DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
P: 310 204 8950

Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: COVER SHEET

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	07 May 2021
Revision 2:	01 March 2021
Revision 1:	04 Jan 2021
Original Date:	14 Oct 2020

Sheet 1 of 45 sheets

PCD/RPO#

OAK SPRINGS RANCH II

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 08/11/21

APPLICATION NOS. PA 20-0044

PLANNER Matthew Bassi

SIGNATURE Matthew Bassi



PROJECT TEAM

DEVELOPER

MAPLE MULTI-FAMILY LAND CA, LP
CONTACT: Jessica Cassolato
ADDRESS: 5790 Fleet Street, Suite 140
Carlsbad, CA 92008
T: 949.874.1155
EMAIL: jcassolato@tcr.com

ARCHITECT

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ADDRESS: 2558 Overland Avenue
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T: (310) 204-8950
EMAIL: aalper@designarc.net

LANDSCAPE ARCHITECT

EPT
CONTACT: Stephen Carroll
ADDRESS: 844 East Green Street, Suite 201
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EMAIL: scarroll@eptdesign.com

CIVIL ENGINEER

FUSCOE ENGINEERING
CONTACT: Steve Ellis
ADDRESS: 2850 Inland Empire Blvd. Suite B
Ontario, CA 91764
T: 909.581.0676
EMAIL: sellis@fuscoe.com

TCR
Trammell Crow Residential

DESIGNARC
2558 Overland Ave, CA 90064 T 310.204.8950 www.designarc.net

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PROJECT DATA

UNIT MIX BY BLDG **32-UNIT**

	UNIT NO.	UNIT	TYPE	NET RENTABLE	%
GROUND LEVEL	**2**	2A	2 BEDROOM FLAT	1,164 S.F.	6 %
	2	2B	2 BEDROOM FLAT	1,100 S.F.	6 %
	4	1A	1 BEDROOM FLAT	711 S.F.	14%
	2	1B	1 BEDROOM FLAT	684 S.F.	6 %
	2	1TH-1	1 BEDROOM TOWNHOUSE w/DEN	1,073 S.F.	6 %
TOTAL	**12**			10,886 S.F.	

		UNIT	TYPE	NET RENTABLE	%
UPPER LEVELS	**8**	2TH	2 BEDROOM TOWNHOUSE	1,073 S.F.	25 %
	2	1C	1 BEDROOM FLAT	771 S.F.	6 %
	2	1TH-1	1 BEDROOM TOWNHOUSE w/DEN	1,073 S.F.	6 %
	8	1TH-2	1 BEDROOM TOWNHOUSE	870 S.F.	25 %
TOTAL	**20**			19,232 S.F.	

TOTAL UNITS IN A BLDG **32**

TOTAL 2 BEDROOM IN A BLDG 12 %37.5 %

TOTAL 1 BEDROOM IN A BLDG 20 %62.5 %

9 BUILDINGS ; TOTAL UNITS = **288 UNITS**

PARKING REQUIRED	**NO.OF UNIT**	**RATIO**	**NO. OF SPACES**
1 BEDROOM	**180**	1.25/UNITS	**225**
2 BEDROOM	**108**	2.25/UNITS	**243**
EMPLOYEE			**4**
	TOTAL REQUIRED		**472**
ACCESSIBLE PARKING REQUIRED			
ASSIGNED		0.03	14
UNASSIGNED		0.05	0
COMMERCIAL			1
	TOTAL REQUIRED		17
PARKING PROVIDED			
UNCOVERED (2 STD. EV & 1 HC. EV)			**183**
CARPORTS			**23**
"DETACHED" GARAGE			**69**
"ATTACHED" GARAGE (CONDUIT FOR FUTURE EV PROVIDED)			**198**
	TOTAL PROVIDED		**473 ***
ACCESSIBLE SPACES PROVIDED			**17 (3 VAN)**

* 81 COMPACT (16.5% < 20% allowed)

TOTAL REQUIRED "EV CAPABLE" SPACES = 47 SPACES
(10% OF TOTAL PARKING PER CAL GREEN; 4.106.4.2)

TOTAL PROVIDED = 198 ATTACHED + 3 UNCOVERED = 201 SPACES
(ALL ATTACHED GARAGES + 3 ON GRADE UNCOVERED EV SPACES) ALSO SEE NOTE ON A101.

SHEET INDEX:

GENERAL
G001 - COVER SHEET
G002 - PROJECT DATA

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AS01 - SITE PLAN
AS02 - SITE FENCE & WALL PLAN
AS03 - PARKING PLAN EXHIBIT

ARCHITECTURE
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A102 - SECOND FLOOR PLAN
A103 - THIRD FLOOR PLAN
A104 - ROOF PLAN
A105 - AMENITY BUILDING PLANS
A201 - ELEVATIONS
A202 - ELEVATIONS
A203 - AMENITY ELEVATIONS
A204 - CARPORT & DETACHED GARAGE ELEVATIONS
A205 - MATERIAL SELECTIONS
A206 - CONCEPTUAL VIEWS OF OPEN SPACES

LANDSCAPE
17 - COVER SHEET
18 - ILLUSTRATIVE PLAN
19 - OVERALL PLAN
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28 to 32 - CONSTRUCTION DETAILS
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34 to 40 - PLANTING PLAN
41 - PLANTING DETAILS

CIVIL
42 - CONCEPTUAL GRADING PLAN
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PHOTOMETRICS
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Sheet 2 of 45 sheets

PCD/RPO#

LEGAL DESCRIPTION:

Real Property in the City of Wildomar, County of Riverside, State of California, described as follows:

PARCEL A:
LOT 202 AND LOT B OF TRACT NO. 31736-1, AS SHOWN BY TRACT MAP ON FILE IN BOOK 437, PAGES 34 THROUGHT 41, INCLUSIVE, OF TRACT MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

PARCEL B:
A NON-EXCLUSIVE PERPETUAL EASEMENT FOR LIFE SAFETY, FIRE AND EMERGENCY VEHICLE INGRESS AND EGRESS AS DESCRIBED IN DOCUMENT ENTITLED "LIFE SAFETY EASEMENT AGREEMENT" RECORDED MARCH 23, 2016 AS INSTRUMENT NO. 2016-0112782, OF OFFICIAL RECORDS.

APN: 380-250-038-5

PROPOSED ARCHITECTURAL DESIGN THEME:

The proposed design theme for the project is a latter-day American Craftsman style, inflected to a rural ranch setting.

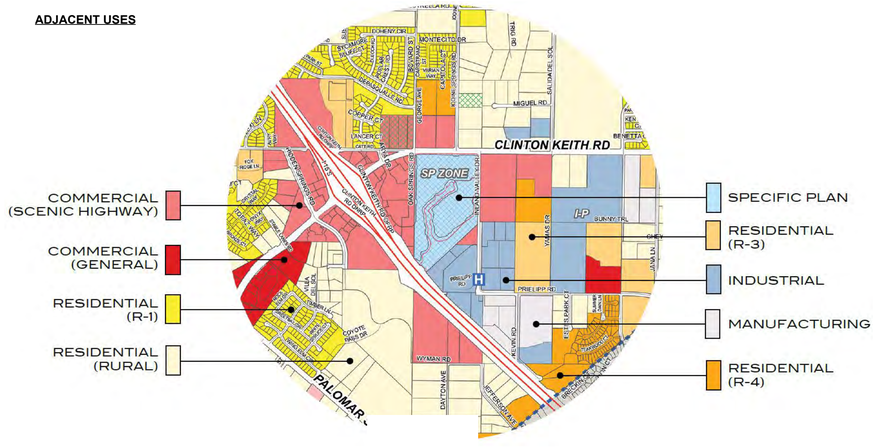
This theme features large overhangs featuring exposed wood beams and eave struts, high-profile simulated wood-shake roofing shingles, a mix of siding and stucco on major elevations, and multiple-pane windows and doors.

Craftsman colorways are utilized; green/grays, taupes and earth-tones, to create a sympathy with its Craftsman style antecedents, to connect the project forcefully to the predominant colors of the landscape, and finally, to link it stylistically with its Phase I neighbor.

VICINITY MAP



ADJACENT USES



OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
Trammell Crow Residential

PROJECT DATA

G002

DESIGNARC

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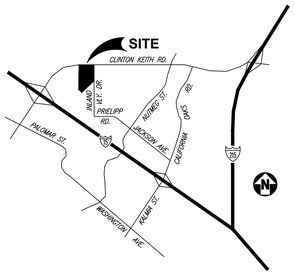
CITY OF WILDOMAR
TRACT MAP NO. 31736-1
OAK SPRINGS RANCH, LOT 202, PHASE 2
CONCEPTUAL GRADING PLANS

LEGEND:

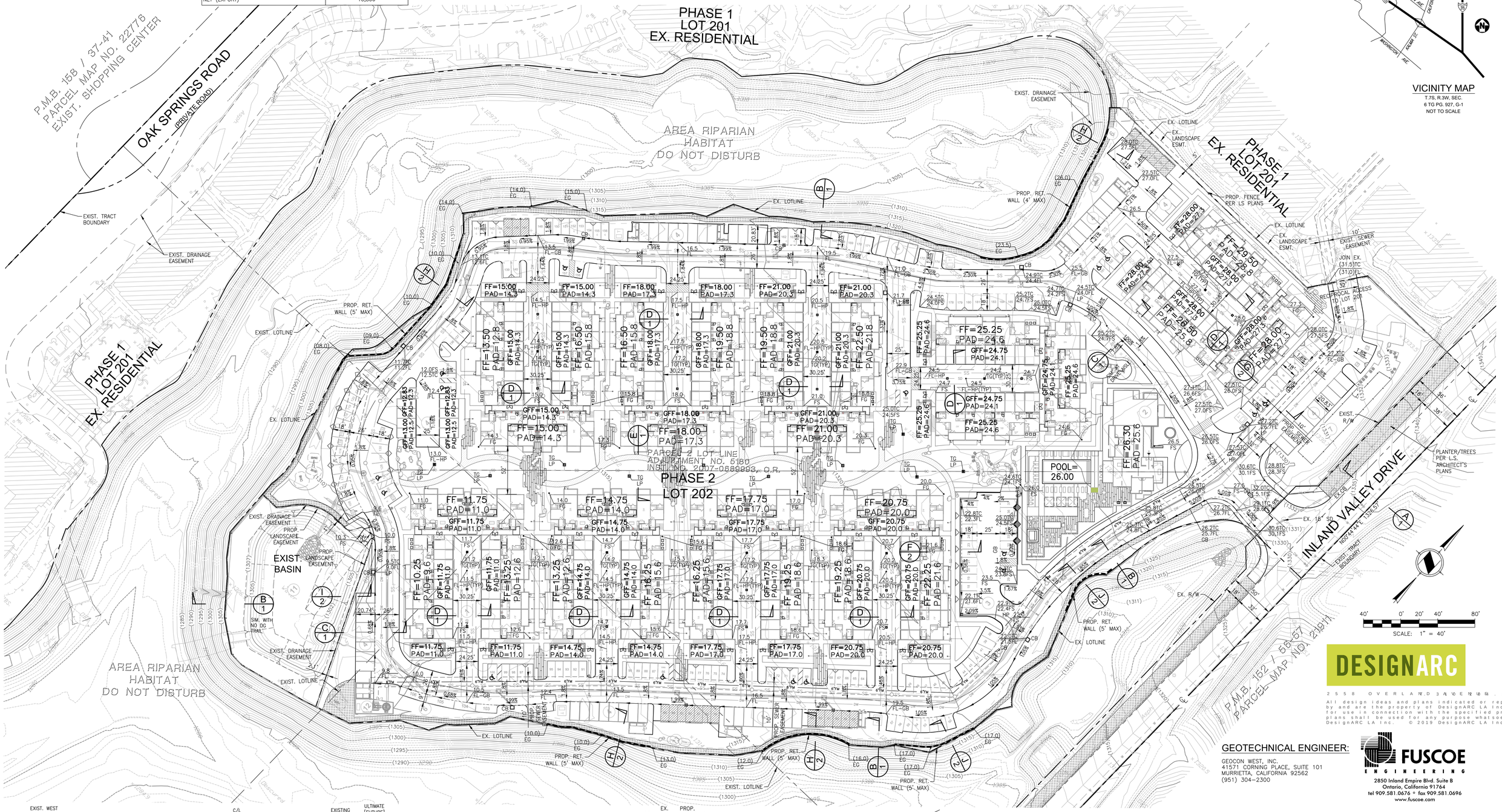
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
PROP.	PROPOSED
EXIST.	EXISTING
	STREET CENTERLINE
	TRACT BOUNDARY
	EX. LOTLINE
	EXISTING RIGHT-OF-WAY

EARTHWORK QUANTITY ESTIMATE

	CUT (C.Y.)	FILL (C.Y.)
RAW VOLUME	18,300	7,500
SHRINKAGE (15%)	0	0
SUBSIDENCE (531,160 SF. X 0.1'/27)	0	0
OVER-EX (XXX SF. X 3'/27)	0	0
XXX SHRINKAGE (15%)	0	
TOTAL	18,300	7,500
NET (EXPORT)	10,800	



VICINITY MAP
T.7S. R.3W. SEC. 6 TG PG. 927, G-1
NOT TO SCALE



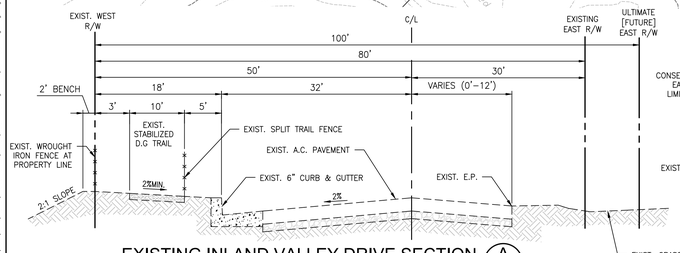
40' 0' 20' 40' 80'
SCALE: 1" = 40'

DESIGNARC
2558 OVERLAND AVENUE, 695

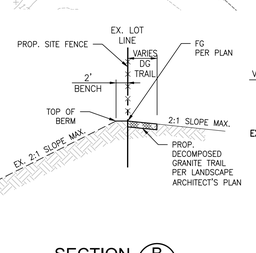
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GEOTECHNICAL ENGINEER:
GEOCON WEST, INC.
41571 CORNING PLACE, SUITE 101
MURRIETTA, CALIFORNIA 92562
(951) 304-2300

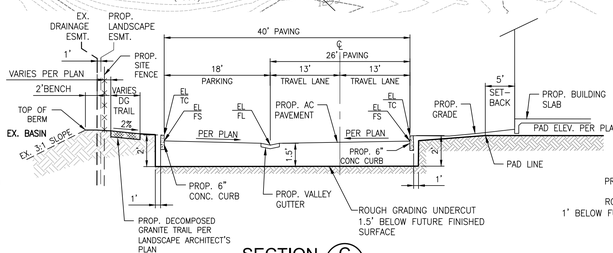
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2850 Inland Empire Blvd. Suite B
Ontario, California 91764
tel 909.581.0676 • fax 909.581.0696
www.fuscoe.com



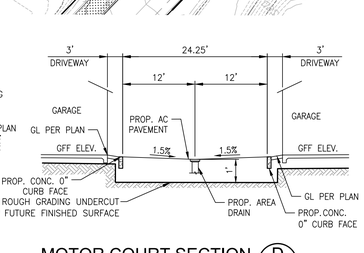
EXISTING INLAND VALLEY DRIVE SECTION A/1 — NOT TO SCALE



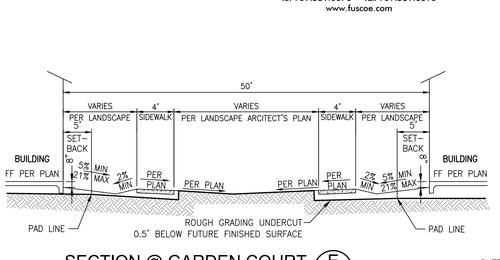
SECTION B/1 — NOT TO SCALE



SECTION C/1 — NOT TO SCALE



MOTOR COURT SECTION D/1 — NOT TO SCALE



SECTION @ GARDEN COURT E/1 — NOT TO SCALE

DATE: March 23, 2021

SHEET 1/2

F:\Projects\361\001\Grd\Plans\Entitlements\Conceptual Grading Plan\361-004-cgp01rd.dwg (3/23/2021 8:34 PM) Plotted by: Noel Jobson

CITY OF WILDOMAR
TRACT MAP NO. 31736-1
OAK SPRINGS RANCH, LOT 202, PHASE 2
CONCEPTUAL UTILITY PLANS

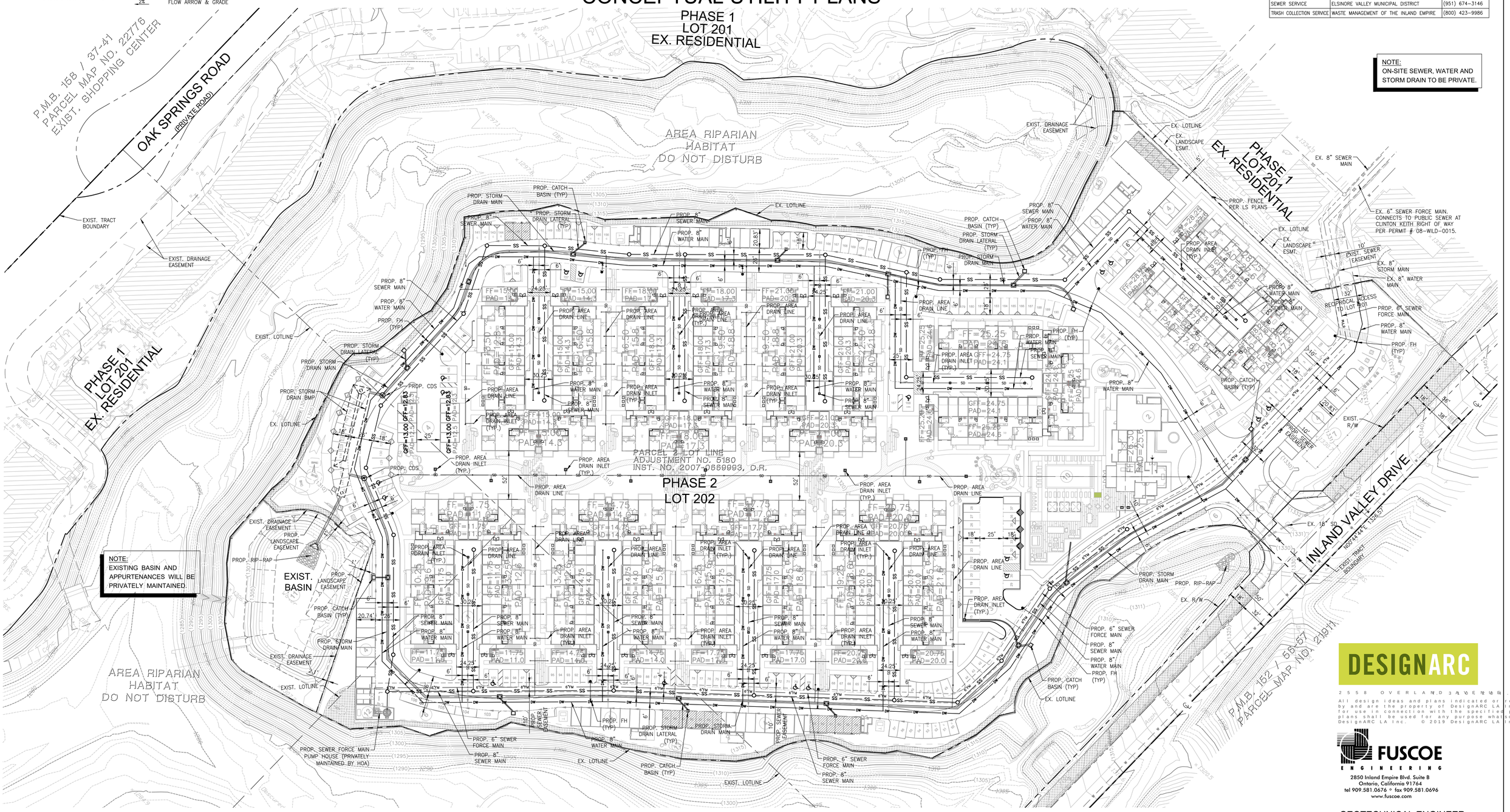
LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
PROP.	PROPOSED
EXIST.	EXISTING
	STREET CENTERLINE
	TRACT BOUNDARY
	EX. LOTLINE
	EXISTING RIGHT-OF-WAY
SS	EXISTING SEWER
RW	EXISTING RECLAIMED WATER
W	EXISTING WATER
G	EXISTING GAS
SD	EXISTING STORM DRAIN
DW	PROPOSED WATER
SD	PROPOSED STORM DRAIN
FFW	PROPOSED SEWER FORCE MAIN
SS	PROPOSED SEWER
FW	PROPOSED FIRE WATER
RW	PROPOSED RECYCLE WATER
2%	FLOW ARROW & GRADE

UTILITIES AND SERVICE PROVIDERS:		
ELECTRICAL POWER	SOUTHERN CALIFORNIA EDISON	(800) 655-4555
TELEPHONE SERVICE	SOUTHERN CALIFORNIA TELEPHONE COMPANY	(951) 693-1880
NATURAL GAS	SOUTHERN CALIFORNIA GAS	(800) 427-2200
CABLE MEDIA SERVICES	TVC, INC.	(951) 677-4422
WATER SERVICE	ELSINORE VALLEY MUNICIPAL DISTRICT	(951) 674-3146
SEWER SERVICE	ELSINORE VALLEY MUNICIPAL DISTRICT	(951) 674-3146
TRASH COLLECTION SERVICE	WASTE MANAGEMENT OF THE INLAND EMPIRE	(800) 423-9986

NOTE:
ON-SITE SEWER, WATER AND STORM DRAIN TO BE PRIVATE.

NOTE:
EXISTING BASIN AND APPURTENANCES WILL BE PRIVATELY MAINTAINED.


PHASE 1
LOT 201
EX. RESIDENTIAL
P.M.B. 158 / 37-41
PARCEL MAP NO. 22776
EXIST. SHOPPING CENTER
OAK SPRINGS ROAD
(PRIVATE ROAD)
EXIST. TRACT BOUNDARY
EXIST. DRAINAGE EASEMENT
AREA RIPARIAN HABITAT DO NOT DISTURB
EXIST. LOTLINE
PROP. STORM DRAIN MAIN
PROP. CATCH BASIN (TYP)
PROP. STORM DRAIN LATERAL (TYP)
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
PROP. FH (TYP)
PROP. AREA DRAIN INLET (TYP.)
PROP. AREA DRAIN LINE
PROP. CDS
PROP. STORM DRAIN BMP
PROP. RIP-RAP
PROP. LANDSCAPE EASEMENT
EXIST. BASIN
PROP. 6" SEWER FORCE MAIN
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
EX. LOTLINE
PROP. SEWER FORCE MAIN PUMP HOUSE (PRIVATELY MAINTAINED BY HOA)
PARCEL 2 LOT LINE ADJUSTMENT NO. 5180 INST. NO. 2007-0689093, O.R.
PHASE 2
LOT 202
EX. RESIDENTIAL
EX. LANDSCAPE ESMT.
PROP. FENCE PER LS PLANS
EX. 8" SEWER MAIN
EX. 6" SEWER FORCE MAIN. CONNECTS TO PUBLIC SEWER AT CLINTON KEITH RIGHT OF WAY PER PERMIT # 08-WILD-0015.
10' EXIST. SEWER EASEMENT
EX. 8" STORM MAIN
EX. 8" WATER MAIN
RECIPROCAL ACCESS TO LOT 6001
PROP. 6" SEWER FORCE MAIN
PROP. 8" WATER MAIN
PROP. FH (TYP)
PROP. CATCH BASIN (TYP)
EXIST. R/W
INLAND VALLEY DRIVE
EX. 18" SD
N00°44'44"E 1326.97'
EXIST. TRACT BOUNDARY
P.M.B. 152 / 55-57
PARCEL MAP NO. 21811
PROP. 6" SEWER FORCE MAIN
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
PROP. FH (TYP)
PROP. CATCH BASIN (TYP)
EX. LOTLINE
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
PROP. CATCH BASIN (TYP)
PROP. STORM DRAIN LATERAL (TYP)
PROP. STORM DRAIN MAIN
EXIST. DRAINAGE EASEMENT
PROP. LANDSCAPE EASEMENT
PROP. RIP-RAP
EX. LOTLINE
EX. LANDSCAPE ESMT.
EXIST. DRAINAGE EASEMENT
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
PROP. FH (TYP)
PROP. AREA DRAIN INLET (TYP.)
PROP. AREA DRAIN LINE
PROP. 8" WATER MAIN
PROP. 8" SEWER MAIN
PROP. CATCH BASIN (TYP)
PROP. STORM DRAIN LATERAL (TYP)
PROP. STORM DRAIN MAIN
PROP. 8" SEWER MAIN
PROP. 8" WATER MAIN
PROP. FH (TYP)
PROP. AREA DRAIN INLET (TYP.)
PROP. AREA DRAIN LINE
PROP. 8" WATER MAIN
PROP. 8" SEWER MAIN

CITY OF WILDOMAR

TRACT MAP NO. 31736-1

OAK SPRINGS RANCH, LOT 202, PHASE 2

ADA PATH OF TRAVEL GRADING EXHIBIT

OAK SPRINGS ROAD
(PRIVATE ROAD)

INLAND VALLEY DRIVE

SCALE: 1" = 40'

DESIGNARC

2558 OVERLAND AVENUE

FUSCOE ENGINEERING

2850 Inland Empire Blvd. Suite B
Ontario, California 91764
tel 909.581.0676 • fax 909.581.0696
www.fuscoe.com

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DATE: February 26, 2021

SHEET 1/1

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DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
P: 310 204 8950

Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: SITE PLAN

Revision 10	
Revision 9:	
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Revision 3:	
Revision 2:	01 March 2021
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PCD/RPO#



KEY

1 (32) UNIT RESIDENTIAL BUILDING
2 AMENITY BUILDING/SHADE STRUCTURE
3 SURFACE PARKING
4 ENCLOSED GARAGE PARKING
5 TOT LOT PLAYGROUND
6 PERIMETER PEDESTRIAN TRAIL
7 DOG WALK PARK
8 VEHICULAR CONNECTION TO PHASE I
9 VEHICULAR ENTRY W/ CALL BOX
10 POOL
11 DETENTION BASIN
12 SEWER PUMP STATION
13 PEDESTRIAN TRAIL AMENITY STATIONS
14 OUTDOOR BBQ KITCHEN
15 SPLASH PAD
16 CARPORT

LEGEND

ACCESSIBLE PATH

OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
Trammell Crow Residential

SITE PLAN

NORTH

AS01

SCALE : 1" = 50'-0"

0 25 50 75 100

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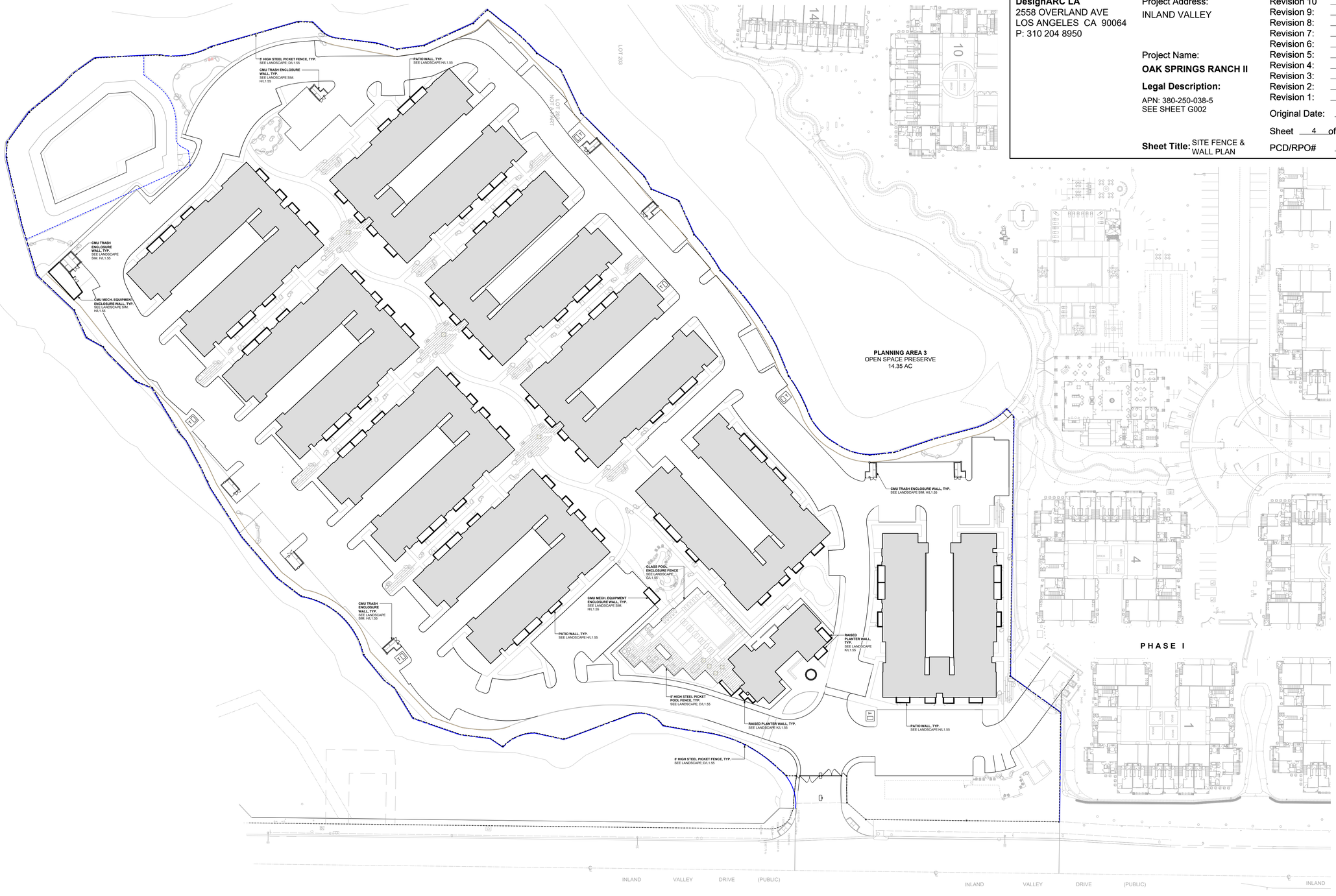
Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: SITE FENCE & WALL PLAN

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
TRAMMELL CROW RESIDENTIAL

SITE FENCE AND WALL PLAN

NORTH

SCALE : 1" = 50'-0"

0 25 50 75 100

AS02

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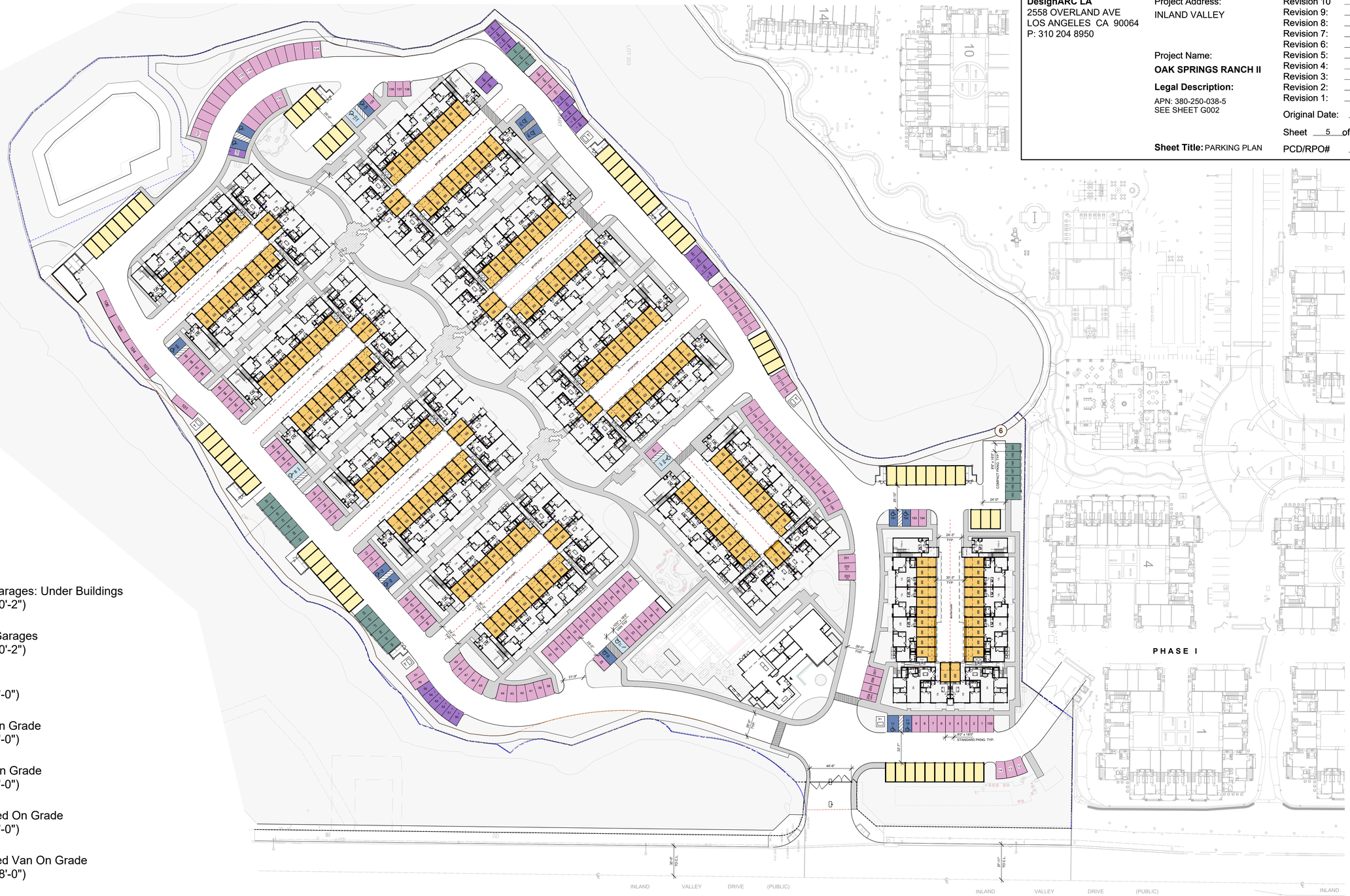
Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: PARKING PLAN

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LEGEND

1. Attached Garages: Under Buildings (10'-2" x 20'-2")
2. Detached Garages (10'-2" x 20'-2")
3. Carports (9'-0" x 18'-0")
4. Compact On Grade (8'-6" x 16'-0")
5. Standard On Grade (9'-0" x 18'-0")
6. Handicapped On Grade (9'-0" x 18'-0")
7. Handicapped Van On Grade (12'-0" x 18'-0")

OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
TRAMMELL CROW RESIDENTIAL

PARKING PLAN EXHIBIT

NORTH

SCALE : 1" = 50'-0"

0 25 50 75 100

AS03

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NOTE: PROVIDE CONDUIT TO ALL ATTACHED GARAGES FOR FUTURE EV CHARGING EQUIPMENT.

LEVEL 1 - FLOOR PLAN 1
SCALE : 1/8" = 1'-0"

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2558 OVERLAND AVE
LOS ANGELES CA 90064
P: 310 204 8950

Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: LEVEL 1 - FLOOR PLAN

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Revision 1:	04 Jan 2021
Original Date:	14 Oct 2020

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PCD/RPO#

OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
Trammell Crow Residential

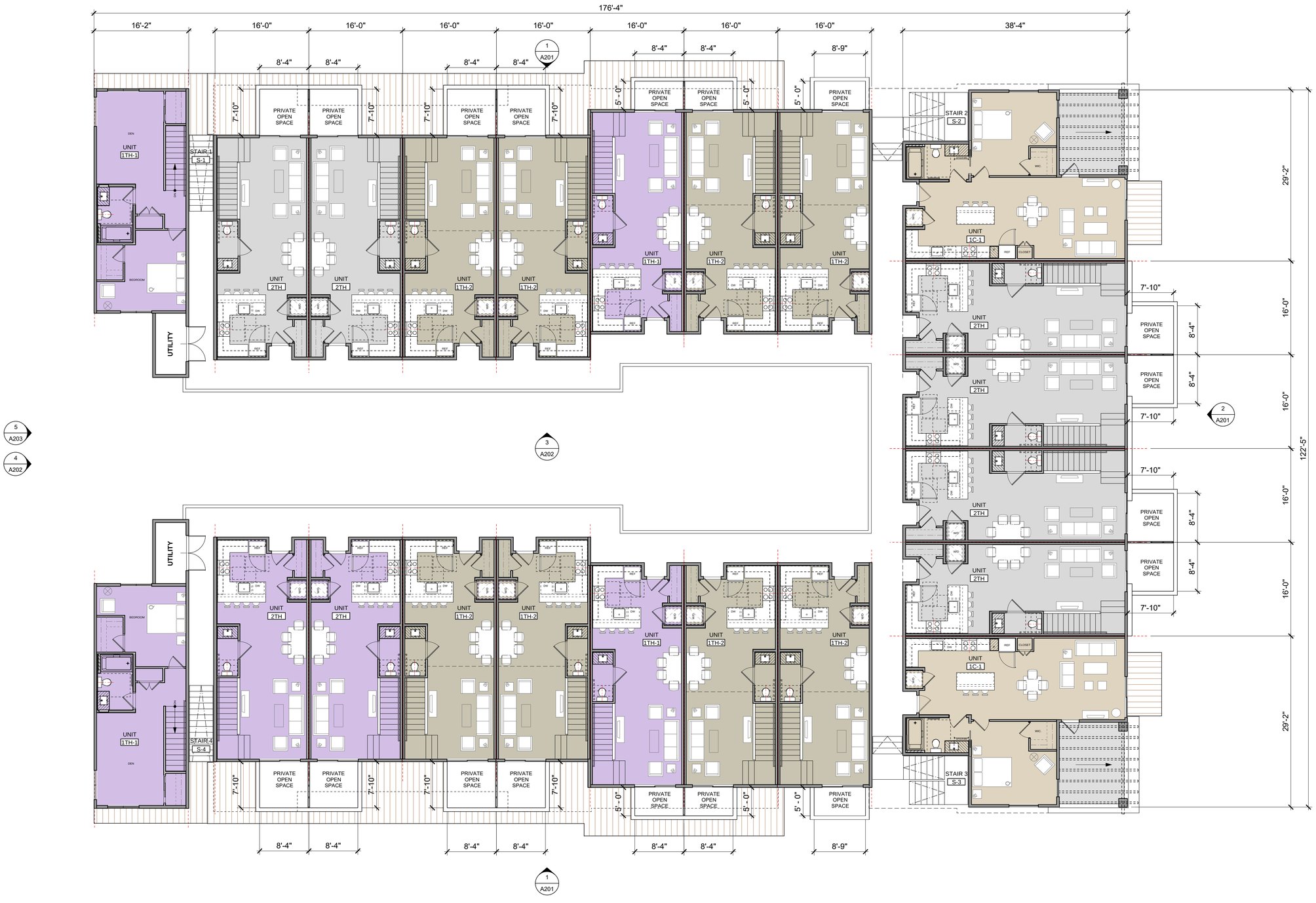
LEVEL 1 - FLOOR PLAN

A101 DESIGNARC

SCALE : 1/8" = 1'-0"
0 4 8 16 24

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LEVEL 2 - FLOOR PLAN 2

SCALE : 1/8" = 1'-0"

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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: LEVEL 2- FLOOR PLAN

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PCD/RPO#

OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
Trammell Crow Residential

LEVEL 2 - FLOOR PLAN

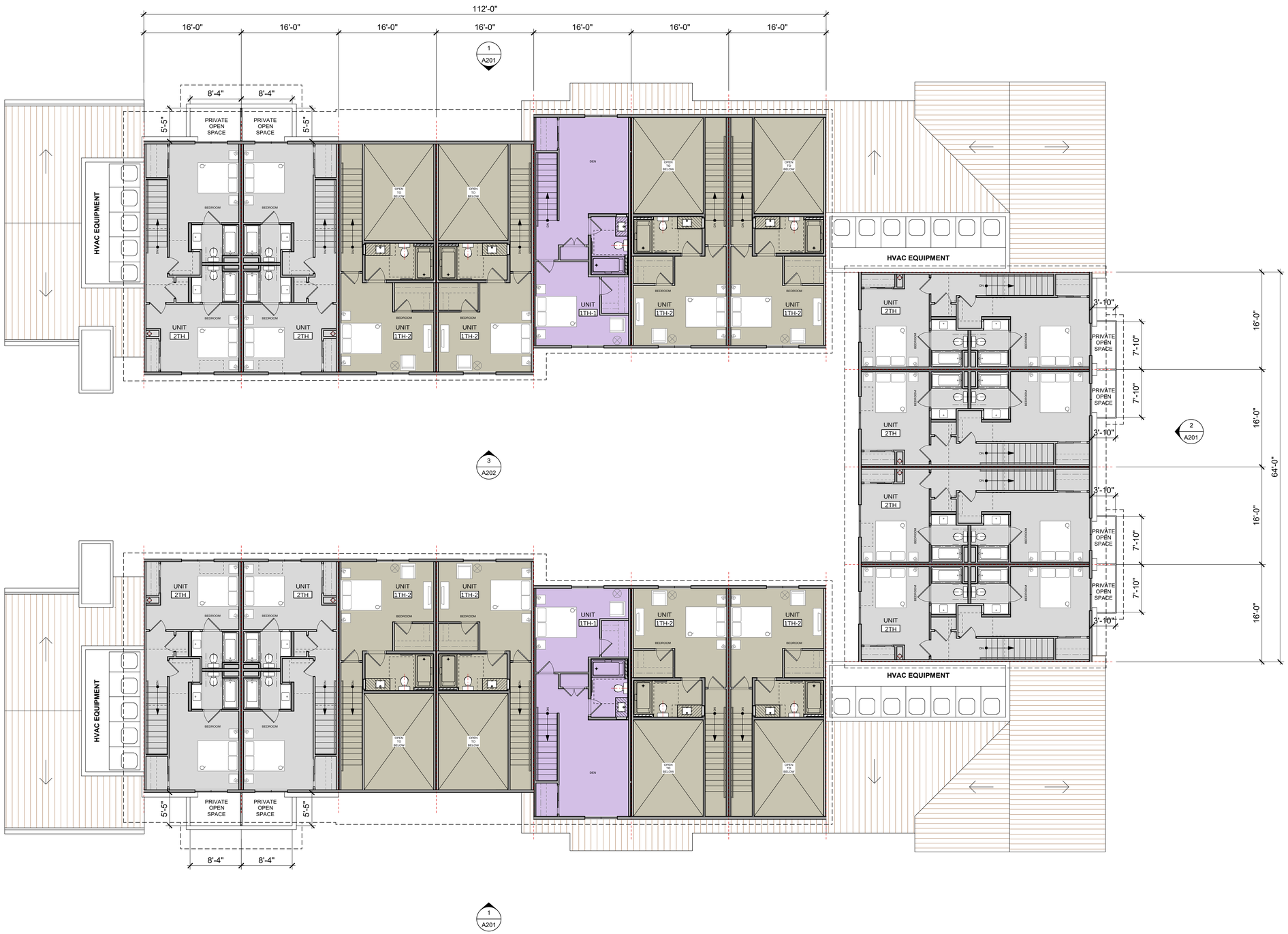
A102 DESIGNARC

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SCALE : 1/8" = 1'-0"

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LEVEL 3 - FLOOR PLAN 3

SCALE : 1/8" = 1'-0"

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OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: LEVEL 3 - FLOOR PLAN

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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LEVEL 3 - FLOOR PLAN

A103

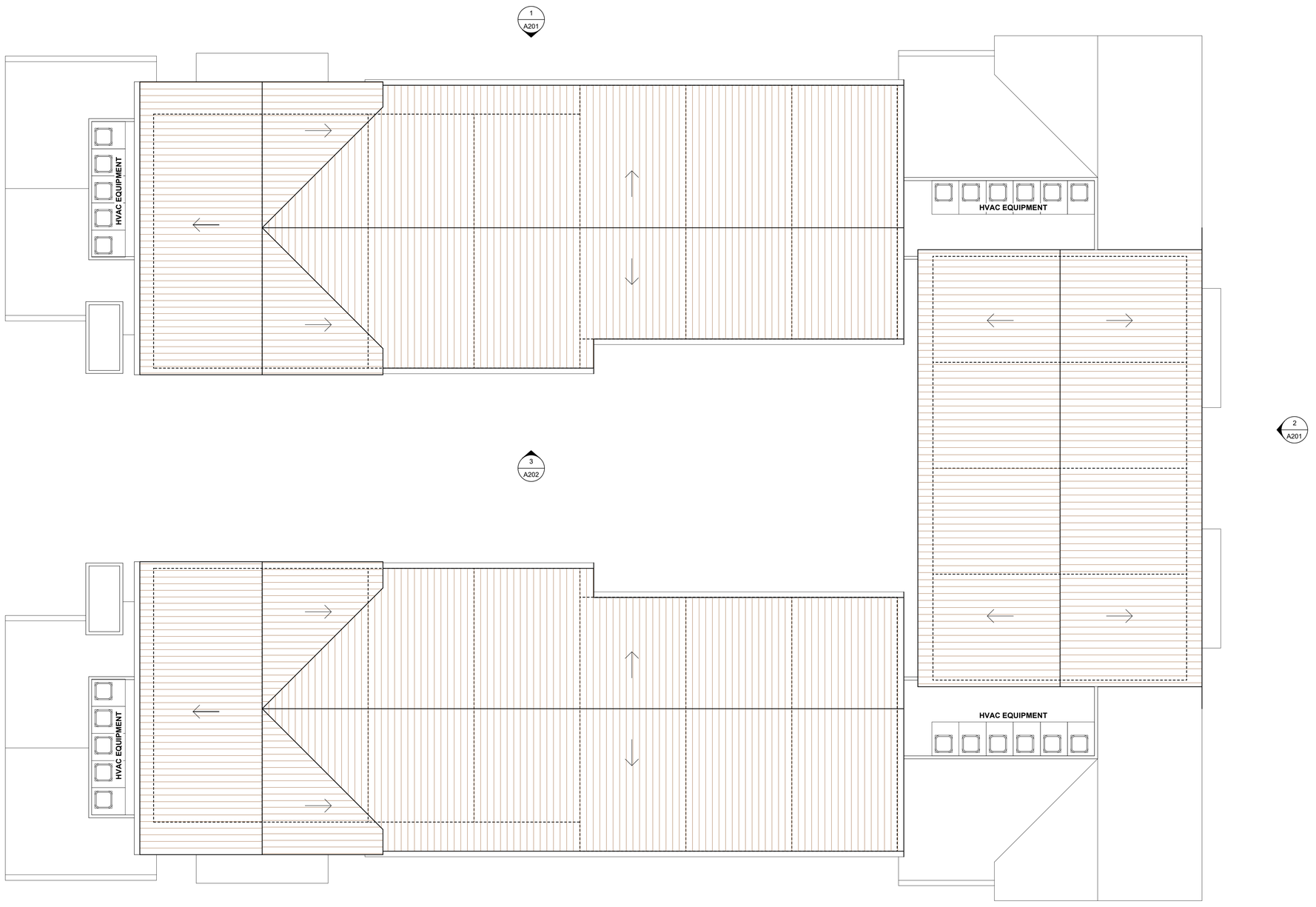
DESIGNARC

SCALE : 1/8" = 1'-0"

0 4 8 16 24

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LEVEL 4 - FLOOR PLAN 4

SCALE : 1/8" = 1'-0"

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Project Name:
OAK SPRINGS RANC5 II

Legal Description:

APN: 380-250-038-5
SEE SHEET G002

Sheet Title: ROOF PLAN

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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Trammell Crow Residential

ROOF PLAN

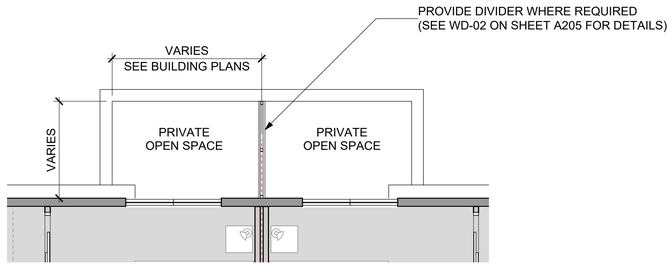
A104 DESIGNARC

SCALE : 1/8" = 1'-0"

0 4 8 16 24

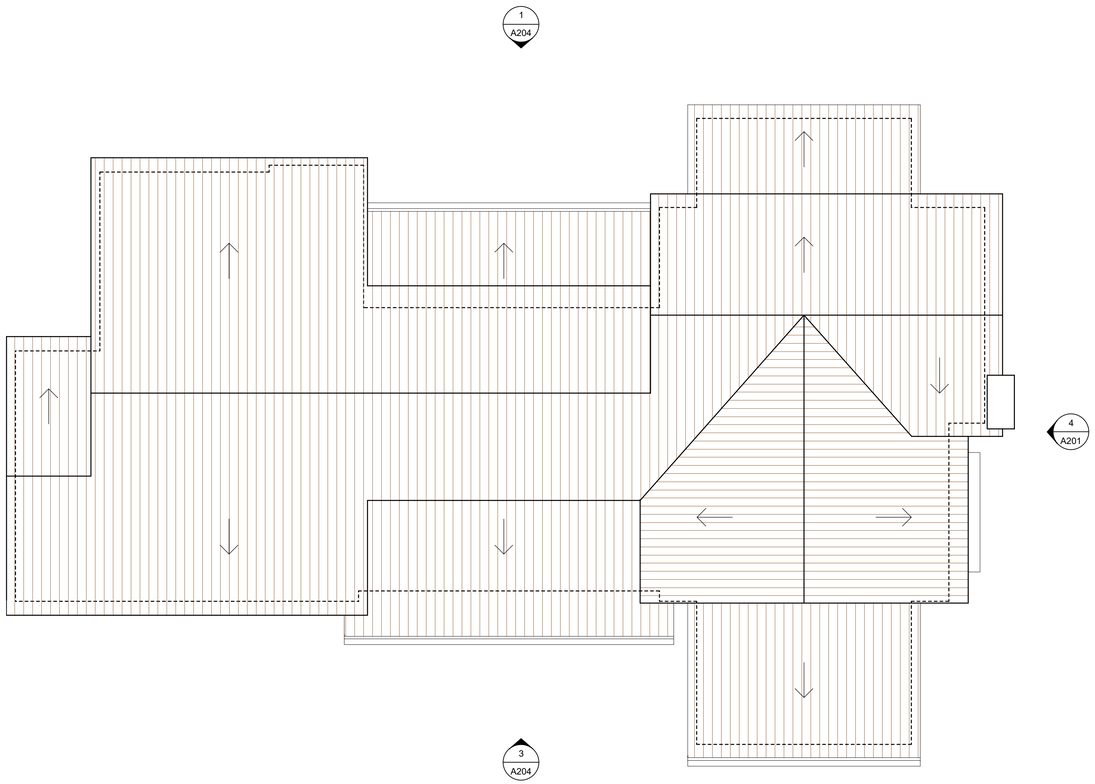
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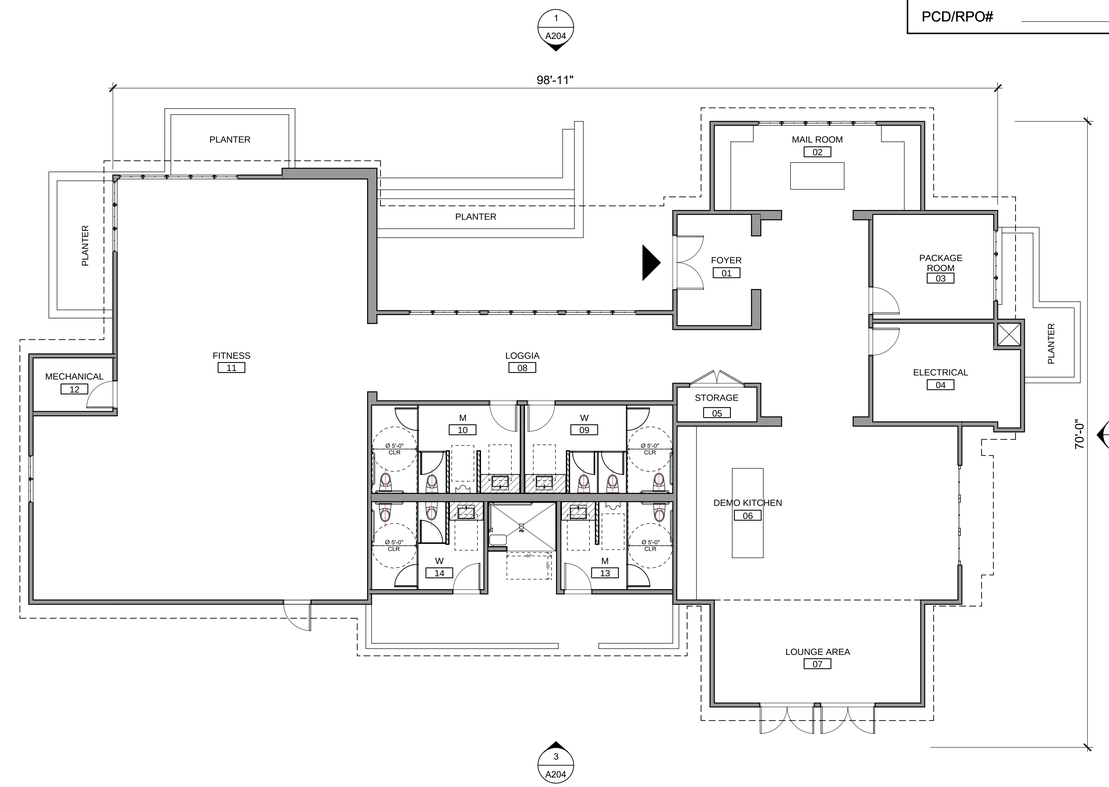
TYPICAL PRIVATE OPEN SPACE 3

SCALE : 1/4" = 1'-0"



ROOF PLAN - AMENITY BUILDING 2

SCALE : 1/8" = 1'-0"



LEVEL 1 - AMENITY BUILDING 1

SCALE : 1/8" = 1'-0"

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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: AMENITY PLANS

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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AMENITY BUILDING PLANS

A105

SCALE : 1/8" = 1'-0"

0 4 8 16 24

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ELEVATION 2 2



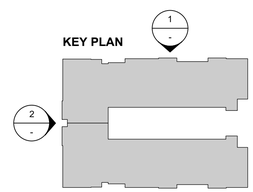
ELEVATION 1 1

MATERIAL LEGEND:

PL-01	16/20 SAND FLOAT PLASTER, TYPICAL
WD-01	FIBER CEMENT SIDING, OR EQUAL
WD-02	WOOD RAILING
ST-01	STONE VENEER
W-01	VINYL WINDOW COLOR: GRAY
R-01	FLAT CONCRETE ROOFING TILE COLOR: EAGLE CANYON BLEND OR EQ.
D-01	ALUMINUM GARAGE DOOR
AL-01	ALUMINUM TRELLIS

P-01	SW 7037 - BALANCED BEIGE
P-02	SW 7038 - TONY TAUPE
P-03	SW 7039 - VIRTUAL TAUPE
P-04	SW 0010 - WICKERWORK
P-05	SW 9172 - STUDIO CLAY
P-06	SW 7052 - GRAY AREA

KEY PLAN



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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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Trammell Crow Residential

ELEVATIONS

A201

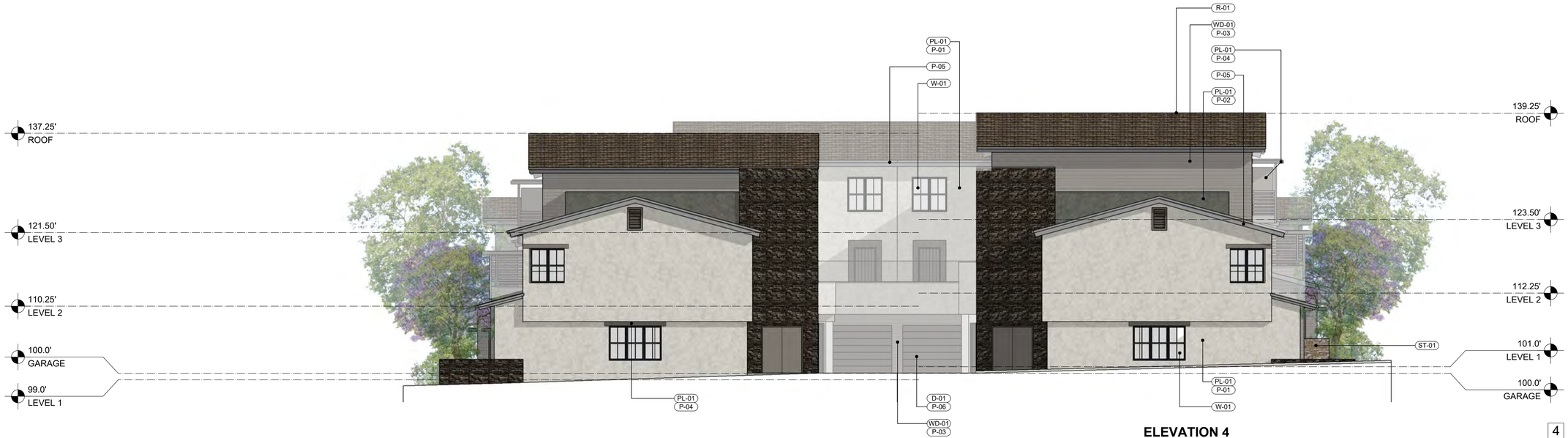
DESIGNARC

SCALE : 1/8" = 1'-0"

0 4 8 16 24

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ELEVATION 4 4



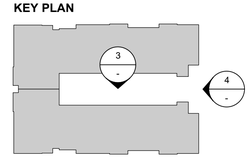
ELEVATION 3 3

MATERIAL LEGEND:

PL-01	16/20 SAND FLOAT PLASTER, TYPICAL
WD-01	FIBER CEMENT SIDING, OR EQUAL
WD-02	WOOD RAILING
ST-01	STONE VENEER
W-01	VINYL WINDOW COLOR: GRAY
R-01	FLAT CONCRETE ROOFING TILE COLOR: EAGLE CANYON BLEND OR EQ.
D-01	ALUMINUM GARAGE DOOR
AL-01	ALUMINUM TRELLIS

P-01	SW 7037 - BALANCED BEIGE
P-02	SW 7038 - TONY TAUPE
P-03	SW 7039 - VIRTUAL TAUPE
P-04	SW 0010 - WICKERWORK
P-05	SW 9172 - STUDIO CLAY
P-06	SW 7052 - GRAY AREA

KEY PLAN



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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

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PCD/RPO#

OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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ELEVATIONS

A202

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SCALE : 1/8" = 1'-0"

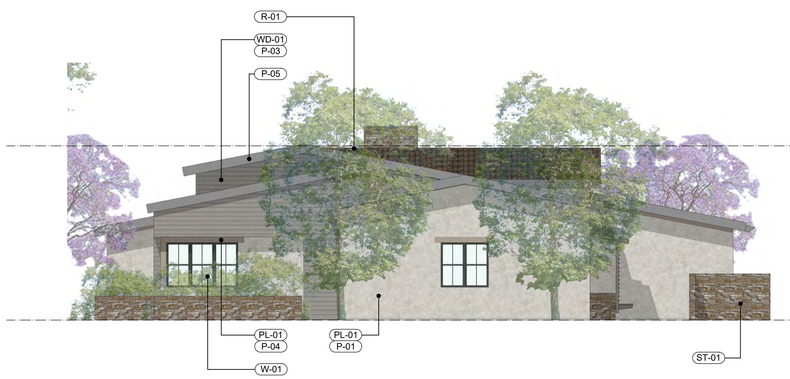
0 4 8 16 24



AMENITY BUILDING - ELEVATION 4 — 4



AMENITY BUILDING - ELEVATION 3 — 3



AMENITY BUILDING - ELEVATION 2 — 2

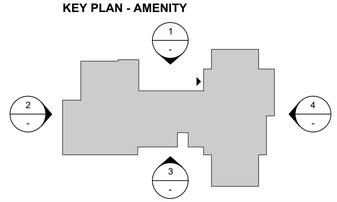


AMENITY BUILDING - ELEVATION 1 - FRONT — 1

MATERIAL LEGEND:

PL-01	16/20 SAND FLOAT PLASTER, TYPICAL	P-01	SW 7037 - BALANCED BEIGE
WD-01	FIBER CEMENT SIDING, OR EQUAL	P-02	SW 7038 - TONY TAUPE
WD-02	WOOD RAILING	P-03	SW 7039 - VIRTUAL TAUPE
ST-01	STONE VENEER	P-04	SW 0010 - WICKERWORK
W-01	VINYL WINDOW COLOR: GRAY	P-05	SW 9172 - STUDIO CLAY
R-01	FLAT CONCRETE ROOFING TILE COLOR: EAGLE CANYON BLEND OR EQ.	P-06	SW 7052 - GRAY AREA
D-01	ALUMINUM GARAGE DOOR		
AL-01	ALUMINUM TRELLIS		

KEY PLAN - AMENITY



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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: AMENITY ELEVATIONS

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
TRAMMELL CROW RESIDENTIAL

AMENITY ELEVATIONS

A203 DESIGNARC

SCALE : 1/8" = 1'-0"

0 4 8 16 24

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TYP. PREFAB. CARPORT - ELEVATION 2 — 5

TYP. PREFAB. CARPORT - ELEVATION 1 — 4



TYP. DETACHED GARAGE - REAR ELEVATION — 3

TYP. DETACHED GARAGE - SIDE ELEVATION — 2

TYP. DETACHED GARAGE - FRONT ELEVATION — 1

MATERIAL LEGEND:

PL-01	16/20 SAND FLOAT PLASTER, TYPICAL
WD-01	FIBER CEMENT SIDING, OR EQUAL
WD-02	WOOD RAILING
ST-01	STONE VENEER
W-01	VINYL WINDOW COLOR: GRAY
R-01	FLAT CONCRETE ROOFING TILE COLOR: EAGLE CANYON BLEND OR EQ.
D-01	ALUMINUM GARAGE DOOR
AL-01	ALUMINUM TRELLIS
CP-01	PREFAB. STEEL CARPORT

P-01	SW 7037 - BALANCED BEIGE
P-02	SW 7038 - TONY TAUPE
P-03	SW 7039 - VIRTUAL TAUPE
P-04	SW 0010 - WICKERWORK
P-05	SW 9172 - STUDIO CLAY
P-06	SW 7052 - GRAY AREA

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2558 OVERLAND AVE
LOS ANGELES CA 90064
P: 310 204 8950

Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANC5 II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: TYP. DETACHED GARAGE & CARPORT ELEVATIONS

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PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

TCR
Trammell Crow Residential

TYP. DETACHED GARAGE & CARPORT ELEVATIONS

A204

DESIGNARC

SCALE : 1/8" = 1'-0"

0 4 8 16 24

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PL-01 16/20 SAND FLOAT PLASTER, TYPICAL



WD-01 FIBER CEMENT SIDING, OR EQUAL



WD-02 WOOD RAILING





W-01 VINYL WINDOW
COLOR: GRAY



R-01 FLAT CONCRETE ROOFING TILE
COLOR: EAGLE CANYON BLEND OR EQ.



D-01 ALUMINUM GARAGE DOOR



ST-01 STONE VENEER

P-01 SW 7037 - BALANCED BEIGE (249-C2)

P-02 SW 7038 - TONY TAUPE (249-C3)

P-03 SW 7039 - VIRTUAL TAUPE (249-C5)

P-04 SW 0010 - WICKERWORK

P-05 SW 9172 - STUDIO CLAY (246-C4)

P-06 SW 7052 - GRAY AREA (246-C3)



ELEVATION 1 1

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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038-5
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Sheet Title: MATERIAL SELECTIONS

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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MATERIAL SELECTIONS

A205

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Project Address:
INLAND VALLEY

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038-5
SEE SHEET G002

Sheet Title: CONCEPTUAL VIEWS OF OPEN SPACES

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OAK SPRINGS RANCH II

PROJECT ADDRESS: INLAND VALLEY ROAD ISSUE DATE: SEPTEMBER 08, 2020

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CONCEPTUAL VIEWS OF OPEN SPACES

A206

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Oak Springs Ranch II

Wildomar, CA 92595

Landscape Entitlement Package

DesignARC LA
2558 OVERLAND AVE
LOS ANGELES CA 90064
P: 310 204 8950

EPTDESIGN
844 EAST GREEN STREET, SUITE 201
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Cover Sheet L0.00

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Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
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Design Team

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EPTDESIGN
844 East Green Street Suite 201
Pasadena, CA 91101
T: (626) 795-2008
Contact: Eric Haley

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Los Angeles, CA 90064
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Contact: Andrew Alper

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Carlsbad, CA 92008
T: (949) 874-1155
Contact: Jessica Cassolato

CIVIL ENGINEER
Fuscoe Engineering
2850 Inland Empire Blvd. Suite B
Ontario, CA 91764
T: (909) 581-0676
Contact: Steve Ellis

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NO. IN SET	SHEET TITLE	SHEET NUMBER
17	Cover Sheet	L0.00
18	Overall Plan	L0.01
19	Illustrative Plan	L0.02
20	Master Construction Legend	L1.00
21 to 27	Construction Plan	L1.01 - L1.07
28 to 32	Construction Details	L1.51 - L1.55
33	Planting Schedule, Notes and MWELO Calcs.	L3.00
34 to 40	Planting Plan	L3.01 - L3.07
41	Planting Details	L3.51



OWNER

NRC Oak Springs LLC
1 Macarthur pl #300
Santa Ana, CA 92707

PROJECT DESCRIPTION

Project Type:
- New Landscaping for Custom Multi-Family Residential Development

Project Quantities:
- Square Footage of Project: 516,514 s.f.
- Square Footage of New Landscape: 100,386 s.f.
- Square Footage of Rehabilitated Landscape: 22,828 s.f.
- Percentage of Turf Area: 2%
- Parking Lot Shade Tree Requirement - For 50+ uncovered parking spaces 50% of total parking spaces are shaded. (184) total uncovered spaces: (92) total trees

Maintenance Responsibility:
- All improvements are to be maintained by the property owner.

Fuel Modification Plan:
- Not Required; Project site falls outside of Hazardous Fire Area (HFA) Maps as provided by Riverside County.

Zone: SP
Lot size: 516,514 SF
Occupancy Group: Multi-Family Residential
Type of Construction: New build
Water Supply: Potable

APPROVED BY: _____ DATE _____

APPROVED BY: _____ DATE _____

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2nd Preliminary Plan Review
PA No. 20-0044 February 3, 2021

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P: 310 204 8950

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844 EAST GREEN STREET, SUITE 201
PASADENA, CA 91101
626.795.2008
EPTDESIGN.COM

Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

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L1.01
L3.01

L1.02
L3.02

L1.03
L3.03

L1.04
L3.04

L1.05
L3.05

L1.06
L3.06

L1.07
L3.07

INLAND VALLEY DRIVE

INLAND VALLEY DRIVE (PUBLIC)

INLAND VALLEY DRIVE (PUBLIC)

NORTH

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

EPTDESIGN
Overall Plan
L0.01
DESIGNARC

SCALE : 1" = 50'-0"
0 25 50 100 150

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2nd Preliminary Plan Review
PA No. 20-0044 February 3, 2021

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Illustrative Landscape Plan L0.02

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	March 1, 2021
Revision 1:	January 4, 2021
Original Date:	Sept. 8, 2020

Sheet 19 of 41 sheets

PCD/RPO# _____



Legend

1. Pool
2. Spa
3. Splashpad
4. Carport
5. Garage
6. Dog Park
7. Playground
8. Detention Basin
9. Exercise Area
10. DG Walking Path
11. Seating Area
12. Main Entrance
13. Private Patio
14. Bike Rack

OAK SPRINGS RANCH II

TCR
Trammell Crow Residential

NORTH

Illustrative Landscape Plan
L0.02

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Master Construction Legend & Notes

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Revision 2: March 1, 2021
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CONSTRUCTION NOTES

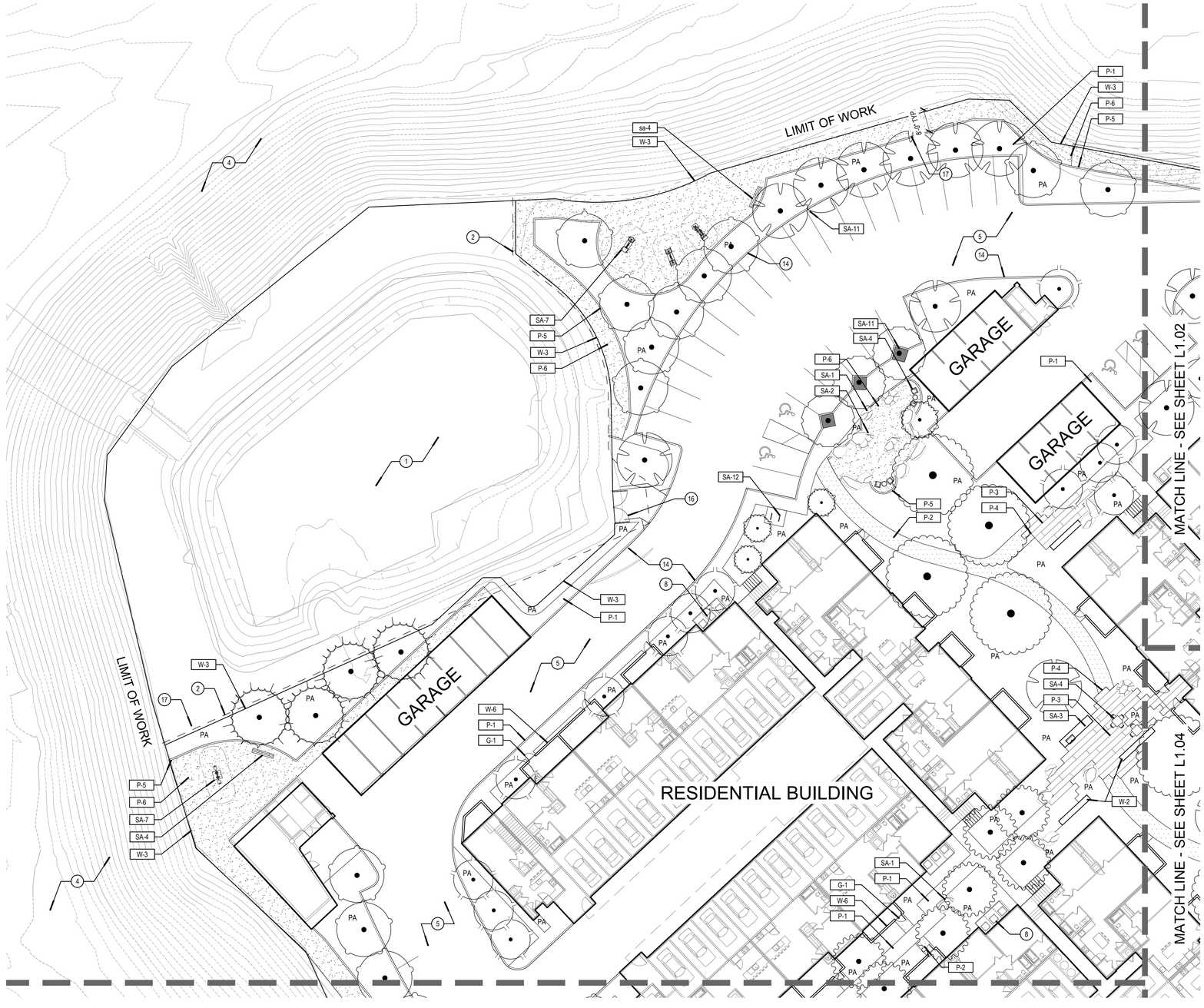
1. REFERENCES OF THE A.S.T.M.S. AND THE UNIFORM BUILDING CODE SHALL BE TO THE LATEST EDITIONS AS ADOPTED BY LOCAL JURISDICTION.
2. REFER TO CITY AND COUNTY STANDARDS FOR STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATION GRADES, EXISTING STRUCTURES, SPECIFICATIONS AND FIELD CONDITIONS AT THE SITE BEFORE COMMENCING WORK. WHERE CONFLICTS OCCUR, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE FOR CLARIFICATION. FAILURE TO PROVIDE SUCH NOTIFICATION MAY MAKE CONTRACTOR LIABLE FOR COSTS INCURRED TO RECTIFY THE DISCREPANCY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH GENERAL CONTRACTOR AND DRAWINGS FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES, PIPES, AND RELATED STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES IF PROPER VERIFICATION WAS NOT PERFORMED.
5. AREAS WITHIN SCOPE OF WORK SHALL BE TREATED WITH CONTACT HERBICIDE TEN (10) DAYS PRIOR TO START OF WORK. VERIFY WITH LANDSCAPE ARCHITECT.
6. AREAS TO BE GRADED OR PAVED SHALL BE GRUBBED AND STRIPPED OF ALL VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIAL. ALL LOOSE SOIL DISTURBED BY REMOVAL OF TREES, EXISTING FILL AND LOOSE OR DISTURBED TOPSOIL SHALL BE REMOVED.
7. PLANS ARE FOR THE PURPOSE OF HORIZONTAL CONTROL (STAKING) OF CONSTRUCTION FEATURES NOT LOCATED BY THE PROJECT CIVIL ENGINEER OR ARCHITECTURAL DRAWINGS AND FOR CONSTRUCTION REFERENCE OF SITE CONSTRUCTION FEATURES DETAILED HEREIN.
8. ALL DIMENSIONS ARE STAKED PERPENDICULAR OR PARALLEL, UNLESS OTHERWISE INDICATED.
9. CONTRACTOR SHALL ENSURE THAT FINE GRADES HAVE BEEN SET CORRECTLY PRIOR TO INSTALLING WALKS, FOOTINGS, WALLS, AND OTHER STRUCTURES.
10. CONTRACTOR SHALL ENSURE THAT DRAINLINES, ELECTRICAL CONDUITS, SLEEVES, ETC., ARE IN PLACE PRIOR TO INSTALLATION OF PAVING AND WALLS
11. ENSURE THAT CURVED EDGES HAVE SMOOTH AND CONTINUOUS CURVES.
12. CONTRACTOR SHALL SUBMIT A CONCRETE FLATWORK JOINTING PLAN SHOWING ISOLATION AND CONTRACTION JOINTS BASED ON DESIGN PER PLAN - FOR LANDSCAPE ARCHITECT APPROVAL.
13. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT FOR HARDSCAPE FORM REVIEW, APPROVAL BEFORE POURING CONCRETE.
14. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING OF DRAWINGS.
15. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION WHERE NO DETAILS ARE GIVEN. THE CONSTRUCTION SHALL BE AS FOR SIMILAR WORK. OMISSIONS, AND/OR FIELD CONDITIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK SO INVOLVED.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REFER TO PLANTING PLANS TO DETERMINE LOCATION OF SPECIMEN TREES AND TO ROUTE UNDERGROUND STRUCTURES AROUND THESE LOCATIONS
17. IMPORT SOIL SHALL BE APPROVED ON SITE BY OWNER'S REPRESENTATIVE. REFER TO SPECIFICATIONS FOR SOIL REQUIREMENTS. SOIL SHALL BE FREE FROM ROCK, DEBRIS, NUT GRASS, BERMUDA GRASS OR OTHER DELETERIOUS MATERIAL.
18. CONCRETE SHALL BE TRANSIT MIXED FROM A LICENSED BATCHING PLANT, WHICH SHALL BE 2500 P.S.I. AT 28 DAYS. ALL EXPOSED FINISHED CONCRETE SHALL HAVE A COLOR ADDITIVE. COLOR AND STRENGTH TO BE SELECTED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT A 5'X5' SAMPLE OF FINISHED CONCRETE TO LANDSCAPE ARCHITECT FOR APPROVAL.
19. REINFORCING STEEL: A.S.T.M. A-615, GRADE 40 FOR ALL REINFORCING. MINIMUM CLEARANCE FOR BARS SHALL BE 3" AT BOTTOM OF FOOTING AND 1 1/2" AT BOTTOM OF SLABS ON GRADE.
20. SLEEVES: CONCRETE CONTRACTOR SHALL PROVIDE PVC UNDER PAVING. THE LOCATIONS SHALL BE COORDINATED WITH THE ELECTRIC CONTRACTOR AND IRRIGATION CONTRACTOR.
21. MORTAR SHALL BE 1: 3 1/2 : 1/4 TO 1/2 PARTS BY VOLUME OF PORTLAND CEMENT, TO MORTAR SAND, TO LIME PUTTY. USE NO FIRE CLAY, ADD 1 PINT ADMIXTURE PER SACK OF CEMENT TO INHIBIT EFFLORESCENCE.
22. USE AT LEAST A 1-SACK MIXER. MEASURE PARTS BY VOLUME FOR UNIFORMITY.
    A. FOR MORTAR, LOAD MORTAR SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO MIXER IN THAT ORDER, AND MIX FOR 3 MINUTES THEN ADD LIME PUTTY AND MIX ADDITIONAL 10 MINUTES.
    B. FOR GROUT, LOAD PEA GRAVEL, IF USED, SAND, PORTLAND CEMENT, ADMIXTURE, AND WATER INTO THE MIXER FOR 3 MINUTES. USE ENOUGH WATER TO FORM A POURING CONSISTENCY AND COLOR PER PLANS.
    C. DO NOT USE ANY MORTAR OR GROUT AFTER MORE THAN 1 1/2 HOURS OF ITS INITIAL MIXING, EXCEPT MORTAR MAY BE RE-TEMPERED.
23. EXCESS SOIL SHALL BE REMOVED FROM SITE.
24. REPLACE OR REPAIR EXISTING MATERIAL THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION OPERATIONS.
25. REFER TO MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

MASTER CONSTRUCTION LEGEND

ITEM	DESCRIPTION	MANUFACTURER	MATERIAL/MODEL	COLOR	FINISH	NOTES	DETAIL
PAVING LEGEND							
P-1	CONCRETE PAVING - TYPICAL	-	P.I.P. CONCRETE	NATURAL GRAY	TOPCAST #5	REFER TO CIVIL ENGINEER'S DWGS FOR MIX DESIGN, BASE PREP, AND REINFORCEMENT	DETAIL A SHEET L1.51
P-2	CONCRETE PAVING - ENHANCED	-	P.I.P. CONCRETE	INTEGRAL COLOR TBD	TOPCAST #125	REFER TO CIVIL ENGINEER'S DWGS FOR MIX DESIGN, BASE PREP, AND REINFORCEMENT	DETAIL A SHEET L1.51
P-3	SAWCUT JOINT	-	-	–	–	-	DETAIL B SHEET L1.51
P-4	CONSTRUCTION JOINT	-	-	–	–	INSTALL ANYWHERE PAVING CHANGES COLOR, TEXTURE, PATTERN, TYPE, OR POUR.	DETAIL C SHEET L1.51
P-5	CONCRETE MOW CURB @ DECOMPOSED GRANITE	-	-	NATURAL GRAY	LIGHT BROOM	PLANTING AREA AND DG AREA EDGING	DETAIL D SHEET L1.51
P-6	DECOMPOSED GRANITE PAVING	SOUTHWEST BOULDER AND STONE (714.882.1010)	STABILIZED DECOMPOSED GRANITE	CALIFORNIA GOLD	-	-	DETAIL D SHEET L1.51
P-7	LANDSCAPE EDGING	SURELOC (800.787.3562)	STEEL, 3/16 " THICKNESS	UNPAINTED	-		DETAIL E SHEET L1.51
P-8	RUBBERIZED PLAY SURFACING		RUBBERIZED SURFACING OVER CONCRETE BASE	TBD	TBD		DETAIL F SHEET L1.51
WALLS AND FENCE LEGEND							
W-1	FREE-STANDING FEATURE WALL	ORCO BLOCK, 714-527-2239	6x8x16 BLOCK WITH 6x2x16 CAP	TBD	TBD	5' TALL MINIMUM, FOOTING PER CIVIL ENGINEERS PLANS.	DETAIL A SHEET L1.52
W-2	P.I.P. CONCRETE SEAT WALL	-	P.I.P. CONCRETE	NATURAL GRAY	TOPCAST #5	-	DETAIL D SHEET L1.52
W-3	5' TALL STEEL PICKET FENCE	-	TUBULAR STEEL PICKETS, POSTS, FRAME	BLACK	GALVANIZED AND POWDERCOATED	CONTRACTOR SHALL SUBMIT A FINISHED SAMPLE FENCE PANEL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION	DETAIL D SHEET L1.53
W-4	GLASS POOL ENCLOSURE FENCE	FENCEWORKS, 800-350-5620	GLASS IN ALUMINUM FRAME	TBD	TBD	-	DETAILG SHEET L1.53
W-5	42" TALL STEEL PICKET FENCE	-	TUBULAR STEEL PICKETS, POSTS, FRAME	BLACK	GALVANIZED AND POWDERCOATED	CONTRACTOR SHALL SUBMIT A FINISHED SAMPLE FENCE PANEL TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION	DETAIL D SHEET L1.53
W-6	PATIO CMU WALL	ORCO BLOCK, 714-527-2239	6x4x16 BLOCK WITH 6x2x16 CAP; STACKED CONSTRUCTION	MATCH ADJOINING BUILDING	BURNISHED	GROUT: TBD	DETAIL G SHEET L1.52
W-7	RAISED PLANTER WALL	ORCO BLOCK, 714-527-2239	6x8x16 BLOCK WITH 6x2x16 CAP; STACKED CONSTRUCTION	MATCH ADJOINING BUILDING	TBD	GROUT: TBD	DETAIL F SHEET L1.52
SITE AMENITIES LEGEND							
SA-1	BOULDER AT WALKWAY	SOUTHWEST BOULDER AND STONE (714.882.1010)	CRESTA BLONDE BOULDER			SIZE TO VARY 2'-6' DIAMETER	DETAIL G SHEET L1.51
SA-2	BOULDER AT PLANTING AREA	SOUTHWEST BOULDER AND STONE (714.882.1010)	CRESTA BLONDE BOULDER	-	-	SIZE TO VARY 2'-6' DIAMETER	DETAIL H SHEET L1.51
SA-3	BBQ AND COUNTERTOP — BASE	ORCO BLOCK	6x4x16 BLOCK	GREYSTONE	PRECISION		DETAIL E SHEET L1.52
	COUNTER	TBD	GRANITE	TBD	-		
	GRILL		42" - MODEL TBD	-	-		
SA-4	SITE FURNISHINGS	TBD	-	-	-	ALL SITE FURNISHING TO GO THROUGH FURTHER REVIEW, FFE BY OWNER	-
SA-5	PET WASTE DISPENSER	ZEROWASTEUSA.COM (1.800.789.2563)	#JJB008 - SINGLPuls Dispenser	BLACK	-	INSTALL PER MANUFACTURER'S SPECIFICATIONS	-
SA-6	FIREPIT	TBD	NATURAL GAS SS BURNER CONCRETE FINISH	TBD	TBD	FF/E BY OWNER, FIRE ROCK TBD	-
SA-7	OUTDOOR EXERCISE EQUIPMENT	GREENFIELDS OUTDOOR FITNESS (818.315.9037)	-	-	RUST RESISTANT POWDER COATED		-
SA-8	POOL SIDE CABANAS	TBD	10 X 10 CABANA	-	-	FF&E BY OWNER	-
SA-9	OUTDOOR DOG WASH	-	CUSTOM OVERHEAD STRUCTURE W/ MULTIPLE DOG WASH STATIONS				DETAIL H SHEET L1.54
SA-10	TOT LOT PLAYGROUND EQUIPMENT	GAMETIME (800.235.2440)	2 - 5 YR OLD PLAYGROUND EQUIPMENT	TBD	TBD		-
SA-11	5' X 5' TREE GRATES	IRON AGE DESIGNS 888.460.7275	TBD	TBD	TBD	SURFACE OF TREE GRATES SHALL BE ADA ACCESSIBLE.	-
SA-12	BIKE RACKS	SPORTSWORKS 888.661.0555	TOFINO NO SCRATCH	TBD	TBD	-	-
GATE LEGEND							
G-1	PATIO GATE	TBD	TUBULAR STEEL PICKETS, POSTS, FRAMES	BLACK	GALVANIZED AND POWDERCOATED	MATCH 5' TALL PICKET FENCE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	TBD	TUBULAR STEEL PICKETS, POSTS, FRAMES	BLACK	GALVANIZED AND POWDERCOATED	MATCH 5' TALL PICKET FENCE	DETAIL H SHEET L1.53
G-3	POOL GATE - GLASS	FENCEWORKS, 800-350-5620	GLASS IN ALUMINUM FRAME	TBD	TBD		DETAIL H SHEET L1.53

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.01

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
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Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 21 of 41 sheets
PCD/RPO# _____

SA-12	BIKE RACKS	-

GATE LEGEND

G-1	PATIO GATE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
G-3	POOL GATE - GLASS	DETAIL H SHEET L1.53

REFERENCE LEGEND

1	DETENTION BASIN REFER TO CIVIL ENGINEER'S PLANS
2	DETENTION BASIN EASEMENT
3	EXISTING DECOMPOSED GRANITE PAVING TO REMAIN. PROTECT IN PLACE
4	EXISTING OPEN SPACE PRESERVE. PROTECT IN PLACE.
5	CONCRETE VEHICULAR PAVING PER CIVIL ENGINEER
6	TRANSITION TO OAK SPRINGS RANCH PHASE I
7	PROPOSED TRANSFORMER PER ELECTRICAL ENGINEER'S PLANS
8	PROPOSED HVAC UNITS PER MECHANICAL ENGINEER'S PLANS
9	POOL BY POOL CONSULTANT
10	SPA BY POOL CONSULTANT
11	SPLASH PAD BY OTHERS
12	POOL & SPLASH PAD EQUIPMENT ROOM BY OTHERS
13	VEHICULAR ENTRY GATE BY OTHERS
14	PROPOSED CURBS AND GUTTERS PER CIVIL ENGINEER'S PLANS
15	DOG RUN PER PLAN
16	DETENTION BASIN MAINTENANCE GATE BY OTHERS
17	PROPERTY LINE EASEMENT
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

CONSTRUCTION NOTES

1. SEE MASTER CONSTRUCTION LEGEND FOR MORE DETAILED LEGEND INFORMATION. SHEET L1.00
2. SIGHT LINES FROM DRIVEWAY AND INTERSECTIONS SHALL NOT BE IMPEDED BY TREES, SIGNS, AND/OR OTHER SITE FEATURES PER CITY OF WILDOMAR CRITERIA. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SIGHT CLEARANCE TRIANGLES.

PAVING LEGEND

FOR MATERIALS, COLORS, FINISHES AND MODELS, SEE MASTER CONSTRUCTION LEGEND, SHEET L1.00

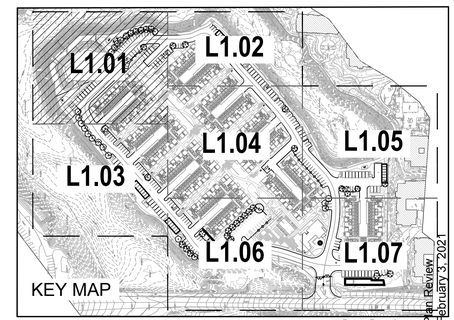
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WALL & FENCE LEGEND

W-1	FREE-STANDING FEATURE WALL	DETAIL A SHEET L1.52
W-2	P.I.P. CONCRETE SEAT WALL	DETAIL D SHEET L1.52
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W-4	GLASS POOL ENCLOSURE FENCE	DETAILG SHEET L1.53
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SA-1	BOULDER AT WALKWAY	DETAIL G SHEET L1.51
SA-2	BOULDER AT PLANTING AREA	DETAIL H SHEET L1.51
SA-3	BBQ AND COUNTERTOP	DETAIL E SHEET L1.52
SA-4	SITE FURNISHINGS	-
SA-5	PET WASTE DISPENSER	-
SA-6	FIREPIT	-
SA-7	OUTDOOR EXERCISE EQUIPMENT	-
SA-8	POOL SIDE CABANAS	-
SA-9	OUTDOOR DOG WASH	DETAIL H SHEET L1.54
SA-10	TOT LOT PLAYGROUND EQUIPMENT	-
SA-11	5' X 5' TREE GRATES	-



EPTDESIGN

NORTH

CONSTRUCTION PLAN ENLARGEMENT
L1.01

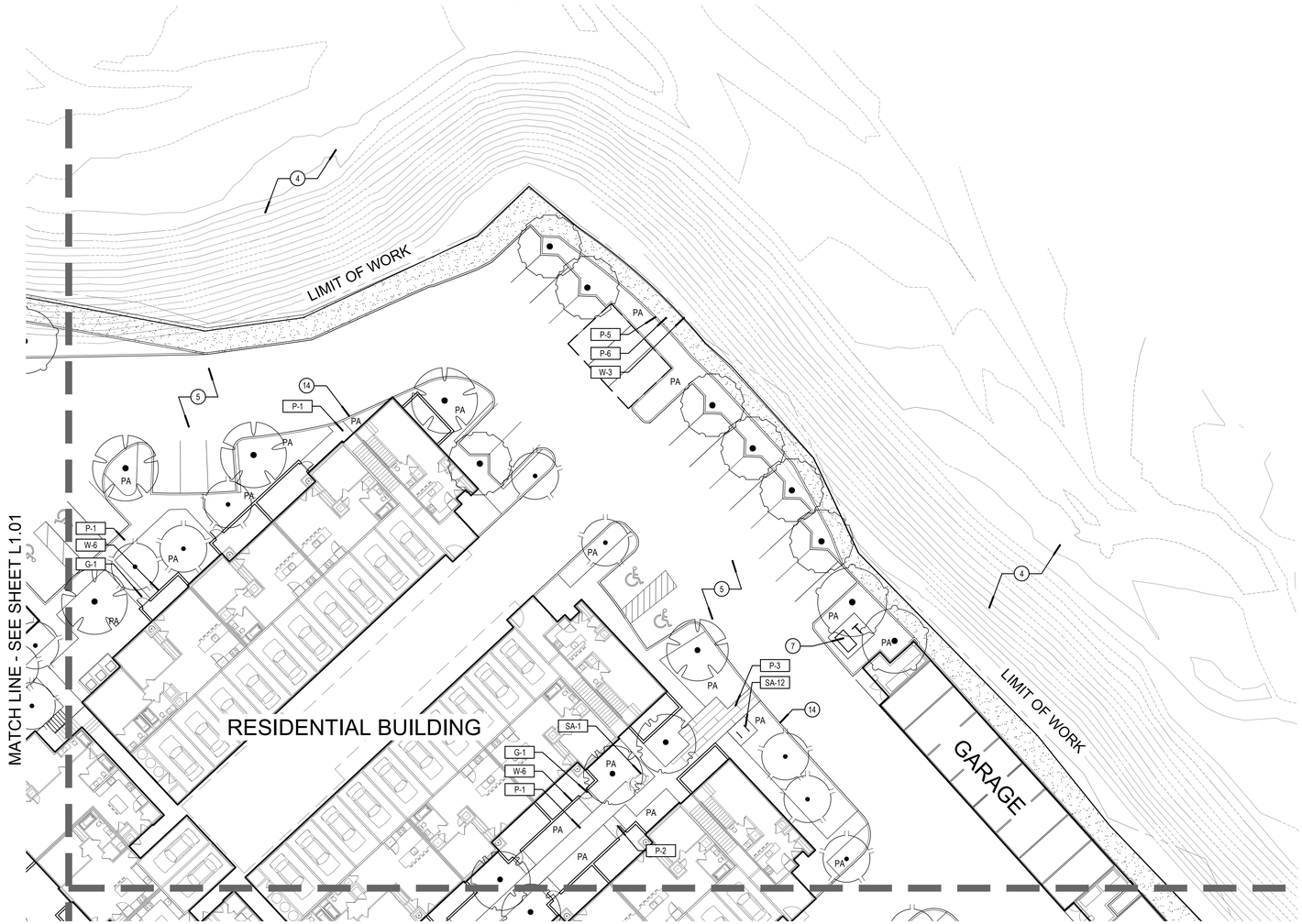
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SA-12	BIKE RACKS	-

GATE LEGEND

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G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
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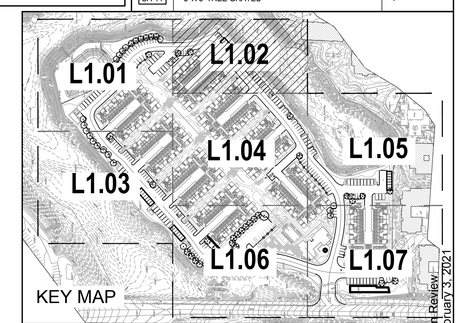
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WALL & FENCE LEGEND

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W-2	P.I.P. CONCRETE SEAT WALL	DETAIL D SHEET L1.52
W-3	5' TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-4	GLASS POOL ENCLOSURE FENCE	DETAILG SHEET L1.53
W-5	42" TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-6	PATIO CMU WALL	DETAIL G SHEET L1.52
W-7	RAISED PLANTER WALL	DETAIL F SHEET L1.52

SITE AMENITIES LEGEND

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SA-2	BOULDER AT PLANTING AREA	DETAIL H SHEET L1.51
SA-3	BBQ AND COUNTERTOP	DETAIL E SHEET L1.52
SA-4	SITE FURNISHINGS	-
SA-5	PET WASTE DISPENSER	-
SA-6	FIREPIT	-
SA-7	OUTDOOR EXERCISE EQUIPMENT	-
SA-8	POOL SIDE CABANAS	-
SA-9	OUTDOOR DOG WASH	DETAIL H SHEET L1.54
SA-10	TOT LOT PLAYGROUND EQUIPMENT	-
SA-11	5' X 5' TREE GRATES	-



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

NORTH

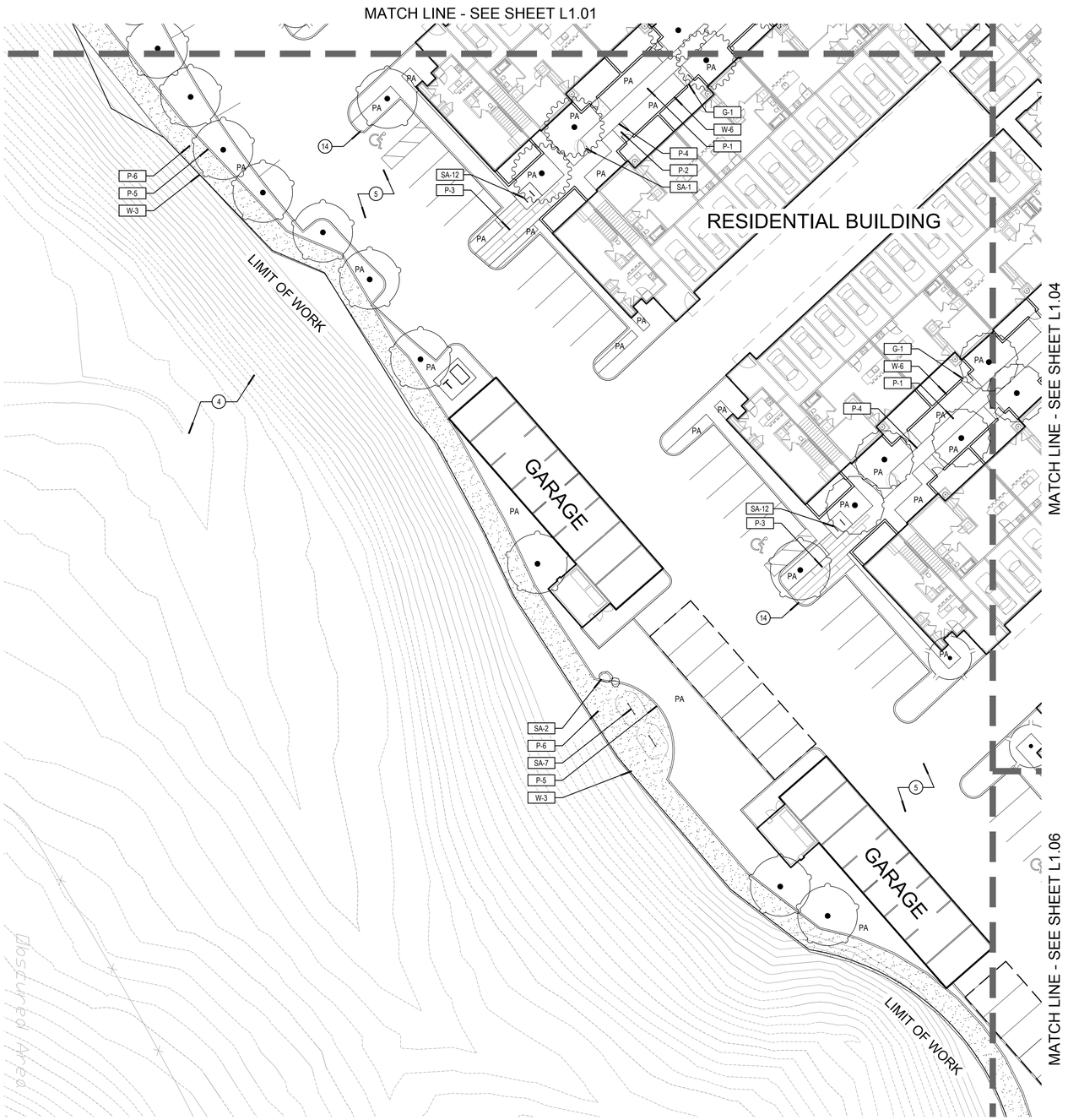
CONSTRUCTION PLAN ENLARGEMENT
L1.02

SCALE : 1" = 20'-0"
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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.03

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 23 of 41 sheets
PCD/RPO# _____

SA-12	BIKE RACKS	-

GATE LEGEND

G-1	PATIO GATE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
G-3	POOL GATE - GLASS	DETAIL H SHEET L1.53

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2	DETENTION BASIN EASEMENT
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17	PROPERTY LINE EASEMENT
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

CONSTRUCTION NOTES

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PAVING LEGEND

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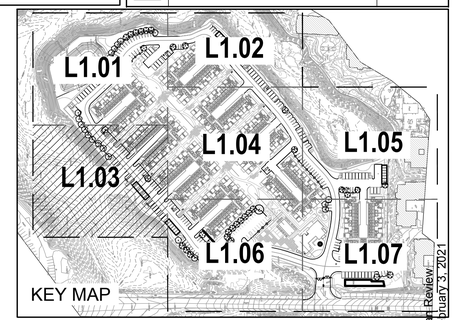
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P-4	CONSTRUCTION JOINT	DETAIL C SHEET L1.51
P-5	CONCRETE MOW CURB @ DECOMPOSED GRANITE	DETAIL D SHEET L1.51
P-6	DECOMPOSED GRANITE PAVING	DETAIL D SHEET L1.51
P-7	LANDSCAPE EDGING	DETAIL E SHEET L1.51
P-8	RUBBERIZED PLAY SURFACING	DETAIL F SHEET L1.51

WALL & FENCE LEGEND

W-1	FREE-STANDING FEATURE WALL	DETAIL A SHEET L1.52
W-2	P.I.P. CONCRETE SEAT WALL	DETAIL D SHEET L1.52
W-3	5' TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-4	GLASS POOL ENCLOSURE FENCE	DETAILG SHEET L1.53
W-5	42" TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-6	PATIO CMU WALL	DETAIL G SHEET L1.52
W-7	RAISED PLANTER WALL	DETAIL F SHEET L1.52

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SA-8	POOL SIDE CABANAS	-
SA-9	OUTDOOR DOG WASH	DETAIL H SHEET L1.54
SA-10	TOT LOT PLAYGROUND EQUIPMENT	-
SA-11	5' X 5' TREE GRATES	-



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

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NORTH

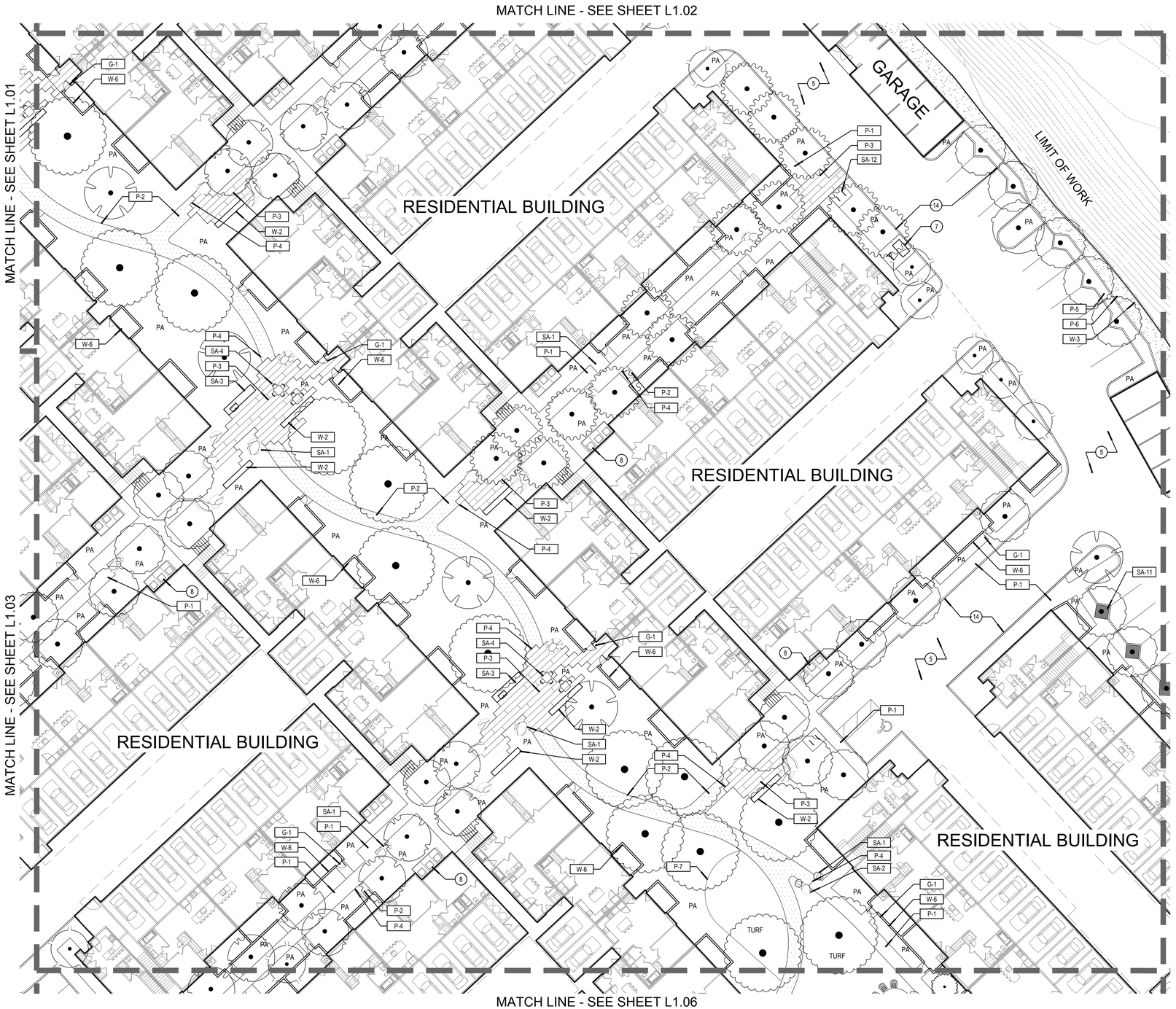
CONSTRUCTION PLAN ENLARGEMENT
L1.03

SCALE : 1" = 20'-0"
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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.04

Revision 10	
Revision 9:	
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Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	March 1, 2021
Revision 1:	January 4, 2021
Original Date:	Sept. 8, 2020

Sheet 24 of 41 sheets

PCD/RPO# _____

SA-12	BIKE RACKS	-

GATE LEGEND

G-1	PATIO GATE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
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PA	PLANTING AREA
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F.O.B.	FACE OF BUILDING

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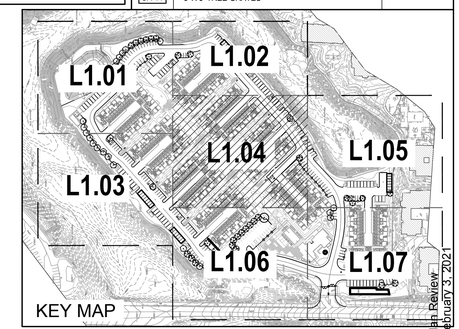
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SA-10	TOT LOT PLAYGROUND EQUIPMENT	-
SA-11	5' X 5' TREE GRATES	-



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

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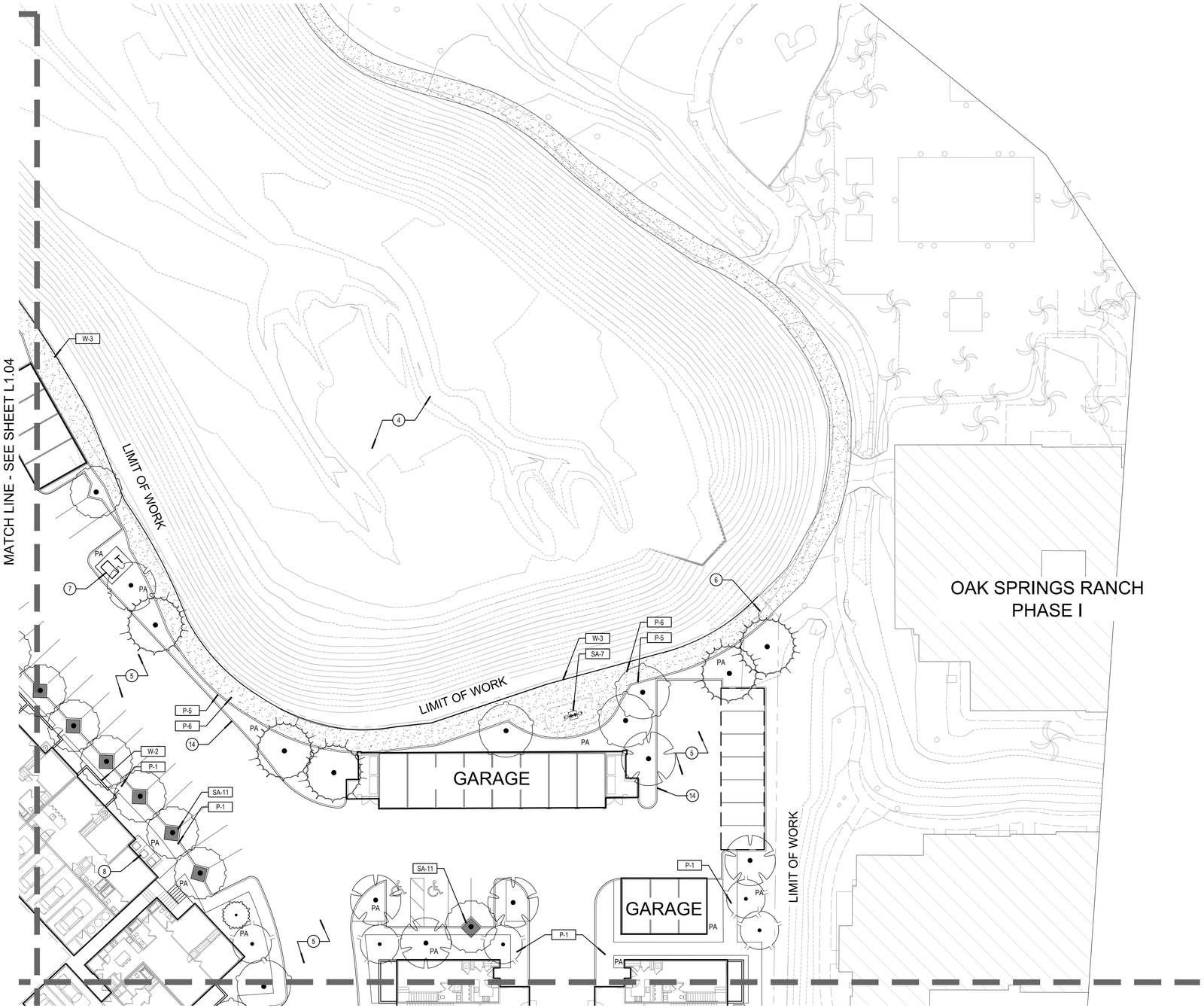
CONSTRUCTION PLAN ENLARGEMENT
L1.04

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.05

Revision 10 _____
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Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 25 of 41 sheets
PCD/RPO# _____

SA-12	BIKE RACKS	-

GATE LEGEND

G-1	PATIO GATE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
G-3	POOL GATE - GLASS	DETAIL H SHEET L1.53

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TYP.	TYPICAL
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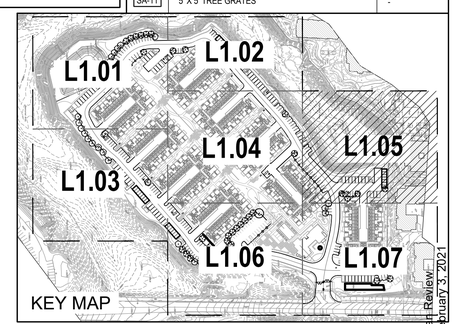
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CONSTRUCTION PLAN ENLARGEMENT
L1.05

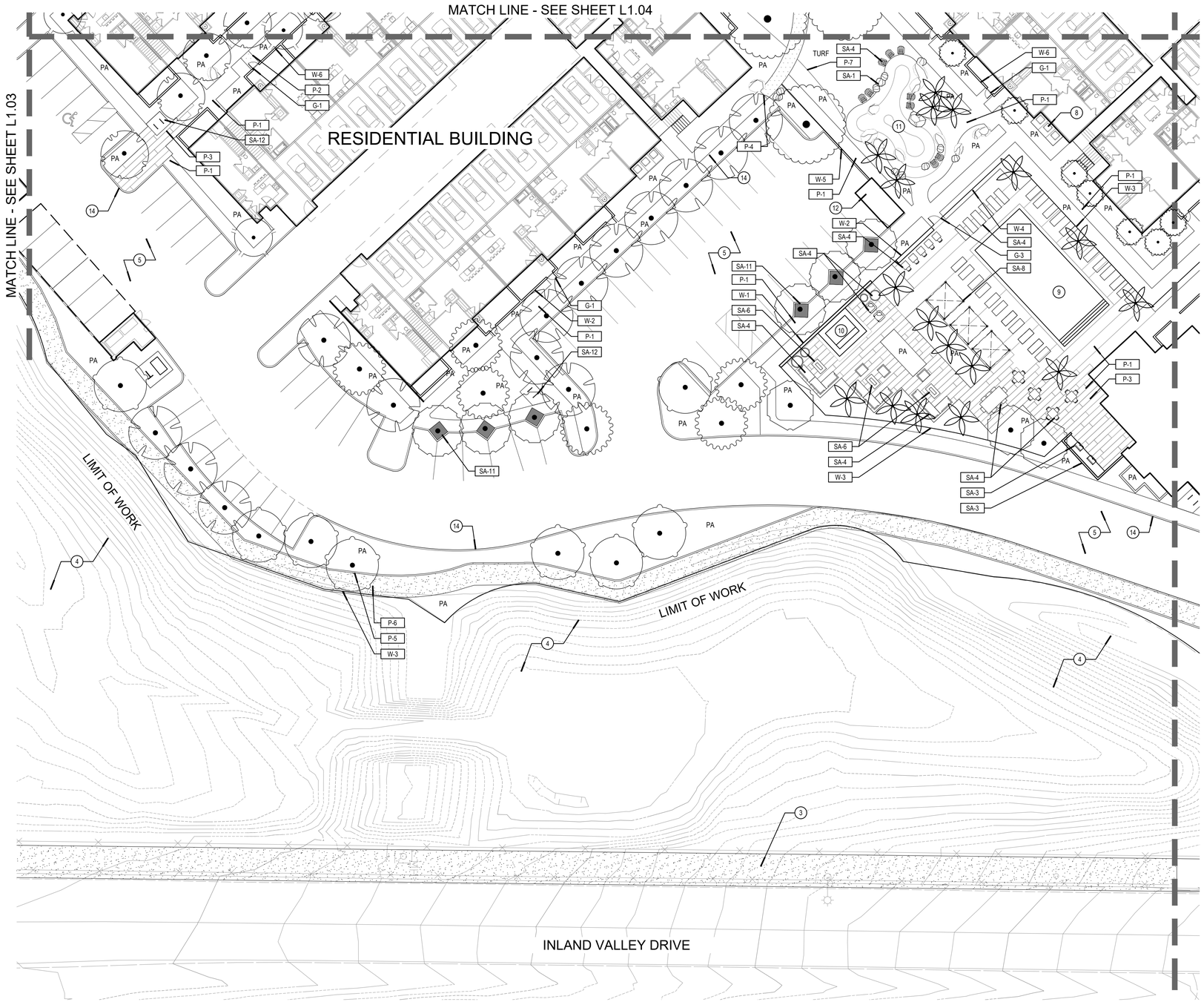
NORTH

SCALE : 1" = 20'-0"
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2nd Preliminary Plan Review
PA No. 20-0044 February 3, 2021

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.06

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Sheet 26 of 41 sheets
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SA-12	BIKE RACKS	-

GATE LEGEND

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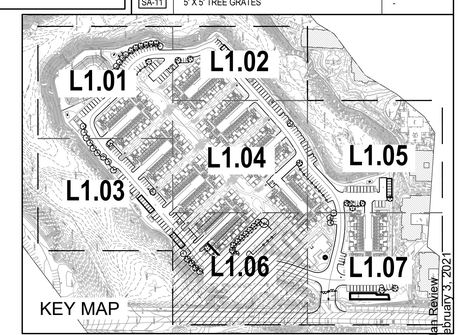
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OAK SPRINGS RANCH II
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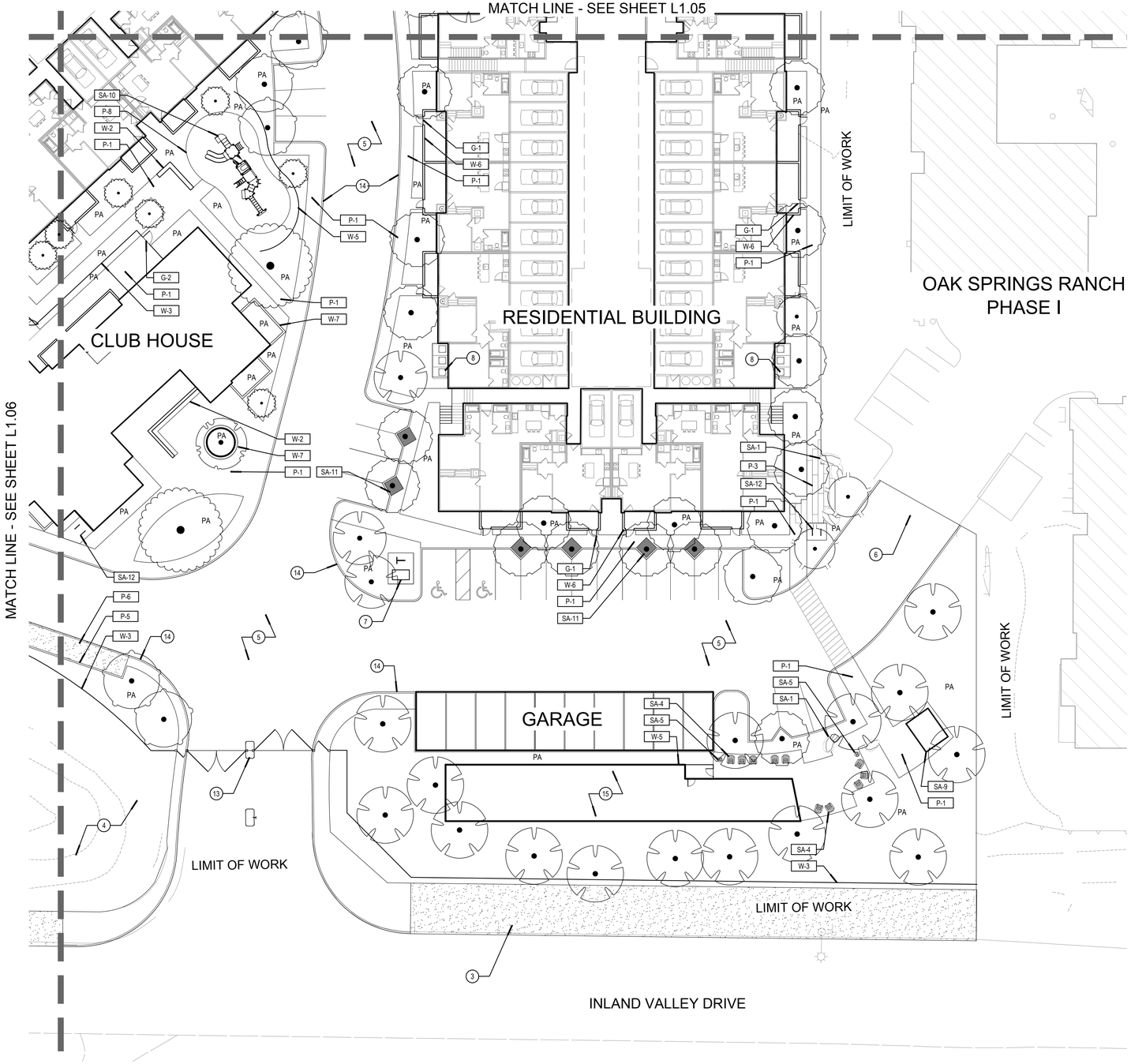
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PASADENA, CA 91101
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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Plan L1.07

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 27 of 41 sheets
PCD/RPO# _____

SA-11	5' X 5' TREE GRATES	-
SA-12	BIKE RACKS	-

GATE LEGEND

G-1	PATIO GATE	DETAIL G SHEET L1.52
G-2	POOL GATE - STEEL	DETAIL H SHEET L1.53
G-3	POOL GATE - GLASS	DETAIL H SHEET L1.53

REFERENCE LEGEND

1	DETENTION BASIN REFER TO CIVIL ENGINEER'S PLANS
2	DETENTION BASIN EASEMENT
3	EXISTING DECOMPOSED GRANITE PAVING TO REMAIN. PROTECT IN PLACE
4	EXISTING OPEN SPACE PRESERVE. PROTECT IN PLACE.
5	CONCRETE VEHICULAR PAVING PER CIVIL ENGINEER
6	TRANSITION TO OAK SPRINGS RANCH PHASE I
7	PROPOSED TRANSFORMER PER ELECTRICAL ENGINEER'S PLANS
8	PROPOSED HVAC UNITS PER MECHANICAL ENGINEER'S PLANS
9	POOL BY POOL CONSULTANT
10	SPA BY POOL CONSULTANT
11	SPLASH PAD BY OTHERS
12	POOL & SPLASH PAD EQUIPMENT ROOM BY OTHERS
13	VEHICULAR ENTRY GATE BY OTHERS
14	PROPOSED CURBS AND GUTTERS PER CIVIL ENGINEER'S PLANS
15	DOG RUN PER PLAN
16	DETENTION BASIN MAINTENANCE GATE BY OTHERS
17	PROPERTY LINE EASEMENT
CL	CENTER LINE
PA	PLANTING AREA
TYP.	TYPICAL
F.O.B.	FACE OF BUILDING

CONSTRUCTION NOTES

1. SEE MASTER CONSTRUCTION LEGEND FOR MORE DETAILED LEGEND INFORMATION. SHEET L1.00
2. SIGHT LINES FROM DRIVEWAY AND INTERSECTIONS SHALL NOT BE IMPEDED BY TREES, SIGNS, AND/OR OTHER SITE FEATURES PER CITY OF WILDOMAR CRITERIA. REFER TO CIVIL ENGINEER'S DRAWINGS FOR SIGHT CLEARANCE TRIANGLES.

PAVING LEGEND

FOR MATERIALS, COLORS, FINISHES AND MODELS, SEE MASTER CONSTRUCTION LEGEND, SHEET L1.00

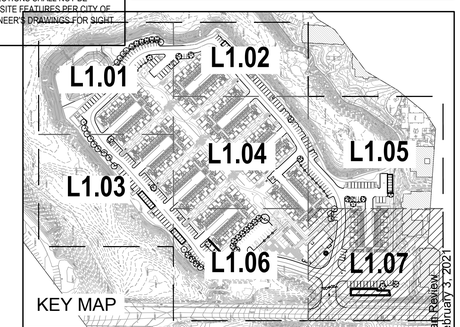
ITEM	DESCRIPTION	DETAIL
P-1	CONCRETE PAVING - TYPICAL	DETAIL A SHEET L1.51
P-2	CONCRETE PAVING - ENHANCED	DETAIL A SHEET L1.51
P-3	SAWCUT JOINT	DETAIL B SHEET L1.51
P-4	CONSTRUCTION JOINT	DETAIL C SHEET L1.51
P-5	CONCRETE MOW CURB @ DECOMPOSED GRANITE	DETAIL D SHEET L1.51
P-6	DECOMPOSED GRANITE PAVING	DETAIL D SHEET L1.51
P-7	LANDSCAPE EDGING	DETAIL E SHEET L1.51
P-8	RUBBERIZED PLAY SURFACING	DETAIL F SHEET L1.51

WALL & FENCE LEGEND

W-1	FREE-STANDING FEATURE WALL	DETAIL A SHEET L1.52
W-2	P.I.P. CONCRETE SEAT WALL	DETAIL D SHEET L1.52
W-3	5' TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-4	GLASS POOL ENCLOSURE FENCE	DETAILG SHEET L1.53
W-5	42" TALL STEEL PICKET FENCE	DETAIL D SHEET L1.53
W-6	PATIO CMU WALL	DETAIL G SHEET L1.52
W-7	RAISED PLANTER WALL	DETAIL F SHEET L1.52

SITE AMENITIES LEGEND

SA-1	BOULDER AT WALKWAY	DETAIL G SHEET L1.51
SA-2	BOULDER AT PLANTING AREA	DETAIL H SHEET L1.51
SA-3	BBQ AND COUNTERTOP	DETAIL E SHEET L1.52
SA-4	SITE FURNISHINGS	-
SA-5	PET WASTE DISPENSER	-
SA-6	FIREPIT	-
SA-7	OUTDOOR EXERCISE EQUIPMENT	-
SA-8	POOL SIDE CABANAS	-
SA-9	OUTDOOR DOG WASH	DETAIL H SHEET L1.54
SA-10	TOT LOT PLAYGROUND EQUIPMENT	-



OAK SPRINGS RANCH II
PROJECT ADDRESS

ISSUE DATE

TCR
Trammell Crow Residential

NORTH

CONSTRUCTION PLAN ENLARGEMENT
L1.07

SCALE : 1" = 20'-0"
0 10 20 40 60

EPTDESIGN
DESIGNARC

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2nd Preliminary Plan Review
PA No. 20-0044 February 3, 2021

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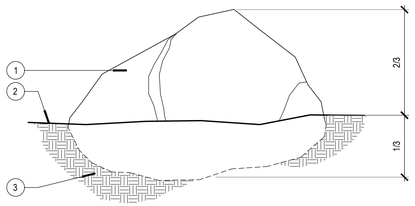
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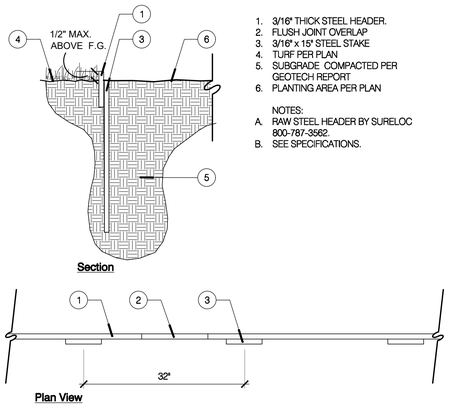
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NOTES:
A. BOULDERS ARE TO BE FIELD SELECTED BY LANDSCAPE ARCHITECT.
B. LANDSCAPE ARCHITECT TO DIRECT FINAL BOULDER PLACEMENT ON SITE.
C. BOULDER PLACEMENT TO OCCUR PRIOR TO IRRIGATION AND PLANTING INSTALLATION.
D. SEE PLANS & BOULDER SCHEDULE FOR SIZING INFORMATION.
E. REFER TO MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION.

1. BOULDER PER PLAN.
2. FINISHED GRADE @ ADJACENT PLANTER AREA.
3. COMPACTED SUB-GRADE PER GEOTECHNICAL REPORT.



G Boulder Placement in Planting Area
Scale: 1"=1'-0"



Section

Plan View

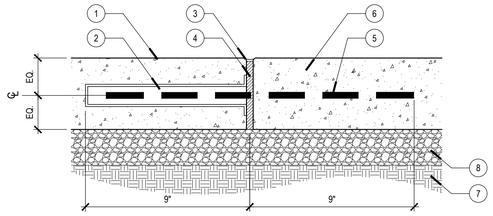
1. 3/16" THICK STEEL HEADER.
2. FLUSH JOINT OVERLAP
3. 3/16" x 15" STEEL STAKE
4. TURF PER PLAN
5. SUBGRADE COMPACTED PER GEOTECH REPORT
6. PLANTING AREA PER PLAN

NOTES:
A. RAW STEEL HEADER BY SURELOC 800-787-3562
B. SEE SPECIFICATIONS.

E Steel Edging
Scale: 1 1/2"-1'-0"

1. CONCRETE PAVING
2. SPEED DOWEL
3. 1/8" TOOLED RADIUS, TYP.
4. 1/4" FOAM EXPANSION JOINT WITH TEAR AWAY CAP AND APPROVED MASTIC SEALANT WITH CLEAN SILICA SAND TO MATCH CONCRETE. SEALANT TO BE RECESSED 1/8" FROM FINISH SURFACE
5. NO. 4 REBAR DOWEL AT 12" O.C.
6. EXISTING CONCRETE PAVEMENT.
7. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
8. SUB-BASE PER GEOTECHNICAL REPORT

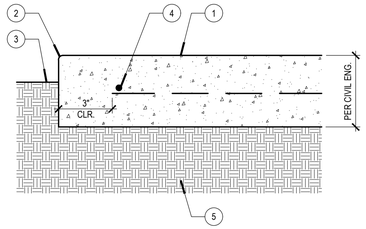
NOTES:
A. REFER TO CONSTRUCTION PLAN FOR DOWELED EXPANSION JOINT LOCATIONS
B. CONTRACTOR SHALL SUBMIT A SAMPLE OF SEALANT AND SAND TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
C. NO ZIP STRIP JOINT CAPS ALLOWED



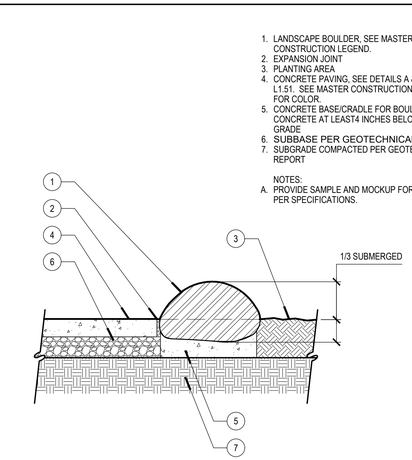
C Doweled Expansion Joint at Existing Paving,Typ.
Scale: 3" = 1'-0"

1. CONCRETE PAVING
2. ⅜"" RADIUS AT EDGE OF WALK
3. FINISH GRADE:
   - ½" BELOW F.S. FOR TURF AREAS
   - 1½"" BELOW F.S. FOR SHRUB AREAS
4. REINFORCEMENT PER CIVIL ENGINEER
5. COMPACTED SUBGRADE PER GEOTECH REPORT

NOTES:
A. REFER TO MASTER CONSTRUCTION LEGEND FOR ALL COLOR AND FINISH
B. SEE CONSTRUCTION PLAN FOR JOINT LOCATIONS



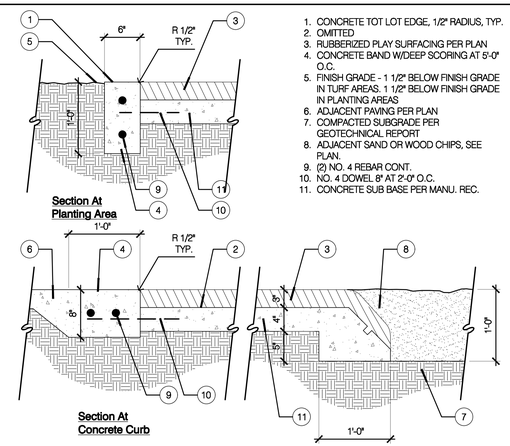
A Concrete Paving, Typ. (On Grade)
Scale: 3" = 1'-0"



1. LANDSCAPE BOULDER, SEE MASTER CONSTRUCTION LEGEND.
2. EXPANSION JOINT
3. PLANTING AREA
4. CONCRETE PAVING, SEE DETAILS A & B, SHEET L1.51. SEE MASTER CONSTRUCTION LEGEND FOR COLOR.
5. CONCRETE BASE/CRADLE FOR BOULDER, KEEP CONCRETE AT LEAST4 INCHES BELOW FINISH GRADE
6. SUBBASE PER GEOTECHNICAL REPORT
7. SUBGRADE COMPACTED PER GEOTECHNICAL REPORT

NOTES:
A. PROVIDE SAMPLE AND MOCKUP FOR APPROVAL PER SPECIFICATIONS.

H Boulder at Concrete Paving
Scale: 1/2"=1'-0"

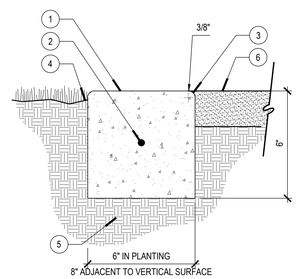


1. CONCRETE TOT LOT EDGE, 1/2" RADIUS, TYP.
2. OMITTED
3. RUBBERIZED PLAY SURFACING PER PLAN
4. CONCRETE BAND W/DEEP SCORING AT 5'-0" O.C.
5. FINISH GRADE - 1 1/2" BELOW FINISH GRADE IN TURF AREAS. 1 1/2" BELOW FINISH GRADE IN PLANTING AREAS
6. ADJACENT PAVING PER PLAN
7. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
8. ADJACENT SAND OR WOOD CHIPS, SEE PLAN.
9. (2) NO. 4 REBAR CONT.
10. NO. 4 DOWEL 8" AT 2'-0" O.C.
11. CONCRETE SUB BASE PER MANU. REC.

F Rubberized Play Surfacing
Scale: 1"=1'-0"

1. CONCRETE MOWCURB, SEE CONSTRUCTION LEGEND FOR COLOR AND FINISH
2. REBAR PER CIVIL DWGS
3. ¾" RADIUS, TYP.
4. FINISH GRADE:
   - ½" BELOW F.S. FOR TURF AREAS
   - 1½" BELOW F.S. FOR SHRUB AREAS
5. SUBGRADE AND SUBBASE PER GEOTECH REPORT.
6. DECOMPOSED GRANITE OR ADJACENT SURFACING, PER PLAN.

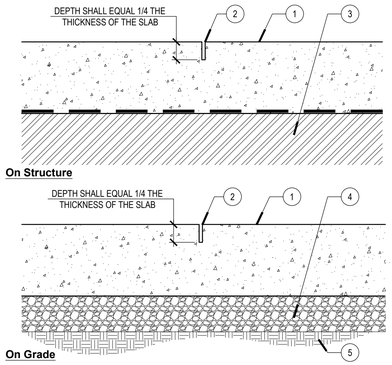
NOTES:
A. PROVIDE A 1" DEEP SCORE JOINT AT 10' O.C. AND AT ALL CHANGES IN DIRECTION.
B. REBAR TO BE CENTERED IN CONCRETE WITH MIN. 18" TIED END OVERLAPS.



D Concrete Mowcurb at Decomposed Granite
Scale: 3"=1'-0"

1. CONCRETE PAVING
2. 1/8" WIDE SAWCUT JOINT
3. STRUCTURAL SLAB -REFER TO ARCHITECTURAL DRAWINGS
4. SUB-BASE PER GEOTECHNICAL REPORT
5. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:
A. REFER TO CONSTRUCTION PLAN FOR JOINT LOCATIONS
B. SCORE JOINTS SHALL OCCUR AT A MINIMUM OF 5'-0" O.C.



B Sawcut Joint,TYP.
Scale: 3"=1'-0"

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

CONSTRUCTION DETAILS
L1.51

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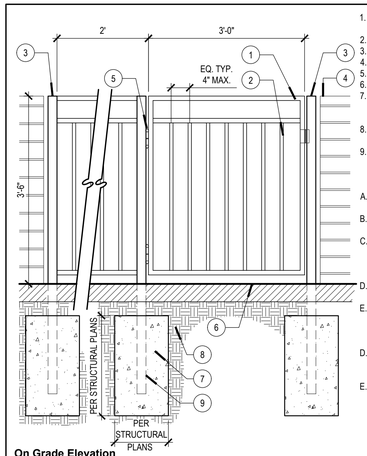
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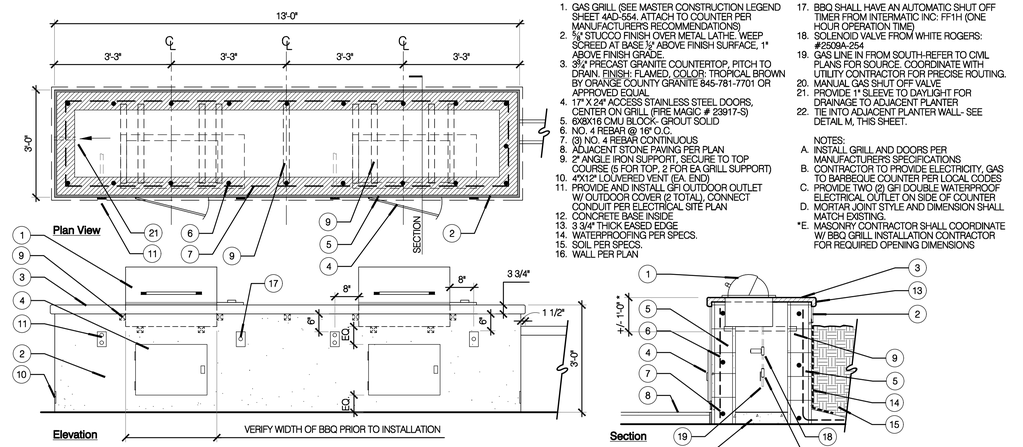


On Grade Elevation

1. 1" x 2" PAINTED HSS FRAME (12 GAUGE)
2. ⅝" SQ. HSS STEEL PICKET
3. 2" SQ. HSS POST (12 GAUGE)
4. ADJACENT PLANTER WALL PER PLAN
5. (2) SELF CLOSING HINGES
6. FINISH SURFACE PER PLAN
7. CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEERING DRAWINGS
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
9. POST EMBEDMENT DEPTH PER STRUCTURAL DRAWINGS

NOTES:
A. ALL WELDS SHALL BE ⅛" FILLET WELDS -GRIND ALL WELDS SMOOTH
B. REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR AND FINISH
C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION
D. REFER TO STRUCTURAL DRAWINGS FOR FOOTINGS.
E. ALL TUBULAR STEEL MEMBERS WITH EXPOSED ENDS TO BE CAPPED WITH STEEL PLATE AND WELDED ON ALL SIDES.
D. VERIFY FENCE AND GATE LAYOUT WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IN THE FIELD.
E. ALL PARTS SHALL HAVE 1 COAT PRIMER, 2 COATS PAINT - REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR.

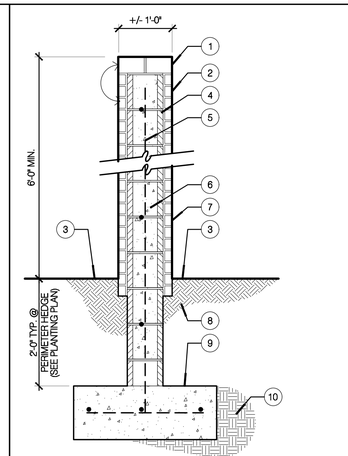
G **Patio Gate**
Scale: 3/4"=1'-0"



1. GAS GRILL (SEE MASTER CONSTRUCTION LEGEND SHEET 4AD-554. ATTACH TO COUNTER PER MANUFACTURER'S RECOMMENDATIONS)
2. ⅝" STUCCO FINISH OVER METAL LATHE. WEEP SCREED AT BASE ½" ABOVE FINISH SURFACE, 1" ABOVE FINISH GRADE.
3. 3¼" PRECAST GRANITE COUNTERTOP, PITCH TO DRAIN. FINISH: FLAMED, COLOR: TROPICAL BROWN BY ORANGE COUNTY GRANITE 845-781-7701 OR APPROVED EQUAL
4. 1'7" X 2'4" ACCESS STAINLESS STEEL DOORS, CENTER ON GRILL (FIRE MAGIC # 23917-S)
5. 6X8X16 CMU BLOCK- GROUT SOLID
6. NO. 4 REBAR @ 16" O.C.
7. (9) NO. 4 REBAR CONTINUOUS
8. ADJACENT STONE PAVING PER PLAN
9. 2" ANGLE IRON SUPPORT, SECURE TO TOP COURSE (5 FOR TOP, 2 FOR EA GRILL SUPPORT)
10. 4"X12" LOUVERED VENT (EA. END)
11. PROVIDE AND INSTALL GFI OUTDOOR OUTLET W/ OUTDOOR COVER (2 TOTAL), CONNECT CONDUIT PER ELECTRICAL SITE PLAN
12. CONCRETE BASE INSIDE
13. 3 3/4" THICK EASED EDGE
14. WATERPROOFING PER SPECS.
15. SOIL PER SPECS.
16. WALL PER PLAN
17. BBQ SHALL HAVE AN AUTOMATIC SHUT OFF TIMER FROM INTERMATIC INC: FF1H (ONE HOUR OPERATION TIME)
18. SOLENOID VALVE FROM WHITE ROGERS: #2509A-254
19. GAS LINE IN FROM SOUTH-REFER TO CIVIL PLANS FOR SOURCE. COORDINATE WITH UTILITY CONTRACTOR FOR PRECISE ROUTING.
20. MANUAL GAS SHUT OFF VALVE
21. PROVIDE 1" SLEEVE TO DAYLIGHT FOR DRAINAGE TO ADJACENT PLANTER
22. TIE INTO ADJACENT PLANTER WALL- SEE DETAIL M, THIS SHEET.

NOTES:
A. INSTALL GRILL AND DOORS PER MANUFACTURERS SPECIFICATIONS
B. CONTRACTOR TO PROVIDE ELECTRICITY, GAS TO BARBEQUE COUNTER PER LOCAL CODES
C. PROVIDE TWO (2) GFI DOUBLE WATERPROOF ELECTRICAL OUTLET ON SIDE OF COUNTER
D. MORTAR JOINT STYLE AND DIMENSION SHALL MATCH EXISTING.
*E. MASONRY CONTRACTOR SHALL COORDINATE W/ BBQ GRILL INSTALLATION CONTRACTOR FOR REQUIRED OPENING DIMENSIONS

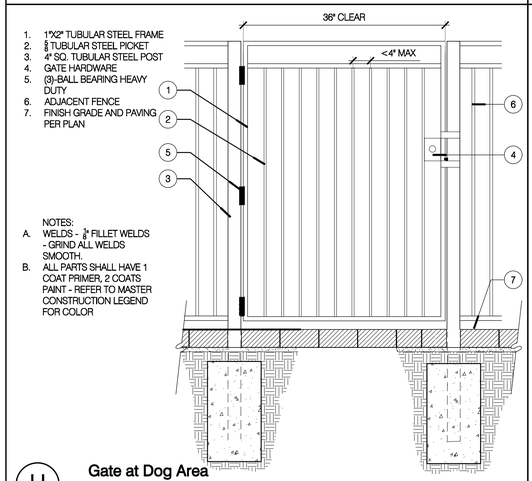
E **Gas Barbecue & Countertop**
Scale: 1/2"=1'-0"



1. BRICK CAP IN ROWLOCK PATTERN.
2. BRICK VENEER IN RUNNING BOND PATTERN.
3. FINISH GRADE, PER PLAN.
4. 8"x8" CMU BLOCK.
5. STEEL REBAR REINFORCEMENT PER STRUCTURAL ENGINEER.
6. GROUT CELLS SOLID.
7. MORTAR JOINTS TO BE GROUTED FLUSH WITH FACE OF BRICK.
8. AMENDED PLANTING SOIL (WHERE OCCURS PER "PA" ON PLAN).
9. C.I.P. CONCRETE FOOTING PER STRUCTURAL ENGINEER.
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

NOTES:
A. ALL BRICK AND BRICK VENEER ON SITE WALLS SHALL MATCH THE BRICK ON HOUSE IN SIZE AND TYPE.
B. ALL BRICK SITE WALLS SHALL BE PAINTED WHITE TO MATCH EXTERIOR BRICK WALLS ON HOUSE.
C. CONTRACTOR TO PROVIDE 3'X3' ON-SITE MOCKUP SHOWING BRICK COURSING, MORTAR JOINT DETAIL, CAP, & PAINTED FINISH FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
D. STRUCTURAL DETAILS AND SPECIFICATIONS SHALL BE PER THE STRUCTURAL ENGINEER'S PLANS.
E. CONCRETE WALL FOOTING SHALL NOT ENCROACH INTO PUBLIC RIGHT OF WAY BELOW GRADE.

A **Brick Site Wall**
Scale: 3/4"=1'-0"



1. 1"X2" TUBULAR STEEL FRAME
2. ⅝" TUBULAR STEEL PICKET
3. 4" SQ. TUBULAR STEEL POST
4. GATE HARDWARE
5. (3)-BALL BEARING HEAVY DUTY
6. ADJACENT FENCE
7. FINISH GRADE AND PAVING PER PLAN

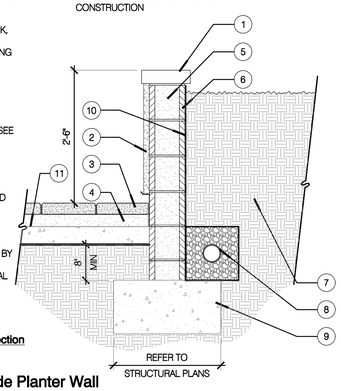
NOTES:
A. WELDS - ⅛" FILLET WELDS - GRIND ALL WELDS SMOOTH.
B. ALL PARTS SHALL HAVE 1 COAT PRIMER, 2 COATS PAINT - REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR

H **Gate at Dog Area**
Scale: 3/4" = 1'-0"

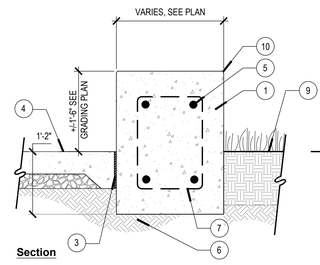
1. TYPICAL PRECAST WALL CAP - REFER TO DETAIL X, SHEET LX.XX
2. WALL FINISH
3. ADJACENT PAVING - REFER TO PLAN
4. PAVER BASE PER MANUFACTURERS RECOMMONDATIONS
5. GROUT FILL SOLID ALL VOIDS
6. 8" X 8" X 16" PRECAST CMU BLOCK, TYP.
7. PLANTER MIX - REFER TO PLANTING SPECIFICATIONS
8. DRAINAGE PER CIVIL & ARCHITECTURAL PLANS
9. CONCRETE FOOTING PER STRUCTURAL PLANS
10. WATERPROOFING BY OTHERS CONCRETE PAVER TRANSITION, SEE DETAIL X SHEET LX.XX

A. NOTES: CONTRACTOR SHALL REFER TO
B. MASTER CONSTRUCTION LEGEND FOR ALL MODEL NUMBERS, COLORS AND FINISHES CONTRACTOR SHALL PROVIDE
C. MOCKUP SECTION PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT
D. REFER TO CIVIL & ARCHITECTURAL PLANS FOR DRAINAGE &

E. WATERPROOFING INFORMATION REFER TO STRUCTURAL PLANS FOR STEEL REINFORCEMENT CONTRACTOR SHALL SUBMIT A SAMPLE OF SEALANT AND SAND TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION

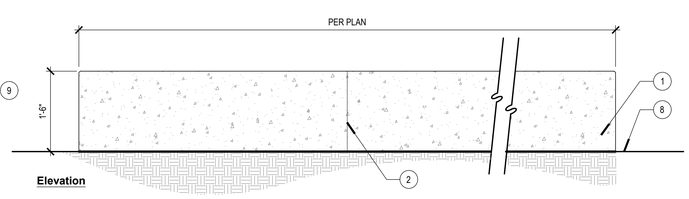


F **Typ On Grade Planter Wall**
Scale: 3/4"=1'-0"



1. POURED-IN-PLACE CONCRETE WALL. COLOR & FINISH PER MASTER CONSTRUCTION LEGEND. PITCH TOP TO DRAIN.
2. EXPANSION JOINT, ±5' O.C, TYPICAL. SPREAD EQUALLY ACROSS LENGTH OF WALL. ALIGN TO ADJACENT PAVING EDGES AND JOINTS/SCORELINES WHERE POSSIBLE.
3. VERTICAL EXPANSION JOINT. SEE DETAIL E, THIS SHEET.
4. ADJACENT CONCRETE PAVING PER PLAN
5. #4 REBAR HORIZONTAL
6. SUBGRADE COMPACTED PER GEOTECH REPORT.
7. #4 REBAR @ 18" O.C.
8. FINISH SURFACE PER PLAN
9. ADJACENT PLANTING AREA
10. 1/2" RADIUS

NOTES:
A. PROVIDE FULL SCALE MOCKUP PER MASTER CONSTRUCTION LEGEND.



D **Poured in Place Concrete Bench Seating**
Scale: 3/4"=1'-0"

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

CONSTRUCTION DETAILS
L1.52

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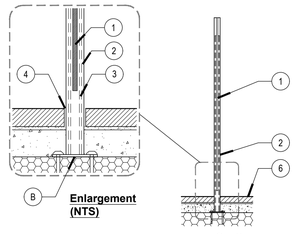
Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Construction Details L1.53

Revision 10 _____
Revision 9: _____
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Revision 7: _____
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Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
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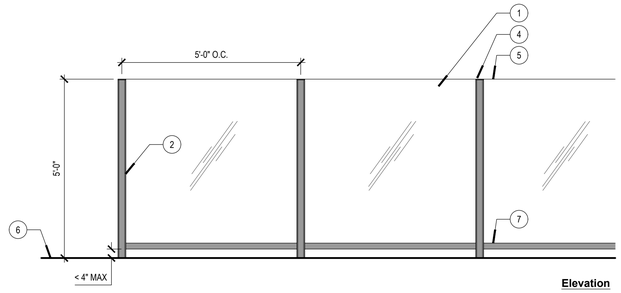
1. 3/8" THICK 5'-0" x 5'-0" CLEAR TEMPERED GLASS VIEW PANEL
2. 2 ½" x 2" ALUMINUM POST, POWDER COAT FINISH
3. GALVANIZED STEEL STANCHION INSIDE POST, SURFACE MOUNTED TO STRUCTURAL SLAB
4. 5/8" AIR GAP, TYP.
5. FLAT POLISHED TEMPERED GLASS EDGE, TYP.
6. FINISH SURFACE - PAVING PER PLAN
7. 2 [illegible]" X 2" ALUMINUM BOTTOM RAIL, POWDER COAT FINISH



Enlargement (NTS)

Section

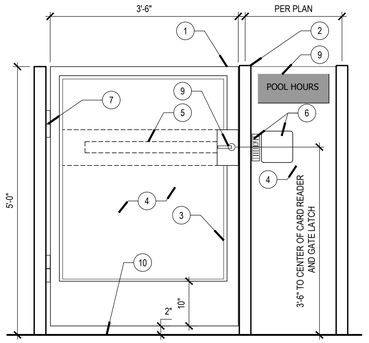
NOTES:
A. GLASS PANELS, POST SYSTEM, AND COLOR PER MASTER CONSTRUCTION LEGEND
B. REFER TO STRUCTURAL DRAWINGS FOR FOOTING INFORMATION



Elevation

G Glass Pool Enclosure on Finish Surface at Pool Deck

Scale: 1/2" = 1'-0"

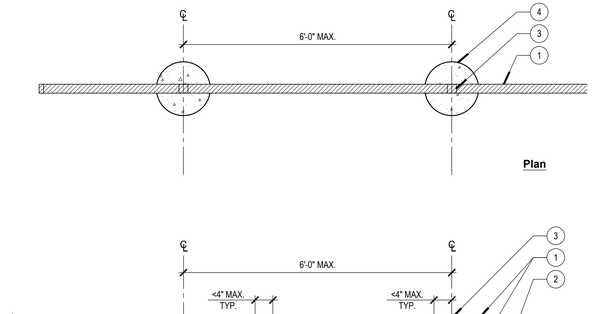


1. ALUMINUM GATE FRAME
2. ALUMINUM POST
3. ¼" THICK x ½" STEEL U-CHANNEL FRAME TO HOLD GLASS
4. ⅜" TEMPERED SAFETY GLASS PANEL
5. EXIT DEVICE ON BACK SIDE OF GATE
6. FOBBED ENTRY AND KNOX BOX AS REQUIRED
7. SELF CLOSING GATE HINGE
8. POOL SIGNAGE PACKAGE BY OTHERS, "EMERGENCY EXIT" SHALL BE LABELED AT LEAST 4' HIGH ON POOL SIDE
9. LATCH ASSEMBLY - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING. OF THE WRIST (ANSI 1998 SECT. 309.4) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF LATCH ASSEMBLY TO LANDSCAPE ARCHITECT
10. FINISH SURFACE PER PLAN.

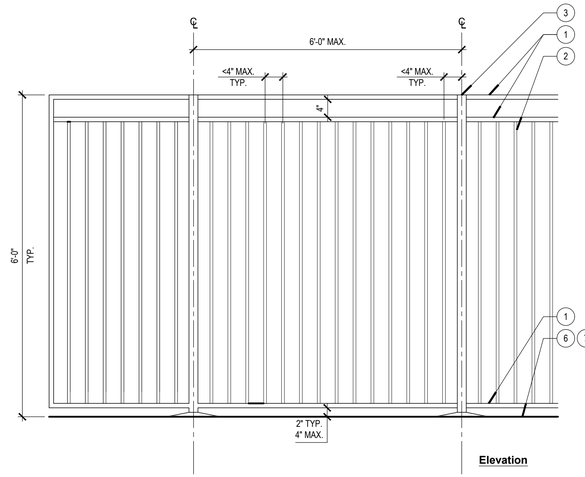
NOTES:
A. ALL GATES HAVE BEEN DESIGNED AS EMERGENCY EXIT GATES FOR THE POOL.
B. GATES SHALL BE EQUIPPED WITH FREE EXIT/PANIC HARDWARE ON INTERIOR (POOL SIDE) OF GATE AND BE ABLE TO SELF-CLOSE FROM A DISTANCE OF 10" OPEN AND BE SELF LATCHING.
C. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF GATE AND FENCING TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION
D. ALL WELDS SHALL BE CONTINUOUS ⅛" FILLET, GROUND SMOOTH
E. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
F. CONTRACTOR SHALL ENSURE SELF-CLOSING MOTION PRIOR TO ACCEPTANCE BY LOS ANGELES COUNTY HEALTH DEPARTMENT.
G. MAXIMUM EFFORT TO OPERATE EXTERIOR GATES SHALL NOT EXCEED 8.5 POUNDS (38 N) FOR EXTERIOR GATES. IF THE GATE HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE GATE WILL TAKE 5 SECONDS MINIMUM TO MOVE TO A POSITION OF 12 DEGREES FROM THE LATCH. SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. CLOSER FORCE AND SPEED FOR ALL GATES SHALL CONFORM TO CBC 1126A.4.
H. REFER TO STRUCTURAL DRAWINGS FOR CONNECTION TO STRUCTURAL SLAB

H Glass Pool Enclosure Gate

Scale: 3/4" = 1'-0"



Plan

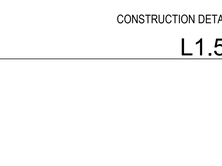


Elevation

1. 1" x 2" HSS STEEL FRAME
2. 5/8" HSS STEEL PICKET
3. 2" SQ. HSS STEEL POST
4. CONCRETE FOOTING - PER STRUCTURAL DRAWINGS
5. EMBEDDED POST - PER STRUCTURAL DRAWINGS
6. FINISH GRADE
7. FINISH SURFACE
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:
A. BLOCK PILASTERS TO OCCUR EVERY 150 FEET ALONG PERIMETER FENCE.
B. REFER MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION .
C. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
D. ALL WELDS SHOULD BE ⅛" FILLET WELDS - GRIND ALL WELDS SMOOTH.
E. ALL PARTS SHALL HAVE 1 COAT PRIMER, 2 COATS PAINT - REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR.

REFER TO CORRESPONDING STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION



@ Grade



@ Paving

D Fence at Dog Area and Property Perimeter

Scale: 3/4" = 1'-0"

F-1

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

CONSTRUCTION DETAILS
L1.53

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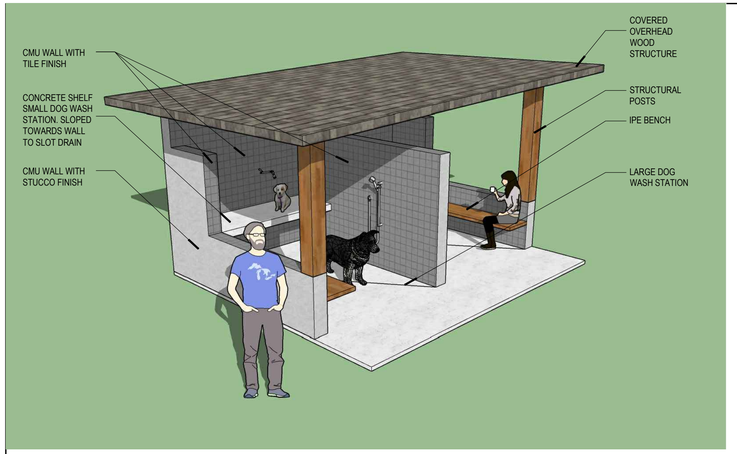
Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

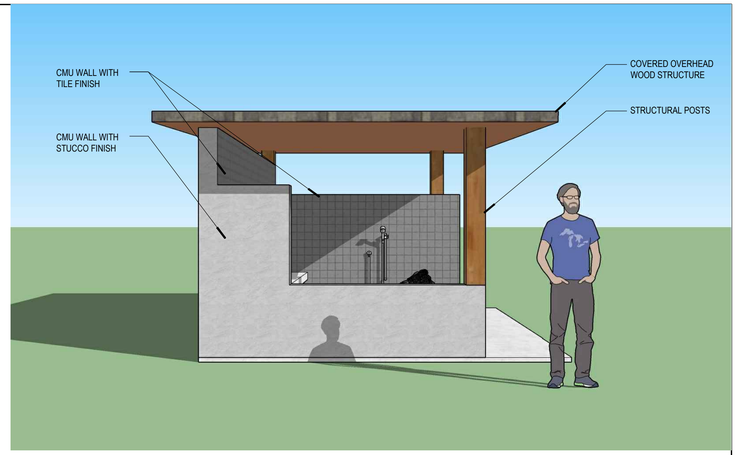
Legal Description:
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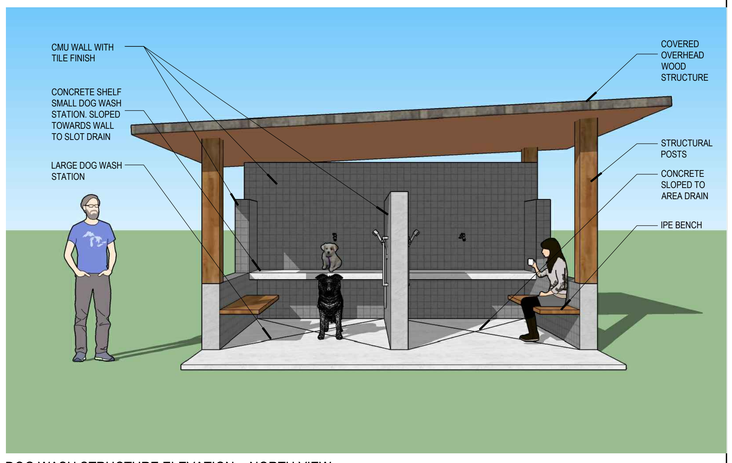
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DOG WASH STRUCTURE AXONOMETRIC VIEW



DOG WASH STRUCTURE ELEVATION - EAST VIEW



DOG WASH STRUCTURE ELEVATION - NORTH VIEW

H Dog Wash Structure

OAK SPRINGS RANCH II
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CONSTRUCTION DETAILS
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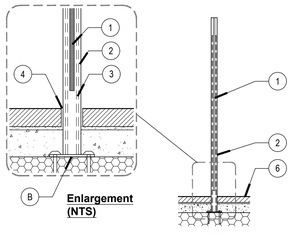
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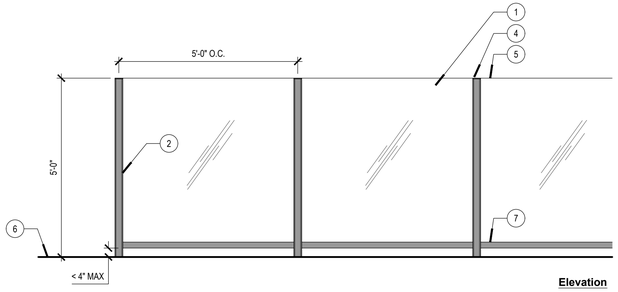
1. 3/8" THICK 5'-0" x 5'-0" CLEAR TEMPERED GLASS VIEW PANEL
2. 2 ½" x 2" ALUMINUM POST, POWDER COAT FINISH
3. GALVANIZED STEEL STANCHION INSIDE POST, SURFACE MOUNTED TO STRUCTURAL SLAB
4. 5/8" AIR GAP, TYP.
5. FLAT POLISHED TEMPERED GLASS EDGE, TYP.
6. FINISH SURFACE - PAVING PER PLAN
7. 2 [illegible]" X 2" ALUMINUM BOTTOM RAIL, POWDER COAT FINISH



Enlargement (NTS)

Section

NOTES:
A. GLASS PANELS, POST SYSTEM, AND COLOR PER MASTER CONSTRUCTION LEGEND
B. REFER TO STRUCTURAL DRAWINGS FOR FOOTING INFORMATION



Elevation

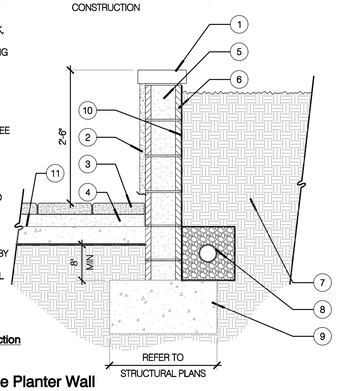
G Glass Pool Enclosure on Finish Surface at Pool Deck

Scale: 1/2" = 1'-0"

1. TYPICAL PRECAST WALL CAP - REFER TO DETAIL X, SHEET LX.XX
2. WALL FINISH
3. ADJACENT PAVING - REFER TO PLAN
4. PAVER BASE PER MANUFACTURERS RECOMMENDATIONS
5. GROUT FILL SOLID ALL VOIDS
6. 8" X 8" X 16" PRECAST CMU BLOCK, TYP.
7. PLANTER MIX - REFER TO PLANTING SPECIFICATIONS
8. DRAINAGE PER CIVIL & ARCHITECTURAL PLANS
9. CONCRETE FOOTING PER
10. STRUCTURAL PLANS WATERPROOFING BY OTHERS CONCRETE PAVER TRANSITION, SEE DETAIL X SHEET LX.XX

A.
NOTES:
CONTRACTOR SHALL REFER TO
B. MASTER CONSTRUCTION LEGEND FOR ALL MODEL NUMBERS, COLORS AND FINISHES CONTRACTOR SHALL PROVIDE
C. MOCKUP SECTION PRIOR TO CONSTRUCTION FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT
D. REFER TO CIVIL & ARCHITECTURAL PLANS FOR DRAINAGE &

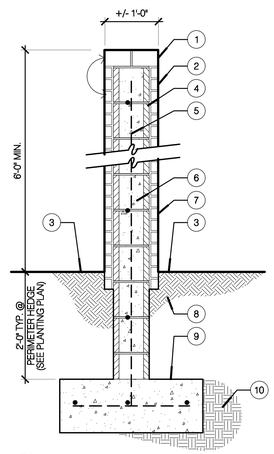
E. WATERPROOFING INFORMATION REFER TO STRUCTURAL PLANS FOR STEEL REINFORCEMENT CONTRACTOR SHALL SUBMIT A SAMPLE OF SEALANT AND SAND TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION



Section

K Typ On Grade Planter Wall

Scale: 3/4"=1'-0"

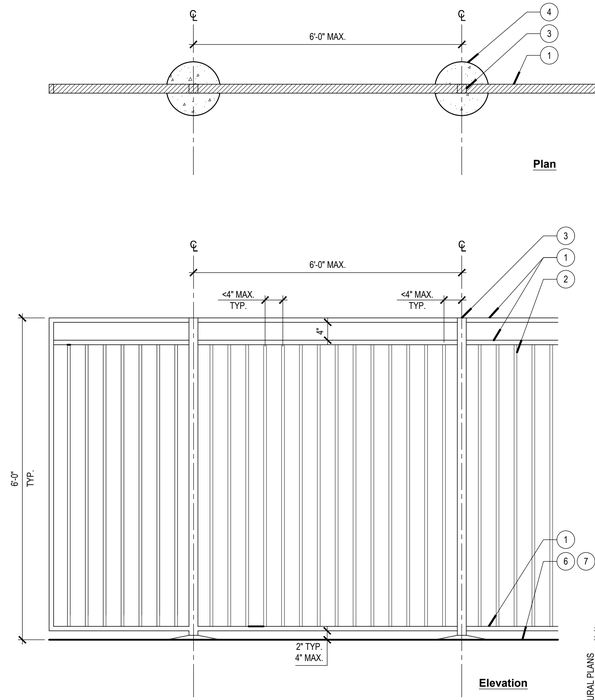


1. BRICK CAP IN ROWLOCK PATTERN.
2. BRICK VENEER IN RUNNING BOND PATTERN.
3. FINISH GRADE, PER PLAN.
4. 8"x8" CMU BLOCK.
5. STEEL REBAR REINFORCEMENT PER STRUCTURAL ENGINEER.
6. GROUT CELLS SOLID.
7. MORTAR JOINTS TO BE GROUTED FLUSH WITH FACE OF BRICK.
8. AMENDED PLANTING SOIL (WHERE OCCURS PER "PA" ON PLAN).
9. C.I.P. CONCRETE FOOTING PER STRUCTURAL ENGINEER.
10. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.

NOTES:
A. ALL BRICK AND BRICK VENEER ON SITE WALLS SHALL MATCH THE BRICK ON HOUSE IN SIZE AND TYPE.
B. ALL BRICK SITE WALLS SHALL BE PAINTED WHITE TO MATCH EXTERIOR BRICK WALLS ON HOUSE.
C. CONTRACTOR TO PROVIDE 3'X3' ON-SITE MOCKUP SHOWING BRICK COURSING, MORTAR JOINT DETAIL, CAP, & PAINTED FINISH FOR REVIEW & APPROVAL PRIOR TO INSTALLATION.
D. STRUCTURAL DETAILS AND SPECIFICATIONS SHALL BE PER THE STRUCTURAL ENGINEER'S PLANS.
E. CONCRETE WALL FOOTING SHALL NOT ENCROACH INTO PUBLIC RIGHT OF WAY BELOW GRADE.

H Brick Site Wall

Scale: 3/4"=1'-0"



Plan

Elevation

1. 1" x 2" HSS STEEL FRAME
2. 5/8" HSS STEEL PICKET
3. 2" SQ. HSS STEEL POST
4. CONCRETE FOOTING - PER STRUCTURAL DRAWINGS
5. EMBEDDED POST - PER STRUCTURAL DRAWINGS
6. FINISH GRADE
7. FINISH SURFACE
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTES:
A. BLOCK PILASTERS TO OCCUR EVERY 150 FEET ALONG PERIMETER FENCE.
B. REFER MASTER CONSTRUCTION LEGEND FOR ADDITIONAL INFORMATION .
C. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS.
D. ALL WELDS SHOULD BE ⅛" FILLET WELDS - GRIND ALL WELDS SMOOTH.
E. ALL PARTS SHALL HAVE 1 COAT PRIMER, 2 COATS PAINT - REFER TO MASTER CONSTRUCTION LEGEND FOR COLOR.

REFER TO CORRESPONDING STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION



@ Grade

@ Paving

D Fence at Dog Area and Property Perimeter

Scale: 3/4" = 1'-0"

F-1

OAK SPRINGS RANCH II
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TRAMMELL CROW RESIDENTIAL

WALL AND FENCE EXHIBIT
CONSTRUCTION DETAILS
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MWELO CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) Station #62: 54.03 *Project ETAF* 0.55

Hydro-zone #	Planting Descriptions[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	Landscape Pecentage	ETAF x Area	Estimated Total Water Use (ETWU)[d]
	Regular Landscape Areas								
1	Dog Park	0.2	Drip	0.81	0.25	10,615	8%	2,653.75	88,896.91
2	Meadow	0.2	Drip	0.81	0.25	27,426	22%	6,856.50	229,683.13
3	Perimeter Parking	0.2	Drip	0.81	0.25	21,397	17%	5,349.25	179,192.39
3	Pool	0.2	Drip	0.81	0.25	3,839	3%	959.75	32,150.28
3	Residential Corridor 1	0.2	Drip	0.81	0.25	9,248	7%	2,312.00	77,448.76
3	Residential Corridor 2	0.2	Drip	0.81	0.25	7,073	6%	1,768.25	59,233.95
3	Residential Corridor 3	0.2	Drip	0.81	0.25	6,034	5%	1,508.50	50,532.64
3	Residential Perimeter	0.2	Drip	0.81	0.25	9,079	8%	2,419.75	81,058.24
4	High Water Use Turf	0.7	Spray	0.75	0.93	2,281	2%	2,121.93	71,061.59
5	Low Water Use Trees	0.2	Bubbler	0.81	0.25	4,302	3%	1,075.50	36,027.74
6	Medium Water Use Trees	0.5	Bubbler	0.81	0.62	1,404	1%	870.48	29,159.86
7	Water Feature	0.7	N/A	0.81	0.86	1,308	1%	1,124.88	37,681.91
8	Detension Basin	0.2	Drip	0.81	0.25	22,828	18%	5,707.00	191,176.51
					Subtotals	127,434	100%	34,726.94	1,163,303.87
	Special Landscape Areas								
					1	-	0%	-	-
					1	-	0%	-	-
					1	-	0%	-	-
					1	-		-	-
					1	-		-	-
				Subtotals		-	0%	-	-
				Total Landscape Area		**127,434**	**100%**	**ETWU Total**	1,163,303.87
								ETWU (in acre-feet)	3.57
								Maximim Allowed Water Allowance [MAWA]	2,347,873.35
								MAWA (in acre-feet)	7.20534908

[a] Hydrozone/Planting Description
E.g.
1) Front Lawn
2) Low water use plantings
3) Medium water use planting

[b] Irrigation Method
Overhead spray or drip.

[c] Irrigation Efficiency
.75 for spray head
.81 for drip & bubbler

[d] ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area
where 0.62 is conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (ETo) (0.62)[(ETAF x LA) + ((1- ETAF) x SLA)]
where 0.62 is conversion factor that converts acre-inches per acre per year to gallon 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 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	34,726.94
Total Area	127434
Average ETAF	**0.27**

All Landscape Areas	
Total ETAF x Area	34,726.94
Total Area	127,434
Streamle ETAF	**0.45**

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

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

_____

PLANTING NOTES

1. The contractor is responsible for consulting with site superintendent. Drawings for verifying locations of underground utilities, pipes and structures. It is the contractors sole responsibility for costs incurred due to damage of said utilities if proper verification by contractor was not performed.
2. The contractor shall not willfully proceed with planting operations when it is obvious that unknown obstructions and grade differences exist that may not have been known during design process. Bring such conditions immediately to attention to owner for resolution. The contractor assumes full responsibility for costs incurred and required modifications due to lack of providing such notification.
3. Existing site soil may be used for planting areas and berms, however it will need to be amended as indicated in specifications. Should import soil be necessary to bring site to specified finish grades, indicate source location. Ensure that import soil is of a sandy loam nature, containing no toxic chemicals or elements that might inhibit or retard normal plant growth. Submit soil test results of import soil to the owner for approval prior to delivering soil to site. Amend as recommended by soil analysis. Add (4) cubic yards compost per 1,000 SF planting area to soil.
4. Plant material I.E. trees, shrubs, vines, and ground covers, must be approved by the City and Landscape Architect prior to installation. Plant material installed without City and Landscape Architect approval may be subject to removal and replacement with related costs incurred by contractor.
5. Final locations of plant material are subject to approval by the Landscape Architect prior to installation. Perform the following procedures before bringing planting pit excavation.
   A. Shrubs - Place actual plant containers on site in preliminary locations.
   B. Trees - Field mark locations with wood stakes before digging holes.
6. Be responsible to furnish plant material free of pests, poor conditions, or disease.
7. If conflicts arise between actual size of planting areas on-site and those indicated on drawings, contact the Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect in a timely manner may result in contractor's liability to relocate plant materials or at worst case, become unable to charge owner for plant material already planted.
8. Ensure that turf areas are separated from ground cover and shrub areas with specified edging - refer to drawings.
9. Triangular space ground covers and shrubs, unless indicated on drawings. Maintain half on-center spacing when adjacent to paved areas, walls or other fixed edges.
10. Excavate plant pits to dimensions noted on drawing details.
11. Mulch shrub and ground cover areas (excluding turf areas) with a 3-inch deep layer of Tierra Verde Industries (TVI) Forest Mulch 1"-3".
12. Do not plant trees any closer than 4-foot to any fixed edge, I.E. sidewalks and walls, unless indicated otherwise in drawings.
13. Ensure that trees and shrubs are not planted too deep relative to finish grade - refer to specifications and details for proper grade elevations.
14. Install plant material with its best side facing the predominant view of the public where possible.
15. Plant trees per dimensioned setbacks from utilities as indicated on plans. If these setbacks conflict with requirements of utility companies, contact the Landscape Architect prior to planting trees.
16. Refer to drawing details for required planting and staking methods.
17. Refer to planting legend on drawings for staking requirements.
18. Replace or repair existing materials that are damaged by contractor during planting operations.
19. Install linear root barriers ("Deep Root" or Approved Equal) for all trees within 5'-0" of concrete curb, concrete paving, pilaster or wall per the drawings AND within 10'-0" or less of adjacent City ROW. Root Barriers shall extend 10'-0" in each direction from center line of tree.
20. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.

PLANTING LEGEND:Shrubs & Grasses

SYMBOL	LOCATION	WATER REQ.	SPECIES	SIZE	% OF HATCH	QUANTITY	DETAIL
	DOG PARK	VERY LOW	ERIOGONUM FASCICULATUM 'BRUCE DICKINSON' BRUCE DICKINSON CALIFORNIA BUCKWHEAT	5 GAL @ 36" O.C.	33%	426	SHEET L3.51/ DETAIL B
		LOW	ERIOGONUM GRAND RUBESCENS RED BUCKWHEAT	5 GAL @ 36" O.C.	33%	426	
		LOW	PENNISETUM MASSAICUM RED BUNNY TAILS FOUNTAIN GRASS	5 GAL @ 24" O.C.	33%	831	
	MEADOW	VERY LOW	ERIOGONUM FASCICULATUM 'BRUCE DICKINSON' BRUCE DICKINSON CALIFORNIA BUCKWHEAT	5 GAL @ 36" O.C.	25%	1,173	
		LOW	ERIOGONUM GRAND RUBESCENS RED BUCKWHEAT	5 GAL @ 36" O.C.	25%	1,173	
		LOW	PENNISETUM MASSAICUM RED BUNNY TAILS FOUNTAIN GRASS	5 GAL @ 24" O.C.	25%	2,639	
		LOW	LAURUS NOBILIS BAY LAUREL	15 GAL @ 60" O.C.	25%	VARIES	
	PERIMETER PARKING	LOW	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	5 GAL @ 48" O.C.	33%	515	
		MOD	PENNISETUM SPATHEOLATUM SLENDER VELDT GRASS	5 GAL @ 24" O.C.	33%	2,059	
		LOW	RHAMNUS 'MOUND SAN BRUNO' SAN BRUNO COFFEEBERRY	5 GAL @ 60" O.C.	33%	329	
	POOL	LOW	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL PER PLAN	25%	VARIES	
		LOW	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL @ 18" O.C.	25%	493	
		LOW	LANTANA MONTEVIDENSIS 'SPREADING WHITE' WHITE TRAILING LANTANA	5 GAL @ 48" O.C.	25%	69	
		LOW	WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL @ 48" O.C.	25%	69	
	RESIDENTIAL CORRIDOR Option 1	LOW	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCK ROSE	5 GAL @ 24" O.C.	33%	890	
		VERY LOW	CISTUS LADANIFER 'BENNETT'S WHITE' BENNETT'S WHITE ROCK ROSE	5 GAL @ 24" O.C.	33%	890	
		LOW	LAURUS NOBILIS BAY LAUREL	5 GAL @ 60" O.C.	33%	142	
	RESIDENTIAL CORRIDOR Option 2	LOW	CEANOTHUS M. 'POPCORN' POPCORN CALIFORNIA LILAC	5 GAL @ 36" O.C.	14%	130	
		LOW	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL @ 24" O.C.	14%	292	
		LOW	LANTANA MONTEVIDENSIS 'SPREADING WHITE' WHITE TRAILING LANTANA	5 GAL @ 48" O.C.	14%	73	
		LOW	LAURUS NOBILIS BAY LAUREL	5 GAL @ 60" O.C.	14%	47	
		LOW	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' WHITE AWN MUHLY	5 GAL @ 36" O.C.	14%	130	
		LOW	SALVIA GREGGII 'ALBA' AUTUMN SAGE	5 GAL @ 24" O.C.	14%	292	
		LOW	WESTRINGIA FRUTICOSA 'SMOKEY' COAST ROSEMARY	5 GAL @ 48" O.C.	14%	73	
	RESIDENTIAL CORRIDOR Option 3	VERY LOW	CISTUS INCANUS ROCK ROSE	5 GAL @ 24" O.C.	20%	348	
		LOW	LAURUS NOBILIS BAY LAUREL	5 GAL @ 60" O.C.	20%	56	
		LOW	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL @ 48" O.C.	20%	87	
		LOW	MUHLENBERGIA CAPILLARIS GOLF MUHLY	5 GAL @ 36" O.C.	20%	155	
		LOW	ACHILLEA MILLEFOLIUM YARROW	5 GAL @ 18" O.C.	20%	619	
	RESIDENTIAL PERIMETER	LOW	AGAVE ATTENTUATA FOXTAIL AGAVE	5 GAL PER PLAN	17%	VARIES	
		LOW	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	5 GAL @ 36" O.C.	17%	207	
		LOW	CAREX DIVULSA EUROPEAN GREY SEDGE	5 GAL @ 18" O.C.	17%	828	
		LOW	ELAEAGNUS PUNGENS SILVERBERRY	5 GAL @ 36" O.C.	17%	207	
		LOW	LAURUS NOBILIS BAY LAUREL	5 GAL @ 60" O.C.	17%	75	
		MOD	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	5 GAL @ 24" O.C.	17%	466	
	TURF	HIGH	MARATHON II	SOD	100%	2,281 S.F.	
	DETENTION BASIN	-	AGROSTIS EXARATA SPIKE BENTGRASS	HYDRO SEED	7.7%	1,756 S.F.	
		-	ANEMPOSIS CALIFORNICA YERBA MANSA		7.7%	1,756 S.F.	
		-	DESCHAMPSIA DANTHONIODES ANNUAL HAIRGRASS		7.7%	1,756 S.F.	
		-	ELYMUS TRITICOIDES 'RIO' RIO CREEPING WILD RYE		7.7%	1,756 S.F.	
		-	ESCHOLZIA CALIFORNICA CALIFORNIA POPPY		7.7%	1,756 S.F.	
		-	HORDEUM BRACHYANTHERUM MEADOW BARLEY		7.7%	1,756 S.F.	
		-	HORDEUM INTERCEDENS LITTLE BARLEY		7.7%	1,756 S.F.	
		-	LASTHENIA GLABRATA GOLDFIELDS		7.7%	1,756 S.F.	
		-	MELICA IMPERFECTA COAST MELIC		7.7%	1,756 S.F.	
		-	MUHLENBERGIA RIGENS DEER GRASS		7.7%	1,756 S.F.	
		-	PLANTAGO INSULARIS PLANTAIN		7.7%	1,756 S.F.	
		-	SISYRINCHIUM BELLUM BLUE EYED GRASS		7.7%	1,756 S.F.	
		-	STIPA PULCHRA PURPLE NEEDLE GRASS		7.7%	1,756 S.F.	

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Schedule, Notes and MWELO L3.00

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 33 of 41 sheets
PCD/RPO# _____

PLANTING LEGEND: Trees

SYMBOL	LOCATION	NAME	WATER REQ.	SIZE	QUANTITY	DETAIL
+		EXISTING TREE TO REMAIN, PROTECT IN PLACE	-	-	-	SHEET L3.51/ DETAIL F
	DOG PARK	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MED.	24" BOX	16	
	MEADOW	CERCIS OCCIDENTALIS WESTERN REDBUD	LOW	24" BOX	16	
		PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MED.	24" BOX	5	
		QUERCUS AGRIFOLIA COAST LIVE OAK	LOW	24" BOX	3	
		QUERCUS ENGELMANNII MESA OAK	LOW	24" BOX	19	
		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	LOW	24" BOX	5	
	PERIMETER PARKING	PINUS HALEPENSIS ALEPPO PINE	LOW	24" BOX	9	
		PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MED.	24" BOX	18	
		QUERCUS AGRIFOLIA COAST LIVE OAK	LOW	24" BOX	33	
	POOL	OLEA EUROPEA 'SWAN HILL' OLIVE	LOW	24" BOX	3	
		WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	LOW	24" BOX	12	
	RESIDENTIAL CORRIDOR	CHILOPSIS LINEARIS DESERT WILLOW	LOW	24" BOX	22	
		CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA	LOW	24" BOX	29	
		LAGERSTROEMIA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	MED.	24" BOX	29	
		PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MED.	24" BOX	34	
		QUERCUS AGRIFOLIA COAST LIVE OAK	LOW	24" BOX	1	
	RESIDENTIAL PERIMETER	LYONOTHAMNUS IRONWOOD	LOW	24" BOX	39	
		PLATANUS RACEMOSA CALIFORNIA SYCAMORE	MED.	24" BOX	34	
		QUERCUS AGRIFOLIA COAST LIVE OAK	LOW	24" BOX	2	
	TURF	QUERCUS ENGELMANNII MESA OAK	LOW	24" BOX	2	

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PA No. 20-0044 February 3, 2021



MATCH LINE - SEE SHEET L3.03

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.01

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 34 of 41 sheets
PCD/RPO# _____

PLANTING NOTES:
1. All final tree locations shall be outside of utility setbacks and easements.
2. All final tree locations shall observe the following clearances from utilities:
   2.1. 15-ft clearance from streetlights
   2.2. 10-ft clearance from wet utilities
   2.3. 5-ft clearance from dry utilities
3. All final tree locations shall not conflict with locations of drainage swales, yard drains, drainage inlets, or other utilities.
4. Sight lines from driveway and at intersections shall not be impeded by trees, signs, and/or other site features per city of Wildomar criteria. Refer to engineer's drawings for sight clearance triangles.
5. Contractor to supply an agronomic soil analysis and recommendations report after mass grading is complete. To be completed by a professional soils analysis laboratory. Planting soil to be amended per the recommendations included in the report.
6. Planting areas to be irrigated with high efficiency, low-water use drip tubing throughout and low-overspray rotary emitters in turf grass areas.
7. Irrigated areas shall be divided into hydrozones containing plants with the latest version of California's Model Water Efficient Landscape Ordinance.
8. Slope planting shall consist of permanent ground cover adequately planted with shrubs and/or trees. Plant material and mulch shall be suitable for slope conditions and prevention of surface erosion. Planting material shall ensure full slope coverage.
9. Stormwater basin bottom shall be planted with species suitable for both wet and dry conditions. Basin bottom shall be planted with the plant material from containers, 4" pots, or plugs. Hydroseed shall be further evaluated during the Construction Document plan check.
10. Stormwater basin slopes shall be planted with spreading, stabilizing ground covers and shrub groupings from containers.

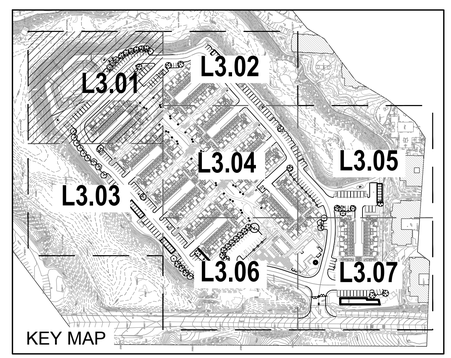
PLANTING LEGEND: Trees

SYMBOL	NAME
	EXISTING TREE TO REMAIN, PROTECT IN PLACE
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CHILOPSIS LINEARIS DESERT WILLOW
	CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA
	LAGERSTROEMIA 'NATCHEZ' NATCHEZ CRAPE MYRTLE
	LYONOTHAMNUS IRONWOOD
	OLEA EUROPAEA 'SWAN HILL' OLIVE
	PINUS HALEPENSIS ALEPPO PINE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	QUERCUS ENGELMANNII MESA OAK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
	POOL
	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

REFER TO L3.00 FOR PLANTING PALETTE LISTS INCLUDING SPECIES, SIZES, AND SPACING.



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

NORTH

PLANTING PLAN ENLARGEMENT
L3.01

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.02

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	March 1, 2021
Revision 1:	January 4, 2021
Original Date:	Sept. 8, 2020

Sheet 35 of 41 sheets

PCD/RPO# _____

PLANTING NOTES:
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10. Stormwater basin slopes shall be planted with spreading, stabilizing ground covers and shrub groupings from containers.

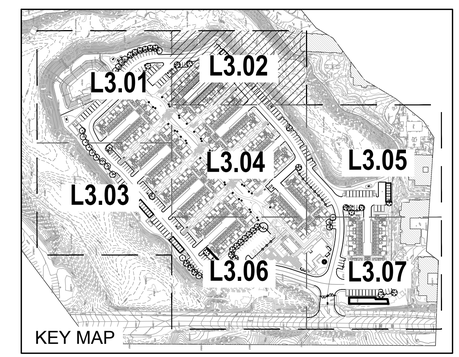
PLANTING LEGEND: Trees

SYMBOL	NAME
+	EXISTING TREE TO REMAIN, PROTECT IN PLACE
	CERCIS OCCIDENTALIS WESTERN REDBUD
	CHILOPSIS LINEARIS DESERT WILLOW
	CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA
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	LYONOTHAMNUS IRONWOOD
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	PINUS HALEPENSIS ALEPPO PINE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	QUERCUS ENGELMANNII MESA OAK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
	POOL
	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

REFER TO L3.00 FOR PLANTING PALETTE LISTS INCLUDING SPECIES, SIZES, AND SPACING.



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

NORTH

PLANTING PLAN ENLARGEMENT
L3.02

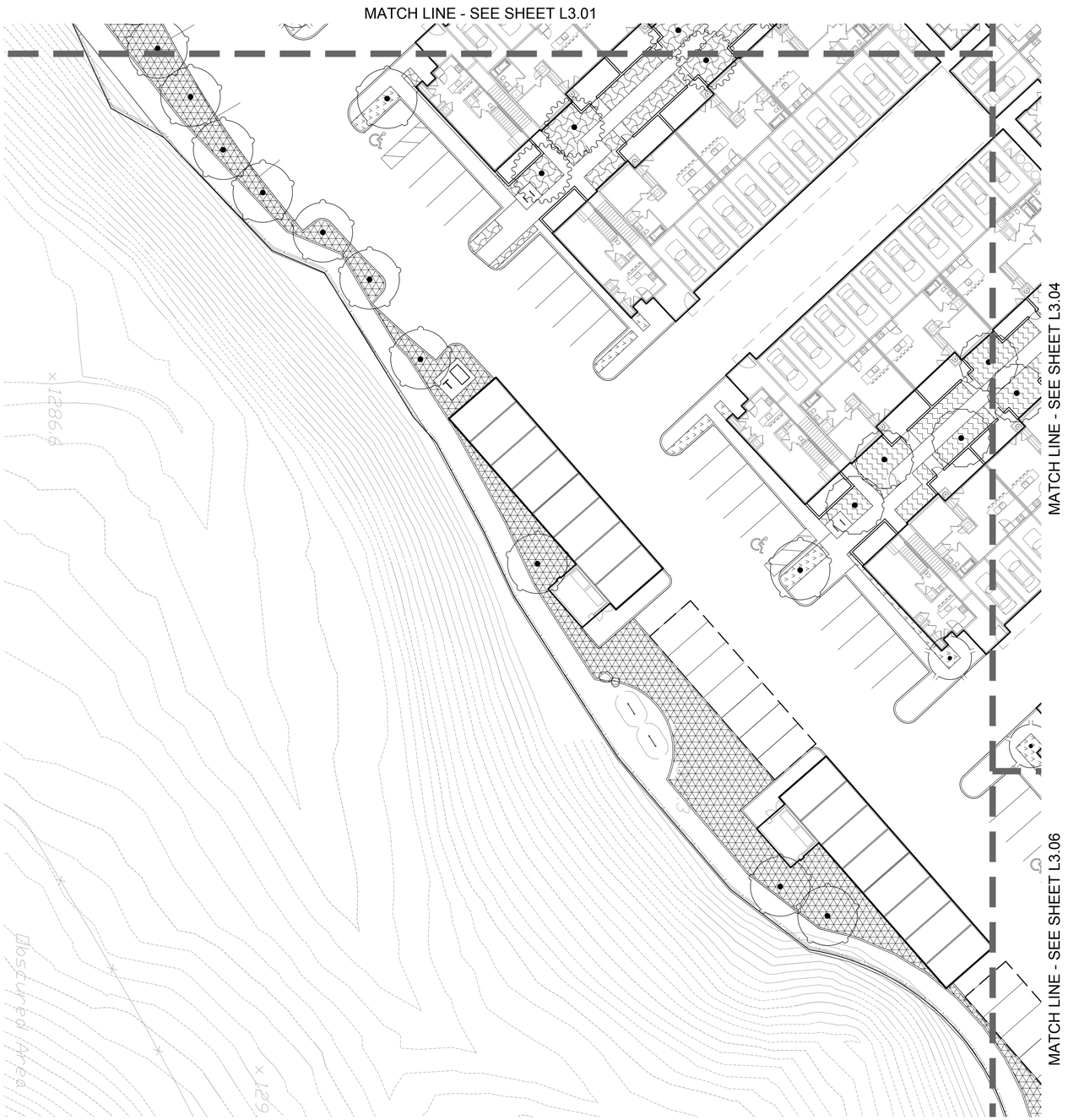
SCALE : 1" = 20'-0"
0 10 20 40 60

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PA No. 20-0044 February 3, 2021



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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.03

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	March 1, 2021
Revision 1:	January 4, 2021
Original Date:	Sept. 8, 2020

Sheet 36 of 41 sheets

PCD/RPO# _____

PLANTING NOTES:
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2. All final tree locations shall observe the following clearances from utilities:
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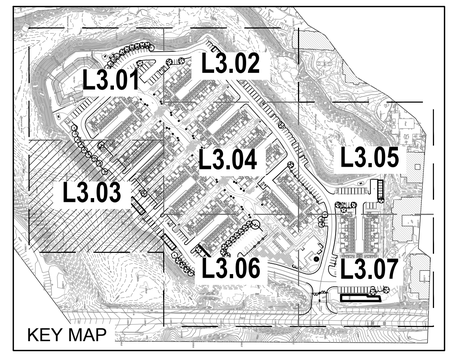
PLANTING LEGEND: Trees

SYMBOL	NAME
+	EXISTING TREE TO REMAIN, PROTECT IN PLACE
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PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
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	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

REFER TO L3.00 FOR PLANTING PALETTE LISTS INCLUDING SPECIES, SIZES, AND SPACING.



OAK SPRINGS RANCH II
PROJECT ADDRESS

ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

NORTH

PLANTING PLAN ENLARGEMENT
L3.03

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.04

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 37 of 41 sheets
PCD/RPO# _____

PLANTING NOTES:
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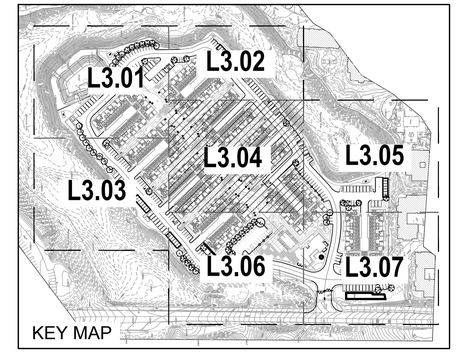
PLANTING LEGEND: Trees

SYMBOL	NAME
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	CHILOPSIS LINEARIS DESERT WILLOW
	CHITALPA T. 'PINK DAWN' PINK DAWN CHITALPA
	LAGERSTROEMIA 'NATCHEZ' NATCHEZ CRAPE MYRTLE
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	PLATANUS RACEMOSA CALIFORNIA SYCAMORE
	QUERCUS AGRIFOLIA COAST LIVE OAK
	QUERCUS ENGELMANNII MESA OAK
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM

PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
	POOL
	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

REFER TO L3.00 FOR PLANTING PALETTE LISTS INCLUDING SPECIES, SIZES, AND SPACING.



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

NORTH

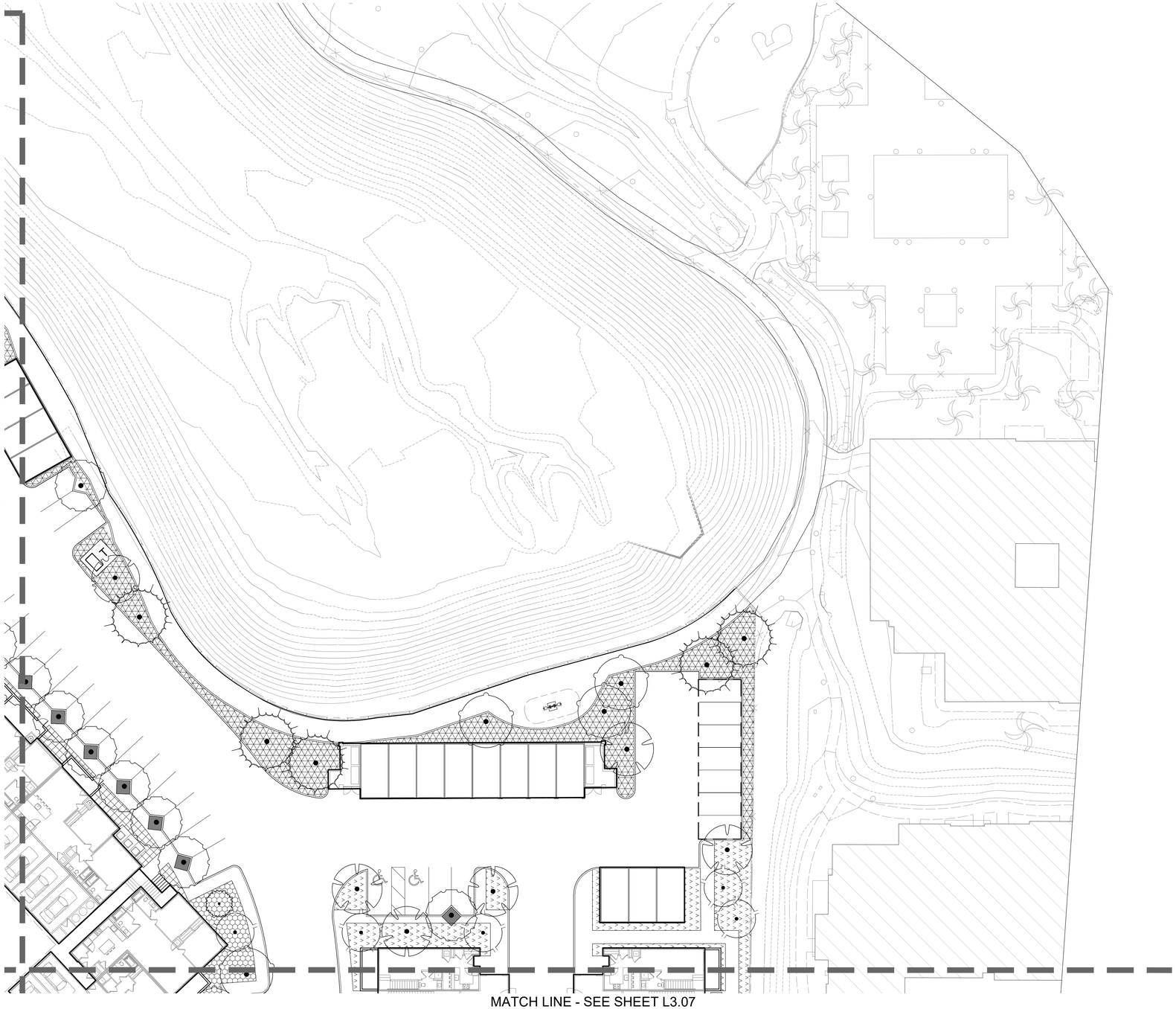
PLANTING PLAN ENLARGEMENT
L3.04

SCALE : 1" = 20'-0"
0 10 20 40 60

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PA No. 20-0044 February 3, 2021



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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.05

Revision 10 _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 38 of 41 sheets
PCD/RPO# _____

PLANTING NOTES:
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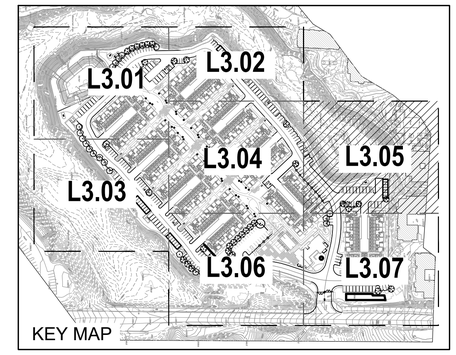
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PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
	POOL
	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

REFER TO L3.00 FOR PLANTING PALETTE LISTS INCLUDING SPECIES, SIZES, AND SPACING.



OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
Trammell Crow Residential

NORTH

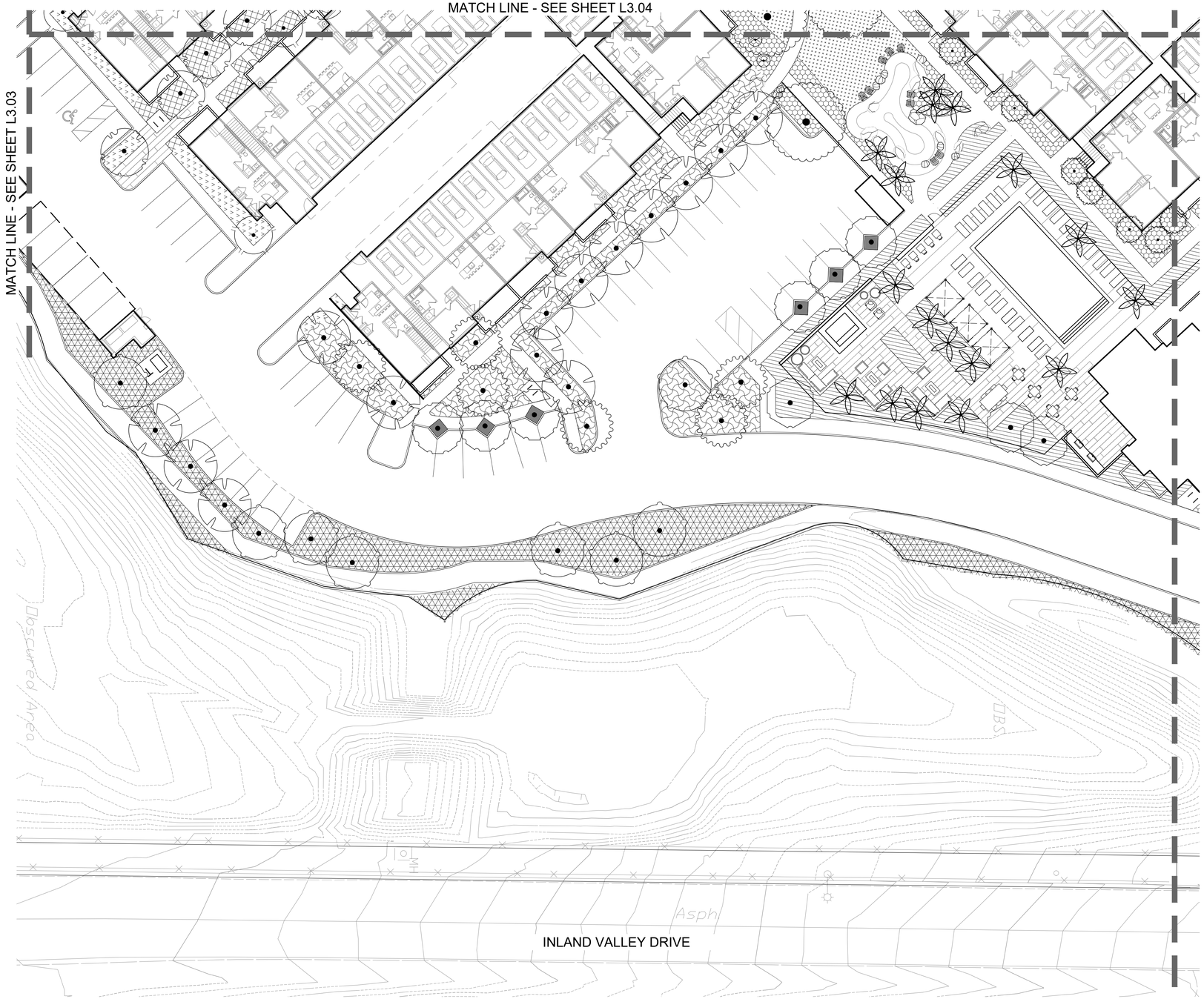
PLANTING PLAN ENLARGEMENT
L3.05

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Address:
Inland Valley Drive

Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.06

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	March 1, 2021
Revision 1:	January 4, 2021
Original Date:	Sept. 8, 2020

Sheet 39 of 41 sheets

PCD/RPO# _____

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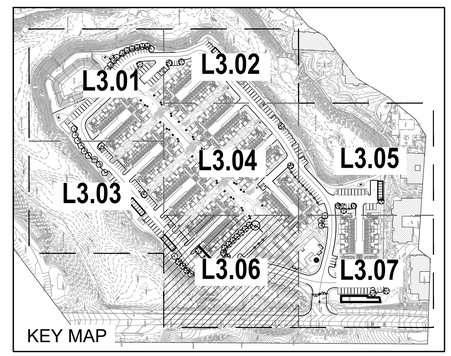
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PLANTING LEGEND: Shrubs & Grasses

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	POOL
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	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

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OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

NORTH

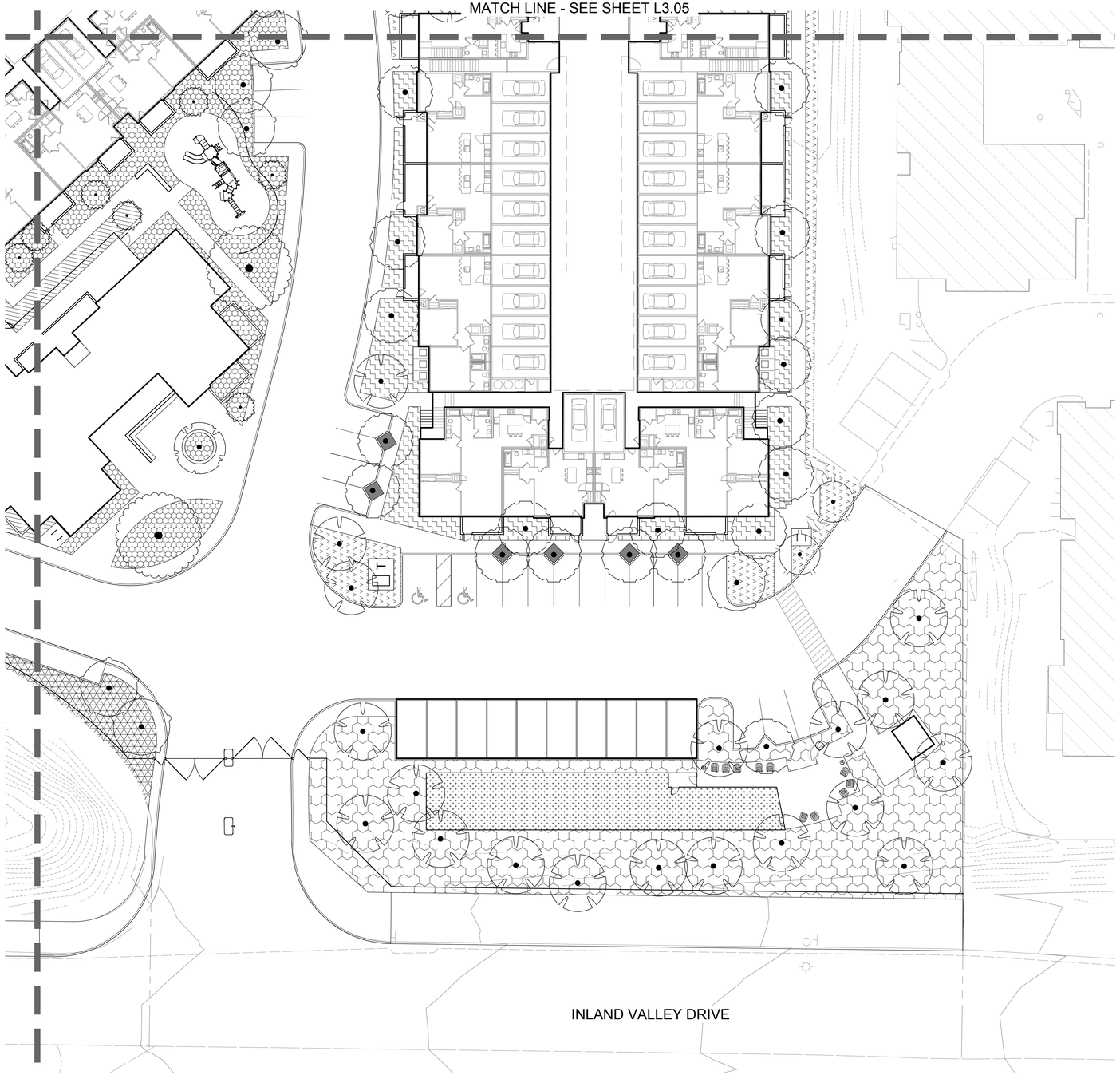
PLANTING PLAN ENLARGEMENT
L3.06

SCALE : 1" = 20'-0"
0 10 20 40 60

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Project Address:
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Project Name:
OAK SPRINGS RANCH II

Legal Description:
APN: 380-250-038

Sheet Title: Planting Plan L3.07

Revision 10	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
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Revision 1:	January 4, 2021
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Sheet 40 of 41 sheets

PCD/RPO#

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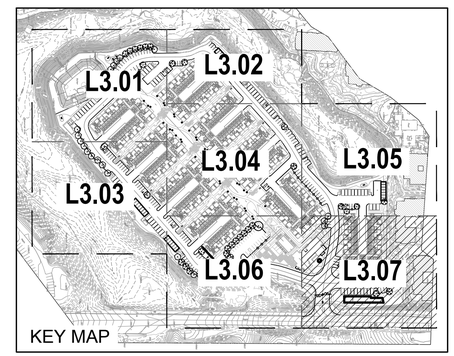
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PLANTING LEGEND: Shrubs & Grasses

SYMBOL	LOCATION
	DOG PARK
	MEADOW
	PERIMETER PARKING
	POOL
	RESIDENTIAL CORRIDOR Option 1
	RESIDENTIAL CORRIDOR Option 2
	RESIDENTIAL CORRIDOR Option 3
	RESIDENTIAL PERIMETER
	TURF
	DETENTION BASIN

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OAK SPRINGS RANCH II
PROJECT ADDRESS

ISSUE DATE

TCR
TRAMMELL CROW RESIDENTIAL

NORTH

PLANTING PLAN ENLARGEMENT

L3.07

SCALE : 1" = 20'-0"

0 10 20 40 60

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OAK SPRINGS RANCH II

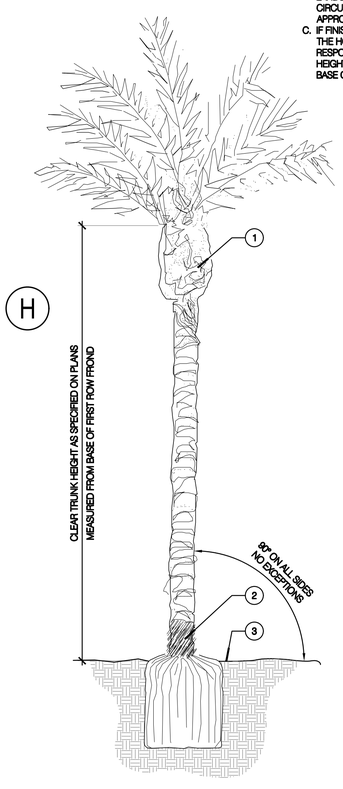
Legal Description:
APN: 380-250-038

Sheet Title: Planting Details L3.51

Revision 10 _____
Revision 9: _____
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Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: March 1, 2021
Revision 1: January 4, 2021
Original Date: Sept. 8, 2020
Sheet 41 of 41 sheets
PCD/RPO# _____

1. PINEAPPLE. MATCH FOR ALL TREES
2. AIR ROOT, 2'-0" MAXIMUM HEIGHT
3. FINISH GRADE

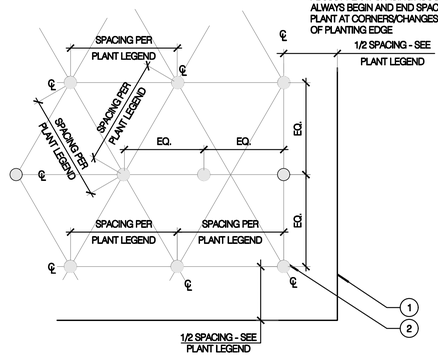
NOTES:
A. LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT TO DISCUSS EXACT PALMS TO BE SHIPPED PRIOR TO DELIVERY AND TO DETERMINE SIZE AND FORM OF PINEAPPLE.
B. PALM SHALL BE CLEANED AND PINEAPPLE SHAPED IN SUPPLIER'S YARD FOR REVIEW BY LANDSCAPE ARCHITECT. UNDER NO CIRCUMSTANCE WILL UNTRIMMED PALM BE APPROVED AT TIME OF TAGGING.
C. IF FINISH GRADE ELEVATION DEVIATES FROM THE HORIZONTAL, CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE EXACT PALM HEIGHT TO MAINTAIN HORIZONTAL AXIS AT BASE OF FIRST ROW OF FRONDS.



H **Palm Sizing**
Scale: NTS

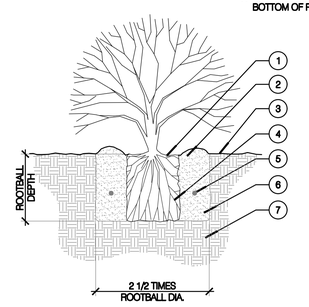
1. PLANTING EDGE (i.e., EDGE OF CURB/ EDGE OF PAVING/ FACE OF WALL, ETC.)
2. CENTER OF PLANT MATERIAL

NOTE:
ADJUST PLANT SPACING ACCORDINGLY TO ALWAYS BEGIN AND END SPACING WITH A PLANT AT CORNERS/CHANGES IN DIRECTION OF PLANTING EDGE

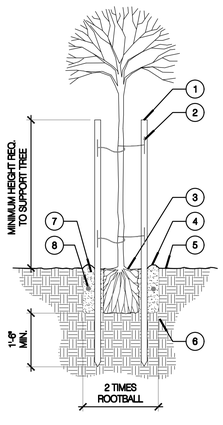


E **Triangular Plant Spacing**
Scale: 1/2" = 1'-0"

1. CROWN OF SHRUB TO BE PLANTED 1" ABOVE FINISH GRADE
2. EARTH WATERING BASIN, NO LARGER THAN ROOTBALL. RAKE OUT AS DIRECTED
3. FINISH GRADE
4. ROOTBALL
5. PLANT TABLETS, REFER TO SPECIFICATIONS
6. PREPARED BACKFILL MIX
7. UNDISTURBED SOIL, SCARIFY SIDES AND BOTTOM OF PIT



B **Shrub Planting**
Scale: NTS



1. (2) 2" DIAMETER X 8' LONG, FOR 5 GALLON; 10' LONG FOR 15 GALLON AND 24" BOX; 3" DIAMETER X 10' LONG FOR 36" BOX. PLACE STAKES AT RIGHT ANGLE TO PREVAILING WIND OR AS DIRECTED BY LANDSCAPE ARCHITECT
2. (2) V.I.T. TWIST BRACE, SIZE PER SIZE PER BOX SIZE
3. ROOTBALL CROWN 2" ABOVE FINISH GRADE
4. EARTH WATERING BASIN, NO LARGER THAN ROOTBALL, RAKE OUT AS DIRECTED
5. FINISH GRADE
6. UNDISTURBED SOIL, SCARIFY SIDES AND BOTTOM OF PIT
7. BACKFILL MIX PER PLANTING SPECIFICATIONS
8. PLANTING TABLETS PER PLANTING SPECIFICATIONS

NOTES:
A. PLANT PIT SHOWN IS FOR 15 GALLON SIZE - FOR LARGER MATERIAL, PLANT PIT SHALL BE 18" LARGER THAN BOX SIZE ON ALL SIDES AND NO DEEPER THAN BOX DEPTH
B. V.I.T. BRACES ARE TO BE ATTACHED TO LODGEPOLE WITH GALVANIZED DECK SCREWS, NO NAILS ALLOWED. FOR 36" BOX TREE USE (2) 36" V.I.T. WITH THRU BOLTS
C. FOOT TAMP BACKFILL LIGHTLY IN 6"-10" LIFTS
D. MAINTAIN A MIN. 1'-0" RADIUS CLEAR EARTH AREA AROUND TRUNK IN TURF

F **Tree Planting and Staking**
Scale: 1/2"=1'-0"

I **Palm Sizing**
Scale: NTS

OAK SPRINGS RANCH II
PROJECT ADDRESS ISSUE DATE

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PLANTING DETAILS
L3.51

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