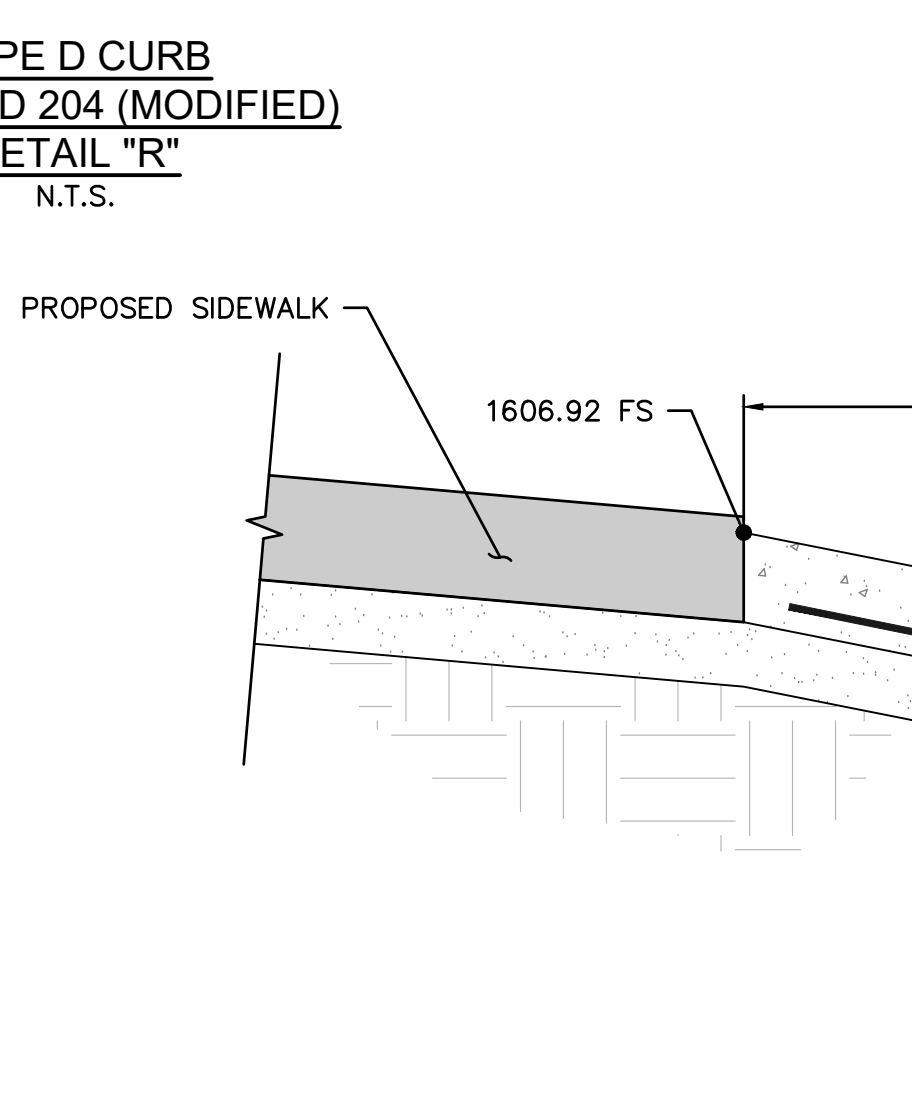
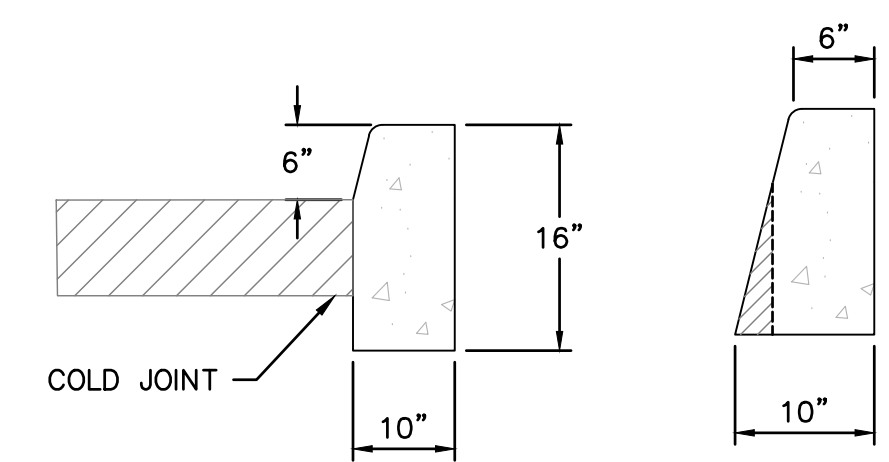
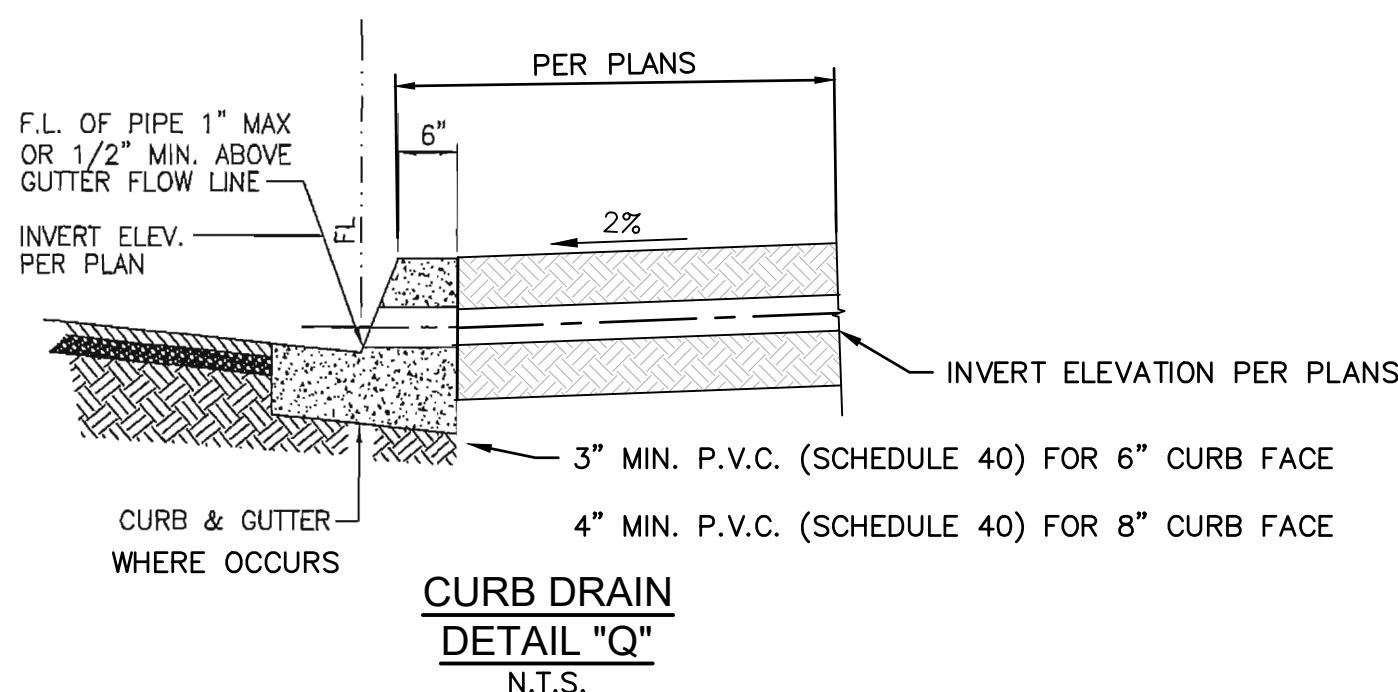
If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction would be responsible for errors. Written instructions indicating such proposed errors or omissions shall be received from the architect prior to the client's commencement of construction. The client will be responsible for any defects in construction if these procedures are not followed.

NO.	DATE	DESCRIPTION	INITIAL	SUBMITTAL
1				INITIAL SUBMITTAL
2				
3				
4				
5				
6				
7				
8				
9				

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

**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.
- 11 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 ON SHEET 2.
- 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.
- 33 CONSTRUCT PCC PAD FOR SCE TRANSFORMER PER DRY UTILITY PLANS.
- 35 CONSTRUCT RETAINING WALL PER SPPWC STD. DWG. 610-3. SEE SECTION B-B ON SHEET 7.
- 36 KEY AND BENCH EXISTING SLOPE. SEE SECTION C-C ON SHEET 7.



**BENCHMARK:**  
 THE BENCHMARK 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. 1611.25.

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
 Redlands CA. 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - SOVOVATUM VILLAGE PHASE II**

PRECISE GRADING PLAN

FOR: W.O. FILE NO. -

SHEET No. 7 OF 9 SHEETS

**SEDC - SOBOVATUM VILLAGE PHASE II**

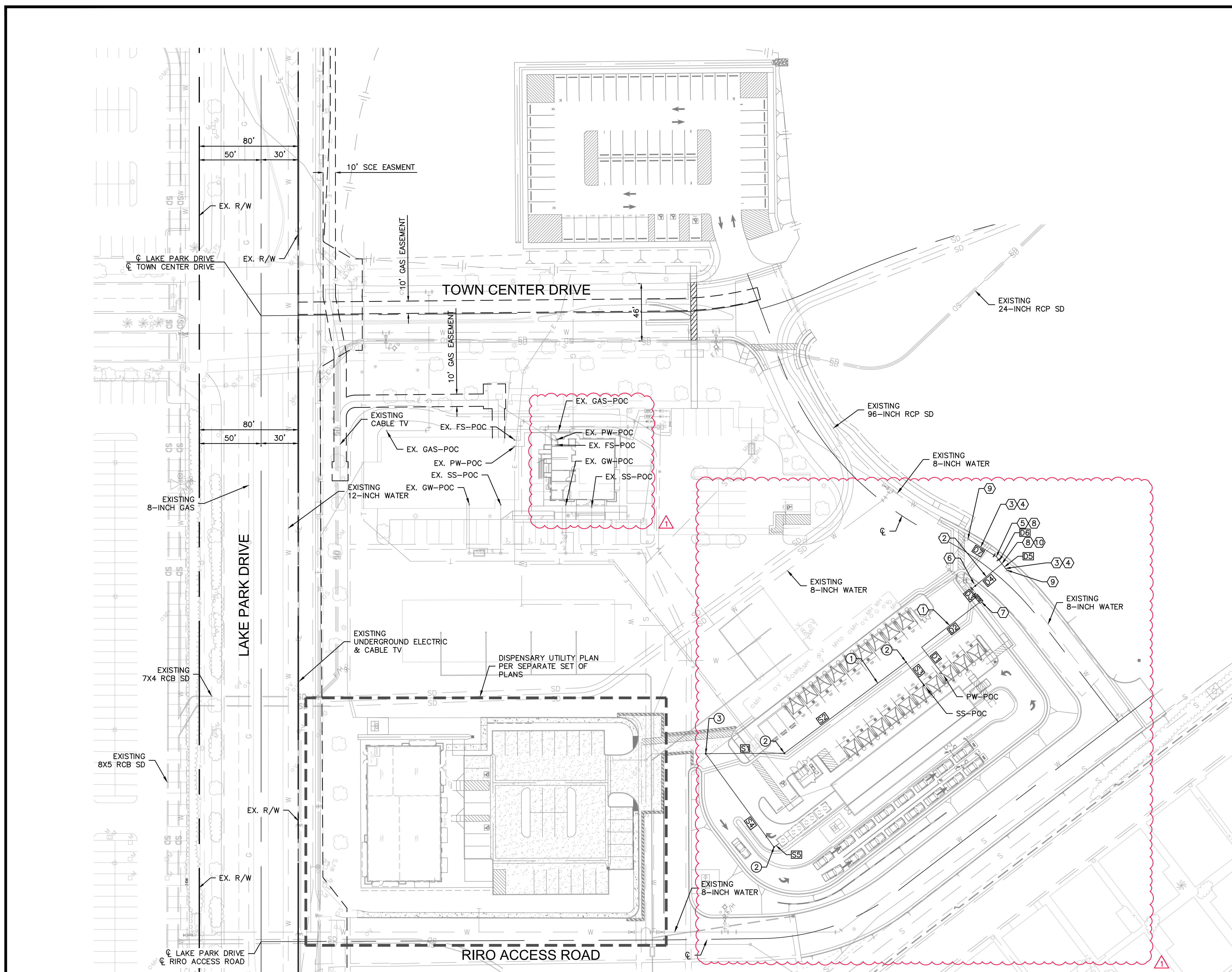
2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

**Sheet Issue & Revision Log**

INITIAL SUBMITTAL

NO.	DATE	DESCRIPTION

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible. Written instructions indicating such proposed errors or omissions shall be received from the architect prior to the client or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**WATER NOTES**

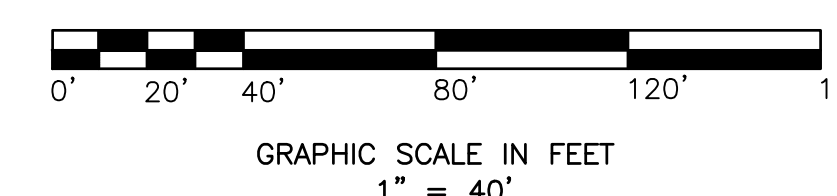
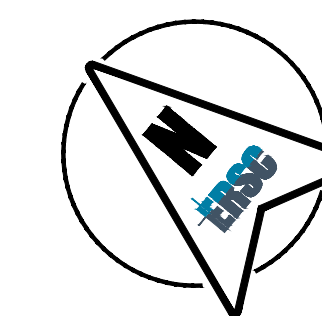
- ① INSTALL 2-INCH SCH. 40PVC PIPE.
- ② INSTALL 4-INCH COPPER SERVICE CONNECTION PER EMWD STD. B-993.
- ③ INSTALL 8-INCH C900, CL150 PVC PIPE.
- ④ STANDARD RESTRAINT PER EMWD STD. B-663.
- ⑤ INSTALL 8-INCH 22.5° BEND.
- ⑥ INSTALL 2-INCH WATER METER PER EMWD STD. B-344.
- ⑦ INSTALL 2-INCH REDUCE PRESSURE DEVICE PER EMWD STD. 597A.
- ⑧ THRUST BLOCK PER EMWD STD. B-407.
- ⑨ REMOVE BLIND FLANGE.
- ⑩ 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	27.09	S12° 29' 49.70"W
D2	58.97	N77° 30' 10.30"W
D3	6.18	N10° 30' 30.42"E
D4	32.62	S79° 23' 44.58"E
D5	6.55	N12° 08' 27.57"E
D6	7.38	S12° 31' 01.51"W
D7	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
S4	93.67	N14° 09' 49.85"E
S5	5.00	N75° 17' 18.36"W



**BENCHMARK:**  
THE BENCHMARK 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. 1611.25.

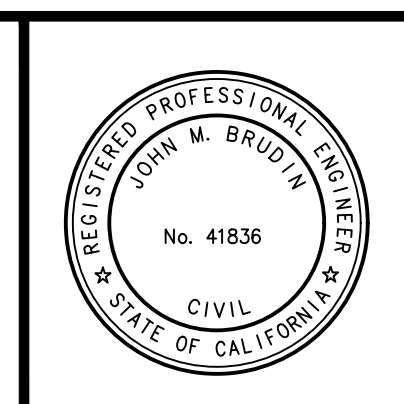
**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
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**

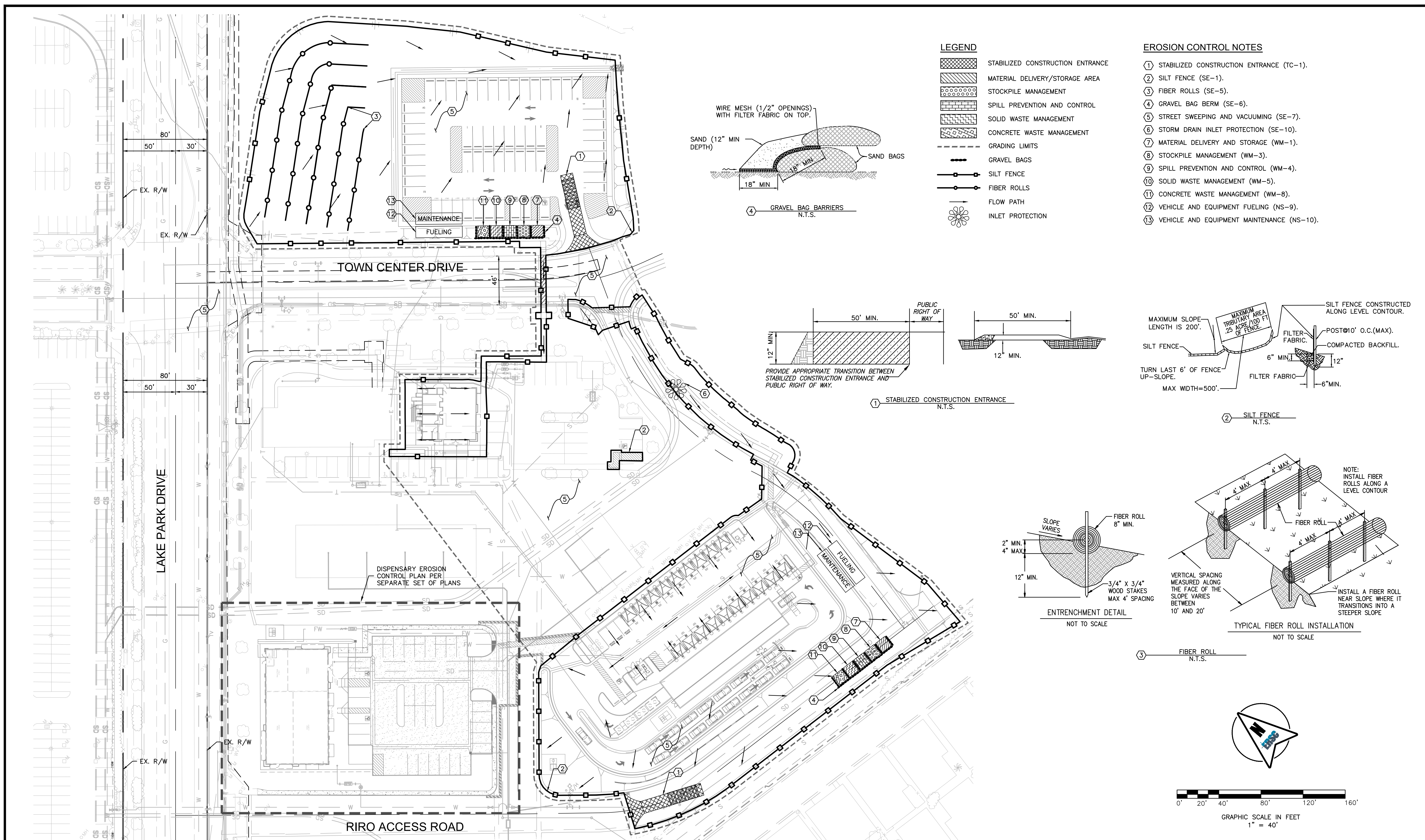
**SEDC - SOBOVATUM VILLAGE PHASE II**

UTILITY PLAN

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **8**

OF **9** SHEETS



**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. 1611.25.

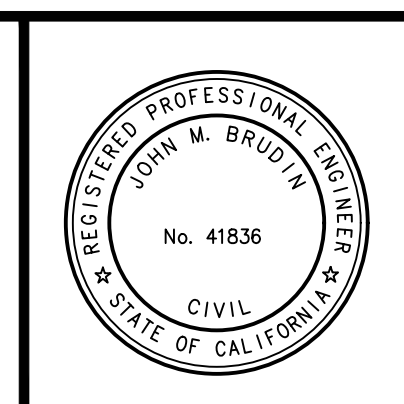
**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE II PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA, 92373  
(909) 890-1255  
FAX: (909) 890-0995

5/21/2026  
DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - SOVOVATUM VILLAGE PHASE II**

**EROSION CONTROL PLAN**

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

SHEET No. **9**  
OF **9** SHEETS

**Sheet Issue & Revision Log**

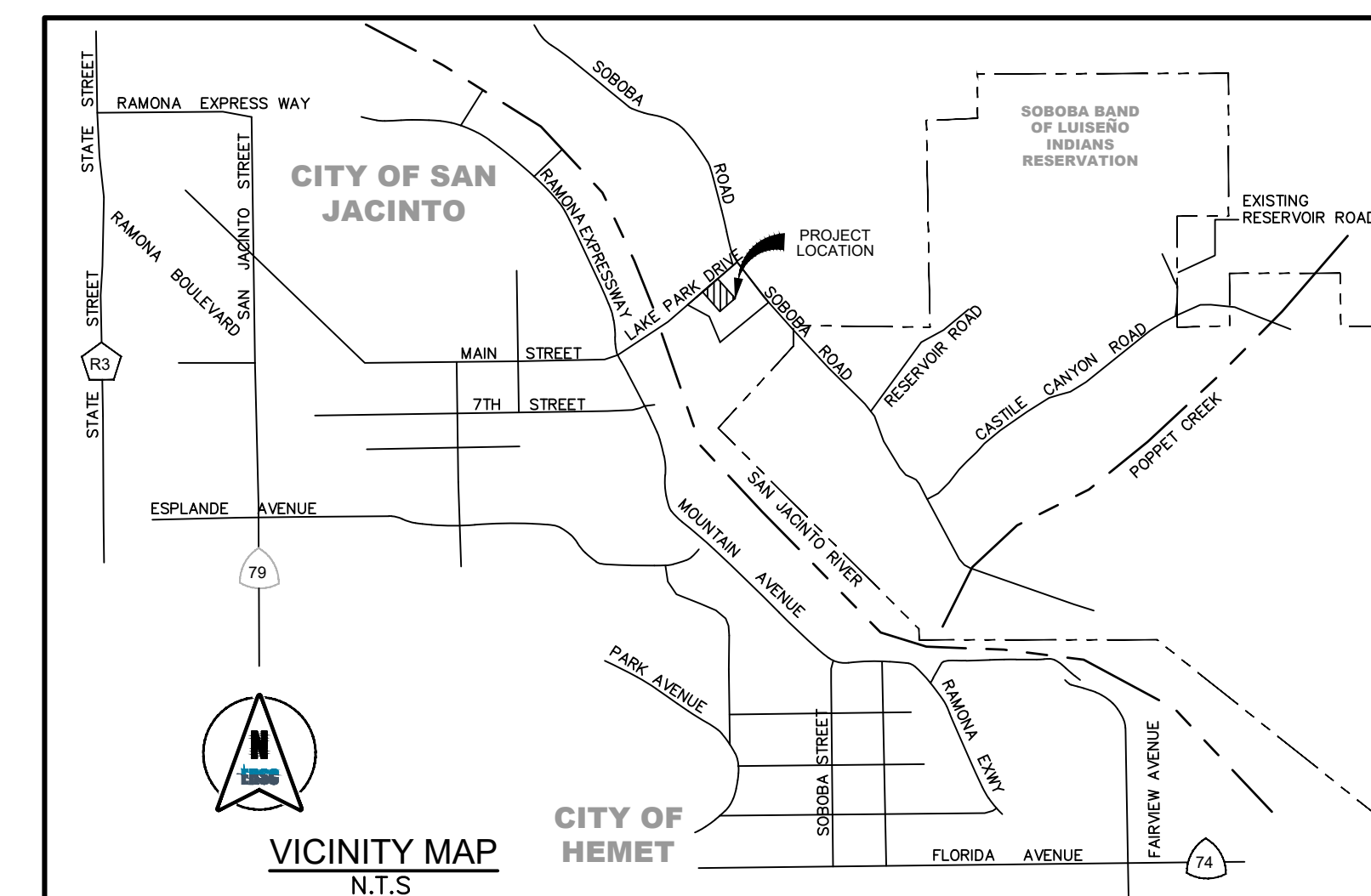
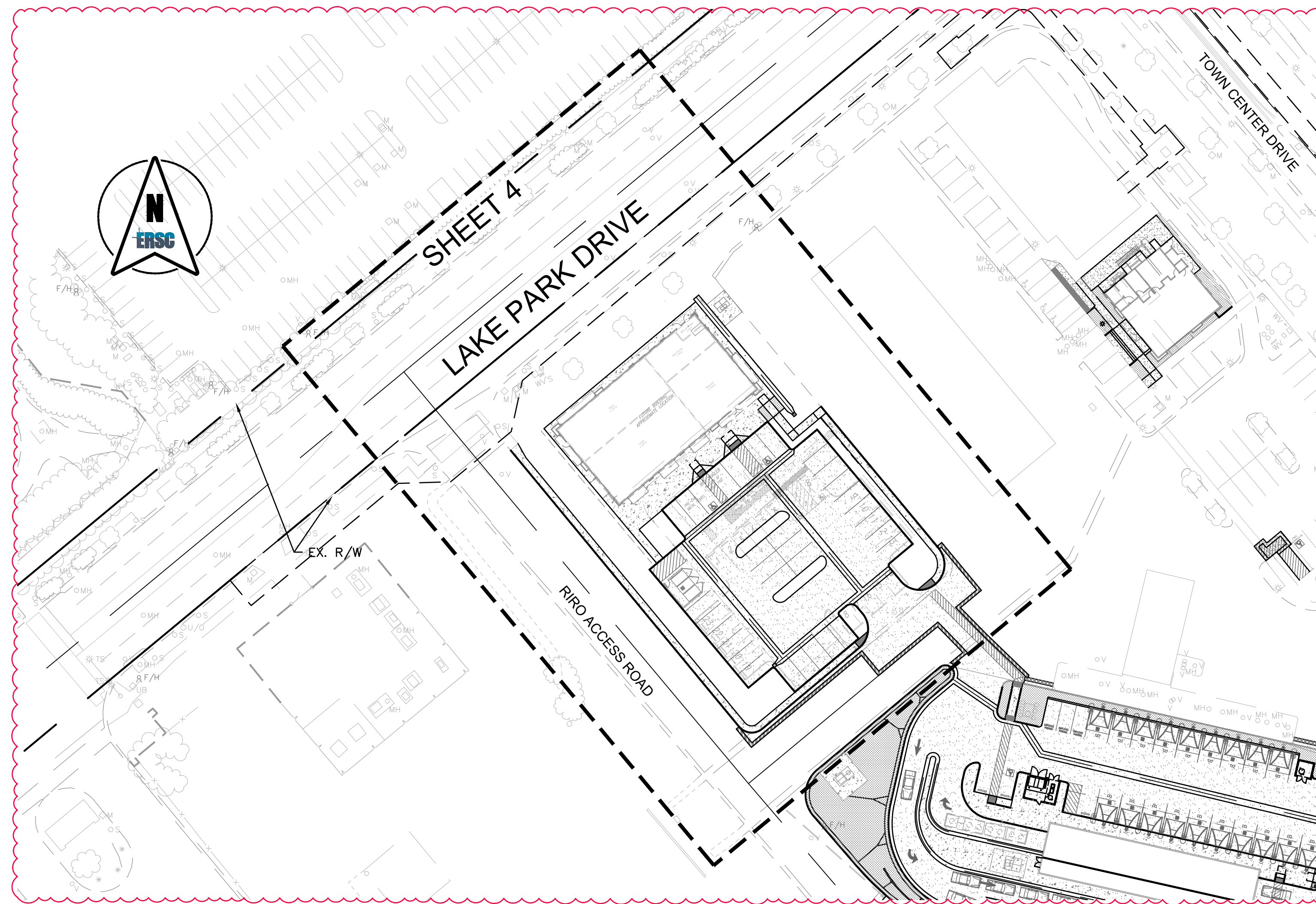
NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

If it is the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor is responsible, the client shall be responsible for the building codes and methods of construction and shall be responsible for the same. Written instructions indicating such proposed errors or omissions shall be received from the architect prior to the client or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

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

GRADING GENERAL NOTES

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J.
- MINIMUM BUILDING PAD SLOPE AWAY FROM BUILDING SHALL BE 5%. DRAINAGE SWALES LOCATED WITHIN 10 FEET OF BUILDING FOUNDATIONS SHALL HAVE A MINIMUM LONGITUDINAL SLOPE OF 2%.
- 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.
- PROVIDE 5' WIDE BY 1' HIGH BERM OR EQUIVALENT ALONG THE TOP OF ALL FILL SLOPES OVER 5' HIGH.
- 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.
- FINAL COMPACTION REPORT WILL BE REQUIRED FOR ALL FILLS GREATER THAN ONE FOOT.
- ALL GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS OF THE PRELIMINARY SOILS INVESTIGATION BY INLAND FOUNDATION ENGINEERING, INC. DATED MAY 13, 2020. TWO SETS OF THE FINAL COMPACTION REPORT SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WHICH SHALL INCLUDE FOUNDATION DESIGN RECOMMENDATIONS AND CERTIFICATION THAT GRADING HAS BEEN DONE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE PRELIMINARY SOILS REPORT.
- THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 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.
- 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.
- NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, AND OTHER MATERIAL.
- 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.
- DURING 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.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- 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.
- 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.
- FINISH GRADE SHALL BE SLOPED AWAY FROM ALL EXTERIOR WALLS AT NOT LESS THAN 5% FOR A MINIMUM OF 10 FEET PER CBC SECTION 1804.
- NO OBSTRUCTION OF FLOOD PLAINS OR NATURAL WATER COURSES SHALL BE PERMITTED.
- ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT, TWO DAYS BEFORE DIGGING AT 1 (800) 227-2600.
- ALL SCREEN AND RETAINING WALLS TO BE CONSTRUCTED UNDER SEPARATE PERMIT.
- THE CONTRACTOR SHALL PROPERLY MAINTAIN AND CLEAN STREET, ESPECIALLY AT THE END OF EACH DAY.
- HAULING ROUTE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO START OF THE IMPORTATION/EXPORTATION OF DIRT.
- 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.
- 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.



SOIL'S ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THESE PRECISE GRADING PLANS AND FURTHER CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH AND INCORPORATE THE RECOMMENDATIONS CONTAINED IN THE PRELIMINARY SOILS INVESTIGATION REPORT PREPARED BY INLAND FOUNDATION ENGINEERING, INC., DATED MAY 13, 2020. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH SAID REPORT, AND THE FINAL COMPACTION REPORT SHALL CERTIFY COMPLIANCE THEREWITH.

SUPERVISING CIVIL ENGINEER G.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 ————

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

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

ESTIMATE OF EARTHWORK QUANTITIES

RAW CUT	153	C.Y.
RAW FILL	727	C.Y.
<b>TOTAL (NET FILL)</b>	<b>574</b>	<b>C.Y.</b>

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, SUBSIDIENCE 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.

ABBREVIATIONS

- AC ASPHALT CONCRETE
- ADA AMERICANS WITH DISABILITIES ACT
- C 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
- R 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

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
- CONCRETE REMOVAL
- AC PAVEMENT REMOVAL
- LANDSCAPE REMOVAL
- RIP RAP REMOVAL

ENGINEERING

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

TOPOGRAPHY

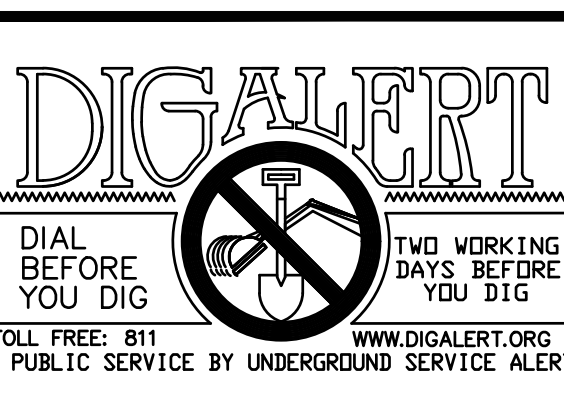
ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA INC.  
1861 W. REDLANDS AVE.,  
REDLANDS, CA 92373  
PHONE: (909) 890-1255

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.

SHEET INDEX

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



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. 1611.25.

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

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



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



SOBOBA BAND OF LUISEÑO INDIANS			SHEET No.
SEDC - DISPENSARY PHASE III			1
TITLE SHEET			OF 6 SHEETS
FOR: _____	W.O. _____	FILE NO. _____	



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 - DISPENSARY PHASE III

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

Sheet Issue & Revision Log

INITIAL	SUBMITAL
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____
▲	_____

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction would be responsible for aware. Written instructions addressing such proposed errors or omissions may be received from the architect prior to the start of client's administration proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

NO.	REVISION	DATE	INITIAL	SUBMITAL
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed 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 acknowledging such proposed errors or omissions shall be received from the architect prior to the client or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

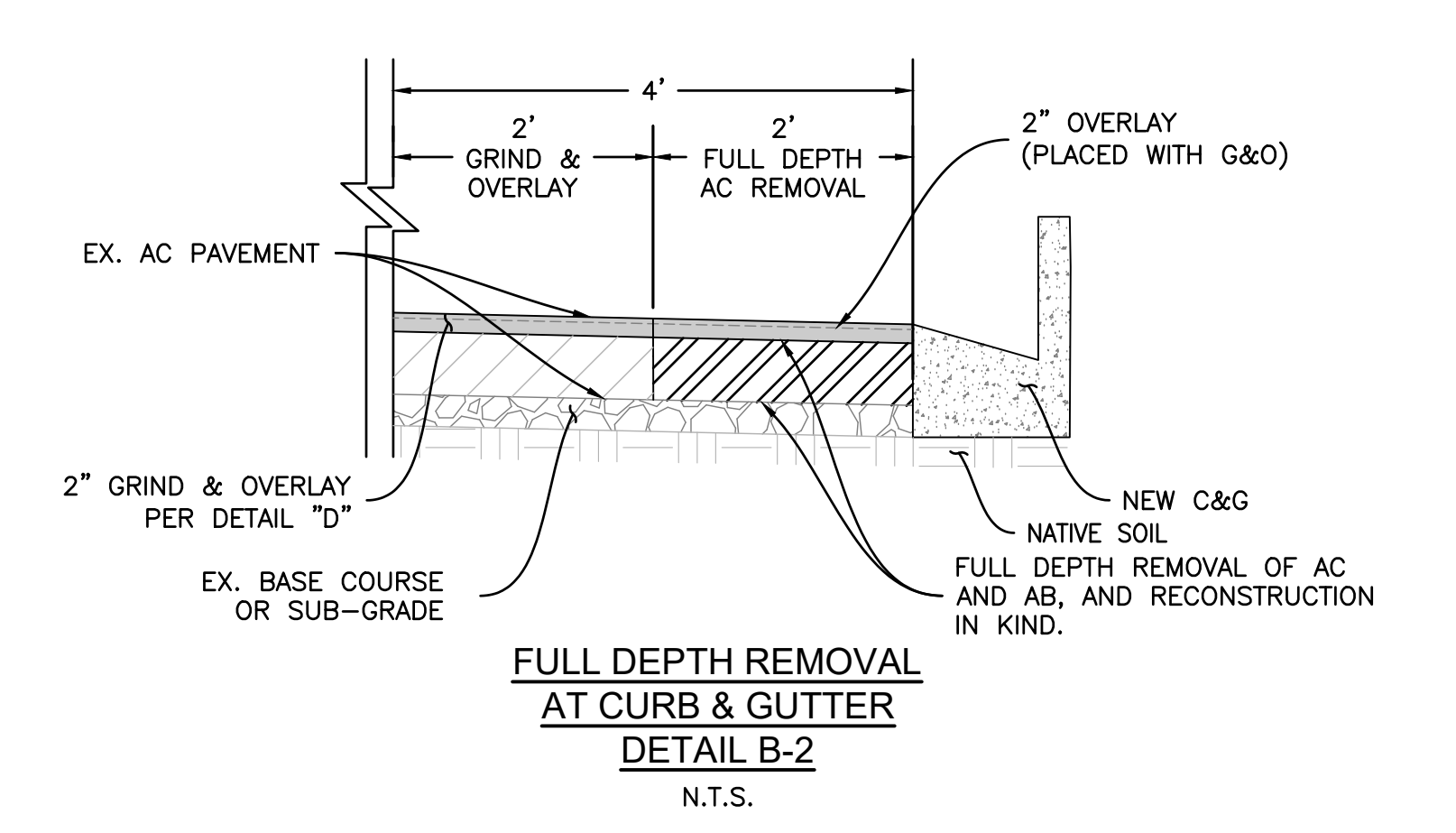
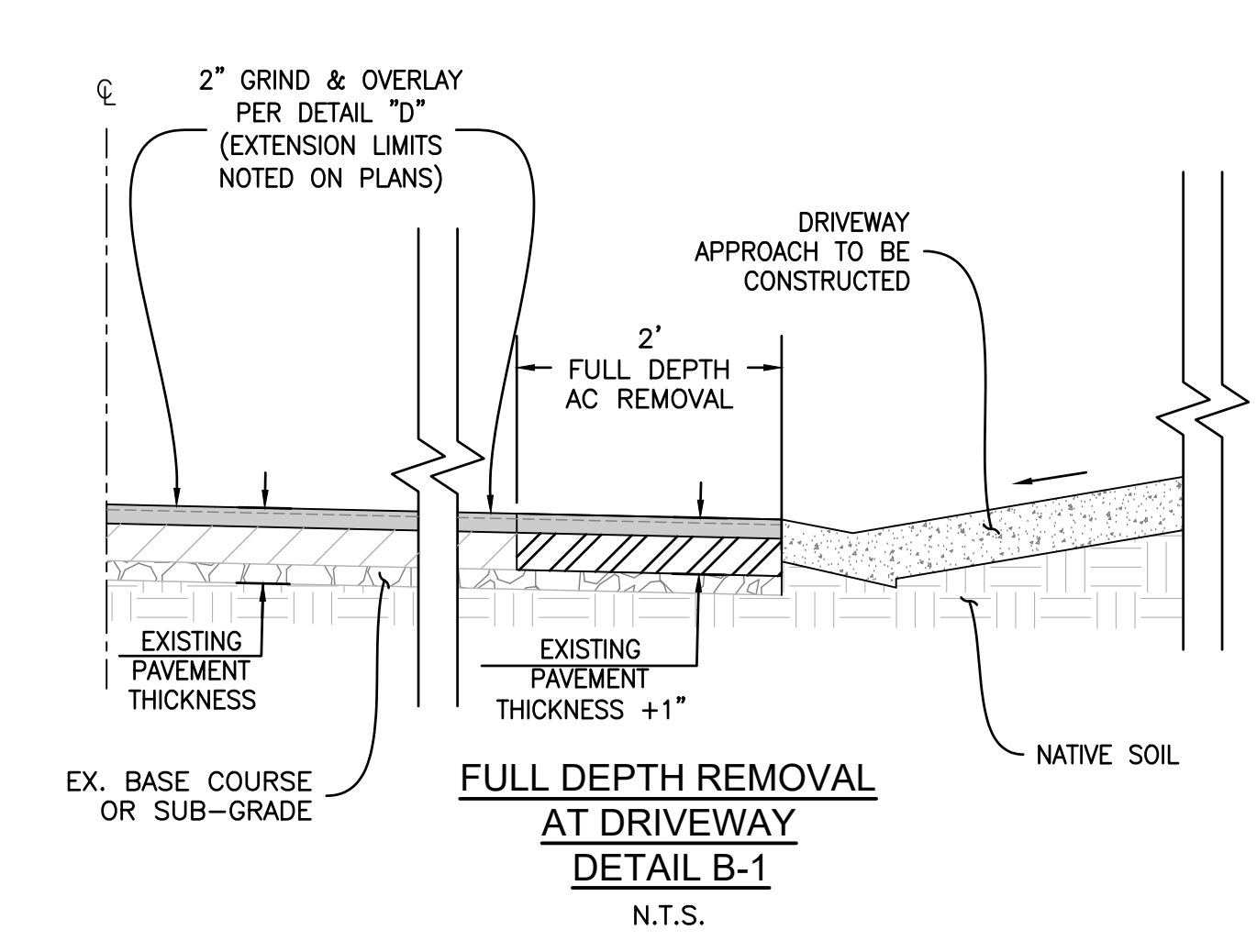
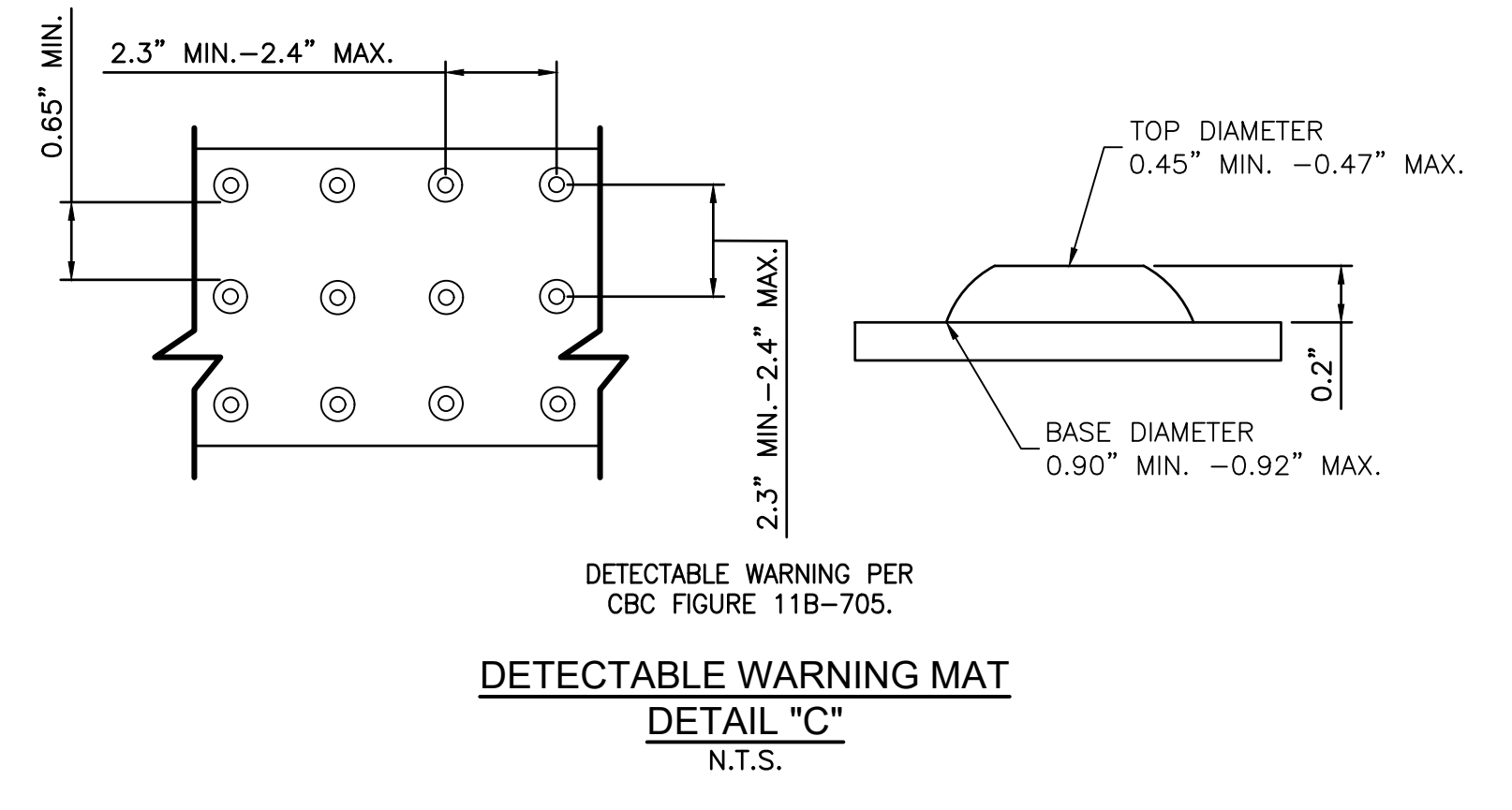
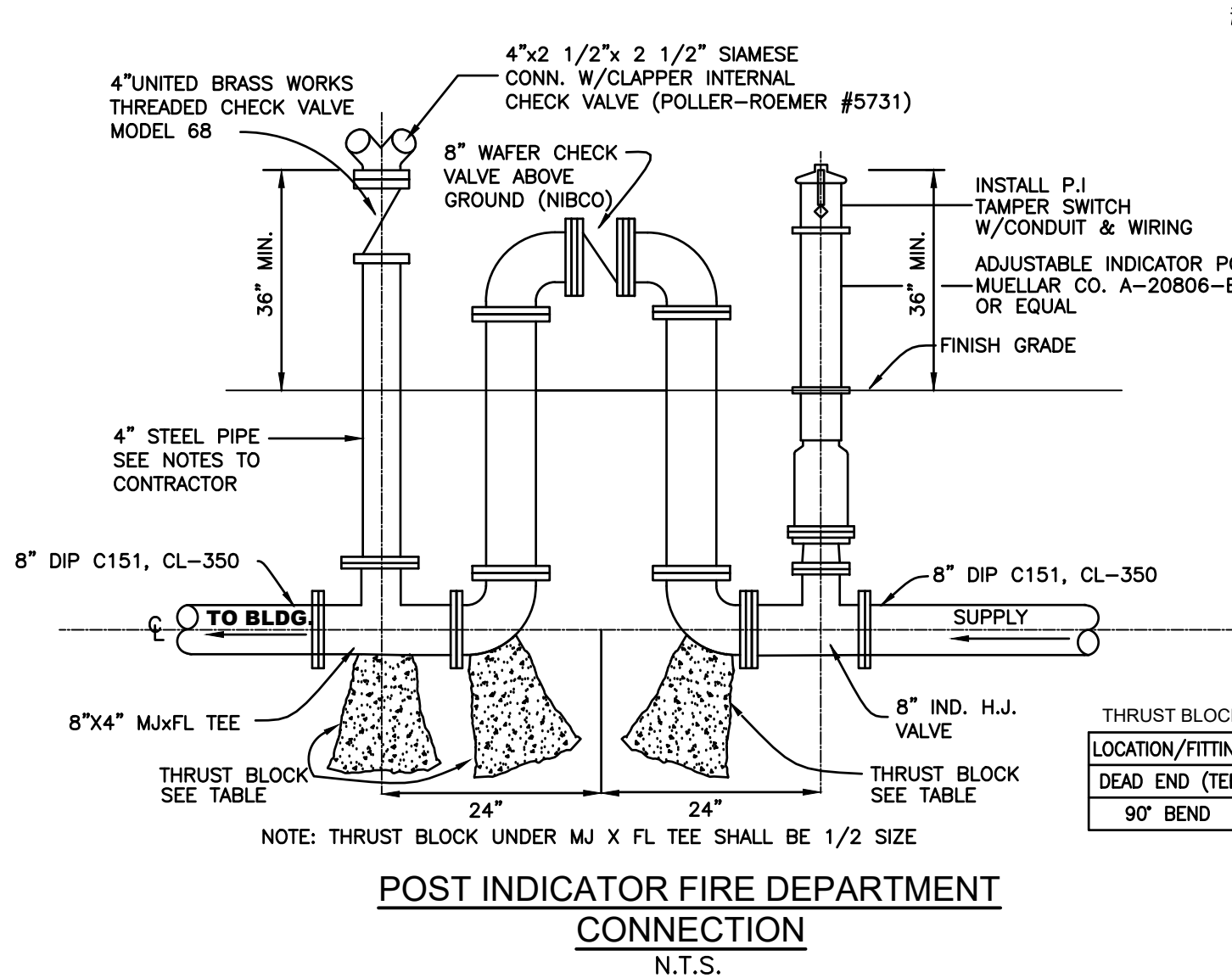
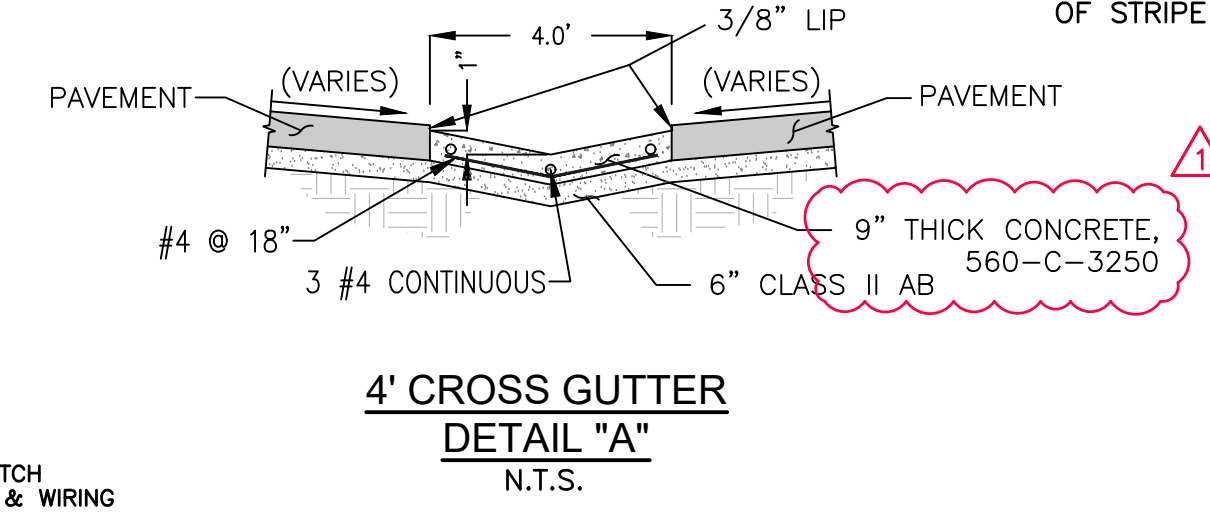
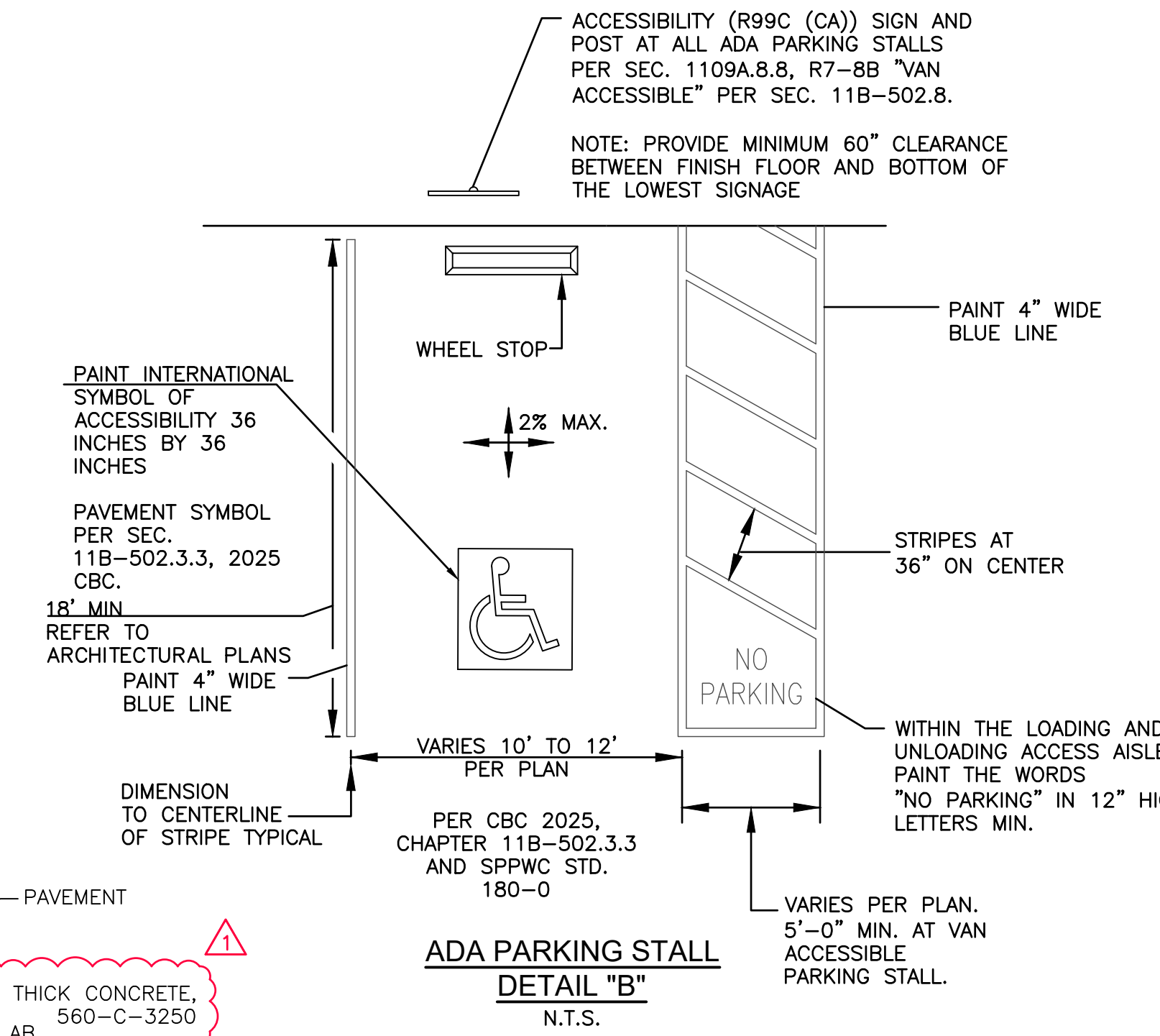
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



**CONSTRUCTION NOTES:**

- CONSTRUCT 3" AC PAVEMENT OVER 7.2" CLASS II AGGREGATE BASE.
- CONSTRUCT COMMERCIAL DRIVE APPROACH PER COUNTY OF RIVERSIDE STD. 207A.
- CONSTRUCT 4" THICK SIDEWALK PER COUNTY OF RIVERSIDE STD. 401.
- CONSTRUCT TYPE A-6 CURB AND GUTTER PER COUNTY OF RIVERSIDE STD. 200.
- INSTALL 4" WHITE THERMOPLASTIC PARKING STRIPE.
- CONSTRUCT TYPE D CURB ONLY PER COUNTY OF RIVERSIDE STD. 204.
- CONSTRUCT CURB RAMP CASE D PER CALTRANS STD. PLAN AB8A.
- CONSTRUCT 4" CROSS GUTTER PER DETAIL "A" ON SHEET 2.
- INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.
- REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.
- REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS B-1 AND B-2 ON SHEET 2.
- CONSTRUCT UNDER SIDEWALK DRAIN PER COUNTY OF RIVERSIDE STD. 309. W=3".
- INSTALL HANDRAIL PER ARCHITECTURAL PLANS.
- CONSTRUCT RETAINING WALL, HEIGHT PER PLANS.
- CONSTRUCT CASE F CURB RAMP PER PER CALTRANS STD. PLAN AB8B.
- CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
- INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.

**QUANTITIES:**

NO.	DESCRIPTION	QUANTITY	UNIT
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 AB8A.	2	EA
8	CONSTRUCT 4" CROSS GUTTER PER DETAIL "A" ON SHEET 2.	370	LF
9	INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45° PER CAMUTCD STD. PLANS.	460	SF
10	REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.	145	SF
11	REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS B-1 AND B-2 ON SHEET 2.	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 AB8B.	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

**DEMOLITION NOTES:**

- PROTECT IN PLACE
- REMOVE PCC CURB
- REMOVE PCC GUTTER
- REMOVE PCC DRIVEWAY APRON
- REMOVE PCC WHEEL STOP
- REMOVE PCC PAVEMENT
- REMOVE PCC SIDEWALK

**QUANTITIES:**

NO.	DESCRIPTION	QUANTITY	UNIT
1	PROTECT IN PLACE	-	-
2	REMOVE PCC CURB	130	LF
3	REMOVE PCC GUTTER	350	SF
4	REMOVE PCC DRIVEWAY APRON	700	SF
5	REMOVE PCC WHEEL STOP	13	EA
6	REMOVE PCC PAVEMENT	540	SF
7	REMOVE PCC SIDEWALK	500	SF

**HATCH LEGEND:**

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

**STORM DRAIN NOTES:**

- INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.
- INSTALL 4" HDPE PIPE OR APPROVED EQUAL.

**QUANTITIES:**

NO.	DESCRIPTION	QUANTITY	UNIT
A	INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.	1	EA
B	INSTALL 4" HDPE PIPE OR APPROVED EQUAL.	172	LF

**WATER NOTES:**

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

**QUANTITIES:**

NO.	DESCRIPTION	QUANTITY	UNIT
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:**

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

**QUANTITIES:**

NO.	DESCRIPTION	QUANTITY	UNIT
1	INSTALL 8-INCH DIP OR APPROVED EQUAL.	398	LF
2	INSTALL 8-INCH FIRE SERVICE (DCCA) LF860 FEBCO OR APPROVED EQUAL.	1	EA
3	INSTALL POST INDICATOR FIRE DEPARTMENT CONNECTION VALVE PER DETAIL ON SHEET 2.	1	EA

**SEWER NOTES:**

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

**QUANTITIES:**

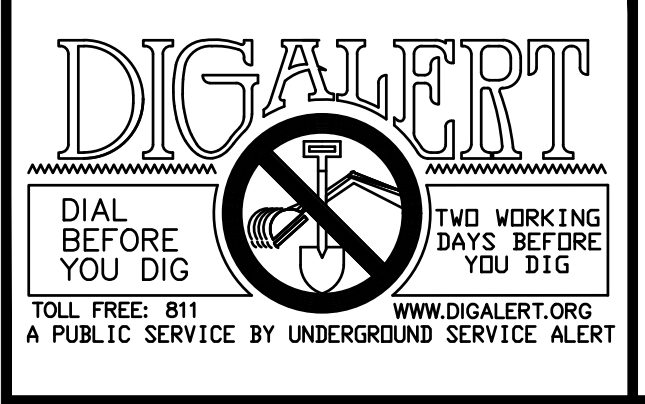
NO.	DESCRIPTION	QUANTITY	UNIT
1	INSTALL 6-INCH PVC PIPE, SDR 35.	135	LF
2	INSTALL 6-INCH SEWER CLEANOUT PER EMWD STD. SB-52A.	1	EA
3	REMOVE BLIND FLANGE.	1	EA

**EROSION CONTROL NOTES:**

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

**\*\*NOTE TO CONTRACTOR:**

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



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. 1611.25.

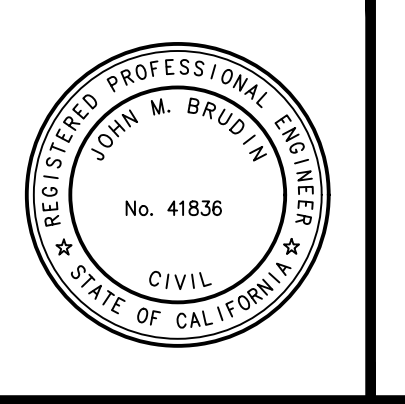
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
Engineering Resources of Southern California

1861 W. Redlands Blvd. Bldg. 7B  
Redlands CA. 92373  
(909) 890-1255  
FAX: (909) 890-0995

5/21/2026  
DATE: \_\_\_\_\_



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - DISPENSARY PHASE III**

DETAILS SHEET

SHEET No. **2**  
OF **6** SHEETS



**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

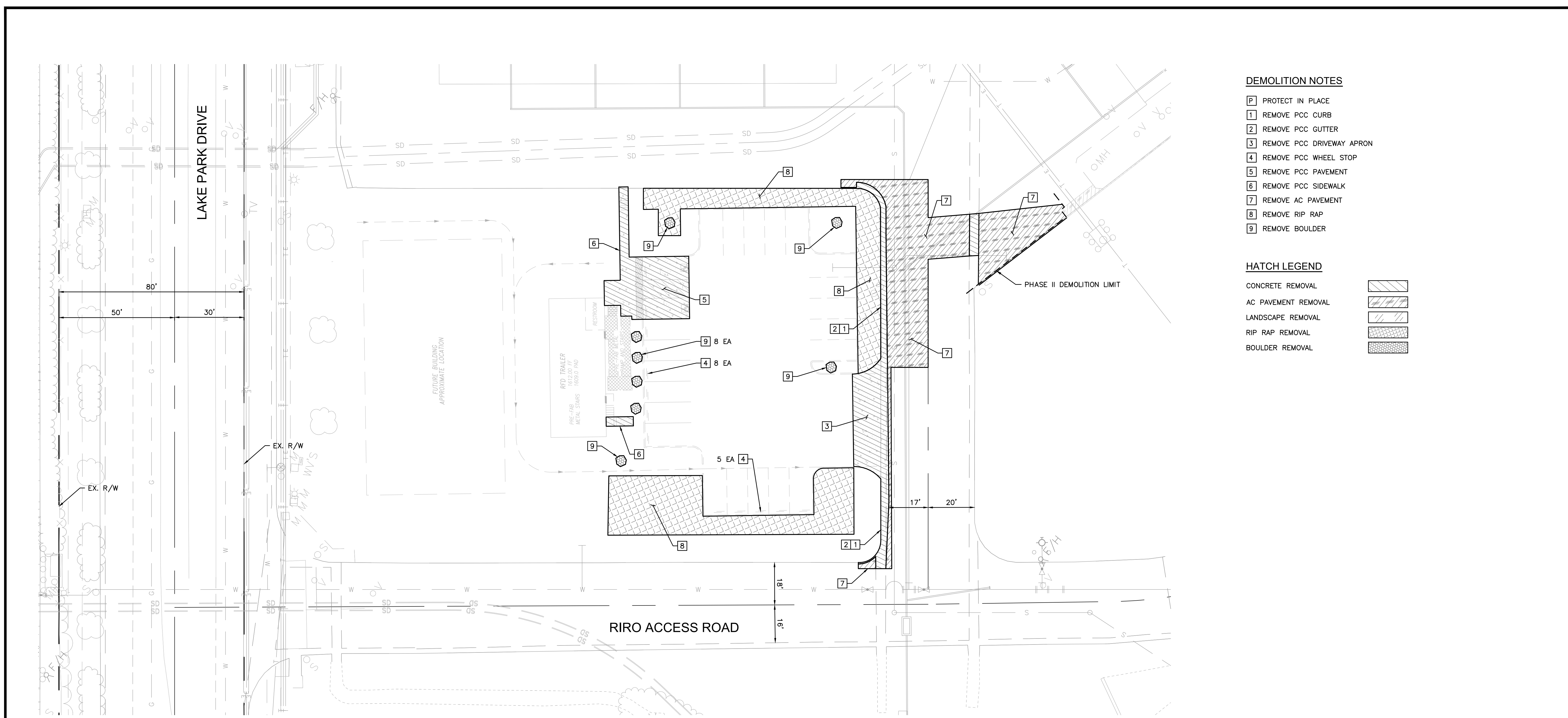
**Developer**

SEDC  
 23906 SOBOBA ROAD

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

**SEDC - DISPENSARY PHASE III**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583

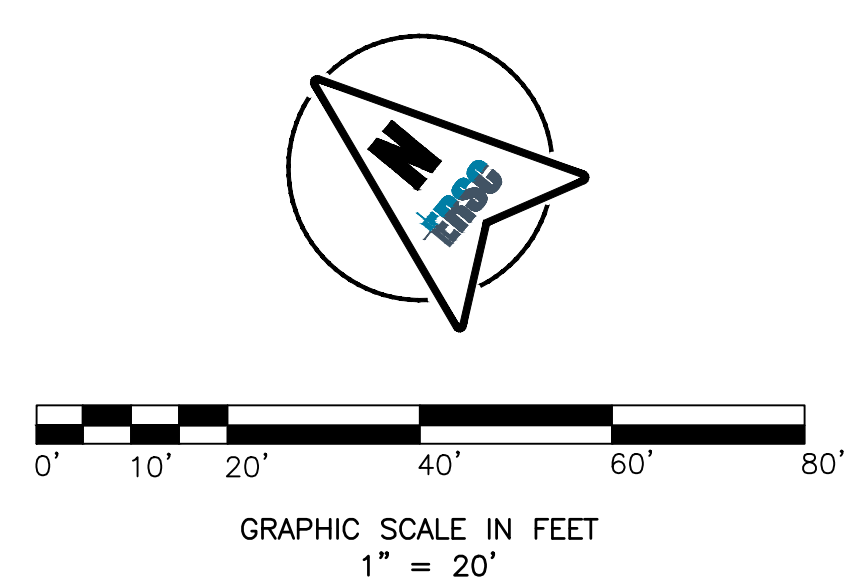


**DEMOLITION NOTES**

- [P] PROTECT IN PLACE
- [1] REMOVE PCC CURB
- [2] REMOVE PCC GUTTER
- [3] REMOVE PCC DRIVEWAY APRON
- [4] REMOVE PCC WHEEL STOP
- [5] REMOVE PCC PAVEMENT
- [6] REMOVE PCC SIDEWALK
- [7] REMOVE AC PAVEMENT
- [8] REMOVE RIP RAP
- [9] REMOVE BOULDER

**HATCH LEGEND**

- CONCRETE REMOVAL
- AC PAVEMENT REMOVAL
- LANDSCAPE REMOVAL
- RIP RAP REMOVAL
- BOULDER REMOVAL



**DIGALERT**  
 DIAL BEFORE YOU DIG  
 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. 1511.25.

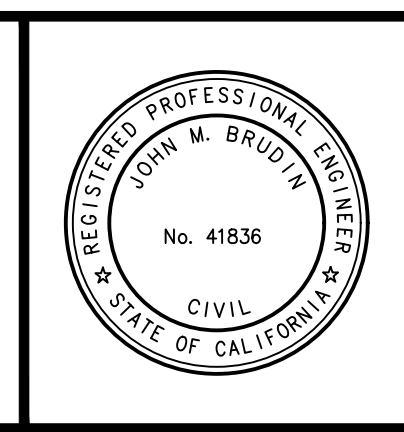
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 6" AND "STA 11", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd, Bldg. 7B  
 Redlands CA, 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - DISPENSARY PHASE III**

DEMOLITION PLAN

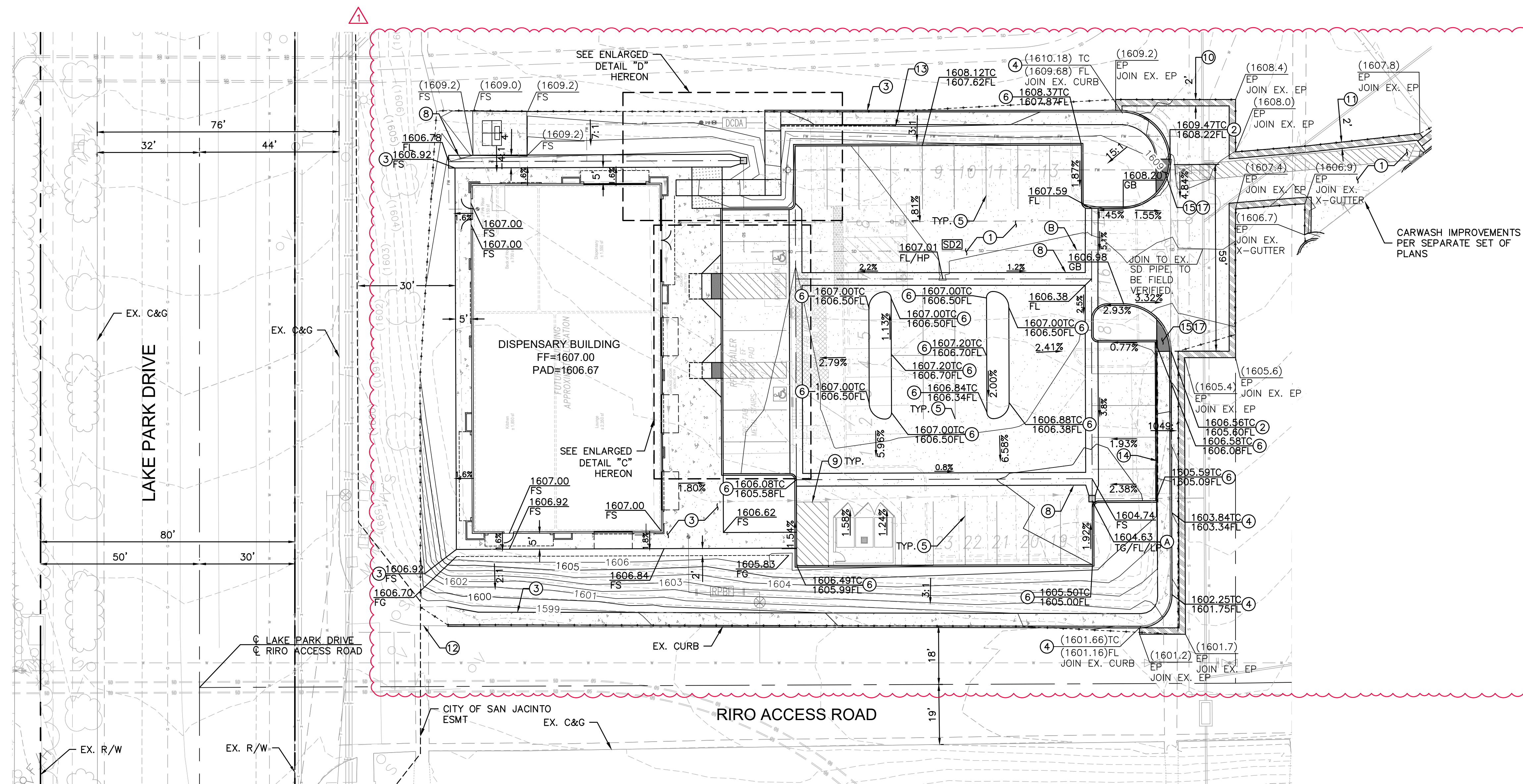
FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **3**  
 OF **6** SHEETS

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

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



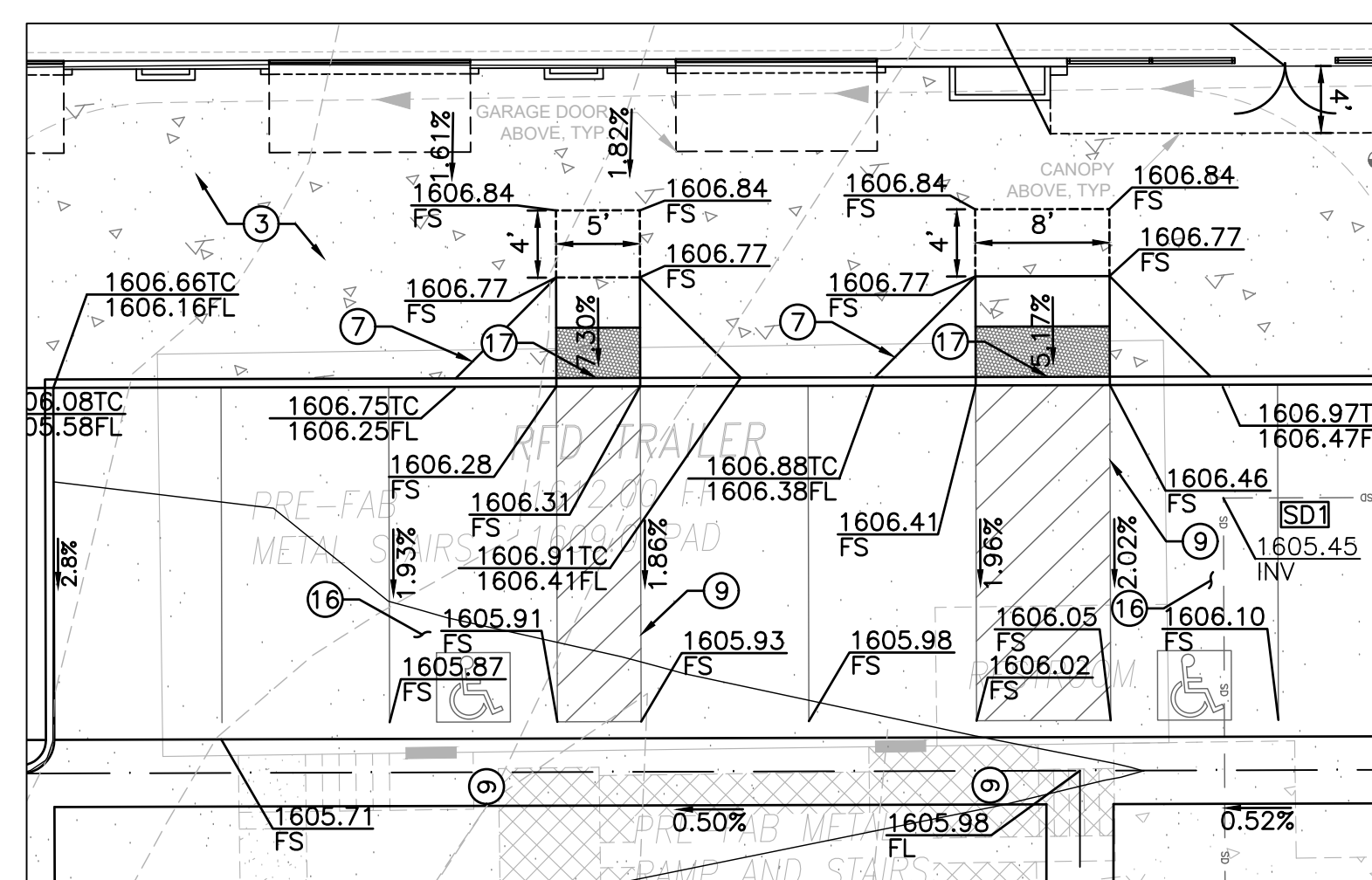
**CONSTRUCTION NOTES:**

- 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 AB8A.
- 8 CONSTRUCT 4' CROSS GUTTER PER DETAIL "A" ON SHEET 2.
- 9 INSTALL THERMOPLASTIC 12" WHITE HATCH MARKINGS @ 45' PER CAMUTCO STD. PLANS.
- 10 REMOVE 3" AC AND 7.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS G-1 AND G-2 ON SHEET 2.
- 11 REMOVE 3.6" AC AND 13.2" AB, AND RECONSTRUCTION IN KIND, PER DETAILS B-1 AND B-2 ON SHEET 2.
- 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 AB8B.
- 16 CONSTRUCT ADA PARKING STALL PER DETAIL "B" ON SHEET 2.
- 17 INSTALL DETECTABLE WARNING MAT PER DETAIL "C" ON SHEET 2.

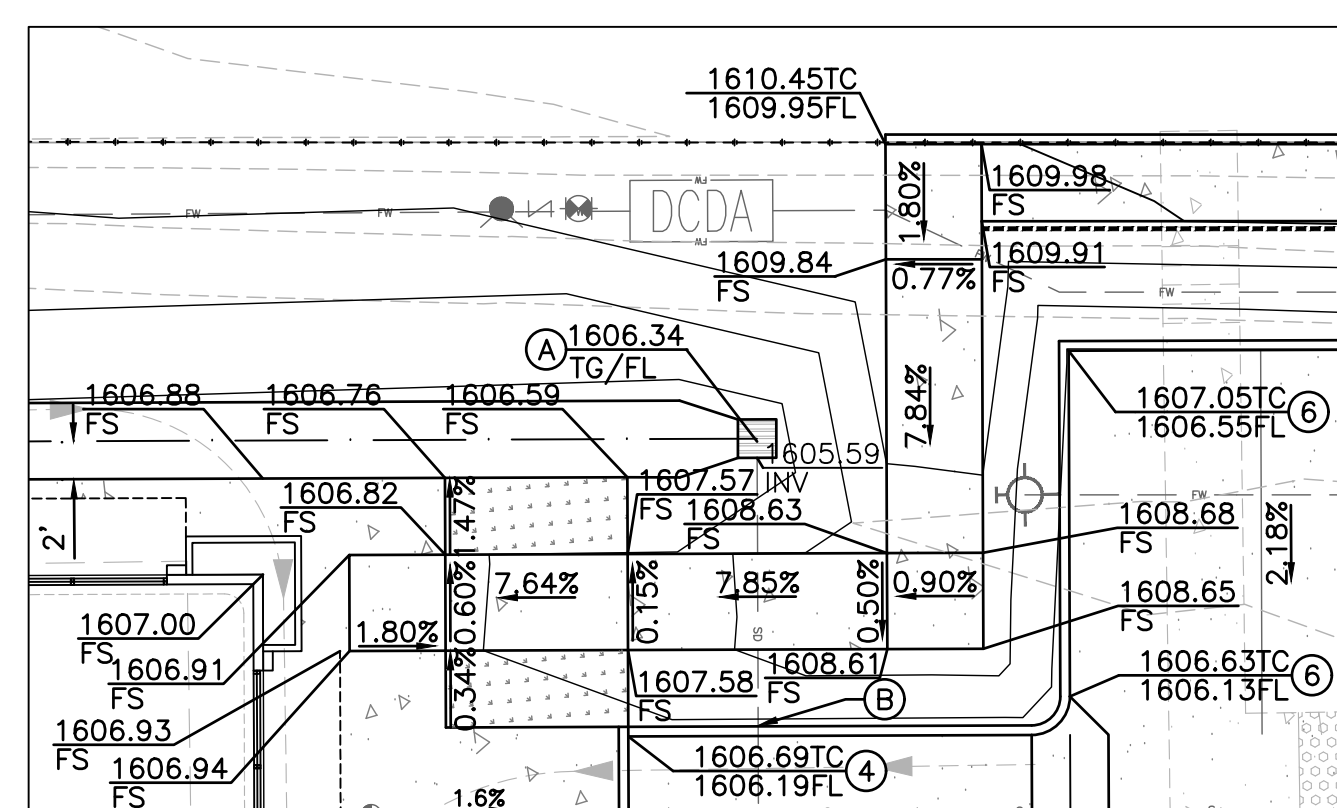
**STORM DRAIN NOTES**

- A INSTALL 24"x24" JENSEN PRECAST DROP INLET BASIN MODEL 2424 WITH GRATE, OR APPROVED EQUAL.
- B INSTALL 4" HDPE PIPE OR APPROVED EQUAL.

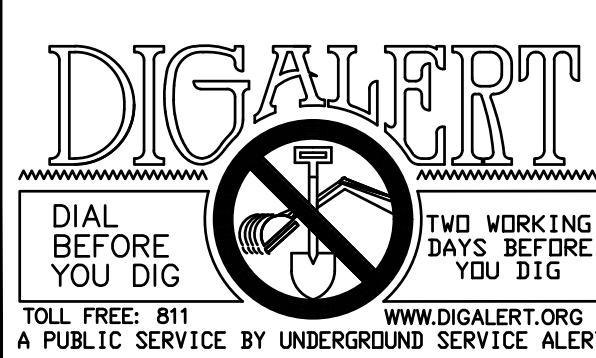
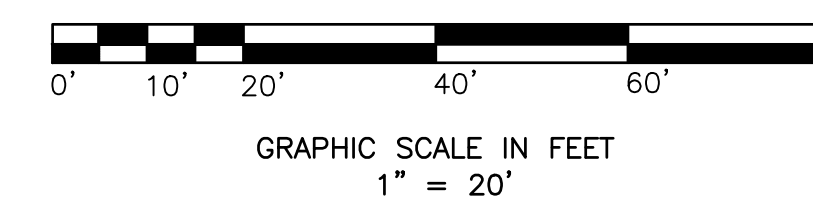
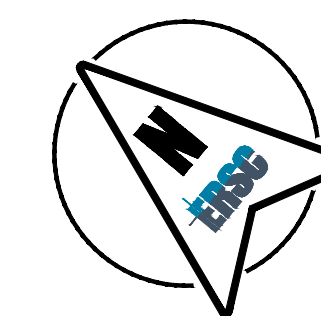
STORM DRAIN LINE TABLE			
LINE #	LENGTH	DIRECTION	SLOPE
SD1	27.7'	S50° 06' 25.32"W	0.50%
SD2	144.3'	S40° 00' 00.00"E	0.50%



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



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

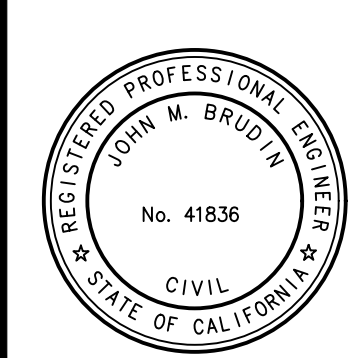


**BENCHMARK:**  
THE BENCHMARK FOR THIS PROJECT WAS CONTROL POINT "STA 6" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, 740' SOUTHEASTERLY FROM MAIN STREET, ALONG THE WESTERLY LEVEE OF THE SAN JACINTO RIVER, AS SHOWN ON SAID MAP, ELEV. 1611.25.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**  
RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**  
**ERSC INC.**  
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**  
**SEDC - DISPENSARY PHASE III**  
PRECISE GRADING  
FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **4**  
OF **6** SHEETS

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL

If the client's responsibility prior to or during construction to notify the architect in writing of any proposed errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should be responsible for. Written instructions acknowledging such proposed errors or omissions shall be received from the architect prior to the start of client's subcontractor proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.



**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

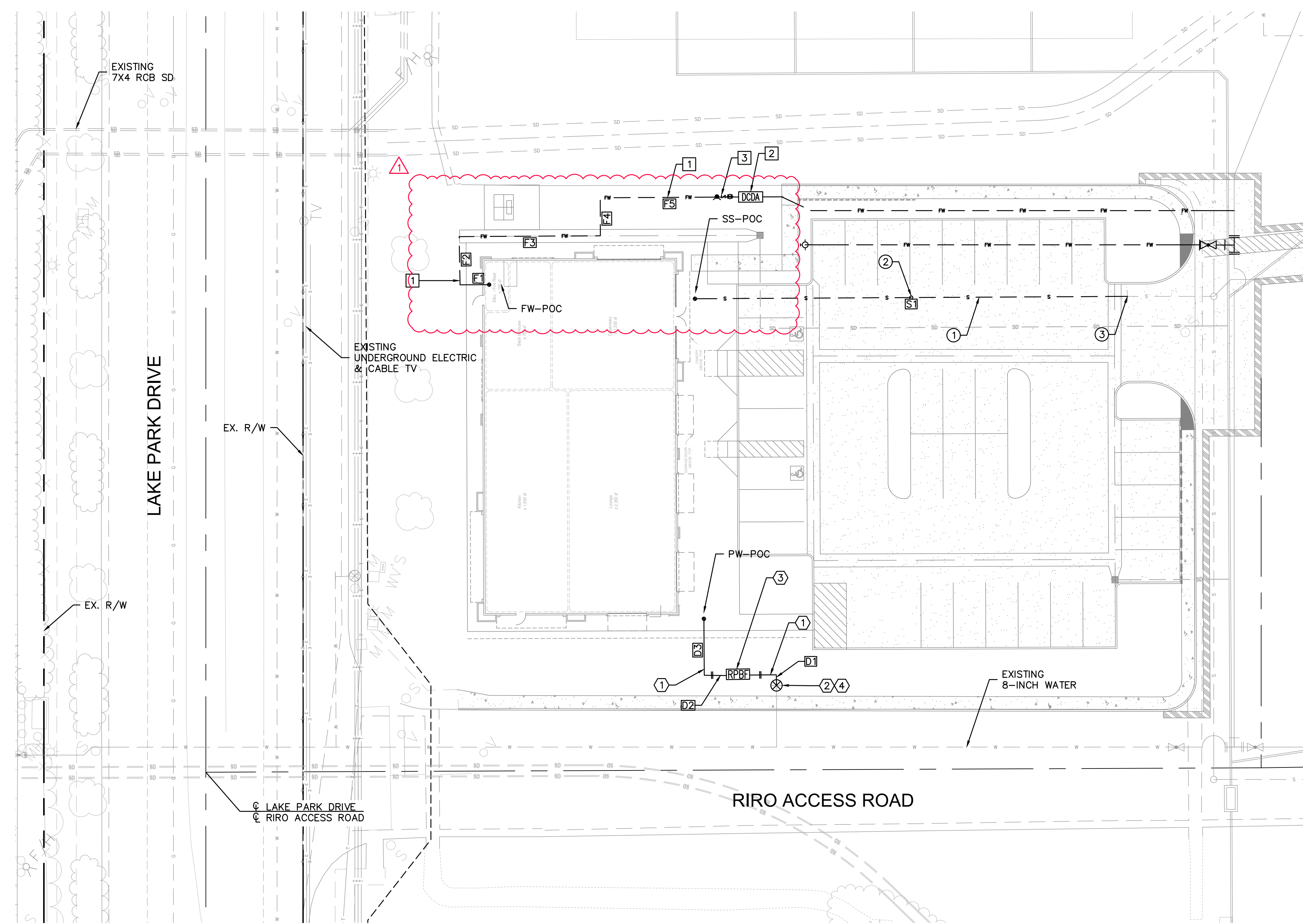
**Developer**

SEDC  
 23906 SOBOBA ROAD

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

**SEDC - DISPENSARY PHASE III**

2214 LAKE PARK DRIVE  
 SAN JACINTO, CA 92583



**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 (OCDA) LFB60 FEBCO OR APPROVED EQUAL.
- ③ INSTALL POST INDICATOR FIRE DEPARTMENT CONNECTION VALVE PER DETAIL ON SHEET 2.

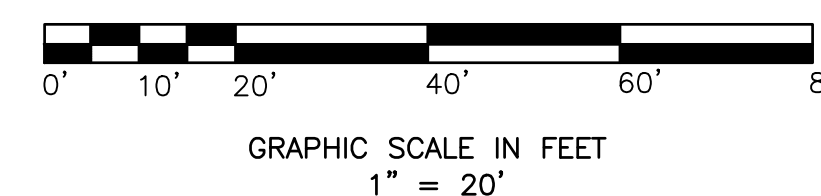
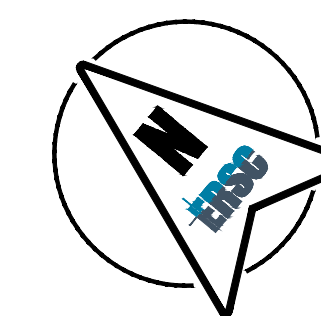
**SEWER NOTES**

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

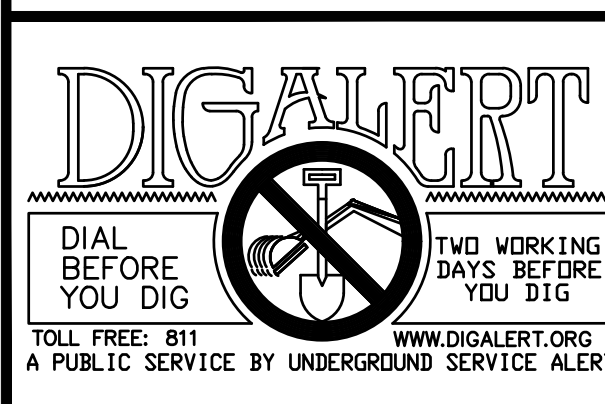
FIRE PROTECTION LINE DATA		
LINE #	LENGTH	DIRECTION/DELTA
F1	8.98	S40° 04' 10.42"E
F2	14.89	S49° 18' 39.91"W
F3	43.59	N40° 01' 09.23"W
F4	11.73	S50° 03' 55.67"W
F5	42.72	N40° 01' 09.01"W

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



**Sheet Issue & Revision Log**

NO.	DATE	BY	REVISIONS
1			INITIAL SUBMITTAL
2			
3			
4			
5			
6			



**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. 1611.25.

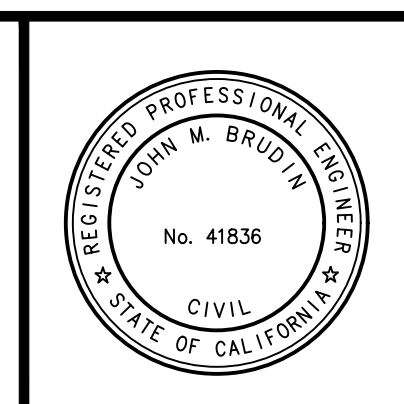
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11", AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_



**DESIGN BUILD CONTRACTOR:**

**ERSC INC.**  
 Engineering Resources of Southern California

1861 W. Redlands Blvd, Bldg. 7B  
 Redlands CA, 92373  
 (909) 890-1255  
 FAX: (909) 890-0995

5/21/2026  
 DATE



**SOBOBA BAND OF LUISEÑO INDIANS**

**SEDC - DISPENSARY PHASE III**

UTILITY PLAN

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **5**

OF **6** SHEETS

**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).

① STABILIZED CONSTRUCTION ENTRANCE  
N.T.S.

② SILT FENCE  
N.T.S.

④ GRAVEL BAG BARRIERS  
N.T.S.

**Sheet Issue & Revision Log**

NO.	DATE	DESCRIPTION

**BENCHMARK:**  
 THE BENCHMARK 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. 1611.25.

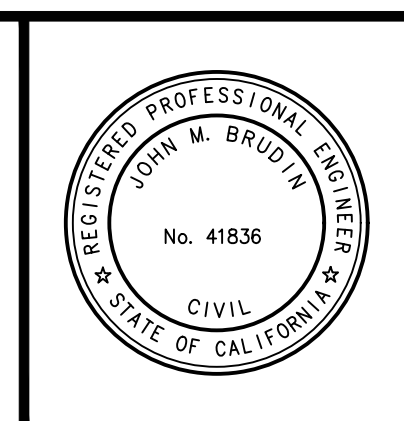
**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT WAS A LINE BETWEEN CONTROL POINTS "STA 8" AND "STA 11" AS SHOWN ON RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MAP OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, TAKEN AS N28°11'34"W, AS CALCULATED AND MEASURED.

DATE	BY	REVISIONS	APPR.	DATE
6/11/26	ZD	PHASE III PLAN SET REVISIONS		

**SOBOBA BAND OF LUISEÑO INDIANS**

RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**DESIGN-BUILD CONTRACTOR:**

**ERSC INC.**  
 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**

**SEDC - DISPENSARY PHASE III**

**EROSION CONTROL PLAN**

FOR: \_\_\_\_\_ W.O. \_\_\_\_\_ FILE NO. - \_\_\_\_\_

SHEET No. **6**  
 OF **6** SHEETS

# 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



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

C2 Project Number: JKTGY113  
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

### ABBREVIATIONS:

AC	Asphalt Concrete	FD	Floor Drain	PA	Planting Area
A/C	Air Condenser	FDN	Foundation	PI	Point of Intersection
AD	Area Drain	FF	Finish Floor	PIP	Protected In Place
ADA	American with Disabilities Act	FFE	Finish Floor Elevation	PL	Property Line
AGG	Aggregate	FG	Finish Grade	POC	Point of Connection
AUGN	Alignment	FH	Fire Hydrant	POVC	Point of Vertical Curve
APPROX	Approximate	FL	Flow Line	PREP	Preparation
ARCH	Architectural	FOB	Face of Building	PPS	Pounds per Square Inch
		FOC	Face of Curb	PT	Point of Tangency
		FOF	Face of Finish	PVC	Poly Vinyl Chloride
BC	Bottom of Curb	FOS	Face of Step	PVI	Point of Vertical Intersection
BCR	Beginning Curve Radius	FOV	Face of Wall	PAVT	Pavement
BD	Board	FS	Finish Surface	R	Radius
BF	Bottom of Fence	FTG	Footing	RCP	Reinforced Concrete Pipe
BL	Base Line	G	Gas	RD	Road Drain
BLDG	Building	GA	Gauge	RE	Rim Elevation
BH	Benchmark	GAUV	Galvanized	RECP	Receptacle
BOC	Back of Curb	GB	Grade Break	REF	Reference
BOP	Bottom of Pipe	GC	General Contractor	REIN	Reinforced
BOR	Bottom of Ramp	GFCI	Ground Fault Circuit Interrupter	REQ	Required
BOS	Bottom of Slope	GO	Grid Origin	REV	Revision
BOT	Bottom	GR	Grade	RL	Ridge Line
BS	Bottom of Step	GV	Gate Valve	RO	Rough Opening
BVC	Beginning of Vertical Curve	HB	Hose Bibb	ROW	Right of Way
BW	Bottom of Wall	HC	Handicap	R/W	Right of Way
		HDR	Header	RP	Radius Point
CAB	Crushed Aggregate Base	HORIZ	Horizontal	S	Sewer
CB	Catch Basin	CI	Cast Iron	SCH	Schedule
CFS	Cubic Feet per Second	CI	Cast in Place	SCO	Sewer Clean Out
CI	Cast Iron	CJ	Connection Joint	SF	Square Feet
CP	Cast-in-Place	CL	Centerline	SHT	Sheet
CJ	Connection Joint	CLR	Clearance	SIM	Similar
CL	Centerline	CMB	Crushed Miscellaneous Base	SPEC	Specification
CLR	Clearance	CMP	Compacted Metal Pipe	SQ	Square
CMB	Crushed Miscellaneous Base	CMU	Concrete Masonry Unit	STA	Station
CMP	Compacted Metal Pipe	CO	Cleanout	STD	Standard
CMU	Concrete Masonry Unit	CONC	Concrete	STL	Steel
CO	Cleanout	CONT	Continuous	STRUC	Structural
CONC	Concrete			SS	Stainless Steel
CONT	Continuous			TC	Top of Curb
				THK	Thick
DBL	Double			TOB	Top of Beam
DCJ	Doweled Connection Joint			TOC	Top of Cap
DET	Detail			TOS	Top of Slope
DF	Douglas Fir			TBD	To Be Determined
DI	Drain Inlet			TD	Top of Drain
DIA	Diameter			TF	Top of Face
DIA	Diameter			TOR	Top of Ramp
DIAG	Diagonal			TS	Top of Step
DIM	Dimension			TYP	Typical
DWG	Drawing			TW	Top of Wall
E	East			UNO	Unless Noted Otherwise
(E)	Existing			V	Vertical
EA	Each			VERT	Vertical
ECC	End Curve Radius			W	West
EFS	Exterior Insulation and Finish System			W/	With
EL	Elevation			W/O	Without
ELEC	Electrical			WC	Water Closet
ENCL	Enclosure			WE	Wrought Iron
EQ	Equal			WP	Waterproof
EQUIP	Equipment			WS	Water Surface
EVC	End Vertical Curve				
EW	Each Way				
EWWW	Electrically Welded Wire Mesh				
EX	Existing				

### CONSULTANT TEAM:

**CLIENT:**  
SEDC  
23906 Soboba Road  
San Jacinto, CA 92581  
T: 951-663-2058  
Contact: Nate Magnusson  
email: nmagnusson@c2collaborative.com

**LANDSCAPE ARCHITECT:**  
C2 Collaborative  
100 Avenida Miramar  
San Clemente, CA 92672  
T: 949-366-6624, F: 949-366-6626  
Contact: Nate Magnusson  
email: nmagnusson@c2collaborative.com

**ARCHITECT:**  
KTGY  
17911 Van Karman Ave, Suite 200  
Irvine, CA 92614  
T: 949-221-6274  
Contact: Dorina Watson  
email: dwatson@ktgy.com

**CIVIL ENGINEER:**  
ERSC  
1861 W. Redlands Blvd  
Redlands, CA 92373  
T: 909-890-1255  
Contact: Matt Brudin  
email: matt@erscinc.com

**IRRIGATION CONSULTANT:**  
SIDCO Design & Consulting  
41660 Antun Place  
Indio, CA 92203  
T: 760-799-7087  
Contact: Sid Martinez  
email: sidm@sid-co.com

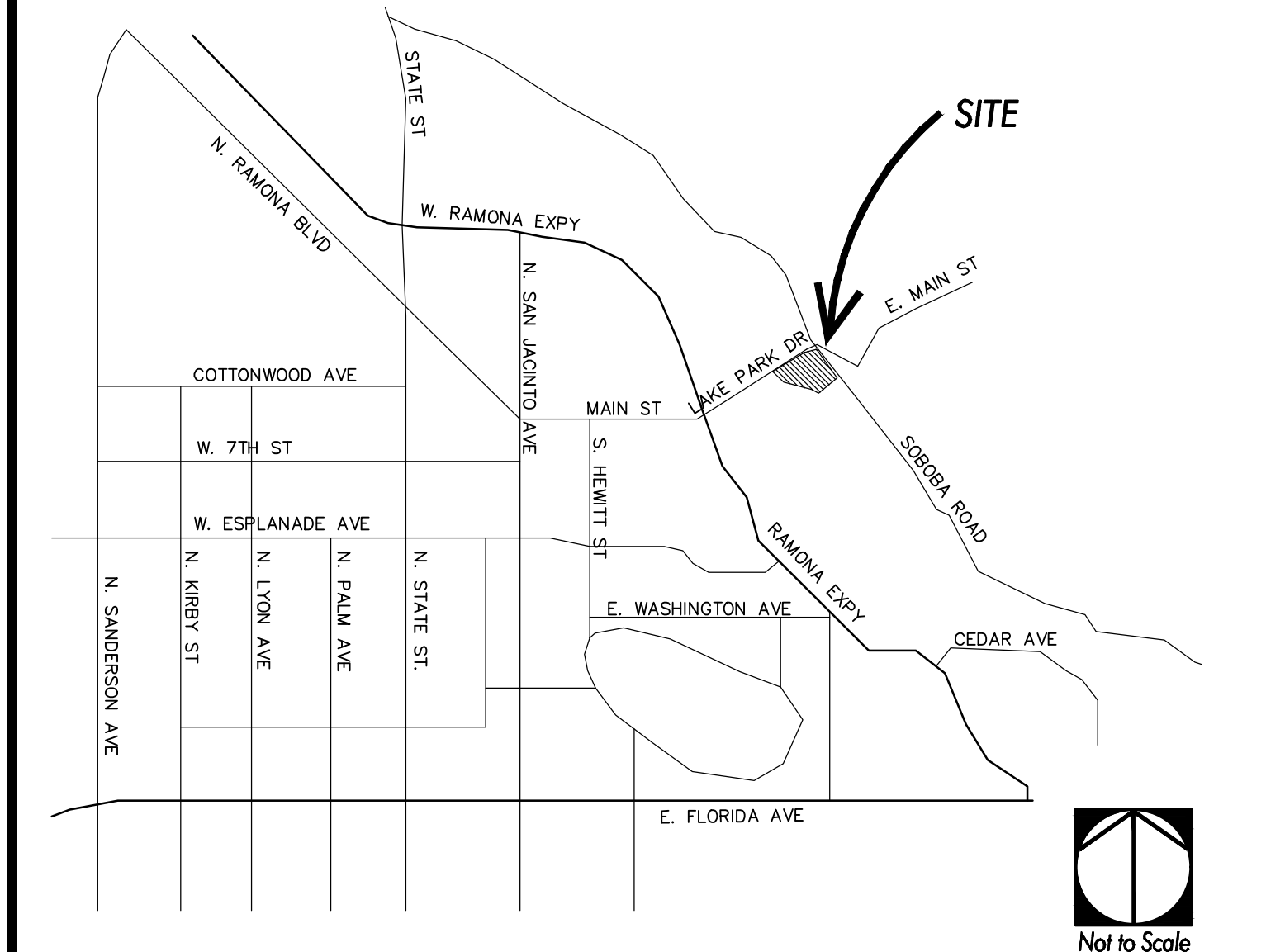
### SUBMITTALS:

Date	Description
07/01/2026	ADDENDUM 'A'

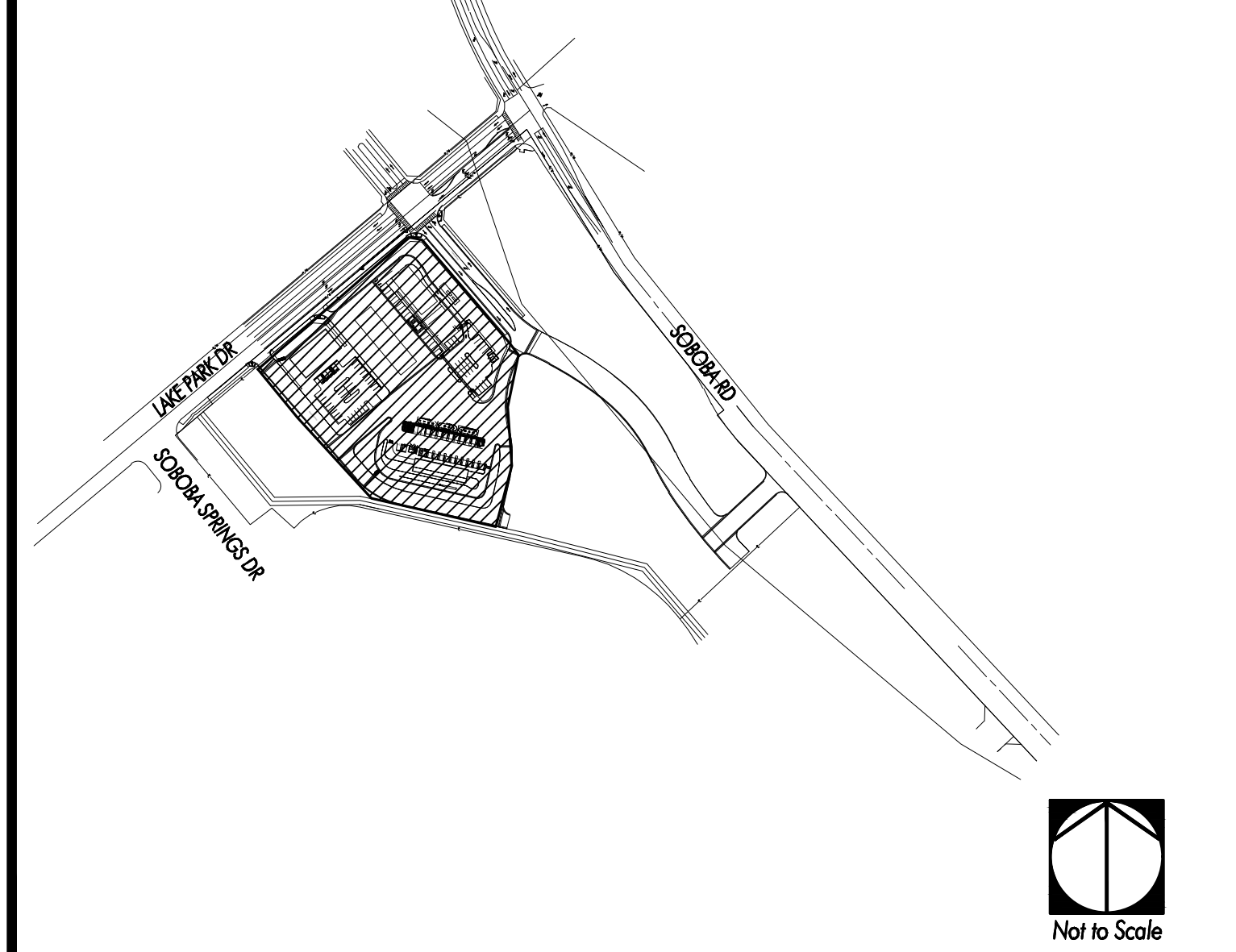
### SHEET INDEX:

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:

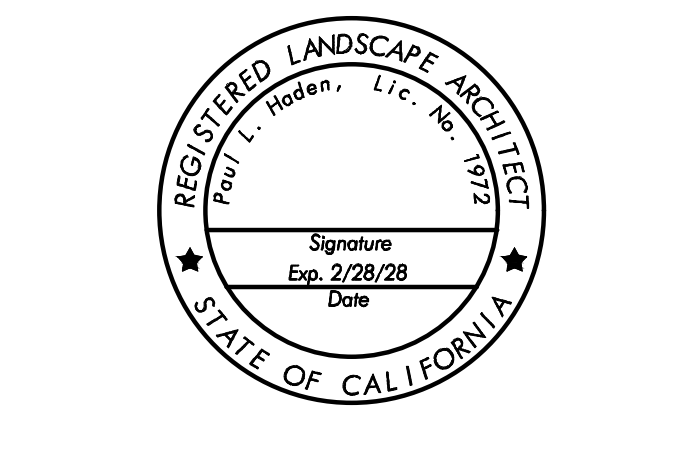


### LOCATION MAP:



No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

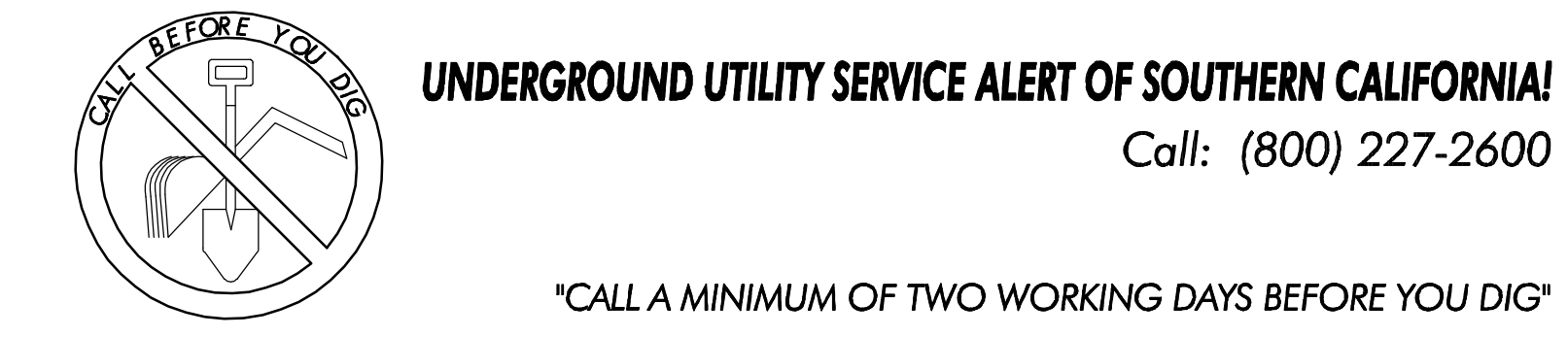
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing 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 any delays, damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.



COVER SHEET

CS-0.01

07/01/2026 ADDENDUM 'A'





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

C2 Project Number: JKTGY113  
Contact: Nate Magnusson  
Email: nmagnusson@C2Collaborative.com  
Scale:  
Drawn:  
Checked: NM



Developer:  
SEDC  
23906 SOBOBA ROAD  
SAN JACINTO, CA 92581

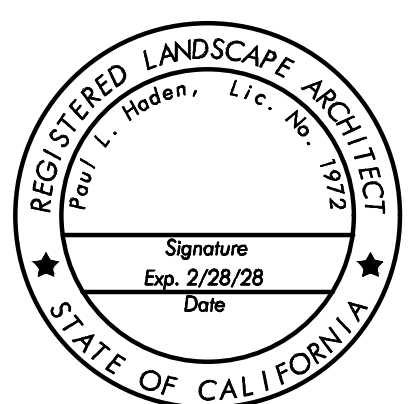
PHONE: (951) 663-2058

**SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT**

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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 construction of the project, 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.



**CONSTRUCTION  
AND PLANTING SCHEDULE**

**LC-0.01**

07/01/2026 ADDENDUM 'A'

**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	-
	Contoneaster dammeri 'Lowfast'	Bearberry Coloneaster	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 macdougalii	MacDougal's Century Plant	15 gal.	-	Per plan	1,2 & 3/LP-5.01	-
	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Indian Hawthorn	5 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	Salvia greggii 'Purple'	Cherry Sage	1 gal.	-	30" o.c.	1,2 & 3/LP-5.01	-
	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	-

**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	-	-
Lap Con	Lophostemon confertus	Brisbane Box	36" box	-	Per plan	None	-	-
Pla Ace	Platanus x acerifolia	London Plane	36" box	-	Per plan	Double stake	4.5 & 10/LP-5.01	-
Que Vr	Quercus virginiana	Southern Live Oak	48" box	-	Per plan	Double stake	4.5 & 10/LP-5.01	-

**GROUND COVER SCHEDULE:**

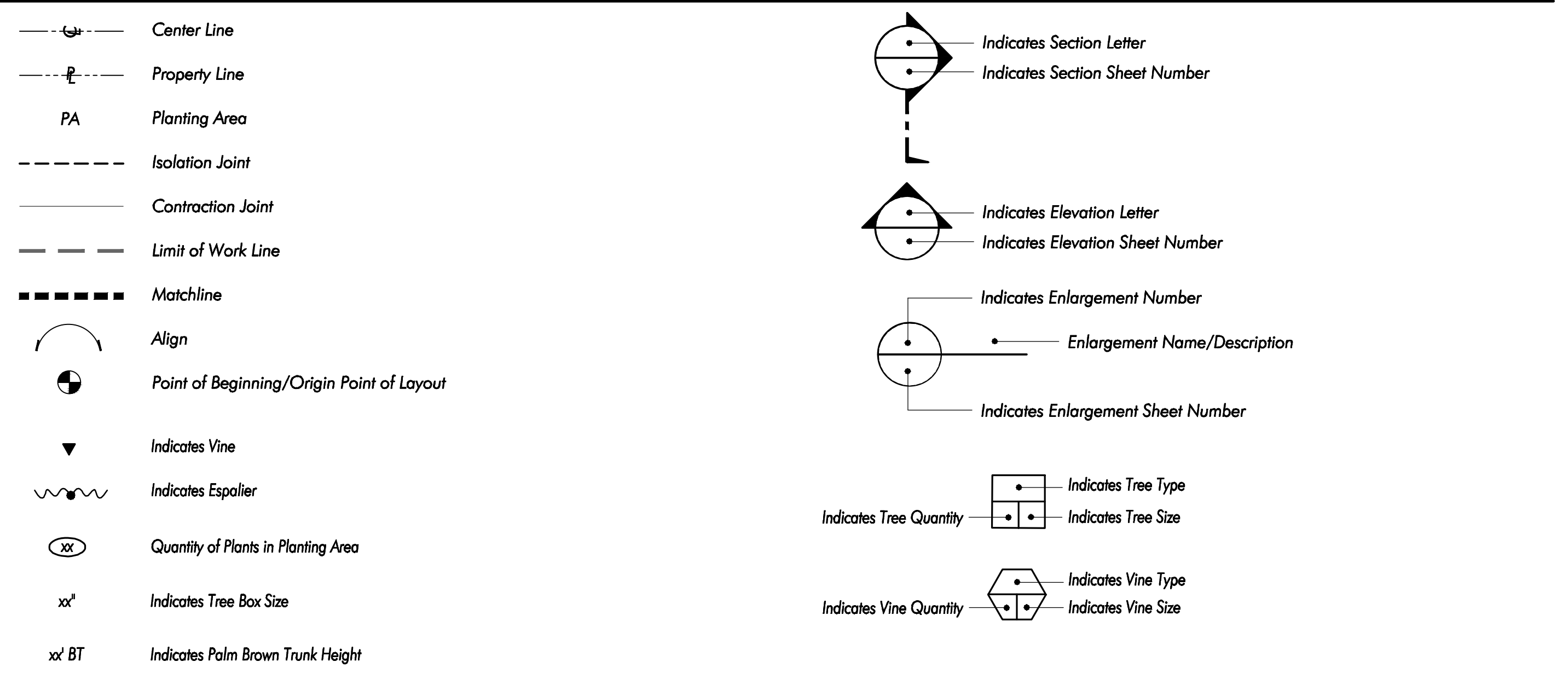
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	DETAIL	COMMENTS
	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Flats	30" o.c.	1/LP-5.01	-
	Lantana 'Radiation'	Radiation Trailing Lantana	Flats	30" o.c.	1/LP-5.01	-
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	Flats	30" o.c.	1/LP-5.01	-

**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, 3/4" size	Southwest Boulder 800-540-1147	Per Plan	Per Detail	-	-	Per Geotech Report	-	3/LC-5.01	-
P-4	Landscape Boulder	Copper Canyon	4XS; 3X4'	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 reviewed 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 F.F.P. concrete.

**SYMBOLS LEGEND:**



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.

**GENERAL CONSTRUCTION NOTES:**

- Conform Work to requirements of latest adopted edition of Uniform Building Code and applicable local and state codes, plans, specifications, ordinances and regulations.
- 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.
- 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.
- Do not begin work until Contractor's 'Construction Set' drawings are current and have required public agency approvals.
- Verify property lines and limits of work prior to commencing work.
- Refer to project specifications for additional information.
- Obtain necessary permits and pay for related inspection fees required to install Work.
- Written dimensions take precedence over scaling of Drawings.
- 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.
- Prior to installing paving, refer to the project's geotechnical report. Report discrepancies between the geotechnical report's recommendations and information noted in the Paving Schedule.
- 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.
- Be responsible for coordinating work with Owner, Owner's Authorized Representative, General Contractor and his sub-contractor's, public agencies, and project design consultants.
- Ensure that rough grade has been accepted by Owner prior to beginning work.
- Ensure that fine grades have been established correctly and approved by Owner's Authorized Representative prior to beginning hardscape work.
- Provide the following grade drops from paving finish surface: Turf areas - 1 1/2"; groundcover/shrub areas - 3".
- 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.
- Paving mock-ups may be required on this project - refer to Paving Schedule and specifications for additional information.
- Ensure that curved edges such as walkways, headerboard, and mowstrips have smooth and continuous curves.
- 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.
- Refer to Civil Engineer's drawings for precise grading, step quantities, and drainage information.
- Dimensions are to the face of CMU or studs, unless indicated otherwise.
- Provide isolation joints when paving abuts vertical edges such as walls, steps, curbs, and columns.

**CONSTRUCTION KEY NOTES:**

- Curb and gutter - per Civil Engineer
- Building - per Architect
- Site light - per Electrical Engineer
- Trash Enclosure - per Architect
- Retaining wall- per Civil Engineer
- Transformer by others
- Parking lot paving- per Civil Engineer
- Parking lot striping and sign per Civil Engineer
- ADA Ramp per Civil Engineer

**GENERAL PLANTING NOTES:**

- Refer to planting details and specifications for additional planting information.
- 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.
- 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.
- Coordinate other contractor's work related to proper execution of Contractor's work.
- 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.
- 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.
- 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.
- 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.
- 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:
  - Shrubs - place in containers on-site in 'final' locations.
  - Trees - stake or flag centerpoint of tree.
  - Container Pats - locate pots prior to planting.
- 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.
- Furnish plant material free of pests, poor condition, or disease, including pre-selected or "tagged" plant material provided by Owner's Authorized Representative.
- 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.
- 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.
- 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.
- Triangular space groundcovers and shrubs, unless indicated otherwise on Drawings - refer to planting details.
- 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.
- Excavate plant pits to specified dimensions per planting details.
- Do not plant trees closer than 4-feet to fixed edge such as sidewalks and walls unless indicated otherwise on Drawings.
- Ensure that top of tree rootballs are set 2" above finish grade and shrub rootballs are set 1" above finish grade.
- Install plant material with its best side facing predominate view of public.
- 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.
- Replace or repair existing materials that are damaged by Contractor during planting operations.
- Verify property lines prior to commencing planting operations.
- Refer to City and County standards for standard landscape plans and specifications, where applicable.
- All plant material to be maintained to grow into planting area provided without impacting building, utilities and sidewalk.

**SOIL MANAGEMENT REPORT:**

- 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.
- 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.
- 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.
- 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.
- 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:**

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

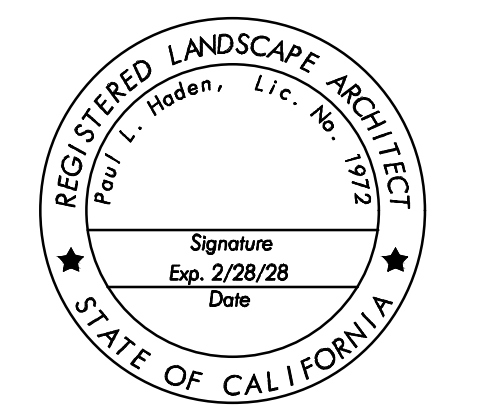
**TREE ROOT BARRIER SCHEDULE:**

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

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

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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.



**CONSTRUCTION  
AND PLANTING PLAN**

**LC-1.01**

**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 l. '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:**

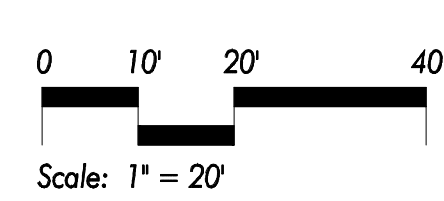
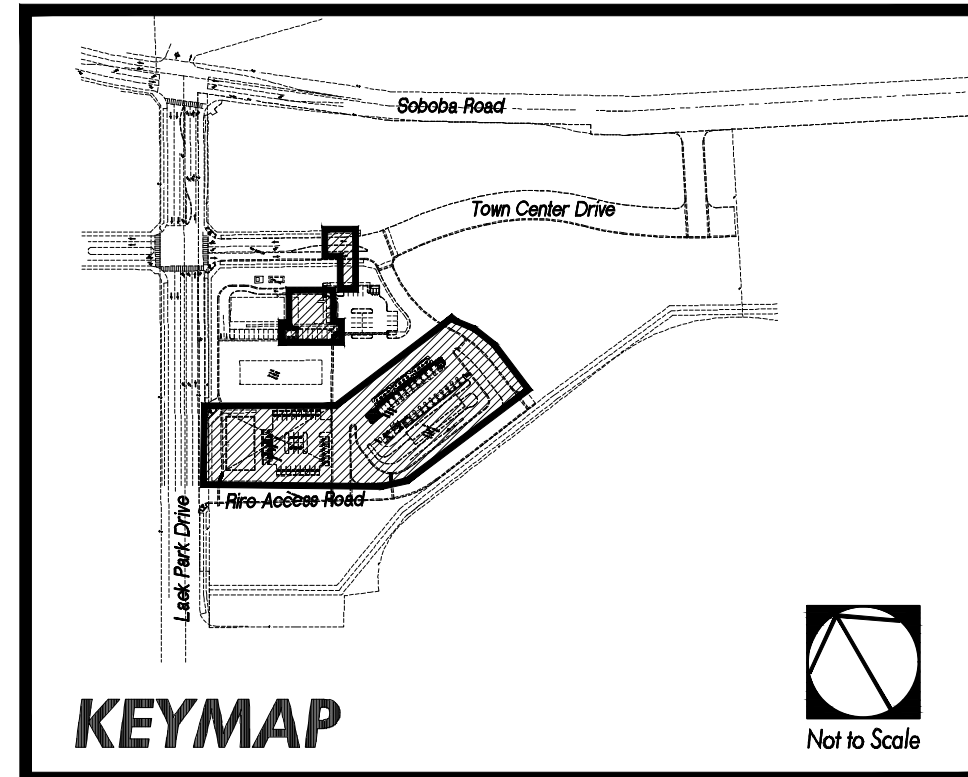
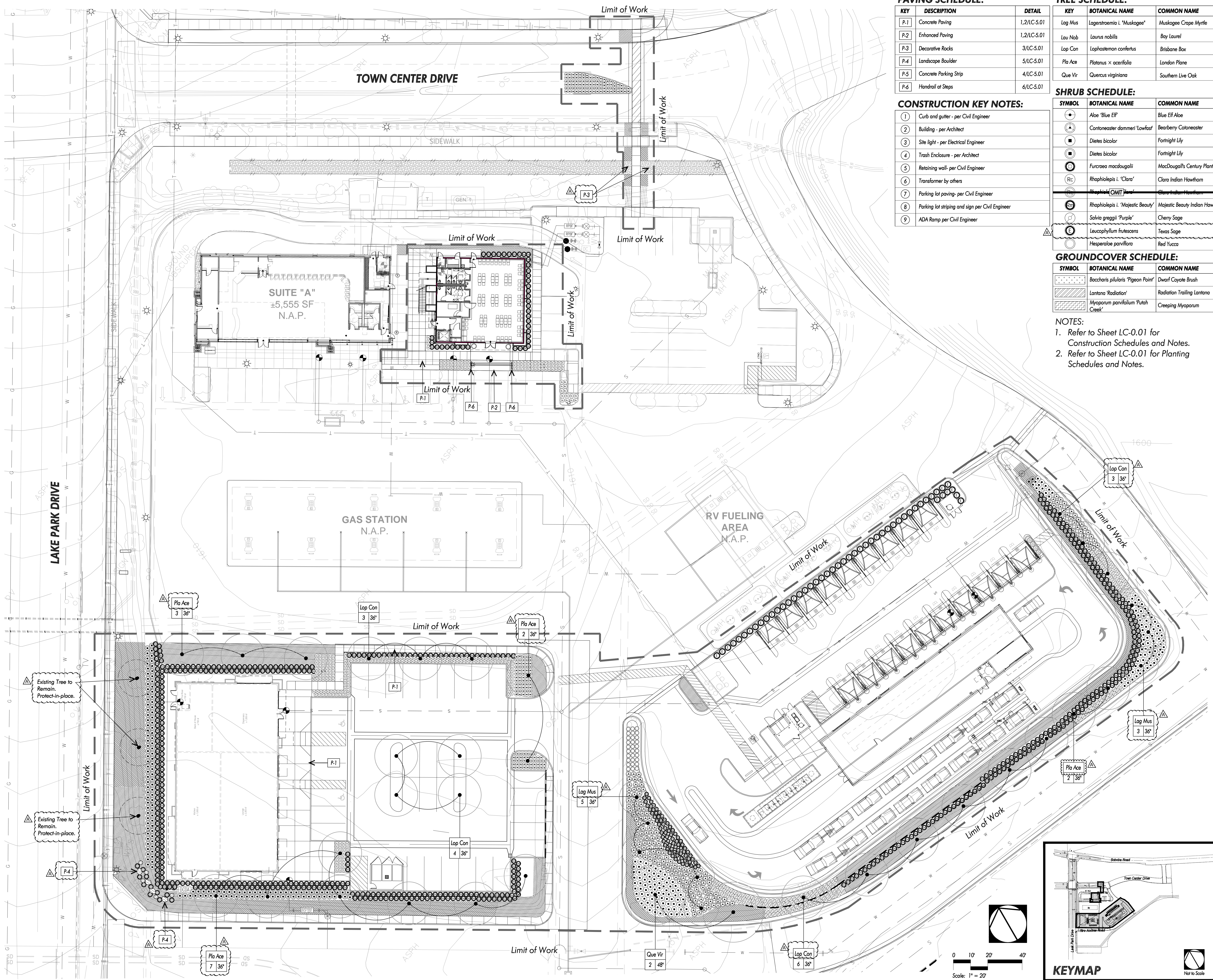
SYMBOL	BOTANICAL NAME	COMMON NAME
☉	Aloe 'Blue Elf'	Blue Elf Aloe
☉	Cantoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
☉	Dietes bicolor	Fortnight Lily
☉	Dietes bicolor	Fortnight Lily
☉	Furcraea macdougallii	MacDougal's Century Plant
☉	Rhaphiolepis l. 'Clara'	Clara Indian Hawthorn
☉	Rhaphiolepis l. 'Clara'	Clara Indian Hawthorn
☉	Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Indian Hawthorn
☉	Salvia greggii 'Purple'	Cherry Sage
☉	Leucophyllum frutescens	Texas Sage
☉	Hesperaloe parviflora	Red Yucca

**GROUND COVER SCHEDULE:**

SYMBOL	BOTANICAL NAME	COMMON NAME
▨	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush
▨	Lantana 'Radiation'	Radiation Trailing Lantana
▨	Mycoporum parvifolium 'Punch Creek'	Creeping Mycoporum

**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.





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

C2 Project Number: JKTGY113  
Contact: Nate Magnusson  
Email: nmagnusson@C2Collaborative.com  
Scale:  
Drawn:  
Checked: NM



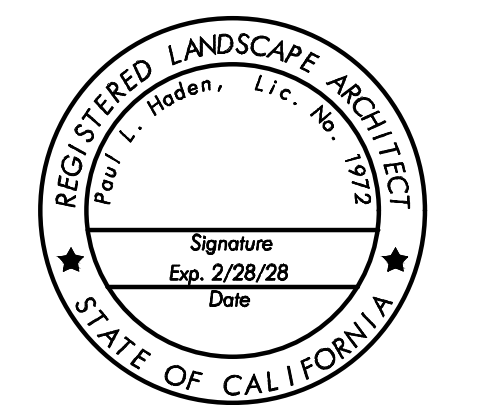
Developer:  
SEDC  
23906 SOBOBA ROAD  
SAN JACINTO, CA 92581  
PHONE: (951) 663-2058

**SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT**

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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 any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.



**CONSTRUCTION  
DETAILS**

**LC-5.01**

07/01/2026 ADDENDUM 'A'

**LEGEND**

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

**NOTES**

A. Refer to Paving Schedule for additional paving information.

PV-CP-02.dwg  
Scale: N.T.S.

**LEGEND**

- Adjacent paving per Civil Engineer.
- Concrete curb per Civil Engineer.
- Expansion joint per separate detail.
- Concrete paving- flush to top of curb.
- Compacted subgrade per Geotech report.
- Finish grade per Civil Engineer.

**NOTES**

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

P-7 Concrete Parking Strip.dwg  
Scale: 3" = 1'-0"

**4 CONCRETE PARKING STRIP**

**LEGEND**

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

**NOTES:**

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

FL-EG-05.dwg  
Scale: N.T.S.

**7 CONCRETE PAVING JOINTS**

**LEGEND**

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

**NOTES**

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

PV-CP-01.dwg  
Scale: N.T.S.

**2 CONCRETE PAVING JOINTS**

**LEGEND**

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

**NOTES**

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

Handrail at Steps.dwg  
Scale: 3/4" = 1'-0"

**5 LANDSCAPE BOULDER (P-4)**

**LEGEND**

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

**NOTES**

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

PV-CP-01.dwg  
Scale: N.T.S.

**3 DECORATIVE ROCKS**

**LEGEND**

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

**NOTES**

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

Handrail at Steps.dwg  
Scale: 3/4" = 1'-0"

**10**

**7**

**8**

**12**

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.
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.
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.
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.
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.
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.
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.
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, elbows, 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.

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 repellent composition containing no asphalt and meeting requirements of Federal Specification TTG-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. Healing 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 at 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



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

C2 Project Number: JKTGY113 Contact Nate Magnusson Email nmagnusson@C2Collaborative.com Scale: Drawn: Checked: NM



Developer SEDC 23906 SOBOBA ROAD SAN JACINTO, CA 92581

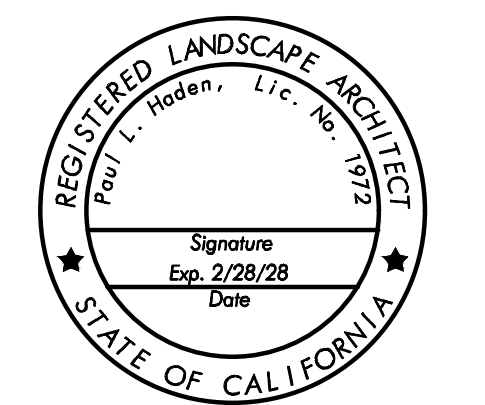
PHONE: (951) 663-2058

SOBOBA SOVOVATUM VILLAGE PHASE-2 SITE IMPROVEMENT

2214 LAKE PARK DRIVE SAN JACINTO, CA 92583

Table with 3 columns: No., DATE, DESCRIPTION. Row 1: 1, 07/01/26, ADDENDUM 'A'

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 any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.



CONSTRUCTION SPECIFICATION

LC-6.01

07/01/2026 ADDENDUM 'A'



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

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



Developer  
SEDC  
23906 SOBOBA ROAD  
SAN JACINTO, CA 92581

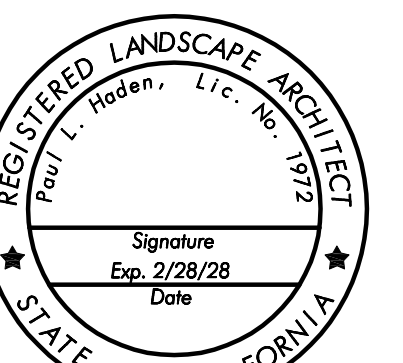
PHONE: (951) 663-2058

**SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT**

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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 construction of the project, shall constitute 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.



IRRIGATION  
SCHEDULE

LI-0.01

07/01/2026 ADDENDUM 'A'

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
<b>IRRIGATION UTILITIES</b>			
	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

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
<b>IRRIGATION PIPE/SLEEVE</b>			
	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

NO SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
<b>IRRIGATION MISCELLANEOUS</b>			
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-10NRD, VB-6RND IRRIGATION VALVE BOXES FOR IRRIGATION EQUIPMENT	F
NO SYMBOL	3M	WIRE SPLICE CONNECTOR, MODEL DBRY-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

CONTROLLER LETTER / VALVE NUMBER				VALVE SIZE	OPERATING PRESSURE (P.S.I.)	HYDROZONE / IRRIGATION TYPE	HYDROZONE AREA	HYDROZONE LEGEND (BELOW)	APPLICATION RATE IN INCHES PER HOUR
A2				1.5"	15	D	2000'	73 A.R.	1
GALLONS PER MINUTE G.P.M.				30	30				
LANSCHAPE HYDROZONE AREA									
SQUARE FOOTAGE									

Hydrozone Number	Plant Factor (Water Use) - from WUCOLS Selected based on type of plants in hydrozones:	IE - Irrigation Efficiency
(1) Drip - Low Water / Plants	VLW = 0.1 - Very Low Water Use Plants	S = Spray .71
(2) Drip - Moderate Water / Plants	LW = 0.1 - 0.3 - Low Water Use Plants	M = Micro Spray .73
(3) Rotator - Low Water / Plants	MW = 0.4 - 0.6 - Moderate Water Use	R = Rotator .78
(4) Rotor - Low Water / Plants	Plants	B = Bubbler .77
(5) Bubbler - Low Water / Trees	HW = 0.7 - 0.9 - High Water Use Plants	D = Drip .81
(6) Bubbler - Moderate Water / Trees		

LATERAL PIPE SIZING CHART			DRIPLINE INTAKE/EXHAUST HEADER PIPE SIZING CHART	
0 TO 5 GPM	3/4" SCH. 40 PVC PIPE		INTAKE/EXHAUST HEADER MINIMUM SIZE OF 3/4 INCH.	
5 TO 10 GPM	1" SCH. 40 PVC PIPE		<b>FLOW RANGE</b>	<b>MINIMUM SIZE OF EXHAUST HEADER</b>
10 TO 15 GPM	1-1/4" SCH. 40 PVC PIPE		0 THROUGH 5 GPM	MINIMUM SIZE SHALL BE 3/4 INCH
15 TO 25 GPM	1-1/2" SCH. 40 PVC PIPE		6 THROUGH 10 GPM	MINIMUM SIZE SHALL BE 1 INCH
25 TO 35 GPM	2" SCH. 40 PVC PIPE		11 THROUGH 15 GPM	MINIMUM SIZE SHALL BE 1-1/4 INCH
35 TO 50 GPM	2-1/2" SCH. 40 PVC PIPE		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.				

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	GPM	RADIUS	PSI	PREC. RATE	DETAIL
<b>TREE / PALM IRRIGATION</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
	HUNTER	PROS-12-PRS30-CV, W/ 15 STRIP SERIES LCS/RCS/ISS/ST NOZZLES	.49 1.21 1.21	4X15 FT 4X30 FT	30	-	I

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	PSI	DETAIL
<b>SUBSURFACE SHRUB IRRIGATION</b>				
	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 GROUND COVER 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
	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
	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
	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 PIN 462237SP.		N/A

SYMBOL	MFR.	MODEL NO. / DESCRIPTION	DETAIL
<b>IRRIGATION CONTROLLER AND RELATED EQUIPMENT</b>			
	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.



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

C2 Project Number :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

## GENERAL IRRIGATION NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE AN ORIGINAL SET OF THESE PRINTED IRRIGATION PLANS FOR BIDDING AND CONSTRUCTION.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
- 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.
- 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:

- 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.
- 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 DRAWINGS 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 REQUIRED CHANGES TO BE MADE TO THE IRRIGATION SYSTEM BECAUSE OF LOW OR HIGH PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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:

- 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.
- CONTRACTOR SHALL COORDINATE AND VERIFY CONTROLLER PEDESTAL LOCATION IN FIELD WITH ELECTRICIAN FOR CONTROLLER POWER CIRCUIT ROUTING.
- 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.
- CONTROLLER POWER SOURCE SHALL BE SUPPLIED FROM A 'CONTROLLER DEDICATED' CIRCUIT BREAKER.
- 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.
- CONTRACTOR SHALL INSTALL FLOW SENSOR/METER WIRE WITHIN 1" SCH 40 PVC ELECTRICAL CONDUIT.

### SYSTEM GROUNDING NOTES:

- 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.
- 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.
- CONTRACTOR SHALL REFER TO DETAILS 'L1.5/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:

- 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, VALVES SHALL BE INSTALLED WITHIN THREE FEET FROM EDGE OF HARDSCAPE, WALK OR CURB IN SHRUB PLANTING AREAS.
- 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.

- ALL RCV'S AND QCV'S SHALL BE INSTALLED ON A SUB-MAIN MANIFOLD AS SHOWN IN DETAIL 'L1.06/D'. RCV AND QCV SYMBOLS ARE SHOWN DIAGRAMMATICALLY ON TOP OF MAINLINE FOR CLARITY ONLY. PLAN DOES NOT SHOW THE MANIFOLD FOR CLARITY PURPOSES.
- 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 GROUND COVER AREAS AND/OR 18 INCHES FROM HARDSCAPE.

### PIPE / SLEEVE NOTES:

- MAINLINE LAYOUT IS DIAGRAMMATIC DUE TO THE SCALE OF THE DRAWINGS. ROUTING MAY BE SHOWN WITHIN BUILDINGS AND/OR PAVING 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.
- 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.
- 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.
- 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.
- 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.
- SLEEVE ENDS MUST BE SEALED WITH FOAM SEALANT INSIDE PIPE TO MINIMIZE DEBRIS INTRUSION.
- LATERAL LINES MAY BE SHOWN WITHIN BUILDINGS AND/OR PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER.
- 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:

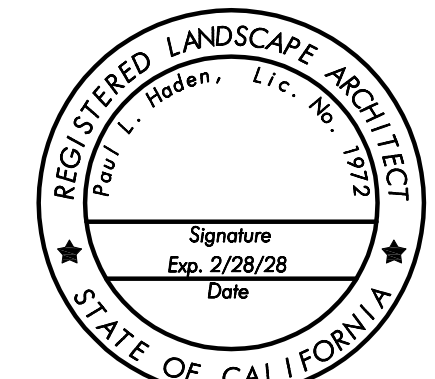
- ALL MAINLINES AND LATERAL LINES SHALL BE THOROUGHLY FLUSHED CLEAN BEFORE DRIP MANIFOLD ASSEMBLIES AND/OR DRIP TUBING CONNECTIONS ARE MADE. ALL DRIP TUBING LINES SHALL BE FLUSHED CLEAN BEFORE BACKFILLING.
- ALL LATERAL LINES FOR DRIP ZONES SHALL BE PVC SCH 40 PIPE.
- DRIP/LOW VOLUME SYSTEMS- DRIP/LINE NOTES:
- DRIP/LINE 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.
- ALL DRIP/LINE 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.
- DUE TO REQUIREMENT OF MAXIMUM SYSTEM EFFICIENCY ALL DRIP/LINE TUBING SHALL LAY LEVEL WITHIN TRENCH. TRENCHES SHALL BE LEVELED ACROSS BOTTOM OF TRENCH, AT NO TIME SHALL BOTTOM OF TRENCH UNDUULATE.
- CONTRACTOR SHALL COMPACT ALL DRIP/LINE TRENCHES TO 95% SOIL COMPACTION. CONSISTENT COMPACTION IS REQUIRED TO PROVIDE EFFICIENT AND EVEN WATERING OF TURF OR SHRUB PLANT MATERIAL.
- CONTRACTOR SHALL AND IS REQUIRED TO USE THE RAIN BIRD INSERT TOOL. MODEL FITNS-TOOL FOR INSTALLATION OF RAIN BIRD DRIP/LINE INSERT FITTINGS. CONTRACTOR SHALL ALWAYS INSERT FITTING UNTIL THE FITTING 'STOP' IS BUTTED TO TUBING.
- FOR DRIP/LINE 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.
- FOR ALL AREAS ON SLOPES INSTALLED WITH DRIP/LINE 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:

- 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.
- 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.
- THE EMITTER TABLE IN LEGEND IS ESTIMATED EMITTER QUANTITIES AND FLOWS. CONTRACTOR SHALL INSTALL EMITTERS AS SHOWN IN THE TABLE AT INITIAL INSTALLATION.
- SUB-LATERAL PIPING AS SHOWN IN DETAIL 'L1.5/E' SHALL BE 1/2" SCH 40 PIPE. 'BACKBONE' LATERALS SHALL BE PER PLAN SIZE.
- 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.
- 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.
- 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 TREE/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.
- 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.

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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 construction of the project shall constitute 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.



IRRIGATION NOTES

LI-0.02

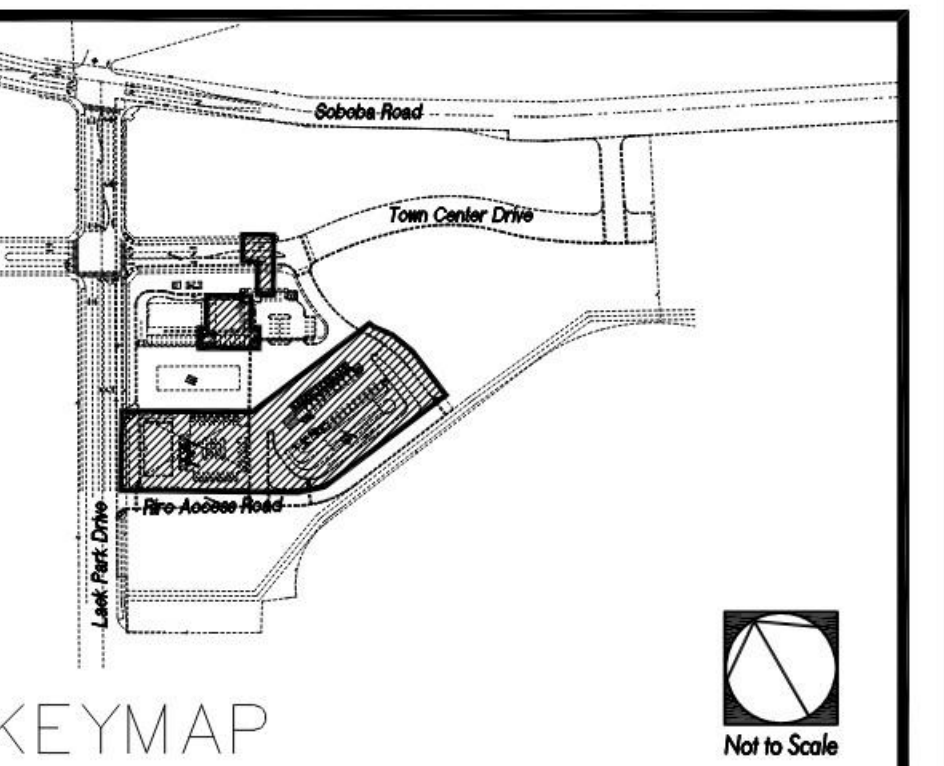
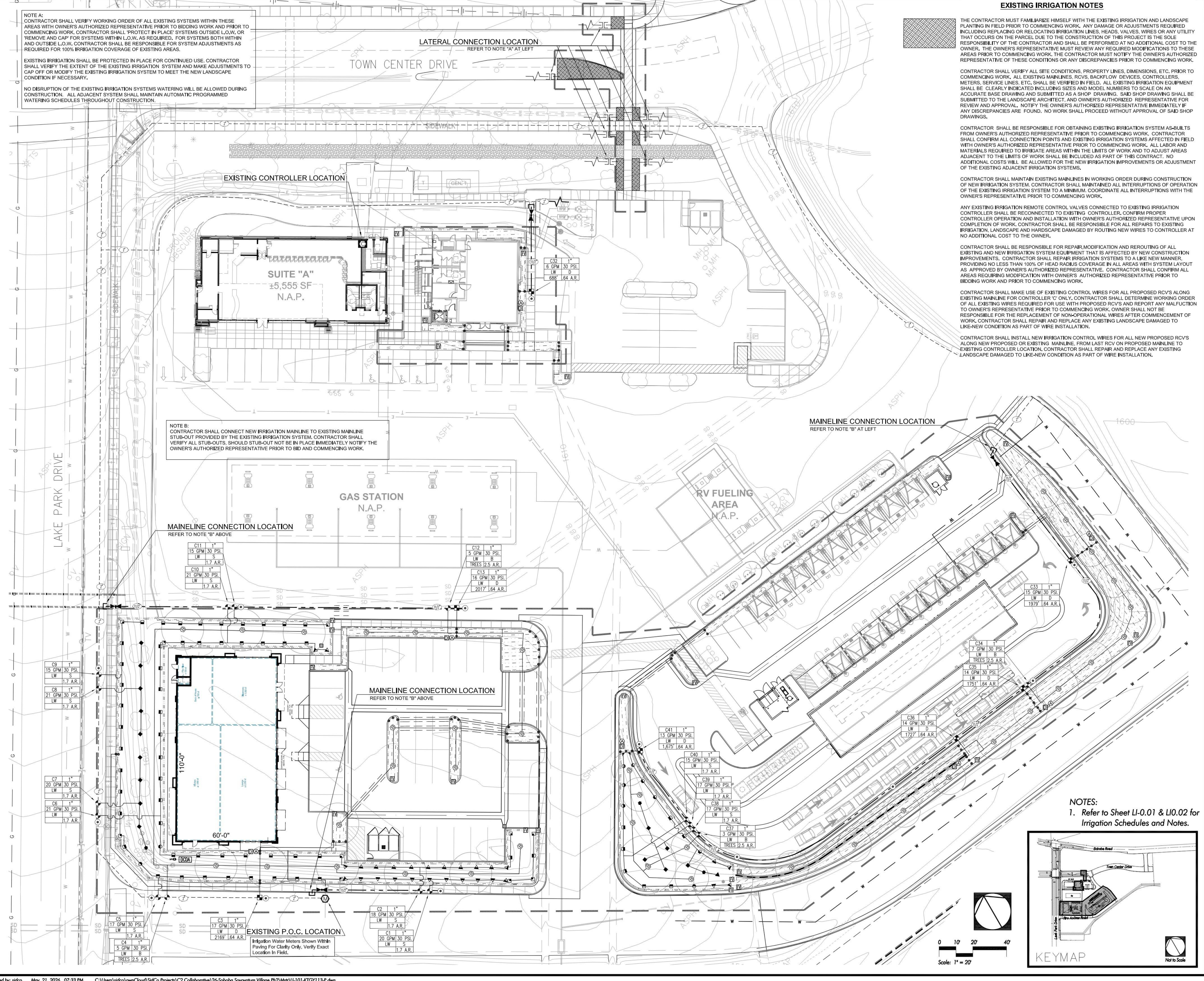
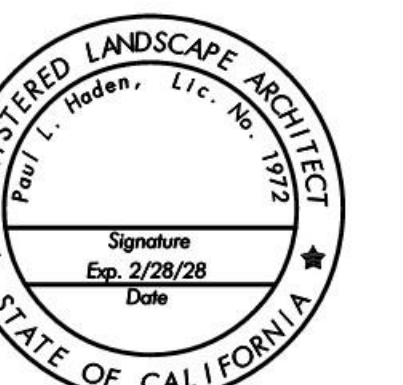
07/01/2026 ADDENDUM 'A'



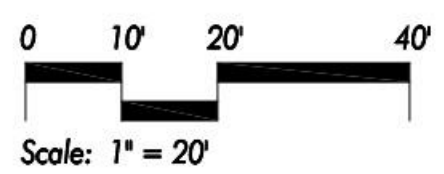
**SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT**

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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 by Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with construction of the project, shall be at the Client's sole responsibility. The Architect shall not be held responsible for any known errors or omissions in the plans or specifications that are not shown in the plans or specifications. Client releases Architect for any liability for such known errors or omissions. Client releases Architect for any liability for such known errors or omissions, and Architect shall not be held responsible for any delay, damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

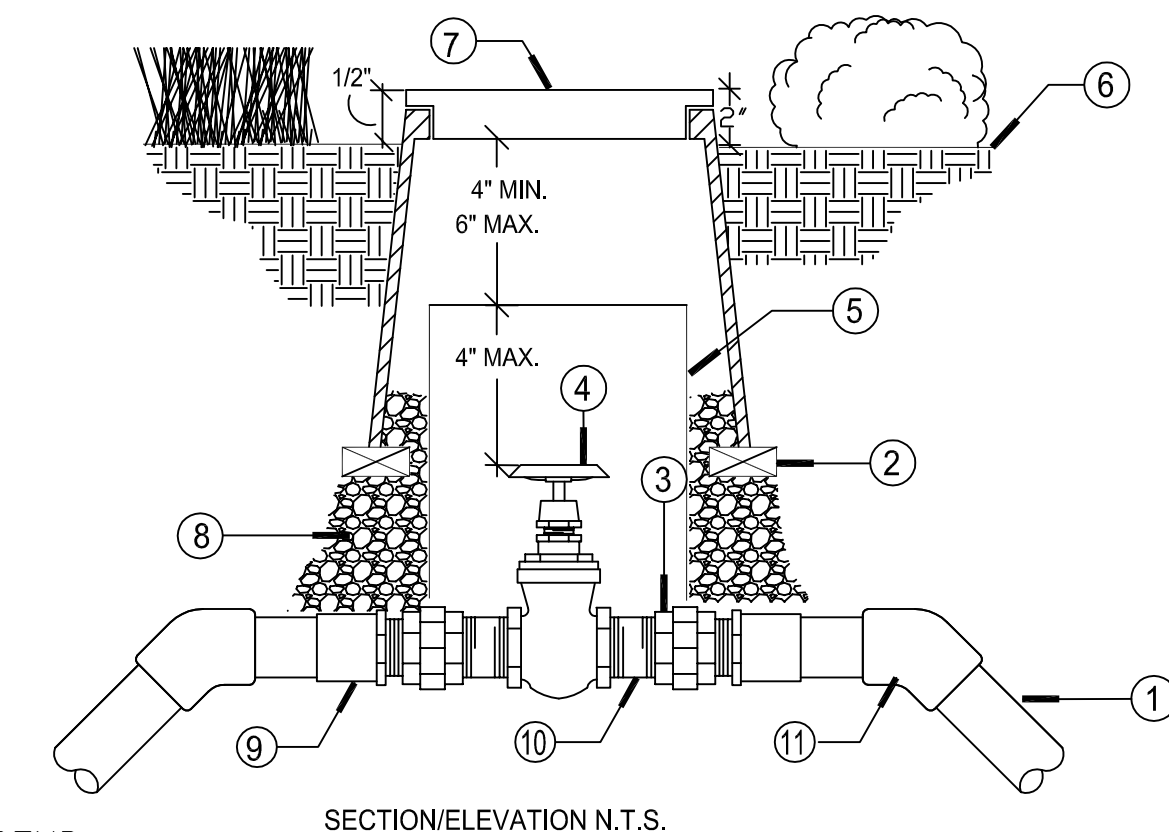
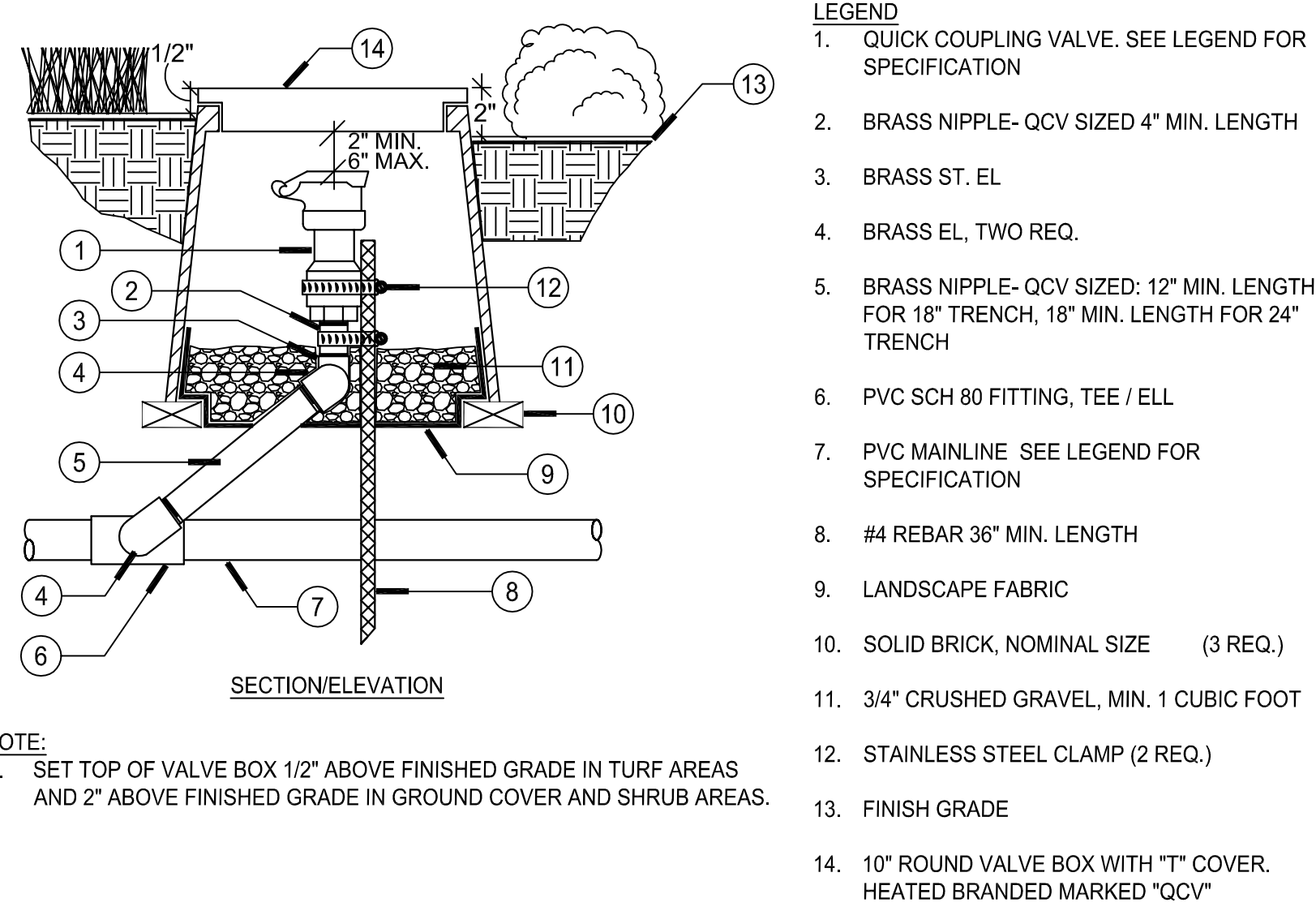


**NOTES:**  
1. Refer to Sheet LI-0.01 & LI.02 for Irrigation Schedules and Notes.





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



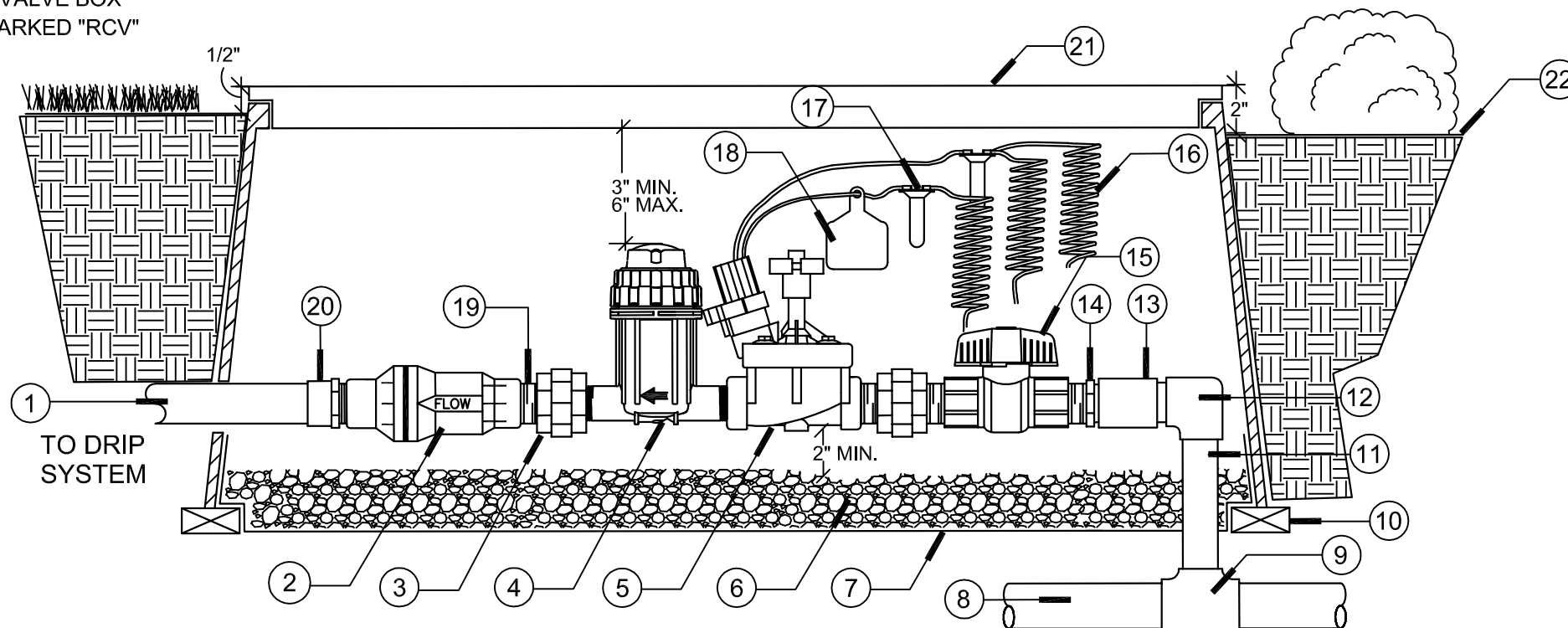
- LEGEND**
- |   |   |
|---|---|
| 1. PVC MAINLINE PIPE                          | 6. FINISHED GRADE   |
| 2. NOMINAL SIZE SOLID BRICK SUPPORTS (4 REQ.) | 7. 10" RAINBIRD ROUND VALVE BOX WITH "T" COVER MARKED "GV" HEAT BRANDED |
| 3. SCH 80 PVC UNION (2)                       | 8. PEA GRAVEL MINIMUM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

**B QUICK COUPLER ASSEMBLY**

REF. SCALE: N.T.S.

**LEGEND**

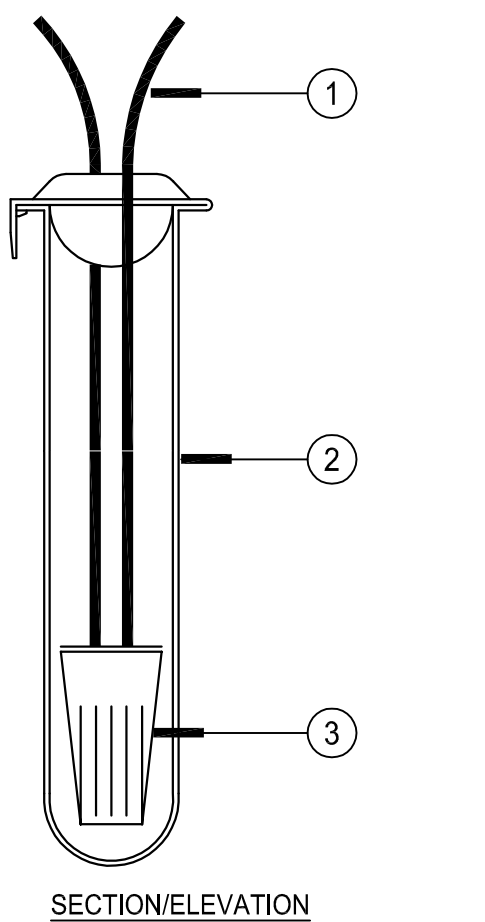
- |   |  |
|---|--|
| 1. PVC LATERAL LINE PIPE                                  | 17. CONTROL WIRE SPLICE CONNECTION                         |
| 2. 40 PSI PRESSURE REGULATOR                              | 18. RCV ID TAG   |
| 3. PVC SCH 80 UNION, SIZE PER RCV/FILTER                  | 19. 1" PVC SCH 80 NIPPLE, 4" MIN LENGTH (4 REQ.)           |
| 4. QKCHK-100 BASKET FILTER                                | 20. PVC SCH 40 MALE ADAPTER                                |
| 5. RB 1" PESB REMOTE CONTROL VALVE                        | 21. 17x21 TYP. JUMBO VALVE BOX WITH "T" COVER MARKED "RCV" |
| 6. PEA GRAVEL MINIMUM 1 CUBIC FOOT                        | 22. FINISHED GRADE   |
| 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, S&T                               |  |
| 15. PVC BALL VALVE, RCV SIZE                              |  |
| 16. CONTROL WIRES PROVIDE 24" COIL OF WIRE AT VALVE       |  |



SECTION/ELEVATION N.T.S.

**D DRIP REMOTE CONTROL VALVE**

REF. SCALE: N.T.S.

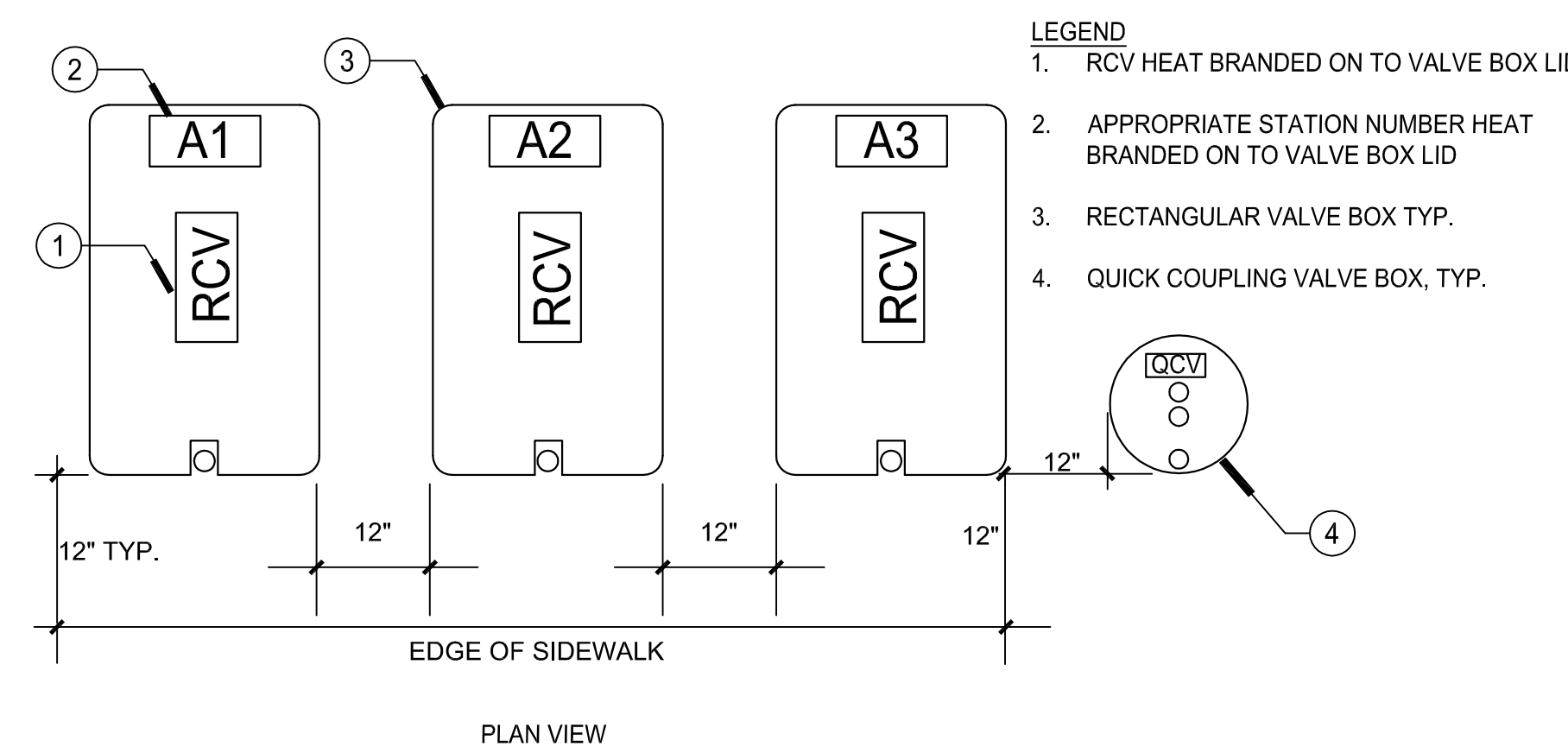


- LEGEND**
- LOW VOLTAGE WIRES
  - POLY TUBE PRE-FILLED WITH WATERPROOF GEL
  - WIRE CONNECTOR. WIRES SHALL BE PRE-STRIPPED OF 1/2" OF THE INSULATION PRIOR TO INSERTION INTO THE CONNECTOR. TWIST CONNECTOR ONTO WIRES TO SEAT FIRMLY.

SECTION/ELEVATION

**G WIRE CONNECTION**

REF. SCALE: N.T.S.



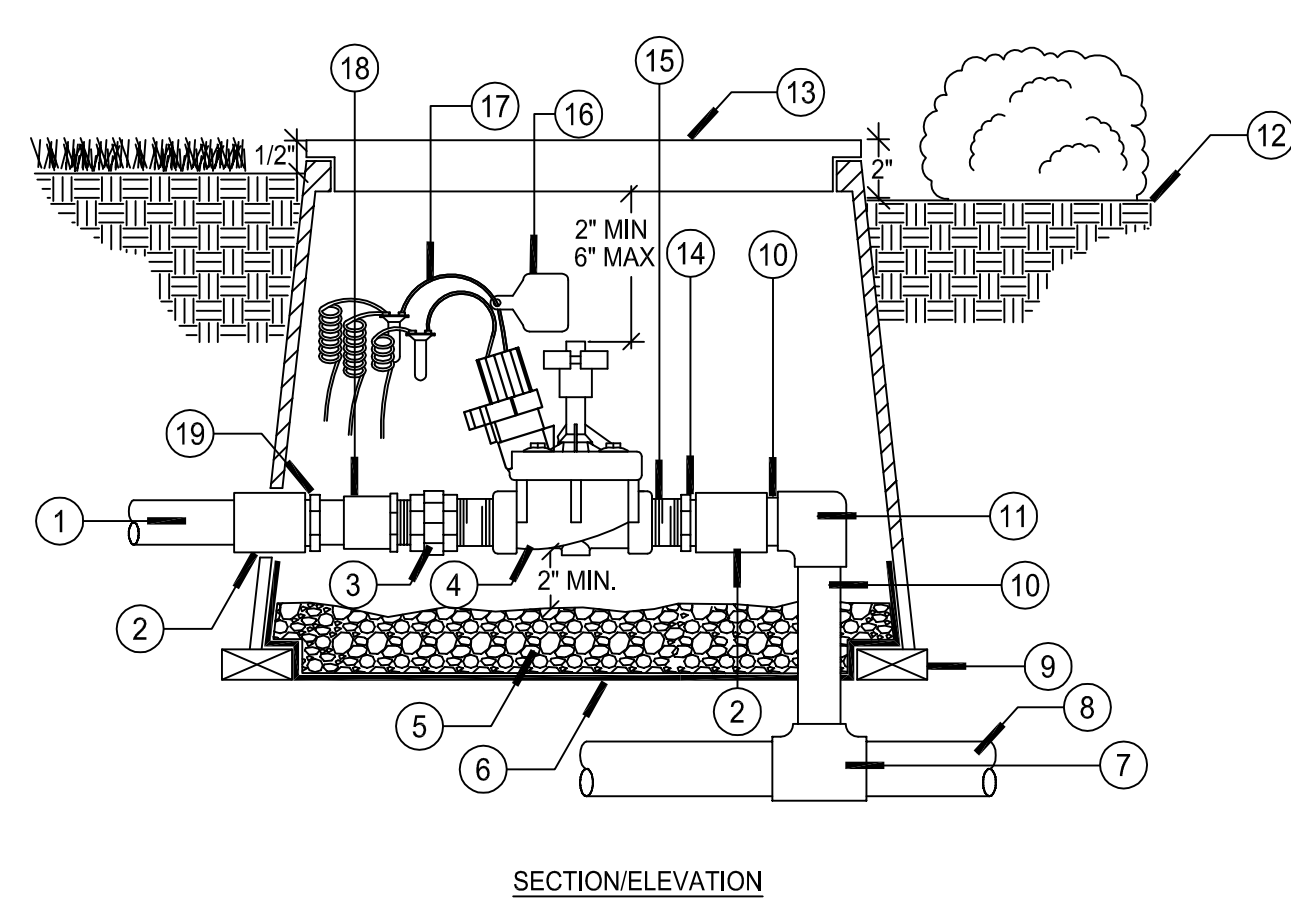
- LEGEND**
- RCV HEAT BRANDED ON TO VALVE BOX LID
  - APPROPRIATE STATION NUMBER HEAT BRANDED ON TO VALVE BOX LID
  - RECTANGULAR VALVE BOX TYP.
  - QUICK COUPLING VALVE BOX, TYP.

PLAN VIEW

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

**F VALVE BOX LOCATION**

REF. SCALE: N.T.S.



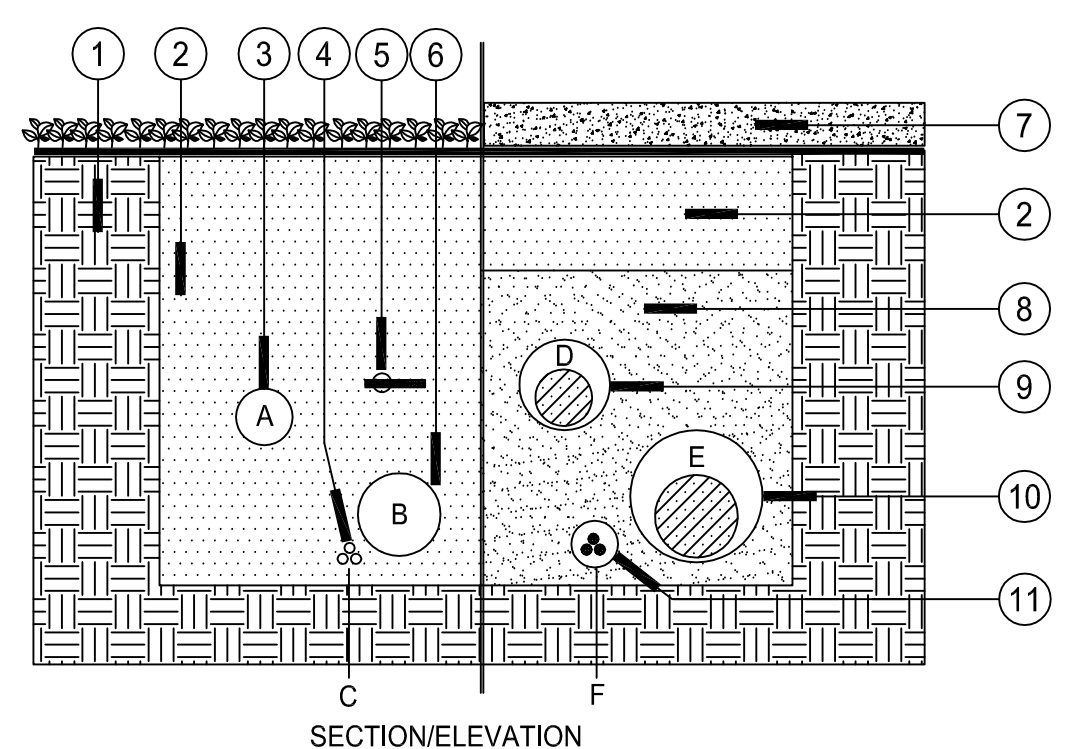
SECTION/ELEVATION

**LEGEND**

- |  |  |
|--|--|
| 1. PVC LATERAL LINE PIPE   | 6. FINISHED GRADE  |
| 2. SCH 40 PVC SLIP COUPLER, AS REQUIRED  | 7. VALVE BOX WITH BOLT DOWN "T" COVER MARKED "RCV" AND ZONE #                |
| 3. SCH. 80 PVC UNION, SIZE PER RCV   | 8. SCH 80 REDUCER BUSHING, SPO&FIPT SIZE AS REQUIRED                         |
| 4. REMOTE CONTROL VALVE W/ PRESSURE REGULATOR, SEE LEGEND FOR TYPE                       | 9. SCH 80 PVC NIPPLE, RCV SIZE, MIN. LENGTH 4", 2 REQ.                       |
| 5. 3/4" CRUSHED GRAVEL, MIN. 2 CUBIC FT  | 10. RCV ID TAG   |
| 6. LANDSCAPE FABRIC  | 11. CONTROL WIRES WITH WATER TIGHT SPLICES PROVIDE 24" COIL OF WIRE AT VALVE |
| 7. SCH 80 PVC S&S TEE FITTING  | 12. SCH 40 PVC MALE ADAPTER MIPT&SLIP, SIZE PER RCV                          |
| 8. PVC MAINLINE, DEPTH PER SPECS.  | 13. SCH 40 PVC REDUCER BUSHING, SS, SIZE AS REQUIRED                         |
| 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, SPO&FIPT 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 MIPT&SLIP, 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**
- UNDISTURBED SOIL
  - COMPACTED BACKFILL
  - LATERAL LINE
  - CONTROL WIRING
  - MAINLINE TRACER TAPE OR AWG #8 BARE COPPER TRACER WIRE, REFER TO LEGEND FOR SPECIFICATION
  - PVC MAINLINE, SEE LEGEND FOR SPECIFICATION
  - HARDSCAPE / PAVING
  - SAND BACKFILL
  - LATERAL SLEEVE
  - MAINLINE SLEEVE
  - WIRE SLEEVE

DEPTH	A	B	C	D	E	F
6" & LARGER	-	36"	36"	36"	36"	36"
3" & 4"	18"	24"	24"	30"	36"	36"
2 1/2" & SMALLER	12"	18"	18"	24"	30"	30"
WIRING	-	WIDE MAIN	-	WIDE MAIN	-	-

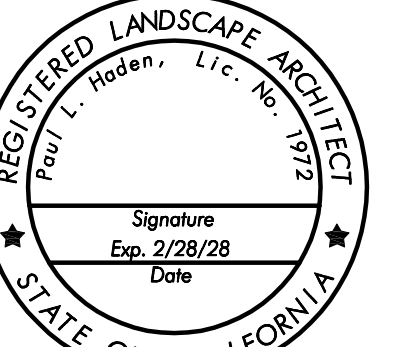
- NOTES:**
- LINES MUST HAVE MIN. CLEARANCE OF 4" FROM EACH OTHER & 24" FROM OTHER TRADES
  - RUN WIRING BESIDE MAINLINE AT LOCATION SHOWN, TAPE & BUNDLE @ 10 O.C.
  - TIE A 24" LOOP IN ALL WIRING AT CHANGES IN DIRECTION
  - ALL SLEEVES MUST BE 2X THE DIAMETER OF THE PIPE WITHIN
  - ALL SLEEVES MUST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

**E PIPE/SLEEVE INSTALLATION**

REF. SCALE: N.T.S.

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

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.



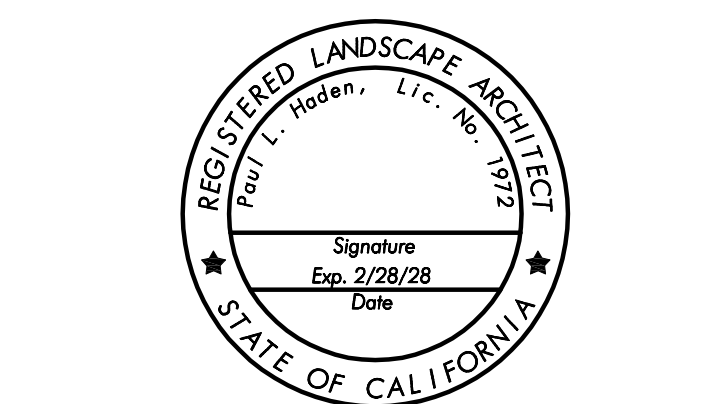


# SOBOBA SOVOVATUM VILLAGE PHASE-2 SITE IMPROVEMENT

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

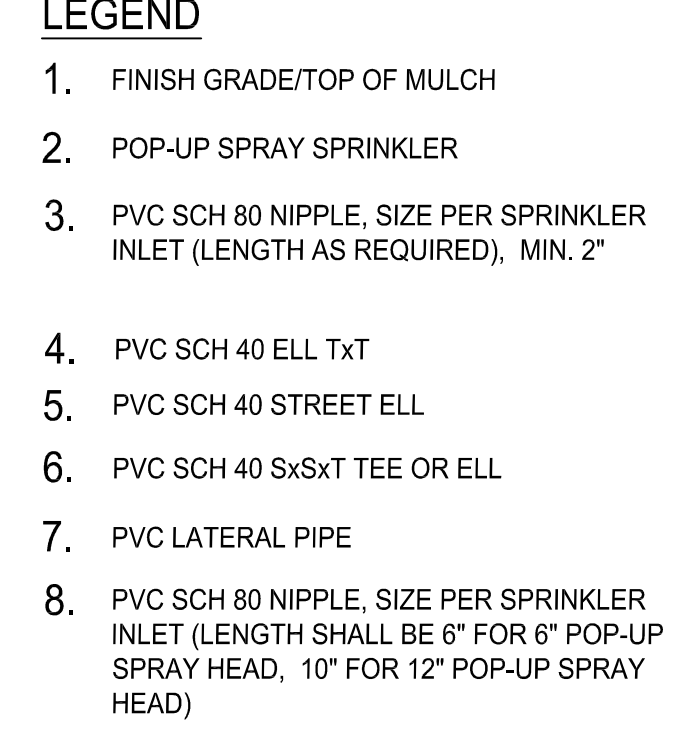
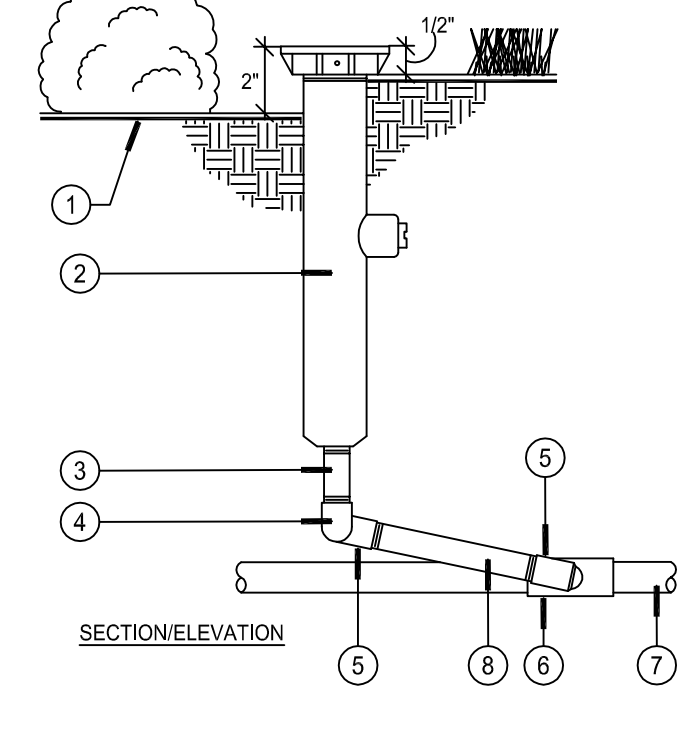
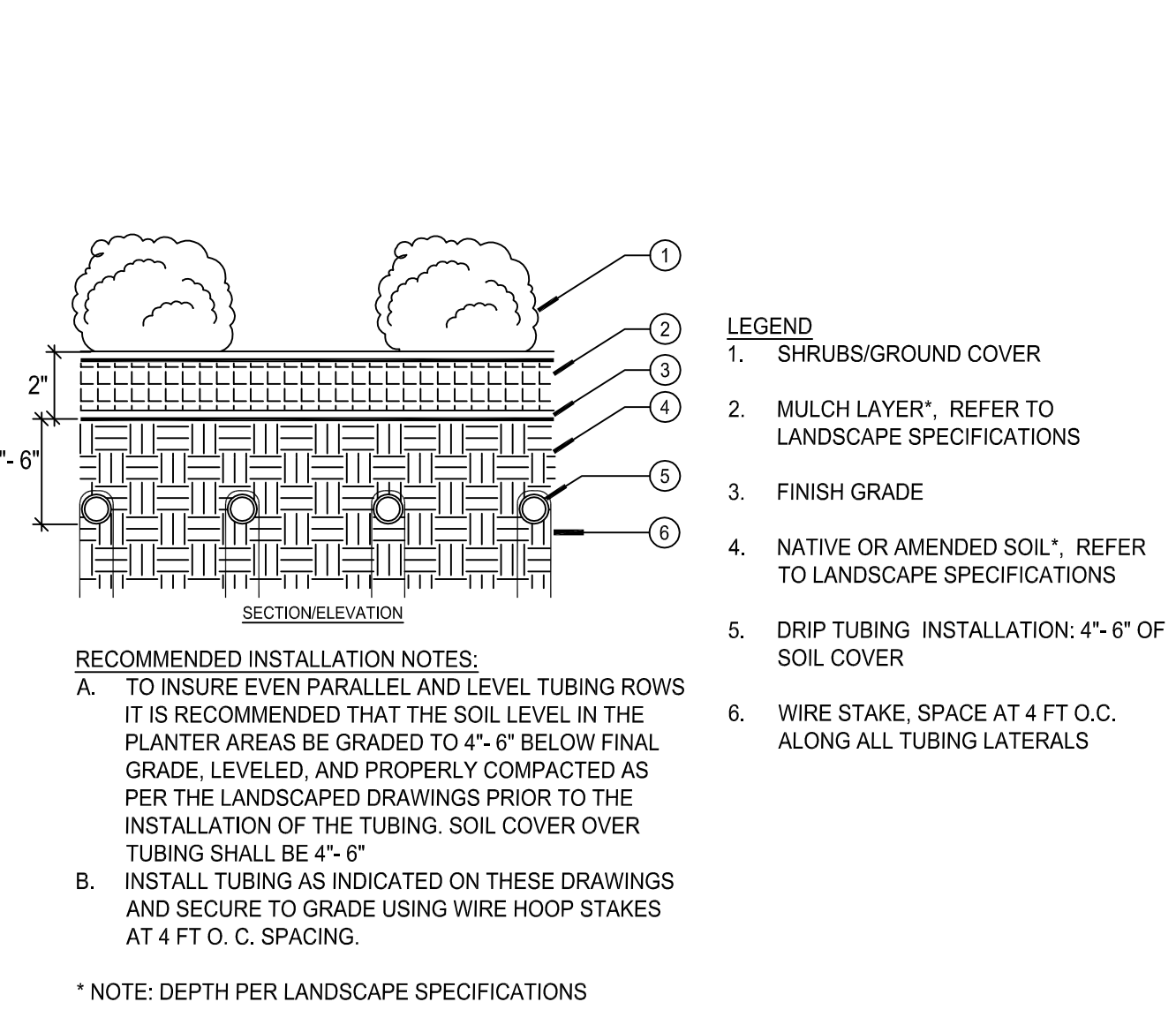
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications shall be a waiver by Client for any 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.



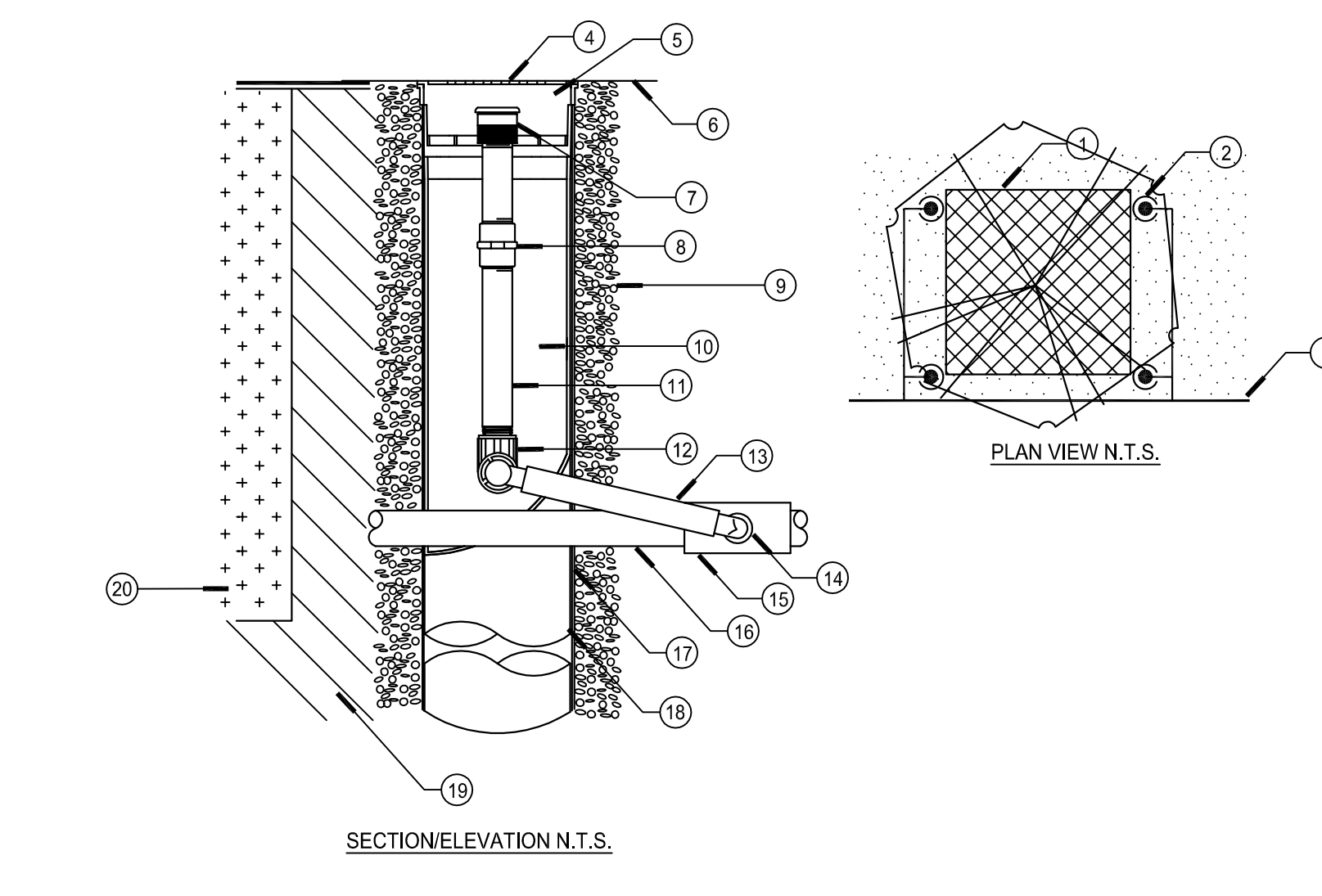
IRRIGATION  
DETAILS

LI-5.02

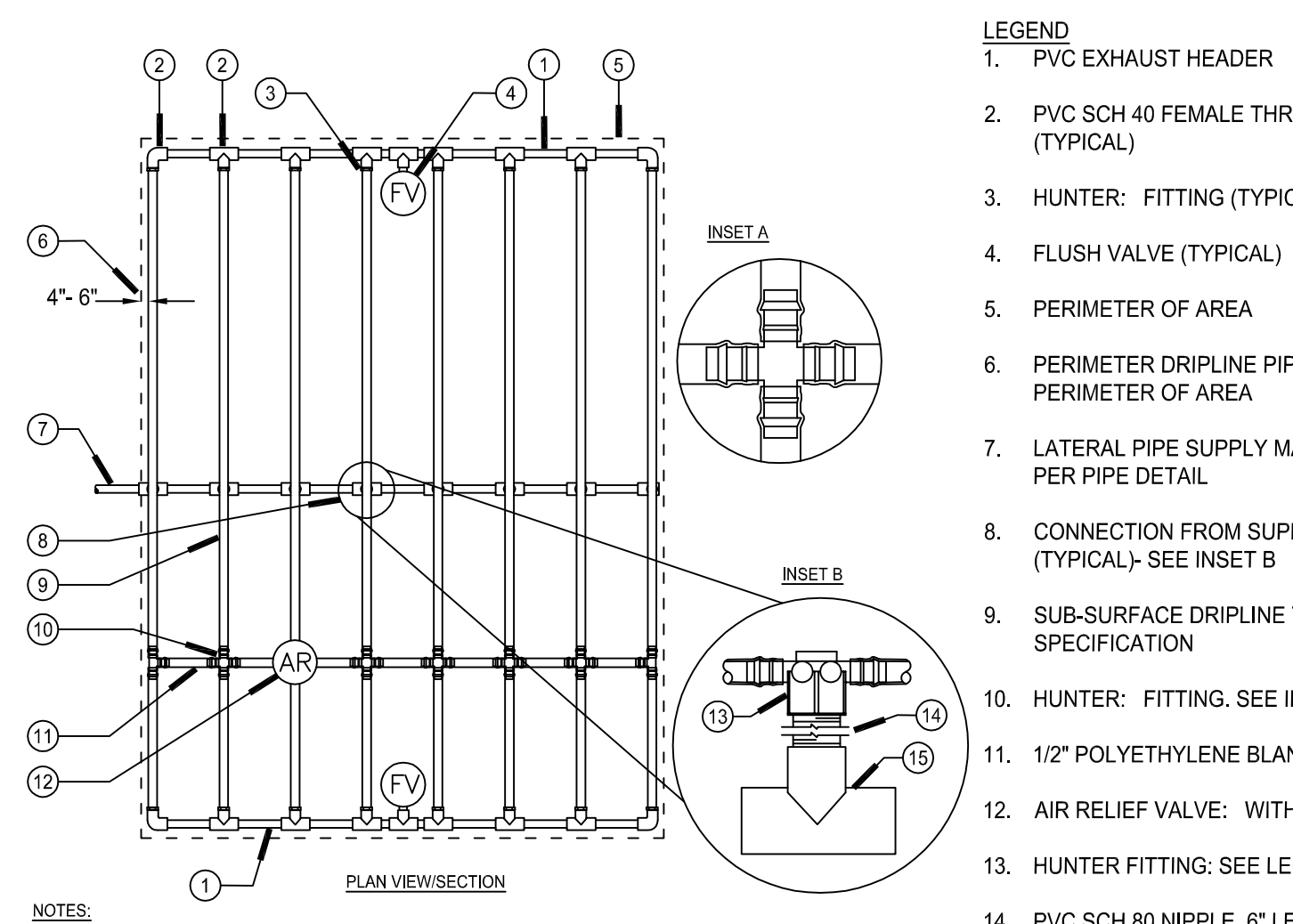
07/01/2026 ADDENDUM 'A'



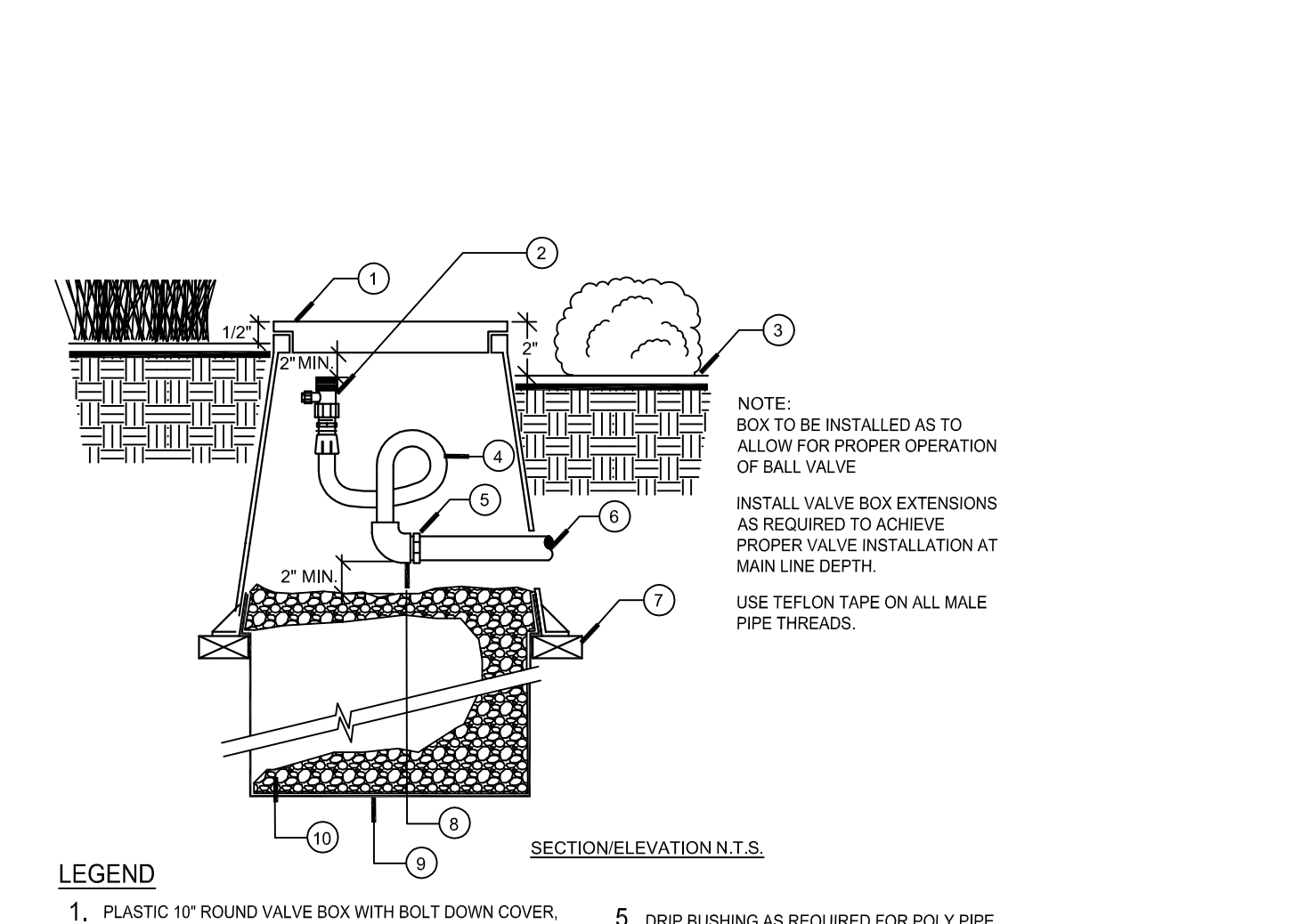
- NOTES:**  
 A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
 B. INSTALL SPRINKLER HEADS 6" FROM PAVING EDGE IN GROUND COVER AREAS.  
 C. INSTALL SPRINKLER HEADS 4" FROM PAVING EDGE IN TURF AREAS.  
 D. INSTALL SPRINKLER HEADS 12" FROM ALL BUILDINGS AND WALLS.  
 E. 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.



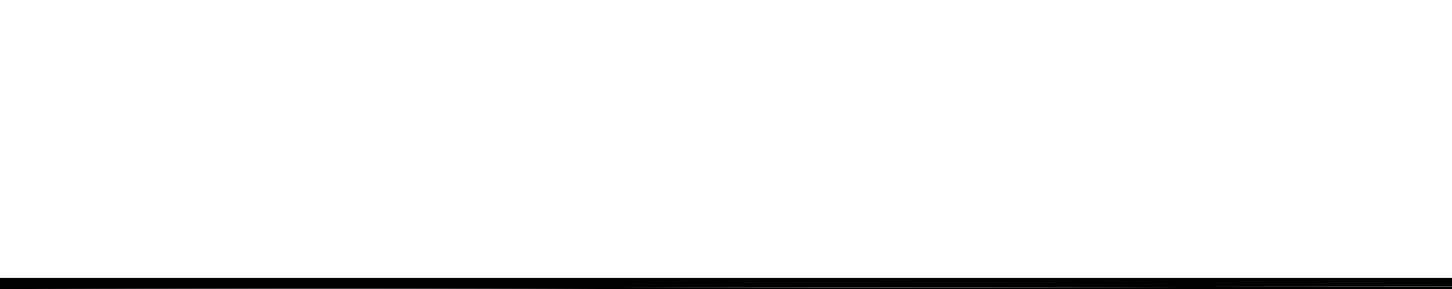
## J | DRIPLINE INSTALLATION



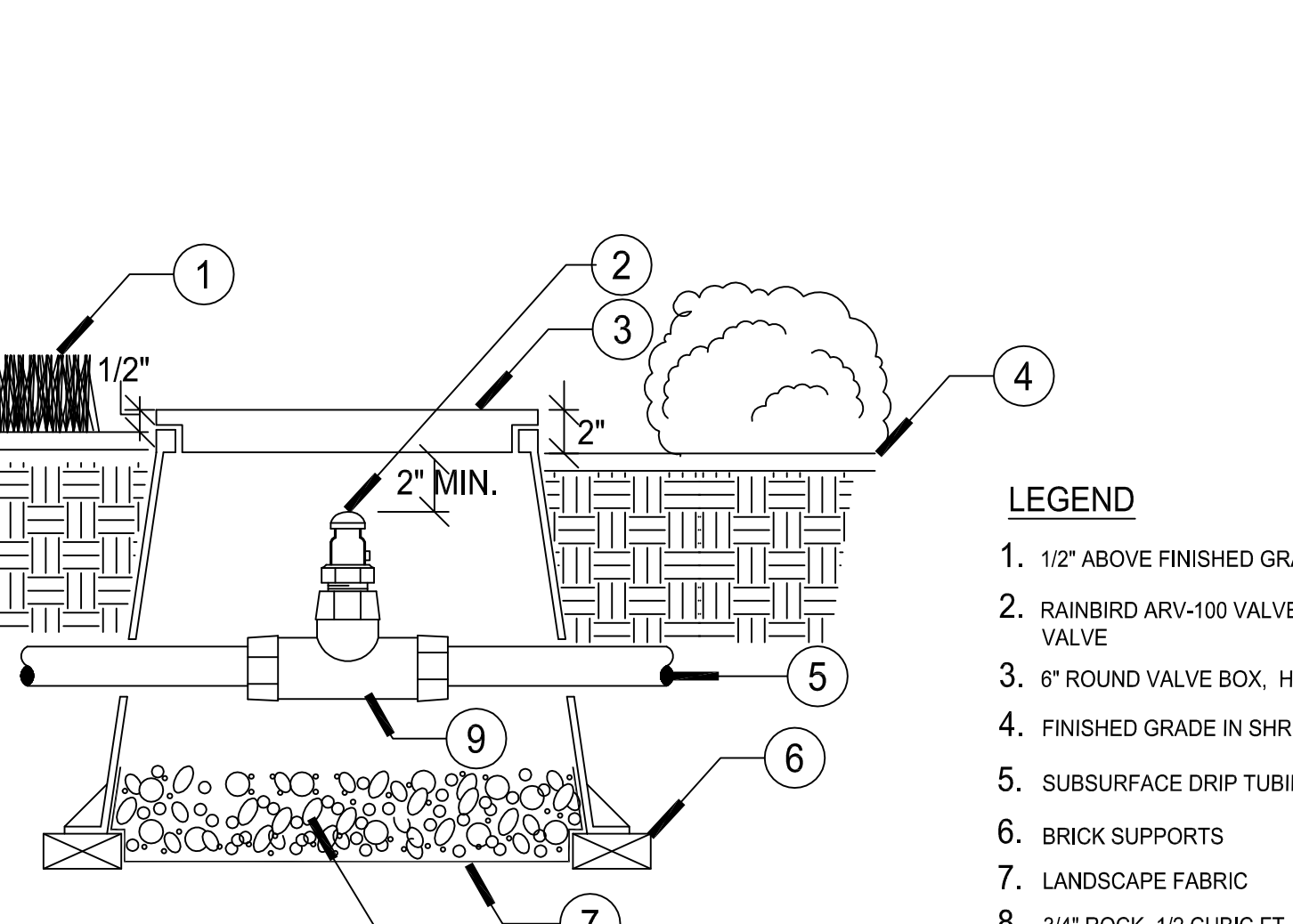
## M | DRIPLINE- CENTER FEED LAYOUT



## P | FLUSH VALVE



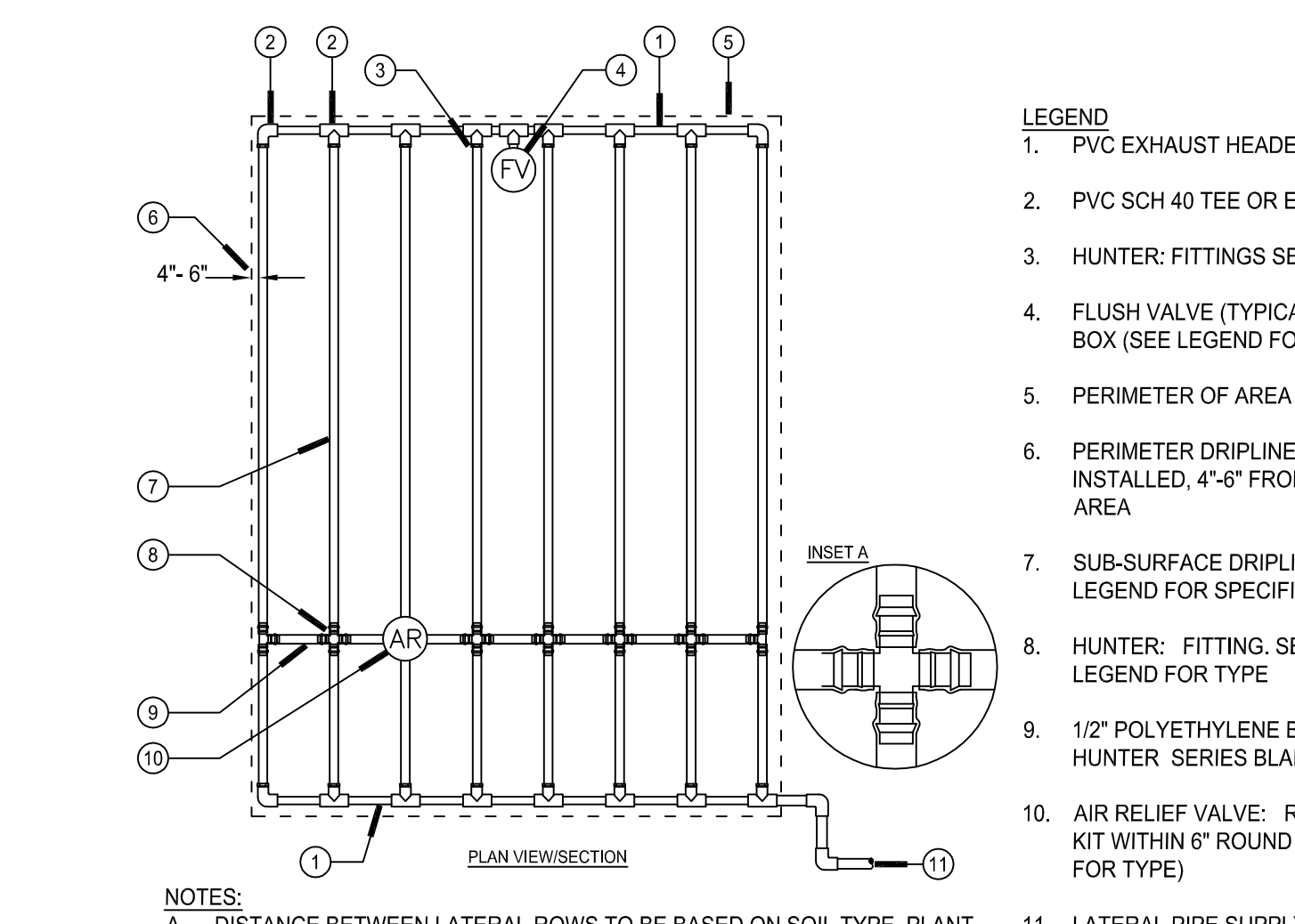
## L | DRIPLINE- IRREGULAR FEED LAYOUT



## O | AIR RELIEF VALVE



## K | DRIPLINE- MULTIPLE PLANTERS LAYOUT



## N | DRIPLINE- END FEED LAYOUT



	12" Spacing		18" Spacing		24" Spacing	
PBI	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

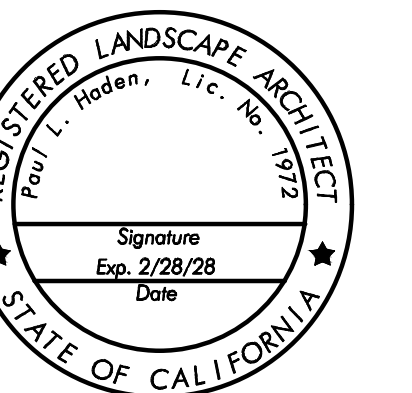


**SOBOBA SOVOVATUM VILLAGE  
PHASE-2  
SITE IMPROVEMENT**

2214 LAKE PARK DRIVE  
SAN JACINTO, CA 92583

No.	DATE	DESCRIPTION
1	07/01/26	ADDENDUM 'A'

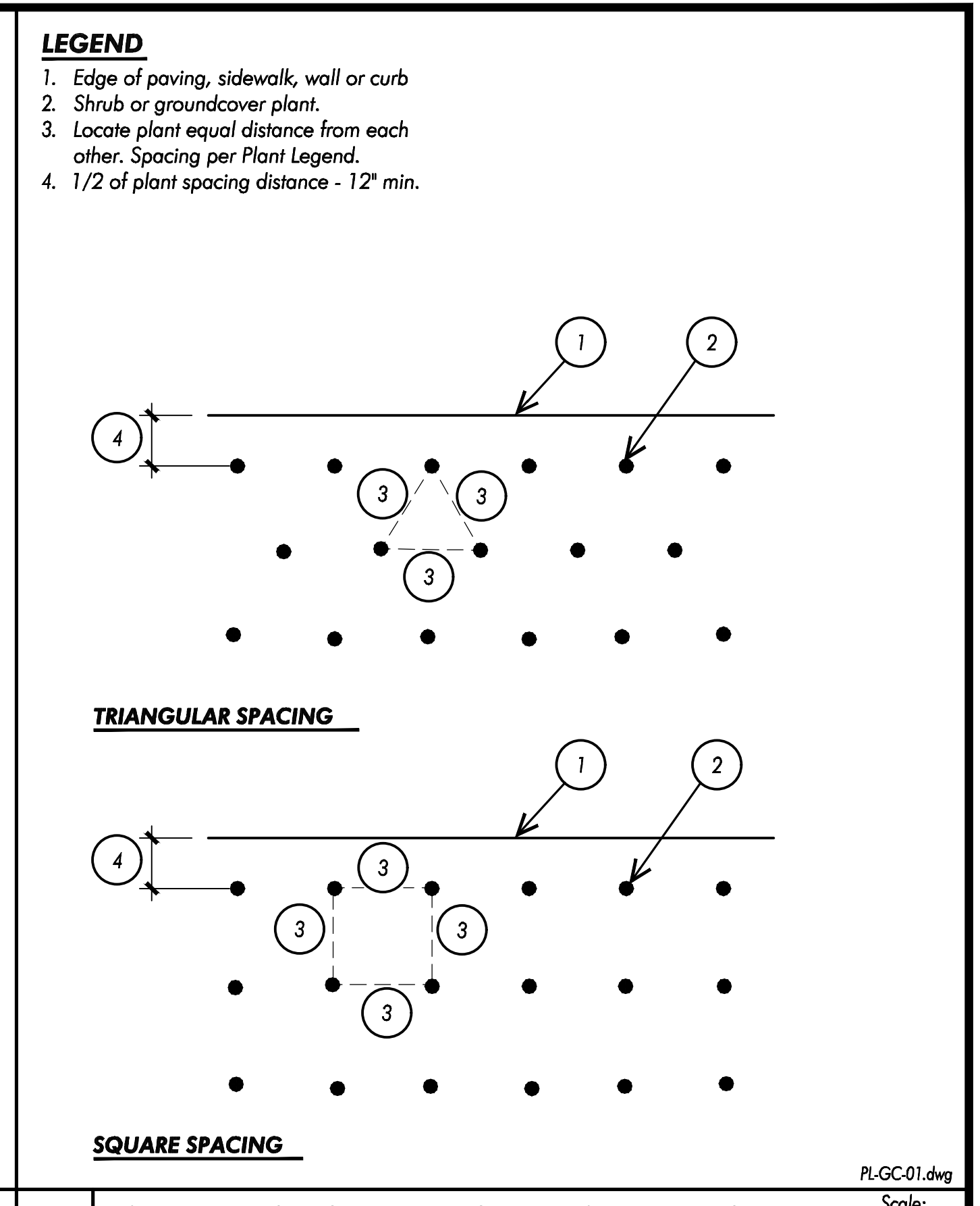
Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing 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.



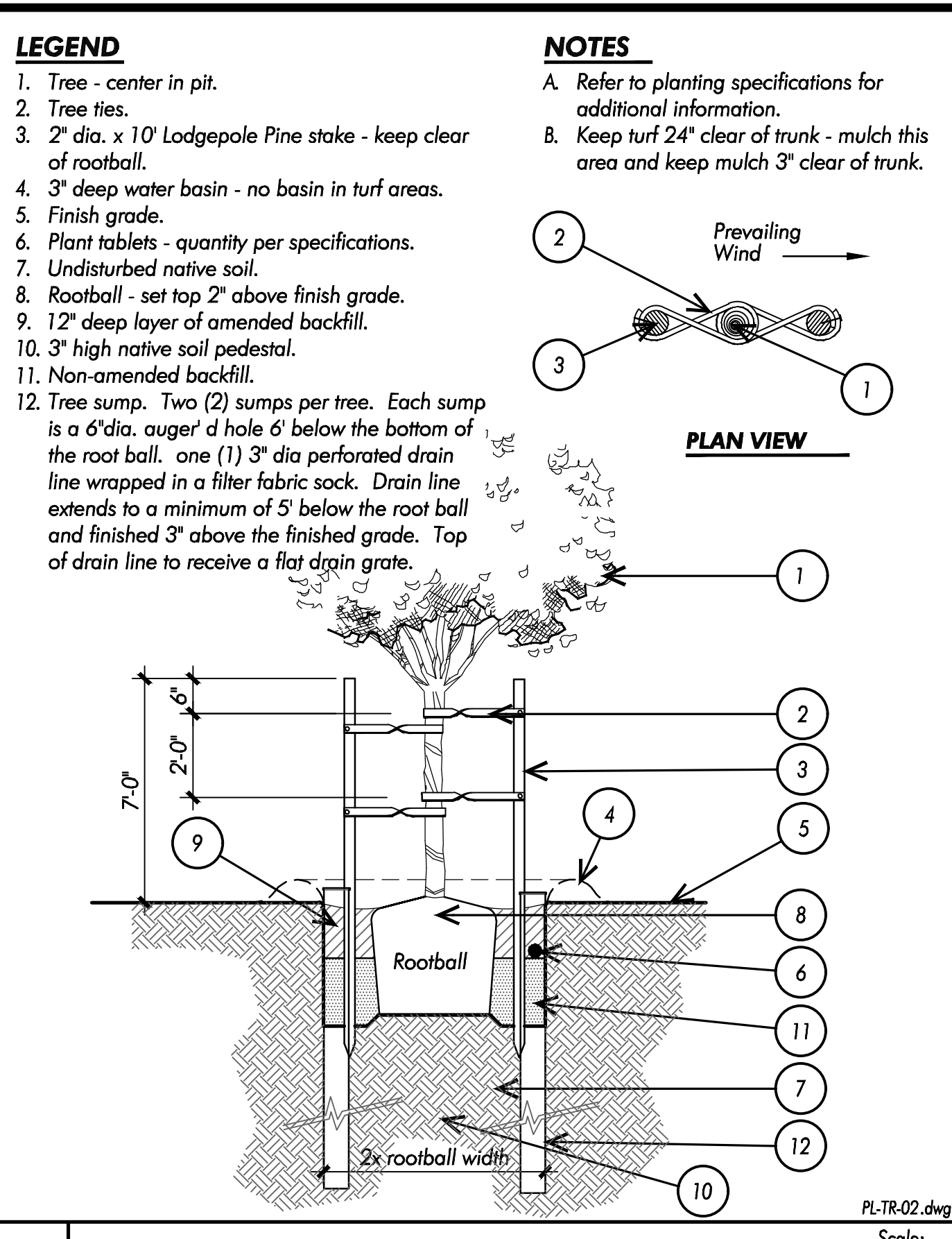
PLANTING  
DETAILS

LP-5.01

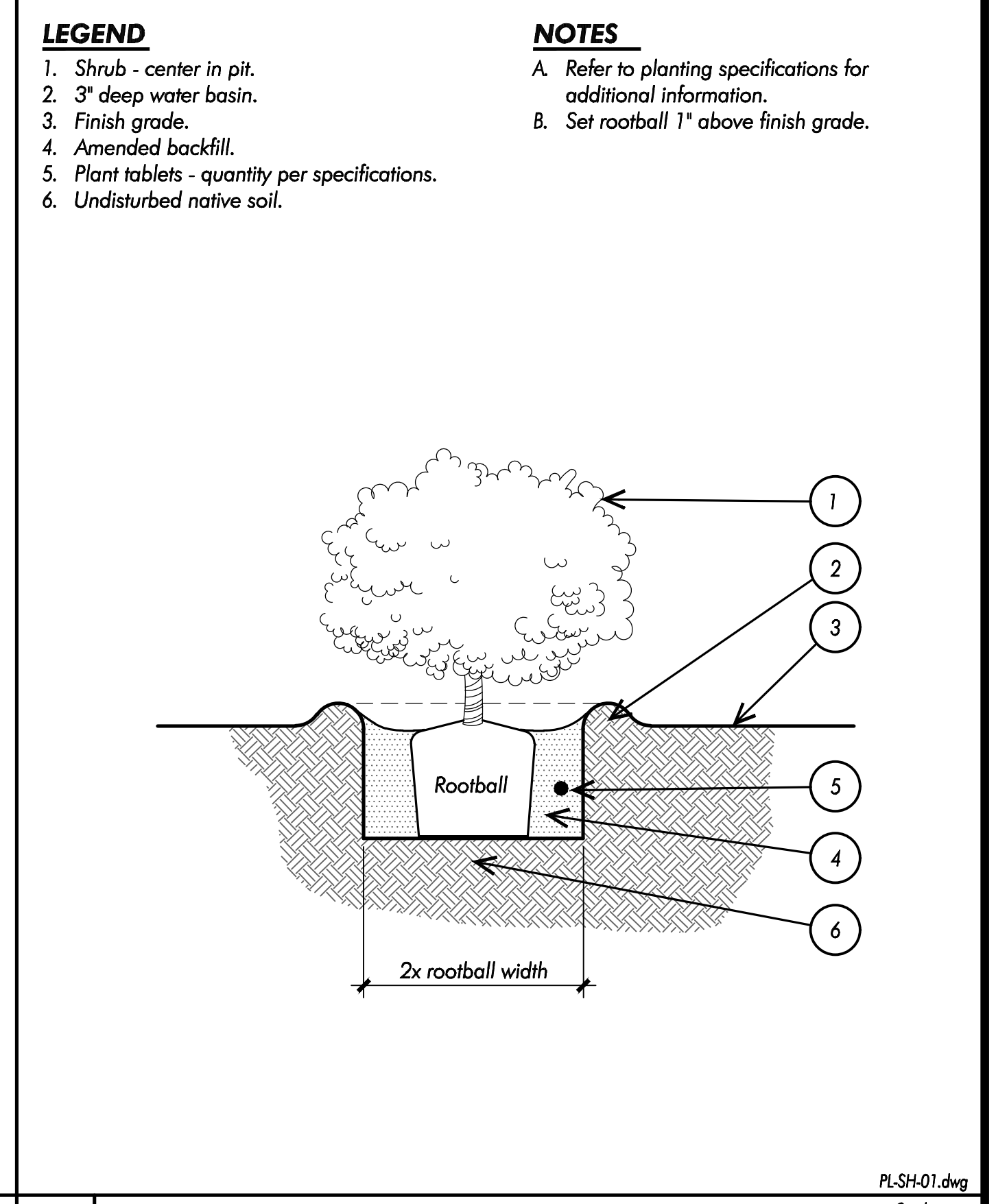
07/01/2026 ADDENDUM 'A'



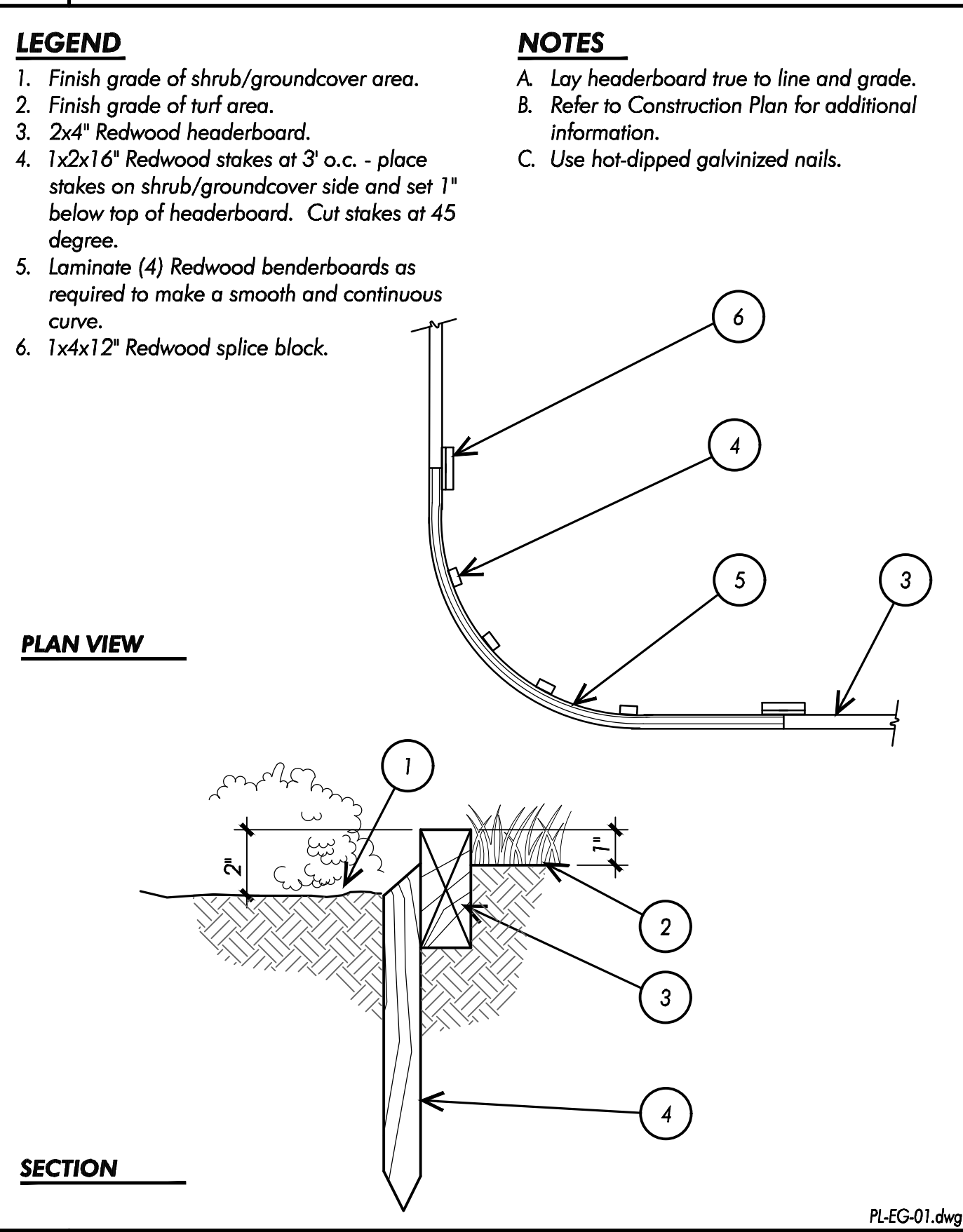
7 SHRUB/GROUNDCOVER SPACING



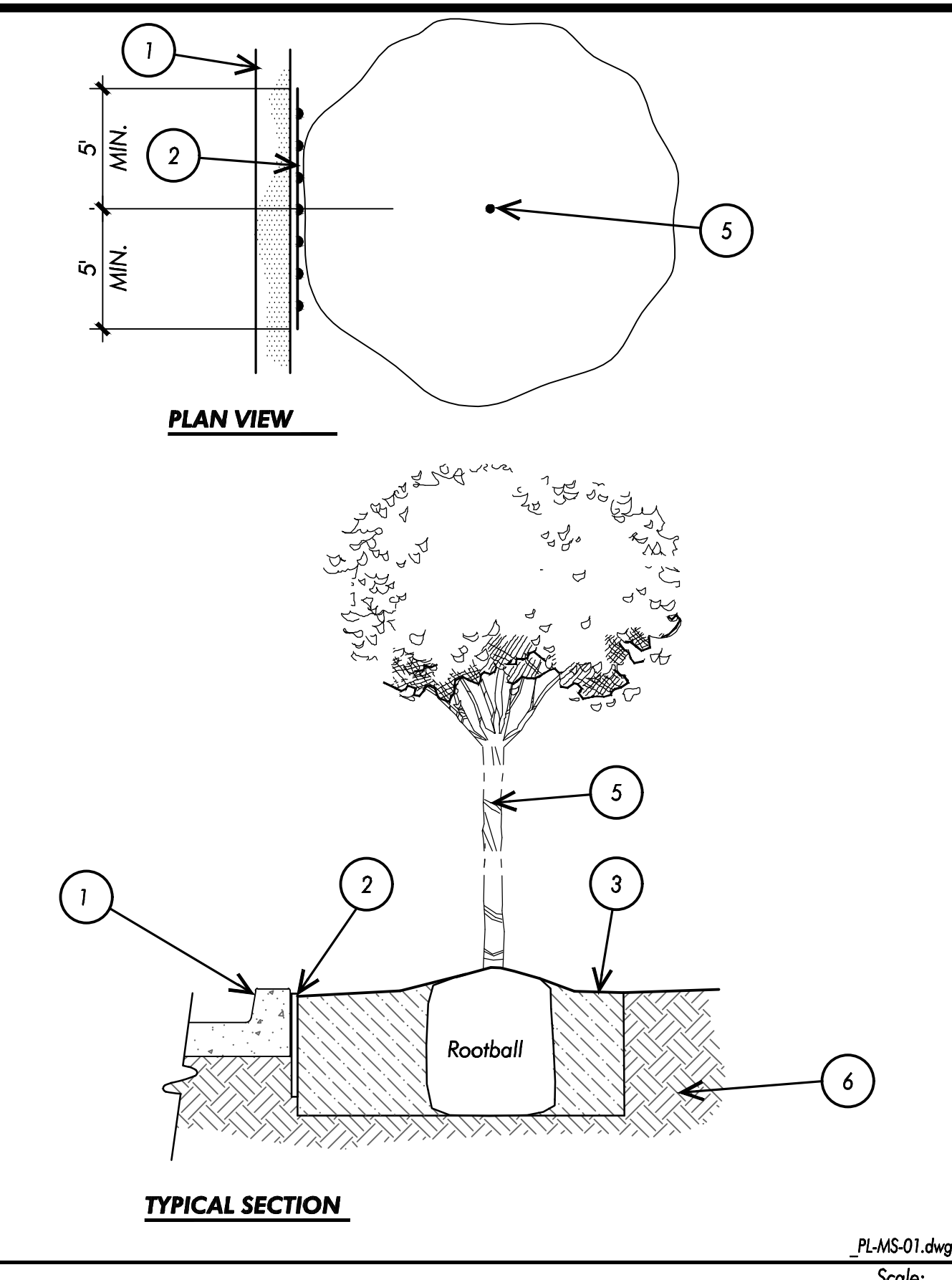
4 TREE PLANTING (Double-Staked)



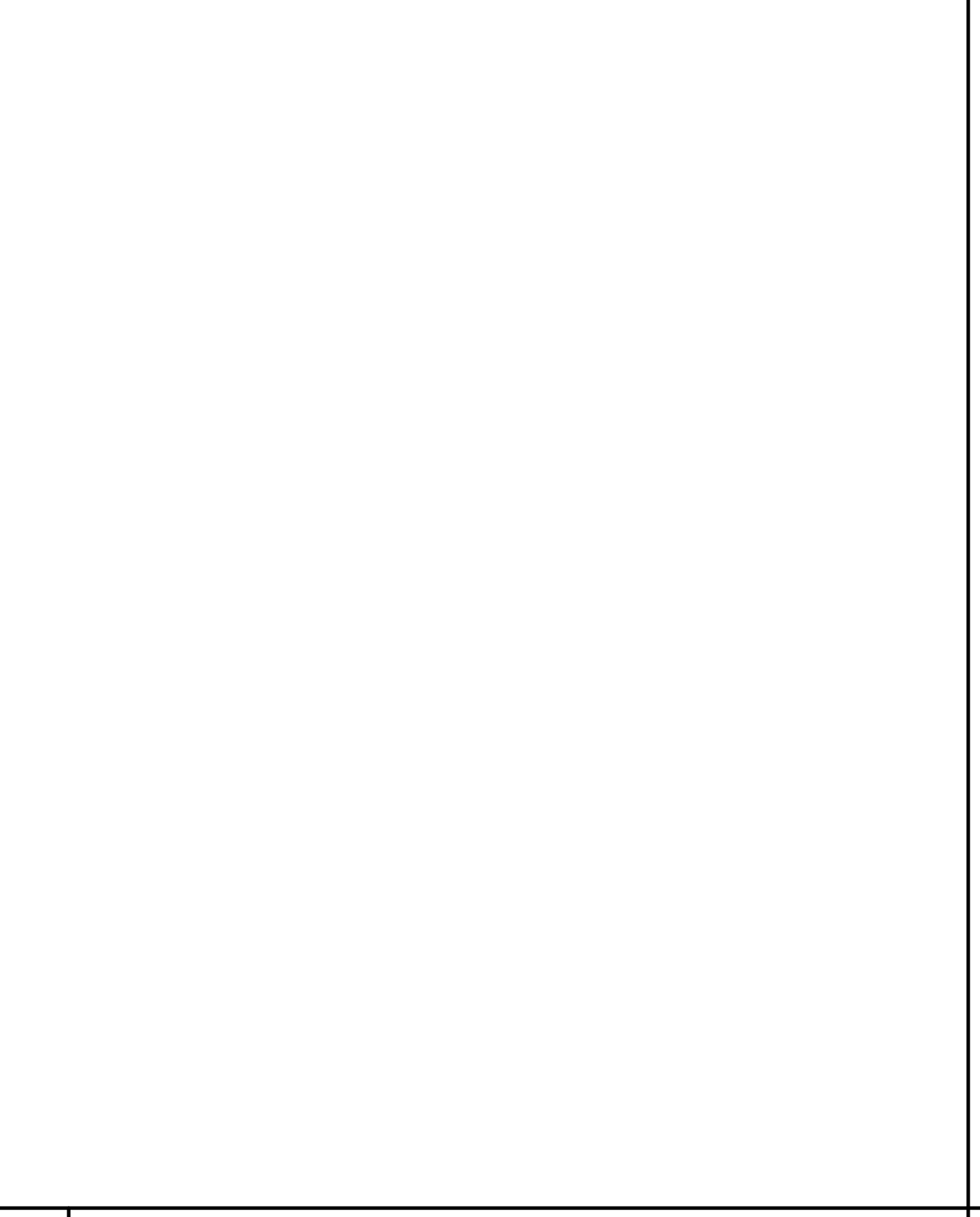
2 SHRUB PLANTING



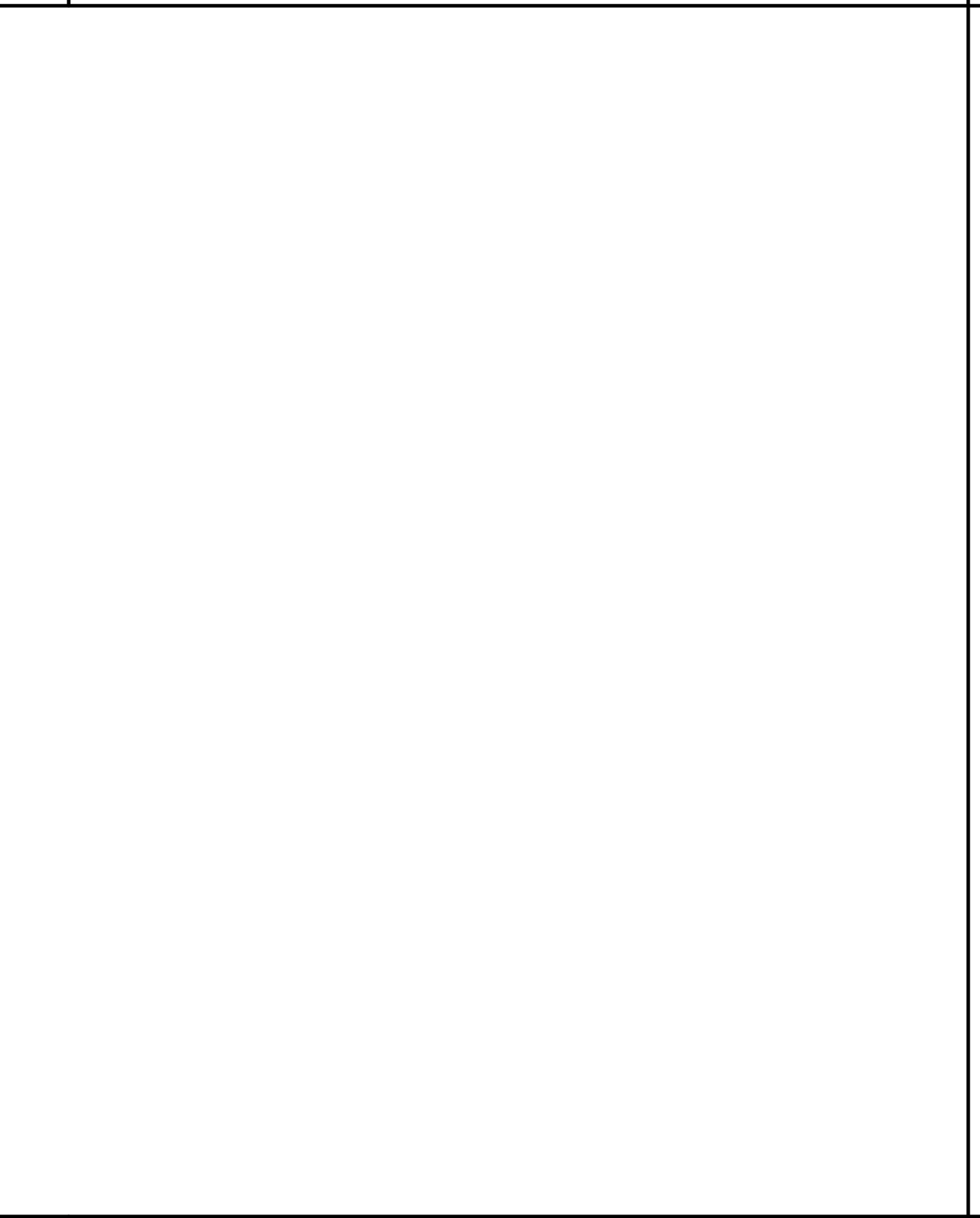
6 REDWOOD HEADERBOARD



10 TREE ROOT BARRIER



8 TREE PLANTING (Double Stake - Slope)



3 SHRUB PLANTING (on Slope)

9

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 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 follows: 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 recurrence 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.

Table with 2 columns: Item and Duration. 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 Wilting 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
Recommending
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



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

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



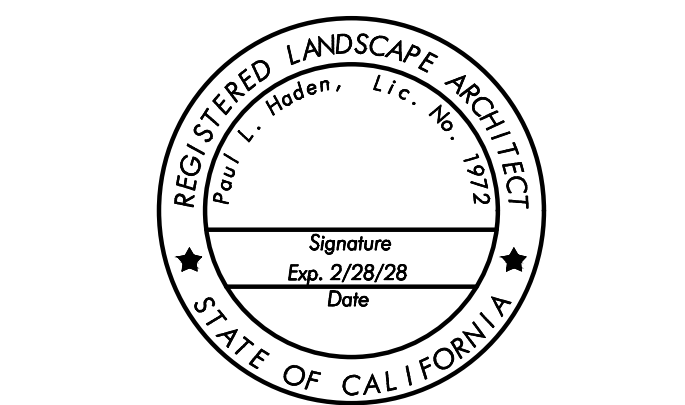
Developer
SEDC
23906 SOBOBA ROAD
SAN JACINTO, CA 92581
PHONE: (951) 663-2058

SOBOBA SOVOVATUM VILLAGE
PHASE-2
SITE IMPROVEMENT

2214 LAKE PARK DRIVE
SAN JACINTO, CA 92583

Table with 3 columns: No., DATE, DESCRIPTION. Row 1: 1, 07/01/26, ADDENDUM 'A'

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.



PLANTING SPECIFICATION

LP-6.01

07/01/2026 ADDENDUM 'A'