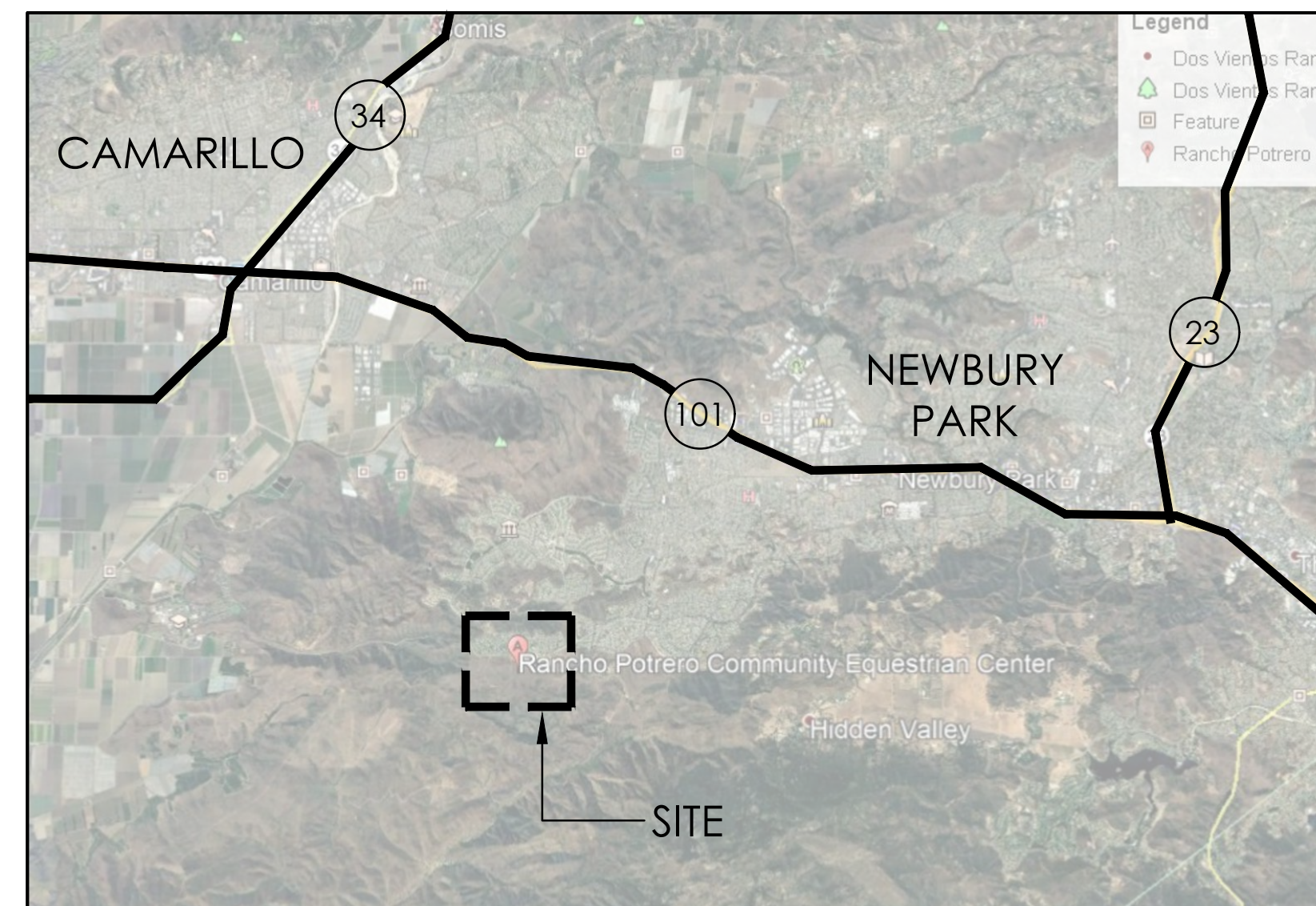
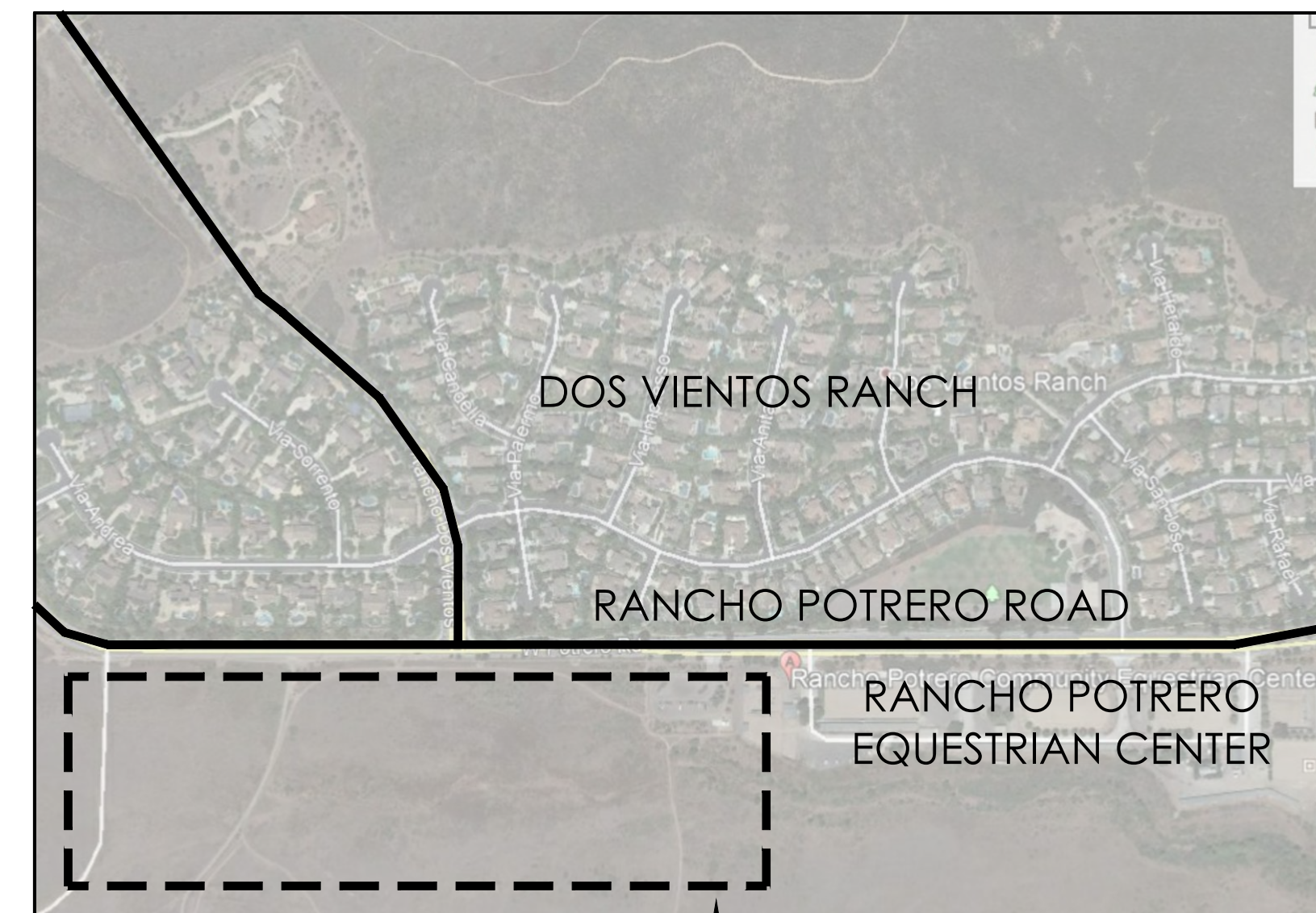


LANDSCAPE IMPROVEMENT PLANS FOR:
RANCHO POTRERO - AREA 1
4790 WEST LYNN ROAD
THOUSAND OAKS, CA. 91320

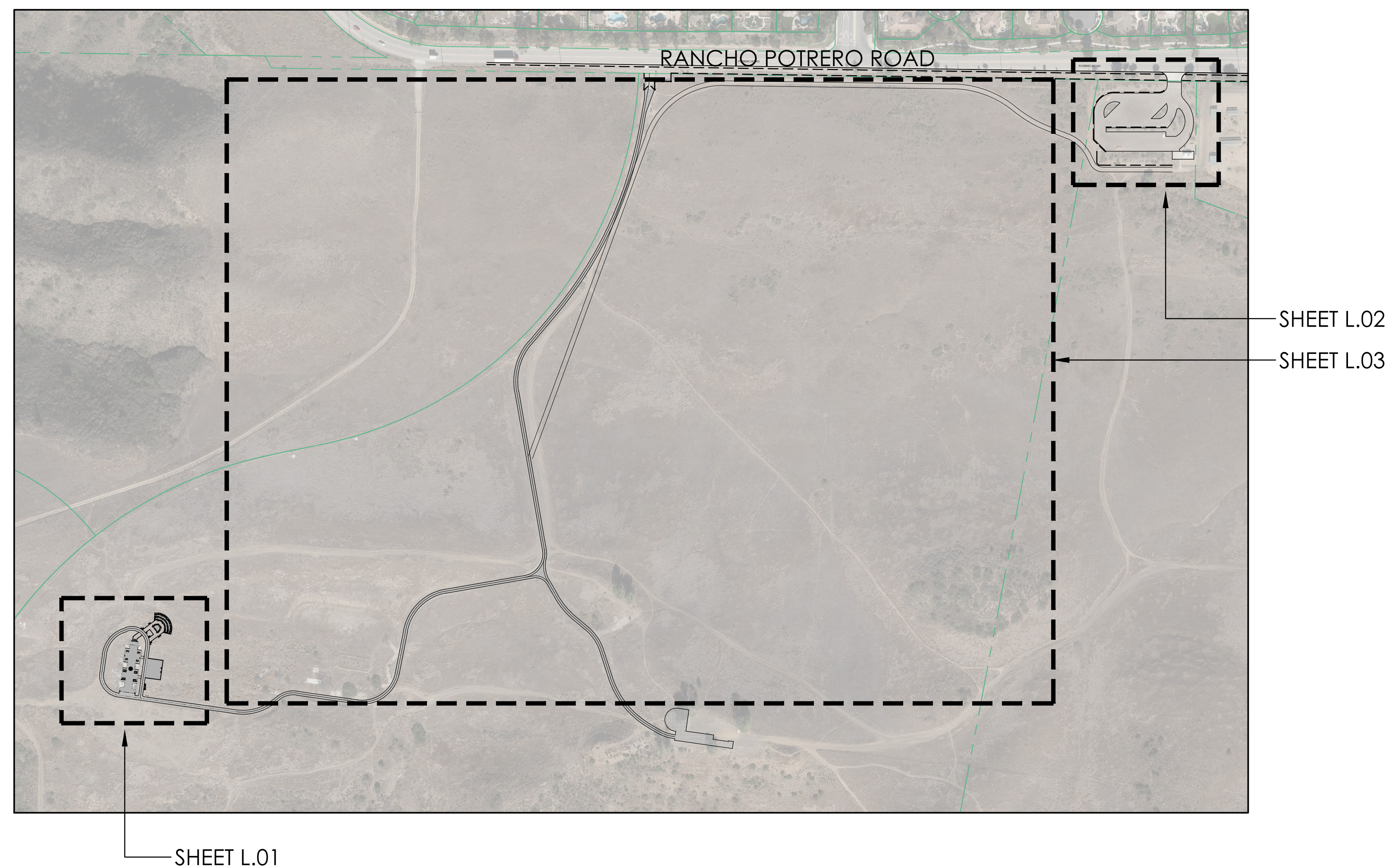
REGIONAL CONTEXT MAP N.T.S.



VICINITY MAP N.T.S.



SITE MAP 1" = 200'-0"



SHEET INDEX

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SHEET 02	L-HP.00	HARDSCAPE SCHEDULE
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SHEET 05	L-HD.01	HARDSCAPE DETAILS
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SHEET 07	L-HD.03	HARDSCAPE DETAILS
SHEET 08	L-IP.01	IRRIGATION PLAN
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SHEET 12	L-ID.02	IRRIGATION DETAILS
SHEET 13	L-PP.01	PLANTING PLAN
SHEET 14	L-PD.01	PLANTING DETAILS

DESIGN TEAM

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SYMBOLS & ABBREVIATIONS	
P.A.	PLANTER AREA
TYP.	TYPICAL
CP	CENTER POINT
CL	CENTER LINE
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.O.W.	RIGHT OF WAY
	ALIGN
	CALL OUTS

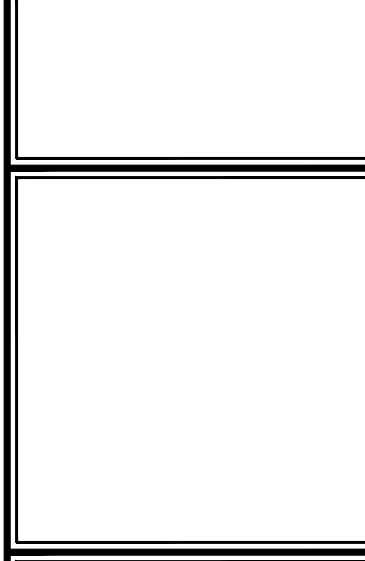
NOTE: CONTRACTORS SHALL NOT DISTURB NATIVE HABITAT, EQUIPMENT & VEHICLES SHALL REMAIN ON THE ROAD THROUGH CONSTRUCTION



RANCHO POTRERO - AREA 1
4790 WEST LYNN ROAD
THOUSAND OAKS, CA. 91320

DATE	BY	REVISION

PLAN TITLE:
COVER SHEET



DATE:	06/09/2021
SCALE:	NA
DRAWN BY:	JC
JOB NUMBER:	2021042601
SHEET:	L-CS
SHEET 01 OF 14	

HARDSCAPE AND GRADING GENERAL NOTES:

- SUBMIT SAMPLES OF MATERIALS WITH COLORS & FINISHES TO CONEJO RECREATION AND PARKS DISTRICT FOR APPROVAL PRIOR TO CONSTRUCTION.
- ALL WORK SHALL CONFORM TO ALL CITY, COUNTY AND OTHER GOVERNING AGENCIES' REGULATIONS FOR CONSTRUCTION, GRADING AND DRAINAGE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS AND APPROVALS REQUIRED FOR THIS WORK.
- FOR LOCATIONS OF EXISTING CONDITIONS, PROPERTY LINES, EASEMENTS, UTILITIES, ETC., REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING IN THE FIELD ALL PROPERTY LINES, EASEMENTS AND RESTRICTIONS IDENTIFIED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LAYOUT OF THE PROJECT, FOR ESTABLISHING ALL REFERENCE POINTS, ELEVATIONS AND LINES SET FOR CONSTRUCTION, FOR CERTIFICATION OF FINISH GRADES AS SHOWN ON THE DRAWINGS, AND TO MATCH EXISTING SURFACES WHERE APPLICABLE. IF NEEDED, THE CONTRACTOR SHALL EMPLOY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR IN ORDER TO ACCURATELY DETERMINE ALL HORIZONTAL AND VERTICAL DIMENSIONS.
- CONTRACTOR SHALL VISIT THE SITE, VERIFY EXISTING CONDITIONS, BECOME FAMILIAR WITH EXISTING GRADES, SITE AND SOIL CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THE PLANS PRIOR TO BEGINNING CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED MEASUREMENTS ON THE PLANS AND DETAILS.
- THE DISTRICT IS TO REVIEW AND APPROVE ALL LAYOUTS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.
- VERIFY AND CLEARLY MARK THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY EXCAVATION. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.
- DUST CONTROL AND EROSION & SILTATION PREVENTION SHALL BE IMPLEMENTED THROUGHOUT CONSTRUCTION AS REQUIRED BY THE GOVERNING AGENCIES, LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL KEEP THE SITE WATERED SUFFICIENTLY TO ELIMINATE DUST NUISANCE. SPECIMEN AND EXISTING TREES TO REMAIN SHALL BE WASHED DOWN WEEKLY TO HELP MAINTAIN THEIR HEALTH DURING CONSTRUCTION.
- REPORT ANY CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK TO THE DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL STRUCTURES, UNDERGROUND UTILITIES AND ANY EXISTING PLANT MATERIAL IDENTIFIED TO REMAIN ON THE SITE.
- NO BRANCHES, LIMBS OR ROOTS OF ANY PLANT MATERIAL ARE TO BE CUT OR PRUNED WITHOUT AUTHORIZATION AND DIRECTION FROM THE ARBORIST OR HORTICULTURALIST.
- ALL PLANTING AREAS SHALL BE GRADED AT A MINIMUM OF 2% AWAY FROM STRUCTURES AND TOWARD APPROPRIATE DRAINAGE INLETS, UNLESS OTHERWISE NOTED ON PLANS. FINISH GRADES SHALL BE ONE (1) INCH BELOW ADJACENT PAVING IN LAWN AREAS, AND TWO (2) INCHES BELOW ADJACENT PAVING IN SHRUB/GROUND COVER AREAS.
- NEW PAVING AREAS SHALL BE SET FLUSH TO EXISTING ADJACENT PAVING SURFACES. PAVING CROSS SLOPE SHALL BE MINIMUM OF 2%.
- PAVING AREA DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDINGS AND STRUCTURES AT A MINIMUM OF 2% FOR 5 FEET OR AS INDICATED ON THE DRAWINGS. ALL SURFACE FLOW SHALL BE DIRECTED TOWARD AND FLOW FREELY INTO DRAINAGE INLETS.
- REPAIR AND REPLACE ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION TO DISTRICT'S SATISFACTION. THIS INCLUDES ANY CONCRETE PAVING AND TURF AREAS ADJACENT TO WORK AND THROUGHOUT THE PROPERTY.

HARDSCAPE SCHEDULE

SYMBOL	SITE AMENITIES DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	DISTRIBUTOR	MODEL	COLOR	FINISH	NOTES
[A-01]	DRINKING, BOTTLE & PET FOUNTAIN (POTABLE WATER)	N/L-HD.03	PRE-FABRICATED METAL DUAL FOUNTAIN & BOTTLE FILL	ELKAY	NA	LK44208F1UDBGRY - EZH20	GRAY	NA	OR APPROVED EQUAL
[A-02]	12" STEP MOUNTING BOULDER	G/L-HD.01	2-3" WIDE BOULDER WITH FLAT SURFACE AREA	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL
[A-03]	18" STEP MOUNTING BOULDER	G/L-HD.01	2-3" WIDE BOULDER WITH FLAT SURFACE AREA	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL
[A-04]	24" STEP MOUNTING BOULDER	G/L-HD.01	2-3" WIDE BOULDER WITH FLAT SURFACE AREA	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL
[A-05]	36" STEP MOUNTING BOULDER	G/L-HD.01	2-3" WIDE BOULDER WITH FLAT SURFACE AREA	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL
[A-06]	DECORATIVE LANDSCAPE BOULDER	F/L-HD.01	3-4" BOULDERS	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL
SYMBOL	FENCE DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	DISTRIBUTOR	MODEL	COLOR	FINISH	NOTES
[F-01]	HORSE CORRAL FENCE & GATE	J/L-HD.02	PRE-FABRICATED METAL CORRAL FENCE & GATE	BILLET BARN & CORRAL	BILLET BARN & CORRAL	METAL CORAL FENCE & GATE	TBD	TBD	OR APPROVED EQUAL
[F-02]	HITCHING POST	H/L-HD.02	PRE-FABRICATED METAL HITCHING POST	BILLET BARN & CORRAL	BILLET BARN & CORRAL	HITCHING POST & RAIL	TBD	TBD	OR APPROVED EQUAL
SYMBOL	PAVING DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	DISTRIBUTOR	MODEL	COLOR	FINISH	NOTES
[P-01]	AMPHITHEATER STAGE	D/L-HD.01	POURED IN PLACE REINFORCED CONCRETE STAGE	NA	NA	NA	NATURAL GRAY	MEDIUM BROOM	OR APPROVED EQUAL
[P-02]	CONCRETE STEPS	E/L-HD.01	POURED IN PLACE REINFORCED CONCRETE STEPS	NA	NA	NA	NATURAL GRAY	MEDIUM BROOM	OR APPROVED EQUAL
[P-03]	CONCRETE RAMP	D/L-HD.01	POURED IN PLACE REINFORCED CONCRETE RAMP	NA	NA	NA	NATURAL GRAY	MEDIUM BROOM	OR APPROVED EQUAL
[P-04]	CONCRETE HEADER	C/L-HD.01	POURED IN PLACE REINFORCED CONCRETE HEADER	NA	NA	NA	NATURAL GRAY	MEDIUM BROOM	OR APPROVED EQUAL
[P-05]	DECOMPOSED GRANITE @ AMPHITHEATER	B/L-HD.01	DECOMPOSED GRANITE	NA	NA	NA	CALIFORNIA GOLD	STABILIZER PRE-MIXED	OR APPROVED EQUAL
[P-06]	DECOMPOSED GRANITE @ HORSE CORRAL	B/L-HD.01	DECOMPOSED GRANITE	NA	NA	NA	CALIFORNIA GOLD	STABILIZER PRE-MIXED	OR APPROVED EQUAL
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL	MATERIALS	MANUFACTURER	DISTRIBUTOR	MODEL	COLOR	FINISH	NOTES
[S-01]	PICNIC TABLE	O/L-HD.03	PRE-FABRICATED REDWOOD TABLE	SANOMA COUNTY PROBATION	SANOMA COUNTY PROBATION	8' ADA MODEL F02	REDWOOD	NA	OR APPROVED EQUAL
[S-02]	LIVESTOCK DRINKING FOUNTAIN	F/L-HD.03	PRE-FABRICATED METAL FOUNTAIN	LITTLE GIANT	ACE SUPPLY	PUSH PADDLE AUTOMATIC WATERER - ITEM #77	BLACK	EPOXY	OR APPROVED EQUAL
SYMBOL	WALL DESCRIPTION	DETAIL	MATERIAL	MANUFACTURER	DISTRIBUTOR	MODEL	COLOR	FINISH	NOTES
[W-01]	COBBLE SEATWALL	I/L-HD.02	COBBLE STONE SEATWALL	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS & COBBLE	NA	NA	OR APPROVED EQUAL
[W-02]	COBBLE END SEATWALL	K/L-HD.02	COBBLE STONE SEATWALL	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS & COBBLE	NA	NA	OR APPROVED EQUAL
[W-03]	BOULDERS SET IN SEATWALL	I/L-HD.02	3-4" BOULDERS	SANTA PAULA MATERIALS	SANTA PAULA MATERIALS	MALIBU BOULDERS	NA	NA	OR APPROVED EQUAL

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION
[D-01]	METAL REBAR & EXPOSED BOLTS: REMOVE EXPOSED & RUSTED METAL FOR SAFETY GRIND DOWN ALL EDGES BELOW CONCRETE BACKFILL WITH EPOXY AND GRIND FLUSH
[D-02]	HORSE CORRAL: CLEAR & GRUB EXISTING VEGETATION
[D-03]	PEDESTRIAN PATH: CLEAR & GRUB EXISTING VEGETATION GRADE & COMPACT NATIVE SOIL TO 90% COMPACTION

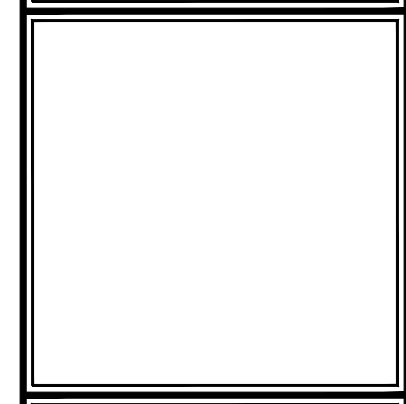
REFERENCE SCHEDULE

SYMBOL	DESCRIPTION
[R-01]	INFORMATION KIOSK: REFER TO CRPD
[R-02]	RE-PURPOSED BARN DOOR: REFER TO CRPD

EXISTING CONDITIONS SCHEDULE

SYMBOL	DESCRIPTION
[E-01]	EXISTING ASPHALT ROAD: PROTECT IN PLACE
[E-02]	EXISTING CONCRETE PAD: PROTECT IN PLACE

DATE	REVISION	NOTES



NOTE: CONTRACTORS SHALL NOT DISTURB NATIVE HABITAT, EQUIPMENT & VEHICLES SHALL REMAIN ON THE ROAD THROUGH CONSTRUCTION



HARDSCAPE SCHEDULE

SYMBOL	SITE AMENITIES DESCRIPTION	DETAIL
A-01	DRINKING, BOTTLE & PET FOUNTAIN (POTABLE WATER)	N/L-HD.03
A-02	12" STEP MOUNTING BOULDER	G/L-HD.01
A-03	18" STEP MOUNTING BOULDER	G/L-HD.01
A-04	24" STEP MOUNTING BOULDER	G/L-HD.01
A-05	36" STEP MOUNTING BOULDER	G/L-HD.01
A-06	DECORATIVE LANDSCAPE BOULDER	F/L-HD.01
SYMBOL	FENCE DESCRIPTION	DETAIL
F-01	HORSE CORRAL FENCE & GATE	J/L-HD.02
F-02	HITCHING POST	H/L-HD.02
SYMBOL	PAVING DESCRIPTION	DETAIL
P-01	AMPHITHEATER STAGE	D/L-HD.01
P-02	CONCRETE STEPS	E/L-HD.01
P-03	CONCRETE RAMP	D/L-HD.01
P-04	CONCRETE HEADER	C/L-HD.01
P-05	DECOMPOSED GRANITE @ AMPHITHEATER	B/L-HD.01
P-06	DECOMPOSED GRANITE @ HORSE CORRAL	B/L-HD.01
SYMBOL	SITE FURNISHINGS DESCRIPTION	DETAIL
S-01	PICNIC TABLE	O/L-HD.03
S-02	LIVESTOCK DRINKING FOUNTAIN	P/L-HD.03
SYMBOL	WALL DESCRIPTION	DETAIL
W-01	COBBLE SEATWALL	I/L-HD.02
W-02	COBBLE END SEATWALL	K/L-HD.02
W-03	BOULDERS SET IN SEATWALL	I/L-HD.02

DEMOLITION SCHEDULE

SYMBOL	DESCRIPTION
D-01	METAL REBAR & EXPOSED BOLTS: REMOVE EXPOSED & RUSTED METAL FOR SAFETY GRIND DOWN ALL EDGES BELOW CONCRETE BACKFILL WITH EPOXY AND GRIND FLUSH
D-02	HORSE CORRAL: CLEAR & GRUB EXISTING VEGETATION
D-03	PEDESTRIAN PATH: CLEAR & GRUB EXISTING VEGETATION GRADE & COMPACT NATIVE SOIL TO 90% COMPACTION

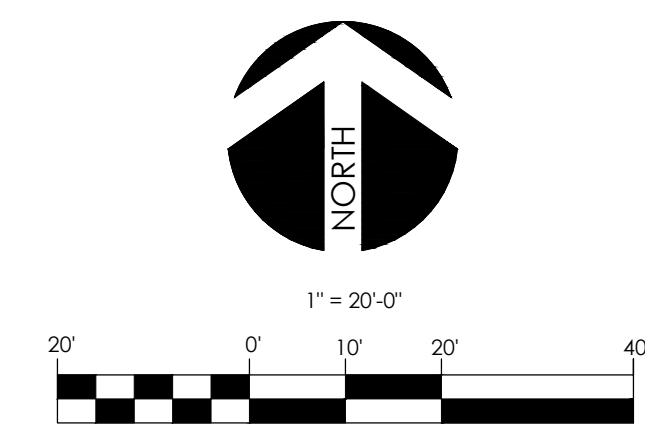
REFERENCE SCHEDULE

SYMBOL	DESCRIPTION
R-01	INFORMATION KIOSK: REFER TO CRPD
R-02	RE-PURPOSED BARN DOOR: REFER TO CRPD

EXISTING CONDITIONS SCHEDULE

SYMBOL	DESCRIPTION
E-01	EXISTING ASPHALT ROAD: PROTECT IN PLACE
E-02	EXISTING CONCRETE PAD: PROTECT IN PLACE

NOTE: CONTRACTORS SHALL NOT DISTURB NATIVE HABITAT, EQUIPMENT & VEHICLES SHALL REMAIN ON THE ROAD THROUGH CONSTRUCTION



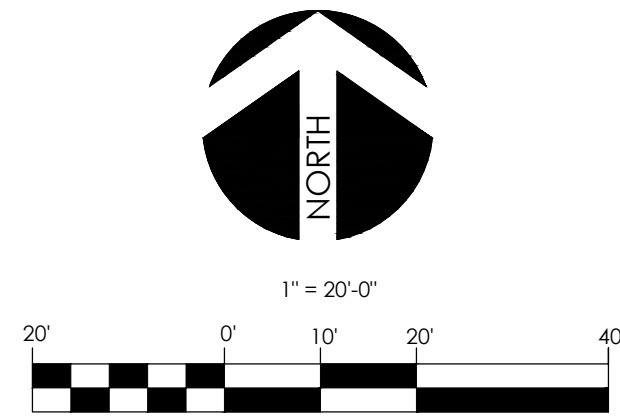
DATE	REVISION

PLAN TITLE:
HARDSCAPE PLAN





NOTE: CONTRACTORS SHALL NOT DISTURB NATIVE HABITAT, EQUIPMENT & VEHICLES SHALL REMAIN ON THE ROAD THROUGH CONSTRUCTION



CVA
 DESIGN CONSULTANTS
COLLABORATION
 VISION
 ARTISTRY
 2815 PORTER LANE
 VENTURA, CA. 93003

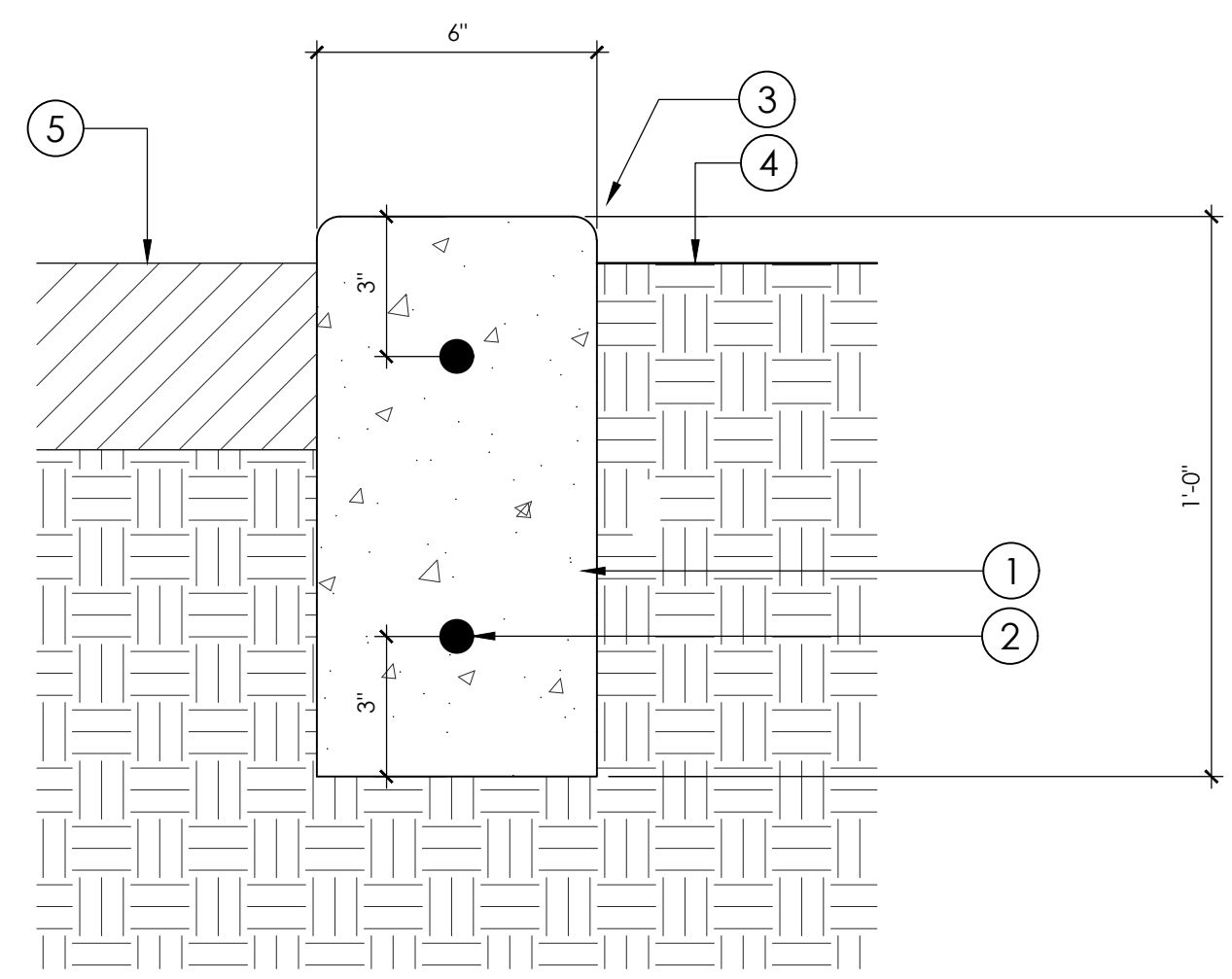
RANCHO POTRERO - AREA 1
 4790 WEST LYNN ROAD
 THOUSAND OAKS, CA. 91320
PREPARED FOR:
 CROWN LANDS DEVELOPMENT
 4750 WEST LYNN ROAD
 THOUSAND OAKS, CA. 91320

DATE	
REVISED	BY/DATE

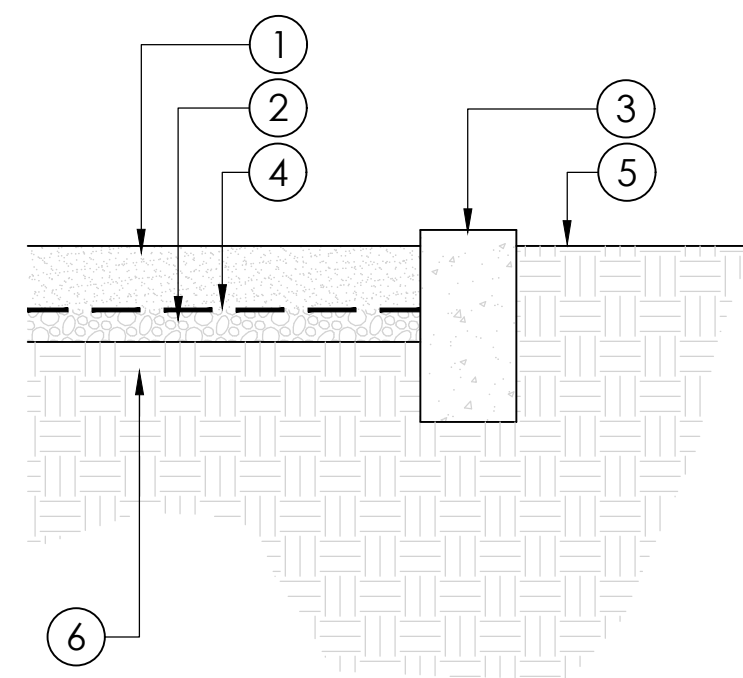
PLAN TITLE:
LAYOUT PLAN



DATE: 06/09/2021
 SCALE: 1" = 20'-0"
 DRAWN BY: JC
 JOB NUMBER: 2021042601
 SHEET: **L-LP.01**
 SHEET 04 OF 14

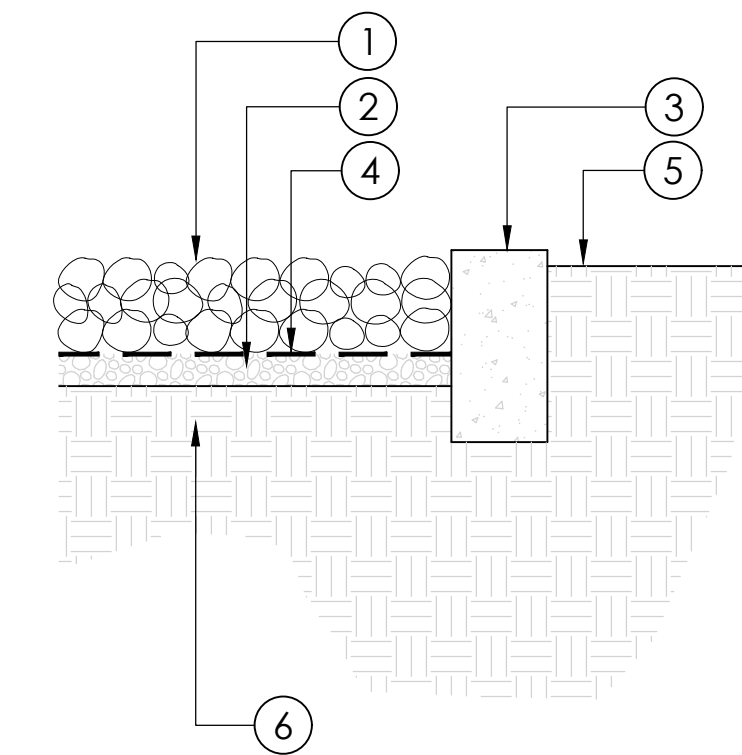


- 1 REINFORCED CONCRETE HEADER CONCRETE HEADER, REFER TO HARDSCAPE SCHEDULE FOR COLOR AND FINISH
- 2 #4 REBAR REINFORCEMENT, CENTERED AND CONTINUOUS, OVERLAP ALL JOINTS 12" AND TIE
- 3 1/2" TOOLED RADIUS
- 4 FINISH GRADE
- 5 ADJACENT PAVING, REFER TO HARDSCAPE PLAN



- 1 4" DEPTH DECOMPOSED GRANITE
- 2 2" DEPTH CLASS II COMPACTED BASE
- 3 POURED IN PLACE REINFORCED CONCRETE HEADER
- 4 GEOTEXTILE FILTER FABRIC
- 5 FINISH GRADE
- 6 90% COMPACTED SUBGRADE

- NOTES:
1. INSTALL DECOMPOSED GRANITE @ 2" COMPACTED LIFTS
2. STABILIZER SHALL BE PRE-MIXED
3. SET FINISH GRADE 1" BELOW TOP OF HEADER
4. REFER TO PLANS FOR MATERIAL SPECIFICATIONS



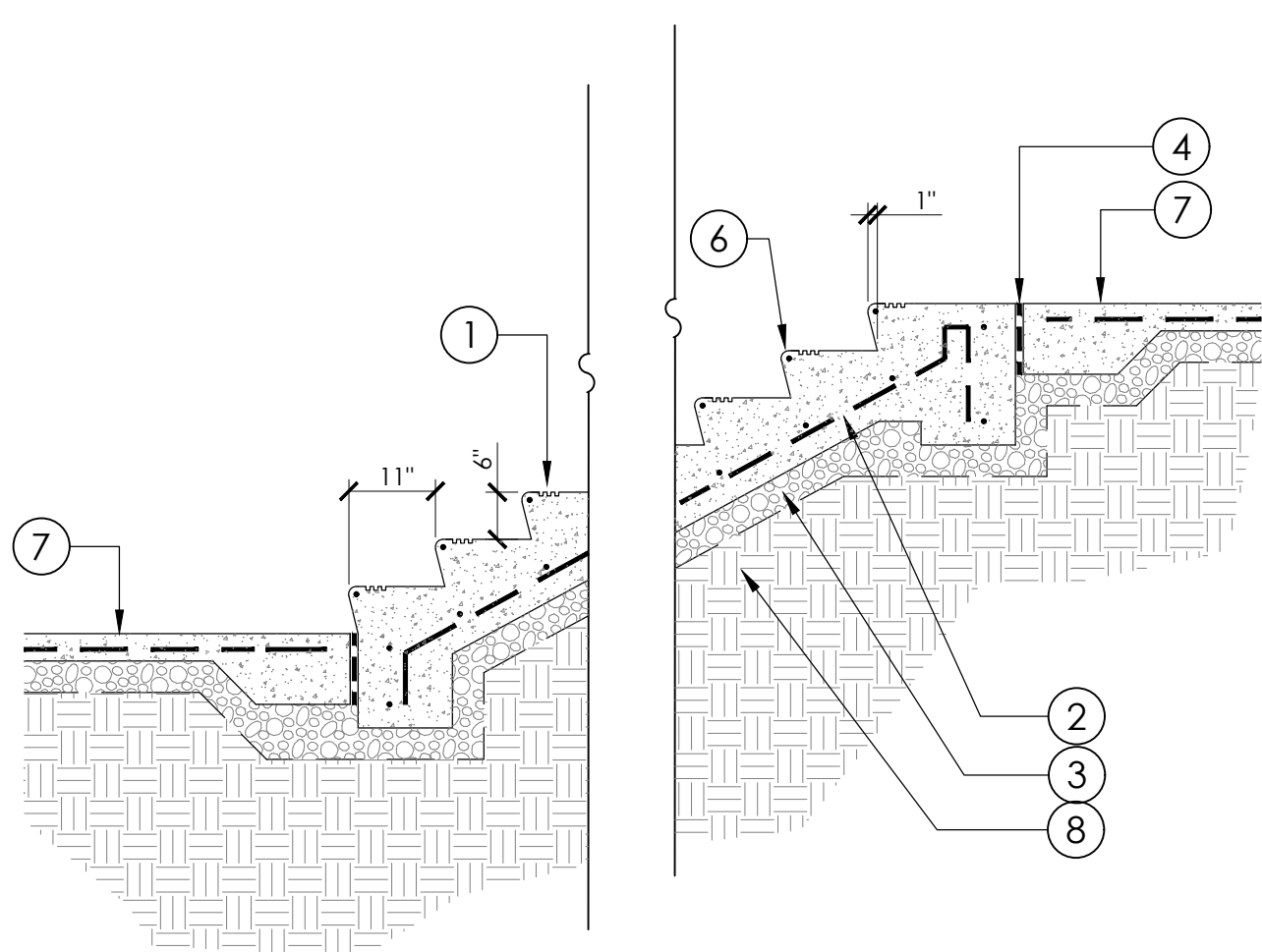
- 1 8" MIN. DEPTH COBBLE
- 2 2" DEPTH CLASS II COMPACTED BASE
- 3 POURED IN PLACE REINFORCED CONCRETE FOOTING
- 4 GEOTEXTILE FILTER FABRIC
- 5 FINISH GRADE
- 6 90% COMPACTED SUBGRADE

- NOTES:
1. SET FINISH GRADE 1" BELOW TOP OF HEADER
2. REFER TO PLANS FOR MATERIAL SPECIFICATIONS
3. PROVIDE SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION

C CONCRETE HEADER
3" = 1'-0"

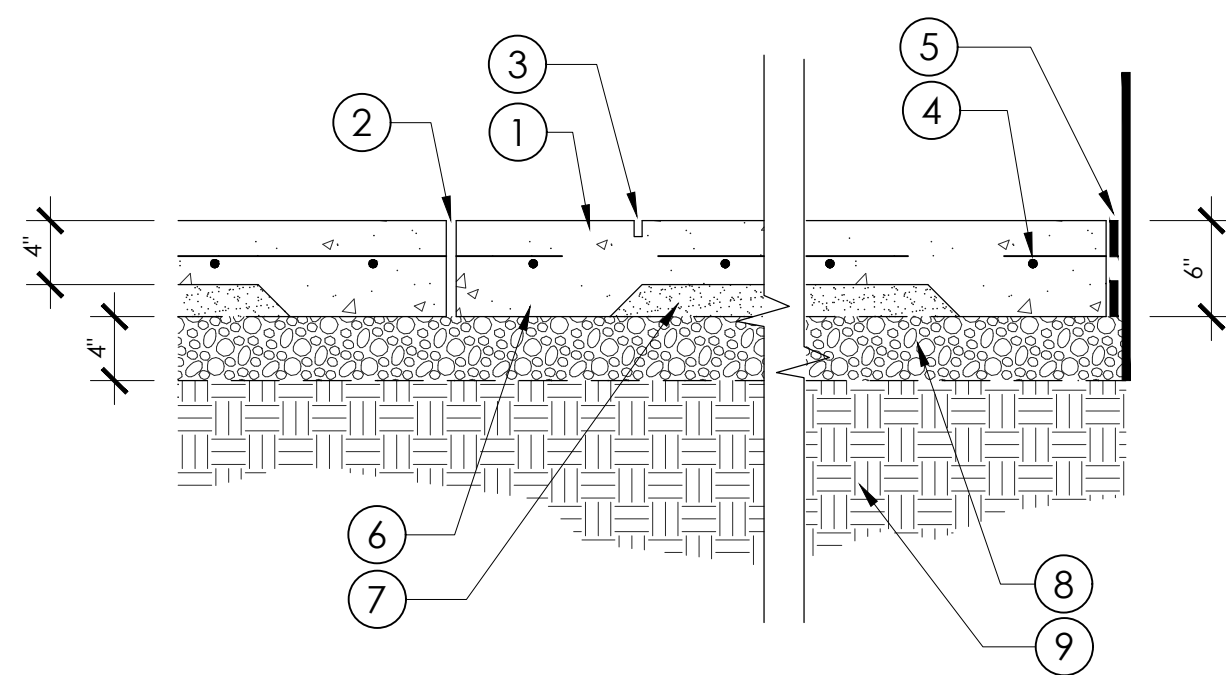
B DECOMPOSED GRANITE
1" = 1'-0"

A COBBLE BED WITH HEADER
1" = 1'-0"



- 1 POURED IN PLACE REINFORCED CONCRETE STEPS, REFER TO HARDSCAPE SCHEDULE FOR COLOR AND FINISH
- 2 #4 REBAR REINFORCEMENT @ 12" O.C.
- 3 4" LAYER OF CLASS II BASE 90% COMPACTED, VERIFY W/SOILS ENGINEER
- 4 EXPANSION JOINT @ ADJACENT PAVING
- 5 NOSE OF STEP 1" TOOLED RADIUS, INSTALL REBAR @ NOSE
- 6 ADJACENT PAVING, REFER TO HARDSCAPE PLAN
- 7 90% COMPACTED SUBGRADE

- NOTES:
1. STEPS SHALL MEET CALIFORNIA BUILDING CODE
2. INSTALL GROOVES PER CODE

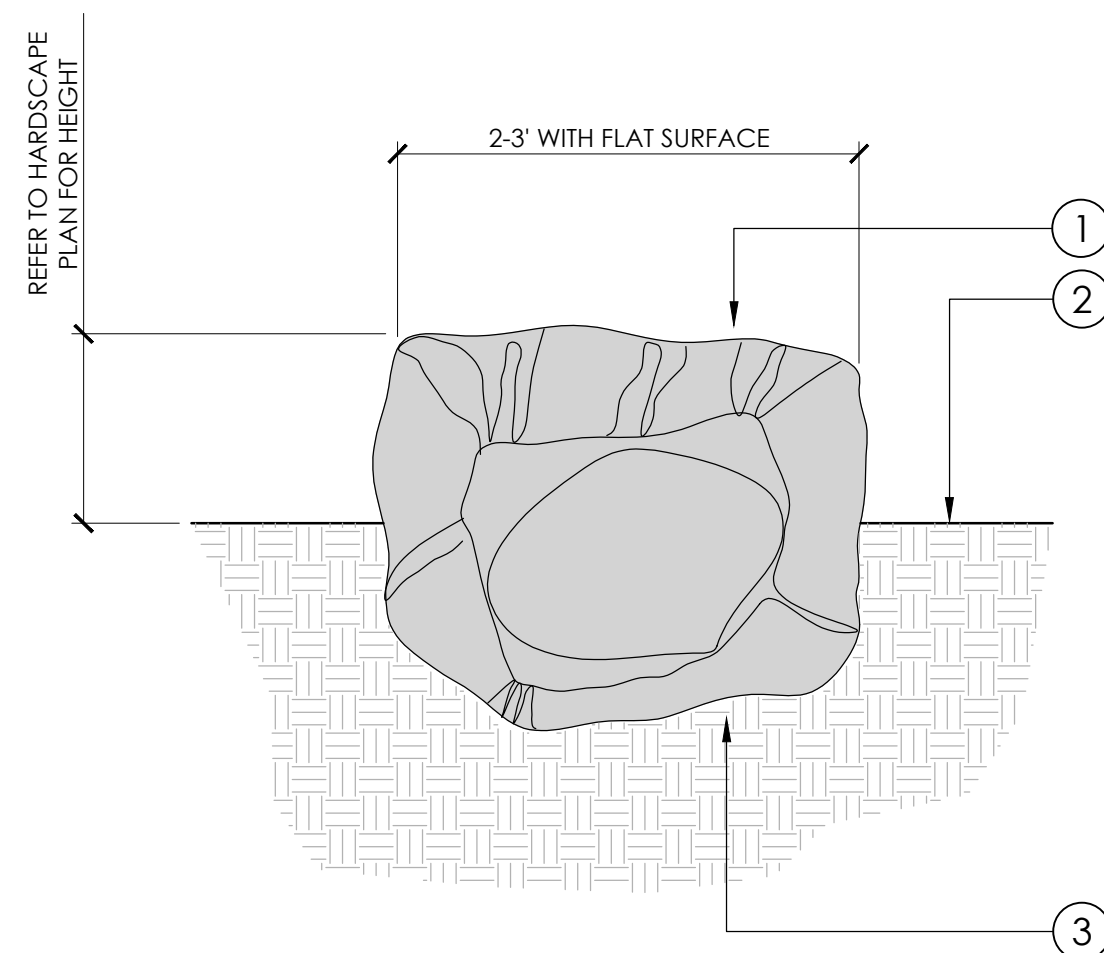


- 1 CONCRETE PAVING, REFER TO CONSTRUCTION SCHEDULE FOR FINISH AND COLOR
- 2 COLD JOINT WITH #4 REBAR STEEL DOWEL @ 24" O.C. AND 20" LEANGTH, ROLL TOP EDGES, REFER TO CONSTRUCTION PLAN FOR LOCATIONS
- 3 SCORE JOINT 1/8" X 1" DEEP, ROLL TOP EDGES, REFER TO CONSTRUCTION PLAN FOR LOCATIONS
- 4 #4 REBAR @ 18" O.C. BOTH WAYS, VERIFY WITH SOILS REPORT
- 5 EXPANSION JOINT TYPICAL @ BUILDINGS & STRUCTURES, TOP AND BOTTOM OF STAIRS, WALLS, & CHANGES IN PAVING MATERIALS
- 6 THICKEN SLAB TO 6" AT ALL EDGES, 8" AT DRIVEWAYS
- 7 2" SAND BASE, VERIFY W/SOILS ENGINEER.
- 8 4" CRUSHED AGGREGATE BASE 90% COMPACTED, VERIFY W/SOILS ENGINEER
- 9 90% COMPACTED SUBGRADE

- NOTE: VERIFY BASE MATERIAL, SUBGRADE PREPARATION, AND MATERIAL DIMENSIONS WITH SOILS REPORT

E CONCRETE STEPS
1/2" = 1'-0"

D CONCRETE PAVING
1" = 1'-0"

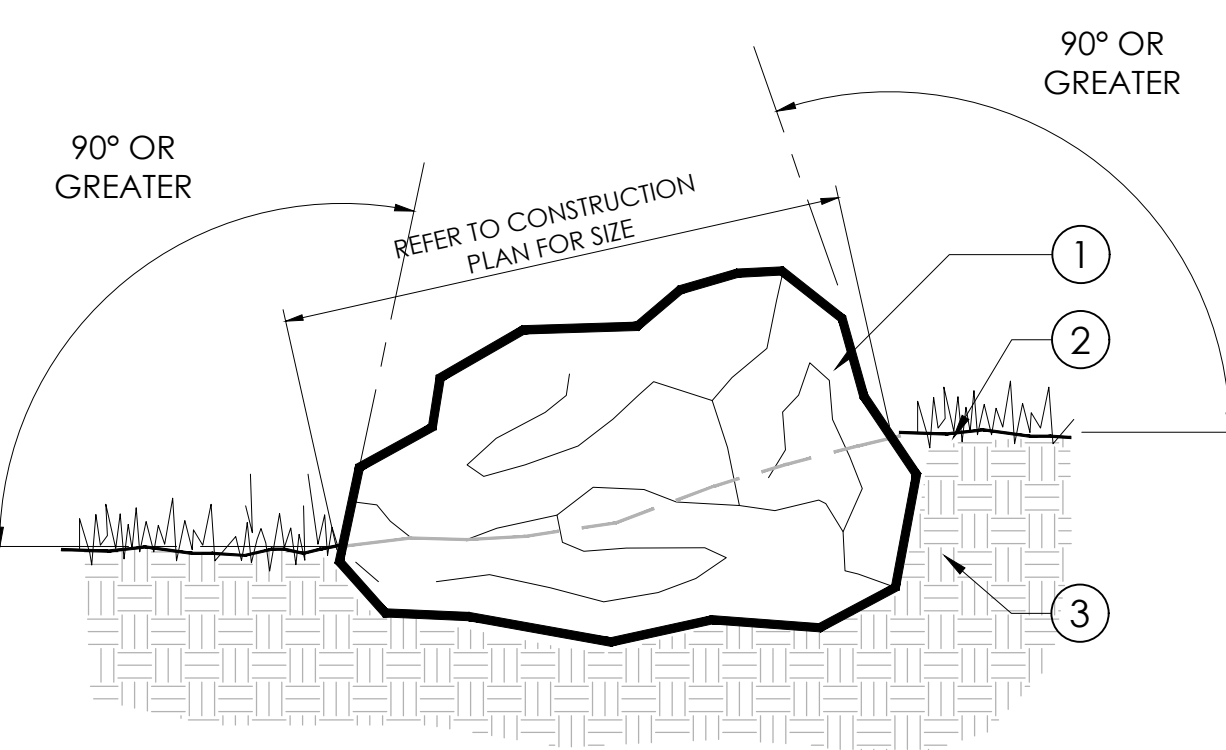


- 1 BOULDER, REFER TO HARDSCAPE SCHEDULE
- 2 FINISH GRADE
- 3 COMPACTED SUBGRADE

- NOTE:
1. BOULDERS TO BE FREE OF SCARS AND MARKS FROM GRADING AND MOVING EQUIPMENT
2. INSTALL BOULDER @ 1/3 TO 1/2 DEPTH
3. ALL BOULDERS TO BE HAND CHOSEN BY CONTRACTOR AND APPROVED BY CRPD

G STEP MOUNTING BOULDER
1" = 1'-0"

P-RA-17



- 1 BOULDER, REFER TO CONSTRUCTION SCHEDULE FOR SIZE AND TYPE.
- 2 FINISH GRADE
- 3 COMPACTED SUBGRADE

- NOTE:
1. BOULDERS TO BE FREE OF SCARS AND MARKS FROM GRADING AND MOVING EQUIPMENT
2. BURY BOULDER TO 1/3 OF ITS HEIGHT
3. SEE PLANS FOR PLACEMENT OF LANDSCAPE BOULDERS
4. ALL BOULDERS TO BE HAND CHOSEN BY CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.

F LANDSCAPE BOULDER
1" = 1'-0"

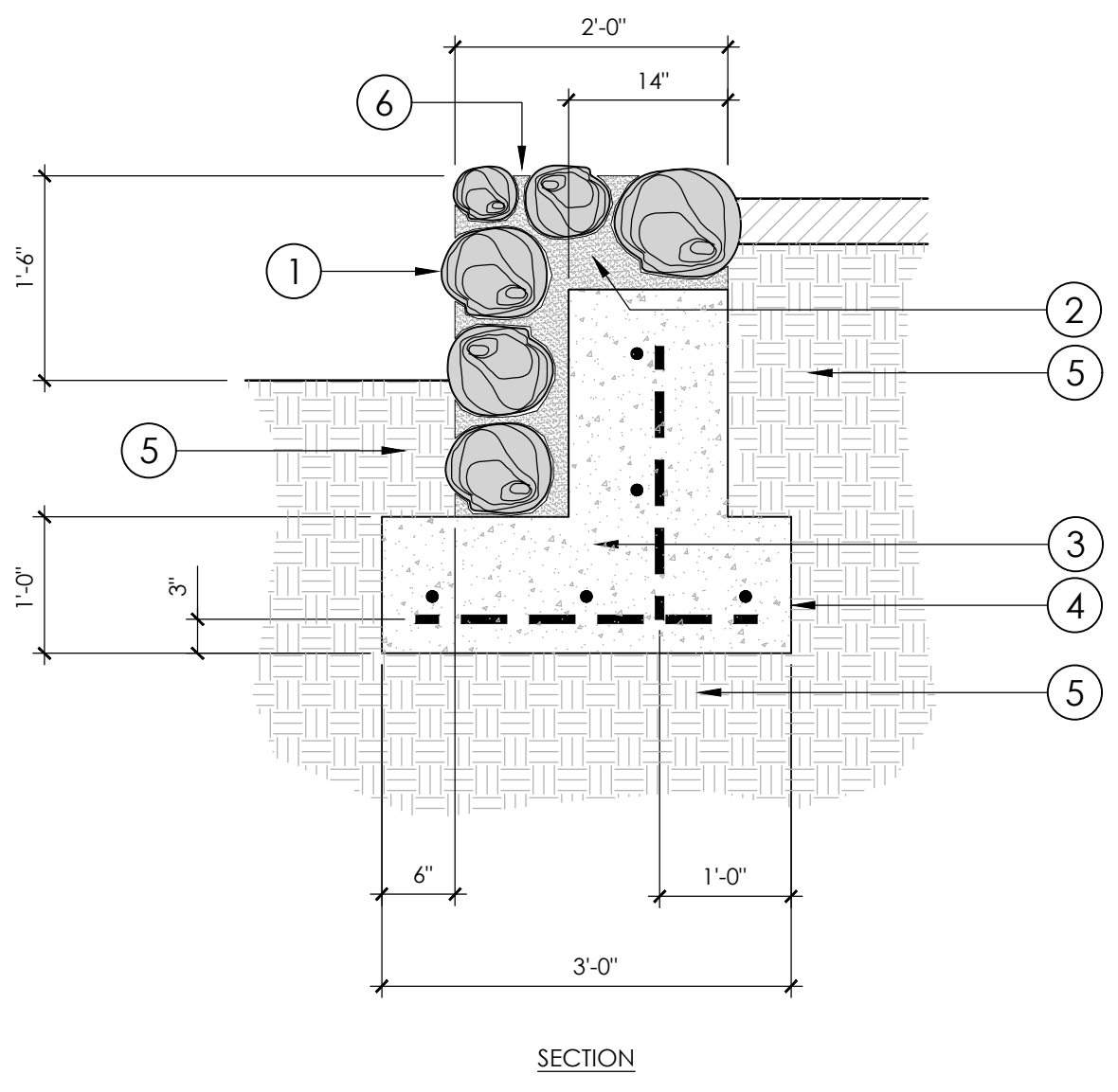
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DATE	BY	REVISION

PLAN TITLE:
HARDSCAPE
DETAILS

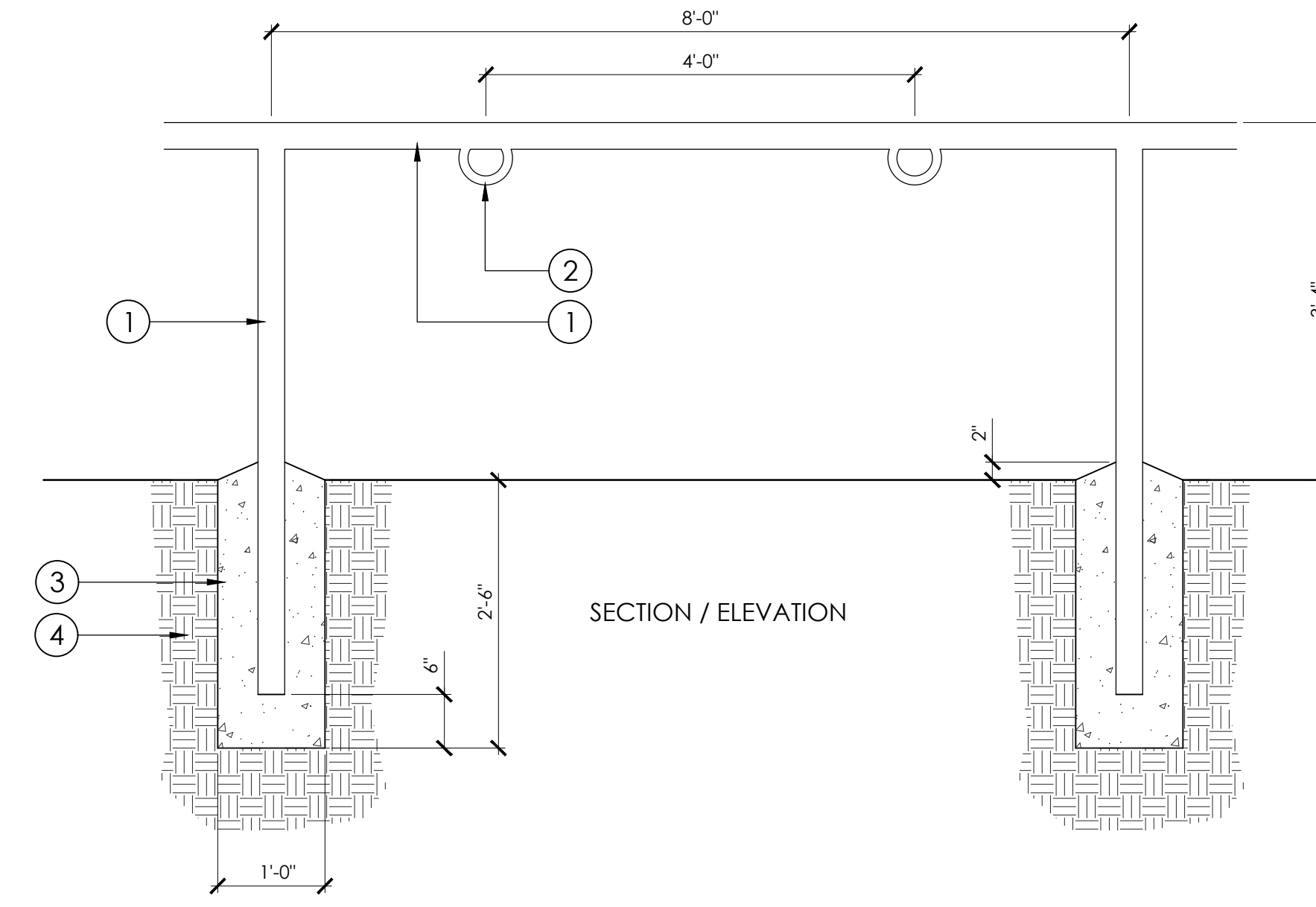
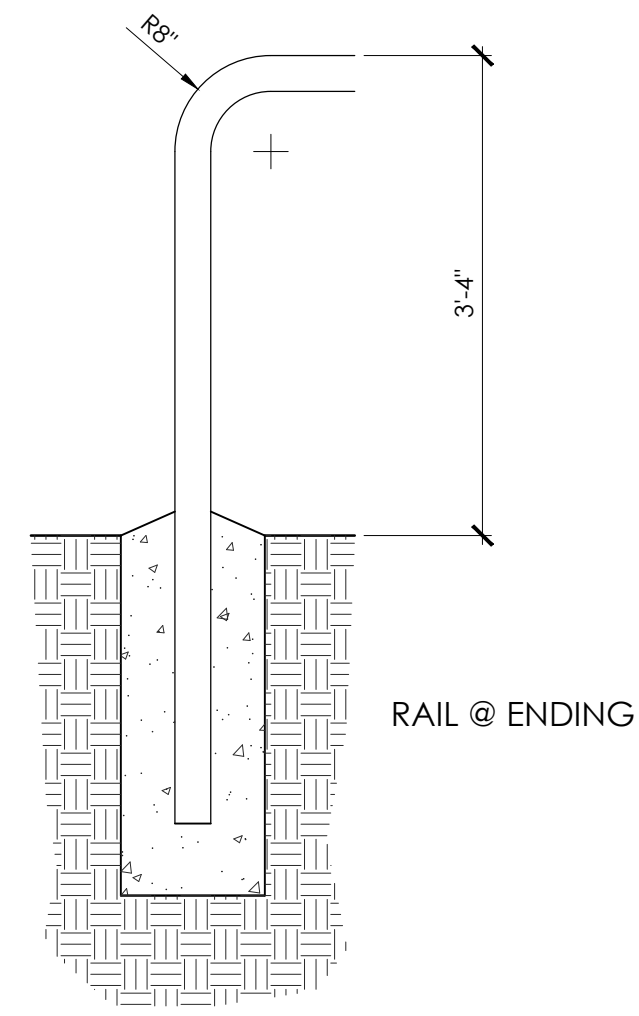


DATE: 06/09/2021
SCALE: NA
DRAWN BY: JC
JOB NUMBER: 2021042601
SHEET: L-HD.01
SHEET 05 OF 14



- 1 6-12" COBBLE, REFER TO HARDSCAPE SCHEDULE
- 2 MORTAR SETTING BED & STRUCTURAL BOND
- 3 #4 REBAR REINFORCEMENT, INSTALL HORIZONTAL REBAR @ 12" O.C., INSTALL VERTICAL REBAR @ 18" O.C.
- 4 REINFORCED CONCRETE FOOTING
- 5 90% COMPACTED BACKFILL & SUBGRADE
- 6 SEATWALL SURFACE, CONTRACTOR SHALL PROVIDE A RELATIVE UNIFORM FLAT SURFACE

NOTES:
 1. CONFIRM ALL MATERIALS WITH CRPD PRIOR TO CONSTRUCTION
 2. CONCRETE SHALL CURE @ 2500 PSI 28 DAYS MINIMUM



- 1 PRE-FABRICATED HITCHING POST & RAIL BY BILLET BARN & CORRAL, 3" DIAMETER SCHEDULE 40 GALVANIZED TUBULAR STEEL WELDED PIPE
- 2 METAL RINGS, WELDED TO RAIL
- 3 POURED IN PLACE CONCRETE FOOTING, SLOPE CONCRETE AWAY FROM POST FOR DRAINAGE
- 4 90% COMPACTED SUBGRADE

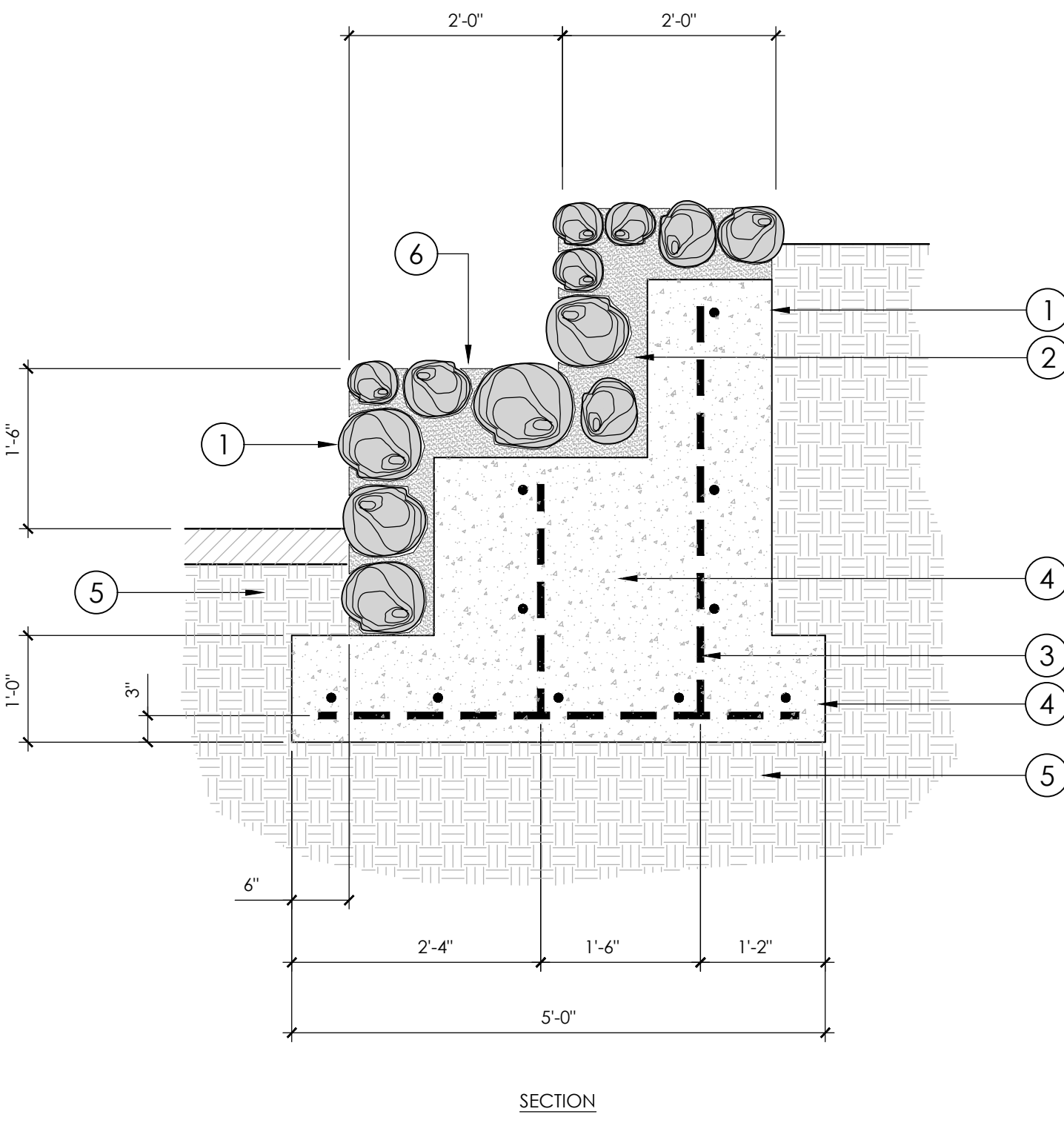
NOTES:
 1. WELD ALL CONNECTIONS AND GRIND SMOOTH
 2. WAIT 5-7 DAYS FOR CONCRETE TO CURE PRIOR TO USE
 3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION

I COBBLE SEATWALL
 3/4" = 1'-0"

P-RA-08

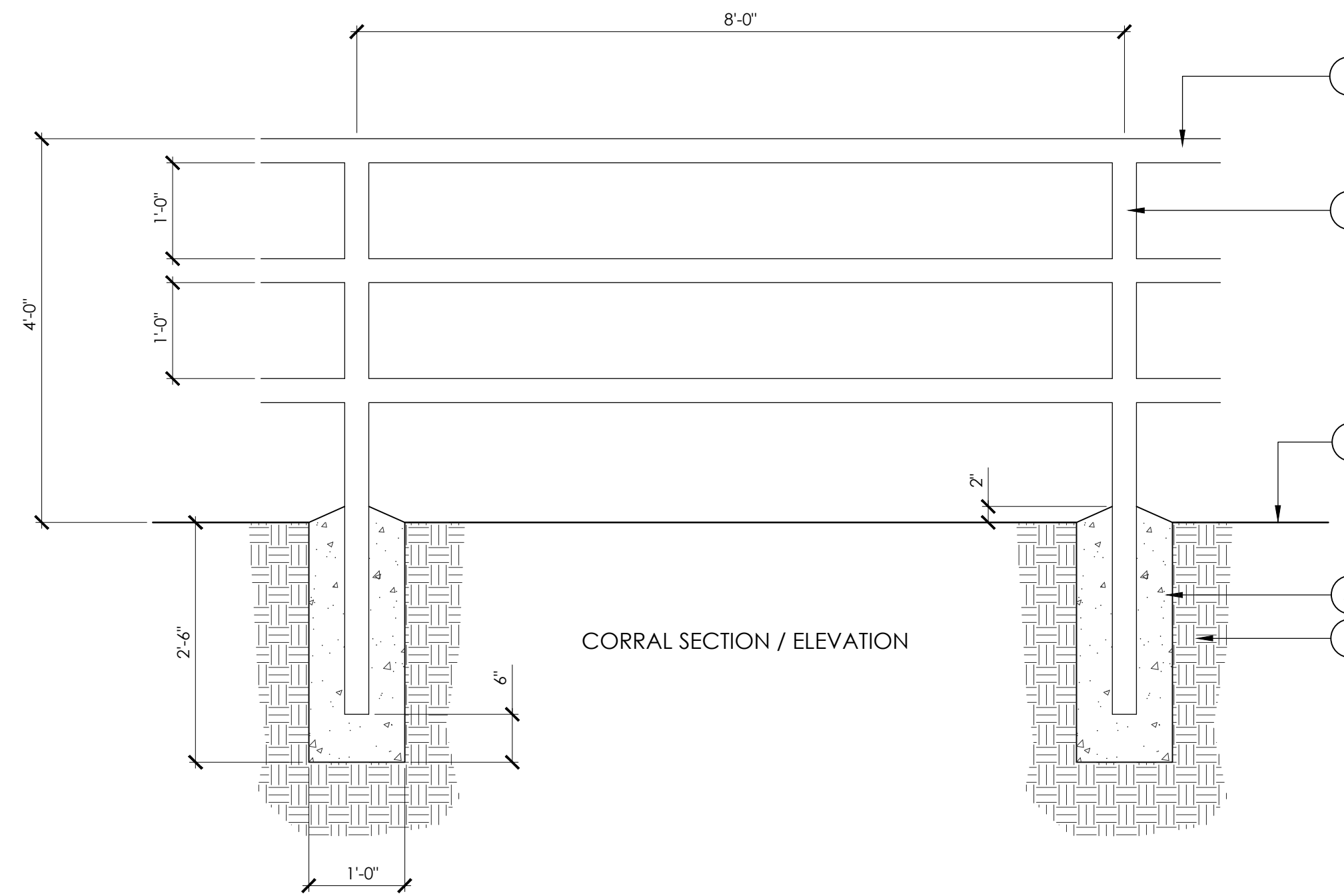
H HITCHING POST
 3/4" = 1'-0"

P-RA-01



- 1 6-12" COBBLE, REFER TO HARDSCAPE SCHEDULE
- 2 MORTAR SETTING BED & STRUCTURAL BOND
- 3 #4 REBAR REINFORCEMENT, INSTALL HORIZONTAL REBAR @ 12" O.C., INSTALL VERTICAL REBAR @ 18" O.C.
- 4 REINFORCED CONCRETE FOOTING
- 5 90% COMPACTED BACKFILL & SUBGRADE
- 6 SEATWALL SURFACE, CONTRACTOR SHALL PROVIDE A RELATIVE UNIFORM FLAT SURFACE

NOTES:
 1. CONFIRM ALL MATERIALS WITH CRPD PRIOR TO CONSTRUCTION
 2. CONCRETE SHALL CURE @ 2500 PSI 28 DAYS MINIMUM

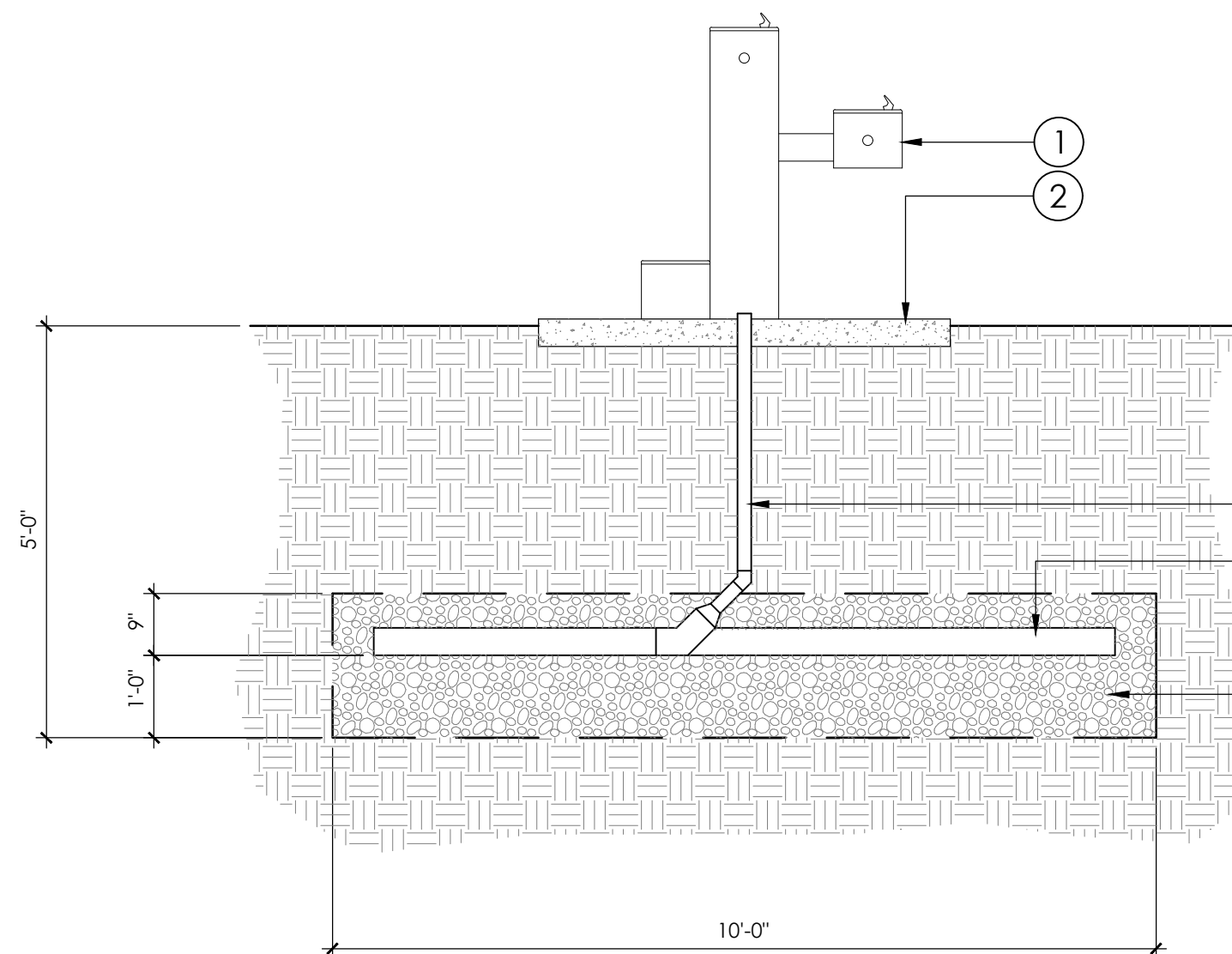


- 1 PRE-FABRICATED HORSE CORRAL POST & RAIL BY BILLET BARN & CORRAL, 3" DIAMETER SCHEDULE 40 GALVANIZED TUBULAR STEEL WELDED PIPE
- 2 PRE-FABRICATED HORSE CORRAL GATE BY BILLET BARN & CORRAL, 3" DIAMETER SCHEDULE 40 GALVANIZED TUBULAR STEEL WELDED PIPE
- 3 GATE HINGE
- 4 REINFORCED CONCRETE FOOTING, SLOPE CONCRETE AWAY FROM METAL POST FOR DRAINAGE
- 5 FINISH GRADE
- 6 90% COMPACTED SUBGRADE

NOTE:
 1. WELD ALL CONNECTIONS AND GRIND SMOOTH
 2. WAIT 5-7 DAYS FOR CONCRETE TO CURE PRIOR TO USE
 3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION

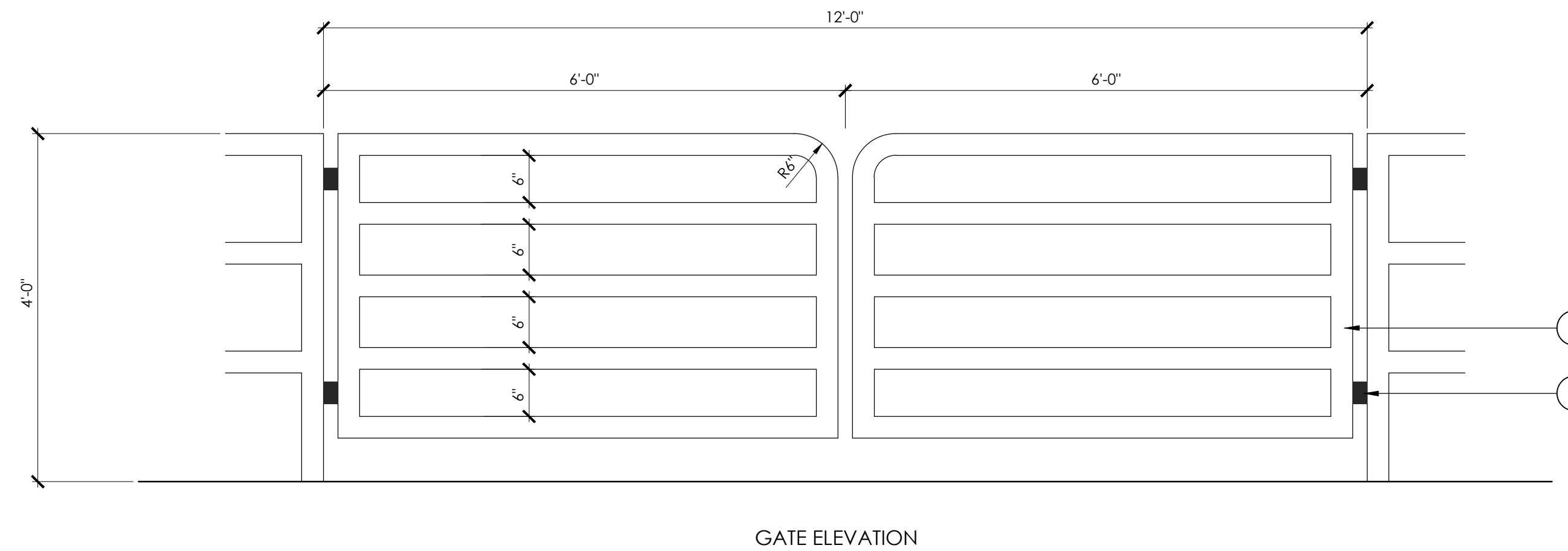
K COBBLE END SEATWALL
 3/4" = 1'-0"

P-RA-12



- 1 DRINKING FOUNTAIN, REFER TO HARDSCAPE PLAN & SCHEDULE FOR SPECIFICATIONS
- 2 REINFORCED CONCRETE BASE PAD, REFER TO HARDSCAPE PLAN
- 3 2" SCHEDULE 40 PVC DRAIN LINE, CONNECT TO FOUNTAIN DRAINAGE
- 4 3/4" AGGREGATE DRAINAGE SUMP
- 5 4" PERFORATED PVC, INSTALL END CAPS & SLEEVE WITH FILTERING SOCK

NOTES:
 1. REFER TO MANUFACTURER RECOMMENDATIONS



L DRINKING FOUNTAIN BASE & DRAINAGE
 1/2" = 1'-0"

P-RA-71

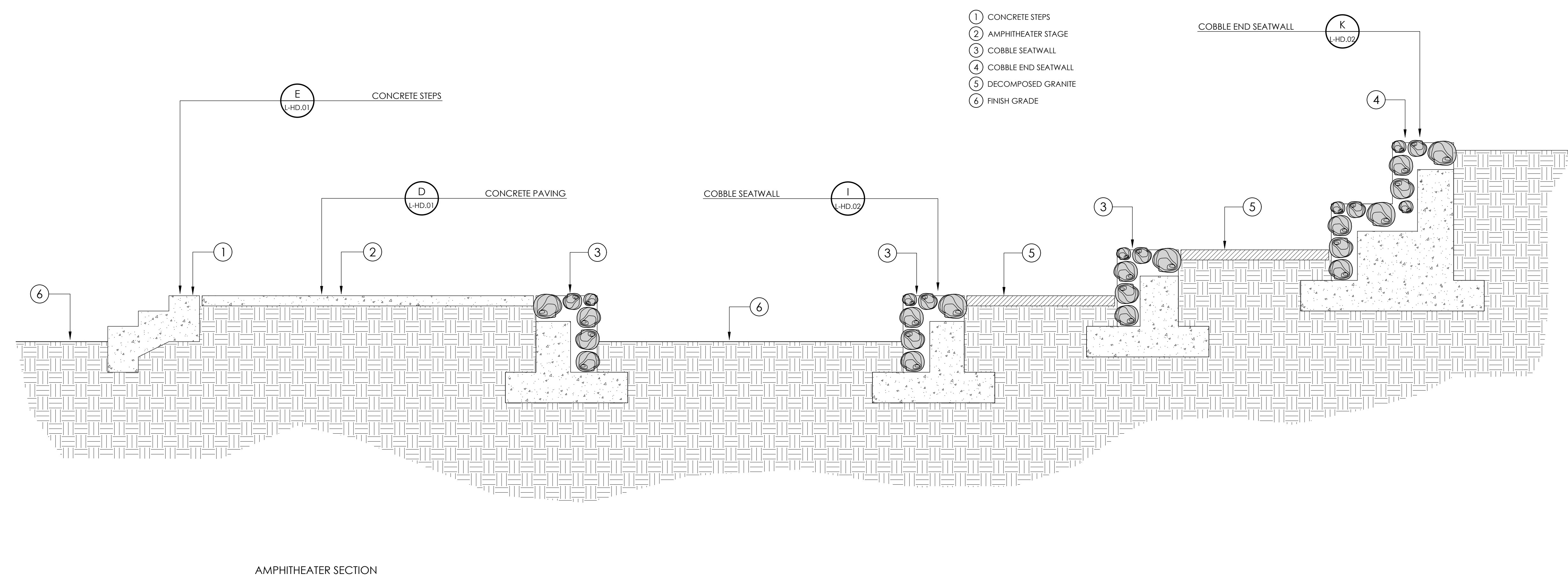
J HORSE CORRAL
 3/4" = 1'-0"

P-RA-13

DATE	REVISION	BY	CHK	APP

PLAN TITLE:
 HARDSCAPE
 DETAILS



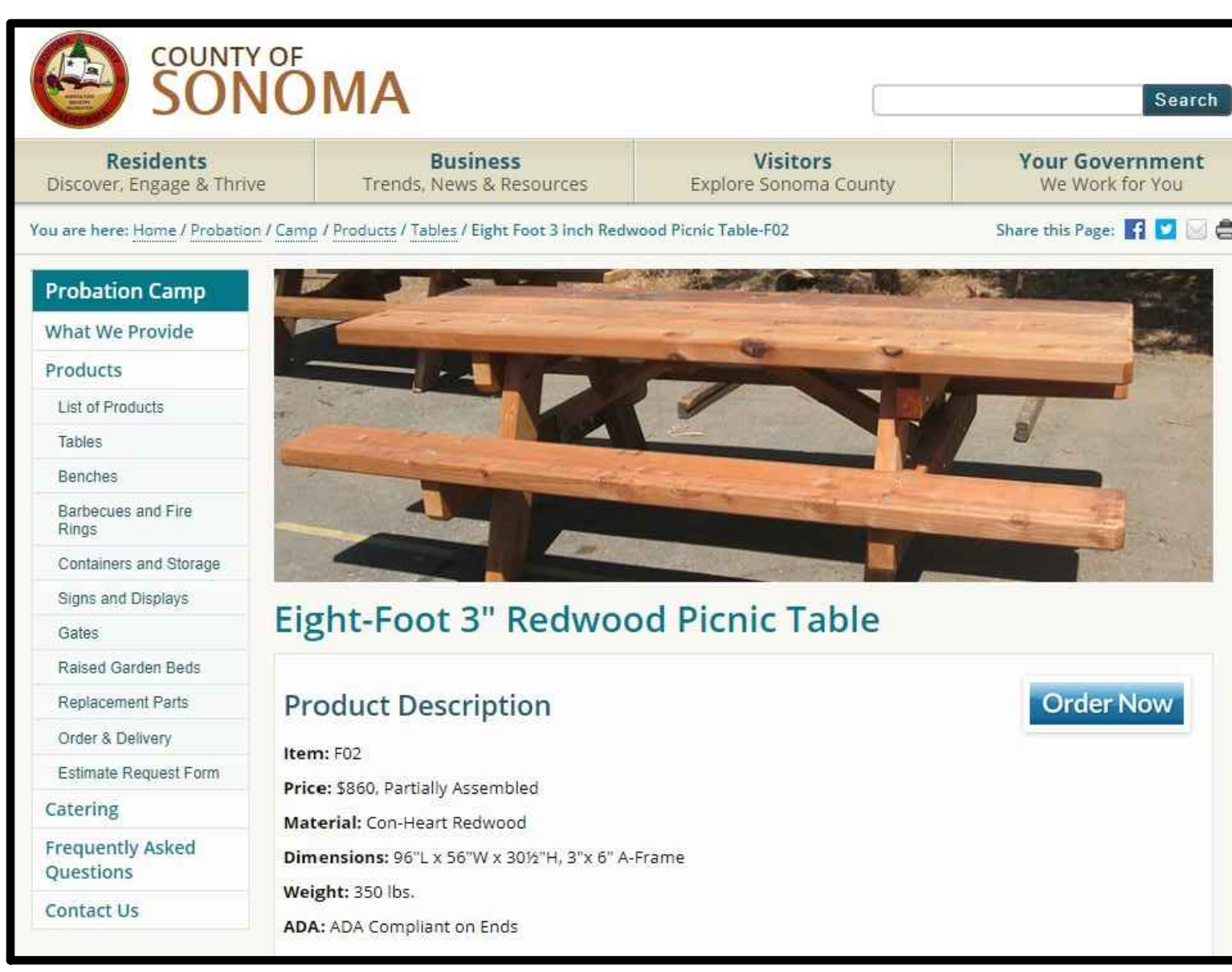


AMPHITHEATER SECTION

M AMPHITHEATER
1/2" = 1'-0"



P LIVESTOCK DRINKING FOUNTAIN
NTS



O PICNIC TABLE
NTS

ELKAY SPECIFICATIONS
Elkay Outdoor ezH2O Upper Bottle Filling Station Bi-Level Pedestal with Pet Station Non-Filtered Non-Refrigerated Model LK4420BF1UDB

PRODUCT SPECIFICATIONS
Elkay Outdoor ezH2O® Upper Bottle Filling Station Bi-Level, Pedestal with Pet Station Non-Filtered Non-Refrigerated. Features shall include 316 Stainless, Heavy Duty Vandal Resistant, Laminar Flow, Pet Fountain. Furnished with Vandal Resistant Bubbler. Mechanical Front Bubbler Button activation. Product shall be Floor Mount/Freestanding for Outdoor applications, serving 2 station(s). Unit shall be lead-free design which is certified to NSF/ANSI 61 & 372 (lead free) and meets Federal and State low-lead requirements.

Special Features:	316 Stainless, Heavy Duty Vandal Resistant, Laminar Flow, Pet Fountain
Finish:	Single (BCE), Black (BK), Blue (BLU), Brown (BRN), Evergreen (EVG), Gray (GRY), Orange (ORN), Powder Coat (12 Color Options), Purple (PUR), Red (RED), Terracotta (TER), White (WHT), Yellow (YEL)
Power:	No Electrical Required
Bubbler Style:	Vandal Resistant
Activation by:	Mechanical Front Bubbler Button
Mounting Type:	Floor Mount/Freestanding
Chilling Capacity:	Non-refrigerated
Dimensions (L x W x H):	28" x 21" x 64"
Approx. Shipping Weight:	205 lbs.
Installation Location:	Outdoor
No. of Stations Served:	2

Special Note: Bottle Filler Stations 1 (Upper), Bubbler Stations 1 (Low), Choose from 12 color options

- Mechanically-Activated bubbler continues to supply water in event of service disruptions.
- Laminar flow provides clean fill with minimal splash.
- Base material constructed from marine-grade 316 stainless steel provides the ultimate corrosion protection from even the most corrosive elements.
- Pet Fountain: Features slow drainage for easy drinking.

AMERICAN PRIDE. A LIFETIME TRADITION.
Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our families and communities.

Included with Product: Outdoor Bottle Filler
Ships in one box.
PRODUCT COMPLIANCE
ADA & ICC A117.1
ASME A112.19.3/CSA B45.4
Buy American Act
GreenSpec®
NSF/ANSI 61 & 372 (lead free)

GreenSpec LISTED
Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards. Installation may require additional components and/or construction features to be fully compliant. Consult the local Authority Having Jurisdiction if necessary.

Installation Instructions (PDF)
Warranty pertains to drinking water applications only. Non-drinking water applications are not covered under warranty.
Warranty (PDF)

PART: _____ QTY: _____
PROJECT: _____
CONTACT: _____
DATE: _____
NOTES: _____
APPROVAL: _____

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other products' offerings, be certain these features are not overlooked.

Elkay REV 05/2021 LK4420BF1UDB
1333 Butterfield Road, Suite 200 Downers Grove, IL 60515
© 2021 Page 1 LK4420BF1UDB_spec.pdf

N DRINKING FOUNTAIN
NTS

DATE:	06/09/2021
SCALE:	NA
DRAWN BY:	JC
JOB NUMBER:	2021042601
SHEET:	L-HD.03
	SHEET 07 OF 14

PLAN TITLE:
HARDSCAPE
DETAILS

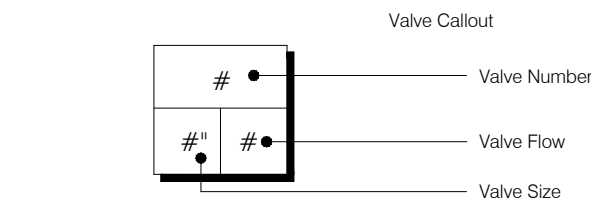


DATE: 06/09/2021
SCALE: NA
DRAWN BY: JC
JOB NUMBER: 2021042601
SHEET: L-HD.03
SHEET 07 OF 14



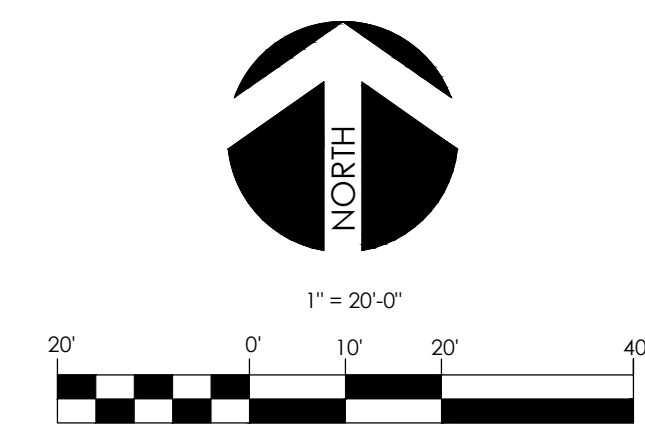
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1400 FLOOD BUBBLER 1401 INSTALL 1400 BUBBLER ON HUNTER IH RISER WITH ADAPTER	33	20
1401 1402 1404 1408	RAIN BIRD RWS-B-C-SOCK 1401 ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0' LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, CHECK VALVE, AND SAND SOCK. RAIN BIRD BUBBLER OPTION AS INDICATED. 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	74	20
1401 1402	RAIN BIRD RWS-M-B-C-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 18.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	26	20
SYMBOL			
(Symbol)	RAIN BIRD FEB-PRS-D 1-1/2" 1" - 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	2	
(Symbol)	RAIN BIRD FEB-PRS-D 2" 1" - 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	2	
(Symbol)	RAIN BIRD 44-LRC 1" 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
(Symbol)	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE: 1/4" - 3" INSTALL LINE SIZE GATE VALVE.	4	
(Symbol)	BUCKNER-SUPERIOR 3300 2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE, WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW FLOW SCENARIOS. AVAILABLE IN 1-1/2", 2", 2-1/2" AND 3".	1	
(Symbol)	CHECK VALVE LINE SIZE CHECK VALVE TO PREVENT BACKFLOW	3	
(Symbol)	RAIN MASTER EGP-TW-ICENTRAL 2-WIRE CONTROLLER, PROVIDING A 2-WAY COMMUNICATION LINK BETWEEN THE CONTROLLER, DECODERS AND VALVES.	1	
(Symbol)	RAIN MASTER TW-D-1 2-WIRE DECODER FOR SINGLE VALVE CONTROL. VALVES CAN BE OPERATED UP TO 100' RADIUS FROM THE DECODER. ELECTRICAL CONNECTION REQUIREMENTS: WATER TIGHT CONNECTORS (TW-SPLICE OR EQUAL)	4	
(Symbol)	FLOMEC QS200-20 2" 2" INSERTION FLOWMETER, SCHEDULE 80 PVC HOUSING. 0.92-1.38 GPM RANGE, MAX. OPERATING PRESSURE 150PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. STORAGE TEMPS -20°F TO +160°F.	1	
(Symbol)	DRINKING FOUNTAIN CONNECTION	3	
(Symbol)	IRRIGATION WIRE PULL BOX CONCRETE PULL BOX FOR IRRIGATION CONTROL WIRES.	7	
(Symbol)	POINT OF CONNECTION 2" EXISTING METER & BACKFLOW ASSEMBLY CALIFORNIA AMERICAN WATER DISTRICT STATIC PRESSURE 80 PSI (MEASURED BY CRPD)	1	
(Symbol)	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	3,238 L.F.	
(Symbol)	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	207.2 L.F.	
(Symbol)	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	88.6 L.F.	
(Symbol)	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 2"	280.1 L.F.	
(Symbol)	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5	27.0 L.F.	
(Symbol)	IRRIGATION MAINLINE: PVC CLASS 315 SDR 13.5 3"	4,078 L.F.	
(Symbol)	PIPE SLEEVE: PVC CLASS 200 SDR 21	88.2 L.F.	



IRRIGATION NOTES:

- INSTALL PULL BOX PER PLAN APPROXIMATELY EVERY 1000' & @ ROAD CROSSINGS
- INSTALL 1/4 GAUGE FULL TWO WIRE RUNS WITH NO SPLICING
- INSTALL DRY-BOX @ EVERY VALVE
- INSTALL CONDUIT FOR ALL TWO-WIRE RUNS & SWEEPS @ CROSSINGS
- CONFIRM WITH CRPD PRECISE LOCATION OF ALL IRRIGATION EQUIPMENT PRIOR TO CONSTRUCTION
- AVOID CONSTRUCTION CONFLICTS WITH EXISTING TREES AND ROOTS
- INSTALL CONCRETE THRUST BLOCKS @ ALL MAINLINE
- ALL REMOTE CONTROL VALVES SHALL BE INSTALLED WITH A SCH.80 PVC BALL VALVE AND TWO (2) SCH.80 UNIONS
- ALL RECTANGULAR VALVE BOXES SHALL BE AS FOLLOWS:
MANUFACTURER: NDS; MODEL: Z24BCB; NOTE: OR APPROVED EQUAL



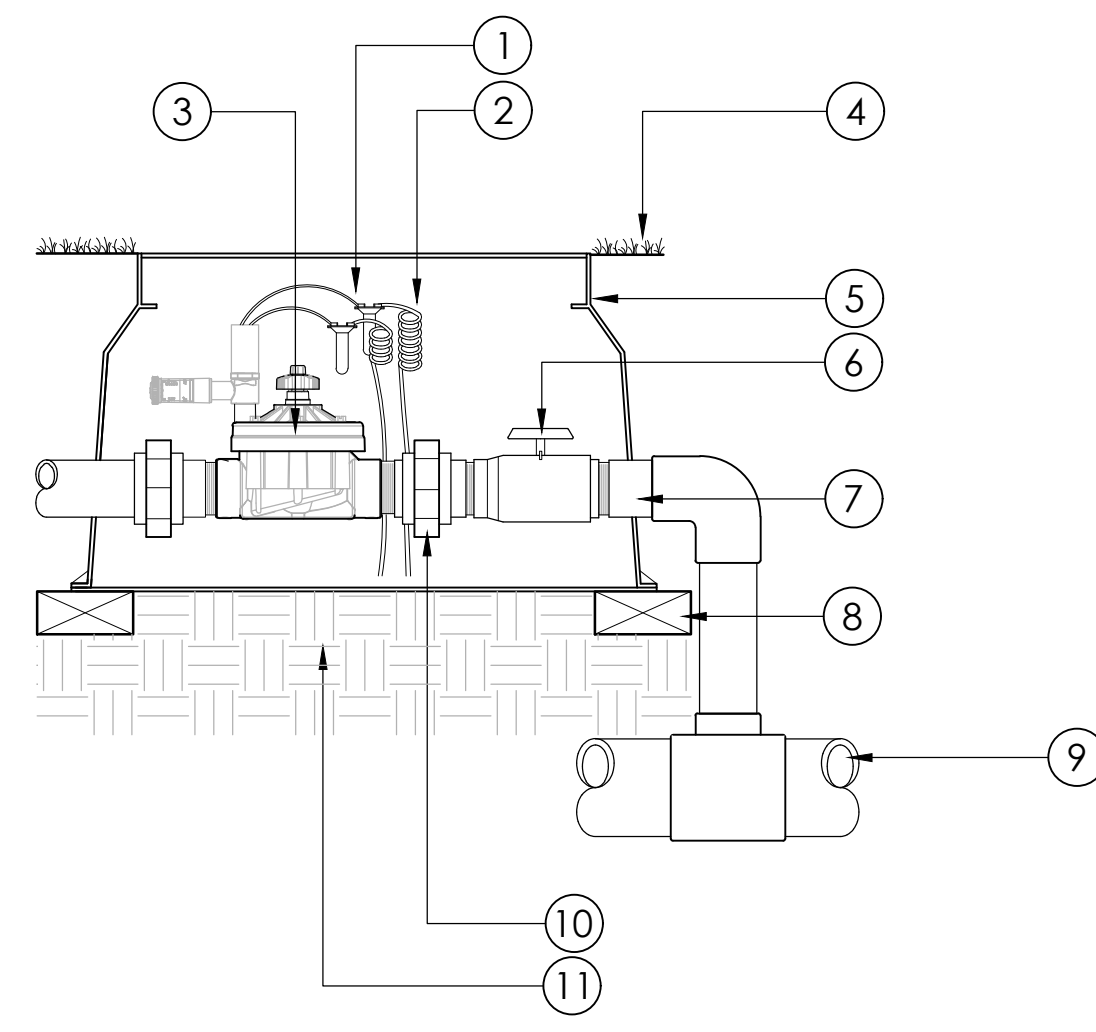
NOTE: CONTRACTORS SHALL NOT DISTURB NATIVE HABITAT, EQUIPMENT & VEHICLES SHALL REMAIN ON THE ROAD THROUGH CONSTRUCTION

DATE	BY	REVISION

PLAN TITLE:
IRRIGATION
PLAN



DATE:	06/09/2021
SCALE:	1" = 20'-0"
DRAWN BY:	JC
JOB NUMBER:	2021042601
SHEET:	L-IP.01
SHEET 08 OF 14	



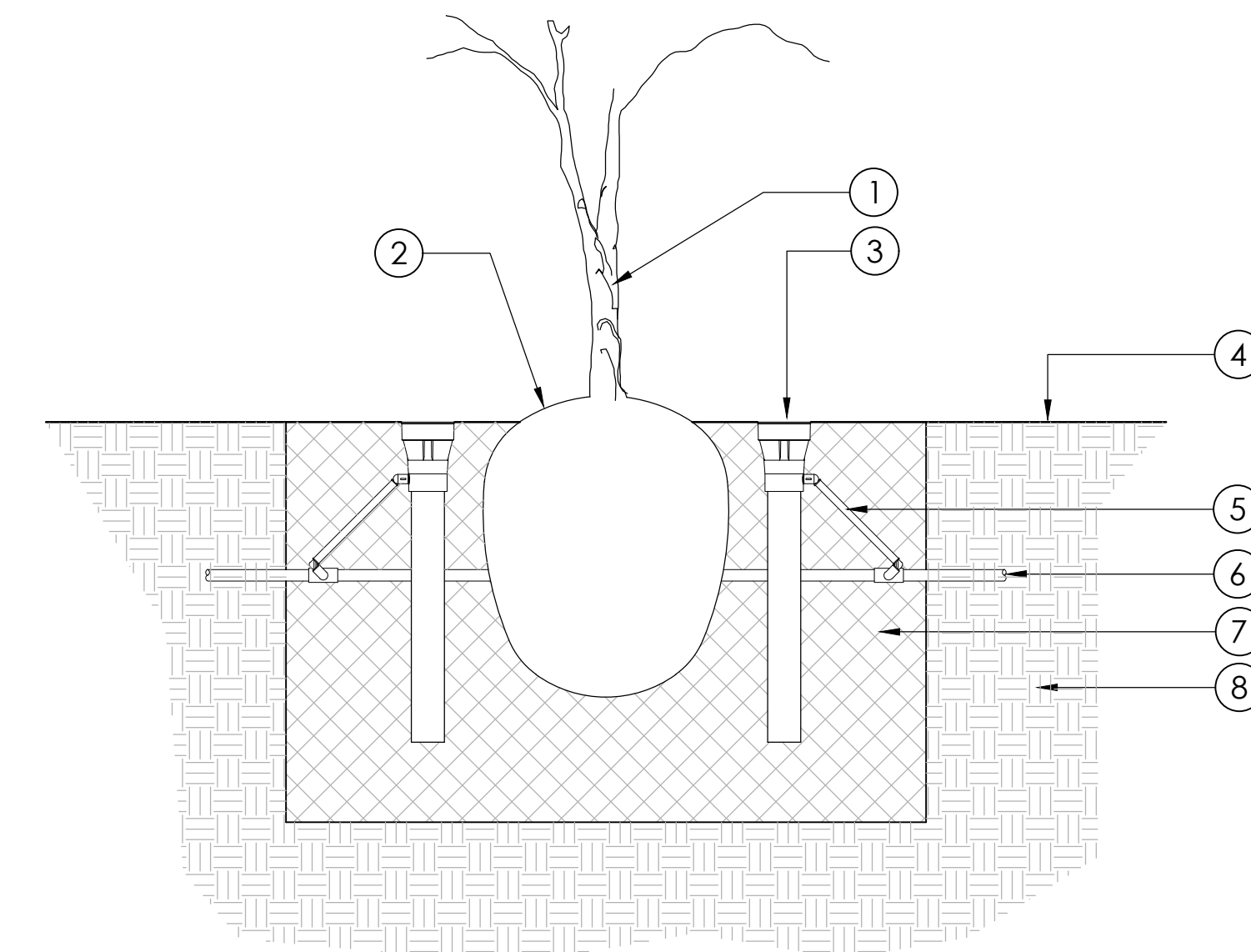
- 1 WATERPROOF CONNECTORS (2)
- 2 18'-24' COILED WIRE
- 3 REMOTE CONTROL VALVE, REFER TO IRRIGATION SCHEDULE
- 4 FINISH GRADE
- 5 VALVE DRY-BOX BY DURA OR APPROVED EQUAL
- 6 SCHEDULE 80 THREADED BALL VALVE, LINE SIZE
- 7 SCHEDULE 80 NIPPLE
- 8 BRICK SUPPORTS (4)
- 9 IRRIGATION MAINLINE & FITTINGS
- 10 SCH. 80 PVC SLIP UNIONS (2)
- 11 NATIVE SUBGRADE

NOTE:
1. EXTRA COMMON / HOT WIRE SHALL BE PROVIDED ENTERING AND EXITING EACH VALVE BOX.

B REMOTE CONTROL VALVE WITH ISOLATION VALVE

HTS

P-RA-72

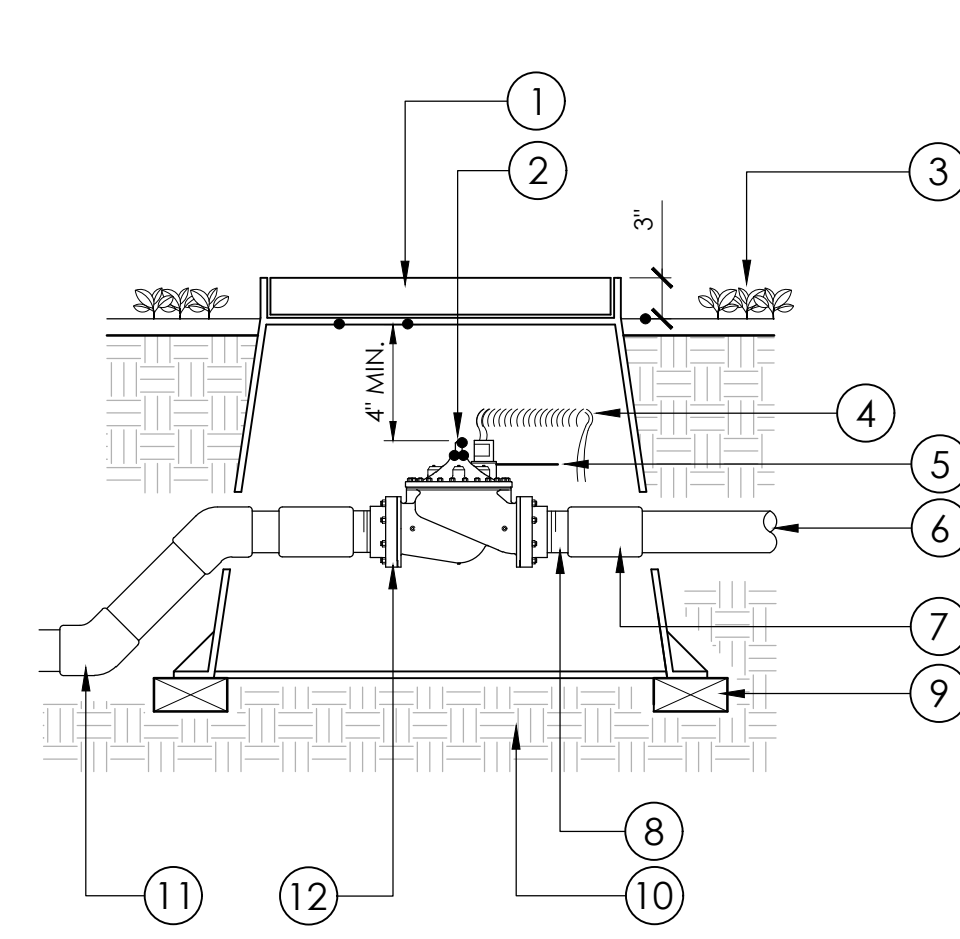


- 1 TREE / SHRUB TRUNK
- 2 TREE / SHRUB ROOTBALL
- 3 ROOT ZONE IRRIGATION SYSTEM, REFER TO IRRIGATION PLAN
- 4 FINISH GRADE
- 5 SWING JOINT
- 6 IRRIGATION LATERAL LINE
- 7 AMENDED SOIL & BACKFILL
- 8 NATIVE SOIL

A ROOT ZONE IRRIGATION SYSTEM

1" = 1'-0"

P-RA-45



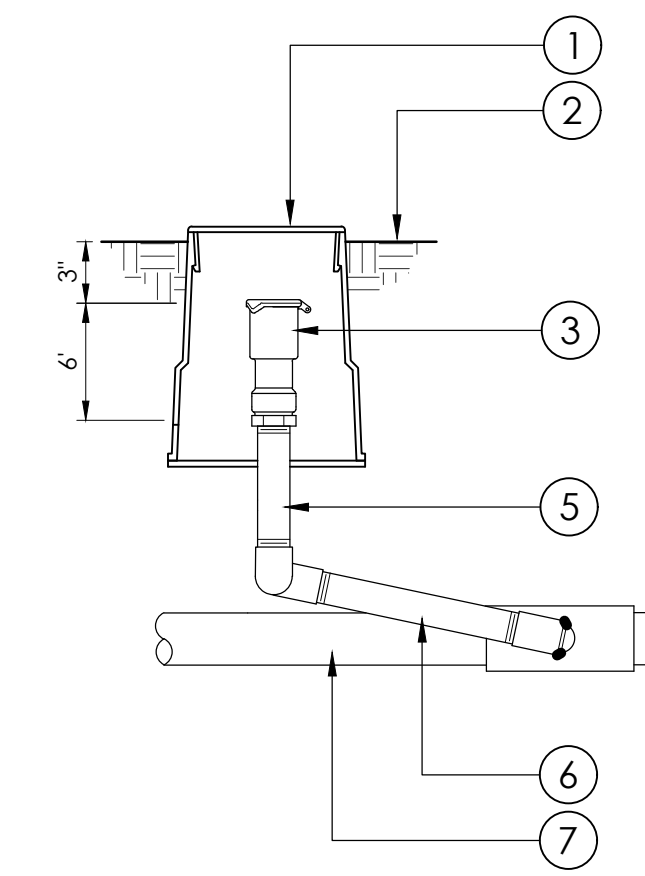
- 1 VALVE DRY-BOX BY DURA OR APPROVED EQUAL
- 2 MASTER CONTROL VALVE
- 3 FINISH GRADE
- 4 24' WIRE LOOP WITH WATER PROOF WIRE CONNECTORS, USE WHITE AND RED COLOR WIRES WITH STRIPE, CONNECT TO CONTROLLER MASTER VALVE WIRE PORT AND COMMON WIRE
- 5 VALVE I.D. TAG
- 6 IRRIGATION MAINLINE
- 7 SCHEDULE 80 PVC SLIP BY SLIP COUPLING ADAPTER (2)
- 8 SCHEDULE 80 T.O.E. NIPPLE (2)
- 9 BRICK SUPPORT (4)
- 10 SUBGRADE
- 11 IRRIGATION MAINLINE FROM BACKFLOW
- 12 150# FLANGE SCHEDULE 80 PVC

NOTE:
1. FLANGE TO BE SCH. 80 WITH STAINLESS STEEL BOLTS, NUTS, AN WASHERS.
2. USE 45° ELL TO ACHIEVE MAINLINE DEPTH FROM UP SIDE OF MASTER VALVE ASSEMBLY.

E MASTER VALVE

1 1/2" = 1'-0"

P-RA-41

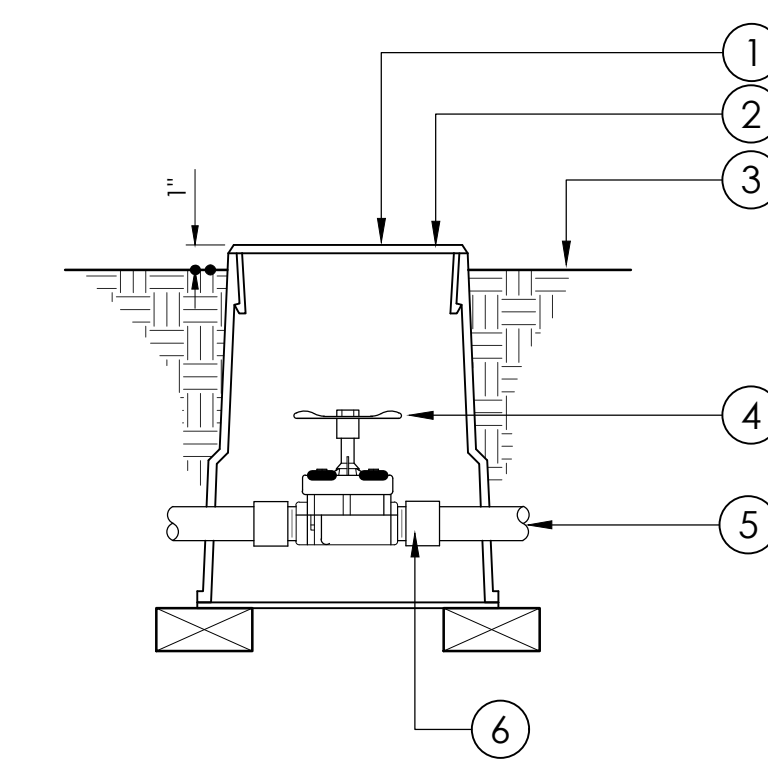


- 1 VALVE DRY-BOX BY DURA OR APPROVED EQUAL
- 2 FINISH GRADE
- 3 QUICK COUPLING VALVE, SEE IRRIGATION SCHEDULE FOR SPECS.
- 4 SCHEDULE 80 NIPPLE
- 5 SCHEDULE 40 SWING JOINT
- 6 PVC MAINLINE

D QUICK COUPLER

1 1/2" = 1'-0"

P-RA-34

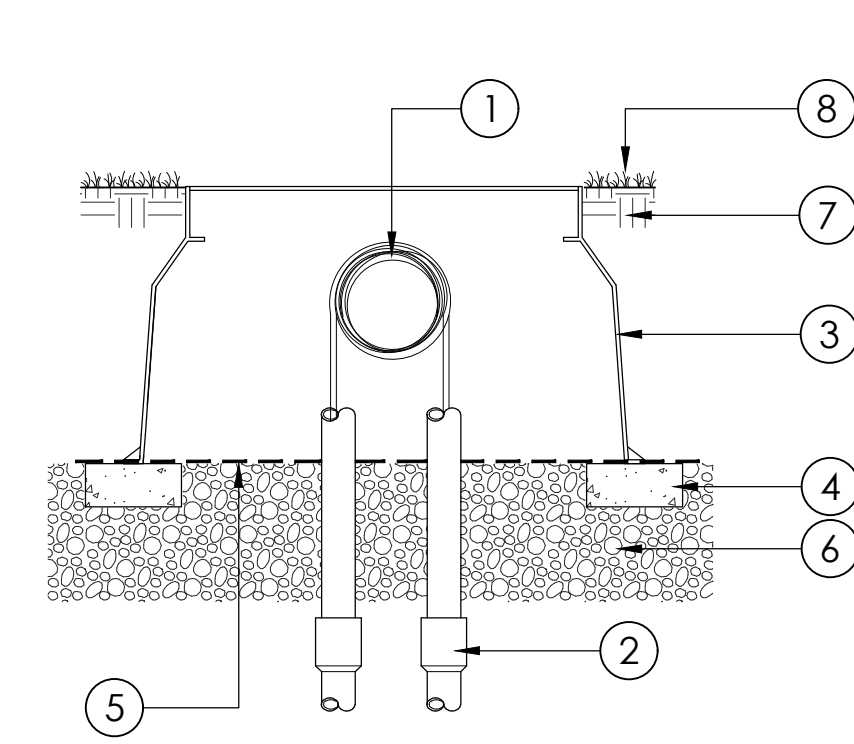


- 1 INCISE 'GV' INTO LID 2" HT. TEXT, TYPICAL 'GV' BOXES.
- 2 VALVE DRY-BOX BY DURA OR APPROVED EQUAL
- 3 FINISH GRADE
- 4 BRASS GATE VALVE FOR APPLICATION, REFER TO IRRIGATION SCHEDULE FOR SPECIFIC MODEL.
- 5 PVC MAINLINE - PLACE VALVE AT MAINLINE DEPTH.
- 6 PVC MALE ADAPTERS

C GATE VALVE

1 1/2" = 1'-0"

P-RA-32



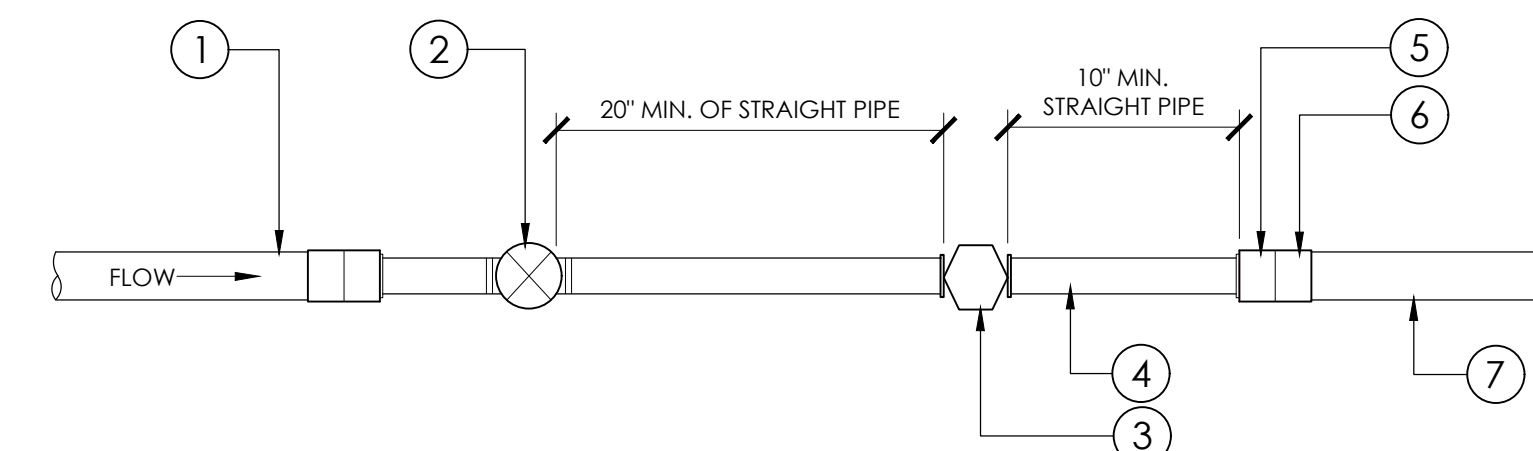
- 1 3' EXPANSION COIL @ EACH WIRE CONNECTION, PULL BOX LOCATION, AND @ CHANGES IN DIRECTION
- 2 1-1/2" PVC SCHEDULE 40 CONDUIT, INSTALL 90 DEGREE SWEEPING ELBOWS @ PULL BOX TYPICAL
- 3 CONCRETE VALVE BOX
- 4 BRICK SUPPORT (1 OF 4)
- 5 1/4"-1/2" - 19 GAUGE GALVANIZED WELDED WIRE MESH
- 6 12" MINIMUM DEPTH DRAIN ROCK, EXTEND 2" MINIMUM BEYOND PERIMETER OF BOX
- 7 COMPACTED SUBGRADE
- 8 FINISH GRADE

NOTE:
1. FORM EXPANSION COILS BY WRAPPING @ LEAST FIVE TURNS AROUND A 2-INCH DIAMETER PIPE, THEN WITHDRAWING THE PIPE.
2. PULL BOXES ARE REQUIRED @ 200' MAXIMUM INTERVALS & NO MORE THAN THE EQUIVALENT OF 4 QUARTERS BEND (360° BETWEEN PULL BOXES).
3. SPLICES OF WIRE WILL BE PERMITTED ONLY ON RUNS EXCEEDING 2,500-FEET ND SHALL BE PLACED IN JUNCTION BOX.

H TWO-WIRE COIL @ PULL BOX

1 1/2" = 1'-0"

P-RA-61



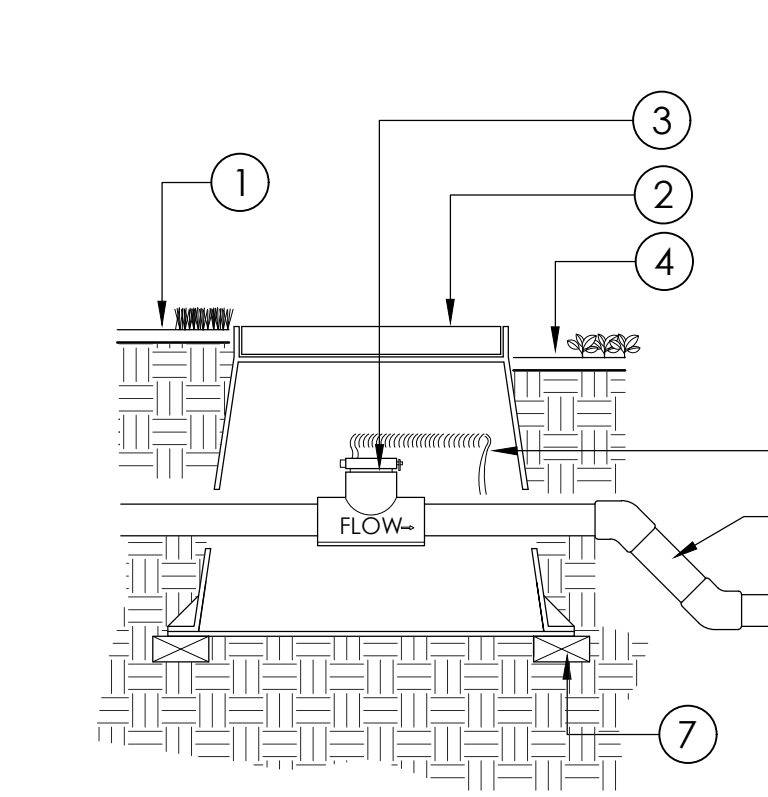
- 1 MAINLINE PIPE FROM BACKFLOW PREVENTION DEVICE
- 2 MASTER VALVE
- 3 FLOW SENSOR
- 4 FLOW RUN
- 5 SCHEDULE 40 PVC REDUCER
- 6 SCHEDULE 40 PVC COUPLING
- 7 MAINLINE PIPE TO IRRIGATION SYSTEM.

NOTES:
1. FLOW SENSOR WIRE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
2. MASTER VALVE WIRE SHALL BE DIRECT BURIAL 14 AWG WIRE (OR LARGER) COLOR: BLACK.
3. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES.
4. SEE MASTER VALVE DETAIL AND FLOW SENSOR DETAIL FOR FURTHER INFORMATION.

G MASTER VALVE AND FLOW SENSOR LAYOUT

1 1/2" = 1'-0"

P-RA-39



- 1 FINISH GRADE IN TURF AREAS
- 2 VALVE DRY-BOX BY DURA OR APPROVED EQUAL
- 3 FLOW SENSOR
- 4 FINISH GRADE IN SHRUB AREAS
- 5 24' WIRE LOOP
- 6 PVC MAINLINE
- 7 BRICK SUPPORTS

NOTE:
1. INSTALL FLOW SENSOR AS PER THE MANUFACTURER'S RECOMMENDATIONS. WIRE TO IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWN-STREAM SIDE OF THE FLOW SENSOR.

F FLOW SENSOR

1 1/2" = 1'-0"

P-RA-40

DATE:

SCALE:

DRAWN BY:

JOB NUMBER:

SHEET:

DATE: 06/09/2021

SCALE: NA

DRAWN BY: JC

JOB NUMBER: 2021042601

SHEET: L-ID.01

SHEET 11 OF 14

NOTES:

REVISION:

PLAN TITLE:
IRRIGATION
DETAILS



DATE: 06/09/2021

SCALE: NA

DRAWN BY: JC

JOB NUMBER: 2021042601

SHEET: L-ID.01

SHEET 11 OF 14

