Attachment 2

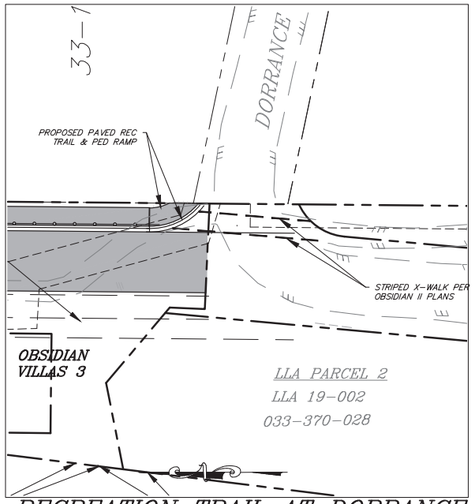
Project Plans

Note: Full size plans are available online at:
https://www.townofmammothlakes.ca.gov/1073/Villas-III

VILLAS 3 AT OBSIDIAN

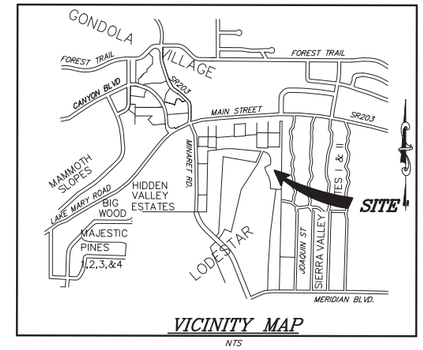
TENTATIVE TRACT NO. 21-001

A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF LOT LINE ADJUSTMENT PARCEL NO. 1 OF
LOT LINE ADJUSTMENT NO. 19-002 AS RECORDED IN DOCUMENT NO.
2019004858 IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY,
CALIFORNIA



RECREATION TRAIL AT DORRANCE

SCALE: 1" = 30'

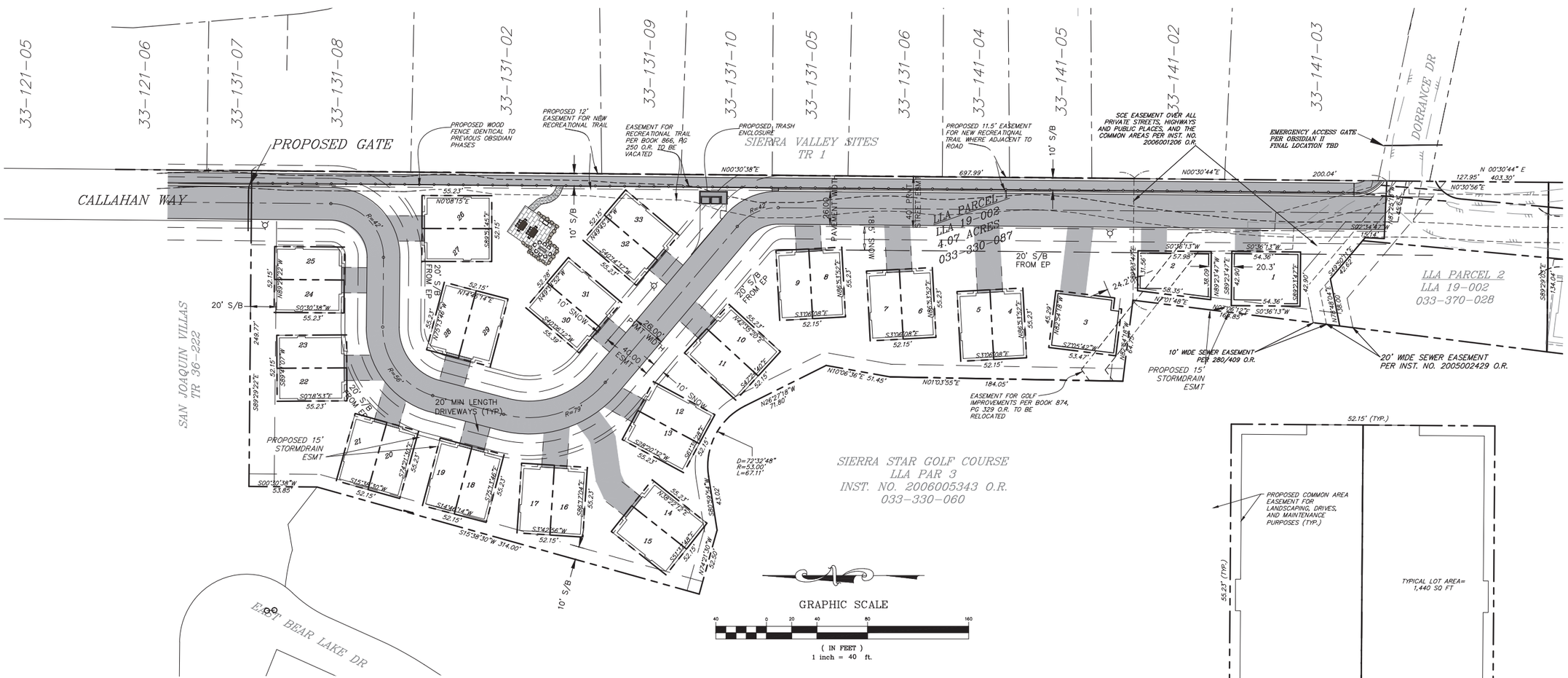


VICINITY MAP

NTS

SHEET INDEX:

TTM1 TENTATIVE TRACT MAP
TTM2 OVERALL CONCEPTUAL GRADING PLAN
TTM3 CONCEPTUAL GRADING PLAN – NORTH
TTM4 CONCEPTUAL GRADING PLAN – SOUTH
TTM5 CONCEPTUAL UNDERGROUND UTILITY PLAN
TTM6 EXISTING / PROPOSED EASEMENTS



TENTATIVE TRACT MAP

CONCEPTUAL PUD LOT

SCALE: 1" = 10'

tha
triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE:

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REVISIONS:	BY:

PREPARED FOR:

MAMMOTH SPRINGS RESORT LLC

VILLAS 3 AT OBSIDIAN

TENTATIVE TRACT MAP 21-001

TENTATIVE TRACT MAP

DATE	01/17/22
SCALE	AS SHOWN
DRAWN	GP
JOB NO.	240.12
DWG	TTM1
SHEET	1 OF 6

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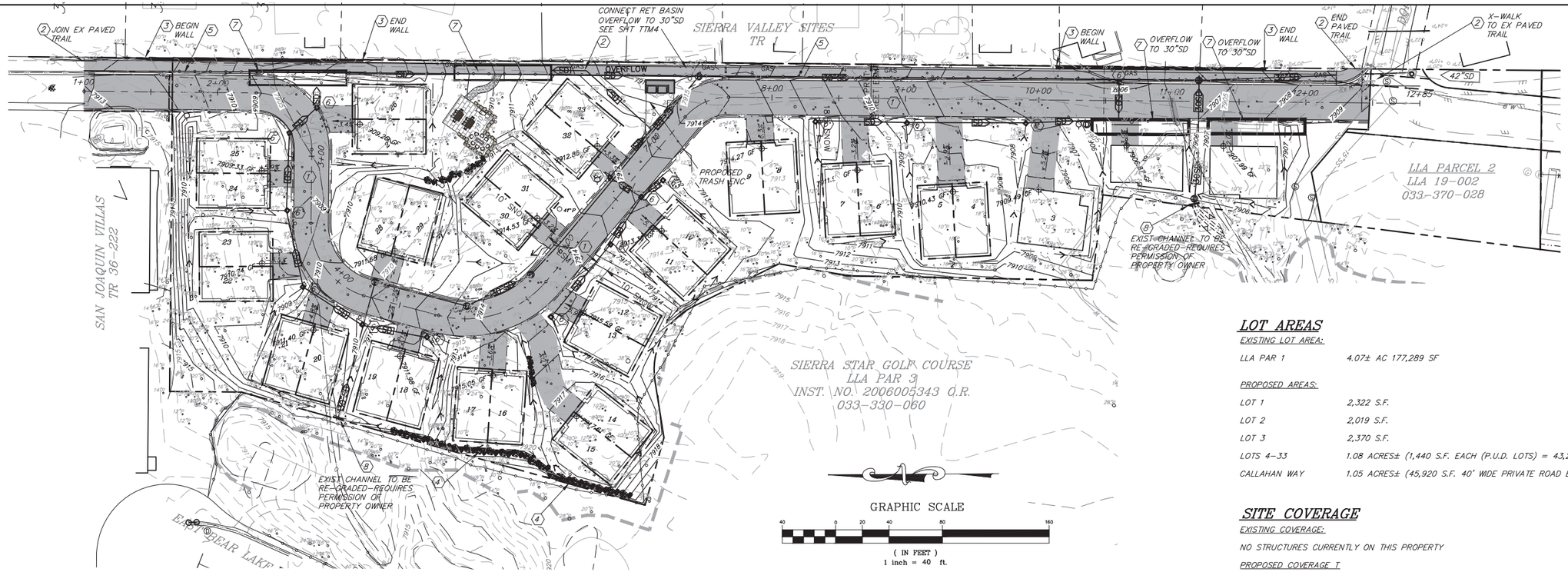
1:1



CONCEPTUAL GRADING / DRAINAGE

PARKING SUMMARY

UNIT NO.	NO. BDRMS/ UNIT	PROVIDED SPACES	REQ'D SPACES	SURPLUS (GUEST SPACES IN DRIVEWAY)	TOTAL GUEST SPACES REQ'D
1	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
2	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
3	4 BR	4 (2-GAR 2-DRIVEWAY)	3	1	
4-33	3 BR EA	3 EA (2-GAR 1-DRIVEWAY)	2 EA	30	
TOTAL SPACES		102	69	33	11

DESIGN NOTES

ASSESSOR'S PARCEL NO.: 033-330-087
EXISTING DRAINAGE: SHEET FLOW EASTERLY; TWO MAJOR OFFSITE DRAINAGE CHANNELS WILL BE INTERCEPTED AND DIRECTED TO 42" STORM DRAIN IN DORRANCE DR
WATER SUPPLY: MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL: MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
TELEPHONE: FRONTIER COMMUNICATIONS
GAS: TO BE DETERMINED
FIRE PROTECTION: MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE: MAMMOTH DISPOSAL
EROSION CONTROL: PER SWPPP

BOUNDARY

BEARINGS AND DISTANCES SHOWN HEREON ARE PER SAN JOAQUIN VILLAS FINAL TRACT MAP NO. 36-222, TRACT MAP BOOK 10 PAGE 100.

UTILITY EASEMENTS

UTILITY EASEMENTS TO BE PROVIDED AS NECESSARY AND PER REQUIREMENTS OF INDIVIDUAL UTILITY COMPANIES, EITHER A DEFINED STRIP, OR NON-EXCLUSIVE GRANT OF "LOT A," OR BLANKET TYPE.

OWNER/SUBDIVIDER

MAMMOTH SPRINGS RESORT LLC
1242 CADIZ DR
SIMI VALLEY, CA 93065
CONTACT: POORVA GARG 323-629-3569
EMAIL: poorva.garg1995@gmail.com

PREPARED BY

TRIAD/HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546

EARTHWORK

CUT = 2340 CU YDS
FILL = 3710 CU YDS
NET = 1370 CU YDS (FILL)

LOT AREAS

EXISTING LOT AREA:

LLA PAR 1	4.07± AC 177,289 SF

PROPOSED AREAS:

LOT 1	2,322 S.F.
LOT 2	2,019 S.F.
LOT 3	2,370 S.F.
LOTS 4-33	1.08 ACRES± (1,440 S.F. EACH (P.U.D. LOTS) = 43,200 S.F.)
CALLAHAN WAY	1.05 ACRES± (45,920 S.F. 40' WIDE PRIVATE ROAD EASEMENT)

SITE COVERAGE

EXISTING COVERAGE:

NO STRUCTURES CURRENTLY ON THIS PROPERTY

PROPOSED COVERAGE T

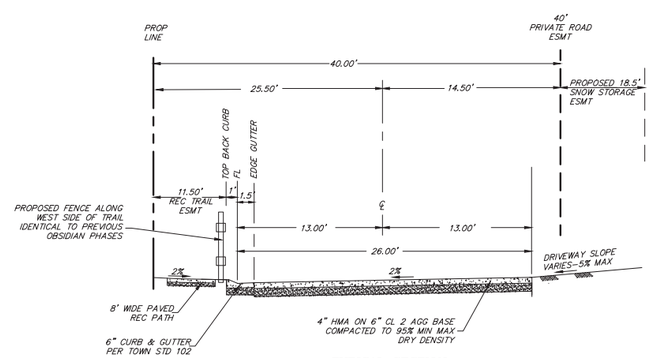
LOTS 1-33	40,585 SF
ROAD PAVEMENT	29,834 SF
RECREATIONAL TRAIL	7,184 SF
DRIVEWAYS	8,600 SF
TOTAL SITE COVERAGE	86,203 / 177,289 = 49% (60% ALLOWED)

CONSTRUCTION NOTES

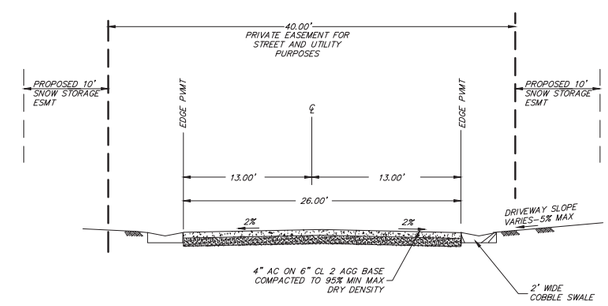
1. CONSTRUCT ROAD 4" HMA ON 6 CL 2 AGG BASE
2. CONSTRUCT 8' WIDE REC TRAIL 3.5" HMA ON 4" CL 2 AGG BASE
3. CONSTRUCT RETAINING WALL 6' MAX HEIGHT
4. CONSTRUCT 3.5' HIGH ROCK RETAINING WALL
5. CONSTRUCT 6" CONCRETE CURB & GUTTER
6. INSTALL 24" PRECAST DROP INLET
7. CONSTRUCT STORMWATER RETENTION BASINS w/2-42" PERF CPP TOTAL PIPE LENGTH IN 3 BASINS = 570 LF
8. CONSTRUCT CONCRETE HEADWALL DRAINAGE INLET

LEGEND

- EXISTING UTILITY POLE
- 24F — EXISTING TREE DIAMETER/TYPE TO BE REMOVED
- WV — EXISTING WATER VALVE
- 42"SD — EXISTING STORMDRAIN & DIRECTION OF FLOW
- GAS — EXISTING AMERIGAS LINE
- PROPOSED AC PAVEMENT
- PROPOSED DRAINAGE SWALE & DIRECTION OF FLOW
- SD — PROPOSED STORMDRAIN & DIRECTION OF FLOW



TYPICAL SECTION
CALLAHAN WAY EXTENSION
N.T.S.



TYPICAL SECTION
INTERIOR LOOP RD
N.T.S.

triad/holmes assoc
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA
DATE:

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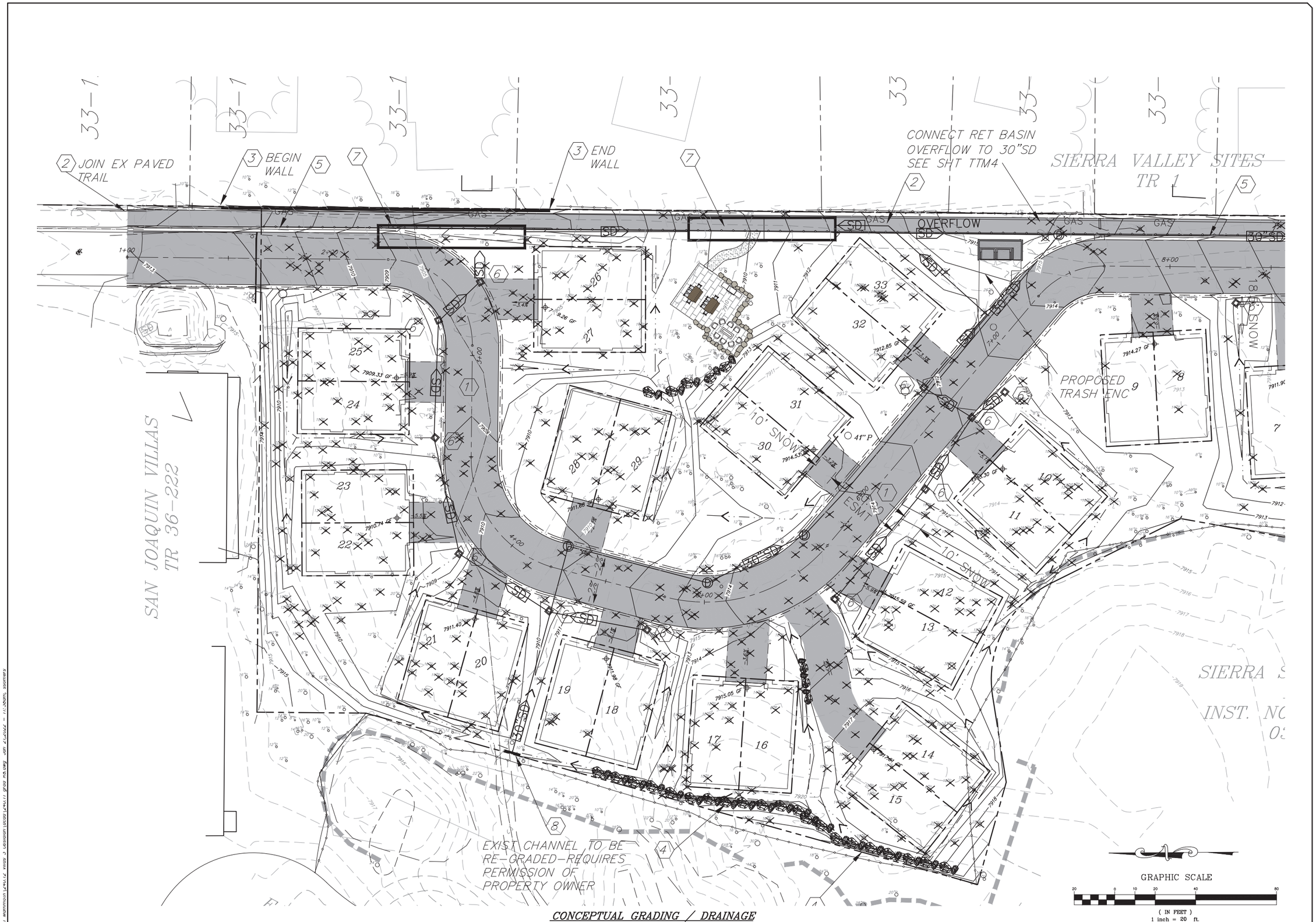
REVISIONS:	BY:

PREPARED FOR:
MAMMOTH SPRINGS RESORT LLC

CONCEPTUAL GRADING / DRAINAGE
WILLAS 3 AT OBSIDIAN
MAMMOTH LAKES, CA.

DATE 01/17/22
SCALE AS SHOWN
DRAWN GP
JOB NO. 240.12
DWG TTM2
SHEET 2 OF 6



CONCEPTUAL GRADING / DRAINAGE

triad/holmes assoc
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
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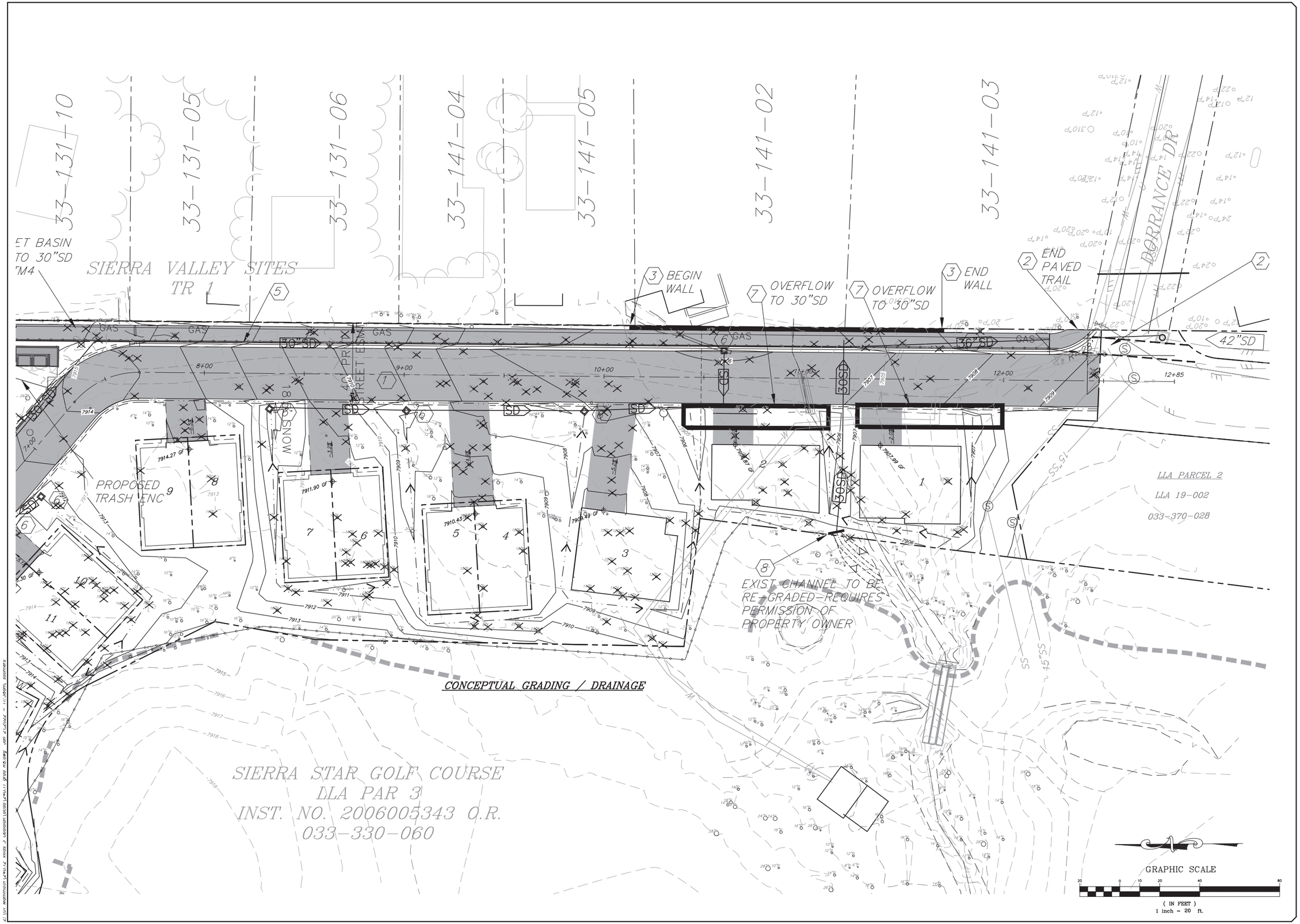
CONCEPTUAL GRADING (NORTH)

VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

DATE	01/17/22
SCALE	AS SHOWN
DRAWN	GP
JOB NO.	240.12
DWG	TTM3
SHEET	3 OF 6



triad/holmes assoc
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

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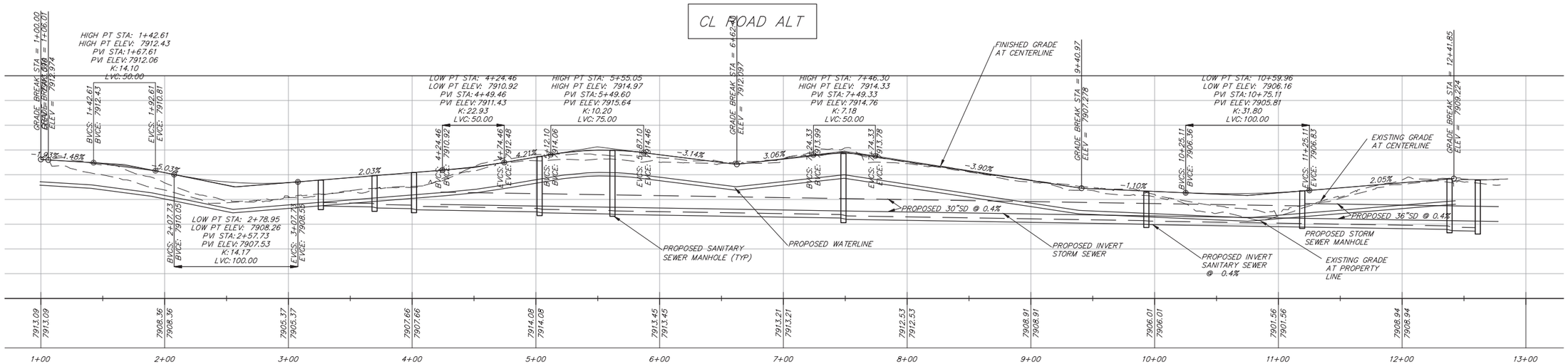
CONCEPTUAL GRADING (SOUTH)

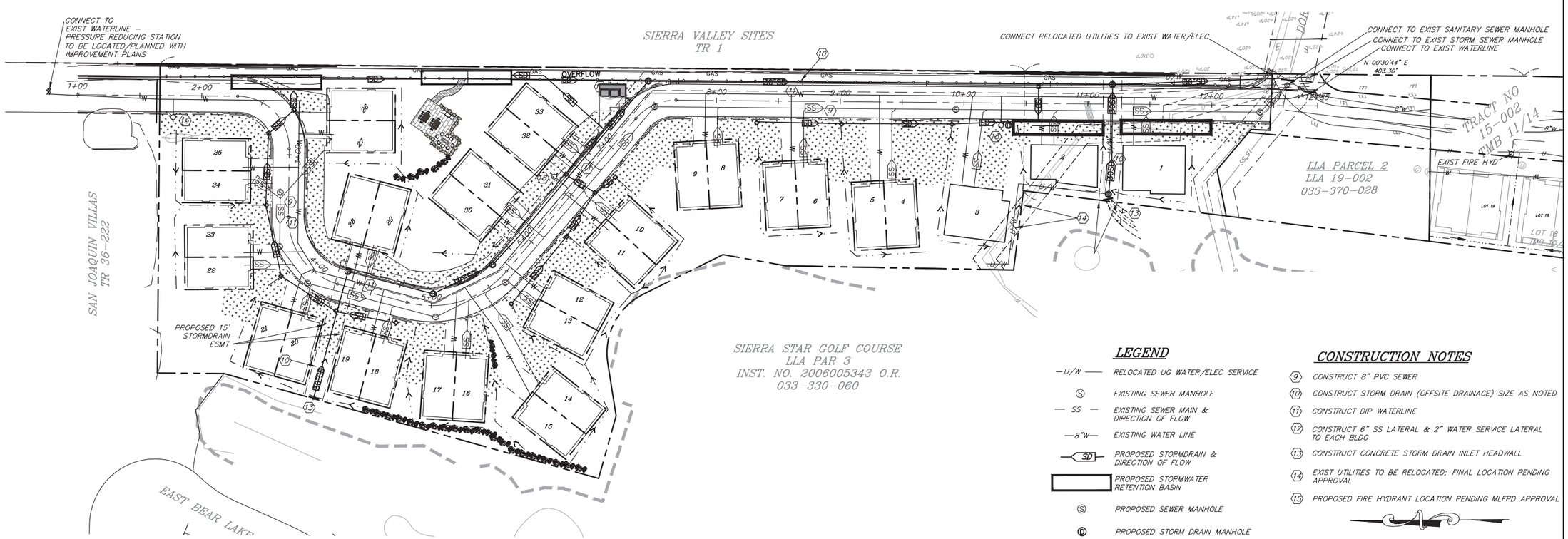
WILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

DATE	01/17/22
SCALE	AS SHOWN
DRAWN	GP
JOB NO.	240.12
DWG	TTM4
SHEET	4 OF 6



CONCEPTUAL ROAD / UTILITY PROFILE



CONCEPTUAL UTILITY PLAN

EXISTING SEWER MANHOLE

LEGEND

- —U/W— RELOCATED UG WATER/ELEC SERVICE
- Ⓢ EXISTING SEWER MANHOLE
- — SS — EXISTING SEWER MAIN & DIRECTION OF FLOW
- —8"W— EXISTING WATER LINE
- SD PROPOSED STORMDRAIN & DIRECTION OF FLOW
- PROPOSED STORMWATER RETENTION BASIN
- Ⓢ PROPOSED SEWER MANHOLE
- Ⓓ PROPOSED STORM DRAIN MANHOLE
- PROPOSED SNOW STORAGE AREA
  PAVEMENT=42,445 SF
  42,445 x 75% = 31,834 SF REQ'D
  PROPOSED SNOW STORAGE AREA=31,998 SF

CONSTRUCTION NOTES

9. CONSTRUCT 8" PVC SEWER
10. CONSTRUCT STORM DRAIN (OFFSITE DRAINAGE) SIZE AS NOTED
11. CONSTRUCT DIP WATERLINE
12. CONSTRUCT 6" SS LATERAL & 2" WATER SERVICE LATERAL TO EACH BLDG
13. CONSTRUCT CONCRETE STORM DRAIN INLET HEADWALL
14. EXIST UTILITIES TO BE RELOCATED; FINAL LOCATION PENDING APPROVAL
15. PROPOSED FIRE HYDRANT LOCATION PENDING MLFPD APPROVAL

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

triad/holmes assoc
civil engineering
land surveying

MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

DATE: _____

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PREPARED FOR:

MAMMOTH SPRINGS RESORT LLC

CONCEPTUAL UTILITY PLAN

VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA.

DATE	01/17/22
SCALE	AS SHOWN
DRAWN	GP
JOB NO.	240.12
DWG	TTM5
SHEET	5 OF 6

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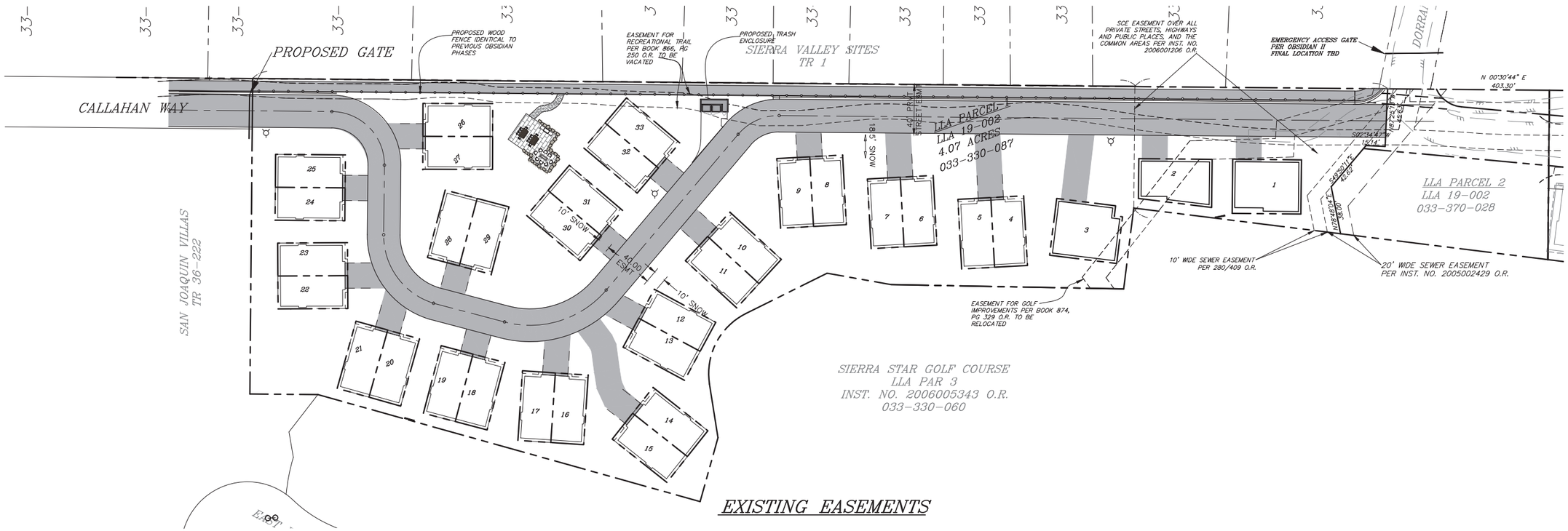

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

PREPARED & SUBMITTED BY:
REGISTERED PROFESSIONAL ENGINEER THOMAS A. PATZ NO. C 41039 CIVIL STATE OF CALIFORNIA

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MAMMOTH SPRINGS RESORT LLC

EXISTING / PROPOSED EASEMENTS
TENTATIVE TRACT MAP 21-001
MAMMOTH LAKES, CA

DATE 01/17/22
SCALE AS SHOWN
DRAWN GP
JOB NO. 240.12
DWG TTM6
SHEET 6 OF 6

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1:1

ABBREVIATIONS

A.C. TILE	ACOUSTIC TILE
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
A.D.	AREA DRAIN
ASB.	ASBESTOS
A.B.P.	ASPHALTIC BUILDING PAPER
ASPH.	ASPHALT
@	AT
BM.	BEAM
BITUM.	BITUMINOUS
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLKG.	CAULKING
CLG.	CEILING
CLK.	CHAIN LINK
CEM.	CEMENT
CTR.	CENTER
CER.	CERAMIC
C.T.	CERAMIC TILE
CLR.	CLEAR
CL.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CNTR.	COUNTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
D.O.	DOOR OPENING
DN.	DOWN
DS.	DOWNSPOUT
DWR.	DRAWER
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
D.S.P.	DRY STANDPIPE
(E)	EXISTING
EA.	EACH
E.	EAST
E.W.C.	ELECTRIC WATER COOLER
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANEL BOARD
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXST.	EXISTING
EXP.	EXPANSION
E.J.	EXPANSION JOINT
EXPO.	EXPOSED
EXT.	EXTERIOR
F.O.S.	FACE OF STUDS
FIN.	FINISH
FT.	FEET
F.A.	FIRE ALARM
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
FPRF.	FIRE PROOF
FLASH.	FLASHING
FL.	FLOOR
F.D.	FLOOR DRAIN
FLUOR.	FLUORESCENT
FT.	FOOT
FTG.	FOOTING
FDN.	FOUNDATION
FURR.	FURRING
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
G.B.	GRAB BAR
GR.	GRADE
GND.	GROUND
GSM.	GALVANIZED SHEET METAL
GYP.	GYPSUM
HDW.	HARDWARE
HDWD.	HARDWOOD
HGT.	HEIGHT
H.A.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HB.	HOSE BIBB
HR.	HOUR
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JB	JOIST BEARING
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.L.	LANDLORD
LT.	LIGHT
LKR.	LOCKER
M.H.	MANHOLE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MEMB.	MEMBRANE
MTL.	METAL
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.R.	MOISTURE RESISTANT
MTD.	MOUNTED NEW
(N)	NEW
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
#	NUMBER
OBS.	OBSCURE
OFC.	OFFICE
O.C.	ON CENTER
OPNG.	OPENING
OWSJ	OPEN WEB STEEL JOIST
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
O.D.	OUTSIDE DIAMETER
O.A.	OVERALL
O.F.C.I.	OWNER FUNISHED, CONTRACTOR INSTALLED
P.	PAIR
P/BC	PLUMBING BUILDING CODE
PTD.	PAINTED DISPENSER
PTN.	PARTITION
PLAS.	PLASTER
P. LAM.	PLASTIC LAMINATE
PT.	PLATE
PLYWD	PLYWOOD
P.T.	POINT
POS	POINT OF SALE
PRCST	PRECAST
Q.T.	QUARRY TILE
(R)	RELOCATE
RA	RETURN AIR
RAD	RADIUS
R.W.L.	RAIN WATER LEADER
RDWD	REDWOOD
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
R.	RISER
R.D.	ROOF DRAIN
RM	ROOM
R.O.	ROUGH OPENING
SA	SUPPLY AIR
SCHED	SCHEDULE
SECT	SECTION
S.S.	SERVICE SINK
SHT.	SHEET
SH.	SHELF
SHR.	SHOWER
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
S.D.	SOAP DISPENSER
S.C.	SOLID CORE
S.	SOUTH
SPEC.	SPECIFICATION
SQ.	SQUARE
SST.	STAINLESS STEEL
STD.	STANDARD
STA.	STATION
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
TBD	TO BE DETERMINED
TEL.	TELEPHONE
T.V.	TELEVISION
T.G.	TEMPERED GLAZING
TER.	TERRAZZO
THK.	THICK
T.P.D.	TOILET PAPER DISPENSER
T&G	TONGUE AND GROOVE
T.J.I.	TRUSS JOIST I-BEAM
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PAVEMENT
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.B.	TOWEL BAR
TRD.	TREAD
T.S.	TUBE STEEL
TYP.	TYPICAL
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
US.	UNDERSIDE
US.S.	UNDERSIDE OF SOFFIT
US.STL.	UNDERSIDE OF STEEL
VERT.	VERTICAL
VEST.	VESTIBULE
W.S.	WATER CLOSET
WP.	WATERPROOF
WT.	WEIGHT
W.	WEST
W/	WITH
W/O	WITHOUT
WD.	WOOD
W.O.	WHERE OCCURES

SYMBOL LEGEND

ENLARGED PLAN OR SECTION DETAIL

BUILDING / WALL SECTION

DETAIL SECTION

INTERIOR ELEVATIONS

BUILDING ELEVATION

REVISION CLOUD & DELTA

ROOM NAME
ROOM AREA
OCCUPANCY TYPE
OCCUPANCY RATIO
OCCUPANT TOTAL

ROOM OCCUPANCY INFORMATION

1 HR RATED INTERIOR WALL

1 HR RATED LIVING UNIT DEMISING WALL

2 HR RATED EXTERIOR WALL, SHAFT WALL WHERE INDICATED ON PLAN: ALL WOOD FRAMING TO BE FIRE-RETARDANT WOOD

3 HR RATED BEARING WALL PER CBC 721.1(3) 2-1.1 W/ 5.7"MIN. THICKNESS

COLUMN TAG — CL - CENTER LINE; FS - FACE OF STUD; CB - CENTER OF BEAM

WINDOW TAG

DOOR TAG

ROOM NAME TAG

STAIR TAG

STAIR DIRECTION

FINISH TAG

FIXTURE TAG

WALL TYPE TAG

KEYNOTE (WITH MODIFIER)

ALIGN OR FLUSH
FUR-OUT OR SHIM AS REQUIRED

ELEVATION TARGET

FINISH ELEV. TARGET

FLOOR SINK

FLOOR DRAIN

FINISH TRANSITION

STEP TRANSITION

FLUSH TRANSITION

CURB TRANSITION

SLOPE TRANSITION

SLOPE DIRECTION

MECH EXHAUST

MECH SUPPLY / TRANSFER

MECH RETURN

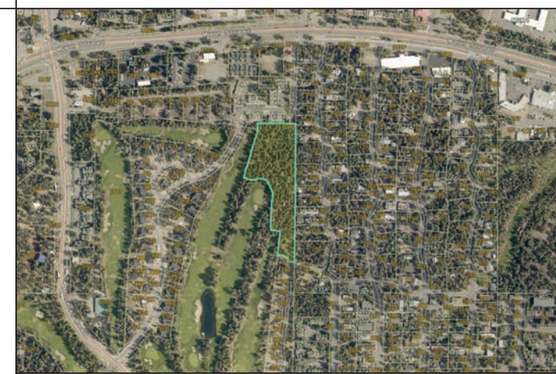
EXIT SIGN & DIRECTION

TOTAL PATH OF TRAVEL / COMMON PATH OF TRAVEL DISTANCE

ROOM OCCUPANT LOAD & ACCESSIBLE EGRESS PATH

TOTAL FLOOR OCCUPANCY @ DOOR

VICINITY MAP



PROJECT SUMMARY

PROJECT ADDRESS: MAMMOTH VILLAS 3 AT OBSIDIAN
MAMMOTH LAKES, CA 93546

APN #: 033-330-087

PROJECT DESCRIPTION (LOT 1, 2, 3)

LOTS 1, 2 & 3 EACH CONSIST OF A PROPOSED 3-STORY SINGLE-FAMILY RESIDENCE WITH 2 CAR GARAGE.

OCCUPANCY TYPE:
RESIDENTIAL DWELLING: R-3
GARAGE: U

TYPE OF CONSTRUCTION: V-B

BUILDING HEIGHT (LOT 1, 2, 3)

BUILDING HEIGHT FOR LOT 1, 2 & 3:	LODESTAR PLAN	PROPOSED
PER ZONING CODE (10% INCREASE REQUESTED)	35'-0"	38'-6"

FLOOR AREA (LOT 1, 2, 3)

LOT 1 - REFER TO A-1-200
LOT 2 - REFER TO A-2-200
LOT 3 - REFER TO A-3-200

PROJECT DIRECTORY

CLIENT

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HATCH LEGEND

FRAMING
BLOCKING
PLYWOOD
WOOD FLOORING
FINISH WOOD
FINISH WOOD (DETAILS)
CERAMIC TILE
GRAVEL FILL
EARTH
CONCRETE
SAND
GLASS
BLOCK WALL (TWO WYTHE SHOWN)
TILE FLOOR
ALUMINUM
STEEL
GYPSUM BOARD
MDF

MATERIALS

P 070 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD

EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS

1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)

CLASSIC JERUSELEM BY CORONARDO

GALVANIZED STEEL SHEET BY M&K METAL CO. THICKNESS 10". GALVANIZED FINISH. PAINTED BLACK

BLACK 250 MEDIUM WEIGHT-SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE. COLOR BLACK. 8X8X16 503 SCORE 1 SIDE 1 END

DRAWING INDEX

	ARCHITECTURAL	ISSUE RECORD	PLANNING 08/27/2021	PLANNING 10/29/2021				
A-0.00	COVER SHEET		✓	✓				
A-100	SITE PLAN		✓	✓				
A-101	SITE PLAN/ROOF PLAN (LOT 1, 2 & 3)		✓	✓				
A-1-200	LOT 1 - 1ST & 2ND FLOOR PLANS		✓	✓				
A-1-201	LOT 1 - 3RD FLOOR PLAN		✓	✓				
A-1-300	LOT 1 - FRONT & RIGHT ELEVATION		✓	✓				
A-1-301	LOT 1 - BACK & LEFT ELEVATION		✓	✓				
A-1-400	LOT 1 - SECTIONS		✓	✓				
A-1-500	LOT 1 - RENDERED VIEWS		✓	✓				
A-2-200	LOT 2 - 1ST & 2ND FLOOR PLANS		✓	✓				
A-2-201	LOT 2 - 3RD FLOOR PLAN		✓	✓				
A-2-300	LOT 2 - FRONT & RIGHT ELEVATION		✓	✓				
A-2-301	LOT 2 - BACK & LEFT ELEVATION		✓	✓				
A-2-400	LOT 2 - SECTIONS		✓	✓				
A-2-500	LOT 2 - RENDERED VIEWS		✓	✓				
A-3-200	LOT 3 - 1ST & 2ND FLOOR PLANS		✓	✓				
A-3-201	LOT 3 - 3RD FLOOR PLAN		✓	✓				
A-3-300	LOT 3 - FRONT & RIGHT ELEVATION		✓	✓				
A-3-301	LOT 3 - BACK & LEFT ELEVATION		✓	✓				
A-3-400	LOT 3 - SECTIONS		✓	✓				
A-3-500	LOT 3 - RENDERED VIEWS		✓	✓				
A-400	WASTE ENCLOSURE PLAN, ROOF PLAN & ELEVATIONS			✓				
A-600	SITE PLAN LIGHTING LAYOUT AND PHOTOMETRICS		✓	✓				
A-1-601	LOT 1 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-1-602	LOT 1 - 3RD FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-2-601	LOT 2 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-2-602	LOT 2 - 3RD FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-3-601	LOT 3 - 1ST & 2ND FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-3-602	LOT 3 - 3RD FLOOR PLAN LIGHTING LAYOUT		✓	✓				
A-700	MATERIAL BOARD		✓	✓				

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Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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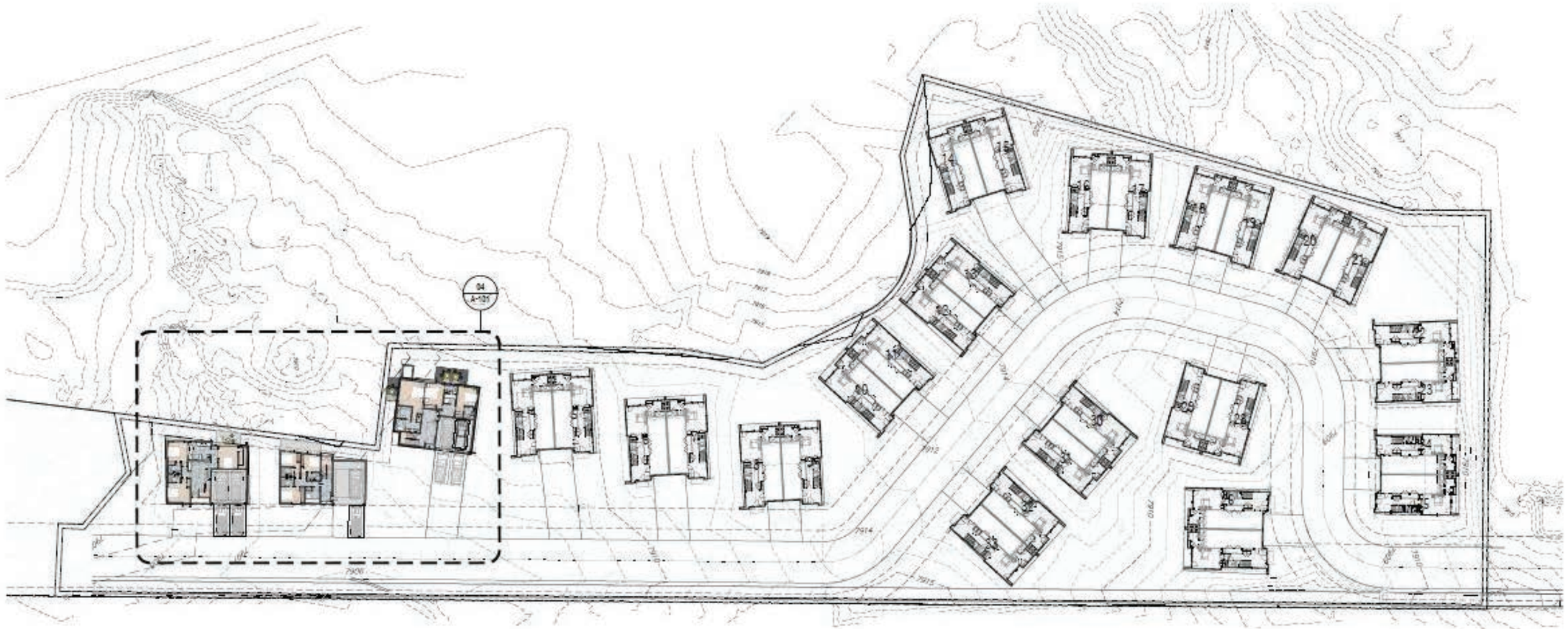
DRAWING TITLE:
COVER SHEET

DATE: **10/29/2021**

DRAWING NUMBER: **A-000**

INT: **YS**

VILLAS AT MAMMOTH LAKES



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NORTH

1	10.29.21	Planning Submission Revision
0	08.04.21	Planning Submission
number	date	description

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DRAWING TITLE:

SITE PLAN

DATE: 10/29/2021

DRAWING NUMBER: **A-100**

BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

SITE PLAN | SCALE: 1/32" = 1'-0" | 04

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NORTH

2	10.29.21	Planning Submission Revision
1	05.24.21	Planning Submission

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DRAWING TITLE:

SITE PLAN/ROOF PLAN (LOT 1, 2 & 3)

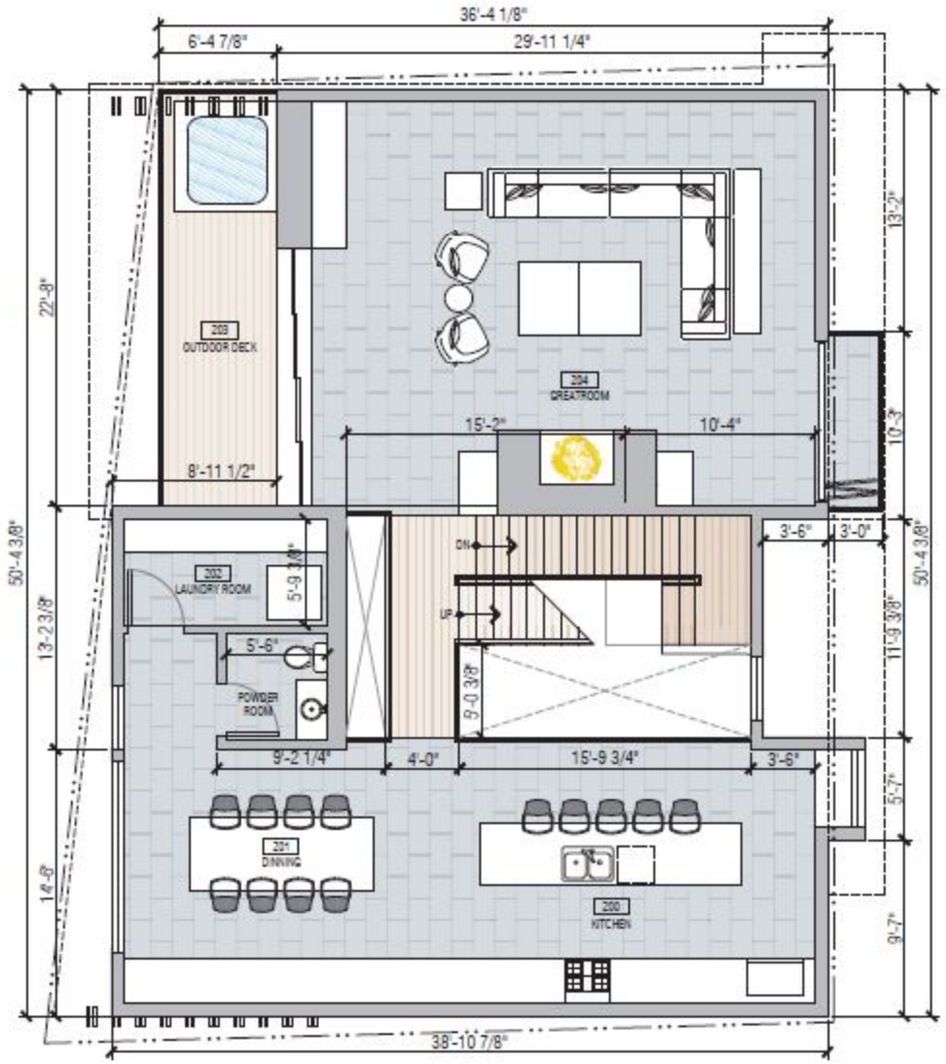
DATE: 10/29/2021

DRAWING NUMBER: **A-101**

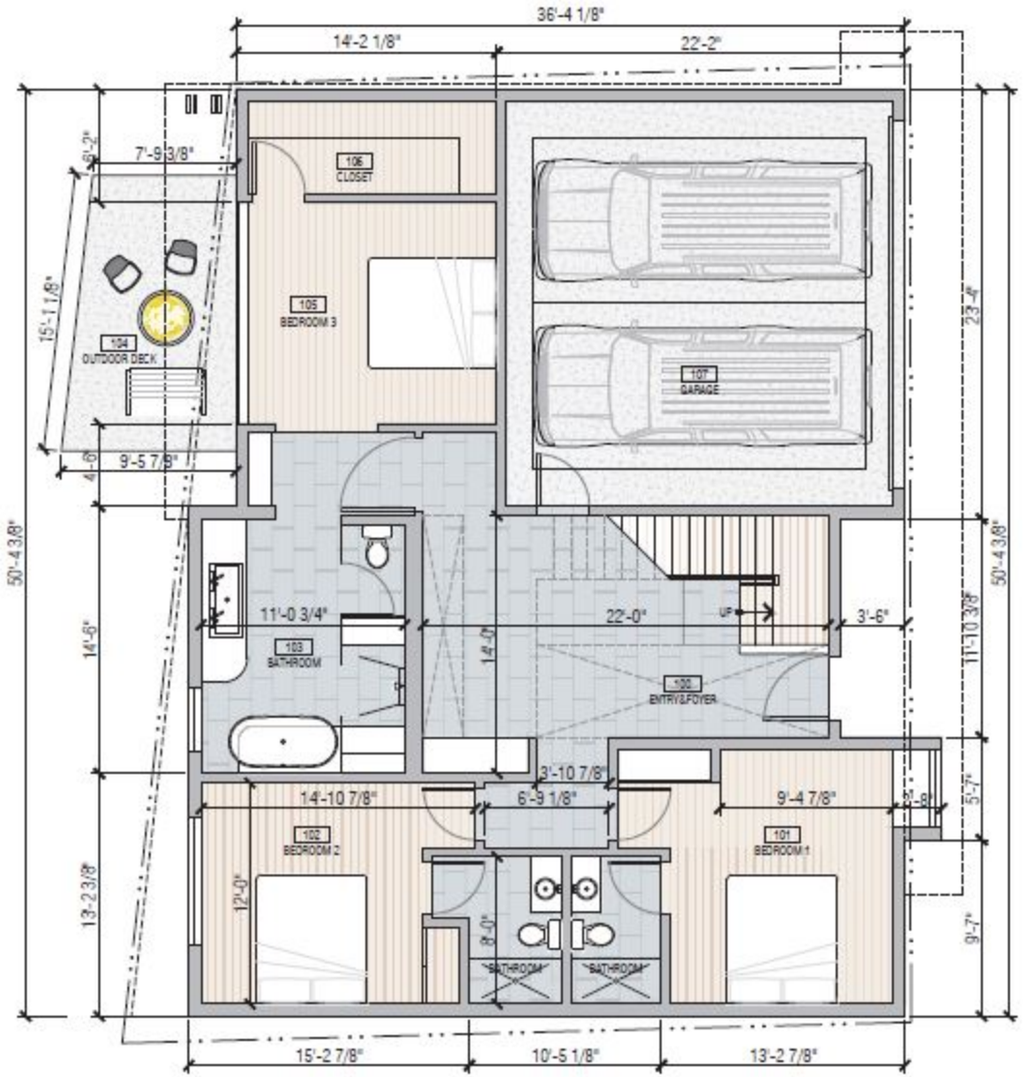
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR PLAN | 1/4" = 1'-0" | 11



1ST FLOOR PLAN | 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1255.9 SF	483.7 SF (GARAGE)
2ND FLR GROSS SF:	1339.4 SF	174.4 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0574.6 SF	241.7 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.8 SF

AREA CALCULATION | NTS | 04

MAKE ARCHITECTURE

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ISSUE RECORD:

Number	Date	Description
1	10.29.21	Planning Submission - Stockton
2	08.24.21	Planning Submission

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DRAWING TITLE:

LOT 1
1ST & 2ND FLOOR PLAN

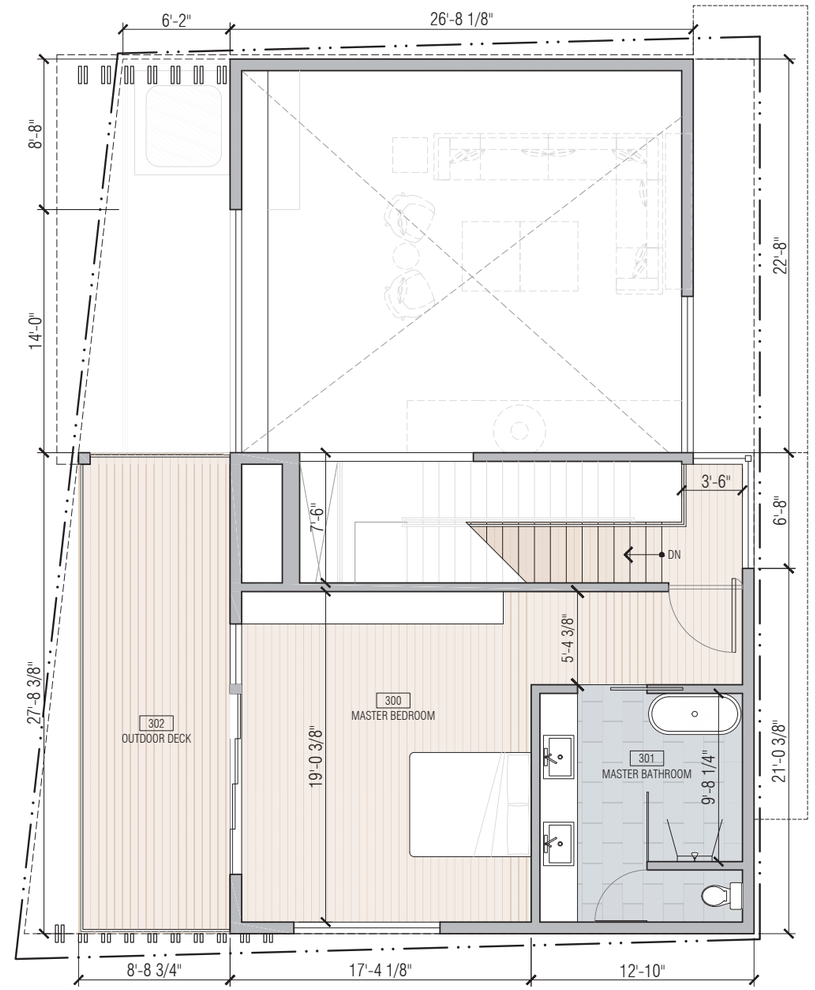
DATE: 10/29/2021

DRAWING NUMBER: **A-1-200**

BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



3RD FLOOR PLAN | SCALE: 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1255.9 SF	483.7 SF (GARAGE)
2ND FLR GROSS SF:	1339.4 SF	174.4 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0574.6 SF	241.7 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.8 SF

AREA CALCULATION | SCALE: NTS | 04

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NORTH

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

LOT 1
3RD FLOOR PLAN

DATE: **10/29/2021**

DRAWING NUMBER: **A-1-201**

INT: **GP**

VILLAS AT MAMMOTH LAKES

FRONT ELEVATION | 1/4" = 1'-0" | 02

RIGHT ELEVATION | 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND

TYPE	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	1" STO BY CEMBRIT FIBRA ORIGINAL EXENZH-152 WM BOARD
	MTL1	1" STANDING SEAM BY STALO INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MTL1)
	MTL3	SONDERED METAL GUTTER AND DOWNSPOUT. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MTL1)

FINISH LEGEND | NTS | 12

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ISSUE RECORD:

1	10.29.21	Planning Submission Revision
1	09.24.21	Planning Submission

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DRAWING TITLE:

LOT 1
ELEVATIONS

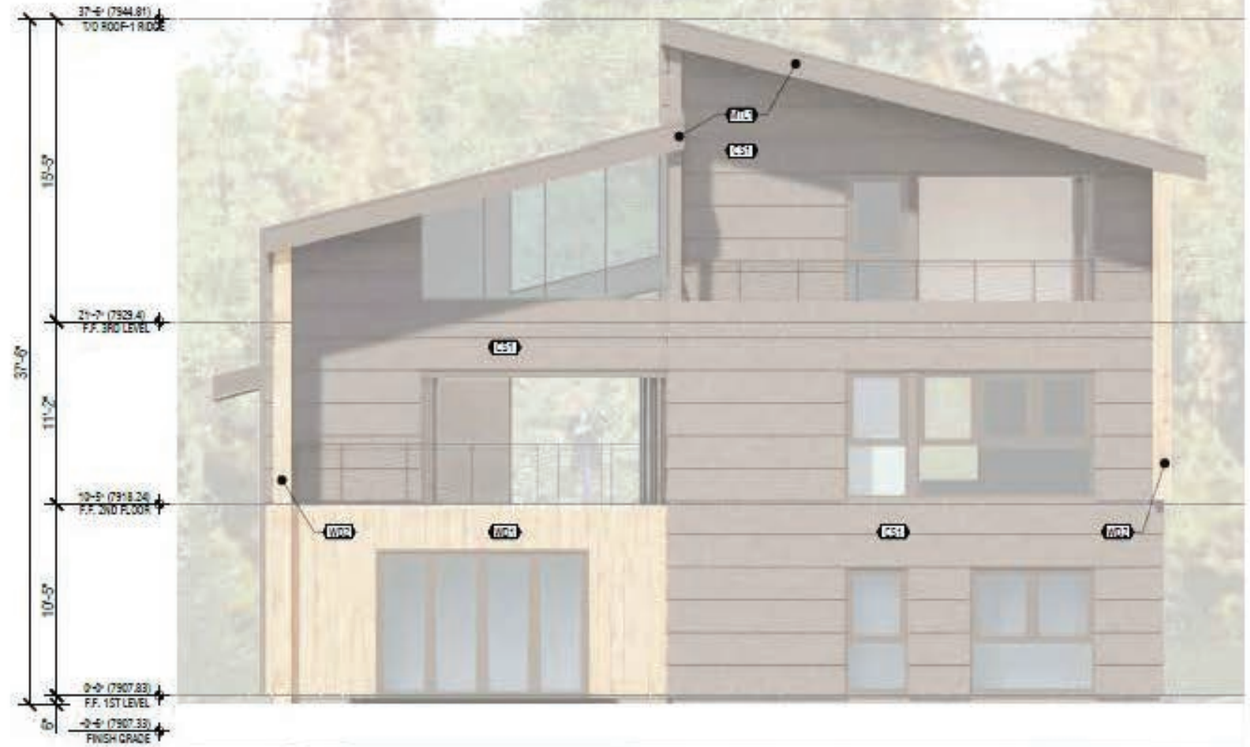
DATE: 10/29/2021

DRAWING NUMBER: A-1-300

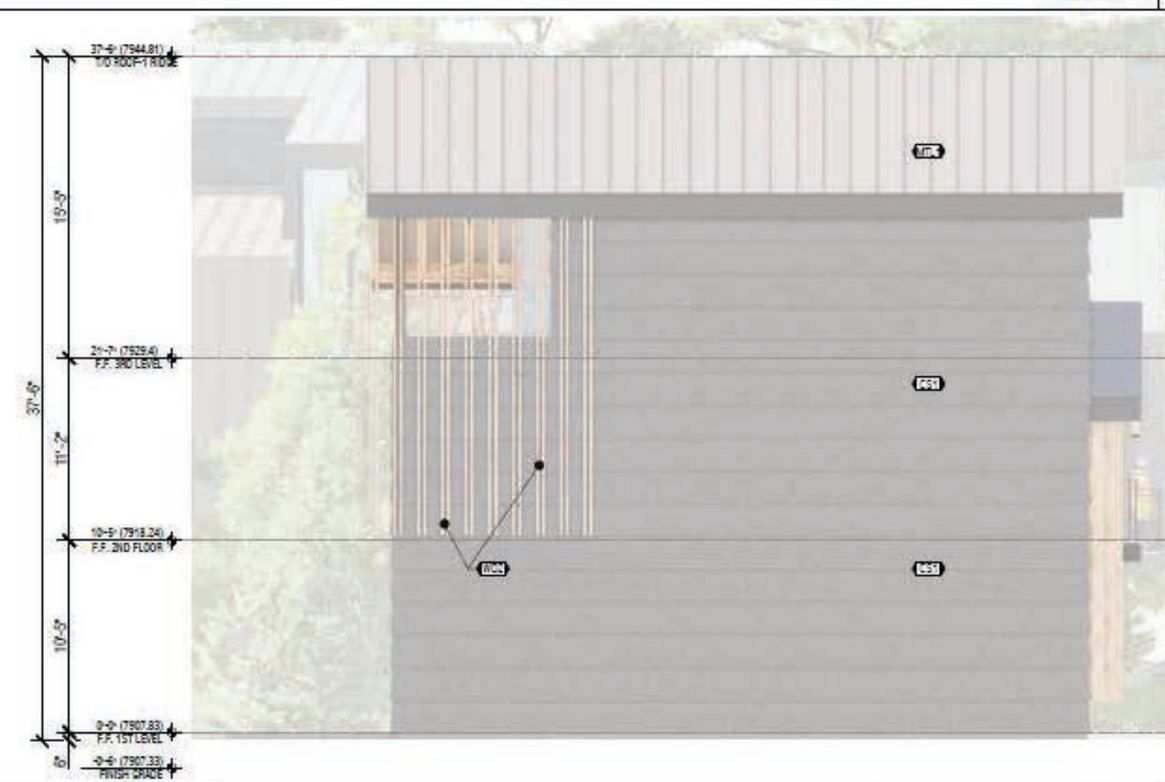
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



BACK ELEVATION | SCALE 1/4" = 1'-0" | 02



LEFT ELEVATION | SCALE 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	FCITS BY CEMBRIT FUTRA ORIGINAL EXG32/11/32 MM BOARD
	MT1.1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MT1.2	HOT DIPPED GALVANIZED STEEL POST. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MT1.1)
	MT1.3	SCHEDULED METAL GUTTER AND DOWNSPOUT. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MT1.1)

FINISH LEGEND | SCALE NTS | 12

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1	10.29.21	Planning Submission Revision
0	08.04.21	Planning Submission

NAME | DATE | DESCRIPTION

ISSUE RECORD

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DRAWING TITLE

LOT 1
ELEVATIONS

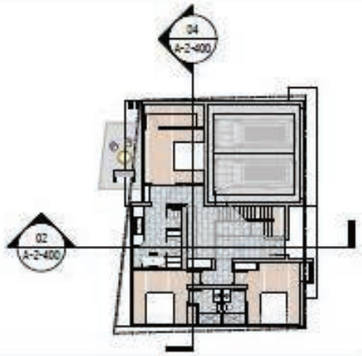
DATE 10/29/2021

DRAWING NUMBER A-1-301

BY: GP

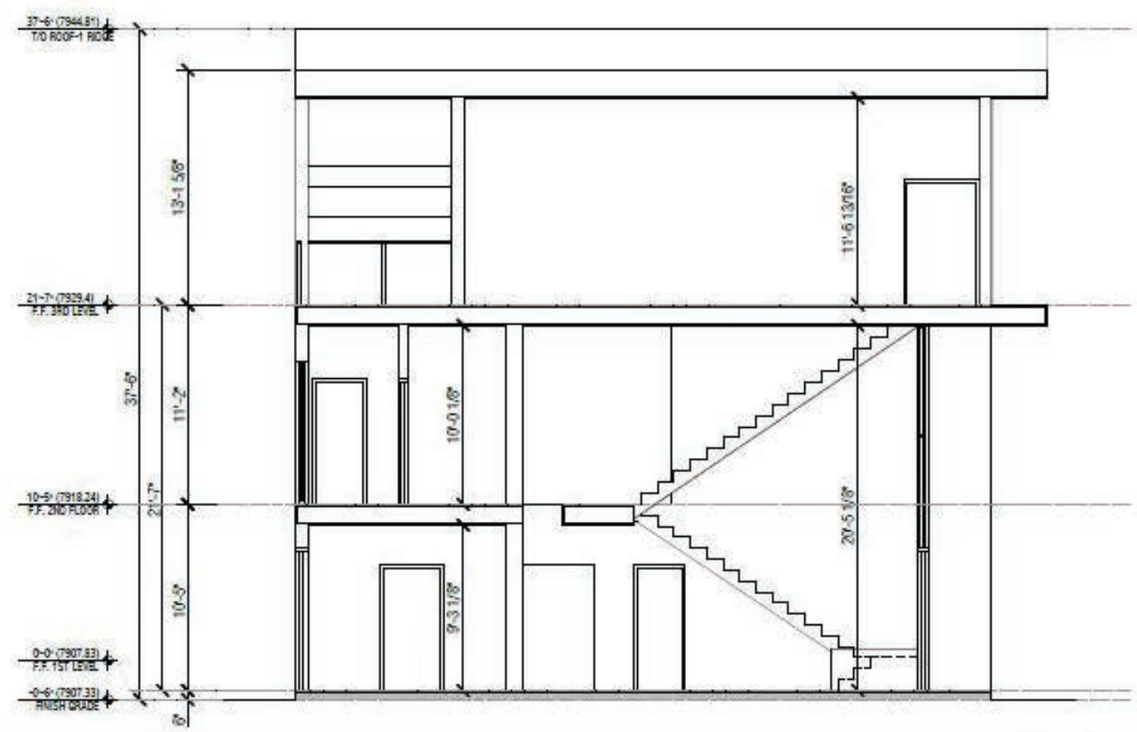
PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



KEY PLAN 1/16" = 1'-0" 13

VIEW 3 NTS 12



VIEW 2 NTS 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

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ISSUE RECORD

1	10.29.21	Planning Submission Revision
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Number	Date	Description

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DRAWING TITLE

LOT 1
SECTIONS

DATE 10/29/2021

DRAWING NUMBER A-1-400

INIT. GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

VIEW 1 | NTS | 02

VIEW 3 | NTS | 12

VIEW 2 | NTS | 04

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1	10.25.21	Planning Submission Revision	
1	10.25.21	Planning Submission	

name | date | description
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DRAWING TITLE:

LOT 1
RENDERED VIEWS

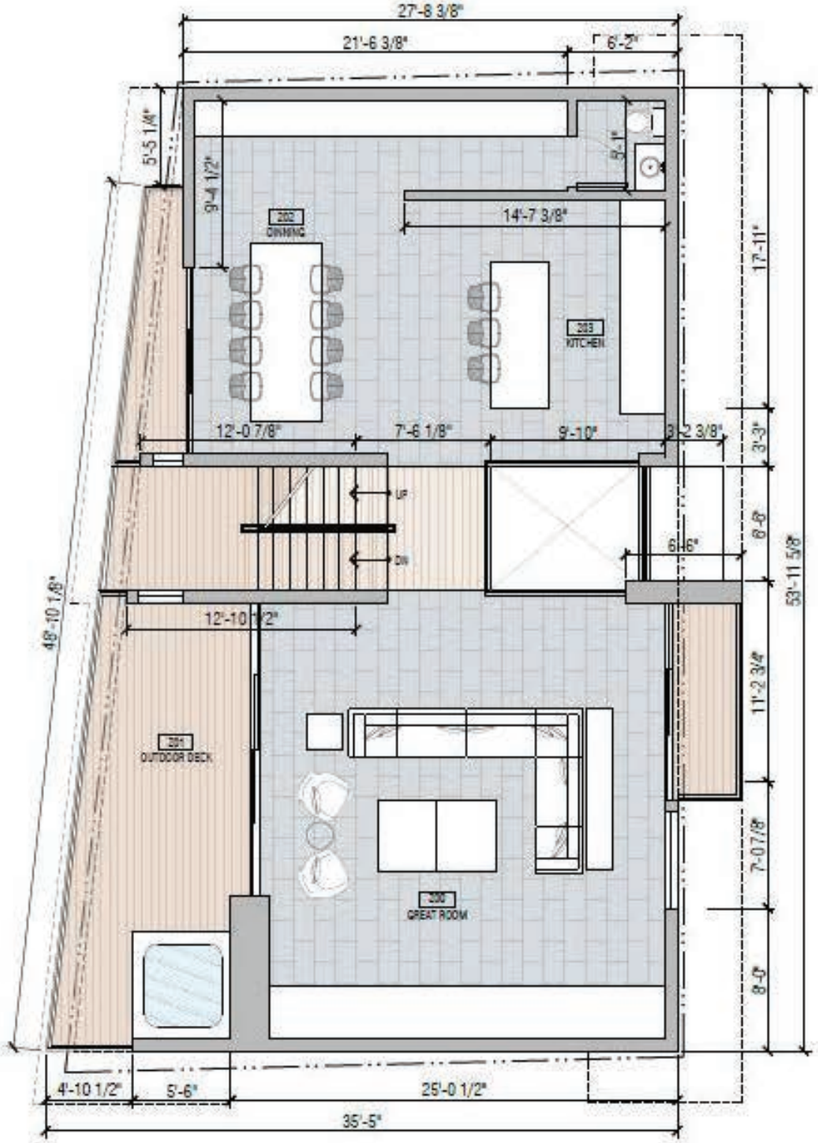
DATE: 10/25/2021

DRAWING NUMBER: **A-1-500**

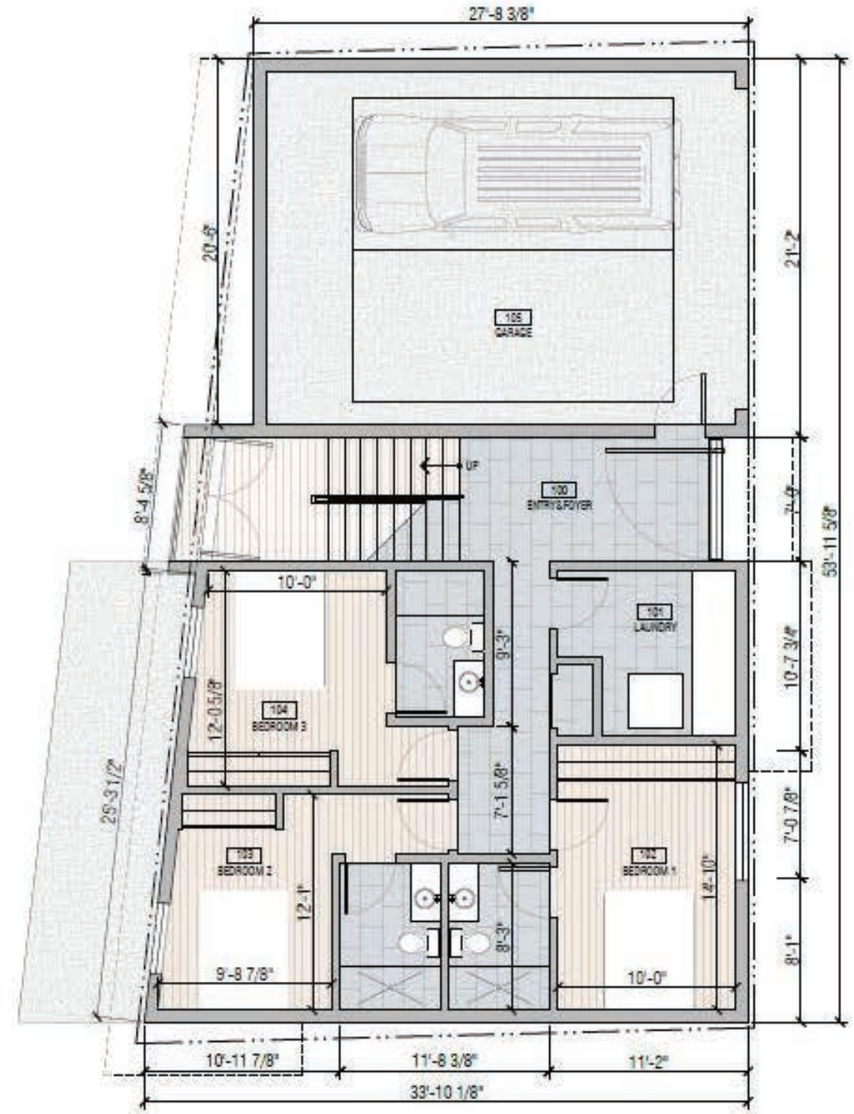
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR PLAN | 1/4" = 1'-0" | 11



1ST FLOOR PLAN | 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1002.5 SF	522.9 SF (GARAGE)
2ND FLR GROSS SF:	1113.7 SF	336.7 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0675.8 SF	39.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.1 SF

AREA CALCULATION | NTS | 04

MAKE ARCHITECTURE
3544 LACY STREET
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NORTH

1	10.29.21	Planning Submission - Minutes
1	10.29.21	Planning Submission

number date description
ISSUE RECORD

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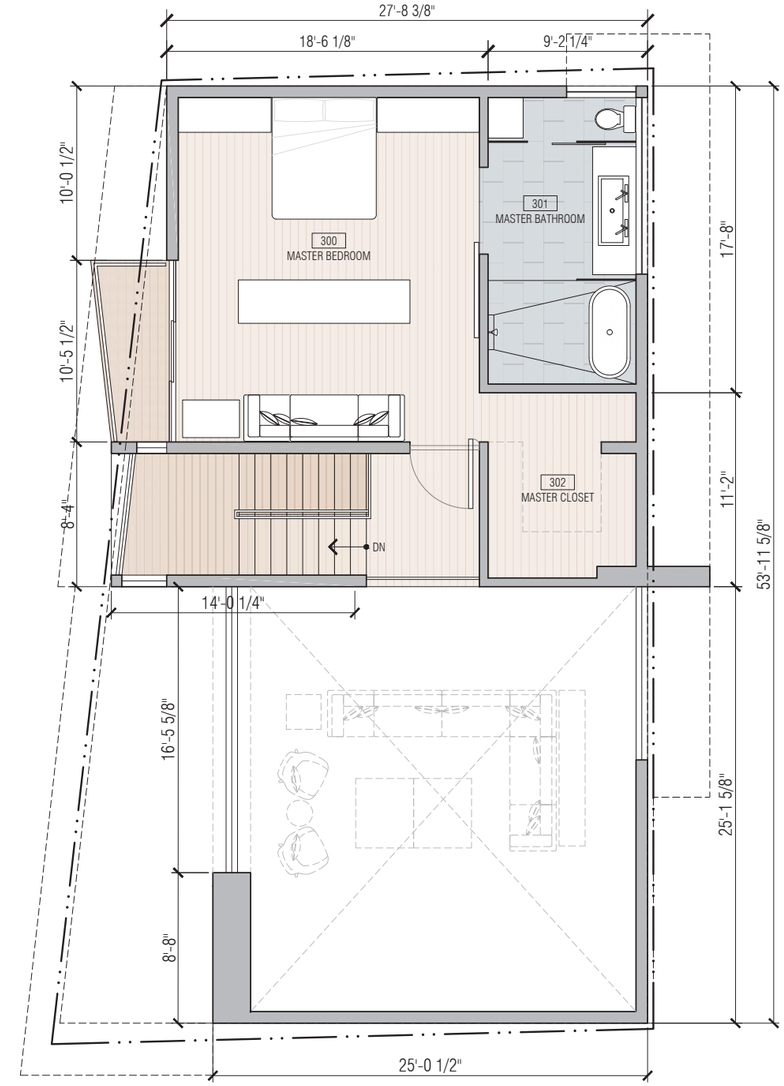
DRAWING TITLE:
LOT 2
1ST & 2ND FLOOR PLAN

DATE: 10/29/2021
DRAWING NUMBER: A-2-200
BY: GP

VILLAS AT MAMMOTH LAKES



3RD FLOOR PLAN | SCALE: 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1002.5 SF	522.9 SF (GARAGE)
2ND FLR GROSS SF:	1113.7 SF	336.7 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0675.8 SF	39.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	3169.9 SF	899.1 SF

AREA CALCULATION | SCALE: NTS | 04

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NORTH

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

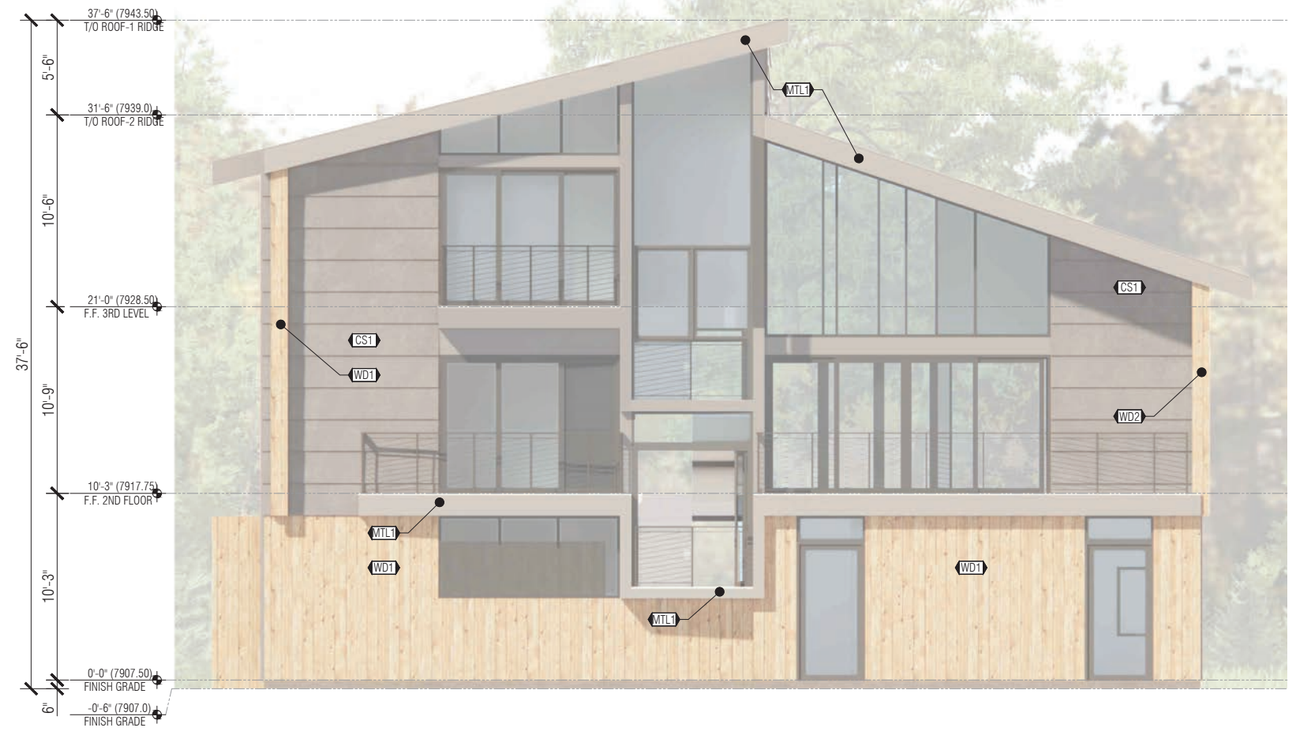
LOT 2
3RD FLOOR PLAN

DATE: **10/29/2021**

DRAWING NUMBER: **A-2-201**

INT: **GP**

VILLAS AT MAMMOTH LAKES



BACK ELEVATION | SCALE: 1/4" = 1'-0" | 02

LEFT ELEVATION | SCALE: 1/4" = 1'-0" | 05

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 07/0 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}

FINISH LEGEND | SCALE: NTS | 12

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PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

LOT 2 ELEVATIONS

DATE: 10/29/2021

DRAWING NUMBER: A-2-301

INT: GP

VILLAS AT MAMMOTH LAKES

BACK ELEVATION | SCALE: 1/4" = 1'-0" | 02

LEFT ELEVATION | SCALE: 1/4" = 1'-0" | 05

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 07/0 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}

FINISH LEGEND | SCALE: NTS | 12

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PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

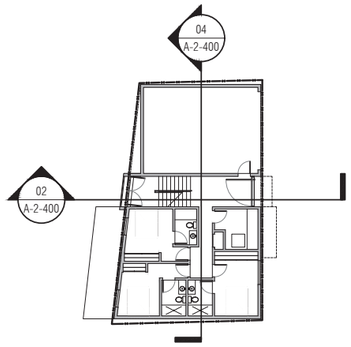
LOT 2 ELEVATIONS

DATE: 10/29/2021

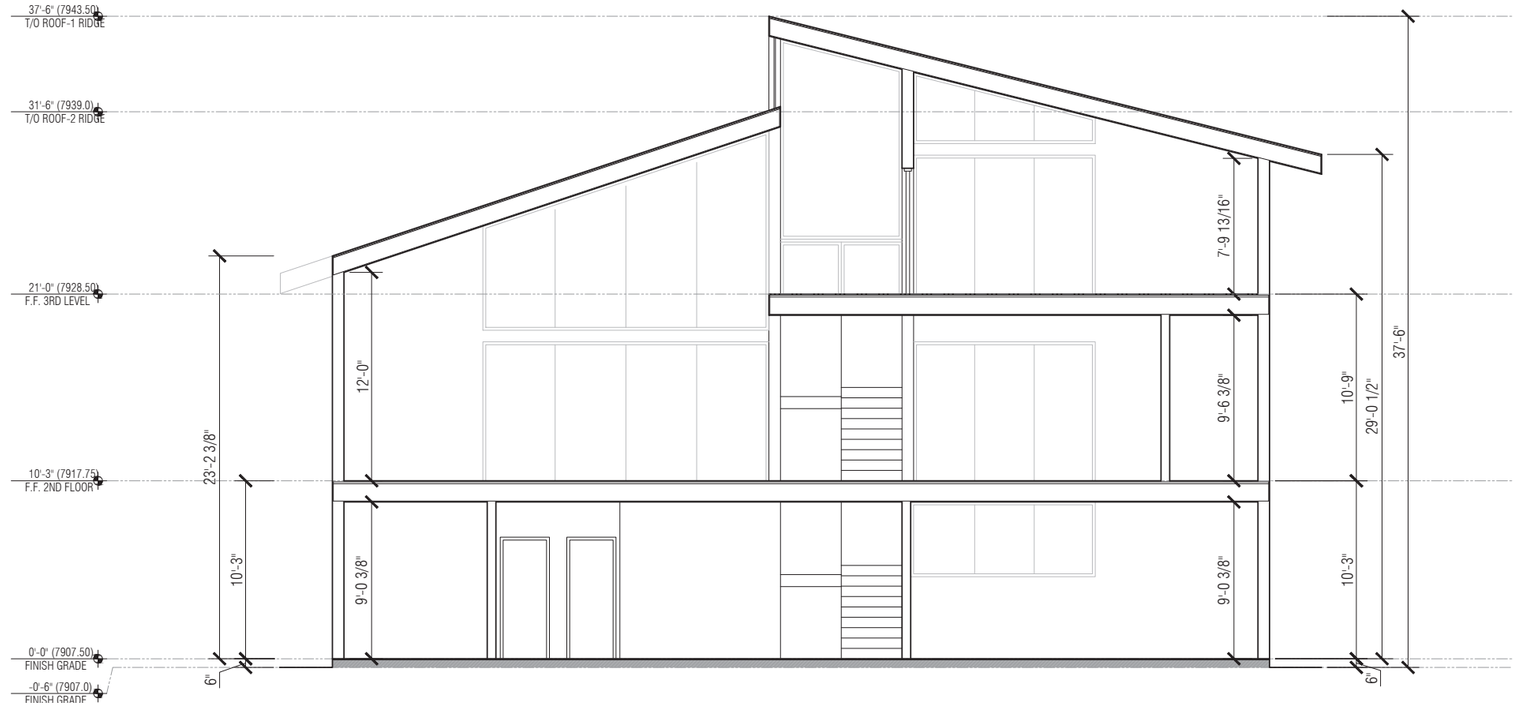
DRAWING NUMBER: A-2-300

INT: GP

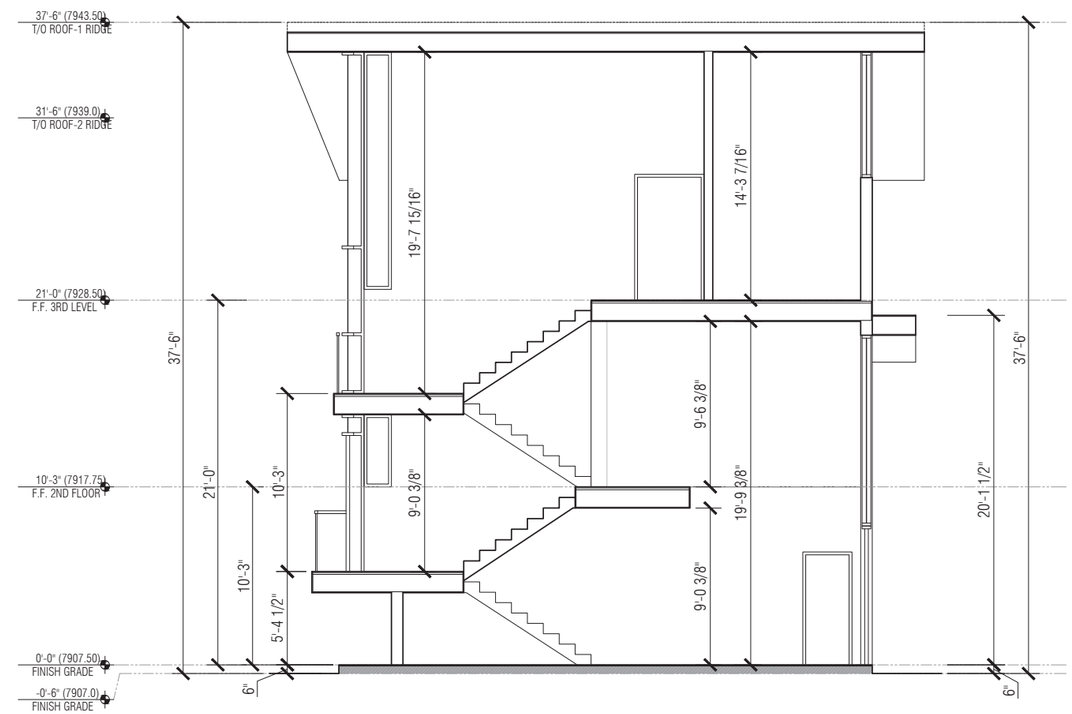
VILLAS AT MAMMOTH LAKES



KEY PLAN | SCALE: 1/16" = 1'-0" | 13



SECTION | SCALE: 1/4" = 1'-0" | 02



SECTION | SCALE: 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

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PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

LOT 2
SECTIONS

DATE: **10/29/2021**

INT: **GP**

DRAWING NUMBER: **A-2-400**

VILLAS AT MAMMOTH LAKES

VIEW 1 | NTS | 02

VIEW 3 | NTS | 12

VIEW 2 | NTS | 04

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1	10.25.21	Planning Submission - Revision
0	08.24.21	Planning Submission

number date description
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DRAWING TITLE:

LOT 2
RENDERED VIEWS

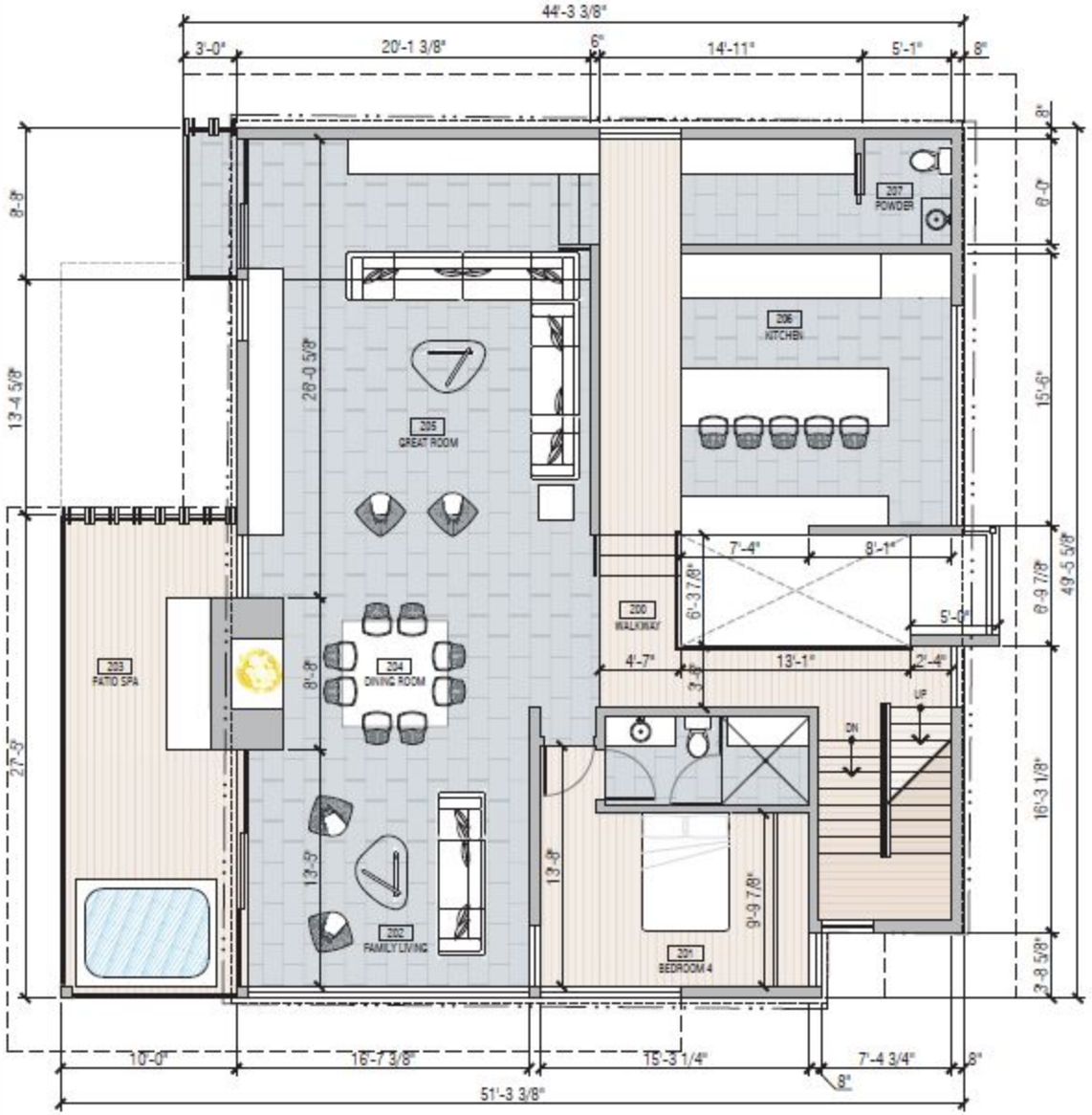
DATE: 10/25/2021

DRAWING NUMBER: A-2-500

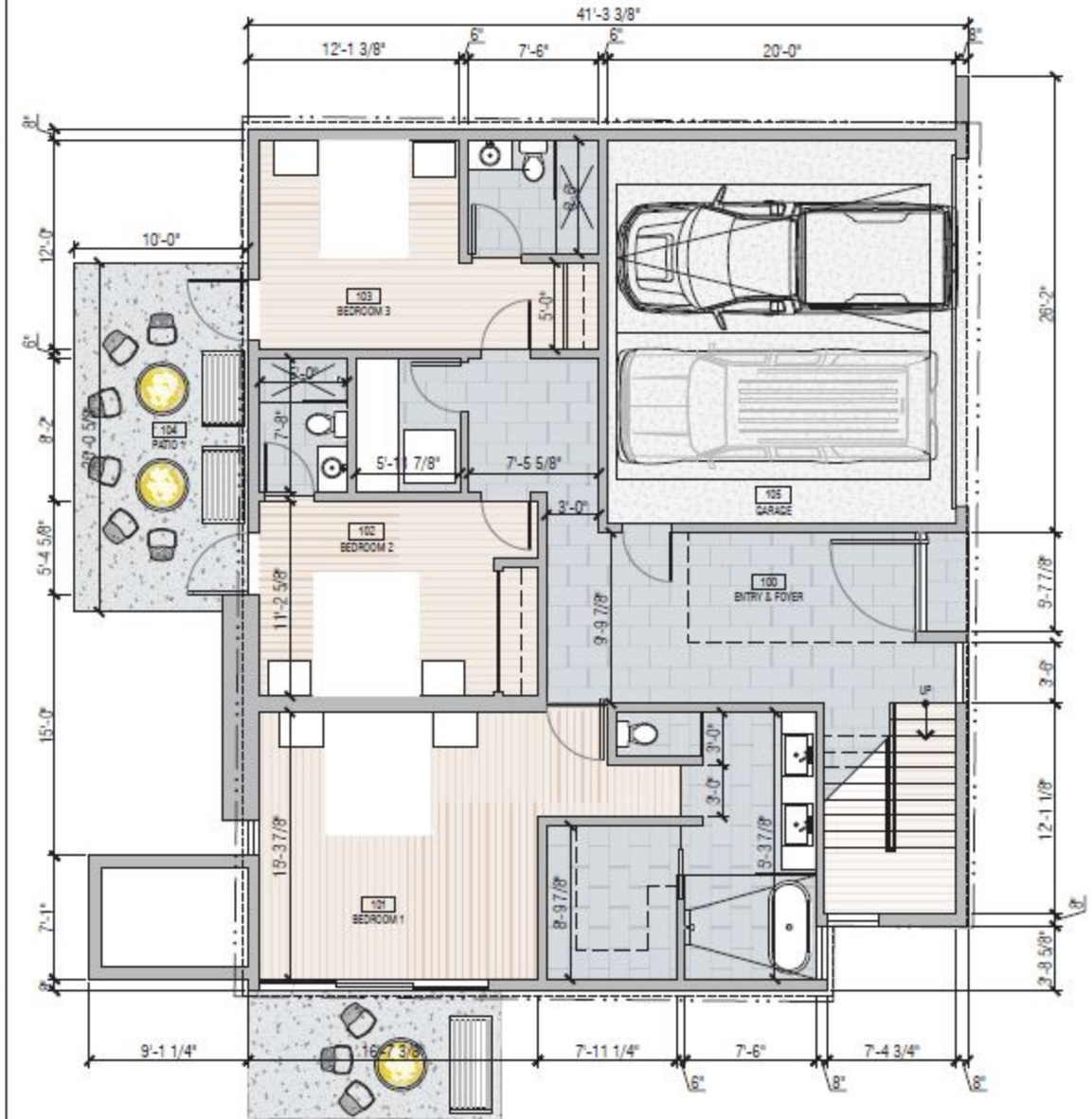
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR PLAN | 1/4" = 1'-0" | 11



1ST FLOOR PLAN | 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1453.2 SF	440.0 SF (GARAGE)
2ND FLR GROSS SF:	1680.9 SF	287.2 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0622.1 SF	80.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	4338.4 SF	807.7 SF

AREA CALCULATION | NTS | 04

MAKE ARCHITECTURE

PROJECT ADDRESS

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NORTH

PLANNING SUBMISSION

ISSUE RECORD

Number	Date	Description
2	10.29.21	Planning Submittal - Revision
1	08.24.21	Planning Submittal

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DRAWING TITLE:

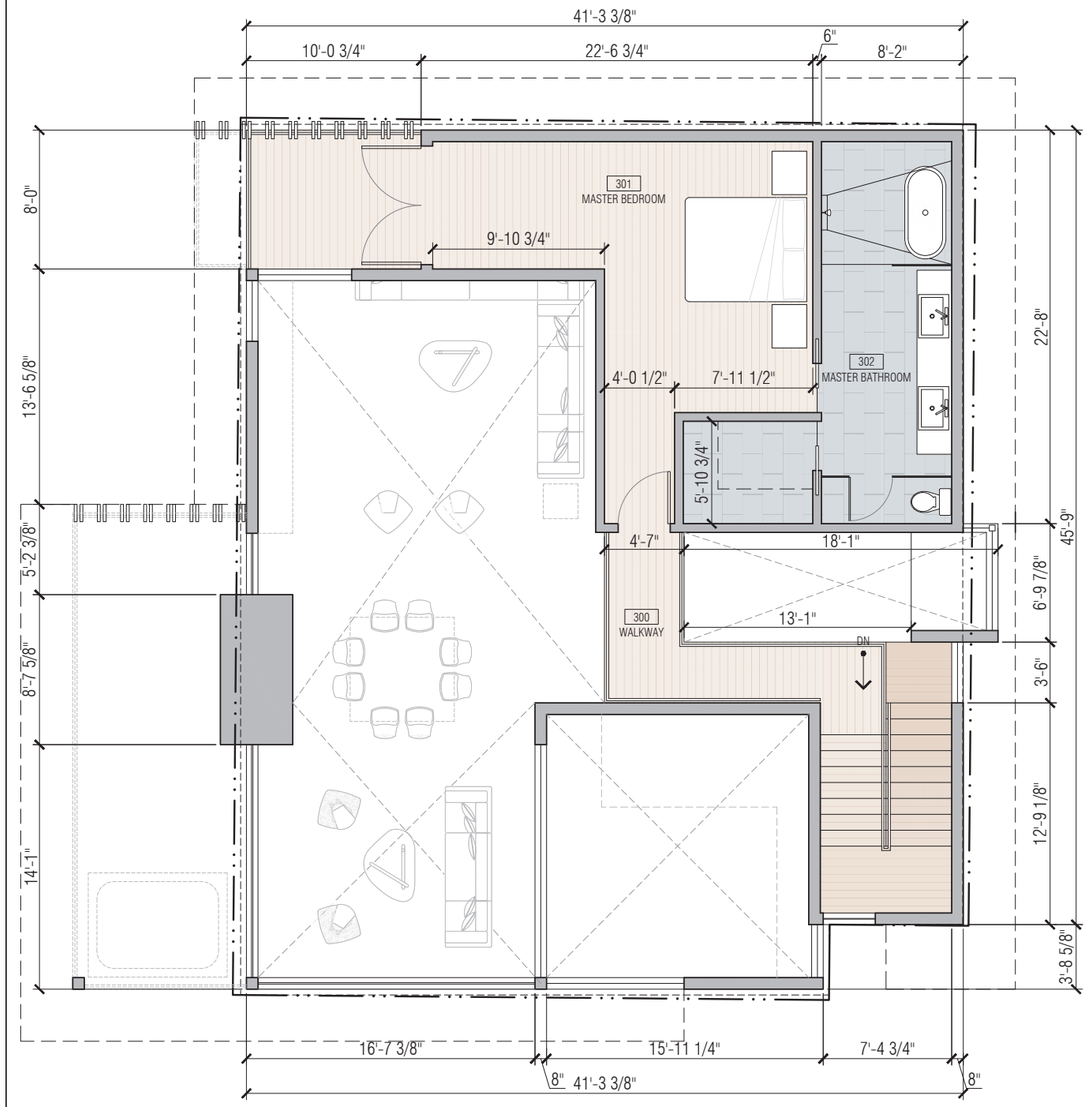
LOT 3
1ST & 2ND FLOOR PLAN

DATE: 10/29/2021

DRAWING NUMBER: **A-3-200**

BY: GP

VILLAS AT MAMMOTH LAKES



3RD FLOOR PLAN | SCALE: 1/4" = 1'-0" | 03

FLOOR AREA SUMMARY

FLOOR	AREA (INCLUDED)	AREA (EXCLUDED)
1ST FLR GROSS SF:	1453.2 SF	440.0 SF (GARAGE)
2ND FLR GROSS SF:	1680.9 SF	287.2 SF (OUTDOOR DECK)
3RD FLR GROSS SF:	0622.1 SF	80.5 SF (OUTDOOR DECK)
TOTAL GROSS SF:	4338.4 SF	807.7 SF

AREA CALCULATION | SCALE: NTS | 04

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NORTH

PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

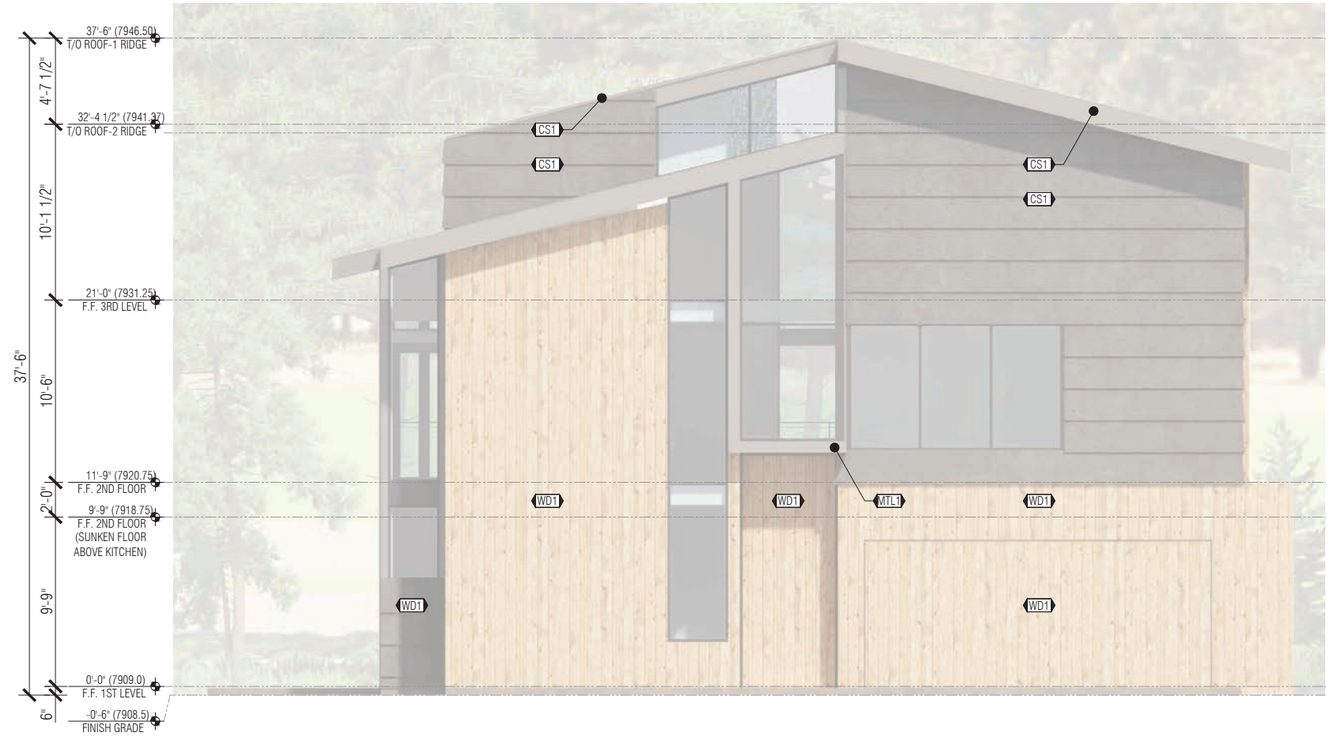
LOT 3
1ST & 2ND FLOOR PLAN

DATE: **10/29/2021**

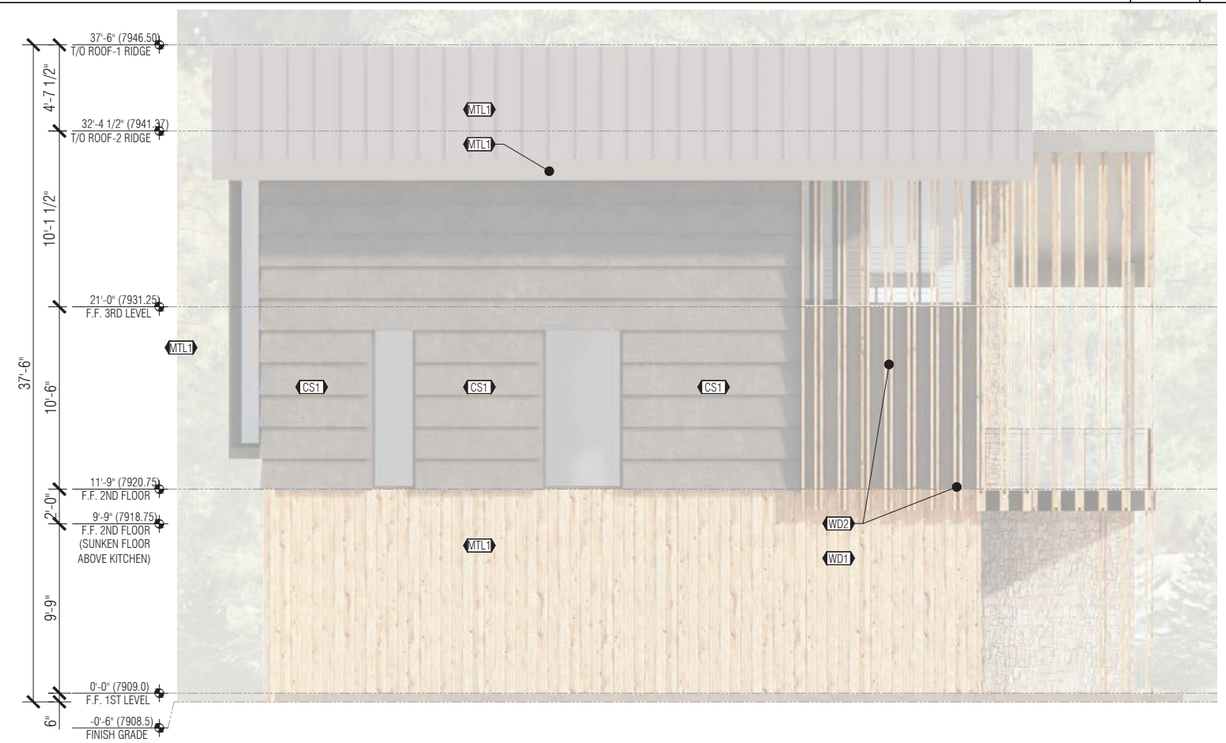
DRAWING NUMBER: **A-3-201**

INT: **GP**

VILLAS AT MAMMOTH LAKES



FRONT ELEVATION | SCALE: 1/4" = 1'-0" | 02



RIGHT ELEVATION | SCALE: 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND ⟨##⟩

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 0/70 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED

FINISH LEGEND | SCALE: NTS | 12

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PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

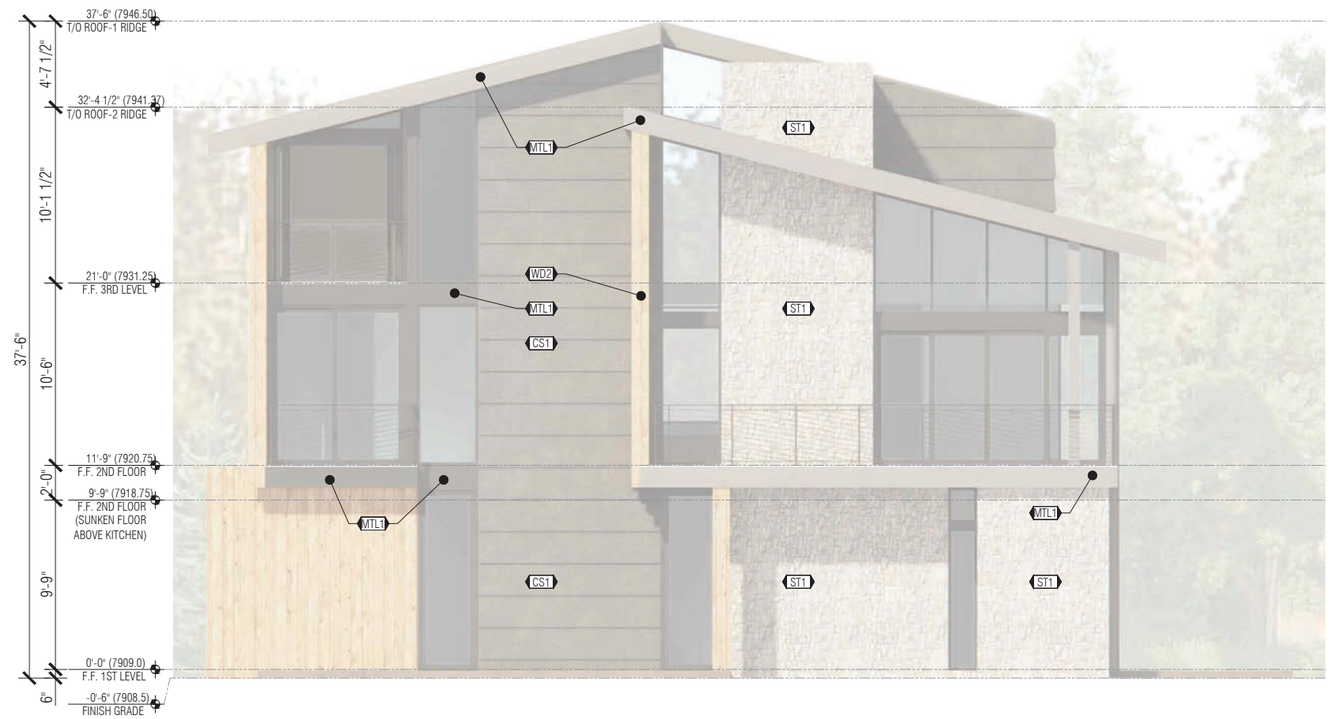
LOT 3 ELEVATIONS

DATE: 10/29/2021

DRAWING NUMBER: A-3-300

INT: GP

VILLAS AT MAMMOTH LAKES



BACK ELEVATION | SCALE: 1/4" = 1'-0" | 02

LEFT ELEVATION | SCALE: 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 0/70 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED

FINISH LEGEND | SCALE: NTS | 12

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F: 323.737.3290

PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
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DRAWING TITLE:

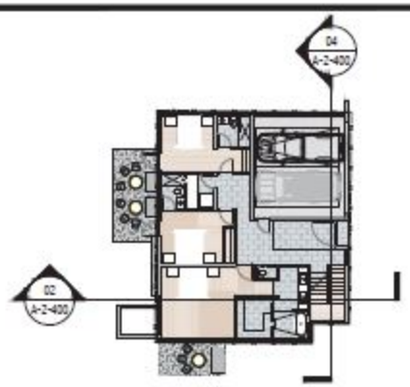
LOT 3 ELEVATIONS

DATE: 10/29/2021

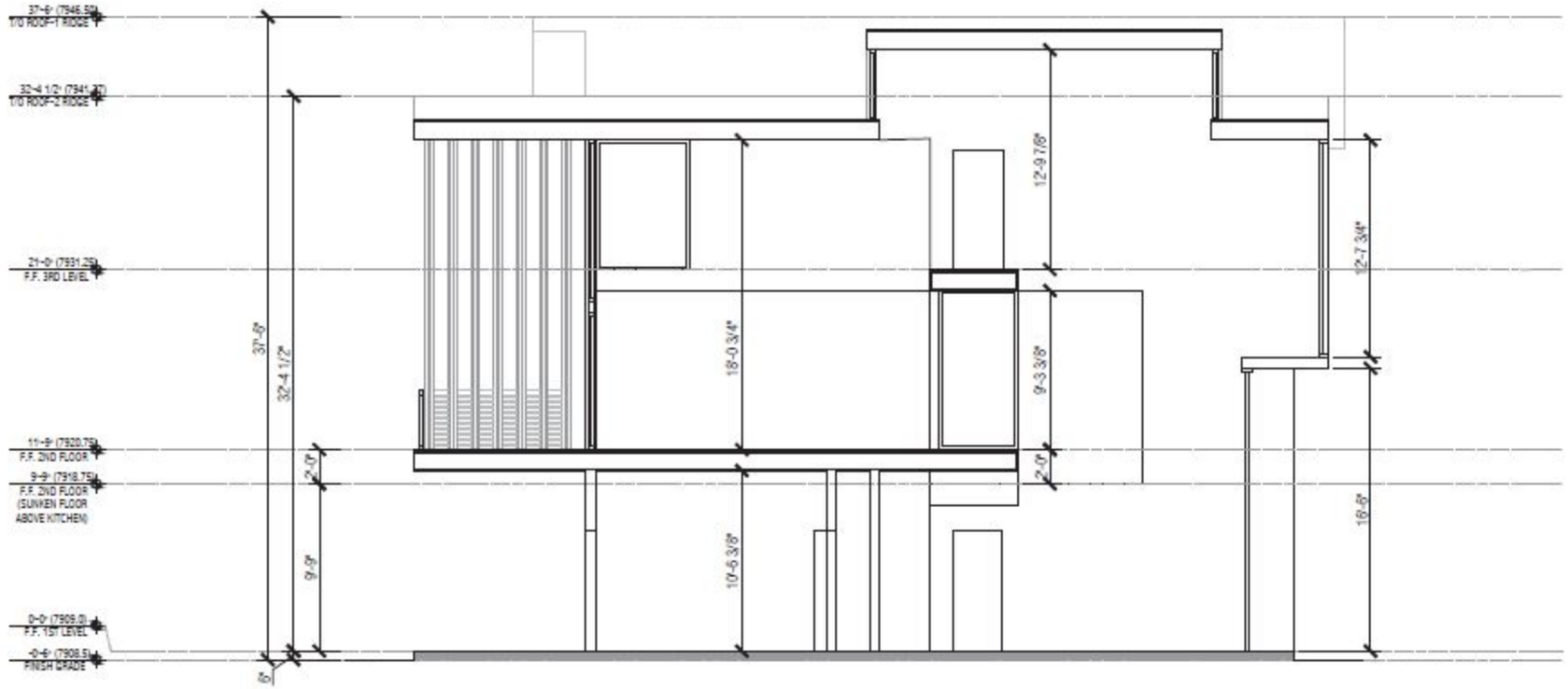
DRAWING NUMBER: A-3-301

INT: GP

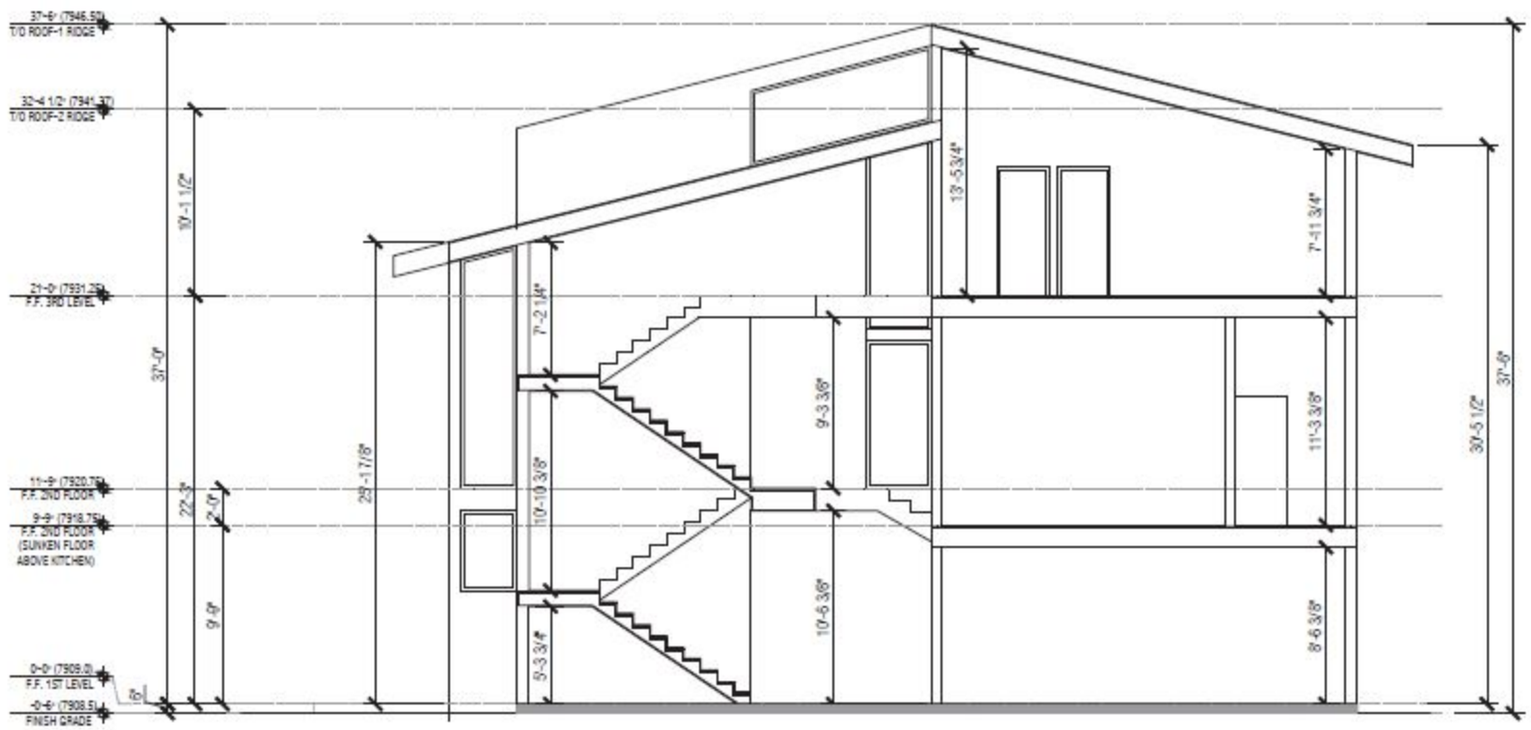
VILLAS AT MAMMOTH LAKES



KEY PLAN | 1/16" = 1'-0" | 13



SECTION | 1/4" = 1'-0" | 02



SECTION | 1/4" = 1'-0" | 04

PROPOSED HEIGHT LIMIT FROM FINISH GRADE

(E) NATURAL GRADE

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2	10.25.21	Planning Submission + Revisions
1	08.24.21	Planning Submission

NUMBER DATE DESCRIPTION
ISSUE RECORD:

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DRAWING TITLE:
LOT 3
SECTIONS

DATE: 10/25/2021

DRAWING NUMBER: A-3-400

INT. GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

VIEW 1 | SCALE NTS | 02

VIEW 3 | SCALE NTS | 12

VIEW 2 | SCALE NTS | 04

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PLANNING SUBMISSION

2	10.25.21	Tentative Subdivision - Revision
1	08.27.21	Tentative Submittal

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DRAWING TITLE:

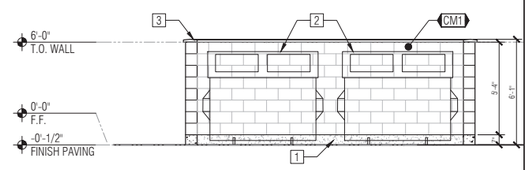
LOT 3
RENDERED VIEWS

DATE: 10/25/2021

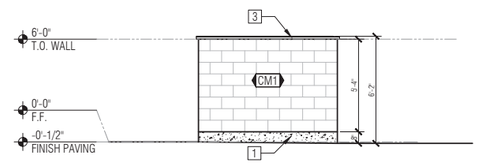
DRAWING NUMBER: **A-3-500**

INT: GP

VILLAS AT MAMMOTH LAKES

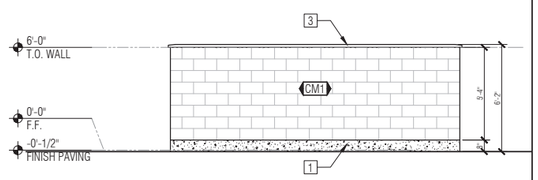


FRONT ELEVATION | SCALE: 1/4" = 1'-0" | 09

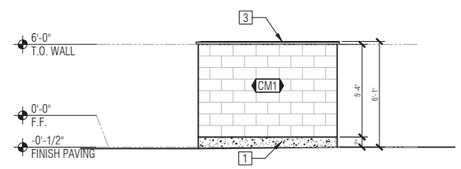


RIGHT ELEVATION | SCALE: 1/4" = 1'-0" | 05

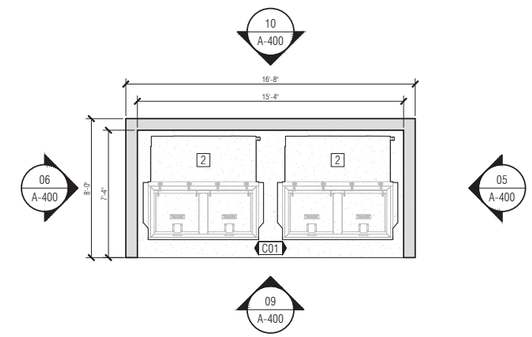
NOT USED | SCALE: NTS | 01



BACK ELEVATION | SCALE: 1/4" = 1'-0" | 10



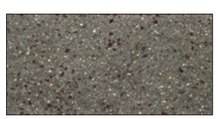
LEFT ELEVATION | SCALE: 1/4" = 1'-0" | 06



WASTE ENCLOSURE PLAN | SCALE: 1/4" = 1'-0" | 02

KEY NOTES:

1. 6" CONCRETE CURB
2. I.G.B.C. CERTIFIED BEAR PROOF DUMPSTER
3. 2 INCH CONCRETE CAP



CM1 BLACK 250 MEDIUM WEIGHT-SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE. COLOR BLACK. 8X8X16 503 SCORE 1 SIDE 1 END

FINISH LEGEND (##)

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 0/70 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED
	WD2	2X12 ATLANTIC WHITE CEDAR WOOD
	ST1	EXTERIOR STONE VENEER CLADDING - CLASSIC JERUSELEM BY CORONARDO
	CMU1	BLACK 250 MEDIUM WEIGHT-SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE. COLOR BLACK. 8X8X16 503 SCORE 1 SIDE 1 END
	C01	CLEAR CONCRETE FLOOR FINISH

HATCH LEGEND

STANDING SEAM

CONCRETE BLOCK WALL

8" CONCRETE BLOCK WALL

CEMENT FLOOR

SYMBOL LEGEND

(#) FINISH MATERIAL TAG, REF. TO A-9.20

TYP. (#) KEYNOTE (WITH MODIFIER)

X / A-X.XX

BUILDING ELEVATION

FINISH LEGEND | SCALE: NTS | 12

NOT USED | SCALE: | 04

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PLANNING SUBMISSION

Number	Date	Description
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

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DRAWING TITLE:

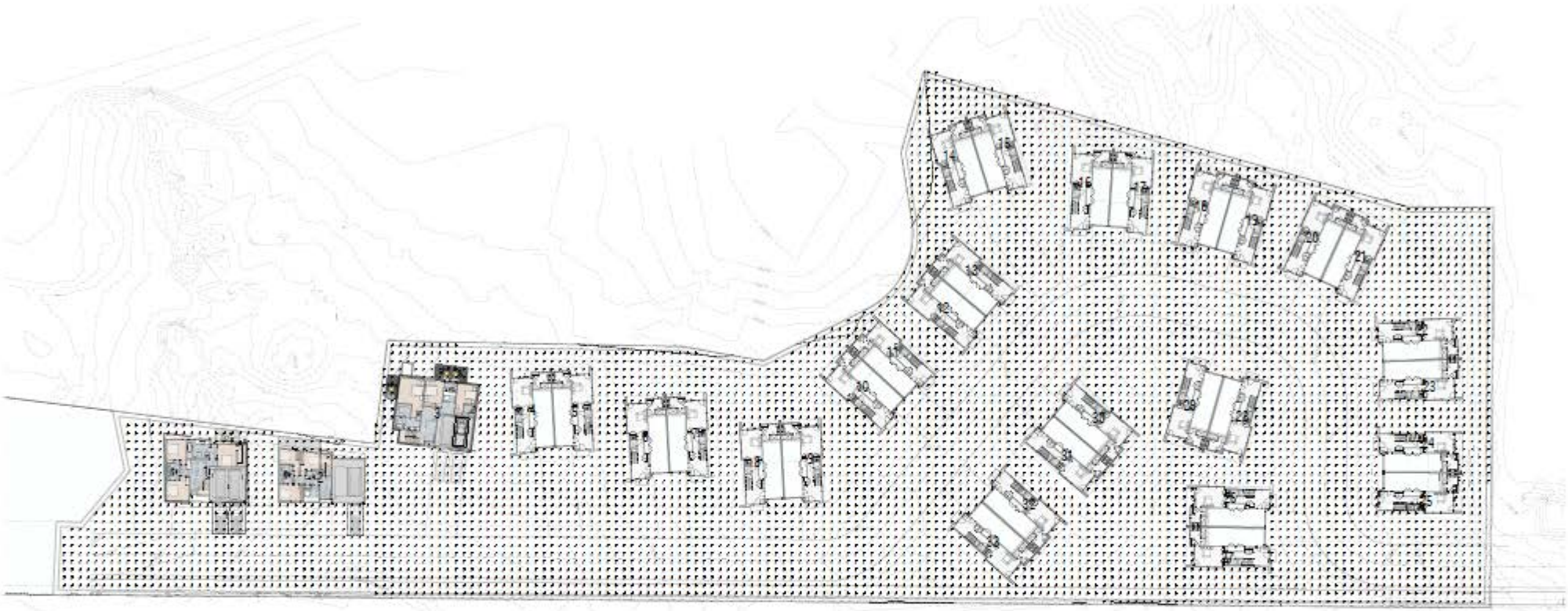
WASTE ENCLOSURE PLAN, ROOF PLAN &ELEVATIONS

DATE: 10/29/2021

DRAWING NUMBER: A-400

INT: GP

VILLAS AT MAMMOTH LAKES



SITE PLAN | SCALE 1/32" = 1'-0" | 04

LIGHTING LEGEND

SYMBOL	TAG	LOCATION	DESCRIPTION
	A	EXTERIOR	FLOOD PAR PROJECTOR - FLOOD - [illegible]
	B	EXTERIOR	EXTERIOR DOWNLIGHT - COL - [illegible]
	C	EXTERIOR	WAC CLAMP 11" OUTDOOR WALL SCONCE - WAC - [illegible]
	EL1	EXTERIOR	SAVO LED LINEAR POST TOP, 1MAX - [illegible]
		EXTERIOR	COL - [illegible]
		EXTERIOR	COL - [illegible]

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY 3D LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | SCALE NTS | 04

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NORTH

1	10/26/21	PLANNING SUBMISSION - REVISED
1	08/09/21	PLANNING SUBMISSION

NUMBER | DATE | REVISION
ISSUE RECORD

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DRAWING TITLE:

SITE PLAN
LIGHTING LAYOUT

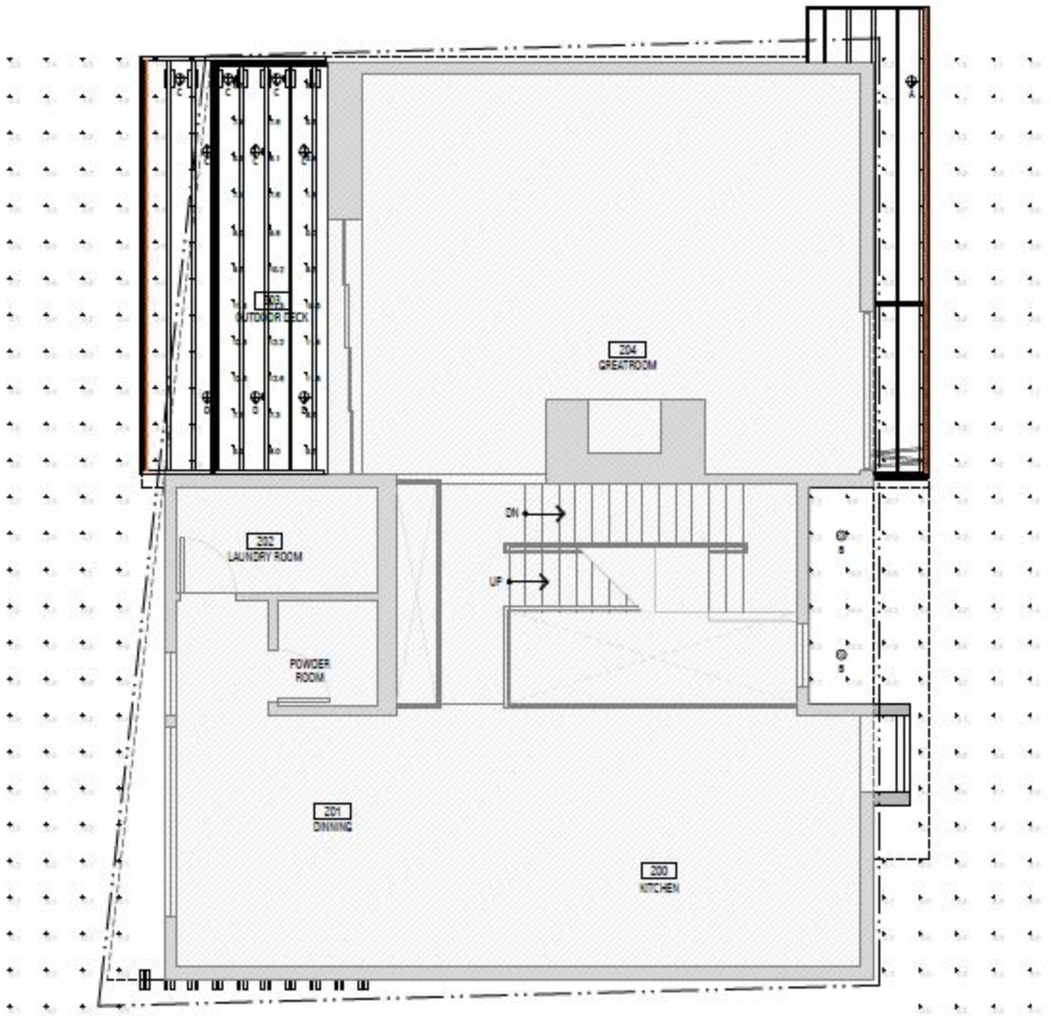
DATE: 10/26/2021

DRAWING NUMBER: **A-600**

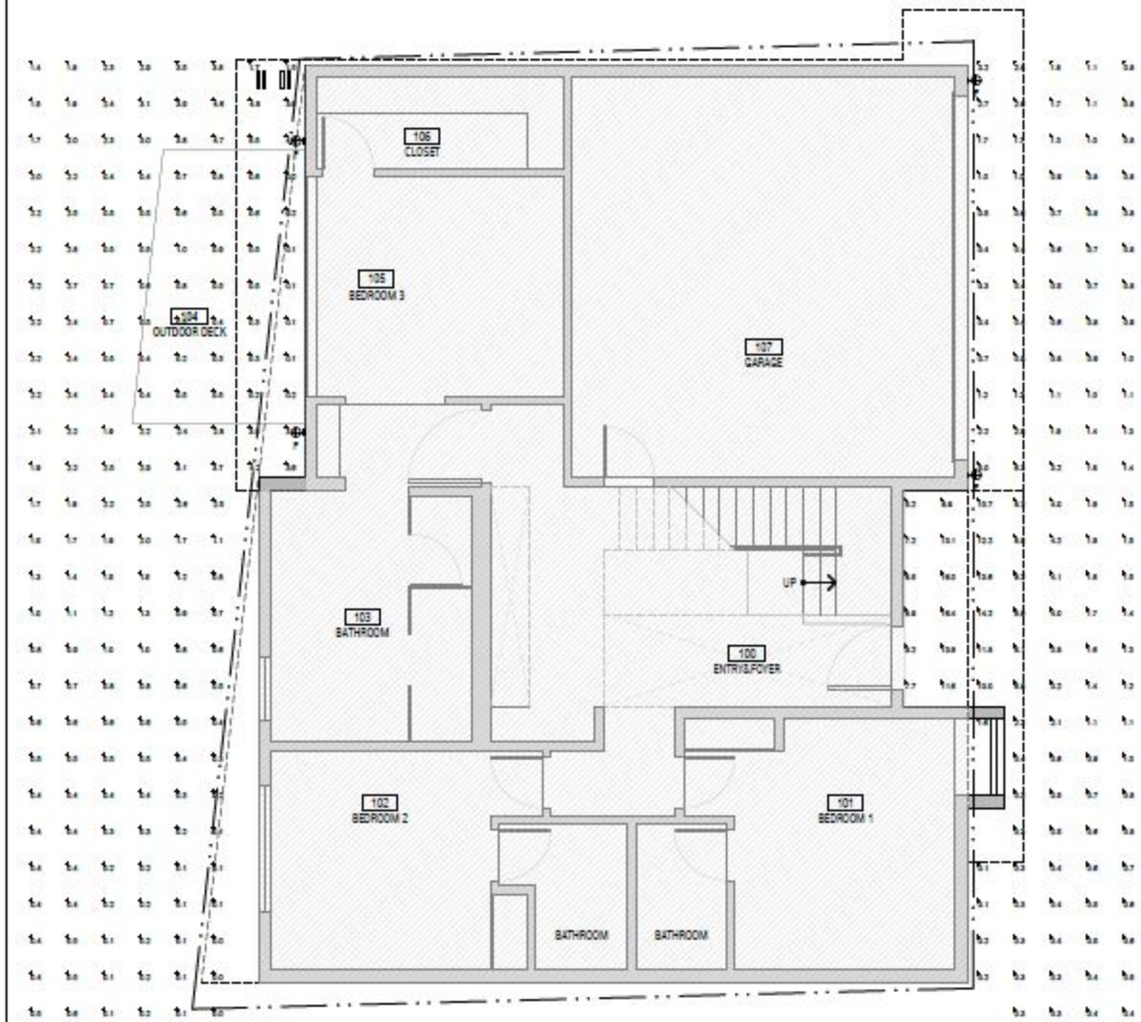
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE 1/4" = 1'-0" | 11



1ST FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
	A	EXTERIOR	FLEXLINE PROJECTOR - FLEXLI - 2ND-1-30-GS
	B	EXTERIOR	EXTERIOR DOWNLIGHT - CSL - RDH-4WC-30-90-30-12-U
	C	EXTERIOR	WAC SLIMT 11- OUTDOOR WALL SCONCE , WAC - WS-W1411-30
	BLT	EXTERIOR	BRUCE ARB ARBOR POST TOP, BRUCE - ARB-82-LED-01-70-7030
		EXTERIOR	CALI - ALGRIT-1-LED-XX-3.5W-1.2W-HN-GD-WET-UNV
		EXTERIOR	CALI - ALGRIT-1-LED-XX-3.5W-1.2W-HN-GD-WET-UNV

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY UCI LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | SCALE NTS | 04

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NORTH

Number	Date	Description
1	10.29.21	Planning Submission Update
0	05.24.21	Planning Submission

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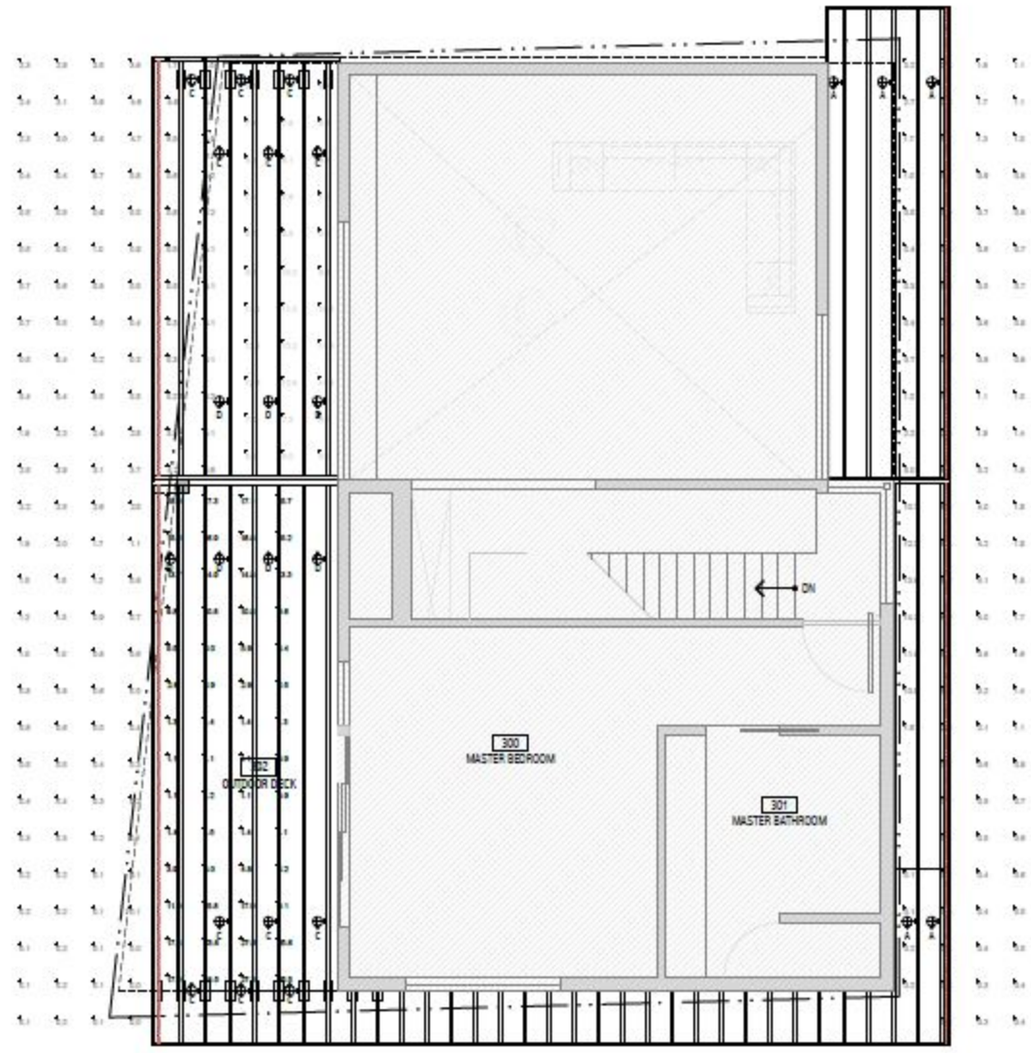
DRAWING TITLE:
LOT 1
1ST & 2ND FLOOR
LIGHTING LAYOUT

DATE: 10/29/2021
DRAWING NUMBER: A-1-601
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



3RD FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE: 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
A	A	EXTERIOR	FLEXIA IP65 PROJECTOR - FLEXIA - 3X40-4-30-65
B	B	EXTERIOR	EXTERIOR DOWNLIGHT - CSL - ESH-6WC-30-90-30-13-U
C	C	EXTERIOR	WAC SLIMT 11- OUTDOOR WALL SCONCE - WAC - WS-W14511-30
BL1	BL1	EXTERIOR	WAVE ARE ARBOR POST TOP, WAVE - ARB-S2-LED-D1-70-7030
		EXTERIOR	CALI - SLIGHT-1LED-00-3.5W-1.2W-10V-CO-WET-WW
		EXTERIOR	CALI - SLIGHT-1LED-00-3.5W-1.2W-10V-CO-WET-WW

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY SCI LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | SCALE: NTS | 04

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NORTH

2	10.29.21	Planning Submission - Revision
1	08.04.21	Planning Submission

number date description
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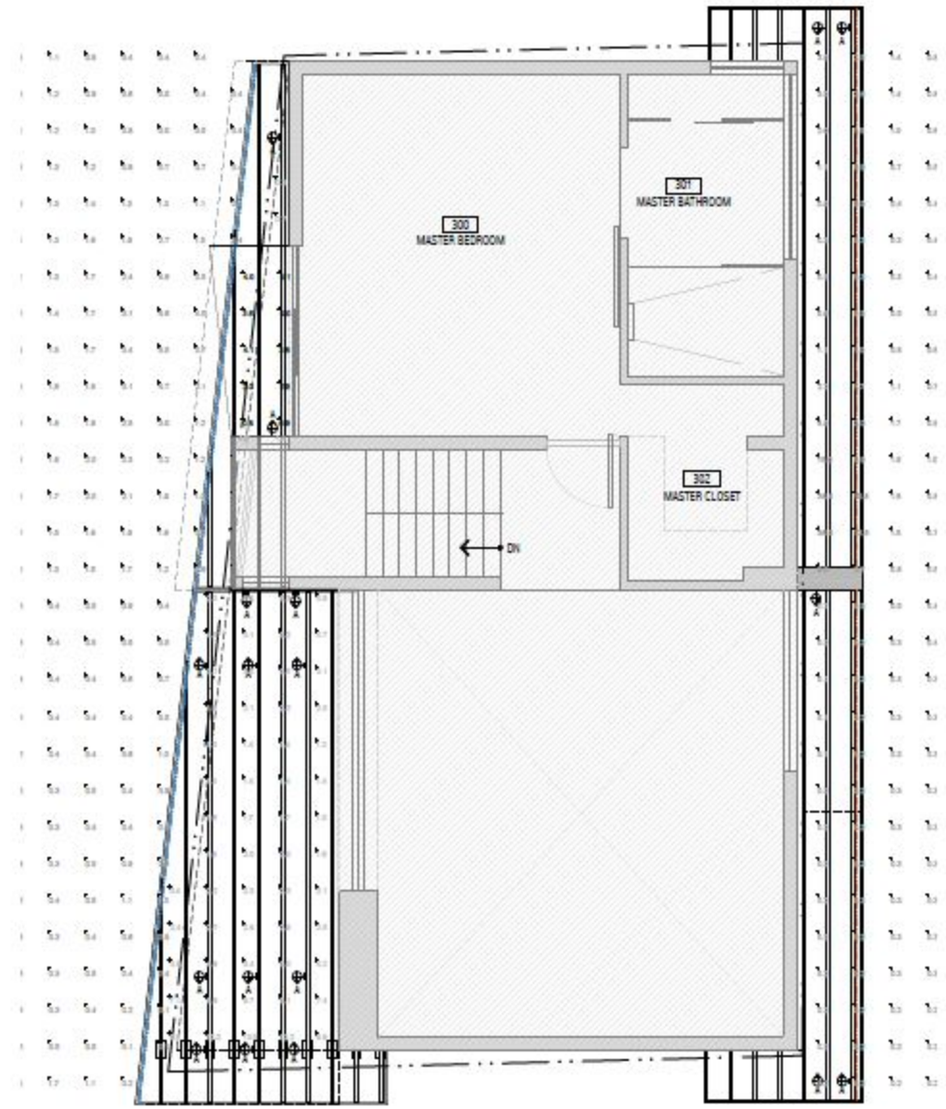
DRAWING TITLE:
LOT 1
3RD FLOOR
LIGHTING LAYOUT

DATE: 10/29/2021
DRAWING NUMBER: A-1-602
INT.: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



3RD FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
A	A	EXTERIOR	FLEXIA IP66 PROJECTOR - FLEXIA - [illegible]
S	B	EXTERIOR	EXTERIOR DOWNLIGHT - COL - [illegible]
C	C	EXTERIOR	WAC SLIMT 11- OUTDOOR WALL SCONCE , WAC - [illegible]
	BLT	EXTERIOR	WAVE ARE ARBOR POST TOP, WAVE - [illegible]
		EXTERIOR	CALI - [illegible]
		EXTERIOR	CALI - [illegible]

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY SCI LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | SCALE NTS | 04

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NORTH

Number	Date	Description
2	10.29.21	Planning Submission - Minutes
1	08.04.21	Planning Submission

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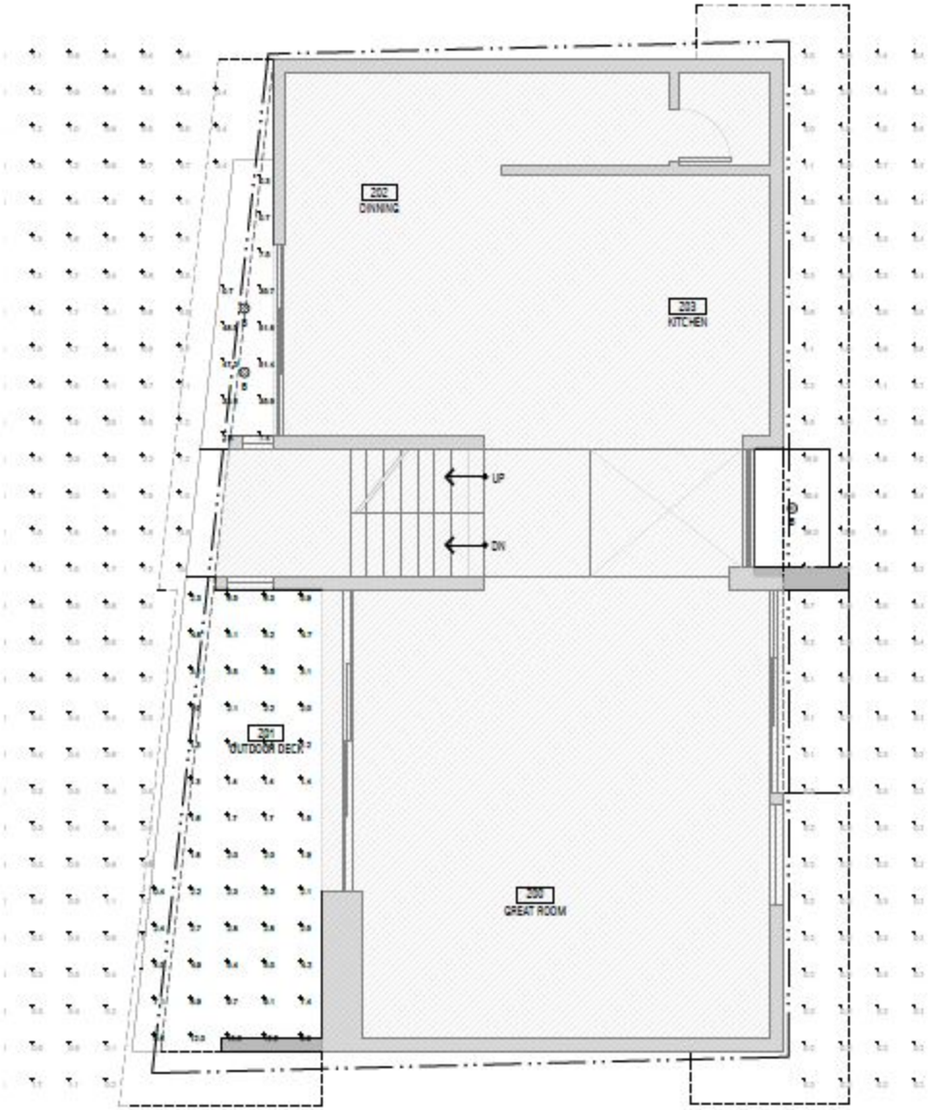
DRAWING TITLE:
LOT 2
3RD FLOOR
LIGHTING LAYOUT

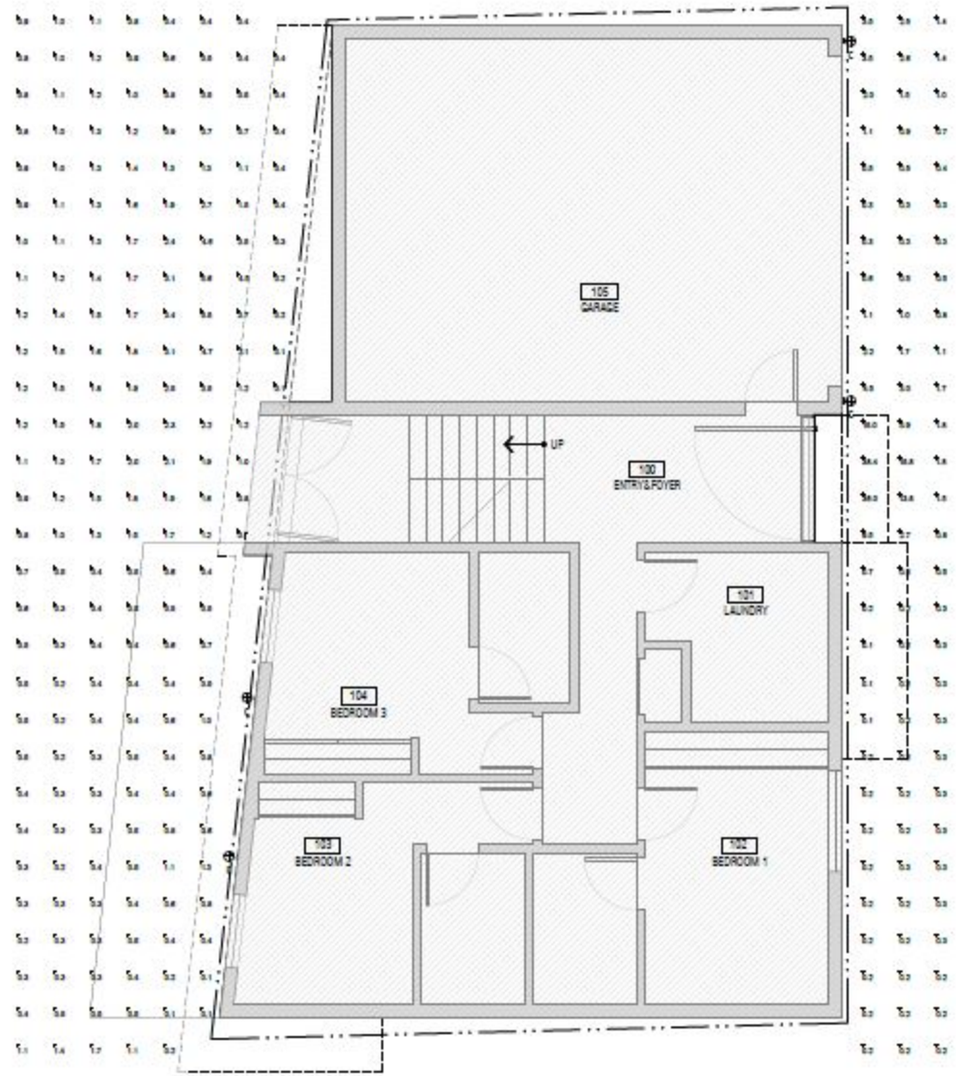
DATE: 10/29/2021
DRAWING NUMBER: A-2-602
INT.: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE 1/4" = 1'-0" | 11



1ST FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
A	A	EXTERIOR	FLOOD/SPOT PROJECTOR - FLOOD - 2X2-0-30-00
S	B	EXTERIOR	EXTERIOR DOWNLIGHT - COIL - EDI-WAC-30-50-30-12-0
C	C	EXTERIOR	WALL SLIGHT 11- OUTDOOR WALL SCONCE , WAC - WS-W14911-30
	BL1	EXTERIOR	WAVE AND ARBOR POST TOP, WAVE - WB-82-LED-01-T5-T650
		EXTERIOR	CALI - ALSGST-1-ED-30-3.3W-1.2W-10V-0.0-WET-UNV
		EXTERIOR	CALI - ALSGST-1-ED-30-3.3W-1.2W-10V-0.0-WET-UNV

NOTE:
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LIGHTING SCHEDULE | SCALE NTS | 04

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NORTH

ISSUE RECORD:

Number	Date	Description
2	10.29.21	Planning Submission - Minutes
1	09.24.21	Planning Submission

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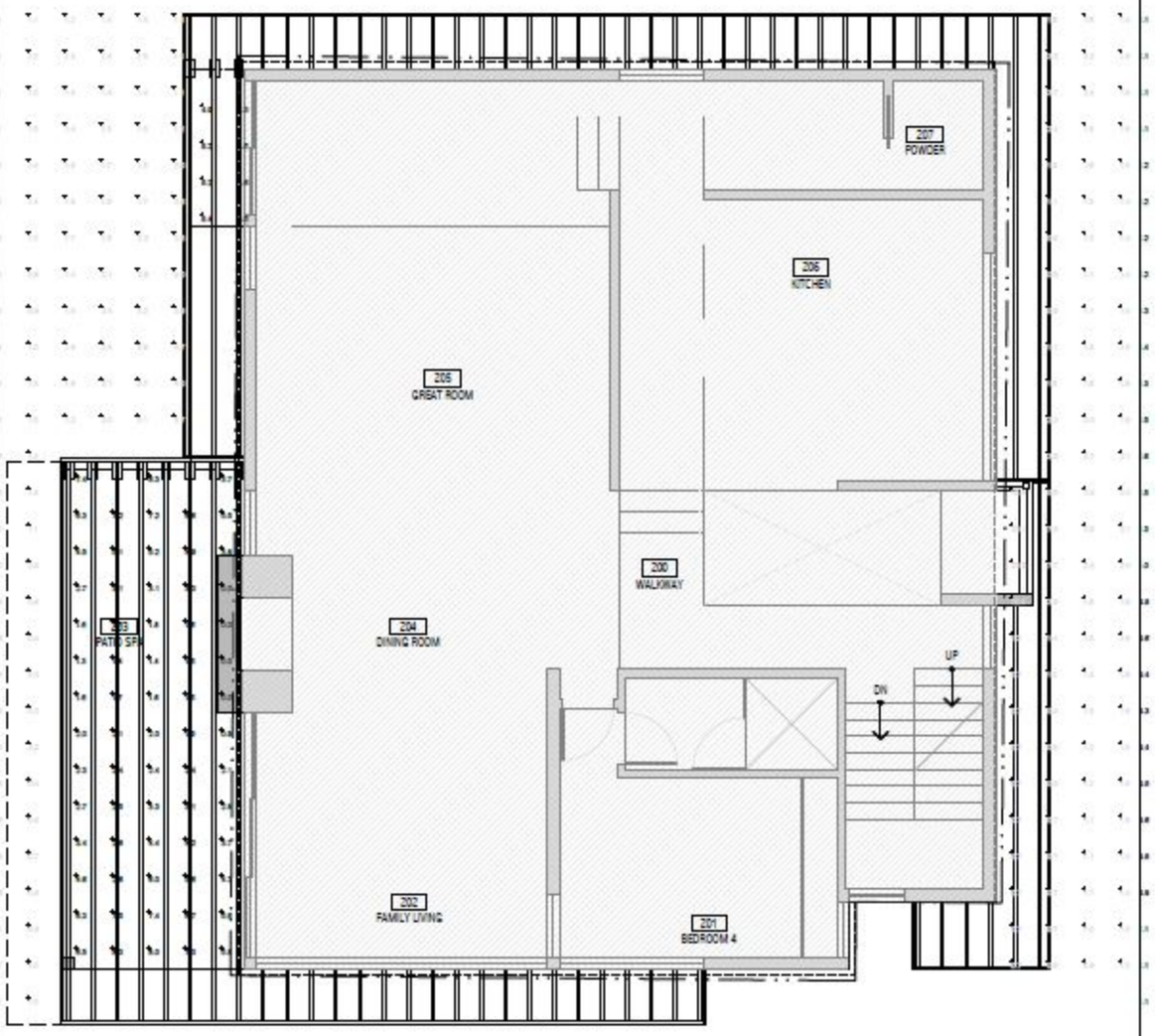
DRAWING TITLE:
LOT 2
1ST & 2ND FLOOR
LIGHTING LAYOUT

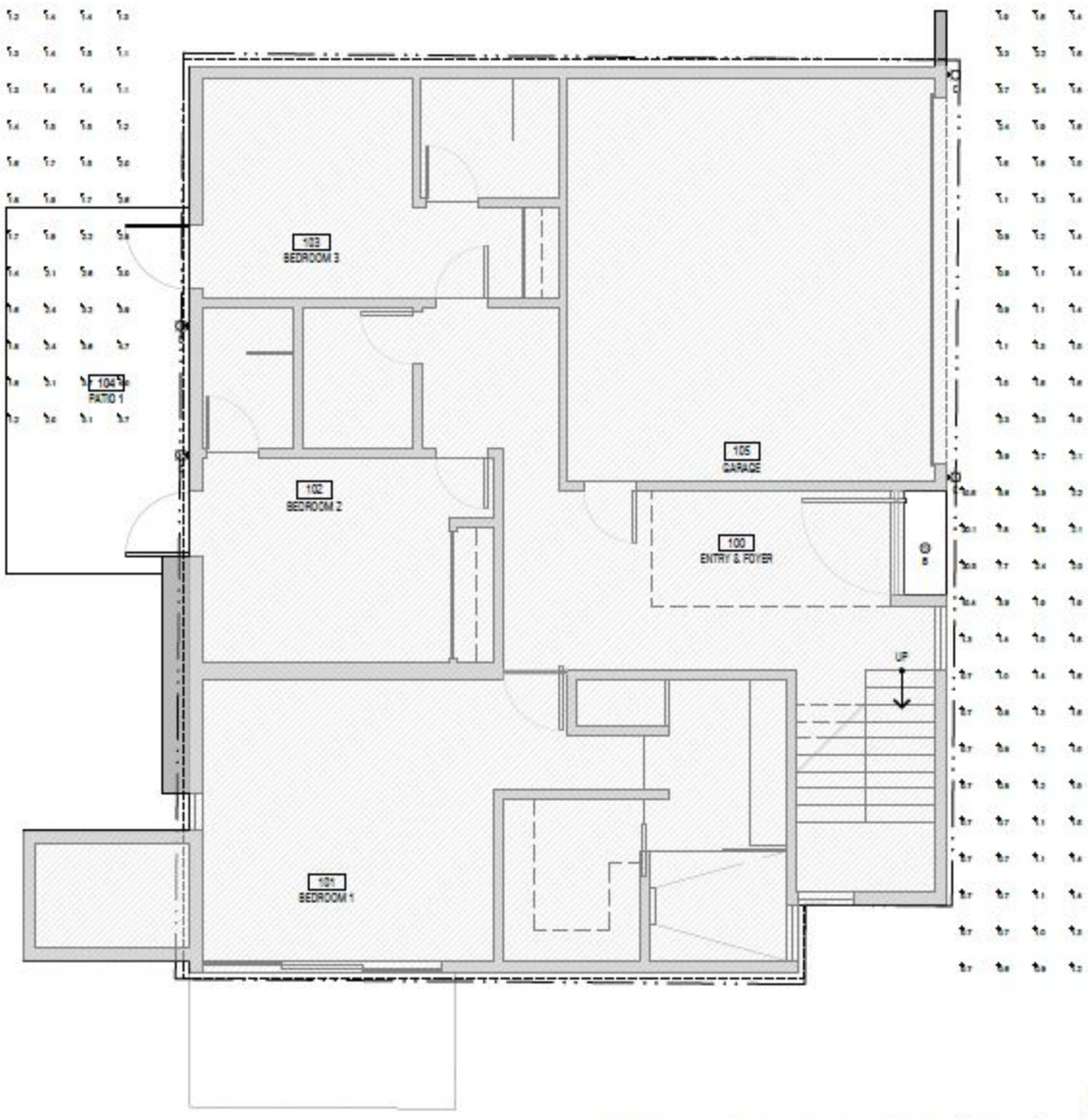
DATE: 10/29/2021
DRAWING NUMBER: A-2-601
INT.: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



2ND FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | 1/4" = 1'-0" | 11



1ST FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
	A	EXTERIOR	PLEDIA IP66 PROJECTOR - PLEDIA - 3X3-0-30-60
	B	EXTERIOR	EXTERIOR DOWNLIGHT - CSL - 5D1-6WC-30-50-30-12-0
	C	EXTERIOR	WAC SLIMT 11- OUTDOOR WALL SCONCE , WAC - WS-W14511-30
	WL1	EXTERIOR	WAC ARE ARBOR FOOT TOP, WAC - ARB-S2-LED-01-TS-7030
		EXTERIOR	CALI - ALSGRT-1SD-00-3.3W-1.5W-10V-0.0-WET-UNV
		EXTERIOR	CALI - ALSGRT-1SD-00-3.3W-1.5W-10V-0.0-WET-UNV

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY ICI LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | NTS | 04

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Spiacci - Quintana landscape and architectural collaborative
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NORTH

2	10.29.21	Planning Submittal - Revision
1	05.24.21	Planning Submittal

ISSUE RECORD:
number date description

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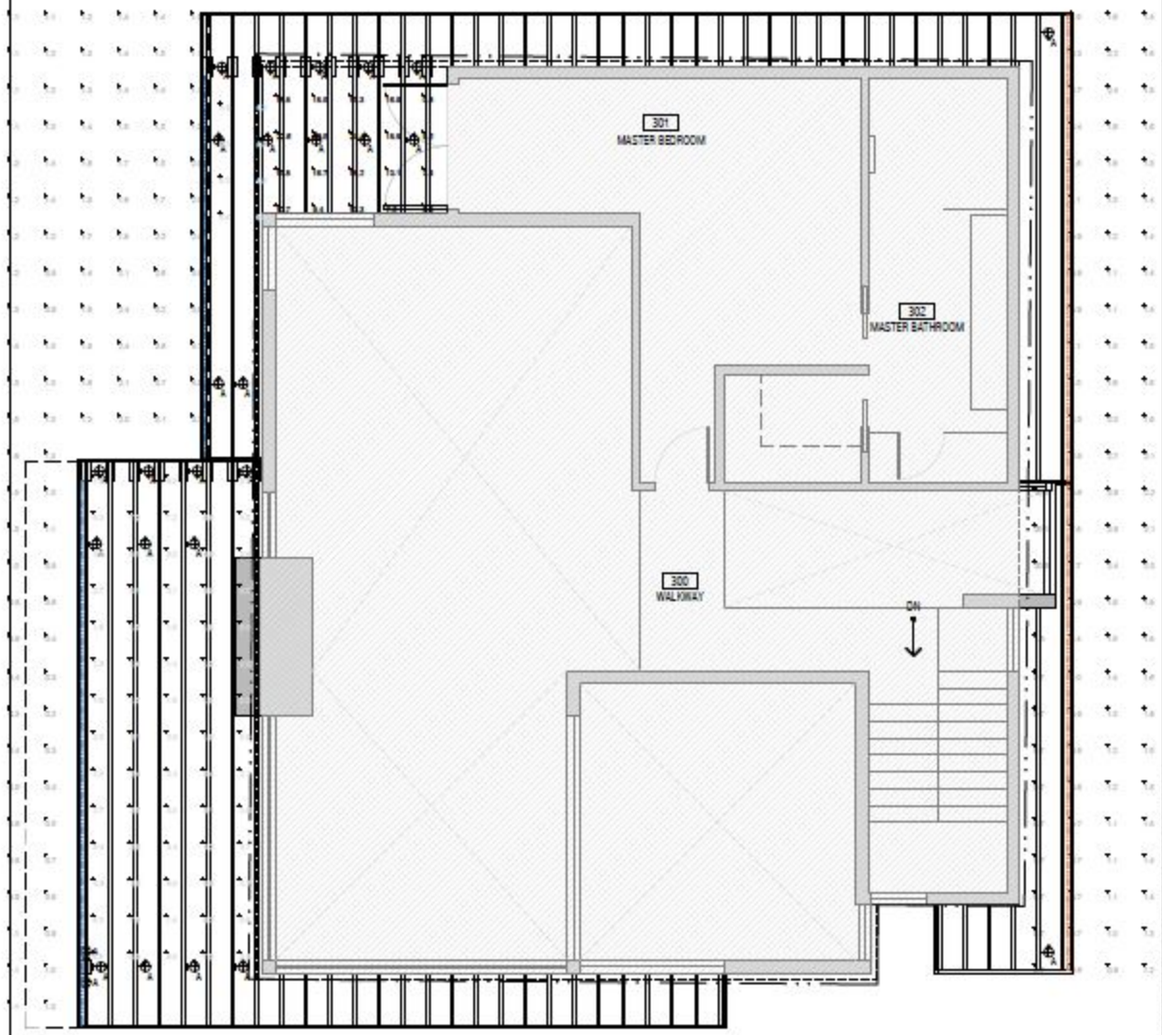
DRAWING TITLE:
LOT 3
1ST & 2ND FLOOR
LIGHTING LAYOUT

DATE: 10/29/2021
DRAWING NUMBER: A-3-601
INT.: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES



3RD FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS | SCALE: 1/4" = 1'-0" | 03

LIGHTING LEGEND

SYMBOL	TAG	EXTERIOR	DESCRIPTION
A	A	EXTERIOR	FLUSH (FSS) PROJECTOR - FLUSH - DND-0-30-SS
B	B	EXTERIOR	EXTERIOR DOWNLIGHT - COL - SDH-6WC-30-90-30-13-U
C	C	EXTERIOR	WAC SLIMT 11 OUTDOOR WALL SCONCE , WAC - WS-W14511-30
	WLT	EXTERIOR	WAVE ARE ARBOR POST TOP, WAVE - APS-S2-LED-D1-T5-T050
		EXTERIOR	CALI - SLIGHT-15D-30-5.5W-1.5W-10V-GD-WET-UNV
		EXTERIOR	CALI - SLIGHT-15D-30-5.5W-1.5W-10V-GD-WET-UNV

NOTE:
PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY GO LIGHTING SOLUTIONS USING AGI SOFTWARE.

LIGHTING SCHEDULE | SCALE: NTS | 04

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F: 323.737.3290

NORTH

1	10.29.21	Planning Submission - Minutes
0	08.04.21	Planning Submission

name | date | description
ISSUE RECORD:

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DRAWING TITLE:
LOT 3
3RD FLOOR
LIGHTING LAYOUT

DATE: 10/29/2021
DRAWING NUMBER: A-3-602
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	FCB BY CEMENT PATINA ORIGINAL SIZE(H:152 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MTL1)
	MTL3	SONOMEDES METAL GUTTER AND DOWNSPOUT. PAINT WITH HIGH PERFORMANCE PAINING TO MATCH (MTL1)
	WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED

MATERIAL SAMPLES | SCALE: NTS | 04

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1	10.29.21	Planning Submission - Website
0	08.24.21	Planning Submission

number date description
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DRAWING TITLE:
MATERIAL BOARD

DATE: 10/29/2021
DRAWING NUMBER: **A-700**
BY: GP

PLANNING SUBMISSION

VILLAS AT MAMMOTH LAKES

T H E V I L L A S 3 A T O B S I D I A N

M E R I D I A N R O A D M A M M O T H L A K E S C A

STAINED WOOD SIDING
or STAINED FIBER
CEMENT SIDING

WOOD ENTRY DOOR
SIMPSON DOORS

HOT-ROLLED STEEL
ACCENT PANELS

FIBERGLASS WINDOWS
MARVIN INTEGRITY
(DARK BRONZE COLOR)

CEDAR-LAM PANEL
EAVES AND SOFFITS

PAINTED WOOD TRIM

NATURAL STONE
VENEER

a prefab construction project in mammoth lakes, ca

1 CONCEPT RENDERING / MATERIALS

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.22
STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

ARCHITECT

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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA
APN: 033-330-087

COVER

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scale

NA

sheet

A 0.0

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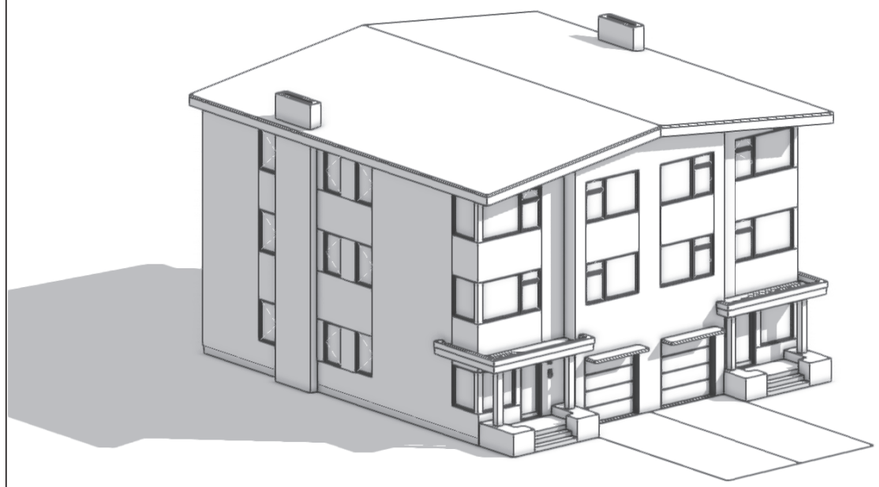
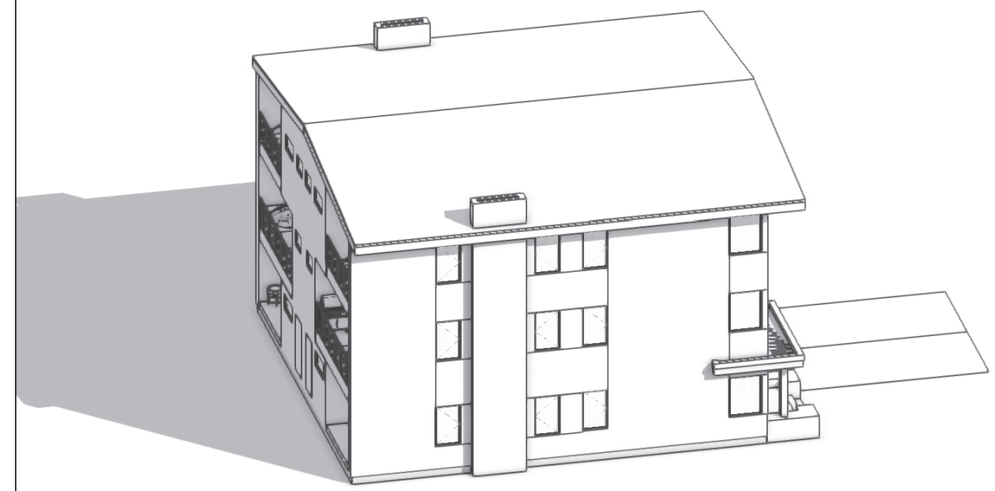
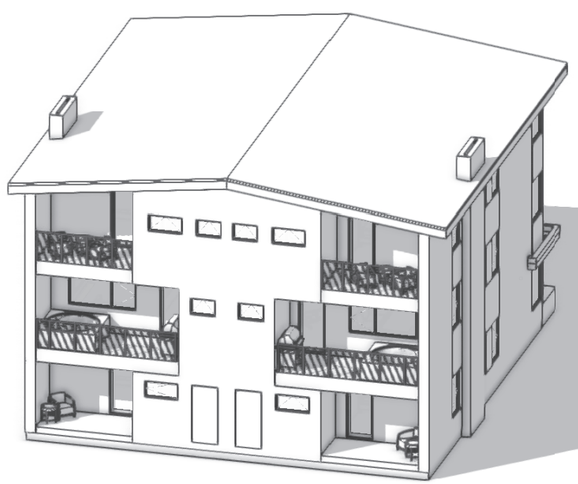


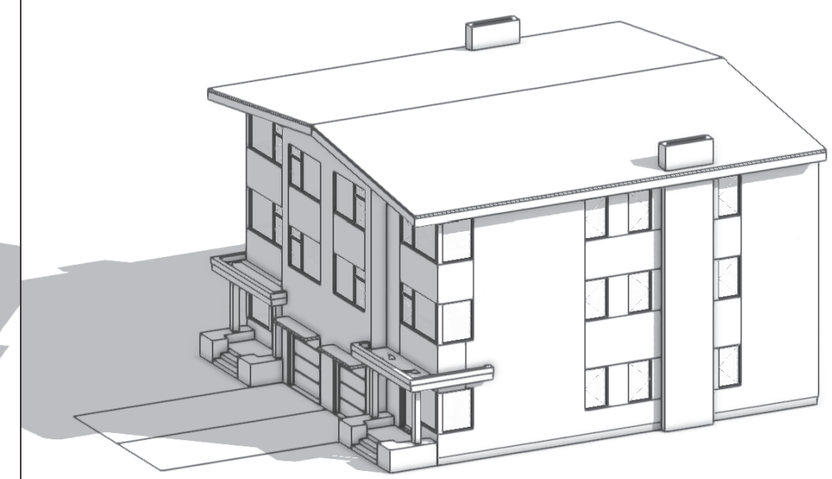
AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM NORTHEAST



AXONOMETRIC VIEW FROM NORTHWEST

1 BUILDING MASSING DIAGRAMS

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.21
STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
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MODULAR FABRICATOR

APPROVAL STAMP

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MERIDIAN ROAD
MAMMOTH LAKES, CA
APN: 033-330-087

MASSING DIAGRAMS

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scale
1/8"=1'-0"

sheet
A 0.5

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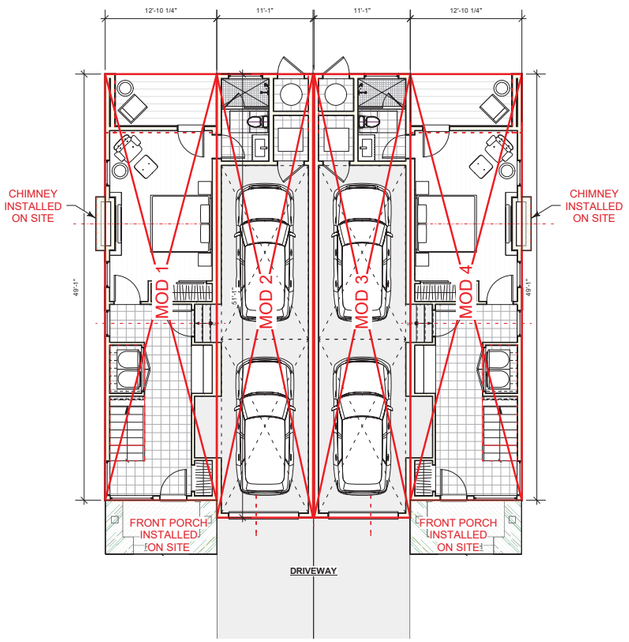
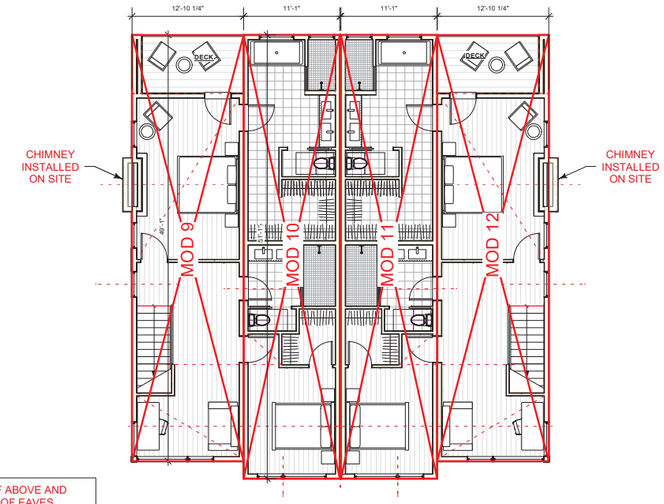


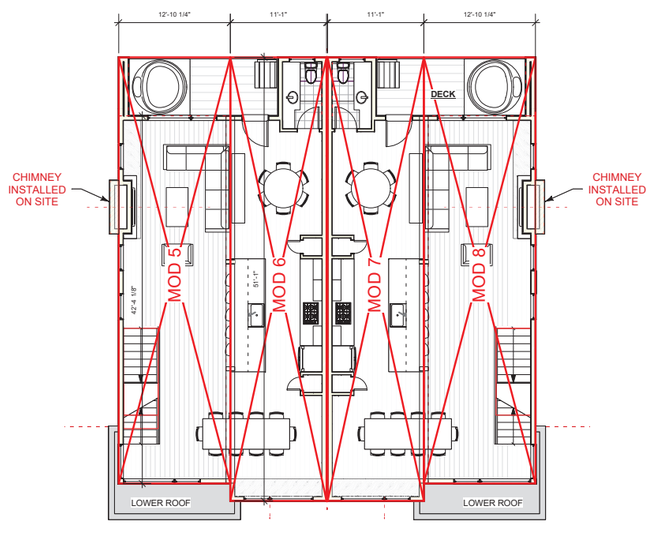
FIRST FLOOR



NOTE

ROOF ABOVE AND ROOF EAVES MANUFACTURED WITH MODS AT FACTORY

THIRD FLOOR



SECOND FLOOR

0 4 8 12 16 FT

1	MODULAR DIAGRAMS

2	NOT IN USE

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100% SCHEMATIC DESIGN	120221

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MODULAR DIAGRAMS

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scale
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sheet
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1 SITE PLAN

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50% SCHEMATIC DESIGN v2	120221
100% SCHEMATIC DESIGN	121721
100% SCHEMATIC DESIGN v2	122021
PLANNING REV2	011421

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MODULAR FABRICATOR

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MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

SITE PLAN

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scale
1/32" = 1'-0"

sheet
A 1.2

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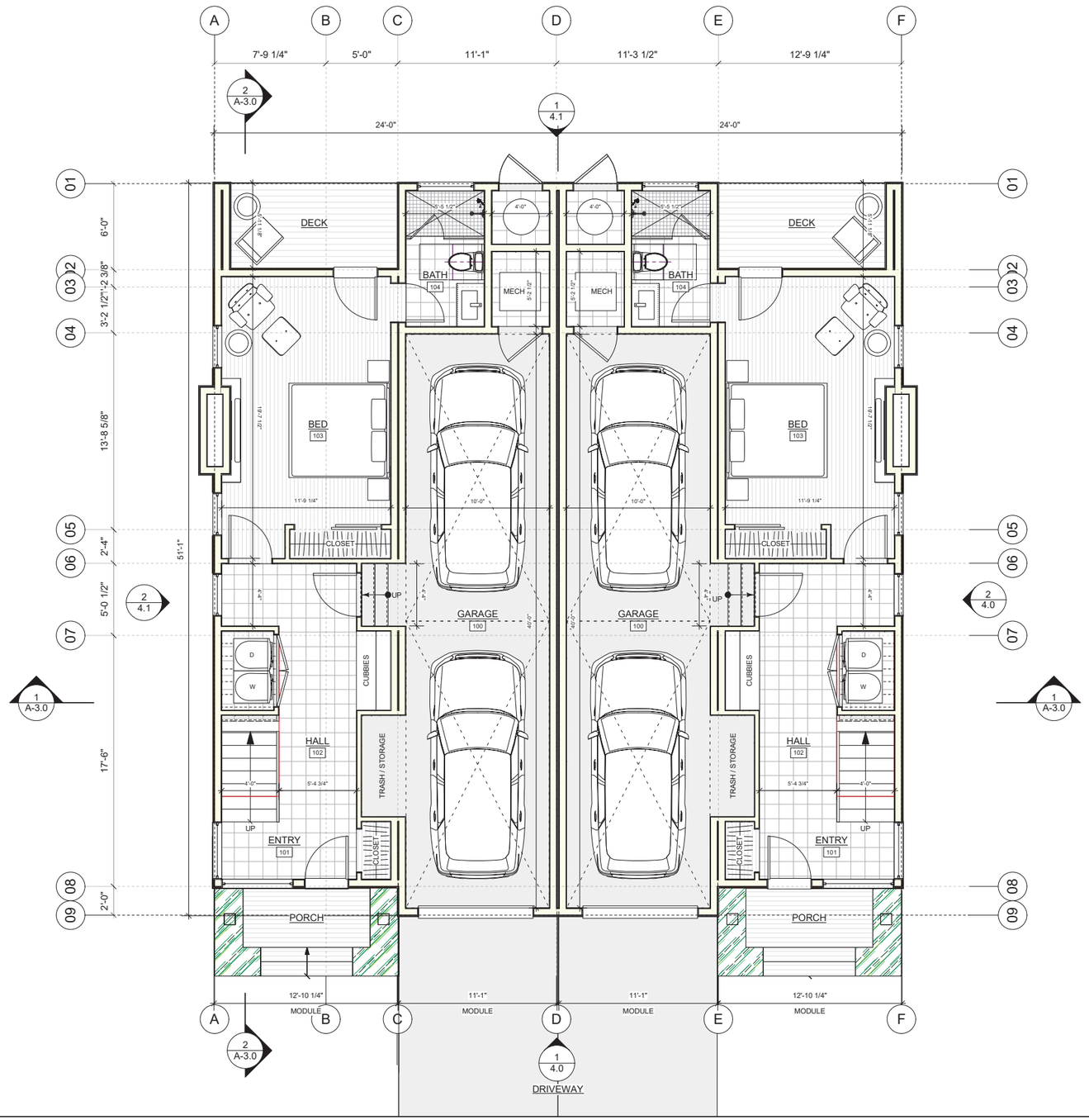

1 LEVEL 1 PLAN

PROJECT DATA (PER UNIT)

LEVEL 1	644 SQFT
LEVEL 2	1,027 SQFT
LEVEL 3	1,077 SQFT
HOUSE SUBTOTAL	**2,748 SQFT**
GARAGE	483 SQFT
TOTAL	***3,231 SQFT***
(STAIRS COUNTED ONCE)	

N

LICENSED ARCHITECT
ROSS E. LONG III
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STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

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scale
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sheet
A 2.1

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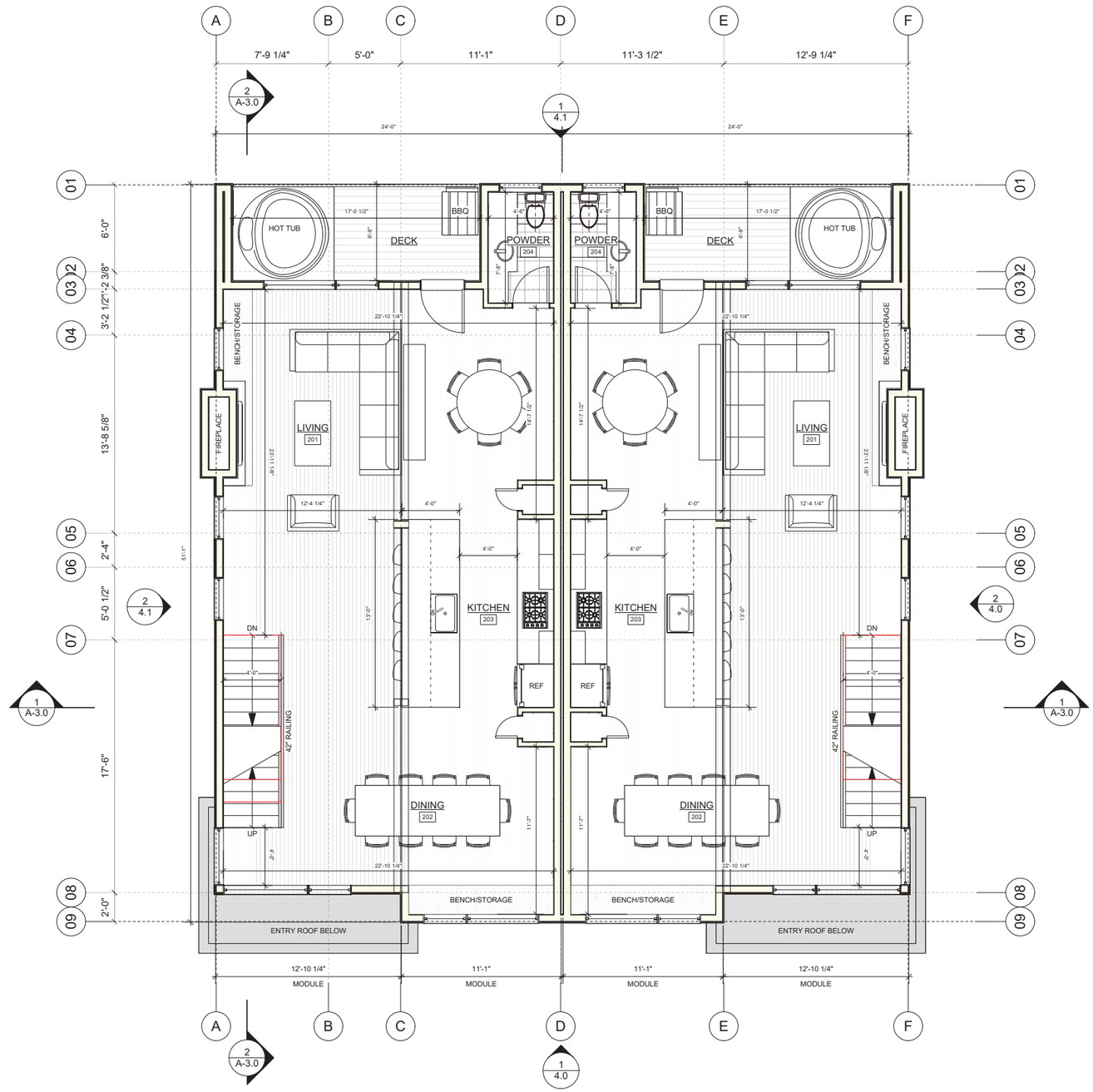

PROJECT DATA (PER UNIT)

LEVEL 1	644 SQFT
LEVEL 2	1,027 SQFT
LEVEL 3	1,077 SQFT
HOUSE SUBTOTAL	**2,748 SQFT**
GARAGE	483 SQFT
TOTAL (STAIRS COUNTED ONCE)	***3,231 SQFT***

1 LEVEL 2 PLAN

LICENSED ARCHITECT
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STATE OF CALIFORNIA

ISSUE	DATE
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100% SCHEMATIC DESIGN	120221

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scale
1/4"=1'-0"

sheet
A 2.2

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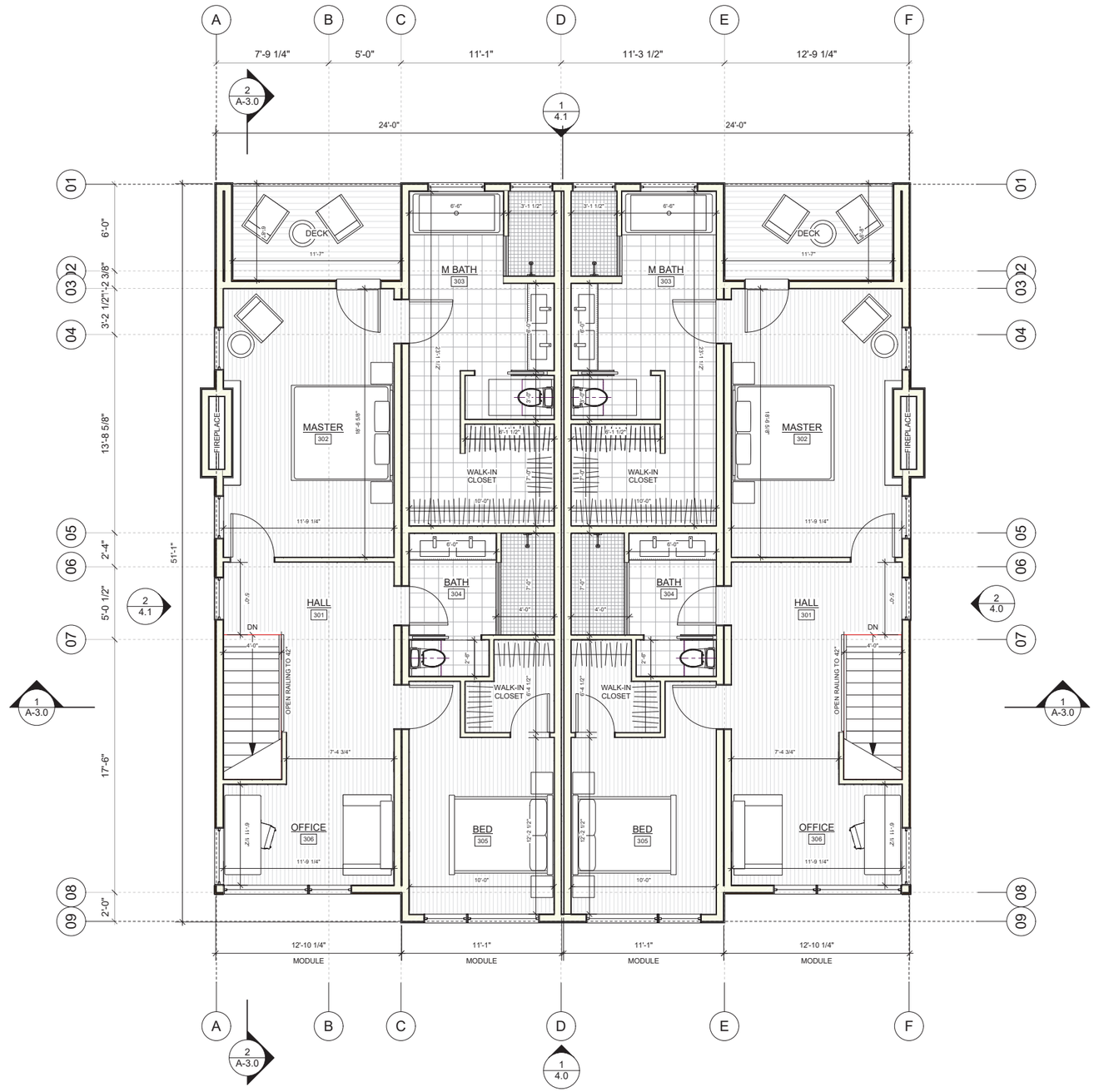

PROJECT DATA (PER UNIT)

LEVEL 1	644 SQFT
LEVEL 2	1,027 SQFT
LEVEL 3	1,077 SQFT
HOUSE SUBTOTAL	**2,748 SQFT**
GARAGE	483 SQFT
TOTAL (STAIRS COUNTED ONCE)	***3,231 SQFT***

1 LEVEL 3 PLAN

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.21
STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

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MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
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APN: 033-330-087

PLANS

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scale
1/4"=1'-0"

sheet
A 2.3

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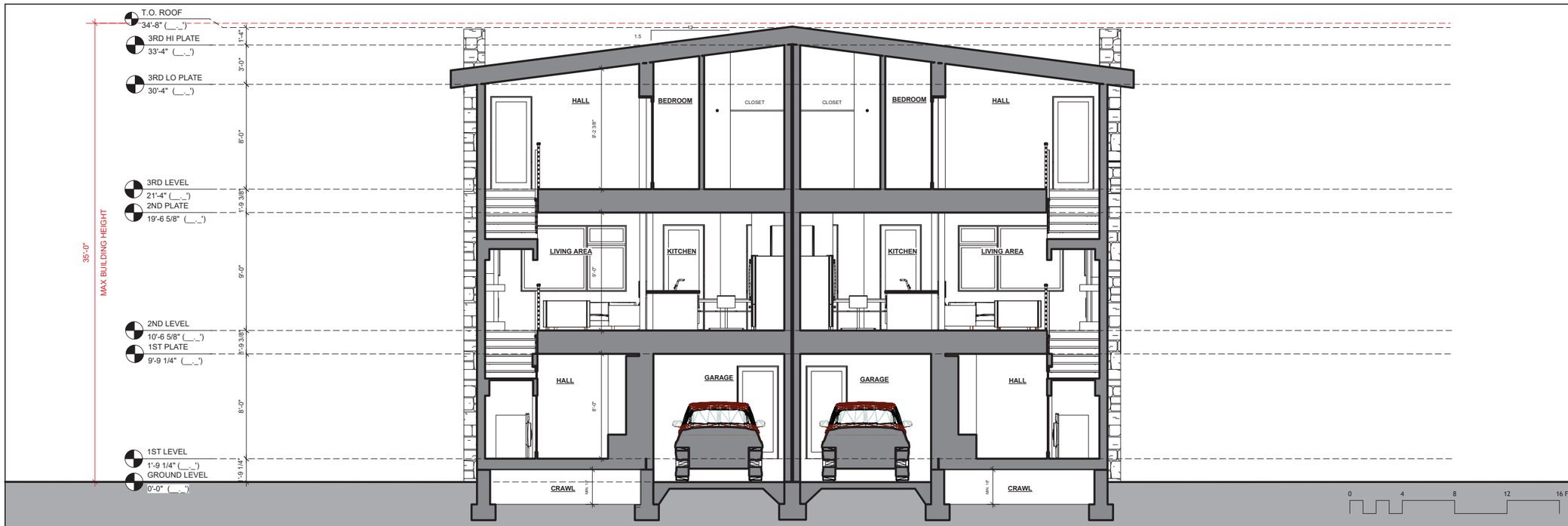
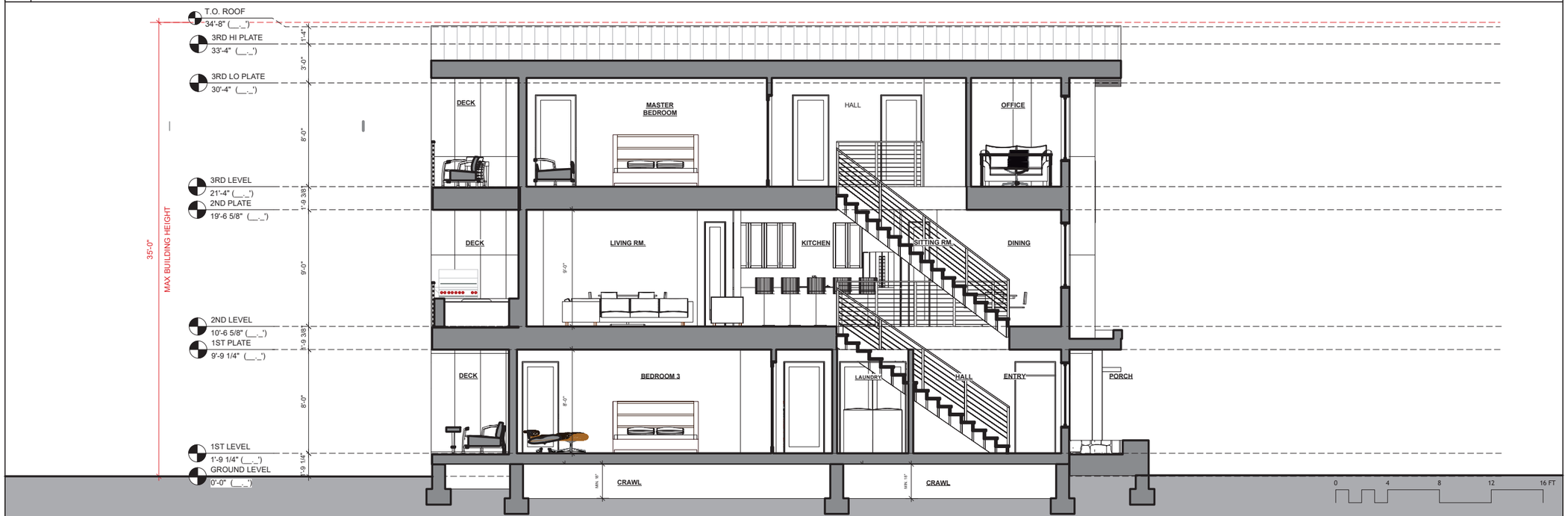


1 BUILDING CROSS SECTION

1/4"=1'-0"



3 BUILDING CROSS SECTION

1/4"=1'-0"

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.22
STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

ARCHITECT

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prefab evolved
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MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA
APN: 033-330-087

SECTIONS

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scale

AS NOTED

sheet

A 3.0

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1 ELEVATION (FRONT)

2 SIDE ELEVATION

LICENSED ARCHITECT
ROSS E. LONG III
C-28651
REN. 10.31.22
STATE OF CALIFORNIA

ISSUE	DATE
50% SCHEMATIC DESIGN	112421
100% SCHEMATIC DESIGN	120221

ARCHITECT

ch x tld
prefab evolved
6114 LASALLE AVENUE #552 OAKLAND CA 94611
TOBY LONG, IAA - 415.866.3080 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA
APN: 033-330-087

ELEVATIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES ALL RIGHTS TO THESE PLANS. TLD EXPRESSLY RESERVES ALL RIGHTS TO ALL DESIGNS & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF **tldsystemdesign**

scale

1/4"=1'-0"

sheet

A 4.0

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scale
1/4"=1'-0"

sheet
A 4.1

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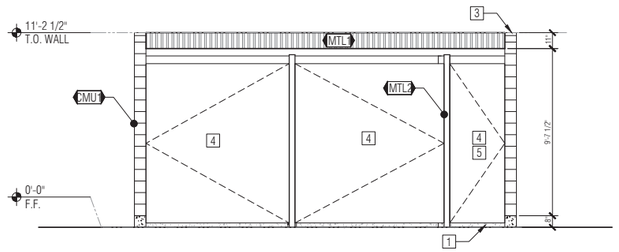
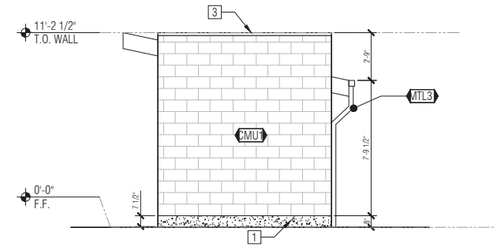
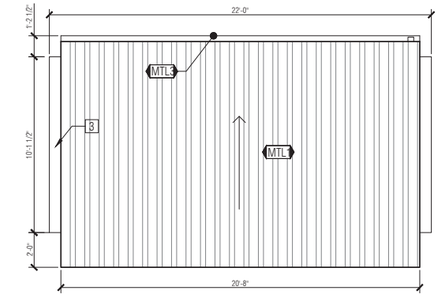


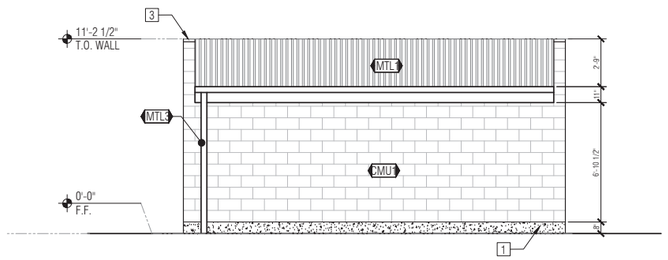
FRONT ELEVATION | SCALE: 1/4" = 1'-0" | 09



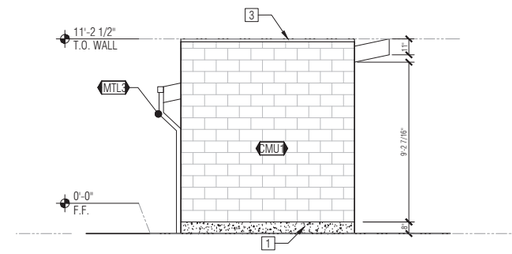
RIGHT ELEVATION | SCALE: 1/4" = 1'-0" | 05



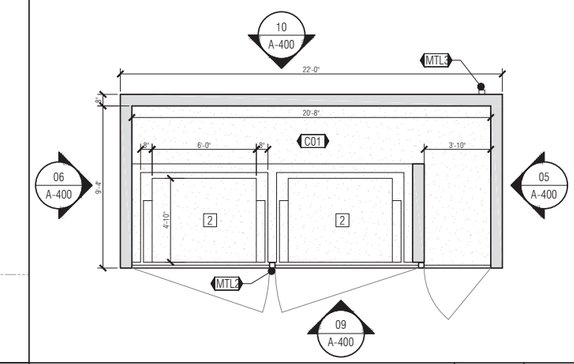
WASTE ENCLOSURE ROOF PLAN | SCALE: 1/4" = 1' -0" | 01



BACK ELEVATION | SCALE: 1/4" = 1'-0" | 10



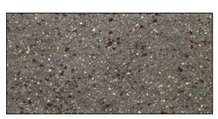
LEFT ELEVATION | SCALE: 1/4" = 1'-0" | 06



WASTE ENCLOSURE PLAN | SCALE: 1/4" = 1'-0" | 02

KEY NOTES:

1. 6" CONCRETE CURB
2. DUMPSTER
3. 2 INCH CONCRETE CAP
4. HEAVY DUTY STEEL DOORS WITH CORRUGATED METAL FINISH ON HEAVY DUTY HINGES. PROVIDE CANE BOLT. PROVIDE LOCKING IF REQUIRED. DOOR FINISH TO MATCH {MTL1}
5. PROVIDE ACCESS COMPLY DOOR HARDWARE



CM1 BLACK 250 MEDIUM WEIGHT-SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE. COLOR BLACK. 8X8X16 503 SCORE 1 SIDE 1 END

FINISH LEGEND

TYPES	NAME	DESCRIPTION
EXTERIOR FINISHES	CS1	P 070 BY CEMBRIT PATINA ORIGINAL 8X592X1192 MM BOARD
	MTL1	1" STANDING SEAM BY ATAS INTERNATIONAL INC. COLOR CHARCOAL GREY (62)
	MTL2	HOT DIPPED GALVANIZED STEEL POST, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	MTL3	BONDERIZED METAL GUTTER AND DOWNSPOUT, PAINT WITH HIGH PERFORMANCE PAIRING TO MATCH {MTL1}
	WD1	EXTERIOR ATLANTIC WHITE CEDAR WOOD SIDING BY DELTA MILLWORKS OR EQ. INSTALLED VERTICALLY PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED
	WD2	2X12 ATLANTIC WHITE CEDAR WOOD
	ST1	EXTERIOR STONE VENEER CLADDING - CLASSIC JERUSELEM BY CORONARDO
	CMU1	BLACK 250 MEDIUM WEIGHT-SPLIT FACE BLOCK BY ORCO BLOCK & HARDSCAPE. COLOR BLACK. 8X8X16 503 SCORE 1 SIDE 1 END
	C01	CLEAR CONCRETE FLOOR FINISH

HATCH LEGEND

- STANDING SEAM
- CONCRETE BLOCK WALL
- 8" CONCRETE BLOCK WALL
- CEMENT FLOOR

SYMBOL LEGEND

- # FINISH MATERIAL TAG, REF. TO A-9.20
- TYP. # KEYNOTE (WITH MODIFIER)
- X / A-X.XX BUILDING ELEVATION

FINISH LEGEND | SCALE: NTS | 12

NOT USED | SCALE: | 04

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LANDSCAPE

[place] - [pakshong landscape and architectural collaborative]
3617 Exposition Blvd.
Los Angeles, CA 90016
Main Contact: David Fletcher
T: 310.450.3100
F: 323.737.3290

PLANNING SUBMISSION

Number	Date	Description
3	01.19.22	PLANNING SUBM. TRASH ENCL. REV
2	10.29.21	PLANNING SUBMISSION - REVISION
1	08.27.21	PLANNING SUBMISSION

ISSUE RECORD:

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DRAWING TITLE:

WASTE ENCLOSURE PLAN, ROOF PLAN &ELEVATIONS

DATE: 01/19/2022

DRAWING NUMBER: A-400

INT: YS

VILLAS AT MAMMOTH LAKES

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS AS WELL AS ALL APPLICABLE LOCAL CODES.

- THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK DESCRIBED HEREIN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER OF ANY DISCREPANCIES WITH THESE DOCUMENTS PRIOR TO BEGINNING ANY CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE CONDITIONS OF THE SITE RELATIVE TO EXISTING WORK, MATERIALS TO BE MATCHED, AVAILABILITY OF WORKING SPACE, SITE ACCESS AND ANY/ALL OTHER ASPECTS OF THE SITE AFFECTING THE SCOPE OF WORK AND THE DEVELOPMENT OF AN INTELLIGENT BID. NO INCREASE IN COST OR EXTENSION IN PERFORMANCE TIME WILL BE CONSIDERED RESULTING FROM THE CONTRACTOR'S FAILURE TO KNOW THE SITE CONDITIONS.
- THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE CLIENT.
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE - CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE LANDSCAPE DESIGNER.
- DAMAGE RESPONSIBILITY - CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES PROOF PARTITIONS AS NEEDED FOR THE CLIENT'S PROTECTION AGAINST ACCIDENT. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, INTENTIONALLY OR ACCIDENTALLY, TO EXISTING UTILITIES, BUILDINGS, OR OTHER AMENITIES, DUE TO THE ACTIONS OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES, AND/OR CONTRACTOR'S SUBCONTRACTORS. CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING FROM THE CLIENT.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN, AND PAY FOR ALL REQUIRED PERMITS TO COMPLETE THE SCOPE OF WORK.
- TRADE COORDINATION - CONSTRUCTION AND INSTALLATION OF ALL ITEMS WITHIN THESE DOCUMENTS SHALL REQUIRE CLOSE COORDINATION BETWEEN TRADES INVOLVED IN UNDERGROUND AND UTILITY INSTALLATION, AND TREE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE TO INSURE PROPER COORDINATION BETWEEN TRADES TO INSURE AND AVOID CONSTRUCTION DELAYS OR DAMAGE TO ANY IMPROVEMENTS OR UTILITIES.
- INSPECTIONS - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY REPRESENTATIVE AT LEAST 24 HOURS IN ADVANCE OF ANY REQUIRED CITY INSPECTION.
- THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF [PLACE] AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AUTHORIZATION FROM [PLACE].
- WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. IN NO EVENT ARE DIMENSIONS TO BE SCALED OFF THE DRAWINGS WITHOUT PRIOR APPROVAL OF THE LANDSCAPE DESIGNER.
- ALL QUANTITIES INDICATED ON THE PLANS ARE FOR BID PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE QUANTITIES SHOWN BY CONDUCTING A QUANTITY TAKE-OFF.
- LANDSCAPE DESIGNER SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION(S) OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL OF HIS WORK AT ALL TIMES INCLUDING WEEKENDS AND HOLIDAYS. ALL RUBBLE, TRASH, OR DISPOSABLE ITEMS RESULTING FROM DEMOLITION OR CONSTRUCTION SHALL BE DISPOSED OF IN A LEGAL AND LAWFUL MANNER TO AN APPROVED DISPOSAL SITE.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER AT LEAST 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS AT (310) 450-8100.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
  1. PRE-CONSTRUCTION
  2. LANDSCAPE GRADING AND SOIL AMENDING
  3. LANDSCAPE CONSTRUCTION
  4. SPOTTING OF SPECIMEN PLANTS
  5. IRRIGATION PRESSURE AND COVERAGE TEST
  6. PLANTING AND/OR HYDROSEEDING
  7. PRE-MAINTENANCE
  8. POST-MAINTENANCE
- NOTE: "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATIONS BY THE LANDSCAPE DESIGNER DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND GOVERNING CODES.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PERSONNEL OTHER THAN OF [PLACE] ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- ALL CONSTRUCTION DOCUMENTS AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE LOCAL CODES AND REQUIREMENTS.
- DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOBSITE DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED WITHIN THE SCOPE OF THE WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH THE LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REVIEW ALL ITEMS NOTED "VERIFY OR CONFIRM WITH LANDSCAPE DESIGNER", (OR NOTED TO THAT EFFECT), WHICH MIGHT AFFECT COSTS OR SCHEDULE, PRIOR TO FINALIZING CONSTRUCTION CONTRACT AND SUBCONTRACTS, AND SHALL CONFIRM ALL FINAL DECISIONS ON ALL ITEMS REGARDING SELECTION, MATERIALS, COLOR, FINISH OR OTHER SPECIFICATIONS NOT YET DECIDED UPON, WITH THE LANDSCAPE DESIGNER. CONTRACTOR SHALL INCLUDE THE COST OF THESE ITEMS WITHIN THE ORIGINAL CONTRACT PRICE.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CLIENT AND LANDSCAPE DESIGNER OF ANY EXTRA COSTS ARISING FORM THE EXECUTION OF THEIR CONTRACT OR SUBCONTRACTS AND SHALL RECEIVE THE CLIENT'S AND LANDSCAPE DESIGNER'S WRITTEN APPROVAL OF ANY ADDITIONAL COST PRIOR TO EXECUTION OF SAID WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND VERIFYING THAT ALL GENERAL AND SUBCONTRACT WORK IS ACCOMPLISHED ACCORDING TO THE MOST CURRENT CONSTRUCTION DOCUMENTS, INCLUDING REVISIONS.
- CONTRACTOR SHALL NOT USE ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL ADVISE CLIENT AND LANDSCAPE DESIGNER OF ANY POTENTIALLY HAZARDOUS MATERIALS OR PRODUCTS RECOMMENDED, SELECTED, OR SPECIFIED, PRIOR TO THE PURCHASE OR INSTALLATION OF SAID MATERIALS OR PRODUCTS.

SITEWORK NOTES

- PRIOR TO FORMING OR POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL PERIMETER LINES AS SHOWN ON PLANS FOR LANDSCAPE DESIGNER'S REVIEW, CONFIRM EXISTING STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, AND VERIFY PROPER SETBACKS AND CLEARANCES BY LOCAL CODES.
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND. IF REQUIRED, CONTRACTOR SHALL OBTAIN NECESSARY PERMIT FROM LOCAL/STATE BUILDING AND SAFETY DEPARTMENTS.
- CONTRACTOR SHALL NOTIFY CLIENT AND LANDSCAPE DESIGNER OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF ALL FINISHED GRADE SURFACES AND WALKWAYS AWAY FROM STRUCTURES AND VERIFY THAT ALL AREAS AFFECTED BY CONSTRUCTION ARE PROPERLY DRAINED, WITH NO PONDING.
- CONTRACTOR SHALL REMOVE ALL EXCESS SOIL, DEBRIS, AND MATERIALS NOT REQUIRED BY CONSTRUCTION. CONFIRM ANY ITEMS TO REMAIN WITH LANDSCAPE DESIGNER, PRIOR TO START OF CONSTRUCTION.

PLANTING NOTES

GENERAL

- ALL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS, NOTES, DETAILS, AND ALL APPROPRIATE LOCAL CODES.
- PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL VERIFY SITE CONDITIONS. IF ANY CONDITION CONFLICTS WITH PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER PRIOR TO ANY PLANTING INSTALLATION.
- THE IRRIGATION SYSTEM SHALL BE INSTALLED COMPLETE AND OPERABLE PRIOR TO ANY PLANTING INSTALLATION EXCEPT AS NOTED IN THESE SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY QUANTITIES BY PLAN CHECK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES SHOWN ON THE PLAN. SHRUB AND GROUND COVER QUANTITIES SPECIFIED MAY NOT REFLECT QUANTITIES DRAWN.
- PLANT SUBSTITUTIONS WILL BE ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY COORDINATION OF ALL MATERIALS REQUIRED BY THESE PLANS, NOTES, AND DETAILS.

SCOPE OF WORK

- THE CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT, AND PROPERTY IN ORDER TO COMPLETE THE LANDSCAPING OF ALL PLANTING AREAS INDICATED, OR REASONABLY IMPLIED, ON THE DRAWINGS AND/OR NOTES.

  INCLUDED AS A PART OF THE PLANTING INSTALLATION, BUT NOT LIMITED, ARE THE FOLLOWING ITEMS: CLEAR AND GRUB ALL PROPOSED LANDSCAPE AREAS; IMPORT SOIL, FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING HOLES; FURNISHING AND INSTALLATION OF ALL REQUIRED PLANTING BACKFILL AND SOIL AMENDMENT MATERIALS, AND MULCH, AND MISCELLANEOUS MATERIALS; FURNISHING AND INSTALLING ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE SPECIFIED PERIOD; CLEAN-UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIALS AND WORKMANSHIP FOR A PERIOD AS SPECIFIED BELOW.

MATERIALS

- ALL PLANT MATERIALS SHALL BE OF SELECT "A-1" QUALITY AND HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM PESTS, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OR OTHER OBJECTIONABLE DISFIGUREMENTS. ALL PLANTS SHALL HAVE NORMAL WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND ARE FREE OF KINKED OR GIRDLING ROOTS. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY. ALL MATERIALS SHALL BE PROVIDED BY A CERTIFIED NURSERY AND SHALL BE FREE OF ANY PEST OR DISEASE. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT ANY UNSUITABLE OR OBJECTIONABLE PLANT MATERIAL.
- TREES, SHRUBS, AND VINES - ALL PLANT MATERIALS SHALL BE OF THE SPECIFIED TYPE AND SIZE, SELECTED FROM HIGH QUALITY, WELL-SHAPED NURSERY STOCK.
- FLATTED PLANTS - ALL GROUND COVER PLANTS AND OTHER FLATTED PLANTS SHALL BE GROWN AND REMAIN IN THE FLATS UNTIL TRANSPLANTED AT THE SITE. THE SOIL AND SPACING OF THE PLANTS IN THE FLAT SHALL INSURE THE MINIMUM DISTURBANCE OF THE ROOT SYSTEM AT THE TIME OF TRANSPLANTING.
- THE CONTRACTOR SHALL KEEP ALL PLANT MATERIAL DELIVERED TO THE SITE IN A HEALTHY CONDITION FOR PLANTING. PLANTS SHALL NOT BE ALLOWED TO DRY OUT.
- ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLING PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ALL PLANTS, PLANTED OR OTHERWISE, UNTIL ACCEPTANCE.
- TOPSOIL - TOP SOIL SHALL BE CLASS 'A' WITH THE SAME RELATIVE COMPOSITION AND STRUCTURE, A FRIABLE SANDY LOAM CHARACTER, AND BE FREE OF ROOTS, CLODS, AND STONES LARGER THAN 1 INCH IN GREATEST DIMENSION, POCKETS OF COURSE SAND, NOXIOUS WEEDS, STICKS, SLAG, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS. TOPSOIL PH RANGE SHALL BE 5.3 TO 6.0.
- AGRONOMIC SOILS TEST - CONTRACTOR SHALL OBTAIN AND SUBMIT FOR APPROVAL, A WRITTEN AGRONOMIC SOILS TEXT REPORT FROM A STATE REGISTERED TESTING AGENCY FOR ALL IMPORTED AND SITE TOPSOIL TO BE USED ON THE SITE. TEST REPORT SHALL LIST RECOMMENDED SOIL AMENDMENTS AND PREPARATION TO INSURE ADEQUATE PLANT GROWTH. CONTRACTOR SHALL ADJUST HIS BID ACCORDING TO THE RECOMMENDATIONS LISTED IN THE SOILS TEST REPORT.
- FERTILIZERS - ALL FERTILIZING MATERIALS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE STATE AGRICULTURAL CODE. ALL FERTILIZING MATERIALS SHALL BE PACKAGED, FIRST GRADE, COMMERCIAL QUALITY PRODUCTS IDENTIFIED AS TO SOURCE, TYPE OF MATERIAL, WEIGHT AND MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZING MATERIAL SHALL NOT CONTAIN TOXIC INGREDIENTS OR FILLERS IN QUANTITIES HARMFUL TO HUMAN LIFE, ANIMALS, OR PLANT LIFE.
- COMMERCIAL FERTILIZERS - COMMERCIAL FERTILIZER SHALL BE A PALLETIZED OR GRANULAR PRODUCT HAVING A CHEMICAL ANALYSIS AS SPECIFIED ON THE PLANS OR IN THESE SPECIFICATIONS.
- ORGANIC SOIL AMENDMENT - ORGANIC SOIL AMENDMENT SHALL BE A WELL COMPOSTED ORGANIC BASE, CLASS I OR CLASS II. WOOD BASED PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.

INSTALLATION

- INSTALL ALL PLANT MATERIALS AS PER PLANS, NOTES, AND DETAILS.
- PLANTING AREAS SHALL BE FREE OF WEEDS AND OTHER EXTRANEOUS MATERIALS TO A DEPTH OF 12 INCHES BELOW FINISH GRADE BEFORE TOPSOIL WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE, INCLUDING AND IMPORT SOIL ADJUSTMENTS TO EARTH BERMS AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS AT A MINIMUM 2% MINIMUM GRADIENT. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS.
- FINISH GRADE - THE FINISH GRADE SHALL BE SMOOTH, UNIFORM, AND FREE OF ABRUPT GRADE CHANGES AND DEPRESSIONS TO INSURE SURFACE DRAINAGE. ALL PLANTED AREAS SHALL BE RAKED AND SMOOTHED TO THE REQUIRED GRADES AND CONTOURS PRIOR TO INSTALLATION. FINISH SURFACES SHALL BE CLEAN AND SUITABLE FOR PLANTING.
- ALLOW THE LANDSCAPE DESIGNER TO ADJUST PLANT LOCATIONS PRIOR TO ANY PLANTING.
- ALL LANDSCAPED AREAS SHALL BE PLANTED WITH GROUND COVER AS SHOWN ON THE PLANS. GROUND COVER SHALL BE ROOTED TIP CUTTINGS FROM FLATS AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE PLANT LEGEND.
- AMEND ALL PLANT AREAS AS FOLLOWS:

  *SOIL SPECIFICATIONS PROVIDED FOR BID PURPOSES ONLY. CONTRACTOR SHALL ADJUST AMENDMENTS AND BID BASED UPON LAB SOIL TEST PROVIDED BY THE CONTRACTOR. TEST AND REPORT SHALL BE FROM A CERTIFIED SOILS LABORATORY AND SHALL PROVIDE A COMPLETE REGULAR ANALYSIS, ORGANIC MATTER CONTENT, AND TEXTURAL CHARACTERISTICS. A MINIMUM OF ONE SAMPLE AT EACH OF THE FOLLOWING DEPTHS: 0"-12", 12"-24", AND 24"-36". PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A COPY OF THE FINAL SOILS REPORT TO THE LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL.

  1. SOIL IMPROVEMENT FOR ALL PLANTER AREAS:

     ROTOTILL THE FOLLOWING AMENDMENTS 6-8" DEEP AND IRRIGATE THOROUGHLY:

     2 CU YDS WELL COMPOSTED CLASS I OR CLASS II ORGANIC MATTER PER 1,000 SQ FT

     100 LBS OF *TURF-PLUS* [AVAILABLE AT AGUINAGA FERTILIZER COMPANY, (909) 899-1203]

     25 LBS AGRICULTURAL GYPSUM PER 1,000 SQ FT
  2. BACKFILL MIX FOR TREES, SHRUBS, AND VINES SHALL BE AS FOLLOWS:

     80% BY VOLUME NATIVE ON-SITE SOIL

     20% BY VOLUME WELL COMPOSTED CLASS I OR CLASS II ORGANIC MATTER

SOIL AMENDMENT APPLICATION RATES

GENERAL SOIL PREPARATION: APPLY 70 LBS. PER 1,000 SQ. FT.

PROBLEM OR COMPACTED SOILS: APPLY 90-100 LBS. PER 1,000 SQ. FT.

- PLANT INSTALLATION - PLANTING HOLES SHALL BE APPROXIMATELY SQUARE WITH THE VERTICAL SIDES TWICE THE DEPTH AND WIDTH OF THE PLANT CONTAINER OR BALL, AND SHALL BE LARGER IF NECESSARY TO PERMIT HANDLING AND PLANTING WITHOUT INJURY OR BREAKAGE OF THE ROOT BALL OR ROOT SYSTEM. ANY PLANT WITH A BROKEN OR CRACKED ROOT BALL BEFORE OR DURING PLANTING SHALL NOT BE PLANTED.
- THE NATIVE SOIL AT THE BOTTOM OF THE PLANTING HOLES SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES.
- AFTER PLANTING, THE PLANT SHALL BE PLUMB WITH THE ROOT CROWN AT ITS NATURAL GROWING DEPTH WITH RESPECT TO FINISH GRADE. BACKFILL SHALL BE THOROUGHLY WATER-SETTLED AND ADDITIONAL PREPARED SOIL MIX ADDED TO FILL ANY REMAINING VOID BELOW FINISH GRADE. A CIRCULAR WATERING BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE SHALL BE LEFT AROUND THE PLANT. THE BOTTOM OF THE BASIN SHALL BE AT APPROXIMATELY FINISH GRADE OR SLIGHTLY LOWER. MULCH SHALL BE SPREAD AT LEAST 1 INCH THICK IN THE BASIN. THE AREA AROUND PLANTS SHALL BE REGRADED TO FINISH GRADE. THE EXCESS SOIL SHALL BE DISPOSED OF BY THE CONTRACTOR. ALL TREES SHALL BE STAKED AND GUYED PER DETAILS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS AS WELL AS ALL APPLICABLE LOCAL CODES.

1. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGEINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
2. FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER ONE THOUSAND SQUARE FEET OF PERMEABLE AREA SHLL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOIL WITH GREATER THEN SIX PERCENT ORGANIC MATTER IN THE TOP SIX INCEHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILING.
3. A MIN. THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACED OF NON-TURF PLANTING AREAS, EXCEPT FOR CREEPING OR ROOTING GROUNDCOVERS, DIRECT SEEDING, AND OTHER APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO FIVE PERCENT OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS. THE MULCHING PORTION OF THE SEED/MULCH SLURY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENTS.
4. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST CONSUMER MATERIALS SHALL BE USED INSTEAD OF INORGANIC MATERIALS OF VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FIRE CODES.

WHEN A SOIL MANAGEMENT REPORT IS REQUIRED PURSUANT TO THE APPLICATION REQUIREMENTS, THE SOIL ANALYSIS RECOMMENDATIONS SHALL BE IMPLEMENTED AND SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

MAINTENANCE AND WARRANTIES

- THE MAINTENANCE PERIOD SHALL COMMENCE UPON THE OWNER'S AND THE LANDSCAPE DESIGNER'S WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE:
  1. WARRANTY PERIOD FOR TREES, SHRUBS AND PLANT MATERIAL OVER 15 GALLONS:

     ONE YEAR FROM DATE OF FINAL INSPECTION AND ACCEPTANCE.
  2. WARRANTY PERIOD FOR 15 GALLON PLANTS: SIX MONTHS FROM DATE OF FINAL

     INSPECTION AND ACCEPTANCE
  3. WARRANTY PERIOD FOR 5 GALLON PLANTS: SIX MONTHS FROM DATE OF FINAL

     INSPECTION AND ACCEPTANCE

FOR BID PURPOSES ONLY: MAINTENANCE WORK SHALL INCLUDE A MINIMUM TWO (2) FERTILIZER APPLICATIONS TO ALL PLANTING AREAS DURING THE MAINTENANCE PERIOD. AT THE FIRST SIGN OF A DEFICIENCY UP TO THIRTY (30) DAYS, THE CONTRACTOR SHALL TEST A MINIMUM OF ONE SOIL SAMPLE FROM GROUND COVER AREAS TO DETERMINE FERTILIZER NEEDS FOR APPLICATION.

- MAINTENANCE PROCEDURES - THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, CLEAN-UP, AND AS FOLLOWS:
  1. CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS.
  2. APPROXIMATELY THIRTY (30) DAYS AFTER INITIAL PLANTING, APPLY (2) 5 LBS 16-6-8 FERTILIZER PER 1,000 SQ FT. APPLY AND THOROUGHLY IRRIGATE. THE SECOND APPLICATION USING THE ABOVE SPECIFIED FERTILIZER AT THE SAME RATE SHALL BE APPLIED IN ANOTHER SIXTY (60) DAYS OR JUST BEFORE MAINTENANCE PERIOD ENDS.
  3. CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN A LIKE NEW, OPERATING CONDITION, ADJUSTING HEAD HEIGHTS, THROW AND SPRAY ARCS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WATERING OF ALL PLANTING AREAS, AND SHALL REPLACE ANY PLANT MATERIALS DAMAGED DUE TO IMPROPER MOISTURE.
  4. ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING MAINTENANCE PERIOD SHALL BE REMOVED AT THIRTY (30) DAY INTERVALS. THE CONTRACTOR MAY ELECT TO REMOVE SUCH CONCENTRATIONS OF WEEDS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM. THE CONTRACTOR SHALL CONSULT THE LANDSCAPE DESIGNER PRIOR TO USING ANY HERBICIDE.
  5. DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.

DURING THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION FOR ALL PLANTING AREAS. ANY DAMAGE TO AREAS SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.

THE LANDSCAPE IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE SUCCESSFUL ESTABLISHMENT FOLLOWING INSTALLATION, AND TO ENSURE WATER USE EFFICIENCY REMAINS EQUAL TO OR BELOW MAXIMUM APPLIED WATER ALLOWANCE, CONSISTENT WITH SUBMITTED PLANS AND REQUIREMENTS. IRRIGATION SYSTEMS SHALL BE TESTED, ADJUSTED AND REPAIRED FOLLOWING THE MANUFACTURERES SPECIFICATION AND THE RECOMMENDATIONS OF THE LANDSCAPE PROFESSIONAL.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINAL SPECIFIED MATERIALS OR THEIR EQUIVALENTS, OR WITH COMPONENETS OF GREATER EFFICIENCY.

FAILED PLANTS SHALL BE REPLACED WITH THE SAME OR FUNCTIONALLY EQUIVALENT SPECIES THAT MAY BE SIZE ADJUSTED AS APPROPRIATE FOR THE STAGE OF GROWTH OF THE OVERALL INSTALLATION.

TREE PRESERVATION GUIDELINES DURING CONSTRUCTION

BEFORE CONSTRUCTION WORK BEGINS, WHICH WILL IMPACT A TREE, AN ARBORIST SHALL ASSESS THE IMPACT OF CONSTRUCTION BASED ON THE CONDITION OF THE TREE. MITIGATING MEASURES NECESSARY TO PROTECT THE TREE WILL BE STATED AND REVIEWED BY THE TEAM.

THE FOLLOWING GUIDELINES HAVE BEEN DEVELOPED TO PROTECT TREES DURING CONSTRUCTION PROJECTS:

a. A ROOT PROTECTION ZONE SHALL BE DEFINED BY A FOUR-FOOT HIGH TWO-BY-FOUR BARRIER CONSTRUCTED AROUND ANY POTENTIALLY IMPACTED TREE. THIS BARRIER SHALL BE AT THE DRIP LINE OR AT A DISTANCE FROM THE TRUNK EQUAL TO 6 INCHES FOR EACH INCH OF TRUNK DIAMETER 4 ½ FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.

b. SHOULD IT BE NECESSARY TO TRENCH WITHIN THIS AREA, TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL ROOTS GREATER THAN TWO (2) INCHES IN DIAMETER MUST BE CLEANLY CUT TO ENCOURAGE GOOD CALLUS TISSUE. IT IS RECOMMENDED THAT ROOTS BE PRUNED BACK TO THE NEXT ROOT NODE.

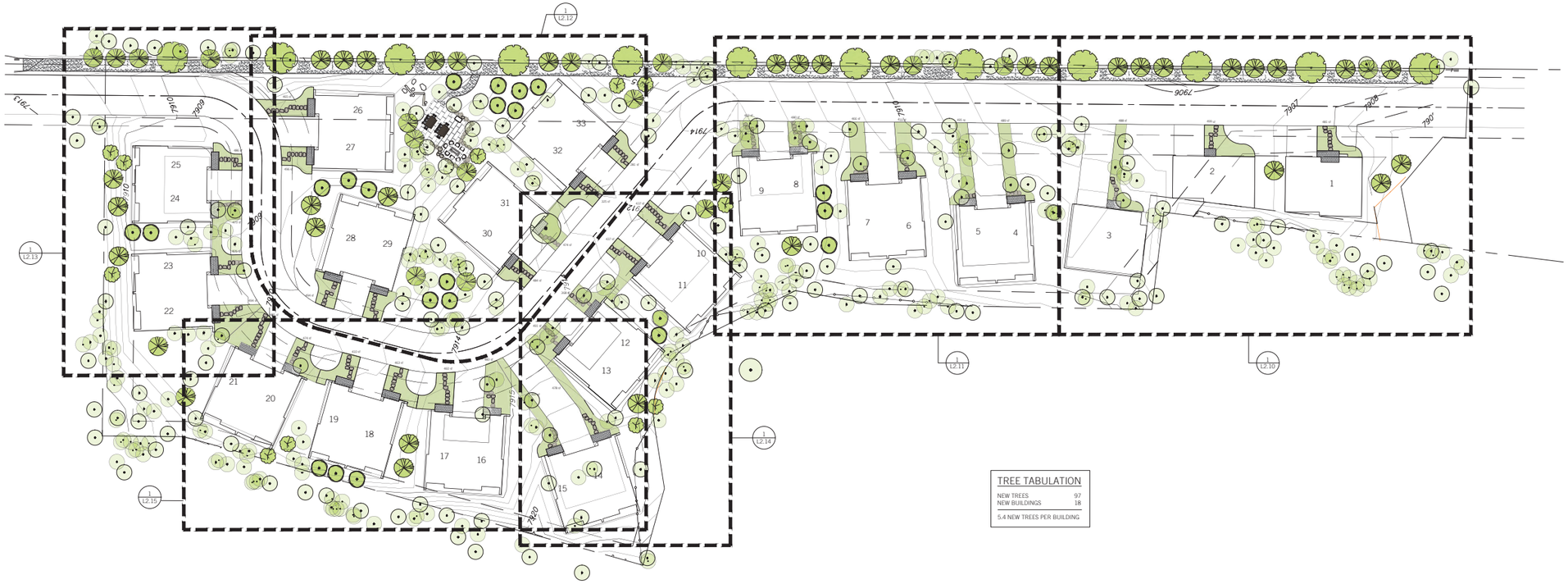
c. ALL SMALLER ROOTS THAT MUST BE CUT SHALL BE SAW CUT (NO TRENCHERS) FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME 25 PERCENT OF THE AREA WITHIN THE ROOT PROTECTION ZONE IS BEING SEPARATED FROM THE TREE BY A TRENCH, THE LINE SHALL BE LOCATED BY BORING OR AN ALTERNATE LOCATION FOR THE TRENCH ESTABLISHED.

d. THE MINIMUM CLEARANCE BETWEEN AN OPEN TRENCH AND A STREET TREE SHALL BE ONE (1) FOOT, OR SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE IF THIS METHOD DEFINES A LARGER DISTANCE. THE MAXIMUM CLEARANCE SHALL BE TEN (10) FEET. THE CONTRACTOR SHALL CONFORM TO THESE PROVISIONS UNLESS OTHERWISE DIRECTED BY AN ARBORIST.

e. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL BE ALLOWED WITHIN THE PRESCRIBED ROOT PROTECTION ZONE UNLESS OTHERWISE DIRECTED BY THE CITY. THE ROOT PROTECTION ZONE IS DEFINED AS THE LARGER OF THE DRIP LINE OF THE TREE OR THE DISTANCE FROM THE TRUNK EQUAL TO SIX (6) INCHES FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 4.5 FEET ABOVE EXISTING GRADE.

f. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

1. EMPLOY A QUALIFIED ARBORIST, LICENSED IN JURISDICTION WHERE PROJECT IS L



TREE TABULATION

NEW TREES	97
NEW BUILDINGS	18

5.4 NEW TREES PER BUILDING

Planting Concept

Planting Concept

Planting Concept

Common Area Concept- low retaining wall

Common Area Concept- Kids' Play

Common Area Concept- Kids' Play

Gymnocadus dioicus

Celtis reticulata

Forestiera neomexicana

Bouteloua gracilis 'Blonde Ambition'

Panicum virgatum 'Prarie Sky'

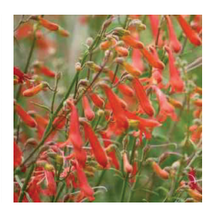
Leymus cinereus

Schizachrium 'Smoke Signal'

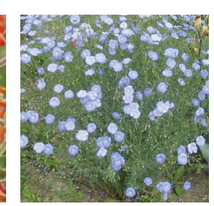
Nepeta faassenii

Achillea millefolium

Achillea millefolium



Penstemon rostriflorus



Linum lewisii

Wyethia mollis

PLANTING PLAN
SCALE: 1" = 30'-0"

1

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[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
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CONSULTANTS

NAME OF ISSUE

LICENSED ARCHITECT
SONIA PAKSHONG
LICENSE NO C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1" = 30'-0"

Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	#
EIR COMMENTS	11/01/21	

PROJECT NO: 2122

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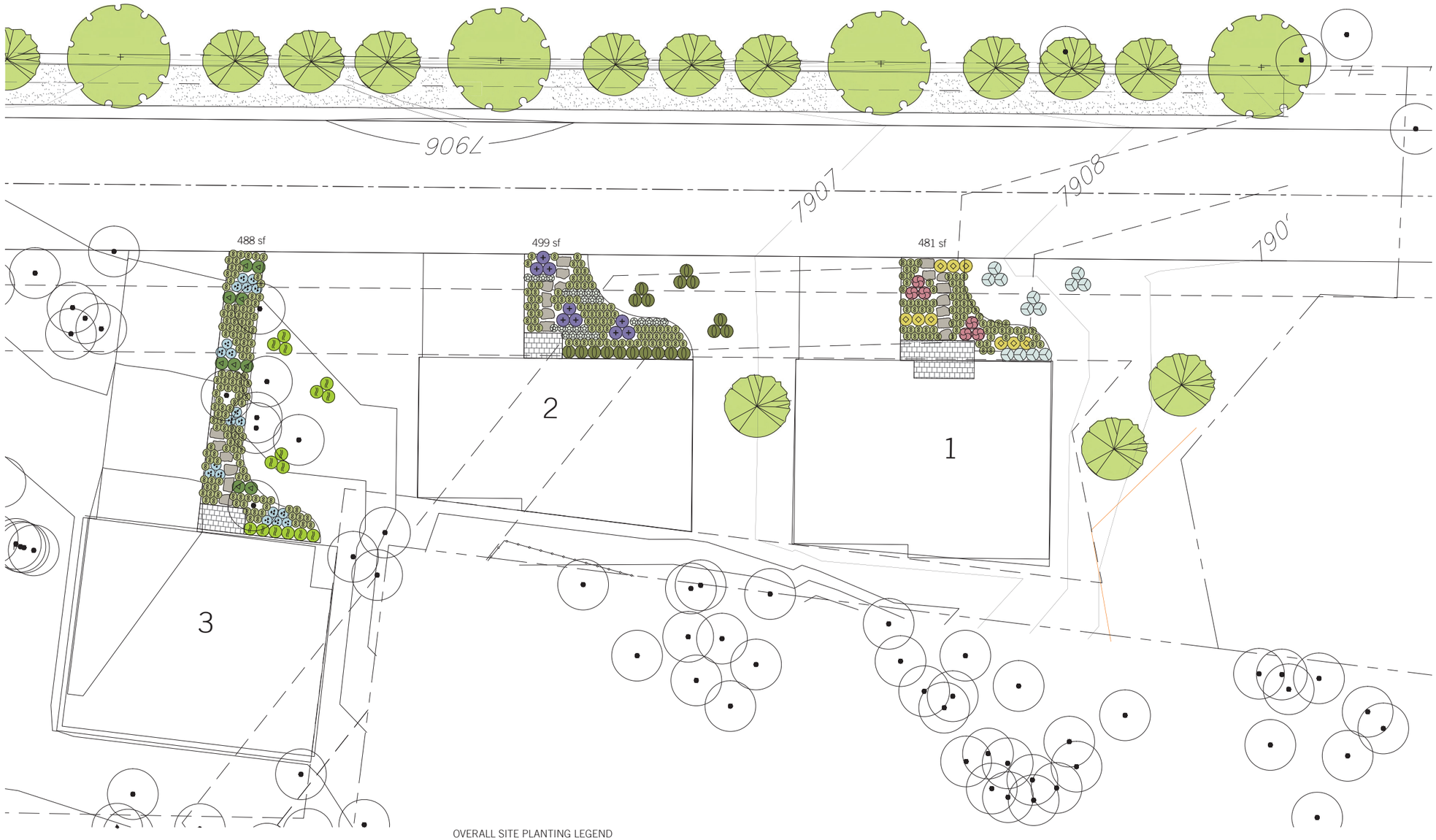
SHEET TITLE:

PLANTING
REFERENCE PLAN

L2.00



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15'-30'H					
	Populus tremuloides	Quaking Aspen	24" box	22	20'-50'H x 20'-30'W					
	Gymnocladus dioicus	Kentuky Coffee Tree	24" box	12	to 48'H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3'H x 1-2'W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	78	2'H x 2-3'W	PER PLAN	-	L	L	NATIVE
	Penstemon rostriflorus	Bridges' Penstemon	5 gal	96	1-3'H x 2-3'W	PER PLAN	-	L	U	

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
	Linum lewisii	Wild Blue Flax	5 gal	141	1-2'H x 1-2'W	PER PLAN	-	L	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN
SCALE: $\frac{1}{8}$" = 1'-0"

1

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[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
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CONSULTANTS

NAME OF ISSUE

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0"

Ref. North

Revisions

Description:	Date:	No.
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EIR COMMENTS	11/01/21	3

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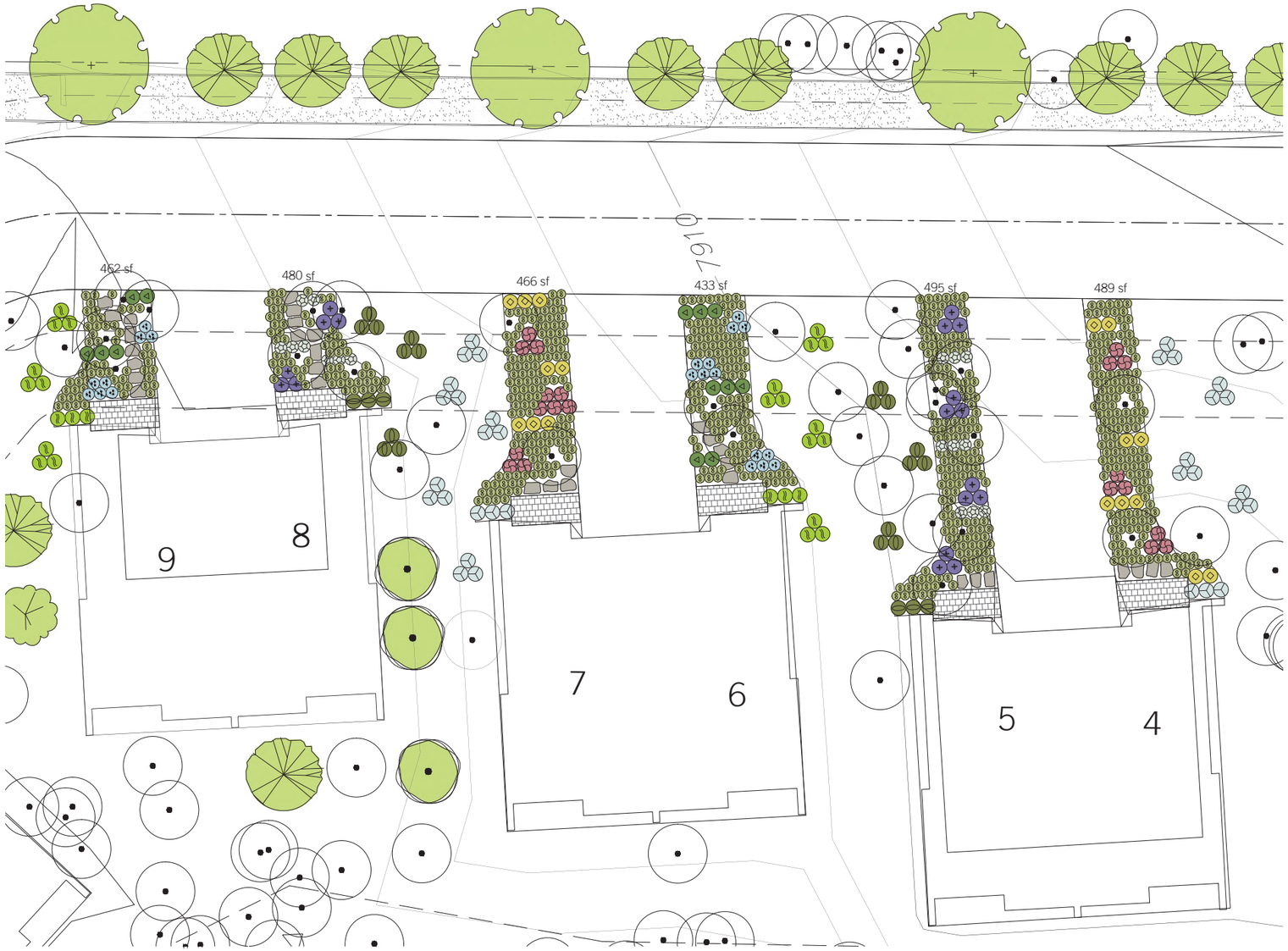
SHEET TITLE:

ENLARGED
PLANTING PLAN

L2.10



OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15'-30'H					
	Populus tremuloides	Quaking Aspen	24" box	22	20'-50'H x 20'-30'W					
	Gymnocladus dioicus	Kentuky Coffee Tree	24" box	12	to 48'H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3'H x 1-2'W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	78	2'H x 2-3'W	PER PLAN	-	L	L	NATIVE
	Penstemon rostriflorus	Bridges' Penstemon	5 gal	96	1-3'H x 2-3'W	PER PLAN	-	L	U	

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
	Linum lewisii	Wild Blue Flax	5 gal	141	1-2'H x 1-2'W	PER PLAN	-	L	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN
SCALE: 1/8" = 1'-0"

1

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[place]

[pakshong landscape and architectural collaborative]
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CONSULTANTS

NAME OF ISSUE

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0"

Ref. North

Revisions

Description:	Date:	No.
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EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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SHEET TITLE:

ENLARGED
PLANTING PLAN

L2.11

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15'-30'H					
	Populus tremuloides	Quaking Aspen	24" box	22	20'-50'H x 20'-30'W					
	Gymnocladus dioicus	Kentuky Coffee Tree	24" box	12	to 48'H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3'H x 1-2'W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	78	2'H x 2-3'W	PER PLAN	-	L	L	NATIVE
	Penstemon rostriflorus	Bridges' Penstemon	5 gal	96	1-3'H x 2-3'W	PER PLAN	-	L	U	
	Linum lewisii	Wild Blue Flax	5 gal	141	1-2'H x 1-2'W	PER PLAN	-	L	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

1

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[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
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CONSULTANTS

NAME OF ISSUE

LICENSED ARCHITECT
SOPHIA PAKSHONG
LIC NO C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	#
EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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ENLARGED
PLANTING PLAN

L2.12

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
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	Linum lewisii	Wild Blue Flax	5 gal	141	1-2'H x 1-2'W	PER PLAN	-	L	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN
SCALE: $\frac{1}{8}$" = 1'-0"

1

NOT FOR CONSTRUCTION

[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
310 450 8100 fax 323 737 3290

CONSULTANTS

NAME OF ISSUE

LICENSED ARCHITECT
SOPHIA PAKSHONG
LICENSE NO C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No. #
ENTITLEMENT	07/09/21	
EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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SHEET TITLE:

ENLARGED
PLANTING PLAN

L2.13

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
	Acer glabrum	Mountain Maple	24" box	11	15'-30'H					
	Populus tremuloides	Quaking Aspen	24" box	22	20'-50'H x 20'-30'W					
	Gymnocladus dioicus	Kentuky Coffee Tree	24" box	12	to 48'H	PER PLAN		L	U	
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	136	1-3'H x 1-2'W	PER PLAN	-	L	L	NATIVE
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	78	2'H x 2-3'W	PER PLAN	-	L	L	NATIVE
	Penstemon rostriflorus	Bridges' Penstemon	5 gal	96	1-3'H x 2-3'W	PER PLAN	-	L	U	
	Linum lewisii	Wild Blue Flax	5 gal	141	1-2'H x 1-2'W	PER PLAN	-	L	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN
SCALE: $\frac{1}{8}$" = 1'-0"

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KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	1
EIR COMMENTS	11/01/21	2

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SHEET TITLE:

ENLARGED
PLANTING PLAN

L2.14

OVERALL SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	L		
	Forestiera neomexicana	Desert Olive	24" box	52	12'-18'H x 12'W	PER PLAN	-	L	U	NATIVE
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SHRUBS										
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SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	NOTES	WATER USE*	FIRE HAZARD*	ORIGIN
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	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	99	2-3'H x 2-3'W	PER PLAN	-	L	U	-
	Wyethia mollis	Mule Ears	5 gal	86	2-3'H x 3'W	PER PLAN	-	L	U	
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	2816	1-2'H x 1-2'W	PER PLAN	-	L	L	
	Leymus cinereus	Gray Wild Rye	5 gal	161	5-6' H x Clumping	PER PLAN		L	L	NATIVE
	Panicum virgatum 'Prairie Sky'	Switchgrass	5 gal	153	4-5'H x 2-3'W	PER PLAN	-	L	L	
	Schizachyrium scoparium 'Smoke Signal'	Little Bluestem	5 gal	149	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

ENLARGED PLANTING PLAN
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

[place]

[pakshong landscape and architectural collaborative]
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CONSULTANTS

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LICENSED ARCHITECT
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No. C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No.
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PROJECT NO: 2122

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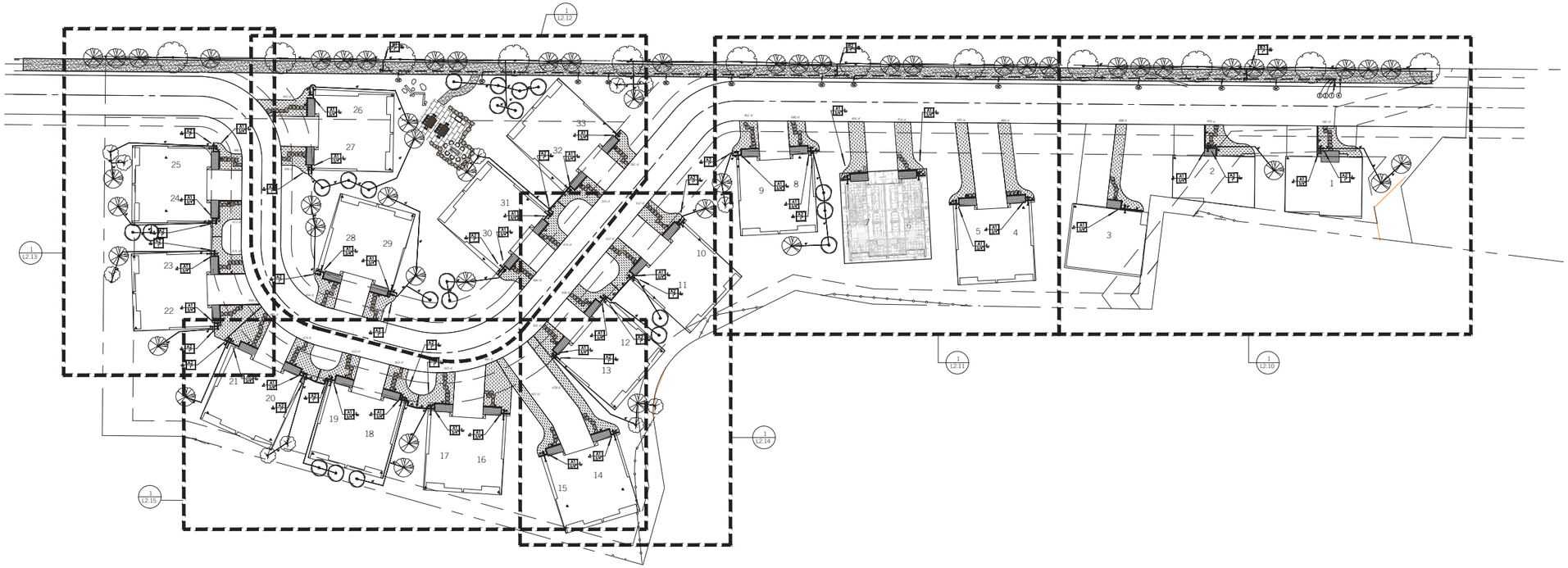
SHEET TITLE:

ENLARGED PLANTING PLAN

L2.15



IRRIGATION REFERENCE PLAN
SCALE: 1" = 30'-0"

1

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[place]

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MAMMOTH LAKES, CA 93546

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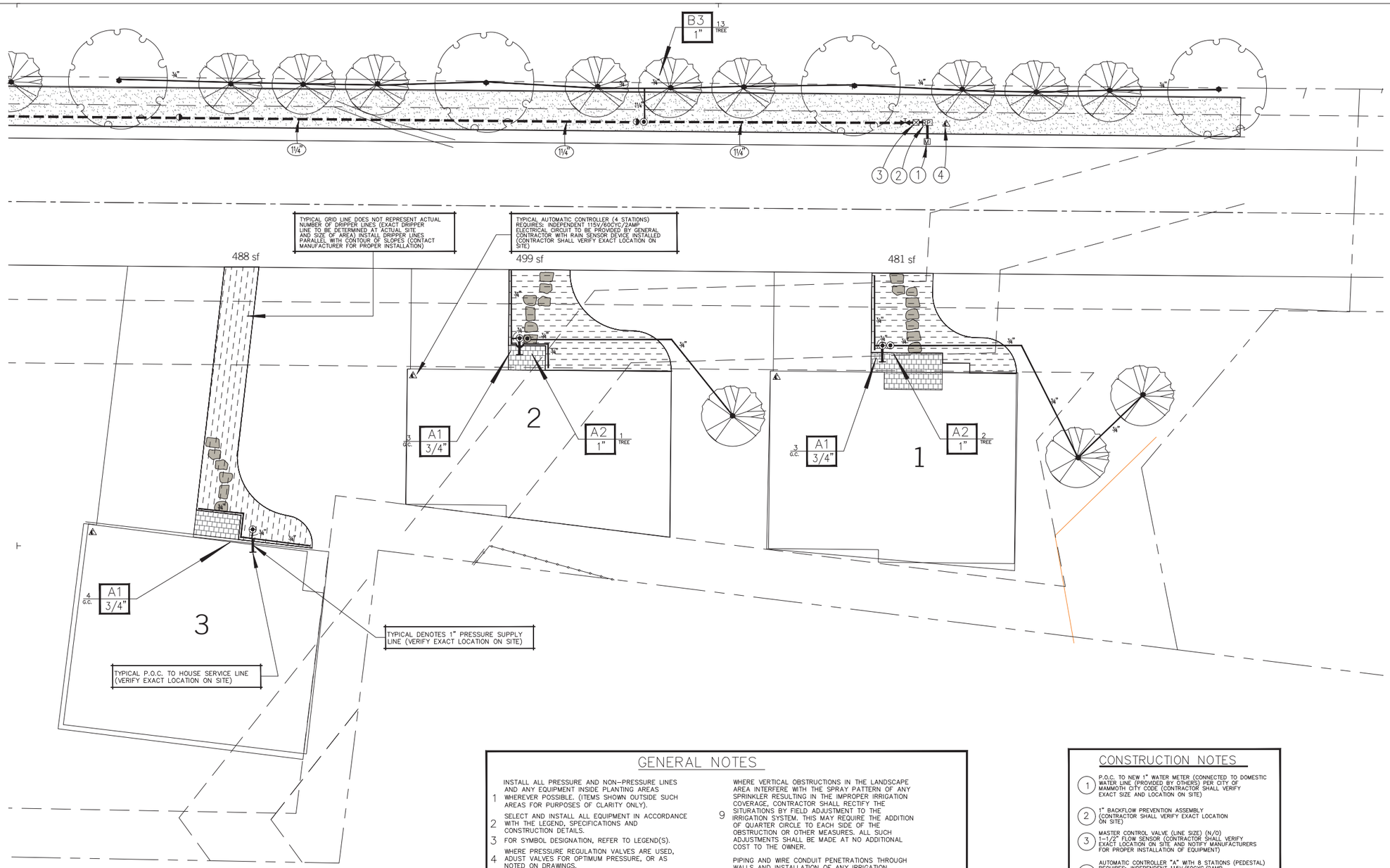
SHEET TITLE:

IRRIGATION
REFERENCE PLAN

L5.00



GENERAL NOTES

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2. SELECT AND INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE LEGEND, SPECIFICATIONS AND CONSTRUCTION DETAILS.
3. FOR SYMBOL DESIGNATION, REFER TO LEGEND(S).
4. WHERE PRESSURE REGULATION VALVES ARE USED, ADJUST VALVES FOR OPTIMUM PRESSURE, OR AS NOTED ON DRAWINGS.
5. ADJUST ALL SYSTEM TO AVOID SPRAY ONTO BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINLER HEADS AND CONTROL VALVES.
6. DEFINE AREAS AS NECESSARY TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS PRIOR TO INSTALLATION.
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8. REVIEW AND VERIFY AREAS RECEIVING AN IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE AND ADN CONFIGURATION. ANY DISCREPANCIES THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE INSTALLATION. IF HE/SHE FAILS TO DO SO. CONTRACTOR MAY BE RESPONSIBLE FOR ANY RELATED ADJUSTMENTS REQUIRED.
9. WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN THE IMPROPER IRRIGATION COVERAGE, CONTRACTOR SHALL RECTIFY THE SITURATIONS BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
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11. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VAVLES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS AND ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC AND /OR RADIUS OF NOZZLE AND /OR PRESSURE COMPENSATING SCREEN OR USE VARIABLE ARC NOZZLE TO FIT EXISTING SITE CONDITIONS.
12. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS

TYPICAL NOTE FOR WINTERIZATION:
BACFLOW PREVENTION ASSEMBLY SHALL BE WRAPPED (PER MANUFACTURERS RECOMMENDATION TO PROTECT UNIT FOR FREEZE CONDITIONS) IRRIGATION SYSTEM SHALL BE TOTALLY DRAINED AND AUTOMATIC CONTROLLER SHALL BE TURNED OFF AND ALL GATE VALVES SHALL BE OFF DURING FREEZING CONDITIONS

BY ACCEPTING THIS ELECTRONIC INFORMATION/MEDIA, THE OWNER AGREES TO DEFEND AND HOLD JR IRRIGATION CONSULTANTS, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, SUITS, AND DAMAGES OF WHATEVER TYPE OR NATURE RESULTING FROM ANY CHANGES MADE TO ELECTRONIC INFORMATION/MEDIA AFTER IT IS PROVIDED BY JR IRRIGATION CONSULTANTS TO THE OWNER, OR TO THIRD PARTIES DESIGNATED BY THE OWNER. ANY REUSE OF THIS MATERIAL ON ANY PROJECT OTHER THAN FOR WHICH IT WAS DESIGNED SHALL BE AT THE SOLE RISK OF THE OWNER.

CONSTRUCTION NOTES

1. P.O.C. TO NEW 1" WATER METER (CONNECTED TO DOMESTIC WATER LINE (PROVIDED BY OTHERS) PER CITY OF MAMMOTH CITY CODE (CONTRACTOR SHALL VERIFY EXACT SIZE AND LOCATION ON SITE)
2. 1" BACKFLOW PREVENTION ASSEMBLY (CONTRACTOR SHALL VERIFY EXACT LOCATION ON SITE)
3. MASTER CONTROL VALVE (LINE SIZE) (N/O) 1-1/2" FLOW SENSOR (CONTRACTOR SHALL VERIFY EXACT LOCATION ON SITE AND NOTIFY MANUFACTURERS FOR PROPER INSTALLATION OF EQUIPMENT)
4. AUTOMATIC CONTROLLER "A" WITH 8 STATIONS (PEDESTAL) REQUIRES: INDEPENDENT 115V/60CYC/2AMP ELECTRICAL CIRCUIT TO BE PROVIDED BY GENERAL CONTRACTOR WITH RAIN SENSOR DEVICE INSTALLED (CONTRACTOR SHALL VERIFY EXACT LOCATION ON SITE)

SYSTEM DESIGN CRITERIA

IRRIGATION SYSTEM DESIGN FOR A MINIMUM
OPERATING PRESSURE OF 70 P.S.I. AT 15 G.P.M.

CONTRACTOR SHALL VERIFY THE ABOVE PRESSURE BEFORE INSTALLATION.
IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION
FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT.

JR IRRIGATION CONSULTANTS
20806 ORCHARD AVENUE
TORRANCE, CA 90502
(310) 902-0050
4360 CLARE AVENUE
LOS ANGELES, CA 90066
(310) 902-0050
jrac@jrirrigation.com

ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
310 450 8100 fax 323 737 3290

CONSULTANTS

NAME OF ISSUE

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0"

Ref. North

Revisions

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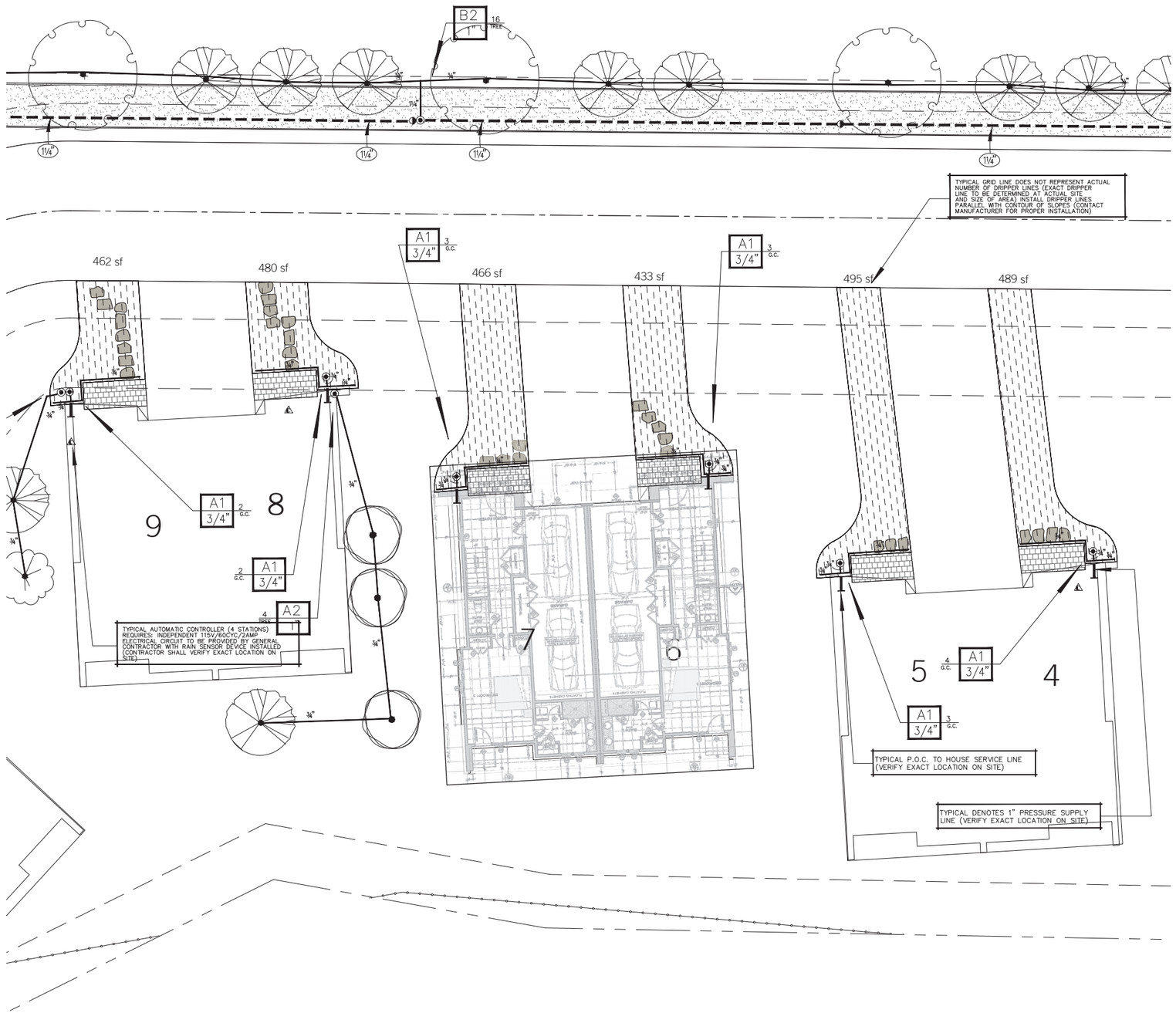
SHEET TITLE:

ENLARGED
IRRIGATION PLAN

L5.10



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(310) 926-0060
2853 CHASE AVENUE
LOS ANGELES, CA 90066
(310) 925-0069
jrcc@jrirrigation.com

ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"
1

NOT FOR CONSTRUCTION

[place]
[pakshong landscape and architectural collaborative]
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CONSULTANTS

NAME OF ISSUE

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LICENSE NO C27025
EXP. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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Revisions

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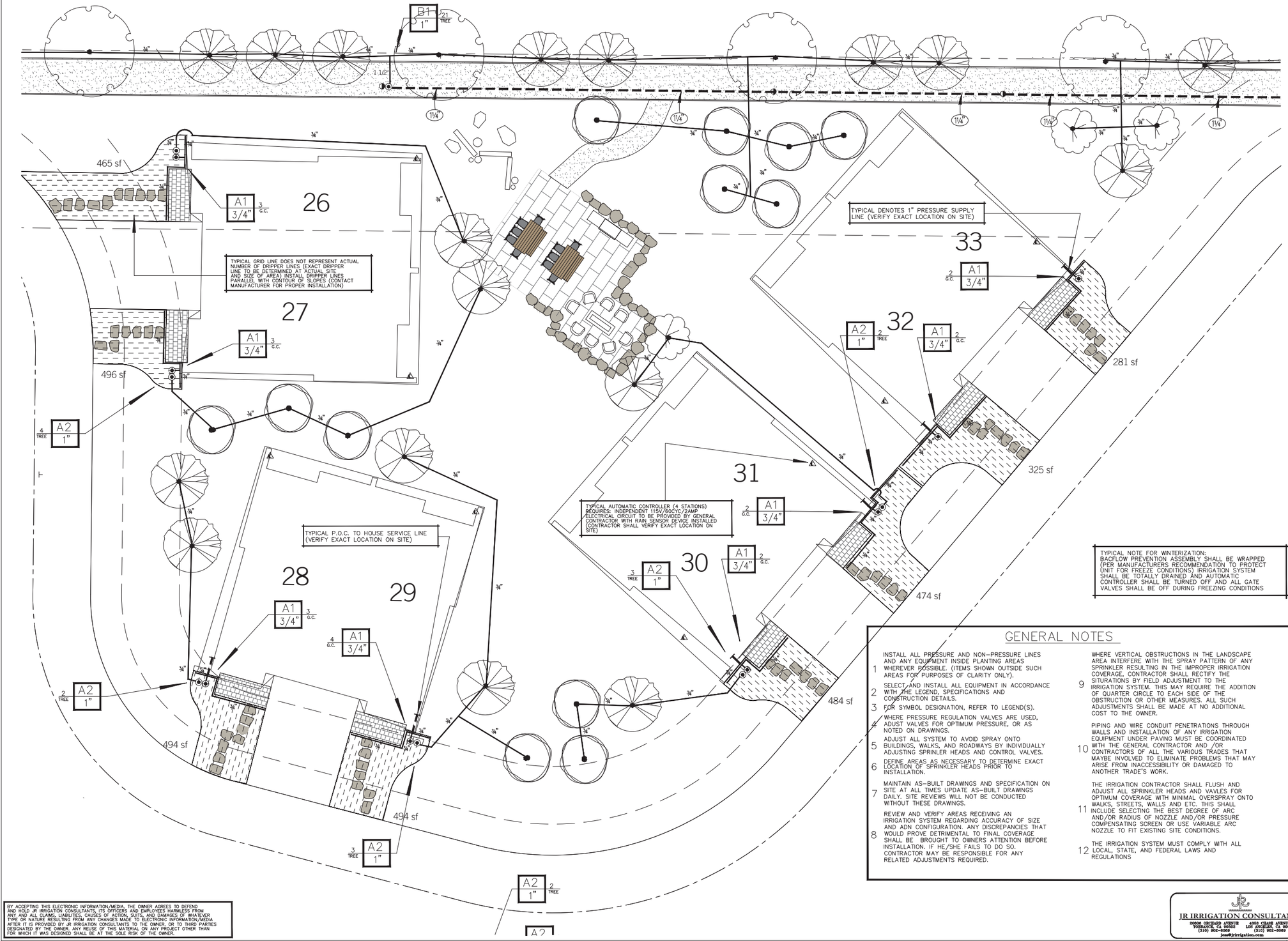
SHEET TITLE:

ENLARGED
IRRIGATION PLAN

L5.11



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jon@jrirrigation.com

ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

1

NOT FOR CONSTRUCTION

[place]

[pakshong landscape and architectural collaborative]
3617 exposition boulevard los angeles ca 90016
310 450 8100 fax 323 737 3290

CONSULTANTS

NAME OF ISSUE

LICENSED ARCHITECT
SOPHIA PAKSHONG
LICENSE NO C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	1
EIR COMMENTS	11/01/21	2

PROJECT NO: 2122

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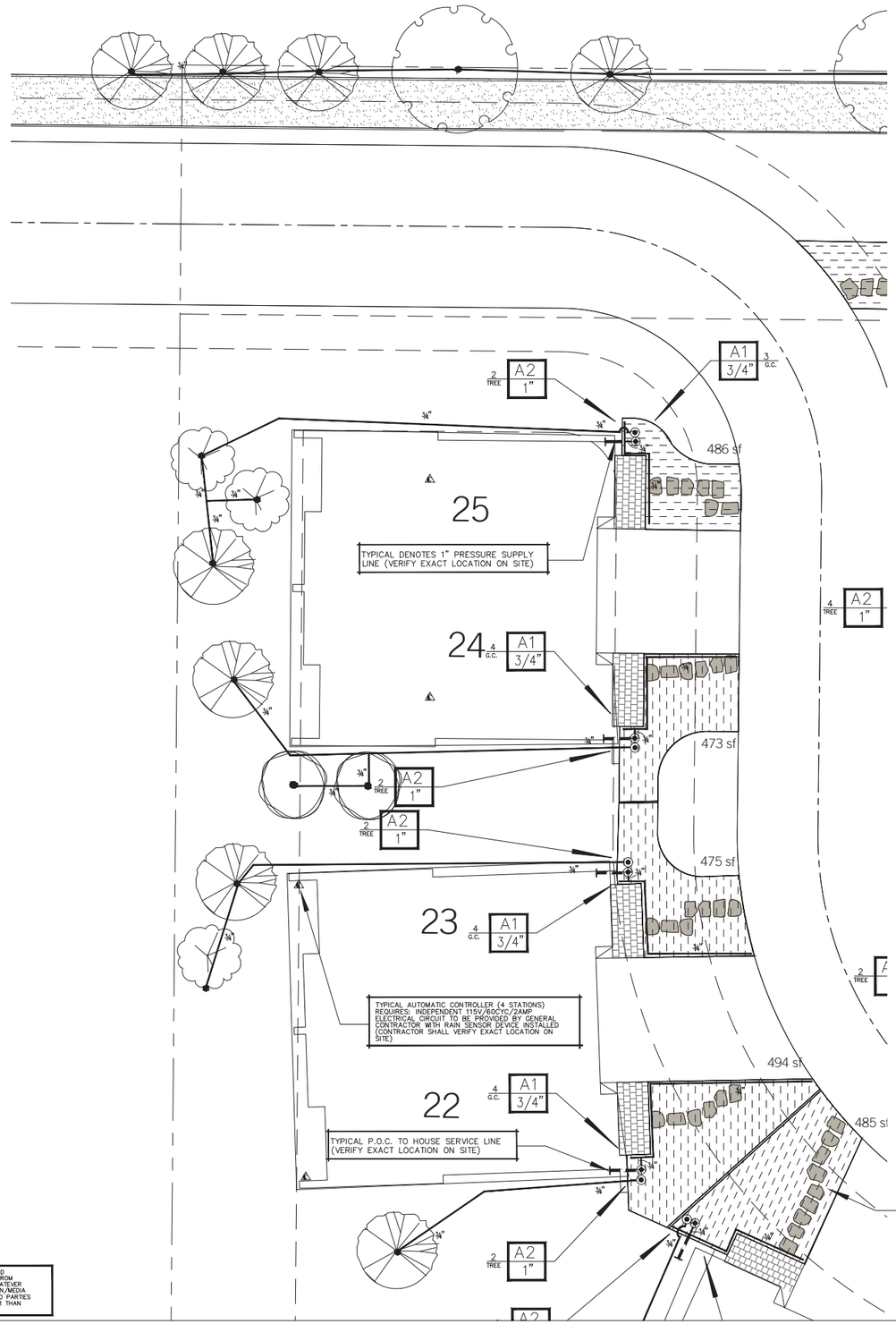
SHEET TITLE:

ENLARGED
IRRIGATION PLAN

L5.12



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7. MAINTAIN AS–BUILT DRAWINGS AND SPECIFICATION ON SITE AT ALL TIMES UPDATE AS–BUILT DRAWINGS DAILY. SITE REVIEWS WILL NOT BE CONDUCTED WITHOUT THESE DRAWINGS.
8. REVIEW AND VERIFY AREAS RECEIVING AN IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE AND ADN CONFIGURATION. ANY DISCREPANCIES THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE INSTALLATION. IF HE/SHE FAILS TO DO SO. CONTRACTOR MAY BE RESPONSIBLE FOR ANY RELATED ADJUSTMENTS REQUIRED.
9. WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN THE IMPROPER IRRIGATION COVERAGE, CONTRACTOR SHALL RECTIFY THE SITURATIONS BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
10. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND /OR CONTRACTORS OF ALL THE VARIOUS TRADES THAT MAYBE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGED TO ANOTHER TRADE'S WORK.
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ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

1

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CONSULTANTS

NAME OF ISSUE

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LICENSE NO C27085
REN. 02-28-23
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KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0"

Ref. North

Revisions

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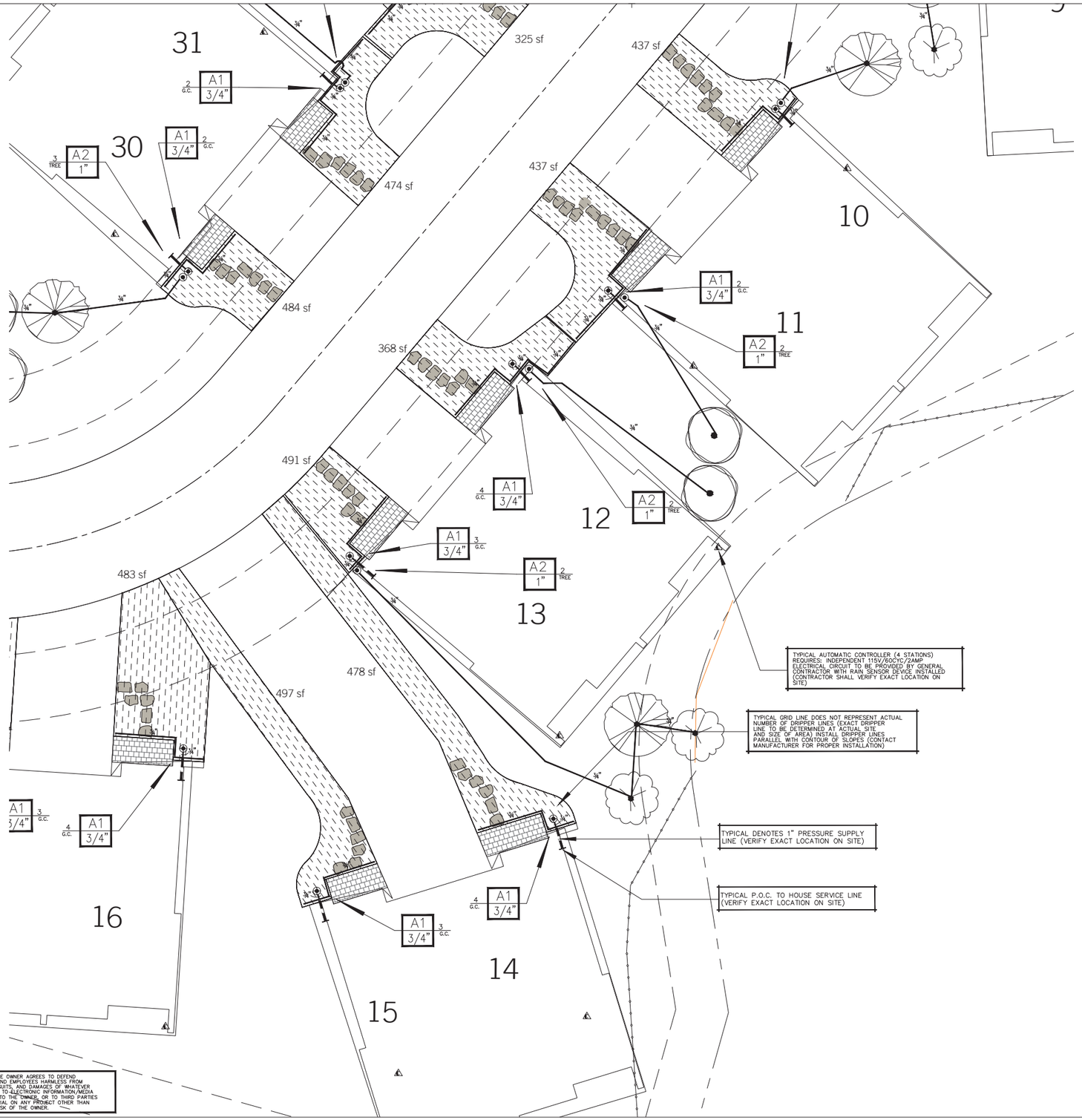
IRRIGATION PLAN

L5.13



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ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

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CONSULTANTS

NAME OF ISSUE

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KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0"

Ref. North

Revisions

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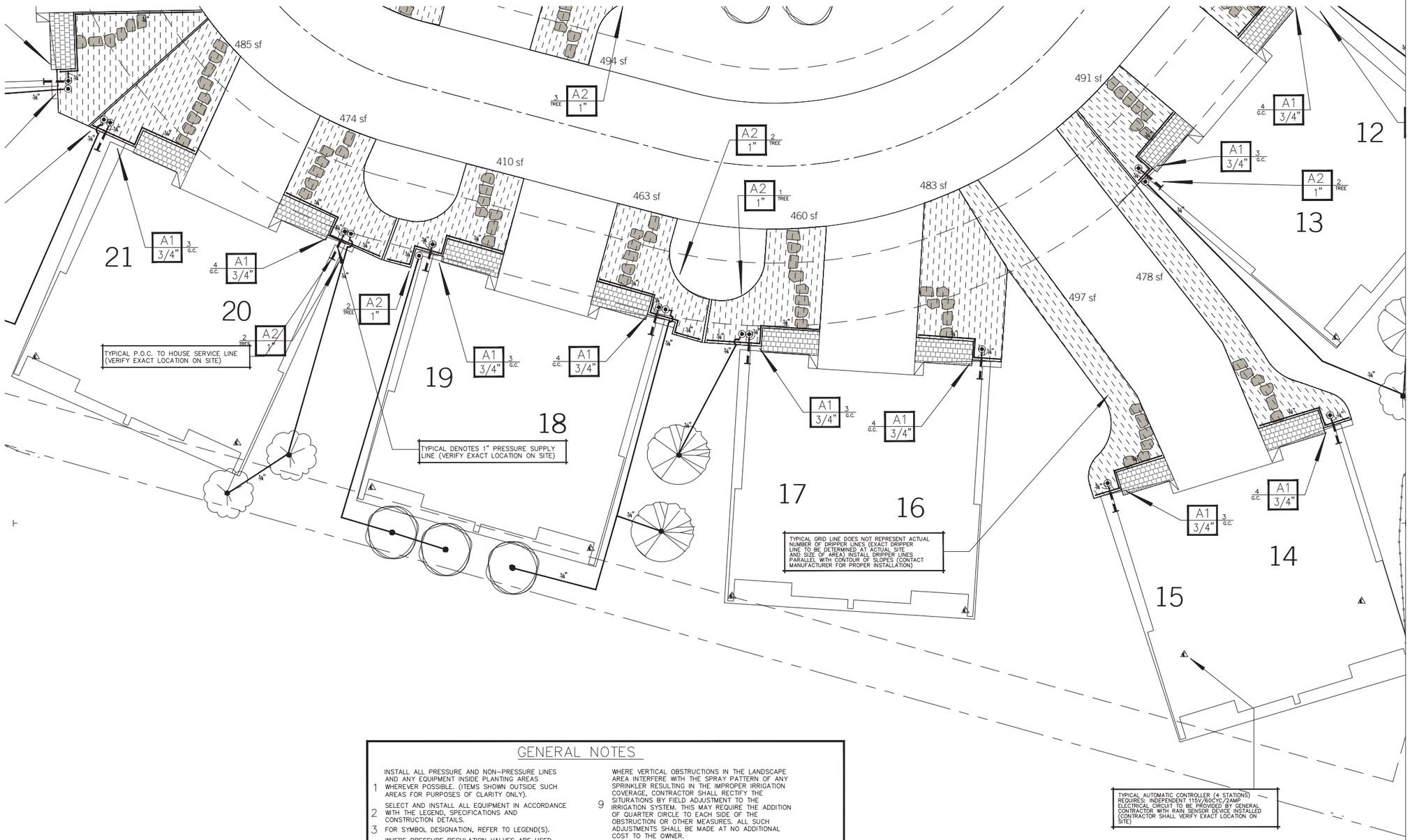
L5.14



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ENLARGED IRRIGATION PLAN
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SHEET TITLE:

ENLARGED
IRRIGATION PLAN

L5.15

SPECIFICATION

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.
2. APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THIS PORTION OF THE WORK
3. PROTECT THIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE AS A RESULT OF THE WORK.
4. PRIOR TO SUBMITTING BID, EXAMINE THE SITE AND THE CONDITIONS THEREOF.
5. THE WORK TO BE PERFORMED UNDER THIS CONTRACT INCLUDES FURNISHING ALL LABOR, MATERIALS, TOOLS, MACHINERY, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE SPRINKLER AS SHOWN ON THE IRRIGATION PLANS, INCLUDING TRENCHING, BACKFILLING, ETC.
6. PRIOR TO COMMENCING WORK ON THE PROJECT, ARRANGE AN ON SITE CONFERENCE WITH THE LANDSCAPE ARCHITECT, OR HIS DULY APPOINTED REPRESENTATIVE.
7. THE INSTALLATION AND OPERATION OF THE SYSTEM MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
8. IF IT IS FOUND DURING INSTALLATION THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. COORDINATE THE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE PLANTING OF TREES, SHRUBS, OR OTHER PLANTING.
10. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO INDICATE A COMPLETE SPRINKLER SYSTEM INSTALLED AND READY FOR USE WITHOUT FURTHER COST TO THE OWNER.
11. NOTE ACCURATELY ON ONE SET OF REPRODUCIBLE PRINTS OF THE DRAWINGS, RECORD PLAN KEPT UP TO DATE AS THE PROJECT IS UNDER CONSTRUCTION. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE THE LOCATION OF THE PRESSURE SUPPLY LINE ROUTING, ALL VALVES, PLUG TEES, AND CONTROL WIRE.
12. THE SPRINKLER SYSTEM AND DRIP SYSTEM SHALL BE UNCONDITIONALLY WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. MANUFACTURER WARRANTIES SHALL NOT REPLACE THIS WARRANTY AND THE CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL.
13. UPON COMPLETION ON THE WORK, REMOVE ALL EXCESS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
14. THE SPRINKLER/DRIP SYSTEM INSTALLATION SHALL BE DEEMED INCOMPLETE UNTIL ALL SPRINKLER HEADS, DRIP SYSTEM, VALVES AND ALL RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS AND REQUIREMENTS THAT WILL PREVAIL AT THE FINISH SITE, AND APPROVED RECORD DRAWINGS HAVE BEEN SUBMITTED. (THIS INCLUDES CHANGE OF NOZZLES IF REQUIRED FOR PROPER COVERAGE.)
15. ALL SPRINKLER HEADS, DRIP SYSTEMS AND PIPING SHALL BE INSTALLED PER THEIR DETAILS, IN THEIR RESPECTIVE LOCATIONS, AND SHALL BE OF THE MANUFACTURER NOTED UNLESS OTHERWISE APPROVED.
16. ALL MATERIAL REQUIRED FOR THE PROJECT SHALL BE AS INDICATED IN THE LEGEND AND INSTALLED ACCORDING TO SAME OR AS RECOMMENDED BY THE MANUFACTURER.
17. ELECTRICAL SERVICE REQUIRED FOR CONTROLLER SHALL BE PROVIDED BY GENERAL CONTRACTOR.
18. CONNECTION BETWEEN CONTROLLER AND REMOTE CONTROL VALVES WITH DIRECT BURIAL AWG-UF 600 VOLT WIRE. MAKE SIZE NO.14. WHERE PERMITTED SPLICES SHALL BE WATERPROOFED.
19. PLASTIC FITTINGS SHALL BE SCHEDULE 40 POLYVINYL CHLORIDE INJECTION MOLDED AND SIDE GATED. THREADS REQUIRED, SHALL ALSO BE INJECTION MOLDED.
20. EXCAVATE TRENCHES TO SUFFICIENT DEPTH TO PROVIDE COVERAGE OF 18" OVER ALL PRESSURE SUPPLY LINES AND 12" OVER ALL NON-PRESSURE LINES, OTHERWISE NOTED ON DRAWING. WHEN PIPING IS LOCATED UNDER PAVED AREAS. CONSIDER DIMENSION TO BE BELOW SUBGRADE.
21. COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, CONFORMING TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
22. INITIAL BACKFILL ON PLASTIC LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE.
23. INSTALL ALL PRESSURE AND NON-PRESSURE LINES, AND ANY EQUIPMENT, INSIDE PLANTING AREAS WHEREVER POSSIBLE. (PLANS SHOW SYSTEM OUTSIDE SUCH AREAS FOR READABILITY AND CLARITY ONLY.)
24. PRESSURE REGULATING VALVES USED SHALL BE ADJUSTED FOR OPTIMUM PRESSURE, OR AS NOTED ON DRAWING.
25. REGULATE ALL SYSTEMS TO AVOID SPRAYING ONTO BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
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29. SUPPLY AS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
    - (A) TWO KEYS FOR EACH CONTROLLER SPECIFIED.
    - (B) TWO COUPLERS AND MATCHING HOSE SWIVELS.
    - (C) ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED. THIS CHART SHALL BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWING, WITH EACH STATION INDICATED IN A DIFFERENT COLOR. CHART SHALL BE ENCAPSULATED BETWEEN TWO PIECES OF PLASTIC, 20 MILS. TOTAL.

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GENERAL LEGEND

SYMBOLS	DESCRIPTIONS	MANUFACTURER & PART NO.	REFERENCE
P.O.C.	POINT OF CONNECTION		SPECIFICATION
(2")	PRESSURE SUPPLY LINES & SIZE 2 & SML	SCHEDULE 40 P.V.C.	SPECIFICATION
	NON-PRESSURE LINES & SIZE	SCHEDULE 40 P.V.C.	SPECIFICATION
	CONTROLLER SEQUENCE		
	GALLONS PER MINUTE		
	PLANTING AREA TYPE		
	REMOTE CONTROL VALVE SIZE		
	AUTOMATIC CONTROLLER	RAINBIRD ESP4ME3 (FOR INDIVIDUAL LOT)	DETAIL NO. 1
	AUTOMATIC CONTROLLER	RAINBIRD ESP8LXME-LXMMPED	DETAIL NO. 2
	REMOTE CONTROL VALVES	RAINBIRD PEB SERIES	DETAIL NO. 3
	REMOTE CONTROL VALVE (DRIP ONLY)	RAINBIRD ASVF-075-PRF	DETAIL NO. 4
	QUICK COUPLER	RAINBIRD 3RC	DETAIL NO. 5
	BACKFLOW PREVENTION ASSEMBLY	FEBCO 825Y (1")	DETAIL NO. 6
	STRAINER ASSEMBLY	FEBCO 650 (2" & SMALLER)	DETAIL NO. 6
	MASTER CONTROL VALVE	SUPERIOR 3100 N/O	DETAIL NO. 7
	FLOW SENSOR ASSEMBLY	DATA INDUSTRIAL 220P	DETAIL NO. 7
	GATE VALVE ASSEMBLY (3" & SMALLER)	HAMMOND IB645	DETAIL NO. 8
	SUB-SURFACE DRIPPERLINES (DRIP SYSTEM)	RAINBIRD XFS-09-18	DETAIL NO. 9
	FLOOD BUBBLERS (FOR TREES)	RAINBIRD RWS-B-C-1402	DETAIL NO. 10
	RAIN CHECK DEVICE	RAINBIRD RAIN CHECK	DETAIL NO. 12
	DRIP OPERATION INDICATOR	RAINBIRD OPERIND	DETAIL NO. 11

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ENLARGED IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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NAME OF ISSUE

LICENSED ARCHITECT
SOPHIA PAKSHONG
LICENSE NO C27025
REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0

Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	#
EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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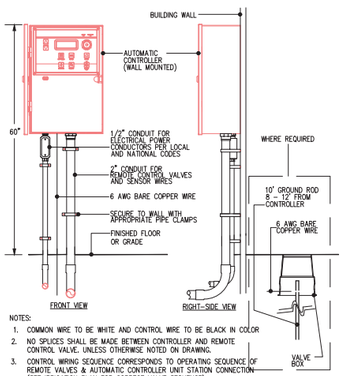
SHEET TITLE:

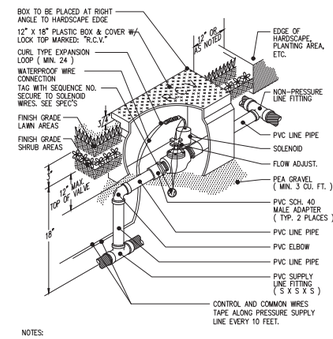
ENLARGED
IRRIGATION PLAN

L5.16



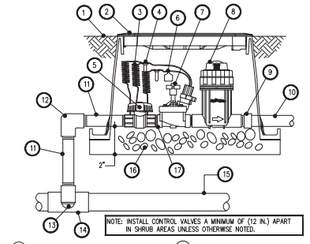
NOTES:
1. COMMON WIRE TO BE WHITE AND CONTROL WIRE TO BE BLACK IN COLOR
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVE, UNLESS OTHERWISE NOTED ON DRAWING.
3. CONTROL WIRING SEQUENCE CORRESPONDS TO OPERATING SEQUENCE OF REMOTE VALVES & AUTOMATIC CONTROLLER UNIT STATION CONNECTION (SEE IRRIGATION PLAN FOR CORRECT VALVE SEQUENCE)
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

1 TYPICAL AUTOMATIC CONTROLLER ASSEMBLY (WALL MOUNT)
NO SCALE JR-IRRG



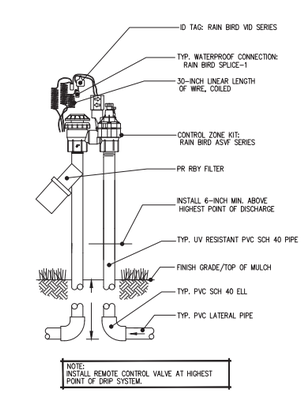
NOTES:
1. VALVES ARE TO BE INSTALLED IN SHRUB AREAS UNLESS OTHERWISE APPROVED.
2. WHEN MORE THAN ONE VALVE IS LOCATED IN THE SAME AREA. PROVIDE A SPACE A MIN. OF 3 FT. APART.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS.
4. EXACT LOCATION OF MOISTURE SENSOR TO BE DETERMINED BY LANDSCAPE ARCHITECT.

3 TYPICAL REMOTE CONTROL VALVE ASSEMBLY (STRAIGHT TYPE)
NO SCALE JR-IRRG

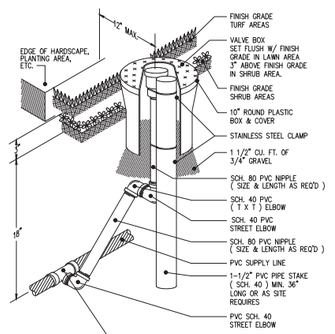


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-100-PRB-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-100-PRB-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAINBIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. PVC LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

4 TYPICAL REMOTE CONTROL VALVE (DRIP)
NO SCALE (RAINBIRD XCZ-100-PRB-COM) 1" JR-IRRG

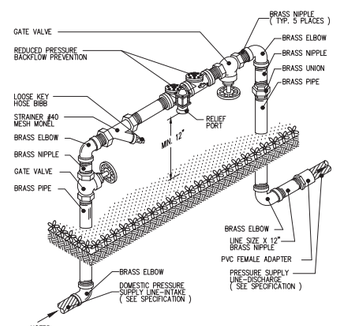


5 TYPICAL ANTI-SYPHON REMOTE CONTROL VALVE WITH FILTER ASSEMBLY
NO SCALE JR-2012



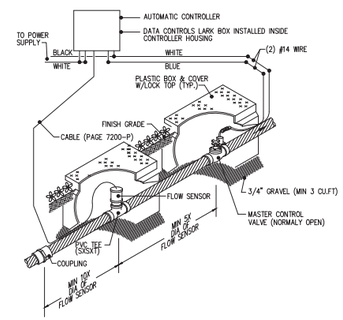
NOTE:
1. USE TEFLON TAPE ON ALL THREADED FITTINGS.
2. VALVE TO BE A 2" BELOW TOP OF THE BOX.

6 TYPICAL QUICK COUPLING VALVE ASSEMBLY
NO SCALE JR-IRRG



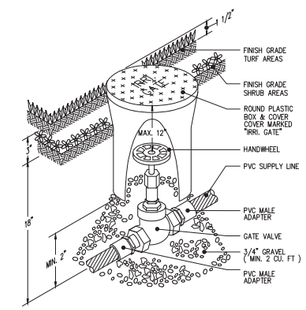
NOTES:
1. EQUIPMENT TO BE INSTALLED AT A MAXIMUM OF 12" FROM WALLS, BLDGS, ETC.
2. WHEN UNIT IS NEXT TO BUILDING, WALL, ETC, TEST COCKS ARE TO BE ON OUTSIDE.
3. ALL UNDERGROUND PIPES SHALL BE DOUBLE WRAPPED WITH APPROVED TAPE WHEN USING GALVANIZED STEEL PIPE.
3. WRAP BACKFLOW PREVENTION UNIT TO PROTECT FROM FREEZING PER MANUFACTURERS RECOMMENDATION.

7 TYPICAL BACKFLOW PREVENTER ASSEMBLY
NO SCALE (2 1/2" AND SMALLER) JR-2007



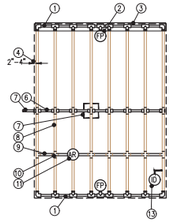
NOTE:
1. INSTALL VALVE BOXES 1/2" ABOVE FINISH GARDE-LAWN AREAS
2. INSTALL VALVE BOXES 2" ABOVE FINISH GRADE-SHRUB AREAS
3. ALL WIRES ARE TO BE #14 GAUGE.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS
5. WATERPROOF ALL WIRES CONNECTIONS

8 TYPICAL MASTER CONTROL VALVE & FLOW SENSOR
NO SCALE JR-IRRG



NOTE:
1. GATE VALVE SHALL BE INSTALLED IN SHRUB AREAS UNLESS OTHERWISE APPROVED.
2. USE TEFLON TAPE ON ALL THREADED FITTINGS.

7 TYPICAL GATE VALVE ASSEMBLY
NO SCALE (3" AND SMALLER) JR-IRRG

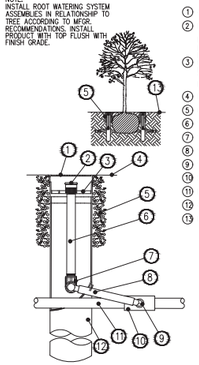


1. RAINBIRD OF DRIPLINE HEADER ASSEMBLY
2. FLUSH POINT (TYPICAL)
3. PERIMETER OF AREA
4. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
5. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED AS NOTED OR LATERAL FLOW DEMAND)
6. PVC SUPPLY MANIFOLD
7. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
8. SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYP)
9. RAIN BIRD XF SERIES BLANK TUBING
10. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFT-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
11. 3/4" AIR RELIEF VALVE: RAIN BIRD MODEL: ARV050
12. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
DRIP SYSTEM OPERATION INDICATOR (INSTALL PER ZONE AREA)
13. INSTALLATION TO BE DETERMINED ON SITE (RAINBIRD OPERIND)

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS OR AS SPECIFIED.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

9 TYPICAL SUB-SURFACE DRIP LINE ASSEMBLY
NO SCALE JR-IRRG

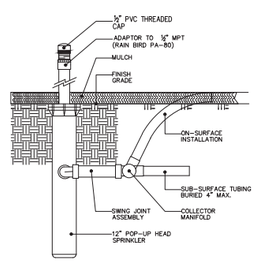
NOTE:
INSTALL ROOT WATERING SYSTEM ASSEMBLIES IN RELATIONSHIP TO TREE ACCORDING TO MFGR. RECOMMENDATIONS. INSTALL PRODUCT WITH TOP FLUSH WITH FINISH GRADE.



1. 4-INCH GRATE (INCULDED)
2. BUBBLER: HUNTER RZWS-36-50-CV
3. ROOT WATERING SYSTEM: HUNTER RZWS-36-50-CV INCLUDES PCB-BUBBLER 0.50 GPM BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2 INCH MALE NPT INLET, AND BASKET CANISTER
4. FINISH GRADE
5. OPTIONAL PEA GRAVEL
6. 1/2 INCH PVC SCH. 80 NIPPLE
7. 1/2 INCH 90 DEGREE ELBOW
8. 12 INCH SWING ASSEMBLY (INCLUDED)
9. 1/2 INCH MALE NOT INLET
10. SCH. 40 PVC TEE OR ELL
11. LATERAL LINE
12. 4 INCH BASKET WEAVE CANISTER
13. FINISH GRADE

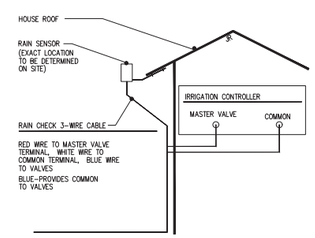
NOTE:
1. USE TEFLON TAPE ON ALL THREADED FITTINGS-1 1/2" WRAPS MAX.

10 TYPICAL TREE BUBBLER ASSEMBLY
NO SCALE JR-IRRG



NOTES:
- INSTALL SPRINKLER INDICATOR HEADS 24" FROM FENCES, WALLS OR BUILDINGS.
- INSTALL SPRINKLER INDICATOR HEADS 4" FROM PAVING EDGE IN GROUND COVER AREAS.
- USE TEFLON TAPE ON ALL THREADED FITTINGS.

11 TYPICAL FLUSH-OUT & INDICATOR ASSEMBLY
NO SCALE RAINBIRD 1812 W PA-80 ADAPTOR & CAP JR-IRRG



12 TYPICAL RAIN SENSOR ASSEMBLY
NO SCALE JR-IRRG

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IRRIGATION DETAILS
SCALE: As- Noted
1

NOT FOR CONSTRUCTION

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CONSULTANTS

NAME OF ISSUE

REGISTERED ARCHITECT SOPHA PAK NO C27025 REN. 02-28-23 STATE OF CALIFORNIA

KEY PLAN

MAMMOTH VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0
Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	#
EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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SHEET TITLE:
IRRIGATION DETAILS
L5.17

GENERAL NOTES

1. PRIOR TO CONSTRUCTION OF LANDSCAPE AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
2. INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT INSIDE PLANTING AREAS WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH AREAS FOR PURPOSES OF CLARITY ONLY.)
3. SELECT AND INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LEGEND , SPECIFICATIONS AND CONSTRUCTION DETAILS.
4. FOR SYMBOL DESIGNATION , REFER TO LEGEND(S).
5. WHERE PRESSURE REGULATING VALVES ARE USED , ADJUST VALVES FOR OPTIMUM PRESSURE , OR AS NOTED ON DRAWINGS.
6. ADJUST ALL IRRIGATION SYSTEMS TO AVOID SPRAY ONTO BUILDINGS , WALKS , AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
7. DEFINE AREAS AS NECESSARY TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS AND DRIP SYSTEMS PRIOR TO INSTALLATION.
8. MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON SITE AT ALL TIMES. UPDATE AS-BUILT DRAWINGS DAILY. SITE REVIEWS WILL NOT BE CONDUCTED WITHOUT THESE DRAWINGS.
9. REVIEW AND VERIFY AREAS RECEIVING AN IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE AND CONFIGURATION. ANY DISCREPANCIES THAT WOULD PROVE DETRIMENTAL TO FINAL COVERAGE SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE INSTALLATION. IF HE/SHE FAILS TO DO SO, THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY RELATED ADJUSTMENTS REQUIRED.
10. WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN THE IMPROPER IRRIGATION COVERAGE. CONTRACTOR SHALL RECTIFY THE SITUATION BY FIELD ADJUSTMENT TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION OR OTHER MEASURES. ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
11. PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR AND/OR CONTRACTORS OF ALL THE VARIOUS TRADES THAT MAYBE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGED TO ANOTHER TRADE'S WORK.
12. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC AND/ OR RADIUS OF NOZZLE AND/ OR PRESSURE COMPENSATING SCREEN OR USE VARIABLE ARC NOZZLE TO FIT EXISTING SITE CONDITIONS.
13. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
14. THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF BACKFLOW PREVENTION ASSEMBLY, PRESSURE SUPPLY LINES AND NON-PRESSURE LINES, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRES, REMOTE CONTROL VALVES, HOSE BIBS AND QUICK COUPLERS AND ETC. TO INSURE THAT THE IRRIGATION DESIGN HAS BEEN PRESERVED.
15. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
16. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
17. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR THE SUBSEQUENT MANAGEMENT PURPOSES.
18. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
19. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

POST-INSTALLATION LANDSCAPE AND IRRIGATION MAINTENANCE

1. AS REQUIRED LANDCAPES SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION.
2. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO ROUTINE INSPECTIONS; ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND IT'S COMPONENTS; AERATING AND DETHATCHING TURF AREAS; REPLENISHING MULCH; FERTILIZING; PRUNING, WEEDING IN ALL LANDSCAPE AREAS, AND REMOVING ANY OBSTRUCTION TO EMISSION DEVICES. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE ALLOWED WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
3. REPAIR ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS (TO BE APPROVED BY IRRIGATION CONSULTANTS).
4. A PROJECT APPLICANT IS ENCOURAGED TO IMPLEMENT SUSTAINABLE OR ENVIRONMENTALLY FRIENDLY PRACTICES FOR OVERALL LANDSCAPE MAINTENANCE.

POST-INSTALLATION IRRIGATION SCHEDULING

AS REQUIRED ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA:

A. IRRIGATION SCHEDULING SHALL BE REGULATED BY SMART IRRIGATION CONTROLLERS.

B. OVERHEAD IRRIGATION SHALL SCHEDULED IN ACCORDANCE WITH THE CITY'S WATER CONSERVATION ORDINANCE. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE ALLOWABLE WATERING WINDOW IS ALLOWED FOR AUDITION AND SYSTEM MAINTENANCE.

C. FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE TO IRRIGATION RUN TIMES, EMISSION DEVISE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE. TOTAL ANNUAL APPLIED WATER USE SHALL BE REGULATED BY THE AUTOMATIC CONTROLLER USING THE CURRENT REFERENCE (ETO) EVAPOTRANSPIRATION DATA (CIMIS) OR SOIL MOISTURE SENSOR DATA.

D. PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND SUBMITTED FOR EACH OF THE FOLLOWING:
   1. THE PLANT ESTABLISHMENT PERIOD.
   2. THE ESTABLISHED LANDSCAPE; AND
   3. TEMPORARILY IRRIGATED AREAS.

E. EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL THE FOLLOWING THAT APPLIES:
   1. IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION).
   2. IRRGATION RUN TIMES (HOURS AND MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF.
   3. AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS.
   4. APPLICATION RATE SETTING.
   5. ROOT DEPTH SETTING.
   6. PLANT TYPE SETTING.
   7. SOIL TYPE.
   8. SLOPE FACTOR SETTING.
   9. SHADE FACTOR SETTING.
   10. IRRIGATION UNIFORMITY OR EFFICIENCY SETTING.

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LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL. CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAIN AS REQUIRED IN AN GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTING TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
8. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USE SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM OF ONE YEAR. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER- INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

WATER AUDIT NOTE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE (WHERE NECESSARY).
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS (WHERE NECESSARY)
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE EFFICIENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

1. CONTROLLER CABINET – OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET, IF NECESSARY.

2. IRRIGATION SCHEDULE – ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH, ADJUST AS NECESSARY.

3. P.O.C. – VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATIONS OF A COMPONENT, REPAIR AS NEEDED.

4. REMOTE CONTROL VALVES, ISOLATION VALVES, MASTER CONTROL VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS, REPAIR AND ADJUST AS NEEDED.

5. PRESSURE SUPPLY LINES AND NON-PRESSURE LINES – VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.

6. SPRINKLERS/DRIPPERLINES – VISUALLY CHECK FOR ANY BROKEN, MISALIGNED OR CLOGGED HEADS OR EMITTER OUTLETS, HEADS WITH INCORRECT NOZZLE/ARC, INADEQUATE COVERAGE OR OVER SPRAY AND LOW HEAD DRAINAGE, REPAIR AS NEEDED.

7. FILTERS AND STRAINERS – VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAMS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS AN ACCORDANCE WITH THE CITY OF MAMMOTH REQUIREMENTS CODES

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ENLARGED IRRIGATION NOTES
SCALE: AS-NOTED

NOT FOR CONSTRUCTION

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NAME OF ISSUE

LICENSED ARCHITECT
SOPHIA PAKSHONG
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REN. 02-28-23
STATE OF CALIFORNIA

KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # : 2122
Drawn by : CW
Scale : 1/8" = 1'-0
Ref. North

Revisions

Description:	Date:	No.
ENTITLEMENT	07/09/21	#
EIR COMMENTS	11/01/21	1

PROJECT NO: 2122

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SHEET TITLE:

ENLARGED
IRRIGATION NOTES

L5.18