

PROJECT NAME

GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

PROJECT LOCATION

GRAPEFRUIT BOULEVARD
Between Leoco Lane and 9th Street
COACHELLA, CALIFORNIA 92236

PREPARED BY

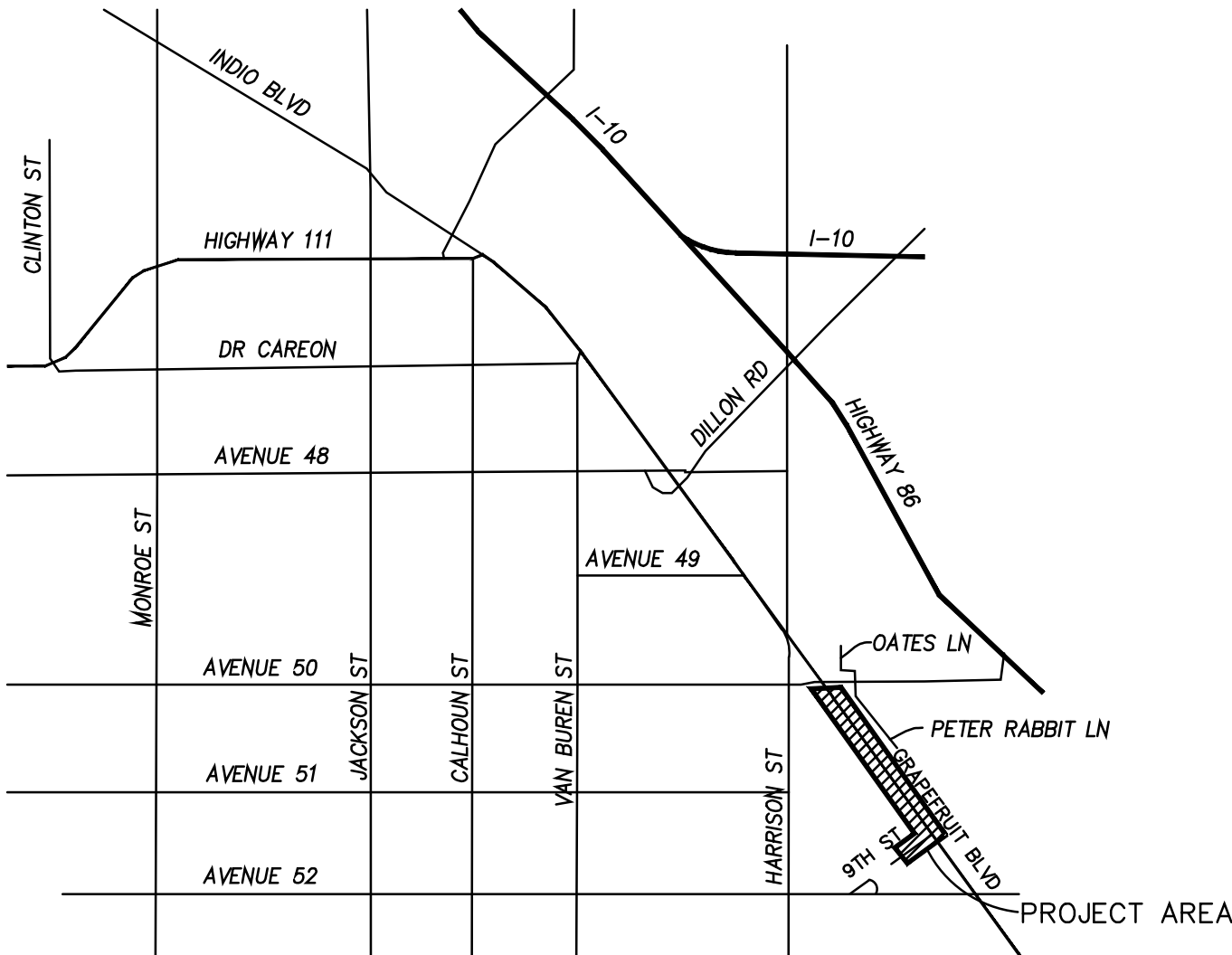
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56960 JACKSON ST., THERMAL, CA 92274
(T) 760.206.9696 (C) 760.831.6788 (E) RLAscape@aol.com

OWNER

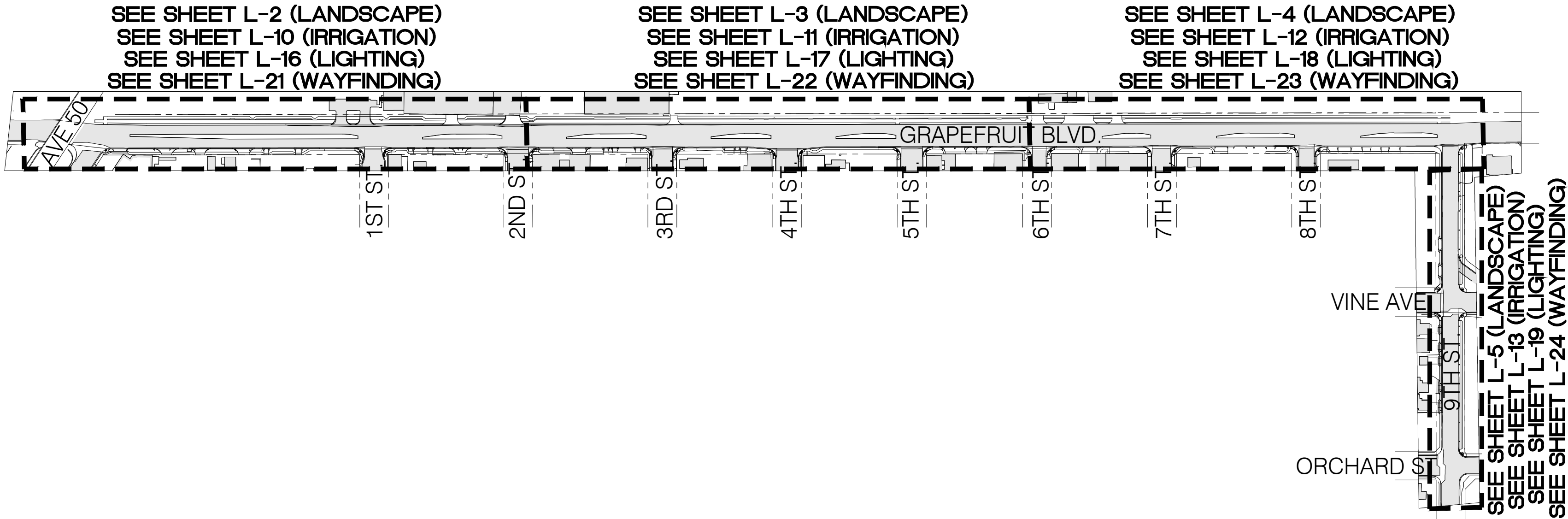
CITY OF COACHELLA
1515 6TH STREET, COACHELLA, CA 92236
(T) 760.398.3502

CIVIL ENGINEER

NV5
42-829 COOK ST., SUITE 104, PALM DESERT, CA 92211
(T) 760.341.3101 (F) 760.341.5999
CONTACT: VICKIE L. BRIDENSTINE



VICINITY MAP
NO SCALE



UTILITY CONTACT INFORMATION

WATER CITY OF COACHELLA
1515 6TH STREET
COACHELLA, CA 92236
(T) 760.398.3502

SEWER CITY OF COACHELLA
1515 6TH STREET
COACHELLA, CA 92236
(T) 760.398.3502

SHEET INDEX

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ABBREVIATIONS

- CL - CENTERLINE
- FF - FINISH FLOOR
- (E) - EXISTING
- Hwy. - HIGHWAY
- (P) - PROPOSED
- P.A. - PLANTING AREA
- S.F. - SQUARE FEET
- typ. - TYPICAL

TOTAL AREA
SQUARE FOOTAGE - LANDSCAPE
43,310 SQUARE FEET OF PLANTER (100%)
0 SQUARE FEET OF TURF (0%)
43,310 SQUARE FEET - TOTAL LANDSCAPE AREA

DIAL ALERT



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT		
MARK	BY	DATE

REVISIONS

CITY	
APPR.	DATE

PREPARED BY:



RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(T) 760 / 206-9696 E-mail: RLAscape @ aol.COM
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
DATE
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY:

XXXXX X XXXXX
NAME / TITLE

DATE

CONTACT

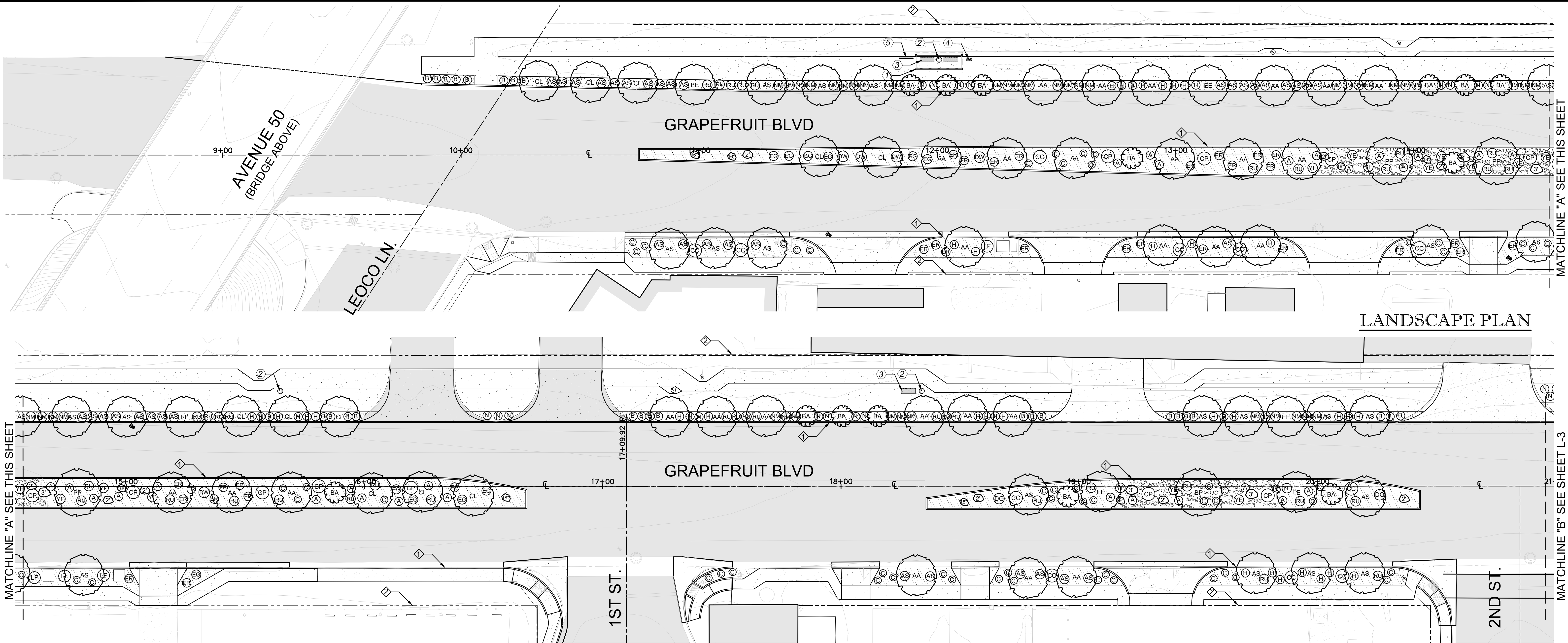
RAY LOPEZ
Phone: (760) 206.9696
DESIGN BY
IVO / RCL
DRAWN BY
IVO
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

COVERSHEET

SHEET L-1
OF 24
CONTRACT No. XXXXXX



PLANTING LEGEND

TREES

SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
AA	87	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	15 GAL
AS	56	ACACIA STENOPHYLLA LOW WATER USE (0.2)	SHOESTRING ACACIA	15 GAL
BP	4	BAUHINIA PURPUREA MOD WATER USE (0.5)	PURPLE ORCHID	15 GAL
EE	31	EBENOPSIS EBANO LOW WATER USE (0.2)	TEXAS EBONY	15 GAL
PP	6	PARKINSONIA PRAECOX LOW WATER USE (0.2)	SONORAN PALO VERDE	15 GAL
CL	25	CHILOPSIS LINEARIS MOD WATER USE (0.5)	DESERT WILLOW	15 GAL
BA	80	BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	15 GAL

INERT MATERIAL

SYM.	QTY.	NAME	SIZE
	19,200 S.F.	DECOMPOSED GRANITE 'DESERT GOLD' OR APPROVED EQUAL	3/8" MINUS, 3" DEPTH AFTER COMPACTION, 11% FINES
	17,930 S.F.	CRUSHED ROCK 'DESERT GOLD' OR APPROVED EQUAL	3/4" MINUS, 2" DEPTH AFTER
	6,180 S.F.	RIP RAP 'BROWN CRESTA' OR APPROVED EQUAL	4"-8" DIA
		DESERT SELECT BOULDERS 1/3 BURIED, (32)-18" (22)-2" (17)-3"	18"-3" DIA.

SHRUBS & DESERT ACCENTS

SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
AS	127	ASCLEPIAS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	5 GAL.
CP	27	CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	BIRD OF PARADISE	5 GAL.
LF	7	LEUCOPHYLLUM FRUTSCENS LOW WATER USE (0.2)	TEXAS RANGER	5 GAL.
C	131	CALLISTEMON VIMINALIS MOD WATER USE (0.5)	LITTLE JOHN	5 GAL.
EG	24	EREMOPHILA G. 'MINGENEW GOLD' LOW WATER USE (0.2)	GOLD EMU BUSH	5 GAL.
YB	39	YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	5 GAL.
D	164	HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	5 GAL.
CC	12	CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	BAJA FAIRY DUSTER	5 GAL.
EP	61	EUPHORBIA RIGIDA LOW WATER USE (0.2)	SILVER SPURGE	5 GAL.
CG	13	DALEA GREGGII LOW WATER USE (0.2)	TRAILING INDIGO BUSH	5 GAL.
A	92	AGAVE DESERTI LOW WATER USE (0.2)	DESERT AGAVE	5 GAL.
SW	25	DASYLIRON WHEELERI LOW WATER USE (0.2)	DESERT SPOON	5 GAL.
RL	100	RUSSELLIA EQUISETIFORMIS MOD WATER USE (0.5)	FIRECRACKER PLANT	5 GAL.
NM	155	NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	5 GAL.
B	51	CAREX DIVULSA MOD WATER USE (0.5)	BERKELEY SEDGE	5 GAL.
N	98	NASSELLA TENUISSIMA MOD WATER USE (0.5)	MEXICAN FEATHERGRASS	5 GAL.

LEGEND:

CONCRETE CURB PER
CIVIL DRAWINGS

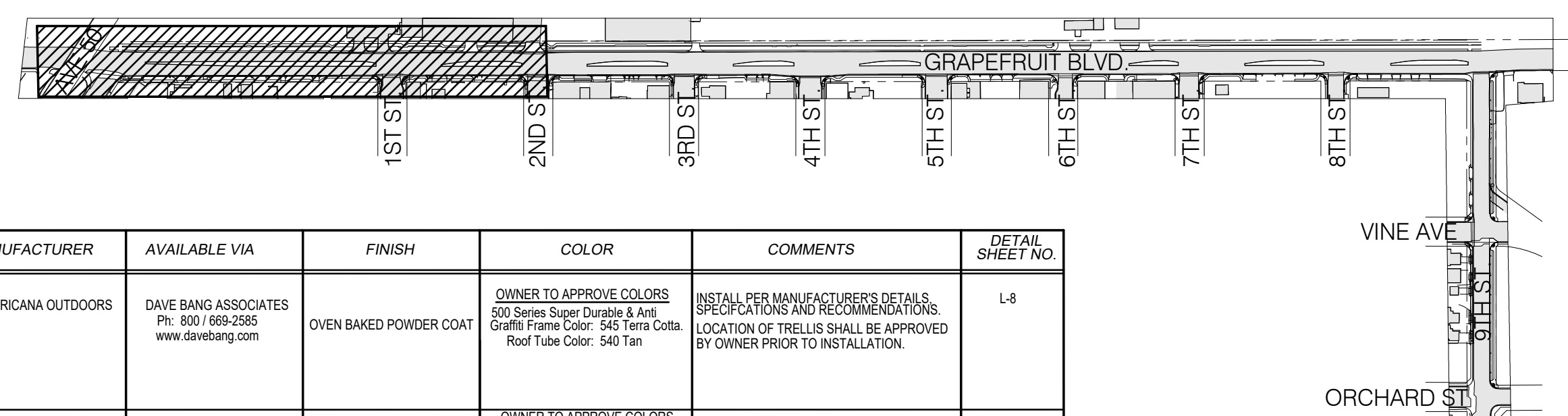
RIGHT - OF - WAY

ABBREVIATIONS:

= CENTER LINE

MATERIALS SCHEDULE

	SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	AVAILABLE VIA	FINISH	COLOR	COMMENTS	DETAIL SHEET NO.
1		ALUMINUM SHADE STRUCTURE (4) 10' x 20' - FREE STANDING OPEN ROOF LATTICE SHADE STRUCTURE: - SINGLE ARM - TUBULAR STEEL FRAME - ROUND EXTRUDED ALUMINUM LATTICE	RD LATTICE 10 x 20 SA Roof Tubes: .038" thick.	AMERICAN OUTDOORS	DAVE BANG ASSOCIATES Ph: 800/686-2585 www.davebang.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLORS 500 Series Super Durable & Anti Graffiti Frame Color: 540 Terra Cotta Roof Tube Color: 540 Tan	INSTALL PER MANUFACTURER'S DETAILS. SPECIFICATIONS & RECOMMENDATIONS. LOCATION OF TRELLIS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.	L-8
2		ASH URN IN TRASH RECEPTACLE (10) with Metal Lid (10)	SKU: 5449280 'Westgate - Round Patterned - Concrete	PARK WAREHOUSE	PARK WAREHOUSE Phone: (877) 383-8608 www.parkwarehouse.com	PATTERNED - CONCRETE	OWNER TO APPROVE COLORS CONCRETE COLOR: A-23 - Gray (acid Wash) LID COLOR: Charcoal (Metal Powdercoat)	INSTALL PER MANUFACTURER'S DETAILS. SPECIFICATIONS & RECOMMENDATIONS.	L-9
3		CONCRETE BENCH	BH 02-16 22"x 59" x 15"H Weight 900 lbs	SEAWRIGHT CUSTOM PRECAST	Phone: 760.388.1008 85-510 Grapefruit Blvd Coachella, CA 92236	SMOOTH CONCRETE	CONCRETE GRAY	INSTALL PER MANUFACTURER'S DETAILS. SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9
4		DRINKING FOUNTAIN WITH OPTIONAL PET FOUNTAIN AND JUG FILLER	410 SM & SMSS STAINLESS STEEL PEDESTAL	MOST DEPENDABLE FOUNTAINS	MOST DEPENDABLE FOUNTAINS Phone: (801) 867-0039 www.mostdependable.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLOR COLOR: 'Green'	INSTALL PER MANUFACTURER'S DETAILS. SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9
5		ROLLER COASTER BIKE RACK (4)	1802-05GP 5 Spaces - 38" long Powder Coated M3 / Surface Mount	PW SPORTS Sport & Site Phone: (866) 833-4680 www.pwathletic.com	DAVE BANG ASSOCIATES Ph: 800/686-2585 www.davebang.com	POWDER COATED - SMOOTH	OWNER TO APPROVE COLOR COLOR: 'Brown'	INSTALL PER MANUFACTURER'S DETAILS. SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9



KEY MAP
NO SCALE



NOTE:
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AND DIMENSIONS AT THE JOB SITE & NOTIFY
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OMISSIONS, OR DISCREPANCIES BEFORE
BEGINNING OR FABRICATING ANY WORK.
REFER TO CIVIL DRAWINGS FOR HORIZONTAL
AND VERTICAL DATA.

LANDSCAPE ARCHITECT	MARK	BY	DATE

REVISIONS

CITY	APPR.	DATE



RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(760) 206-9696 E-mail: RL@raylopez.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

05.26.2020
DATE

CITY OF COACHELLA

APPROVED BY:

NAME / TITLE

DATE

CONTACT

RAY LOPEZ
Phone: (760) 206.9696

DESIGN BY
I/O / RCL

DRAWN BY
I/O

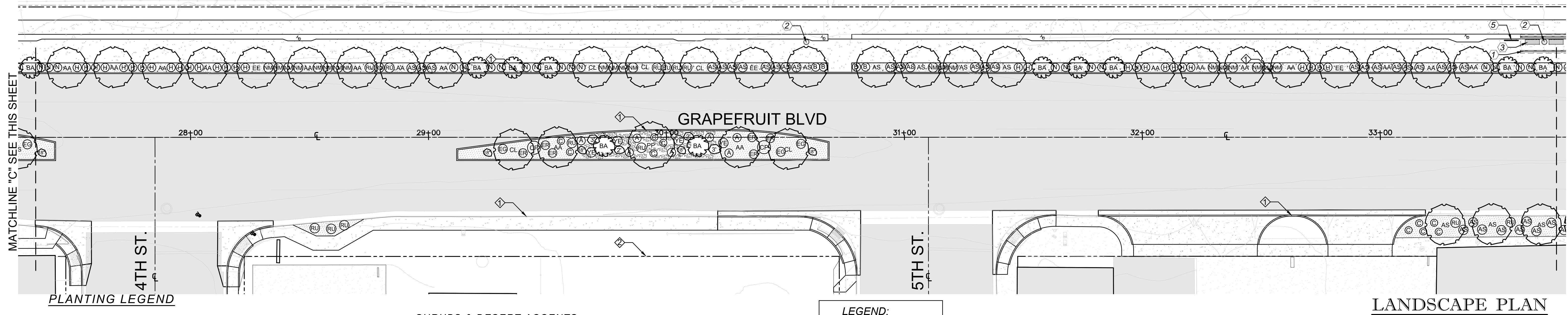
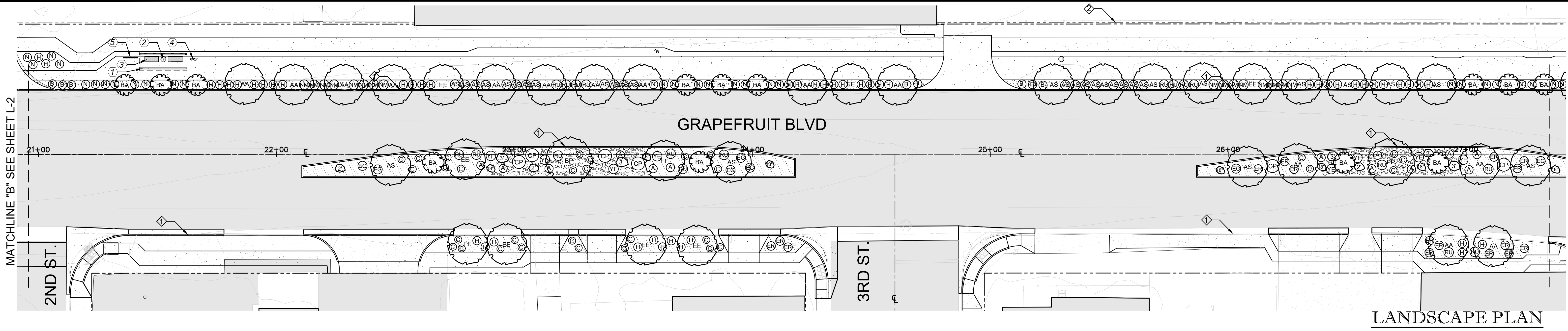
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

LANDSCAPE PLAN

SHEET L-2
OF 24
CONTRACT No. XXXXXX



PLANTING LEGEND

TREES

SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
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N	98	NASSELLA TENUISSIMA MOD WATER USE (0.5)	MEXICAN FEATHERGRASS	5 GAL.

LEGEND:

CONCRETE CURB PER CIVIL DRAWINGS

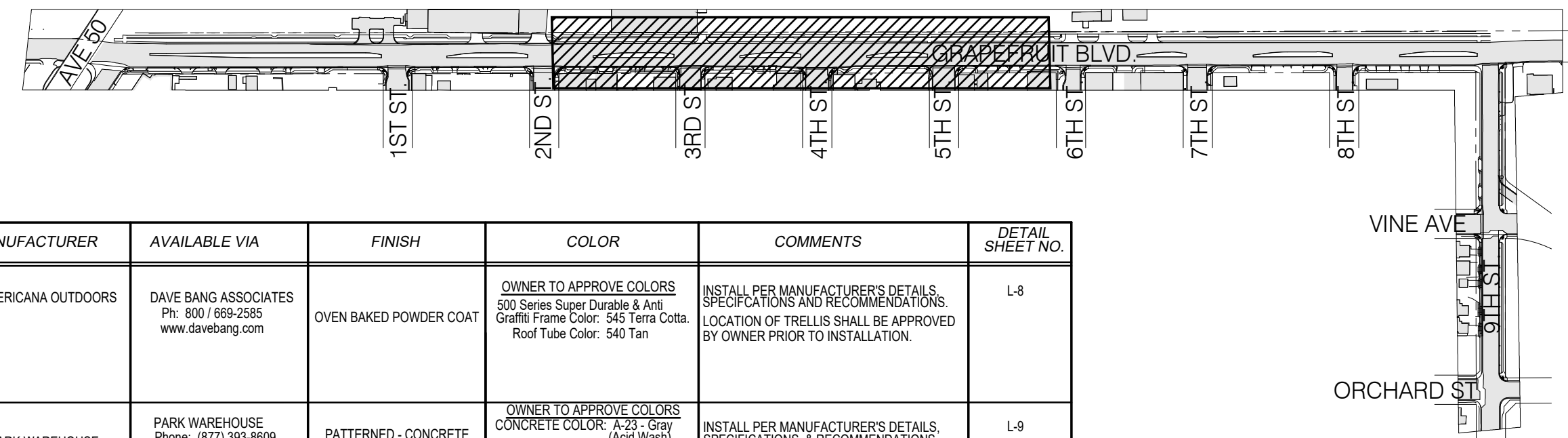
RIGHT - OF - WAY

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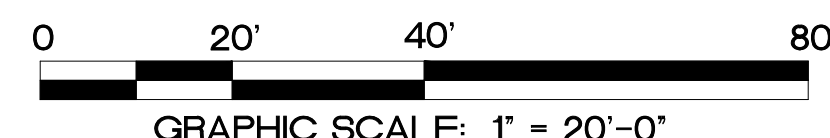
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MATERIALS SCHEDULE

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1		ALUMINUM SHADE STRUCTURE (4) 10' x 20' - FREE STANDING OPENING LATTICE SHADE STRUCTURE: - SINGLE ARM - TUBULAR STEEL FRAME - ROUND EXTRUDED ALUMINUM LATTICE	RD LATTICE 10 x 20 SA Roof Tubes: .038" thick.	AMERICAN OUTDOORS	DAVE BANG ASSOCIATES Ph: 800 / 669-2585 www.davebang.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLORS 500 Series Super Durable & Anti Graffiti Frame Color: 540 Terra Cotta Roof Tube Color: 540 Tan	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS & RECOMMENDATIONS. LOCATION OF TRELLIS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.	L-8
2		ASH URN & TRASH RECEPTACLE (10) with Metal Lid (10)	SKU: 5449260 'Westgate' - Round Patterned - Concrete	PARK WAREHOUSE	PARK WAREHOUSE Phone: (877) 383-8608 www.parkwarehouse.com	PATTERNED - CONCRETE	OWNER TO APPROVE COLORS CONCRETE COLOR: A-23 - Gray (Acid Wash) LID COLOR: Charcoal (Metal Powdercoat)	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS & RECOMMENDATIONS.	L-9
3		CONCRETE BENCH	BH 02-16 22" w x 59" l x 15" H Weight 900 lbs	SEAWRIGHT CUSTOM PRECAST	Phone: 760.388.1008 www.seawright.com 85-510 Grapefruit Blvd Coachella, CA 92236	SMOOTH CONCRETE	CONCRETE GRAY	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9
4		DRINKING FOUNTAIN WITH OPTIONAL PET FOUNTAIN and JUG FILLER	410 SM & SMSS STAINLESS STEEL PEDESTAL	MOST DEPENDABLE FOUNTAINS	MOST DEPENDABLE FOUNTAINS Phone: (801) 867-0039 www.mostdependable.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLOR COLOR: 'Green'	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9
5		ROLLER COASTER BIKE RACK (4)	1802-05GP 5 Spaces - 36" long Powder Coated M3 / Surface Mount	PW SPORTS Sport & Site Phone: (866) 833-4680 www.pwathletic.com	DAVE BANG ASSOCIATES Ph: 800 / 669-2585 www.davebang.com	POWDER COATED - SMOOTH	OWNER TO APPROVE COLOR COLOR: 'Brown'	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNERS REP	L-9



KEY MAP
NO SCALE



NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY. PLANS TAKE PRECEDENCE.

DIAL TOLL FREE
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AT LEAST TWO DAYS
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CITY OF COACHELLA

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CONTACT

RAY LOPEZ
Phone: (760) 206.9696

DESIGN BY
I/O / RCL

DRAWN BY
I/O

PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
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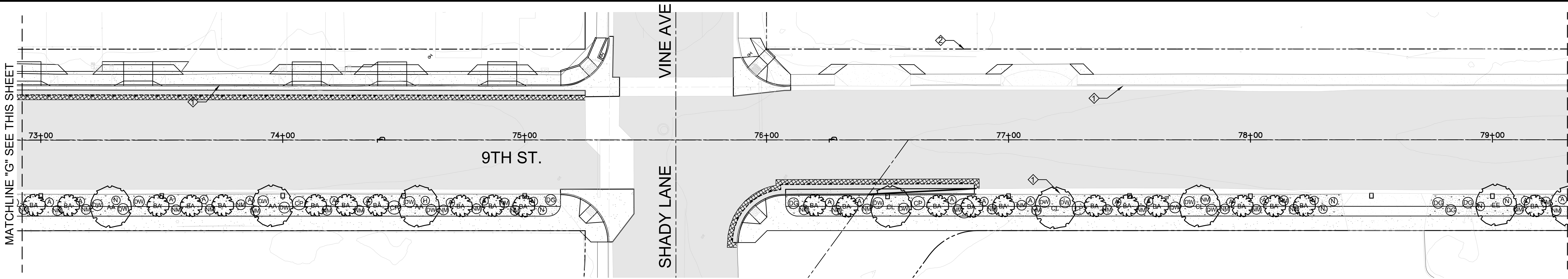
LANDSCAPE PLAN

SHEET **L-3**

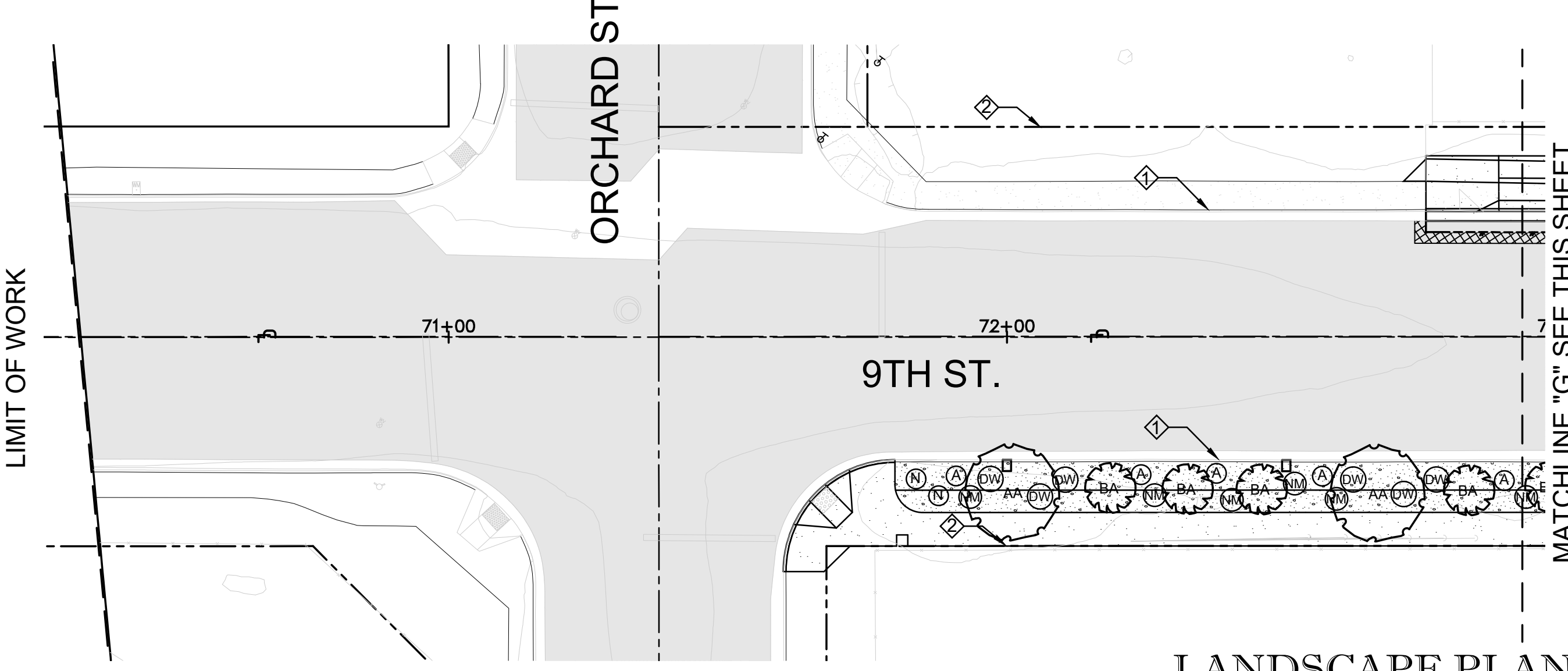
OF
SHEETS **24**

CONTRACT No.
XXXXXX





LANDSCAPE PLAN



LANDSCAPE PLAN

MATERIALS SCHEDULE

	SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	AVAILABLE VIA	FINISH	COLOR	COMMENTS	DETAIL SHEET NO.
①		ALUMINUM SHADE STRUCTURE (4) 10' x 20' - FREE STANDING OPEN ROUND LATTICE SHADE STRUCTURE - SINGLE ARM - TUBULAR STEEL FRAME - ROUND EXTRUDED ALUMINUM LATTICE	RD LATTICE 10 x 20 SA Rod Tubes: .038" thick	AMERICANA OUTDOORS	DAVE BANG ASSOCIATES Ph: 800 / 669-2585 www.davebang.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLORS 500 Series Super Durable & Anti Graffiti Frame Color: 545 Terra Cotta Rod Tube Color: 540 Tan	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS AND RECOMMENDATIONS. LOCATION OF TRELLIS SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.	L-8
②		ASH URN & TRASH RECEPTACLE (10) with Metal Lid (10)	SKU: 5442600 Westlake - Round Patterned - Concrete	PARK WAREHOUSE	PARK WAREHOUSE Phone: (877) 383-8809 www.parkwarehouse.com	PATTERNED - CONCRETE	OWNER TO APPROVE COLORS CONCRETE COLOR: A-23 - Gray (acid Wash) LID COLOR: Charcoal (Metal Powdercoat)	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS, & RECOMMENDATIONS.	L-9
③		CONCRETE BENCH (10)	BH 02-16 22" w x 59" L x 15" H Weight 800 lbs	SEAWRIGHT CUSTOM PRECAST	Phone: 760.388.1008 www.seawright.com 85-810 Grapeland Blvd. Coachella, CA 92236	SMOOTH CONCRETE	CONCRETE GRAY	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS, & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNER'S REP	L-9
④		DRINKING FOUNTAIN with OPTIONAL PET FOUNTAIN and JUG FILLER (4)	410 SM & SMSS STAINLESS STEEL PEDISTAL	MOST DEPENDABLE FOUNTAINS	MOST DEPENDABLE FOUNTAINS Phone: (801) 967-0039 www.mostdependable.com	OVEN BAKED POWDER COAT	OWNER TO APPROVE COLOR COLOR: Green	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS, & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNER'S REP	L-9
⑤		ROLLER COASTER BIG RACK (4)	1602-05GP 5 Spaces - 38" long Powder Coated M3 / Surface Mount	PW SPORTS Sport & Site Phone: (866) 633-4680 www.pwathletic.com	DAVE BANG ASSOCIATES Ph: 800 / 669-2585 www.davebang.com	POWDER COATED - SMOOTH	OWNER TO APPROVE COLOR COLOR: Brown	INSTALL PER MANUFACTURER'S DETAILS, SPECIFICATIONS, & RECOMMENDATIONS. EXACT LOCATION TO BE APPROVED BY OWNER'S REP	L-9

PLANTING LEGEND

TREES

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AA	87	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	15 GAL
AS	56	ACACIA STENOPHYLLA LOW WATER USE (0.2)	SHOESTRING ACACIA	15 GAL
BP	4	BAUHINIA PURPUREA MOD WATER USE (0.5)	PURPLE ORCHID	15 GAL
EE	31	EBENOPSIS EBANO LOW WATER USE (0.2)	TEXAS EBONY	15 GAL
PP	6	PARKINSONIA PRAECOX LOW WATER USE (0.2)	SONORAN PALO VERDE	15 GAL
CL	25	CHILOPSIS LINEARIS MOD WATER USE (0.5)	DESERT WILLOW	15 GAL
BA	80	BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	15 GAL

INERT MATERIAL

SYM.	QTY.	NAME	SIZE
	19,200 S.F.	DECOMPOSED GRANITE 'DESERT GOLD' OR APPROVED EQUAL	3/8" MINUS, 3" DEPTH AFTER COMPACTION, 11% FINES
	17,930 S.F.	CRUSHED ROCK 'DESERT GOLD' OR APPROVED EQUAL	3/4" MINUS, 2" DEPTH AFTER
	6,180 S.F.	RIP RAP 'BROWN CRESTA' OR APPROVED EQUAL	4"-8" DIA
	3' 18"	DESERT SELECT BOULDERS 1/3 BURIED, (32)-18" (22)-2" (17)-3"	18"-3' DIA.

NOTE: QUANTITIES LISTED ARE NOT GUARANTEED AND ARE ONLY FOR PLAN CHECK PURPOSES ONLY.
PLANS TAKE PRECEDENCE.

SHRUBS & DESERT ACCENTS

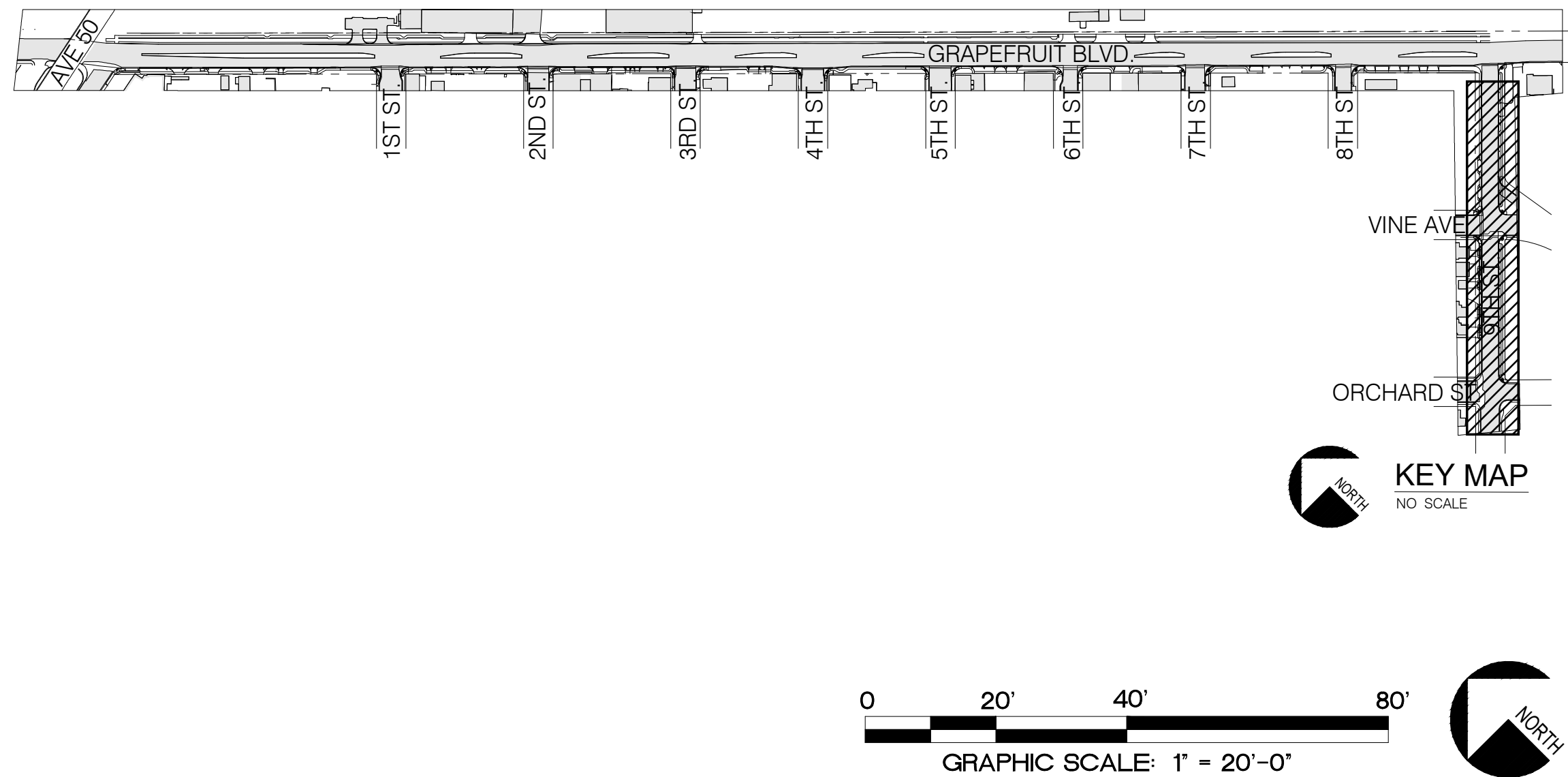
SYM.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
AS	127	ASCLEPIAS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	5 GAL.
CP	27	CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	BIRD OF PARADISE	5 GAL.
LF	7	LEUCOPHYLLUM FRUTESCENS LOW WATER USE (0.2)	TEXAS RANGER	5 GAL.
©	131	CALLISTEMON VIMINALIS MOD WATER USE (0.5)	LITTLE JOHN	5 GAL.
EG	24	EREMOPHILA G. 'MINGENEW GOLD' LOW WATER USE (0.2)	GOLD EMU BUSH	5 GAL.
YB	39	YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	5 GAL.
D	164	HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	5 GAL.
CC	12	CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	BAJA FAIRY DUSTER	5 GAL.
EP	61	EUPHORBIA RIGIDA LOW WATER USE (0.2)	SILVER SPURGE	5 GAL.
CG	13	DALEA GREGGI LOW WATER USE (0.2)	TRAILING INDIGO BUSH	5 GAL.
A	92	AGAVE DESERTI LOW WATER USE (0.2)	DESERT AGAVE	5 GAL.
DW	25	DASYLIRON WHEELERI LOW WATER USE (0.2)	DESERT SPOON	5 GAL.
RL	100	RUSSELLIA EQUISETIFORMIS MOD WATER USE (0.5)	FIRECRACKER PLANT	5 GAL.
NM	155	NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	5 GAL.
B	51	CAREX DIVULSA MOD WATER USE (0.5)	BERKELEY SEDGE	5 GAL.
N	98	NASSELLA TENUISSIMA MOD WATER USE (0.5)	MEXICAN FEATHERGRASS	5 GAL.

LEGEND:

- CONCRETE CURB PER CIVIL DRAWINGS
- RIGHT - OF - WAY

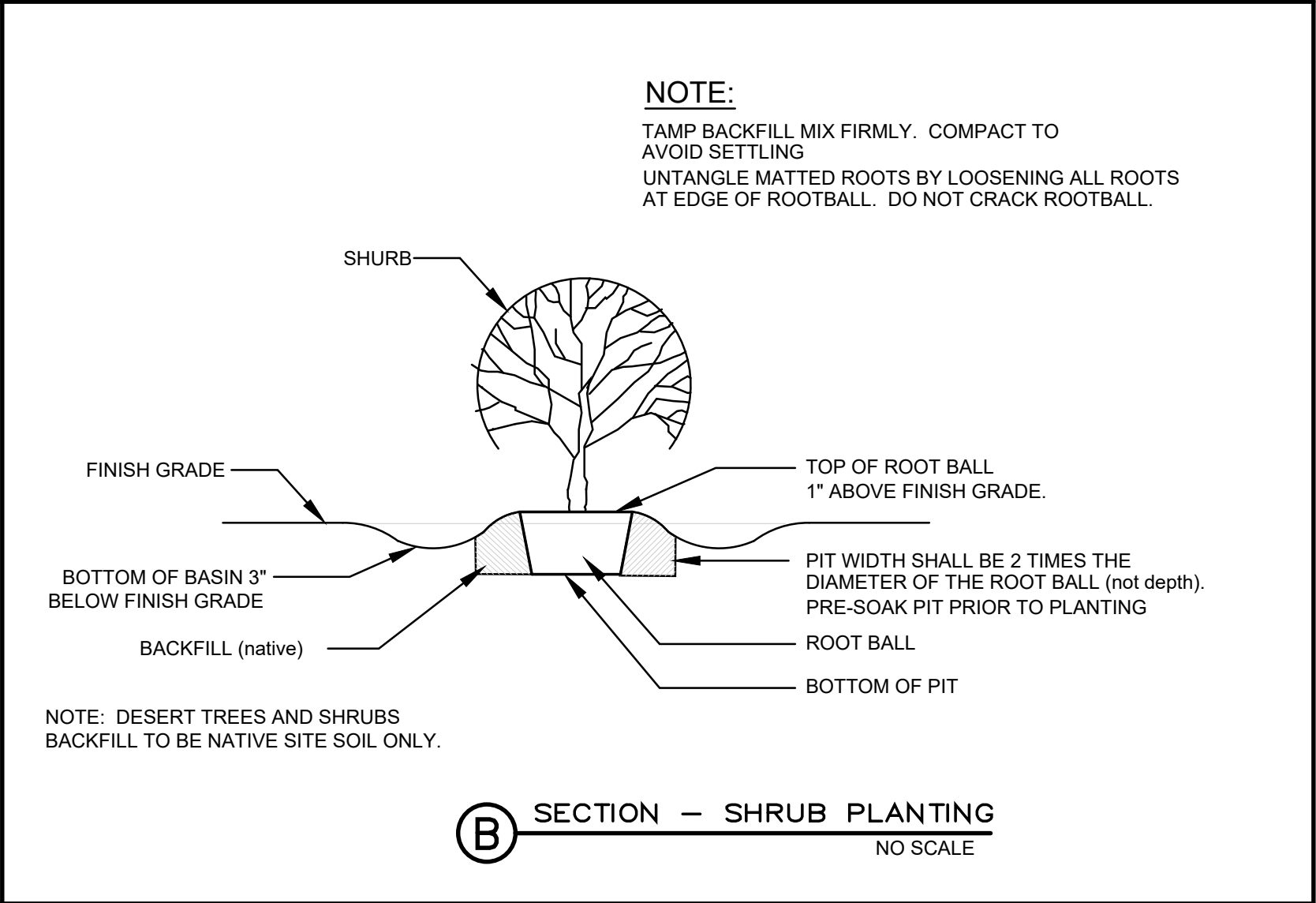
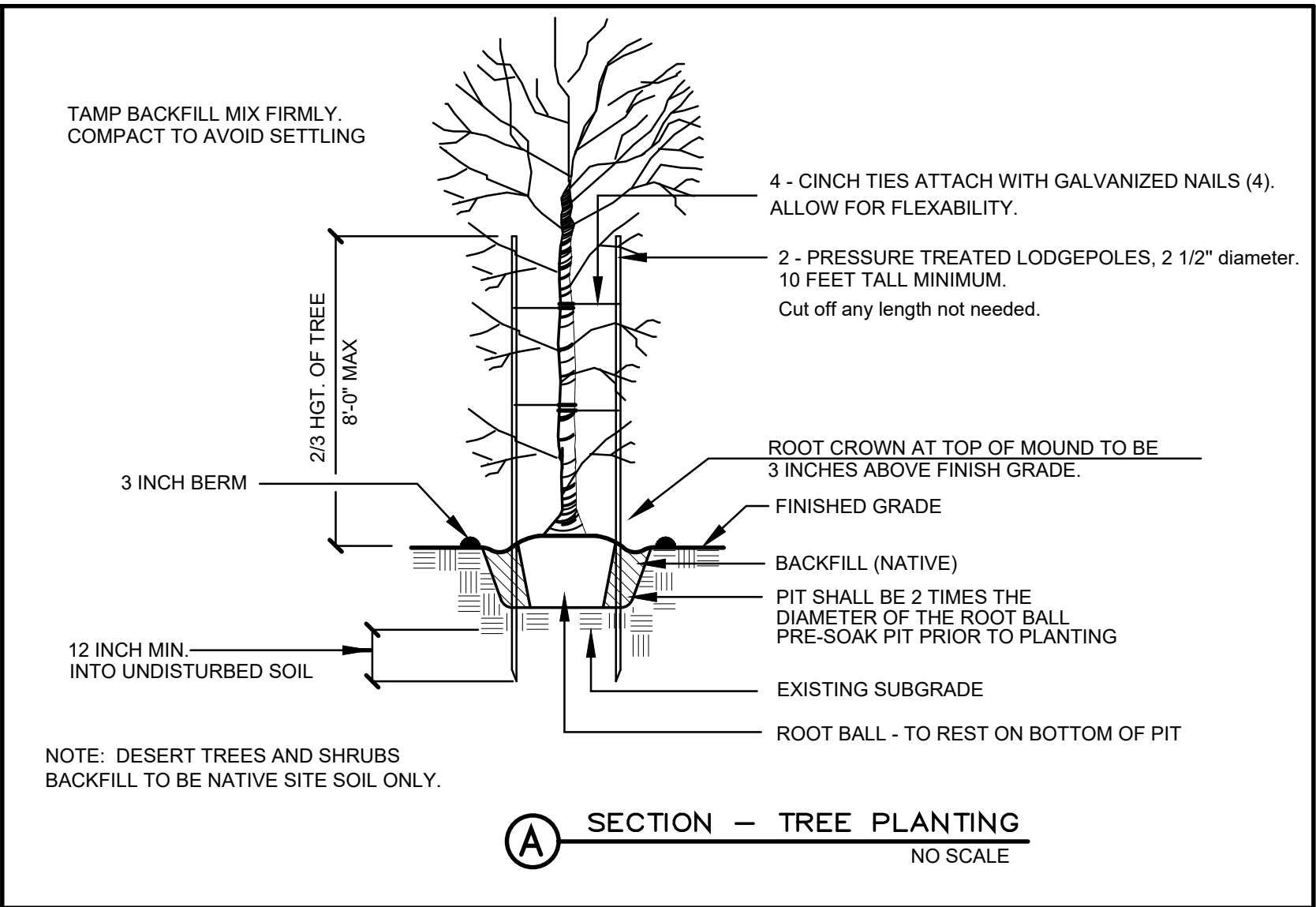
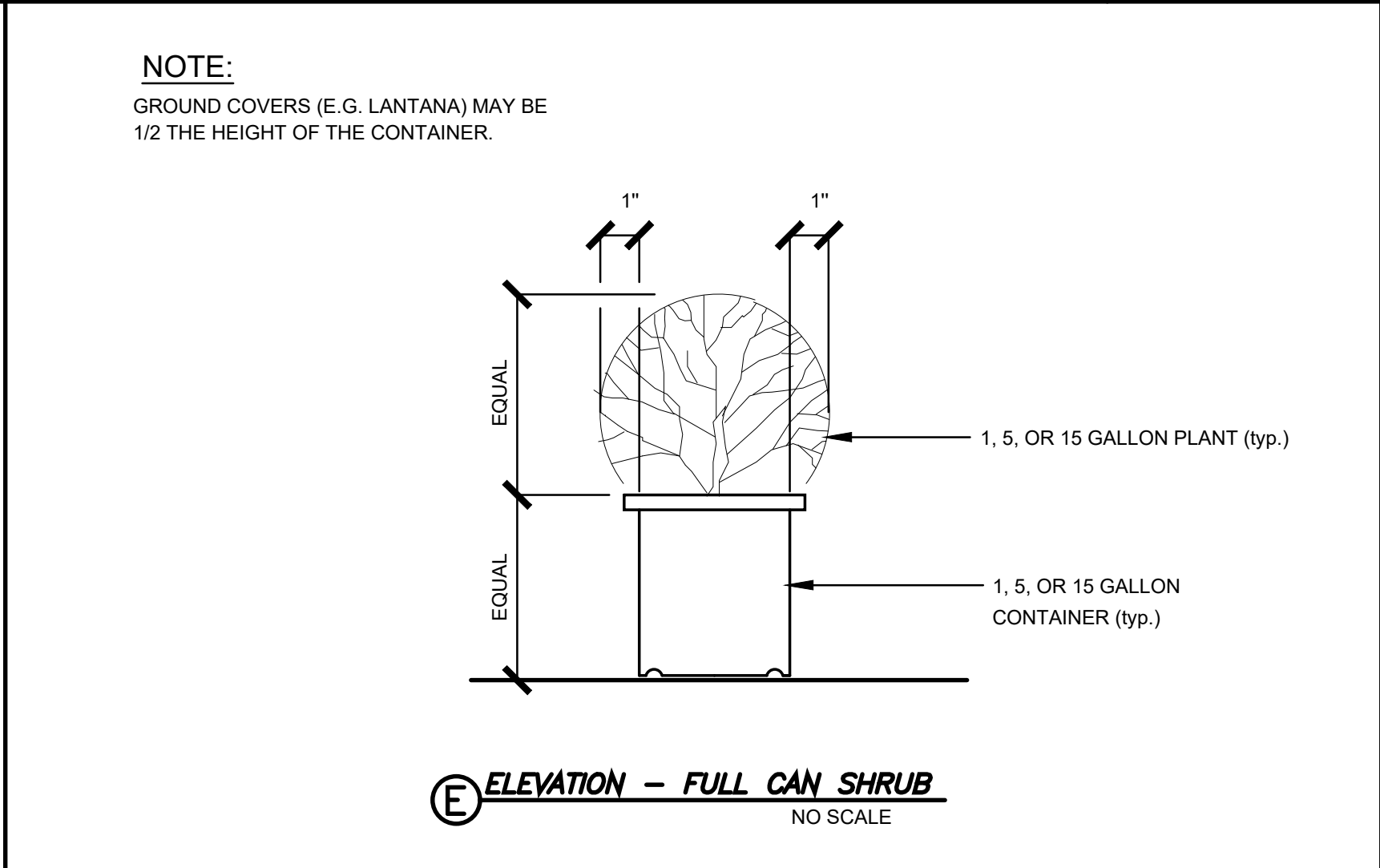
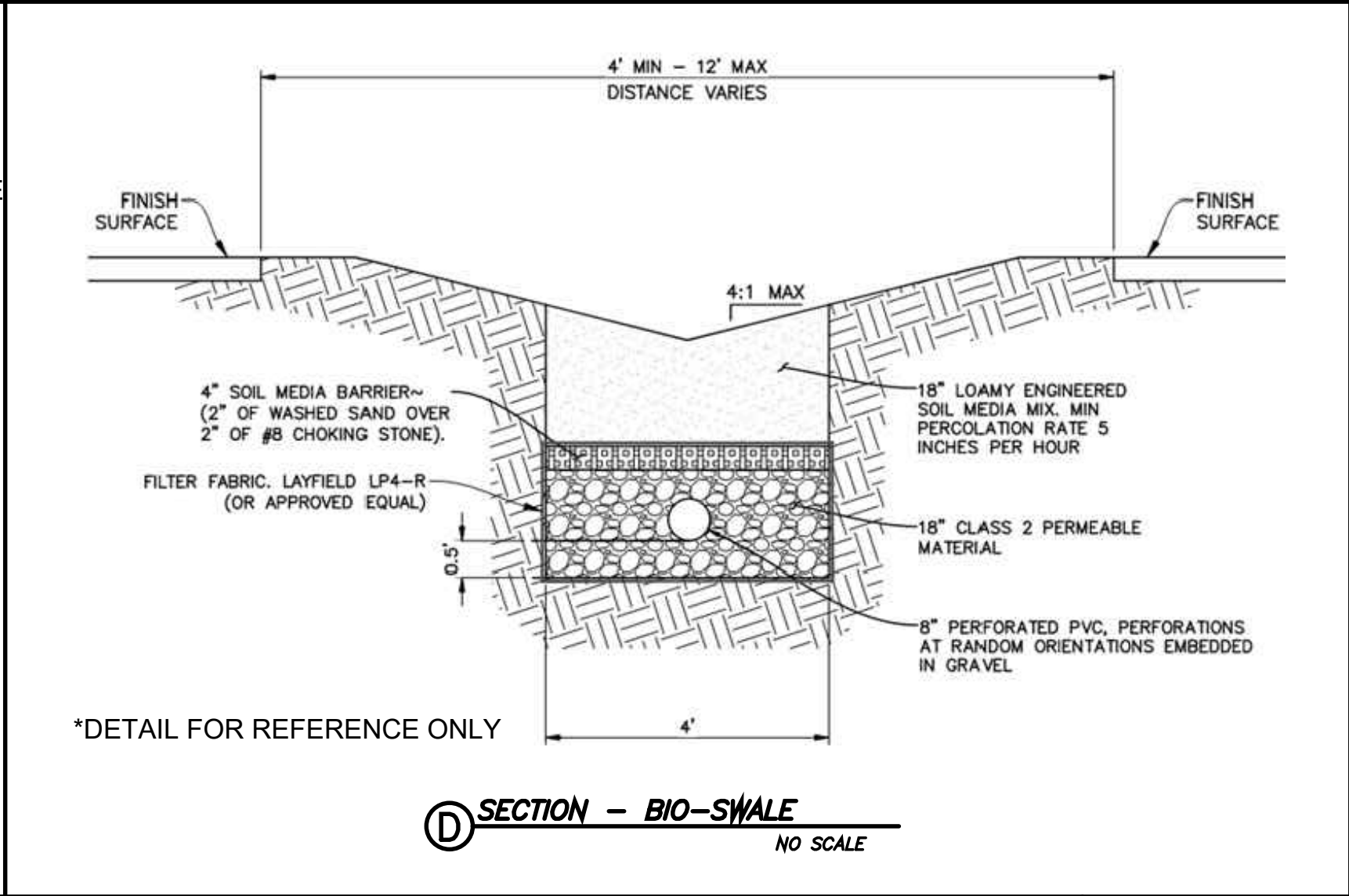
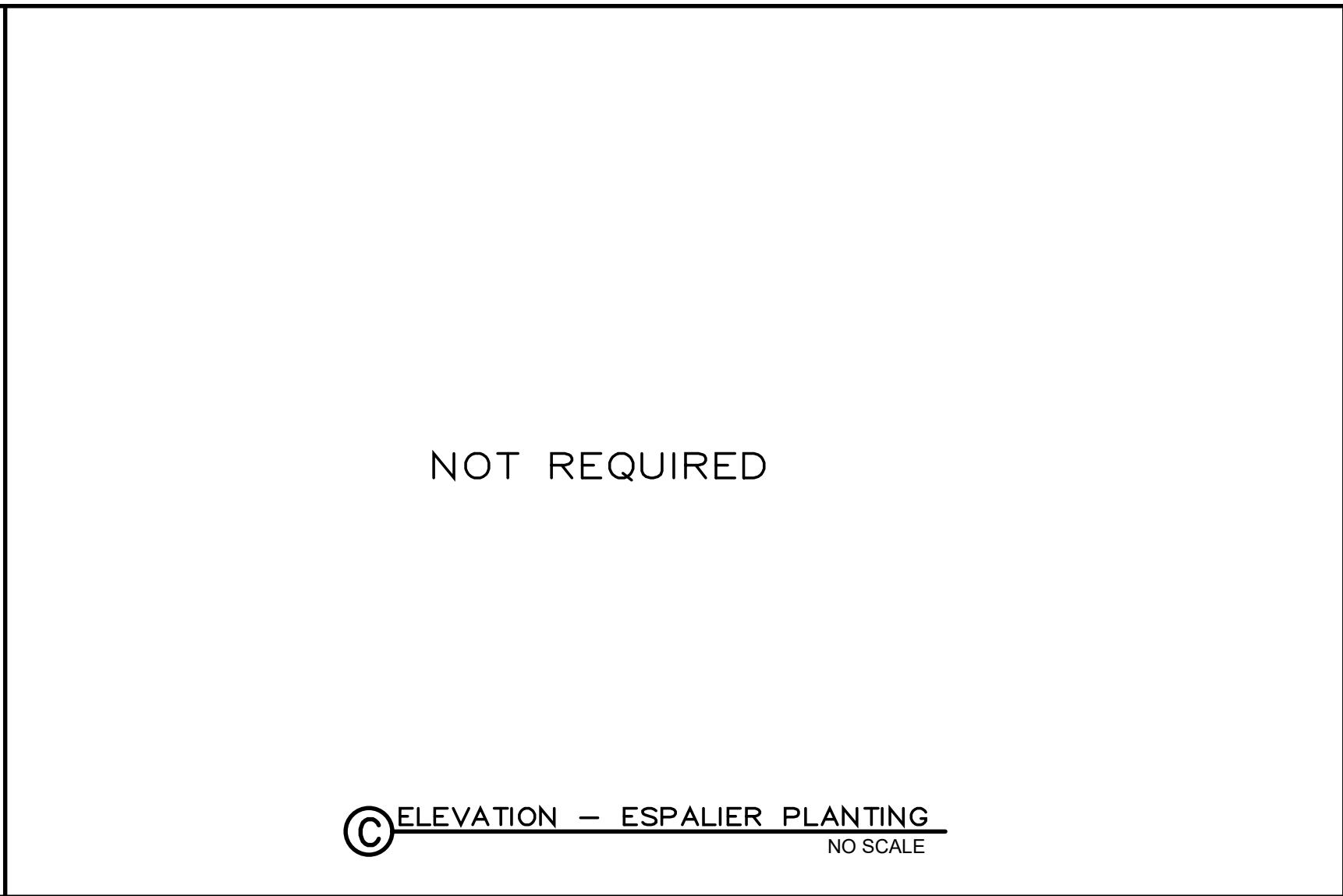
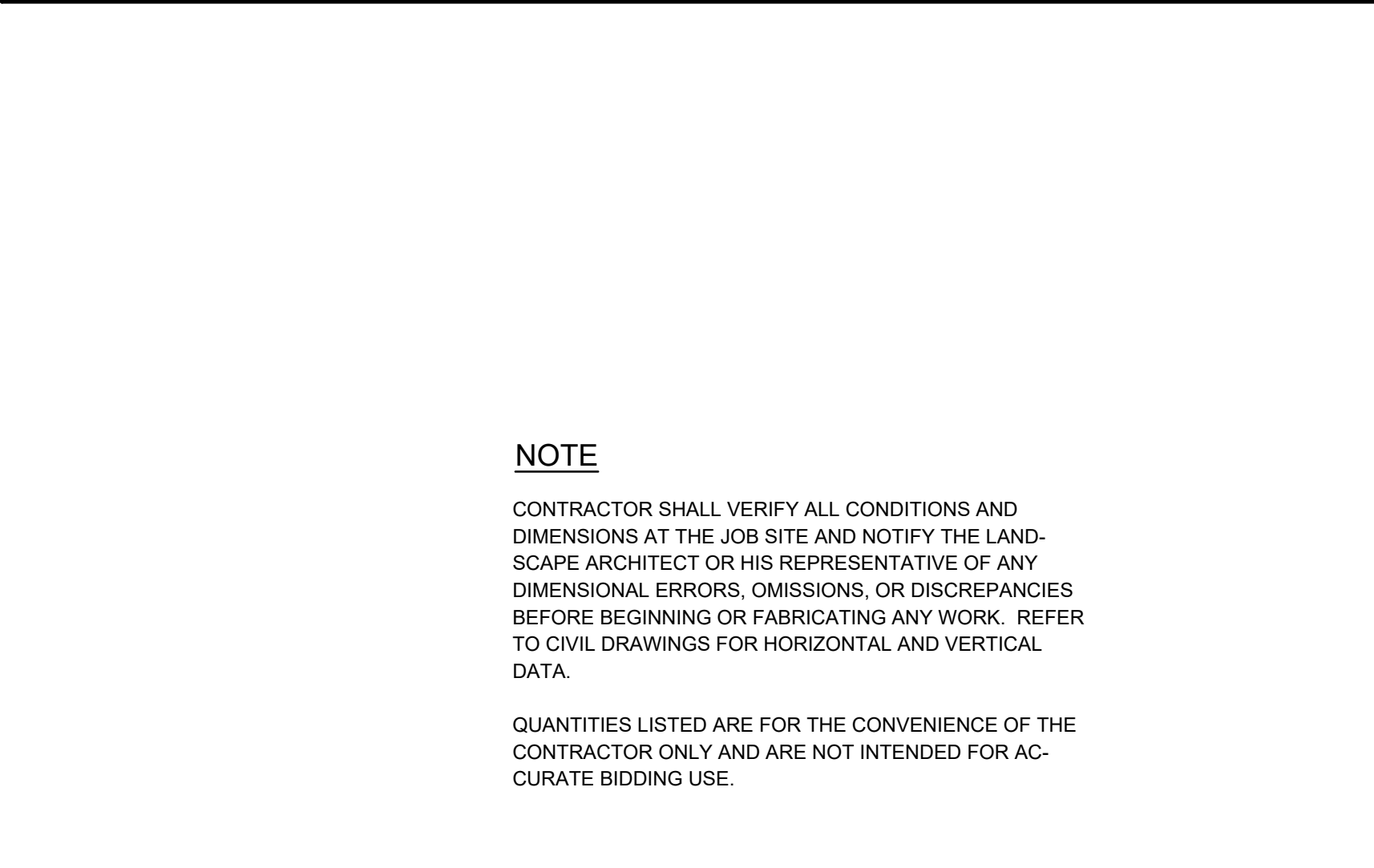
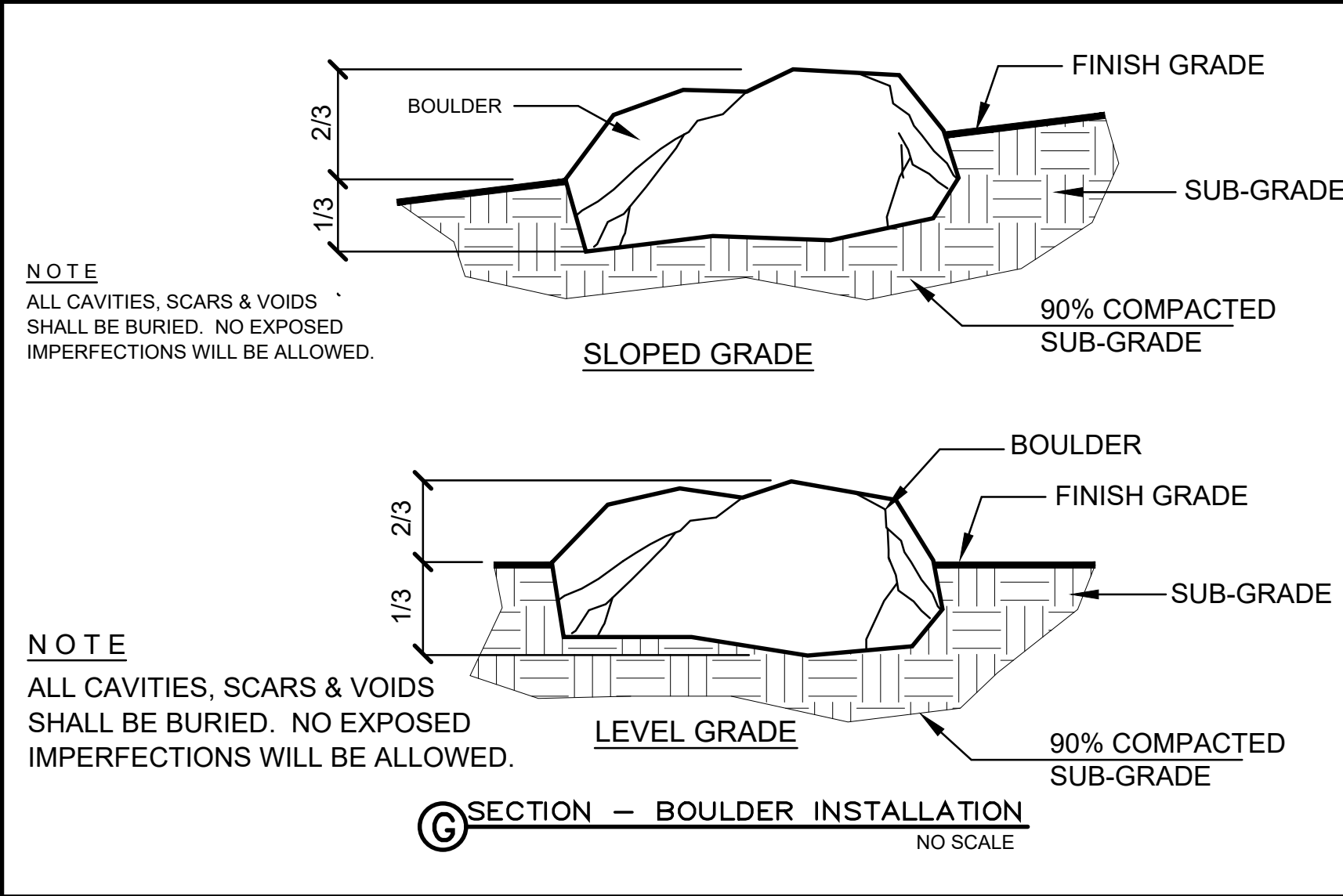
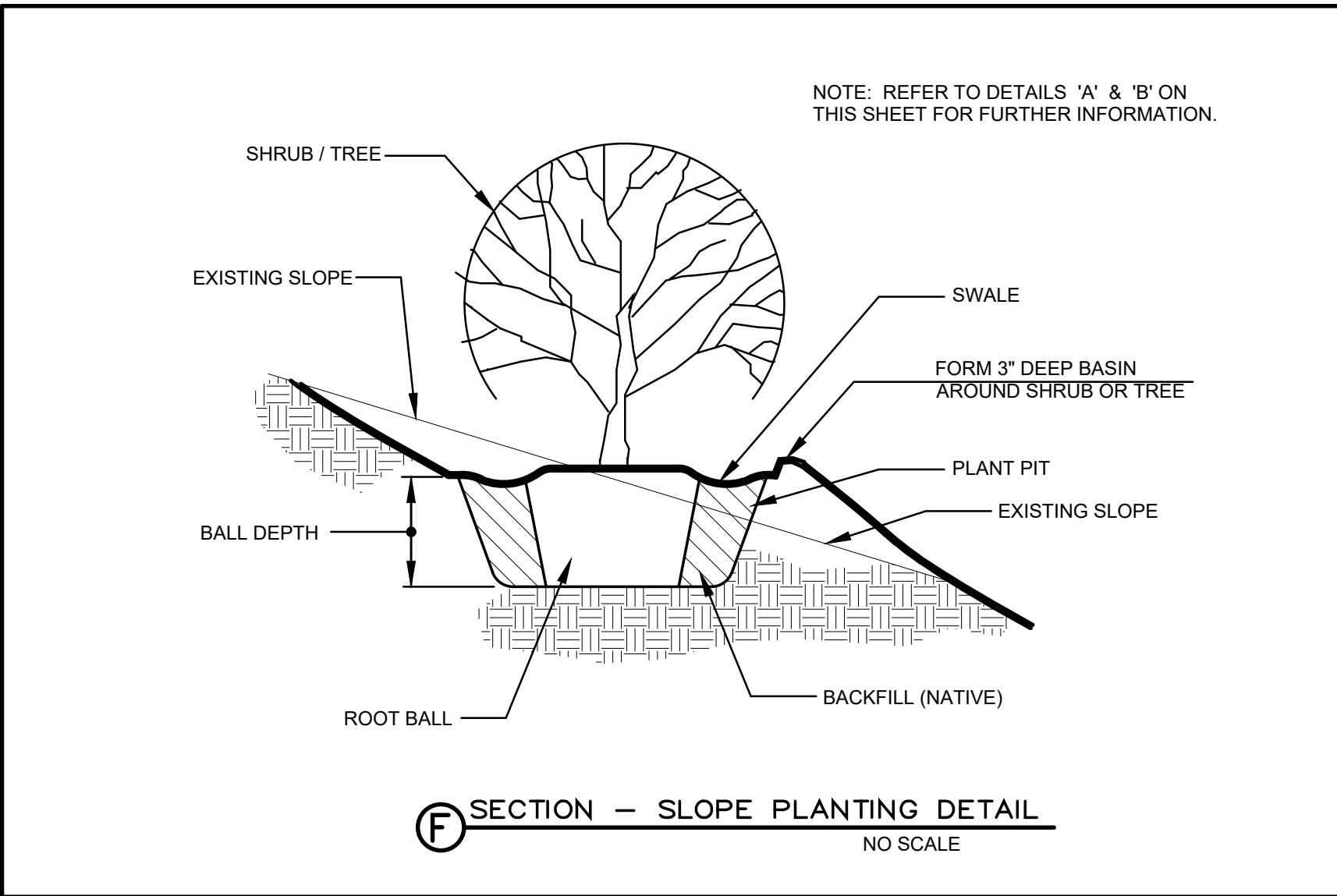
ABBREVIATIONS:

CL = CENTER LINE



KEY MAP
NO SCALE

DIGALERT DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.	LANDSCAPE ARCHITECT MARK BY DATE	REVISIONS	CITY APPR. DATE	PREPARED BY: RAYMOND C. LOPEZ 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274 (71) 760 / 206-9696 E-mail: RL.Ascapae @ aol.COM PREPARED UNDER THE DIRECT SUPERVISION OF: <u>Raymond C. Lopez</u> 05.26.2020 DATE	CITY OF COACHELLA APPROVED BY: _____ NAME / TITLE DATE	CONTACT RAY LOPEZ Phone: (760) 206.9696 DESIGN BY IVO / RCL DRAWN BY IVO PLOT DATE May 26, 2020	CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CITY OF COACHELLA GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS LANDSCAPE PLAN	SHEET OF SHEETS CONTRACT No. XXXXXX
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AG COMMISSIONER NOTE

PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR WILL NEED TO VERIFY WITH THE AGRICULTURAL COMMISSIONER'S OFFICE FOR THE STATUS OF AGRICULTURAL COMMISSIONER'S APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN.

ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL SHALL BE FREE OF ALL TYPES OF PESTS & DISEASES.

COOPERATIVE RED IMPORTED FIRE ANT PROJECT NOTICE

FOR ANY WORK THAT REQUIRES IMPORT OR EXPORT OF SOIL ON THIS PROJECT, IT IS CONTRACTOR'S RESPONSIBILITY TO CONFORM TO CALIFORNIA FOOD & AGRICULTURAL CODE SECTION 5601 (a) AND CALIFORNIA CODE OF REGULATIONS SECTION 3432.

THESE CODE SECTIONS REFER TO A PROGRAM THAT IS DESIGNED TO PREVENT THE SPREAD OF RED IMPORTED FIRE ANTS. DOCUMENTS TO OBTAIN COMPLIANCE ARE AVAILABLE AT:

COACHELLA VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT
43-420 TRADER PLACE, INDIO, CALIFORNIA 92201
Phone: (760) 342 - 8287 * (888) 343 - 9399 * www.cvmvch.org



NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT			REVISIONS		CITY	
MARK	BY	DATE			APPR	DATE

PREPARED BY:

RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(71) 780 / 206-9696 E-mail: RLAscape @ sol.COM

PREPARED UNDER THE DIRECT SUPERVISION OF:

Raymond C. Lopez
LISCENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

05.26.2020
DATE

CITY OF COACHELLA

APPROVED BY:

XXXXX X XXXXX
NAME / TITLE

DATE

CONTACT

RAY LOPEZ
Phone: (760) 206-9696

DESIGN BY
IVO / RCL

DRAWN BY
IVO

PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

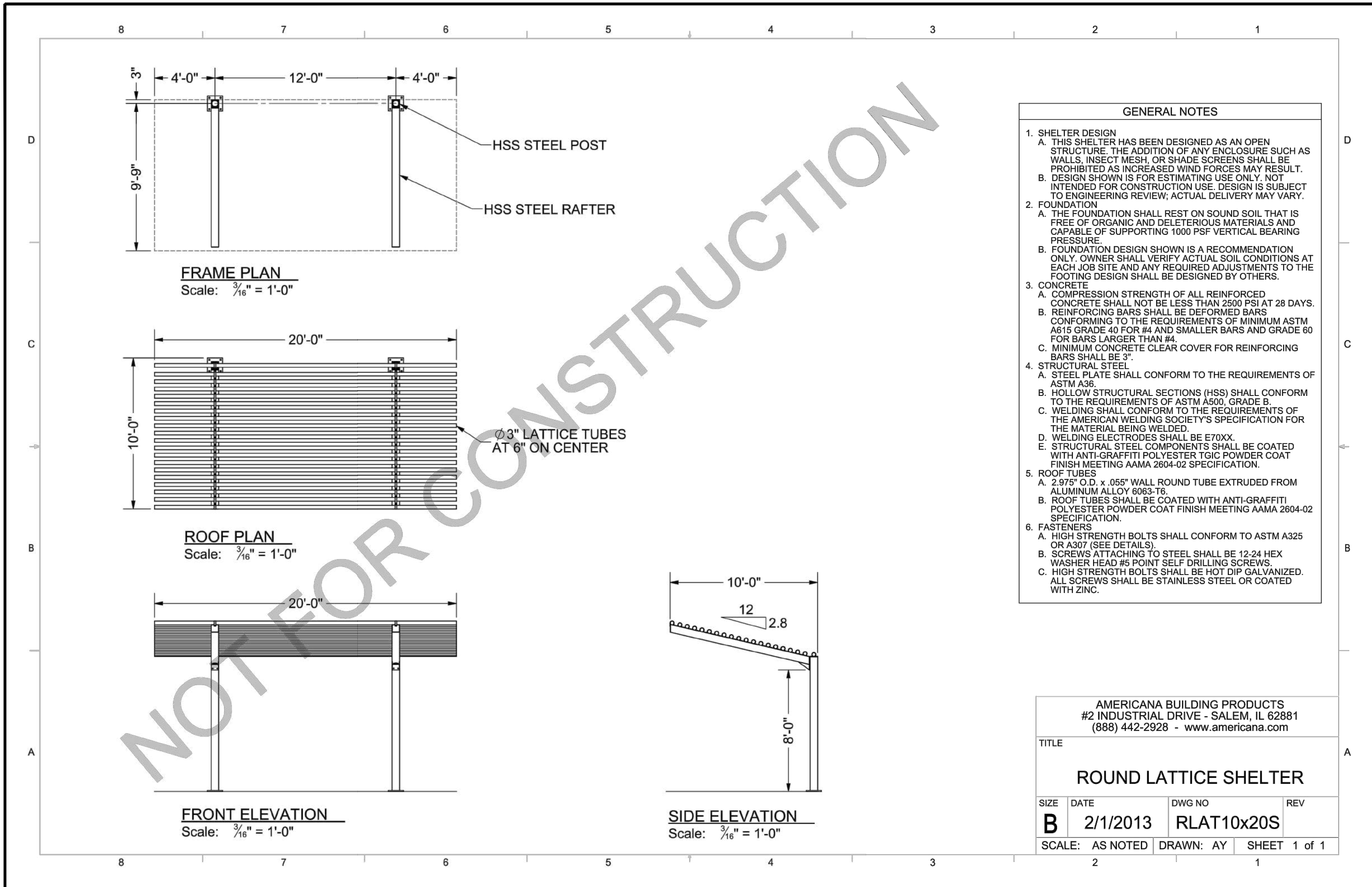
CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

LANDSCAPE DETAILS

SHEET **L-6**
OF
SHEETS **24**

CONTRACT No.
XXXXXX

<div>GENERAL CONDITIONS</div> <div>1. GENERAL<p>A. THE TERMS AND DEFINITIONS STATED IN THESE GENERAL CONDITIONS SHALL APPLY ALL SECTIONS OF THE SPECIFICATIONS AS SET FORTH FULLY THEREIN.</p><p>B. THE INDICATIONS ON THE DRAWINGS OR THE REQUIREMENTS OF SPECIFICATIONS AND LISTINGS SHALL BE AS BINDING AS THOUGHT SHOWN AND/OR REQUIRED BY BOTH.</p><p>C. ALL PARTS OF THE WORK SPECIFIED HEREIN AND/OR INDICATED ON THE PLANS MAY BE COMPLETED BY SEPARATE SUB-CONTRACTORS AND IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO DETERMINE THE EFFECT OF THEIR WORK UPON THE WORK OF OTHERS. THE LANDSCAPE CONTRACTOR, HOWEVER, IS TO COORDINATE THE VARIOUS TRADES UNDER THEIR JURISDICTION.</p><p>D. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE BUILDING REQUIREMENTS AND ORDINANCES EVEN THOUGH SUCH REQUIREMENTS ARE NOT SPECIFICALLY MENTIONED HEREIN.</p><p>E. UNLESS OTHERWISE STIPULATED IN WRITING BY THE OWNER, ALL WORK SHALL BE PERFORMED BY A C-27 LICENSED LANDSCAPE CONTRACTOR.</p></div> <div>2. DEFINITIONS<p>A. "SUB-CONTRACTOR" SHALL MEAN THE SUB-CONTRACTOR OR HIS SUB-CONTRACTOR OR HIS SUPPLIER PERFORMING WORK FOR THE LANDSCAPE CONTRACTOR.</p><p>B. "WORK" SHALL MEAN ALL LABOR, MATERIAL, EQUIPMENT, SERVICES, PERMITS AND LICENSES, NECESSARY TO FURNISH AND/OR INSTALL, IN PLACE, ALL MATERIALS, EQUIPMENT AND/OR APPLIANCES SPECIFIED IN ANY ON SECTION AND/OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.</p><p>C. "FURNISH" SHALL MEAN TO PURCHASE AND DELIVER AS DIRECTED BY THE CLIENT. ALL MATERIALS, EQUIPMENT, OR APPLIANCES SPECIFIED IN ANY ONE SECTION AND OR SHOWN ON THE PLANS AND/OR SPECIFICATIONS.</p><p>D. "INSTALL" SHALL MEAN LABOR, MATERIALS, EQUIPMENT, SERVICES, NECESSARY TO SET IN PLACE, CONNECT AND/OR HOOK-UP APPLIANCES FURNISHED BY THE SUB-CONTRACTOR AND/OR OTHERS.</p><p>E. "CONTRACT" SHALL CONSIST OF THE WRITTEN AGREEMENT BETWEEN THE CONTRACTOR AND CLIENT. PLANS, GENERAL CONDITIONS, AND ENTIRE SPECIFICATION SECTION FOR THE WORK BEING PERFORMED AND WHAT IS INDICATED IN ONE PART SHALL BE AS BINDING AS IF INDICATED IN ALL PARTS.</p><p>F. "CONSTRUCTION SITE" SHALL MEAN THE SITE AS INDICATED BY PLANS AND SPECIFICATIONS.</p></div> <div>3. ADD ON'S (EXTRAS)<p>REFER TO CONTRACT. REQUIRES OWNER APPROVAL.</p></div> <div>SPECIAL CONDITIONS</div> <div>1. PERMITS AND SURVEYS<p>THE CONTRACTOR SHALL ESTABLISH AND VERIFY THROUGH SURVEY ALL LOT LINES, RIGHT OF WAYS, PROPERTY LINES AND VARIOUS RESTRICTIONS. THE CONTRACTOR SHALL FURNISH ALL SURVEYS. PERMITS AND LICENSES REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL GIVE ALL NOTICES, CALL FOR INSPECTIONS AND COMPLY WITH ALL LAWS AND ORDINANCES BEARING ON THE WORK.</p></div> <div>2. CONTRACTOR'S RESPONSIBILITIES<p>THE CONTRACTOR SHALL GIVE EFFICIENT SUPERVISION TO THE WORK, USING HIS/HER BEST SKILL AND ATTENTION. WHEN ABSENT FROM THE JOB, HE/SHE SHALL APPPOINT A SUPERVISOR CAPABLE OF DISCUSSING MINOR MATTERS WITH THE CONTRACTOR ON THE SITE. HE/SHE SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, SPECIFICATIONS AND OTHER INSTRUCTIONS FOR THE WORK. ANY WORK INDICATED IN A MANNER WHICH WOULD MAKE IT DIFFICULT TO PRODUCE FIRST CLASS WORK, OR ANY DISCREPANCIES OR CONFLICTS WHICH APPEAR BETWEEN DRAWINGS AND SPECIFICATIONS AND LOCAL ORDINANCES OR RESTRICTIONS SHALL BE REFERRED TO THE CONTRACTOR FOR INTERPRETATION OR CORRECTION BEFORE PROCEEDING WITH WORK. ANY ALLEGED EXTRA SHALL BE PRESUMED TO BE PART OF THE CONTRACT WITH ADDITIONAL CHARGE TO BE CERTIFIED BY BOTH THE CONTRACTOR & OWNER.</p></div> <div>3. HIDDEN OBSTACLES<p>PRIOR TO CUTTING INTO THE SOIL, THE LANDSCAPE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWERS, SEPTIC TANKS AND SUCH OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE/SHE SHALL TAKE PROPER PRECAUTION AS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, HE/SHE SHALL PROMPTLY NOTIFY THE CONTRACTOR WHO WILL ARRANGE FOR RELOCATION. LANDSCAPE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF ROCK LAYERS OR ANY OTHER CONDITION ENCOUNTERED UNDERGROUND MAKES CHANGES ADVISABLE.</p></div> <div>4. RESPONSIBILITY FOR WORKMANSHIP<p>NEITHER COMPLETION OF THE JOB NOR FINAL PAYMENT SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FROM THE GUARANTEE STATED IN THE CONTRACT, OR OF RESPONSIBILITY FOR FAULTY MATERIALS OR POOR WORKMANSHIP. THE CONTRACTOR SHALL PROMPTLY REMEDY ANY DEFECTS WHICH OCCUR DURING THE GUARANTEE PERIOD. NOTICE OF OBSERVED DEFECTS WILL BE FORWARDED TO THE OWNER BY THE CONTRACTOR IN DUPLICATE. THE OWNER SHALL RETURN ONE (1) COPY TO THE CONTRACTOR, NOTING THEREON WHAT ACTION WAS TAKEN. ALL QUESTIONS ARISING UNDER THIS ARTICLE SHALL BE DECIED BY THE OWNER.</p></div> <div>5. TERMINATION OF CONTRACTOR - SEE OWNER'S CONTRACT.</div> <div>6. INSURANCE - SEE OWNER'S CONTRACT.</div> <div>7. INTERPRETATION OF DRAWINGS AND DOCUMENTS<p>THE CONTRACTOR IS RESPONSIBLE FOR STRICT ADHERENCE TO THE CONTRACT DOCUMENTS. ALL PLANTS, PRODUCTS, AND MATERIALS SHALL BE PROVIDED AS INDICATED ON THE DOCUMENTS. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT / OWNER IN WRITING. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ADJUSTMENTS TO ANY MATERIAL OR WORK THAT IS NOT APPROVED.</p></div>						<div>8. ADDENDUM<p>ANY AND ALL ADDENDUMS ISSUED BY THE CLIENT DURING TIME OF BIDDING SHALL FORM A PART OF THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS, AND SHALL BE INCLUDED BY THE LANDSCAPE CONTRACTOR IN HIS PROPOSAL.</p></div> <div>9. PROPOSAL GUARANTEE - SEE OWNER'S CONTRACT.</div> <div>PLANTING SPECIFICATIONS</div> <div>1. SCOPE OF WORK - SOIL PREPARATION AND PLANTING PER PLAN.</div> <div>2. MATERIALS<p>A. GENERAL - ALL MATERIAL SHALL BE BEST AVAILABLE.</p><p>1. DO NOT BEGIN SOIL PREPARATION AND PLANTING UNTIL ALL WORK SUCH AS HEADER INSTALLATION, WALKS, PAVING, CONCRETE WORK, ELECTRICAL EXCEPT FOR FIXTURE LOCATION AND FENCING, EXCEPT WHERE ACCESS IS NECESSARY, DRAINAGE WORK, GAS LINE INSTALLATION, IRRIGATION WORK, AND ANY OTHER WORK REQUIRED UNDER PLANS AND SPECIFICATIONS AROUND PLANTING AREAS IS COMPLETED AND APPROVED.</p><p>2. SPECIEMN TREES TWENTY-FOUR (24) INCHES, AND LARGER BOX SIZES ARE EXEMPT FROM THIS RULE WHERE ACCESS MIGHT BE RESTRICTED BY CONSTRUCTION PHASES OF LANDSCAPING OR BUILDING. ALL PLANTS AND PLANTING SHALL BE CONTINUALLY MAINTAINED BY THE LANDSCAPE CONTRACTOR.</p><p>B. PLANTS - PROVIDE CONTAINER GROWN PLANT MATERIAL GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECT, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENT. PROVIDE PLANT MATERIALS OF THE SIZES INDICATED. PLANT MATERIAL OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS AND ROOT BALL ARE INCREASED PROPORTIONATELY.</p><p>1. PLANTS NOT CONFORMING TO THE REQUIREMENTS SPECIFIED WILL BE CONSIDERED DEFECTIVE. SUCH PLANTS, WHETHER IN PLACE OR NOT, WILL BE MARKED AS REJECTED AND SHALL BE IMMEDIATELY REMOVED FROM THE PREMISES. THESE WILL BE REPLACED WITH NEW ACCEPTABLE PLANTS AT NO EXTRA COST.</p><p>2. VARIETIES AND SIZES OF PLANTS SHALL BE AS STATED IN THE PLANT LIST OR ON THE PLAN.</p><p>3. UNDER NO CONDITIONS WILL THERE BE ANY SUBSTITUTION OF PLANTS OR SIZES FOR THOSE LISTED ON THE ACCOMPANYING PLANS, EXCEPT WITH THE EXPRESS WRITTEN CONSENT OF THE OWNER.</p><p>4. ALL PLANTS SHALL BE TRUE TO NAME AND ONE OF EACH LOT SHALL BE TAGGED WITH NAME AND SIZES OF THE PLANTS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.</p><p>5. SPECIAL CARE SHALL BE TAKEN TO INSURE THAT PLANTS IN CONTAINERS ARE ADEQUATELY WATERED. WATER FOR SOIL PREPARATION, PLANTING AND IRRIGATION WILL BE FURNISHED BY OWNER.</p><p>6. PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY LAW OR REGULATION. PACKAGE STANDARD MATERIALS WITH MANUFACTURER'S CERTIFIED ANALYSIS; PROVIDE ANALYSIS BY RECOGNIZED LABORATORY MADE IN ACCORDANCE WITH METHODS ESTABLISHED BY THE ASSOCIATE OF OFFICIAL CHEMISTS FOR ALL OTHER MATERIALS.</p><p>7. PLANT MATERIAL THAT WILL BE TAKEN FROM NATIVE OR FIELD GROWN CONDITIONS SHALL BE OF A SIZE EQUAL TO THAT INDICATED ON THE PLANT LIST. THE MATERIAL SHALL BE DUG, TRANSPORTED IN A MANNER THAT DOES NOT DAMAGE THE MATERIAL, OR IN ANY WAY INHIBIT ITS LIKELIHOOD OF SURVIVAL. THERE SHALL BE NO MORE MATERIAL, TRANSPORTED OR STORED ON SITE THAN CAN BE PLANTED WITHIN TWO (2) DAYS. IN ALL CASES, BOTANICAL NAMES TAKE PRECEDENCE OVER COMMON NAMES.</p><p>8. CONTRACTOR SHALL PROVIDE/USE PROPER MACHINERY FOR TREE PLACEMENT AND PLANTING. A CRANE MUST BE USED FOR: 1) ANY TREE 36" BOX OR LARGER, 2) PALMS SIX FEET (6') OR LARGER (BROWN TRUNK HEIGHT) UNLESS OTHERWISE APPROVED BY OWNER.</p></div> <div>C. FERTILIZER AND SOIL CONDITIONERS</div> <div>1. NOT REQUIRED FOR THIS PROJECT.</div> <div>D. PLANTING INSTRUCTIONS FOR PALMS (when required)</div> <div>CARE OF TRANSPLANTED PALMS IS AS FOLLOWS:</div> <div>1. UPON ARRIVAL THE PALMS SHOULD BE PLANTED IMMEDIATELY OR STORED FOR NO MORE THAN 1 (ONE) DAY IN A SHADED AREA WHERE THE TOTAL TREE MUST BE MISTED FREQUENTLY. IF THEY ARE STORED FOR MORE THAN A DAY, COVER THE ROOTBALLS WITH A BURLAP TARP AND KEEP THE TARP MOIST.</div> <div>2. UNLOADING PALMS SHOULD BE MINDFULLY LIFTED OFF THE TRUCK, SETTING THE CHOKER TO THE OUTSIDE SO AS TO TURN THE PALM TO THE INSIDE AS IT IS LIFTED. NYLON CHOKERS ONLY. CRANE OPERATOR AND CHOKER-SETTER SHOULD KEEP A "SHARP" LOOKOUT THAT THE HEADS ARE NOT CAUGHT, PULLED ON, BANGED INTO OR SHAKEN; WHICH CAN DAMAGE THE BUD.</div> <div>3. PLANTING PITTS - REFER TO PLANTING DETAIL(S).</div> <div>4. USE A CLEAN NATIVE SOIL FOR BACKFILL.<p>A. THE NATIVE SOIL SHALL BE WASHED INTO THE VOIDS AROUND THE ROOTS TO ACHIEVE A GOOD INTERFACE. IF VOIDS REMAIN THEY CREATE A BARRIER, SLOWING ROOT RE-GROWTH AND THEREFORE THE ESTABLISHMENT OF THE PALM. POOR WATERING PRACTICES AND / OR POOR WATER MANAGEMENT ENCOURAGES ANAEROBIC ACTIVITY WHICH IS RESPONSIBLE FOR "BLACK-STINKY" SOURD ROOT-BALLS OR THE REVERSE, DRY TREE TOPS. 1) CAUSE OF DECLINE IN TRANSPLANTED PALM IS WATER MANAGEMENT ; No. 2 CAUSE OF DECLINE IS "HANDLING".</p></div>						<div>5. WATER (INITIAL)- PALMS SHALL BE PLACED IN THE PIT AND WATERED IN AS THEY ARE BACK-FILLED. WATERING SHALL BE DONE WITH A PIPE STICKER, 6' IN LENGTH TOPPED WITH A 90° ELBOW AND PLACED ON THE END OF ATLEAST A ¾ INCH HOSE WITH ADEQUATE VOLUME. ONE LABORER SHALL WORK THE STICKER UP AND DOWN, WASHING THE SAND DOWN AROUND THE ROOTBALL AS THE BACKFILLING IS ACCOMPLISHED. THE BACKFILL SAND SHOULD BE THOROUGHLY SATURATED BEFORE GOING ON TO THE NEXT PALM. IT IS OF UTMOST IMPORTANCE THAT THIS IS DONE AS THE PALM IS BEING PLANTED, NOT LATER IN THE DAY OR THE NEXT DAY.</div> <div>6. WATER (SUPPLEMENTAL) - PALMS PREFER LOTS OF WATER IN WELL DRAINED SOIL. IN MOST PLANTING LOCATIONS THIS REQUIRES SUPPLEMENTAL WATERING. IN THE WAY OF A SEPARATE EMITTER/ BUBBLER SYSTEM OR BY HAND WATERING. AT THE ONSET (FROM PLANTING TO APPROXIMATELY 30 DAYS AFTER IRRIGATION SYSTEM TAKES OVER) THE CONTRACTOR MUST CHECK FOR WATER PENETRATION AS WELL AS DRAINAGE THROUGHOUT THE ROOT ZONE AT LEAST ONCE A WEEK AND MONTHLY THEREAFTER FOR DURATION OF WARRANTY. THESE FINDINGS MUST BE ENTERED IN A LOG WITH THE DATES AND INITIALS OF PERSON RESPONSIBLE. THE SIMPLEST WAY TO FACILITATE THE WATER MONITORING IS TO INSTALL A 1" OR LARGER REPORTED SCHEDULE 40 PIPE, THE ENTIRE LENGTH WRAPPED WITH FILTER COLTH AND CAPPED ON THE BOTTOM END. THIS PIPE IS TO BE PLACED ADJACENT TO THE PALM BEFORE BACK-FILLING AND MUST EXTEND 1 FT. + OR - 5% BELOW THE BOTTOM OF THE ROOTBALL. A LOOSE FITTING CAP SHALL BE KEPT ON THE UPPER END OF THE PIPE AND A MEASURING TAPE CAN BE LOWERED INTO THE PIPE TO CHECK THE WATER LEVEL. MONITORING SHOULD BE DONE PRIOR TO APPLYING SUPPLEMENTAL WATER. AFTER INITIAL WATERING-IN, AS DESCRIBED IN #3 ABOVE, WATER THE PALMS WITH A GOOD SGOAKING (100-150 GALLONS/PALMS) EVERY 5 DAYS. WATERING AMOUNTS AND SCHEDULE ARE ESTIMATES AND ARE SUBJECT TO CHANGE BY RAY LOPEZ ASSOCIATES (RLA) REPRESENTATIVE AFTER REVIEWING THE LOG AND OBSERVING IN THE FIELD.</div> <div>7. AS A RULE OF THUMB, STRINGS AROUND PALM FRONDS SHOULD BE LEFT TIED FOR A MINIMUM OF 60 DAYS AND PREFERABLY 90 DAYS. THE PRIMARY INDICATOR IS WHEN THE PALMS START PUSHING NEW GROWTH.</div> <div>3. GENERAL WORK PROCEDURES<p>WORK PROCEDURES SHALL FOLLOW BEST CUSTOMARY PRACTICE.</p></div> <div>A. WEEDS</div> <div>1. APPLY CONTACT HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PRIOR TO APPLICATION MOISTEN AREAS FOR FOURTEEN (14) DAYS TO ENCOURAGE WEED GERMINATION AND GROWTH. APPLY CONTACT HERBICIDE BEFORE WEEDS ATTAIN A HEIGHT OF 6". REMOVE TALLER WEEDS MANUALLY BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.</div> <div>B. GENERAL<p>INSPECT THE INTEGRITY OF ANY AND ALL WATERPROOFING MEMBRANES AND DRAINAGE SYSTEMS AND REPORT DEFICIENCIES IMMEDIATELY. ENSURE DEFICIENCIES ARE CORRECTED PRIOR TO BEGINNING OF WORK.</p></div> <div>C. PRODUCT DELIVERY, STORAGE AND HANDLING</div> <div>1. PLANTS STOCKPILED ON SITE PRIOR TO PLANTING SHALL BE MAINTAINED PROPERLY AND PROTECTED FROM SUN, DRYING, WIND, MACHINERY, OR ANY OTHER DAMAGE. PLANTS DEEMED DAMAGED BY OWNER SHALL BE REPLACED WITH AN EQUAL PLANT AT NO ADDITIONAL COST.</div> <div>2. DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. PLANT IMMEDIATELY. IF PLANTING IS DELAYED FOR MORE THAN 6 HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.</div> <div>3. DO NOT REMOVE CONTAINER GROWN STOCK INCLUDING GROUND COVER, FROM CONTAINERS UNTIL PLANTING TIME. DELIVER BULK MATERIALS SUCH AS TOPSOIL, MULCH, ETC. WITH TWO DELIVERY TICKETS. ONE TICKET SHALL BE PROVIDED TO THE OWNER AND 1 TO THE CONTRACTOR.</div> <div>4. INSPECTION WILL BE MADE BY THE OWNER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE.</div>					
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SHADE STRUCTURE DETAILS

Americana Building Products®

P.O. Box 1290 - #2 Industrial Drive - Salem, Illinois 62881
Phone: 1-888-442-2928 - Fax: 618-548-2890 - Website: www.americana.com

Round Lattice Specifications

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

A. Work in this section includes furnishing and installation of shelters as manufactured by Americana Building Products.

1.2 RELATED ITEMS AND CONSIDERATIONS

A. Concrete for shelter footings.

1. Standard models have posts buried in the footing. Surface mounted design available.

2. Consider water drainage away from shelter where necessary.

3. Any necessary removal or relocation of existing structure, obstructions, or materials.

1.3 FIELD MEASUREMENT

A. Confirm field dimensions prior to preparation of shop drawings when possible.

B. If requested, supply manufacturer's standard literature and specifications for shelters.

C. Shop drawings are available showing structural component locations/positions, material dimensions, and details of construction and assembly.

1.4 PERFORMANCE REQUIREMENTS

A. Shelter must conform to local building codes. Standard models are designed to 90 miles per hour wind load and 20 pounds per square foot live load according to 2009 International Building Code (IBC) and American Society of Civil Engineers (ASCE) 7-05 design codes. Engineering available for custom load requirements.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver and store all shelter components in protected areas.

Americana Building Products 1 Round Lattice Specifications

2.5 FINISHES – STRUCTURE

A. **Standard:** Powder Coating

1. All steel components are blasted to near-white condition and cleaned with a 3-stage process. Components are sprayed with an alkaline cleaner/phosphatizer, rinsed with ambient water, and a final rinse with a chemical sealer.

2. Components are then coated with polyester triglycidyl isocyanurate (TGIC) powder and baked/cured at 400° F.

3. This finish meets AAMA 2604-2 specification.

B. **Option:** Zinc Primer

1. Above powder coating is applied over a zinc rich primer.

C. **Option:** Hot Dip Galvanizing

1. All steel components are hot dip galvanized per ASTM A123, then coated with above powder coating finish.

2.6 FABRICATION

A. Support posts shall be designed such that the posts will receive and secure the support beams.

B. Structural welds performed by welders certified to AWS D1.1. Welding inspector on staff.

C. Decking shall be designed with interlocking members with mechanical fasteners.

D. Water shall drain from covered surfaces into integral gutter fascia and directed to ground level discharge via scuppers on standard models. Downspouts are available.

PART 3 EXECUTION

3.1 INSPECTION

A. Confirm that surrounding area is ready for the shelter installation.

B. Installer shall confirm dimensions and elevations to be as shown on drawings provided by Americana Building Products.

C. Erection shall be performed by an approved installer and scheduled after all concrete and masonry in the area are completed.

Americana Building Products 3 Round Lattice Specifications

PART 2 PRODUCTS

2.1 MANUFACTURER

A. Americana Building Products, #2 Industrial Drive, P.O. Box 1290, Salem, Illinois 62881; 1-888-442-2928

2.2 MATERIALS

A. Roof Tubes

1. Round Lattice Tube

a. 2.975" outer diameter, .055" thickness

b. Aluminum alloy 6063-T6

c. Available thickness: .024"; .032"; .038"

B. Structure

1. ASTM A36 steel plate

a. Thickness determined by loading requirements

2. ASTM A500, Grade B Hollow Structural Sections (HSS)

a. Standard posts, rafters, and ridge beam dimensions shall be 6" x 6" x 3/16", may vary according to loading requirements.

3. Welding shall conform to the requirements of the American Welding Society's specification for the material being welded.

a. Welding electrodes shall be E70XX

2.3 ACCESSORIES

A. Fasteners

1. High strength bolts conform to ASTM A325

a. All bolts shall be hot dip galvanized.

2. #12-24 and #8-18 hex washer head, self-drilling screws

a. All screws shall be stainless steel or coated with zinc.

2.4 FINISHES – ALUMINUM

A. All aluminum components are coated with polyester triglycidyl isocyanurate (TGIC) powder and baked/cured at 400° F.

B. This finish meets AAMA 2604-2 specification.

Americana Building Products 2 Round Lattice Specifications

3.2 INSTALLATION

A. Installation shall be in strict accordance with manufacturer's shop drawings. General installation guidelines are supplied with each shelter.

B. All structural steel components are fully fabricated to eliminate the need for drilling, cutting, or welding on site.

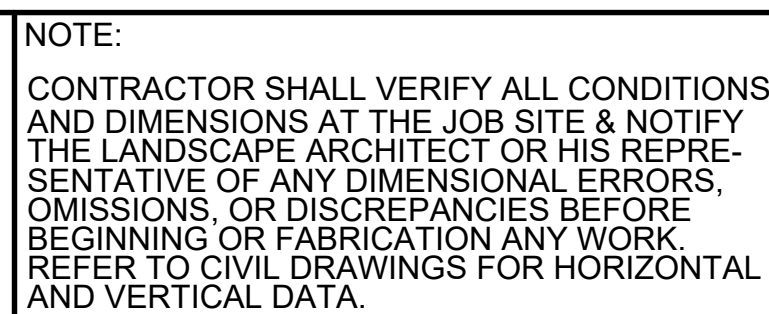
C. Particular attention should be given to protecting the finish during handling and installation.


D. After installation, entire system should be left in a clean condition.

Americana Building Products 4 Round Lattice Specifications

SHADE STRUCTURE SPECIFICATIONS

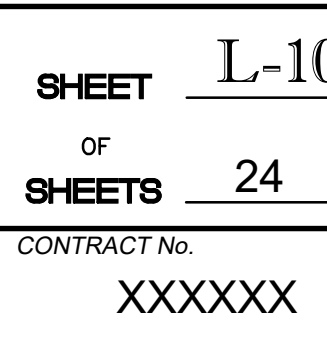
DIGALERT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.	LANDSCAPE ARCHITECT			REVISIONS			CITY		PREPARED BY: RAYMOND C. LOPEZ LANDSCAPE ARCHITECTURE & PLANNING 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274 (71) 760 / 206-9696 E-mail: RLAscape @ aol.COM PREPARED UNDER THE DIRECT SUPERVISION OF: Raymond C. Lopez LISCENSED LANDSCAPE ARCHITECT No. 3474 EXPIRES 12-31-21	CITY OF COACHELLA	CONTACT RAY LOPEZ Phone: (760) 206.9696 DESIGN BY I/O / RCL DRAWN BY I/O PLOT DATE May 26, 2020	CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		SHEET OF SHEETS CONTRACT No. XXXXXX
		MARK	BY	DATE				APPR	DATE				CITY OF COACHELLA GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS SHADE STRUCTURE DETAILS AND SPECIFICATIONS		

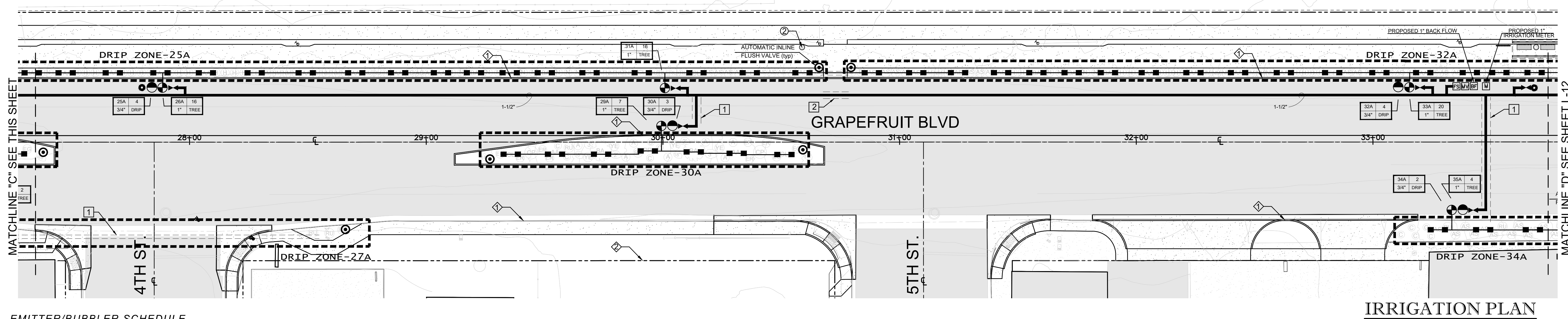
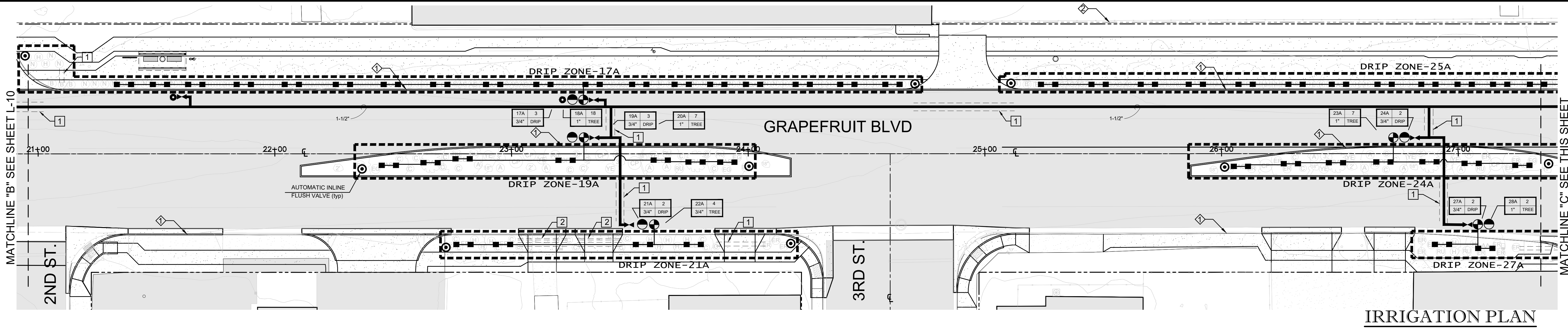
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	PREPARED BY:	RAY LOPEZ ASSOCIATES
		LANDSCAPE ARCHITECTURE & PLANNING
		45640 JACOBSON STREET, SUITE 100, SANTA ROSA, CA 95274 (714) 760-2698 E-mail: RL@lscapc.com rlo@cl.com
		PREPARED UNDER THE DIRECT SUPERVISION OF:
	<i>Raymond C. Lopez</i>	05.26.2020
	RAYMOND C. LOPEZ	DATE
	LICENSED LANDSCAPE ARCHITECT NO. 3474	
	EXPIRES 12-31-21	

CITY OF COACHELLA		CONTACT RAY LOPEZ Phone: (760) 206.9696
APPROVED BY:		DRAWN BY IVO / RCL
_____	DATE	DRAWN BY IVO
XXXXX X XXXXX NAME / TITLE		PLOT DATE May 26, 2020

	CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA <u>CITY OF COACHELLA</u> GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS SITE FURNISHING DETAILS	SHEET <u>L-9</u> OF SHEETS <u>24</u> CONTRACT No. XXXXXX





EMITTER/BUBBLER SCHEDULE

TREES			
SYM.	BOTANIC NAME	COMMON NAME	BUBBLER
AA	ACACIA ANEURIA LOW WATER USE (0.2)	MULGA	2-1402 RAINBIRD WELL BUBBLERS
AS	ACACIA STENOPHYLLA LOW WATER USE (0.2)	SHOESTRING ACACIA	2-1402 RAINBIRD WELL BUBBLERS
BP	BAUHINIA PURPUREA MOD WATER USE (0.5)	PURPLE ORCHID	2-1402 RAINBIRD WELL BUBBLERS
EE	EBENOPSIS EBANO LOW WATER USE (0.2)	TEXAS EBONY	2-1402 RAINBIRD WELL BUBBLERS
PP	PARKINSONIA PRAECOX LOW WATER USE (0.2)	SONORAN PALO VERDE	2-1402 RAINBIRD WELL BUBBLERS
CL	CHILOPSIS LINEARIS LOW WATER USE (0.5)	DESERT WILLOW	2-1402 RAINBIRD WELL BUBBLERS
BA	BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	2-1402 RAINBIRD WELL BUBBLERS

SHRUBS & DESERT ACCENTS			
SYM.	BOTANIC NAME	COMMON NAME	
AS	ASCLEPIAS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	XB-10PC-1032
PH	FOUQUIERIA SPLENDENS LOW WATER USE (0.2)	OCOTILLO	XB-10PC-1032
CP	CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	BIRD OF PARADISE	XB-10PC-1032
LF	LEUCOPHYLLUM FRUTSCENS LOW WATER USE (0.2)	TEXAS RANGER	XB-10PC-1032
CG	CALLISTEMON VIMINALIS MOD WATER USE (0.5)	LITTLE JOHN	(2)XB-10PC-1032
ER	EREMOPHILA G. 'MINGENW GOLD' LOW WATER USE (0.2)	GOLD EMU BUSH	XB-10PC-1032
YE	YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	XB-10PC-1032
H	HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	XB-10PC-1032
CC	CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	BAJA FAIRY DUSTER	XB-10PC-1032
EB	EUPHORBIA RIGIDA LOW WATER USE (0.2)	SILVER SPURGE	XB-10PC-1032
DG	DALIA GREGGI LOW WATER USE (0.2)	TRAILING INDIGO BUSH	XB-10PC-1032
A	AGAVE DESERTI LOW WATER USE (0.2)	DESERT AGAVE	XB-10PC-1032
DW	DASYLIRION WHEELERI LOW WATER USE (0.2)	DESERT SPOON	XB-10PC-1032
RU	RUSSELLIA EQUISETIFORMIS MOD WATER USE (0.5)	FIRECRACKER PLANT	(2)XB-10PC-1032
NM	NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	XB-10PC-1032
B	CAREX DIVULSA MOD WATER USE (0.5)	BERKELEY SEDGE	(2)XB-10PC-1032
N	NASSELLA TENUISSIMA MOD WATER USE (0.5)	MEXICAN FEATHERGRASS	(2)XB-10PC-1032

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW	PSI	PATTERN
DRIP ZONE	RAINBIRD	12" PPR	XER-BUBBLER	XB-10PC-1032	1402	1.00 GPH	30	DRIP
	RAINBIRD	SCH 40 RISER	BUBBLER			0.50	30	UMBRELLA
HUNTER	ICCC		FREE STANDING 54 STATION CONTROLLER & SOLAR SYNC ET SENSOR. LOCATE IN STAINLESS STEEL CABINET. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14. LOCATED IN STROMBOX ENCLOSURE SEE-865.					
RAINBIRD	'GB' SERIES		ELECTRIC CONTROL VALVE MASTER VALVE. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
HUNTER	FLOW-SYNC	FCI-100	1" SCH 40 FLOW SENSOR. NOTED ON PLAN. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	'DV' SERIES		ELECTRIC CONTROL VALVE FOR PALMS AND TREE BUBBLERS. SIZE AS NOTED ON PLAN. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	DRIP ZONE KIT	XC2-075 / 100	ELECTRIC CONTROL VALVE KIT FOR DRIP AREAS. SIZE AS NOTED ON PLAN. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
FEBCO	623-BB		BRASS FULL PORT BALL VALVE. LINE SIZE 1/2" NPT. PLACE IN PAIN CARSON BOX. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
NETAFM	TU50MPV-1		AUTOMATIC IN-LINE FLUSH VALVE. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	3RC		3/4" QUICK COUPLER. REFER TO DETAIL 'I' ON IRRIGATION DETAIL SHEET L-14.					
			IRRIGATION MAINLINE 1-1/2" SCH 40 PVC. NON-PRESSURE LATERAL LINE PPR 1/2" AND 1" SCH 40 PVC. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					
			IRRIGATION POINT OF CONNECTION - PROPOSED 1" METER. REFER TO CIVIL PLANS.					
FEBCO	625YA		1" REDUCED PRESSURE ASSEMBLY. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					

SCH 40 PIPE SLEEVING SHALL OCCUR UNDER ALL HARDSCAPE. 2X THE DIAMETER OF THE LATERAL PIPE, 24" DEEP. INSTALL SLEEVING AS REQUIRED. FIELD VERIFY PRIOR TO THE INSTALLATION OF HARDSCAPE. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.

INDICATES STATION NUMBER

HYDROZONE

INDICATES FLOW IN GALLONS PER MINUTE

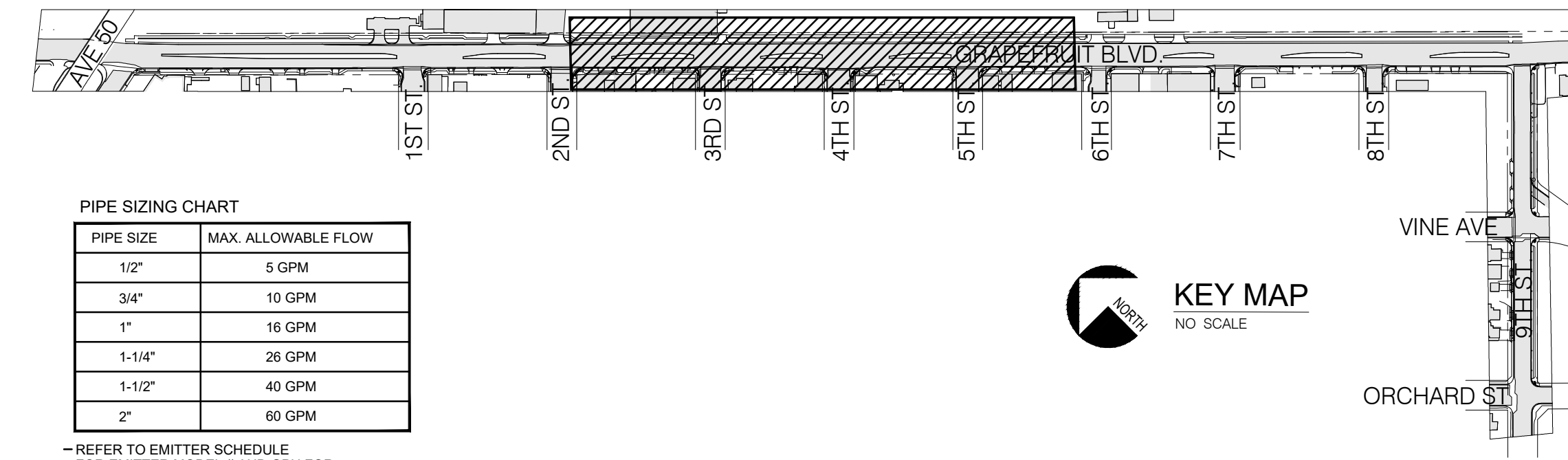
INDICATES IRRIGATION TYPE

INDICATES ELECTRIC CONTROL VALVE SIZE

LEGEND - PVC SLEEVES

- 1 = ONE (1) 3" DIA. SCH. 40 SLEEVE
- 2 = TWO (2) 2" DIA. SCH. 40 SLEEVES
- 3 = THREE (3) 1.5" DIA. SCH. 40 SLEEVES

INSTALL SLEEVES AS REQUIRED. FIELD VERIFY.



PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

REFER TO EMITTER SCHEDULE FOR EMITTER MODEL # AND GPH FOR EACH PLANT SPECIES THIS SHEET.

SEE SHEET L-14 FOR IRRIGATION DETAILS

DIG ALERT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT	REVISIONS	CITY	PREPARED BY:
MARK BY DATE		APPR. DATE	

RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(760) 206-9696 E-mail: RL@lopezassociates.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY: _____ DATE _____

NAME / TITLE _____

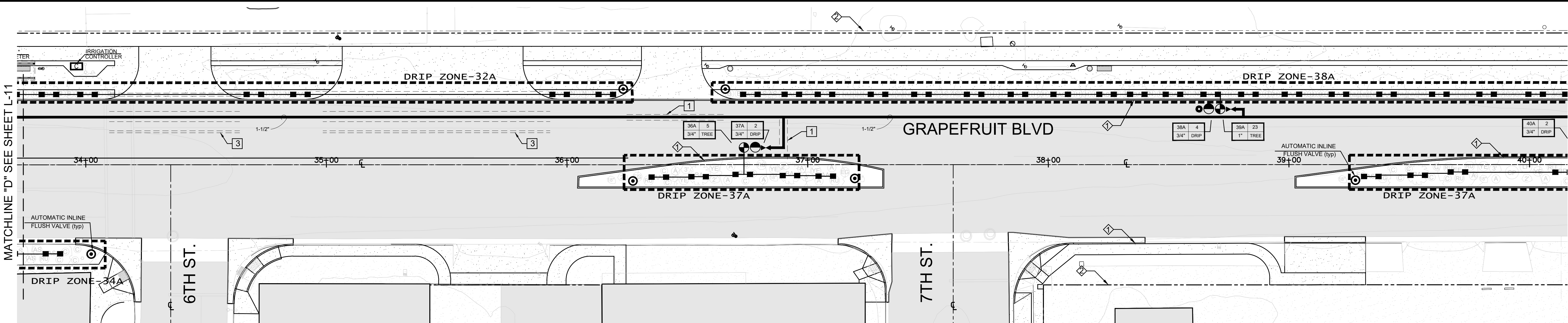
CONTACT
RAY LOPEZ
Phone: (760) 206-9696
DESIGN BY: IVO / RCL
DRAWN BY: IVO
PLOT DATE: May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

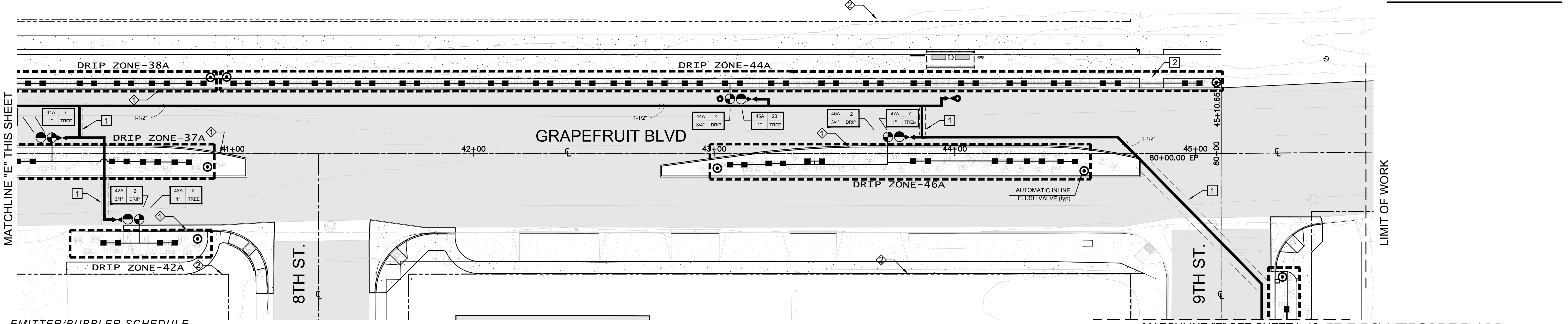
CITY OF COACHELLA
GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS

IRRIGATION PLAN

SHEET L-11
OF 24 SHEETS
CONTRACT No. XXXXXX



IRRIGATION PLAN



IRRIGATION PLAN

EMITTER/BUBBLER SCHEDULE

TREES				SHRUBS & DESERT ACCENTS			
SYM.	BOTANIC NAME	COMMON NAME	BUBBLER	SYM.	BOTANIC NAME	COMMON NAME	
AA	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	2-1402 RAINBIRD WELL BUBBLERS	AS	ASCLEPIAS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	XB-10PC-1032
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CL	CHILOPSIS LINEARIS LOW WATER USE (0.5)	DESERT WILLOW	2-1402 RAINBIRD WELL BUBBLERS	EG	EREMOPHILA G. 'MINGENOW GOLD' LOW WATER USE (0.2)	GOLD EMU BUSH	XB-10PC-1032
BA	BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	2-1402 RAINBIRD WELL BUBBLERS	YE	YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	XB-10PC-1032
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IRRIGATION LEGEND

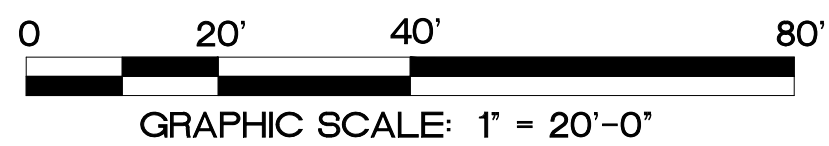
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RAINBIRD	'YB' SERIES		ELECTRIC CONTROL VALVE MASTER VALVE. REFER TO DETAIL 'Y' ON IRRIGATION DETAIL SHEET L-14.					
HUNTER	FLOW-SYNC	FCI-100 1" SCH 40 FLOW SENSOR	NOTED ON PLAN. REFER TO DETAIL 'Y' ON IRRIGATION DETAIL SHEET L-14.					
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NETAFM	TU50MPV-1		AUTOMATIC IN-LINE FLOW VALVE. REFER TO DETAIL 'Y' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	3RC		3/4" QUICK COUPLER. REFER TO DETAIL 'Y' ON IRRIGATION DETAIL SHEET L-14.					
IRRIGATION MAINLINE	1-1/2" SCH. 40 PVC		NON-PRESSURE LATERAL LINE PIPING - 3/4" AND 1" SCH 40 PVC. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					
IRRIGATION POINT OF CONNECTION - PROPOSED	1" METER		REFER TO CIVIL PLANS.					
FEBCO	625YA		1" REDUCED PRESSURE ASSEMBLY. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					
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INDICATES STATION NUMBER								
HYDROZONE								
INDICATES FLOW IN GALLONS PER MINUTE								
INDICATES IRRIGATION TYPE								
INDICATES ELECTRIC CONTROL VALVE SIZE								

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PIPE SIZING CHART

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REFER TO EMITTER SCHEDULE FOR EMITTER MODEL # AND GPH FOR EACH PLANT SPECIES THIS SHEET.



SEE SHEET L-14 FOR IRRIGATION DETAILS

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT	REVISIONS	CITY	PREPARED BY:
MARK BY DATE		APPR. DATE	

RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(760) 206-9696 E-mail: RL.Askape@sol.com

PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY: _____ DATE _____

XXXXX X XXXXX
NAME / TITLE

CONTACT
RAY LOPEZ
Phone: (760) 206.9696

DESIGN BY
IVO / RCL

DRAWN BY
IVO

PLOT DATE
May 26, 2020

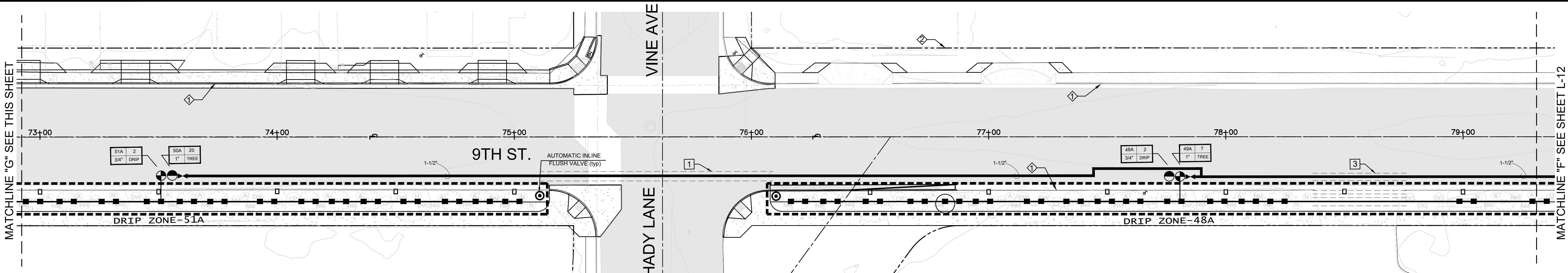
CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

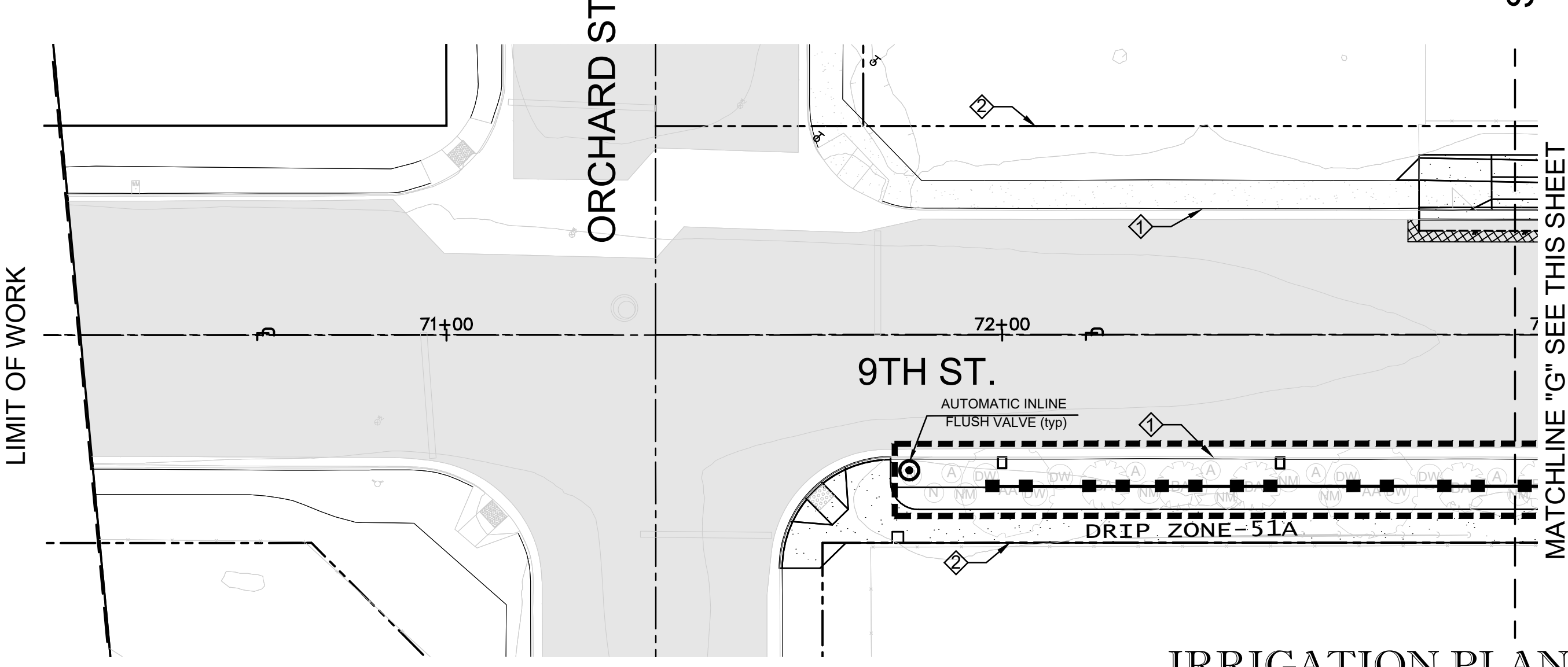
IRRIGATION PLAN

SHEET **L-12**
OF
SHEETS **24**

CONTRACT No.
XXXXXX



IRRIGATION PLAN



IRRIGATION PLAN

EMITTER/BUBBLER SCHEDULE

TREES

SYM.	BOTANIC NAME	COMMON NAME	BUBBLER
AA	ACACIA ANEURA LOW WATER USE (0.2)	MULGA	2-1402 RAINBIRD WELL BUBBLERS
AS	ACACIA STENOPHYLLA LOW WATER USE (0.2)	SHOESTRING ACACIA	2-1402 RAINBIRD WELL BUBBLERS
BP	BAUHINIA PURPUREA MOD WATER USE (0.5)	PURPLE ORCHID	2-1402 RAINBIRD WELL BUBBLERS
EE	EBENOPSIS EBANO LOW WATER USE (0.2)	TEXAS EBONY	2-1402 RAINBIRD WELL BUBBLERS
PP	PARKINSONIA PRAECOX LOW WATER USE (0.2)	SONORAN PALO VERDE	2-1402 RAINBIRD WELL BUBBLERS
CL	CHILOPSIS LINEARIS MOD WATER USE (0.5)	DESERT WILLOW	2-1402 RAINBIRD WELL BUBBLERS
BA	BRAHEA ARMATA MOD WATER USE (0.5)	MEXICAN BLUE PALM	2-1402 RAINBIRD WELL BUBBLERS

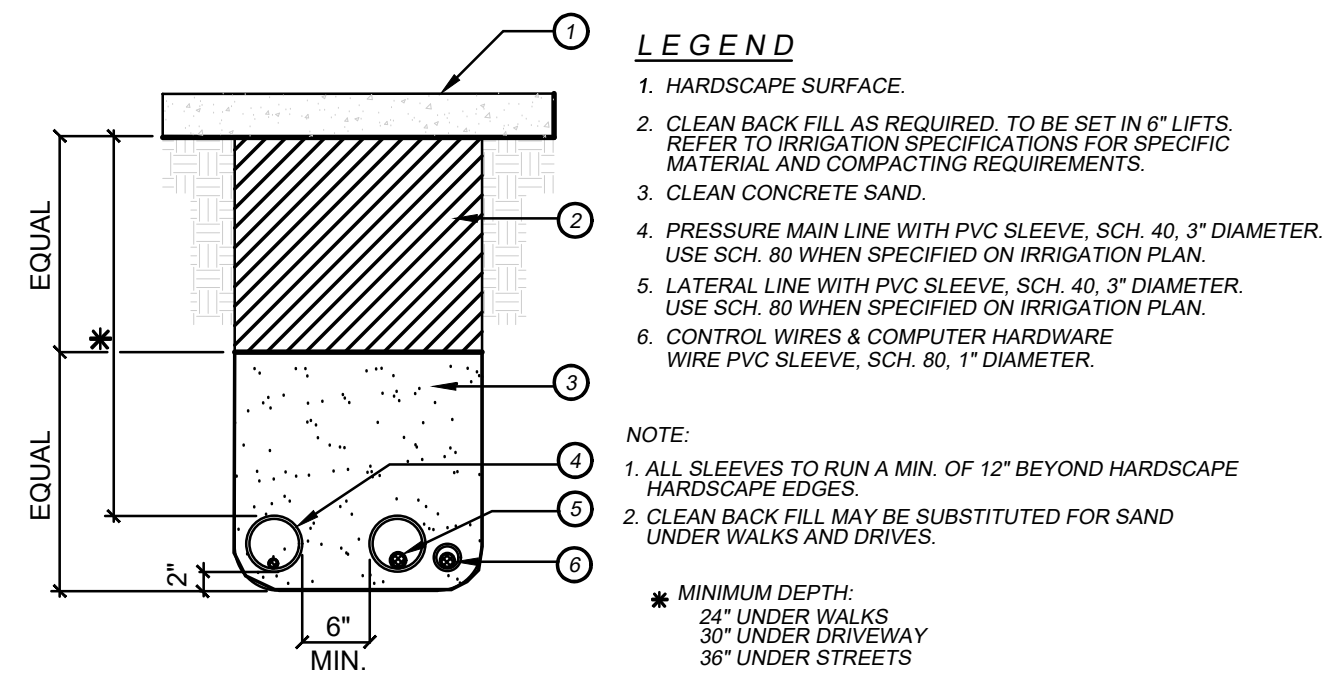
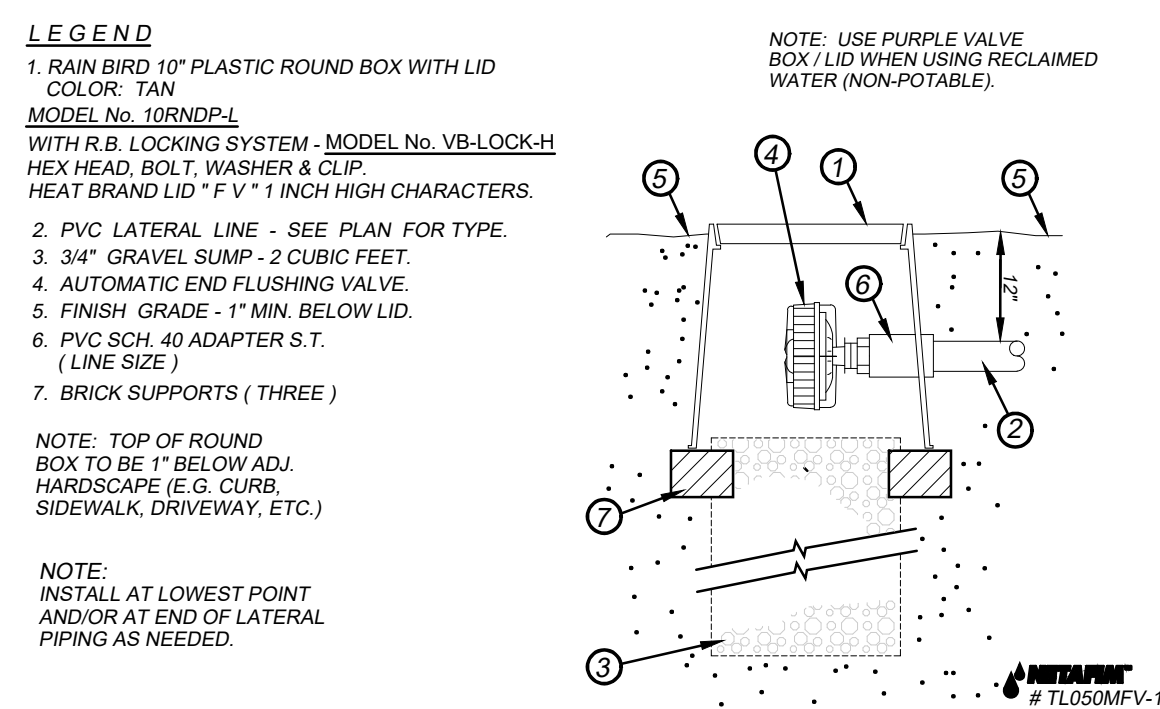
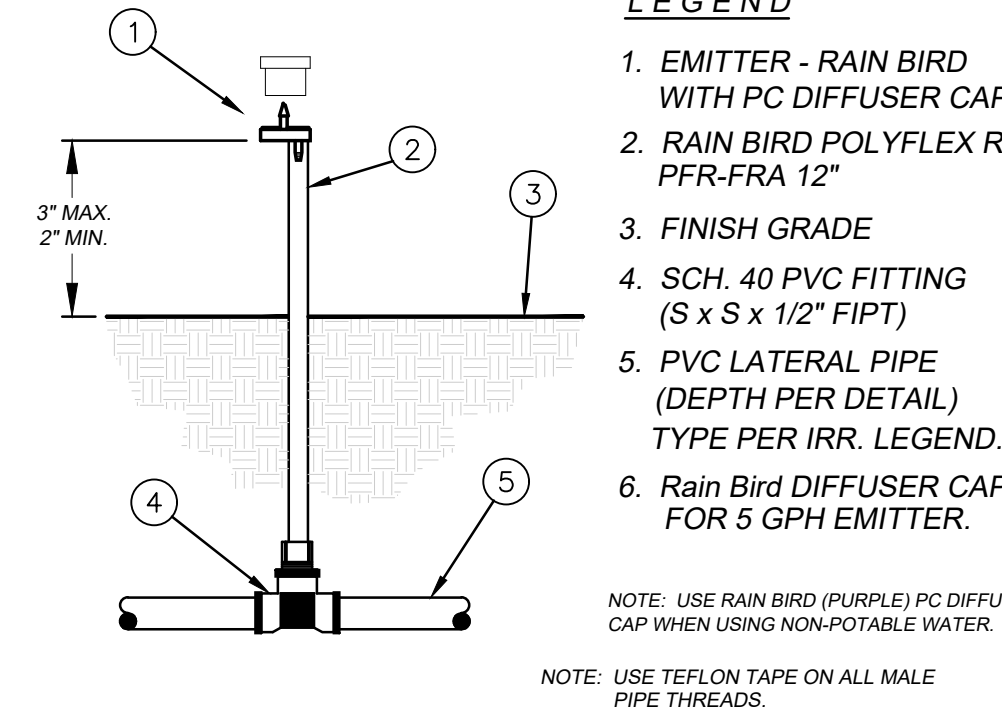
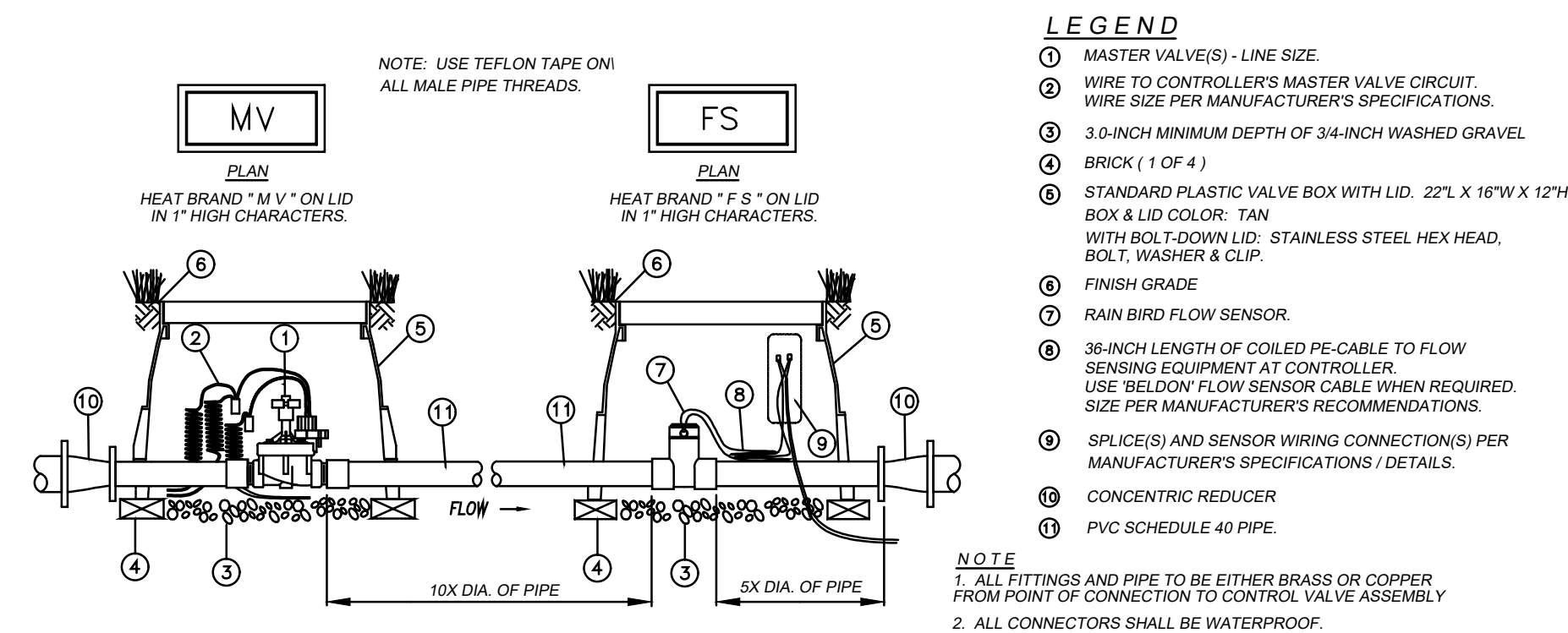
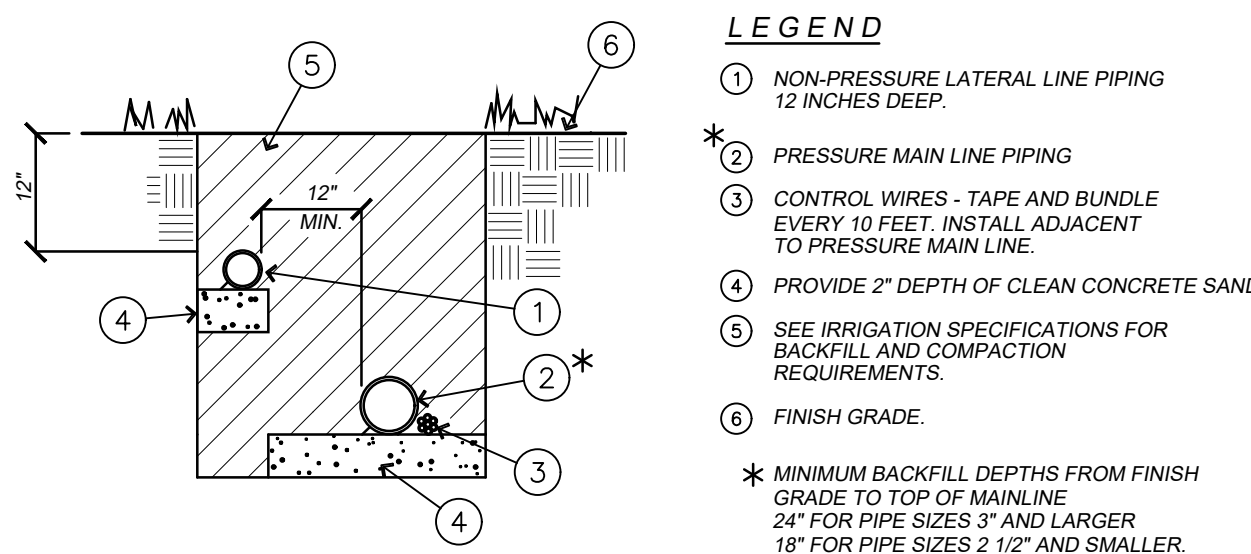
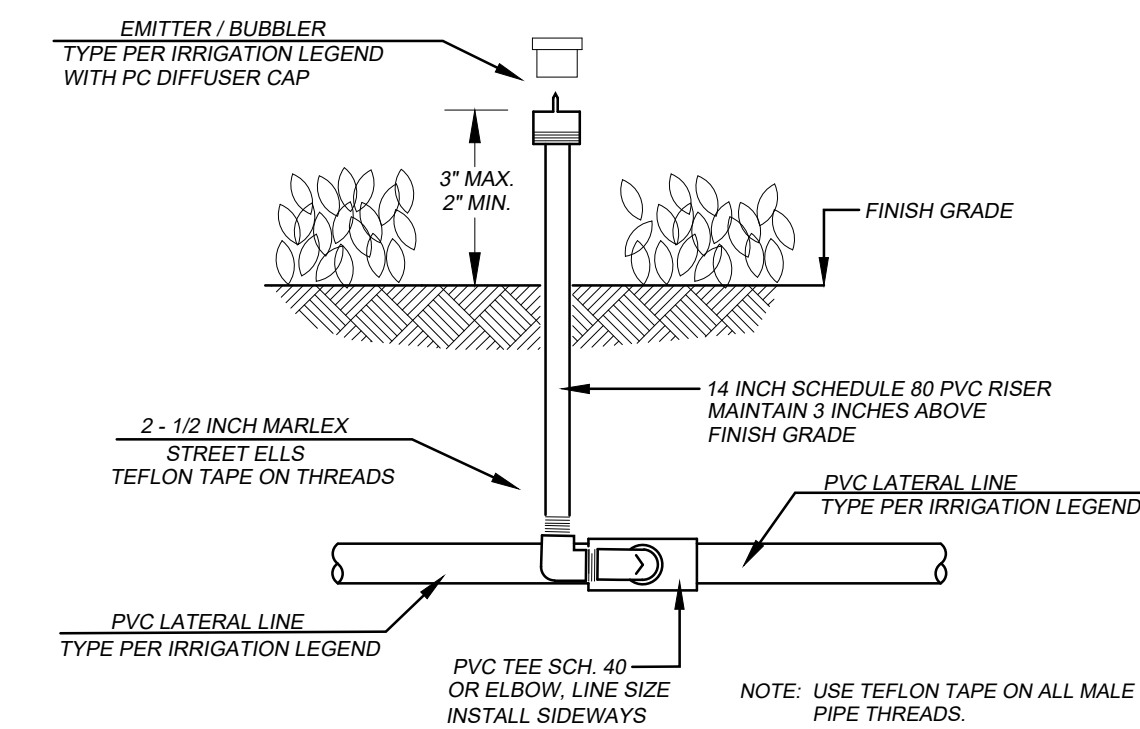
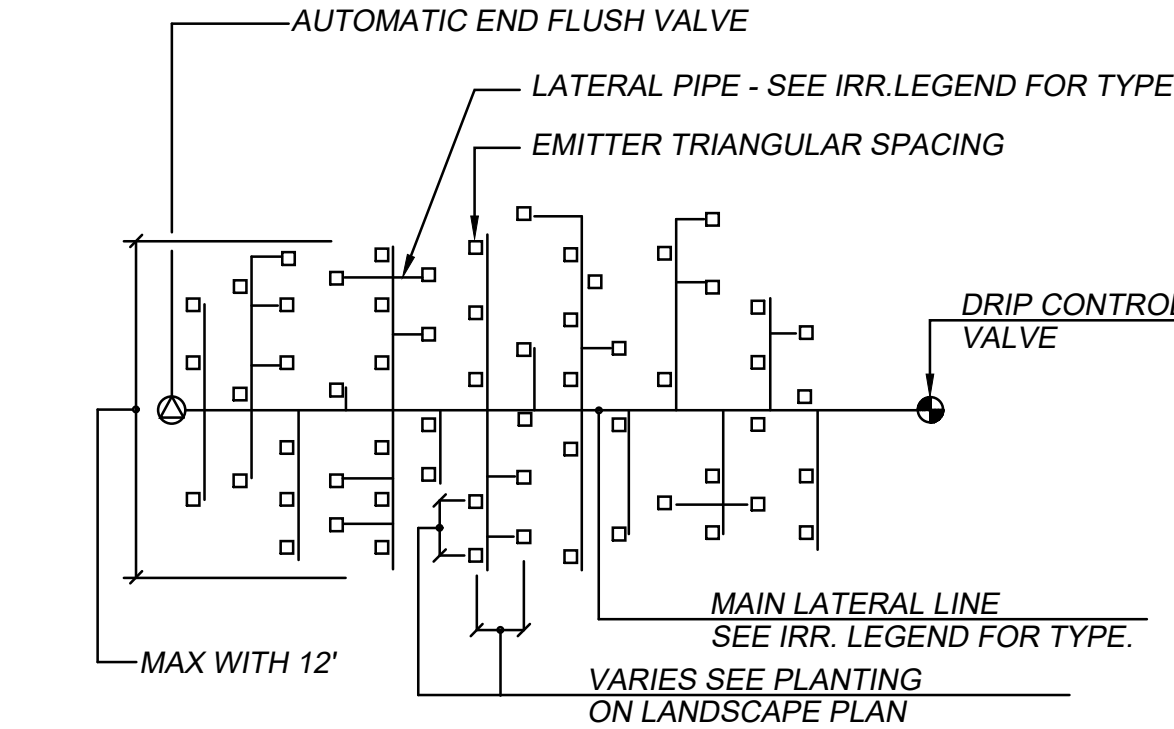
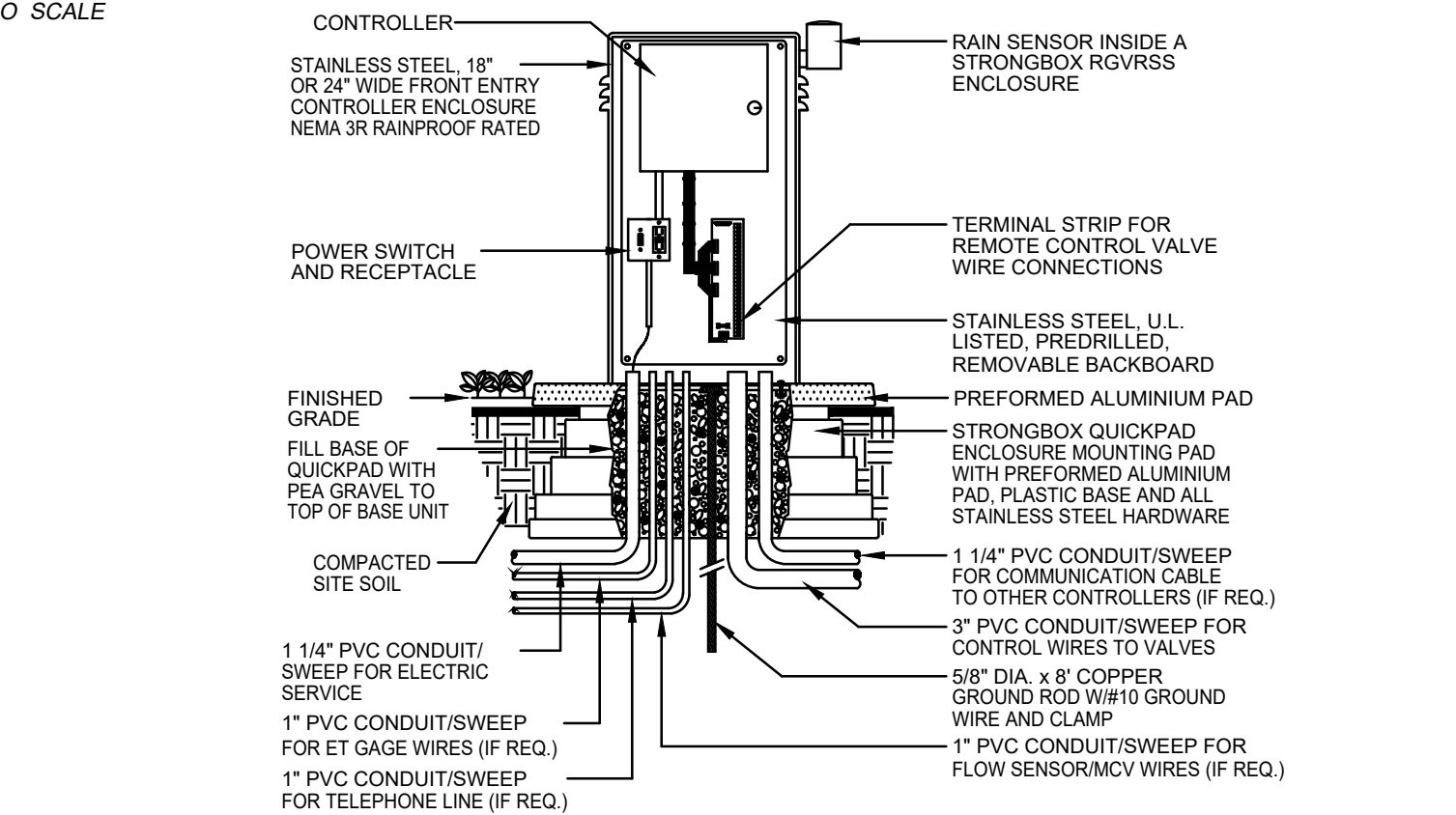
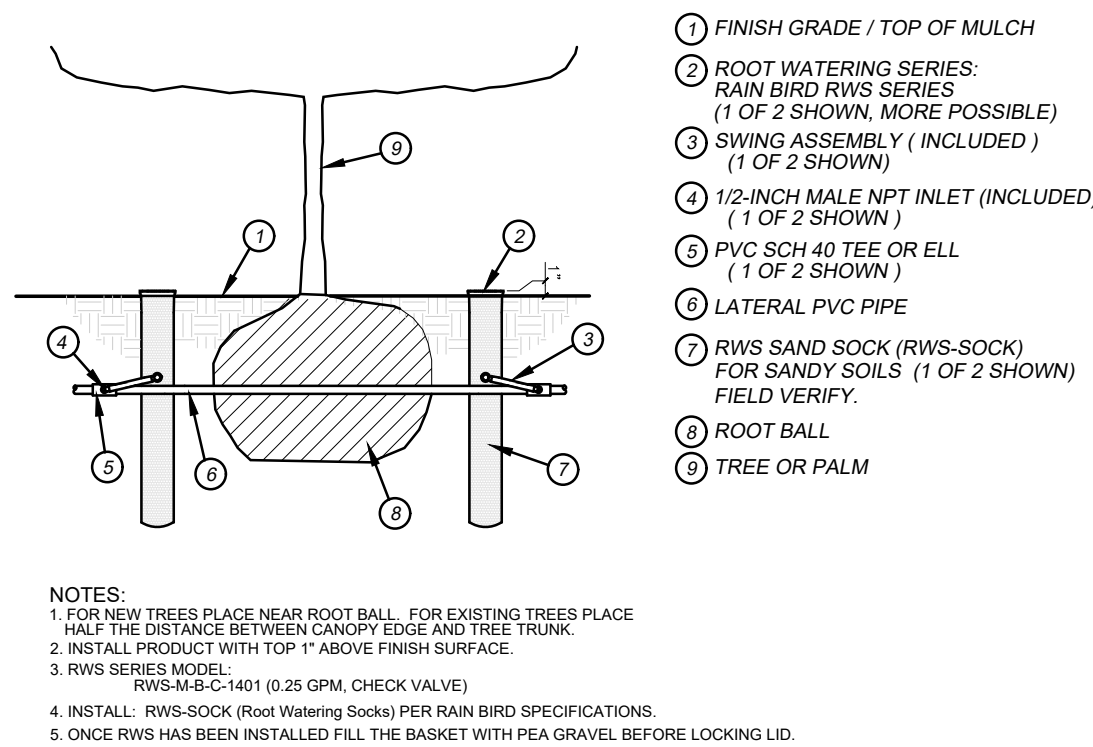
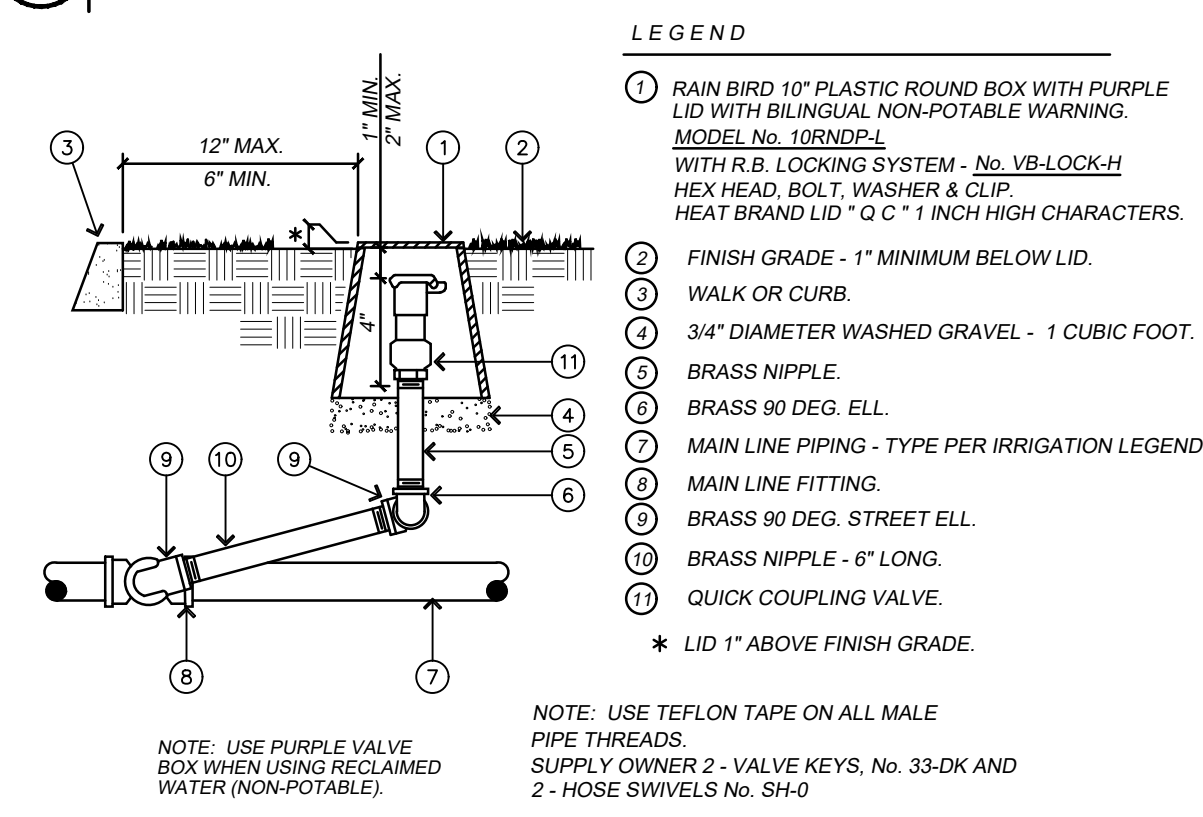
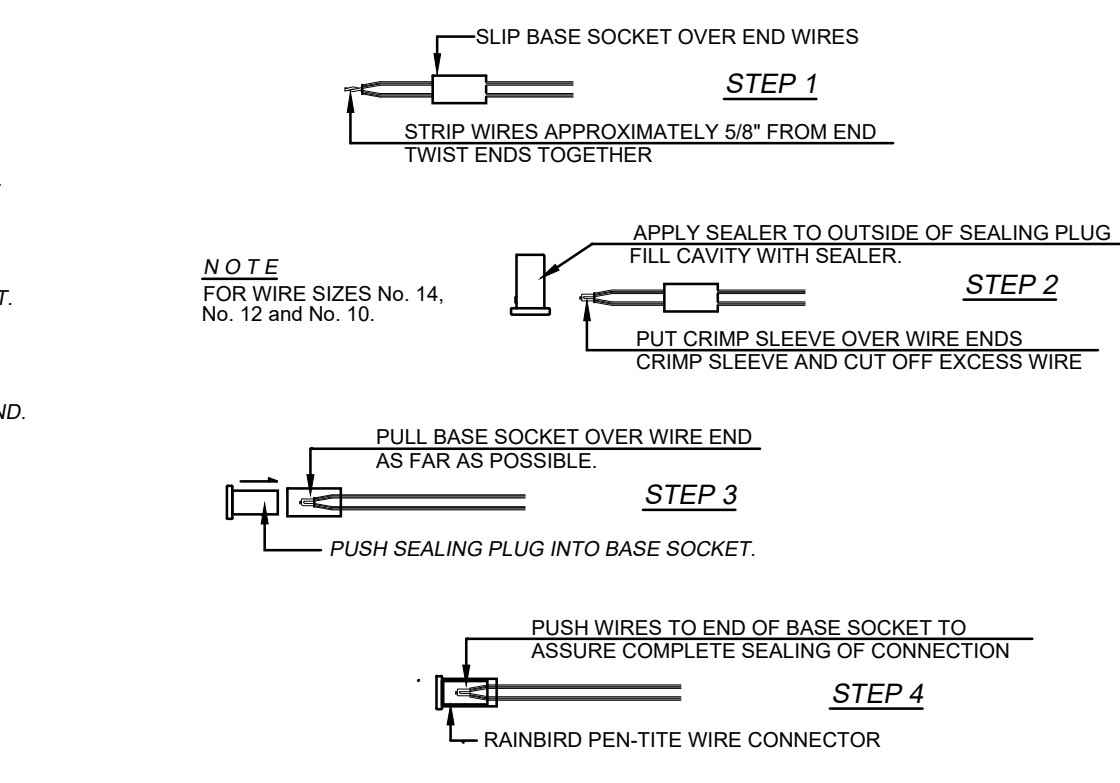
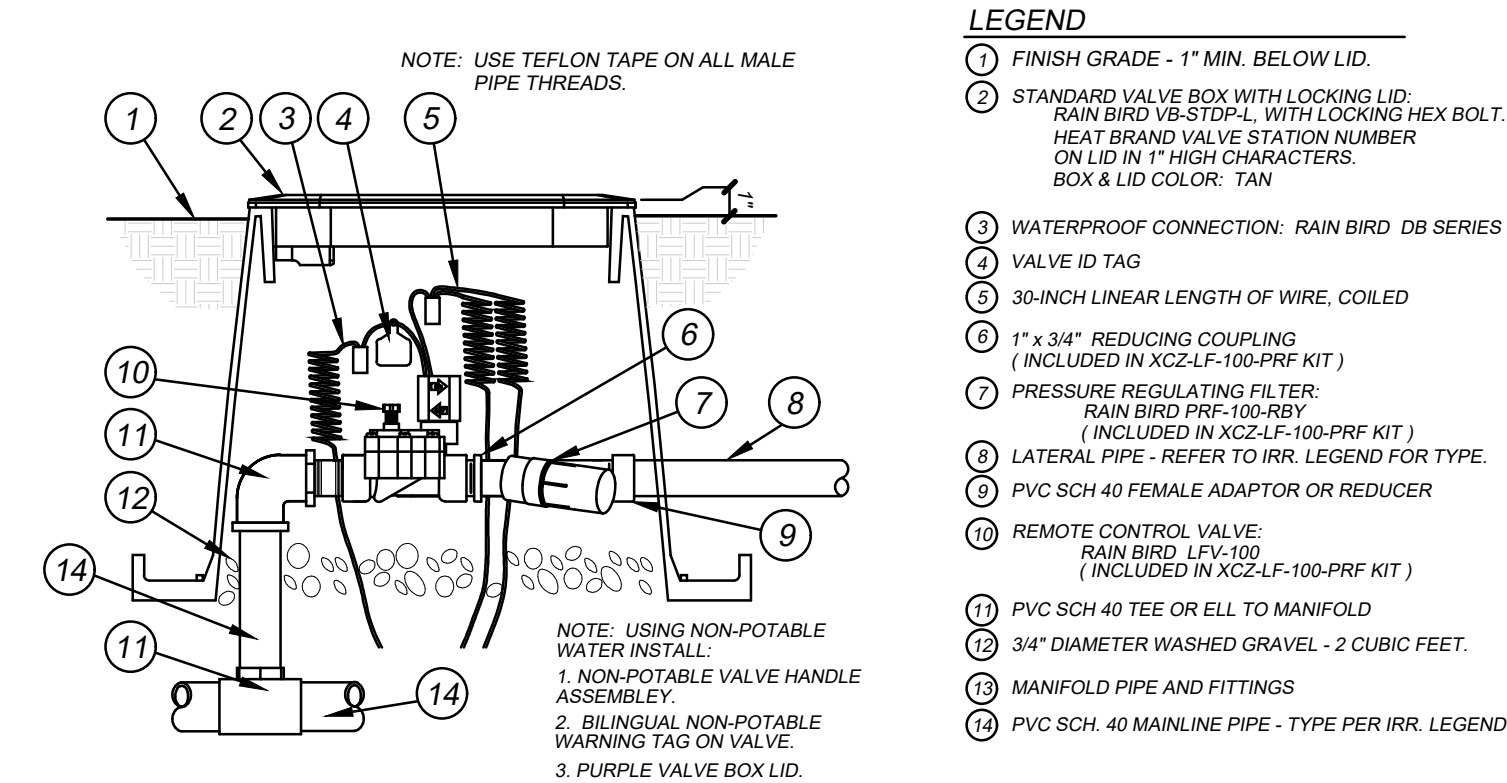
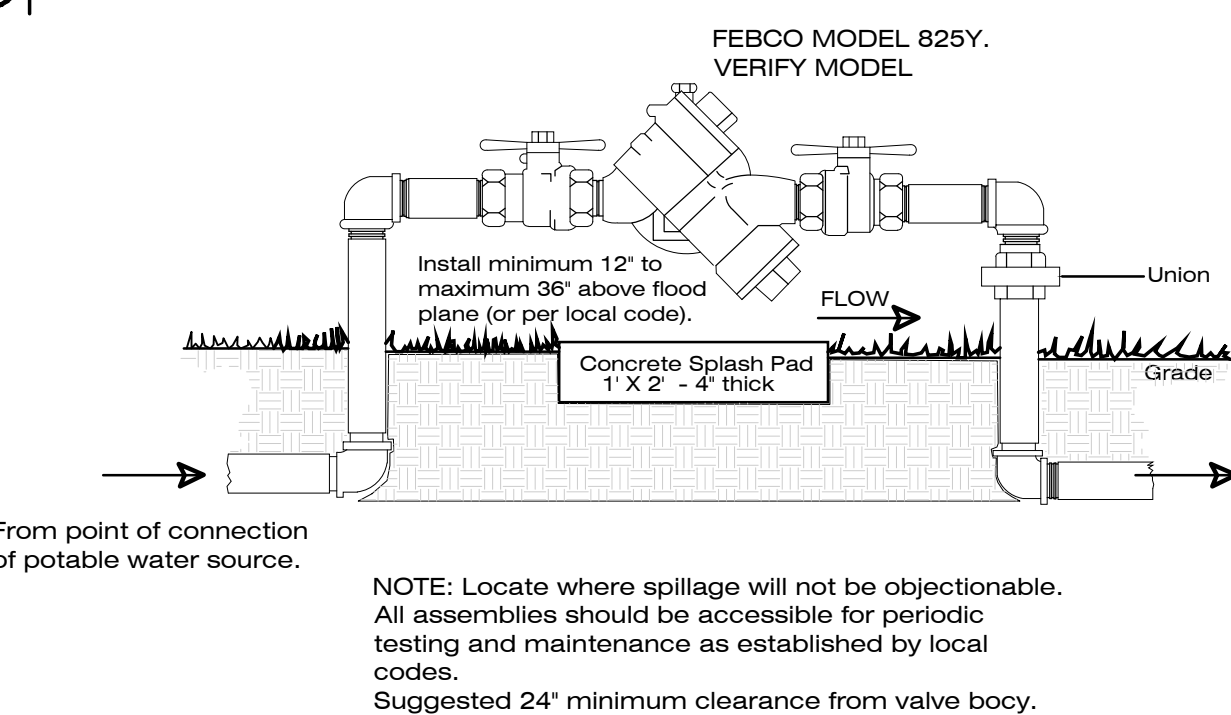
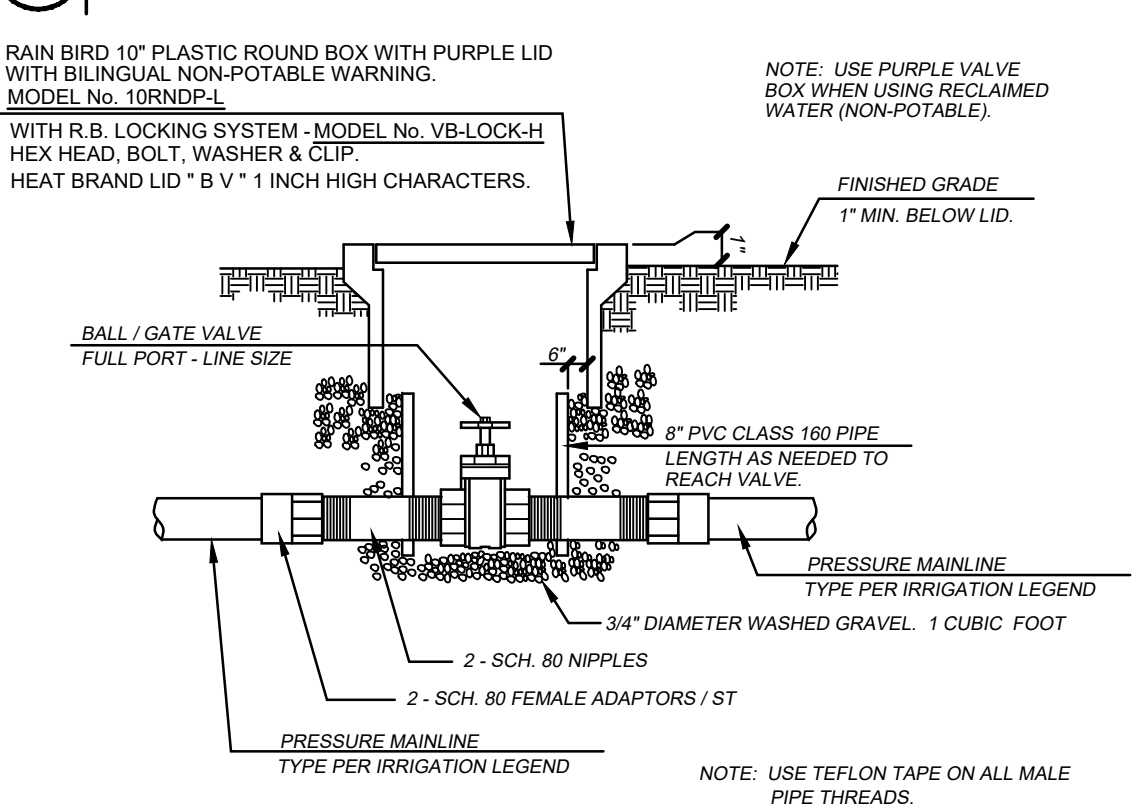
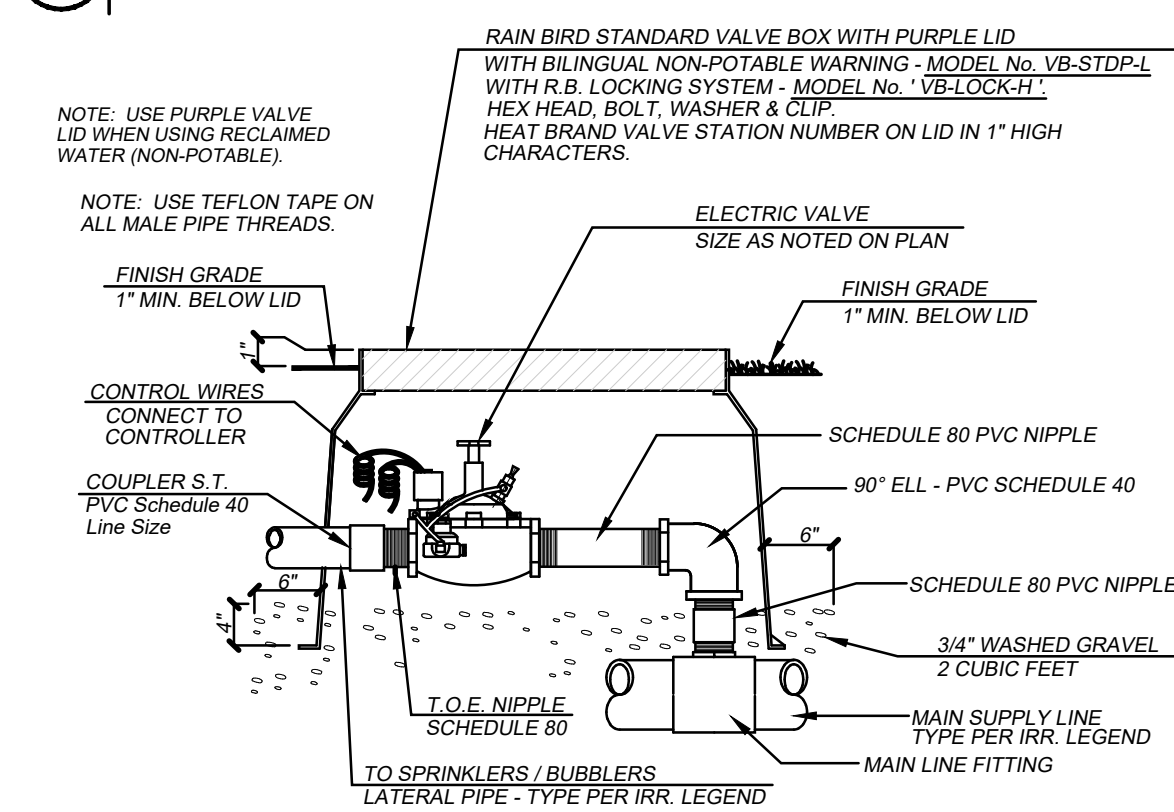
SHRUBS & DESERT ACCENTS

SYM.	BOTANIC NAME	COMMON NAME	
AS	ASCLEPIAS SUBULATA LOW WATER USE (0.2)	DESERT MILKWEED	XB-10PC-1032
OC	FOUQUIERIA SPLENDENS LOW WATER USE (0.2)	OCOTILLO	XB-10PC-1032
CP	CAESALPINIA PULCHERRIMA LOW WATER USE (0.2)	BIRD OF PARADISE	XB-10PC-1032
LR	LEUCOPHYLLUM FRUTSCENS LOW WATER USE (0.2)	TEXAS RANGER	XB-10PC-1032
CG	CALLISTEMON VIMINALIS MOD WATER USE (0.5)	LITTLE JOHN	(2)XB-10PC-1032
ER	EREMOPHILA G. 'MINGENOW GOLD' LOW WATER USE (0.2)	GOLD EMU BUSH	XB-10PC-1032
YE	YUCCA ELATA LOW WATER USE (0.2)	SOAPTREE YUCCA	XB-10PC-1032
H	HESPERALOE PARVIFLORA LOW WATER USE (0.2)	RED YUCCA	XB-10PC-1032
CC	CALLIANDRA CALIFORNICA LOW WATER USE (0.2)	BAJA FAIRY DUSTER	XB-10PC-1032
ER	EUPHORBIA RIGIDA LOW WATER USE (0.2)	SILVER SPURGE	XB-10PC-1032
DG	DALEA GREGGII LOW WATER USE (0.2)	TRAILING INDIGO BUSH	XB-10PC-1032
A	AGAVE DESERTI LOW WATER USE (0.2)	DESERT AGAVE	XB-10PC-1032
DW	DASYLIRION WHEELERI LOW WATER USE (0.2)	DESERT SPOON	XB-10PC-1032
RU	RUSSELLIA EQUESETIFORMIS MOD WATER USE (0.5)	FIRECRACKER PLANT	(2)XB-10PC-1032
NM	NOLINA MICROCARPA LOW WATER USE (0.2)	BEAR GRASS	XB-10PC-1032
B	CAREX DIVULSA MOD WATER USE (0.5)	BERKELEY SEDGE	(2)XB-10PC-1032
N	NASSELLA TENUISSIMA MOD WATER USE (0.5)	MEXICAN FEATHERGRASS	(2)XB-10PC-1032

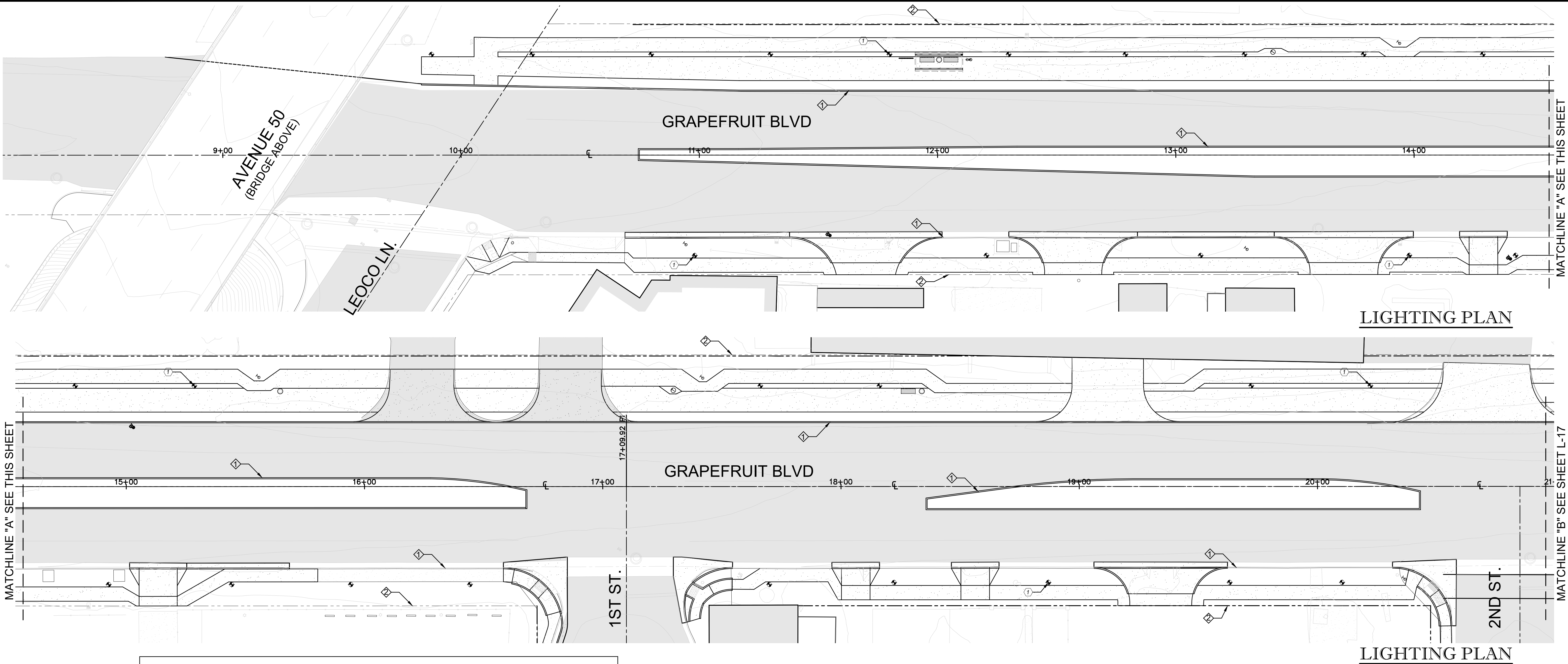
IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	RADIUS	FLOW	PSI	PATTERN
DRIP ZONE	RAINBIRD	12" PPR	XER-BUBBLER	XB-10PC-1032	-	1.00 GPH	30	DRIP
	RAINBIRD	SCH. 80 RIDER	BUBBLER	1402	-	0.50	30	UMBRELLA
HUNTER	ICC2		FREE STANDING 54 STATION CONTROLLER & SOLAR SYNC ET SENSOR. LOCATE IN STAINLESS STEEL CABINET. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14. LOCATED IN STROMBOX ENCLOSURE 58-865.					
RAINBIRD	'GB' SERIES		ELECTRIC CONTROL VALVE MASTER VALVE. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
HUNTER	FLOW-SYNC	FCI-100 / 1" SCH 40 FLOW SENSOR	NOTED ON PLAN. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	'DV' SERIES		ELECTRIC CONTROL VALVE FOR PALMS AND TREE BUBBLERS. SIZE AS NOTED ON PLAN. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	DRIP ZONE KIT	XC2-075 / 100	ELECTRIC CONTROL VALVE KIT FOR DRIP AREAS. SIZE AS NOTED ON PLAN. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
FEBCO	623-BB		BRASS FULL PORT BALL VALVE. LINE SIZE: 1/2" IN. 3/4" CARSON BOX. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
NETAFM	TU50MPV-1		AUTOMATIC IN-LINE FLUSH VALVE. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
RAINBIRD	3RC		3/4" QUICK COUPLER. REFER TO DETAIL 'T' ON IRRIGATION DETAIL SHEET L-14.					
			IRRIGATION MAINLINE 1-1/2" SCH. 40 PVC. NON-PRESSURE LATERAL LINE PPRING: 3/4" AND 1" SCH. 40 PVC. IRRIGATION POINT OF CONNECTION - PROPOSED 1" METER. REFER TO CIVIL PLANS.					
FEBCO	825YA		1" REDUCED PRESSURE ASSEMBLY. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					
			SCH. 40 PIPE SLEEVING SHALL OCCUR UNDER ALL HARDSCAPE. 2X THE DIAMETER OF THE LATERAL PIPE, 24" DEEP. INSTALL SLEEVING AS REQUIRED. FIELD VERIFY PRIOR TO THE INSTALLATION OF HARDSCAPE. REFER TO DETAIL 'N' ON IRRIGATION DETAIL SHEET L-14.					
			INDICATES STATION NUMBER					
			HYDROZONE					
			INDICATES FLOW IN GALLONS PER MINUTE					
			INDICATES IRRIGATION TYPE					
			INDICATES ELECTRIC CONTROL VALVE SIZE					

LEGEND - PVC SLEEVES	
1" DIA.	ONE (1) 1" DIA. SCH. 40 SLEEVE
2" DIA.	TWO (2) 2" DIA. SCH. 40 SLEEVES
3" DIA.	THREE (3) 3" DIA. SCH. 40 SLEEVES
4" DIA.	FOUR (4) 4" DIA. SCH. 40 SLEEVES
6" DIA.	SIX (6) 6" DIA. SCH. 40 SLEEVES
8" DIA.	EIGHT (8) 8" DIA. SCH. 40 SLEEVES
10" DIA.	TEN (10) 10" DIA. SCH. 40 SLEEVES
12" DIA.	TWELVE (12) 12" DIA. SCH. 40 SLEEVES
14" DIA.	FOURTEEN (14) 14" DIA. SCH. 40 SLEEVES
16" DIA.	SIXTEEN (16) 16" DIA. SCH. 40 SLEEVES
18" DIA.	EIGHTEEN (18) 18" DIA. SCH. 40 SLEEVES
20" DIA.	TWENTY (20) 20" DIA. SCH. 40 SLEEVES
24" DIA.	TWENTYFOUR (24) 24" DIA. SCH. 40 SLEEVES
30" DIA.	THIRTY (30) 30" DIA. SCH. 40 SLEEVES
36" DIA.	THIRTYSIX (36) 36" DIA. SCH. 40 SLEEVES
42" DIA.	FORTYTWO (42) 42" DIA. SCH. 40 SLEEVES
48" DIA.	FORTYEIGHT (48) 48" DIA. SCH. 40 SLEEVES
54" DIA.	FIFTYFOUR (54) 54" DIA. SCH. 40 SLEEVES
60" DIA.	SIXTY (60) 60" DIA. SCH. 40 SLEEVES
72" DIA.	SEVENTYTWO (72) 72" DIA. SCH. 40 SLEEVES
84" DIA.	ONE HUNDRETYFOUR (104) 84" DIA. SCH. 40 SLEEVES
96" DIA.	ONE HUNDRETYSIX (116) 96" DIA. SCH. 40 SLEEVES
108" DIA.	ONE HUNDRETYEIGHT (118) 108" DIA. SCH. 40 SLEEVES
120" DIA.	ONE HUNDRETYTWENTY (120) 120" DIA. SCH. 40 SLEEVES
144" DIA.	ONE HUNDRETYFOURTYFOUR (144) 144" DIA. SCH. 40 SLEEVES
168" DIA.	ONE HUNDRETYEIGHTY (168) 168" DIA. SCH. 40 SLEEVES
192" DIA.	ONE HUNDRETYEIGHTY (192) 192" DIA. SCH. 40 SLEEVES
216" DIA.	ONE HUNDRETYEIGHTY (216) 216" DIA. SCH. 40 SLEEVES
240" DIA.	ONE HUNDRETYEIGHTY (240) 240" DIA. SCH. 40 SLEEVES
264" DIA.	ONE HUNDRETYEIGHTY (264) 264" DIA. SCH. 40 SLEEVES
288" DIA.	ONE HUNDRETYEIGHTY (288) 288" DIA. SCH. 40 SLEEVES
312" DIA.	ONE HUNDRETYEIGHTY (312) 312" DIA. SCH. 40 SLEEVES
336" DIA.	ONE HUNDRETYEIGHTY (336) 336" DIA. SCH. 40 SLEEVES
360" DIA.	ONE HUNDRETYEIGHTY (360) 360" DIA. SCH. 40 SLEEVES
384" DIA.	ONE HUNDRETYEIGHTY (384) 384" DIA. SCH. 40 SLEEVES
408" DIA.	ONE HUNDRETYEIGHTY (408) 408" DIA. SCH. 40 SLEEVES
432" DIA.	ONE HUNDRETYEIGHTY (432) 432" DIA. SCH. 40 SLEEVES
456" DIA.	ONE HUNDRETYEIGHTY (456) 456" DIA. SCH. 40 SLEEVES
480" DIA.	ONE HUNDRETYEIGHTY (480) 480" DIA. SCH. 40 SLEEVES
504" DIA.	ONE HUNDRETYEIGHTY (504) 504" DIA. SCH. 40 SLEEVES
528" DIA.	ONE HUNDRETYEIGHTY (528) 528" DIA. SCH. 40 SLEEVES
552" DIA.	ONE HUNDRETYEIGHTY (552) 552" DIA. SCH. 40 SLEEVES
576" DIA.	ONE HUNDRETYEIGHTY (576) 576" DIA. SCH. 40 SLEEVES
600" DIA.	ONE HUNDRETYEIGHTY (600) 600" DIA. SCH. 40 SLEEVES
624" DIA.	ONE HUNDRETYEIGHTY (624) 624" DIA. SCH. 40 SLEEVES
648" DIA.	ONE HUNDRETYEIGHTY (648) 648" DIA. SCH. 40 SLEEVES
672" DIA.	ONE HUNDRETYEIGHTY (672) 672" DIA. SCH. 40 SLEEVES
696" DIA.	ONE HUNDRETYEIGHTY (696) 696" DIA. SCH. 40 SLEEVES
720" DIA.	ONE HUNDRETYEIGHTY (720) 720" DIA. SCH. 40 SLEEVES
744" DIA.	ONE HUNDRETYEIGHTY (744) 744" DIA. SCH. 40 SLEEVES
768" DIA.	ONE HUNDRETYEIGHTY (768) 768" DIA. SCH. 40 SLEEVES
792" DIA.	ONE HUNDRETYEIGHTY (792) 792" DIA. SCH. 40 SLEEVES
816" DIA.	ONE HUNDRETYEIGHTY (816) 816" DIA. SCH. 40 SLEEVES
840" DIA.	ONE HUNDRETYEIGHTY (840) 840" DIA. SCH. 40 SLEEVES
864" DIA.	ONE HUNDRETYEIGHTY (864) 864" DIA. SCH. 40 SLEEVES
888" DIA.	ONE HUNDRETYEIGHTY (888) 888" DIA. SCH. 40 SLEEVES
912" DIA.	ONE HUNDRETYEIGHTY (912) 912" DIA. SCH. 40 SLEEVES
936" DIA.	ONE HUNDRETYEIGHTY (936) 936" DIA. SCH. 40 SLEEVES
960" DIA.	ONE HUNDRETYEIGHTY (960) 960" DIA. SCH. 40 SLEEVES
984" DIA.	ONE HUNDRETYEIGHTY (984) 984" DIA. SCH. 40 SLEEVES
1008" DIA.	ONE HUNDRETYEIGHTY (1008) 1008" DIA. SCH. 40 SLEEVES
1032" DIA.	ONE HUNDRETYEIGHTY (1032) 1032" DIA. SCH. 40 SLEEVES
1056" DIA.	ONE HUNDRETYEIGHTY (1056) 1056" DIA. SCH. 40 SLEEVES
1080" DIA.	ONE HUNDRETYEIGHTY (1080) 1080" DIA. SCH. 40 SLEEVES
1104" DIA.	ONE HUNDRETYEIGHTY (1104) 1104" DIA. SCH. 40 SLEEVES
1128" DIA.	ONE HUNDRETYEIGHTY (1128) 1128" DIA. SCH. 40 SLEEVES
1152" DIA.	ONE HUNDRETYEIGHTY (1152) 1152" DIA. SCH. 40 SLEEVES
1176" DIA.	ONE HUNDRETYEIGHTY (1176) 1176" DIA. SCH. 40 SLEEVES
1200" DIA.	ONE HUNDRETYEIGHTY (1200) 1200" DIA. SCH. 40 SLEEVES
1224" DIA.	ONE HUNDRETYEIGHTY (1224) 1224" DIA. SCH. 40 SLEEVES
1248" DIA.	ONE HUNDRETYEIGHTY (1248) 1248" DIA. SCH. 40 SLEEVES
1272" DIA.	ONE HUNDRETYEIGHTY (1272) 1272" DIA. SCH. 40 SLEEVES
1296" DIA.	ONE HUNDRETYEIGHTY (1296) 1296" DIA. SCH. 40 SLEEVES
1320" DIA.	ONE HUNDRETYEIGHTY (1320) 1320" DIA. SCH. 40 SLEEVES
1344" DIA.	ONE HUNDRETYEIGHTY (1344) 1344" DIA. SCH. 40 SLEEVES
1368" DIA.	ONE HUNDRETYEIGHTY (1368) 1368" DIA. SCH. 40 SLEEVES
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1416" DIA.	ONE HUNDRETYEIGHTY (1416) 1416" DIA. SCH. 40 SLEEVES
1440" DIA.	ONE HUNDRETYEIGHTY (1440) 1440" DIA. SCH. 40 SLEEVES
1464" DIA.	ONE HUNDRETYEIGHTY (1464) 1464" DIA. SCH. 40 SLEEVES
1488" DIA.	ONE HUNDRETYEIGHTY (1488) 1488" DIA. SCH. 40 SLEEVES
1512" DIA.	ONE HUNDRETYEIGHTY (1512) 1512" DIA. SCH. 40 SLEEVES
1536" DIA.	ONE HUNDRETYEIGHTY (1536) 1536" DIA. SCH. 40 SLEEVES
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1584" DIA.	ONE HUNDRETYEIGHTY (1584) 1584" DIA. SCH. 40 SLEEVES
1608" DIA.	ONE HUNDRETYEIGHTY (1608) 1608" DIA. SCH. 40 SLEEVES
1632" DIA.	ONE HUNDRETYEIGHTY (1632) 1632" DIA. SCH. 40 SLEEVES
1656" DIA.	ONE HUNDRETYEIGHTY (1656) 1656" DIA. SCH. 40 SLEEVES
1680" DIA.	ONE HUNDRETYEIGHTY (1680) 1680" DIA. SCH. 40 SLEEVES
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1728" DIA.	ONE HUNDRETYEIGHTY (1728) 1728" DIA. SCH. 40 SLEEVES
1752" DIA.	ONE HUNDRETYEIGHTY (1752) 1752" DIA. SCH. 40 SLEEVES
1776" DIA.	ONE HUNDRETYEIGHTY (1776) 1776" DIA. SCH. 40 SLEEVES
1800" DIA.	ONE HUNDRETYEIGHTY (1800) 1800" DIA. SCH. 40 SLEEVES
1824" DIA.	ONE HUNDRETYEIGHTY (1824) 1824" DIA. SCH. 40 SLEEVES
1848" DIA.	ONE HUNDRETYEIGHTY (1848) 1848" DIA. SCH. 40 SLEEVES
1872" DIA.	ONE HUNDRETYEIGHTY (1872) 1872" DIA. SCH. 40 SLEEVES
1896" DIA.	ONE HUNDRETYEIGHTY (1896) 1896" DIA. SCH. 40 SLEEVES
1920" DIA.	ONE HUNDRETYEIGHTY (1920) 1920" DIA. SCH. 40 SLEEVES
1944" DIA.	ONE HUNDRETYEIGHTY (1944) 1944" DIA. SCH. 40 SLEEVES
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1992" DIA.	ONE HUNDRETYEIGHTY (1992) 1992" DIA. SCH. 40 SLEEVES
2016" DIA.	ONE HUNDRETYEIGHTY (2016) 2016" DIA. SCH. 40 SLEEVES
2040" DIA.	ONE HUNDRETYEIGHTY (2040) 2040" DIA. SCH. 40 SLEEVES
2064" DIA.	ONE HUNDRETYEIGHTY (2064) 2064" DIA. SCH. 40 SLEEVES
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2280" DIA.	ONE HUNDRETYEIGHTY (2280) 2280" DIA. SCH. 40 SLEEVES
2304" DIA.	ONE HUNDRETYEIGHTY (2304) 2304" DIA. SCH. 40 SLEEVES
2328" DIA.	ONE HUNDRETYEIGHTY (2328) 2328" DIA. SCH. 40 SLEEVES
2352" DIA.	ONE HUNDRETYEIGHTY (2352) 2352" DIA. SCH. 40 SLEEVES
2376" DIA.	ONE HUNDRETYEIGHTY (2376) 2376" DIA. SCH. 40 SLEEVES
2400" DIA.	ONE HUNDRETYEIGHTY (2400) 2400" DIA. SCH. 40 SLEEVES
2424" DIA.	ONE HUNDRETYEIGHTY (2424) 2424" DIA. SCH. 40 SLEEVES
2448" DIA.	ONE HUNDRETYEIGHTY (2448) 2448" DIA. SCH. 40 SLEEVES
2472" DIA.	ONE HUNDRETYEIGHTY (2472) 2472" DIA. SCH. 40 SLEEVES
2496" DIA.	ONE HUNDRETYEIGHTY (2496) 2496" DIA. SCH. 40 SLEEVES
2520" DIA.	ONE HUNDRETYEIGHTY (2520) 2520" DIA. SCH. 40 SLEEVES
2544" DIA.	ONE HUNDRETYEIGHTY (2544) 2544" DIA. SCH. 40 SLEEVES
2568" DIA.	ONE HUNDRETYEIGHTY (2568) 2568" DIA. SCH. 40 SLEEVES
2592" DIA.	ONE HUNDRETYEIGHTY (2592) 2592" DIA. SCH. 40 SLEEVES
2616" DIA.	ONE HUNDRETYEIGHTY (2616) 2616" DIA. SCH. 40 SLEEVES
2640" DIA.	ONE HUNDRETYEIGHTY (2640) 2640" DIA. SCH. 40 SLEEVES
2664" DIA.	ONE HUNDRETYEIGHTY (2664) 2664" DIA. SCH. 40 SLEEVES
2688" DIA.	ONE HUNDRETYEIGHTY (2688) 2688" DIA. SCH. 40 SLEEVES
2712" DIA.	ONE HUNDRETYEIGHTY (2712) 2712" DIA. SCH. 40 SLEEVES
2736" DIA.	ONE HUNDRETYEIGHTY (2736) 2736" DIA. SCH. 40 SLEEVES
2760" DIA.	ONE HUNDRETYEIGHTY (2760) 2760" DIA. SCH. 40 SLEEVES
2784" DIA.	ONE HUNDRETYEIGHTY (2784) 2784" DIA. SCH. 40 SLEEVES
2808" DIA.	ONE HUNDRETYEIGHTY (2808) 2808" DIA. SCH. 40 SLEEVES
2832" DIA.	ONE HUNDRETYEIGHTY (2832) 2832" DIA. SCH. 40 SLEEVES
2856" DIA.	ONE HUNDRETYEIGHTY (2856) 2856" DIA. SCH. 40 SLEEVES
2880" DIA.	ONE HUNDRETYEIGHTY (2880) 2880" DIA. SCH. 40 SLEEVES
2904" DIA.	ONE HUNDRETYEIGHTY (2904) 2904" DIA. SCH. 40 SLEEVES
2928" DIA.	ONE HUNDRETYEIGHTY (2928) 2928" DIA. SCH. 40 SLEEVES
2952" DIA.	ONE HUNDRETYEIGHTY (2952) 2952" DIA. SCH. 40 SLEEVES
2976" DIA.	ONE HUNDRETYEIGHTY (2976) 2976" DIA. SCH. 40 SLEEVES
3000" DIA.	ONE HUNDRETYEIGHTY (3000) 3000" DIA. SCH. 40 SLEEVES
3024" DIA.	ONE HUNDRETYEIGHTY (3024) 3024" DIA. SCH. 40 SLEEVES
3048" DIA.	ONE HUNDRETYEIGHTY (3048) 3048" DIA. SCH. 40 SLEEVES
3072" DIA.	ONE HUNDRETYEIGHTY (3072) 3072" DIA. SCH. 40 SLEEVES
3096" DIA.	ONE HUNDRETYEIGHTY (3096) 3096" DIA. SCH. 40 SLEEVES
3120" DIA.	ONE HUNDRETYEIGHTY (3120) 3120" DIA. SCH. 40 SLEEVES
3144" DIA.	ONE HUNDRETYEIGHTY (3144) 3144" DIA. SCH. 40 SLEEVES
3168" DIA.	ONE HUNDRETYEIGHTY (3168) 3168" DIA. SCH. 40 SLEEVES
3192" DIA.	ONE HUNDRETYEIGHTY (3192) 3192" DIA. SCH. 40 SLEEVES
3216" DIA.	ONE HUNDRETYEIGHTY (3216) 3216" DIA. SCH. 40 SLEEVES
3240" DIA.	ONE HUNDRETYEIGHTY (3240) 3240" DIA. SCH. 40 SLEEVES
3264" DIA.	ONE HUNDRETYEIGHTY (3264) 3264" DIA. SCH. 40 SLEEVES
3288" DIA.	ONE HUNDRETYEIGHTY (3288) 3288" DIA. SCH. 40 SLEEVES
3312" DIA.	ONE HUNDRETYEIGHTY (3312) 3312" DIA. SCH. 40 SLEEVES
3336" DIA.	ONE HUNDRETYEIGHTY (3336) 3336" DIA. SCH. 40 SLEEVES
3360" DIA.	ONE HUNDRETYEIGHTY (3360) 3360" DIA. SCH. 40 SLEEVES
3384" DIA.	ONE HUNDRETYEIGHTY (3384) 3384" DIA. SCH. 40 SLEEVES
3408" DIA.	ONE HUNDRETYEIGHTY (3408) 3408" DIA. SCH. 40 SLEEVES
3432" DIA.	ONE HUNDRETYEIGHTY (3432) 3432" DIA. SCH. 40 SLEEVES
3456" DIA.	ONE HUNDRETYEIGHTY (3456) 3456" DIA. SCH. 40 SLEEVES
3480" DIA.	ONE HUNDRETYEIGHTY (3480) 3480" DIA. SCH. 40 SLEEVES
3504" DIA.	ONE HUNDRETYEIGHTY (3504) 3504" DIA. SCH. 40 SLEEVES
3528" DIA.	ONE HUNDRETYEIGHTY (3528) 3528" DIA. SCH. 40 SLEEVES
3552" DIA.	ONE HUNDRETYEIGHTY (3552) 3552" DIA. SCH. 40 SLEEVES
3576" DIA.	ONE HUNDRETYEIGHTY (3576) 3576" DIA. SCH. 40 SLEEVES
3600" DIA.	ONE HUNDRETYEIGHTY (3600) 3600" DIA. SCH. 40 SLEEVES
3624" DIA.	ONE HUNDRETYEIGHTY (3624) 3624" DIA. SCH. 40 SLEEVES
3648" DIA.	ONE HUNDRETYEIGHTY (3648) 3648" DIA. SCH. 40 SLEEVES
3672" DIA.	ONE HUNDRETYEIGHTY (3672) 3672" DIA. SCH. 40 SLEEVES
3696" DIA.	ONE HUNDRETYEIGHTY (3696) 3696" DIA. SCH. 40 SLEEVES
3720" DIA.	ONE HUNDRETYEIGHTY (3720) 3720" DIA. SCH. 40 SLEEVES
3744" DIA.	ONE HUNDRETYEIGHTY (3744) 3744" DIA. SCH. 40 SLEEVES
3768" DIA.	ONE HUNDRETYEIGHTY (3768) 3768" DIA. SCH. 40 SLEEVES
3792" DIA.	ONE HUNDRETYEIGHTY (3792) 3792" DIA. SCH. 40 SLEEVES
3816" DIA.	ONE HUNDRETYEIGHTY (3816) 3816

**K** SLEEVING DETAIL
NO SCALE**G** AUTOMATIC END FLUSHING VALVE
NO SCALE**C** DRIP EMITTER ASSEMBLY
NO SCALE**1** MASTER VALVE & TEE MOUNTED FLOW SENSOR
NO SCALE**L** TRENCHING
NO SCALE**H** EMITTER ASSEMBLY on SCHEDULE 80 RISER
NO SCALE**D** TYPICAL EMITTER LAYOUT - LEVEL AREA
NO SCALE**A** HUNTER - I CORE METAL CONTROLLER with WIRELESS SOLAR SYNC SYSTEM
NO SCALE**M** ROOT WATERING SYSTEM
NO SCALE**I** QUICK COUPLER
NO SCALE**E** WIRE CONNECTION DETAIL
NO SCALE**B** DRAIN ZONE KIT (Drip Valve Assembly)
NO SCALE**N** BACKFLOW PREVENTOR
NO SCALE**J** BRASS BALL VALVE (Full Port)
NO SCALE**F** REMOTE CONTROL VALVE
NO SCALE

<div>UNDERGROUND SYSTEM</div> <div>GENERAL CONDITIONS</div> <div>DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS SECTIONS, APPLY TO WORK OF THIS SECTION.</div> <div>A. DESCRIPTION OF WORK</div> <div>1. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, PERMITS, TRANSPORTATION AND PERFORM ALL OPERATIONS FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AS SHOWN AND OR NOTED ON THE DRAWINGS AND HEREIN SPECIFIED, 100% COVERAGE OF ALL TREES, SHRUBS, GROUND COVERS AND LAWN.</div> <div>2. EXPLANATION OF DRAWINGS: IRRIGATION DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS. DUE TO SCALE OF DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THIS WORK AND PLAN THIS WORK ACCORDINGLY, FURNISHING SUCH FITTING, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND OTHER FEATURES.</div> <div>B. RELATED WORK</div> <div>1. EXAMINE ALL DRAWINGS AND SPECIFICATIONS PERTINENT TO THE PROPER COMPLETION OF THE WORK. COORDINATE INSTALLATION OF THE IRRIGATION MATERIAL, INCLUDING PIPE AND WIRING, SO THERE SHALL BE NO INTERFERENCE WITH OTHER UTILITIES OR OTHER CONSTRUCTION TRADES OR PROBLEMS IN PLANTING TREES, SHRUBS, GROUND COVERS AND LAWN.</div> <div>C. CODE REGULATIONS, PERMITS AND FEES</div> <div>1. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND PAY FOR ALL INSPECTIONS, CONNECTIONS AND OTHER FEES.</div> <div>2. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE: NATIONAL ELECTRIC CODE, UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER APPLICABLE STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</div> <div>A. WHEN THE SPECIFICATIONS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZE THAN REQUIRED BY THE ABOVE MENTIONED RULES AND REGULATIONS, THE PROVISION OF THE SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF THE SAID RULES AND REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE RULES AND REGULATIONS. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING AND OTHER FEATURES.</div> <div>D. VISIT TO THE SITE</div> <div>1. THE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE AND SHALL TAKE ALL MEASUREMENTS AND OBTAIN ANY OTHER INFORMATION AS MAY BE NECESSARY FOR A COMPLETE AND CONCLUSIVE BID.</div> <div>E. LAYOUT OF WORK</div> <div>1. THE CONTRACTOR SHALL STAKE OUT THE IRRIGATION SYSTEM AS SHOWN / NOTED ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE CONTRACTOR AND THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CONSTRUCTION. DELETIONS OR ADDITIONS TO THE DRAWINGS AT EACH POINT OF CONNECTION AT THIS CHECK, NO WALKS OR PAVED AREAS SHALL BE SPRINKLED. THE DRAWINGS ARE SCHEMATIC ONLY UNLESS SPECIFICALLY DIMENSIONED. CHECK ALL DRAWINGS TO MAKE SURE THAT THIS WORK TO CONFORMS TO ALL LOCAL CONDITIONS. EXACT LOCATIONS SHALL BE DETERMINED ON THE JOB TO SUIT THE ACTUAL CONDITIONS; VERIFY WITH OWNER'S AUTHORIZED REPRESENTATIVE ANY VARIATIONS. LOCATIONS AS DETERMINED ARE THE CONTRACTOR'S RESPONSIBILITY AND ARE CHANGES REQUIRED BECAUSE OF SUCH ACTIONS SHALL BE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.</div> <div>CONTRACTOR SHALL CONNECT IRRIGATION SYSTEM TO WATER SUPPLY POINTS OF CONNECTION AS INDICATED ON DRAWINGS AND OR AS NOTED.</div> <div>3. CONTRACTOR SHALL CONNECT CONTROLLERS TO ELECTRIC SUPPLY AT LOCATIONS AS INDICATED ON DRAWINGS AND OR AS NOTED.</div> <div>4. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES CAUSED BY SITE CONDITIONS.</div> <div>F. SUBSTITUTIONS</div> <div>1. EQUIPMENT CALLED FOR IN THIS DESIGN ARE CALLED OUT BY MANUFACTURER AND MODEL NUMBER. THIS EQUIPMENT IS INTENDED TO BE DESCRIPTIVE TO INDICATE THE QUALITY AND CHARACTERISTICS OF THAT WILL OPERATE SATISFACTORILY.</div> <div>A. SUBMITTALS OFFERING EQUAL PRODUCTS WILL BE CONSIDERED FOR APPROVAL IF SUCH PRODUCTS ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE EQUAL IN ALL RESPECTS TO THE BRAND NAME PRODUCTS.</div> <div>B. WRITTEN APPROVAL FROM THE OWNER SHALL BE REQUIRED FOR ANY EQUIPMENT OR MATERIAL SUBSTITUTION.</div> <div>C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF SUBSTITUTED EQUIPMENT AND MATERIAL.</div> <div>D. IF SUBSTITUTED EQUIPMENT OR MATERIAL PROVES UNSATISFACTORY IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL REMOVE AND REPLACE THE SUBSTITUTED EQUIPMENT OR MATERIAL WITH ORIGINAL SPECIFIED EQUIPMENT OR MATERIAL AT NO ADDITIONAL COST TO THE OWNER.</div> <div>G. SUPERVISION AND WORKMANSHIP</div> <div>1. THE CONTRACTOR, PERSONALLY OR THROUGH AN AUTHORIZED AND COMPETENT REPRESENTATIVE, SHALL SUPERVISE THE WORK CONSTANTLY, AND SHALL AS FAR AS POSSIBLE KEEP THE SAME FOREMEN, WORKMEN OR SUBORDINATES ON THE JOB FROM COMMENCEMENT TO COMPLETION. THE WORKMANSHIP OF THE ENTIRE JOB MUST IN EVERY WAY BE FIRST CLASS, AND ONLY EXPERIENCED AND COMPETENT WORKMEN WILL BE ALLOWED ON THE JOB.</div> <div>H. MATERIALS</div> <div>ALL MATERIALS IN THE SYSTEM SHALL BE NEW. ALL MATERIAL AND EQUIPMENT AND EQUIPMENT SHALL ARRIVE AT THE SITE LOCATION IN MANUFACTURER'S ORIGINAL SHIPPING CONTAINER.</div> <div>1. PRESSURE PIPE, COMPLY WITH THE FOLLOWING:</div> <div>A. PVC (2-1/2 INCH AND SMALLER TO BE SOLVENT WELDED); TYPE 1, GRADE 1, SCHEDULE 40 (UNLESS OTHERWISE NOTED OTHERWISE); IPS, AND ACT D 1785. PIPE SHALL BE CONTINUOUSLY MARKED WITH: MANUFACTURER'S NAME, NOMINAL SIZE, PVC TYPE, PRESSURE RATING, NSF SEAL AND DATE OF EXTRUSION.</div> <div>B. SEAMLESS COPPER WATER TUBE, ACT B 88, TYPE 'K', DRAWN TEMPER.</div> <div>C. BRASS SCREWED PIPE SHALL BE RED BRASS CONFORMING TO FEDERAL SPECIFICATION # WW-P-351.</div> <div>2. NON-PRESSURE PIPE (DOWNSTREAM FROM CIRCUIT VALVES) COMPLY WITH THE FOLLOWING:</div> <div>A. RIGID PVC: TYPE 1, GRADE 1, CLASS 200, ASTM D 1784. PIPE SHALL BE CONTINUOUSLY MARKED WITH: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC TYPE, SDR, NSF SEAL AND DATE OF EXTRUSION.</div> <div>OR USE (REFER TO IRRIGATION PLAN)</div> <div>RIGID PVC: TYPE 1, GRADE 1, SCHEDULE 40, IPS AND ACT D 1785. PIPE SHALL BE CONTINUOUSLY MARKED WITH: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC TYPE, PRESSURE RATING, NSF SEAL AND DATE OF EXTRUSION.</div> <div>B. RIGID PVC UNDER PAVING (STREETS, DRIVEWAYS AND SIDEWALKS): TYPE 1, GRADE 1, SCHEDULE 40, IPS, ASTM D 1785. PIPE SHALL BE CONTINUOUSLY MARKED WITH: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC TYPE, PRESSURE RATING AND NSF SEAL.</div> <div>C. POLY SWING PIPE: LINEAR LOW DENSITY POLYETHYLENE, BLACK IN COLOR, O.D. 0.49, WALL THICKNESS 0.20, PRESSURE RATING 80 PSI @ 110 DEGREES F.</div> <div>3. FITTINGS</div> <div>A. PVC SOLVENT WELD FITTINGS: SHALL BE INJECTION MOLDED, IPS DEEP SOCKET STYLE SCHEDULE 40, TYPE 2 PVC, SDR11 D 2486 WITH NSF SEAL OF APPROVAL. TEES'S AND ELLS'S ARE TO BE SIDE GATED.</div> <div>B. PRIMER FOR PVC PIPE: AS RECOMMENDED BY PIPE AND FITTINGS MANUFACTURERS.</div> <div>C. RIGID PVC UNDER PAVING (STREETS, DRIVEWAYS AND SIDEWALKS): TYPE 1, GRADE 1, SCHEDULE 40, IPS, ASTM D 1785. PIPE SHALL BE CONTINUOUSLY MARKED WITH: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC TYPE, PRESSURE RATING AND NSF SEAL.</div> <div>D. POLY SWING PIPE: LINEAR LOW DENSITY POLYETHYLENE, BLACK IN COLOR, O.D. 0.49, WALL THICKNESS 0.20, PRESSURE RATING 80 PSI @ 110 DEGREES F.</div> <div>4. FITTING COMPOUNDS, SOLVENTS AND WRAPS</div> <div>A. RIGID PVC TO PVC SLIP JOINTS SHALL BE SOLVENT WELDED WITH PIPE SOLVENT: ASTM D 2564, NSF APPROVED. USED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.</div> <div>B. PRIMER FOR PVC PIPE: AS RECOMMENDED BY PIPE AND FITTINGS MANUFACTURER.</div> <div>C. PVC TO METAL JOINTS SHALL BE MADE WITH A PVC MALE ADAPTER FITTING OR PVC SCHEDULE 80 THREADED FITTINGS. THE PVC FITTING SHALL BE HAND TIGHTENED PLUS 1 TURN WITH STRAP WRENCH. JOINT COMPOUND SHALL BE PERMATEX TYPE II OR TEFLON TAPE.</div> <div>D. METAL TO METAL JOINTS: GRAPHITE AND OIL LUBRICANT OR TEFLON PASTE ON MALE THREADS ONLY.</div> <div>5. CONDUIT AND SLEEVES</div> <div>A. FOR USE UNDER DRIVEWAYS, SIDEWALKS, WALLS, CURBS, ETC. AS SLEEVES FOR IRRIGATION PIPE AND CONDUIT FOR CONTROL WIRE SHALL BE PVC: MINIMUM TYPE 2, GRADE 1, SCHEDULE 40, SCHEDULE 80 PVC PIPE UNDER STREETS UNLESS OTHERWISE NOTED ON PLAN / DETAIL(S).</div> <div>6. IRRIGATION CONTROLLERS: AS SPECIFIED ON PLANS, DETAILS AND OR NOTES.</div> <div>7. ELECTRIC CONTROL VALVES: AS SPECIFIED ON PLANS, DETAILS AND OR NOTES.</div> <div>8. ELECTRIC CONTROL WIRE: 600 Volt, Type UF, #14-1, COPPER (minimum size).</div> <div>9. VALVE BOXES: AS NOTED IN DETAILS AND OR NOTES. VALVE BOXES TO BE GREEN IN TURF AREAS, TAN COLOR IN PLANTERS.</div> <div>10. IRRIGATION HEADS: AS SPECIFIED ON PLANS, DETAILS AND OR NOTES.</div> <div>11. BACKFLOW PREVENTION ASSEMBLY: VERIFY WITH LOCAL WATER DISTRICT & LOCAL HEALTH CODES. IN EVENT OF ANY CONFLICT ON DEVICE APPROVAL, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO THE SUBMITTING BID.</div> <div>11. GATE VALVE: AS SPECIFIED ON PLANS, DETAILS AND OR NOTES.</div> <div>12. FLUSH VALVE: END SELF FLUSHING VALVE AS SPECIFIED ON PLANS, DETAILS AND OR NOTES.</div> <div>1. EXECUTION</div> <div>INSTALLATION GENERAL: SCHEDULE AND COORDINATE PLACEMENT OF MATERIAL AND EQUIPMENT IN A MANNER TO EFFECT EARLIER COMPLETION OF WORK IN CONFORMANCE WITH CONSTRUCTION AND PROGRESS SCHEDULE.</div> <div>1. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE EXISTING CONDITIONS NOT SHOWN ON THE DRAWINGS WILL REQUIRE THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES MUST BE BROUGHT TO THE OWNER'S AUTHORIZED REPRESENTATIVE.</div> <div>2. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATION PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS. AT EACH POINT OF CONNECTION, THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.</div> <div>3. THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, GUARDS, WARNING SIGNS, AND LIGHTS AS NECESSARY FOR PROTECTION OF THE PUBLIC AND WORKMEN. DELINEATION AND PROTECTION DEVICES WILL BE INSPECTED BY A PUBLIC WORKS INSPECTOR AND SHALL COMPLY WITH ALL LOCAL AND STATE STANDARDS.</div> <div>4. ANY EXISTING EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL CONDUIT, SEWERS, SIDEWALKS, LANDSCAPING, ETC., SHALL BE LOCATED AND PROTECTED PRIOR TO COMMENCING WORK. DAMAGE BY THE CONTRACTOR DURING THE COURSE OF HIS WORK SHALL BE REPAIRED OR REPAIRED BY THE CONTRACTOR IN A MANNER SATISFACTORY TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND AT THE CONTRACTOR'S OWN EXPENSE, AND BEFORE THE FINAL PAYMENT IS MADE.</div> <div>5. WATER AND WORK SPACE: CONSTRUCTION WATER IS AVAILABLE AT THE SITE WITHOUT COST. MAKE AND REMOVE ALL TEMPORARY LINES AND CONNECTIONS PER LOCAL CODE.</div> <div>6. DISRUPTION OF SERVICES: PERMISSION TO SHUT OFF ANY WATER LINES MUST BE OBTAINED FROM THE CONSTRUCTION SUPERVISOR, WHO WILL MAKE THE NECESSARY ARRANGEMENTS. DISRUPTION TO EXISTING SYSTEMS SHALL BE KEPT TO A MINIMUM.</div> <div>7. VERIFICATION OF FINISH GRADE: VERIFY THE CORRECTNESS OF ALL ROUGH GRADES WITHIN THE WORK AREAS IN ORDER TO ENSURE THE SPECIFIED PIPE DEPTHS OF THE SYSTEM PIPING WITH OWNER'S REPRESENTATIVE.</div> <div>8. SYSTEM LAYOUT: LAYOUT ALL HEADS, PIPING, AND VALVES AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN ACTUAL SITE CONDITIONS & THE DRAWINGS. MINOR ADJUSTMENTS SHALL BE MAINTAINED WITHIN THE ORIGINAL DESIGN INTENT. LAYOUT EACH SYSTEM USING STAKING METHOD METHOD AS APPROVED BY OWNER'S REPRESENTATIVE. MAINTAIN AND PROTECT APPROVED STAKING LAYOUT.</div> <div>9. EXCAVATING AND TRENCHING: SHALL BE OPEN VERTICAL CONSTRUCTION AMPLE IN SIZE TO PERMIT THE PIPING TO BE LAID AT THE ELEVATION INTENDED AND TO PERMIT AMPLE SPACE FOR JOINTING. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND COMPACTED TO PROVIDE AN ACCURATE GRADE, WITHOUT SETTLEMENT, AND HAVE UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, AND REPAIR THE RESULT OF THE TRENCHING TO THE SAME AS THE ORIGINAL CONDITION AND IN A MANNER APPROVED BY THE OWNER. CONTRACTOR SHALL BACKFILL ALL TRENCHES IMMEDIATELY UPON INSTALLATION OF PIPE.</div> <div>A. WHERE POSSIBLE MAINLINES MAY OCCUPY THE SAME TRENCH AS LATERAL LINES, PROVIDED MINIMUM CLEARANCES ARE MAINTAINED AS SPECIFIED IN DETAILS. RUN PIPING & CONTROL WIRING IN COMMON TRENCH WHEREVER POSSIBLE.</div> <div>B. ALL IRRIGATION LINES SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OF TWO INCHES FROM EACH OTHER. ALL IRRIGATION LINES SHALL HAVE A MINIMUM HORIZONTAL CLEARANCE OR 12 INCHES FROM THE LINES OF OTHER TRADES. NO LINES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE.</div> <div>C. COVER: MAKE TRENCHES FOR LANDSCAPE PIPING DEEP ENOUGH TO PROVIDE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:</div> <div>-24 INCH MINIMUM COVER OVER SOLVENT WELDED PRESSURE PIPING TO 2 INCH SIZE.</div> <div>-18 INCH MINIMUM COVER OVER VALVE CONTROL WIRING.</div> <div>-12 INCH MINIMUM COVER OVER NON-PRESSURE PIPING TO IRRIGATION HEAD BUBBLERS AND EMITTERS.</div> <div>-12 INCH MINIMUM COVER OVER NON-PRESSURE PIPING TO SPRAY-HEADS AND ROTORS WHEN APPLICABLE.</div> <div>10. UTILITY CONNECTION:</div> <div>A. CONTRACTOR SHALL CONNECT TO POINT OF CONNECTION(S) AS INDICATED ON DRAWING. CONTRACTOR SHALL VERIFY EXACT LOCATION IN FIELD. IF THERE IS A MAJOR DEVIATION BETWEEN PLAN AND FIELD LOCATIONS, NOTIFY ARCHITECT SO NECESSARY ADJUSTMENTS CAN BE MADE.</div> <div>B. ELECTRICAL SERVICE: UNLESS OTHERWISE NOTED ON PLAN, CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL COMPONENTS COMPLETE IN PLACE TO PROVIDE SERVICE AT THE LOCATION(S</div>	
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LIGHTING PLAN

LIGHTING PLAN

ELECTRICAL NOTES

1. QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND ARE NOT INTENDED FOR ACCURATE BIDDING USE.
2. ALL CIRCUITING, SWITCHING AND CONNECTIONS SHALL BE BY ELECTRICAL CONTRACTOR, UNLESS OTHERWISE STIPULATED BY OWNER. LIGHTING PLAN INDICATES DESIGN INTENT ONLY AND IS NOT INTENDED TO BE AN ELECTRICAL PLAN.
3. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODES AND ARE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. CONNECT NEW LIGHT FIXTURES TO EXISTING LIGHTING SYSTEM. CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT IS ABLE TO ACCEPT NEW LIGHT FIXTURES WITHOUT OVERLOADING SYSTEM. ADJUST EXISTING CIRCUIT SYSTEM AS REQUIRED AND PER LOCAL CODE.
5. COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH LANDSCAPE CONTRACTOR AS REQUIRED.
6. ALL LIGHT FIXTURE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON THIS PLAN. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD PRIOR TO INSTALLATION AND APPROVED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT BEFORE SHRUBS, TREES AND OR PALMS HAVE BEEN PLANTED.
7. LIGHTS FIXTURES ARE TO BE LOCATED A MINIMUM OF 6" FROM THE EDGE OF HARDSCAPE AND OR LAWN AREAS. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
8. ALL JUNCTION BOXES WITHOUT A LIGHT FIXTURE WILL BE PUT IN A CARSON BOX BELOW GRADE AND BOTTOM OF BOX WILL BE FILLED WITH A MINIMUM OF 4 INCHES OF PEA GRAVEL WITH THE CONNECTION A MINIMUM 2 INCHES ABOVE GRAVEL. USE SCOTCH CAST 400 SIZE G ON ALL WIRE SPLICES. TAN BOX IN PLANTER, GREEN BOX IN TURF.
9. PROVIDE PVC CONDUIT BELOW GRADE AND EMT CONDUIT ABOVE GRADE TO ALL LIGHT FIXTURES.
10. ALL CONDUIT BELOW GRADE TO BE SCH. 40 PVC WITH 90 DEGREE PVC SWEEPS.
11. ALL CONDUITS/WIRING SHALL HAVE A MINIMUM OF 12 INCHES OF COVER.
12. ELECTRICAL CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE (1) YEAR FROM COMPLETION AND ACCEPTANCE OF WORK. ELECTRICAL CONTRACTOR TO SUPPLY LETTER TO THE OWNER AND LANDSCAPE ARCHITECT STATING THE START OF WARRANTY.
13. P.A. = INDICATES PLANTING AREA.

LEGEND:

CONCRETE CURB PER CIVIL DRAWINGS

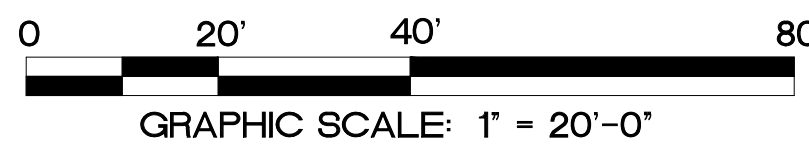
RIGHT - OF - WAY

ABBREVIATIONS:

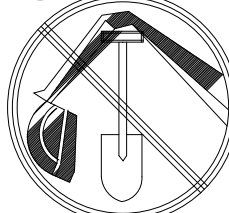
= CENTER LINE

LIGHTING LEGEND

SYMBOL	FIXTURE	QUANTITY	COMMENTS
1	<p>PATHWAY BOLLARD LIGHT MANUFACTURER: NLS LIGHTING FIXTURE: SEA SIDE BOLLARD - 8" Round, 42" High, COG45 - Cut Off Grill 45°, SSD - Dome Top, ELECTRICAL MODULE: - LED = Light Emitting Diode - Voltages: UNV = 120 - 277 - Surge Protection Upgrade 2, - Photocell (PC) COLOR: Bronze (Brz), Aluminum Finish. LAMP: 16L (LED) - 7 - 50K (35 watts). To be approved by the City. MOUNTING: In-ground, concrete footing, anchor bolts (stainless steel), Vandal Resistant Base (VRB) Install per manufacturer details & specifications. Local code takes precedence.</p>	130	INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. ALL INSTALLATION TO FOLLOW LOCAL CODE.



DIG ALERT



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

NOTE:

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.

LANDSCAPE ARCHITECT

MARK	BY	DATE

REVISIONS

CITY

APPR.	DATE

PREPARED BY:



RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(714) 760-1206-9696 E-mail: RLAssociates@aol.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
DATE
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY:

XXXXX X XXXXX
NAME / TITLE

DATE

CONTACT

RAY LOPEZ
Phone: (760) 206.9696
DESIGN BY
IVO / RCL
DRAWN BY
IVO
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

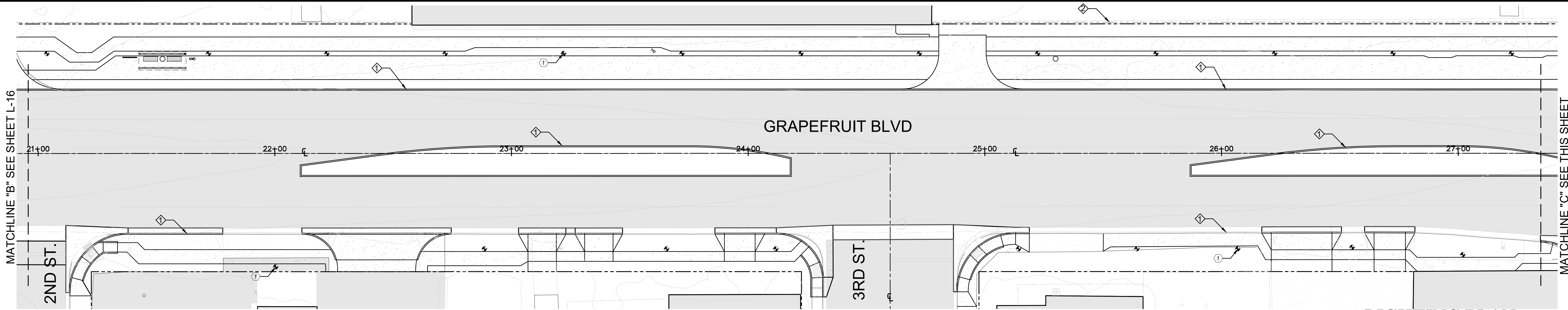
CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

LIGHTING PLAN

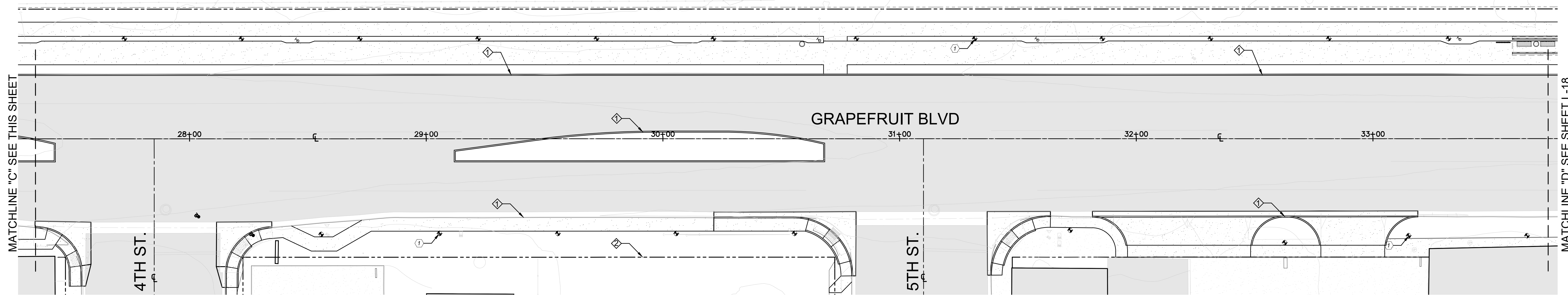
SHEET L-16

OF 24 SHEETS

CONTRACT No. XXXXXX



LIGHTING PLAN



LIGHTING PLAN

ELECTRICAL NOTES

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5. COORDINATE ALL WORK, ESPECIALLY SLEEVING, TRENCHING AND BACKFILLING WITH LANDSCAPE CONTRACTOR AS REQUIRED.
6. ALL LIGHT FIXTURE LOCATIONS ARE SHOWN DIAGRAMMATICALLY ON THIS PLAN. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD PRIOR TO INSTALLATION AND APPROVED BY THE OWNER AND OR THE LANDSCAPE ARCHITECT BEFORE SHRUBS, TREES AND OR PALMS HAVE BEEN PLANTED.
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12. ELECTRICAL CONTRACTOR TO GUARANTEE WORK AND MATERIALS FOR ONE (1) YEAR FROM COMPLETION AND ACCEPTANCE OF WORK. ELECTRICAL CONTRACTOR TO SUPPLY LETTER TO THE OWNER AND LANDSCAPE ARCHITECT STATING THE START OF WARRANTY.
13. P.A. = INDICATES PLANTING AREA.

LEGEND:

- ◆ CONCRETE CURB PER CIVIL DRAWINGS
- ◆ RIGHT - OF - WAY

ABBREVIATIONS:

CL = CENTER LINE

LIGHTING LEGEND

SYMBOL	FIXTURE	QUANTITY	COMMENTS
◆	PATHWAY BOLLARD LIGHT MANUFACTURER: NLS LIGHTING FIXTURE: SEA SIDE BOLLARD - 8" Round, 42" High, COG45 - Cut Off Grill 45°, SSD - Dome Top, ELECTRICAL MODULE: - LED = Light Emitting Diode - Voltages: UNV = 120-277 - Surge Protection Upgrade 2, - Photocell (PC) COLOR: Bronze (Brz), Aluminum Finish. LAMP: 16L (LED) - 7 - 50K (35 watts). To be approved by the City. MOUNTING: In-ground, concrete footing, anchor bolts (stainless steel), Vandal Resistant Base (VRB) Install per manufacturer details & specifications. Local code takes precedence.	130	INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. ALL INSTALLATION TO FOLLOW LOCAL CODE.



DIG ALERT

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

NOTE:
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LANDSCAPE ARCHITECT			REVISIONS		CITY	
MARK	BY	DATE			APPR.	DATE



RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(714) 760-1206-9696 E-mail: RLAssociates@aol.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

Raymond C. Lopez 05.26.2020
DATE

RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY: _____ DATE _____

XXXXX X XXXXX
NAME / TITLE

CONTACT
RAY LOPEZ
Phone: (760) 206-9696

DESIGN BY
IVO / RCL

DRAWN BY
IVO

PLOT DATE
May 26, 2020

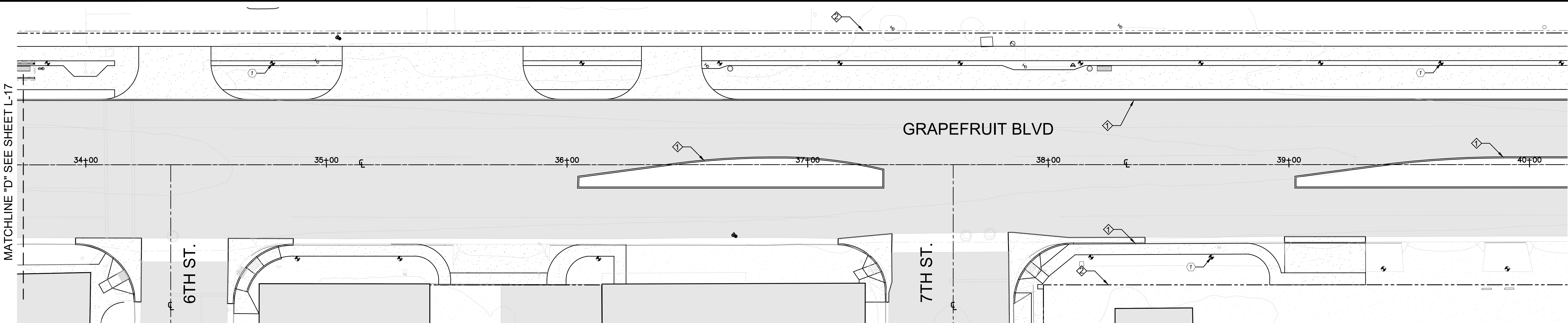
CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

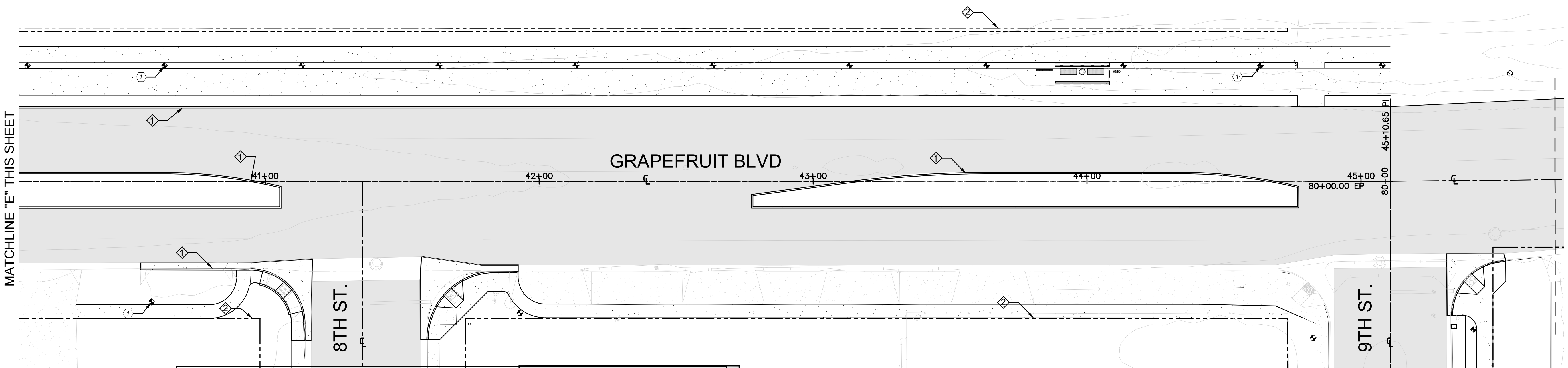
LIGHTING PLAN

SHEET **L-17**
OF
SHEETS **24**

CONTRACT No.
XXXXXX



LIGHTING PLAN



LIGHTING PLAN

ELECTRICAL NOTES

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3. ALL WORK AND MATERIALS SHALL CONFORM TO LOCAL CODES AND ARE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. CONNECT NEW LIGHT FIXTURES TO EXISTING LIGHTING SYSTEM. CONTRACTOR SHALL VERIFY THAT EXISTING CIRCUIT IS ABLE TO ACCEPT NEW LIGHT FIXTURES WITHOUT OVERLOADING SYSTEM. ADJUST EXISTING CIRCUIT SYSTEM AS REQUIRED AND PER LOCAL CODE.
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LEGEND:

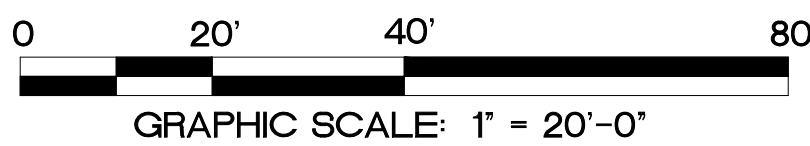
- ① CONCRETE CURB PER CIVIL DRAWINGS
- RIGHT - OF - WAY

ABBREVIATIONS:

CL = CENTER LINE

LIGHTING LEGEND

SYMBOL	FIXTURE	QUANTITY	COMMENTS
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LANDSCAPE ARCHITECT			REVISIONS		CITY	
MARK	BY	DATE			APPR.	DATE



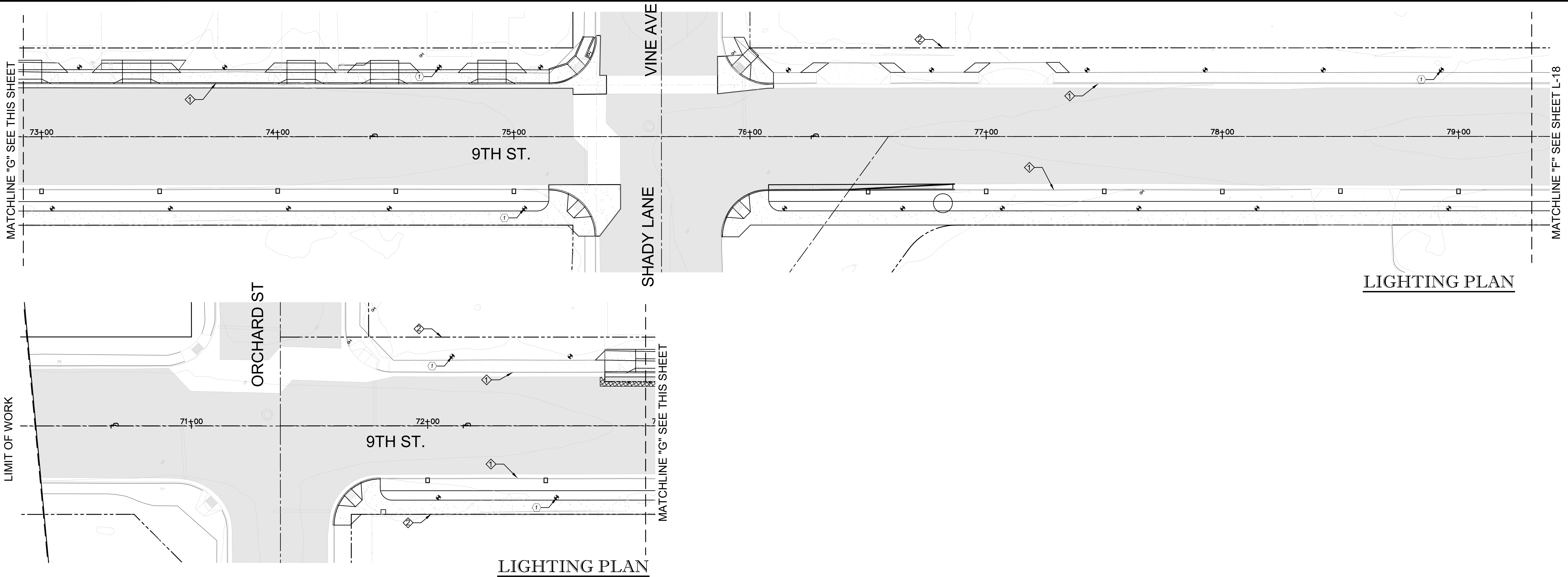
RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(71) 760 / 206-9696 E-mail: RLAssoc@iol.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA
APPROVED BY: _____ DATE _____
XXXXX X XXXXX
NAME / TITLE

CONTACT
RAY LOPEZ
Phone: (760) 206.9696
DESIGN BY
IVO / RCL
DRAWN BY
IVO
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS
LIGHTING PLAN

SHEET L-18
OF 24
SHEETS
CONTRACT No. XXXXXX



LIGHTING PLAN

LIGHTING PLAN

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LEGEND:

◊ CONCRETE CURB PER CIVIL DRAWINGS

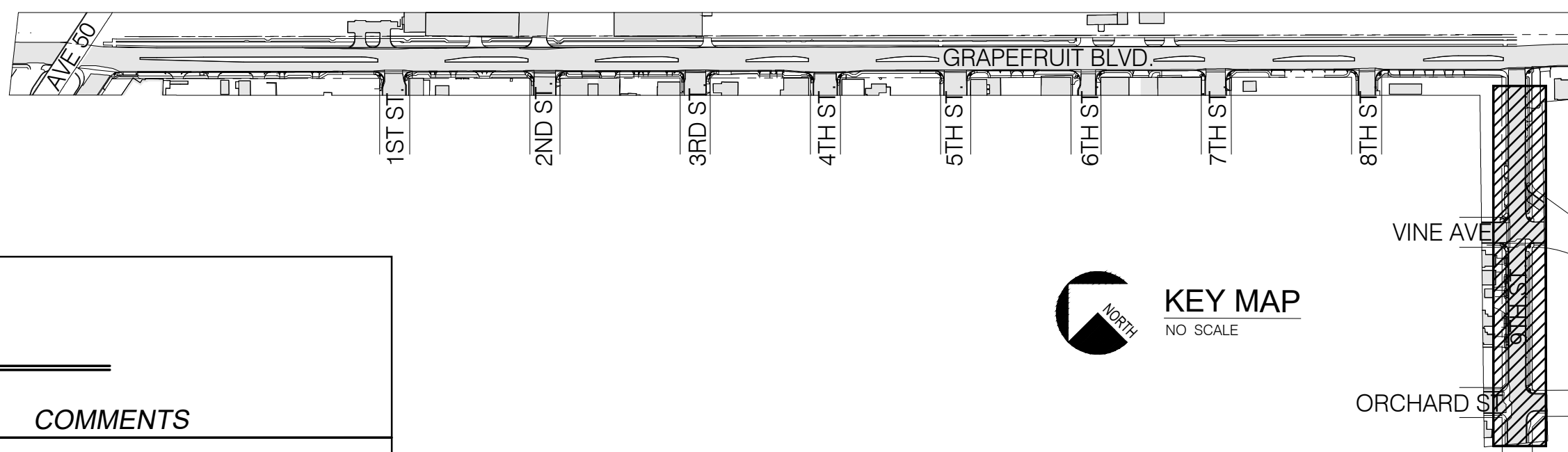
◊ RIGHT - OF - WAY

ABBREVIATIONS:

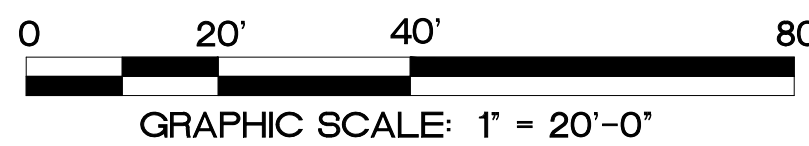
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LIGHTING LEGEND

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KEY MAP
NO SCALE



DIG ALERT



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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LANDSCAPE ARCHITECT		
MARK	BY	DATE

REVISIONS

CITY	
APPR.	DATE

PREPARED BY:


RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(714) 760-1206-9696 E-mail: RLAssoc@iol.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
DATE
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY:

XXXXX X XXXXX
NAME / TITLE

DATE

CONTACT
RAY LOPEZ
Phone: (760) 206.9696
DESIGN BY
IVO / RCL
DRAWN BY
IVO
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

LIGHTING PLAN

SHEET **L-19**
OF
SHEETS **24**
CONTRACT No.
XXXXXX

296


297

1

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REVISIONS	

PREPARED BY:

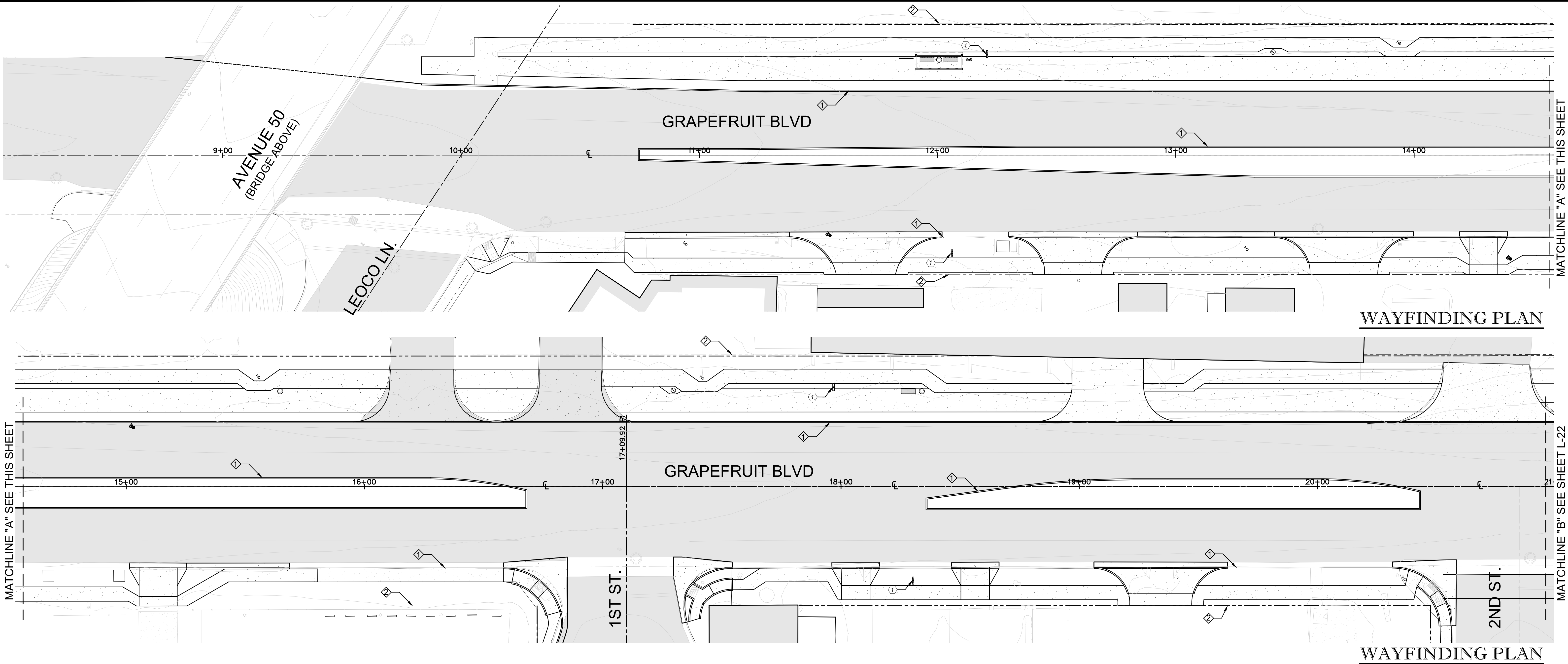


RAYMOND C. LOPEZ No. 3474
Raymond C. Lopez
Signature
December 31, 2021
Renewed Date
05.26.2020
Date

CITY OF COACHELLA	
APPROVED BY:	
_____	_____
XXXXX X XXXXX NAME / TITLE	DATE

SHEET L-20
OF
SHEETS 24

CONTRACT No.
XXXXXX



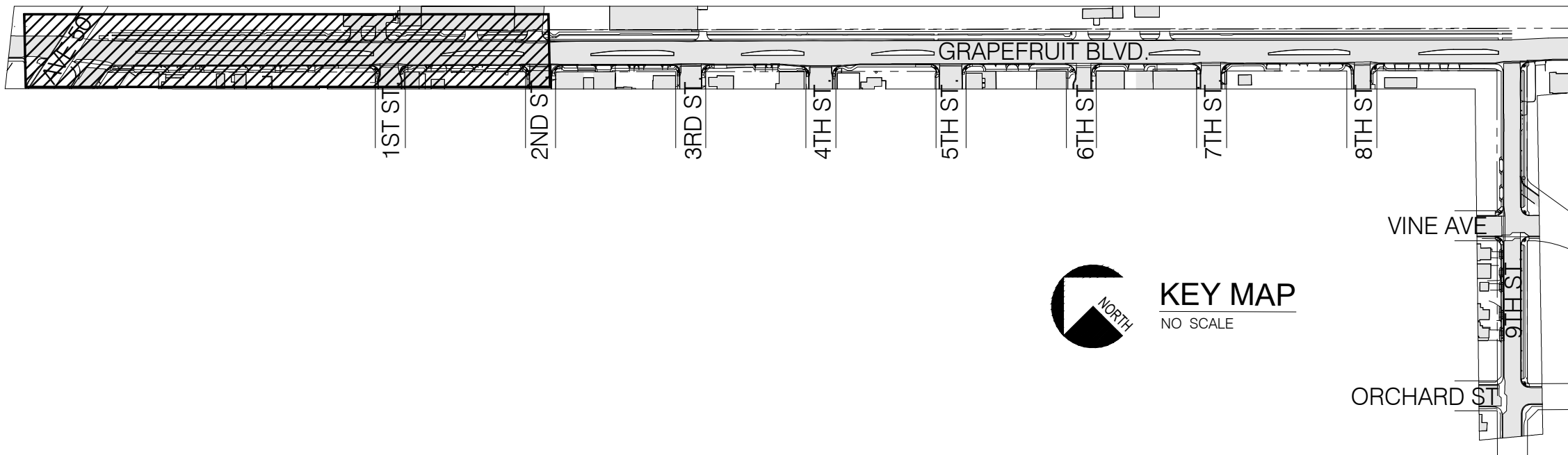
WAYFINDING PLAN

WAYFINDING PLAN

WAYFINDING SIGNAGE LEGEND

	SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	JOB NO.
①		15	WAYFINDING SIGN	SIGNARAMA (760) 776-9907	Q58190

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. LOCAL CODE TAKES PRECEDENCE.



KEY MAP
NO SCALE



LEGEND:

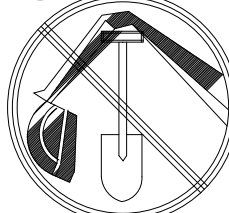
- CONCRETE CURB PER CIVIL DRAWINGS
- RIGHT - OF - WAY

ABBREVIATIONS:

CL = CENTER LINE

SEE SHEET L-24 FOR WAYFINDING SIGN CUT SHEETS

DIG ALERT



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LANDSCAPE ARCHITECT

MARK	BY	DATE

REVISIONS

CITY

APPR.	DATE

PREPARED BY:



RAY LOPEZ ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274
(714) 760 / 206-9696 E-mail: RL.Architect @ aol.com
PREPARED UNDER THE DIRECT SUPERVISION OF:
Raymond C. Lopez 05.26.2020
DATE
RAYMOND C. LOPEZ
LICENSED LANDSCAPE ARCHITECT No. 3474
EXPIRES 12-31-21

CITY OF COACHELLA

APPROVED BY:

XXXXX X XXXXX
NAME / TITLE

DATE

CONTACT

RAY LOPEZ
Phone: (760) 206.9696
DESIGN BY
IVO / RCL
DRAWN BY
IVO
PLOT DATE
May 26, 2020

CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

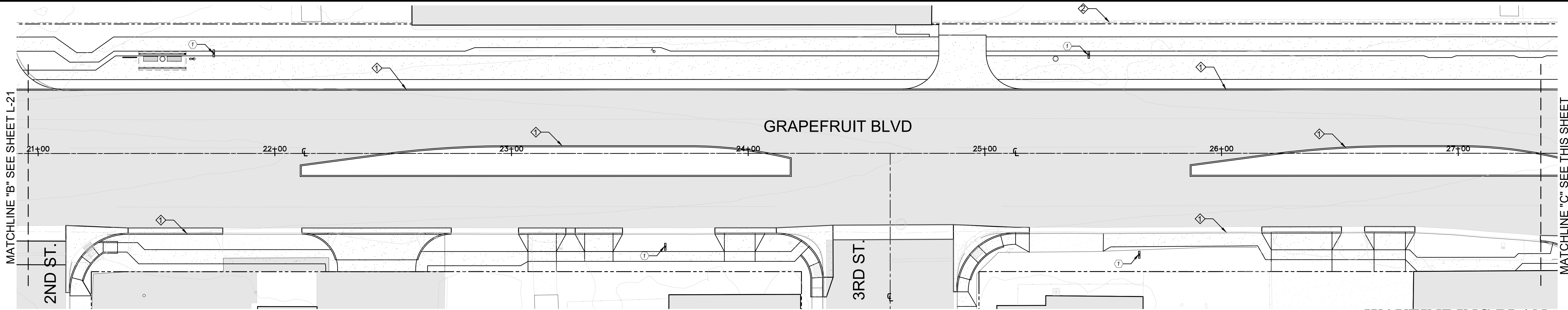
CITY OF COACHELLA
GRAPEFRUIT BOULEVARD
STREET IMPROVEMENTS

WAYFINDING PLAN

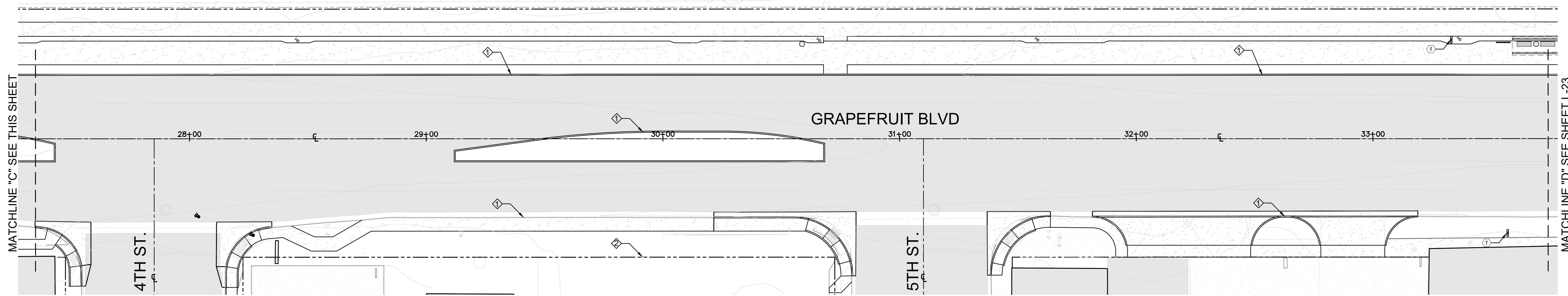
SHEET L-21

OF 24 SHEETS

CONTRACT No. XXXXXX



WAYFINDING PLAN

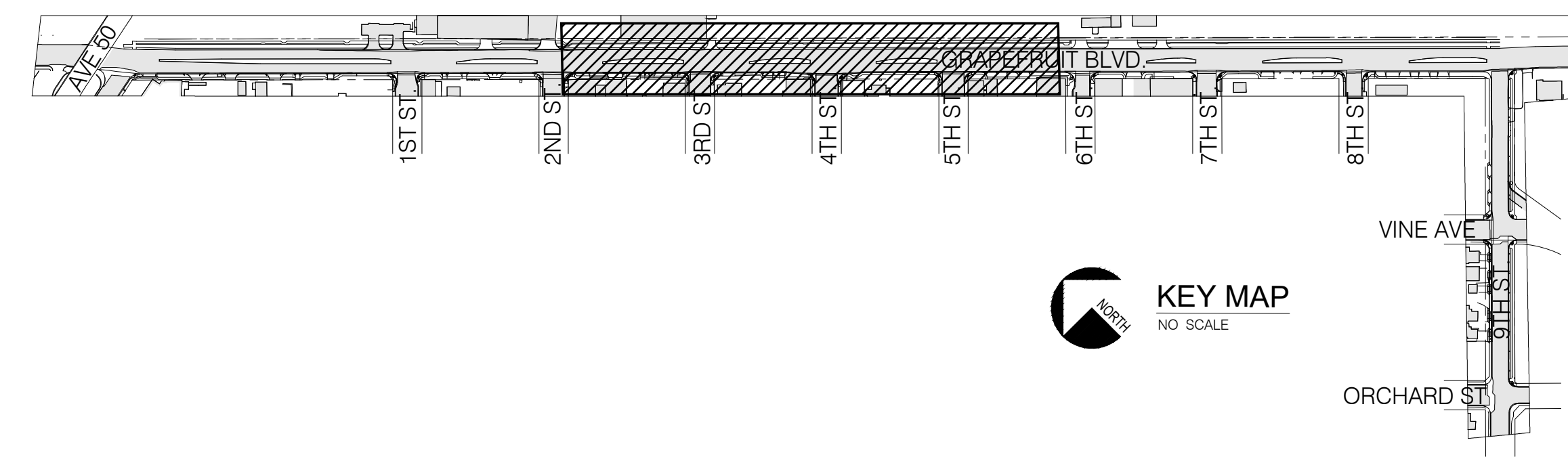


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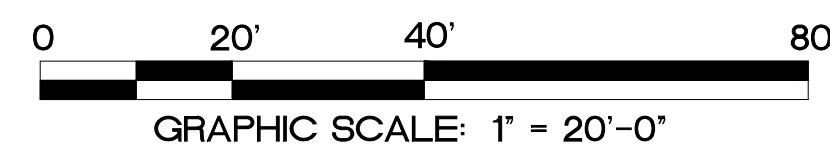
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KEY MAP
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LEGEND:

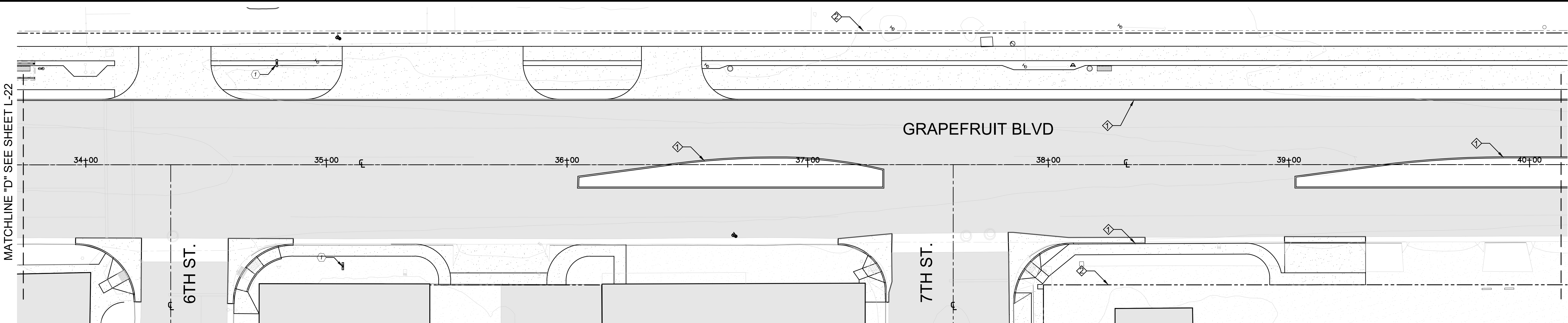
- CONCRETE CURB PER CIVIL DRAWINGS
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ABBREVIATIONS:

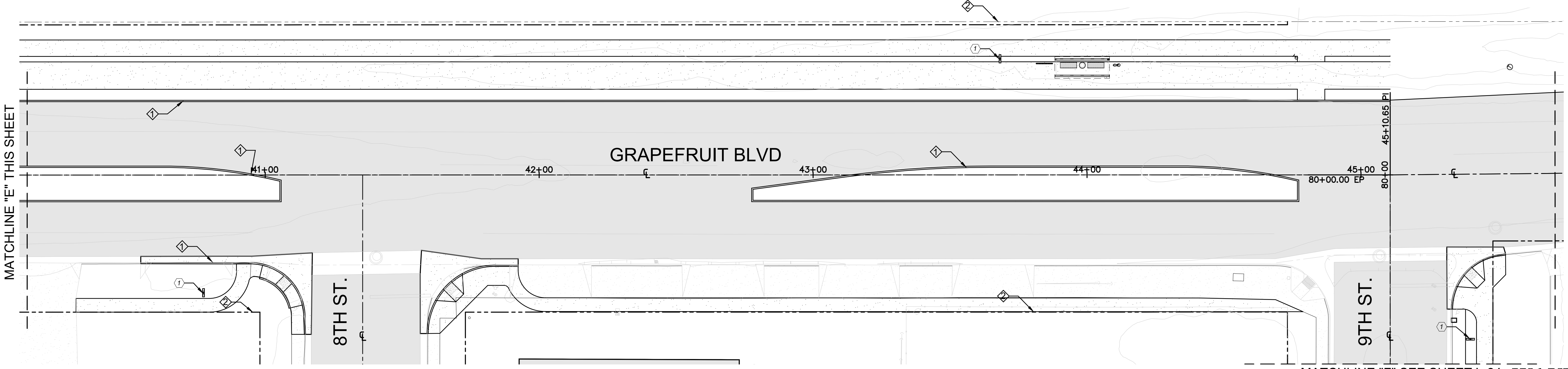
- = CENTER LINE

SEE SHEET L-24 FOR WAYFINDING SIGN CUT SHEETS

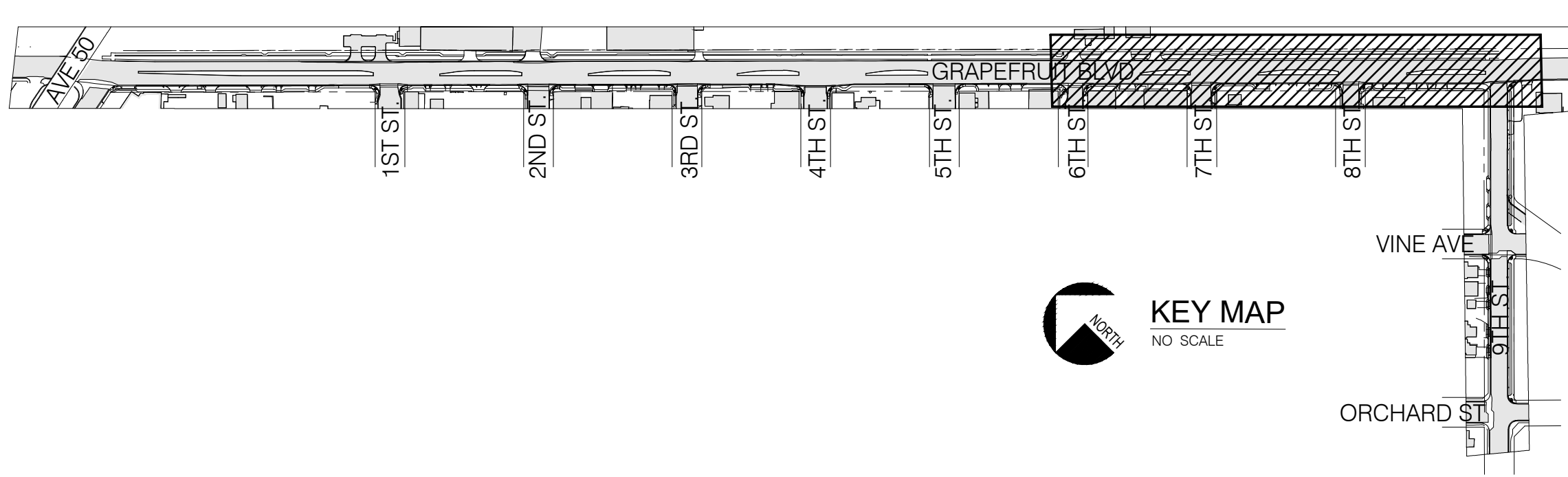
DIG ALERT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.	LANDSCAPE ARCHITECT			REVISIONS		CITY		PREPARED BY:	RAY LOPEZ ASSOCIATES LANDSCAPE ARCHITECTURE & PLANNING 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274 (71) 760 / 206-9696 E-mail: RLAssociates@aol.com PREPARED UNDER THE DIRECT SUPERVISION OF: <i>Raymond C. Lopez</i> 05.26.2020 DATE RAYMOND C. LOPEZ LICENSED LANDSCAPE ARCHITECT No. 3474 EXPIRES 12-31-21		CITY OF COACHELLA		APPROVED BY:	CONTACT RAY LOPEZ Phone: (760) 206.9696 DESIGN BY IVO / RCL DRAWN BY IVO PLOT DATE May 26, 2020		CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CITY OF COACHELLA GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS WAYFINDING PLAN	SHEET L-22 OF SHEETS 24 CONTRACT No. XXXXXX
		MARK	BY	DATE				APPR.	DATE			NAME / TITLE	DATE					



WAYFINDING PLAN



WAYFINDING PLAN



WAYFINDING SIGNAGE LEGEND

	SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	JOB NO.
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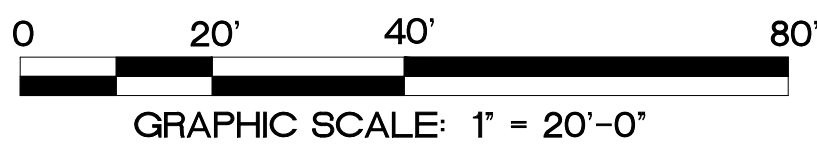
LEGEND:

- CONCRETE CURB PER CIVIL DRAWINGS
- RIGHT - OF - WAY

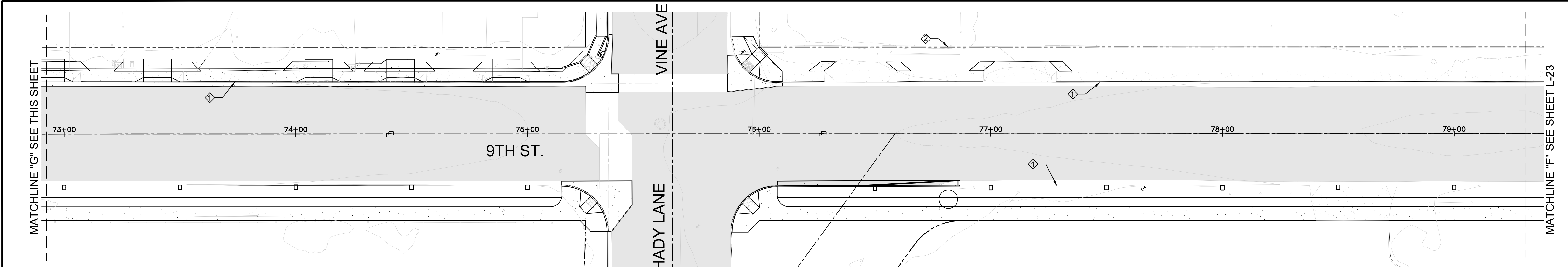
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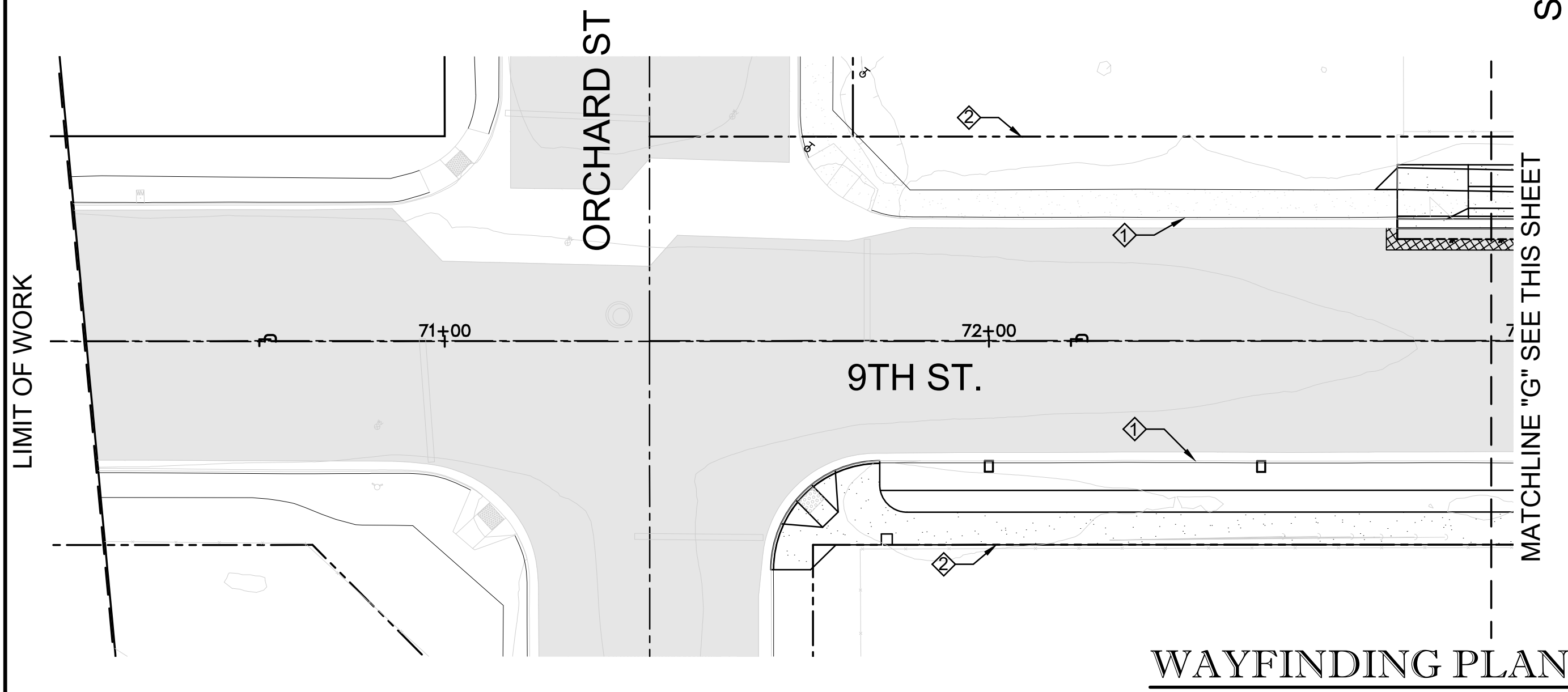
SEE SHEET L-24 FOR WAYFINDING SIGN CUT SHEETS



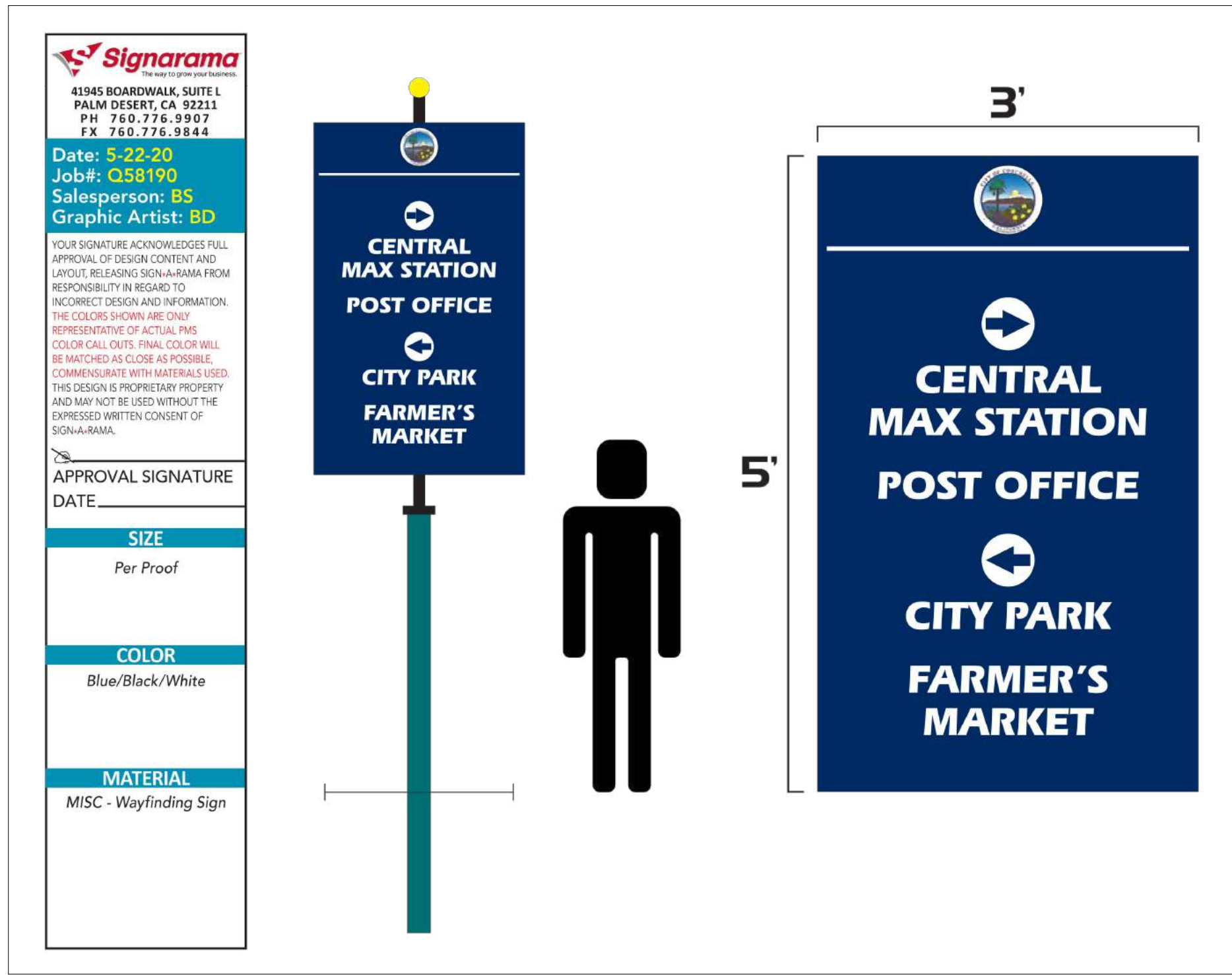
DIG ALERT DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG <small>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</small>	NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATION ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.	LANDSCAPE ARCHITECT		REVISIONS		CITY		PREPARED BY: RAYMOND C. LOPEZ LANDSCAPE ARCHITECTURE & PLANNING 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274 (71) 760 / 206-9696 E-mail: RLandscape@aol.com PREPARED UNDER THE DIRECT SUPERVISION OF: <i>Raymond C. Lopez</i> DATE <u>05.26.2020</u>	CITY OF COACHELLA		CONTACT RAY LOPEZ Phone: (760) 206.9696 DESIGN BY IVO / RCL DRAWN BY IVO PLOT DATE May 26, 2020	CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CITY OF COACHELLA GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS WAYFINDING PLAN	SHEET L-23 OF 24 SHEETS CONTRACT No. XXXXXX
		MARK	BY	DATE		APPR.	DATE		APPROVED BY: NAME / TITLE DATE				



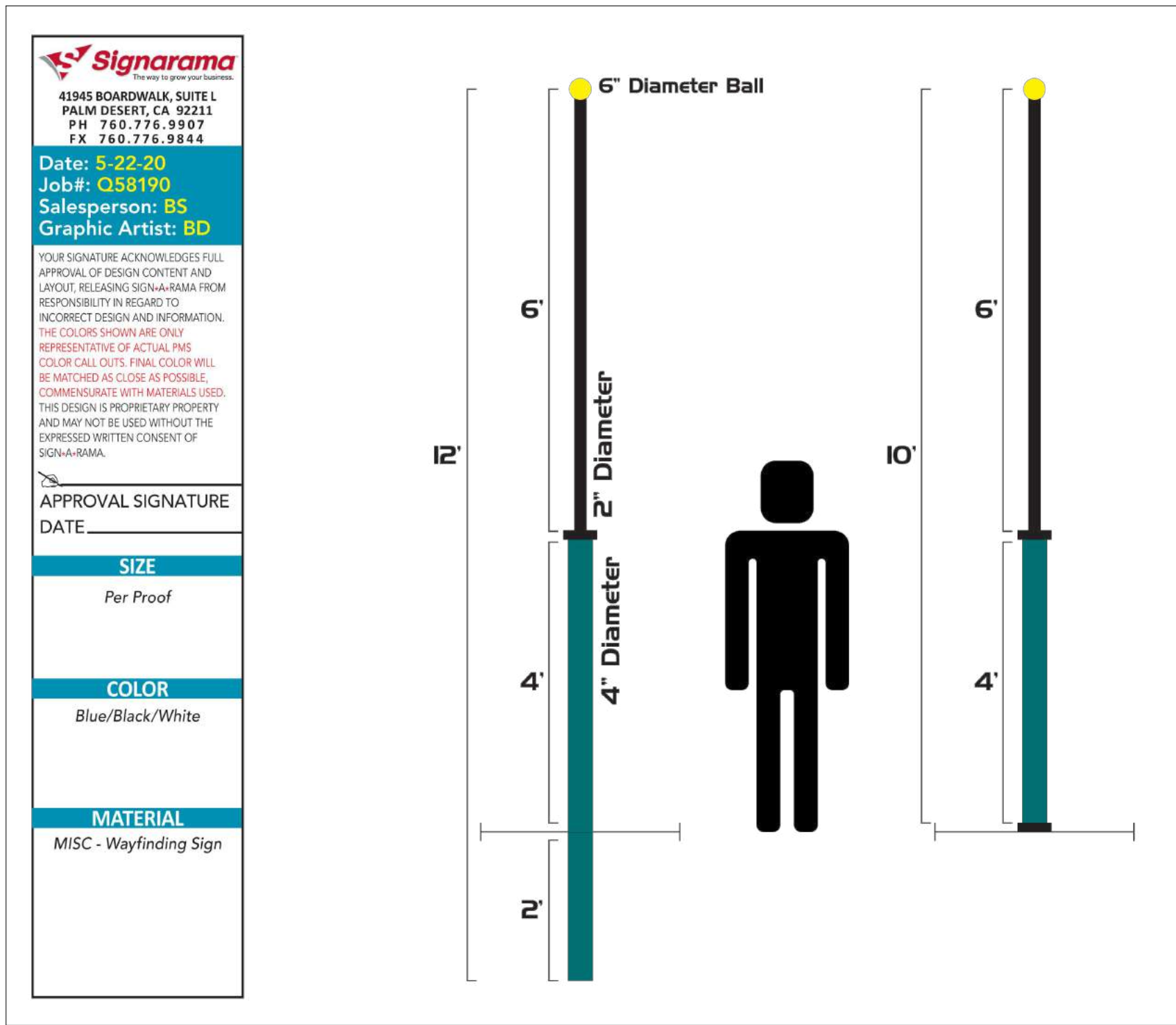
WAYFINDING PLAN



WAYFINDING PLAN



WAYFINDING SIGN CUT SHEET

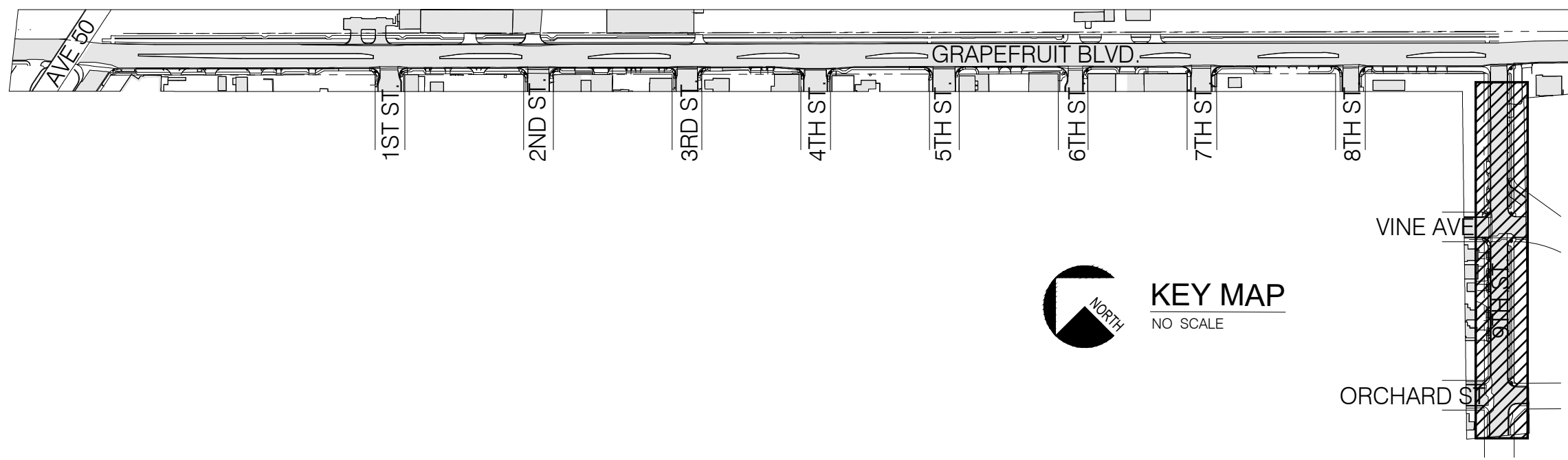


WAYFINDING SIGN CUT SHEET

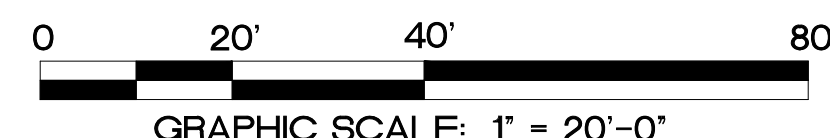
WAYFINDING SIGNAGE LEGEND

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	JOB NO.
①	15	WAYFINDING SIGN	SIGNARAMA (760) 776-9907	Q58190

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS. LOCAL CODE TAKES PRECEDENCE.



KEY MAP
NO SCALE



LEGEND:

- CONCRETE CURB PER CIVIL DRAWINGS
- RIGHT - OF - WAY

ABBREVIATIONS:

- = CENTER LINE

SEE THIS SHEET FOR WAYFINDING SIGN CUT SHEETS

DIG ALERT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	NOTE: CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE & NOTIFY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL DATA.	LANDSCAPE ARCHITECT		REVISIONS		CITY		PREPARED BY:	RAY LOPEZ ASSOCIATES LANDSCAPE ARCHITECTURE & PLANNING 56-960 JACKSON STREET, VISTA SANTA ROSA, CA 92274 (71) 760 / 206-9696 E-mail: RL.Architect @ aol.com PREPARED UNDER THE DIRECT SUPERVISION OF: <i>Raymond C. Lopez</i> 05.26.2020 DATE RAYMOND C. LOPEZ LICENSED LANDSCAPE ARCHITECT No. 3474 EXPIRES 12-31-21	CITY OF COACHELLA		CONTACT RAY LOPEZ Phone: (760) 206.9696 DESIGN BY IVO / RCL DRAWN BY IVO PLOT DATE May 26, 2020	CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CITY OF COACHELLA GRAPEFRUIT BOULEVARD STREET IMPROVEMENTS WAYFINDING PLAN	SHEET L-24 OF SHEETS 24 CONTRACT No. XXXXXX
		MARK	BY	DATE	APPR.	DATE	APPROVED BY: XXXXX X XXXXX NAME / TITLE	DATE						