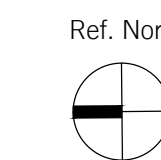


NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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

[illegible]

PROJECT NO:	2
-------------	---

These drawings, specifications, ideas, designs, and arrangements presented to and shall remain the property of [place]. No part thereof shall be copied, or to others or used in connection with any work or project other than the specific for which they have been prepared and developed without the written consent [place]. Visual contact with these drawings or specifications shall constitute no evidence of acceptance of these restrictions.

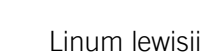
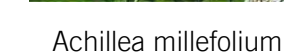
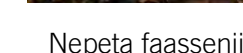
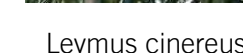
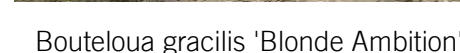
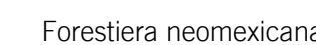
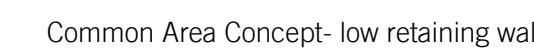
S H E E T T I T L E:

PLANTING REFERENCE PLAN

L2.00

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

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



[place]

(pakshong landscape and architectural collaborative)
3617 exposition boulevard los angeles ca 90016
310.450.8100 fax 323.737.3290

CONSULTANTS

NAME OF ISSUE

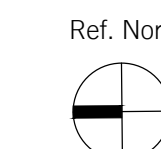


KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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

[illegible]

PROJECT NO: 2122

These drawings, specifications, ideas, designs, and arrangements presented thereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

S H E E T T I T L E:

ENLARGED
PLANTING PLAN
L2.10

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

[illegible]

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

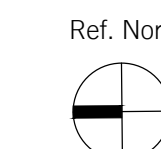


KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions

[illegible]

PROJECT NO: 2

These drawings, specifications, ideas, designs, and arrangements presented to me and shall remain the property of [place]. No part thereof shall be copied, or to others or used in connection with any work or project other than the specific for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute evidence of acceptance of these drawings.

S H F F T T I T I F.

ENLARGED
PLANTING PLAN

L2.11

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

[illegible]

NOT FOR CONSTRUCTION

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

NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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

Revisions		
Description:	Date:	Number
ENTITLEMENT	07/09/21	#
FIR COMMENTS	11/01/21	1

PROJECT NO: 211

S H E E T T I T L E:

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
	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 dioica	Kentucky 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

1

NOT FOR CONSTRUCTION

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

NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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

Ref. North

[illegible]

PROJECT NO: 211

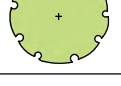
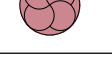
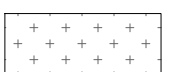
These drawings, specifications, ideas, designs, and arrangements presented thereon are and shall remain the property of [place]. No part thereof shall be copied, distributed or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these drawings.

S H E E T T I T L E:

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 dioica	Kentucky 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										
	Routeloua 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

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

NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions:

[illegible]

PROJECT NO: 211

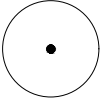
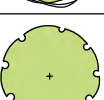
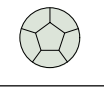
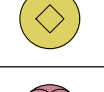
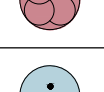
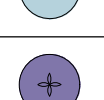
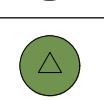
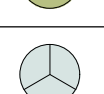
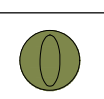
These drawings, specifications, ideas, designs, and arrangements presented thereon are and shall remain the property of [place]. No part thereof shall be copied, distributed or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive acceptance of these drawings.

S H E E T T I T L E:

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

5

NOT FOR CONSTRUCTION

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

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

Revisions		
Description:	Date:	N
ENTITLEMENT	07/09/21	#
FIR COMMENTS	11/01/21	1

PROJECT NO: 211

S H E E T T I T L E:

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

1

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			-						

[place]

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

CONSULTANTS

NAME OF ISSUE

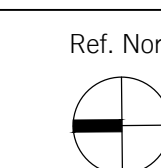


KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions

[illegible]

PROJECT NO: 2122

These drawings, specifications, ideas, designs, and arrangements presented thereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

S H E E T T I T L E:

IRRIGATION
REFERENCE PLAN

L5.00

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

[illegible]

NOT FOR CONSTRUCTION

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

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

Ref. North

PROJECT NO: 2122

ENLARGED
IRRIGATION PLAN
L5.10



- CONSTRUCTION NOTES

- SYSTEM DESIGN CRITERIA


JR IRRIGATION CONSULTANT
 20806 ORCHARD AVENUE 4353 CHASE AVENUE
 TORRANCE, CA 90502 LOS ANGELES, CA 90066
 (310) 902-6069 (310) 902-6069
less@irrigation.com

NOT FOR CONSTRUCTION

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.

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

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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



Revisions:

Description:	Date:	
ENTITLEMENT	07/09/21	
EIR COMMENTS	11/01/21	

PROJECT NO: 2122

S H E E T T I T L E:

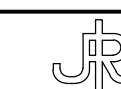
ENLARGED
IRRIGATION PLAN
L5.11



- 1 INSTALL ALL PRESSURE AND NON-PRESSURE LINES
AND ALL EQUIPMENT INSIDE PLANTING AREAS
2 WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE SUCH
AREAS FOR PURPOSES OF CLARITY ONLY).
- 3 SELECT AND INSTALL ALL EQUIPMENT IN ACCORDANCE
4 WITH THE LEGEND, SPECIFICATIONS AND
CONSTRUCTION DETAILS.
- 5 FOR SYMBOL DESIGNATION, REFER TO LEGEND(S).
- 6 WHERE PRESSURE REGULATION VALVES ARE USED,
7 ADJUST VALVES FOR OPTIMUM PRESSURE, OR AS
NOTED ON DRAWINGS.
- 8 ADJUST AS NECESSARY TO AVOID SPRAY ONTO
9 BUILDINGS, WALLS AND ROADWAYS BY INDIVIDUALLY
ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
- 10 DEFINE AREAS AS NECESSARY TO DETERMINE EXACT
LOCATION OF SPRINKLER HEADS PRIOR TO
INSTALLATION.
- 11 MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON
SITE AT ALL TIMES UPDATE AS-BUILT DRAWINGS
DAILY. SITE REVISIONS WILL NOT BE CONDUCTED
WITHOUT THESE DRAWINGS.
- 12 REVIEW AND VERIFY AREAS RECEIVING AN
IRRIGATION SYSTEM REGARDING ACCURACY OF SIZE
AND ADDN CONFIGURATION. ANY DISCREPANCIES THAT
WOULD PROVE DETRIMENTAL TO FINAL COVERAGE
SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE
INSTALLATION. IF NOT/IS/HE CAN DO SO.
CONTRACTOR MAY BE RESPONSIBLE FOR ANY
RELATED ADJUSTMENTS REQUIRED.
- 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
SITUATIONS BY FIELD ADJUSTMENT TO THE
IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION
OF QUARTER CIRCLE OR OTHER VARIOUS TRADES
OBSTRUCTION OR OTHER MEASURES. ALL SUCH
ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL
COST TO THE OWNER.
- 10 PIPING AND FLOW 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.
- 11 THE IRRIGATION CONTRACTOR SHALL FLUSH AND
ADJUST ALL SPRINKLER HEADS AND VALVES 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.



JR IRRIGATION CONSULTANTS
20806 ORCHARD AVENUE 4353 CHASE AVENUE
TORRANCE, CA 90502 LOS ANGELES, CA 90066
(310) 902-6069 (310) 902-6069
less@irrigation.com

ENLARGED IRRIGATION PLAN

NOT FOR CONSTRUCTION

NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

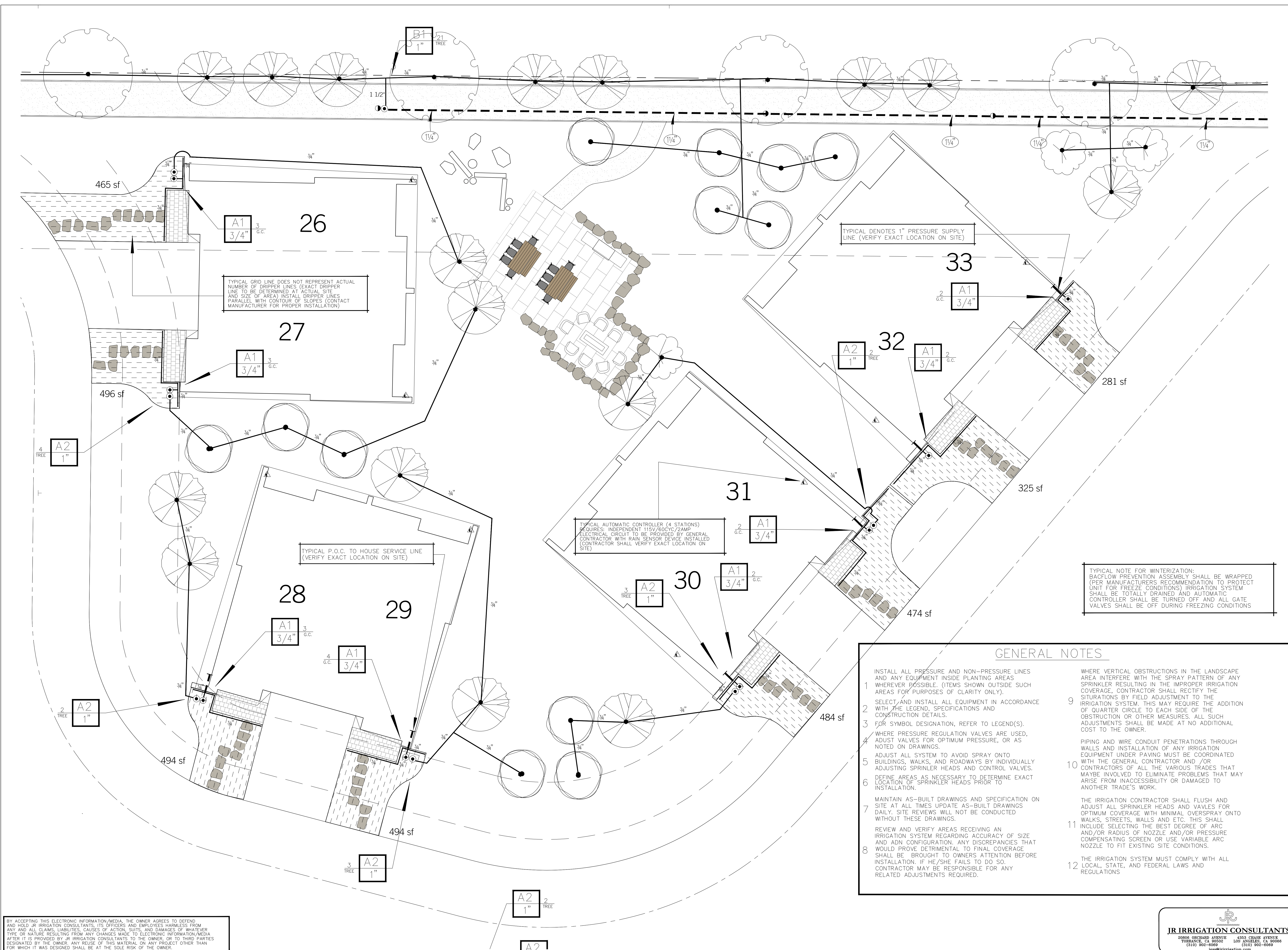
Project # : 2122 Ref. North
 Drawn by : CW
 Scale : 1/8" = 1'-0"

[illegible]

PROJECT NO: 2122

S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.12



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

NOT FOR CONSTRUCTION

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

GENERAL NOTES

- 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

Professional Engineer Seal for Gloria Park, State of California, License No. C27025, expires 02.28.23.

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions

[illegible]

PROJECT NO: 2122

S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.13

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.


JR IRRIGATION CONSULTANT

20806 ORCHARD AVENUE TORRANCE, CA 90502 (310) 902-6069	4353 CHASE AVENUE LOS ANGELES, CA 90066 (310) 902-6069
--	--

ics@irrigation.com

ENLARGED IRRIGATION PLAN

NOT FOR CONSTRUCTION

NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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

Ref. North

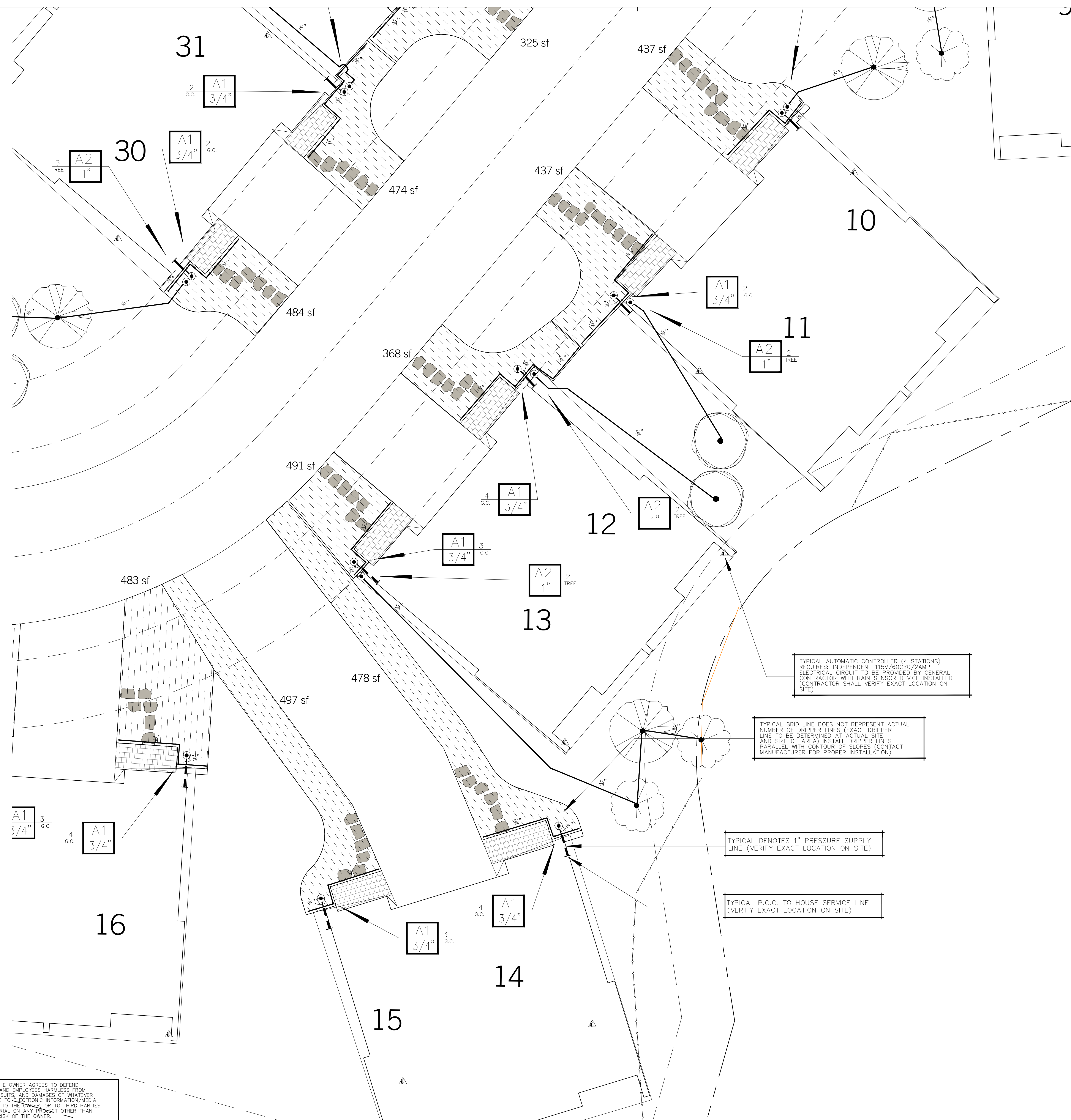
[illegible]

PROJECT NO: 2122

These drawings, specifications, ideas, designs, and arrangements presented thereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.14



1. 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).
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 SPRINKLER HEADS AND CONTROL VALVES.
6. DEFINE AREAS AS NECESSARY TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS PRIOR TO INSTALLATION.

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 SITUATIONS 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.

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:
BACKFLOW 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.


JR IRRIGATION CONSULTANT

20806 ORCHARD AVENUE TORRANCE, CA 90502 (310) 502-6069	4353 CHASE AVENUE LOS ANGELES, CA 90066 (310) 502-6069
--	--

www.jrirrigation.com

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

1

NOT FOR CONSTRUCTION

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

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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



Revisions:

Description:	Date:	
ENTITLEMENT	07/09/21	
EIR COMMENTS	11/01/21	

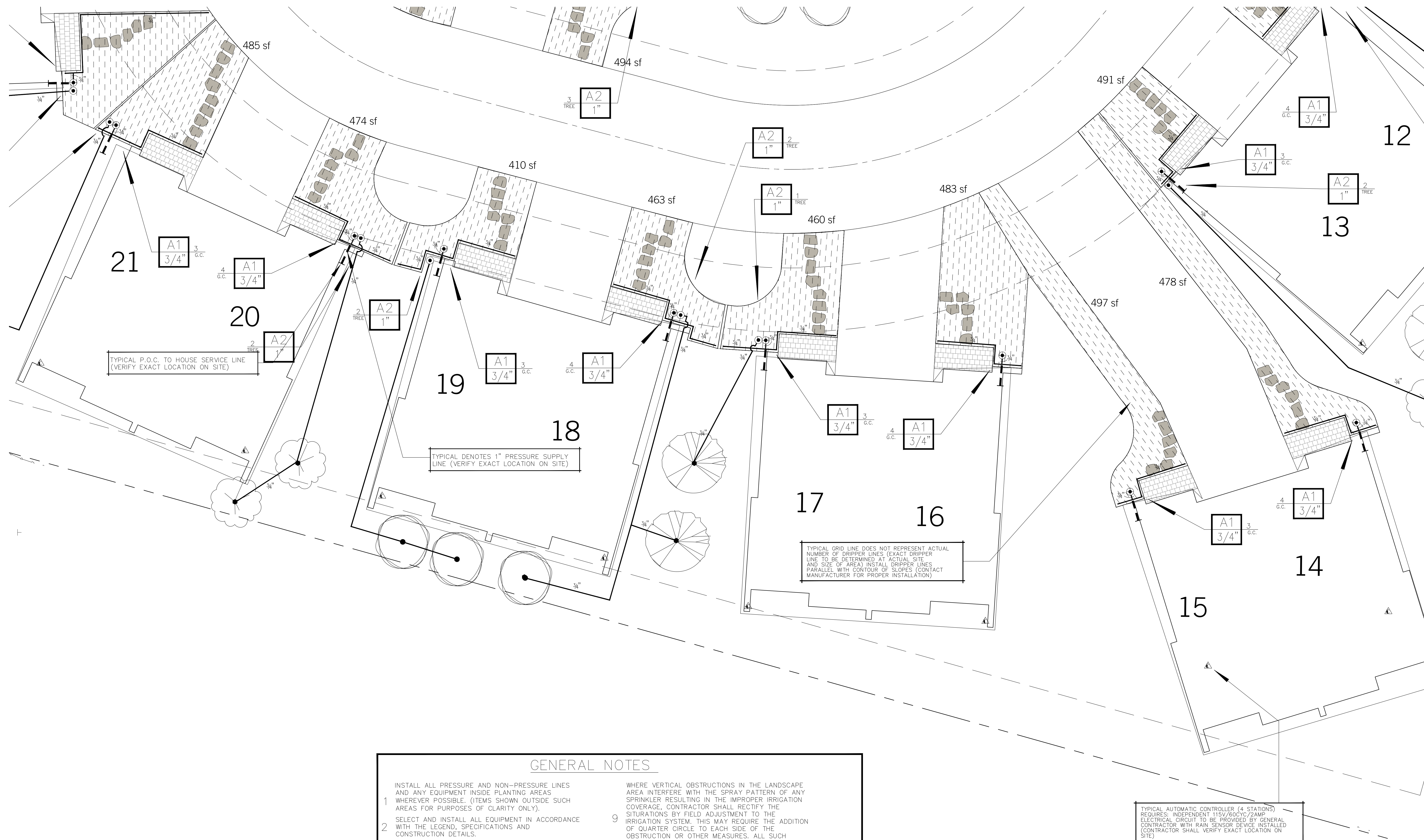
PROJECT NO: 2122

S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.15

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

NOT FOR CONSTRUCTION



1 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).

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 ADDITIONAL SYSTEMS TO AVOID SPRAY ONTO
BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY
ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.

6 DEFINE AREAS AS NECESSARY TO DETERMINE EXACT
LOCATION OF SPRINKLER HEADS PRIOR TO
INSTALLATION.

7 MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON
SITE AT ALL TIMES UPDATING 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 ADDN 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.

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 SITUATIONS 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.

PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE GENERAL CONTRACTOR. IF ANY OF THE CONTRACTORS OF ALL THE VARIOUS TRADES THAT MAY BE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM INACCESSIBILITY OR DAMAGED TO ANOTHER TRADE'S WORK.

THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS AND ETC. THIS SHALL INCLUDE BELONGS TO EACH DEGREE OF ARC AND/OR RADIUS OF NOZZLE AND/OR PRESSURE COMPENSATING SCREEN OR USE VARIABLE ARC NOZZLE TO FIT EXISTING SITE CONDITIONS.

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 MANUFACTURER'S 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.

TYPICAL AUTOMATIC CONTROLLER (4 STATIONS) .
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)

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.

[place]

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

CONSULTANTS

SPECIFICATION

3. 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 TRENCING, 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. DIMENSIONS 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 TRENCING 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.
26. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO DEFINE AREAS AS REQUIRED TO DETERMINE EXACT LOCATION OF SPRINKLER HEADS/DRIP SYSTEMS PRIOR TO INSTALLATION.
27. MAINTAIN RECORD DRAWINGS AND SPECIFICATIONS ON SITE AT ALL TIMES. RECORD DRAWINGS SHALL BE UPDATED DAILY. SITE REVIEWS WILL NOT BE CONDUCTED WITHOUT THESE DRAWINGS.
28. REVIEW AND VERIFY AREAS HAVING AN IRRIGATION SYSTEM INSTALLED FOR ACCURACY OF SIZE AND CONFIGURATION. BRING ANY DISCREPANCIES DISCOVERED THAT WOULD AFFECT FINAL COVERAGE TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE INSTALLATION. FAILURE TO DO SO WILL MEAN THE CONTRACTOR MAY BE RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED.
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.

GENERAL LEGEND

Symbols	Descriptions	Manufacturer & Part No.	Reference
(2) P.C.C.	POINT OF CONNECTION		SPECIFICATION
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 FEB 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 B25Y (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 JB645	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

NAME OF ISSUE

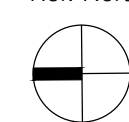


KEY PLAN

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions

[illegible]

PROJECT NO: 2122

S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.16

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.


JR IRRIGATION CONSULTANTS
20806 ORCHARD AVENUE 4353 CHASE AVENUE
TORRANCE, CA 90502 LOS ANGELES, CA 90066
(310) 902-6069 (310) 902-6069
jess@jirrigation.com

ENLARGED IRRIGATION PLAN

1

NOT FOR CONSTRUCTION

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. No.

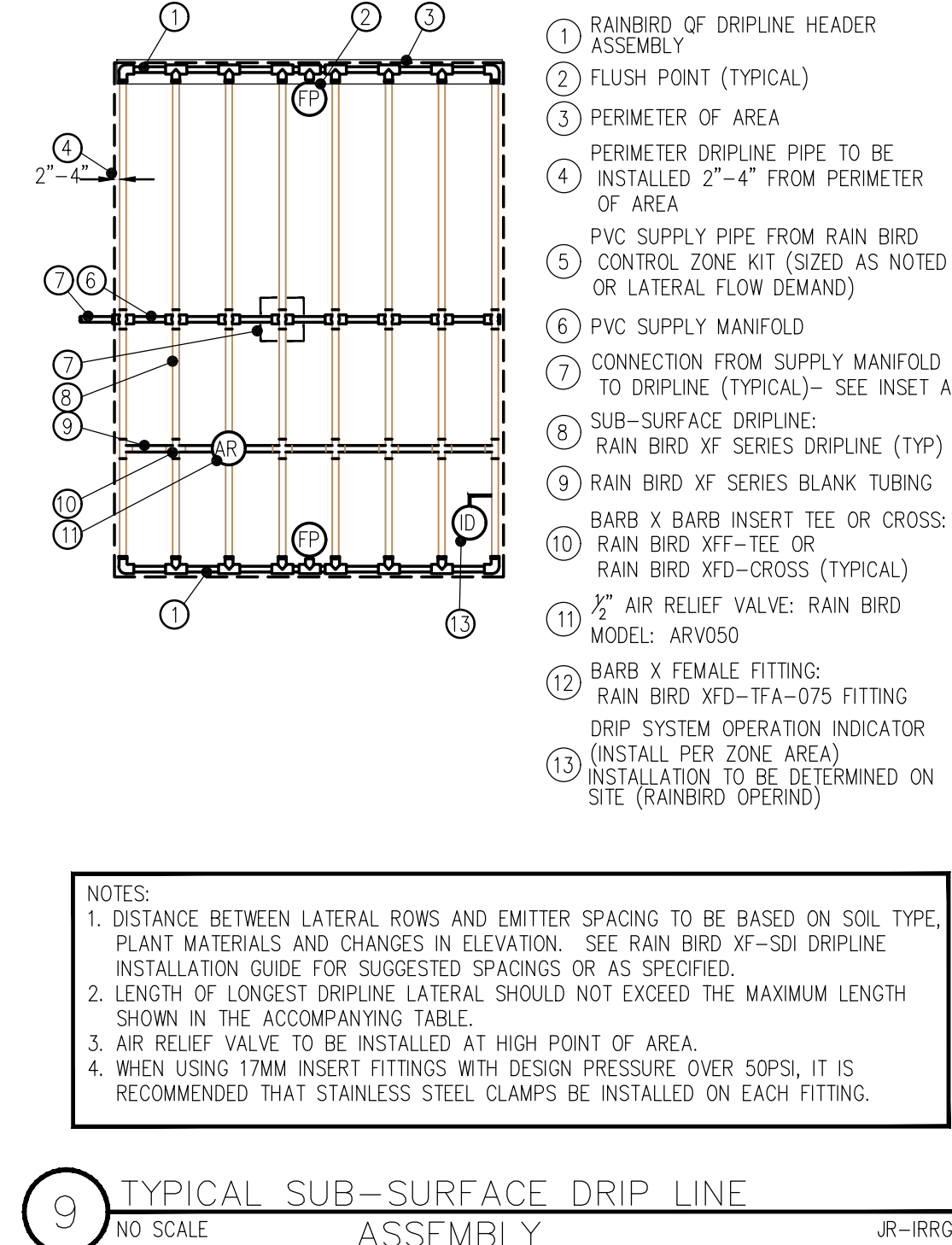
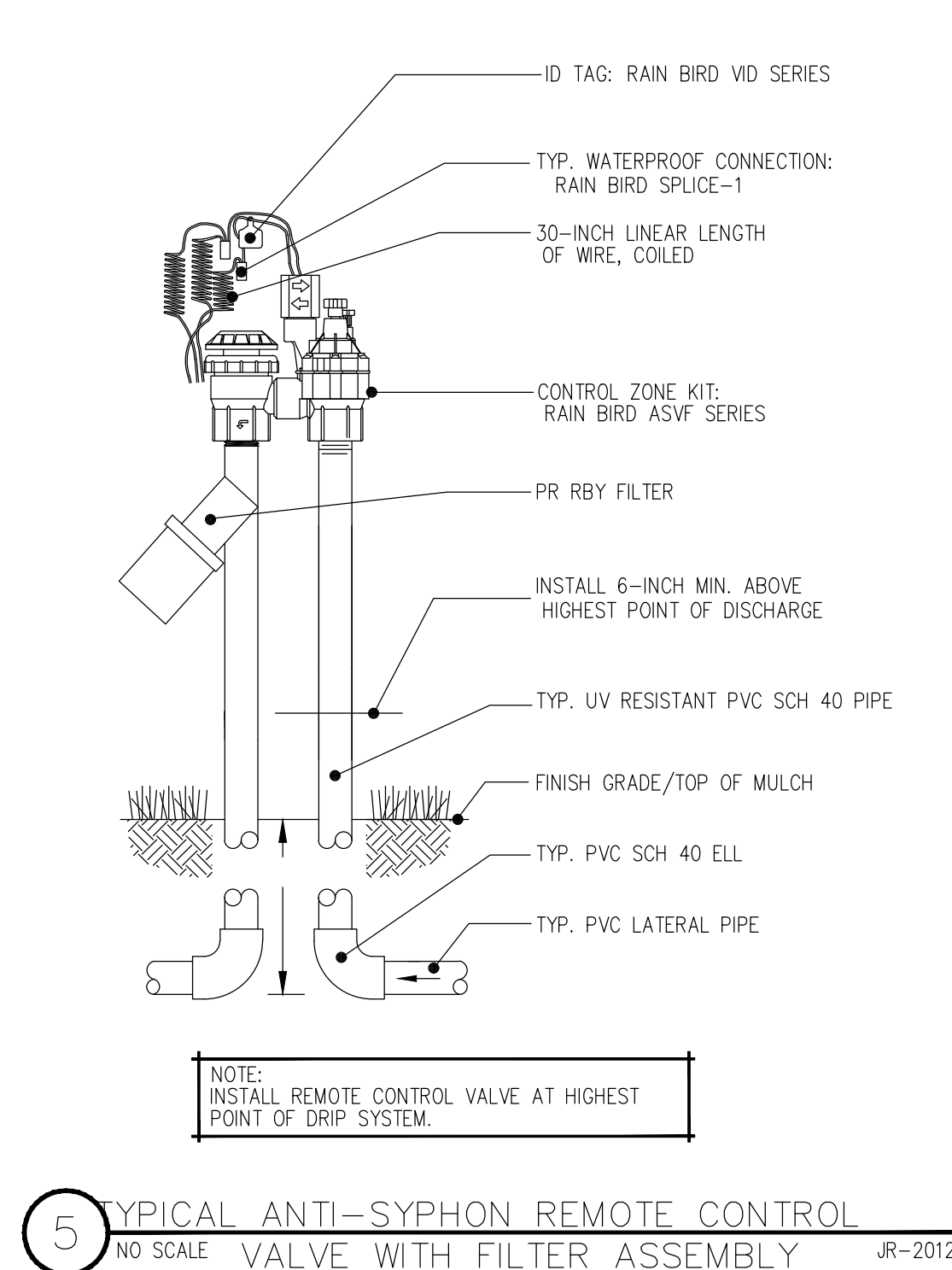
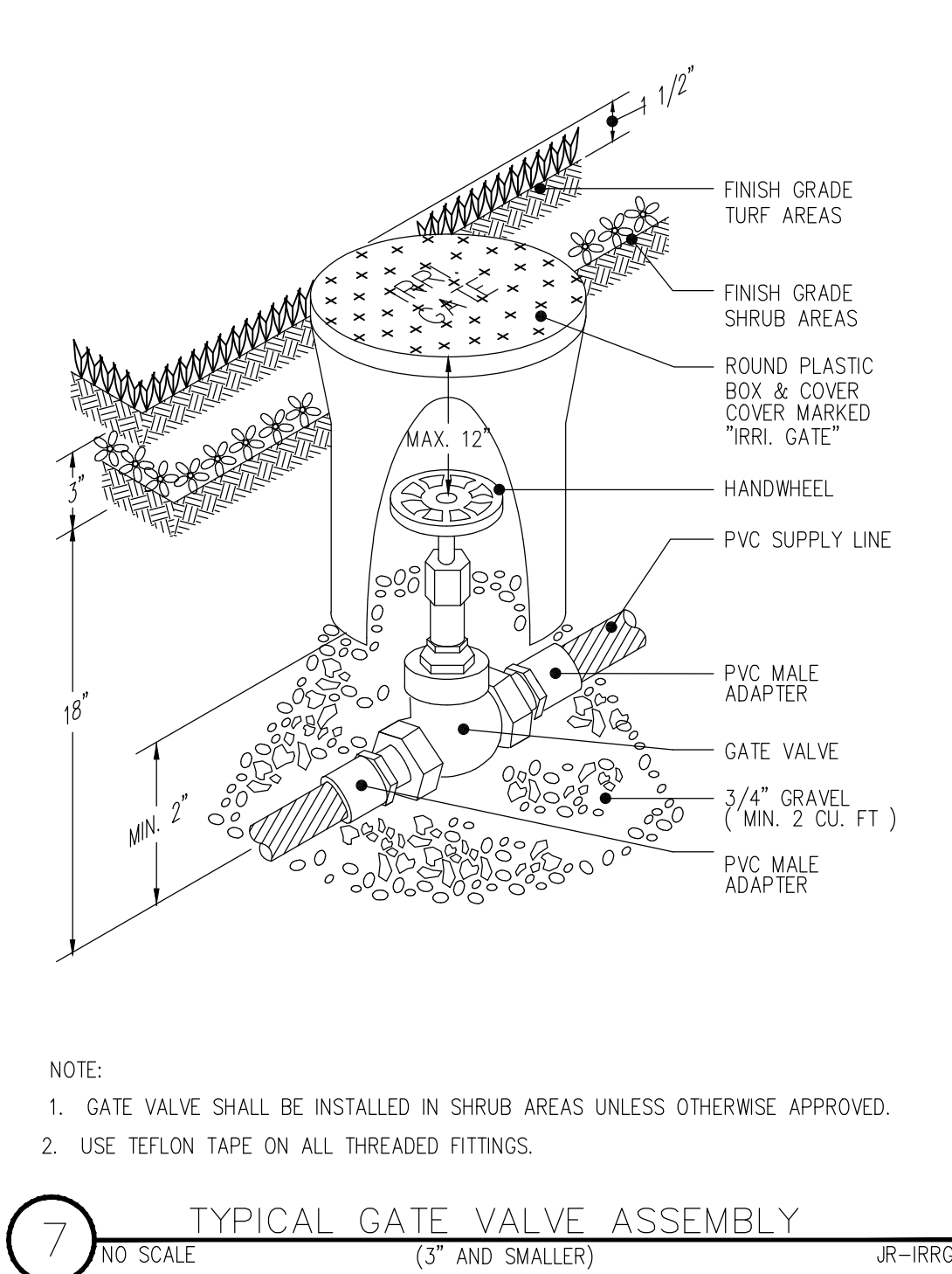
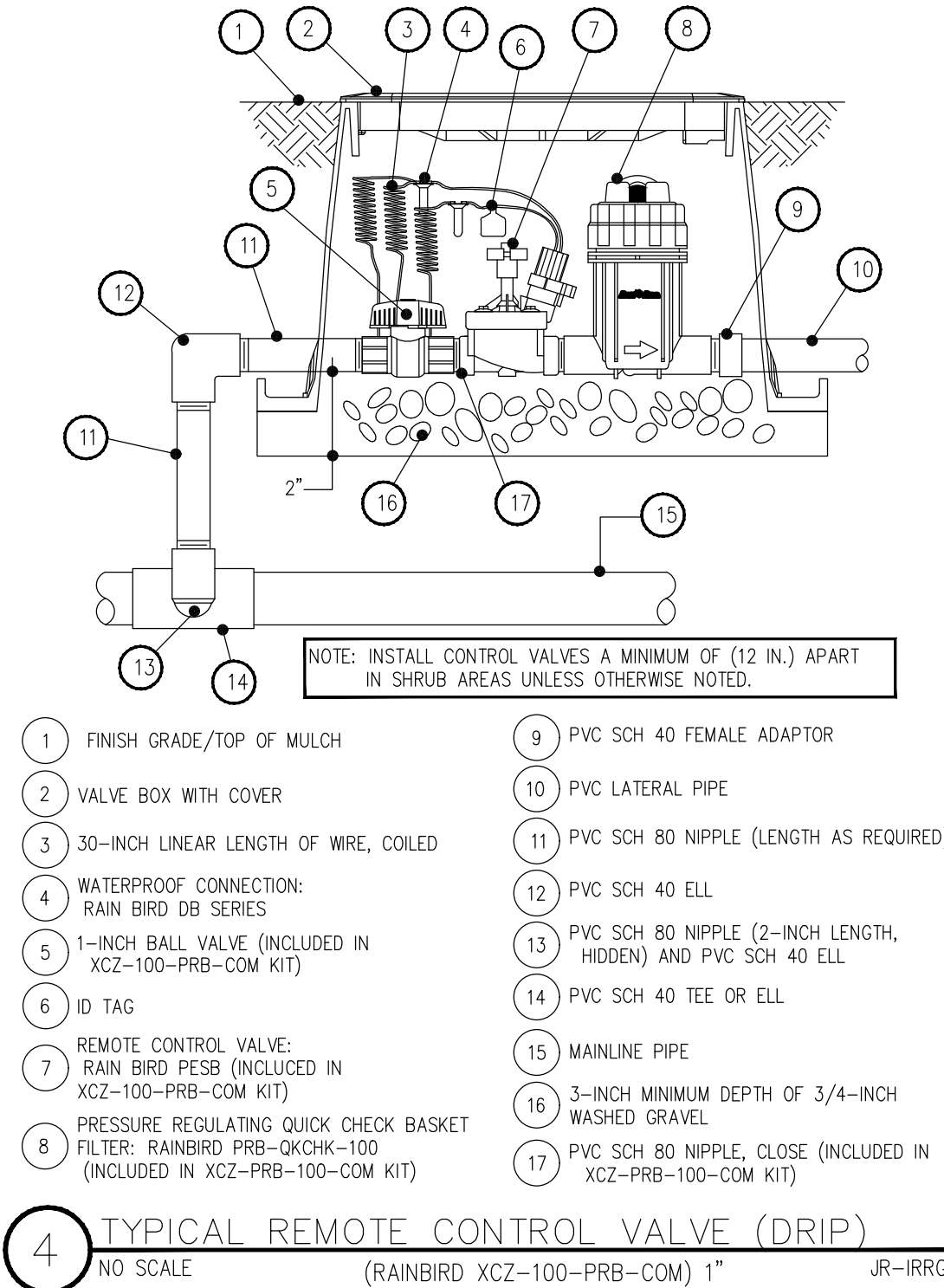
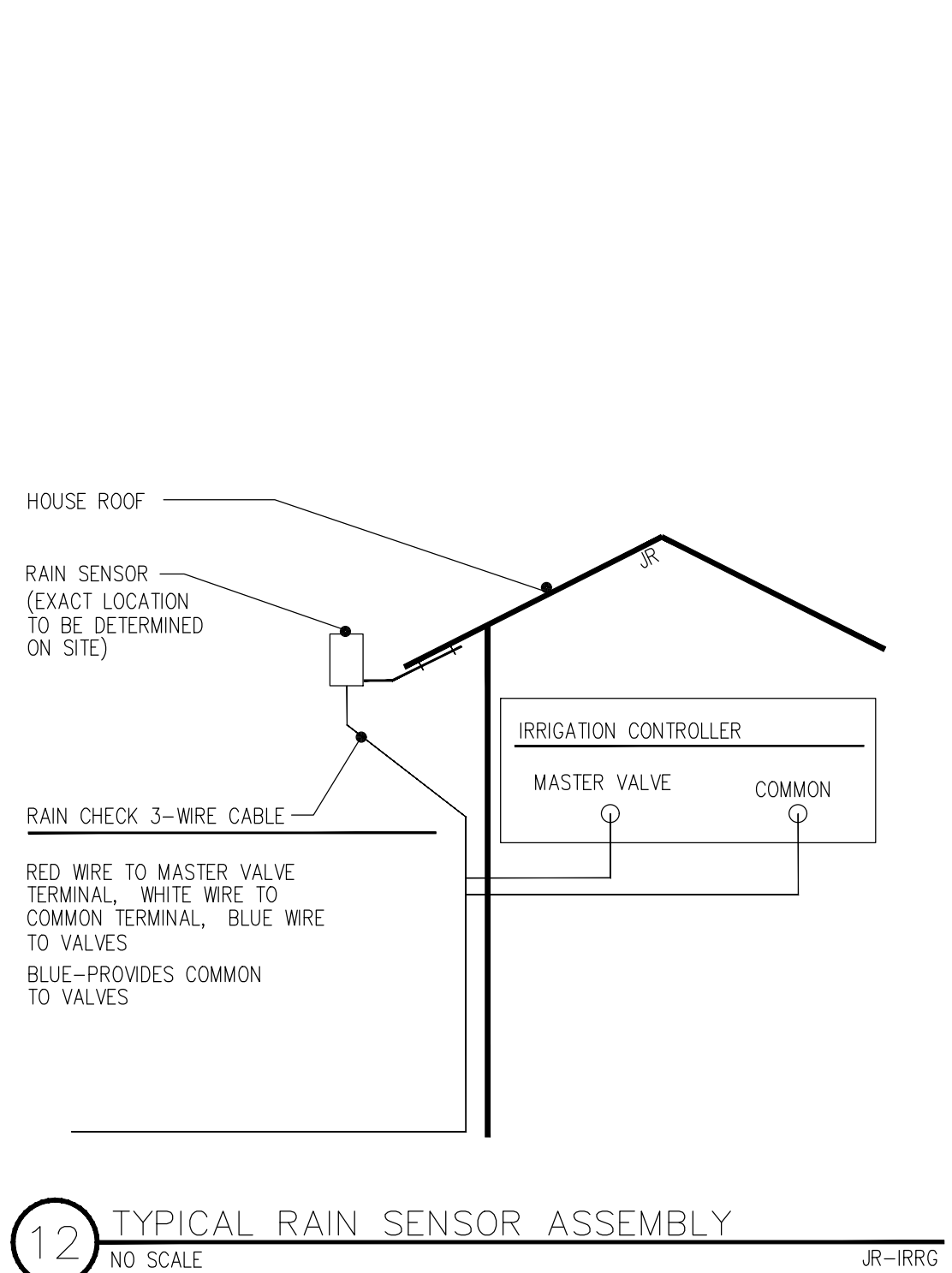
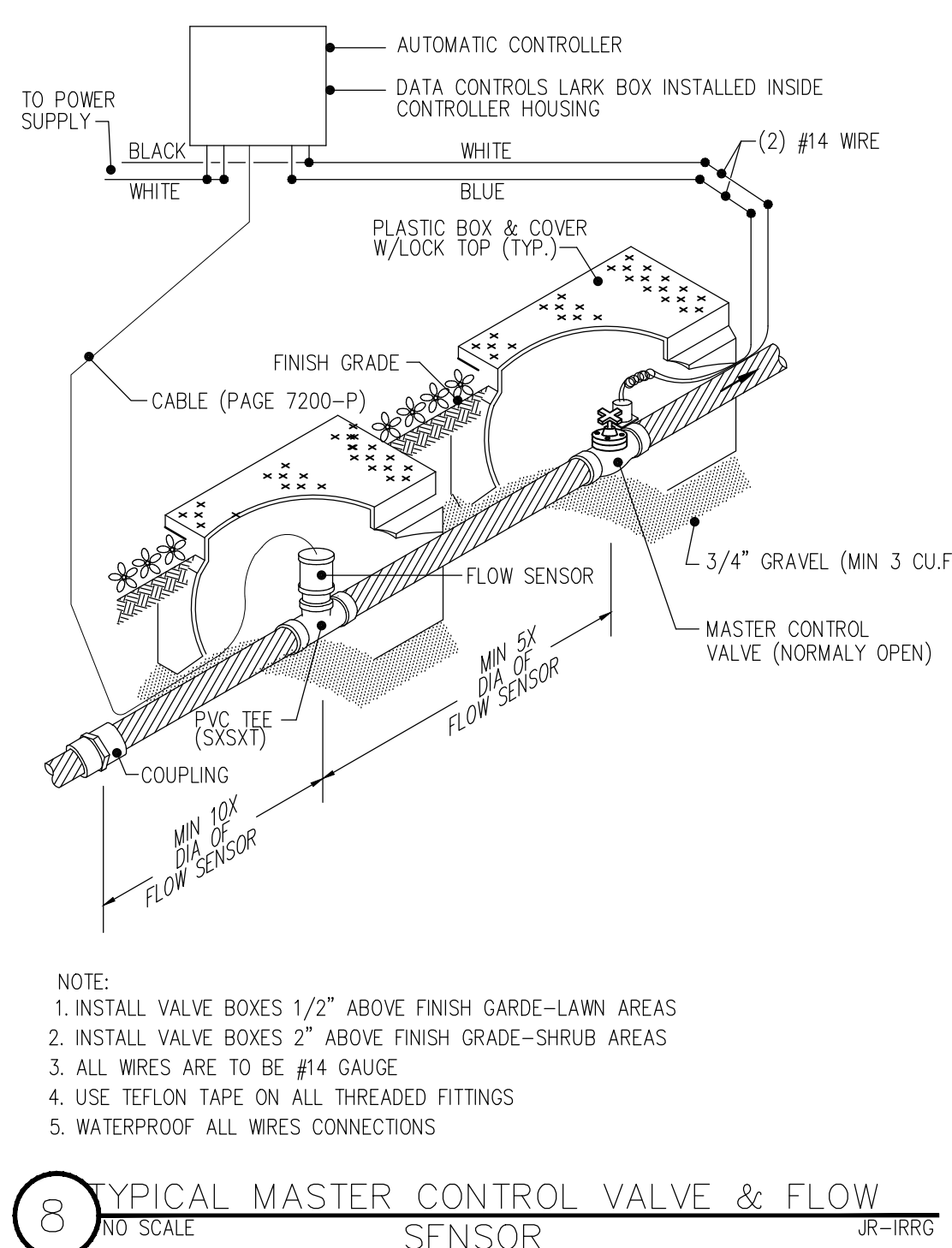
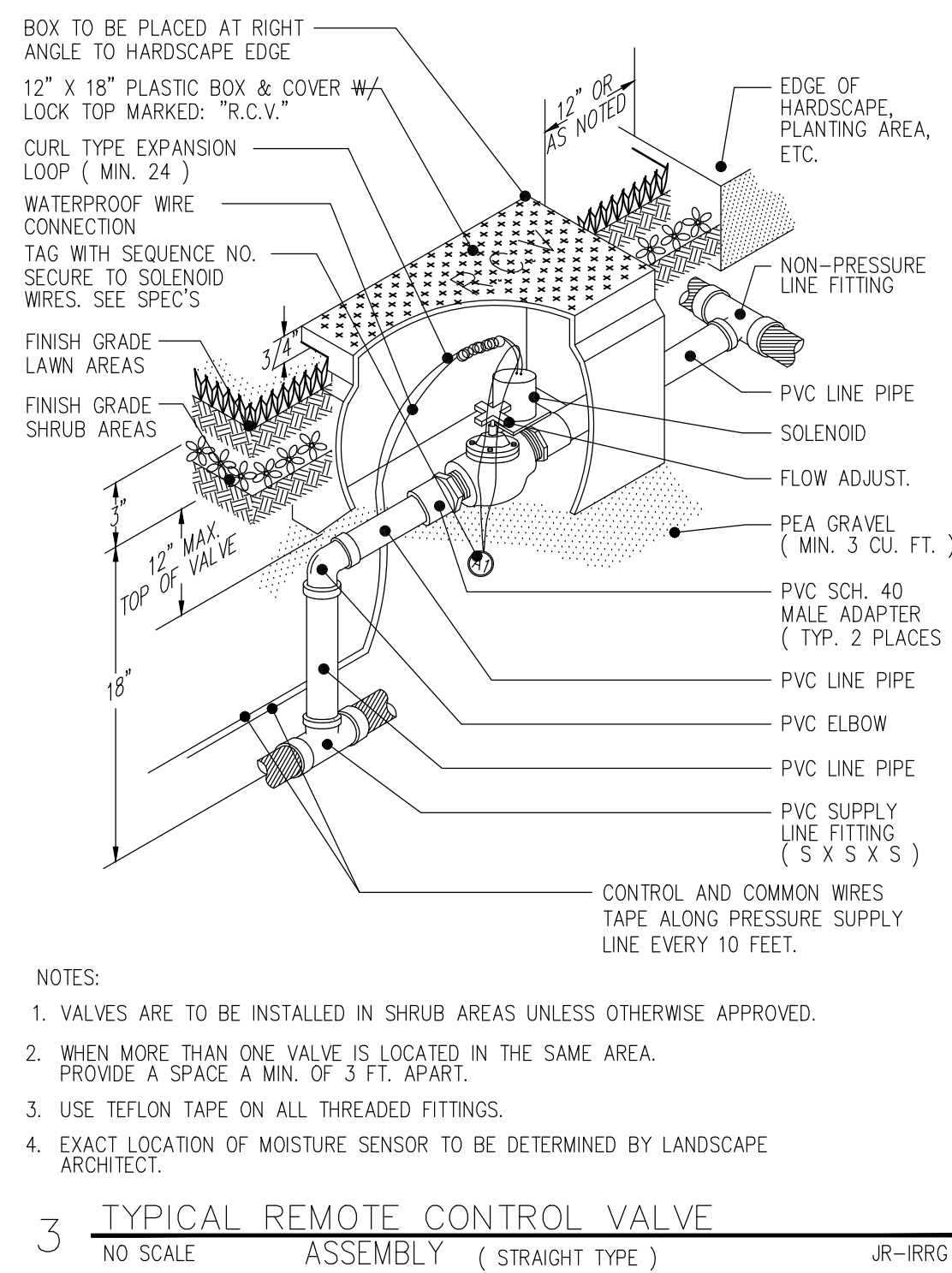
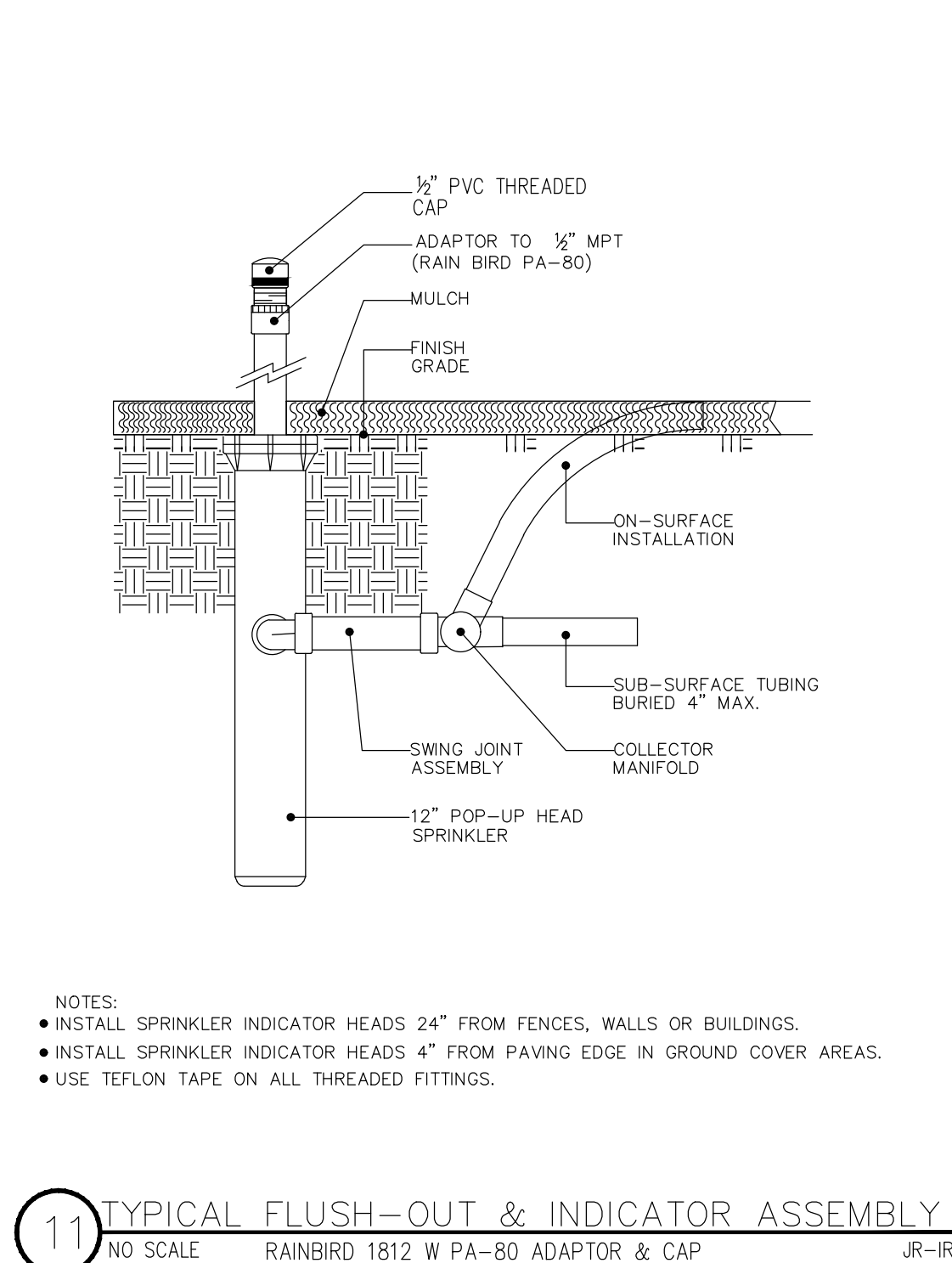
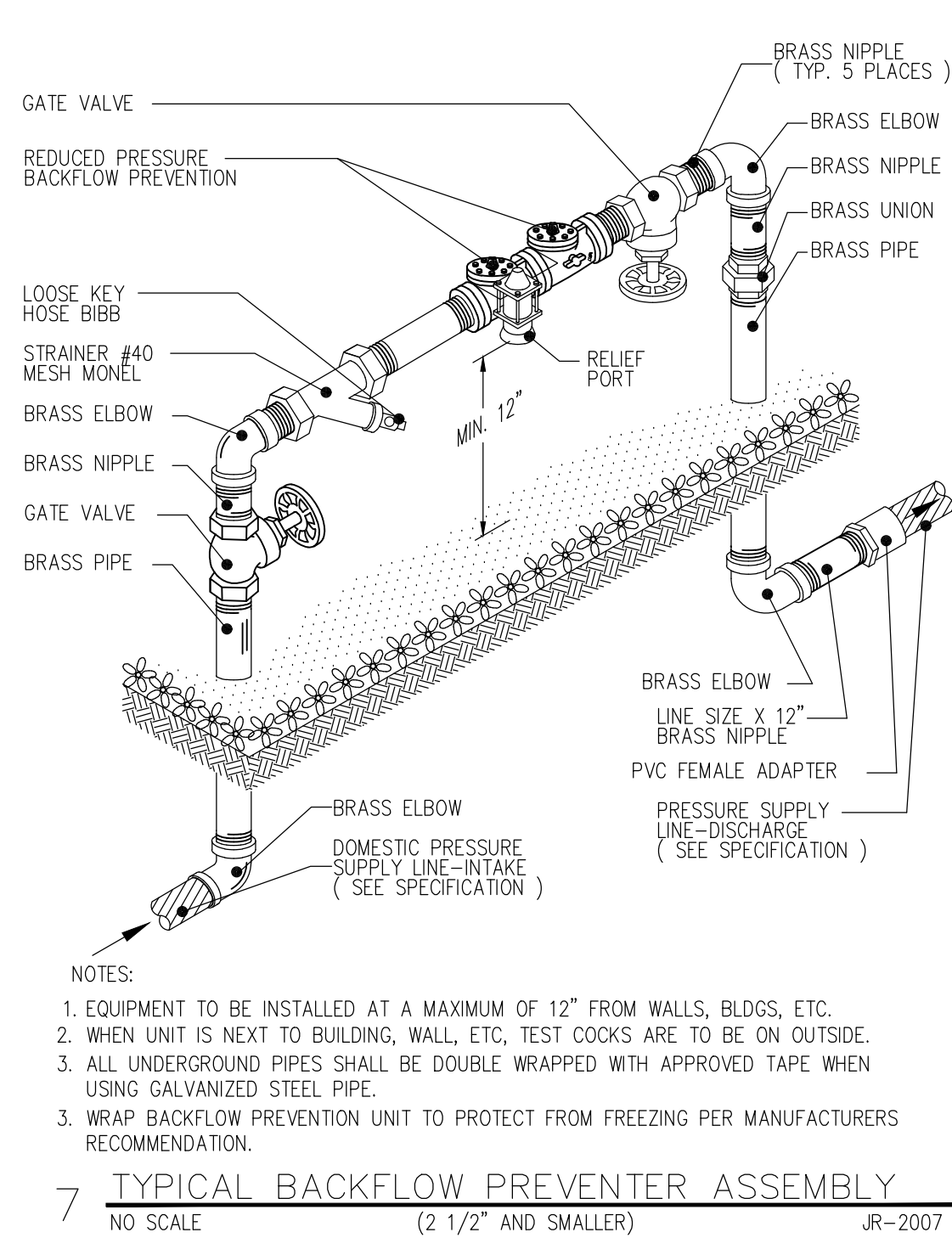
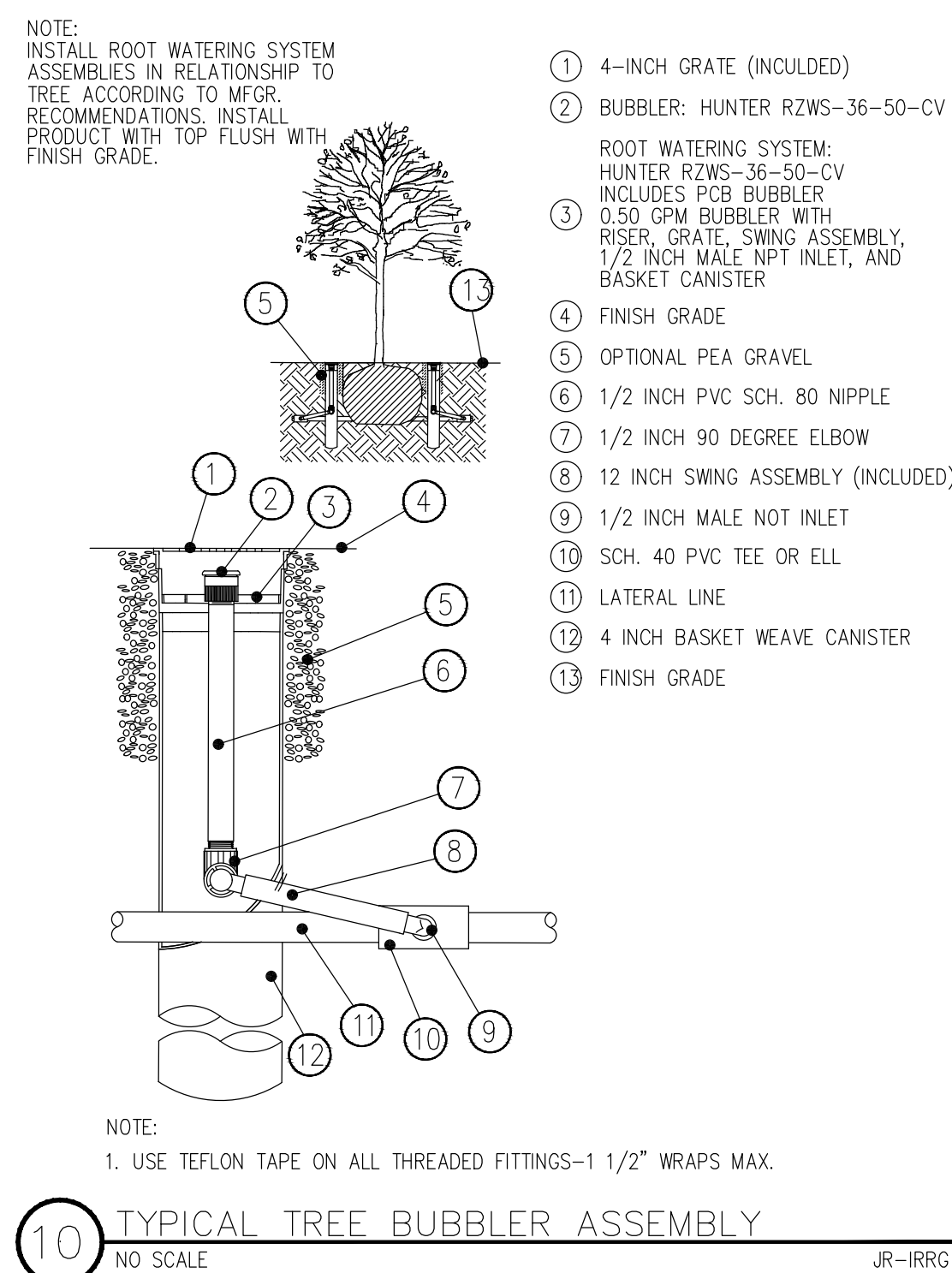
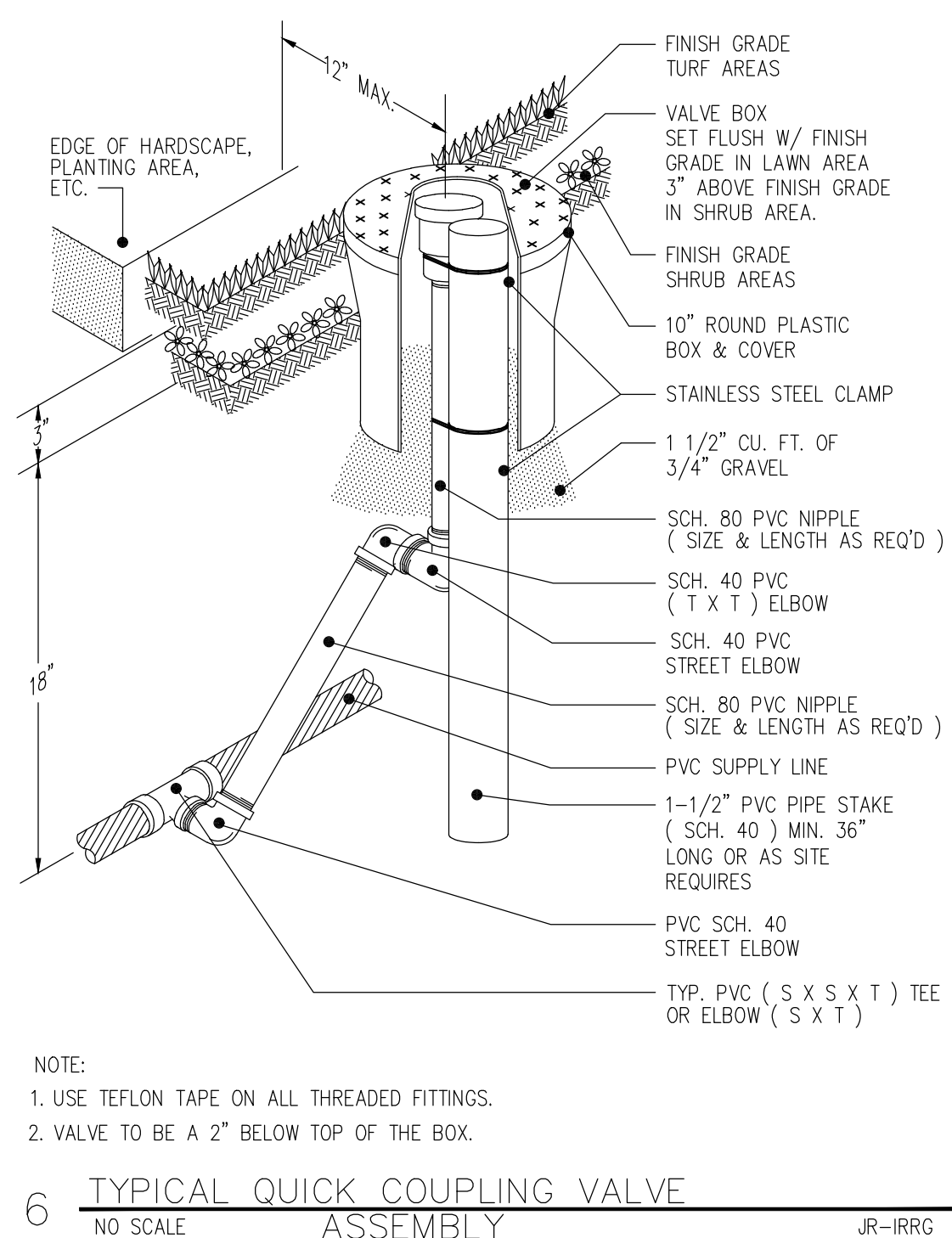
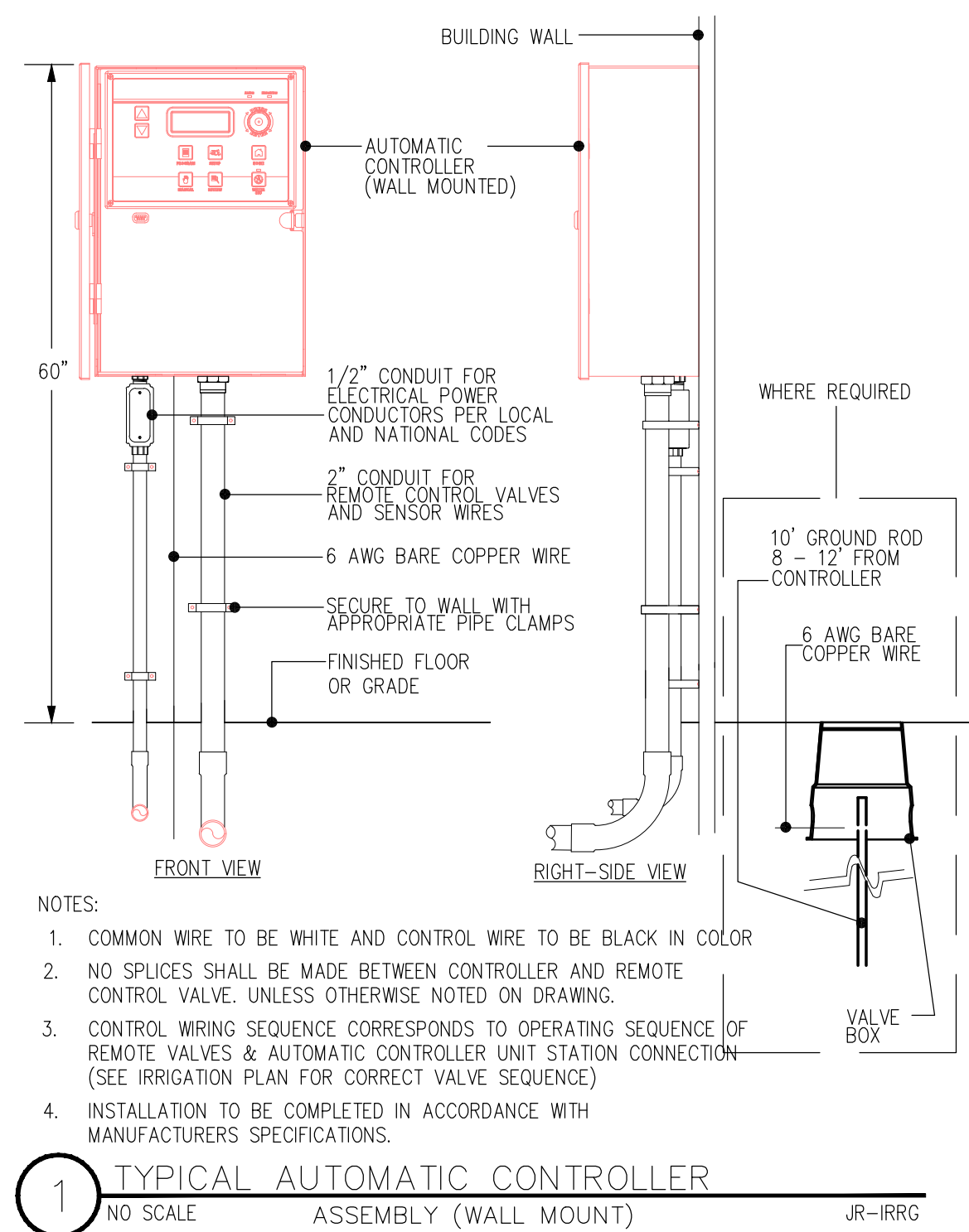
[illegible]

PROJECT NO: 2122

S H E E T T I T L E:

IRRIGATION DETAILS

L5.17



1 PRIOR TO CONSTRUCTION OF LANDSCAPE AREA OR IRRIGATION, THE CONTRACTOR MUST
2 OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION
3 STANDARDS.

4 INSTALL ALL PRESSURE AND NON-PRESSURE LINES AND ANY EQUIPMENT
5 INSIDE PLAYING AREAS WHEREVER POSSIBLE (ITEMS SHOWN OUTSIDE
6 SUCH AREAS FOR PURPOSES OF CLARITY ONLY.)

7 SELECT AND INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LEGEND,
8 SPECIFICATIONS AND CONSTRUCTION DETAILS.

9 FOR SYMBOL DESIGNATION, REFER TO LEGEND(S).

10 WHERE PRESSURE REGULATING VALVES ARE USED, ADJUST VALVES
11 FOR OPTIMUM PRESSURE, OR AS NOTED ON DRAWINGS.

12 ADJUST ALL IRRIGATION SYSTEMS TO AVOID SPRAY ONT BUILDINGS, WALKS,
13 AND ROADWAYS BY INDIVIDUALLY ADJUSTING SPRINKLER HEADS
14 AND CONTROL VALVES.

15 DEFINE AREAS AS NECESSARY TO DETERMINE EXACT LOCATION OF
16 SPRINKLER HEADS AND DRIP SYSTEMS PRIOR TO INSTALLATION.

17 MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON SITE AT ALL TIMES.
18 UPDATE AS-BUILT DRAWINGS DAILY. SITE REVIEWS WILL NOT BE CONDUCTED
19 WITHOUT THESE DRAWINGS.

20 REVIEW AND VERIFY AREAS RECEIVING AN IRRIGATION SYSTEM REGARDING
21 SCOPE OF SIZE AND CONFIGURATION. ANY DISCREPANCIES THAT
22 WOULD PROVE DETRIMENTAL TO FINAL COVERAGE SHALL BE BROUGHT TO
23 OWNER'S ATTENTION BEFORE INSTALLATION. IF HE/SHE FAILS TO DO SO, THE
24 CONTRACTOR MAY BE RESPONSIBLE FOR ANY RELATED ADJUSTMENTS
25 REQUIRED.

26 WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE AREA INTERFERE
27 WITH THE SPRAY PATTERN OF ANY SPRINKLER RESULTING IN THE IMPROPER
28 IRRIGATION COVERAGE, CONTRACTOR SHALL RECTIFY THE SITUATION BY FIELD
29 ADJUSTMENTS TO THE IRRIGATION SYSTEM. THIS MAY REQUIRE THE ADDITION OF
30 QUARTER CIRCLE TO EACH SIDE OF THE OBSTRUCTION OR OTHER MEASURES.
31 ALL SUCH ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE
32 OWNER.

- 1 PIPING AND WIRE CONDUIT PENETRATIONS THROUGH WALLS AND INSTALLATION
2 OF ANY IRRIGATION EQUIPMENT UNDER PAVING MUST BE COORDINATED WITH THE
3 GENERAL CONTRACTOR AND/OR SUBCONTRACTORS OF ALL THE VARIOUS TRADES
4 THAT MAYBE INVOLVED TO ELIMINATE PROBLEMS THAT MAY ARISE FROM
5 INACCESSIBILITY OR DAMAGED TO ANOTHER TRADE'S WORK.
- 6
7 THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS
8 AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS,
9 AND DRIVEWAYS. THIS SHALL BE DONE TO THE BEST JUDGMENT AND DISCRETION
10 OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF
11 NOZZLE AND /OR PRESSURE COMPENSATING SCREEN OR USE VARIABLE ARC NOZZLE
12 TO FIT EXISTING SITE CONDITIONS.
- 13 THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS
14 AND REGULATIONS.
- 15
16 THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER
17 SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION
18 TO CHECK ADHERENCE TO THE DESIGN, INCLUDING THE PROPER INSTALLATION OF
19 EACH FLOW PATTERNING ASSEMBLY, EACH LINE, VALVE, PRESSURE
20 LINES, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRES,
21 REMOTE CONTROL VALVES, HOSE BIBS AND QUICK COUPLERS AND ETC. TO INSURE
22 THAT THE IRRIGATION DESIGN HAS BEEN PRESERVED.
- 23
24 PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR
25 EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 26
27 CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS
28 WHERE LOW POINT DRAINAGE COULD OCCUR.
- 29
30 A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE
31 IRRIGATION CONTROLLER FOR THE SUBSEQUENT MAINTENANCE PURPOSES.
- 32
33 A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE
34 SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE
35 LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
- 36
37 AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION

1 MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE
2 DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE
3 ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE
4 REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.

5 GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING,
6 FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.

7 SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAIN AS REQUIRED IN AN ONGOING PROGRAM
8 TO ASSURE A SAFE ENVIRONMENT.

9 WATERING: WATER ALL PLANTING TO ASSURE COMPLETE GERMINATION OF ALL SEEDED AREAS AND CONTINUED
10 GROWTH OF THE PLANT AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE
11 ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.

12 IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE
13 OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.

14 CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED
15 15 DAYS. EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.

16 CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT
17 THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

18 PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL
19 INFESTATIONS.

20 RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS
21 ENCOUNTERED ON SITE.

22 PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD, OR DYING
23 BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.

24 PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY
25 OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.

26 OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE
27 OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH
28 A COMPLETE SET OF OPERATING INSTRUCTIONS.

29 SITE MAINTENANCE: CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS.
30 ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.

31 GUARANTEE: THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE
32 GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN
33 PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE
34 TO THE OWNER. ALL MATERIALS USED SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM OF ONE YEAR. ANY
35 SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE
36 OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER- INCLUDING THE COMPLETE RESTORATION
37 OF ALL DAMAGED PLANTING, PAYING OR OTHER IMPROVEMENTS OF ANY KIND.

- 1 AS REQUIRED, LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER USE EFFICIENCY.
- 2 A MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION.
- 3 A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO ROUTINE INSPECTIONS, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM COMPONENTS, SUCH AS: REPAIRS TO DEFECTIVE VALVES, LEAKING MAINS, MULCH, FERTILIZING, PRUNING, WEEDING IN ALL LANDSCAPE AREAS, AND REMOVING ANY OBSTRUCTIONS TO THE IRRIGATION SYSTEM.
- 4 OUTSIDE THE ALLOWED WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
- 5 REPAIR ALL IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY INSTALLED COMPONENTS OR THEIR EQUIVALENTS (TO BE APPROVED BY IRRIGATION CONSULTANTS).
- 6 A PROJECT APPLICANT IS ENCOURAGED TO IMPLEMENT SUSTAINABLE OR ENVIRONMENTALLY FRIENDLY PRACTICES FOR OVERALL LANDSCAPE MAINTENANCE.

AS REQUIRED ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED MANAGED, AND MAINTAINED 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 SCHEDULE. 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 DEVICE, FLOW RATE, AND CURRENT REFERENCE. IRRIGATION RUN TIMES SHALL BE APPLIED WATER MEETS THE ESTIMATED TOTAL WATER. TOTAL ANNUAL APPLIED WATER SHALL BE REGULATED BY THE AUTOMATIC IRRIGATION SYSTEM USING THE CURRENT REFERENCE (ETO) EVAPOTRANSPIRATION DATA (CIM5) 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. IRRIGATION RUN TIMES (HOURS AND MINUTES PER IRRIGATION EVENT TO AVOID RUN TIMES).
 - 3. AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS.
 - 4. IRRIGATION RUN 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.

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.


JR IRRIGATION CONSULTANTS

20806 ORCHARD AVENUE TORRANCE, CA 90502 (310) 902-6069	4353 CHASE AVENUE LOS ANGELES, CA 90066 (310) 902-6069
--	--

jess@jrirrigation.com

ENLARGED IRRIGATION NOTES
SCALE: AS-NOTED

NOT FOR CONSTRUCTION

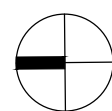
NAME OF ISSUE



MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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



Revisions

[illegible]

PROJECT NO: 2122

These drawings, specifications, ideas, designs, and arrangements presented thereby, are and shall remain the property of [place]. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of [place]. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

S H E E T T I T L E:

ENLARGED
IRRIGATION NOTES

L5.18