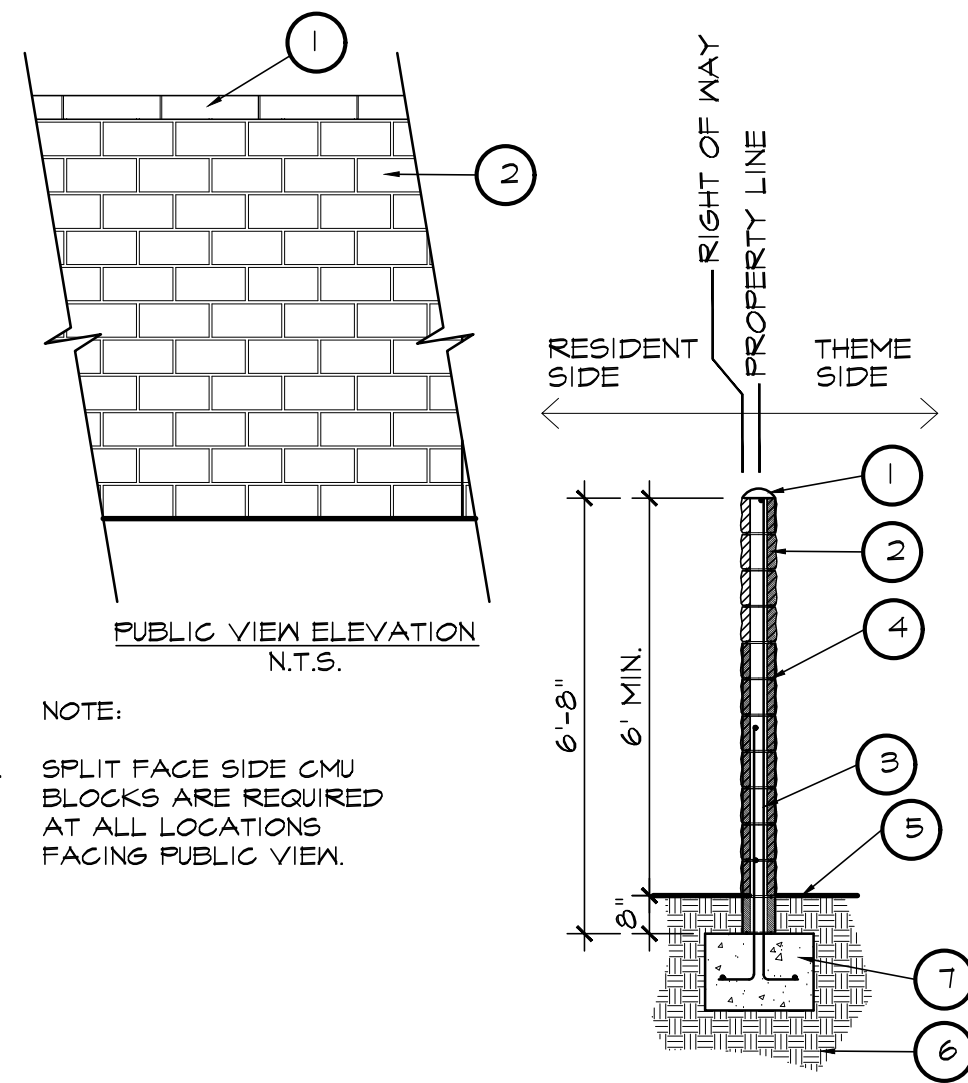


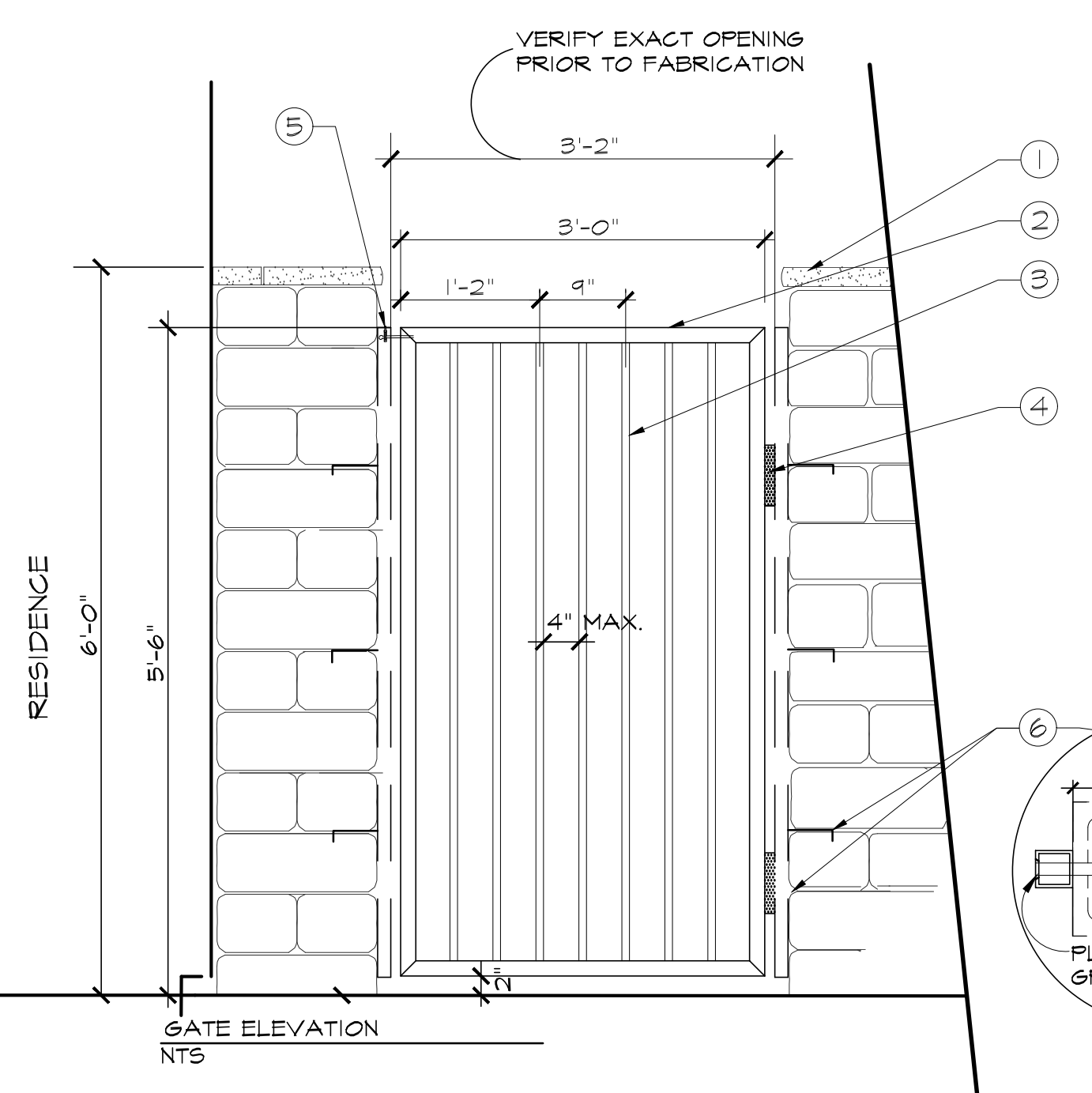
- LEGEND**
1. MORTAR CAP
 2. 6"X8"X16" PRECISION BLOCK (SEE PLAN FOR REQUIRED LOCATIONS), COLOR: TAN, MANUFACTURED BY: ORCO BLOCK
 3. CMU REINFORCEMENT PER STRUCTURAL DETAILS, CONTROL JOINT SPACING @ 30' O.C.
 4. CONCAVE GROUT LINES COLOR TYPE 'S' TAN
 5. FINISHED GRADE
 6. COMPACTED SUBGRADE PER SOIL ENGINEERS REPORT.
 7. CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.

1 PRECISION WALL W/CAP
N.T.S.



- LEGEND**
1. MORTAR CAP
 2. 6"X8"X16" ONE-SIDED SPLIT FACE BLOCK (SEE PLAN FOR REQUIRED LOCATIONS), COLOR: TAN, MANUFACTURED BY: ORCO BLOCK
 3. CMU REINFORCEMENT PER STRUCTURAL DETAILS, CONTROL JOINT SPACING @ 30' O.C.
 4. CONCAVE GROUT LINES COLOR TYPE 'S' TAN
 5. FINISHED GRADE
 6. COMPACTED SUBGRADE PER SOIL ENGINEERS REPORT.
 7. CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATIONS.

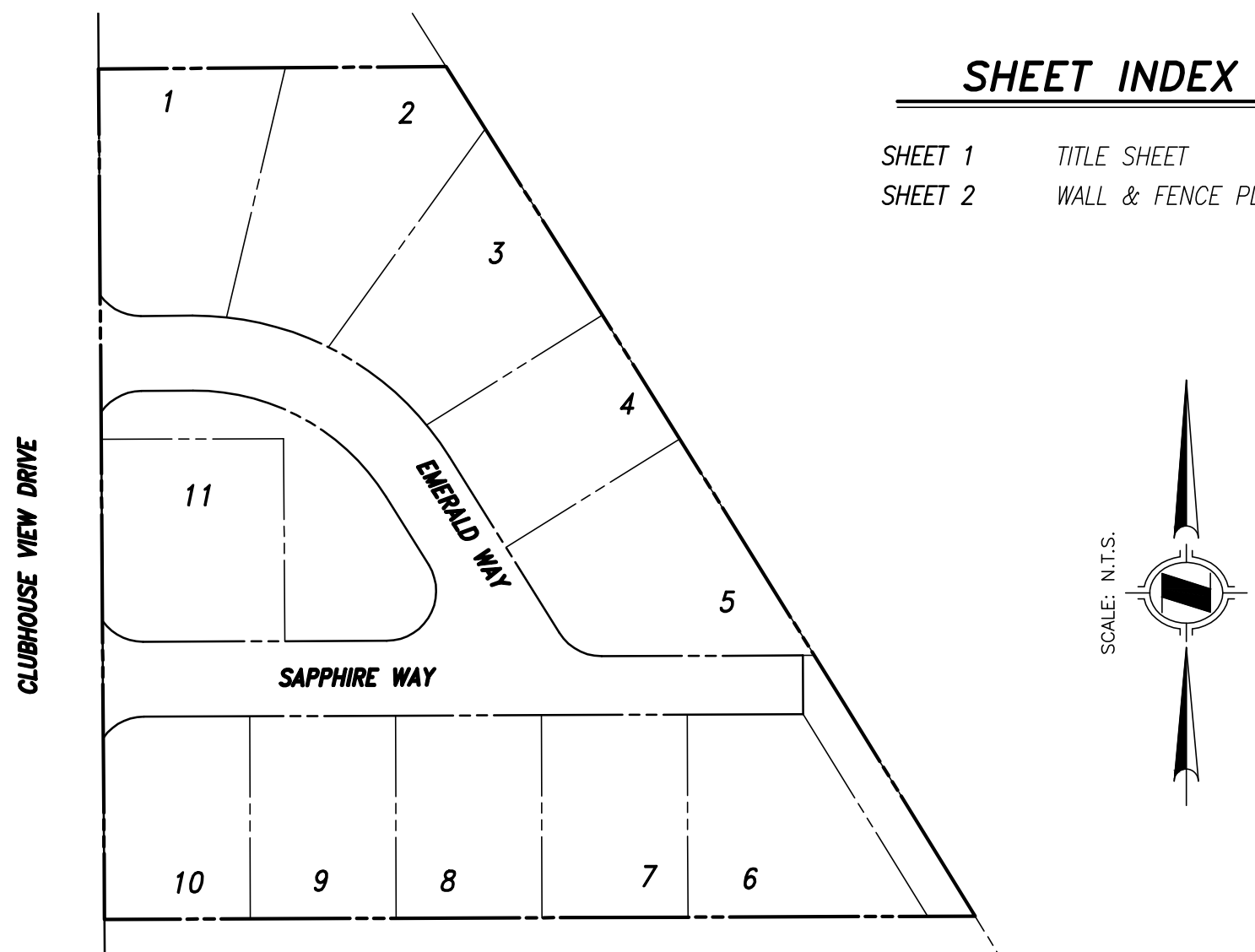
2 SPLIT FACE WALL W/CAP
N.T.S.



1. WALL PER WALL AND FENCE PLAN
2. 1-1/2"X2" - 12 GA. TUB. STL. GATE FRAME MITER WELD & GRIND SMOOTH ALL CORNERS.
3. 5/8" SQ. 16 GA. TUB. STEEL PICKETS @ 4" O.C. MAX. WELD ALL AROUND TO INTERMEDIATE RAIL.
4. TWO BALL BEARING HINGES FLUSH WELDED TO FILLER POSTS AND GATE FRAME
5. BLACK COATED GATE LATCH - STANLEY MODEL# T60825
6. 2" SQ. - 12 GA. TUB. STL. POST W/ 1/8" THK. PLATE CAPS, DRILL THROUGH TO RECEIVE ANCHOR BOLTS. SEE 'SIDEYARD RETURN WALL W/ GATE' DETAILS THIS PLAN SET FOR ANCHOR BOLTS (TYP. EA. SIDE) VERIFY LOCATION OF ANCHOR BOLTS IN THE FIELD PRIOR TO DRILLING HOLES.
- NOTES:
1. ALL WELDS SHALL BE 1/8" FILLET WELDS ALL AROUND UNLESS NOTED OTHERWISE. GRIND ALL WELDS SMOOTH.
 2. PAINT ALL METAL MEMBERS WITH ONE COAT PRIMER & TWO COATS INDUSTRIAL ENAMEL PER SPECS.
 3. ALL GATE MEMBERS TO BE ZINC METALLIZED. PER CONST. NOTES
 4. SOLID GROUT T.S. POST ANCHOR BOLTS.
 5. CONTRACTOR SHALL SUBMIT SHOP DWG. OF GATE FOR OWNER APPROVAL PRIOR TO FABRICATION.

3 TUBULAR STEEL SIDEYARD GATE
N.T.S.

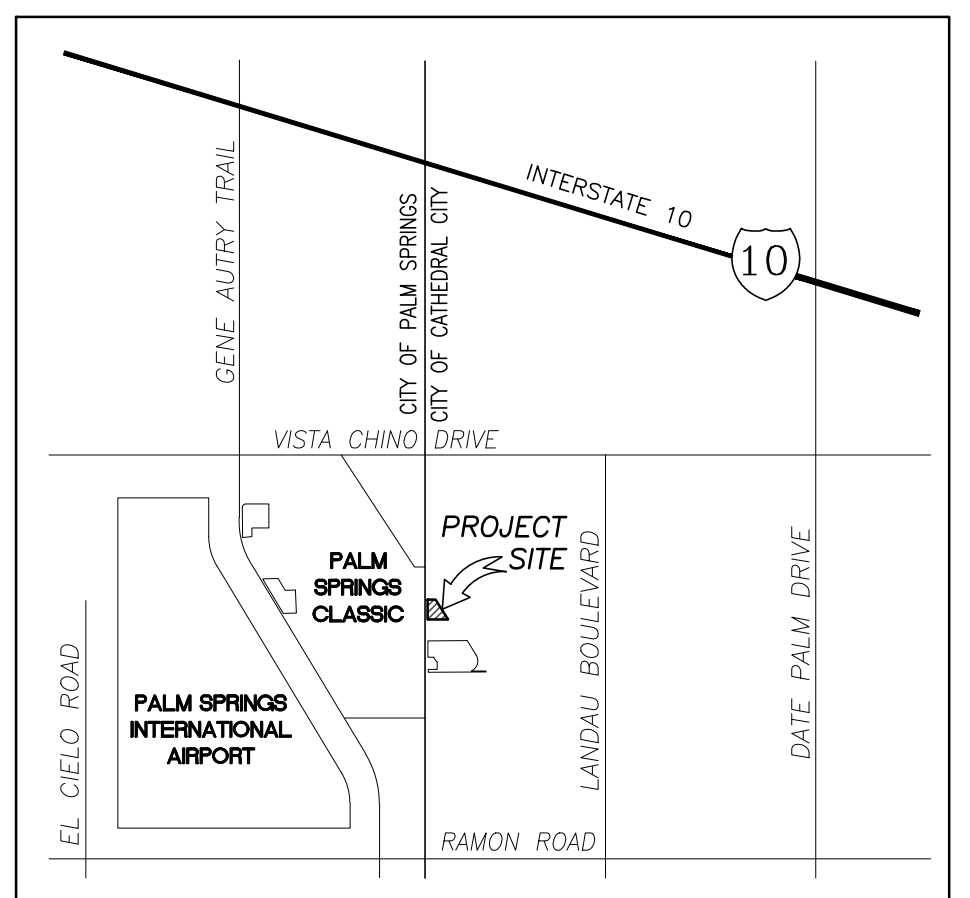
WALL AND FENCE PLAN VESTA AT ESCENA TRACT NO. 32557



INDEX MAP
SCALE: 1"=80'

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	WALL & FENCE PLAN

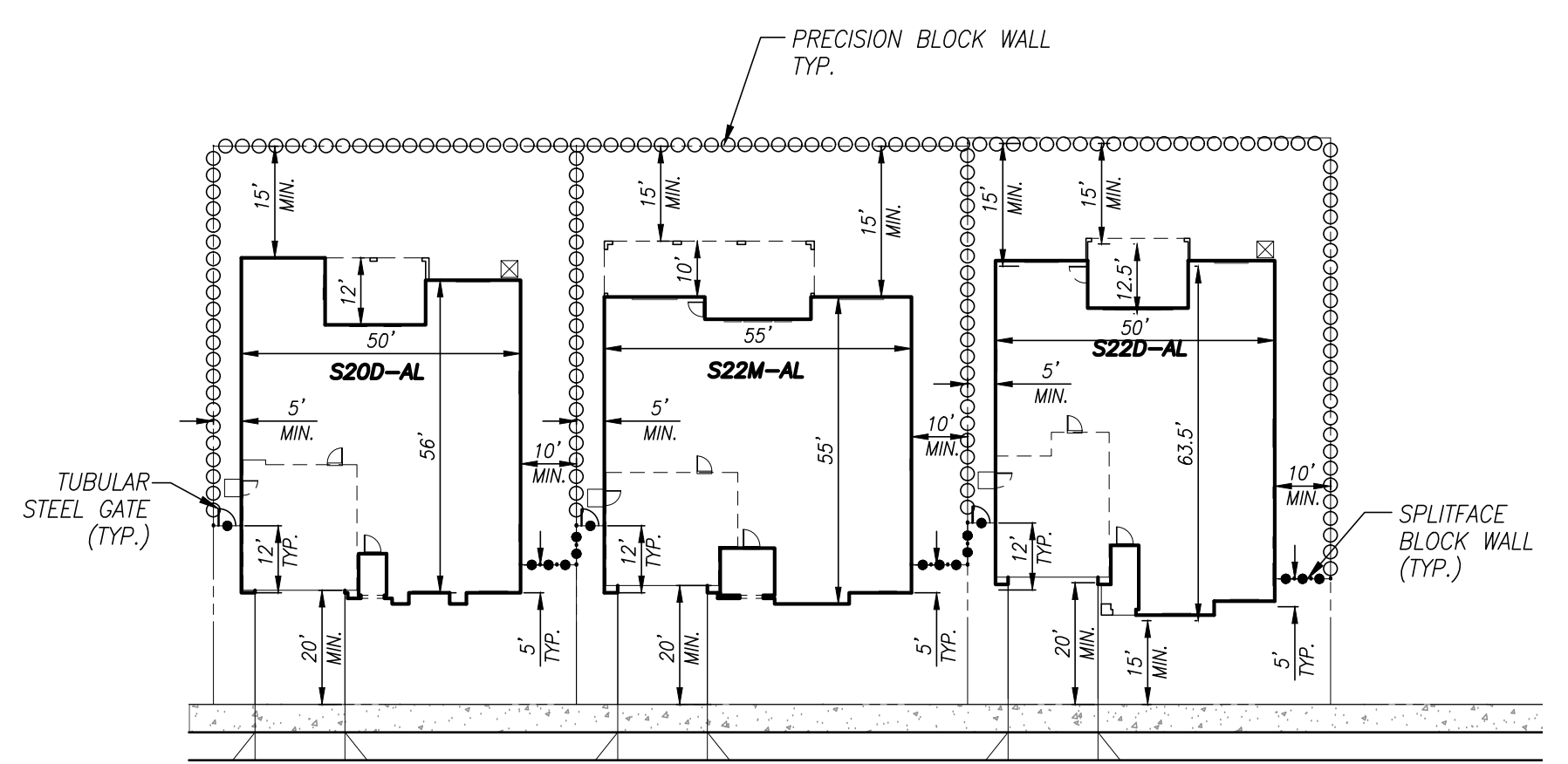


VICINITY MAP
N.T.S.
SECTION 8, T4S, R5E, S.B.M.

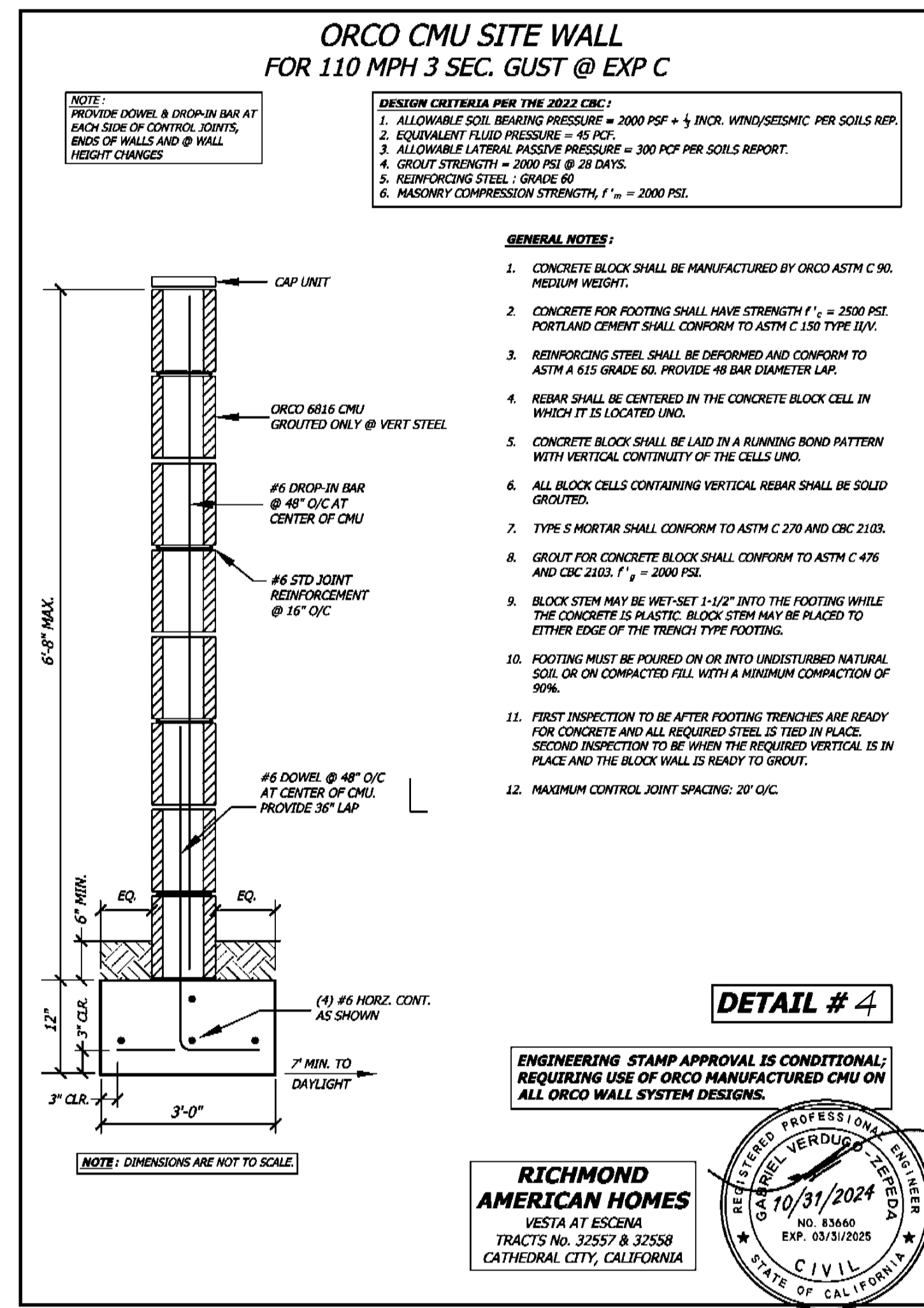
SOILS ENGINEER:
LEIGHTON & ASSOCIATES, INC.
41715 ENTERPRISE CIRCLE N
TEMECULA, CA 92590
(951) 296-0530
CONTACT: SIMON L. SAID
SSAID@LEIGHTONGROUP.COM

OWNERS/APPLICANT:
RICHMOND AMERICAN HOMES
391 N. MAIN STREET
SUITE 205
CORONA, CA 92880
(951) 386-4115
CONTACT: LARRY LIEBEL
Larry.Liebel@mdch.com

LEGAL DESCRIPTION
LOT 1 THROUGH 11 OF TRACT MAP NO. 32557 IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED IN BOOK 334, PAGE 78 THROUGH 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



TYPICAL LOT LAYOUT



- ORCO CMU SITE WALL
FOR 110 MPH 3 SEC. GUST @ EXP C**
- DESIGN CRITERIA PER THE 2022 CBC:**
1. ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF + 1/2 INCH WIND/SEISMIC PER SOILS REP.
 2. EQUIVALENT FLUID PRESSURE = 45 PSF
 3. ALLOWABLE LATERAL PASSIVE PRESSURE = 300 PCF PER SOILS REPORT.
 4. GROUT STRENGTH = 2000 PSI @ 28 DAYS.
 5. REINFORCING STEEL: GRADE 60
 6. MASONRY COMPRESSION STRENGTH, f'm = 2000 PSI.
- GENERAL NOTES:**
1. CONCRETE BLOCK SHALL BE MANUFACTURED BY ORCO ASTM C 90, MEDIUM WEIGHT.
 2. CONCRETE FOR FOOTING SHALL HAVE STRENGTH f'c = 2500 PSI. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 TYPE IV.
 3. REINFORCING STEEL SHALL BE DEFORMED AND CONFORM TO ASTM A 615 GRADE 60. PROVIDE #6 BAR DIAMETER LAP.
 4. REBAR SHALL BE CENTERED IN THE CONCRETE BLOCK CELL IN WHICH IT IS LOCATED UNDO.
 5. CONCRETE BLOCK SHALL BE LAID IN A RUNNING BOND PATTERN WITH VERTICAL CONTINUITY OF THE CELLS UNDO.
 6. ALL BLOCK CELLS CONTAINING VERTICAL REBAR SHALL BE SOLID GROUTED.
 7. TYPE S MORTAR SHALL CONFORM TO ASTM C 270 AND CRC 2103.
 8. GROUT FOR CONCRETE BLOCK SHALL CONFORM TO ASTM C 476 AND CRC 2103. f'c = 3000 PSI.
 9. BLOCK STEM MAY BE SET-1-1/2" INTO THE FOOTING WHILE THE CONCRETE IS PLASTIC. BLOCK STEM MAY BE PLACED TO EITHER EDGE OF THE TRENCH TYPE FOOTING.
 10. FOOTING MUST BE POURED ON OR INTO UNDISTURBED NATURAL SOIL OR ON COMPACTED FILL WITH A MINIMUM COMPACTION OF 90%.
 11. FIRST INSPECTION TO BE AFTER FOOTING TRENCHES ARE READY FOR CONCRETE AND ALL REQUIRED STEEL IS TIED IN PLACE. SECOND INSPECTION TO BE WHEN THE REQUIRED VERTICAL IS IN PLACE AND THE BLOCK WALL IS READY TO GROUT.
 12. MAXIMUM CONTROL JOINT SPACING: 20' O.C.

DETAIL # 4

ENGINEERING STAMP APPROVAL IS CONDITIONAL, REQUIRING USE OF ORCO MANUFACTURED CMU ON ALL ORCO WALL SYSTEM DESIGNS.

RICHMOND AMERICAN HOMES
VESTA AT ESCENA
TRACTS No. 32557 & 32558
CATHEDRAL CITY, CALIFORNIA

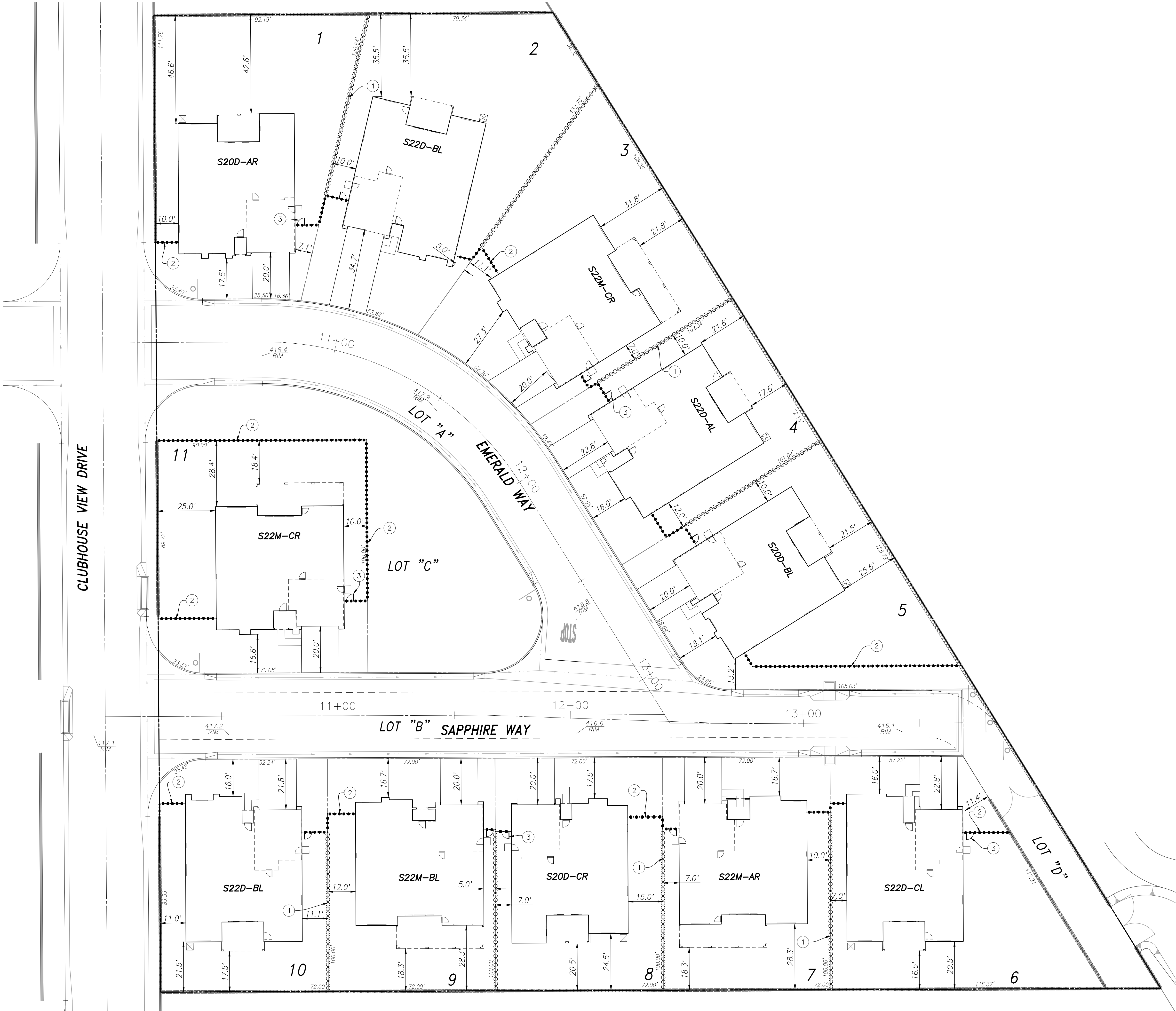
PROFESSIONAL ENGINEER
LARRY LIEBEL
NO. 83560
EXP. 10/31/2025
CIVIL
STATE OF CALIFORNIA

MAP DATE IDENTIFIER
DATE OF LATEST CHANGE TO THIS MAP

01/22/25	BY: SP
DATE OF THIS PLAN	
01/22/25	

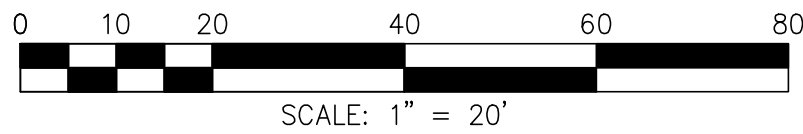
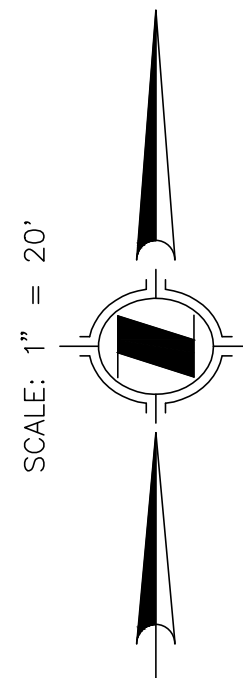
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

PREPARED FOR:
RICHMOND AMERICAN HOMES
391 N. MAIN ST.
Suite 205
Corona, California 92880
(951) 386-4113



LEGEND

- EXISTING SPLIT FACE MASONRY BLOCK WALL
- ① 6'-8" PRECISION BLOCK PRIVACY WALL PER DETAIL 1 SHOWN ON SHEET 1 AND STRUCTURAL DETAIL 4 ON SHEET 1
- ② 6'-8" MASONRY SPLIT FACE BLOCK PRIVACY WALL PER DETAIL 2 SHOWN ON SHEET 1 AND STRUCTURAL DETAIL 4 ON SHEET 1
- ③ TUBULAR STEEL SIDEYARD GATE PER DETAIL 3 ON SHEET 1



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