

ARCHITECT:
STUDIO ONE ARCHITECTS
26811 HOBIE CIR UNIT#12,
MURRIETA, CA 92562
951-696-5124

1	T-1	TITLE SHEET
2	U-1	IRRIGATION PLAN
3	U-2	IRRIGATION PLAN
4	U-3	IRRIGATION DETAILS
5	U-4	IRRIGATION DETAILS
6	U-5	IRRIGATION SPECIFICATIONS
7	U-6	IRRIGATION SPECIFICATIONS
8	LP-1	PLANTING PLAN
9	LP-2	PLANTING PLAN
10	LP-3	PLANTING DETAILS & SPECIFICATIONS

THIS PROJECT IS A PART OF THE TEMECULA WINE COUNTRY COMMUNITY PLAN
THIS PROJECT IS LOCATED IN A VERY HIGH FIRE HAZARD AREA
PORTIONS OF THIS PROJECT ARE LOCATED IN WRMSHCP CELL NUMBER 6807
THERE ARE NO BIO-SWALES, DETENTION BASINS OR ANY OTHER FORM OF
WATER QUALITY STRUCTURES IN THIS PROJECT

ONSITE CONTINUOUS LANDSCAPE MAINTENANCE PROVIDED BY: HAVEN WINERY LLC

1 OF 10 SHOTS

BENCHMARK:
RIV. CO. BM: T-10-81 ELEV:1342.94 (NAVD88)
DESCRIPTION: 1-1/2" BRASS DISC IN CONC
CYLINDER 2.9 MILES N/E ON DE PORTOLA RD
FROM THE INT. OF ANZA RD, 56' E OF C.L. DE
PORTOLA RD, 1.5' N/W OF POLE (NO No.), 101' E
OF PP (#211-2481E), 7' N/E OF 1-1/2" TREE.
FIBERGLASS WITNESS POST E OF MONUMENT

SCALE:

FOR: RTN DEVELOPMENT

W.O

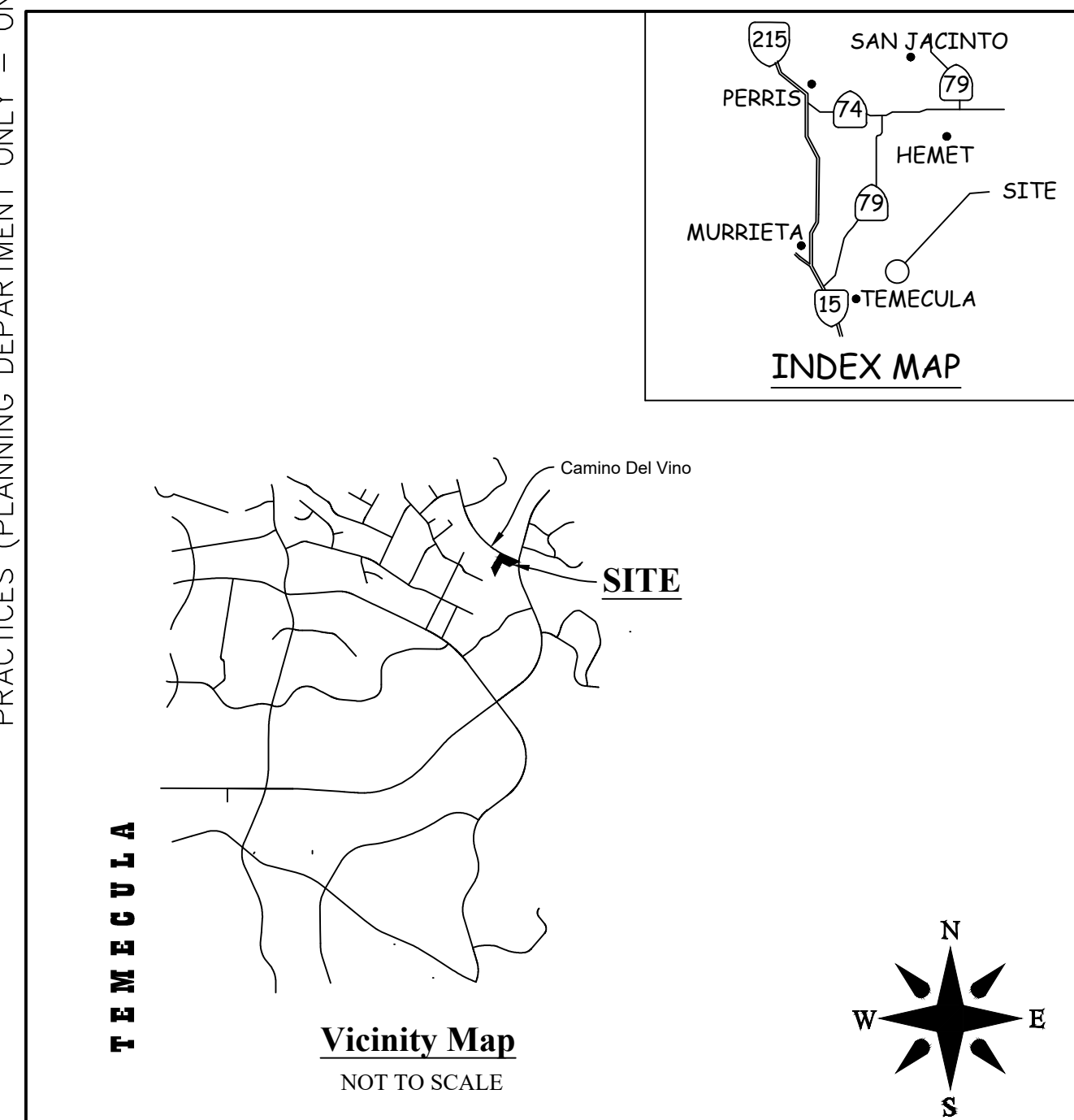
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~~PLAN CHECK OVERSIGHT ENGINEER~~

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

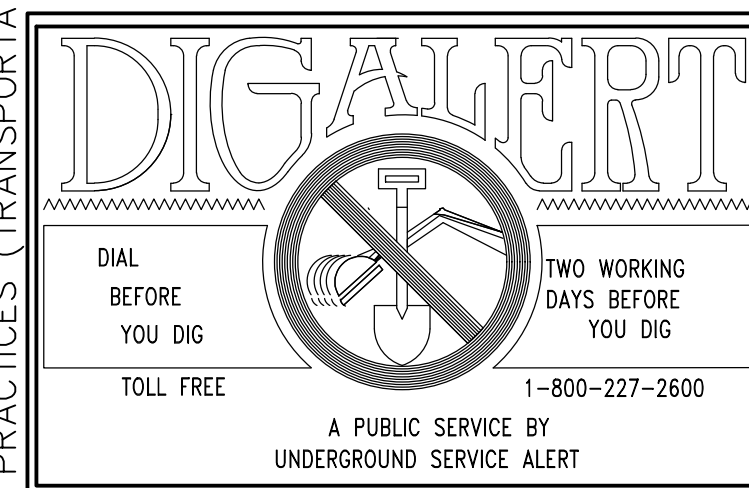


VICINITY MAP

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

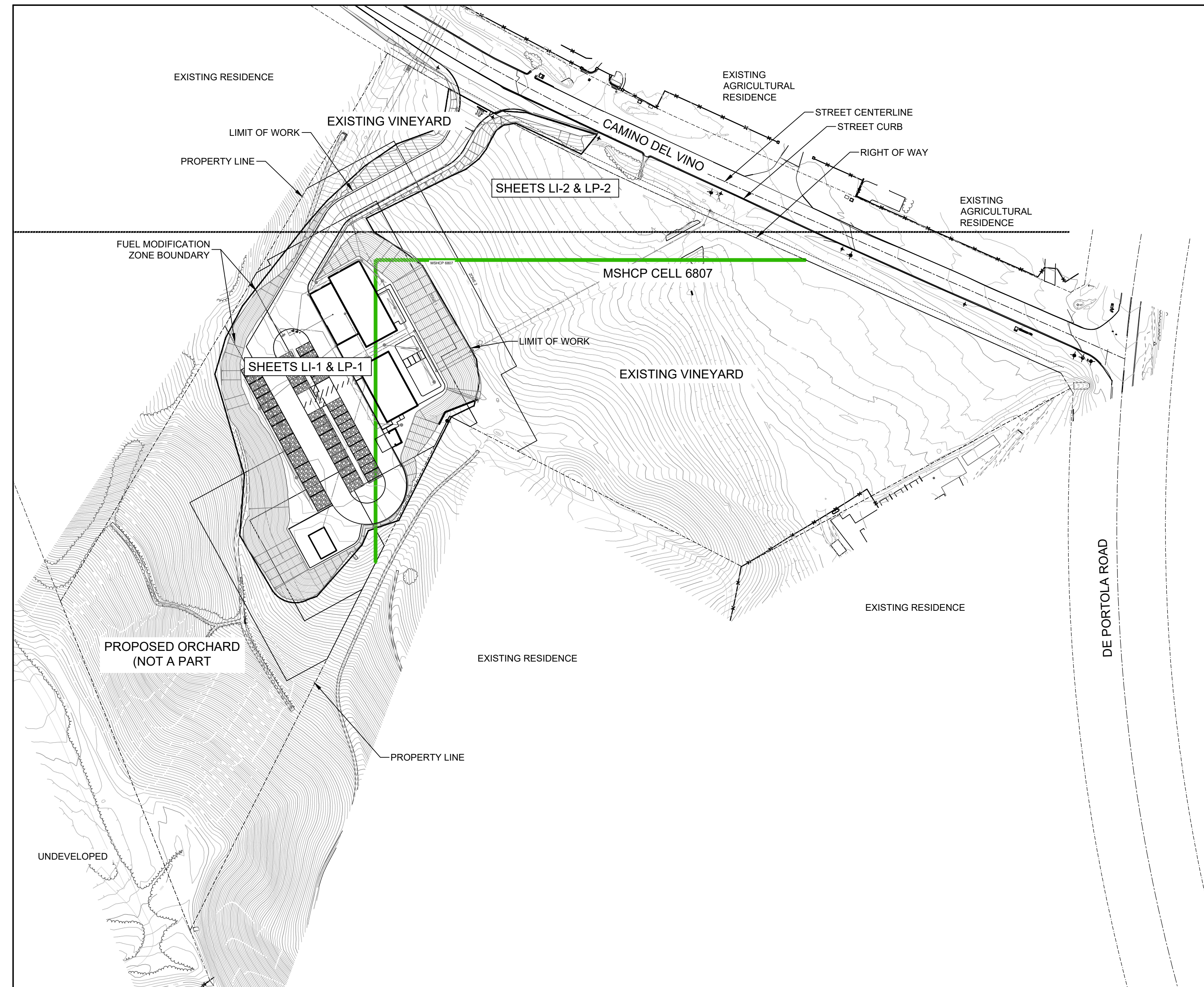
PHONE: (951) 955-6790 FOR PERMIT CASES (C.U., P.U., OR
VOLUNTARY), CABAZON AND AREA WEST
PHONE: (951) 955-6885 FOR PARCEL MAPS AND TRACT MAPS
PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

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SHEET INDEX MAP

C	PREPARED BY:
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4540 University Avenue
Riverside, CA 92501
(951) 218-2857

7/6/25
DATE: 7/6/25



MALONEY
LANDSCAPE
architecture

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SCALE:

41625 C

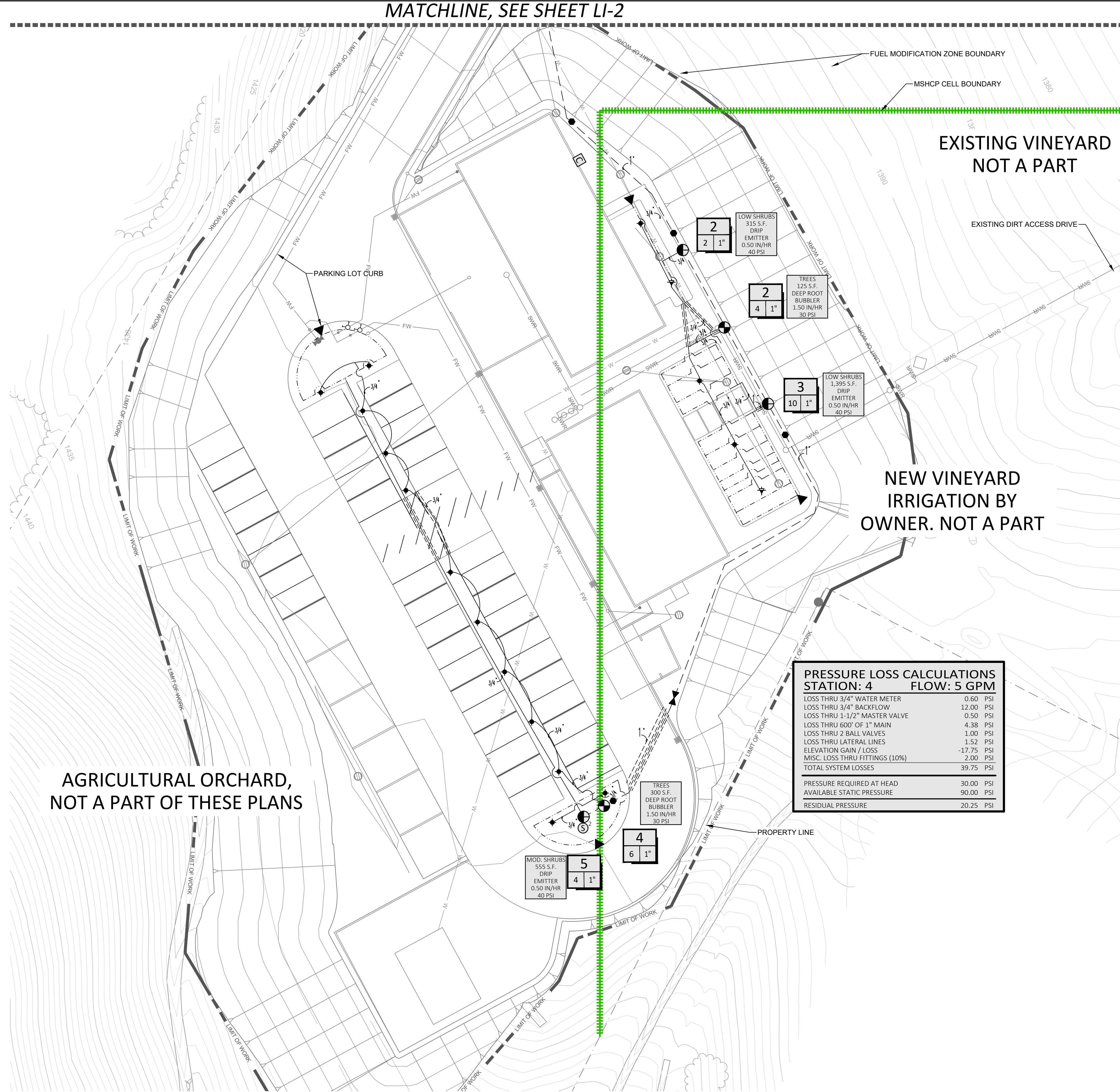
W.O

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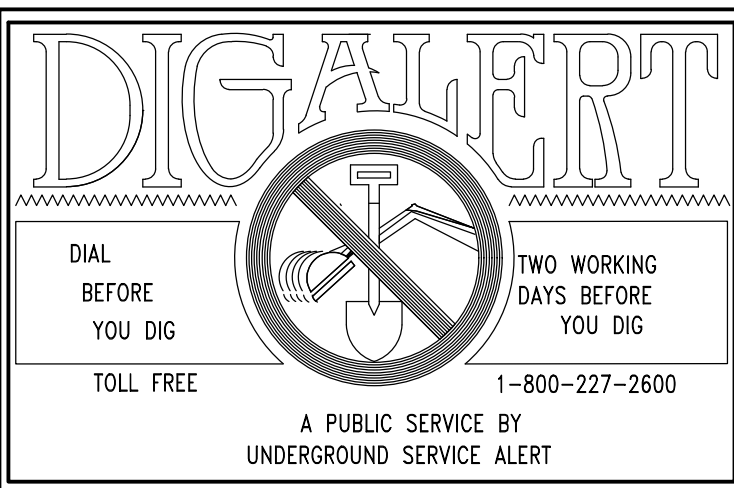
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).



EQUIPMENT LEGEND				
SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
	IRRIGATION WATER METER PER UTILITY PLANS	3/4"	N/A	-
	HUNTER P2C-400 PRO-C CONTROLLER EQUIPPED WITH SOLAR SYNC ET SENSOR. INSTALL CONTROLLER ON BUILDING WALL. FINAL LOCATION TO BE DETERMINED IN THE FIELD BY THE OWNER.	4 STA.	'A', LI-3	(1,2)
	FEBCO LF825YA REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX	3/4"	'B', LI-3	(4)
	RAINBIRD PEB NORMALLY CLOSED MASTER VALVE	1"	'C', LI-3	-
	FLOMEC QS200-10 ULTRASONIC FLOW METER	1"	'D', LI-3	-
	NIBCO T-585 BRONZE BALL VALVE	1"	'E', LI-3	-
	RAINBIRD #33DLRC SERIES QUICK COUPLING VALVE	3/4"	'F', LI-3	-
	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE	1"	'G', LI-3	-
	RAINBIRD XCZ-075-PRF DRIP CONTROL ZONE ASSEMBLY	3/4"	'H', LI-3	-
	SALCO SLV-AFV-075L AUTOMATIC FLUSH VALVE	3/4"	'A', LI-4	-
	SCH. 40 PVC IRRIGATION MAINLINE - 18" MIN. COVER	1"	'B', LI-4	-
	SCH. 40 PVC NON-PRESSURE LATERAL LINE - 12" MIN. COVER	3/4"	'B', LI-4	-
	SCH. 40 PVC IRRIGATION PIPE / WIRE SLEEVE - 24" MIN. COVER	SEE CHART	'C', LI-4	-
NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	'D', LI-4	-
	SPARE WIRES PULLED	-	'E', LI-4	-
	SCH. 40 PVC DRIP DISTRIBUTION LINE - 6" MIN. DEPTH	3/4"	'B', LI-4	-
	RAINBIRD RWS-B-C-1401 DEEP ROOT BUBBLER ASSEMBLY	0.25 GPM	'H', LI-4	(3)
	RAINBIRD RWS-B-C-1402 DEEP ROOT BUBBLER ASSEMBLY	0.50 GPM	'H', LI-4	(5)
NOT SHOWN	GPH IRRIGATION GPST-04-M DRIP EMITTER WITH CHECK VALVE - ONE EMITTER PER PLANT	4 GPH	'F'&'G', LI-4	-
(1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR (2) INSTALL SOLAR SYNC ET SENSOR ON BUILDING EAVE, FREE FROM ANY OVERHEAD OBSTRUCTIONS. (3) EACH TREE TO RECEIVE (2) BUBBLERS FOR A TOTAL OF 0.50 GPM PER SYMBOL. INSTALL BUBBLERS ON OPPOSITE SIDES OF THE TREE ON EXTERIOR OF ROOTBALL (4) CONTRACTOR TO LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WHENEVER POSSIBLE. (5) EACH TREE TO RECEIVE (2) BUBBLERS FOR A TOTAL OF 1.00 GPM PER SYMBOL. INSTALL BUBBLERS ON OPPOSITE SIDES OF THE TREE ON EXTERIOR OF ROOTBALL				

PIPE SIZING CHART		STATION # / CONTROLLER		HYDROZONE AREA IRRIGATION TYPE PRECIP RATE PRESSURE
	3/4" PIPE	FLOW (GPM) VALVE SIZE		
	1" PIPE			
	1 1/4" PIPE			
	1 1/2" PIPE			
	2" PIPE			
	2 1/2" PIPE			
	3" PIPE			
	4" PIPE			
	6" PIPE			
	8" PIPE			
SCH 40 PVC SLEEVING CHART				
1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE		
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE		
2" SLEEVE	11-20 WIRES	1" PIPE		
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE		
3" SLEEVE	31-40 WIRES	1 1/2" PIPE		
4" SLEEVE	41-60 WIRES	2" PIPE		
6" SLEEVE	61-99 WIRES	2 1/2"-3" PIPE		
8" SLEEVE	100+ WIRES	4" PIPE		
10" SLEEVE	N/A	6" PIPE		

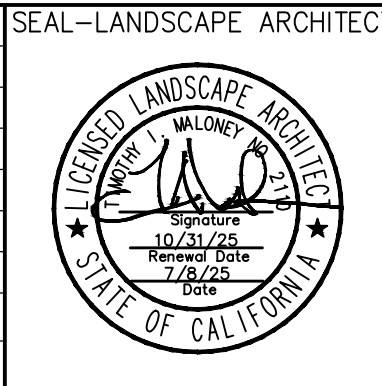


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MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY
	ENGINEER					



PREPARED BY:
4540 University Avenue
Riverside, CA 92501
(951) 218-2857

LIC. NO.2110, EXP 10/2025 7/8/25 DATE:



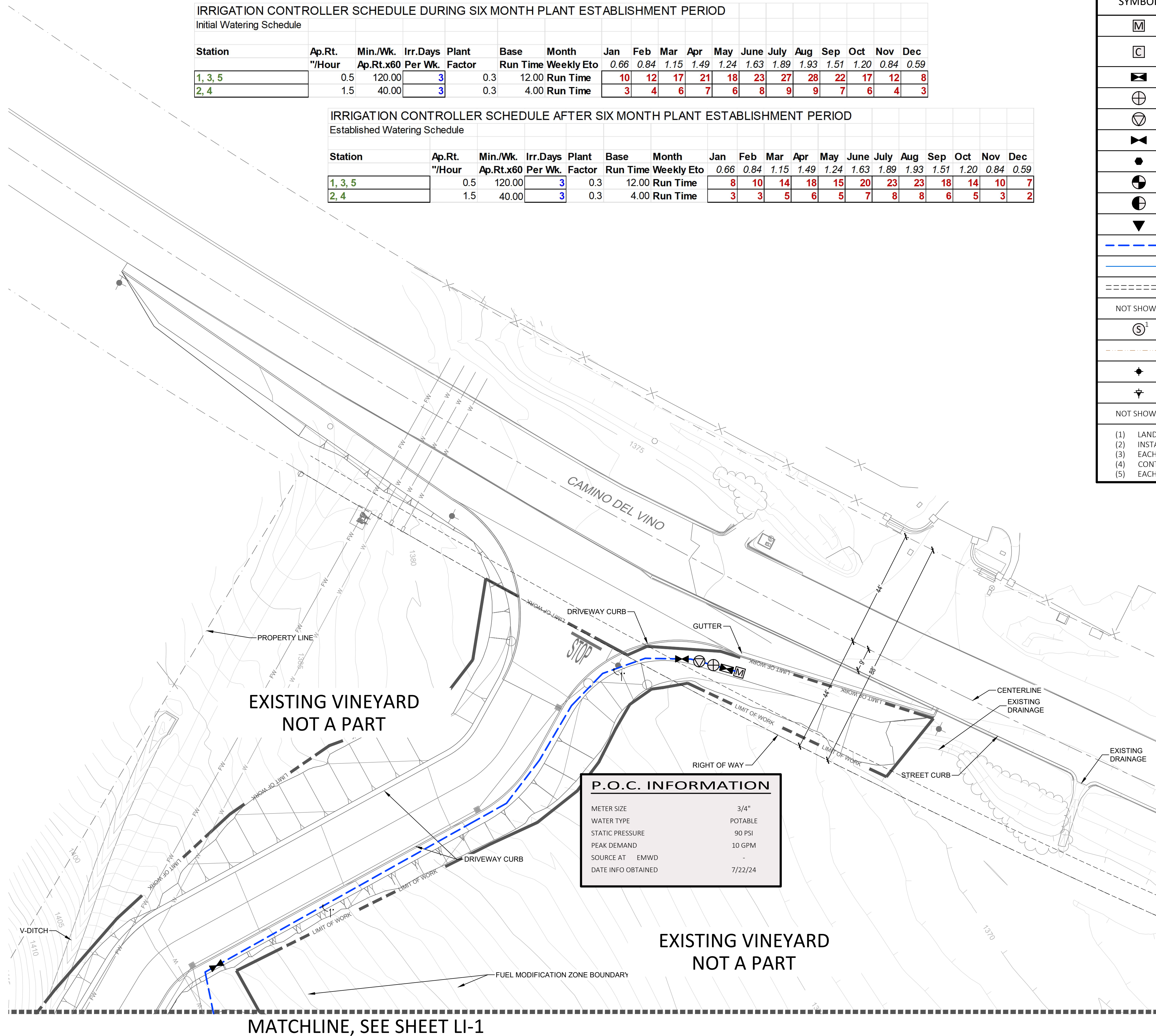
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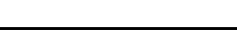
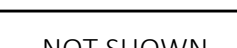
SCALE: _____

PPT: 240015	IP 240015	SHEET NO.
COUNTY OF RIVERSIDE HAVEN WINERY AND VINEYARD ONSITE LANDSCAPE IMPROVEMENTS IRRIGATION PLAN 41625 CAMINO DEL VINO TEMECULA, CA		LI-1
FOR: RTN DEVELOPMENT	W.O.	2 OF 10 SHTS
COUNTY FILE NO.		

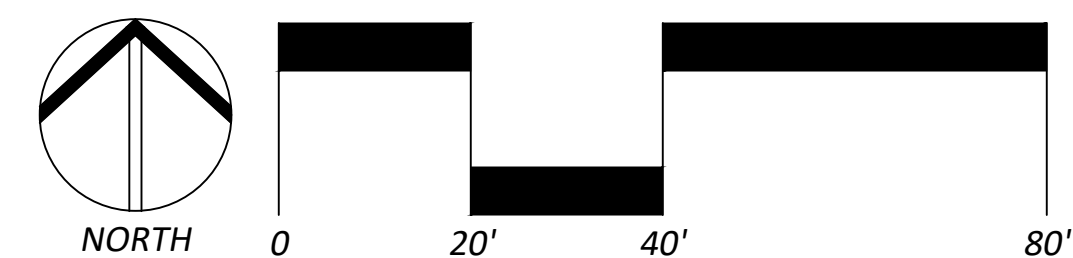
IRRIGATION CONTROLLER SCHEDULE DURING SIX MONTH PLANT ESTABLISHMENT PERIOD																		
Initial Watering Schedule																		
Station	Ap.Rt. "/Hour	Min./Wk. Ap.Rt.x60	Irr.Days Per Wk.	Plant Factor	Base Run Time	Month Weekly Eto	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
1, 3, 5	0.5	120.00	3	0.3	12.00	Run Time	0.66	0.84	1.15	1.49	1.24	1.63	1.89	1.93	1.51	1.20	0.84	0.59
2, 4	1.5	40.00	3	0.3	4.00	Run Time	10	12	17	21	18	23	27	28	22	17	12	8
						Run Time	3	4	6	7	6	8	9	9	7	6	4	3

IRRIGATION CONTROLLER SCHEDULE AFTER SIX MONTH PLANT ESTABLISHMENT PERIOD																		
Established Watering Schedule																		
Station	Ap.Rt. "/Hour	Min./Wk. Ap.Rt.x60	Irr.Days Per Wk.	Plant Factor	Base Run Time	Month Weekly Eto	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
1, 3, 5	0.5	120.00	3	0.3	12.00	Run Time	8	10	14	18	15	20	23	18	14	10	7	
2, 4	1.5	40.00	3	0.3	4.00	Run Time	3	3	5	6	5	7	8	8	6	5	3	2

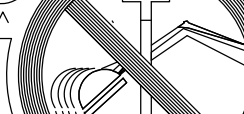


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NO IRRIGATION ON THIS SHEET



DIG ALERT



**DIAL
BEFORE
YOU DIG**

**TWO WORKING
DAYS BEFORE
YOU DIG**

TOLL FREE 1-800-227-2600

**A PUBLIC SERVICE BY
UNDERGROUND SERVICE ALERT**

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

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[illegible]

PREPARED BY: 4540 University Avenue
Riverside, CA 92501
(951) 218-2857


LIC. NO. 2110, EXP 10/2025 7/8/25
DATE:



MALONEY
LANDSCAPE
architecture

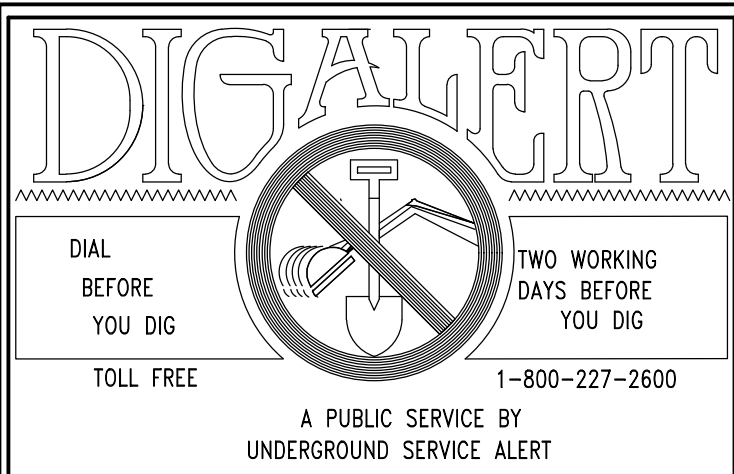
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FOR:	RTN DEVELOPMENT	W.O.	COUNTY FILE NO.

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MARK	BY	DATE
	ENGINEER	

REVISIONS

APPR.	DATE
	COUNTY



PREPARED BY:

4540 University Avenue
Riverside, CA 92501
(951) 218-2857

LIC. NO.2110, EXP 10/2025
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SCALE: _____

PPT: 240015

IP 240015

COUNTY OF RIVERSIDE
HAVEN WINERY AND VINEYARD
ONSITE LANDSCAPE IMPROVEMENTS
IRRIGATION DETAILS

41625 CAMINO DEL VINO TEMECULA, CA

FOR: RTN DEVELOPMENT

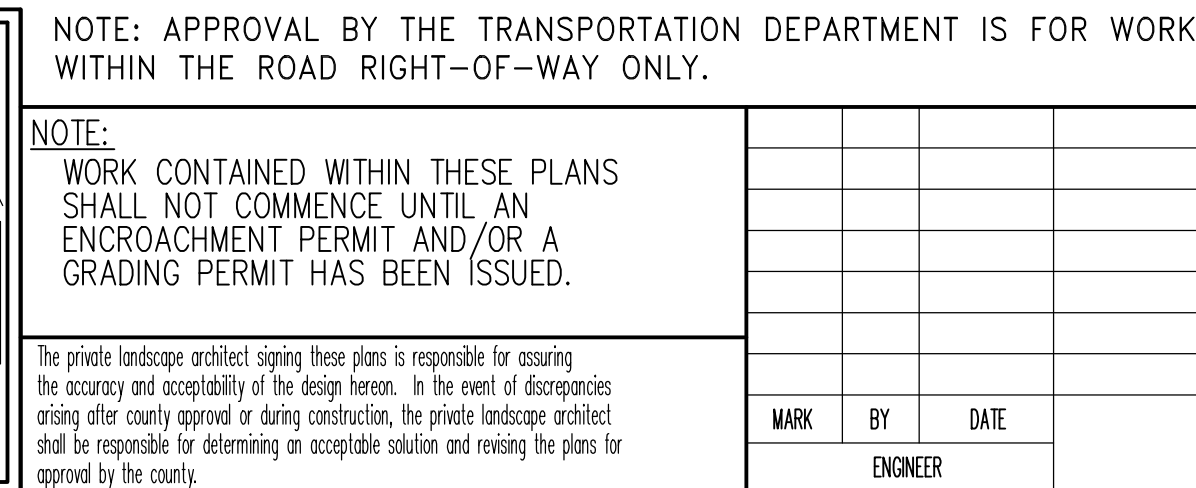
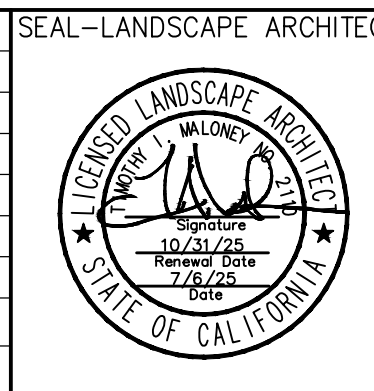
W.O.

COUNTY
FILE NO.

SHEET NO.

LI-3

4 of 10SHTS

[illegible]

PREPARED BY: 4540 University Avenue
Riverside, CA 92501
(951) 218-2857


LIC. NO. 2110, EXP 10/2025 7/6/25
DATE:



BENCHMARK:
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COUNTY OF RIVERSIDE HAVEN WINERY AND VINEYARD ONSITE LANDSCAPE IMPROVEMENTS IRRIGATION DETAILS 41625 CAMINO DEL VINO TEMECULA, CA		
FOR:	RTN DEVELOPMENT	W.O. COUNTY FILE NO.

TENTATIVE APP. PP.#		DATE SIGNED		REGISTRATION NUMBER		PLAN CHECK OVERSIGHT LLA / OID		APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON–SITE).		APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).		PLAN CHECK OVERSIGHT-ENGINEER		DATE SIGNED		REGISTRATION NUMBER		ORD. 859 VERSION							
IRRIGATION PART 1 - GENERAL REFER TO STANDARD CONTRACT DOCUMENTATION FOR ITEMS OUTSIDE OF TECHNICAL INSTALLATION SCOPE. 1.01 GENERAL CONDITIONS: A.PROVIDE ALL LABOR, MATERIALS, TOOLS, TRANSPORTATION, EQUIPMENT AND INCIDENTALS NECESSARY TO PERFORM THE WORK AS INDICATED ON THE IRRIGATION PLANS AND AS HEREIN SPECIFIED TO INSTALL A COMPLETE AND FULLY FUNCTIONING AUTOMATIC IRRIGATION SYSTEM PROVIDING FULL COVERAGE OF ALL PLANTED AREAS. 1.02 SCOPE OF WORK: A.IRRIGATION MATERIALS AND EQUIPMENT. B.INSTALLATION STANDARDS. C.SYSTEM LOCATION AND LAYOUT. D.EXCAVATION AND BACKFILL. E.INSTALLATION OF PIPE, EQUIPMENT, AND APPURTENANCES. F.WATER FLOW METERS. G.FIELD QUALITY CONTROL - COVERAGE TESTS, AS BUILTS, AND 3RD PARTY WATER AUDIT. H.PLANT IRRIGATION ESTABLISHMENT PERIOD. I.CLEAN UP. 1.03 REFERENCES: A.THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, "GREENBOOK", LATEST EDITION AT THE TIME OF BID, IS REFERENCE AS IF HEREIN CONTAINED AND THE CONTRACTOR SHALL KEEP A COPY AT THE PROJECT SITE. THESE SPECIFICATIONS SHALL SUPERSEDE CONFLICTS WITH INFORMATION GIVEN IN THE "GREENBOOK", UNLESS OTHERWISE DETERMINED BY THE OWNER OR THEIR DESIGNATED REPRESENTATIVE. B.AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM): 1.ASTM A53, ASTM D1557,ASTM D1785, ASTM D2241, ASTM D2464, ASTM D2466, ASTM D2564, C.CALIFORNIA CODE OF REGULATIONS, TITLE 24: 1.PART 3 CALIFORNIA ELECTRICAL CODE D.UNDERWRITERS LABORATORIES INC. (UL): 1.UL 651 SCHEDULE 40 AND 80 RIGID PVC CONDUIT. 1.04 VERIFICATION OF DIMENSIONS: A.DIMENSIONS AND LAYOUT ARE APPROXIMATE, BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL VERIFY ALL DIMENSION AND SHALL IMMEDIATELY INFORM THE L.A. AND OWNER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL FIELD CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS SUCH A DISCREPANCY UNTIL APPROVAL HAS BEEN GIVEN BY L.A. AND OWNER. ANY WORK DONE WITHOUT NOTIFICATION AND PRIOR APPROVAL WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY AS REQUIRED BY L.A. AND OWNER. 1.05 SUBMITTALS: A.EXISTING STATIC WATER PRESSURE/ WATER SERVICE SIZE VERIFICATION: CONTRACTOR TO DOCUMENT READINGS IN WRITING ON CONTRACTORS FORM THAT LIST TIME & DATE, READING IN PSI, LOCATION, AND TYPE OF GAUGE USED IN ADDITION TO DATE STAMPED PHOTOGRAPHS OF READINGS. CONTRACTOR TO DOCUMENT ALL POINTS OF SERVICE INCLUDING BOTH POTABLE AND RECYCLED. FINAL RESULTS SHALL BE SUBMITTED TO THE OWNERS REPRESENTATIVE PRIOR TO PURCHASE OF EQUIPMENT AND MATERIAL. B.MATERIALS LIST: 1.COMPLETE MATERIAL LIST SHALL BE SUBMITTED PRIOR TO PERFORMING ANY WORK. CATALOG DATA AND FULL DESCRIPTIVE LITERATURE MUST BE SUBMITTED WHENEVER THE USE OF THE ITEM IS DIFFERENT THAN THOSE SPECIFIED IS REQUESTED. NOTARIZED CERTIFICATE MUST BE SUBMITTED BY PLASTIC PIPE AND FITTING MANUFACTURER INDICATING THAT MATERIAL COMPLIES WITH SPECIFICATIONS, UNLESS MATERIAL HAS BEEN PREVIOUSLY APPROVED. 2.MATERIAL LIST SHALL BE SUBMITTED USING THE FOLLOWING FORMAT (DOUBLE SPACED BETWEEN EACH ITEM):<table><thead><tr><th>ITEM</th><th>DESCRIPTION</th><th>MANUFACTURER</th><th>MODEL</th></tr></thead><tbody><tr><td>1. PRESSURE PIPE</td><td>LASCO</td><td>SCH. 40</td><td></td></tr><tr><td>2. LAWN HEAD</td><td>RAINBIRD</td><td>1804-SAM-PRS</td><td></td></tr><tr><td>ETC.</td><td>ETC.</td><td>ETC.</td><td></td></tr></tbody></table> C.RECORD DRAWINGS: 1.RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS DAILY INCLUDING NOTING WHEN WORK WAS DONE. 2.THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO OWNERS REPRESENTATIVE FOR APPROVAL. 3.DIMENSIONS SHALL BE FROM TWO PERMANENT POINTS OF REFERENCE (BUILDINGS, MONUMENTS, SIDEWALKS, CURBS, PAVEMENT, ETC.). DATA TO BE SHOWN ON RECORD DRAWING SHALL BE RECORDED DAY TO DAY AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8 INCH IN SIZE. 4.SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS: a.POINT OF CONNECTION. e.ROUTING OF SPRINKLER PRESSURE LINES (DIMENSION MAXIMUM 100 FEET ALONG ROUTING) AND ROUTING OF CONTROL WIRES. f.GATE VALVES/ ISOLATION VALVES AND SPRINKLER CONTROL VALVES. g.QUICK COUPLING VALVES. h.RELATED EQUIPMENT (AS MAY BE DIRECTED). 5.MAINTAIN RECORD DRAWINGS ON-SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION TO CLEAN BLACKLINE PRINT FOR REPRODUCTION AND CREATE A DIGITAL PDF. D.OPERATION AND MAINTENANCE MANUAL: OPERATION AND MAINTENANCE DATA, FOR SUBMITTAL REQUIREMENTS. AS A MINIMUM, PROVIDE OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING ITEMS: 1.ELECTRIC REMOTE-CONTROL VALVES (INCLUDING MASTER CONTROL VALVES); 2.IRRIGATION CONTROLLER INCLUDING SATELLITE IRRIGATION CONTROLLERS; 3.WATER FLOW METERS; AND 4.IRRIGATION CONTROLLER SUPPORT SOFTWARE AND ACCESSORIES. 1.06 SEQUENCE AND SCHEDULING: A.CONTRACTOR TO COORDINATE LAYOUT AND INSTALLATION OF IRRIGATION SLEEVES, CONDUITS, AND PIPING UNDER PAVED AREAS AND OTHER FEATURES PRIOR TO THEIR CONSTRUCTION WITH OTHER TRADES. B.COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXCAVATION OF PLANTING BEDS AND BACKFILLING OF PLANTING BEDS WITH TOPSOIL. C.THE IRRIGATION SYSTEM SHALL BE INSTALLED, TESTED, AND FULLY AUTOMATIC PRIOR TO INSTALLATION OF PLANT MATERIAL. D.TREE AND PLANT LOCATIONS SHALL BE STAKED OR FLAGGED IN THE FIELD PRIOR TO INSTALLATION OF IRRIGATION PIPE AND HEADS/EMITTERS. REFER TO THE PLANT LIST ON THE CONTRACT DRAWINGS FOR PLANT SETBACKS AND SPACING REQUIREMENTS. 1.07 EXISTING UTILITIES: A.EXISTING UTILITIES AND CONDITIONS: PRIOR TO CUTTING INTO THE SOIL, LOCATE ALL CABLES, CONDUITS, SEWER LINES, SEPTIC SYSTEMS, AND OTHER UTILITIES COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, PROMPTLY NOTIFY THE L.A. AND OWNER WHO WILL GIVE DIRECTION. PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER CONDITIONS ENCOUNTERED UNDERGROUND MAKE CHANGES ADVISABLE. 1.WHERE INVESTIGATION OF SUBSURFACE CONDITIONS HAS BEEN MADE BY A QUALIFIED BODY IN AREAS IN WHICH LOCAL MATERIALS MAY BE OBTAINED, THE CONTRACTOR MAY REQUEST THE USE OF SUCH INFORMATION BUT WILL BE SOLELY RESPONSIBLE FOR ITS VERIFICATION AND ACCURACY 2.IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ANY LOCATED OR DEMARKED UTILITIES VIA POT HOLING OR OTHER METHOD PRIOR TO START OF EXCAVATION. FAILURE TO DO SO WILL RESULT IN ALL DAMAGES BEING THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 1.08 INSPECTIONS: A.INSPECTIONS WILL BE REQUIRED FOR: 1.PRESSURE TEST OF IRRIGATION MAIN LINE. 2.COVERAGE TEST. 3.MANUFACTURE CERTIFICATION, FOR WARRANTY, VERIFICATION OF INSTALLATION PER MANUFACTURE REQUIREMENTS. 4.FINAL INSPECTION/START OF MAINTENANCE. FINAL INSPECTION SHALL BE PERFORMED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. ALL SENSORS, GAUGES, GROUNDING, AND ACCESSORIES MUST BE INSTALLED AND FUNCTIONING/PROGRAMMED PER MANUFACTURE. A THIRD PARTY WATER AUDIT BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR PER MWEL0 REQUIREMENTS MUST BE COMPLETED AND FINAL REPORT SUPPLIED PRIOR TO INSPECTION. 5.COMPLETION OF MAINTENANCE AND OWNER'S FINAL ACCEPTANCE. B.INSPECTION REQUESTS: 1.CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN ADVANCE FOR REQUESTING ALL INSPECTIONS AS FOLLOWS: PRESSURE SUPPLY LINE INSTALLATION AND TESTING - 36 HOURS (1- 2 WORKING DAYS) SYSTEM LAYOUT - 36 HOURS (1- 2 WORKING DAYS) COVERAGE TESTS - 36 HOURS (1- 2 WORKING DAYS) FINAL INSPECTION - 48 HOURS (2 WORKING DAYS) 2.WHEN INSPECTIONS HAVE BEEN CONDUCTED BY OTHER APPROVED PERSONNEL, THE CONTRACTOR SHALL SHOW EVIDENCE IN WRITING OF WHEN AND BY WHOM THESE INSPECTIONS WERE MADE INCLUDING A SIGNATURE OF THE REFERENCED INSPECTOR. 3.NO INSPECTION WILL COMMENCE WITHOUT UPDATED "RECORD" PRINTS. IN THE EVENT THE CONTRACTOR CALLS FOR AN INSPECTION WITHOUT THE APPROPRIATE REQUIRED INFORMATION OR COMPLETED WORK THE THE INSPECTION WILL BE TERMINATED AND THE CONTRACTOR CHARGED FOR THE INSPECTORS TIME AND MUST RESCHEDULE. C.CLOSING IN UN-INSPECTED WORK: 1.DO NOT ALLOW OR CAUSE ANY OF THE WORK OF THIS SECTION TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNERS REPRESENTATIVE. 2.ANY ADDITIONAL INSPECTIONS REQUIRED DUE TO THE CONTRACTORS ACTIONS, SUCH AS FAILING TO HAVE WORK INSPECTED OR COVERING IT PRIOR WILL- RESULT IN ADDITIONAL INSPECTIONS CHARGED BY THE CURRENT HOURLY RATE OF THE LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER/AUDITOR INCLUDING TRAVEL TIME AND EXPENSES. D.COVERAGE TEST/ ADJUSTMENTS: 1.WHEN THE SPRINKLER SYSTEM IS COMPLETED, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT TO DETERMINE IF THE WATER COVERAGE FOR PLANTING AREAS IS COMPLETE AND ADEQUATE. THIS TEST SHALL BE ACCOMPLISHED BEFORE ANY PLANTING. 2.ANY ADJUSTMENT REQUIRED FOR PROPER COVERAGE SHALL BE THE CONTRACTORS RESPONSIBILITY, AND SHALL INCLUDE FIELD ADJUSTMENTS AND ADDITIONS AS NEEDED TO HEAD LAYOUT AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL ADDITIONAL COST ASSOCIATED WITH FINAL SYSTEM TUNING AND ADJUSTMENTS SHALL BE THE CONTRACTORS RESPONSIBILITY. E.HYDROSTATIC TESTS: 1.ALL PRESSURE LINES SHALL BE TESTED UNDER A HYDROSTATIC PRESSURE OF 150 PSI FOR A PERIOD OF NOT LESS THAN TWO HOURS OR PER LOCAL GOVERNING REGULATION- WHICHEVER IS GREATER. 2.ALL HYDROSTATIC TESTS SHALL BE IN THE PRESENCE OF THE OWNERS REPRESENTATIVE. NO PRESSURE LINE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED IN WRITING. F.CONTRACTOR SHALL FURNISH NECESSARY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. 1.09 TURNOVER ITEMS: A.CONTROLLER CHARTS: 1.RECORD DRAWINGS MUST BE APPROVED BY OWNERS REPRESENTATIVE BEFORE CHARTS ARE PREPARED. 2.PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY CONTROLLER. 3.THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING. IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE. 4.CHART SHALL BE A BLACKLINE PRINT WITH A DIFFERENT COLOR USED TO SHOW THE AREA OF COVERAGE FOR EACH STATION. 5.WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS IN THICKNESS. B.OPERATION AND MAINTENANCE MANUALS: 1.TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE OWNERS REPRESENTATIVE 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED. 2.EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION: a.INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES. b.COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT. c.SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT. C.EQUIPMENT: 1.SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING ITEMS: a.4 ADDITIONAL SPRINKLER HEADS AND OR EMITTER OF EACH TYPE AND SPRAY PATTERN SHOWN. b.TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD INVOLVED. c.10 ADDITIONAL DRIP EMITTERS OF EACH TYPE AND FLOW RATE SHOWN. d.25' OF EACH TYPE OF DRIP TUBING USED PER PLAN, AND 6 OF EACH FITTINGS USED. e.TWO KEYS FOR EACH AUTOMATIC CONTROLLER. D.CONTRACTOR TO SUPPLY AND VERIFY WITH THE OWNERS REPRESENTATIVE WHAT TYPE OF PADLOCKS AND KEYS ARE REQUIRED FOR ENCLOSURES THAT CAN BE PADLOCKED. EACH LOCKING MECHANISM MUST HAVE 4 COPIES OF THE CORRECT KEY FOR TURNOVER TO THE OWNERS REPRESENTATIVE. DEPENDING ON ACTUAL ENCLOSURES PER PLAN THIS INCLUDES LOCKS FOR GATES, ANY NEEDED CHAINS/CABLES, AND OTHER SECURITY INSTRUMENTS FOR THE PROTECTION OF IRRIGATION EQUIPMENT. 1.12 GUARANTEE: A.GENERAL: THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEE OF ONE (1) YEAR. SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER WITHIN TEN (10) CA										ITEM	DESCRIPTION	MANUFACTURER	MODEL	1. PRESSURE PIPE	LASCO	SCH. 40		2. LAWN HEAD	RAINBIRD	1804-SAM-PRS		ETC.	ETC.	ETC.	
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1. PRESSURE PIPE	LASCO	SCH. 40																							
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON–SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

DIAL BEFORE YOU DIG

TWO WORKING DAYS BEFORE YOU DIG

1-800-227-2600

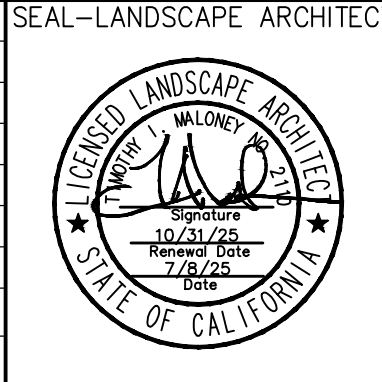
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design herein. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK			BY			DATE			REVISIONS			APPR.			DATE			COUNTY		
ENGINEER																				



PREPARED BY:

4540 University Avenue
Riverside, CA 92501
(951) 218-2857

LIC. NO.2110, EXP 10/2025 7/8/25 DATE:



BENCHMARK:
RIV. CO. BM: T-10-81 ELEV:1342.94 (NAV088)
DESCRIPTION: 1-1/2" BRASS DISC IN CONC
CYLINDER 2.9 MILES N/E ON DE PORTOLA RD
FROM THE INT. OF ANZA RD. 56' E OF C.L. DE
PORTOLA RD. 1.5' NW OF POLE (NO NO.), 101' E
OF PP (#211-2481E), 7' N/E OF 1-1/2' TREE.
FIBERGLASS WITNESS POST E OF MONUMENT

SCALE: _____

PPT: 240015

IP 240015

COUNTY OF RIVERSIDE
HAVEN WINERY AND VINEYARD
ONSITE LANDSCAPE IMPROVEMENTS
PLANTING PLAN
41625 CAMINO DEL VINO TEMECULA, CA

FOR: RTN DEVELOPMENT

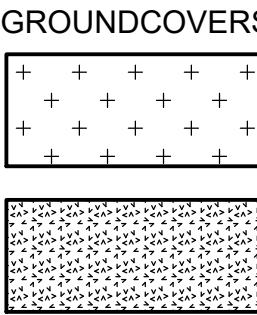
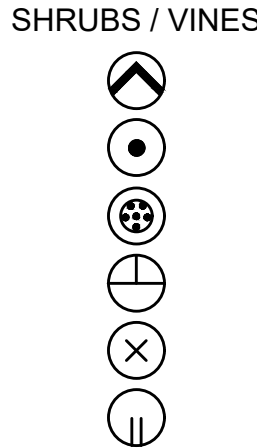
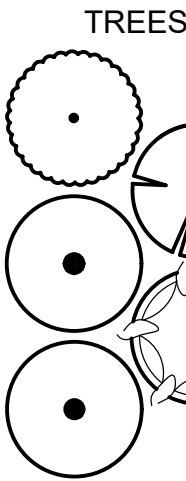
W.O.

COUNTY FILE NO.

SHEET NO.
LP-2
9 OF 10 SHTS

PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS	DETAIL	QNTY
CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL.	MOD.	'A', LP-3	2
LAURUS NOBILIS	BAY LAUREL	60" BOX	LOW	'A', LP-3	3
OLEA EUROPAEA	OLIVE	36" BOX MULTI	LOW	'A', LP-3	2
ULMUS PARVIFLORA 'TRUE GREEN'	CHINESE EVERGREEN ELM	36" BOX	LOW	'A', LP-3	12
OLIVE GROVE	BY OWNER - NOT A PART				



MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL.	LOW	'C', LP-3	46
CAREX DIVULSA	EUROPEAN GRAY SEDGE	5 GAL.	LOW	'C', LP-3	27
ELEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL.	LOW	'C', LP-3	40
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL.	LOW	'C', LP-3	12
CARISSA MACROCARPA 'BOXWOOD BEAUTY'	COMPACT NATAL PLUM	5 GAL.	LOW	'C', LP-3	80
SALVIA GREGGII 'FURMAN'S RED'	AUTUMN SAGE	5 GAL.	LOW	'C', LP-3	17

- NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER SEE DETAIL 'B', SHEET LP-2
 - ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH UNLESS OTHERWISE NOTED
 - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST
 - ALL SLOPES TO RECEIVE A 3" MINIMUM DEPTH LAYER OF SHREDDED WOOD BARK MULCH

SHADING CALCULATIONS:	
PARKING AREA:	9,830 S.F.
SHADED PARKING AREA:	3,925 S.F.
PERCENT PARKING SHADED:	50%

