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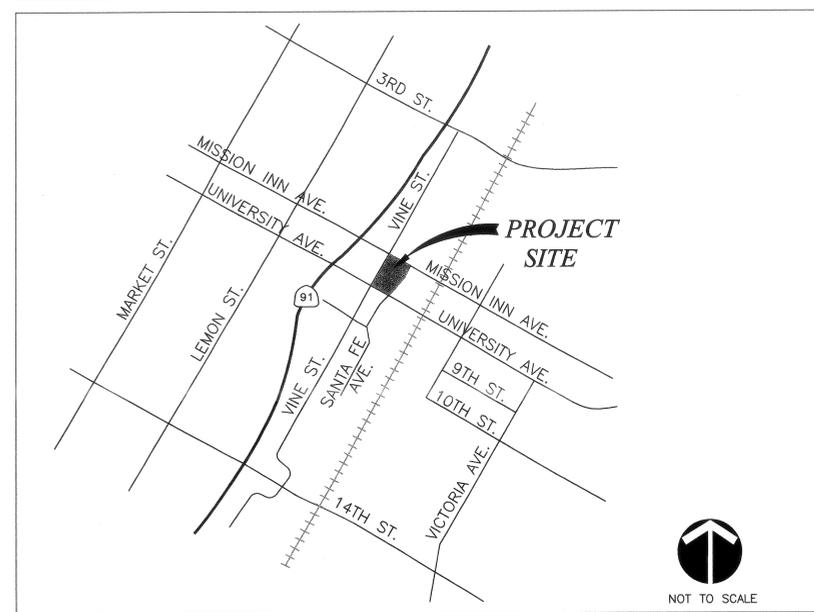
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# PARK & RECREATION DEPARTMENT IMPROVEMENT PLANS FOR NORTH PARK 3172 MISSION INN BOULEVARD RIVERSIDE, CALIFORNIA

Landscaping Architecture  
Park Planning & Design  
Project Management  
**Hirsch**  
& Associates Inc.  
2221 E. WINSTON RD. SUITE A  
ANAHEIM, CALIFORNIA 92806  
(714) 434-7440 FAX (714) 776-4395  
A S L A

## LOCATION MAP



## GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE FOLLOWING EDITIONS OF THE MODEL CODES:  
1997 UNIFORM BUILDING CODE      2001 CALIFORNIA BUILDING CODE  
2000 UNIFORM MECHANICAL CODE    2001 CALIFORNIA MECHANICAL CODE  
2000 UNIFORM PLUMBING CODE       2001 CALIFORNIA PLUMBING CODE  
1999 NATIONAL ELECTRICAL CODE    2001 CALIFORNIA ELECTRICAL CODE
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE CITY REPRESENTATIVE AND LANDSCAPE ARCHITECT TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT HIS OPERATIONS IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING SITE AMENITIES. IN THE EVENT OF DAMAGE, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY AND TOTAL EXPENSE FOR REPAIR OR REPLACEMENT OF SAID SITE AMENITY.
- THE CONTRACTOR SHALL PROVIDE SEVENTY-TWO (72) HOURS NOTICE TO AFFECTED UTILITIES WHEN RELOCATION IS REQUIRED.
- THE CONTRACTOR SHALL NOT BLOCK DRIVEWAYS OR VEHICULAR TRAFFIC AT ANY TIME EXCEPT AS DIRECTED AND APPROVED BY THE CITY REPRESENTATIVE.
- THE CONTRACTOR SHALL COMPLY WITH HPWH, APWA, WATCH TRAFFIC CONTROL HANDBOOK DURING CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT 1-800-227-2600 AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

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9.	LI-2	IRRIGATION DETAILS
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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

Project:  
**NORTH PARK  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA**



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
**COVER SHEET**

Sheet 1  
**CS**  
of 12



BID NO.: 6082

ORIGINALS - BID SET

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REORDER BY PART NUMBER 6552

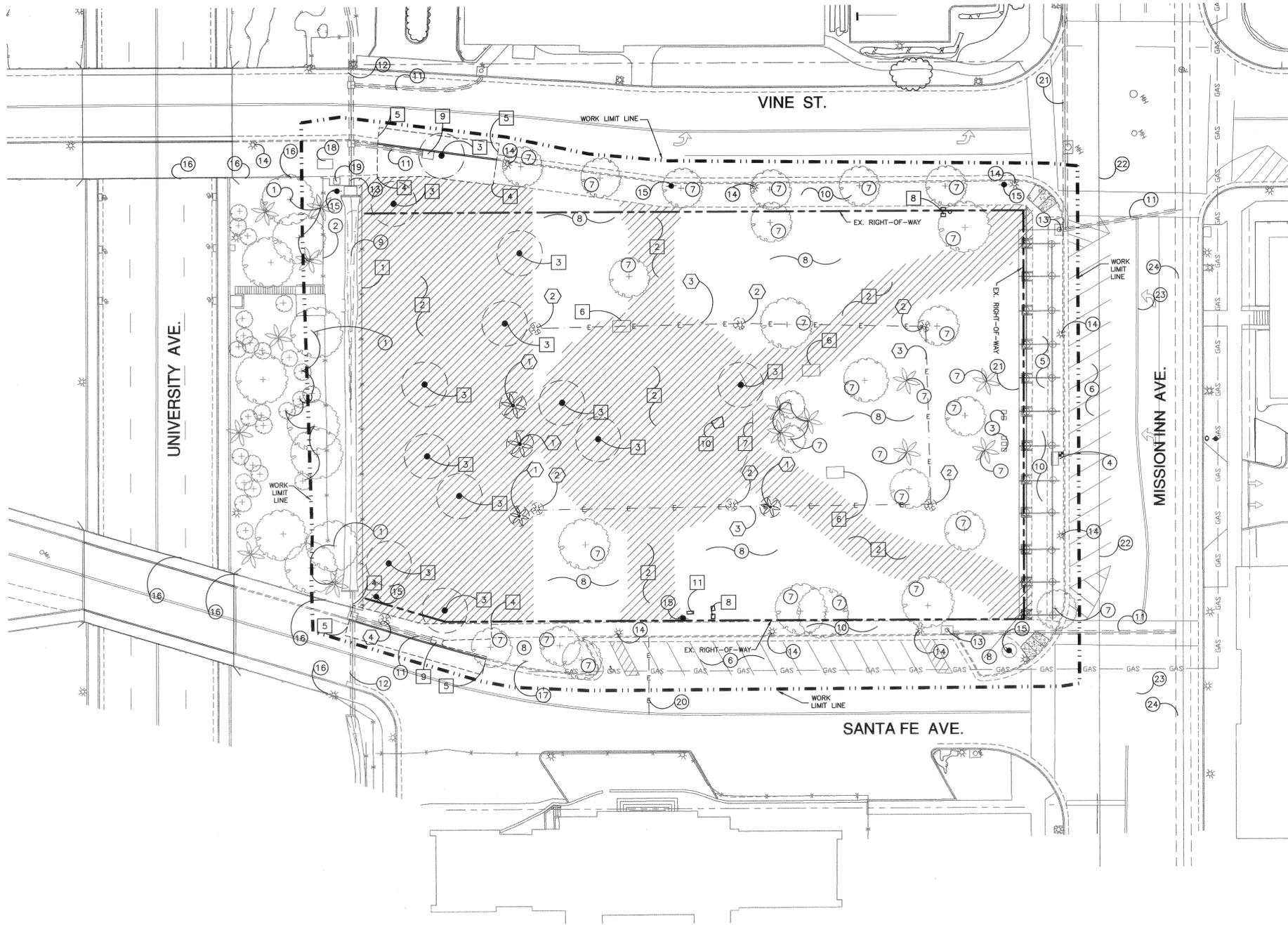
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### DEMOLITION NOTES

- A. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION & REQUIREMENTS.
- B. ALL ITEMS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED IN PLACE BY CONTRACTOR.
- C. ALL WORK WITHIN STREET RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM CITY PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL APPLY FOR PERMIT.
- D. ALL ITEMS REMOVED MUST BE LEGALLY DISPOSED OF OFF-SITE AT A DISPOSAL FACILITY LICENSED & AUTHORIZED TO ACCEPT MATERIAL.
- E. CONTRACTOR IS RESPONSIBLE FOR COMPLETE REMOVAL FROM SITE OF ALL MATERIAL NOT SPECIFIED ON THESE PLANS TO BE TURNED OVER TO CITY. CONTRACTOR SHALL CLEAR SITE OF ANY REMAINING DEBRIS PRIOR TO BEGINNING NEW CONSTRUCTION.
- F. CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING AND LOCATING ALL EXISTING ON-SITE AND OFF-SITE UTILITIES PRIOR TO ANY DEMOLITION AND IS ALSO RESPONSIBLE FOR DAMAGE TO UTILITIES. LOCATION OF UTILITIES SHOWN ON PLANS IS APPROXIMATE ONLY. CONTRACTOR TO CONTACT THE UNDERGROUND SERVICE ALERT AT 1-800-227-2800 AND CITY REPRESENTATIVE PRIOR TO PROCEEDING WITH DEMOLITION OPERATIONS.
- G. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES DURING DEMOLITION AND IS RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY DAMAGED ITEMS NOT SPECIFIED FOR REMOVAL.
- H. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND REPORT ANY POTENTIAL PROBLEMS OR DISCREPANCIES TO THE CITY PRIOR TO COMMENCING WORK.
- I. CONTRACTOR SHALL SECURE THE CONSTRUCTION SITE WITH A TEMPORARY CONSTRUCTION FENCE PER CITY'S SPECIFICATIONS.
- J. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL FOR THE CONSTRUCTION SITE DURING BOTH CONSTRUCTION AND MAINTENANCE PERIODS. CONTRACTOR SHALL SUBMIT EROSION CONTROL PLANS TO THE CITY FOR APPROVAL PRIOR TO ISSUANCE OF A GRADING PERMIT. EROSION CONTROL PLAN SHALL BE PREPARED BY A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. EROSION CONTROL PLAN SHALL MEET CITY ENGINEERING DEPARTMENT REQUIREMENTS.
- K. REMOVE ALL VEGETATION WITHIN PROPOSED CONSTRUCTION AREAS TO A DEPTH OF 6" BELOW EXISTING SURFACE. GRUB AND REMOVE ALL TREE AND SHRUB ROOTS TO A DEPTH OF 18". SUCH REMOVAL IS TO BE CONSISTENT WITH THE OVERRIDING INTENT TO PROTECT EXISTING TREES. STAY OUTSIDE THE DRIPLINE TO THE EXTENT POSSIBLE, AND DO NOT REMOVE ROOTS GREATER THAN TWO (2) INCHES IN DIAMETER WITHOUT FIRST NOTIFYING THE CITY AND LANDSCAPE ARCHITECT. REMOVE ALL MATERIAL FROM SITE AND DISPOSE OF IT AT A DUMP SITE LICENSED TO ACCEPT SUCH MATERIAL.
- L. CONTRACTOR IS RESPONSIBLE FOR REMOVAL, EXCAVATION AND BACKFILL OF ALL ITEMS REQUIRING REMOVAL THAT ARE NOT SPECIFICALLY MENTIONED ON THE PLANS BUT ARE REQUIRED FOR PROPER EXECUTION OF PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- M. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION HEADS, VALVES AND EQUIPMENT, EXCEPT THOSE IRRIGATING ARBOR AS NOTED ON PLANS, AND TURN OVER TO CITY PRIOR TO START OF WORK. PROTECT BACKFLOW PREVENTER & ARBOR IRRIGATION LINES & VALVES IN PLACE.
- N. SPRAY EXISTING TURF W/ROUND-UP OR EQUAL TO KILL TURF. APPLICATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. AFTER KILL, STRIP TURF TO A DEPTH OF 1" BELOW EXISTING GRADE AND REMOVE FROM SITE. CARE SHALL BE TAKEN IN THE DRIPLINE AREAS OF EXISTING TREES TO REMAIN TO PROTECT TREE ROOTS.

### DEMOLITION LEGEND

#### ○ ITEMS TO PROTECT IN PLACE

- 1 ALL TREES & SHRUBS ON SLOPE
- 2 EXISTING FENCE
- 3 EXISTING VALVE BOXES
- 4 EXISTING BACKFLOW PREVENTER & WATER METER
- 5 PERGOLA WITH VINES
- 6 EXISTING PARKING STRIPING & AC PAVING
- 7 EXISTING TREES
- 8 TURF AREA TO BE RENOVATED. SEE NOTE N.
- 9 EXISTING CONCRETE SWALE
- 10 EXISTING SIDEWALK
- 11 18" STORM DRAIN
- 12 24" STORM DRAIN

#### ○ ITEMS TO PROTECT IN PLACE (CONTINUED)

- 13 EXISTING CATCH BASIN
- 14 EXISTING STREET LIGHT
- 15 EXISTING UTILITY POLE
- 16 EXISTING STEEL FENCING
- 17 EXISTING SIGN, TYPICAL
- 18 EXISTING UTILITY VAULT
- 19 EXISTING ELECTRICAL PANEL
- 20 EXISTING ELECTRICAL LINE
- 21 ABANDONED STORM DRAIN
- 22 CITY WATER LINE
- 23 8" STORM SEWER
- 24 78" STORM DRAIN

#### ⬡ ITEMS TO SALVAGE

- 1 REMOVE FOUR (4) PALMS & RELOCATE PER SHEET LP.
- 2 EXISTING PARK LIGHT TO BE SALVAGED. CONTRACTOR SHALL REINSTALL LIGHT AS INDICATED ON SHEET LC-1 AND ELECTRICAL SHEETS. (TYPICAL 6 PLACES)
- 3 ABANDON EXISTING ELECTRICAL CONDUIT IN PLACE.
- 4 EXISTING STREET LIGHT. SALVAGE AND TURN OVER TO CITY.

#### □ ITEMS TO REMOVE

- 1 REMOVE EXISTING CHAIN LINK FENCE.
  - 2 CLEAR & GRUB AREAS FOR PARKING LOT, CENTRAL GARDEN, AND WALKWAYS ONLY.
  - 3 REMOVE EXISTING TREES PER PLAN (12).
  - 4 SAWCUT EXISTING SIDEWALK PER PLAN & REMOVE.
  - 5 SAWCUT EXISTING CURB & GUTTER AND 5' OF ASPHALT PER PLAN & REMOVE.
  - 6 REMOVE EXISTING CONCRETE PAD.
  - 7 REMOVE EXISTING DRINKING FOUNTAIN.
  - 8 REMOVE EXISTING IRRIGATION EQUIPMENT.
  - 9 REMOVE EXISTING CURB INLET CATCH BASIN.
  - 10 REMOVE EXISTING ROCK.
  - 11 REMOVE EXISTING IRRIGATION CONTROLLER & ENCLOSURE & TURN OVER TO CITY. ABANDON EXISTING CONDUIT & WIRING.
- (ADDITIVE BID ITEM II-B)  
BASE BID - PROTECT IN PLACE & RE-USE.

0' 20' 40' 60'

SCALE: 1" = 20'

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Date: 1-09-04  
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**DEMOLITION  
PLAN**

Sheet 2  
**LD**  
of 12

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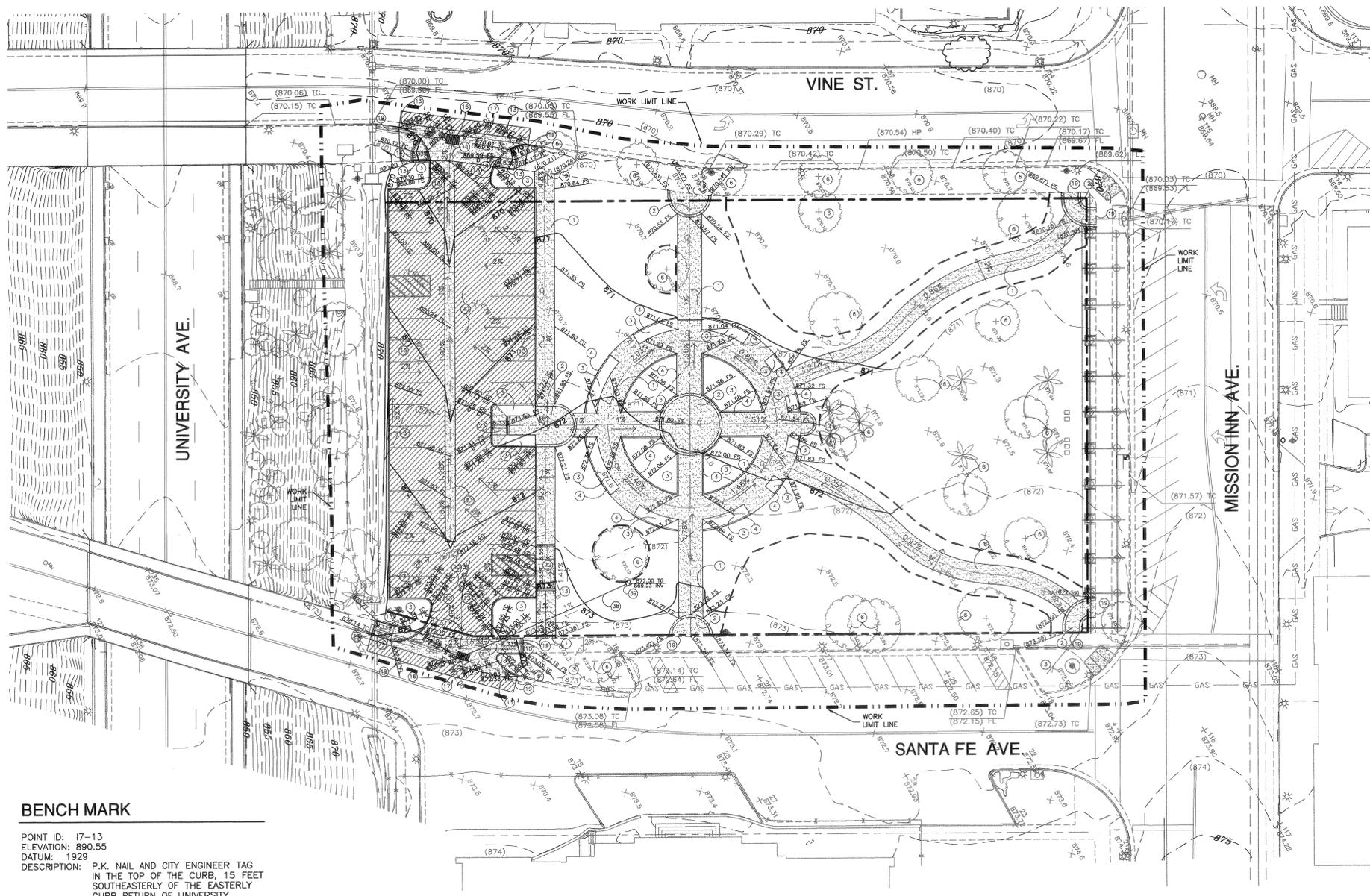
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**BENCH MARK**

POINT ID: 17-13  
 ELEVATION: 890.55  
 DATUM: 1928  
 DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN THE TOP OF THE CURB, 15 FEET SOUTHEASTERLY OF THE EASTERLY CURB RETURN OF UNIVERSITY AVENUE AND PARK AVENUE.

**GRADING NOTES**

- CONTRACTOR SHALL PERFORM ALL EXCAVATION, COMPACTED BACKFILL AND GRADING WORK TO ESTABLISH ALL SUBGRADES AND FINISH GRADES FOR ALL EARTHWORK, CONCRETE FLATWORK, FOOTINGS, WALLS, DECKS, RAMPS, CURBING, WALKS AND DRIVES AS INDICATED ON PLAN.
- CONTRACTOR SHALL ESTABLISH ALL ELEVATIONS AND DIMENSIONS, AND PROVIDE ALL SURVEY WORK NECESSARY FOR PROPER EXECUTION OF PLAN.
- COMPACTION FOR ALL LANDSCAPED AREAS SHALL BE 80% RELATIVE COMPACTION.
- CONCRETE SLAB AND WALK AREAS PROPOSED TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF 12" AND COMPACTED TO 90% PRIOR TO PLACEMENT OF FILL.
- CONCRETE SLAB AND WALK AREAS PROPOSED FOR CUTS SHALL BE SCARIFIED TO A DEPTH OF 6" AFTER EXCAVATION OF CUT MATERIAL AND COMPACTED TO 90%.
- ALL EXCESS SOIL GENERATED FROM FOOTINGS & SIDEWALK & PARKING EXCAVATION SHALL BE SPREAD ON SITE AS DIRECTED BY THE CITY AT NO EXTRA COST.
- COMPACT ALL AGGREGATE BASE MATERIALS TO 95% SCARIFY TOP 12" OF SUBGRADE BELOW AGGREGATE BASE AND COMPACT TO 90% PRIOR TO PLACEMENT OF BASE.
- EARTHWORK QUANTITIES STATED ARE ARCHITECT'S ESTIMATE ONLY. CONTRACTOR SHALL PERFORM ALL EARTHWORK AS INDICATED ON PLANS. NO ADDITIONAL COST WILL BE ALLOWED OR PAID BY THE CITY FOR GRADING OPERATION.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL AND STORM WATER RUN-OFF ON AND DIRECTLY ADJACENT TO SITE. CONTRACTOR MUST PREPARE AND SUBMIT AN EROSION CONTROL AND STORM WATER CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO STARTING GRADING OPERATIONS.
- CONTRACTOR SHALL REMOVE ALL VEGETATION FROM AREAS TO BE GRADED PRIOR TO START OF GRADING OPERATIONS. ALL VEGETATION REMOVED SHALL BE DISPOSED OF OFF-SITE AT A LICENSED DISPOSAL FACILITY ACCEPTING SUCH MATERIAL.
- CONTRACTOR SHALL APPLY FOR ALL PERMITS REQUIRED FOR EARTHWORK OPERATIONS THROUGH THE CITY. CITY WILL ISSUE PERMITS AT NO COST TO THE CONTRACTOR.
- INITIAL INSPECTION: PRIOR TO ANY GRADING OR PREPARATORY TO GRADING, THERE SHALL BE A PRE-GRADING MEETING HELD ON THE SITE. THE CONTRACTOR SHALL CONTACT THE CITY AT LEAST 48 HOURS PRIOR AND SHALL CONTACT THE FOLLOWING PRINCIPALS TO BE REPRESENTED AT THE MEETING: CITY REPRESENTATIVE, LANDSCAPE ARCHITECT, AND GRADING/BUILDING INSPECTOR.
- SUBSEQUENT INSPECTIONS: REQUEST FOR INSPECTION BY THE GRADING/BUILDING INSPECTOR OF RECORD OF THE FOLLOWING ITEMS SHALL BE MADE IN THE FORM AND MANNER AS REQUIRED BY THE CITY.
  - SITE CLEANOUT: AFTER ALL BRUSH AND UNSUITABLE MATERIAL HAS BEEN REMOVED AND AN ACCEPTABLE BASE HAS BEEN EXPOSED, BUT BEFORE FILL IS PLACED.
  - DRAINAGE DEVICE INSPECTION: CONTACT GRADING/BUILDING INSPECTOR OF RECORD FOR REQUIREMENTS.
  - PAVING: FOR ON-SITE PAVING AND/OR PAVING IN PUBLIC RIGHT OF WAY, CONTACT ENGINEERING INSPECTOR FOR REQUIREMENTS AND INSPECTION.

- ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING WITHOUT THE NECESSITY OF THE BUILDING OFFICIAL HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS. UNDER NORMAL CIRCUMSTANCES, ALL SUBDRAINS AND SLOPE DRAINS SHALL BE IN PLACE AND APPROVED AS A CONDITION OF ROUGH GRADING RELEASE.
- FINAL: ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND ALL WRITTEN PROFESSIONAL APPROVALS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED. AN AS-BUILT PLAN WILL BE REQUIRED IF, IN THE OPINION OF THE BUILDING OFFICIAL, THE FINISHED SITE SIGNIFICANTLY DEVIATES FROM THE APPROVED GRADING PLAN.
- THE PROJECT SITE SHALL BE MAINTAINED IN A 'WET DOWN' CONDITION TO THE DEGREE NECESSARY TO PREVENT EXCESSIVE DUST. PERIODICALLY, SPILLAGE AND DUST SHALL BE REMOVED FROM THE PUBLIC RIGHT OF WAY BY SWEEPING OR SPRINKLING. HOWEVER, WATERING THAT RESULTS IN MUD ON PUBLIC STREETS IS NOT PERMITTED AS A SUBSTITUTE FOR OTHER CLEANING METHODS.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL SIGNS, LIGHTS, BARRICADES, FLASHING ARROW BOARD AND ANY OTHER TRAFFIC CONTROL OR WARNING DEVICES, INCLUDING FLAGMEN, AS MAY BE REQUIRED BY THE CITY ENGINEER. ALL ITEMS MENTIONED SHALL BE IN CONFORMANCE WITH THE CURRENT REQUIREMENTS AS SPECIFIED IN THE LATEST EDITION OF THE CONSTRUCTION SAFETY ORDERS AND W.A.T.C.H. FAILURE TO DO SO WILL BE CITED UNDER THE APPLICABLE SECTION OF THE C.V.C. AND CORRECTIVE COSTS TO THE CITY WILL BE CHARGED.
- THE CITY SHALL PAY FOR THE INITIAL SOIL AND MATERIAL TESTS. CONTRACTOR WILL PAY FOR ANY SUBSEQUENT SOIL AND MATERIAL TESTS DEEMED NECESSARY DUE TO THE FAILURE OF THE INITIAL TESTS, AS DETERMINED BY THE BUILDING OFFICIAL OR DESIGNER.
- NO WORK SHALL BE DONE ON ADJACENT PROPERTIES OR ADJACENT OWNER'S IMPROVEMENTS WITHOUT OBTAINING WRITTEN PERMISSION FROM THE OWNERS OF THE ADJACENT PROPERTIES AND SUBMITTING A COPY THEREOF TO THE CITY ENGINEERING DIVISION.
- ALL EXISTING DRAINAGE COURSES ON THE PROJECT MUST CONTINUE TO FUNCTION, ESPECIALLY DURING STORM CONDITIONS, AND APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT. IN ALL CASES, THE CONTRACTOR AND/OR DEVELOPER SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTION OF NATURAL DRAINAGE PATTERNS. IF THE FOREGOING CANNOT BE COMPLIED WITH, A FULLY EXECUTED, NOTARIZED AND RECORDED AGREEMENT BETWEEN THE AFFECTED PARTIES SHALL BE EXECUTED.
- WORK, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND THE TRAVELING PUBLIC.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID CREATING ANY DRAINAGE PROBLEMS FOR PROPERTIES ADJACENT TO OR IN THE VICINITY OF THE PROPOSED DEVELOPMENT. IF ANY SUCH DRAINAGE PROBLEMS ARE EVIDENT OR DO OCCUR, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND IMPLEMENT A SOLUTION ACCEPTABLE TO THE CITY ENGINEER AT NO COST TO THE CITY AND TO SUBMIT A RECORD INSTRUMENT TO INSURE THE FUTURE OF THE SOLUTION.
- ALL OFFSITE GRADING WILL REQUIRE WRITTEN PERMISSION OF THE CITY. SAID WRITTEN NOTICE SHALL BE NOTARIZED AND FILED WITH THE CITY ENGINEER PRIOR TO ISSUANCE OF PERMITS.

- ANY CONNECTIONS TO THE CITY STORM DRAINS FROM PRIVATE ON-SITE DRAINS MUST BE APPROVED BY THE CITY ENGINEER. A PERMIT FOR WORK IN THE RIGHT-OF-WAY MUST BE OBTAINED FROM THE CITY ENGINEERING DIVISION PRIOR TO CONNECTION.
- CONSTRUCTION SITE SHALL BE MAINTAINED IN SUCH CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 OF PARTS 117 AND 302. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOLID OR LIQUID CHEMICAL SPILLS, WATER FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVE AND SOLVENTS, ASBESTOS FIBERS, RADIATOR OR BATTERY FLUID, FERTILIZERS, VEHICLE EQUIPMENT OIL, CLEANING OR CHEMICAL DREGS, AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING.
- DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIAL SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATE FROM POTENTIAL STORM WATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- TOLERANCE FOR FINISH GRADE SHALL BE ONE TENTH OF A FOOT IN TEN FEET, MEASURED WITH A TWENTY FOOT STRAIGHT EDGE.

**CONSTRUCTION NOTES**

- CONSTRUCT 4" THICK CONCRETE WALKS, 8' OR 10' WIDE PER PLAN & DETAIL A, SHEET LC-2. SCORE CENTERLINE OF WALKS & AT RIGHT ANGLE TO CENTERLINE AT EVEN INTERVALS PER PLAN.
- INSTALL 4" THICK, INTEGRAL COLORED CONCRETE, LM SCOFIELD C-26, ANTIQUE CORK, WITH MEDIUM BROOM FINISH, 2' X 2' SAWCUT SCORING AND 12" WIDE BORDER PER PLAN. CURE WITH LITHOCHROME COLOR WAX IN ANTIQUE CORK.
- PLANTING AREA. REFER TO LANDSCAPE PLANS.
- CONSTRUCT 6" X 6" MOW CURB PER DETAIL D, SHEET LC-2.
- PROTECT EXISTING TREES.
- ACCESSIBLE PATH OF TRAVEL. MAINTAIN MINIMUM 4' WIDTH & MAXIMUM 2% CROSS SLOPE.
- CONSTRUCT 6" HIGH TYPE I CONCRETE CURB PER CITY OF RIVERSIDE STD. DRAWING #200.
- CONSTRUCT HC RAMP WITH DIMINISHING CURB PER PLAN AND APWA STANDARD PLAN 111-2, CASE D, TYPE 2.
- CONSTRUCT HC RAMP WITH GROOVED WARNING STRIP & 6" CURBS PER DETAILS E & F, SHEET LC-2.
- CONSTRUCT NEW CATCH BASIN & ATTACH TO EXISTING 18" RCP STORM DRAIN PER DETAIL D, SHEET LG-2, APWA STANDARD PLAN 304-2 AND CITY OF RIVERSIDE STANDARD DRAWING 424.
- CONSTRUCT 6" THICK CONCRETE DRIVE APRON WITH CONCRETE GUTTER PER PLAN & APPLICABLE SECTIONS OF CITY OF RIVERSIDE STANDARD DRAWING 220. MEET & MATCH EXISTING CURB & GUTTER.
- MEET & MATCH EXISTING PAVEMENT.
- INSTALL 3" ASPHALT CONCRETE PAVEMENT ON 4" MISCELLANEOUS AGGREGATE BASE COMPACTED TO 90%. SEE DETAIL L, SHEET LC-2. REFER TO GEOTECHNICAL ENGINEER'S REPORT IN SPECIFICATIONS FOR SUBGRADE PREPARATION.
- CONSTRUCT 4' WIDE CONCRETE SWALE PER PLAN AND DETAIL M, SHEET LC-2.
- CONSTRUCT HC PARKING ACCESS RAMP PER APWA STANDARD PLAN 111-2, CASE B, TYPE 1, & DETAIL H, SHEET LC-2.
- CONSTRUCT HC RAMP PER APWA STANDARD PLAN 111-1, CASE D, TYPE 1.
- INSTALL 6" DIAMETER, SCH 40 PVC DRAIN LINE PER DETAIL B, SHEET LG-2. EXTEND INTO NEW CATCH BASIN.
- INSTALL NEW BROOKS PRODUCTS #1212 CATCH BASIN WITH PARKWAY GRATE PER DETAIL C, SHEET LG-2.

**GRADING LEGEND**

	PROPOSED CONTOUR
	EXISTING CONTOUR
	EXISTING ELEVATION
	DIRECTION OF FLOW
	FLOW LINE
	DRAIN LINE
	CENTER LINE
	DAYLIGHT LINE
	EXISTING RIGHT OF WAY
	EXISTING TREE, TYPICAL, PROTECT
	EXISTING PALM, TYPICAL, PROTECT
	CATCH BASIN
	FINISHED GRADE
	FINISHED SURFACE
	HIGH POINT
	INVERT ELEVATION OF PIPE
	TOP OF GRATE
	TOP OF CURB

**ENGINEER'S ESTIMATE**

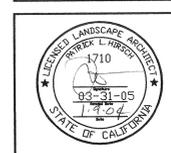
1. EXPORT	256 CYS.
2. SUBSIDENCE	58 CYS.
3. EXCAVATION & COMPACTION	98 CYS.
4. IMPORT & COMPACTION	114 CYS.

Landscaping Architecture  
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 A S L A

**Hirsch**  
 & Associates Inc.

Project:

**NORTH PARK**  
**3172 MISSION INN BOULEVARD**  
**RIVERSIDE, CALIFORNIA**



Date: 1-09-04  
 Design: P. HIRSCH  
 Job No: 0230

Description:  
**GRADING PLAN**

Sheet 3  
**LG-1**  
 of 12

DRAWING NUMBER  
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REDUCER BY PART NUMBER 8552

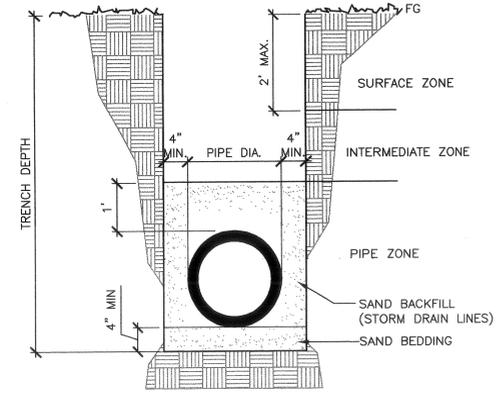
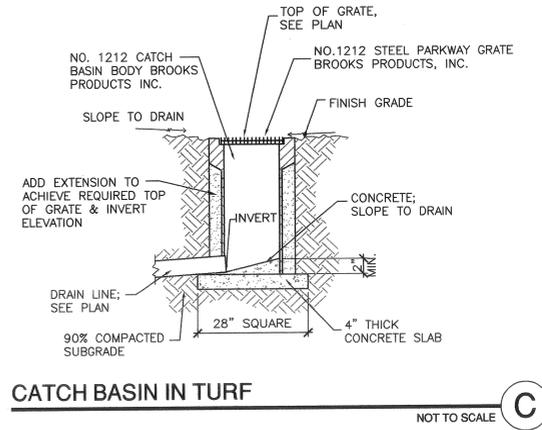
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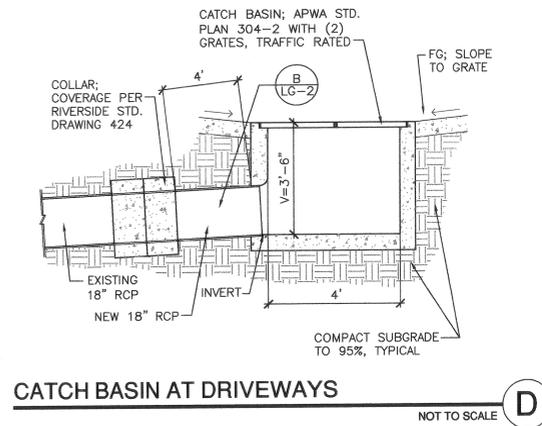
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SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REDUCER BY PART NUMBER 8552



PIPE ZONE FOR STORM DRAIN AND SEWER LINES: THE PIPE SHALL BE BEDDED ON A MINIMUM OF 4" OF WASHED PLASTER SAND TO PROVIDE A FIRM AND UNIFORM BEARING THROUGHOUT THE ENTIRE LENGTH OF PIPE. THE REMAINING PORTION OF BACKFILL IN THIS ZONE SHALL BE OF SAND, FREE OF LARGE STONES OR LUMPS, AND THOROUGHLY COMPACTED BY FLOODING OR TAMPING BEFORE ADDITIONAL BACKFILL IS PLACED THEREON.

INTERMEDIATE ZONE: AFTER COMPACTION OF THE PIPE ZONE, BACKFILLING MAY PROCEED IN LIFTS NOT TO EXCEED 6" IN HEIGHT. BACKFILL IN THIS ZONE SHALL BE ON SITE SOIL FREE OF LUMPS AND CLODS, OR OTHER DELETERIOUS MATERIALS, AND COMPACTED BY MECHANICAL COMPACTION TO WITHIN 2' OF THE SURFACE TO A RELATIVE COMPACTION OF 90%.

SURFACE ZONE: BACKFILL IN THIS ZONE SHALL BE ON-SITE SOIL FREE OF LUMPS AND CLODS OR OTHER DELETERIOUS MATERIALS. COMPACTION OF THIS ZONE SHALL BE PERFORMED BY MECHANICAL METHODS TO PROVIDE A RELATIVE COMPACTION OF 95% WHERE IT PASSES UNDER HARDSCAPE AND 90% IN LANDSCAPE AREAS.



DRAIN LINE NOT TO SCALE B

CATCH BASIN AT DRIVEWAYS NOT TO SCALE D

Landscape Architecture  
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Project Management  
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A S L A

Project:  
  
NORTH PARK  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
GRADING  
DETAILS

Sheet 4  
LG-2  
of 12

DRAWING NUMBER  
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552

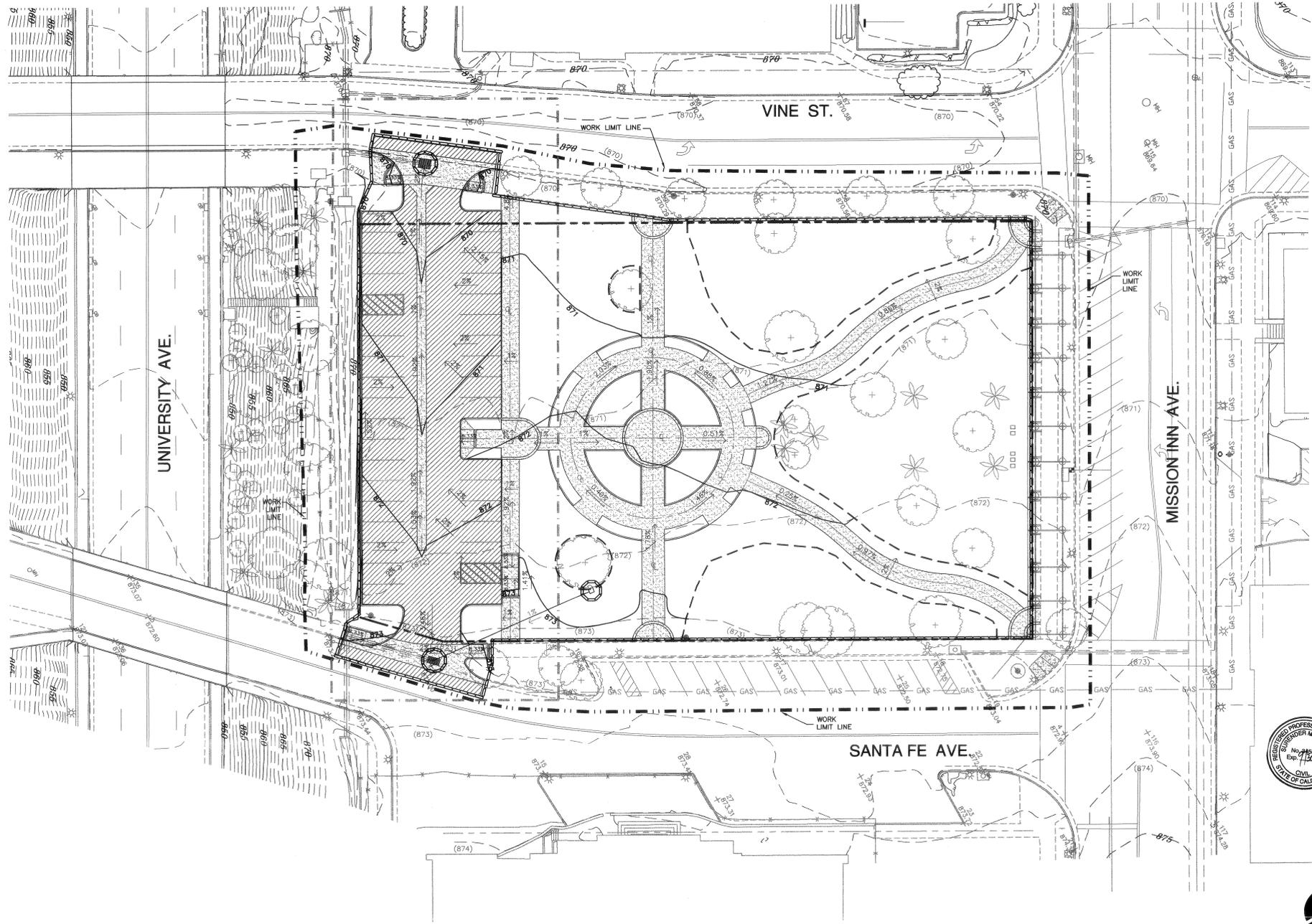
DRAWING NUMBER  
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552

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DRAWING NUMBER  
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552



**EROSION CONTROL NOTES**

- a) In case of emergency call MR \_\_\_\_\_ at (714) 776-4340 24 HOURS
- b) The undersigned civil engineer will review erosion control work and certify that work is in accordance with the approved plans.  
MR SURENDER DEWAN RCE 34559 1/12/04 DATE
- c) A standby crew for emergency work shall be available at all times during the rainy season. (November 1-April 15) Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices or to repair any damaged erosion control measures when rain is imminent.
- d) Devices shall not be moved or modified without the approval of the City Inspector.
- e) All removable protective devices shown shall be in place at the end of each working day or on weekends when the five-day rain probability forecast working exceeds 40 percent.
- f) After a rainstorm, all silt and debris shall be removed from check berms and desilting basins and the basins pumped dry. All graded slope surface protection measures damaged during a rainstorm shall also be immediately repaired.
- g) Fill slopes at the tract perimeter must drain away from the top of the slope at the conclusion of each working day.
- h) A guard shall be posted on the site whenever the depth of water in any devices exceed two feet.

Placement of devices to reduce erosion damage within the tract must be shown on the plan.

Outlet conditions from the desilting basin shall not exceed downstream limitations, with the exception of overflow which is designed to provide capacity of 1.5 times the maximum design flow.

The contractor shall be responsible and shall take the necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

i) All loose soil and debris which may create a potential hazard to offsite property shall be removed from the site as directed by the inspector.

THE UNDERSIGNED CIVIL ENGINEER ACCEPTS RESPONSIBILITY FOR PROFESSIONAL INSPECTION  
MR SURENDER DEWAN RCE 34559 1/12/04 DATE

**STANDARD NOTES**

SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES BY WIND OR RUNOFF.

RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.

ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANT, GLUES, LIME PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DREGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.

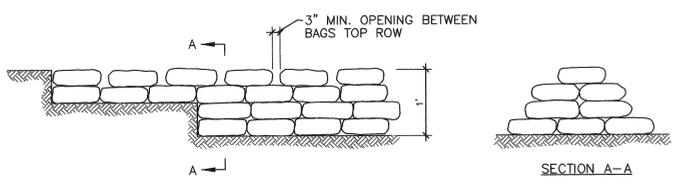
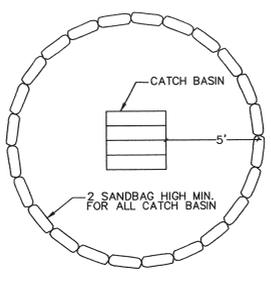
DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

**DUST CONTROL**

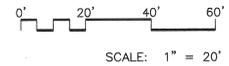
CONSTRUCTION SHALL BE IN COMPLIANCE WITH S.C.A.Q.M.D. RULES 403 TO REDUCE FUGITIVE DUST. DUST REDUCING MEASURES WILL INCLUDE:

1. REGULAR WATERING OF GRADED SURFACES.
2. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TRAVEL ALONG ESTABLISHED AND REGULARLY WATERED ROADWAYS.
3. REGULAR OPERATIONS THAT TEND TO CREATE DUST SHALL BE SUSPENDED DURING WINDY CONDITIONS.



**SANDBAG AT CATCH BASIN** A NOT TO SCALE

**TYPICAL SANDBAG DETAIL** B NOT TO SCALE



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Phone: (714) 740-8840 Fax: (714) 740-8842  
Prepared Under the Supervision of:  
**DIA**  
SURENDER M. DEWAN RCE 34559 DATE: 1/12/05

**NORTH PARK**  
**3172 MISSION INN BOULEVARD**  
**RIVERSIDE, CALIFORNIA**

Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
**EROSION CONTROL**

Sheet 5  
**EC-1**  
of 12

DRAWING NUMBER

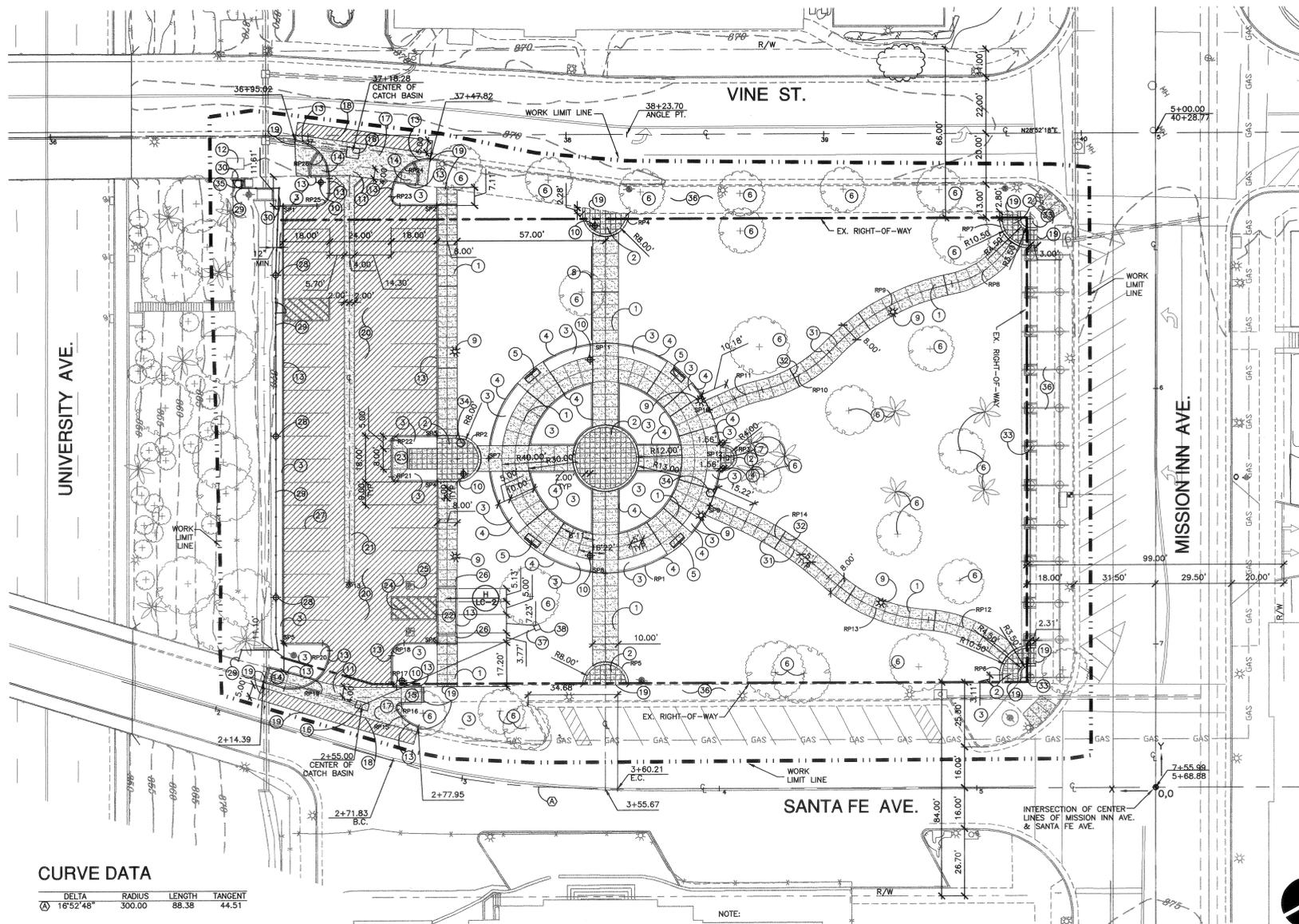
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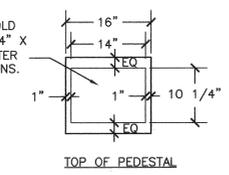
**CURVE DATA**

DELTA	RADIUS	LENGTH	TANGENT
16°52'48"	300.00	88.38	44.51

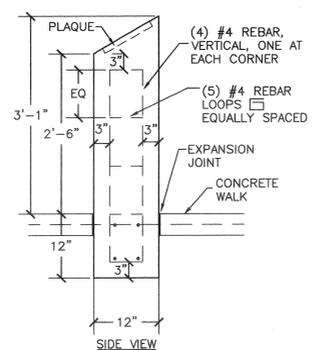
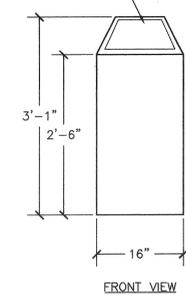
NOTE:  
CENTERLINE & STATIONING INFORMATION FOR VINE STREET, SANTA FE AVENUE & MISSION INN AVENUE WAS DERIVED FROM INFORMATION PROVIDED BY CITY OF RIVERSIDE AS DOCUMENTED ON SHEETS 8, 14, 15 & 16 OF 32, EDA PROJECT NO. 07-01-03135, ACCOUNT NO. R-3231.

NOTE:  
CONTRACTOR TO MOUNT PLAQUE IN PEDESTAL.

RECESS 1 1/2" TO HOLD EXISTING 10 1/4" X 14" X 1 1/2" PLAQUE. CENTER RECESS BOTH DIRECTIONS.



SANDBLASTED, COLORED CONCRETE PEDESTAL W/ ANGLED TOP & RECESS FOR PLAQUE



**PEDESTAL FOR PARK PLAQUE**

NOT TO SCALE **A**

**GENERAL NOTES**

- CONTRACTOR SHALL CONSTRUCT IN THEIR ENTIRETY ALL ITEMS OF WORK AS SHOWN ON PLANS AND DELINEATED IN SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, LOCATIONS, AND DEPTHS OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. NOTIFY UNDERGROUND SERVICE ALERT @ 1-800-227-2660 AT LEAST THREE (3) WORKING DAYS PRIOR TO START OF WORK.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODES, SPECIFICATIONS, LOCAL ORDINANCES, ADA REQUIREMENTS, AND TITLE 24 ACCESSIBILITY REQUIREMENTS.
- CONTRACTOR SHALL KEEP JOB SITE FREE OF DEBRIS AT ALL TIMES.
- ALL CONCRETE SHALL BE TYPE II & CONFORM TO TABLE 201-1.1.2 (A) OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, 2000 EDITION, UNLESS SPECIFIED OTHERWISE.
- ALL ANCHORS AND REINFORCEMENTS SHALL BE HELD IN PLACE, TIED AND/OR SUPPORTED, PRIOR TO PLACEMENT OF CONCRETE.
- PERFORM ALL EXCAVATION, COMPACTED BACKFILLING AND GRADING OPERATIONS TO ESTABLISH ALL SUBGRADES AND FINISH GRADES FOR ALL ITEMS OF CONSTRUCTION AS INDICATED ON PLANS.
- CONTRACTOR SHALL CLEAR SITE OF ALL WEED AND GRASS GROWTH PRIOR TO START OF WORK. CONTRACTOR SHALL MAINTAIN SITE IN WEED FREE CONDITION DURING CONSTRUCTION BY SPRAYING ALL WEED GROWTH WITH 'ROUNDUP' AND REMOVING GROWTH FROM SITE. ALLOW 10 DAYS BETWEEN SPRAYING AND REMOVAL.
- CONTRACTOR SHALL PROVIDE ALL SURVEY WORK NECESSARY FOR CONSTRUCTION. CONTRACTOR SHALL ESTABLISH ALL ELEVATIONS FOR CONSTRUCTION.
- ALL LAYOUT AND FORMING OF CONSTRUCTION ITEMS MUST BE REVIEWED AND APPROVED BY CITY REPRESENTATIVE PRIOR TO CONSTRUCTION OR SAWCUTTING.
- RADIUS ALL EXPOSED EDGES OF CONCRETE WITH 1/2" RADIUS FINISHING TOOL UNLESS NOTED OTHERWISE.
- ALL CONCRETE FLAT WORK SHALL BE 4" THICK WITH A MEDIUM BROOM FINISH UNLESS SPECIFIED OTHERWISE.
- ALL CONCRETE DRIVE APPROACHES AND CONCRETE SUBJECT TO VEHICULAR TRAFFIC SHALL BE 6" THICK WITH A MEDIUM BROOM FINISH UNLESS SPECIFIED OTHERWISE.
- ALL WORK SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL NEW CONSTRUCTION IS TO MEET & MATCH EXISTING.

**STATION POINTS**

STATION POINT	X		Y	
	WEST	NORTH	WEST	NORTH
SP1	338.41	228.42		
SP2	278.41	228.42		
SP3	278.41	138.42		
SP4	278.41	120.42		
SP5	338.41	57.42		
SP6	278.41	57.42		
SP7	258.41	129.42		
SP8	213.41	84.42		
SP9	172.47	110.73		
SP10	172.47	148.11		
SP11	213.41	174.42		
SP12	168.41	129.42		
SP13	312.71	81.12		

**CONSTRUCTION NOTES**

- CONSTRUCT 4" THICK CONCRETE WALKS, 8' OR 10' WIDE PER PLAN & DETAIL A, SHEET LC-2. SCORE CENTERLINE OF WALKS & AT RIGHT ANGLE TO CENTERLINE AT EVEN INTERVALS PER PLAN.
- INSTALL 4" THICK, INTEGRAL COLORED CONCRETE, LM SCOFIELD C-26, ANTIQUE CORK, WITH MEDIUM BROOM FINISH, 2' X 2' SAWCUT SCORING AND 12" WIDE BORDER PER PLAN. CURE WITH LITHOCHROME COLOR WAX IN ANTIQUE CORK.
- PLANTING AREA. REFER TO LANDSCAPE PLANS.
- CONSTRUCT 6" X 6" MOW CURB PER DETAIL D, SHEET LC-2.
- INSTALL 6" STEEL BENCH, DUMOR 58-60, WITH OPTIONAL CENTER ARMREST & BRONZE POLYESTER POWDER FINISH ON CONCRETE PAD PER PLAN. BOLT TO SLAB. (4 PLACES)
- PROTECT EXISTING TREES.
- CONSTRUCT PEDESTAL OF INTEGRAL COLORED CONCRETE, LM SCOFIELD C-26, ANTIQUE CORK, WITH SANDBLASTED FINISH PER DETAIL A, THIS SHEET.
- INSTALL DEEPROOT BARRIER UB 24-2 ALONG EDGE OF NEW WALK UNDER DRIFLINE OF EXISTING TREE PER PLAN AND DETAIL N, SHEET LC-2.
- RELOCATE EXISTING LIGHT TO NEW WALK PER PLAN AND ELECTRICAL PLAN, SHEET E-1. (6 PLACES)
- INSTALL NEW PARK LIGHTS TO MATCH EXISTING PER PLAN AND ELECTRICAL PLANS, SHEETS E-1 AND E-2. (6 PLACES)
- ACCESSIBLE PATH OF TRAVEL. MAINTAIN MINIMUM 4' WIDTH & MAXIMUM 2% CROSS SLOPE.
- PROTECT EXISTING VAULT.
- CONSTRUCT 6" HIGH TYPE I CONCRETE CURB PER CITY OF RIVERSIDE STD. DRAWING #200.
- CONSTRUCT HC RAMP WITH DIMINISHING CURB PER PLAN AND APWA STANDARD PLAN 111-2, CASE D, TYPE 2.
- CONSTRUCT HC RAMP WITH GROOVED WARNING STRIP & 6" CURBS PER DETAILS E & F, SHEET LC-2.
- CONSTRUCT NEW CATCH BASIN & ATTACH TO EXISTING 18" RCP STORM DRAIN PER DETAIL D, SHEET LG-2, APWA STANDARD PLAN 304-2 AND CITY OF RIVERSIDE STANDARD DRAWING 424.
- CONSTRUCT 6" THICK CONCRETE DRIVE APRON WITH CONCRETE GUTTER PER PLAN & APPLICABLE SECTIONS OF CITY OF RIVERSIDE STANDARD DRAWING 220. MEET & MATCH EXISTING CURB & GUTTER.
- SAWCUT EXISTING PAVEMENT AT ENTRY & INSTALL 5" WIDE ASPHALT CONCRETE PAVING TO MEET & MATCH EXISTING.
- MEET & MATCH EXISTING PAVEMENT.
- INSTALL 3" ASPHALT CONCRETE PAVEMENT ON 4" MISCELLANEOUS AGGREGATE BASE COMPACTED TO 90%. SEE DETAIL L, SHEET LC-2. REFER TO GEOTECHNICAL ENGINEER'S REPORT IN SPECIFICATIONS FOR SUBGRADE PREPARATION.
- CONSTRUCT 4' WIDE CONCRETE SWALE PER PLAN AND DETAIL M, SHEET LC-2.
- CONSTRUCT HC PARKING ACCESS RAMP PER APWA STANDARD PLAN 111-2, CASE B, TYPE 1, & DETAIL H, SHEET LC-2.
- CONSTRUCT HC RAMP PER APWA STANDARD PLAN 111-1, CASE D, TYPE 1.
- PAINT 4" WIDE BLUE LINES TO DESIGNATE HC PARKING SPACES AND SPACES BETWEEN THEM. SEE DETAIL H, SHEET LC-2.
- PAINT BLUE & WHITE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON PAVEMENT (2 PLACES) PER DETAIL J, SHEET LC-2.
- PROVIDE & INSTALL 9" X 12" 'RESERVED ACCESSIBLE' SIGN IN FRONT OF EACH (2) HANDICAPPED PARKING SPACE PER DETAIL G, SHEET LC-2.
- PAINT 4" WIDE WHITE PARKING SPACE LINES PER DETAIL K, SHEET LC-2.
- INSTALL NEW PARKING LOT LIGHTS & ALIGN WITH NEW WALK STRIPING PER PLAN. SEE ELECTRICAL PLANS, SHEETS E-1 & E-2. (3 PLACES)
- INSTALL NEW STEEL FENCE & MATCHING GATES PER PLAN & DETAIL P, SHEET LC-2. ATTACH TO EXISTING AND MATCH COLOR & STYLE. BREAK FENCE AT LIGHT BASE PER DETAILS Q & R, SHEET LC-2.
- INSTALL NEW FENCE & GATE AT NORTH END, FROM EXISTING STEEL FENCE ACROSS SWALE, IN SAME LOCATION AS EXISTING CHAIN LINK.
- TOOLED SCORE LINE. SEE PLAN FOR LOCATION; CONSTRUCT PER DETAIL B, SHEET LC-2. TYPICAL AS SHOWN.
- EXPANSION JOINT (SHOWN ON PLAN AS DARK SCORE LINE). SEE PLAN FOR LOCATION; CONSTRUCT PER DETAIL C, SHEET LC-2. TYPICAL AS SHOWN.
- PROTECT EXISTING ARBOR.
- INSTALL TRASH RECEPTACLE, DUMOR 102-32, WITH STEEL SHIELD, ON CONCRETE PAD PER PLAN. BOLT TO PAD. (2 PLACES)
- INSTALL 3" THICK PEA GRAVEL FLUSH WITH WALK PER PLAN.
- PROTECT EXISTING SIDEWALK.
- INSTALL 6" DIAMETER, SCH 40 PVC DRAIN LINE NEW DETAIL B, SHEET LG-2. EXTEND INTO NEW CATCH BASIN.
- INSTALL NEW BROOKS PRODUCTS #1212 CATCH BASIN WITH PARKWAY GRATE PER DETAIL C, SHEET LG-2.

**ARC CALLOUTS**

RADIUS POINT	X: WEST		Y: NORTH		RADIUS	BEGINNING POINT		ENDING POINT	
	X: WEST	Y: NORTH	X: WEST	Y: NORTH		X: WEST	Y: NORTH		
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RP2	270.41	129.42	9.00		167.13	124.42	167.13	134.42	
RP3	167.13	129.42	5.00		222.41	225.11	204.41	225.09	
RP4	213.41	225.11	9.00		222.41	225.11	204.41	40.75	
RP5	213.41	40.75	9.00		222.41	40.73	204.41	40.75	
RP6	48.67	44.07	11.50		48.57	55.60	60.20	44.07	
RP7	48.67	222.64	11.50		60.17	222.60	48.67	211.10	
RP8	85.12	230.58	34.00		78.54	197.23	55.94	213.44	
RP9	60.84	107.96	91.00		78.84	197.23	126.82	170.63	
RP10	165.53	208.28	54.00		162.75	152.56	126.82	170.63	
RP11	138.82	96.43	61.00		152.36	155.91	162.75	152.56	
RP12	91.68	14.92	51.00		56.86	52.18	87.73	65.77	
RP13	84.64	127.69	62.00		127.16	82.57	87.73	65.77	
RP14	213.88	-8.84	126.00		127.16	82.57	158.63	104.50	
RP15	281.41	38.71	15.00		294.32	31.05	286.04	24.44	
RP16	292.60	32.09	2.00		292.60	34.09	294.32	31.05	
RP17	294.41	42.07	2.00		296.41	42.05	294.41	40.07	
RP18	291.41	52.42	5.00		291.41	57.42	296.41	52.40	
RP19	335.41	54.48	15.00		338.27	39.75	320.41	54.48	
RP20	323.33	54.48	2.92		320.41	54.48	323.31	57.42	
RP21	294.41	122.42	2.00		294.41	120.42	296.41	122.42	
RP22	294.41	136.42	2.00		294.41	138.42	296.41	136.42	
RP23	292.99	231.83	3.42		296.41	231.88	292.98	228.38	
RP24	281.41	231.88	15.00		280.95	246.85	261.41	231.88	
RP25	325.44	233.42	5.00		325.43	228.40	320.44	233.37	
RP26	335.47	239.35	15.03		320.44	239.12	333.74	254.28	

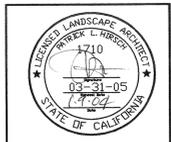
Landscape Architecture  
Park Planning & Design  
Project Management

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A S L A

Project:

**NORTH PARK**  
**3172 MISSION INN BOULEVARD**  
**RIVERSIDE, CALIFORNIA**



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
**CONSTRUCTION PLAN**

Sheet 6  
**LC-1**  
of 12



DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
DESIGNED BY PART NUMBER 8552

DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
DESIGNED BY PART NUMBER 8552

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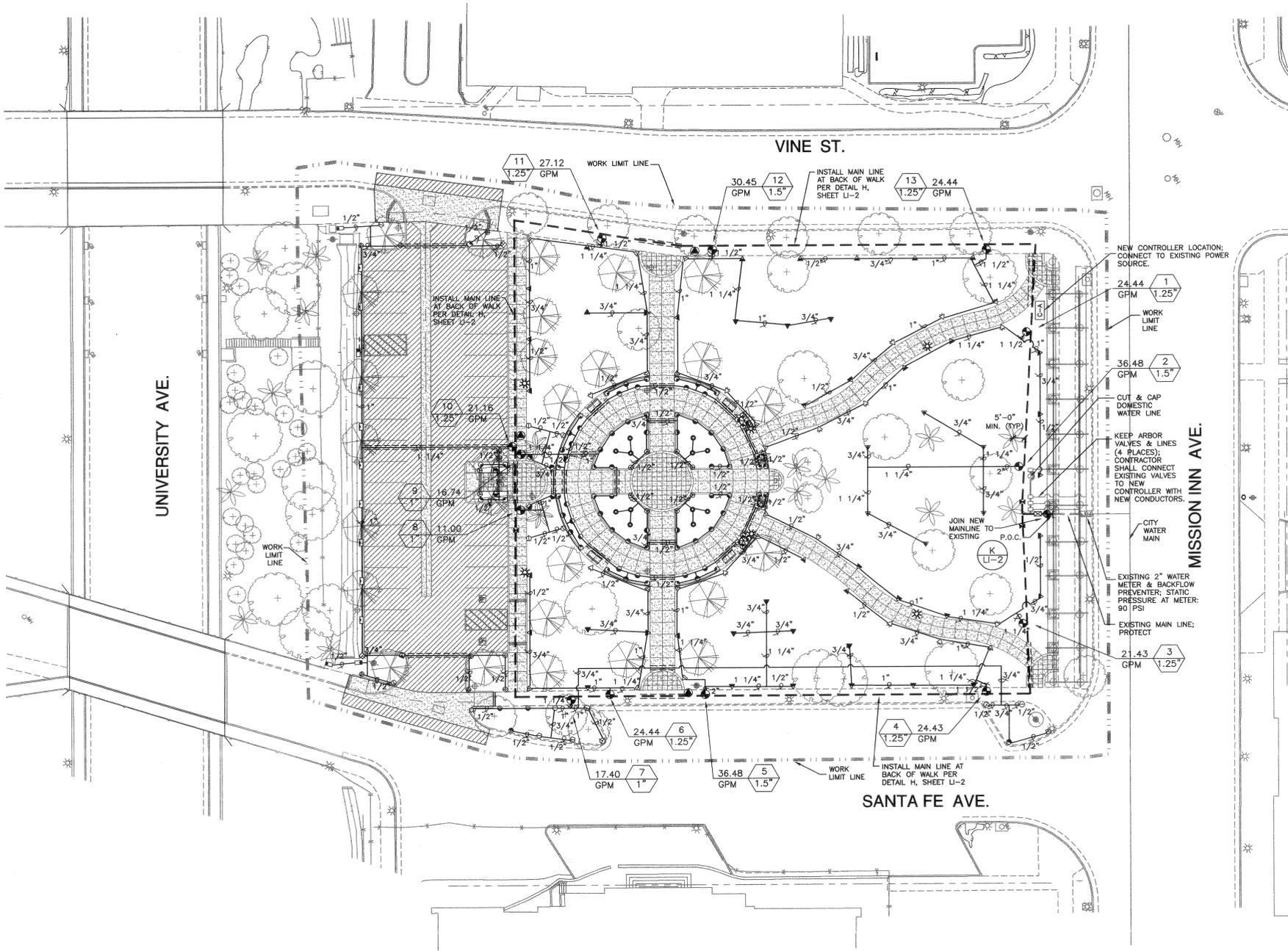
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DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
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DRAWING NUMBER

SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
DESIGNED BY PART NUMBER 8552



IRRIGATION LEGEND

symbol	description	radius	psi	gpm	pr	detail
⊙	TORO 570Z-PRX-6P-COM-5-Q	5'	30	0.09	0.72	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-5-T	5'	30	0.12	0.96	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-5-H	5'	30	0.19	3.8	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-5-F	5'	30	0.38	4.56	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-10-Q	10'	30	0.40	1.79	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-10-T	10'	30	0.52	1.75	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-10-H	10'	30	0.71	1.59	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-10-F	10'	30	1.49	1.67	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-12-Q	12'	30	0.50	1.55	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-12-T	12'	30	0.72	1.68	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-12-H	12'	30	1.09	1.69	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-15-Q	15'	30	0.85	1.69	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-15-T	15'	30	1.10	1.64	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-15-H	15'	30	1.65	1.66	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-4-EST	4'x15'	30	0.45	1.44	B,E/LI-2
⊙	TORO 570Z-PRX-6P-COM-4-SST	4'x30'	30	0.90	1.44	B,E/LI-2
⊙	TORO 570Z-PRX-4P-COM-12-H	12'	30	1.09	1.69	B,E/LI-2
⊙	TORO 570Z-PRX-4P-COM-15-T	15'	30	1.10	1.64	B,E/LI-2
⊙	TORO 570Z-PRX-4P-TVAN-COM-12-Q	14'	30	0.99	NA	B,E/LI-2
⊙	TORO 570Z-PRX-4P-TVAN-COM-15-Q	15'	30	1.34	NA	B,E/LI-2
⊙	TORO 570Z-PRX-4P-TVAN-COM-15-H	14'	30	2.22	NA	B,E/LI-2
⊙	TORO 3404-00-15-COM-90	26'	35	1.34	0.88	A,E/LI-2
⊙	TORO 3405-00-15-COM-112.5	26'	35	2.01	0.88	A,E/LI-2
⊙	TORO 3407-00-15-COM-157.5	26'	35	2.34	0.88	A,E/LI-2
⊙	TORO 3408-00-15-COM-180	26'	35	2.68	0.88	A,E/LI-2
⊙	TORO 3409-00-15-COM-202.5	26'	35	3.01	0.88	A,E/LI-2
⊙	TORO 3416-00-15-COM-360	26'	35	5.35	0.88	A,E/LI-2
⊙	TORO 3416-00-15-COM-360	28'	35	6.08	0.86	A,E/LI-2
⊙	GRISWOLD 2000 REMOTE CONTROL VALVE					F/LI-2
⊙	GRISWOLD 2000L (2") BRONZE MASTER CONTROL VALVE, NORMALLY CLOSED					K/LI-2
⊙	NIBCO T-113 BRONZE GATE VALVE, 125 PSI RATING, FOR 3" PIPE SIZE AND SMALLER.					C/LI-2
⊙	TORO QUICK COUPLER MODEL 474-03.					D/LI-2
⊙	EXISTING 2" WATER METER FROM CITY MAIN LINE					K/LI-2
⊙	EXISTING BACKFLOW PREVENTER					K/LI-2
⊙	CALSENSE ET2000 CONTROLLER (ADDITIVE BID ITEM II-B) MODEL #: ET 2000-16-R-RR-SSE-R					G/LI-2
⊙	CALSENSE FLOW METER FM-1.25B (ADDITIVE BID ITEM II-B)					K/LI-2
⊙	EXISTING CONSTANT PRESSURE MAIN LINE					K/LI-2
⊙	CONSTANT PRESSURE MAIN LINE TO BE 2 1/2" SCH. 40 PVC PIPING WITH SCH. 40 PVC SOLVENT WELD FITTINGS.					H,J,K/LI-2
⊙	INTERMITTENT PRESSURE LATERAL LINE TO BE SCH. 40 WITH SOLVENT WELD FITTINGS. SEE PLAN FOR SIZE.					H,J/LI-2
⊙	SLEEWING TO BE SCH. 40 PVC OR ABS.					J,K/LI-2

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. ALL MAIN LINE AND LATERAL LINE TO BE PLACED IN LANDSCAPE AREAS. VALVES TO BE GROUPED AND LOCATED IN LANDSCAPE AREAS.

VALVE NUMBER

VALVE SIZE

\* BASE BID: REUSE EXISTING IRRIGATION CONTROLLER AS SHOWN ON DEMOLITION PLAN.

PRESSURE LOSS CALCULATIONS

VALVE #	10
CIRCUIT GPM	21.16
ITEM:	PSI
IRRIGATION HEADS	30.00
REMOTE CONTROL VALVE	1.69
LATERAL LINE PIPE	9.87
MAINLINE PIPE (2.5")	5.83
GATE VALVE (2.5")	0.04
MASTER CONTROL VALVE	1.80
FLOW METER	0.70
BACKFLOW PREVENTER	13.00
WATER METER (2")	3.70
EXISTING MAIN LINE (2")	0.98
TOTAL PSI LOSS	67.61
10% RESIDUAL	6.76
TOTAL PSI DEMAND	74.37
AVAILABLE PRESSURE AT METER	90.00
RESIDUAL PRESSURE REMAINING	15.63
MAXIMUM ALLOWABLE GPM IS 70. SYSTEM DEMAND IS 36.48 GPM. STATIONS MAY OPERATE SEQUENTIALLY. MORE THAN ONE STATION MAY BE OPERATED AT A TIME, AS LONG AS THE TOTAL GPM IS LESS THAN 70.	

IRRIGATION NOTES

- IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE & OPERATIONAL IRRIGATION SYSTEM PROVIDING FULL COVERAGE & READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING PLANS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., ON THESE DRAWINGS OR ON SITE CHANGES DO NOT & SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, RE-ROUTE PIPE, ETC., TO ASSURE ADEQUATE & FULL COVERAGE PER APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY & BE FAMILIAR WITH THE LOCATION, SIZE AND DETAIL OF UTILITIES PROVIDED, AS SHOWN ON THE PLANS. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. THE CONTRACTOR SHALL CALL DIG-ALERT (1-800-422-4133) PRIOR TO ANY WORK TAKING PLACE AND CONTACT THE GENERAL CONTRACTOR FOR LOCATION OF NEWLY INSTALLED UTILITIES.
- THE IRRIGATION DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, EQUIPMENT, ETC., SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS IN A MANNER SO AS TO CONFORM WITH THE VARIOUS DETAILS.
- THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN IN THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA'S DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTION OR DIFFERENCES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS THAT ARE NECESSARY.
- MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE NEW AND OF THE HIGHEST QUALITY IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO THIS WORK.
- ADJUST ALL SPRINKLERS & VALVES OR CHANGE NOZZLE SIZE & TYPE TO PROVIDE COVERAGE WITH MINIMAL OVER-SPRAY. DO NOT ALLOW OVER-SPRAY ON BUILDINGS, WALLS, & SIDEWALKS.
- INSTALL APPROPRIATE MAIN LINE PIPING FROM METER TO BACKFLOW PREVENTER PER LOCAL CODE.
- CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR ELECTRICAL POWER TO CONTROLLER LOCATIONS AND MAKE FINAL HOOK-UP. FINAL HOOK-UP SHALL BE PERFORMED BY LICENSED CONTRACTOR.
- IRRIGATION DESIGN PRESSURE IS 90 PSI STATIC PRESSURE AT THE WATER METER, AT A MAXIMUM DESIGN DEMAND OF 70 GPM. CONTRACTOR SHALL VERIFY STATIC PRESSURE ON THE SITE AT POINT OF CONNECTION PRIOR TO START OF WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION AS WELL AS LOCAL ORDINANCES.
- IRRIGATION SYSTEM SHALL NOT BE MODIFIED OR CHANGED IN ANY WAY WITHOUT THE PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- INSTALL CONSTANT MAIN LINE 24 INCHES BELOW FINISH GRADE AND 32 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
- INSTALL INTERMEDIATE PRESSURE LATERAL LINE 18 INCHES BELOW FINISH GRADE AND 24 INCHES BELOW SUBGRADE OF STREETS AND/OR DRIVEWAYS.
- REFER TO SPECIFICATIONS FOR FURTHER INFORMATION. THE GENERAL REQUIREMENTS OF THE SPECIFICATIONS SHALL BECOME PART OF THE IRRIGATION WORK.
- ALL VALVE WIRING SHALL BE #14 GAUGE.
- INSTALL 2 SPARE VALVE WIRES FROM THE CONTROLLER THE FULL LENGTH OF THE MAIN LINE FOR FUTURE USE. LABEL WIRES AT CONTROLLER AND AT LAST VALVE STATION.
- INSTALL TAGS AT CONTROLLER FOR ALL CONTROL VALVE WIRING INDICATING STATION NUMBER.

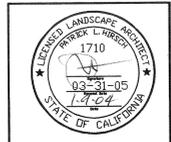
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**Hirsch**  
& Associates Inc.

Project:

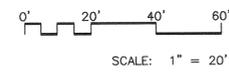
NORTH PARK  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
IRRIGATION PLAN

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of 12



DRAWING NUMBER

SAPCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 6552

DRAWING NUMBER

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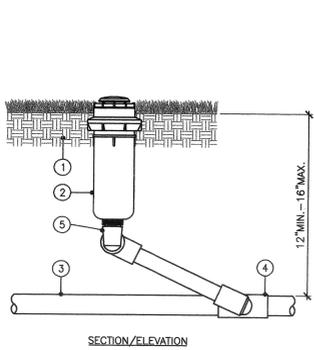
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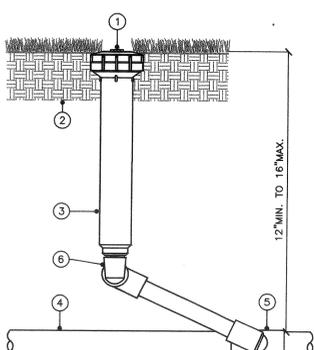
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- 1 APPROVED BACKFILL
- 2 TORO 34XX-00-XX SPRINKLER
- 3 LATERAL PIPE
- 4 LATERAL TEE
- 5 MANUFACTURED SWING JOINT

NOTE: INSTALL SPRINKLER AT FINISHED GRADE

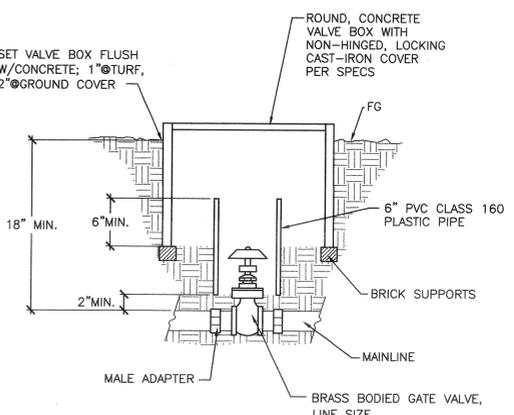
TURF ROTOR NOT TO SCALE **A**



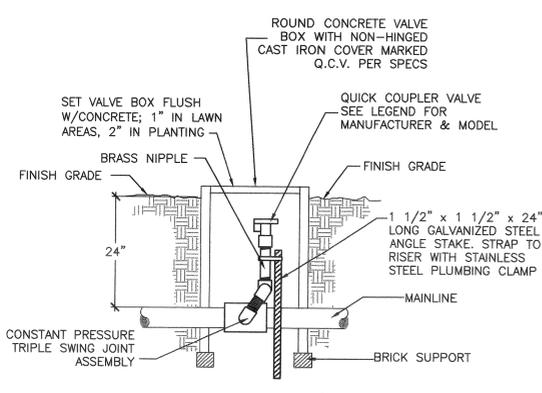
- 1 MPR PLUS NOZZLE (SIZE PER PLAN)
- 2 APPROVED BACKFILL
- 3 TORO 570Z-6P-XX SPRINKLER
- 4 LATERAL PIPE
- 5 LATERAL TEE
- 6 MANUFACTURED SWING JOINT

NOTE: INSTALL SPRINKLER AT FINISHED GRADE

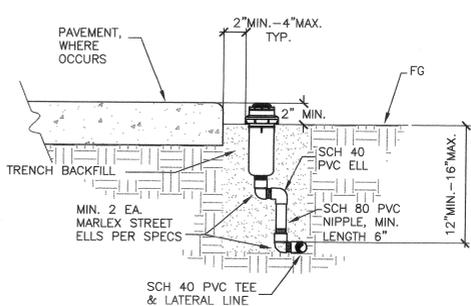
POP-UP SPRINKLER NOT TO SCALE **B**



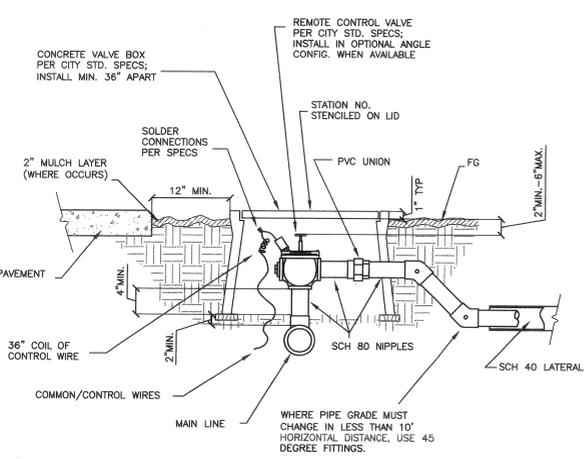
GATE VALVE NOT TO SCALE **C**



QUICK-COUPLING VALVE NOT TO SCALE **D**

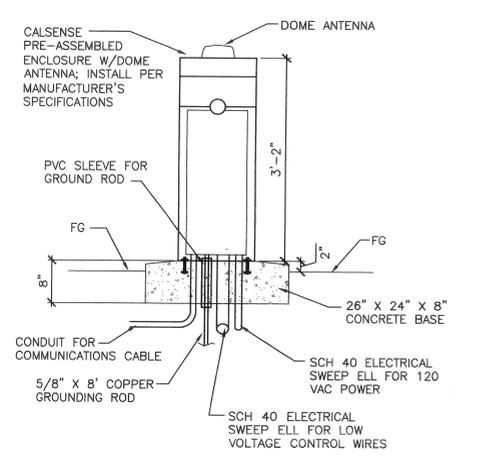


IRRIGATION SPRAY HEAD NOT TO SCALE **E**

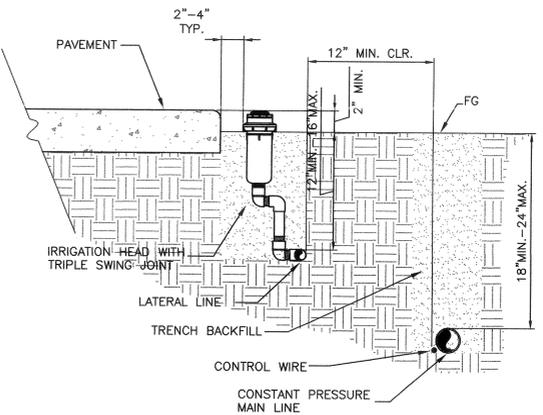


- NOTES:
- EACH VALVE SHALL HAVE ITS OWN TEE OR ELL CONNECTION TO THE MAINLINE. NO MANIFOLD CONNECTIONS.
  - PROVIDE MINIMUM 3" CLEAR DISTANCE BETWEEN VALVES.
  - INSTALL VALVE BOX SO THAT BOX DOES NOT REST ON ANY IRRIGATION LINES.
  - PROVIDE STAMPED BRASS TAG 1/2" BY 1" WITH 1/4" HIGH SEQUENCE NUMBER ON ALL CONTROL WIRES.

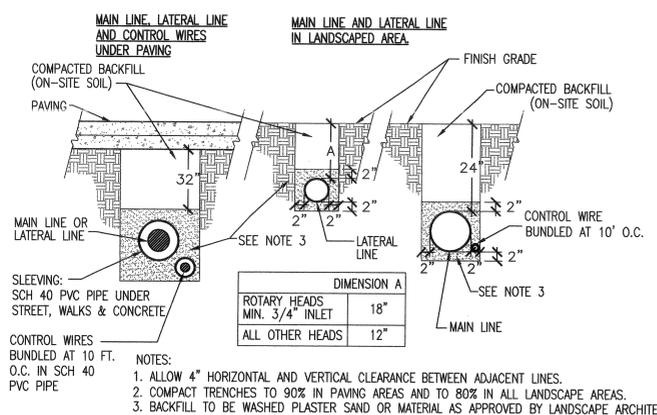
REMOTE CONTROL VALVE NOT TO SCALE **F**



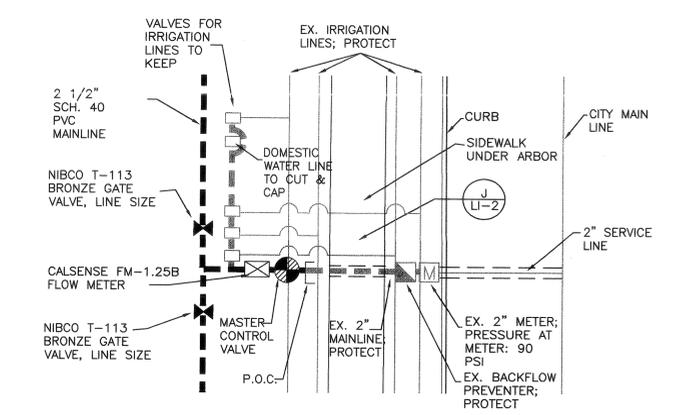
CONTROLLER ENCLOSURE (ADDITIVE BID ITEM II-B) NOT TO SCALE **G**



TRENCH & LINE PLACEMENT NOT TO SCALE **H**



TRENCHING NOT TO SCALE **J**



POINT OF CONNECTION NOT TO SCALE **K**

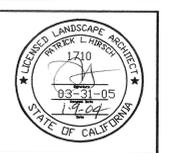
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Project:

**NORTH PARK**  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
IRRIGATION  
DETAILS

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of 12

DRAWING NUMBER

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SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8502

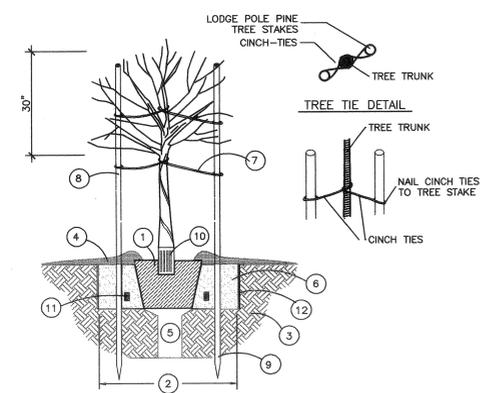
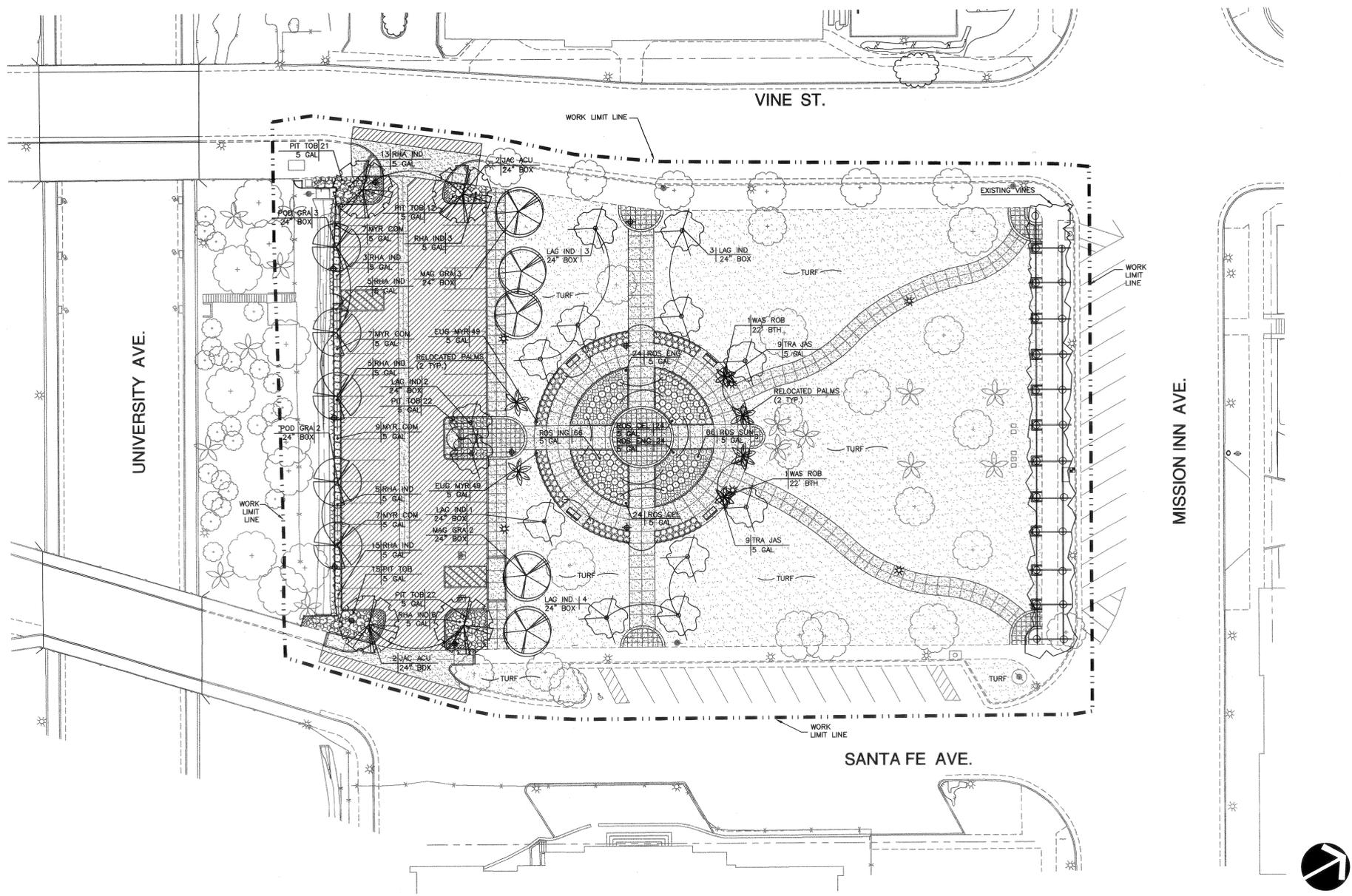
SAFCO PRODUCTS • NEW HOPE, MINNESOTA  
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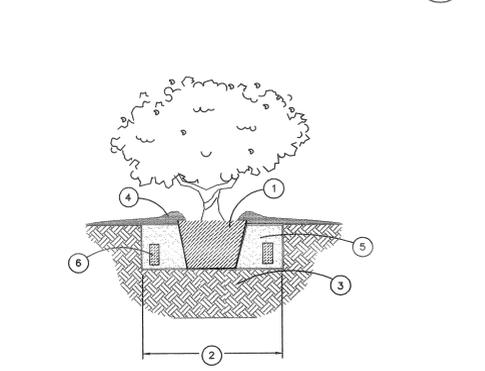
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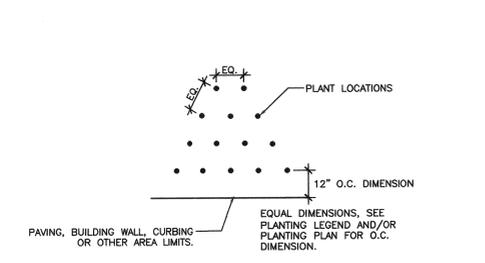
- CONTAINER PLANTING GUIDELINES**
1. THE TOP OF THE ROOTBALL SHALL BE AT OR SLIGHTLY ABOVE FINAL GRADE.
  2. PLANTING PITS SHALL BE TWICE THE DIAMETER OF THE ROOTBALL.
  3. THE ROOTBALL SHALL REST ON UNAMENDED SOIL.
  4. CONSTRUCT THE WATER BERM ON THE INSIDE OF THE OUTER EDGE OF THE ROOTBALL. THIS WILL PERMIT WATER TO FLOW THROUGH THE ROOTBALL.
  5. FOR POORLY DRAINING SOILS, AUGER A 4" MINIMUM DIAMETER HOLE 24-36" DEEP, OR TO A FREE DRAINING LAYER, AND FILL THE HOLE WITH WASHED PLASTER SAND. TAPER THE BOTTOM OF THE PLANTING PIT TO ALLOW GOOD WATER MOVEMENT.
  6. BACKFILL MIX:
    - A. THE BACKFILL MIX IN THE UPPER 12" SURROUNDING THE ROOTBALL SHALL BE PER PLANTING NOTES.
    - B. THE ROOTBALL SHALL BE COVERED WITH A COARSE ORGANIC MULCH TO A MAXIMUM 2" DEPTH.
    - C. TO ENHANCE WATER MOVEMENT, LOOSEN THE NATIVE SOIL BENEATH THE ROOTBALL. DO NOT ADD ORGANIC MATTER TO THE SOIL BENEATH THE ROOTBALL.
  7. CINCH TIES - 2 PER TREE
  8. LODGE POLE PINE TREE STAKES
  9. INSTALL STAKES BEYOND ROOTBALL
  10. PLASTIC TREE GUARD TO PROTECT TREE FROM WEED-EATER. USE IN TURF AREAS ONLY.
  11. BESTPAK 21 GRAM PLANTING TABLET. SEE PLANTING NOTES.
  12. INSTALL "DEEP ROOT" ROOT BARRIER AROUND ALL TREES IN PARKING LOT PLANTERS, TREE WELLS, AND PLANTED WITHIN 5' OF CURBS AND SIDEWALKS.

**TREE PLANTING** NOT TO SCALE **A**



- CONTAINER PLANTING GUIDELINES**
1. THE TOP OF THE ROOTBALL SHALL BE AT OR SLIGHTLY ABOVE FINAL GRADE.
  2. PLANTING PITS SHALL BE TWICE THE DIAMETER OF THE ROOTBALL.
  3. THE ROOTBALL SHALL REST ON UNAMENDED SOIL.
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    - B. THE ROOTBALL SHALL BE COVERED WITH A COARSE ORGANIC MULCH TO A MAXIMUM 2" DEPTH.
    - C. TO ENHANCE WATER MOVEMENT, LOOSEN THE NATIVE SOIL BENEATH THE ROOTBALL. DO NOT ADD ORGANIC MATTER TO THE SOIL BENEATH THE ROOTBALL.
  6. BESTPAK 21 GRAM PLANTING TABLET. SEE PLANTING NOTES.

**SHRUB PLANTING** NOT TO SCALE **B**



**GROUND COVER PLANTING** NOT TO SCALE **C**

**PLANTING NOTES**

1. VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
  2. DO NOT INSTALL ROTOR OR IMPACT HEAD CLOSER THAN 10' TO TREES.
  3. LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT AND APPROVE ALL PLANT MATERIALS 24" BOX AND LARGER AT NURSERY, 15 GAL AND SMALLER WILL BE INSPECTED AT JOB SITE PRIOR TO PLANTING.
  4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.
  5. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.
  6. UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO OWNER SIGNED ORIGINALS OF ALL MATERIAL AND LABOR RELEASES.
  7. SOIL PREPARATION: PER SPECS
  8. BACKFILL MIX FOR ALL TREES AND SHRUBS: PER SPECS
- NOTE: THE SOIL PREPARATION MATERIAL AND BACKFILL MIX DELINEATED IN SPECS ARE FOR BID PURPOSES ONLY. CITY SHALL HAVE QUALIFIED SOILS LABORATORY APPROVED BY LANDSCAPE ARCHITECT PERFORM AGRICULTURAL SOIL SUITABILITY TEST. TEST RESULTS SHALL BE REVIEWED BY LANDSCAPE ARCHITECT WHO MAY MODIFY THE SOIL PREPARATION AND BACKFILL MIX IF NECESSARY. LANDSCAPE ARCHITECT SHALL SELECT LOCATION OF TEST SITES. TWO(2) TEST SITES ARE REQUIRED PER BID.
9. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION. THE GENERAL REQUIREMENTS OF THE SPECIFICATIONS SHALL BECOME PART OF PLANTING WORK.
  10. A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.
  11. PLANTING OF GROUND COVER SHALL BE CONTINUOUS IN ALL PLANTERS AND UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE.
  12. INSTALL ONE INCH LAYER OF 2" COARSE WALK ON BARK MULCH OVER ENTIRE PLANTING BED AREAS AFTER PLANTING IS COMPLETE.
  13. FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRAM PLANTING TABLETS OR BESTPAK 21 GRAM PLANTING TABLETS (AS NOTED ON DETAILS) & SHALL BE INSERTED IN ALL PLANTING PITS PER THE FOLLOWING SCHEDULE. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
  14. CONTRACTOR IS TO MAINTAIN EXISTING TREES IN HEALTHY CONDITION THROUGHOUT THE LIFE OF THE PROJECT.

**PLANT LEGEND**

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
	JAC ACU	Jacaranda acutifolia	Jacaranda	SEE PLANS
	LAG IND	Lagerstroemia indica	Pink Crape Myrtle	SEE PLANS
	MAG GRA	Magnolia grandiflora	Majestic Beauty Southern Magnolia	SEE PLANS
	POD GRA	Podocarpus gracilior	Fern Pine	SEE PLANS
	WAS ROB	Washingtonia robusta	Mexican Fan Palm	SEE PLANS
RELOCATED PALM (4 PLACES)				
EXISTING PALMS				
EXISTING TREES				
<b>SHRUBS</b>				
	EUG MYR	Eugenia myrtifolia 'Globulus'	Dwarf Brush Cherry	SEE PLANS
	MYR COM	Myrtus communis 'Compacta'	Compact Myrtle	SEE PLANS
	PIT TOB	Pittosporum tobira	Cream de Mint Dwarf Tobira	SEE PLANS
	RHA IND	Rhaphiolepis indica 'Clara'	Clara India Hawthorn	SEE PLANS
	ROS CEL	Rosa 'Sunset Celebration'	Sunset Celebration Rose	SEE PLANS
	ROS ENG	Rosa 'English Miss'	English Miss Rose	SEE PLANS
	ROS ING	Rosa 'Ingrid Bergman'	Ingrid Bergman Rose	SEE PLANS
	ROS SUN	Rosa 'Sunsprite'	Sunsprite Rose	SEE PLANS
	TRA JAS	Trachelospermum jasminoides	Star Jasmine	SEE PLANS
<b>GROUND COVERS</b>				
	PEL PEL	Pelargonium peltatum	Ivy Geranium	FLATS @ 12" O.C.
	TURF	PER SPECS	HYDROSEED	NOT TO SCALE

BASE BID: HYDROSEED TURF WITH 90 DAYS PLANT ESTABLISHMENT PERIOD AFTER 1ST MOWING.  
ALTERNATE BID III-A: SOD PER SPEC. WITH 30 DAYS PLANT ESTABLISHMENT PERIOD.

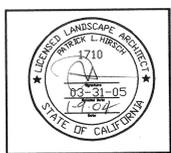
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Project:

**NORTH PARK**  
**3172 MISSION INN BOULEVARD**  
**RIVERSIDE, CALIFORNIA**



Date: 1-09-04  
Design: P. HIRSCH  
Job No: 0230

Description:  
**PLANTING PLAN**

Sheet 10  
**LP**  
of 12

DRAWING NUMBER  
SAPCO PRODUCTS • NEW HOPE, MINNESOTA  
REORDER BY PART NUMBER 8552

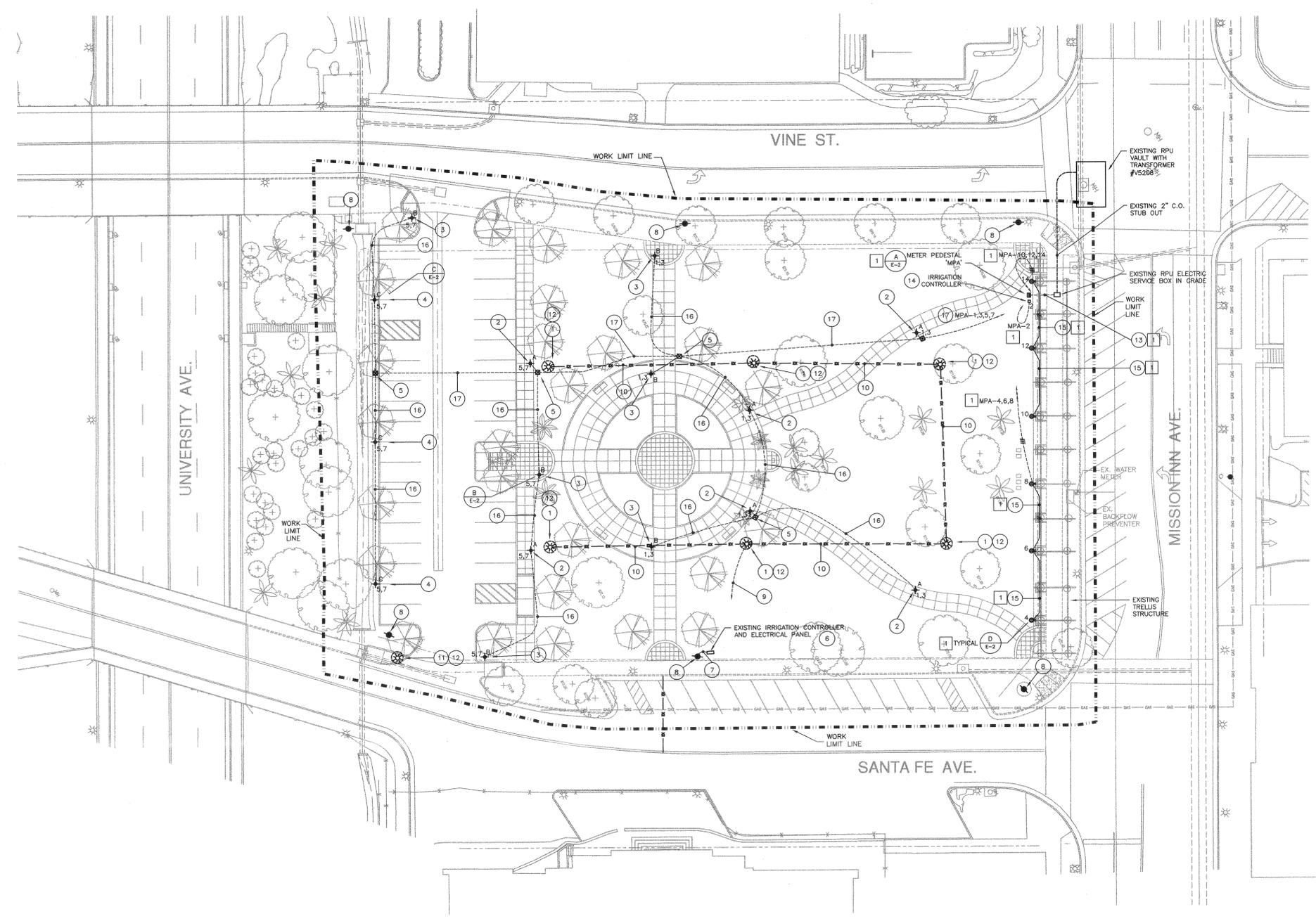
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SAPCO PRODUCTS • NEW HOPE, MINNESOTA  
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ELECTRICAL SYMBOLS LIST	
SYMBOL	DESCRIPTION
①	INDICATES PLAN NOTE NUMBER "1", SEE PLAN
ⓐ	INDICATES DETAIL "A", SHEET "1-1"
A-1-1	HOMERUN TO PANEL "A", CIRCUITS #1 AND #3
---	CONDUIT/WIRE UNDER SLAB OR BELOW GRADE, 3/4" MINIMUM
---	CONDUIT/WIRE CONCEALED ABOVE CEILING OR IN WALLS, 3/4" MINIMUM
---	EXISTING CONDUIT/WIRE UNDER SLAB OR BELOW GRADE
---	CONDUIT STUB OUT, 3/4" MINIMUM - SEE PLANS FOR NOTES
---	HASH MARKS INDICATE THREE #12 WIRES IN CONDUIT, EXCEPT NO HASH MARKS DESIGNATE 2 #12 WIRES, 3/4" C. MINIMUM OR AS NOTED.
---	HASH MARKS INDICATE FOUR #12 WIRES IN CONDUIT, 3/4" C. MINIMUM OR AS NOTED.
---	HASH MARKS INDICATE FIVE #12 WIRES IN CONDUIT, 3/4" C. MINIMUM OR AS NOTED.
ⓐ	JUNCTION BOX
ⓐ	120V, DUPLEX 20A RECEPTACLE AT +1' MINIMUM (OR AS NOTED)
ⓐ	PULL BOX FLUSH IN GRADE, BROOKS #811 OR AS NOTED ON PLANS
W.P.	WEATHER PROOF
PRONDE	FURNISH/INSTALL/CONNECT
E.C.	ELECTRICAL CONTRACTOR
GFI	GROUND FAULT INTERRUPT RECEPTACLE
N.C.	NOT IN CONTRACT
C.O.	CONDUIT ONLY (WITH STEEL PULL WIRES)
EX	EXISTING
G	GROUND

ELECTRICAL SITE PLAN  
1" = 20' 0"

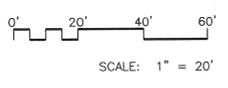
POWER - UTILITY GENERAL NOTES

- UTILITY POINTS OF SERVICE AND WORK / MATERIAL SHOWN ARE BASED ON PRELIMINARY INFORMATION ONLY BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AND TRENCHING ON THIS SITE TO AVOID EXISTING DUCTS, PIPING OR CONDUITS, ETC., AND TO PREVENT HAZARD TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK / MATERIAL REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL WIRES, CABLES, PULLBOXES, CONCRETE ENCASUREMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACKFILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF METER PANEL TO UTILITY CO. FOR UTILITY CO. APPROVAL PRIOR TO ORDERING AND INSTALLATION OF METER PANEL.
- CALL "UNDERGROUND ALERT" BEFORE YOU DIG: SOUTHERN CALIFORNIA: 1-800-227-2600
- UTILITY CONSULTANT:  
RIVERSIDE PUBLIC UTILITIES  
BILL MAINORD (909) 826-5393

PLAN NOTES:

- EXISTING WALKWAY LIGHT FIXTURE (REMOVED AND STORED BY CONTRACTOR). CONTRACTOR TO RE-INSTALL LIGHT STANDARD AT NEW LOCATIONS SHOWN. CONTRACTOR TO CLEAN LIGHT STANDARD AND RELAMP.
- RELOCATED WALKWAY LIGHT FIXTURE PER NOTE NO.1
- NEW WALKWAY LIGHT FIXTURE TO MATCH EXISTING. (FIXTURE 'B' DETAIL)
- NEW PARKING LOT LIGHT STANDARD. (FIXTURE 'C' DETAIL)
- NEW PULL BOX WITH LID. CHRISTY NO. N16
- EXISTING IRRIGATION CONTROLLER CABINET WITH UN-METERED LOAD CENTER PANEL. PANEL HAS 1-20A/2P MAIN C.B., 1-20A/2P C.B. LIGHTING CIRCUIT AND 1-15A/1P C.B. IRRIG. CONTROL CIRCUIT. DISCONNECT REMOVE ENTIRE CONTROLLER CABINET AS DIRECTED. SEE NOTE 7.
- EX. 1" C. RISE UP POLE WITH UN-METERED 120/240V, 1ø, 3W SERVICE DIRECTLY FROM RIVERSIDE POWER CO. COORDINATE AND DISCONNECT SERVICE. REMOVE CONDUIT/WIRE.
- EX. UTILITY POLE.
- EXISTING 240V LIGHTING CIRCUIT TO EX. PANEL. DISCONNECT AND REMOVE WIRE.
- EXISTING CIRCUIT FROM PANEL PER NOTE 6. DISCONNECT AND REMOVE WIRE. CAP OFF CONDUIT.
- EXISTING STREET LIGHT STANDARD. REMOVE LIGHT STANDARD AND SET NEW POLE BOX AND RECONNECT EXISTING CITY STREET LIGHTING CIRCUITS. DELIVER EXISTING STREET LIGHT STANDARD TO CITY YARD AS DIRECTED.
- REMOVE EXISTING CONCRETE BASE. FILL AND COMPACT CAVITY.

- NEW 2 1/2" C.O. PER RPU REQUIREMENTS.
  - HOOKUP TO IRRIGATION CONTROLLER, 3/4" C. 2 #12 + G.
  - 3/4" C. RIGID GALVANIZED STEEL MINIMUM ATTACHED TO EXISTING TRELIS SYSTEM.
  - 3/4" C. 2 #10 + 1 #10 G.
  - 3/4" C. 4 #10 + 1 #10 G.
- 1 SEPARATE BID ITEM. ALL ITEMS INDICATED TO BE A SEPARATE BID ITEM; ADDITIVE BID ITEM II-A.



Landscape Architecture  
Park Planning & Design  
Project Management  
2921 E. WINSTON RD. SUITE A  
ANAHEIM, CALIFORNIA 92806  
PHONE (714) 776-4340 FAX (714) 776-4395  
A S L A

**Hirsch**  
& Associates Inc.

Project:

NORTH PARK  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA



Date: 01-09-04  
Design: RR  
Job No: 0230

Description:  
ELECTRICAL  
SITE PLAN

Sheet 11  
E-1  
of 12

03-448-1927  
RESCORP ENGINEERS  
CONSULTING ELECTRICAL ENGINEERS  
2041 BAYVIEW BLVD. SUITE 110  
RIVERSIDE, CA 92506  
(949) 752-1278 FAX: (949) 752-1287  
E-MAIL: enr@rescorp.net

Section 16000 Electrical Specifications

**16.01 General**

A. Submittal of bid indicates contractor is cognizant of all job site conditions and work to be performed under this contract.

B. Contractor shall perform all verification, observation, tests, and examination work prior to the ordering of the electrical equipment and the actual construction. He shall issue a written notice of all findings to the architect listing all malfunctions, faulty equipment and discrepancies.

C. Heights shall be verified with owner prior to installation.

D. The electrical plans are diagrammatic only, follow as closely as possible.

E. Each conductor of every system shall be permanently tagged in each panelboard, pullbox, junction box, switch box, etc., in compliance with Occupational Safety and Health Act (O.S.H.A.).

F. Electrical contractor shall provide all labor materials, insurance, equipment, installation, construction tools, transportation, etc., for a complete and properly operative system, energized throughout and as indicated on drawings, as specified herein and/or as otherwise required.

G. All materials and equipment shall be new and in perfect condition when installed and shall be of the best grade and of the same manufacturer throughout for each class or group of equipment. Materials shall be listed and approved by underwriter's laboratory and shall bear the inspection label "UL" where subject to such approval. Materials shall meet with approval of the division of industrial safety, and all governing bodies owing jurisdiction. Materials shall be manufactured in accordance with applicable standards established by A.N.S.I., N.E.M.A., and N.E.F.U.

P. The entire electrical installation shall be grounded as required by all applicable codes.

Q. Patch, repair and paint any area that has been damaged in the course of the electrical work.

**16.02 Wire And Cable**

A. Conductors shall be copper #12 AWG (THHN/THWN rated) minimum unless specifically noted otherwise on drawings.

**16.03 Conduit**

A. Rigid conduit shall be UL Labeled, galvanized zinc coated with zinc interior and shall be used when installed exposed on building exterior. Rigid conduit in contact with earth shall be wrapped with approved 40 mil plastic tape or PVC coated conduit.

B. Electrical metallic tubing shall have UL Label. Fittings shall be set screw or gland ring compression type. EMT shall be used only for interior runs not subject to damage.

C. Flexible metallic conduit shall have UL Listed label and may be used where permitted by code. Fittings shall be "Jako" or "squeeze" type. Seal Tight flexible conduit. All conduit in excess of six feet in length shall have code size ground wire or approved as "ground".

D. Conduit runs shall be concealed in floors, ceilings or walls unless indicated otherwise. Conduit indicated exposed shall run parallel or at right angles to ceiling, floor, or beams. Verify exact routing of all exposed conduit with City prior to installing.

E. All underground conduit shall be PVC schedule 40 (unless noted otherwise) at a minimum depth of 36" below grade.

F. All street crossings and risers shall be PVC schedule 80 (unless noted otherwise) at a minimum depth of 36" below grade unless pulled through street crossing sleeve.

G. All conduit installed shall be concealed unless otherwise noted.

H. All conduit only (C.O.) shall have a pull wire or rope.

**16.04 Lighting Fixtures**

A. Low power factor ballasts not approved. Use high power factor ballasts only when available. Normal power factor standard.

B. No substitutions allowed without prior approval.

C. All exterior adjustable lighting to be dimed after dark and per City request.

D. All time clocks and relays to mount in approved NEMA 3R cabinets.

**16.05 Other Equipment**

A. Provide meter and panel pedestal assembly as specified on plans. Install per manufacturers' recommendations and per building department/code requirements.

B. Provide load schedule in all panelboards listing circuits and identifying type and size of load, typewritten and protected by a transparent plastic cover.

C. All circuit breakers, fuses, and electrical equipment shall have an interrupting rating not less than the maximum short circuit current to which they may be subjected, and a minimum of 10,000 A.I.C.

D. All circuit breakers to be rated 75 degree C.

**16.06 Utility Box Installation**

A. Utility boxes in grade to be Quikrete no. E-17 (or Brooks no. 1PB) or as indicated on plans, concrete type set on 12" compacted gravel base for all lighting circuits in landscape areas. Provide bottom concrete lid in landscape areas and steel traffic lids in vehicle drive areas. All lids shall be engraved "electrical".

B. Install utility boxes with 12" (minimum) crushed rock base and concrete slab surrounding and flush with the top of the pull box. Concrete slab shall extend 6", minimum, from the pull box in all directions, including when in or paved areas. Set approximately 2" above grade in planters and 1" above paving, the paving to meet the slab, to minimize water intrusion.

C. All connections or splices located in a pull box or other space below grade or where moisture can collect shall be waterproofed. The recommended method is to use Scotchlok, or approved equal, connectors and to embed the connectors within a "Unipak" of 3M "Scotchcast" epoxy type resin. Make all connections and splices necessary to properly install and complete the work, and all underground splices shall be taped. All tape shall be 3M "Scotch" #33 plastic electrical tape. All connections and splices shall be electrically and mechanically perfect, and in strict accordance with all code requirements.

**16.07 Execution**

A. Connectors terminal lugs shall be used for terminating stranded conductors #8 and larger.

B. All branch circuit and fixture wiring joints, splices and taps for conductors #10 and smaller shall be made with UL approved connectors listed for 800 volts. Connector bodies shall consist of a cone shape expandable coil spring insert, insulated with Teflon or plastic shell.

C. Remove all debris and moisture from the conduits, boxes, cabinets and light fixtures.

D. Do not use oil, grease, or similar substances shall be used to facilitate the pulling in of conductors. Use mineraloil, linseed soap or specifically approved wire pulling compound.

E. Neatly group wire in panel cabinets, pull boxes and wiring gutters shall be neatly grouped, taped together with 3M "Scotch" #33 plastic electrical tape, Tab Model Ty-Rop cable strap or laced with #12 standard lacing twine and fanned out to the terminals.

F. All trench routing to be verified with Owner and per Owner standards including recompaction.

G. No splice shall be allowed in any cast iron or concrete pull box, unless it is specifically called for on the drawings or it is with the specific written approval of the Architect. When splices are allowed a Thomas & Betts No. HS-LR series ultraviolet heat shrink process jacket over the splice shall be used.

H. Test ground system and provide 25 ohms or less to ground.

1 PROVIDE ALL CIRCUIT BREAKERS IN PANEL

PANEL: MPA		PANEL VOLTAGE: 240/120 1 φ 3 W		CIRCUIT CODE: blank or N : NON-CONTINUOUS	
DATE: 09/28/03 TIME: 10:14:03		BUS: 100A		L : LONG-CONTINUOUS	
JOB: 1927		MINS: 100A/2P		R : REMAINABLE RECEPTABLES	
AC RATING: 10,000		MOUNTING: IN 'NP'		K : KITCHEN	
		NO. OF EQUIPMENT: 0			
NO.	LOAD DESIGNATION	CONNECTION	VA	LOAD DESIGNATION	NO. OF EQUIPMENT
1	LIGHTING	60	180	1	IRRIGATION CONTROLLER
2	LIGHTING	60	180	1	RECEPTACLE
3	PARKING AREA	700	180	1	RECEPTACLE
4	PARKING AREA	700	180	1	RECEPTACLE
5	SPARE			1	RECEPTACLE
6	SPARE			1	RECEPTACLE
7	SPARE			1	RECEPTACLE
8	SPARE			1	RECEPTACLE
9	SPARE			1	RECEPTACLE
10	SPARE			1	RECEPTACLE
11	SPARE			1	RECEPTACLE
12	SPARE			1	RECEPTACLE
13	SPARE			1	RECEPTACLE
14	SPARE			1	RECEPTACLE
15	SPARE			1	INTERNAL RECEPTACLE
16	SPARE			1	INTERNAL RECEPTACLE
17	SPARE			1	SPACE
18	SPARE			1	SPACE
19	SPARE			1	SPACE
20	SPARE			1	SPACE
21	SPARE			1	SPACE
22	SPARE			1	SPACE
23	SPARE			1	SPACE
24	SPARE			1	SPACE
TOTAL CONNECTED VA		1903	2033	3936	
CONNECTED VA (CODE N)		1310			
CONNECTED VA (CODE L)		2626			
CONNECTED VA (CODE R)		0			
CONNECTED VA (CODE K)		0			
PANEL CONNECTED KVA		3.9			
PANEL DEMAND KVA		4.6			
PANEL DEMAND AMPS		19.1			
HIGH AMP W/LCL		19.7			

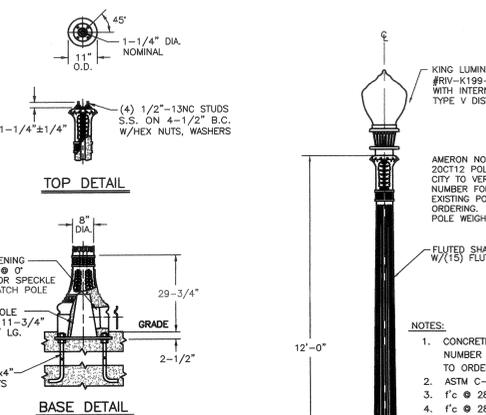
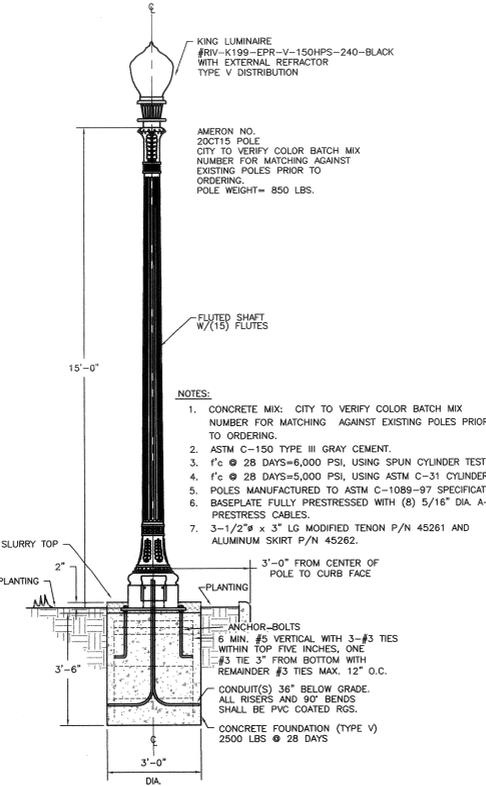
PANEL NOTES:

1 CIRCUIT CONTROLLED BY 20A/2P RELAY THROUGH PHOTCELL ON AND TIME CLOCK CHANNEL 'A' OFF.

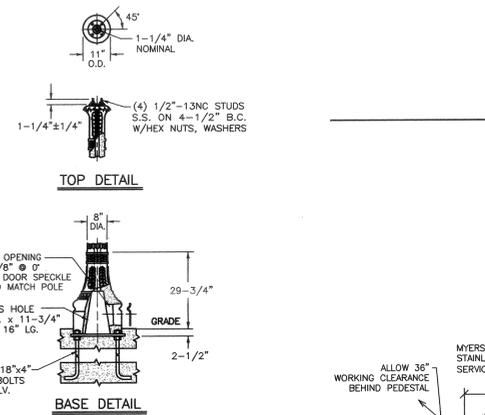
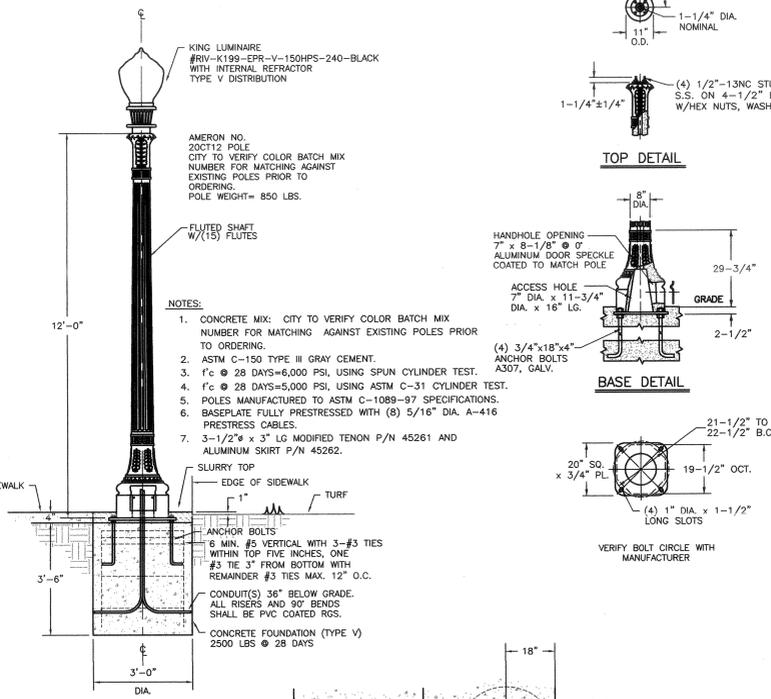
2 CIRCUIT CONTROLLED BY 20A/2P RELAY THROUGH PHOTCELL ON AND TIME CLOCK CHANNEL 'B' OFF.

3 CIRCUIT CONTROLLED BY 20A/2P RELAY THROUGH PHOTCELL ON AND TIME CLOCK CHANNEL 'C' OFF.

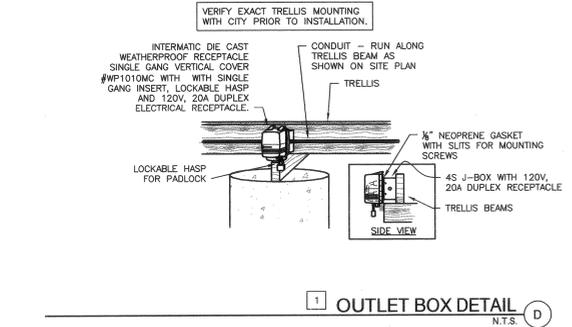
TIME CLOCK = PARADON ECHT TIME CLOCK MOUNTED IN METER PEDESTAL.



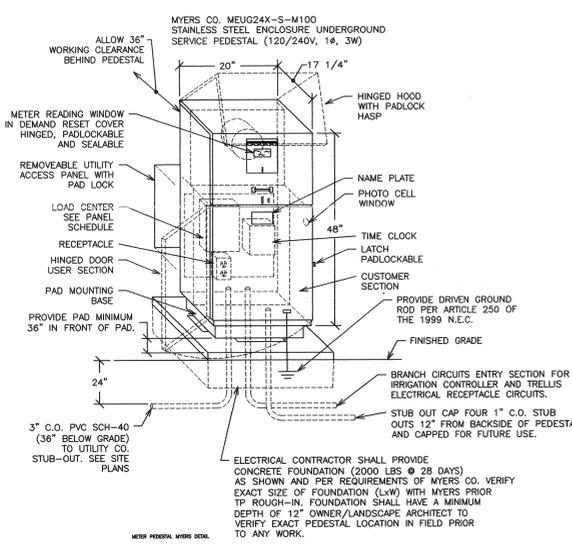
FIXTURE 'C' DETAIL N.T.S. C



FIXTURE 'B' DETAIL N.T.S. B



OUTLET BOX DETAIL N.T.S. D



ELECTRICAL METER PEDESTAL DETAIL N.T.S. A

Landscaping Architecture  
Park Planning & Design  
Project Management

**Hirsch & Associates Inc.**

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PHONE: (714) 777-6400 FAX: (714) 776-4895

Project:

**NORTH PARK  
3172 MISSION INN BOULEVARD  
RIVERSIDE, CALIFORNIA**



Date: 01-09-04  
Design: RR  
Job No: 0230

Description:  
**ELECTRICAL  
DETAILS AND  
SCHEDULES**

Sheet 12  
**E-2**  
of 12

303-448-1927

REEDCORP ENGINEERING  
CONSULTING ELECTRICAL  
CORPORATION  
1940 792-1278 FAX: (949) 792-1287  
RIVERSIDE, CA 92517  
E-MAIL: eef@reedcorp.net

\\reedcorp\cad\_dwg\plans\SUBSTATION\1927\MORRIS PARK\Sheets\E-2 Electrical Details.dwg, Plot: 1/9/2004 3:37:55 PM, Michalek, RP Designnet 450C E size.pct, Reedcorp Engineering, Inc.