

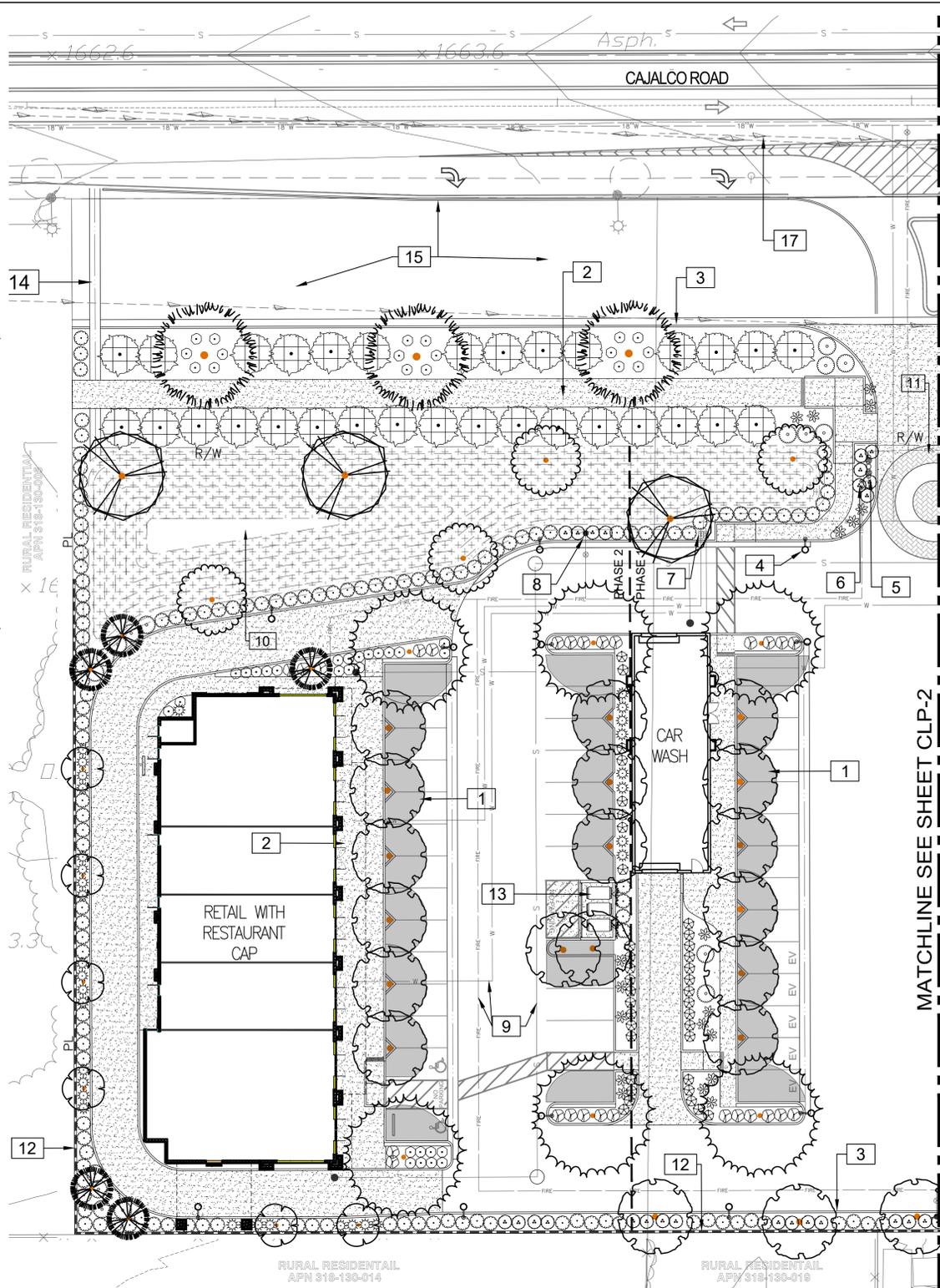
TENTATIVE APP. PP.#

DATE SIGNED

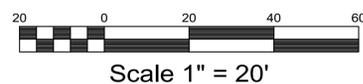
REGISTRATION NUMBER

PLAN CHECK OVERSIGHT LLA / CID

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



PRELIMINARY-NOT FOR CONSTRUCTION



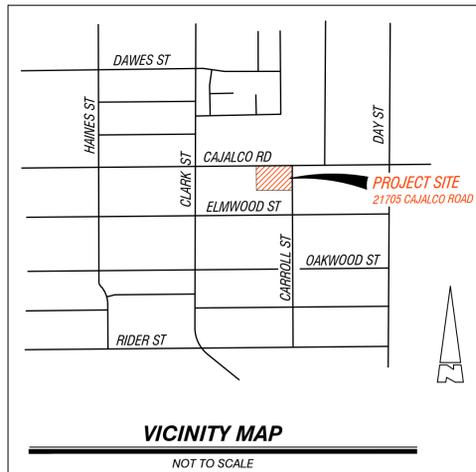
MATCHLINE SEE SHEET CLP-2

OWNER/DEVELOPER

DEEMARCO, LP
 764 W. RAMONA EXPRESSWAY, SUITE C
 PERRIS, CA 92571
 (951) 438-5155
 CONTACT: CORINNE MOSTAD

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	TREE SHADING-PER COUNTY ORD 348-TYPICAL
2	SIDEWALKS PER ARCHITECT-TYPICAL
3	NEW CURBS PER CIVIL-TYPICAL
4	LIGHT STANDARD PER ENGINEER-TYPICAL
5	6" FIRE DDC PER ENGINEER
6	PIV/FDC PER ENGINEER
7	WATER METERS PER ENGINEER
8	FIRE HYDRANT PER ENGINEER-TYPICAL
9	UTILITIES PER ENGINEER
10	WQMP DETENTION BASIN (3:1 SLOPE) PER ENGINEER
11	ENHANCED PAVING PER ARCHITECT
12	WALLS PER ARCHITECT AND ENG.
13	TRASH ENCLOSURE PER ARCHITECT
14	DRAINAGE GUTTER PER ENGINEER
15	AC DIKE AND PAVING PER PER CIVIL
16	STRIPING PER CIVIL
17	SIGHT LINES PER CIVIL



VICINITY MAP

NOT TO SCALE

MAINTENANCE RESPONSIBILITY NOTE:

THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND WATER MANAGEMENT WITHIN THEIR PROPERTY.

PARKING LOT TREE SHADING TABLE

TOTAL PARKING STALL AREA:	9,234 S.F.
REQ. SHADING:	50%= 4,617 S.F.
SHADING PROVIDED=	51.4%= 4,753 S.F.

APPLICANT SUBMITTAL STATEMENT:

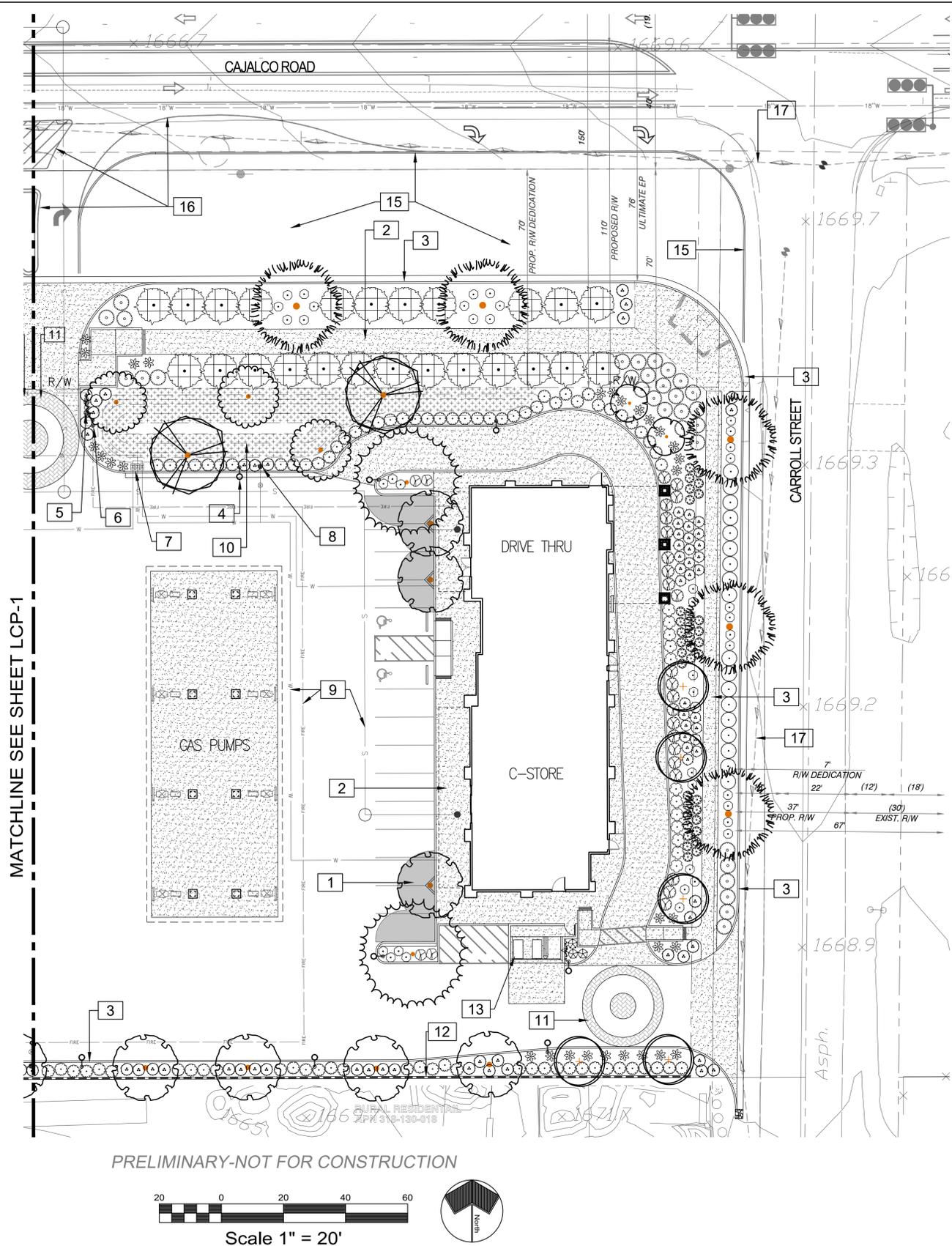
PRIOR TO PROJECT CONSTRUCTION, "I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE No. 859.3; ORDINANCE 348, ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THE PLANS MAY BE SUBJECT TO CHANGE."

APPLICANT: _____ DATE: _____

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	7	ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL	LOW
	27	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	MODERATE
	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	15 GAL	MODERATE
	8	GLEDTISIA TRIACANTHOS I. 'SHADEMASTER'	SHADEMASTER LOCUST	15 GAL	LOW
	8	LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW
	5	PINUS CANARIENSIS	CANARY ISLAND PINE	15 GAL	MODERATE
	8	PINUS ELДАРICA	AFGHAN PINE	15 GAL	MODERATE
	5	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL	MODERATE

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- | SYMBOL | DESCRIPTION |
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Riverside County Ordinance 859 Landscape Water Use Calculations
 Project Type **Commercial**
DEEMARCO CENTER
 0.45 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as "false" or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)
 INPUT the total square footage of landscape = 29,583 S.F.
 INPUT the Hist. ETo for the area = 56.40
 MAWA = 62,233 cu ft / yr

2 Estimated Annual Water Use (EAWU)

Hydrozone #	Plant Type	Water Use
Hydrozone #1 INPUT Square Foot Area of Hydrozone = 15,418 Hydrozone Irrigation Efficiency = 0.90 EAWU = 16,017 cu ft / yr	Shrubs / Groundcover	Low
Hydrozone #2 INPUT square footage of hydrozone = 7,857 Hydrozone Irrigation Efficiency = 0.75 EAWU = 9,795 cu ft / yr	Basin - Slopes	Low
Hydrozone #3 INPUT square footage of hydrozone = 6,308 Hydrozone Irrigation Efficiency = 1 EAWU = 14,745 cu ft / yr	Shrubs / Groundcover	Moderate
Hydrozone #4 INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	n/a	n/a
Hydrozone #5 INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	n/a	n/a
Hydrozone #6 INPUT square footage of hydrozone = 0 Hydrozone Irrigation Efficiency = 1 EAWU = 0 cu ft / yr	n/a	n/a
SubTotal EAWU = 40,557 cu ft / yr		
Input Irrigation System Operation Factor = 0.85		
Total EAWU = 47,714		
MAWA - EAWU = 14,519 cu ft / yr (this number must be positive)		

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 23%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

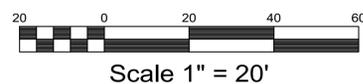
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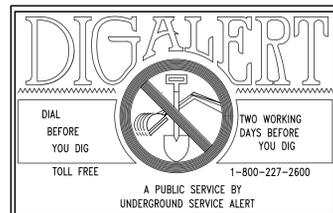
WATER CONSERVATION STATEMENT:

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE COUNTY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES AND/ OR EMITTERS TREE BUBBLERS, AND ROTATOR HEADS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

PRELIMINARY-NOT FOR CONSTRUCTION



REFER TO SHEET CLP-1 FOR PLANTING SCHEDULE



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

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

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

MARK	BY	DATE	REVISIONS	APPR.	DATE	COUNTY



PREPARED BY: **STB** ARCHITECTS, INC.
 15 SOUTH 5TH STREET
 REDLANDS, CALIFORNIA 92373
 PH (951) 708-7490 FAX (951) 307-8035
 CA LIC. NO. 2725 NV LIC. NO. 486
 LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGN
 CERT NO. 2725, EXP 10/2022, DATE: 4/19/21

BENCHMARK:	CUP: 200049, PLOT PLAN: 200026 COUNTY OF RIVERSIDE DEEMARCO CENTER 21705 CAJALCO ROAD, PERRIS CA LANDSCAPE PLANS CONCEPTUAL PLANTING PLAN	SHEET NO. CLP-2 1 OF 2 SHTS
SCALE: H: _____ V: _____	FOR: ALABBASI CONSTRUCTION & ENGINEERING	W.O. COUNTY FILE NO.