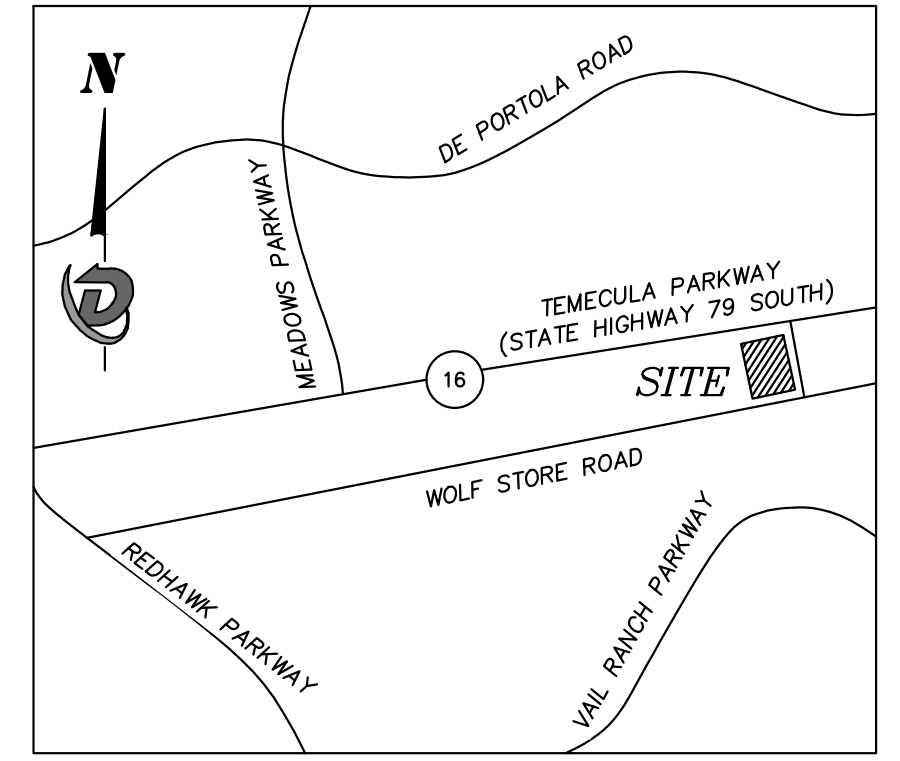
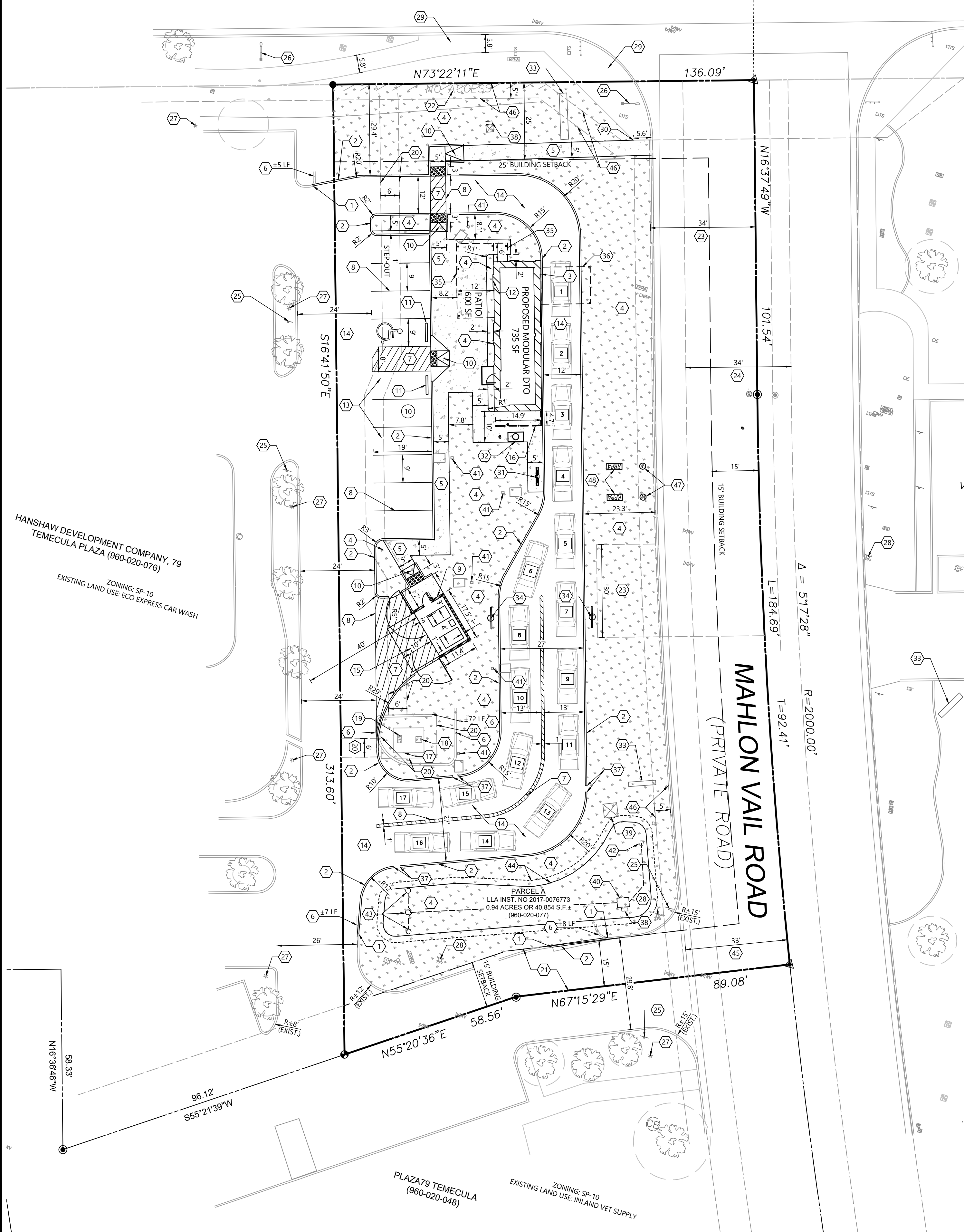
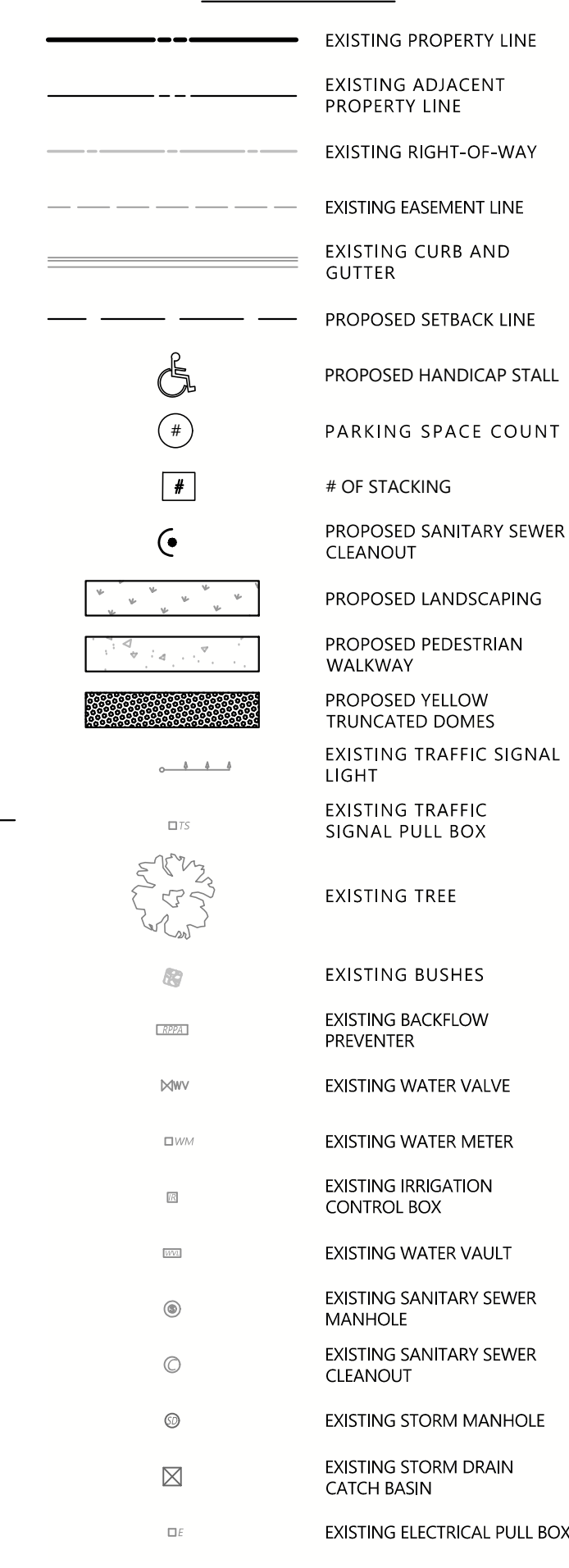


# TEMECULA PARKWAY (STATE HIGHWAY 79 SOUTH) (PUBLIC RIGHT-OF-WAY)



- NOTE NUMBER**
- TIE IN CURB/DRIVE TO MATCH EXISTING CURB/STREET
  - PROPOSED CONCRETE 6" CURB
  - PROPOSED PICK-UP WINDOW WITH COUNTER
  - LANDSCAPE AREA
  - PROPOSED 4" THICK PCC SIDEWALK (SEE WIDTH THIS SHEET)
  - EXISTING CONCRETE CURB TO BE DEMOLISHED (SEE LENGTH THIS SHEET)
  - 4" WIDE PAINTED STRIPING @ 2' O.C. AND 45°
  - 4" WIDE PAINTED WHITE TRAFFIC STRIPE (SEE LENGTH THIS SHEET)
  - PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
  - PROPOSED ADA CURB RAMP
  - PROPOSED CONCRETE WHEEL STOP
  - PROPOSED WALK-UP WINDOW WITH COUNTER
  - PROPOSED 7" THICK PCC PAVEMENT FOR PARKING (PER GEOTECH REPORT)
  - PROPOSED 7" THICK PCC PAVEMENT FOR DRIVEWAY AND DRIVE-THRU (PER GEOTECH REPORT)
  - PROPOSED 7" THICK PCC HEAVY DUTY CONCRETE PAD FOR DUMPSTER AREA (PER GEOTECH REPORT)
  - PROPOSED SCREEN WALL
  - EXISTING CONCRETE PAD
  - EXISTING ELECTRICAL TRANSFORMER
  - EXISTING ELECTRIC VAULT
  - EXISTING P.U.E. (RECORDING NO. 2020-0089544)
  - EXISTING RANCHO CALIFORNIA WATER DISTRICT ESMT (RECORDING NO. 2002-224803 & 2003-957479)
  - EXISTING EASEMENT AS DELINEATED OR AS OFFERED FOR DEDICATION (ON PARCEL MAP NO. 30177, IN BOOK 204, PAGES 55 THROUGH 57 INCLUSIVE OF PARCEL MAPS) FOR THE PURPOSES OF 15' PUBLIC TRAIL, BIKE TRAIL, DRAINAGE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, EGRESS AND INGRESS FOR EMERGENCY VEHICLES WITH THE PRIVATE STREETS AND A 1' ROADWAY EASEMENTS AND PRIVATE STREETS
  - EXISTING RANCHO CALIFORNIA WATER DISTRICT ESMT (RECORDING NO. 97-459801)
  - EXISTING COUNTY OF RIVERSIDE DRAINAGE ESMT (RECORDING NO. 96-111788)
  - EXISTING SIGN
  - EXISTING STREET LIGHT
  - EXISTING AREA LIGHT
  - EXISTING FIRE HYDRANT WITHIN 500' OF THE PROJECT SITE
  - EXISTING CONCRETE SIDEWALK
  - CONNECT TO EXISTING PUBLIC SIDEWALK
  - PROPOSED MENU BOARD AND SPEAKER
  - PROPOSED GREASE INTERCEPTOR
  - EXISTING MONUMENT SIGN
  - PROPOSED PREVIEW BOARD
  - PROPOSED PATIO CANOPY
  - PROPOSED DRIVE-THROUGH CANOPY
  - PROPOSED CURB CUT FOR DRAINAGE PURPOSES
  - PROPOSED STORM DRAIN STENCILING OR SIGNAGE
  - EXISTING STORM CATCH BASIN TO BE RELOCATED TO TYPE G-1 INLET
  - PROPOSED GRATE INLET RELOCATION (SEE DETAILS ON GRADING PLAN)
  - PROPOSED LIGHT POLE (SEE DETAILS ON PHOTOMETRIC PLANS)
  - STORM CLEANOUT PER VAIL RANCH TOWNE CENTER - PHASE 2 & 4 APPROVED PRECISE GRADING PLAN DATED 10/28/2019
  - PROPOSED STORM CLEANOUT
  - BIO-RETENTION BASIN PER VAIL RANCH TOWNE CENTER - PHASE 2 & 4 APPROVED PRECISE GRADING PLAN DATED 10/28/2019
  - EXISTING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ESMT (RECORDING NO. 269010)
  - EXISTING P.U.E. (RECORDING NO. 2004-587426)
  - PROPOSED WATER METER
  - PROPOSED BACKFLOW PREVENTER (DOMESTIC AND IRRIGATION)

### SITE LEGEND



### SITE GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
- USE 3" RADII, UNLESS SHOWN OTHERWISE.
- THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY: DIAMONDBACK LAND SURVEYING.
- THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- ALL ACCESSIBLE PARKING SPACES AND TRAVEL ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH A.D.A. AND/OR STATE REQUIREMENTS.
- ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
- ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
- CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- FOR WORK IN, OR ADJACENT TO, STREET RIGHT OF WAYS, CONTRACTOR SHALL ENSURE APPROPRIATE PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION. CONTRACTOR TO ERECT AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- ALL PARKING LOT LIGHTING MUST BE INSTALLED AND OPERATE SO AS NOT TO PRODUCE GLARE OR CAST DIRECT ILLUMINATION ACROSS THE BOUNDING PROPERTY LINE. LOW PRESSURE SODIUM LIGHTING IS PROHIBITED. ALL LIGHTING FIXTURES MUST BE RESTRICTED TO DOWN-LIGHT OR CUT-OFF TYPES.
- THERE IS NO PROPOSED MONUMENT SIGN. ALL SIGNAGE FOR BLACK ROCK COFFEE BAR WILL BE PERMITTED SEPARATELY.

SITE DATA TABLE	
ASSESSOR'S PARCEL NUMBER:	960-020-077
STREET ADDRESS:	43995 MAHLON VAIL ROAD
LEGAL DESCRIPTION:	A PORTION OF PARCELS 3 AND 4 AS SHOWN BY PARCEL MAP NO. 30177, ON FILE IN BOOK 204, PAGES 55 THROUGH 57 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:  BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (71.00 FOOT HALF WIDTH) OF STATE HIGHWAY 79 SOUTH AS SHOWN ON SAID PARCEL MAP NO. 30177; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 79 SOUTH, SOUTH 73°22'11" WEST, A DISTANCE OF 136.09 FEET; THENCE SOUTH 16°41'50" EAST, A DISTANCE OF 313.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 4; THENCE ALONG SAID SOUTHERLY LINE, NORTH 55°20'36" EAST, A DISTANCE OF 58.56 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 67°15'29" EAST, A DISTANCE OF 89.08 FEET TO A POINT ON THE NORTHEASTLY LINE OF SAID PARCEL 4, SAID POINT BEING ON THE CENTERLINE OF MAHLON VAIL ROAD AS SHOWN ON SAID PARCEL MAP NO. 30177 AND THE BEGINNING OF A NON-TANGENT 2000.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE BEARS SOUTH 68°04'43" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHEASTLY LINE, THE CENTERLINE OF SAID MAHLON VAIL ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'17", A DISTANCE OF 184.69 FEET; THENCE NORTH 16°37'49" WEST, A DISTANCE OF 101.54 FEET TO THE POINT OF BEGINNING.  SAID LAND IS ALSO DESCRIBED IN PARCEL A OF THE NOTICE OF LOT LINE ADJUSTMENT, RECORDED FEBRUARY 23, 2017 AS INSTRUMENT NO. 2017-0076773 OF OFFICIAL RECORDS.
ZONING DESIGNATION:	BUSINESS PARK
GENERAL PLAN DESIGNATION:	SP-10 VAIL RANCH (SP-223)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	BLACK ROCK COFFEE BAR (COFFEE BAR WITH DRIVE-THROUGH)
TOTAL GROSS AREA:	0.94± ACRE (40,854± S.F.)
TOTAL NET AREA:	0.46± ACRE (20,019± S.F.)
LOT COVERAGE:	
TOTAL BUILDING AREA:	735 S.F. (1.80%)
PARKING AREA:	1,805 S.F. (4.42%)
LANDSCAPING AREA:	14,524 S.F. (36%)
HARDSCAPE:	26,330 S.F. (64%)
PARKING:	
RATIO/SQUARE FOOT OF USE TOTAL PARKING REQUIRED:	0.09 10 SPACES
TOTAL PARKING PROVIDED:	10 SPACES (1 ADA SPACE)
CAR STACKING REQUIRED:	13 SPACES
CAR STACKING PROVIDED:	17 SPACES
FLOOR AREA RATIO:	0.174
OCCUPANCY USE:	RESTAURANT
TYPE OF CONSTRUCTION:	COMMERCIAL
NUMBER OF FIRE SPRINKLERS:	0
NUMBER OF BUILDING STORIES:	1 STORY
NUMBER OF TRASH ENCLOSURES:	2
BUILDING HEIGHT:	23'

APPLICANT/DEVELOPER		FIRE DEPARTMENT	
BLACK ROCK DEVELOPMENT COMPANY, LLC 9170 E BAHIA DR. STE #101 SCOTTSDALE, AZ 85260 PHONE: (604) 531-2149 CONTACT: TONY PALLOTTA EMAIL: TONY@BR.COFFEE		CONTACT: ELSA WIGLE CITY OF TEMECULA PHONE: (951) 694-6405 EMAIL: ELSA.WIGLE@TEMECULACA.GOV	
OWNER		WATER SERVICE PROVIDER	
79 TEMECULA PLAZA LLC 650 CAMINO DE GLORIA WALNUT, CA 91789 PHONE: (626) 968-7065 CONTACT: LYNN CHAO		CONTACT: GREG BROWN RANCHO WATER DISTRICT PHONE: (951) 296-6921 EMAIL: GBROWN@RANCHO.WATER.CA.GOV	
CIVIL ENGINEER		SANITARY SEWER SERVICE PROVIDER	
ATWELL LLC 9001 AIRPORT FREEMWAY, SUITE 660 NORTH RICHLAND HILLS, TX 76180 PHONE: (972) 638-8860 CONTACT: NICHOLAS SALLAZAR EMAIL: NSALLAZAR@ATWELL.COM		CONTACT: VANESSA SCHLABOWSKIE EASTERN MUNICIPAL WATER DISTRICT PHONE: (951) 928-3777 EMAIL: SCHLABOW@EMWD.ORG	
SURVEYOR		ELECTRIC SERVICE PROVIDER	
DIAMONDBACK LAND SURVEYING 6140 BRENT THURMAN WAY, SUITE 230 LAS VEGAS, NEVADA 89148 PHONE: (702) 823-3257 FAX: (702) 933-9030 CONTACT: TRENT KEENAN EMAIL: TKEENAN@DIAMONDBACKLANDSURVEYING.COM		SOUTHERN CALIFORNIA EDISON PHONE: (800) 655-4555	
ARCHITECT		GAS PROVIDER	
ID STUDIO 4 6201 CAMPUS CIRCLE DR E IRVING, TX 75063 PHONE: (972) 870-1288 CONTACT: BEN WILSON EMAIL: BWILSON@IDSTUDIO4.COM		SOUTHERN CALIFORNIA GAS COMPANY PHONE: (877) 238-0092	
TRASH PROVIDER			
CR&R PHONE: (951) 943-1991			

**Know what's below. Call before you dig.**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

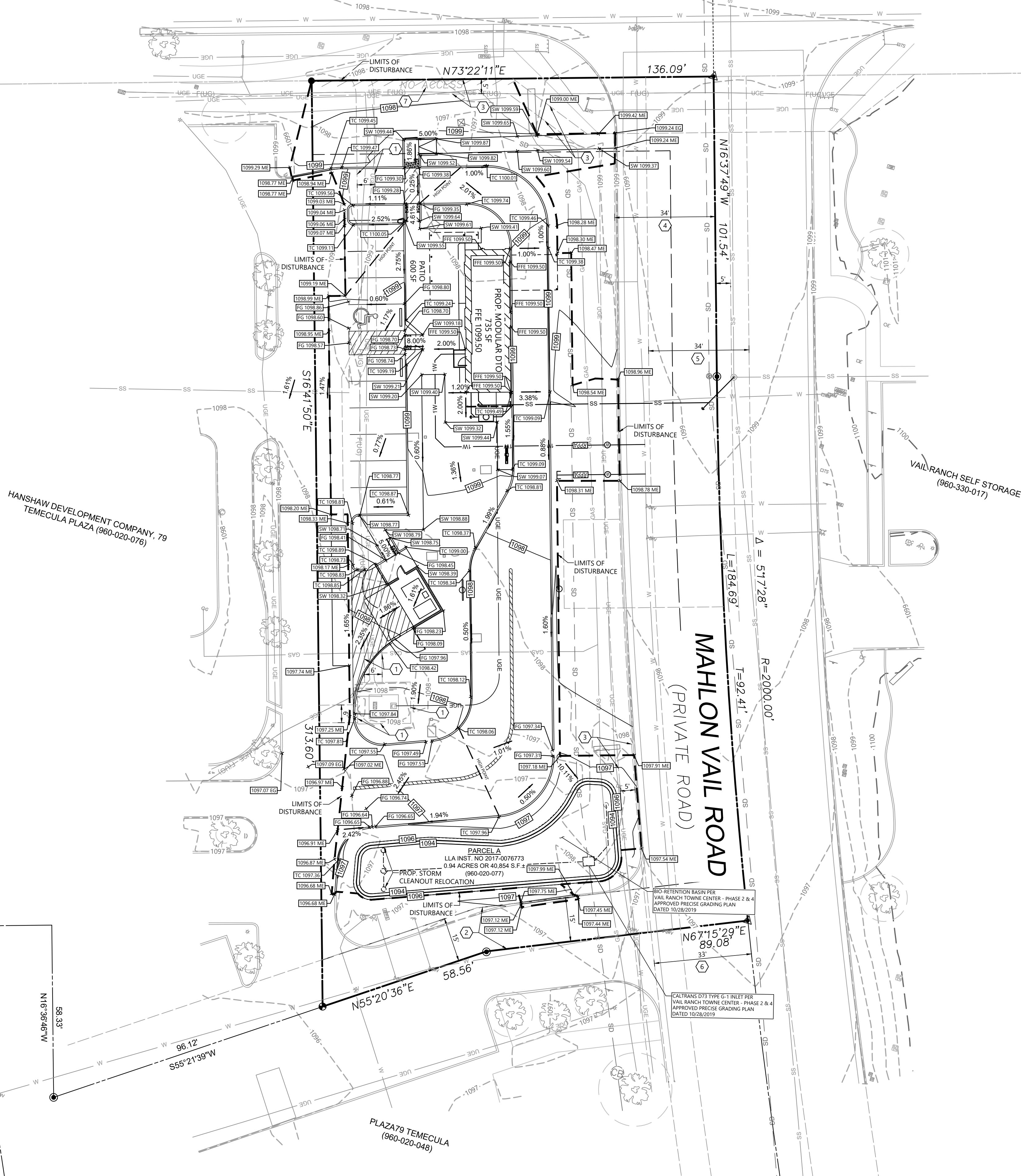
NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.  
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**ATWELL**  
866.850.4200 www.atwell-group.com  
9001 AIRPORT FREEMWAY, SUITE 660  
NORTH RICHLAND HILLS, TX 76180  
CA, USA

APN: 960-020-077	43995 MAHLON VAIL ROAD	TEMECULA	RIVERSIDE COUNTY, CALIFORNIA
BLACK ROCK COFFEE BAR	BLACK ROCK DEVELOPMENT COMPANY, LLC	BLACK ROCK COFFEE BAR	SITE PLAN
DATE: 2026-02-02			
DRAWN BY: NN, MR, RS	CHECKED BY: NS	PROJECT MANAGER: NS	FILE CODE: #
JOB #: 2404990	APN #960-020-077	PA25-0090 V4	SHEET NO. C2.00

2/5/26

# TEMECULA PARKWAY (STATE HIGHWAY 79 SOUTH) (PUBLIC RIGHT-OF-WAY)



**APPLICANT/DEVELOPER**  
BLACK ROCK DEVELOPMENT COMPANY, LLC  
9170 E BAHIA DR. STE #101  
SCOTTSDALE, AZ 85260  
PHONE: (541) 531-2149  
CONTACT: TONY PALLOTTA  
EMAIL: TONY@BR-COFFEE

**OWNER**  
79 TEMECULA PLAZA LLC  
650 CAMINO DE GLORIA  
WALNUT, CA 91789  
PHONE: (626) 968-7056  
CONTACT: LYNN CHAO

**CIVIL ENGINEER**  
ATWELL LLC  
9001 AIRPORT FREEWAY, SUITE 660  
NORTH RICHLAND HILLS, TX 76180  
PHONE: (972) 638-8560  
CONTACT: NICHOLAS SALAZAR  
EMAIL: NSALAZAR@ATWELL.COM

**SURVEYOR**  
DIAMONDBACK LAND SURVEYING  
6140 BRENT THURMAN WAY, SUITE 230  
LAS VEGAS, NEVADA 89148  
PHONE: (702) 823-3257  
FAX: (702) 933-9030  
CONTACT: TRENT KEEMAN  
EMAIL: TKEEMAN@DIAMONDBACKLANDSURVEYING.COM

**ARCHITECT**  
ID STUDIO 4  
6201 CAMPUS CIRCLE DR E  
IRVING, TX 75063  
PHONE: (972) 870-1288  
CONTACT: BEN WILSON  
EMAIL: BWILSON@IDSTUDIO4.COM

**FIRE DEPARTMENT**  
CONTACT: ELSA WIGLE  
CITY OF TEMECULA  
PHONE: (951) 694-6405  
EMAIL: ELSA.WIGLE@TEMECULA.CA.GOV

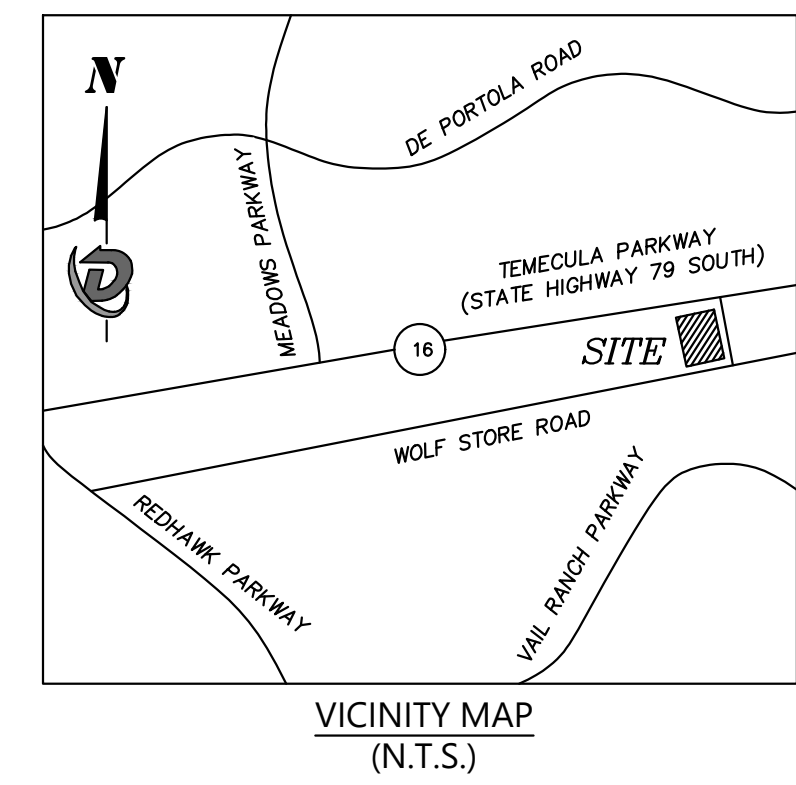
**WATER SERVICE PROVIDER**  
CONTACT: GREG BROWN  
RANCHO WATER DISTRICT  
PHONE: (951) 296-6921  
EMAIL: BROWNG@RANCHOWATER.COM

**SANITARY SEWER SERVICE PROVIDER**  
CONTACT: VANESSA SCHLABOWSKA  
EASTERN MUNICIPAL WATER DISTRICT  
PHONE: (951) 928-3777  
EMAIL: SCHLABOV@EMWD.ORG

**ELECTRIC SERVICE PROVIDER**  
SOUTHERN CALIFORNIA EDISON  
PHONE: (800) 655-4555

**GAS PROVIDER**  
SOUTHERN CALIFORNIA GAS COMPANY  
PHONE: (877) 238-0092

**TRASH PROVIDER**  
CR&R  
PHONE: (951) 943-1991



**VICINITY MAP  
(N.T.S.)**

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.W.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 06065C3305G DATED 8/24/2008.

### GRADING LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT LINE
---	EXISTING CURB AND GUTTER
---	PROPOSED SETBACK LINE
---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
---	PROPOSED MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND FIBER OPTIC LINE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING TRAFFIC SIGNAL LIGHT
---	EXISTING TRAFFIC SIGNAL PULL BOX
---	EXISTING TREE
---	EXISTING BUSHES
---	EXISTING FIRE DEPARTMENT CONNECTION
---	EXISTING FIRE HYDRANT
---	EXISTING POST INDICATOR VALVE
---	EXISTING BACKFLOW PREVENTER
---	EXISTING WATER VALVE
---	EXISTING WATER METER
---	EXISTING IRRIGATION CONTROL BOX
---	EXISTING WATER VAULT
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING STORM MANHOLE
---	EXISTING STORM DRAIN CATCH BASIN
---	EXISTING ELECTRIC VAULT
---	EXISTING ELECTRICAL TRANSFORMER
---	EXISTING STREET LIGHT
---	EXISTING AREA LIGHT
---	EXISTING ELECTRICAL PULL BOX
---	EXISTING ELECTRICAL METER
---	EXISTING FIBER OPTIC VAULT
---	EXISTING SIGN
---	EXISTING MONUMENT SIGN
---	PROPOSED GREASE INTERCEPTOR
---	PROPOSED SANITARY SEWER CLEANOUT
---	PROPOSED 1" DOMESTIC WATER LINE
---	PROPOSED 6" SANITARY SEWER SERVICE LINE
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	PROPOSED WATER METER
---	PROPOSED BACKFLOW PREVENTER
---	PROPOSED WATER PLUG
---	PROPOSED (PR) SPOT ELEV
---	PR. SPOT ELEV - MATCH EX. GRADE
---	PR. SPOT ELEV - TOP OF CURB GUTTER/BOTTOM OF CURB - TC - 0.5'
---	PR. SPOT ELEV - SIDEWALK
---	FINISHED FLOOR ELEVATION
---	PROPOSED SLOPE ARROW

### DATA TABLE

ASSESSOR'S PARCEL NUMBER:	960-020-077
STREET ADDRESS:	43995 MAHLON VAIL ROAD
PROJECT NAME:	BLACK ROCK COFFEE OF TEMECULA
LEGAL DESCRIPTION:	A PORTION OF PARCELS 3 AND 4 AS SHOWN BY PARCEL MAP NO. 30177, ON FILE IN BOOK 204, PAGES 55 THROUGH 57 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:  BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3, SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (71.00 FOOT HALF WIDTH) OF STATE HIGHWAY 79 SOUTH AS SHOWN ON SAID PARCEL MAP NO. 30177; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 79 SOUTH, SOUTH 73°22'11" WEST, A DISTANCE OF 136.09 FEET; THENCE SOUTH 16°41'50" EAST, A DISTANCE OF 313.60 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 4; THENCE ALONG SAID SOUTHERLY LINE, NORTH 55°20'36" EAST, A DISTANCE OF 58.56 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, NORTH 67°15'29" EAST, A DISTANCE OF 89.08 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 4, SAID POINT BEING ON THE CENTERLINE OF MAHLON VAIL ROAD AS SHOWN ON SAID PARCEL MAP NO. 30177 AND THE BEGINNING OF A NON-TANGENT 2000.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A RADIAL LINE BEARS SOUTH 68°04'43" WEST; THENCE NORTH-WESTERLY ALONG SAID NORTHEASTERLY LINE, THE CENTERLINE OF SAID MAHLON VAIL ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'78", A DISTANCE OF 184.69 FEET; THENCE NORTH 16°37'49" WEST, A DISTANCE OF 101.54 FEET TO THE POINT OF BEGINNING.  SAID LAND IS ALSO DESCRIBED IN PARCEL A OF THE NOTICE OF LOT LINE ADJUSTMENT, RECORDED FEBRUARY 23, 2017 AS INSTRUMENT NO. 2017-0076773 OF OFFICIAL RECORDS.
APPROXIMATE EARTHWORK QUANTITIES:	CUT: 306 CY FILL: 422 CY BALLANCE (IMPORT): 116 CY
DATE AND SOURCE OF TOPOGRAPHY:	SURVEY ALTA DATED 1/24/2025 BY DIAMONDBACK LAND SURVEYING

- ### NOTE NUMBER
- EXISTING P.U.E. (RECORDING NO. 2020-0089544)
  - EXISTING RANCHO CALIFORNIA WATER DISTRICT ESMT (RECORDING NO. 2002-224803 & 2003-957479)
  - EXISTING P.U.E. (RECORDING NO. 2004-587426)
  - EXISTING RANCHO CALIFORNIA WATER DISTRICT ESMT (RECORDING NO. 97-459801)
  - EXISTING COUNTY OF RIVERSIDE DRAINAGE ESMT (RECORDING NO. 96-111788)
  - EXISTING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ESMT (RECORDING NO. 269010)
  - EXISTING EASEMENT AS DELINEATED OR AS OFFERED FOR DEDICATION (ON PARCEL MAP NO. 30177, IN BOOK 204, PAGES 55 THROUGH 57 INCLUSIVE OF PARCEL MAPS) FOR THE PURPOSES OF 15' PUBLIC TRAIL, BIKE TRAIL, DRAINAGE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, EGRESS AND INGRESS FOR EMERGENCY VEHICLES WITH THE PRIVATE STREETS AND A 1' ROADWAY EASEMENTS AND PRIVATE STREETS

- ### GRADING NOTES:
- GRADES SHOWN ARE PROPOSED FINISHED GRADES.
  - ALL PROPOSED GRADES AND SPOT ELEVATIONS INDICATE TOP OF PAVEMENT OR FACE/FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
  - THE INFORMATION PERTAINING TO EXISTING CONDITIONS WAS TAKEN FROM A SURVEY PROVIDED BY DIAMONDBACK LAND SURVEYING.
  - THE LOCATION OF ALL EXISTING UTILITIES WERE OBTAINED FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF UTILITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
  - ANY DISCREPANCIES IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
  - PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL ALL PERMITS HAVE BEEN RECEIVED.
  - CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE. CONTRACTOR SHALL REPAIR ANY DAMAGE DONE TO PRIVATE OR PUBLIC PROPERTY.
  - ACCESS TO UTILITIES, FIRE HYDRANTS, ETC. SHALL REMAIN UNDISTURBED AT ALL TIMES, UNLESS COORDINATED OTHERWISE.
  - THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
  - ALL SUBGRADE PREPARATION, PAVING, AND UTILITY TRENCHING MUST BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION. IF THERE IS A CONFLICT BETWEEN THE SOILS REPORT AND THE PLANS, THE MORE PROHIBITIVE OF THE TWO SHALL TAKE PRECEDENCE.
  - CONTRACTOR TO ENSURE COMPLIANCE WITH ANY AND ALL LAND DISTURBANCE NOTIFICATIONS REQUIREMENTS, AND THAT ALL REQUIRED EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STATE, LOCAL, OR FEDERAL REQUIREMENTS.
  - REMOVE EXISTING TOPSOIL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, CALIFORNIA STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
  - DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.

**Know what's below. Call before you dig.**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE REPRESENTATIVE MANNER. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY OF ANY NATURE INCURRED BY THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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972.638.8560

APN: 960-020-077

43995 MAHLON VAIL ROAD

TEMECULA

RIVERSIDE COUNTY, CALIFORNIA

BLACK ROCK COFFEE BAR

BLACK ROCK DEVELOPMENT COMPANY, LLC

BLACK ROCK COFFEE BAR

GRADING PLAN

DATE: 2026-02-02

REVISIONS:

0 10' 20'

SCALE: 1"=20'

DRAWN BY: NN, MR, RS

CHECKED BY: NS

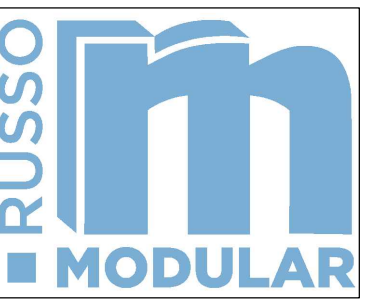
PROJECT MANAGER: NS

JOB #: 24004990

FILE CODE: ##

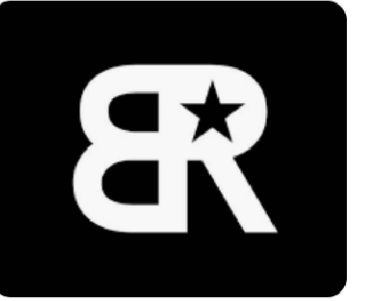
SHEET NO: C3.00





3836 W BUCKEYE RD  
BUILDING C  
PHOENIX, AZ 85009  
623-328-5196

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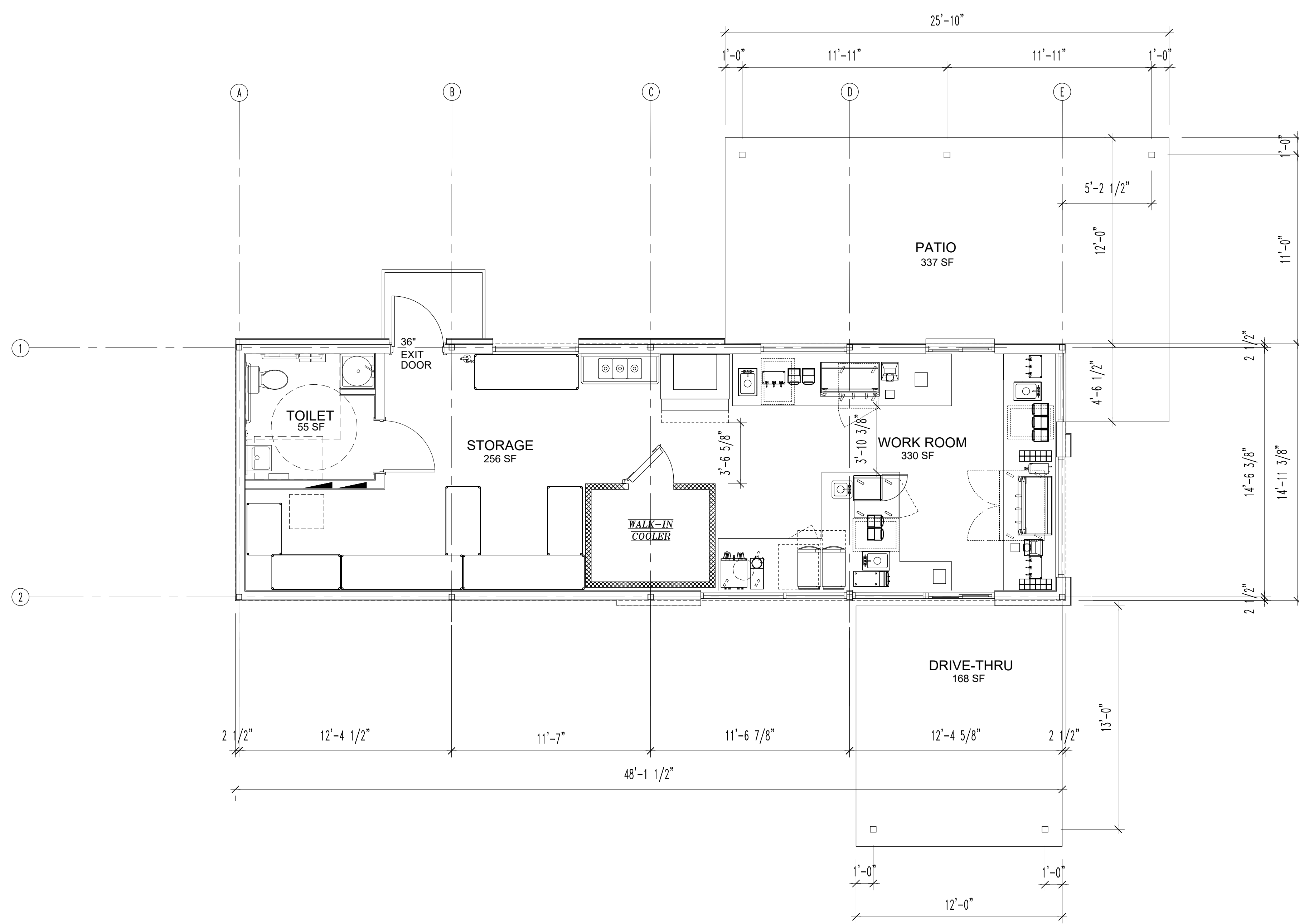
7850 NORTH SILVERBELL ROAD  
SUITE 114 PMB  
TUCSON, AZ 85743  
520-440-2375  
JEFFREY ROBERTSON  
CALIFORNIA CIVIL ENGINEER

**KEY NOTES**

1. LINE OF CANOPY ABOVE. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
2. LINE OF AWNING ABOVE. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.
3. 3-COMPARTMENT SINK. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
4. MOP SINK 24 X 24. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
5. WATER HEATER. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
6. HAND SINK. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.
7. EQUIPMENT. SEE SCHEDULE.
8. TYPE 2A10BC FIRE EXTINGUISHER.
9. ELECTRICAL PANELS. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
10. DRIVE-THRU WINDOW.
11. 24 X 24 CRAWL SPACE ACCESS FLOOR PANEL.
12. RANGE HOOD ABOVE.
13. BUILDING POP-OUT.
14. STRUCTURAL COLUMNS - SEE STRUCTURAL PLANS.

**SYMBOL LEGEND**

- KEYNOTES
- DOOR NO.
- WINDOW NO.
- EXTERIOR ELEVATION SYMBOL
- INTERIOR ELEVATION SYMBOL
- DETAIL SYMBOL

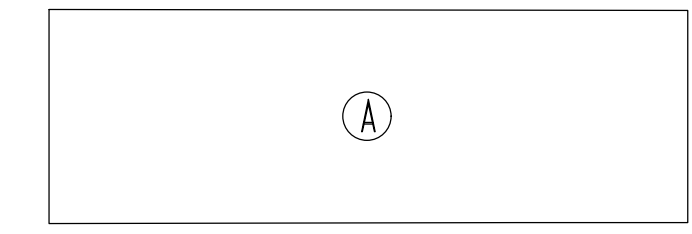


1/4"=1'-0"  
1 FLOOR PLAN  
A2.0

**BLACK ROCK COFFEE  
MODULAR BUILDING**



PLAN NORTH



MODULE KEY PLAN

CONTROL # 001  
JOB NUMBER:  
DATE: 3-27-25  
CONTENTS: FLOOR PLAN

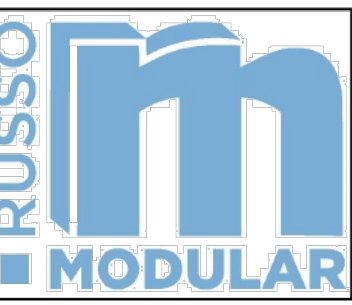
**A2.0**

# FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
<b>**SIGNAGE SHOWN IS FOR REFERENCE ONLY AND WILL BE SUBMITTED/APPROVED UNDER SEPARATE PERMIT</b>				
1	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DE5351 - AZTEC AURA (TO MATCH CENTER)
2	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW380 - WARM WHITE (TO MATCH CENTER)
3	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW395 - HEIRLOOM SHADE (TO MATCH CENTER)
5	ROOFING TILE	EAGLE ROOFING	PROFILE - CAPESTRANO	COLOR - CAPESTRANO
6	STOREFRONT	KAWNEER (OR EQUAL)	DARK ANODIZED BRONZE	SOLARBAN 60 (OR EQUAL) LOW E GLAZING
7	TILE	DALTILE (OR EQUAL)	PORCELAIN	COLOR TBD

## KEY NOTES

1. FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2. STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
4. DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
5. SIGNAGE. UNDER SEPARATED SUBMITTAL.
6. 48" W X 12" D SERVICE COUNTER AR 34" AFF. ADDRESS, PER CITY CODE
7. EXTERIOR LIGHTING AT 9"-2" AFF. TYP OF (7).
8. CORNICE @ PARAPET/LEAVE AWNING
9. 1" REVEAL ACCENT BAND
10. E.I.F.S. SCORE LINES.
11. MECHANICAL UNIT SHOWN DASHED BEYOND ROOF LINE - SHOWN DASHED



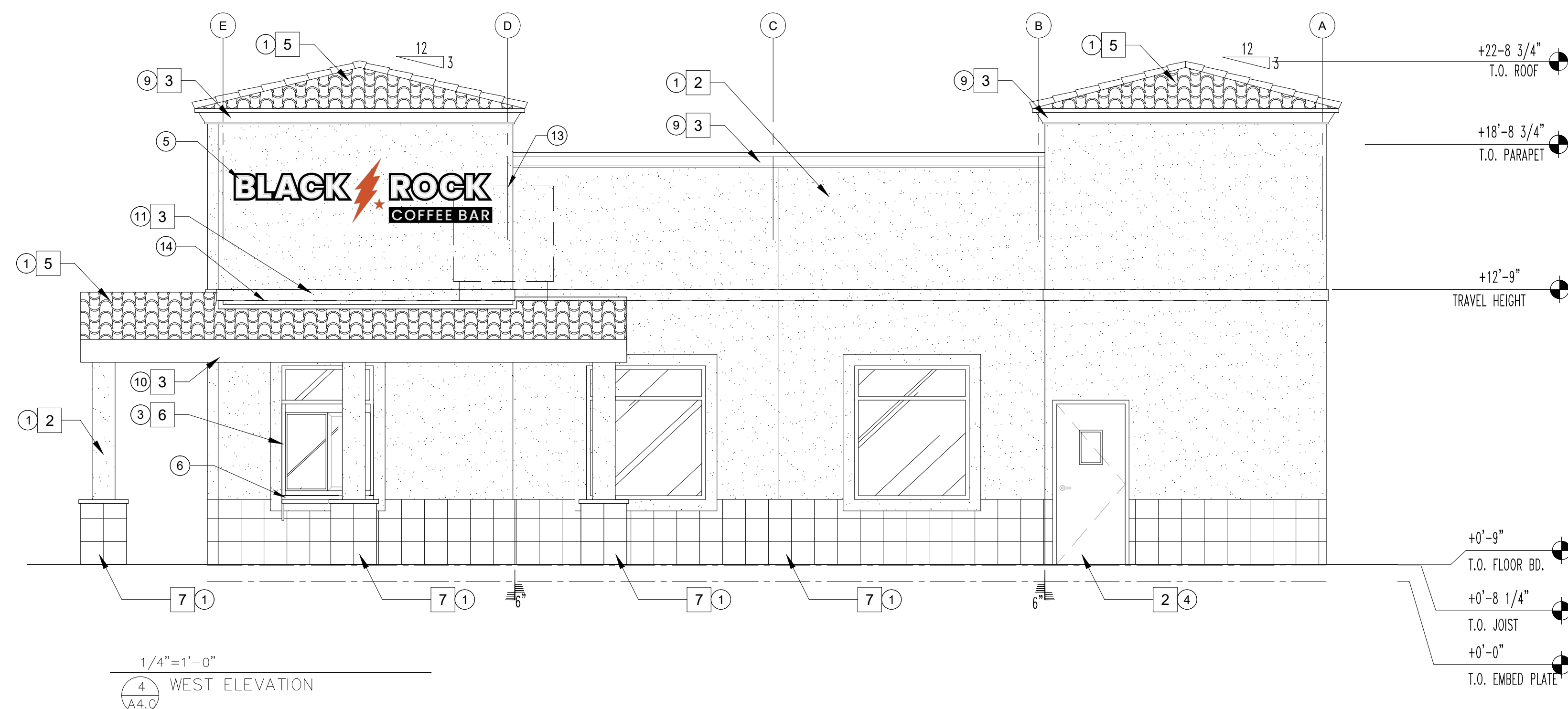
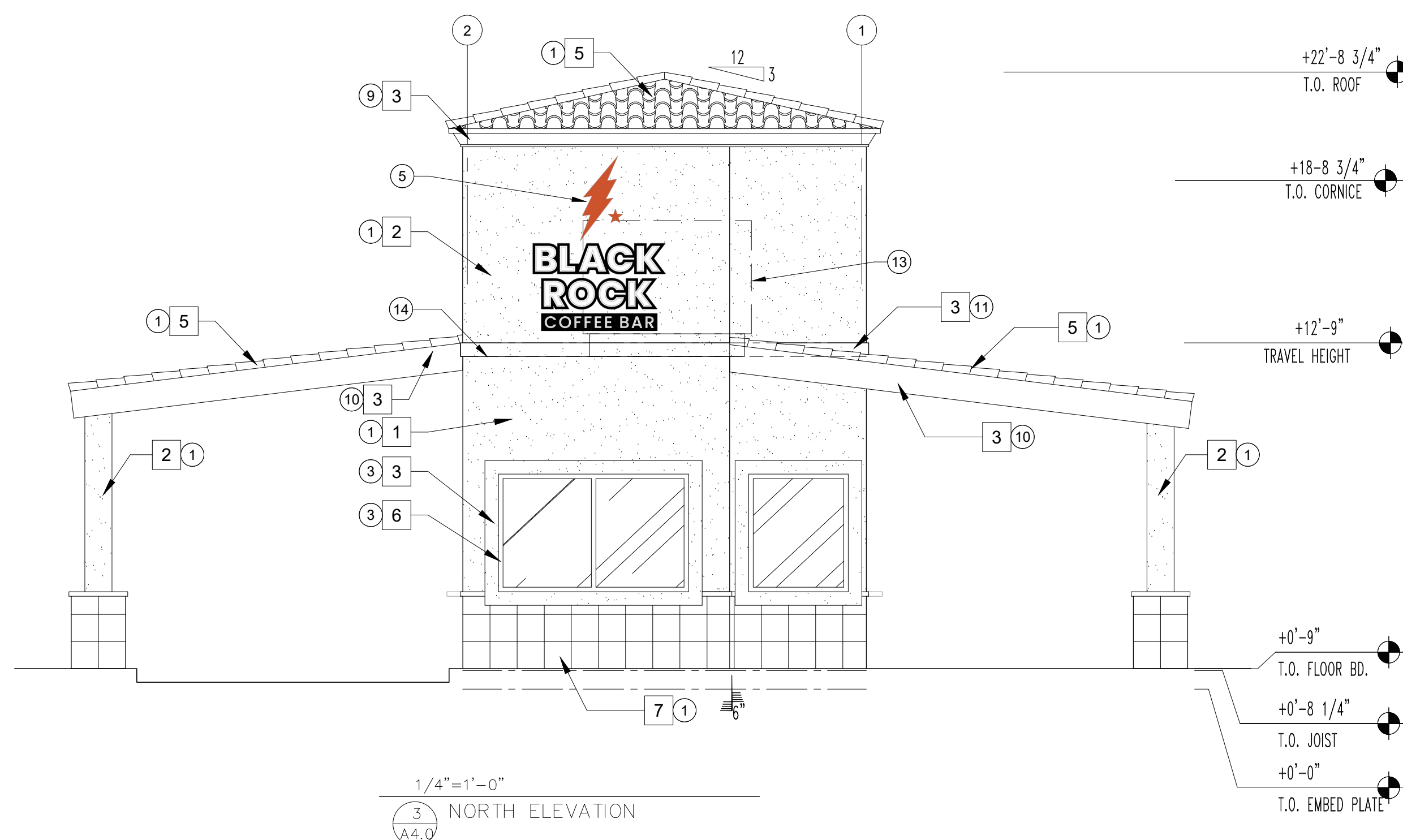
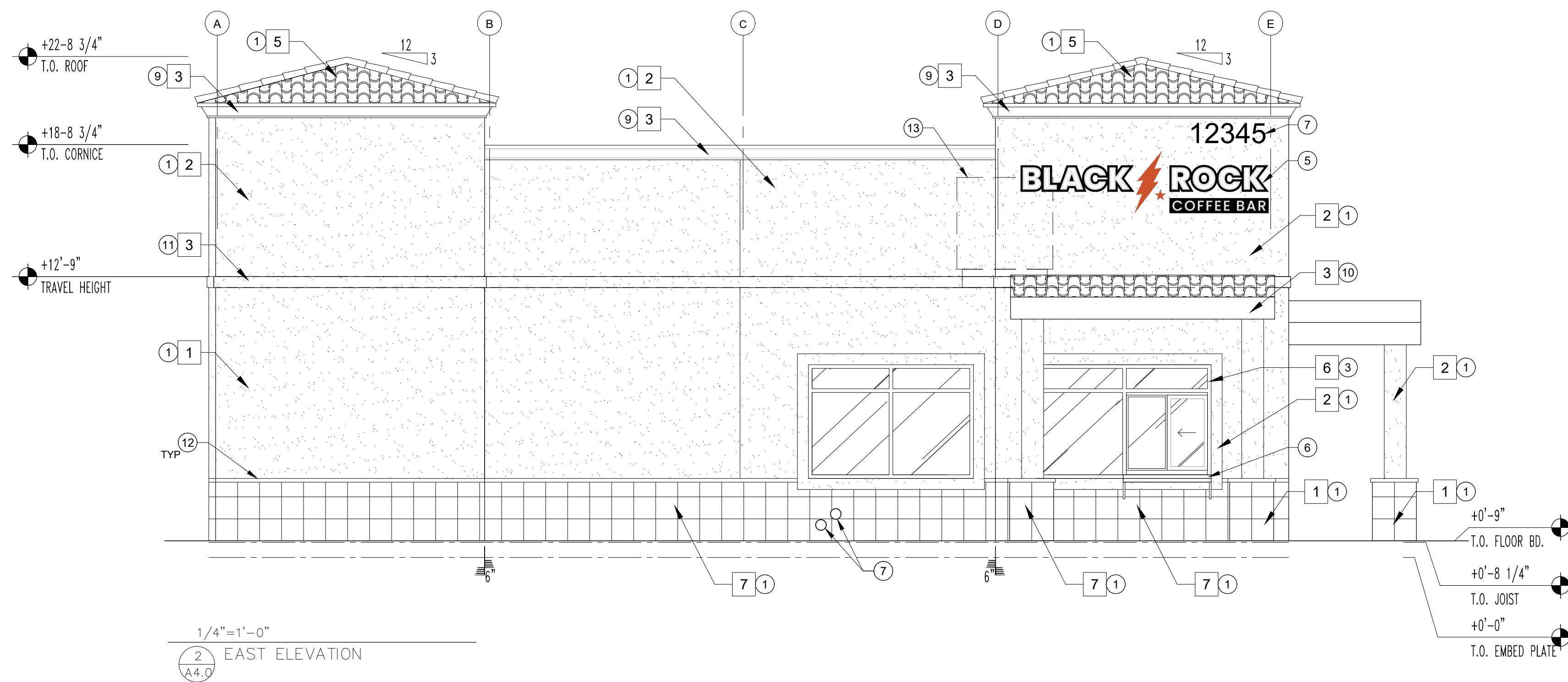
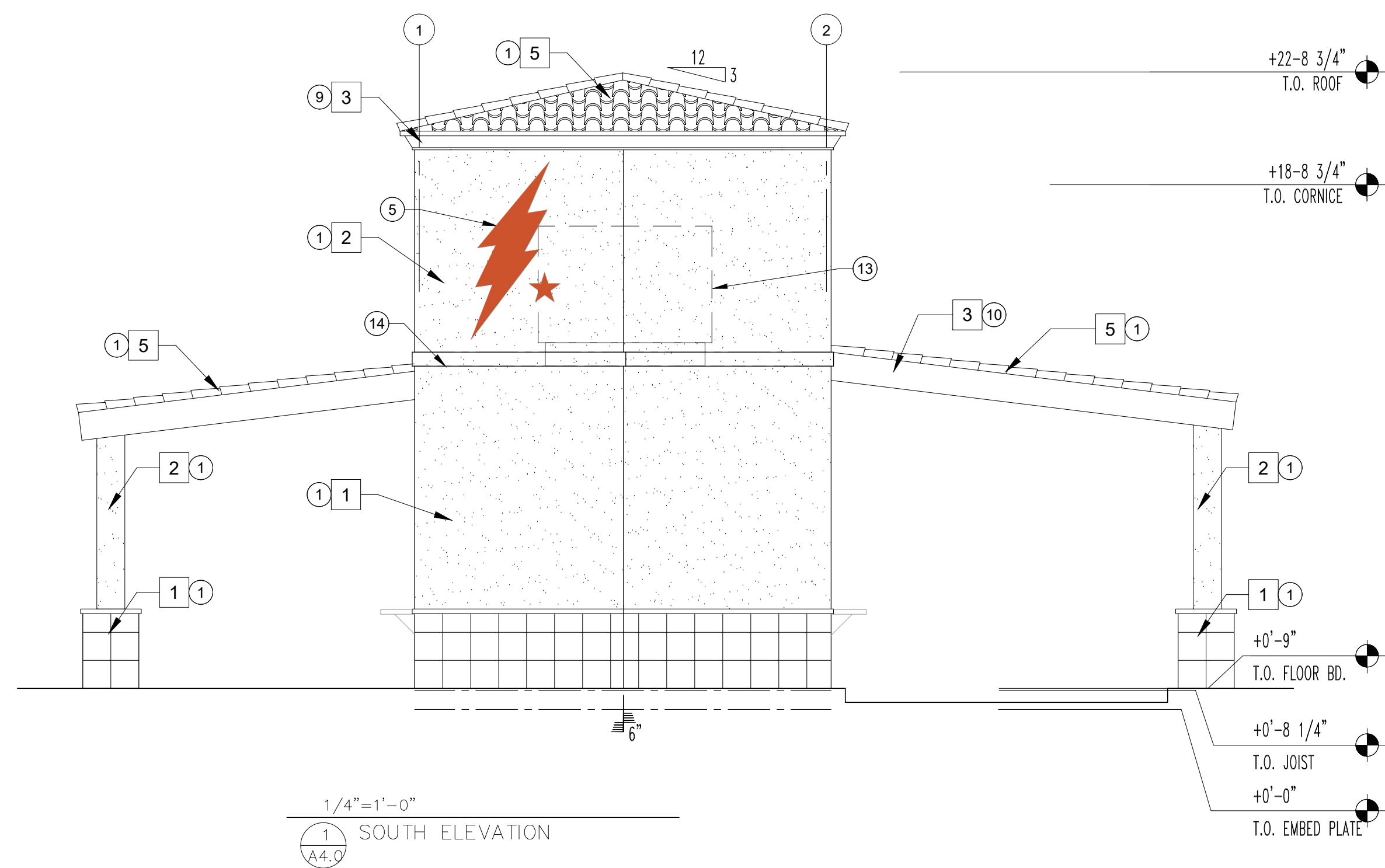
3836 W BUCKEYE RD  
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623-328-5196

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520-440-2375  
JEFFREY ROBERTSON  
CALIFORNIA CIVIL ENGINEER



BLACK ROCK COFFEE  
MODULAR BUILDING



NOT FOR  
CONSTRUCTION

CONTROL # 001

JOB NUMBER:  
DATE: 3-27-25  
CONTENTS:  
EXTERIOR ELEVATIONS

A6.0

# FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
1	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DE5351 - AZTEC AURA (TO MATCH CENTER)
2	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW380 - WARM WHITE (TO MATCH CENTER)
3	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW395 - HEIRLOOM SHADE (TO MATCH CENTER)
5	ROOFING TILE	EAGLE ROOFING	PROFILE - CAPESTRANO	COLOR - CAPESTRANO
6	STOREFRONT	KAWNEER (OR EQUAL)	DARK ANODIZED BRONZE	SOLARBAN 60 (OR EQUAL) LOW E GLAZING
7	TILE	DALTILE (OR EQUAL)	PORCELAIN	COLOR TBD

## KEY NOTES

1. FINISH EXTERIOR MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATION.
2. STEEL CANOPY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WINDOW. REFER TO WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
4. DOOR. REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
5. SIGNAGE. UNDER SEPARATED SUBMITTAL.
6. 48" W X 12" D SERVICE COUNTER AR 34" AFF. ADDRESS, PER CITY CODE
7. EXTERIOR LIGHTING AT 9"-2" AFF. TYP OF (7).
8. CORNICE @ PARAPET/EAVE
9. AWNING
10. 1" REVEAL ACCENT BAND
11. E.I.F.S. SCORE LINES.
12. MECHANICAL UNIT SHOWN DASHED BEYOND ROOF LINE - SHOWN DASHED



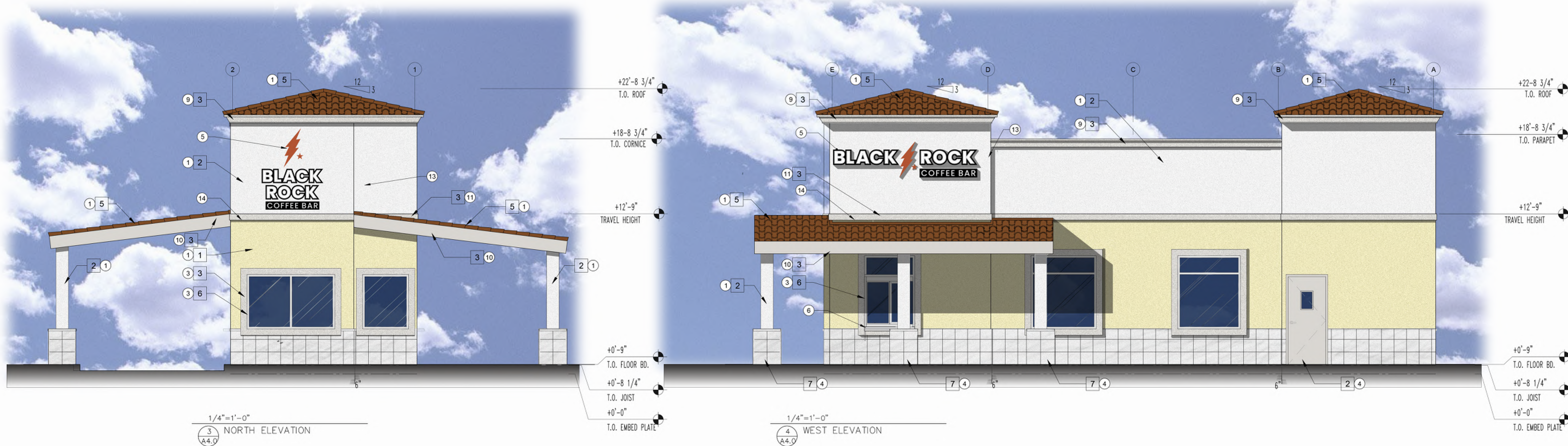
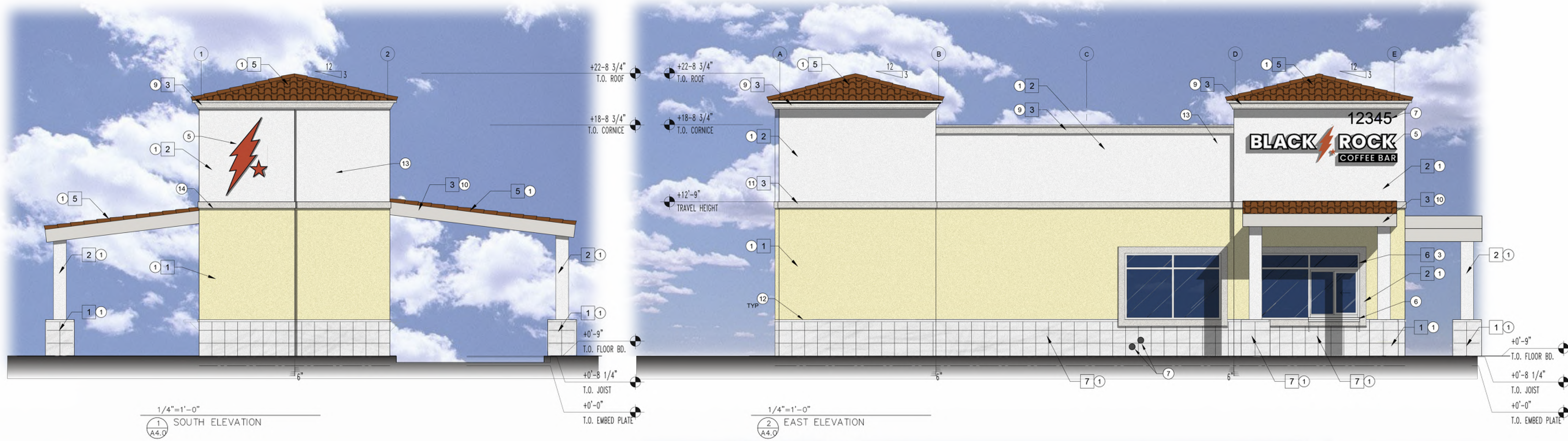
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CALIFORNIA CIVIL ENGINEER



**BLACK ROCK COFFEE  
MODULAR BUILDING**

CONTROL # 001  
JOB NUMBER:  
DATE: 3-27-25  
CONTENTS:  
EXTERIOR ELEVATIONS

**A6.0**

# LANDSCAPE CONSTRUCTION DOCUMENTS

FOR

# BLACK ROCK COFFEE BAR

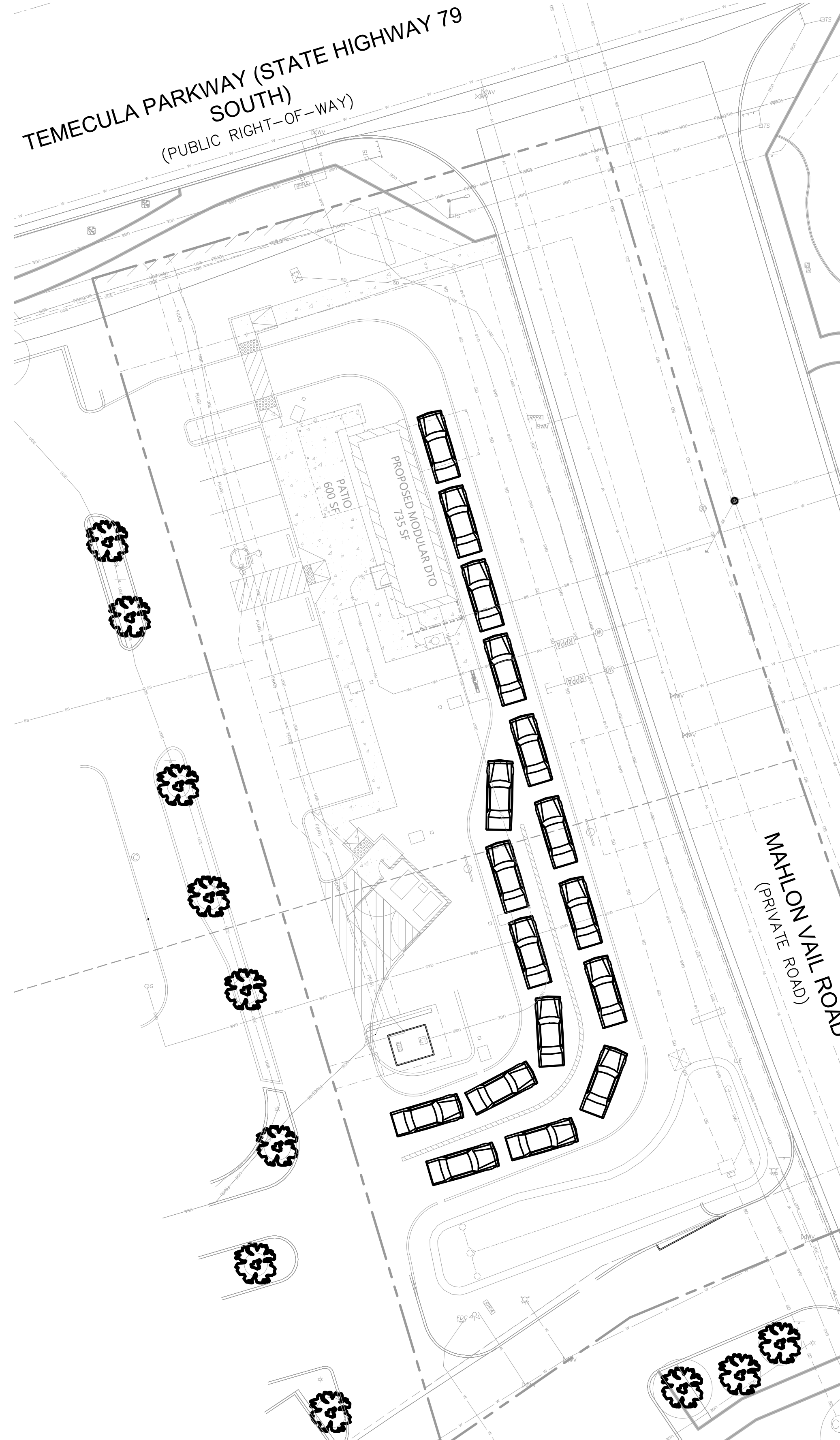
TEMECULA, CALIFORNIA  
BLACK ROCK DEVELOPMENT COMPANY, LLC

### SUBMITTAL HISTORY

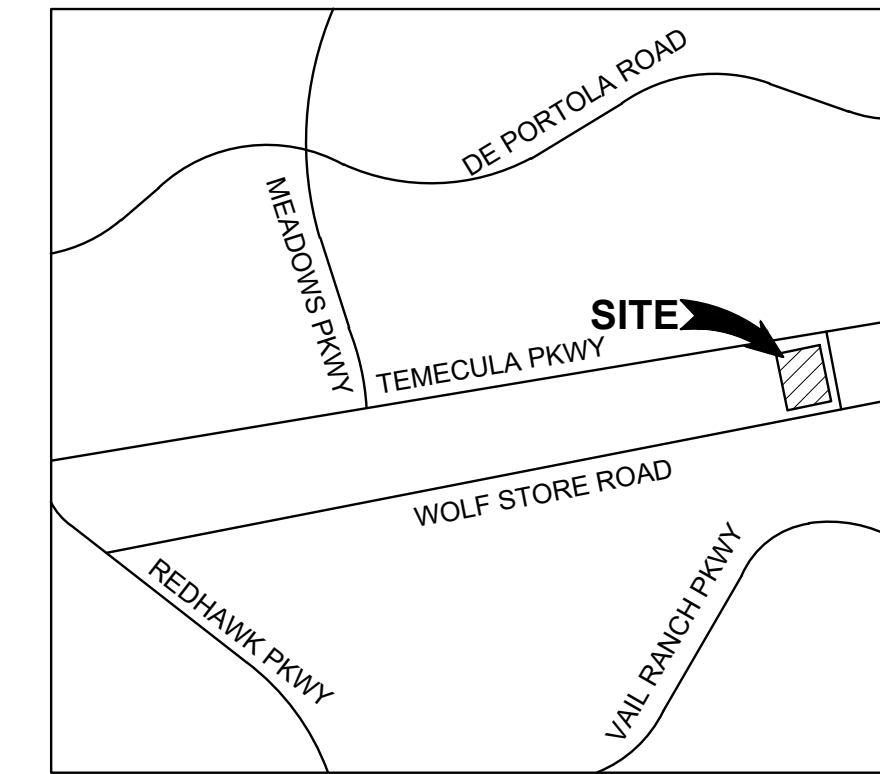
DATE	DESCRIPTION / COMMENTS
02/18/2025	FIRST CITY SUBMITTAL
04/17/2025	SECOND CITY SUBMITTAL
11/03/2025	THIRD CITY SUBMITTAL
01/28/2026	FOURTH CITY SUBMITTAL

### PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	BLACK ROCK DEVELOPMENT COMPANY, LLC TONY PALLOTTA 9170 E. BAHIA DR., SUITE 101 SCOTTSDALE, AZ 85260 541.531.2149
LANDSCAPE ARCHITECT	RVI PLANNING + LANDSCAPE ARCH. BRETT ANDERSON PLA 645 E. MISSOURI, SUITE 420 PHOENIX, ARIZONA 85012 602.682.6070
CIVIL ENGINEER	ATWELL, LLC NICHOLAS SALAZAR 9001 AIRPORT FREEWAY, SUITE 660 NORTH RICHLAND HILLS, TX 76180 972.638.8860
ARCHITECT	ID STUDIO 4 BEN WILSON 6201 CAMPUS CIRCLE DR E IRVING, TX 75063 972.870.1288



### VICINITY MAP

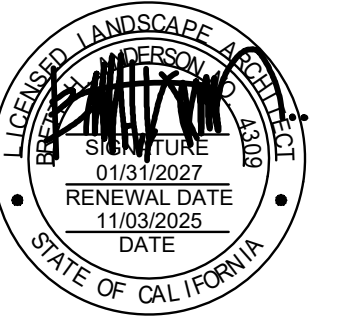


### SHEET INDEX

NUMBER	DESCRIPTION
L0.00	COVER SHEET
L0.01	GENERAL NOTES
L0.02	PLANTING NOTES
L0.03	IRRIGATION NOTES
L4.01	PLANTING PLAN
L5.01	PLANTING DETAILS
L6.01	IRRIGATION PLAN
L7.01	IRRIGATION DETAILS

# RVI

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Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplanning.com



BLACK ROCK COFFEE BAR  
TEMECULA, CALIFORNIA

PROJECT NO : 25000908  
DATE: 01/28/2026  
DRAWN: FA  
REVIEWED: BA

REVISIONS

1	
2	
3	
4	
5	

COVER SHEET

# L0.00

SHEET 01 OF 08

L:\25000908 - Black Rock Coffee Bar - Temecula\07 - LANDSCAPE ARCHITECTURE\03 - CD\02 SHEET\01\008-CD-COVER-AND NOTES.dwg 1/28/2026 bfm\msh\_ah@rvi.com

DEVELOPMENT PLAN SUBMITTAL (4), APN #960-020-077, PA25-0090

## GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
- REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
- ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
- IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
- DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
- ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THE COVER SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
- ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
- ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
- SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

## GENERAL SCOPE OF WORK

- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
  - AESTHETIC FINISH GRADING
  - BOULDER PLACEMENT
  - INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
  - INSTALLATION OF TURF AREAS
  - DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
  - MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
  - MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
  - FERTILIZERS AND SOIL AMENDMENTS
  - MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
  - GUARANTEES
- OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
- COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
- BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS, THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
- WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
- LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
- MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
- ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFOREMENTIONED RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
- CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEP OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
- SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

## COMMON ABBREVIATIONS

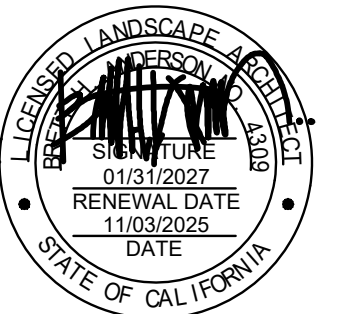
SYMBOL	DEFINITION	SYMBOL	DEFINITION	SYMBOL	DEFINITION
@	AT	EOP	EDGE OF PAVEMENT	OC	ON CENTER
AVG	AVERAGE	EQ	EQUAL	PIL	PROPERTY LINE
BPU	BACKFLOW PREVENTION UNIT	EX	EXISTING	POC	POINT OF CONNECTION
BOC	BACK OF CURB	FF	FINISH FLOOR	PUE	PUBLIC UTILITY EASEMENT
BTH	BROWN TRUNK HEIGHT	FG	FINISH GRADE	PSI	POUNDS PER SQUARE INCH
BW	BOTTOM OF WALL	FL	FLOW LINE	R, RAD	RADIUS
CAL	CALIPER	FOC	FACE OF CURB	R/W	RIGHT OF WAY (R.O.W.)
CB	CATCH BASIN	FT	FEET	SF	SQUARE FEET
CF	CUBIC FEET	GAL	GALLONS	STD	STANDARD
CJ	CONTROL JOINT	GPH	GALLONS PER HOUR	SDL	SIGHT DISTANCE LINE
CL	CENTERLINE	GPM	GALLONS PER MINUTE	SIM	SIMILAR
CLR	CLEAR	HORIZ	HORIZONTAL	SJ	SCORE JOINT
CMU	CONCRETE MASONRY UNIT	HP	HIGH POINT	SVT	SIGHT VISIBILITY TRIANGLE
CONC	CONCRETE	HT	HEIGHT	SW	SW
CONT	CONTINUOUS	LF	LINEAR FEET	TBS	TO BE SELECTED
Ø, DIA	DIAMETER	LOC	LIMIT OF CONSTRUCTION	TW	TOP OF WALL
DG	DECOMPOSED GRANITE	L/S	LANDSCAPE	TYP	TYPICAL
EA	EACH	MAX	MAXIMUM	VERT	VERTICAL
EJ	EXPANSION JOINT	MIN	MINIMUM	w/	WITH
ELEV	ELEVATION	NTS	NOT TO SCALE		

## HARDSCAPE GENERAL NOTES

- THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
- ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADII AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTUSIVE.
- ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
- ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL HARDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
- NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.
- IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.
- THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.
- ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, WELD RESIDUE AND OTHER DELETERIOUS MATERIALS PRIOR TO FINISHING.
- CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
- MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
- WELD CONNECTIONS CONTINUOUS AND SOLID. REMOVE ANY SPLATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OBJECTIONABLE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO BASE METAL.
- BOLTS TO BE CADMIUM PLATED OR STAINLESS STEEL.
- CAP EXPOSED ENDS OF TUBING.
- REINFORCING MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 30 BAR DIAMETERS (2'-0" MINIMUM) IN CONCRETE, 40 BAR DIAMETERS (2'-6" MINIMUM IN MASONRY), UNLESS NOTED OTHERWISE.
- ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
- REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
  - WALLS @ 1-1/2"
  - FORMED SURFACE IN CONTACT WITH EARTH @ 2"
  - SURFACE DEPOSITED DIRECTLY AGAINST EARTH @ 3"
- ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
- MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIALTY BLOCK SHALL BE AS NOTED ON PLANS.
- MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
- GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
- WATERPROOF ALL MASONRY BELOW GRADE.

# RVI

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BLACK ROCK COFFEE BAR

TEMECULA, CALIFORNIA

PROJECT NO : 25000908  
DATE : 01/28/2026  
DRAWN : FA  
REVIEWED : BA

REVISIONS

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GENERAL NOTES

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SHEET 02 OF 08

## PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK. A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

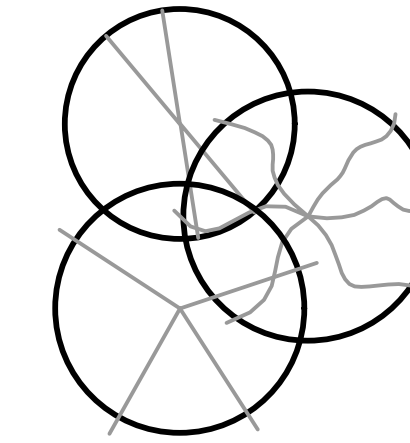
## EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

## PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE ENOITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

## LANDSCAPE MATERIAL SCHEDULE



TREES	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Chilopsis linearis</i> DESERT WILLOW	15' x 10'	24" Box	6	LOW
	<i>Olea europea 'Wilsonii'</i> WILSONII OLIVE	25' x 25'	24" Box	4	LOW
	<i>Platanus acerifolia 'Columbia'</i> LONDON PLANE TREE	40' x 30'	24" Box	6	MODERATE

SHRUBS & ACCENTS	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Anigozanthus flavidus 'Velvet'</i> KANGAROO PAW	1' x 1'	1 GAL.	17	LOW
	<i>Dianella caerulea</i> CASSA BLUE FLAX LILY	1' x 1'	1 GAL.	52	LOW
	<i>Leucophyllum langmaniae</i> LITTLE LYNN PPAF	4' x 4'	5 GAL.	63	LOW
	<i>Phormium tenax 'Bronze'</i> NEW ZEALAND FLAX	3' x 3'	5 GAL.	26	MODERATE
	<i>Rhaphirolepis indica 'Dwarf Pink'</i> INDIAN HAWTHORN	3' x 3'	5 GAL.	55	MODERATE
	<i>Rosa 'KORbin'</i> ICEBERG ROSE	3' x 3'	5 GAL.	33	MODERATE
	<i>Salvia leucantha</i> MEXICAN BUSH SAGE	3' x 3'	5 GAL.	8	LOW
	<i>Westringia fruticosa 'Blue Gem'</i> BLUE GEM COAST ROSEMARY	4' x 3'	5 GAL.	44	LOW

GROUNDCOVERS / VINES	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Lantana montevidensis</i> PURPLE TRAILING LANTANA	2' x 6'	1 GAL.	18	LOW
	<i>Macfadynena unguis-cati</i> YELLOW TRUMPET VINE	10' x 25'	5 GAL.	5	LOW
	<i>Myoporum parvifolium</i> MYOPORUM	6' x 9'	1 GAL.	104	LOW
	<i>Rosmarinus officinalis</i> TRAILING ROSEMARY	2' x 4'	1 GAL.	24	LOW

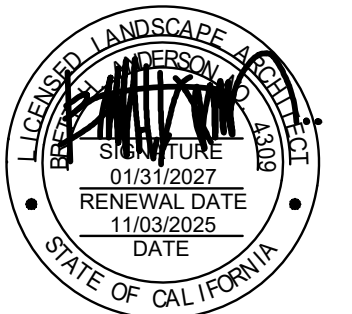
INERTS	ITEM	QTY.	COMMENTS
	MULCH TO MATCH EXISTING SHOPPING CENTER		MIN. 3" LAYER OF MEDIUM GRADE ORGANIC BARK MULCH INSTALLED UNDER ALL SHRUBS. GC PLANTED FROM FLATS, MULCH DEPTH SHALL BE NO LESS THAN 1.5".

### PLANTING NOTES:

1. TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
2. AREA OF EXISTING SHRUBS UP TO THE EXISTING WALKWAY SHALL BE REMULCHED AND ATTACHED TO THE NEW IRRIGATION SYSTEM AS NEEDED.

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BLACK ROCK COFFEE BAR

TEMECULA, CALIFORNIA

PROJECT NO : 25000908  
DATE: 01/28/2026  
DRAWN: FA  
REVIEWED: BA

### REVISIONS

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PLANTING  
NOTES

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## IRRIGATION GENERAL NOTES

- THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH A MAXIMUM STATIC WATER PRESSURE AND A MINIMUM FLOW PER THE PLANS. CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE CONCEPTUAL IRRIGATION PLAN SHOWN IS FOR REFERENCE ONLY. THE DESIGN AND ENGINEERING OF THE AUTOMATIC IRRIGATION SYSTEM SUPPLYING WATER TO ALL NEWLY INSTALLED PLANT MATERIAL IS SCHEMATIC IN NATURE. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO AID IN THE DESIGN AND ENGINEERING OF THE IRRIGATION SYSTEM.
- CONTRACTOR TO PROVIDE OWNER WITH "AS-BUILTS" FOR THE INSTALLED IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE OF WORK. AS-BUILTS TO BE HANDLED ON A DAILY BASIS DURING INSTALLATION OF SYSTEM.
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC. DRIP LATERAL LINES ARE NOT SHOW GOING TO EVERY PLANT FOR DESIGN CLARIFICATION ONLY AND THE CONTRACTOR SHALL ENSURE ALL PLANTS RECEIVE DRIP IRRIGATION. EQUIPMENT, PIPING AND VALVES, ETC. SHOWN WITHIN PAVED AREAS AND OUTSIDE OF THE PROPERTY BOUNDARIES ARE SHOWN FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREAS. LOCATE VALVES AND BPU'S WITHIN SHRUB AREAS SO THAT THEY ARE VISUALLY UNOBTRUSIVE.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE THEMSELVES WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, AND THROUGHOUT THE LIMITS OF WORK.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE FINAL LOCATION OF THE BPU SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 120V AC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER WITH A LICENSED ELECTRICAL CONTRACTOR. THE FINAL CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER.
- PROVIDE ELECTRICAL AND IRRIGATION SLEEVES UNDER PAVING TO ALL PLANTING AREAS.
- MAINLINE PIPING, LATERALS AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SLEEVES PRIOR TO CONCRETE BEING POURED. SLEEVES SHALL BE OF SUFFICIENT SIZE FOR DOUBLE THE REQUIRED NUMBER OF WIRES AND PIPE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT. IF NO PIPE SIZING IS SHOWN ON THE PLANS REFER TO THE PIPE SIZING SCHEDULE ON THIS SHEET FOR ADDITIONAL INFORMATION.
- IRRIGATION HEADS, VALVES, AND CONTROLLER TIMING SHALL BE ADJUSTED TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO ADJACENT CURBS, STREETS, WALKS, WALL AND EXISTING STRUCTURES. IF NECESSARY, THE CONTRACTOR SHALL ADJUST HEAD SPACING, NOZZLE ARC/TRAJECTORY, OR INSTALL ADDITIONAL HEADS TO ENSURE PROPER COVERAGE.
- IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL. IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT BACK TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT ROOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.
- THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- 24 VOLT WIRE SHALL BE TYPE "UF" 600 VOLT, SOLID COPPER, SINGLE CONDUCTOR WIRE WITH PVC INSULATION AND BEAR UL APPROVAL FOR DIRECT UNDERGROUND BURIAL. COMMON WIRE IS TO BE 10 GAUGE WHITE, CONTROL WIRE IS TO BE 12 GAUGE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10" O.C. LAY BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY USING MANUFACTURED DRY-TYPE DIRECT BURY WATERPROOF CONNECTORS. PROVIDE 24" SLACK AT EACH ELBOW IN MAIN LINE AND 30" SLACK AT EACH REMOTE CONTROL VALVE LOCATION. PULL ONE ADDITIONAL YELLOW 10 GAUGE SPARE WIRE TO THE MOST DISTANT VALVE LOCATION IN ALL DIRECTIONS OUT FROM THE CONTROLLER FOR POTENTIAL FUTURE USE. REFER TO TWO-WIRE NOTES FOR SYSTEMS UTILIZING A TWO-WIRE PATH AND DECODERS.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE/FILTERS SO THAT THE COMPONENTS ARE COMPLETELY VISIBLE. ALL PEA GRAVEL AND/OR DEBRIS TO BE CLEARED FROM TOP OF VALVE/FILTERS AND THE LIP OF THE VALVE BOX.
- ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT DIES DUE TO EMITTER CLOGGING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- ALL VALVE BOXES TO HAVE OVERLAPPING LIDS WITH LOCKING BOLTS. ALL VALVE BOXES LOCATED WITHIN PLANTING AREAS SHALL BE DESERT TAN IN COLOR, ALL BOXES LOCATED WITHIN TURF AREAS SHALL BE FOREST GREEN. WHEN RECLAIMED WATER IS USED REFER TO RECLAIMED WATER USE NOTES FOR ADDITIONAL INFORMATION ON VALVE BOX COLOR.
- THE UNDERGROUND EXTERIOR OF ALL IRRIGATION BOXES SHALL BE WRAPPED IN A WEED-BARRIER LANDSCAPE FABRIC PRIOR TO BACKFILLING FOR A WEED FREE ENVIRONMENT ON THE INTERIOR OF THE BOXES.
- THIS IRRIGATION DESIGN IS BASED UPON USING THE SPECIFIED EQUIPMENT IN THE INSTALLATION/FABRICATION OF THE SYSTEM. CONTRACTOR, UPON APPROVAL OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MAY SUBSTITUTE PRODUCTS/MANUFACTURERS AS LONG AS ANY CHANGED EQUIPMENT MEETS OR EXCEEDS THE SPECIFICATIONS OF THE ORIGINALLY LISTED ITEM. CONTRACTOR TO BE RESPONSIBLE TO ENSURE THAT THE IRRIGATION SYSTEM OPERATES AT OPTIMUM SERVICE LEVEL.
- THE SYSTEM, UPON COMPLETION, SHALL PROVIDE 100% WATER COVERAGE TO ALL NEWLY INSTALLED VEGETATION. IF EXISTING PLANT MATERIAL IS TO REMAIN ON SITE, THE NEW IRRIGATION SYSTEM SHALL BE MODIFIED IN THE FIELD BY THE LANDSCAPE CONTRACTOR TO INCLUDE ALL EXISTING MATERIAL ON THE NEWLY INSTALLED AUTOMATIC IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR THE INITIAL PROGRAMMING OF THE CONTROLLER AND SHALL WARRANTY THE SYSTEM TO BE FULLY FUNCTIONAL UPON PROJECT COMPLETION.

## IRRIGATION WARRANTY NOTES

- AS PART OF THE BASE BID, ALL IRRIGATION SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- IRRIGATION MAINTENANCE DURING ALL GUARANTEE PERIODS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE.
- AS PART OF THE ORIGINAL CONTRACT, THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS OF THE FIELD INSTALLED IRRIGATION SYSTEM LAYOUT. THESE AS-BUILT DRAWINGS SHALL BE PREPARED AND MAINTAINED AS WORK PROGRESSES ON-SITE. FINAL AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK. REFER TO IRRIGATION NOTES FOR ADDITIONAL INFORMATION ON WHAT IS TO BE INCLUDED IN THE IRRIGATION AS-BUILT DRAWINGS.
- LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.

## PIPE SIZING SCHEDULE

ALL WATER SERVICES TO BE TYPE K COPPER. MAINLINE LESS THAN 3" SHALL BE A MINIMUM SCHEDULE 40 SOLVENT WELD. ALL MAINLINE PIPE 3" AND LARGER SHALL BE A MINIMUM CLASS 200 'RING TITE' PIPE WITH DUCTILE IRON FITTINGS AND THRUST BLOCKING. ALL 1/2" LATERAL PIPE SHALL BE A MINIMUM CLASS 315 SOLVENT WELD. ALL LATERAL PIPE 3/4" AND ABOVE SHALL BE A MINIMUM CLASS 200 SOLVENT WELD. THE FOLLOWING PIPE SIZES ARE THE MINIMUM SIZES ALLOWED, PIPE SIZES SHOWN ON THE PLANS MAY BE LARGER TO COMPENSATE FOR HYDRAULIC LOSSES.

### TYPE K COPPER

Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 3	1/2"	7 - 12	1"	27 - 47	2"
4 - 5	5/8"	13 - 18	1-1/4"	48 - 72	2-1/2"
6	3/4"	19 - 26	1-1/2"	73 - 103	3"

### SCHEDULE 40

Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 4	1/2"	14 - 23	1-1/4"	53 - 74	2-1/2"
5 - 8	3/4"	24 - 31	1-1/2"		
9 - 13	1"	32 - 52	2"		

### CLASS 200 & 315

Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size	Flow (GPM)	Pipe Size
0 - 5	1/2"	28 - 35	1-1/2"	83 - 122	3"
6 - 10	3/4"	36 - 56	2"	123 - 203	4"
11 - 17	1"	57 - 82	2-1/2"	204 - 440	6"
18 - 27	1-1/4"				

## EMITTER SCHEDULE

ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT TO BE LOCATED AT THE PLANT BALL WITH ADDITIONAL POINTS WITHIN THE PLANT PIT PERIMETER AS DETAILED. "NOTE" ALL CACTI SHALL BE PLACED ON TREE ZONES TO PROMOTE DEEPER, LESS FREQUENT WATERINGS.

PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	GPH PER OUTLET	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
TREE	15 GAL.	1 MULTI	2 GPH	2	4 GPH
TREE	24" / 30" BOX	1 MULTI	2 GPH	3	6 GPH
TREE	36" / 42" BOX	2 MULTI	2 GPH	4	8 GPH
TREE	48" BOX	2 MULTI	2 GPH	6	12 GPH
TREE	54" / 60" BOX	3 MULTI	2 GPH	8	16 GPH
TREE	68" / 72" BOX	4 MULTI	2 GPH	10	20 GPH
TREE	78" / 84" BOX	4 MULTI	2 GPH	12	24 GPH
TREE	90" / 96" BOX	5 MULTI	2 GPH	16	32 GPH
SHRUB	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
SHRUB	5 GAL.	1 SINGLE	1 GPH	1	1 GPH
GROUND COVER	1 GAL.	1 SINGLE	1 GPH	1	1 GPH

## SLEEVING SCHEDULE

ALL SLEEVING SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH A MIN. OFFSET AT ALL JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF THE IRRIGATION LINES. MAINLINE PIPE, LATERAL PIPE, AND CONTROL WIRE SHALL BE PLACED IN SEPARATE SLEEVES. EXTEND ALL SLEEVES AT LEAST 12" BEYOND THE EDGES OF THE PAVEMENT AND "MARK" LOCATION BY DRIVING A 12" REBAR STAKE NEAR THE END OF EACH SLEEVE (TOP OF REBAR STAKE SHALL BE A MIN. OF 6" BELOW FINISH GRADE). SIZE OF SLEEVES SHALL BE AS FOLLOWS:

PIPE SIZE	SLEEVE SIZE	PIPE SIZE	SLEEVE SIZE
1/2" to 1"	2" MINIMUM	4"	8" MINIMUM
1-1/4" to 1-1/2"	3" MINIMUM	6"	12" MINIMUM
2"	4" MINIMUM	WIRE SLEEVE	2" MINIMUM
2-1/2" to 3"	6" MINIMUM		

## VALVE BOX BRANDING

ALL VALVE BOXES SHALL BE CARSON (WITH LOCKING BOLT) OR APPROVED EQUAL. ALL VALVE BOXES SHALL BE BRANDED WITH 1-1/2" LETTERS AS SHOWN BELOW. BOXES SHALL BE GREEN IN TURF AREAS AND TAN IN ROCK OR BARK MULCH. IF IRRIGATION SYSTEM IS USING RECLAIMED WATER, ALL VALVE BOXES SHALL BE PURPLE.

SYMBOL	TYPE OF VALVE	SYMBOL	TYPE OF VALVE
BV	BALL VALVE	VALVE #	VALVE
GV	GATE VALVE	QCV	QUICK COUPLER VALVE
WS	WIRE SPLICE	MV	MASTER VALVE
FC	FLUSH CAP	FS	FLOW SENSOR

## IRRIGATION MATERIAL SCHEDULE

### NOTE:

THIS IRRIGATION SYSTEM TO USE THE FOLLOWING EQUIPMENT OR APPROVED EQUAL. REFER TO IRRIGATION DETAILS, NOTES AND SCHEDULES FOR ADDITIONAL INFORMATION. N/S: DENOTES SYMBOL NOT SHOWN ON PLANS FOR CLARITY.

- WATER METER: BY OTHERS. COORDINATE INSTALLATION WITH OWNER'S AUTHORIZED REPRESENTATIVE. SIZE AS INDICATED.
- CONTROLLER: HUNTER PRO-C. MINIMUM STATIONS PER PLAN. X = CONTROLLER I.D. MINIMUM STATIONS PER PLAN. X = CONTROLLER I.D. FINAL LOCATION TO BE DETERMINED IN FIELD BY OWNER AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. REFER TO DETAILS 4, 11, & 12 / L7.01.
- BACKFLOW PREVENTION UNIT: FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY w/ 650A WYE STRAINER (20 MESH). SIZE PER PLANS. ASSEMBLY TO BE PLACED IN A GUARD SHACK ENCLOSURE BY BPOI. REFER TO DETAIL 3 / L7.01.
- ISOLATION GATE VALVE: NIBCO T-113-K SERIES FOR MAINLINE 3" & UNDER, NIBCO P-619-RW SERIES FOR MAINLINE OVER 3", LINE SIZE. REFER TO DETAIL 7 / L7.01.
- REMOTE CONTROL VALVE w/ PRESSURE REGULATOR & WYE FILTER: HUNTER ICV-xxxG-FS SERIES. SELF-CLEANING ELECTRIC REMOTE CONTROL VALVE w/ SENNINGER PMR-MF-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) & 3/4" AG PRODUCTS WYE FILTER w/ 150 MESH SCREEN. INSTALL ONE NIBCO 4660 SERIES ISOLATION BALL VALVE FROM EACH CONTROL VALVE FOR ISOLATION PURPOSES, TYP. REFER TO DETAILS 5 & 6 / L7.01. \*NOTE\* USE PRL-30 3/4" PRESET PRESSURE REGULATOR (30 P.S.I.) FOR FLOWS UNDER 2 G.P.M.
- QUICK COUPLER VALVE: HUNTER HQ-44-LRC WITH HK COUPLER KEY AND HS HOSE SWIVEL. REFER TO DETAIL 11 / L7.01.
- END FLUSH CAP: REFER TO DETAIL 10 / L7.01.

N/S (0.5, 1.0, 2.0, 4.0, 6.0 G.P.H.) DRIP EMITTER, SINGLE PORT: HUNTER HEB-xx SERIES, SINGLE PORT DRIP EMITTER. INSTALL HUNTER HE-DIFF DIFFUSER CAPS AT ALL EMISSION POINTS. REFER TO DETAIL 8 / L7.01.

N/S (0.5, 1.0, 2.0 G.P.H.) DRIP EMITTER, MULTI-PORT: HUNTER MPE-xx SERIES, MULTI-PORT DRIP EMITTER. INSTALL HUNTER HE-DIFF DIFFUSER CAPS AT ALL EMISSION POINTS. REFER TO DETAIL 9 / L7.01.

N/S DISTRIBUTION TUBING (SPAGHETTI): HUNTER HOPE-250-xxx 1/4" POLYETHYLENE TUBING.

N/S VALVE BOX: CARSON (w/ LOCKING BOLT) OR APPROVED EQUAL.

(25 G.P.M.) ROOT ZONE WATERING SYSTEM: HUNTER RZWS-36-25-CV ROOT ZONE WATERING SYSTEM. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE THESE RZWS AT 30 P.S.I. REFER TO DETAIL ? / L7.??.

(1.0 G.P.M.) BUBBLER: HUNTER PROS-04-PRS30-CV-PCN-10 FULL CIRCLE BUBBLER. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE THESE BUBBLERS AT 30 P.S.I. REFER TO DETAIL ? / L7.??.

————— WATERLINE, BY OTHERS

————— MAINLINE PIPE - SCH. 40 / CLASS 200, 1" MIN.

----- LATERAL LINE (TREE) - CLASS 200, 3/4" MIN.

----- LATERAL LINE (POT) - CLASS 200, 3/4" MIN.

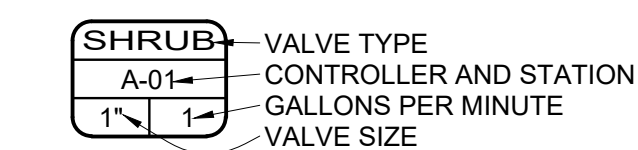
----- LATERAL LINE (ANNUAL) - CLASS 200, 3/4" MIN.

----- LATERAL LINE (CITRUS) - CLASS 200, 3/4" MIN.

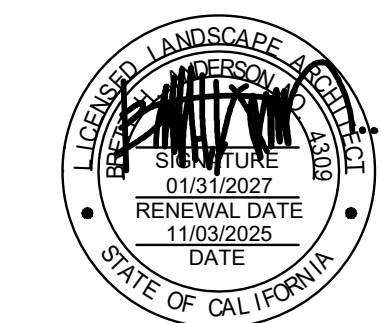
==== PVC SLEEVE: SCHEDULE 40 PVC SLEEVE, 2" MIN. SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS. REFER TO DETAIL 2 / L7.02.

==== WIRE SLEEVE: SCHEDULE 40 PVC SLEEVE, 2" MIN. SIZE PER SLEEVING SCHEDULE AND/OR IRRIGATION PLANS. REFER TO DETAIL 2 / L7.02.

### VALVE TAG:



4900 N. Scottsdale Road  
Scottsdale, Arizona 85251  
Tel: 480.994.0994  
www.rviplaning.com



Contact California 811 at least two full working days before you begin excavation



Call 811 or click California811.org

BLACK ROCK COFFEE BAR  
TEMECULA, CALIFORNIA

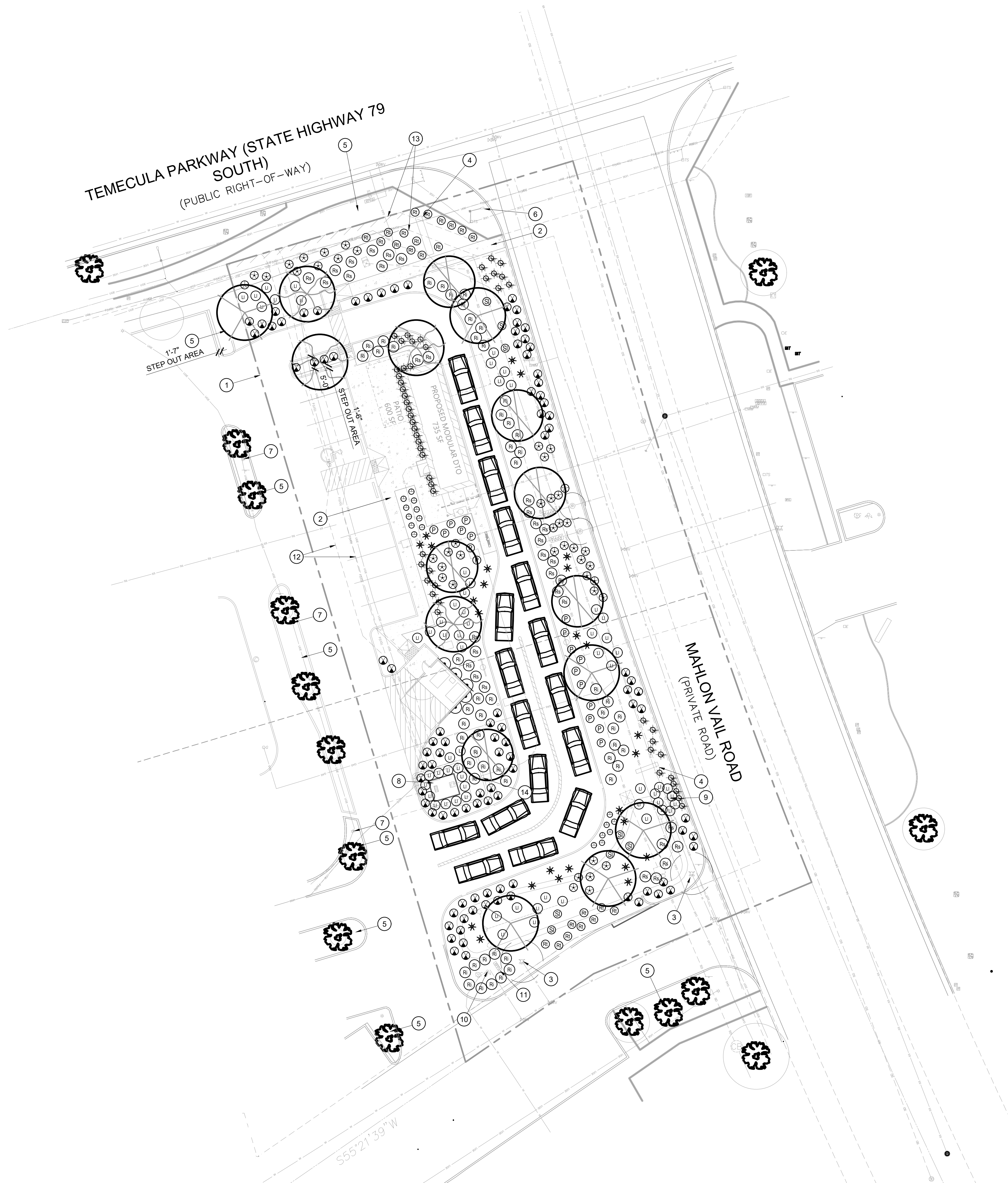
PROJECT NO: 25000908  
DATE: 01/28/2026  
DRAWN: FA  
REVIEWED: BA

### REVISIONS

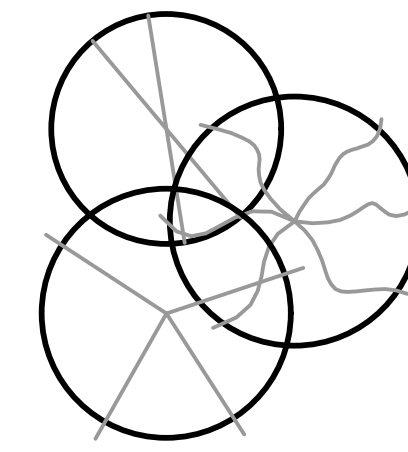
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## IRRIGATION NOTES

# L0.03



### LANDSCAPE MATERIAL SCHEDULE



TREES	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Chilopsis linearis</i> DESERT WILLOW	15' x 10'	24" Box	6	LOW
	<i>Olea europaea 'Wilsonii'</i> WILSONII OLIVE	25' x 25'	24" Box	4	LOW
	<i>Platanus acerifolia 'Columbia'</i> LONDON PLANE TREE	40' x 30'	24" Box	6	MODERATE

SHRUBS & ACCENTS	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Anigozanthus flavidus 'Velvet'</i> KANGAROO PAW	1' x 1'	1 GAL.	17	LOW
	<i>Dianella caerulea</i> CASSA BLUE FLAX LILY	1' x 1'	1 GAL.	52	LOW
	<i>Leucophyllum langmaniae</i> LITTLE LYNN PPAF	4' x 4'	5 GAL.	63	LOW
	<i>Phormium tenax 'Bronze'</i> NEW ZEALAND FLAX	3' x 3'	5 GAL.	26	MODERATE
	<i>Rhaphiolepis indica 'Dwarf Pink'</i> INDIAN HAWTHORN	3' x 3'	5 GAL.	55	MODERATE
	<i>Rosa 'KORbin'</i> ICEBERG ROSE	3' x 3'	5 GAL.	33	MODERATE
	<i>Salvia leucantha</i> MEXICAN BUSH SAGE	3' x 3'	5 GAL.	8	LOW
	<i>Westringia fruticosa 'Blue Gem'</i> BLUE GEM COAST ROSEMARY	4' x 3'	5 GAL.	44	LOW

GROUNDCOVERS / VINES	BOTANICAL / COMMON NAME	H x W	SIZE	QTY.	WATER USE DESIGNATION
	<i>Lantana montevidensis</i> PURPLE TRAILING LANTANA	2' x 6'	1 GAL.	18	LOW
	<i>Macfadyena unguis-cati</i> YELLOW TRUMPET VINE	10' x 25'	5 GAL.	5	LOW
	<i>Myoporum parvifolium</i> MYOPORUM	6' x 9'	1 GAL.	104	LOW
	<i>Rosmarinus officinalis</i> TRAILING ROSEMARY	2' x 4'	1 GAL.	24	LOW

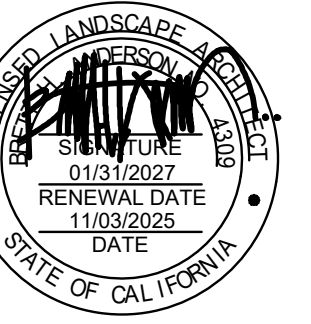
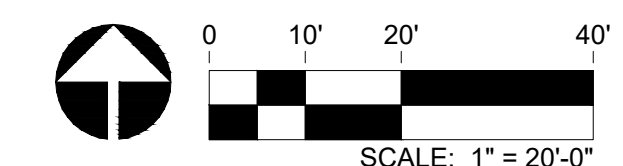
INERTS	ITEM	QTY.	COMMENTS
	MULCH TO MATCH EXISTING SHOPPING CENTER		MIN. 3" LAYER OF MEDIUM GRADE ORGANIC BARK MULCH INSTALLED UNDER ALL SHRUBS. GC PLANTED FROM FLATS. MULCH DEPTH SHALL BE NO LESS THAN 1.5".

#### PLANTING NOTES:

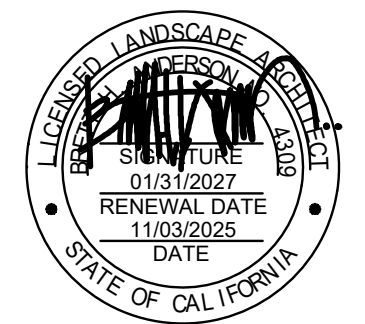
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; A MINIMUM OF 10' AWAY FROM UTILITY POLES; AND A MINIMUM OF 2' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS.
- AREA OF EXISTING SHRUBS UP TO THE EXISTING WALKWAY SHALL BE REMULCHED AND ATTACHED TO THE NEW IRRIGATION SYSTEM AS NEEDED.

### LANDSCAPE KEYNOTES

- PROPERTY LINE
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- EXISTING FIRE HYDRANT
- EXISTING MONUMENT SIGN
- EXISTING LANDSCAPE
- EXISTING STREET LIGHT
- EXISTING AREA LIGHT
- EXISTING ELECTRICAL TRANSFORMER AND VAULT, SEE CIVIL PLANS
- EXISTING ELECTRICAL PULL BOX
- EXISTING POST INDICATOR VALVE
- EXISTING DOUBLE CHECK VALVES
- EXISTING P.U.E (RECORDING NO. 202-0089544)
- EXISTING P.U.E (RECORDING NO. 2004-587426)
- EXISTING CONCRETE CURB TO DEMOLISHED (SEE CIVIL PLANS)



REVISIONS
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**BLACK ROCK COFFEE BAR**  
 TEMECULA, CALIFORNIA

PROJECT NO: 25000908  
 DATE: 01/28/2026  
 DRAWN: FA  
 REVIEWED: BA

REVISIONS

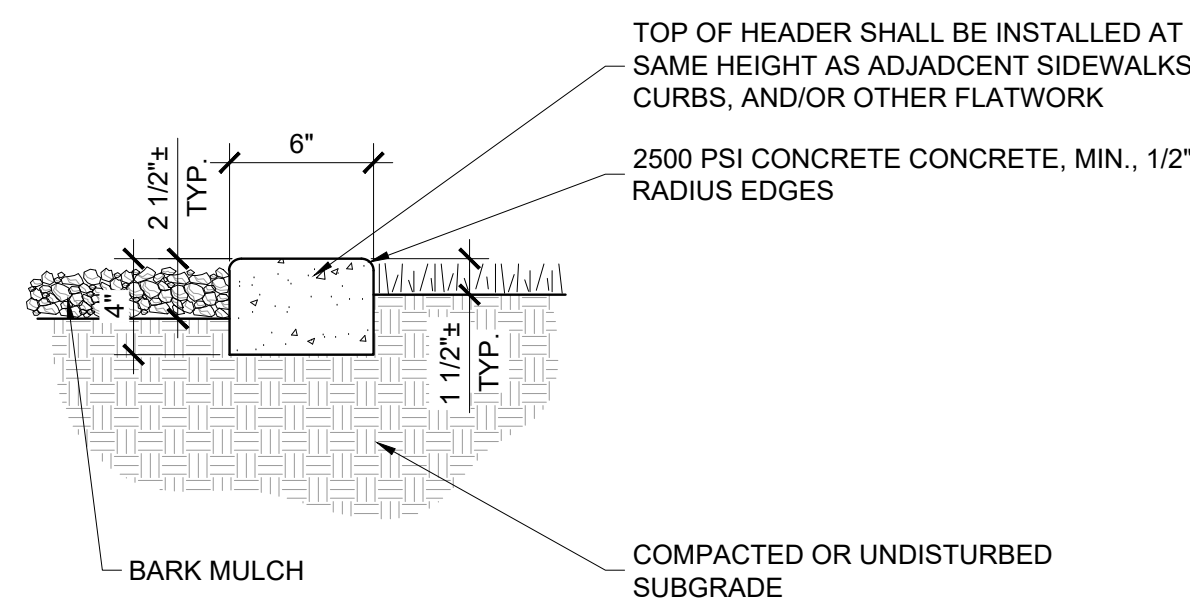
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**PLANTING DETAILS**

**L5.01**

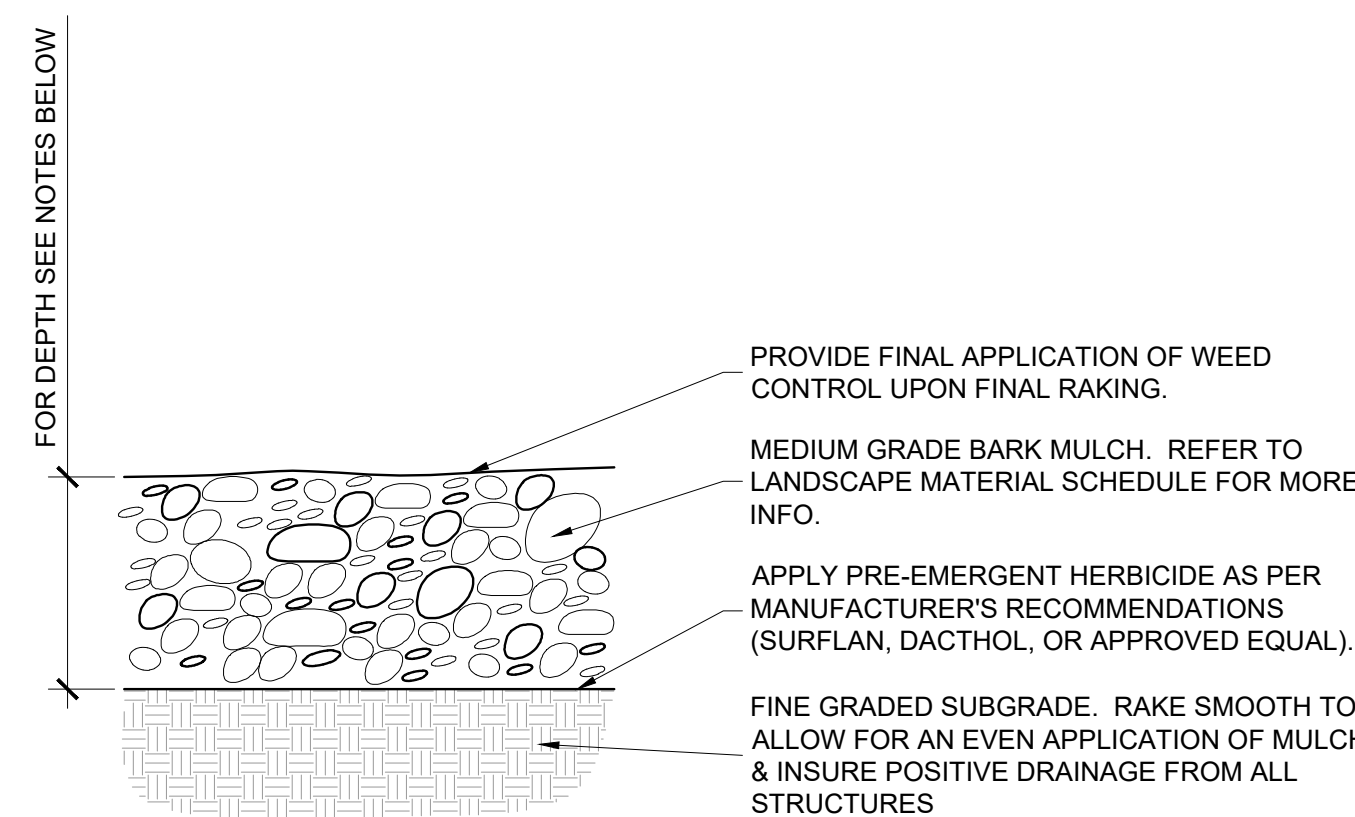
**NOTE:**

- Primary control joints occur at 10'-0" o.c. Expansion joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
- Landscape contractor to show layout of header w/ marking paint or 1/2" pvc tubing for owner approval prior to initial pour.
- All curved headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
- All curbing & headers shall not impede onsite drainage flows. Should this occur, provide swale depressions as required.



**6 6" x 4" EXTRUDED CONCRETE HEADER**

SCALE: NTS



**NOTE:**

- The finish grade of landscape areas receiving bark mulch must be graded 3-1/2" below concrete or other adjacent paved surfaces prior to installation of the mulch under shrubs, and 1 1/2" under groundcover from flats.
- Contractor to provide bark mulch sample to owner prior to installation for approval.
- Contractor to be responsible for any variation from approved mulch.
- Contractor to provide two separate applications of pre-emergent. DO NOT APPLY PRE-EMERGENT IN AREAS TO BE HYDROSEEDDED.
- Medium grade organic bark mulch to be min. 3" depth under shrub, and 1 1/2" under groundcover from flat.

**5 BARK MULCH**

SCALE: NTS



**SINGLE TRUNK**

**DOUBLE TRUNK**

- NEW 1/2" RUBBER HOSE, 18" MIN., TYP.
- NEATLY TWIST GUY WIRE A MIN. OF 5 TIMES AT ALL LOCATIONS & BEND DOWN, TYP.
- #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.
- WRAP WIRE AROUND LODGEPOLE A MINIMUM OF 5 TIMES & BEND DOWN, TYP.

- 2"Ø x 8' LODGEPOLE PINE STAKES FOR 24" BOX TREES OR SMALLER. 2"Ø x 10' LODGEPOLE PINE STAKES FOR 36" BOX TREES. DRIVE STAKES INTO GROUND, 6" MIN. BELOW ROOTBALL, TYP.

- TREE TRUNK, MULTI-TRUNKED TREES SHALL HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.
- ONE CONTINUOUS PIECE OF #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

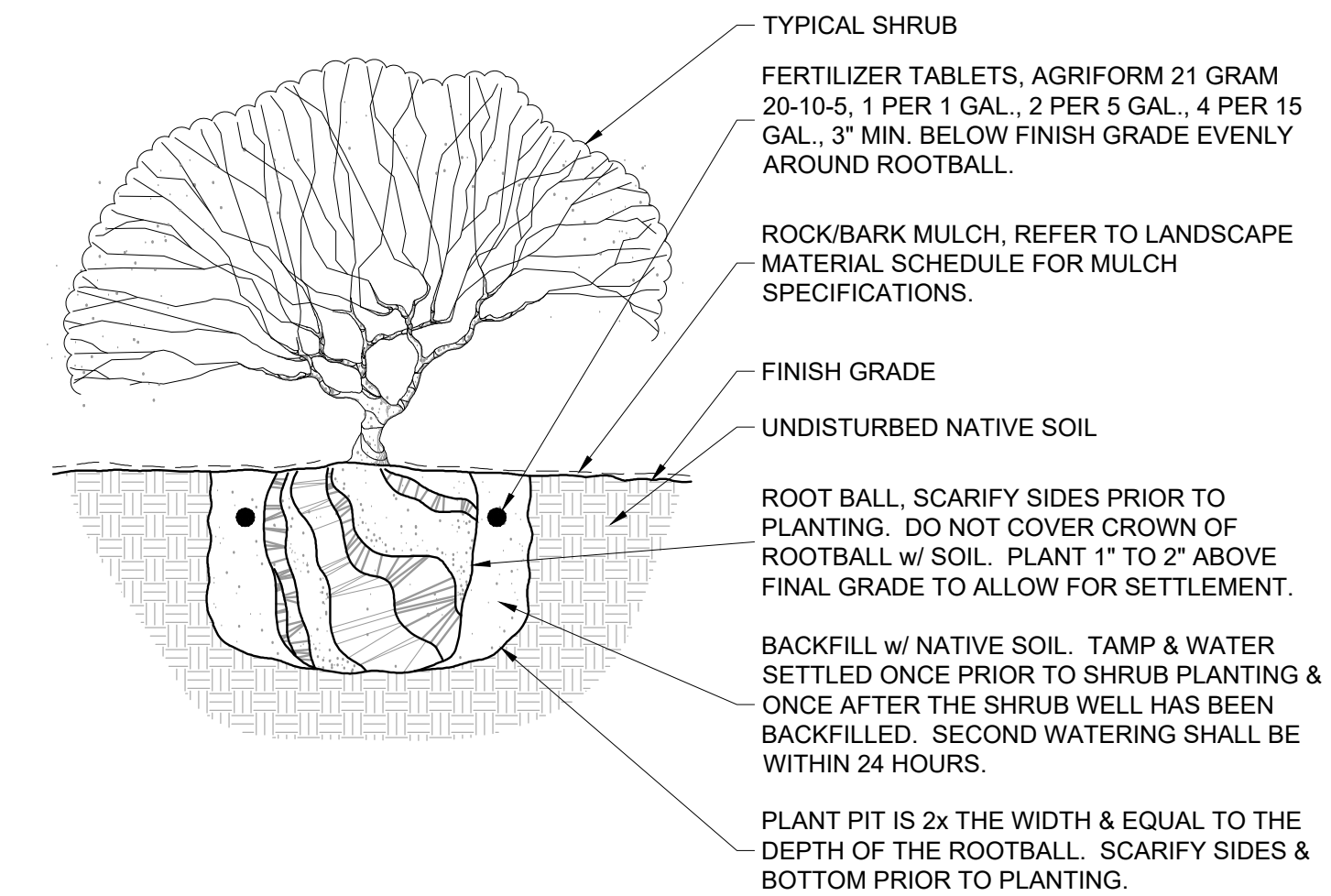
**MULTI-TRUNK**

**4 TREE STAKING**

SCALE: NTS

**3 NOT IN USE**

SCALE: NTS



**2 SHRUB PLANTING**

SCALE: NTS

**NOTE:**

- Plants delivered w/ cracked or broken containers will be rejected.
- Thin, tall trees may need more than one tie.
- Remove nursery stake after planting.

- 12 GA. PLASTIC COATED MULTI STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.

- (2) 2"Ø x 8' LODGEPOLE PINE STAKES FOR 24" BOX OR SMALLER TREES. (2) 2"Ø x 10' LODGEPOLE PINE STAKES FOR 36" BOX TREES. (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL MORE INFORMATION.

- FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER, 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.

- BARK MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.

**FINISH GRADE**

- BACKFILL w/ NATIVE SOIL. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.

**UNDISTURBED NATIVE SOIL**

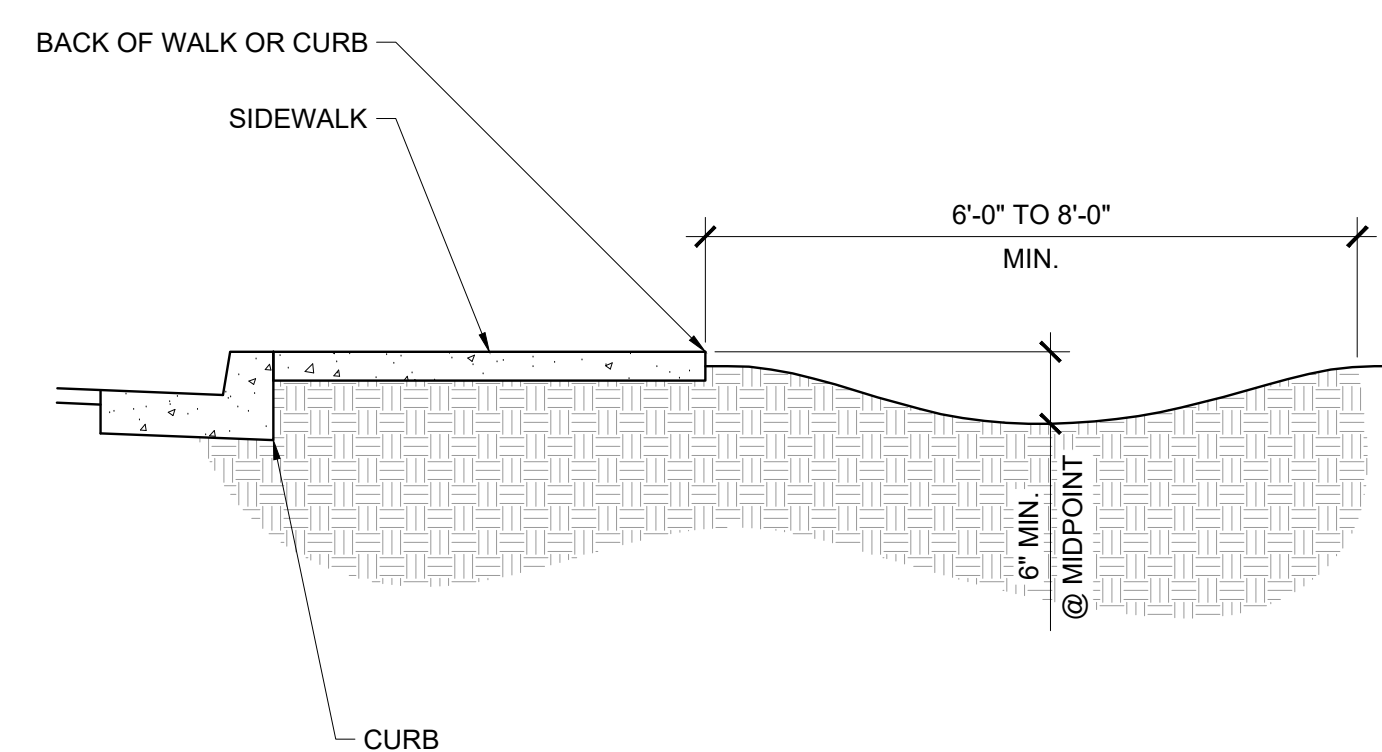
- PLANT PIT IS 3x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

- ROOT BALL. SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

\* Please note that the City of Temecula requires the trees to be guyed at top and bottom locations

**1 TREE PLANTING**

SCALE: NTS

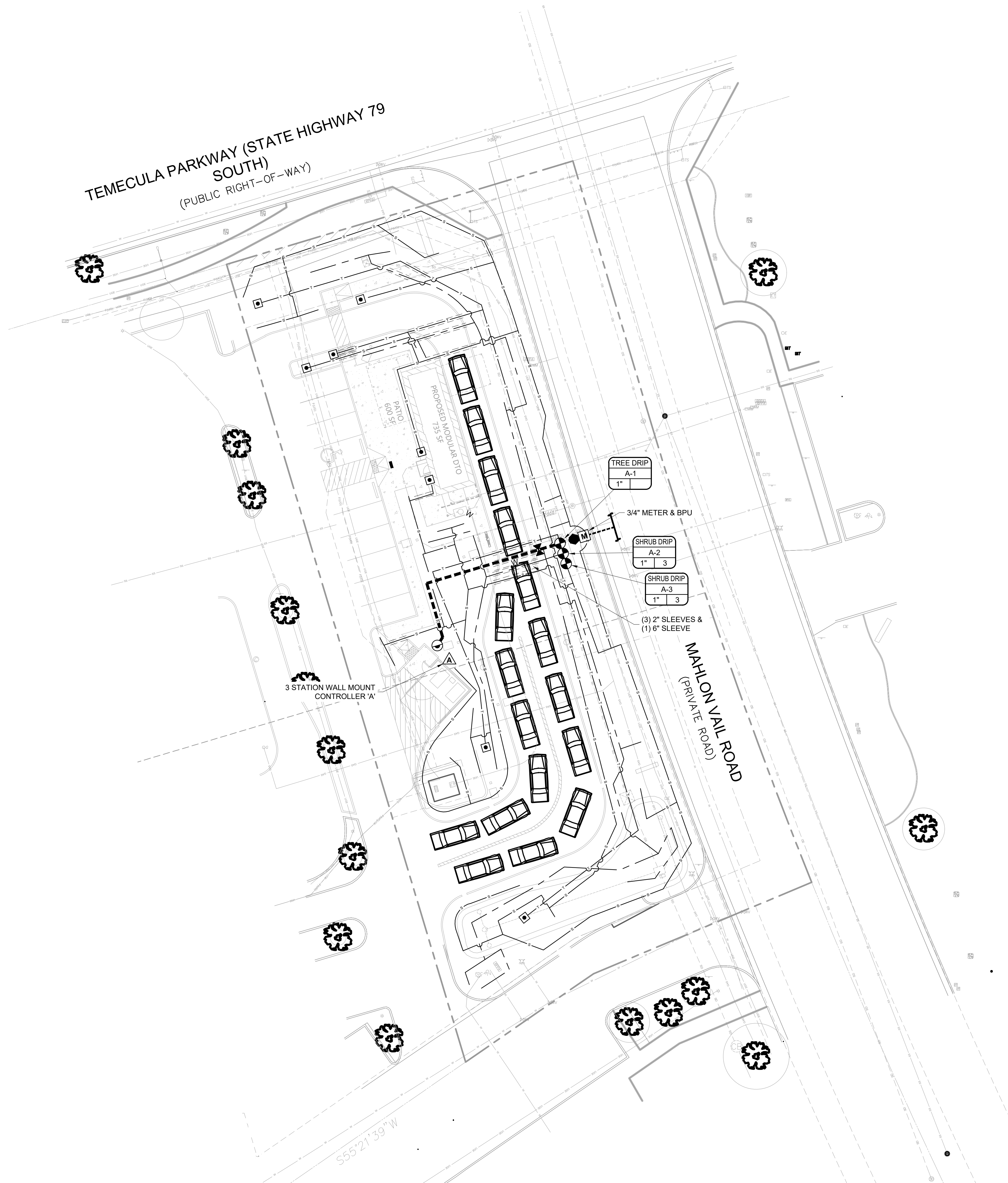


**7 SWALE AT WALK OR CURB**

SCALE: NTS

**NOTE:**

- Finish grade to be 3 1/2" below top of walk before installation of bark mulch.



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
	WATER METER, BY OTHERS
	BACKFLOW PREVENTION UNIT, REFER TO DETAIL 3 / L7.01 & 1 / L7.02
	HUNTER PRO-C WALL MOUNT CONTROLLER, REFER TO DETAIL 4 / L7.01
N/S	WIRELESS RAIN/FREEZE SENSOR, REFER TO DETAIL 3 / L7.02 (FIELD LOCATE)
	GATE VALVE, REFER TO DETAIL 7 / L7.01
	QUICK COUPLING VALVE, REFER TO DETAIL 11 / L7.01
	REMOTE CONTROL VALVE w/ PRESSURE REGULATING BASKET FILTER, REFER TO DETAIL 5 & 6 / L7.01
	END FLUSH CAP, REFER TO DETAIL 10 / L7.01
N/S	SINGLE-PORT EMITTERS, REFER TO DETAIL 8 / L7.01
N/S	MULTI-PORT EMITTERS, REFER TO DETAIL 9 / L7.01
---	WATERLINE (POINT OF CONNECTION)
---	WATER SERVICE - TYPE 'K' COPPER, 3/4" MIN.
---	MAINLINE - SCH. 40 / CLASS 200, 1" MIN.
---	LATERAL LINE (TREE) - CLASS 200, 3/4" MIN.
---	LATERAL LINE (SHRUB - LOW WATER USE) - CLASS 200, 3/4" MIN.
---	LATERAL LINE (SHRUB - MODERATE WATER USE) - CLASS 200, 3/4" MIN.
---	PVC SLEEVE - SCH. 40, 2" MIN. REFER TO DETAIL 2 / L7.02.
---	PVC WIRE SLEEVE - SCH. 40, 2" MIN. REFER TO DETAIL 2 / L7.02.

**VALVE TAG:**

SHRUB	VALVE TYPE
A-01	CONTROLLER AND STATION
1"	GALLONS PER MINUTE
5"	VALVE SIZE

**IRRIGATION DESCRIPTION:**  
 A NEW DRIP IRRIGATION SYSTEM WITH POINT SOURCE EMITTERS TO ALL TREES AND SHRUBS. A WATER WISE IRRIGATION CONTROLLER TO BE INSTALLED ON THE PROJECT FOR WATER EFFICIENCY. NO OVERHEAD IRRIGATION WILL BE USED ON THE PROJECT.

**Appendix A  
 Water Efficient Landscape Worksheet**

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET<sub>o</sub>) 55.9

Hydrozone # / Planting Description <sup>1</sup>	Plant Factor (PF)	Irrigation Method <sup>2</sup>	Irrigation Efficiency (IE) <sup>3</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>4</sup>
<b>Regular Landscape Areas</b>							
LOW	2	DRIP	.75	.15	11,645	1,747	61,414
MEDIUM	5	DRIP	.75	.375	3,000	1,125	39,549
				Totals	( <sup>A</sup> ) 14,645	( <sup>B</sup> ) 2,872	
<b>Special Landscape Areas</b>							
				Totals	( <sup>C</sup> ) 0	( <sup>D</sup> ) 0	
						<b>ETWU Total</b>	100,963
						<b>Maximum Allowed Water Allowance (MAWA)<sup>5</sup></b>	231,665

<sup>1</sup>Hydrozone #/Planting Description  
 E.g. 1) lawn  
 2) low water use plantings  
 3) medium water use plantings

<sup>2</sup>Irrigation Method  
 overhead spray  
 or drip

<sup>3</sup>Irrigation Efficiency  
 0.75 for spray head  
 0.51 for drip

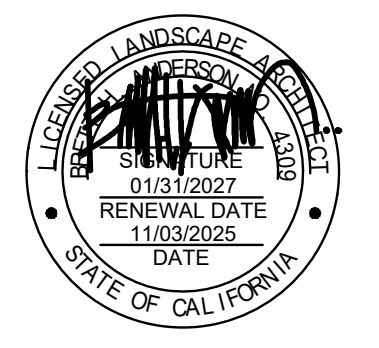
<sup>4</sup>ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>5</sup>MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .15 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

<b>Regular Landscape Areas</b>	
Total ETAF x Area	(B)
Total Area	(A)
<b>All Landscape Areas</b>	
Total ETAF x Area	(B+D)
Total Area	(A+C)
<b>Sitewide ETAF</b>	<b>(B+D) ÷ (A+C)</b>

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



**BLACK ROCK COFFEE BAR**  
 TEMECULA, CALIFORNIA

PROJECT NO: 25000908  
 DATE: 01/28/2026  
 DRAWN: FA  
 REVIEWED: BA

**REVISIONS**

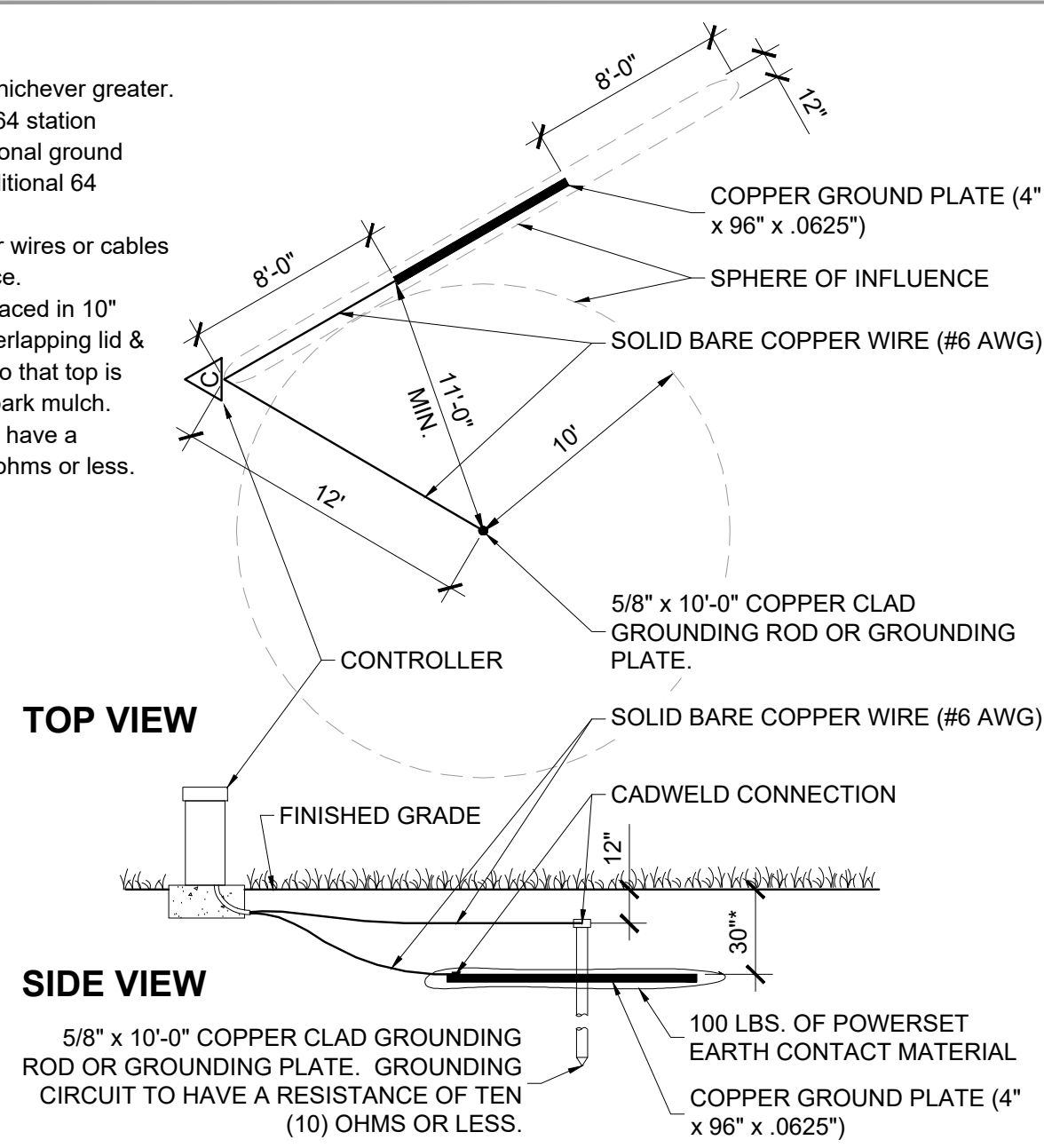
1	
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**IRRIGATION PLAN**

**L6.01**

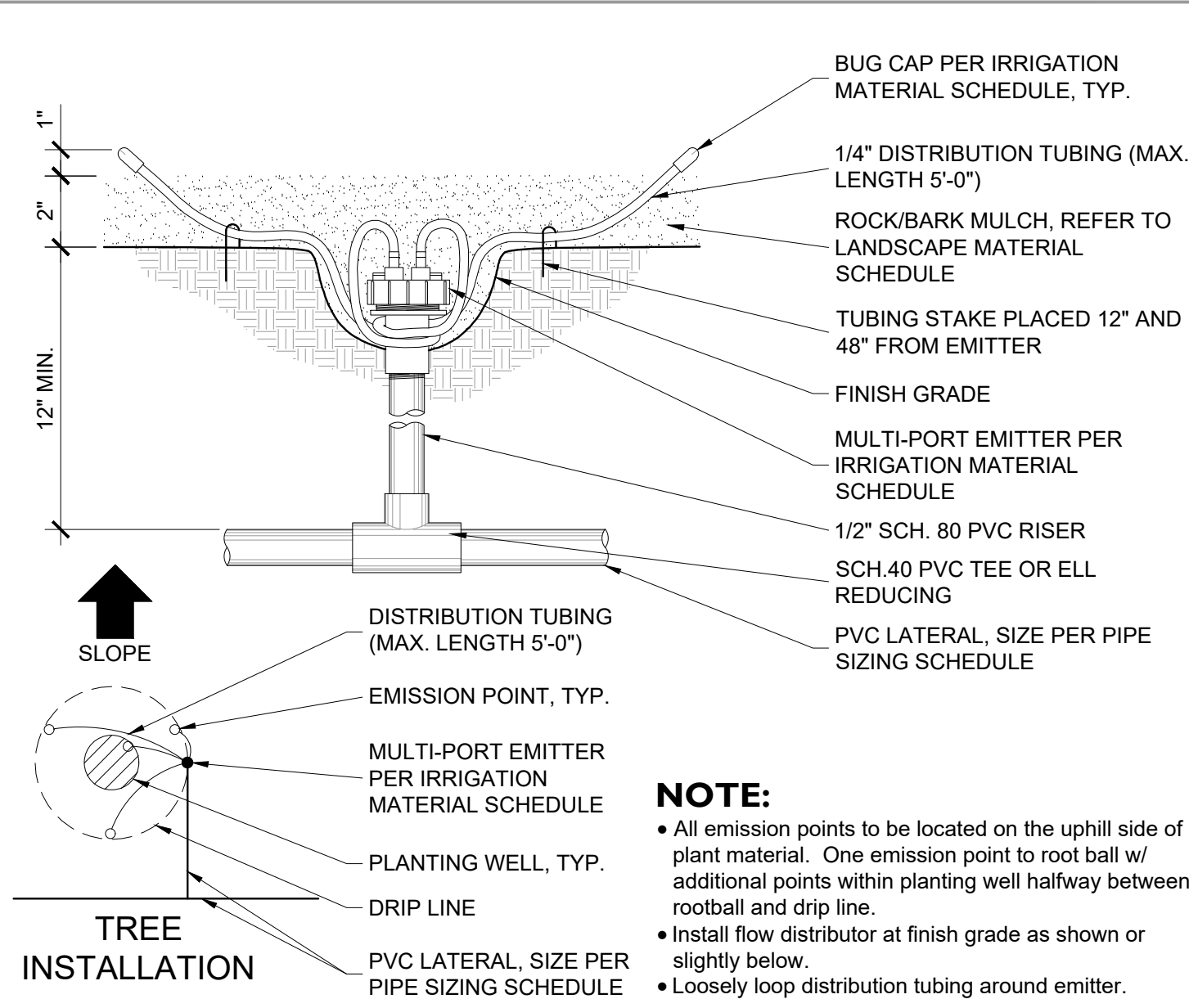
**NOTE:**

- \*Or below frost line, whichever greater.
- Installation shown for 64 station capacity. Install additional ground plate/rod for every additional 64 stations.
- do not install any other wires or cables w/in sphere of influence.
- Ground rod shall be placed in 10" round valve box w/ overlapping lid & locking bolt - set box so that top is flush w/ layer of rock/bark mulch.
- Grounding circuit shall have a resistance of ten (10) ohms or less.



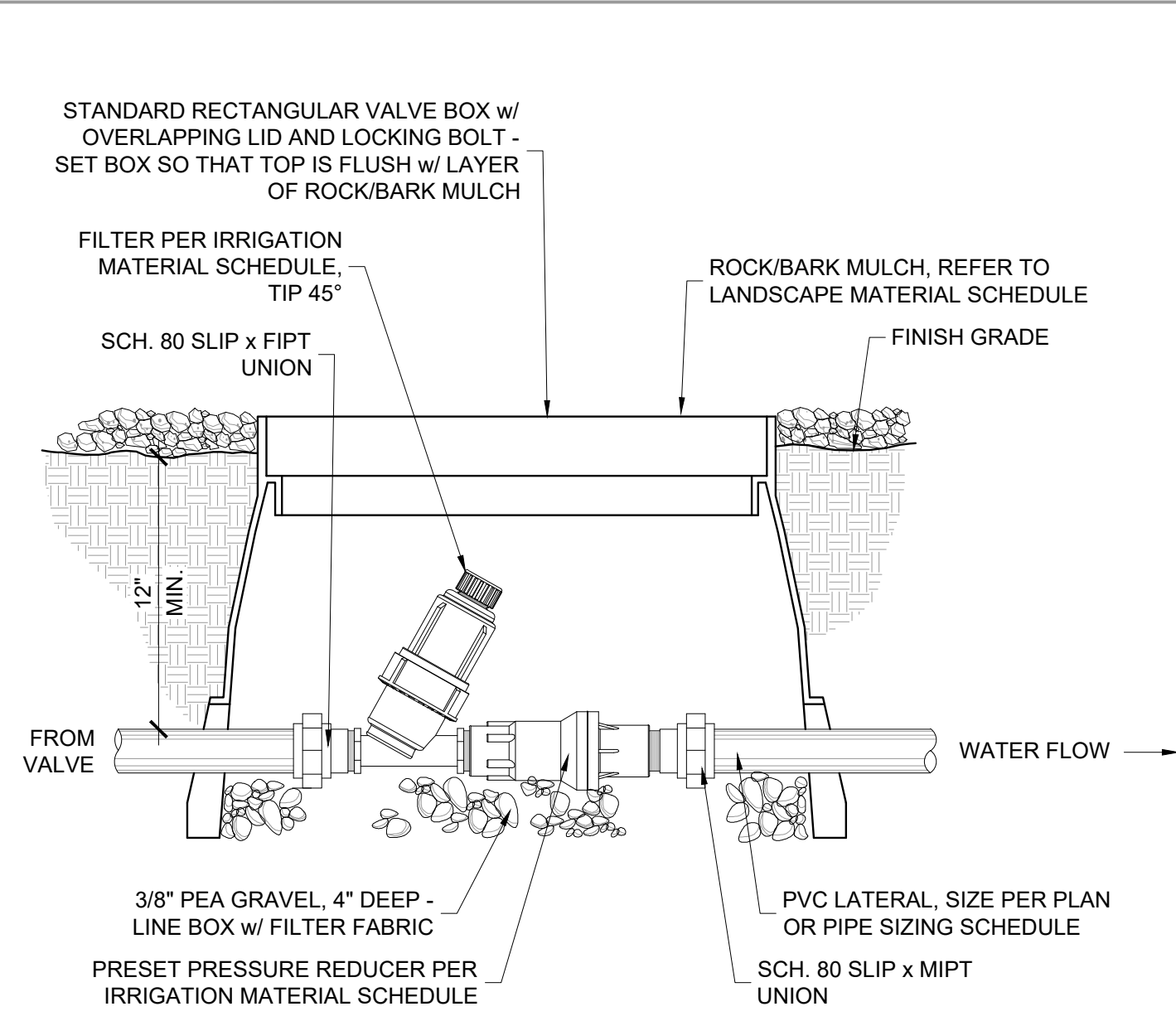
**12 CONTROLLER GROUNDING**

SCALE: NTS



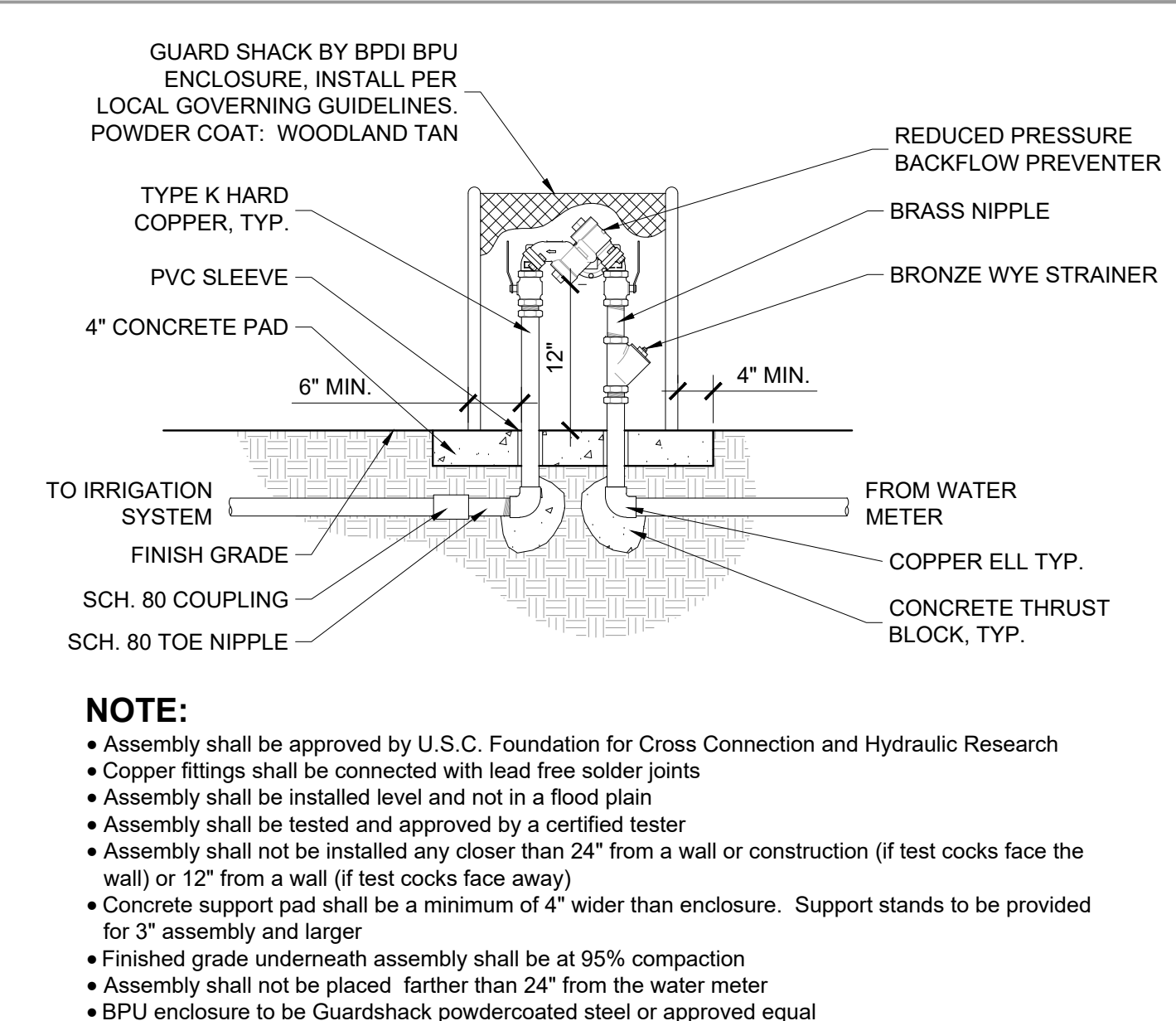
**9 MULTI-PORT EMITTER (TREES)**

SCALE: NTS



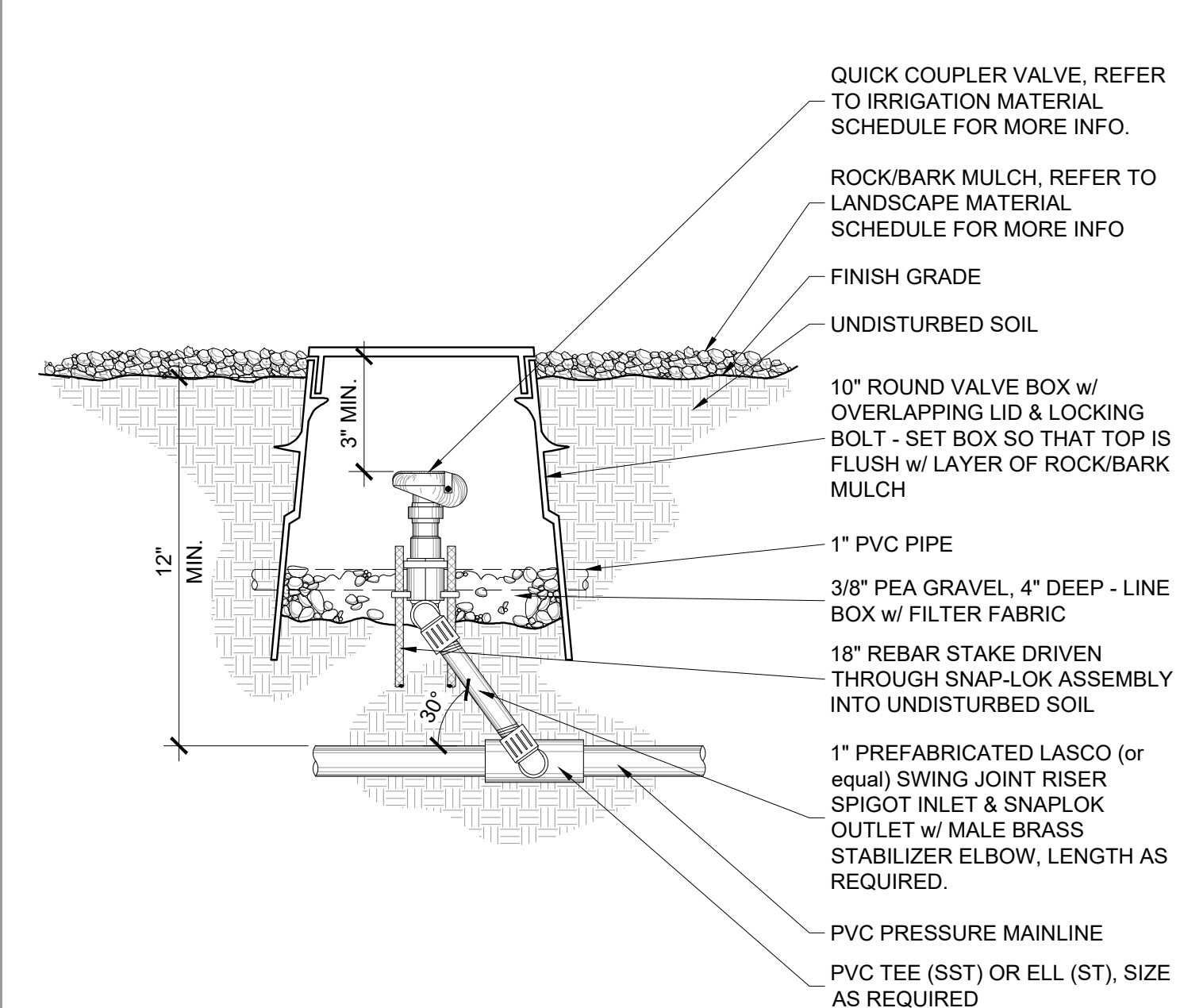
**6 PRESSURE REGULATOR & FILTER**

SCALE: NTS



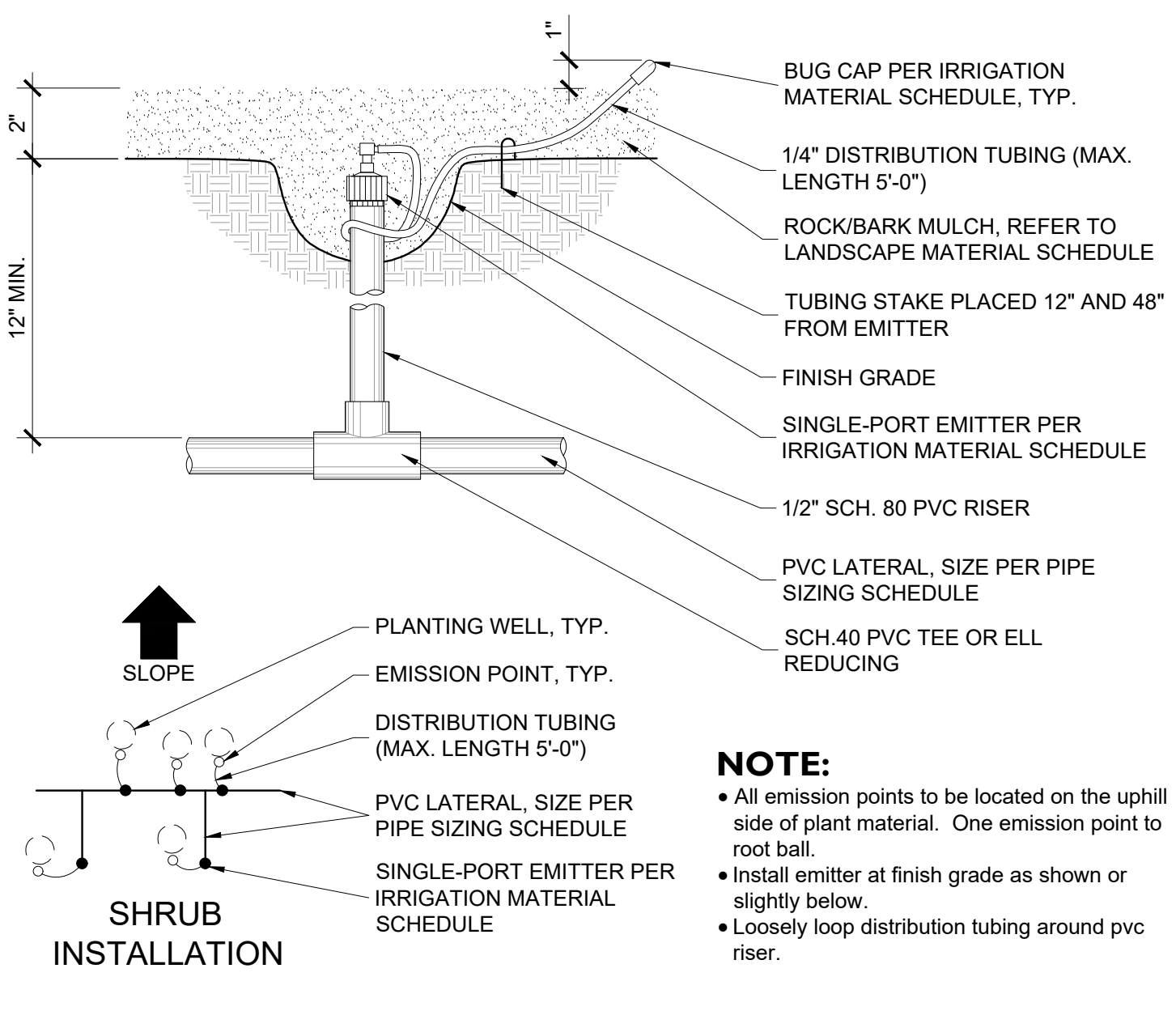
**3 BACKFLOW PREVENTER**

SCALE: NTS



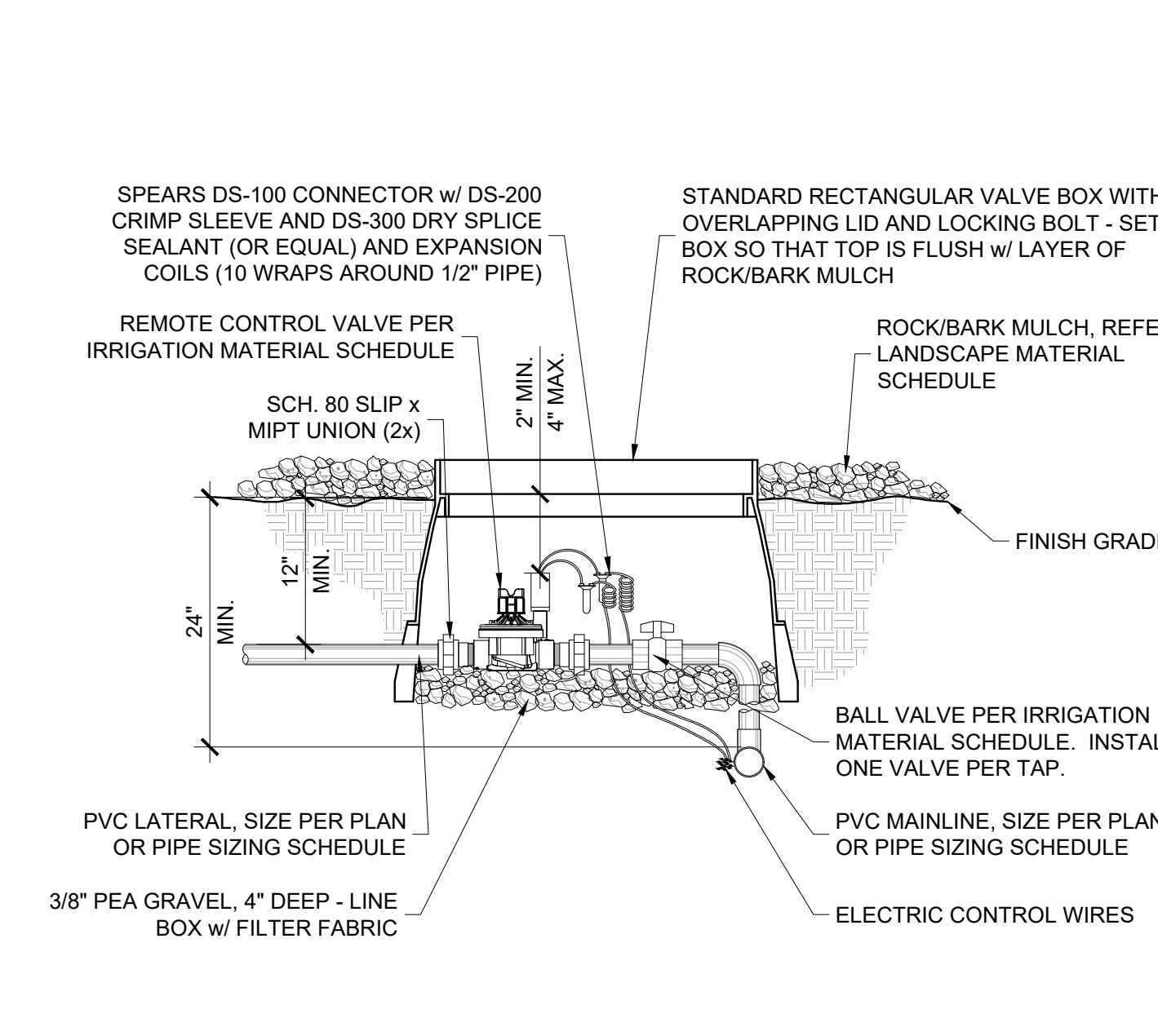
**11 QUICK COUPLER**

SCALE: NTS



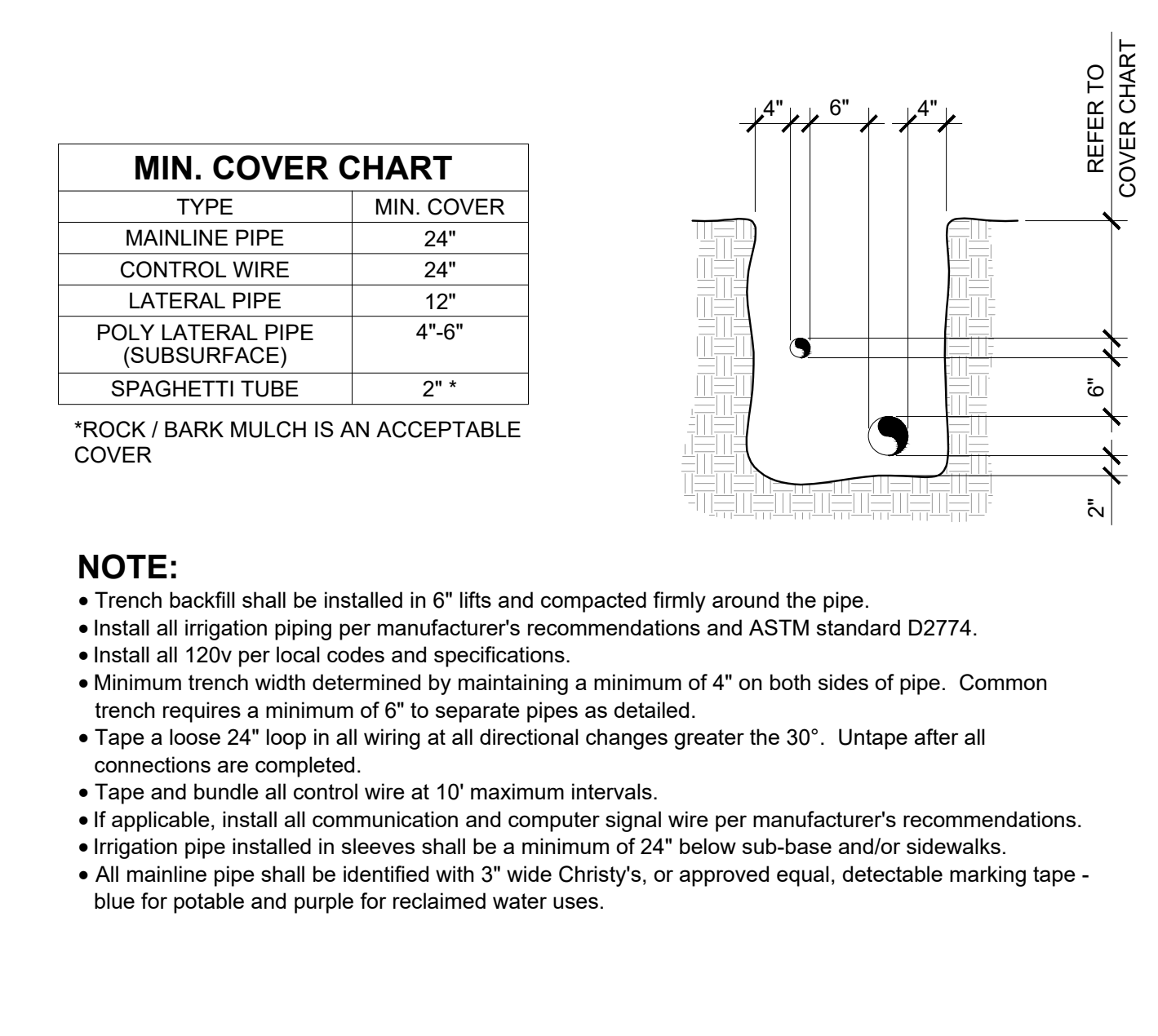
**8 SINGLE-PORT EMITTER (SHRUBS)**

SCALE: NTS



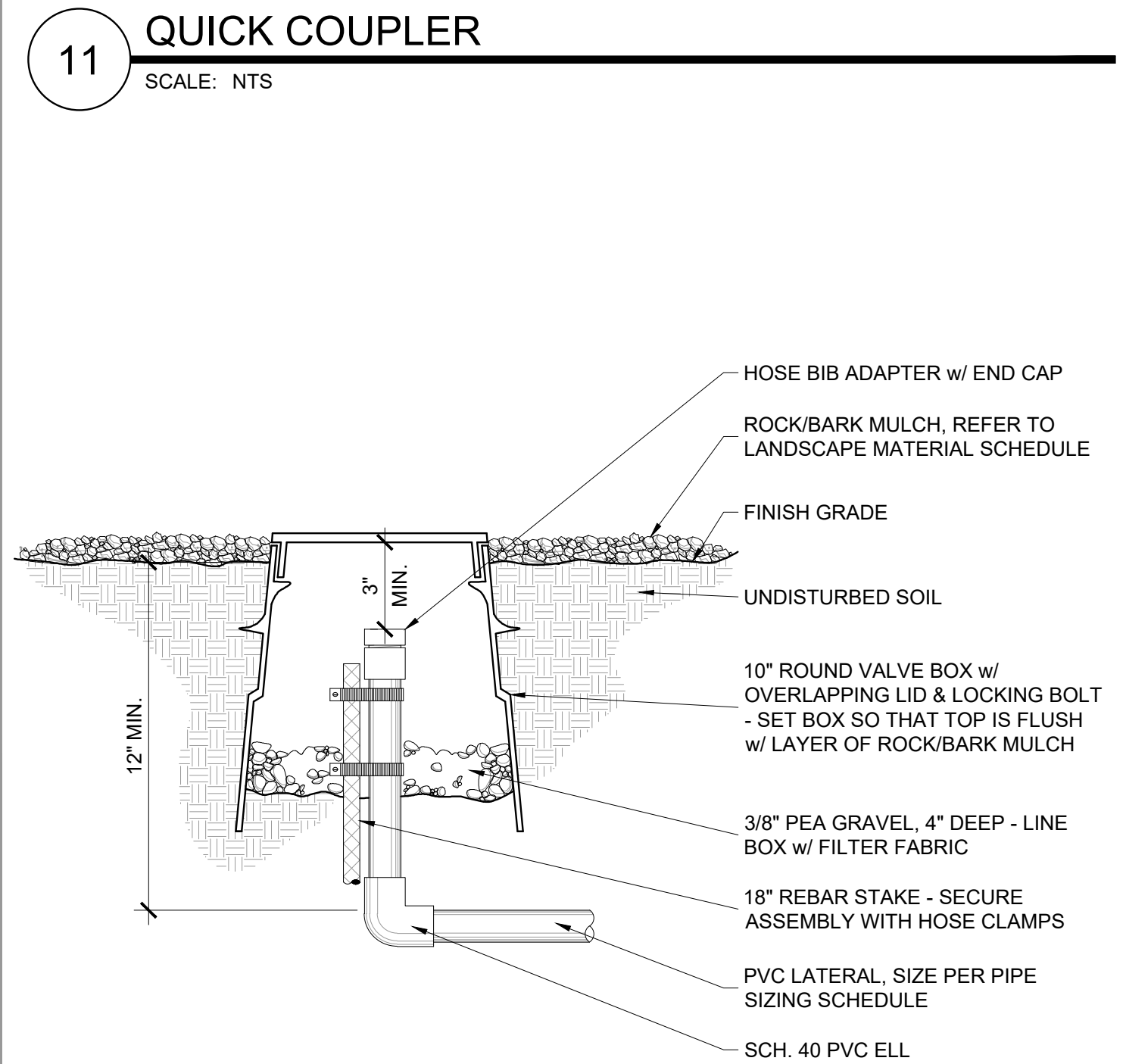
**5 REMOTE CONTROL VALVE**

SCALE: NTS



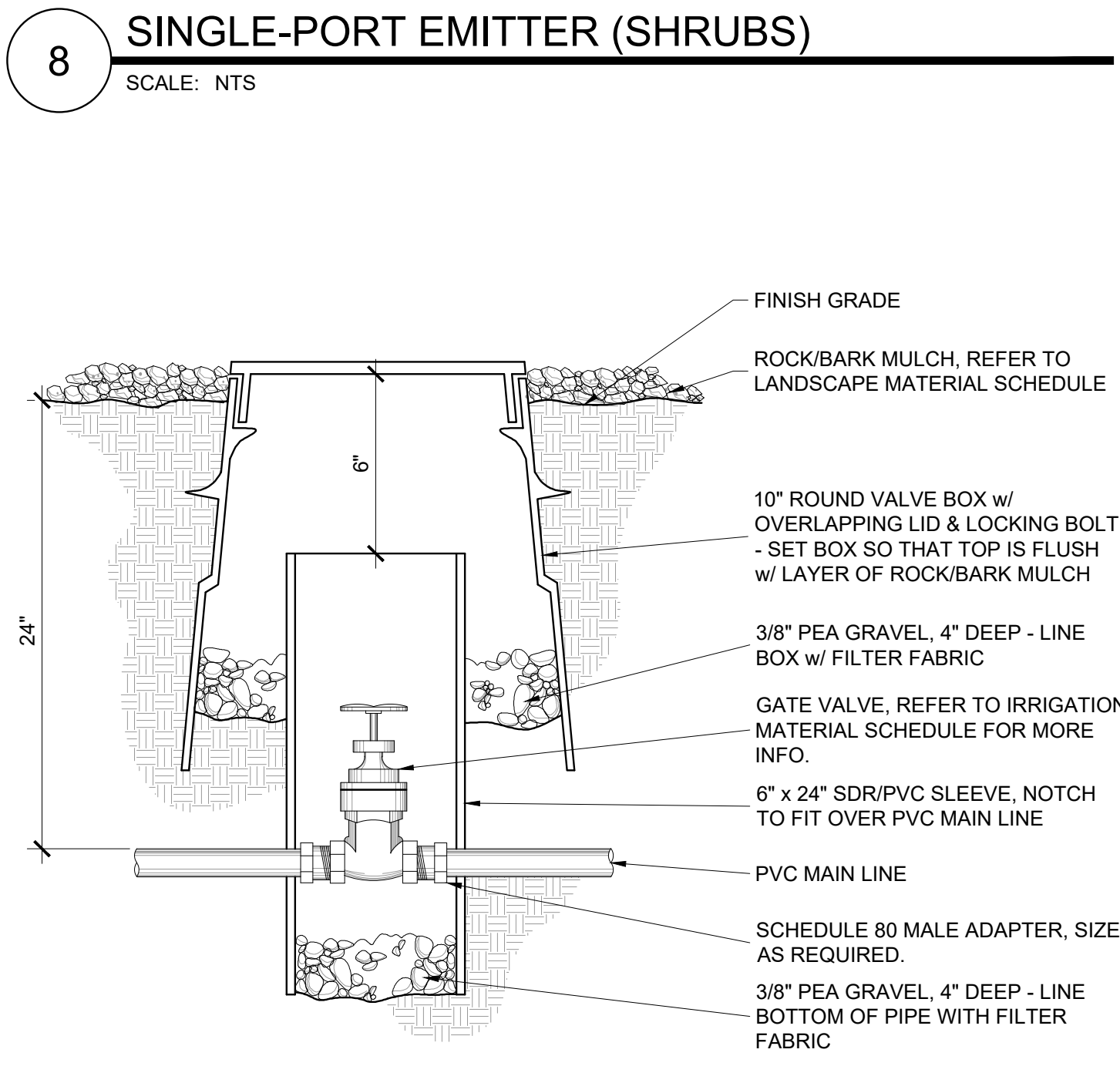
**2 IRRIGATION TRENCHING**

SCALE: NTS



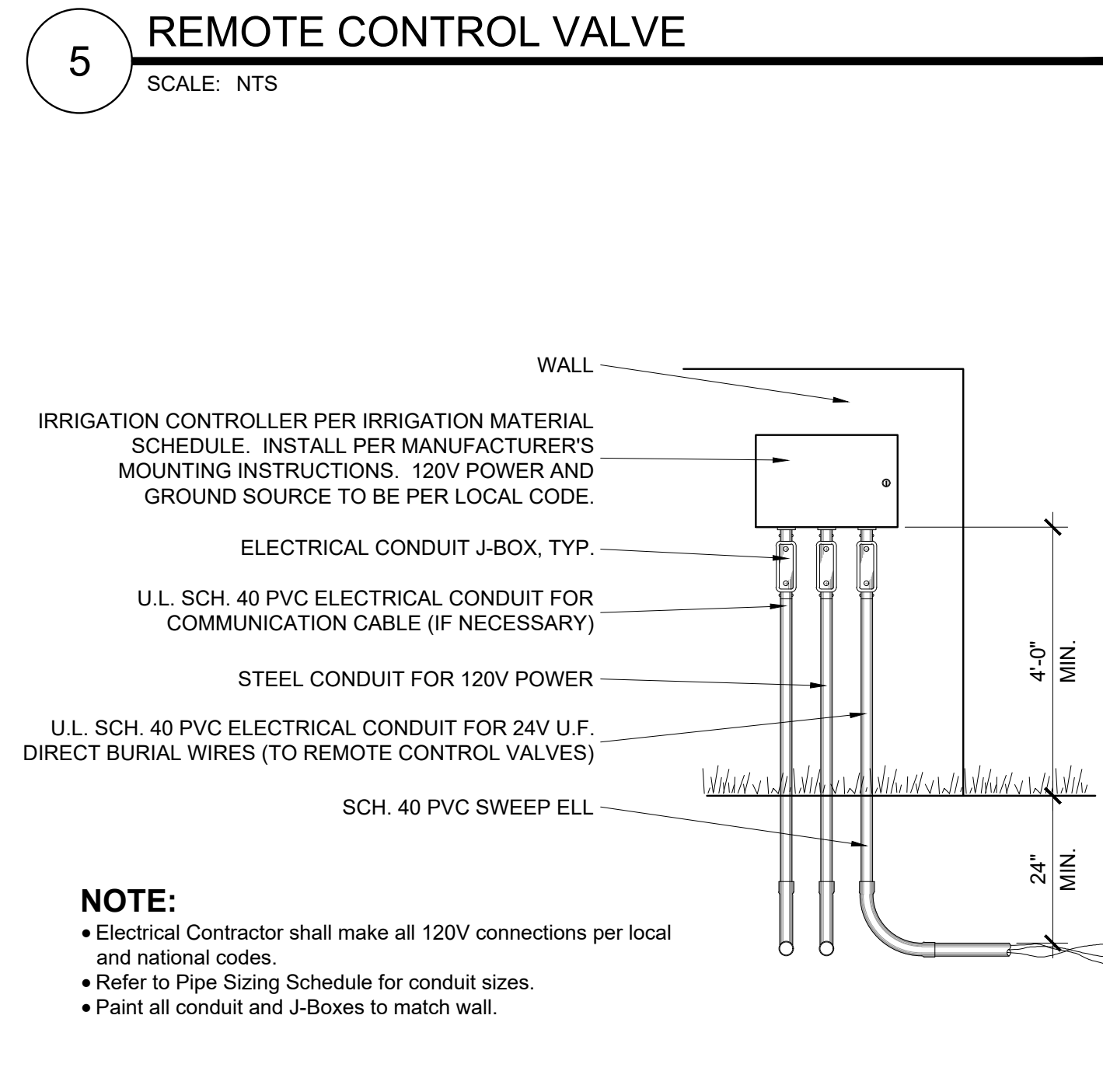
**10 END FLUSH CAP**

SCALE: NTS



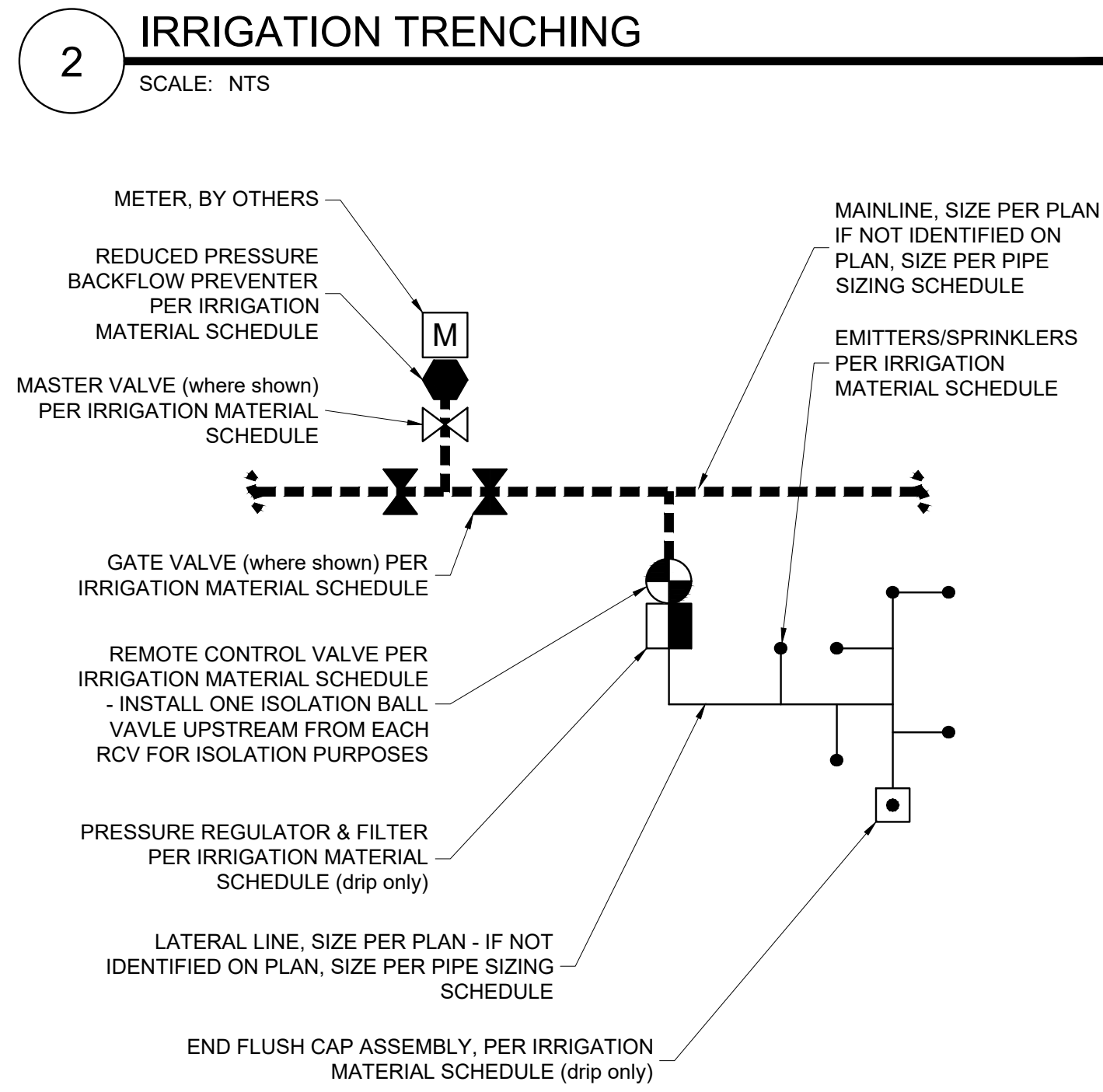
**7 ISOLATION GATE VALVE**

SCALE: NTS



**4 WALL MOUNT CONTROLLER**

SCALE: NTS



**1 SCHEMATIC IRRIGATION LAYOUT**

SCALE: NTS

**RVI**  
 4900 N. Scottsdale Road  
 Scottsdale, Arizona 85251  
 Tel: 480.994.0994  
 www.rviplanning.com

LANDSCAPE ARCHITECT  
 01/31/2027  
 RENEWAL DATE  
 11/03/2029  
 DATE

California 811  
 Call 811 or click California811.org

**BLACK ROCK COFFEE BAR**  
 TEMECULA, CALIFORNIA

PROJECT NO: 25000908  
 DATE: 01/28/2026  
 DRAWN: FA  
 REVIEWED: BA

REVISIONS

1	
2	
3	
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5	

**IRRIGATION DETAILS**

**L7.01**

SHEET 08 OF 08

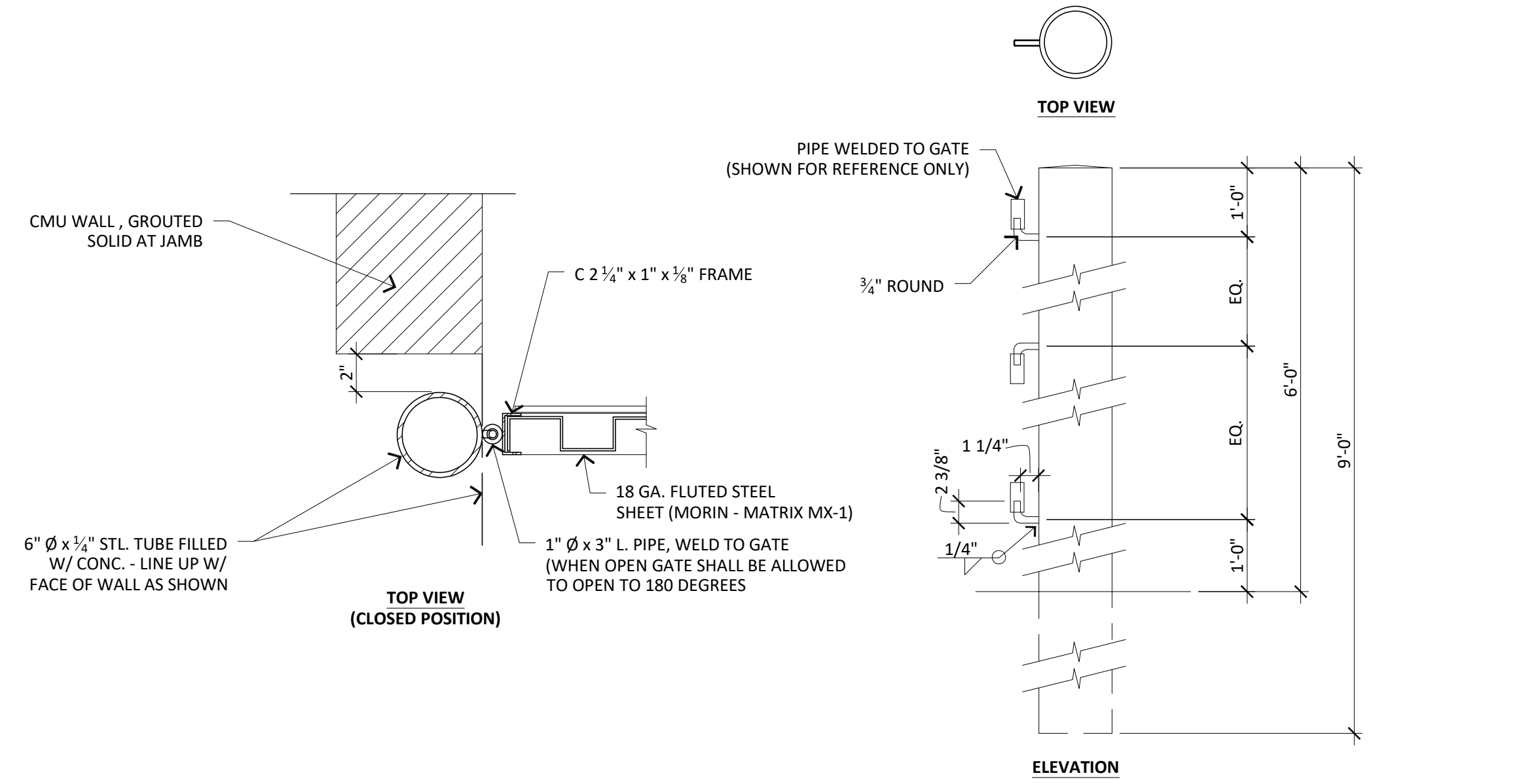
L:\25000908 - Black Rock Coffee Bar - Temecula\07 LANDSCAPE ARCHITECTURE\03 CD\02 SHEET\25000908-CD-IRRIGATION DETAIL.S.dwg 1/23/2026 falimah tarabale

DEVELOPMENT PLAN SUBMITTAL (4), APN #960-020-077, PA25-0090

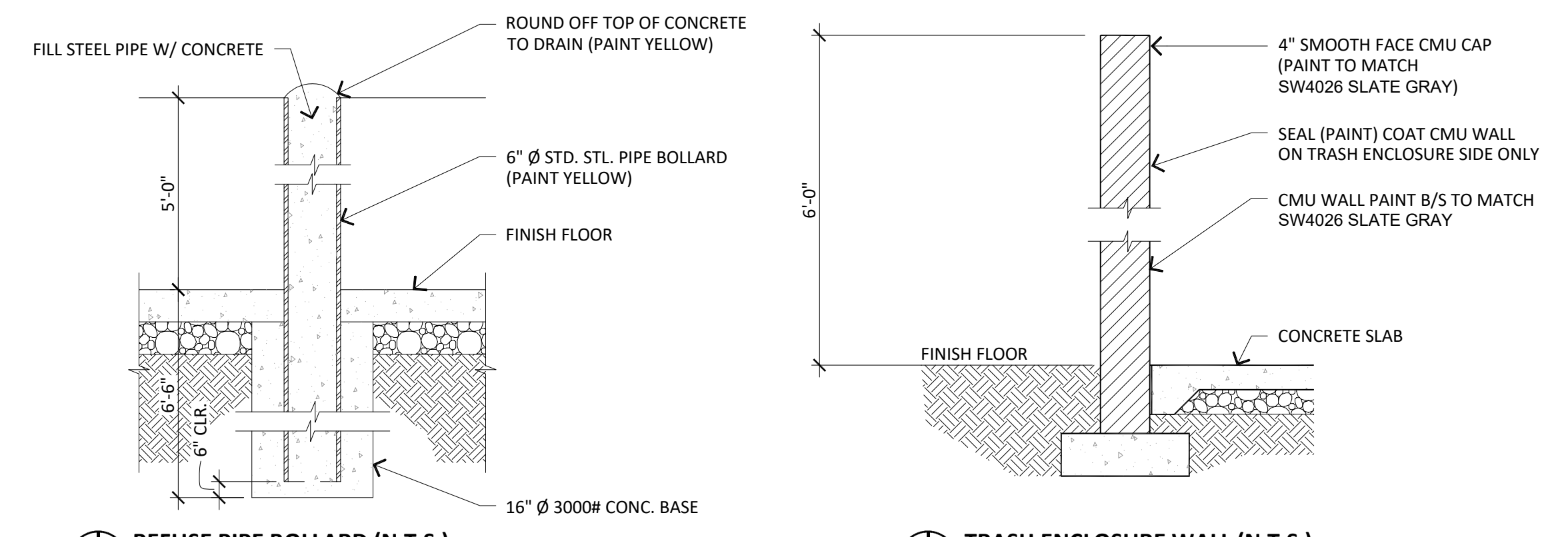
# FINISH SCHEDULE

ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
**SIGNAGE SHOWN IS FOR REFERENCE ONLY AND WILL BE SUBMITTED/APPROVED UNDER SEPARATE PERMIT				
1	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DE5351 - AZTEC AURA (TO MATCH CENTER)
2	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW380 - WARM WHITE (TO MATCH CENTER)
3	PAINTED E.I.F.S.	DRYVIT	DUNN EDWARDS	DEW395 - HEIRLOOM SHADE (TO MATCH CENTER)
5	ROOFING TILE	EAGLE ROOFING	PROFILE - CAPESTRANO	COLOR - CAPESTRANO
6	STOREFRONT	KAWNEER (OR EQUAL)	DARK ANODIZED BRONZE	SOLARBAN 60 (OR EQUAL) LOW E GLAZING
7	TILE	DALTILE (OR EQUAL)	PORCELAIN	COLOR TBD

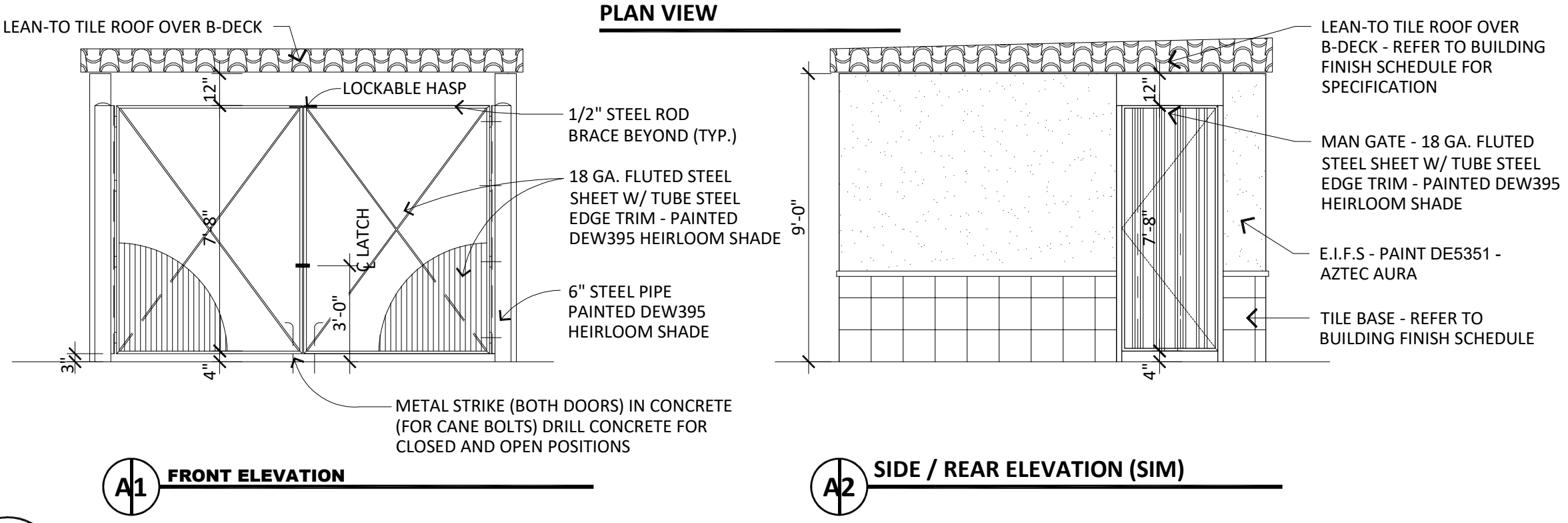
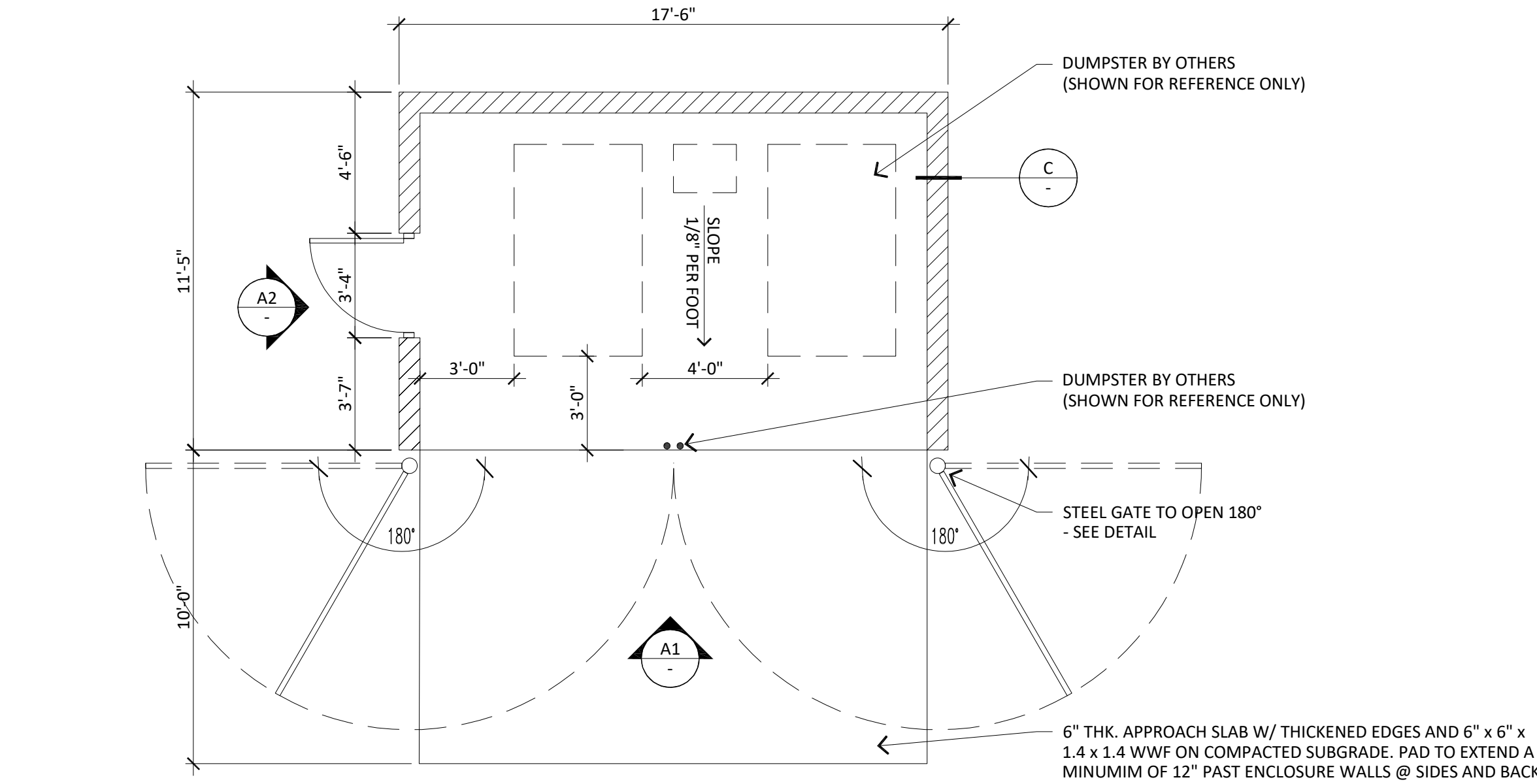
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**φ GATE POST** NOT TO SCALE



**β REFUSE PIPE BOLLARD (N.T.S.)** **γ TRASH ENCLOSURE WALL (N.T.S.)**

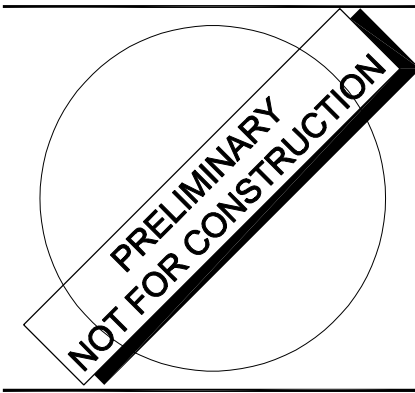


**TRASH ENCLOSURE**  
 SCALE: 1/4" = 1'-0"



BLACK ROCK COFFEE BAR, LLC  
 9170 EAST BAHIA DRIVE, SUITE 101  
 SCOTTSDALE, AZ 85260

42995 MAHLON VAIL ROAD  
 TEMECULA, CA 92592



REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 02.03.26  
 PROJECT NO.: BRC-CA206  
 DRAWN BY: 3D  
 CHECKED BY: 3D

TRASH ENCLOSURE EXHIBIT

permit #