

Attachment 2

Project Plans

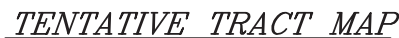
Note: Full size plans are available online at:

<https://www.townofmammothlakes.ca.gov/1073/Villas-III>

*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*



SCALE: 1" = 30'



CONCEPTUAL PUD LOT

SCALE: 1" = 10'



NT

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



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

033--330-087
SHEET FLOW EASTERLY; TWO MAJOR OFFSITE DRAINAGE CHANNELS WILL BE
INTERCEPTED AND DIRECTED TO 42" STORM DRAIN IN DORRANCE DR
MAMMOTH COMMUNITY WATER DISTRICT
MAMMOTH COMMUNITY WATER DISTRICT
SOUTHERN CALIFORNIA EDISON
FRONTIER COMMUNICATIONS
TO BE DETERMINED
MAMMOTH LAKES FIRE PROTECTION DISTRICT
MAMMOTH DISPOSAL
PER SWPPP

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.

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

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

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

LLA PAR 1 4.07± AC 177,289 SF

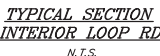
PROPOSED AREAS:

 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)

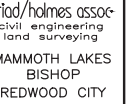
LOTS 1-33	40,585 SF
ROAD PAVEMENT	29,834 SF
RECREATIONAL TRAIL	7,184 SF
DRIVEWAYS	8,600 SF
TOTAL SITE COVERAGE	86,203 / 177,289 = 49% (60% ALLOWED)

- 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

 EXISTING UTILITY POLE
 EXISTING TREE DIAMETER/TYPE TO BE REMOVED
 EXISTING WATER VALVE



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

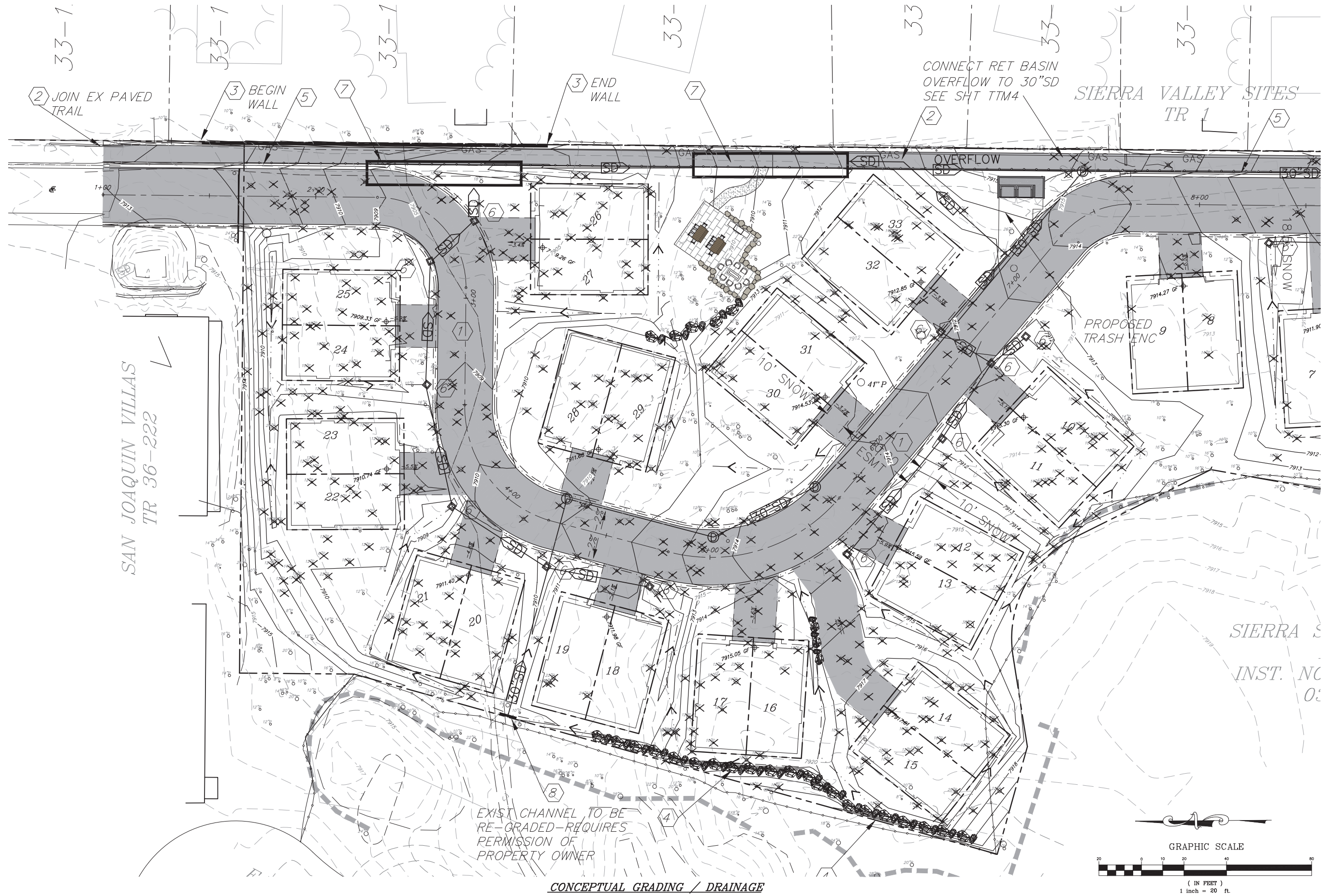


REGISTERED PROFESSIONAL ENGINEER
THOMAS A. PLATZ
NO. C 41039
CIVIL
STATE OF CALIFORNIA

[illegible]

VILLAS 3 AT OBSIDIAN
MAMMOTH LAKES, CA.

E	01/17/22
LE	AS SHOWN
WN	GP
NO.	240.12
	TTM3





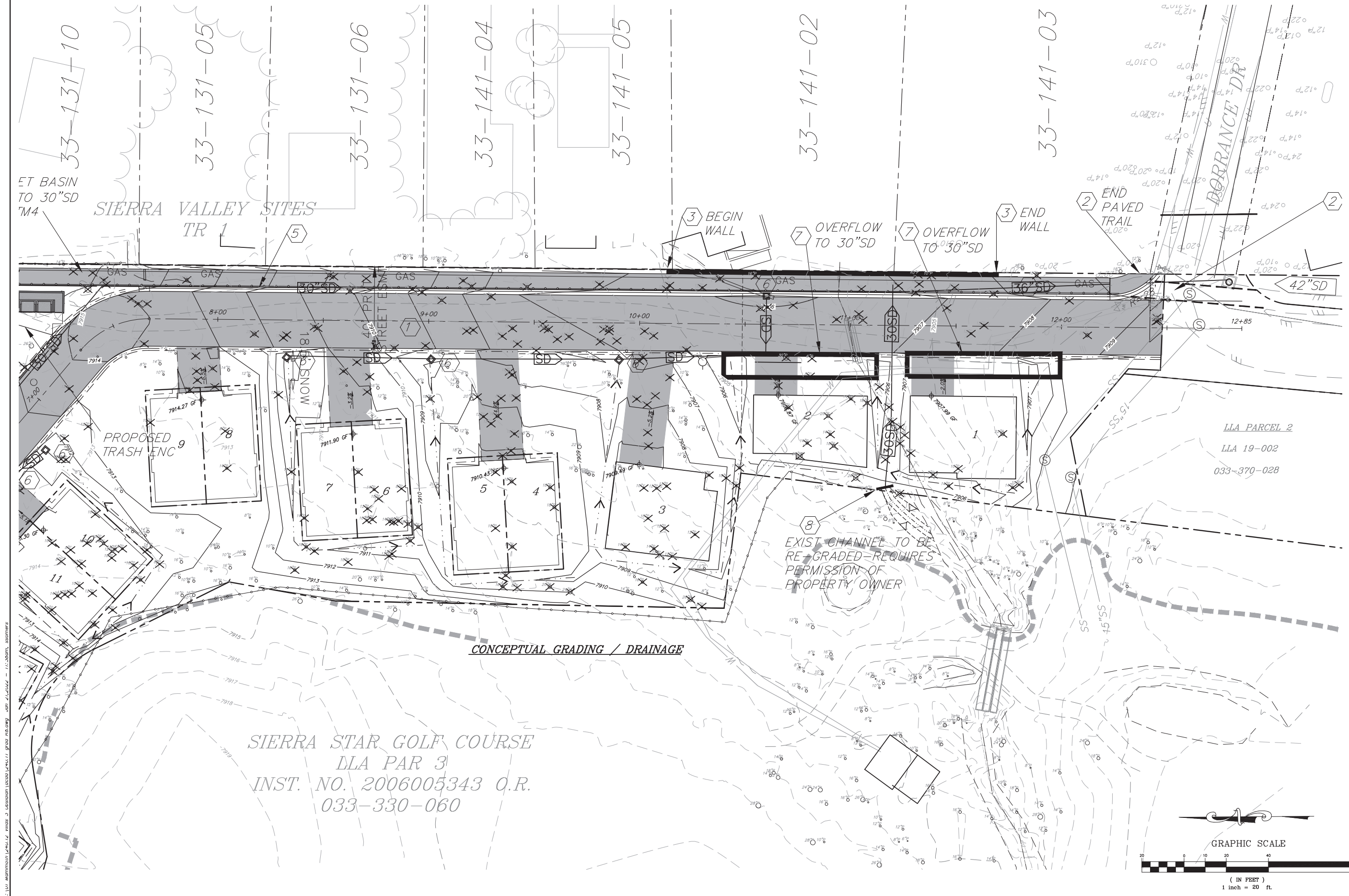
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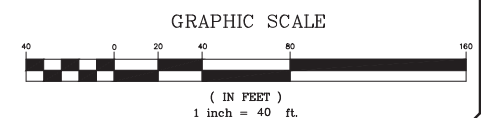
[illegible]

PREPARED FOR:
MAMMOTH SPRINGS
RESORT LLC

VILLAS 3 AT OBSIDIAN
MAMMOTH LAKES, CA.

DATE	01/17/22
FILE	AS SHOWN
WIN	GP
NO.	240.12
TTM4	
EET	4 OF 6





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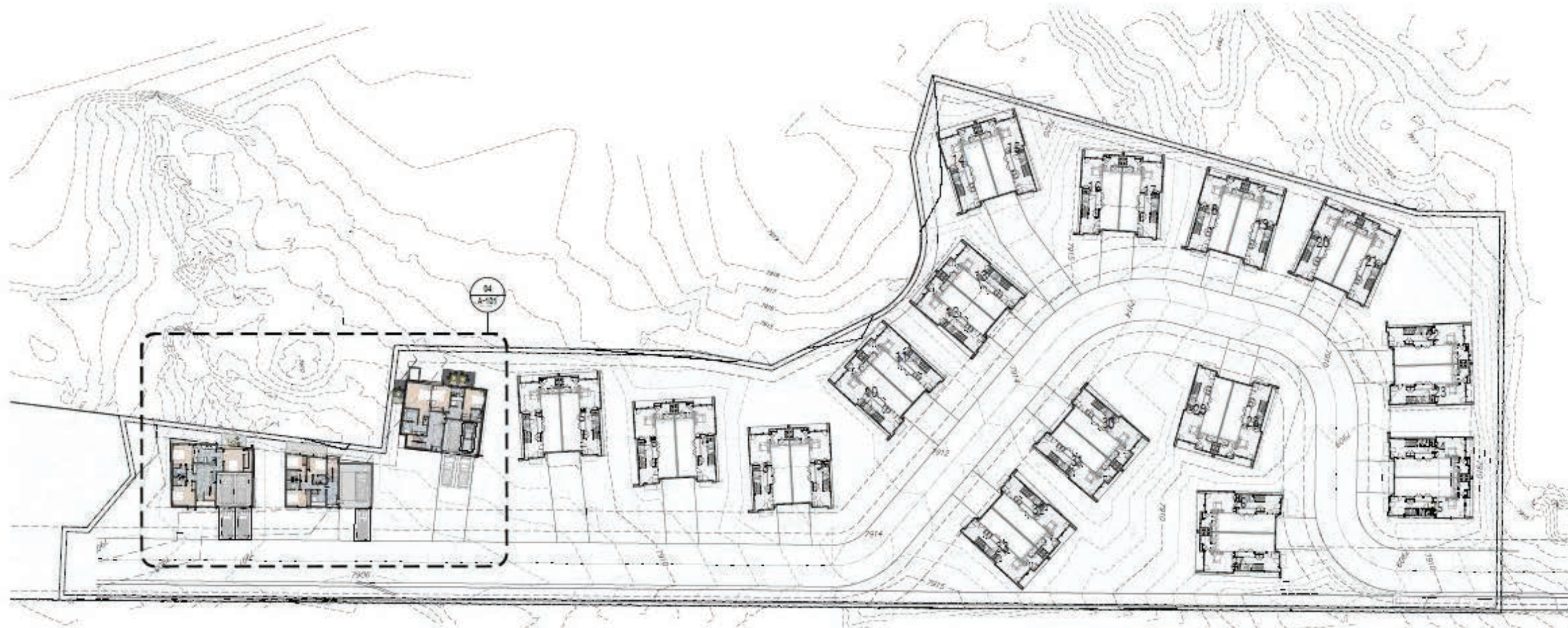
[illegible]

1	-0.002	Forward Substitution
2	0.002	Forward Substitution

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SITE PLAN

DATE 10/29/2021	DRAWING NUMBER A-100
BY GP	



PROJECT ADDRESS:
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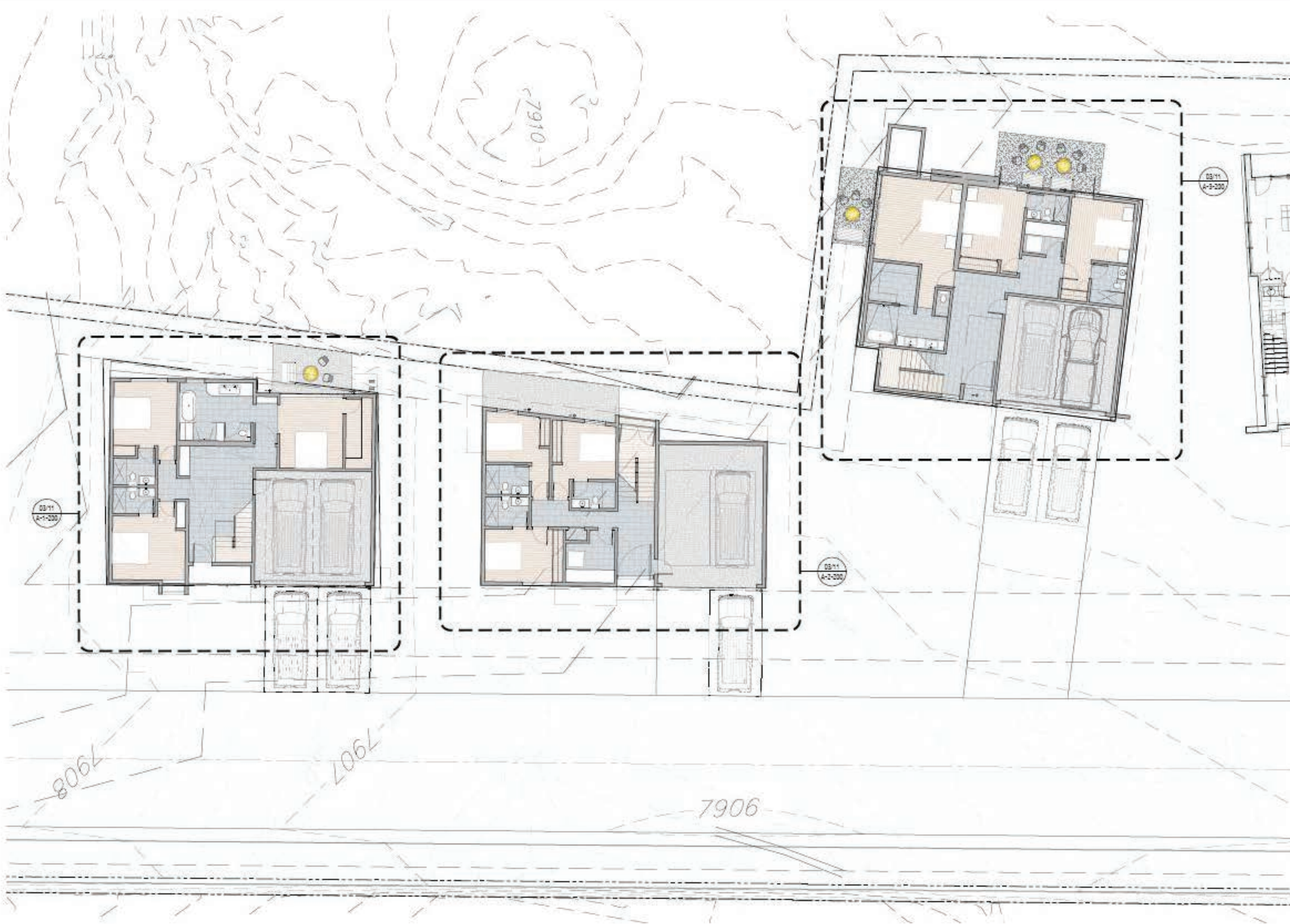


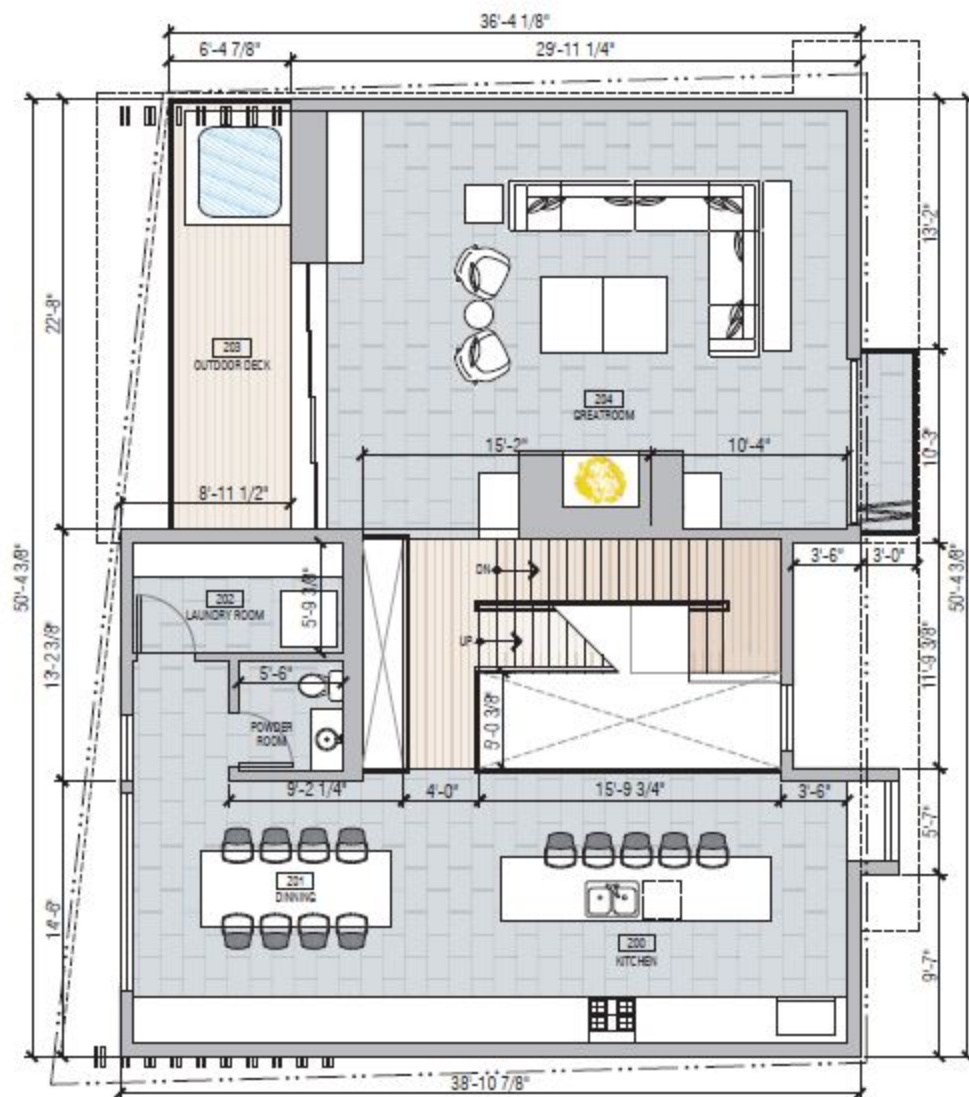
1	1/16" = 1'-0"	General Submittal
2	1/32" = 1'-0"	General Submittal
3	1/64" = 1'-0"	General Submittal

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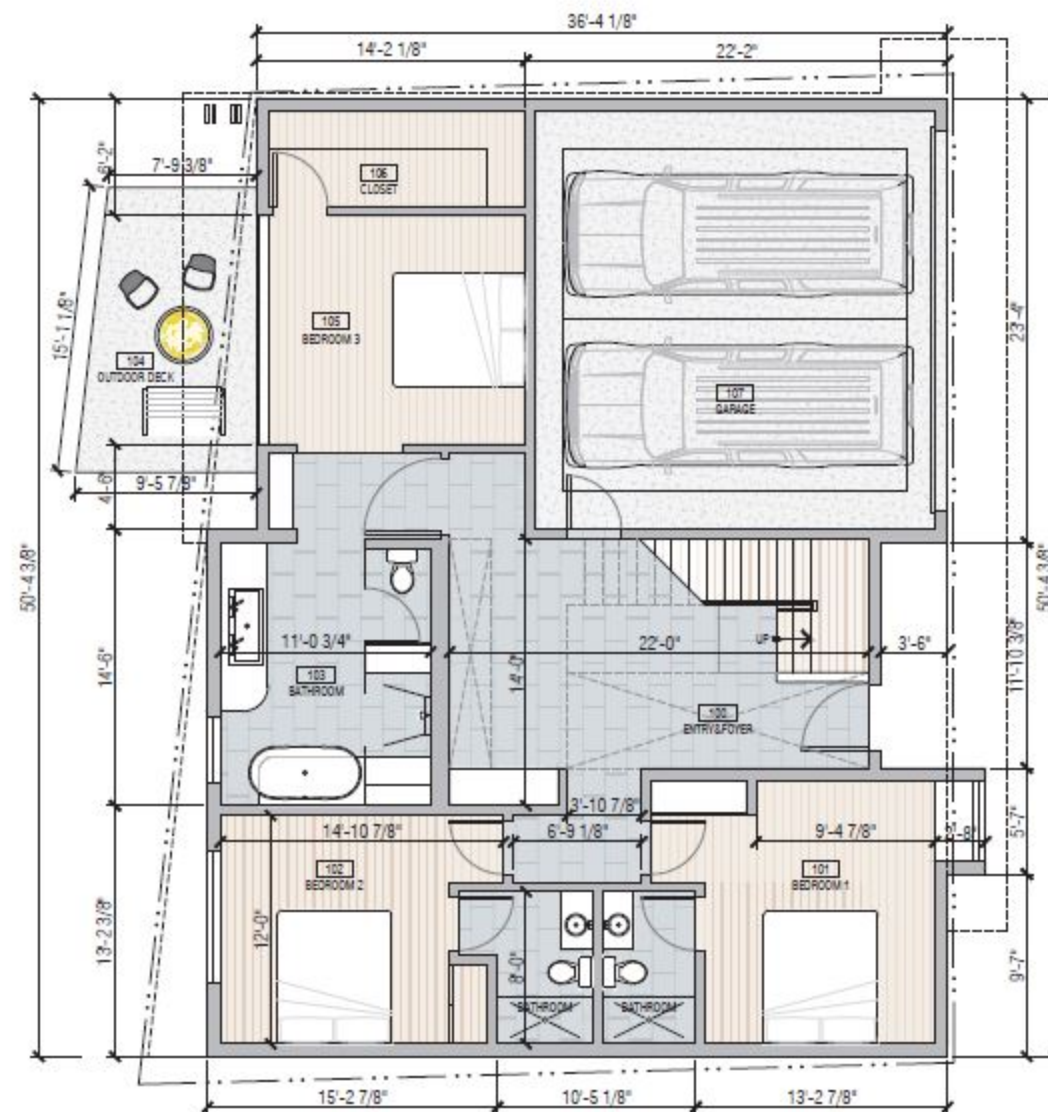
DRAWING TITLE:
**SITE PLAN/ROOF PLAN
(LOT 1, 2 & 3)**

DATE: 10/29/2021	DRAWING NUMBER: A-101
BY: GP	





2ND FLOOR PLAN	Scale: 1/4" = 1'-0"	11
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1ST FLOOR PLAN	Scale 1/4" = 1'-0"	03
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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

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DRAWING TITLE

LOT 1
1ST & 2ND FLOOR
PLAN

DATE
10/25/2007

ST.	A-1-200
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ST	
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AREA CALCULATION

NTS

04

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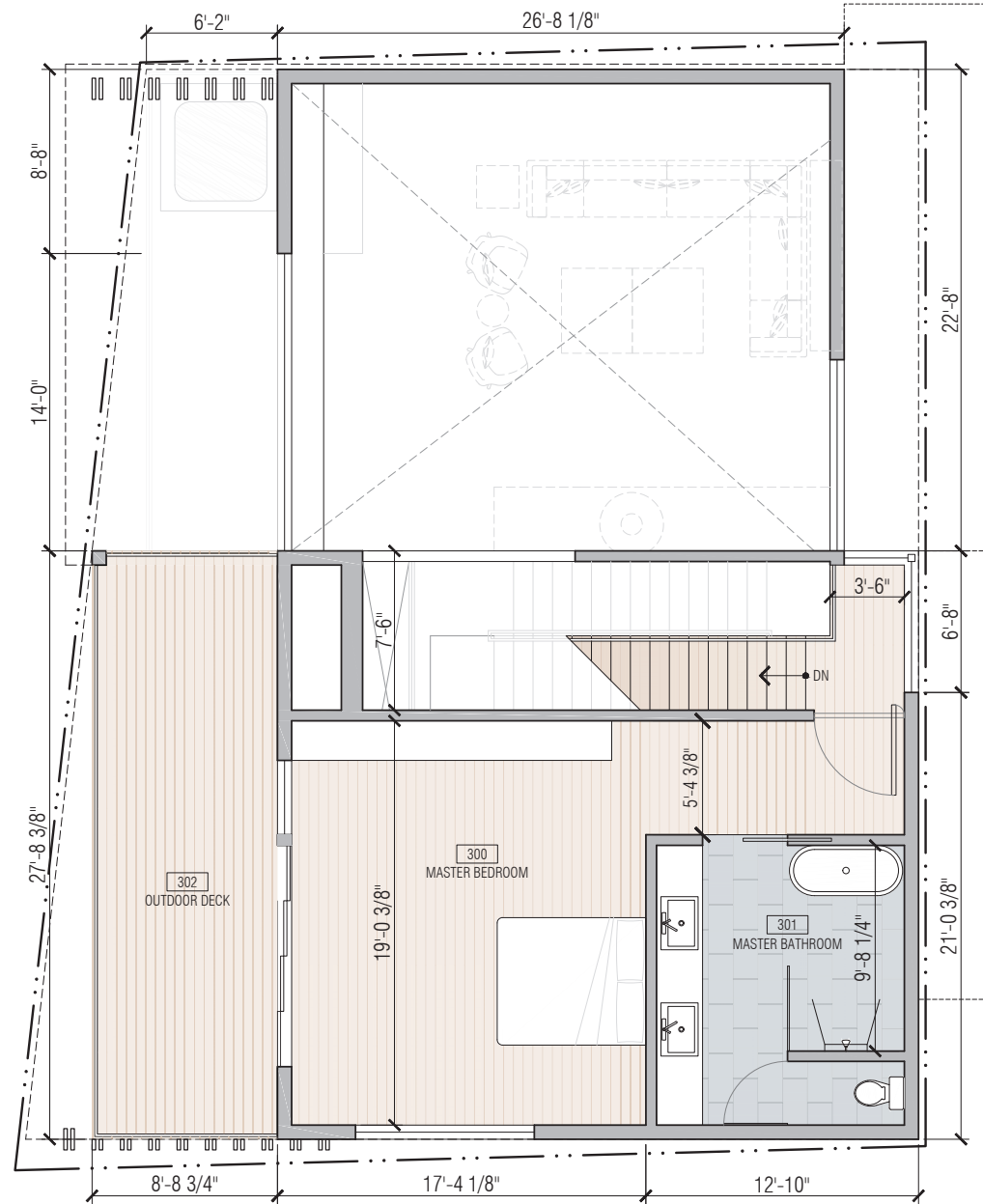


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3RD FLOOR PLAN

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

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DRAWING TITLE:
LOT 1
3RD FLOOR PLAN

DATE:
10/29/2021

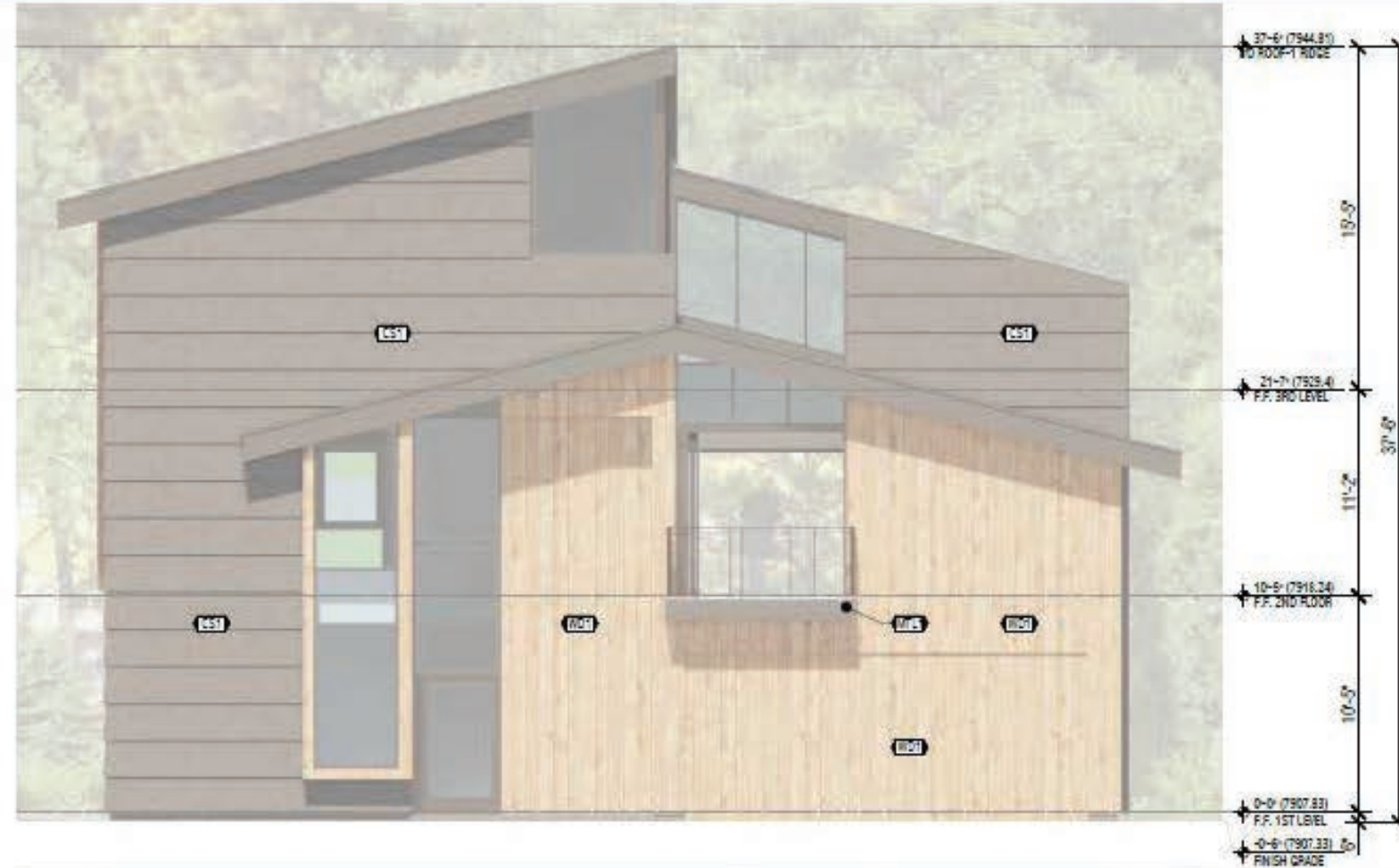
DRAWING NUMBER:
A-1-201

INT:
GP

AREA CALCULATION

SCALE: NTS

04



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



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

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100	1/4" = 1'-0"	1/4" = 1'-0"

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DRAWING TITLE
LOT 1
ELEVATIONS

DATE
10/29/2021

DRAWING NUMBER
A-1-300

BY
GP

PROPOSED HEIGHT LIMIT
FROM FINISH GRADE

(E) NATURAL GRADE

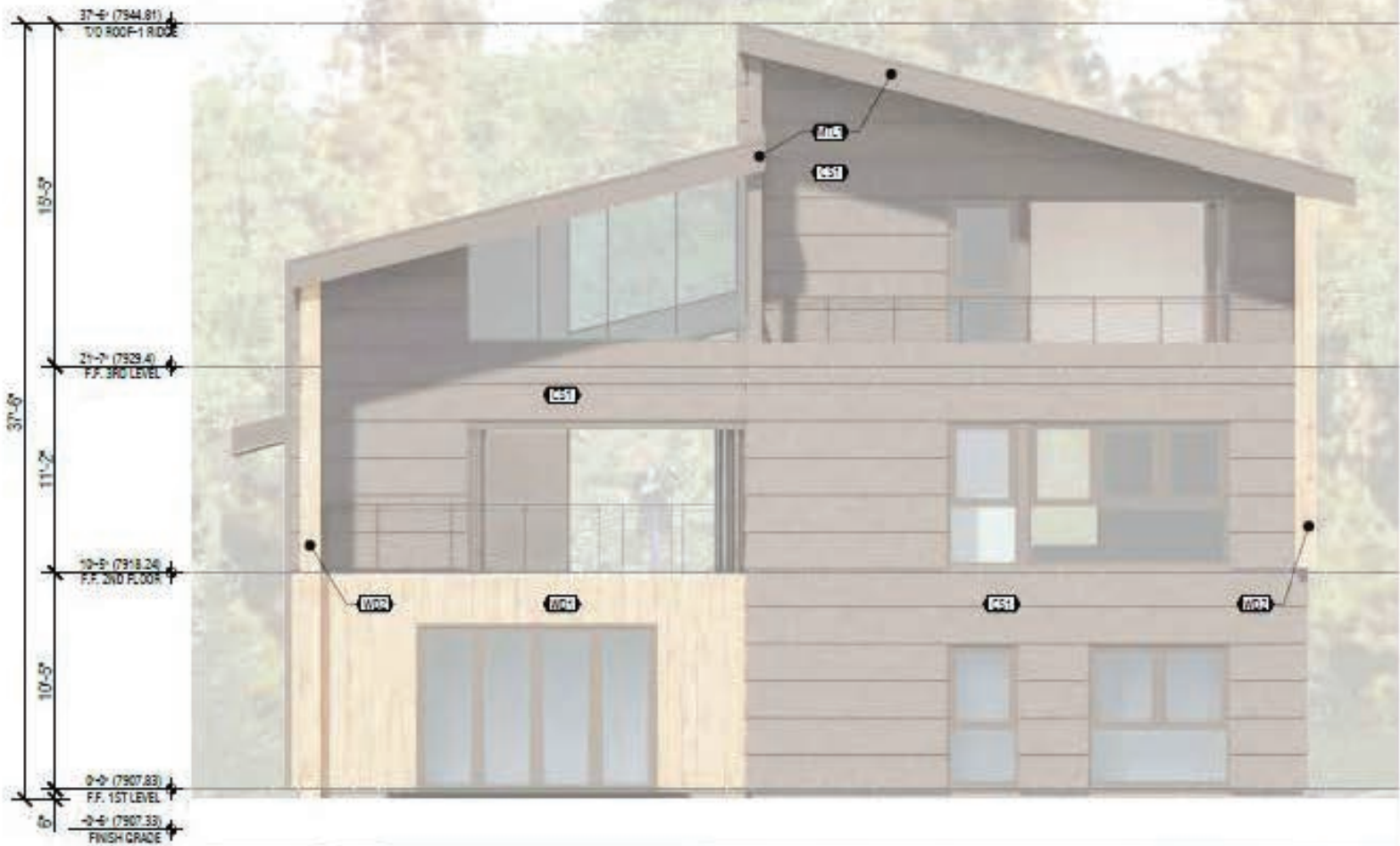
FINISH LEGEND

TYPE	NAME	DESCRIPTION
CH	CH	1" x 6" x 12' CEMEX PLYWOOD ORIGINAL, 625211152 MM BOARD
NTL1	NTL1	1" x 6" x 12' CEMEX PLYWOOD ORIGINAL, 625211152 MM BOARD
NTL2	NTL2	1" x 6" x 12' CEMEX PLYWOOD ORIGINAL, 625211152 MM BOARD
NTL3	NTL3	1" x 6" x 12' CEMEX PLYWOOD ORIGINAL, 625211152 MM BOARD

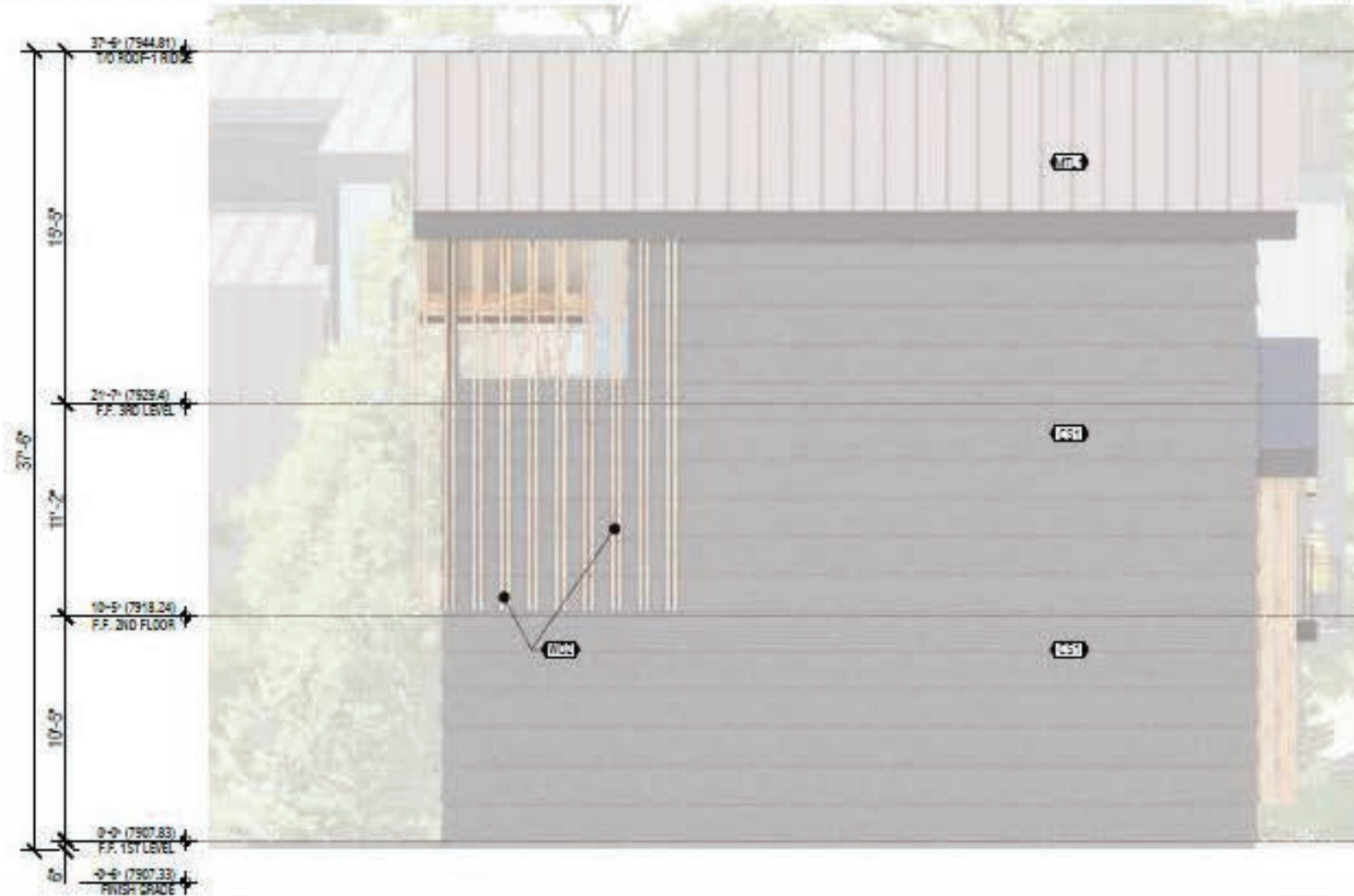
PROJECT ADDRESS
Mammoth Village 1 at Obispo
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Main Contact: David Pickett
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F: 323.737.3290



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



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

PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
(E) NATURAL GRADE

FINISH LEGEND

TYPE	NAME	DESCRIPTION
C01	F-015 BY CEMENT FIBER ORIGINAL 5/8X211/32 IN. BOARD	
MTL1	1-1/2" STANDING SEAM BY ATU'S INTERNATIONAL INC. COLOR CHARCOAL GREY (62)	
MTL2	HOT DIPPE GALVANIZED STEEL POST. PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	
MTL3	STANDARDIZED METAL GUTTER AND DOWNPOUT. PAINT WITH HIGH PERFORMANCE PAINTING TO MATCH (MTL1)	

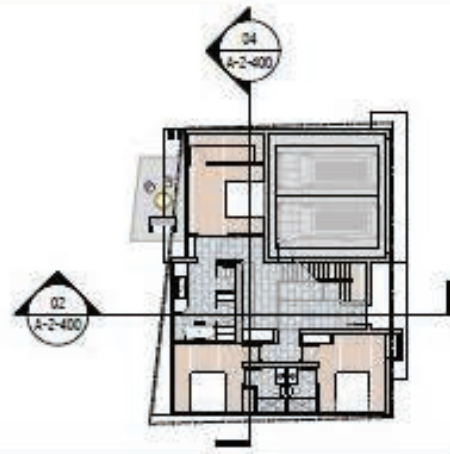
FINISH LEGEND 1/2" = 1'-0" 12

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6	1/64" = 1'-0"	1/64" = 1'-0"
7	1/128" = 1'-0"	1/128" = 1'-0"
8	1/256" = 1'-0"	1/256" = 1'-0"
9	1/512" = 1'-0"	1/512" = 1'-0"
10	1/1024" = 1'-0"	1/1024" = 1'-0"
11	1/2048" = 1'-0"	1/2048" = 1'-0"
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23	1/8388608" = 1'-0"	1/8388608" = 1'-0"
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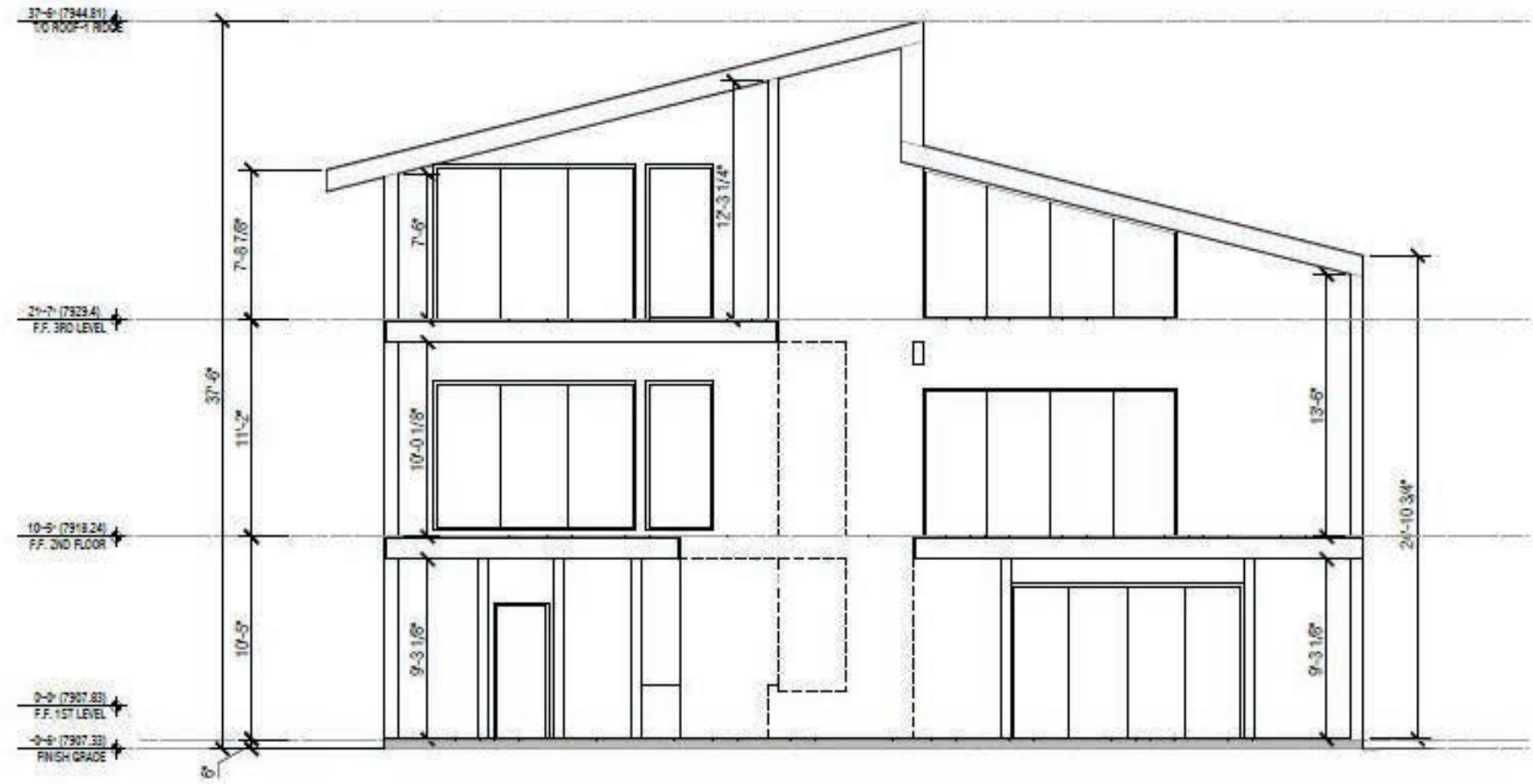
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DRAWING TITLE
LOT 1
ELEVATIONS

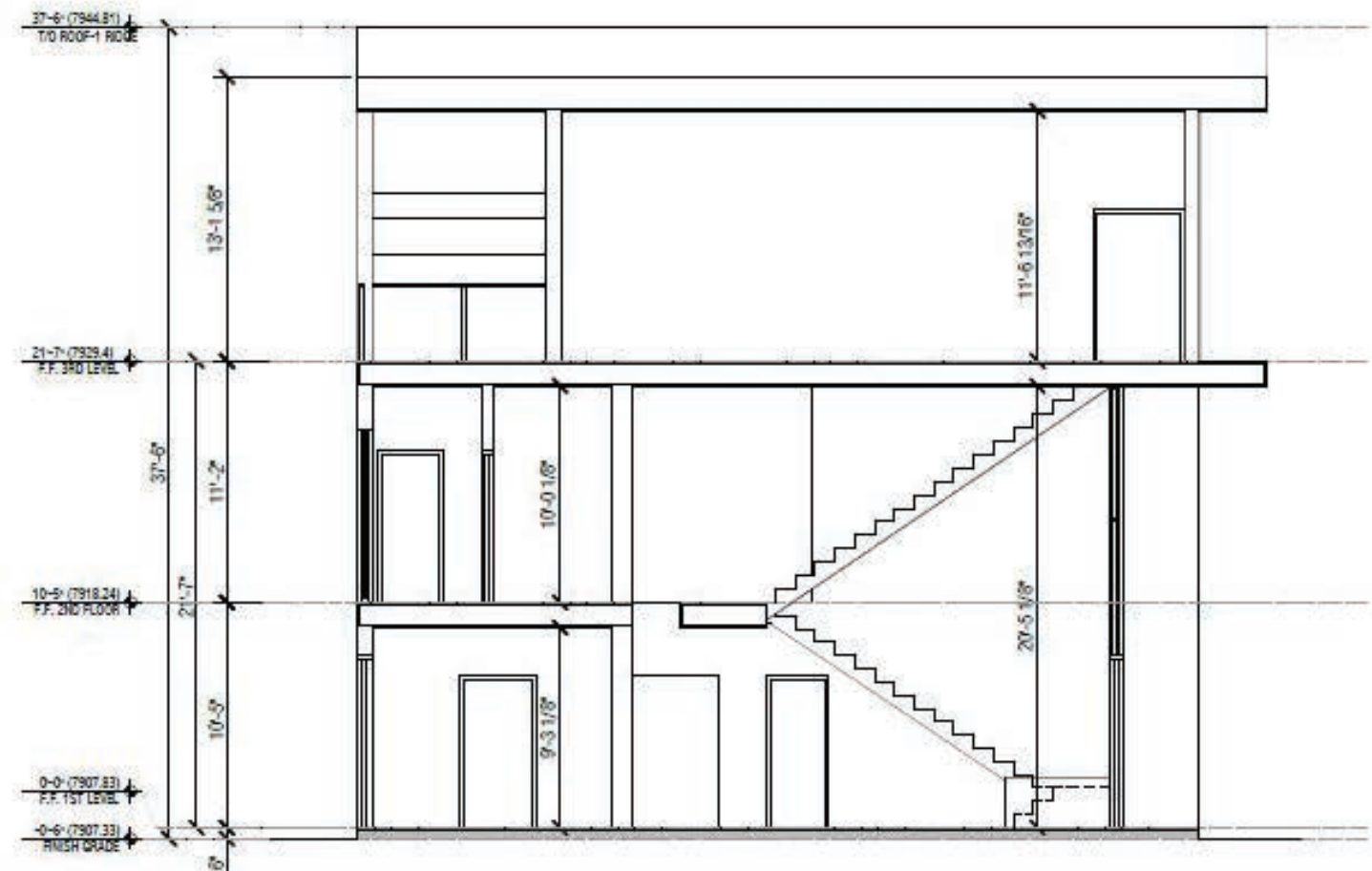
DATE
10/29/2021
DRAWING NUMBER
A-1-301
GP



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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1	MAK	Project Information - Details
2	MAK	Project Information - Details
3	MAK	Project Information - Details
4	MAK	Project Information - Details
5	MAK	Project Information - Details
6	MAK	Project Information - Details
7	MAK	Project Information - Details
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DRAWING TITLE

LOT 1
SECTIONS

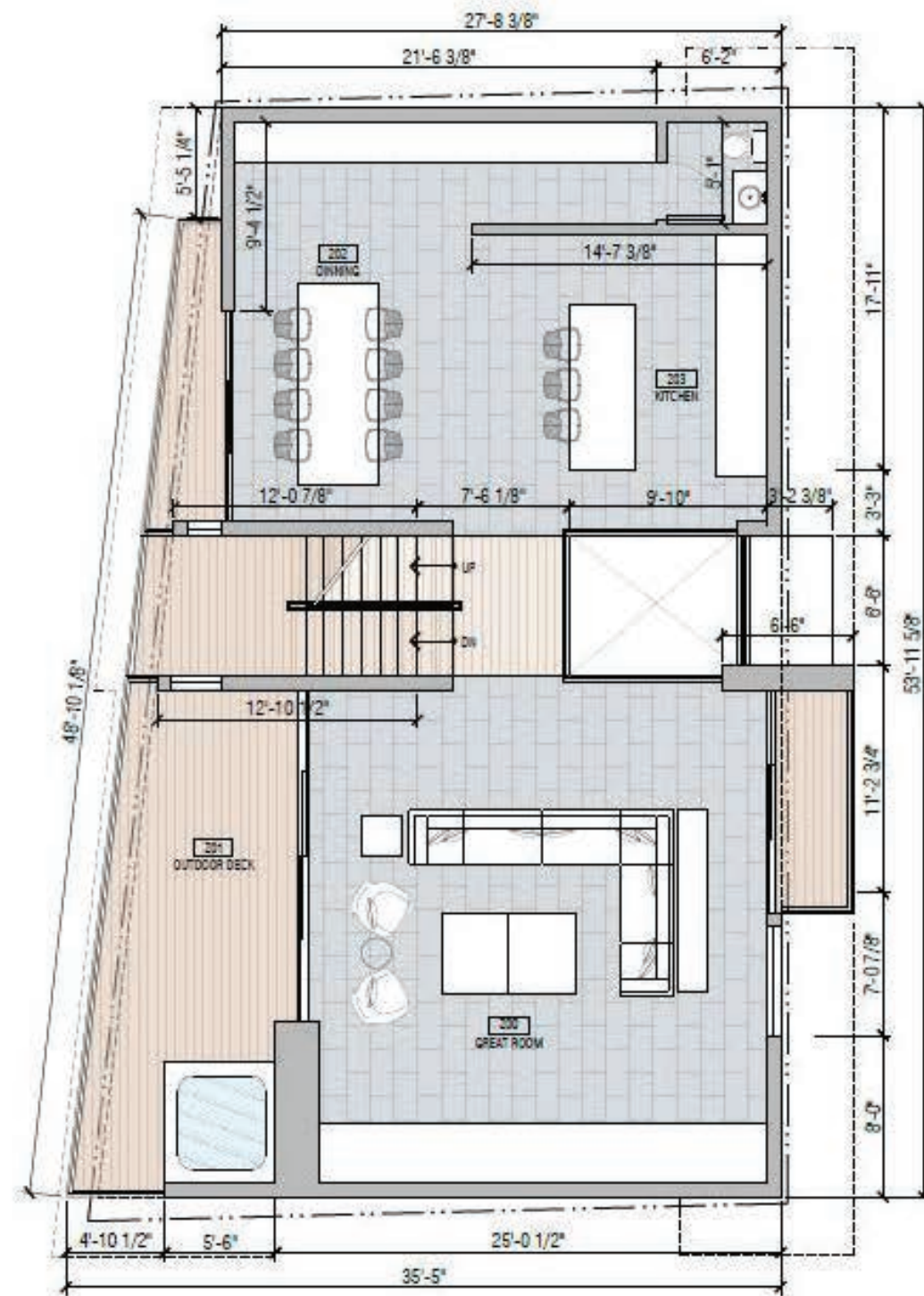
DATE
10/29/2021

BY
GP

DRAWING NUMBER
A-1-400

VILLAS AT MAMMOTH LAKES

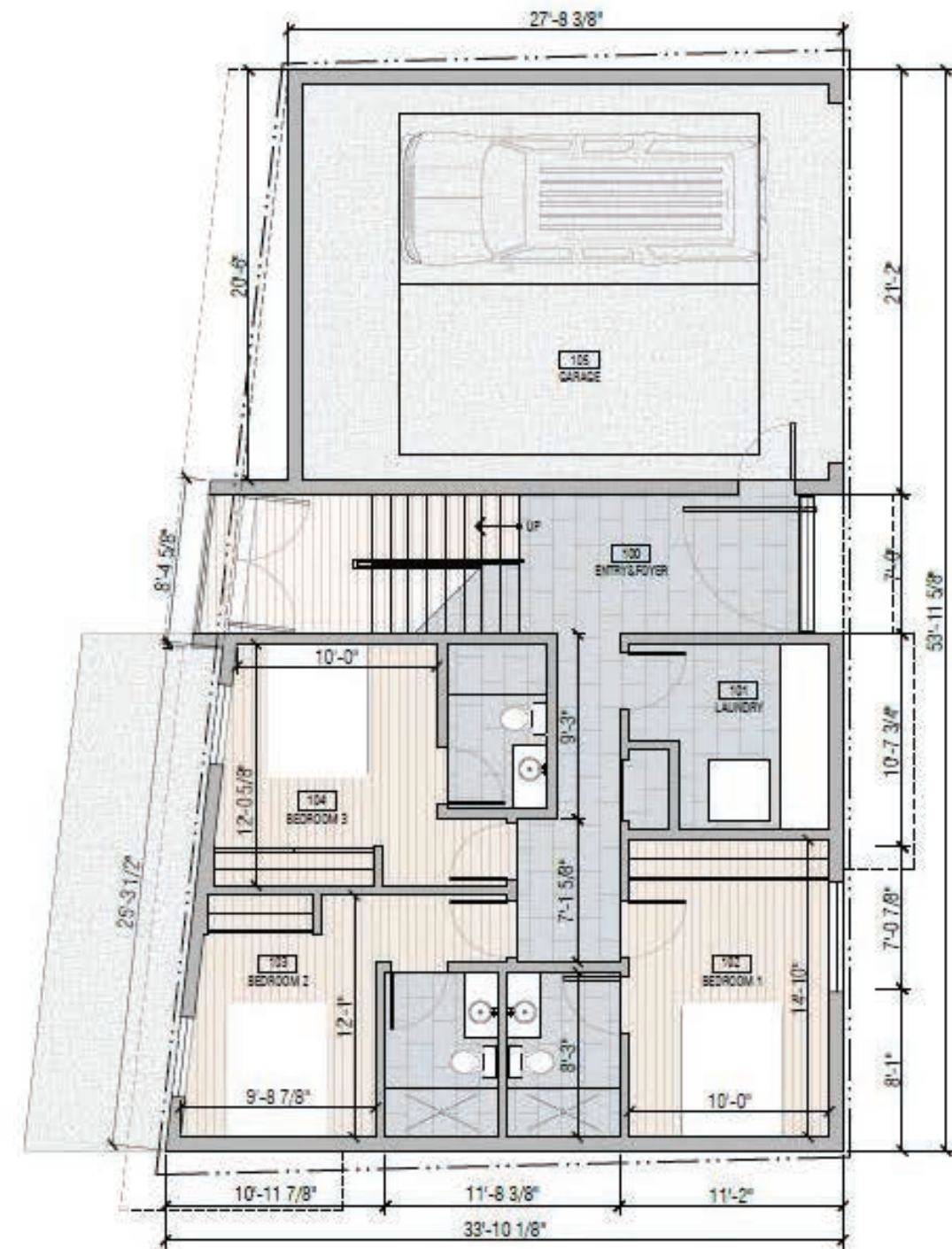
PLANNING SUBMISSION



2ND FLOOR PLAN

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

11



1ST 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

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1. Match | Faded | Solid | Shaded
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DRAWING TITLE

LOT 2
1ST & 2ND FLOOR
PLAN

DATE
10/29/2021

BY
GP

DRAWING NUMBER
A-2-200

AREA CALCULATION

NTS

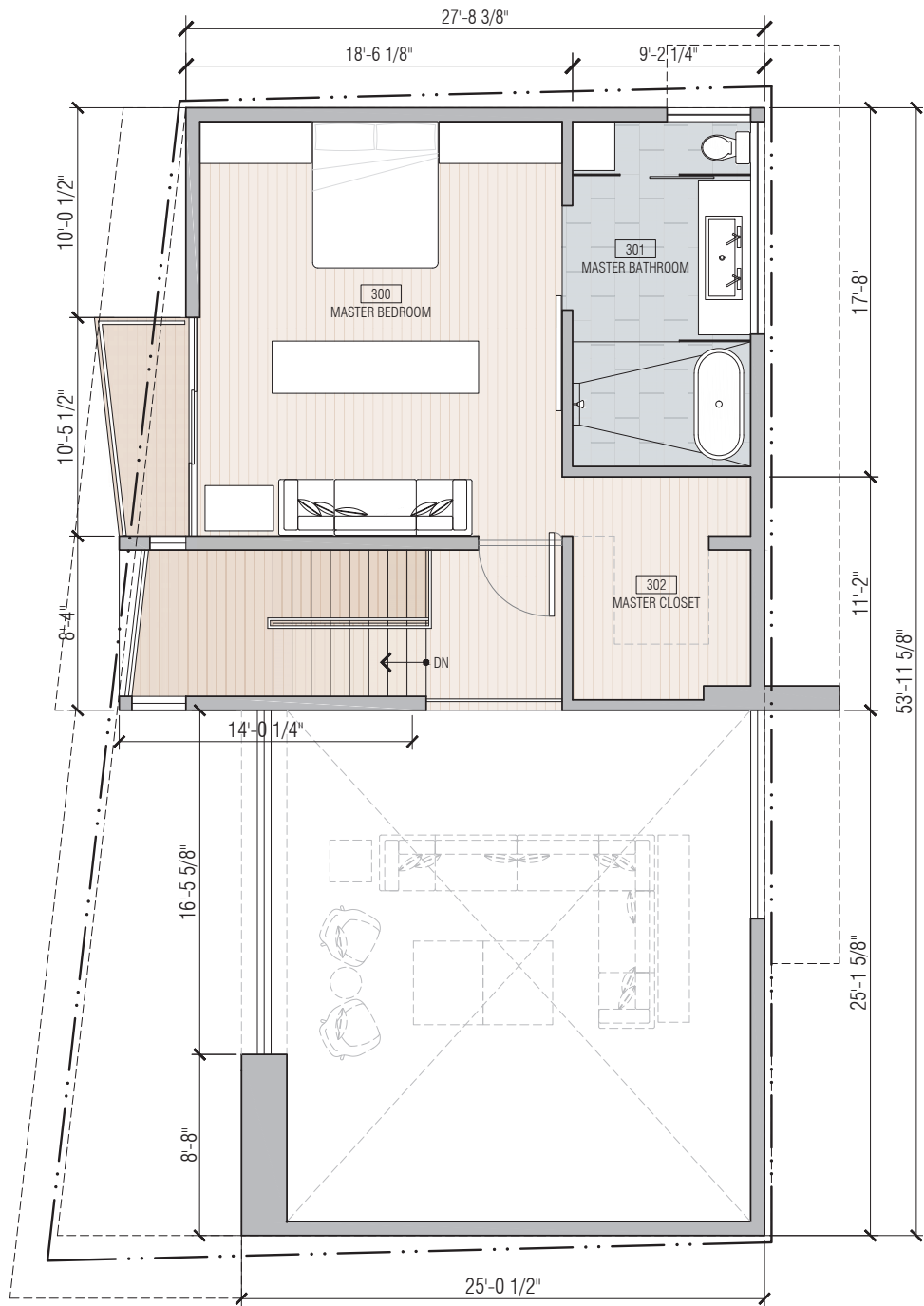
04

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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

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DRAWING TITLE:
LOT 2
3RD FLOOR PLAN

DATE:
10/29/2021

DRAWING NUMBER:
A-2-201

INT:
GP

AREA CALCULATION

SCALE
NTS

04



FINISH LEGEND

FINISH LEGEND	SCALE:	12
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BACK ELEVATION

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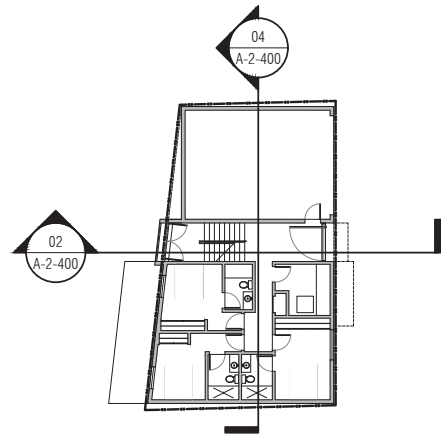
LEFT ELEVATION

— — — — — PROPOSED HEIGHT LIMIT
FROM FINISH GRADE

— — — — — (E) NATURAL GRADE

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}

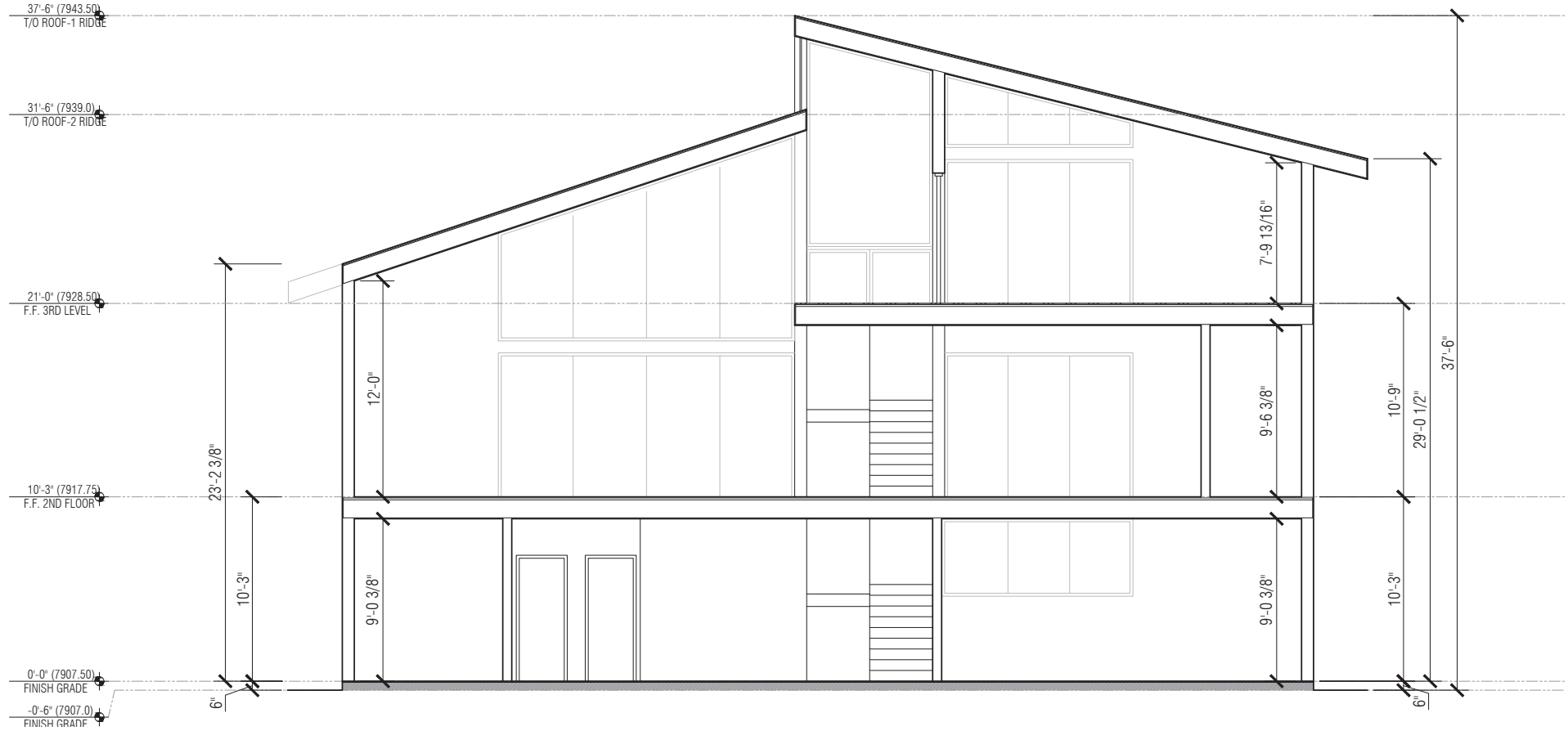


KEY PLAN

SCALE: 1/16" = 1'-0"

13

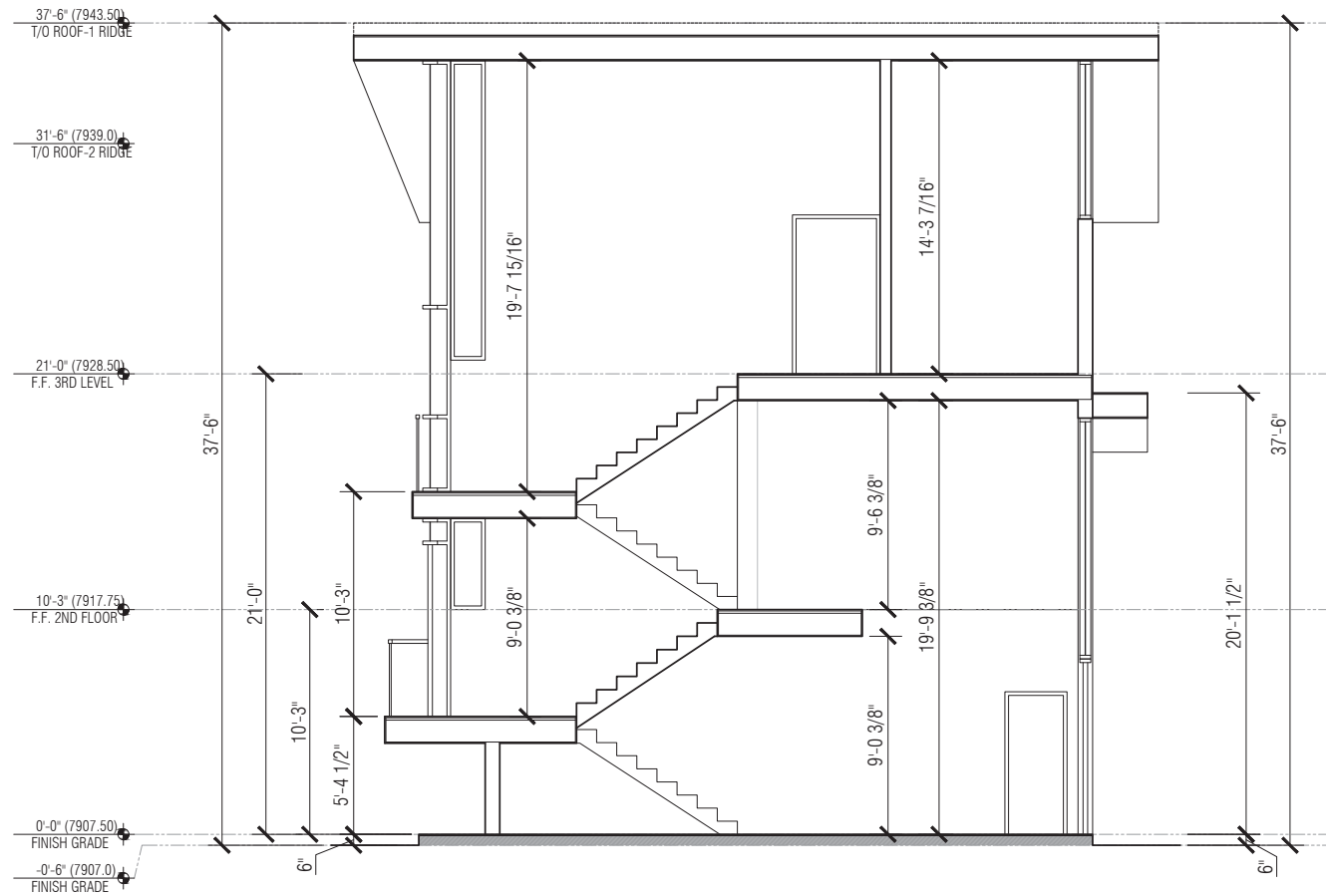
--- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE
--- (E) NATURAL GRADE



SECTION

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

02



SECTION

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

04

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2 | 10.29.21 | PLANNING SUBMISSION - REVISION

1 | 08.27.21 | PLANNING SUBMISSION

Number Date Description
ISSUE RECORD:

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DRAWING TITLE:

**LOT 2
SECTIONS**

DATE:

10/29/2021

DRAWING NUMBER:

A-2-400

INT:

GP

VILLAS AT MAMMOTH LAKES

PLANNING SUBMISSION



VIEW 3	NTS	12
--------	-----	----



VIEW 2	NTS	04
--------	-----	----



VIEW 1	NTS	02
--------	-----	----

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2	et al.	Systemic Inflammation + Morbidity
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ISSUE RECORD:

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[illegible]

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used dimensions. The contractor shall verify compliance for all dimensions and conditions on

and report any discrepancies to the LAC/HCT. This is Copyright © 2011

Page 10 of 10

1000

LOT 2

RENDERED VIEWS

Figure 1

DATE	RECEIVED BY
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10/29/2021

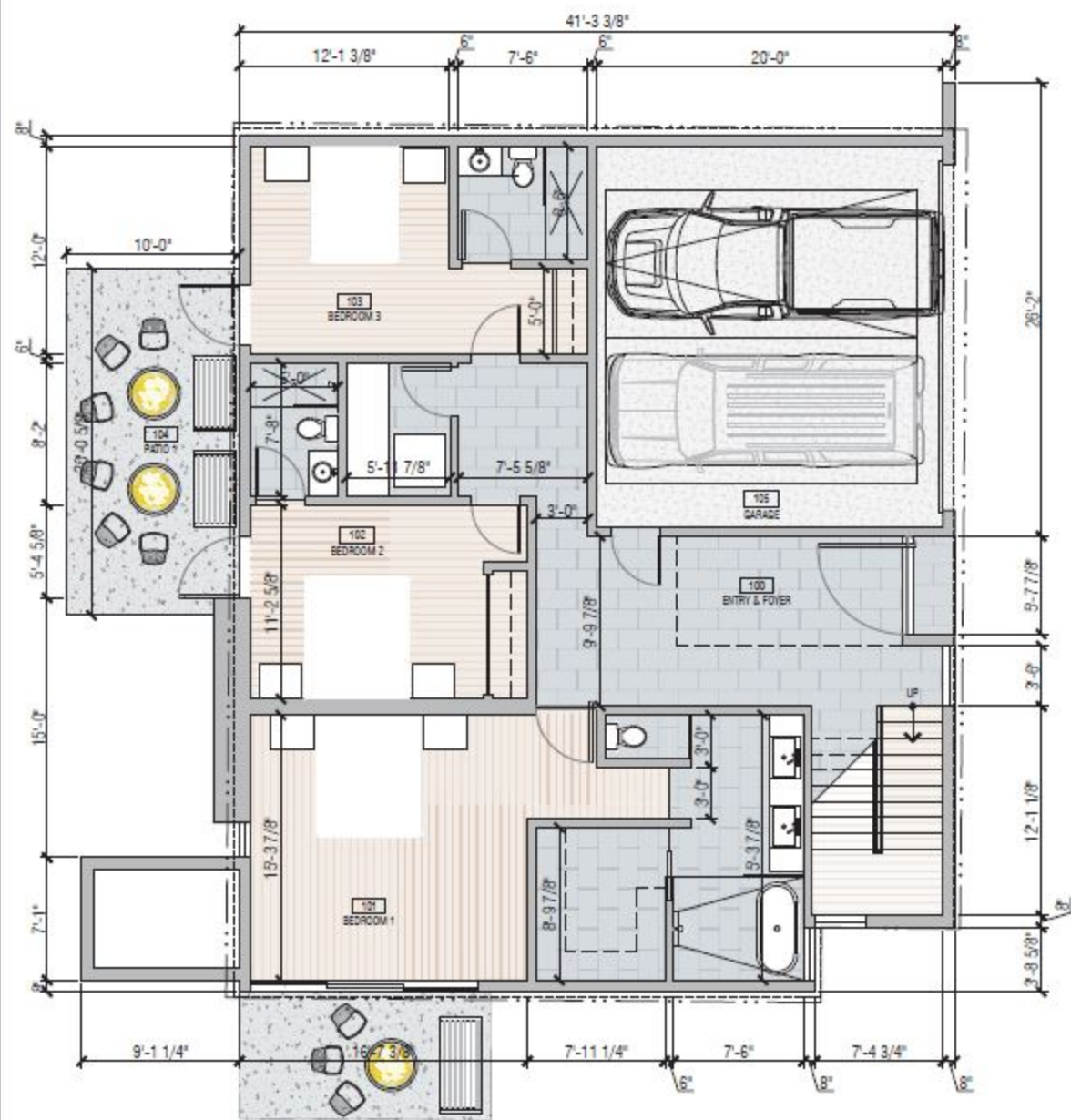
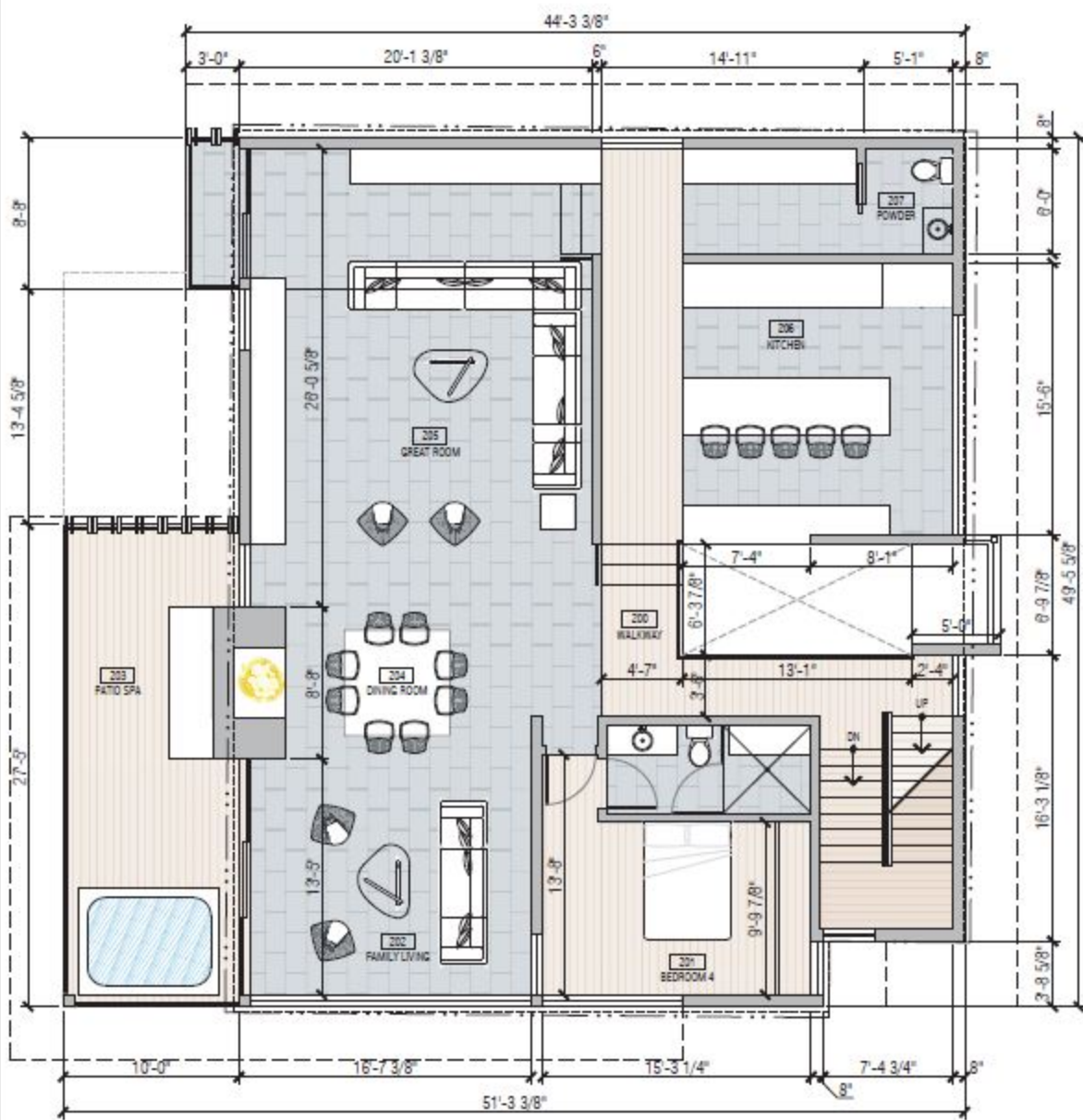
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GP

PLANNING SUBMISSION

0 VILLAS AT MAMMOTH LAKES



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

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LANDSCAPE

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Los Angeles, CA 90046
Main Contact: David Fletcher
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0	0.000	Normal distribution - Variable
1	0.000	Normal distribution

Normal distribution

0.000 0.000 0.000

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SPRING TIDE

LOT 3
1ST & 2ND FLOOR
PLAN

DATE
10/29/2021

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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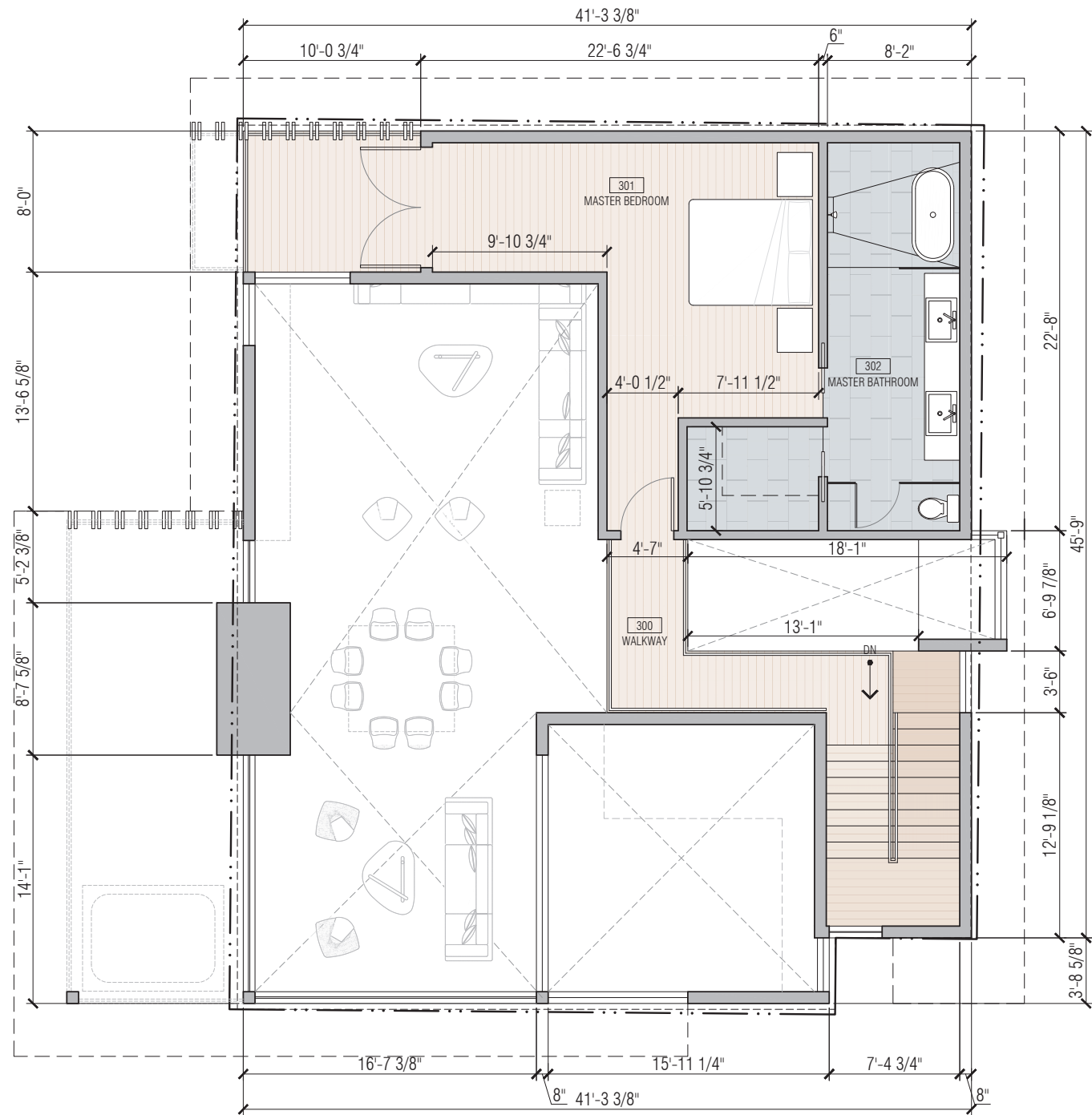
DRAWING NUMBER:

A-3-200

AREA CALCULATION

NTS

04



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

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DRAWING TITLE

LOT 3
1ST & 2ND FLOOR
PLAN

DATE: _____

10/29/2021

DRAWING NUMBER

A-3-201

NT:

GP

AREA CALCULATION

NTS

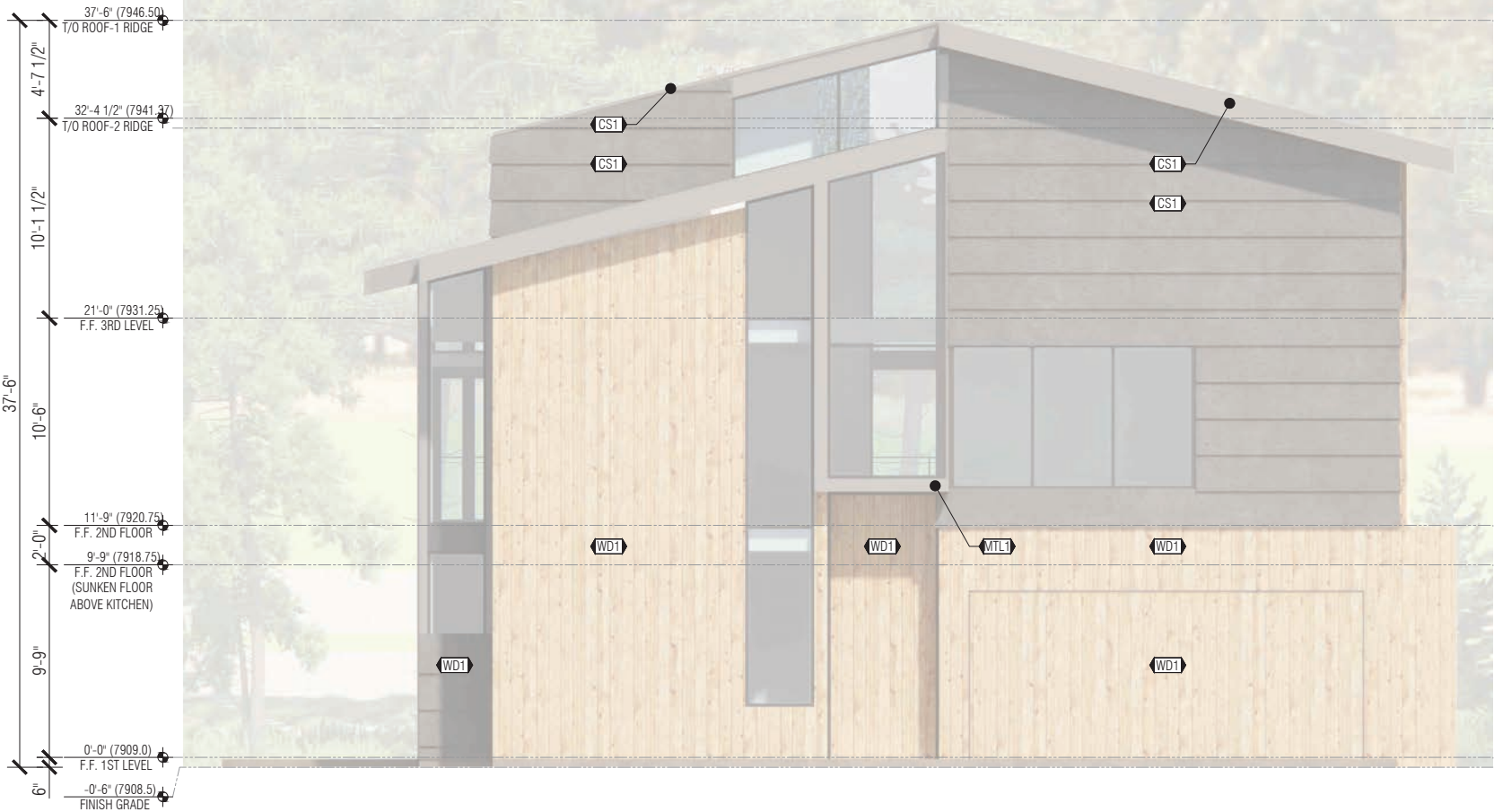
04

----- PROPOSED HEIGHT LIMIT
FROM FINISH GRADE

----- (E) NATURAL GRADE

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 MANUFACTURERS RECOMMENDATIONS AND DETAILS. FINISH CEDAR UNFINISHED



FRONT ELEVATION

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

02



RIGHT ELEVATION

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

04

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CLIENT

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Thousand Oaks, CA 91360
T: 806.29.3270

LANDSCAPE

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

2	10/29/21	PLANNING SUBMISSION - REVISION
1	08/27/21	PLANNING SUBMISSION

Number Date Description
ISSUE RECORD:

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DRAWING TITLE:

**LOT 3
ELEVATIONS**

DATE:

10/29/2021

DRAWING NUMBER:

A-3-300

INT:

GP

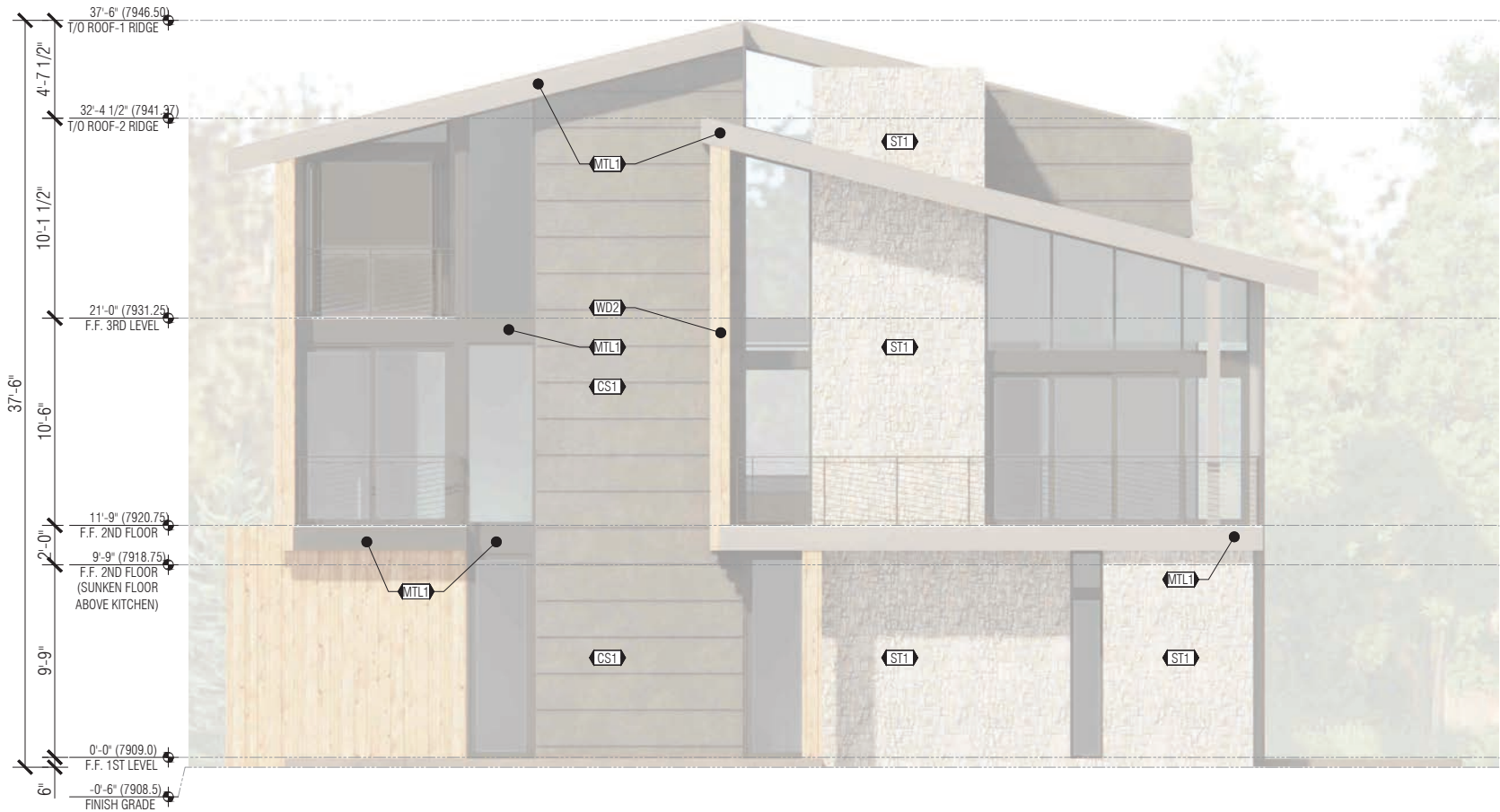
FINISH LEGEND

SCALE:

NTS

12

TYPE	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

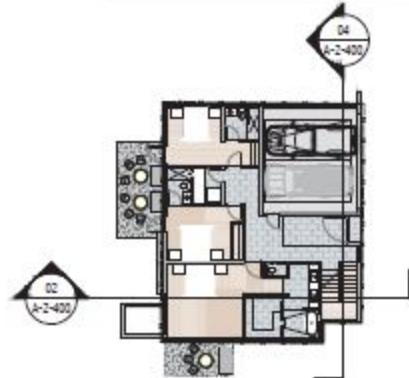


BACK ELEVATION

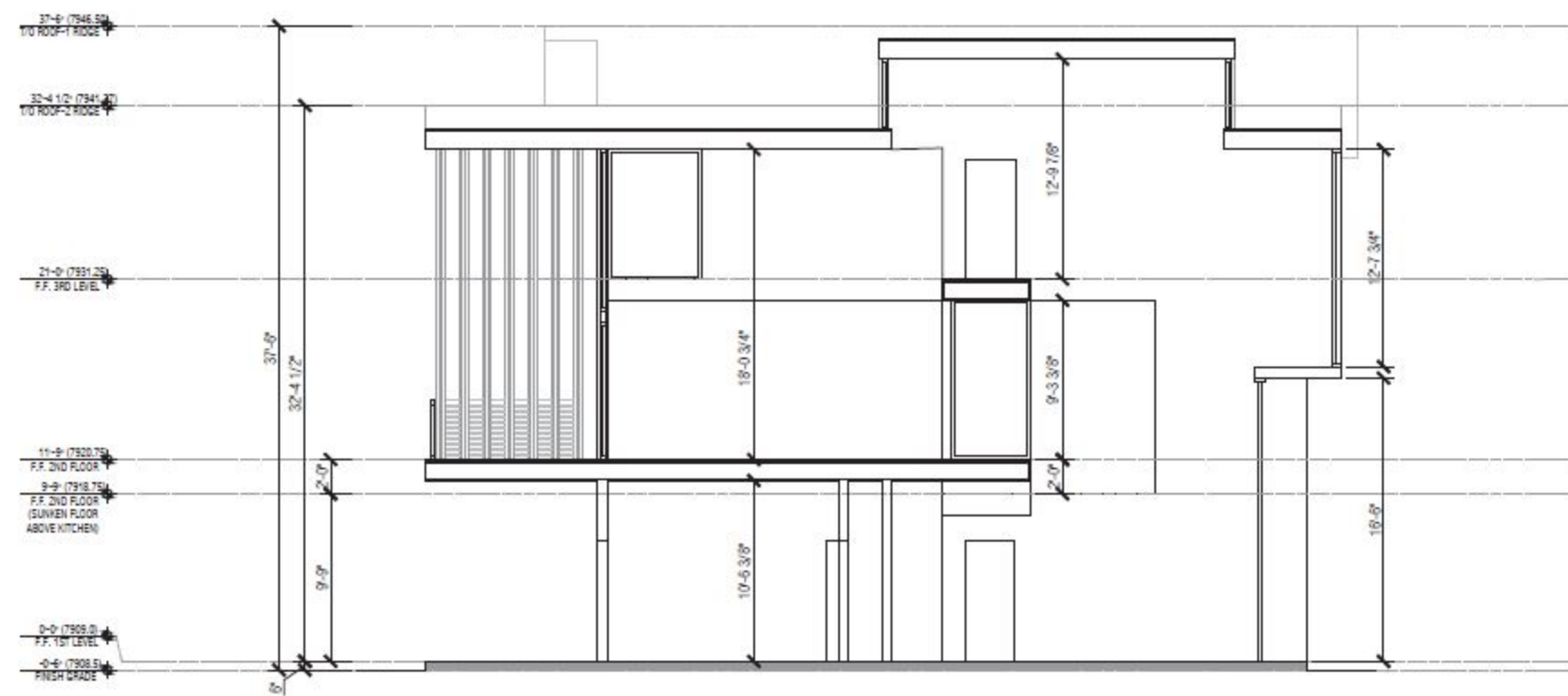


LEFT ELEVATION

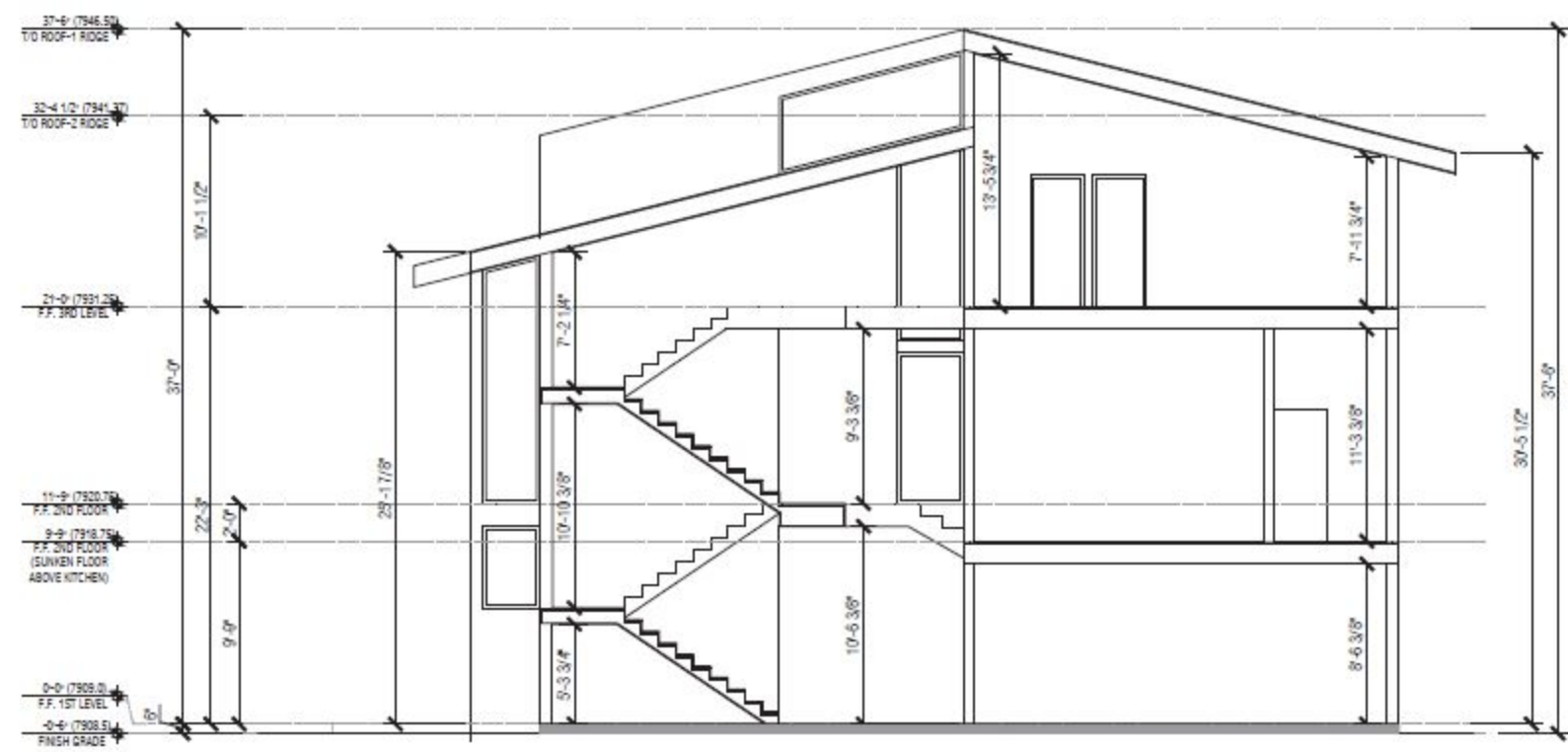
LOT 3 ELEVATIONS



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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1	10/25/2021	Revised Submittal - Section
2	10/25/2021	Revised Submittal
3	10/25/2021	Revised Submittal
4	10/25/2021	Revised Submittal
5	10/25/2021	Revised Submittal
6	10/25/2021	Revised Submittal
7	10/25/2021	Revised Submittal
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15	10/25/2021	Revised Submittal
16	10/25/2021	Revised Submittal
17	10/25/2021	Revised Submittal
18	10/25/2021	Revised Submittal
19	10/25/2021	Revised Submittal
20	10/25/2021	Revised Submittal

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DRAWING TITLE:
LOT 3 SECTIONS

DATE:
10/25/2021

DATE:
10/25/2021

DRAWING NUMBER:
A-3-400

GP

PLANNING SUBMISSION
VILAS AT MAMMOTH LAKES



VIEW 3	NTS	12
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VIEW 2	^(6.4) NTS	04
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VIEW 1	NTS	02
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Harmon: Laker: CA 93246

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(space) - (space) landscape and
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 F: 310.737.5290

[illegible]

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NUMBER OF
 HOUSE RECORDS

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SPAVING TIPS

LOT 3
RENDERED VIEWS

DATE _____

10/25/2027

1

100

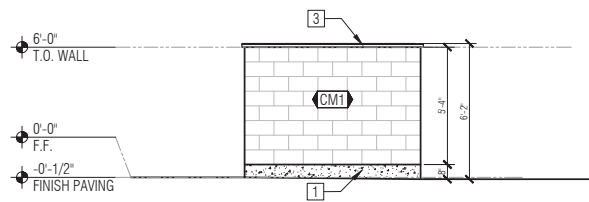
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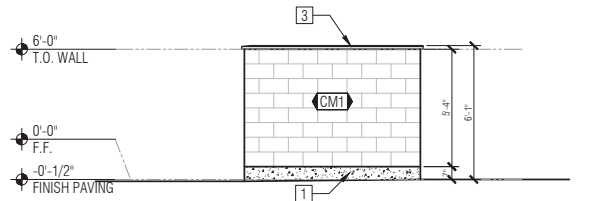
VILLAS AT MAMMOTH LAKES

PLANNING SUBMISSION



RIGHT ELEVATION	SCALE: 1/4" = 1'-0"	05
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NOT USED	SCALE: NTS	01
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LEFT ELEVATION	SCALE: 1/4" = 1'-0"	00
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1. 6" CONCRETE CURB
2. I.G.B.C. CERTIFIED BEAR PROOF DUMPSTER
3. 2 INCH CONCRETE CAP



STANDING SEAM

CONCRETE BLOCK WALL

8" CONCRETE BLOCK WALL

CEMENT FLOOR

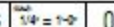
 FINISH MATERIAL TAG, REF. TO A-9.20
 TYP. → KEYNOTE (WITH MODIFIER)

 BUILDING ELEVATION

FINISH LEGEND	SCALE: NTS	12
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NOT USED	SCALE:	04
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DRAWING TITLE:	
WASTE ENCLOSURE PLAN, ROOF PLAN & ELEVATIONS	
DATE:	DRAWING NUMBER:
10/29/2021	A-400
DESIGNER:	
GP	



PHOTOMETRIC LIGHTING CALCULATIONS HAVE BEEN PRODUCED BY GC LIGHTING SOLUTIONS USING AEC SOFTWARE

INT:

PROJECT ADDRESS

Mammoth Villas 3 of 3
Mammoth Lakes, CA 93546

ARCHITECT

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2644 Lacy Street
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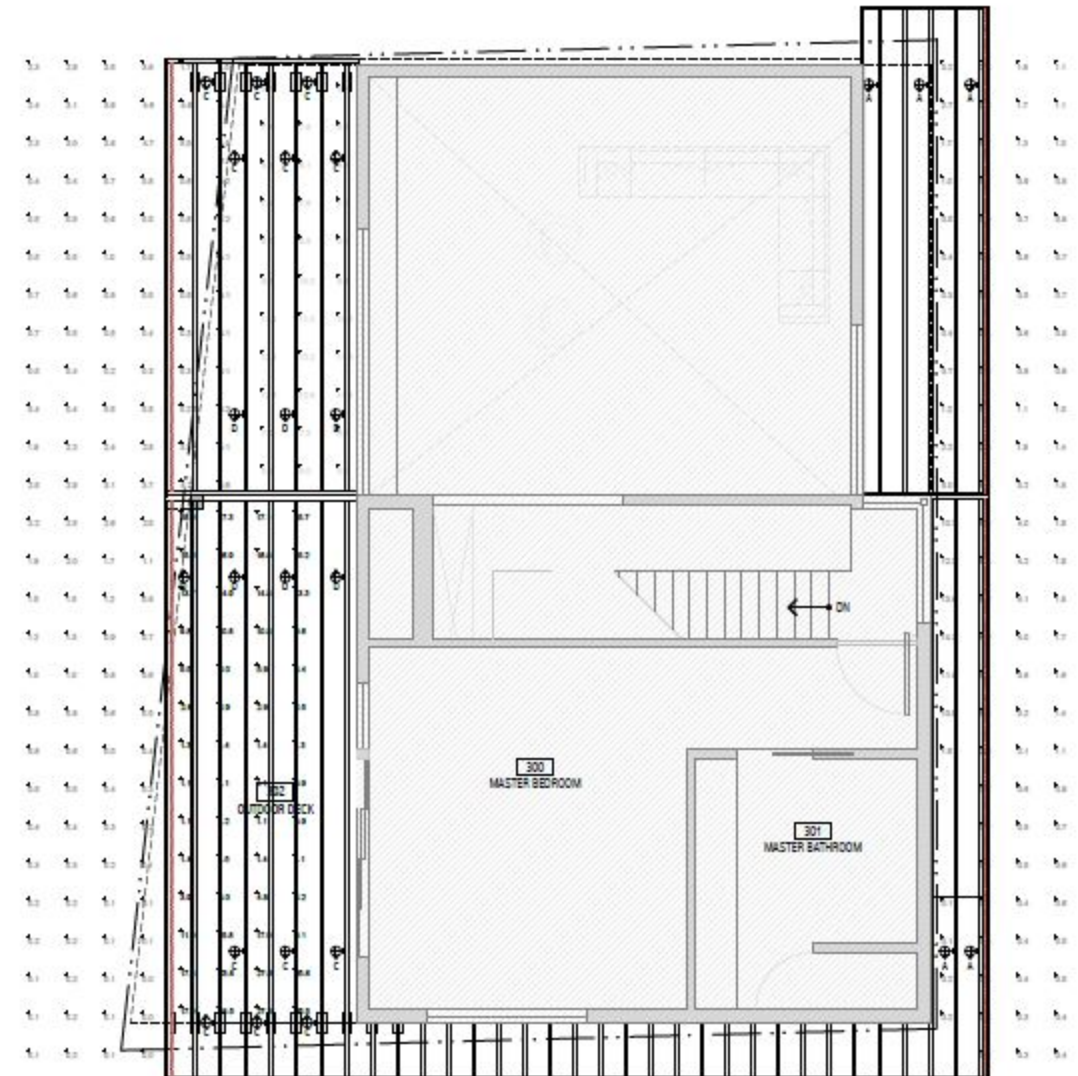
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architectural collaboration
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NORTH



3RD FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS

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

03

LIGHTING LEGEND

SYMBOL	TAG	EXTENSION	DESCRIPTION
	A	EXTENSION	FLOODING PROJECTOR - FLOOD - 300-1-30-40
	B	EXTENSION	EXTENSION DOWNLIGHT - 100-1-40-30-30-1-3-6
	C	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	D	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	E	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	F	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	G	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	H	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	I	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	J	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	K	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	L	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	M	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
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	P	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
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	U	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	V	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	W	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	X	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	Y	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6
	Z	EXTENSION	WALL SCONCE 11" OUTDOOR WALL SCONCE, WAC - 100-1-40-30-30-1-3-6

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

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DRAWING TITLE

LOT 1
3RD FLOOR
LIGHTING LAYOUT

DATE

10/29/2021

BY

GP

DRAWING NUMBER

A-1-602

LIGHTING SCHEDULE

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

04



Mammoth Village 3 at Otisland
Mammoth Lakes, CA 93546

MAZE Architecture

MAVE Architecture
3864 Lacy Street
Los Angeles, CA 90028
T: 323.669.0170
F: 323.669.0162

CLINT

PROMARK INVESTMENTS
223 E. Thousand Oaks Blvd., Suite 412
Thousand Oaks, CA 91320
T: 805.29.3270

LOCKAPR

Island - Isaiyong landscape and architectural collaboration
3617 Exposition Blvd.
Los Angeles, CA 90016
Main Contact: David Fletcher
T: 310.400.3100
F: 310.737.3290



1	4.20.2	Parental Substitution - Widow
1	4.20.2	Parental Substitution
Summary	Table	Complete

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PLAYING IT

LOT 2
3RD FLOOR
LIGHTING LAYOUT

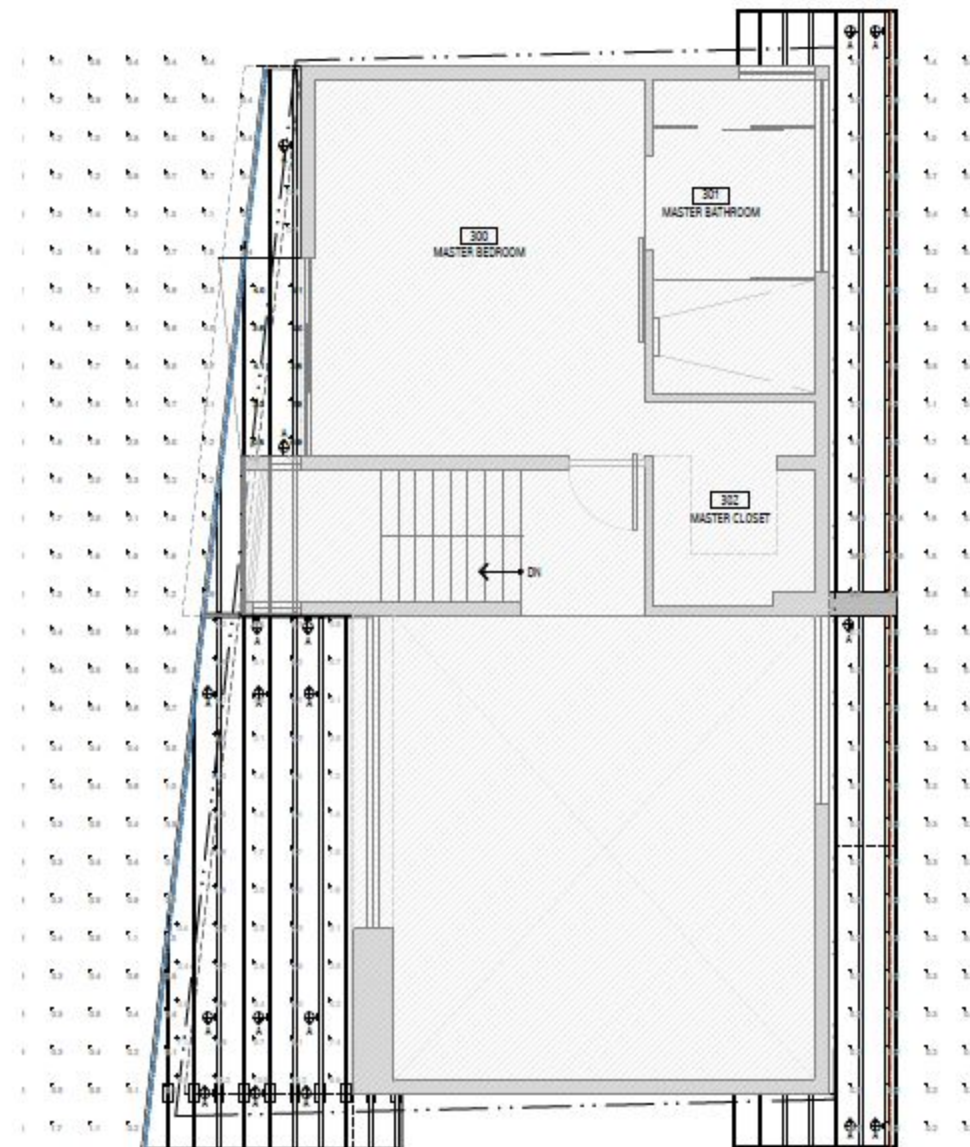
47

11/29/202

1

GP

A-2-602



3RD FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS

$$2.4 = 2.4$$

03

LIGHTING LEGEND

[illegible]

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

LIGHTING SCHEDULE

NTS

04

[illegible]

2	10.10.20	Fuerstentum Baden-Württemberg
3	10.10.20	Fuerstentum Baden-Württemberg
4	10.10.20	Fuerstentum Baden-Württemberg

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DRAWING TITLE

LOT 3
1ST & 2ND FLOOR
LIGHTING LAYOUT

DATE _____

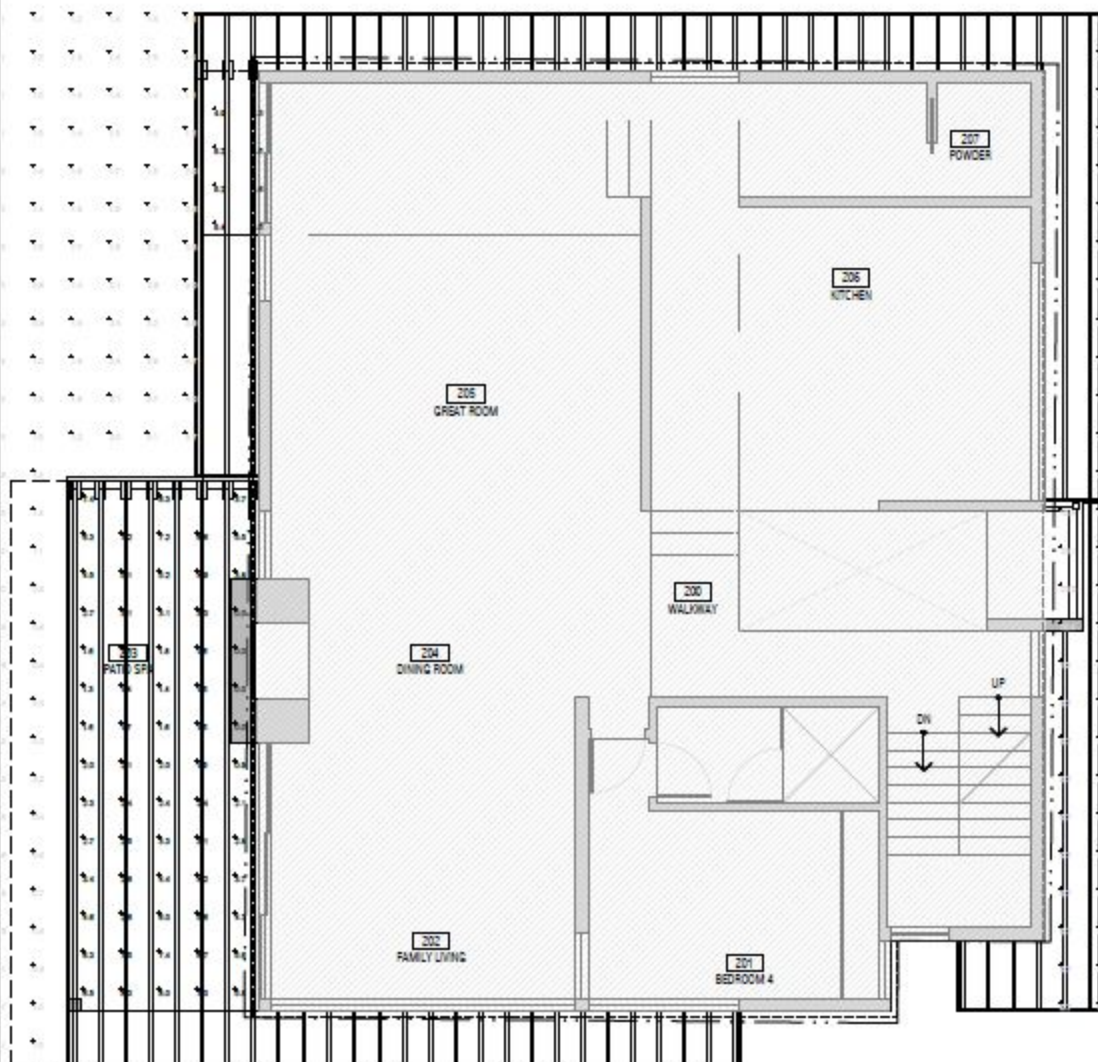
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Figure 1

A 3 60-

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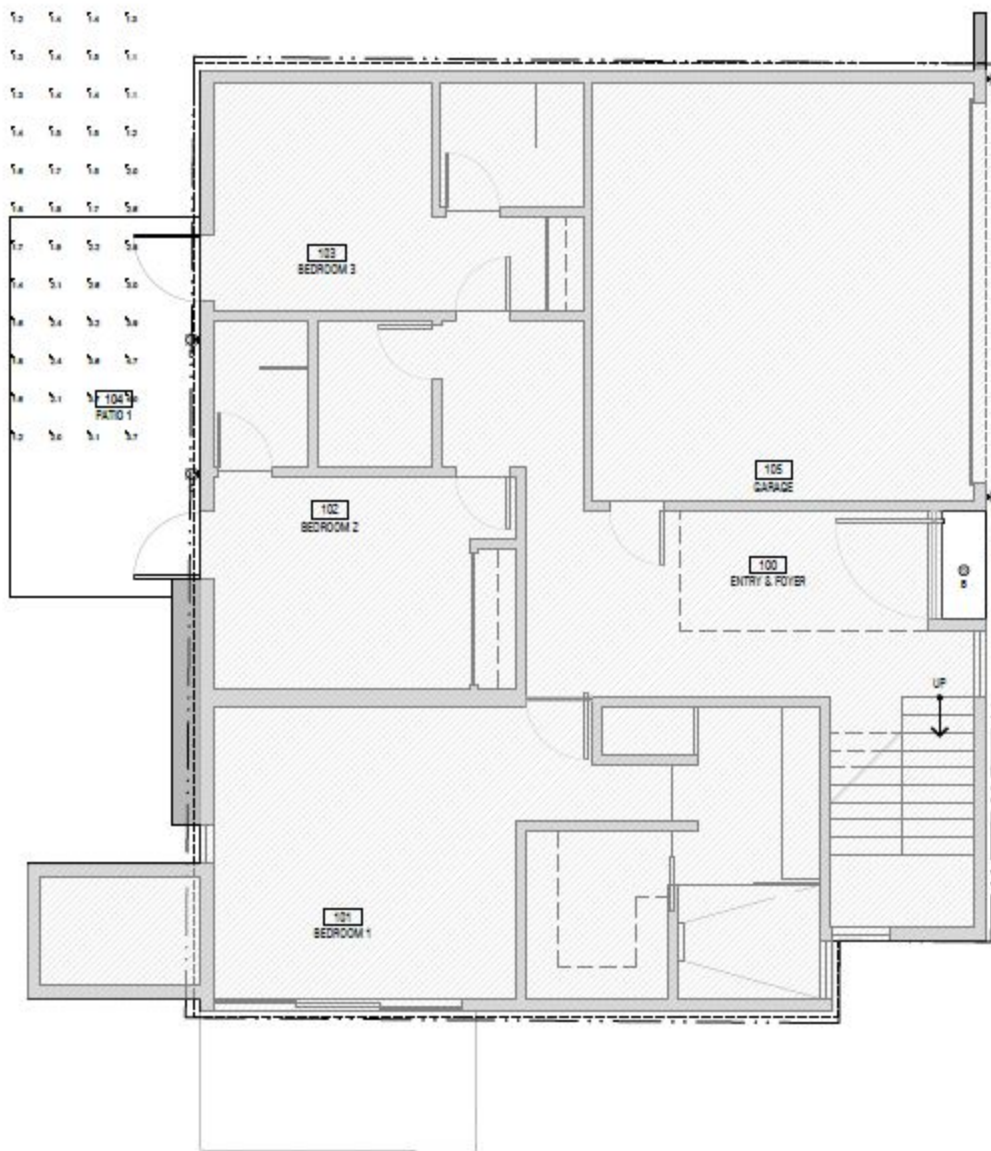
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2ND FLOOR EXTERIOR LIGHTING AND PHOTOMETRIC

$$1.4 = 1.4$$

11



1ST FLOOR EXTERIOR LIGHTING AND PHOTOMETRICS

$$1.4 = 1.0$$

03

LIGHTING LEGEND

SYMBOL	TAG	EXTENSION	DESCRIPTION
①	A	EXTENSION	PLUMBING PROJECTOR - PLUMB - 2ND-3D-35-45
②	B	EXTENSION	EXTENSION DOWNLIGHT - CL - 2ND-35-35-35-35-35
③	C	EXTENSION	PLUMB SLABT - 1" OUTDOOR WALL SOURCE - WIC - 85-85-85-85-85
④	CL	EXTENSION	WAVE AND WIND POSITIONING - WAVE - 85-85-85-85-85-85
⑤	CL	EXTENSION	CALL - 85-85-85-85-85-85 - 85-85-85-85-85-85
⑥	CL	EXTENSION	CALL - 85-85-85-85-85-85 - 85-85-85-85-85-85
⑦	CL	EXTENSION	CALL - 85-85-85-85-85-85 - 85-85-85-85-85-85

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A 3 604

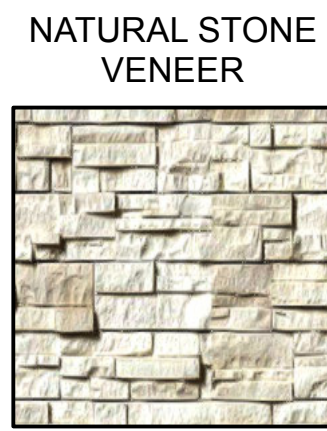
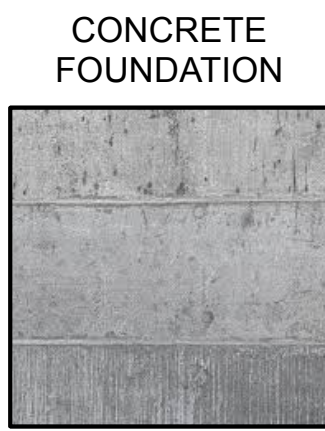
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LIGHTING SCHEDULE

2

04

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



ALL EXTERIOR FINISHES TO BE WUI-COMPLIANT



ISSUE
60% DESIGN DEVELOPMENT
TO PLANNING COMMISSION

DATE
020222
021922

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

COVER

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scale

NA

sheet

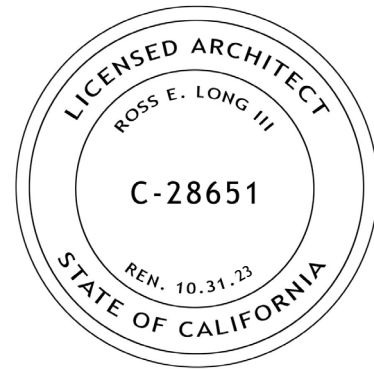
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a prefab construction project in mammoth lakes, ca

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



ISSUE DATE
60% DESIGN DEVELOPMENT TO PLANNING COMMISSION 020222
021922

ARCHITECT



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MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
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INFO

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scale

-

sheet

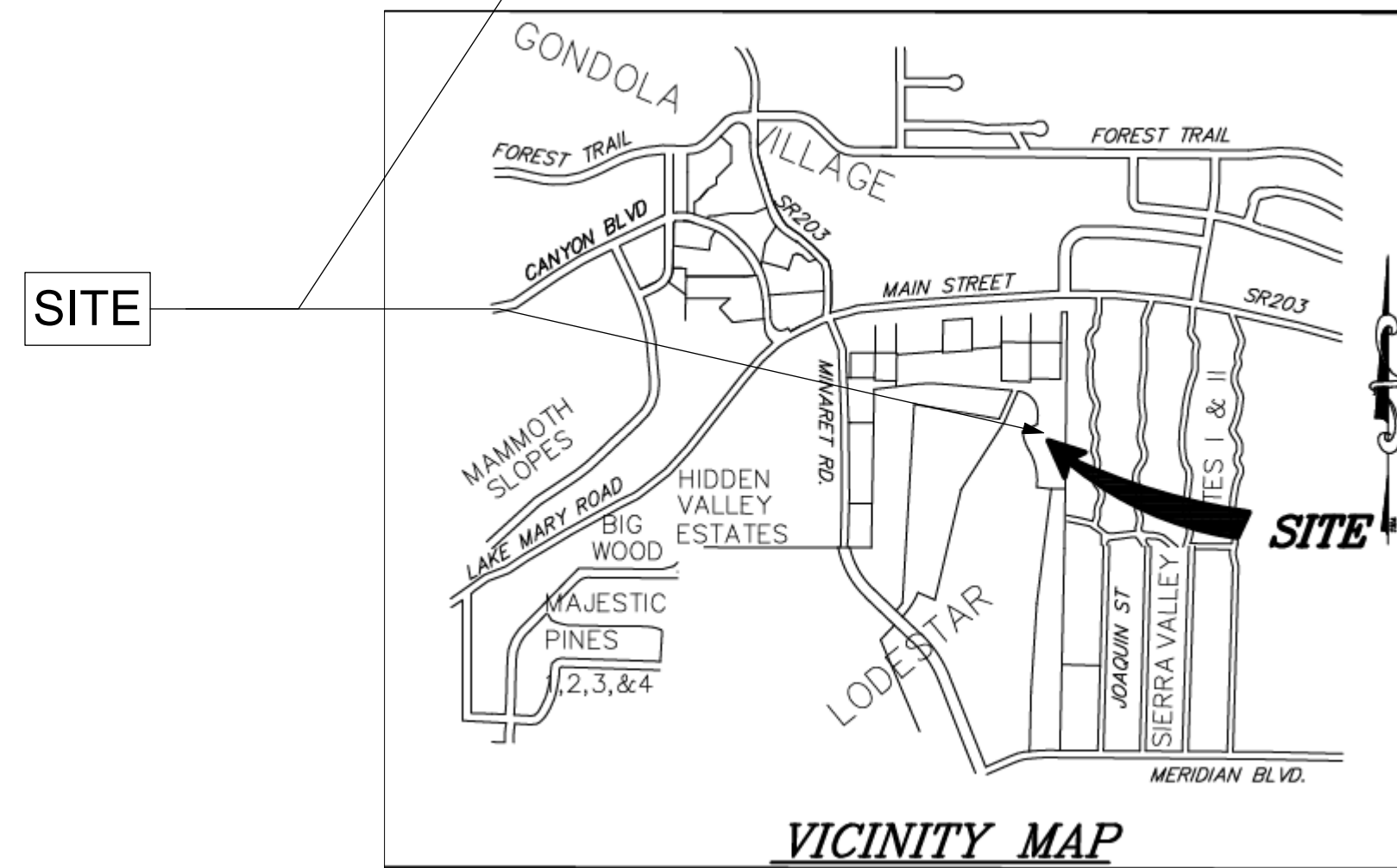
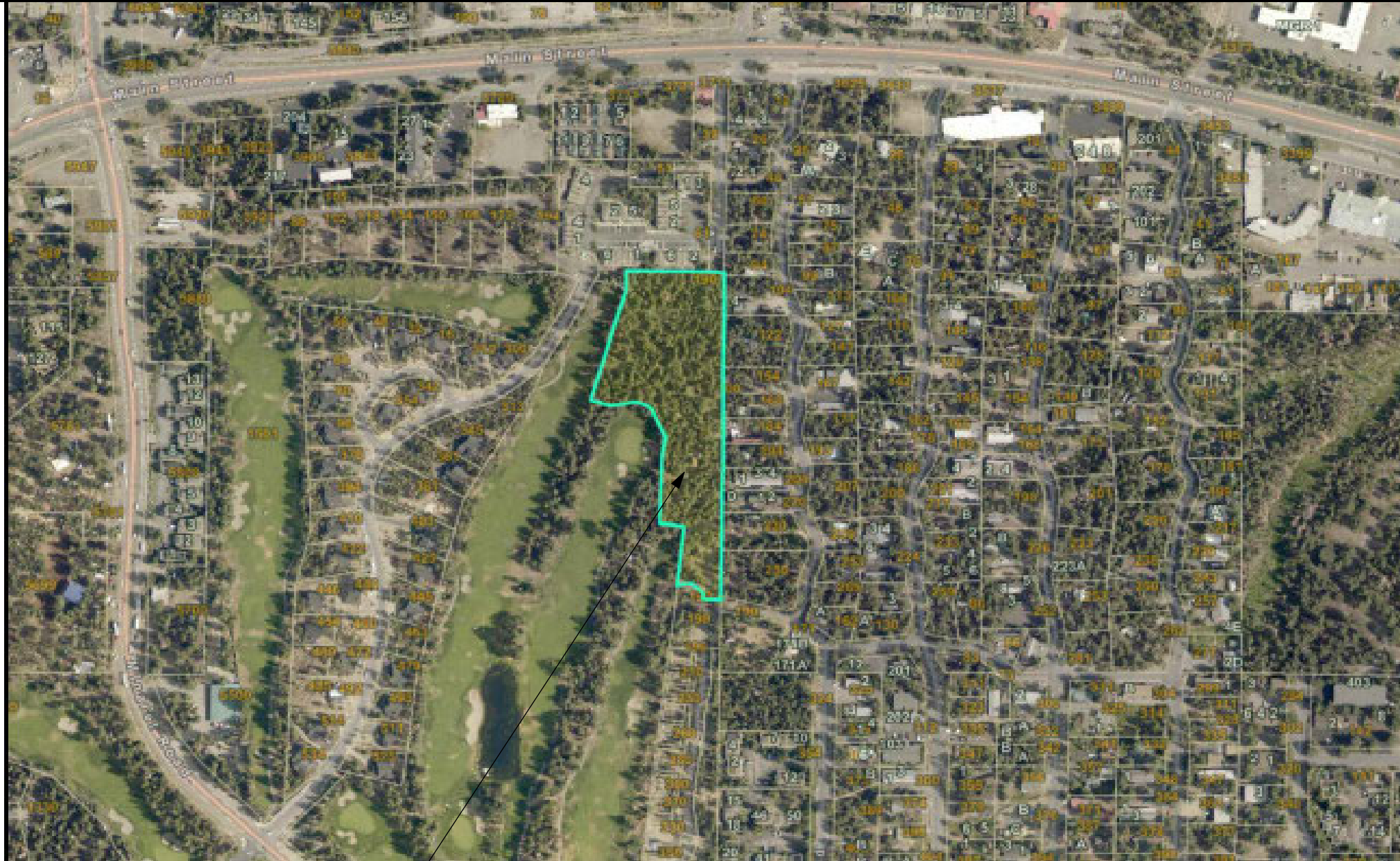
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CAL GREEN COMPLIANCE

- A) WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.
- B) SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE US EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.
- C) MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
- D) RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- E) KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.
NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.
- F) STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
- G) IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOIL MOISTURE-BASED.
- H) OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
I) DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
II) OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
(1) EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
(2) ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
(3) SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
(4) LANDSCAPE IRRIGATION SYSTEMS.
(5) WATER REUSE SYSTEMS.
III) INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
IV) PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
V) EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
VI) INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
VII) INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
VIII) INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
IX) INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
X) A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
I) INSTALLER TRAINING. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
J) SPECIAL INSPECTION. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.
K) DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL COMPLIANCE.



1 | CONCEPTUAL RENDERINGS

ARCHITECTURAL		STRUCTURAL	
X A-0.0 COVER & MATERIALS			
X A-0.1 PROJECT INFO			
- A-0.2 GENERAL NOTES			
- A-0.3 GENERAL NOTES			
X A-0.5 MASSING DIAGRAMS			
X A-0.6 MODULAR DIAGRAMS			
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- A-2.0 FOUNDATION PLAN			
X A-2.1 LEVEL 1 PLAN			
X A-2.2 LEVEL 2 PLAN			
X A-2.3 LEVEL 3 PLAN			
X A-2.4 ROOF PLAN			
X A-2.5 LEVEL 1 RCP			
X A-2.6 LEVEL 2 RCP			
X A-2.7 LEVEL 3 RCP			
X A-3.0 BUILDING SECTIONS			
X A-4.0 EXTERIOR ELEVATIONS			
X A-4.1 EXTERIOR ELEVATIONS			
- A-5.1 INTERIOR ELEVATIONS			
X A-5.2 INTERIOR ELEVATIONS			
- A-6.0 DETAIL KEY / ASSEMBLY			
- A-6.1 DETAILS			
- A-6.2 DETAILS			
- A-6.3 DETAILS			
X A-7.0 DOOR SCHEDULE			
X A-7.1 WINDOW SCHEDULE			
CIVIL		PLUMBING	
X TTM1 TENTATIVE TRACT MAP			
X TTM2 GRADING PLAN			
X TTM3 GRADING PLAN			
X TTM4 GRADING PLAN			
X TTM5 UTILITY PLAN			
X TTM6 EASEMENTS			

PROJECT DATA (PER UNIT)

LEVEL 1	578.42 SQFT
LEVEL 2	1,070.78 SQFT
LEVEL 3	1,104.22 SQFT
HOUSE SUBTOTAL	2,753.42 SQFT
GARAGE/MECH	538.94 SQFT
TOTAL	3,292.36 SQFT

(STAIRS INCLUDED FOR AREA AT ALL FLOORS)

APN#	033-330-087
ZONING	R-1-5 OCCUPANCY R-3 / U
CONSTRUCTION TYPE	V-B
SITE DIMENSIONS	VARIES, SEE CIVIL
SITE AREA	VARIES, SEE CIVIL
PARKING	2X (TANDEM)
HEIGHT RESTRICTION	35'-0"
FRONT SETBACK	20'-0"
SIDE SETBACKS	10'-0"
REAR SETBACK	20'-0"

2 | CAL-GREEN BUILDING CODE COMPLIANCE

THIS PROJECT CONSISTS CONSTRUCTION OF: *FIRE SPRINKLERED 3 STORY DUPLEX W/ ATTACHED GARAGE *SPRINKLER PLANS TO BE SUBMITTED SEPARATELY	
6	PROJECT DESCRIPTION
These plans comply with the following current adopted editions of the California Residential and Building Code Series: 2019 CA BUILDING CODE 2019 CA MECHANICAL CODE 2019 RESIDENTIAL CODE 2019 CA ENERGY CODE 2019 CA PLUMBING CODE 2019 CA GREEN CODE 2019 CA ELECTRICAL CODE *PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVAL FOR SUCH MODIFICATION IS FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY*	
7	CODE REFERENCE
W-## WINDOW SCHEDULE REFERENCE	REVISION REFERENCE
D-## DOOR SCHEDULE REFERENCE	ALIGN ALIGN FINISH SURFACES
# WALL ASSEMBLY REFERENCE	FLOOR / CEILING ASSEMBLY REFERENCE
	ELEVATION REFERENCE
	ELEV. No. SHEET No.
	DETAIL No. SHEET No.
	Plan No. SHEET No.

3 | VICINITY MAP / PARCEL MAP

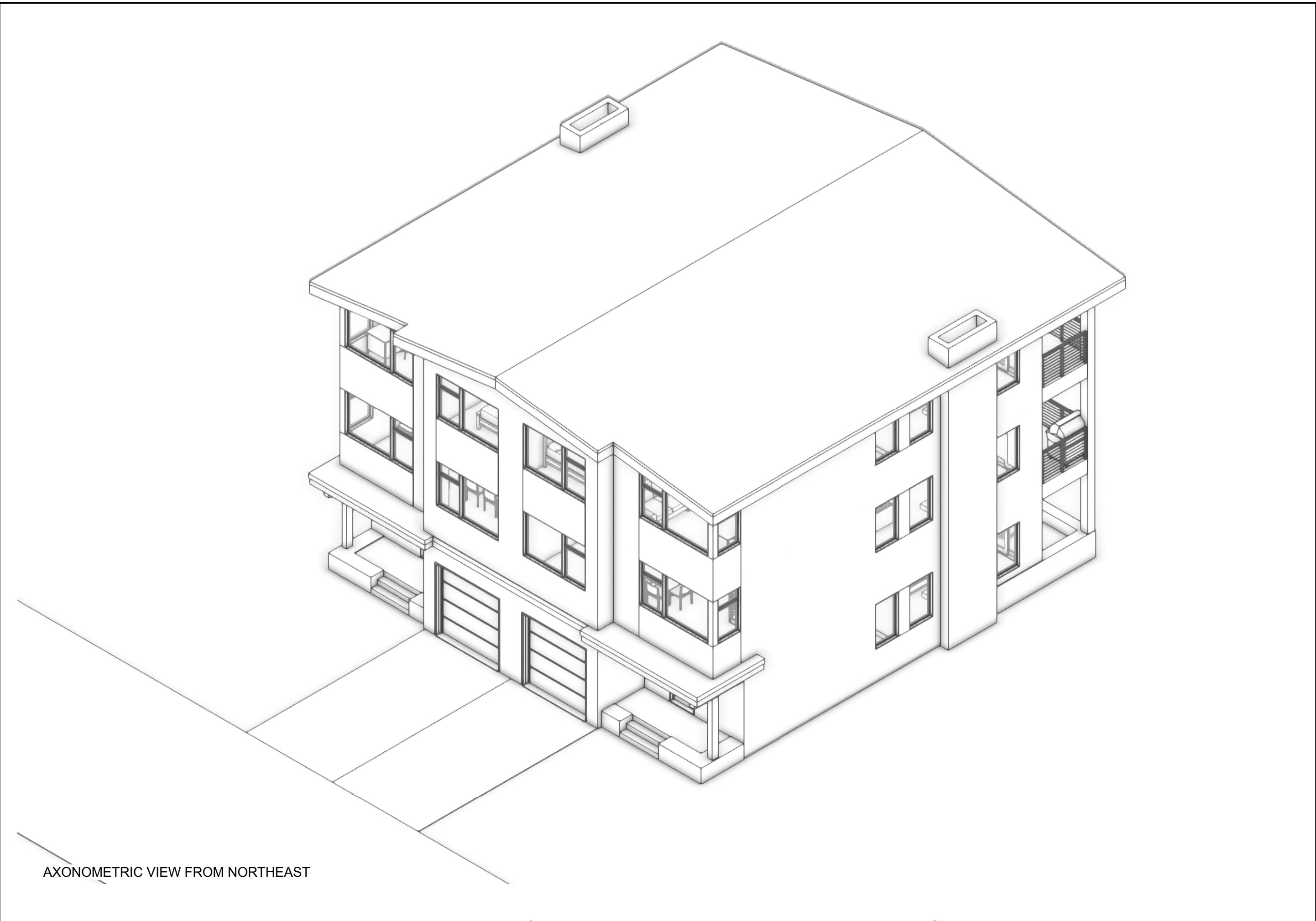
OWNER	ARCHITECT				
PROMARK INVESTMENTS 223 E. THOUSAND OAKS BLVD., SUITE 412 THOUSAND OAKS, CA 91360 T: 806.29.3270	TOBY LONG DESIGN 6114 LA SALLE AVE #552 OAKLAND, CA 94611 T: 415.905.9030 x1 C: 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@CHXTLD.COM				
GEOTECH	SURVEY/CIVIL				
SIERRA GEOTECHNICAL SERVICES INC. P.O. BOX 5024 MAMMOTH LAKES, CA 93546 T: 760.937.4608 CONTACT: JOSEPH A ADLER E: INFO@SGSI.US	TRIAD HOLMES P.O. BOX 1570 549 OLD MAMMOTH ROAD, SUITE 202 MAMMOTH LAKES, CA 93546 T: 760.934.7588 CONTACT: THOMAS PLATZ E: TRIAD@THAINC.COM				

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5 | SITE & BUILDING INFORMATION

8 | SYMBOLS

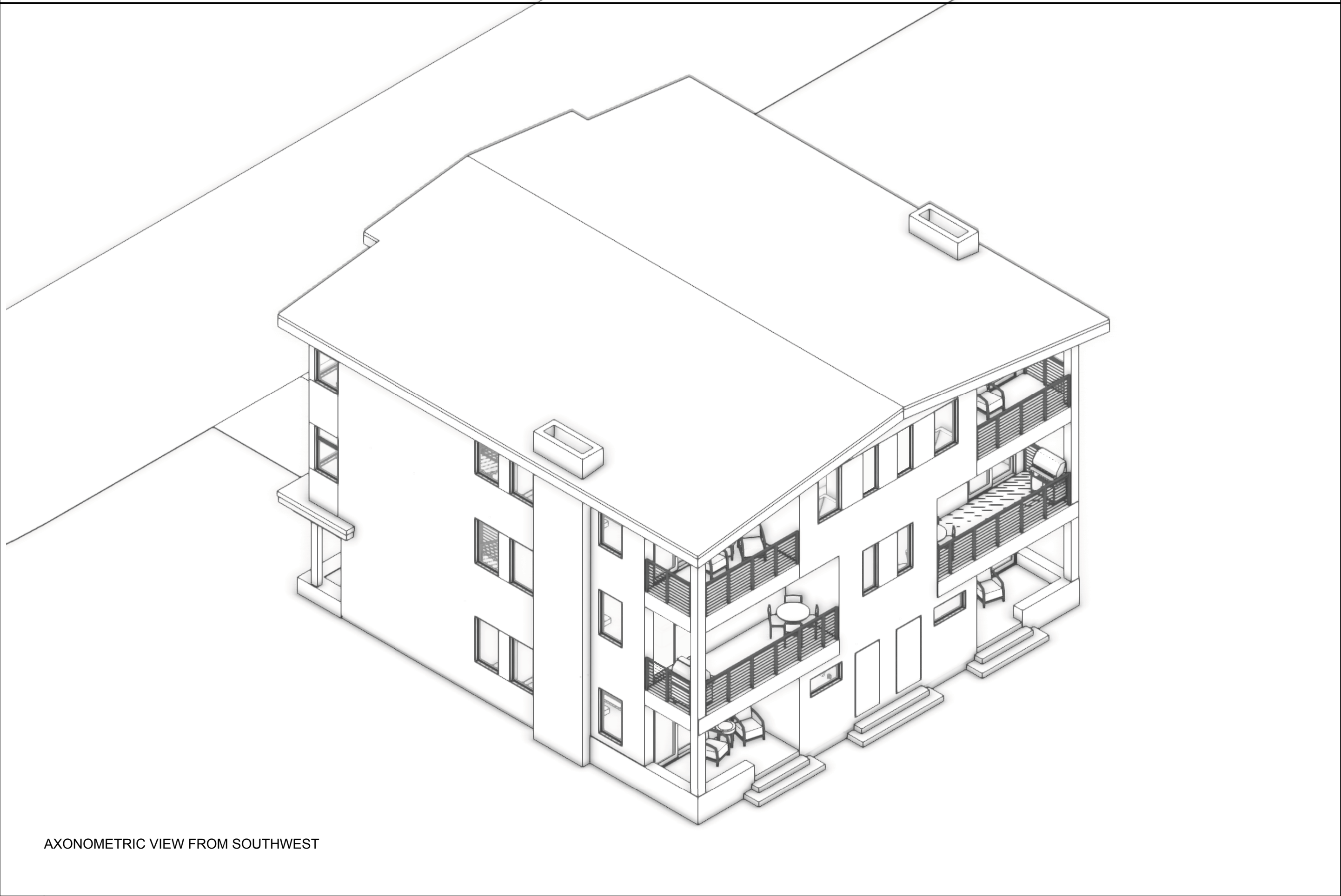
9 | CONTACT INFO



AXONOMETRIC VIEW FROM NORTHEAST



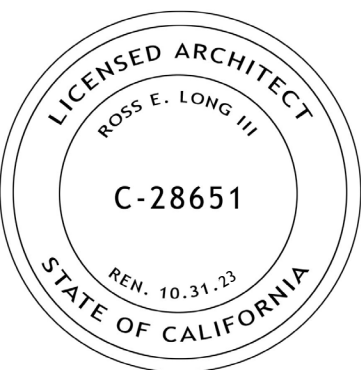
AXONOMETRIC VIEW FROM SOUTHEAST



AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM NORTHWEST



ISSUE	DATE
60% DESIGN DEVELOPMENT TO PLANNING COMMISSION	020222 021922

ARCHITECT



MODULAR FABRICATOR

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

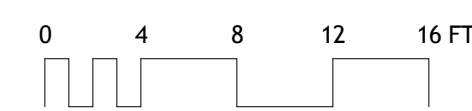
MASSING

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scale
1/8"=1'-0"

sheet
A 0.5

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Floor plan of the second floor showing four modular units (MOD 3A, MOD 4A, MOD 4B, MOD 3B) arranged in a row. The plan includes dimensions for room widths (12'-10 1/4", 11'-1", 11'-1", 12'-10 1/4") and overall width (49'-1"). It also shows a chimney installed on site, a deck, and stairs leading to the lower roof. The units are labeled MOD 3A, MOD 4A, MOD 4B, and MOD 3B.

NOTE: ROOF & EAVES TO BE BUILT IN FACTORY AS PART OF MODS 5/6

12'-10 1/4" 11'-1" 11'-1" 12'-10 1/4"

48'-1" 48'-1"

CHIMNEY INSTALLED ON SITE

MOD 5A MOD 6A MOD 6B MOD 5B

CHIMNEY INSTALLED ON SITE

Detailed description: This is a detailed architectural floor plan of a four-unit residential building. The plan is rectangular, divided into four vertical sections. The top horizontal dimensions are 12'-10 1/4", 11'-1", 11'-1", and 12'-10 1/4". The vertical dimensions on the left and right are 48'-1". Each section contains a unit: MOD 5A (left), MOD 6A (second from left), MOD 6B (third from left), and MOD 5B (right). Units 5A and 5B are located on the outer edges and include a chimney, indicated by a red line and the text 'CHIMNEY INSTALLED ON SITE'. Units 6A and 6B are located in the center and include a kitchen, living area, and bedrooms. The plan shows various rooms, including bedrooms, bathrooms, kitchens, and living areas, with furniture and fixtures indicated. Red lines highlight the chimney locations and the unit labels.

A circular professional seal for a Licensed Architect in the State of California. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains the name "ROSS E. LONG III" at the top, the license number "C-28651" in the center, and the expiration date "REN. 10.31.23" at the bottom.

ARCHITECT

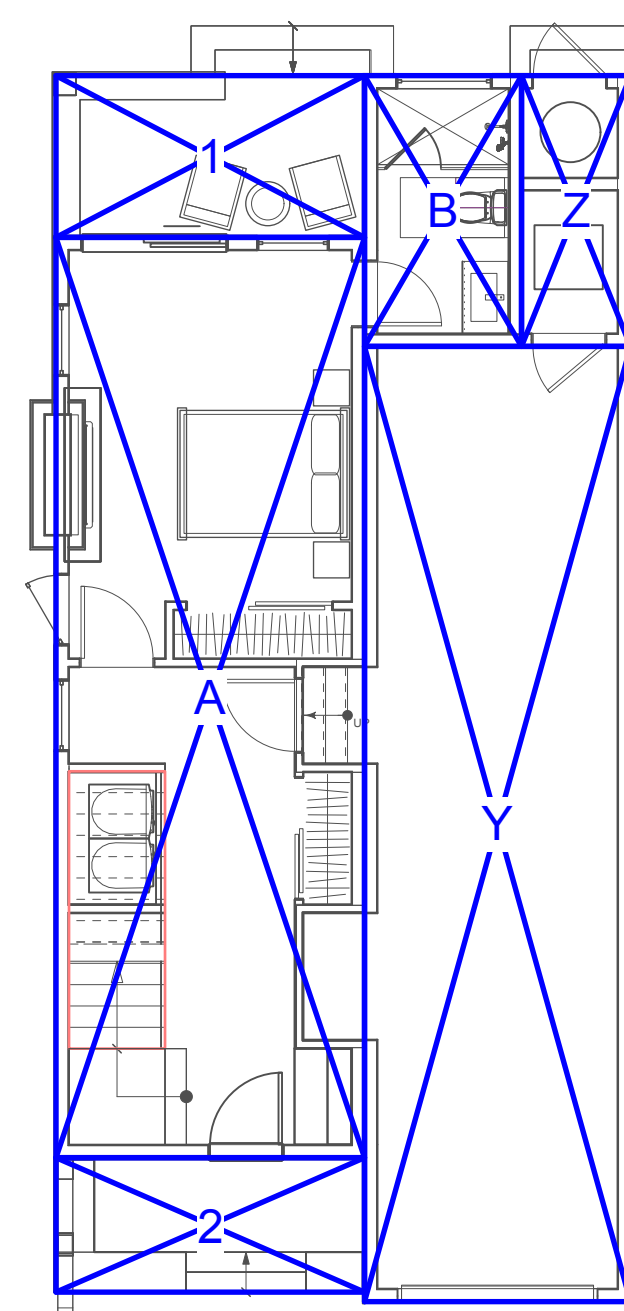
MODULAR FABRICATOR

APPROVAL STAMP

MOD DIAGRAMS

sheet
A 0.6

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The floor plan shows a large living area with a sofa, a coffee table, and a large rug. There is a dining area with a round table and chairs. A kitchen area is visible on the right side. A staircase is located on the left side. The four cameras are placed as follows: Camera A is in the top left corner, Camera B is in the top right corner, Camera C is in the bottom left corner, and Camera D is in the bottom right corner. Blue lines connect the cameras to form a network of triangles, indicating the coverage area of each camera.

FLOOR AREA CALCS

<u>CONDITIONED SPACES</u>	
A	492.88
B	73.80
SUBTOTAL: 617.91sf (1st floor)	
C	544.29
D	441.00
E	491.48
SUBTOTAL: 1476.77sf (2nd floor)	
F	544.29
G	566.18
SUBTOTAL: 1110.47sf (3rd floor)	
<u>UNCONDITIONED SPACES</u>	
Y (garage)	441.14
Z	51.24
SUBTOTAL: 492.38sf	
FLOOR AREA TOTAL: 3697.53	
<u>EXTERIOR DECKS & PORCH</u>	
1	86.63
2	72.04
3	120.33
4	86.63

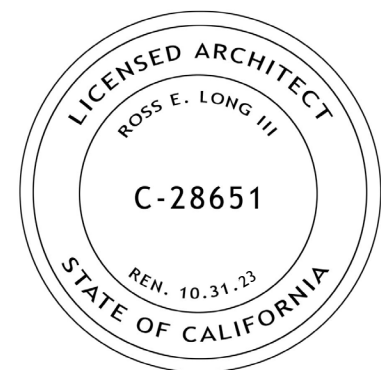
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scale
 $1/8"=1'-0"$

sheet

A 0.6

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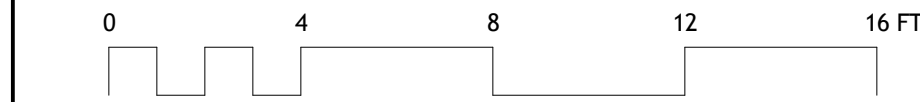
SITE PLAN

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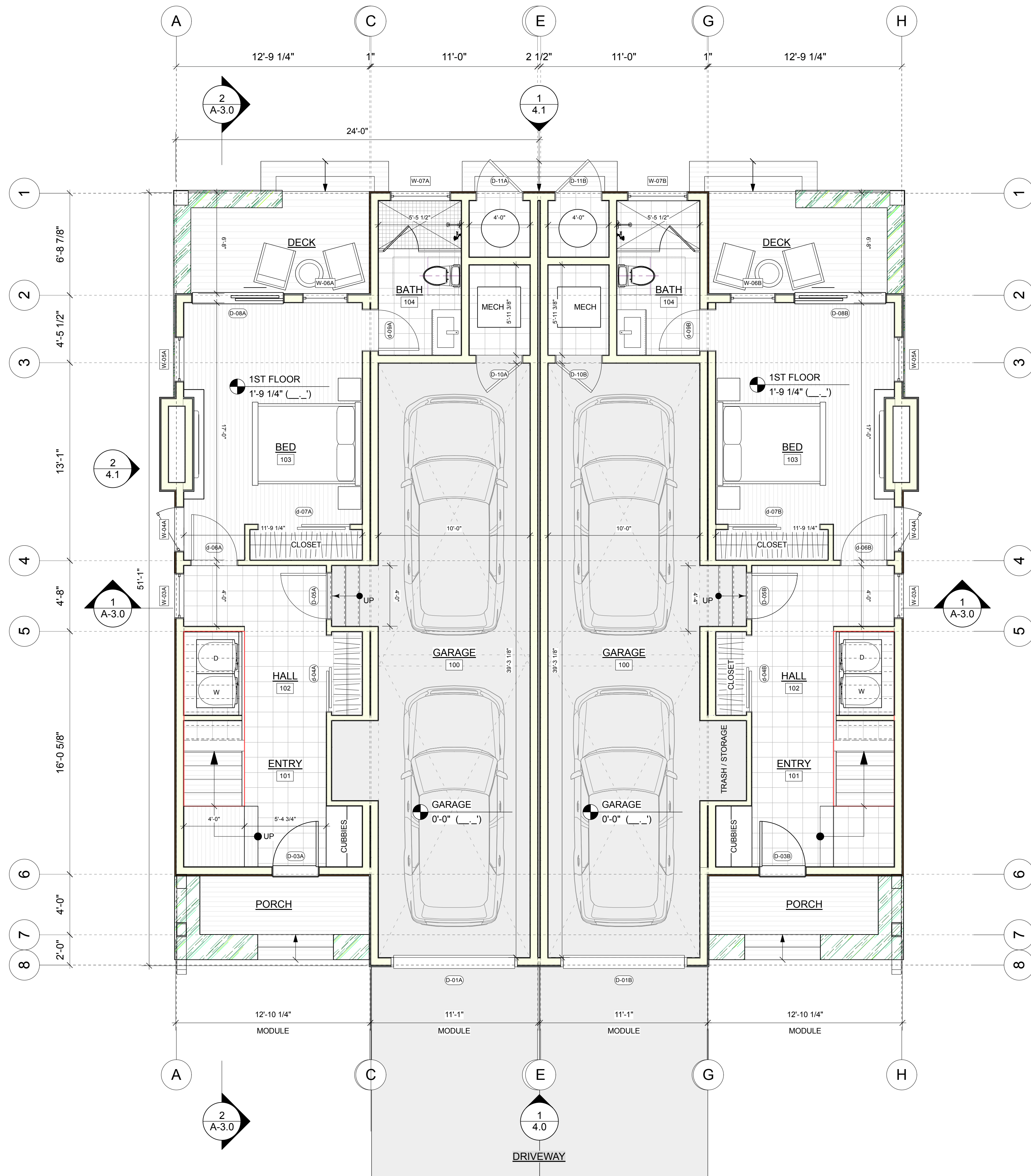
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sheet
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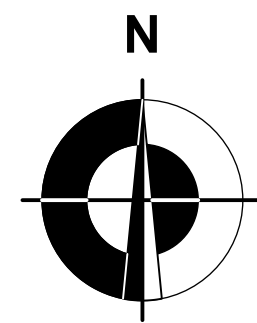
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1 LEVEL 1 PLAN



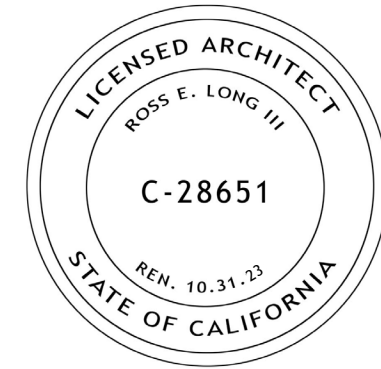
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(STAIRS INCLUDED FOR AREA AT ALL FLOORS)	



scale
1/4"=1'-0"

sheet
A 2.1

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ARCHITECT



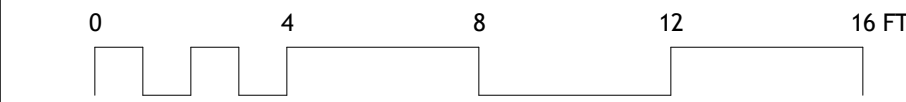
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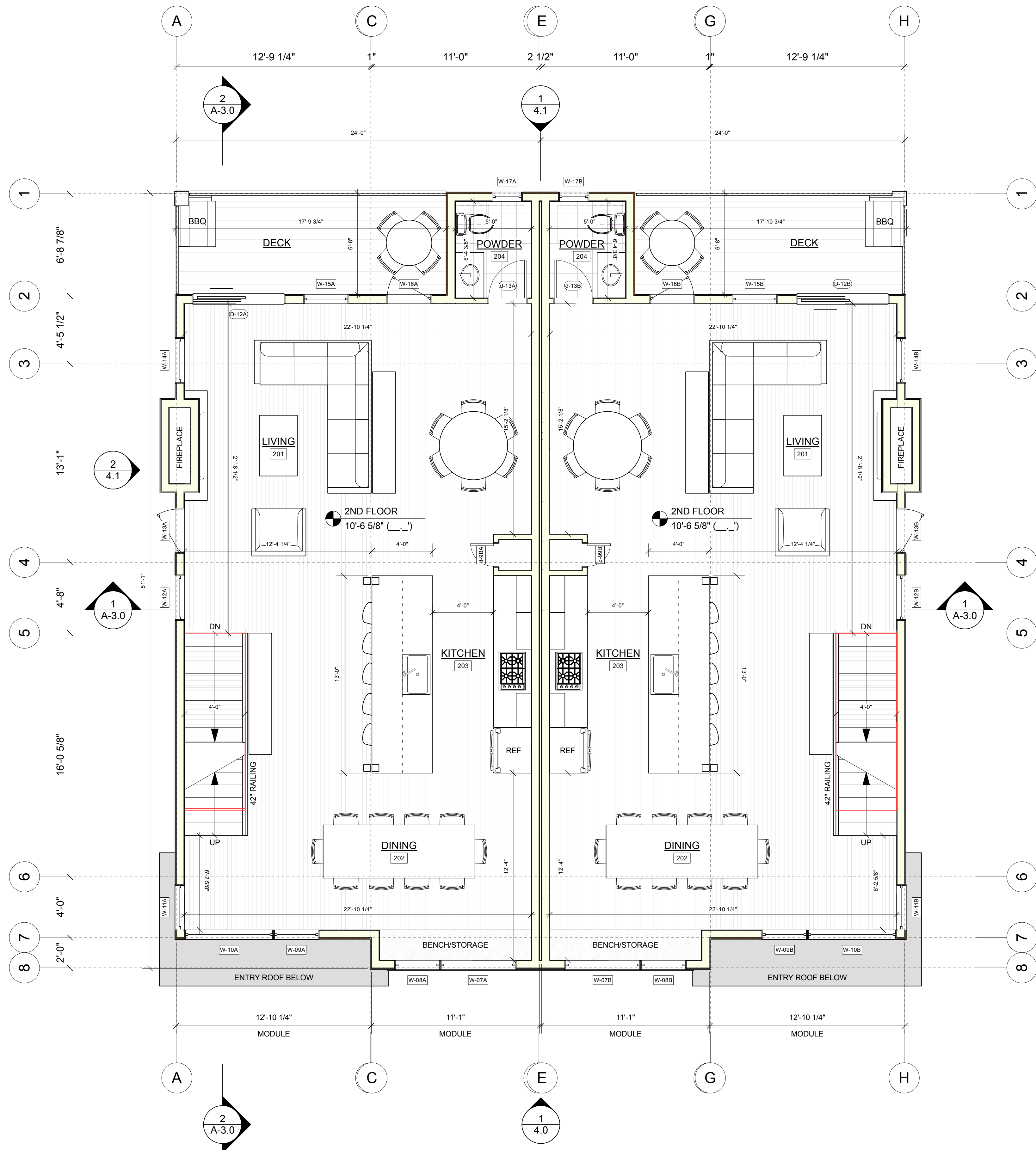
VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

PLANS

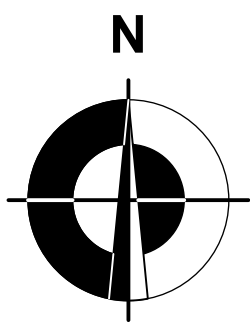
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1 LEVEL 2 PLAN



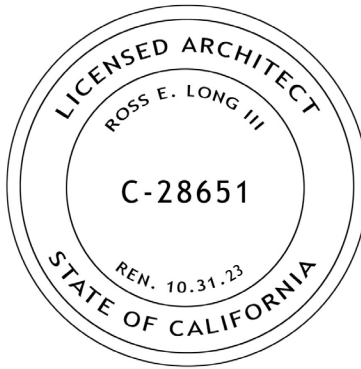
PROJECT DATA (PER UNIT)	
LEVEL 1	578.42 SQFT
LEVEL 2	1,070.78 SQFT
LEVEL 3	1,104.22 SQFT
HOUSE SUBTOTAL	2,753.42 SQFT
GARAGE/MECH	538.94 SQFT
TOTAL	3,292.36 SQFT
(STAIRS INCLUDED FOR AREA AT ALL FLOORS)	



scale
1/4"=1'-0"

sheet
A 2.2

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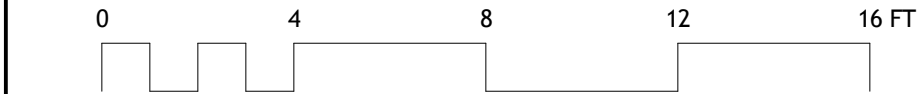
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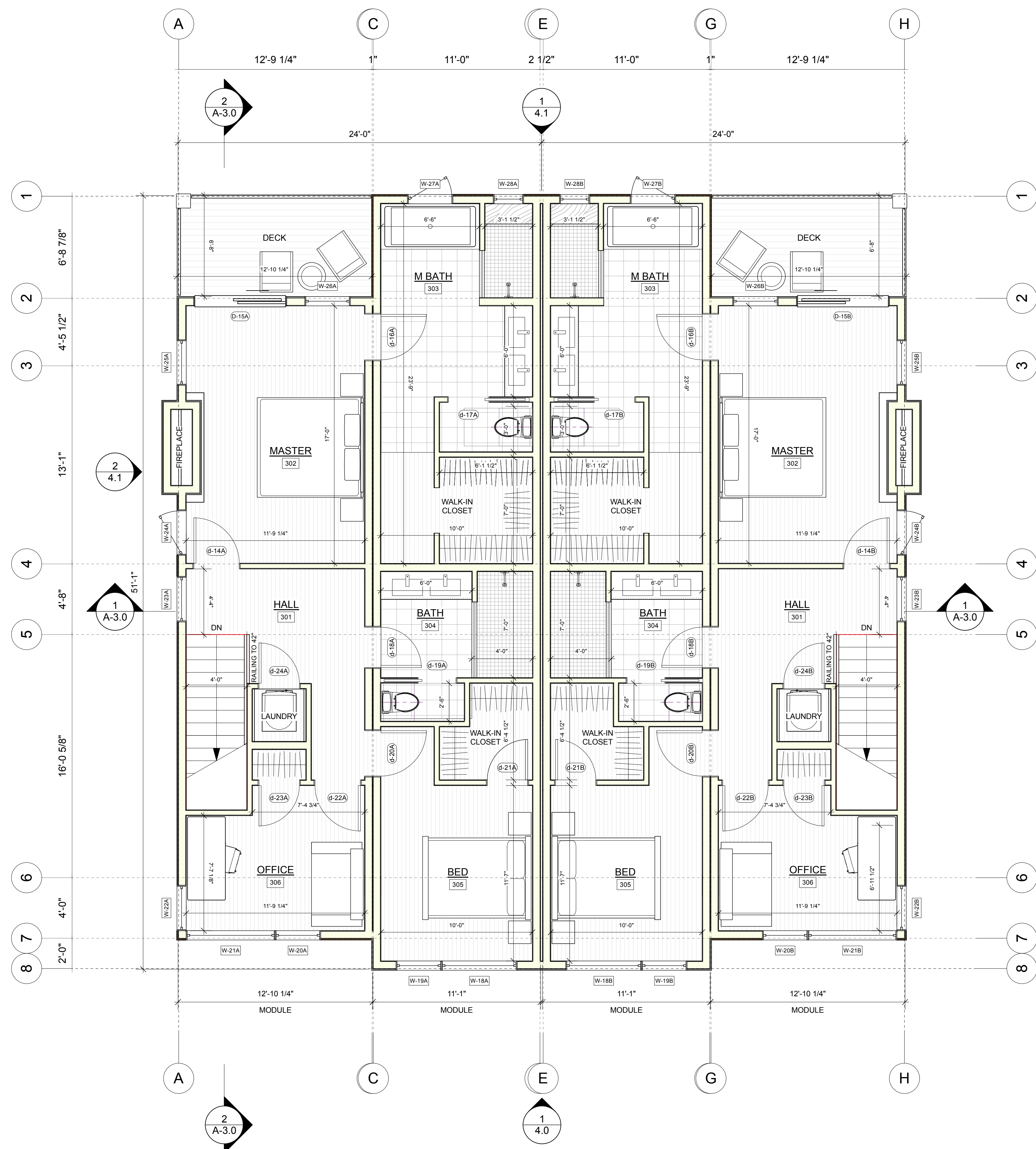
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PLANS

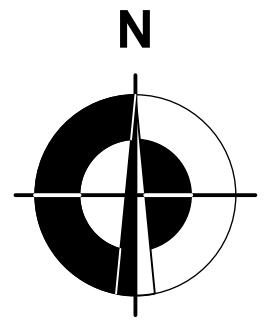
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1 LEVEL 3 PLAN



PROJECT DATA (PER UNIT)	
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LEVEL 2	1,070.78 SQFT
LEVEL 3	1,104.22 SQFT
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GARAGE/MECH	538.94 SQFT
TOTAL	3,292.36 SQFT
(STAIRS INCLUDED FOR AREA AT ALL FLOORS)	



scale
1/4"=1'-0"

sheet
A 2.3

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TOLBY LONG, AIA - 415.905.8030 - TOLBY@CHXTLD.COM

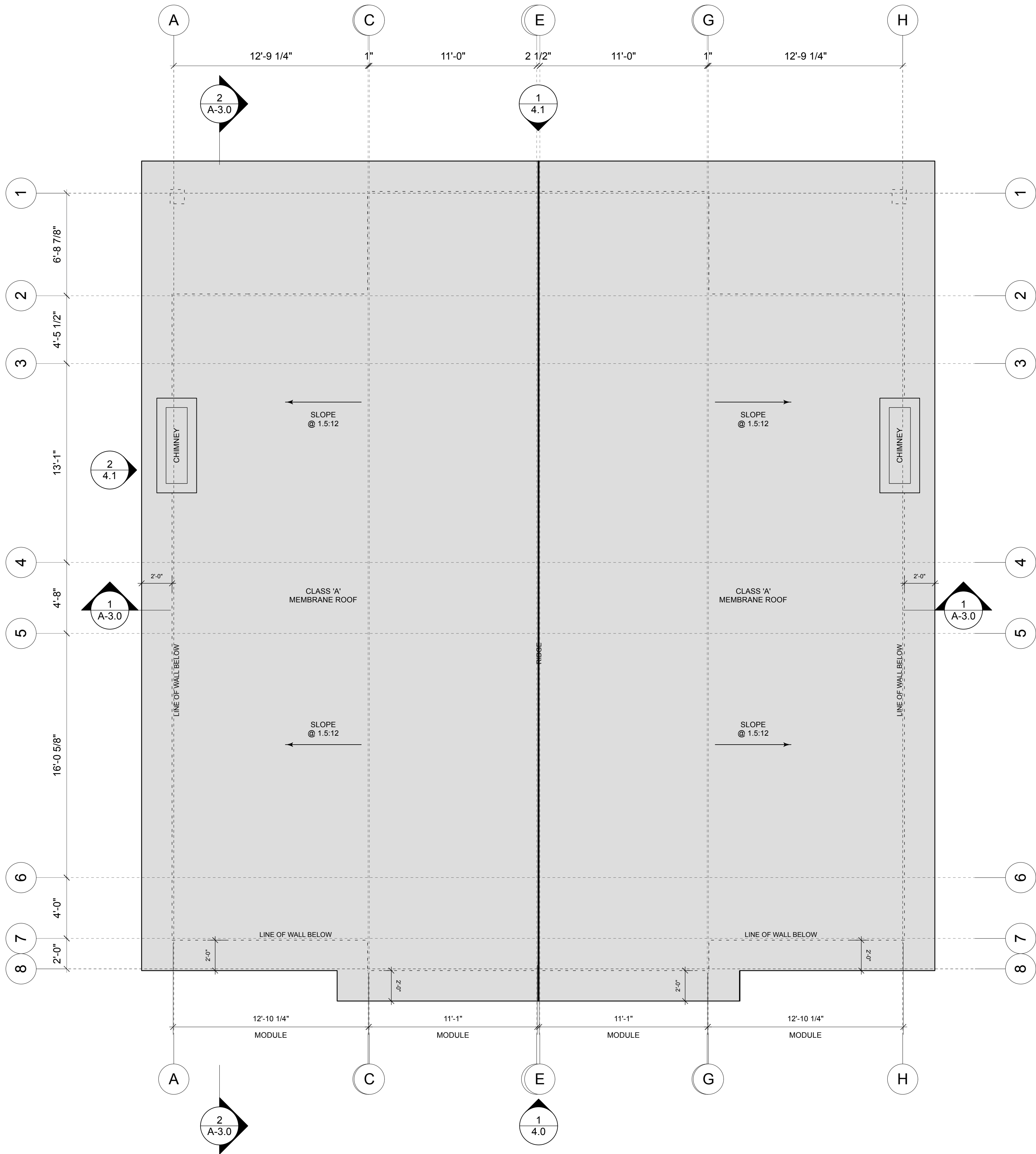
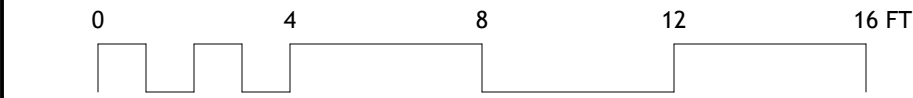
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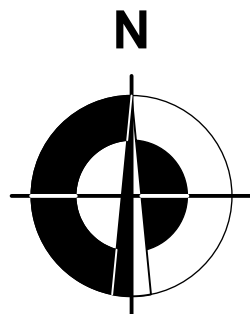
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PLANS

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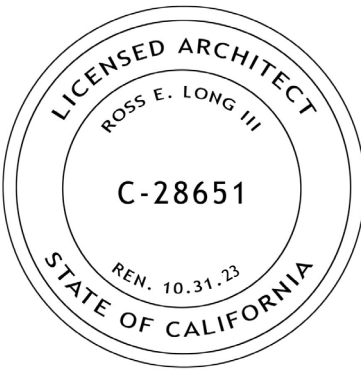
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(STAIRS INCLUDED FOR AREA AT ALL FLOORS)	



scale
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sheet
A 2.4

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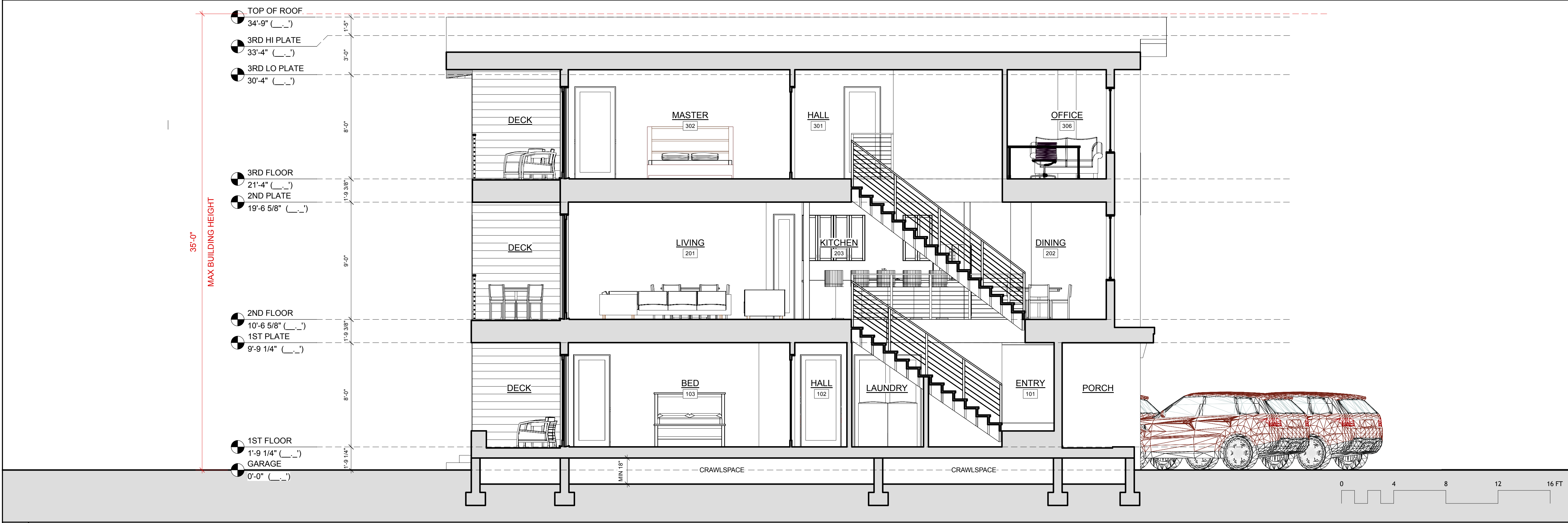
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PLANS

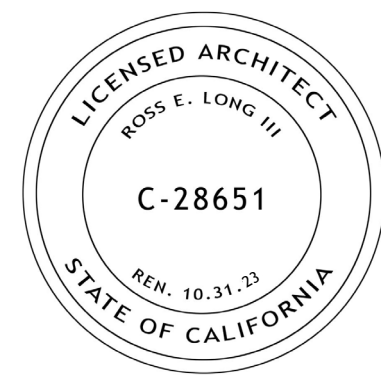
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1 BUILDING CROSS SECTION 1/4"=1'-0"



2 BUILDING CROSS SECTION 1/4"=1'-0"



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SECTIONS

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scale

1/4" = 1'-0"

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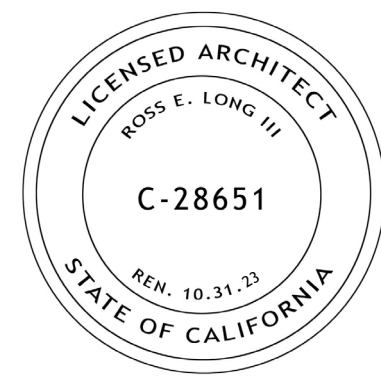
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1 ELEVATION (FRONT) 1/4"=1'-0"



2 SIDE ELEVATION 1/4"=1'-0"



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ELEVATIONS

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scale
1/4"=1'-0"

sheet
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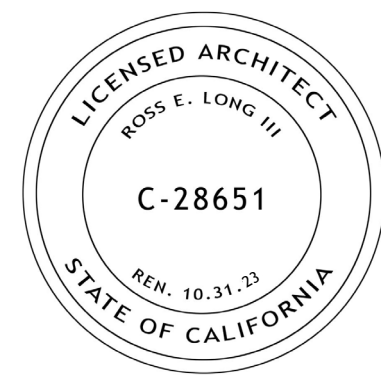
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1 ELEVATION (REAR) 1/4"=1'-0"



2 SIDE ELEVATION 1/4"=1'-0"



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scale
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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 TEST 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 GRADIENT AND CONTOURS PRIOR TO ANY PLANTING 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.

- PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- 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 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILING.
- 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 SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENTS.
- 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:

- WARRANTY PERIOD FOR TREES, SHRUBS AND PLANT MATERIAL OVER 15 GALLONS: ONE YEAR FROM DATE OF FINAL INSPECTION AND ACCEPTANCE.
- WARRANTY PERIOD FOR 15 GALLON PLANTS: SIX MONTHS FROM DATE OF FINAL INSPECTION AND ACCEPTANCE
- 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 AT 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:

- CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS.
- 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.
- 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.
- 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.
- 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 COMPONENTS OF GREATER EFFICIENCY.

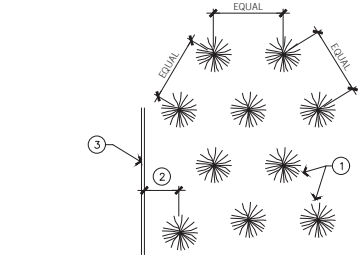
FAILED PLANTS SHALL BE REPLACED WITH THE SAME OR FUNCTIONALLY EQUIVALENT SPECIES THAT MAY BE SIZE ADJUSTED AS APPROPRIATE FOR THE STAGE OF GROWTH OF THE OVERALL INSTALLATION.

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:

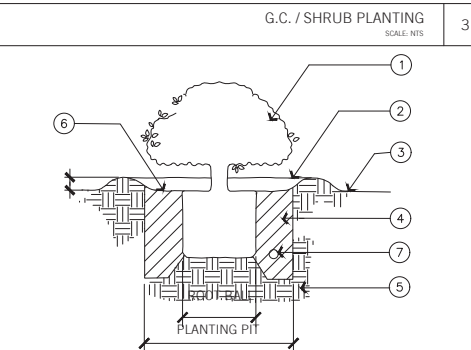
- A ROOT PROTECTION ZONE SHALL BE DEFINED BY A FOUR-FOOT HIGH TWO-BY-FOUR BARRIER CONSTRUCTED AROUND ANY POTENTIALLY IMPACTED TREE. THIS BARRIER SHALL BE AT THE DRIP LINE OR AT A DISTANCE FROM THE TRUNK EQUAL TO 6 INCHES FOR EACH INCH OF TRUNK DIAMETER 4 1/4 FEET ABOVE THE GROUND IF THIS METHOD DEFINES A LARGER AREA.
- 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.
- 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.
- 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.
- 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.
- REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY ARCHITECT.

- EMPLOY A QUALIFIED ARBORIST, LICENSED IN JURISDICTION WHERE PROJECT IS LOCATED, TO SUBMIT DETAILS OF PROPOSED REPAIRS AND TO REPAIR DAMAGE TO TREES AND SHRUBS.
- REPLACE TREES THAT CANNOT BE REPAIRED AND RESTORED TO FULL-GROWTH STATUS, AS DETERMINED BY THE QUALIFIED ARBORIST.

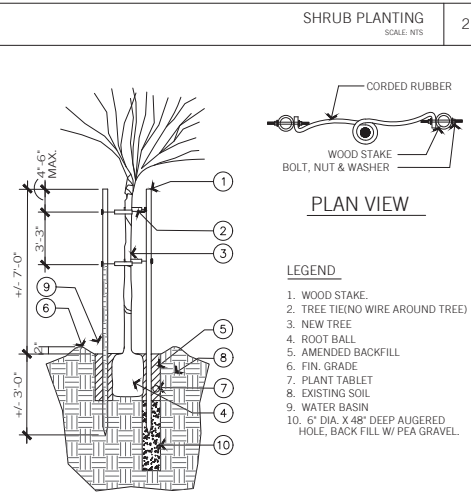


LEGEND:

- LOCATE PLANTS WITH EQUAL SPACING AS INDICATED ON PLAN (TRIANGULAR SPACING).
- 1/2 ON-CENTER SPACING.
- FACE OF BUILDING, PAVING, OR HEADER SHOWING AREA LIMIT.



- CONTAINER PLANT
- WATER BASIN
- FINISH GRADE
- AMENDED BACKFILL
- EXISTING SOIL
- 3" MULCH
- PLANT TABLET



[place]

[pekishong landscape and architectural collaborative]
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CONSULTANTS

NAME OF ISSUE



KEY PLAN

MAMMOTH VILLAS 3 AT OBSIDIAN

MAMMOTH LAKES, CA 93546

Project # :
Drawn by :
Scale :

Ref. North



Revisions	Date:	No.
Descriptions:	07/09/21	1
ENTITLEMENT	11/01/21	2
ERR COMMENTS		

PROJECT NO: 2122
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SHEET TITLE:

GENERAL NOTES

L0.01

NOT FOR CONSTRUCTION

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

f. North

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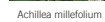
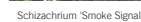
PROJECT NO: 2122

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S H E E T T I T L E:

PLANTING REFERENCE PLAN

L2.00



[place]

[pelichong 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	Date:	No.
Descriptions:	07/09/21	1
ENTITLEMENT	11/01/21	2
ERR COMMENTS		

PROJECT NO: 2122
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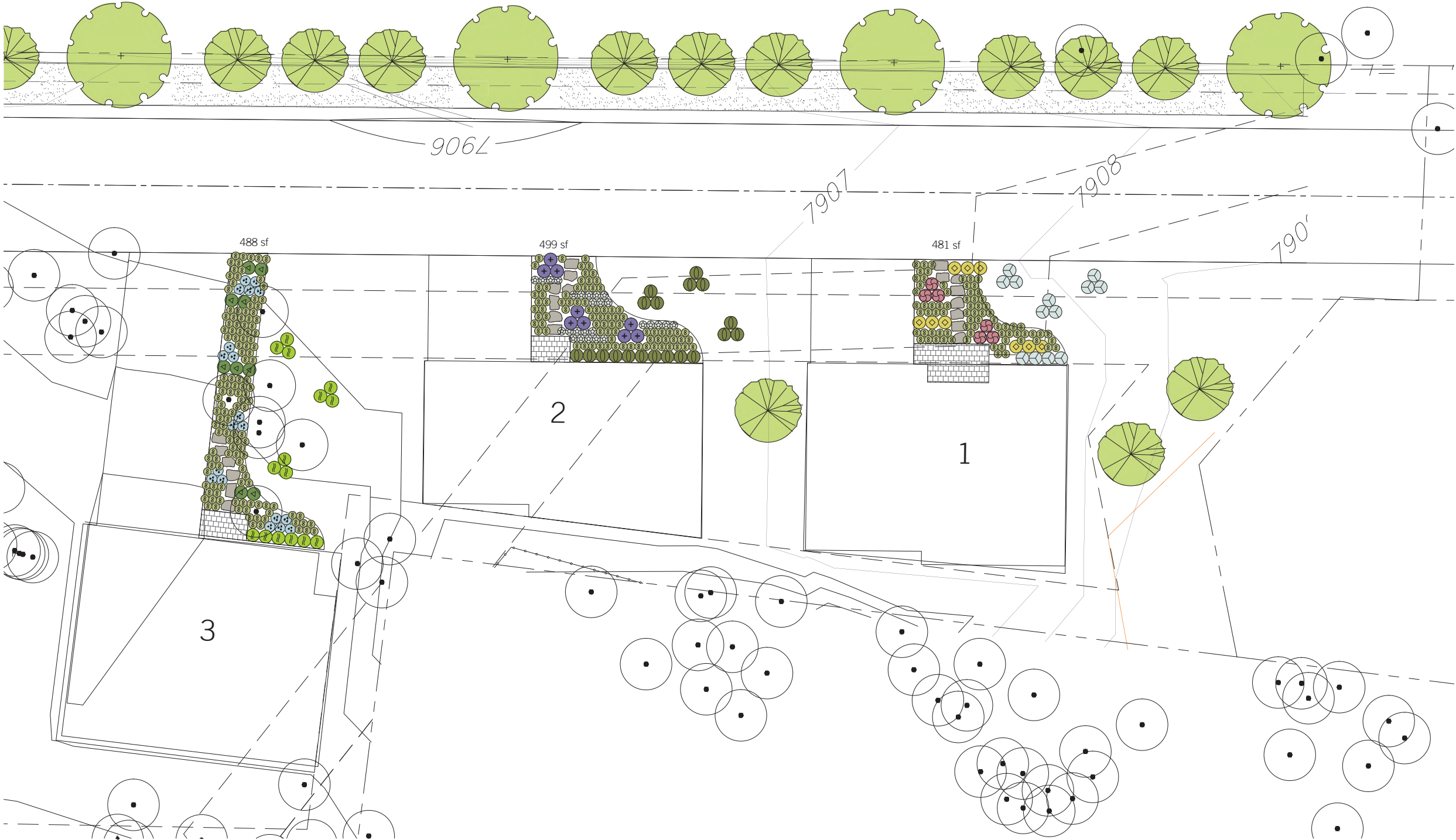
SHEET TITLE:

ENLARGED
PLANTING PLAN
L2.10

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

1

NOT FOR CONSTRUCTION



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	

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			-						

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NAME OF ISSUE



MAMMOTH LAKES, CA 93546

PROJECT NO: 2122

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S H E E T T I T L E:

L2.11

1

NOT FOR CONSTRUCTION

[place]

[pelichong 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		
Descriptions	Date	No.
ENTITLEMENT	07/09/21	1
ERR COMMENTS	11/01/21	2

PROJECT NO: 2122
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SHEET TITLE:

ENLARGED
PLANTING PLAN
L2.12

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

1

NOT FOR CONSTRUCTION

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- Pine	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 natiflorus	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	2616	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	140	3-4' H x Clumping	PER PLAN		L	U	
	Snow storage area- see Civil			-						

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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

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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 nemoxicana	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 faassonii '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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NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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

[illegible]

PROJECT NO: 2122

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S H E E T T I T L E:

ENLARGED
PLANTING PLAN
L2.14

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

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MAMMOTH LAKES, CA 93546

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S H E E T T I T L E:

L2.15

1

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NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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

Ref. North

[illegible]

PROJECT NO: 2122

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S H E E T T I T L E:

IRRIGATION
REFERENCE PLAN

L5.00

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

1

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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"



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

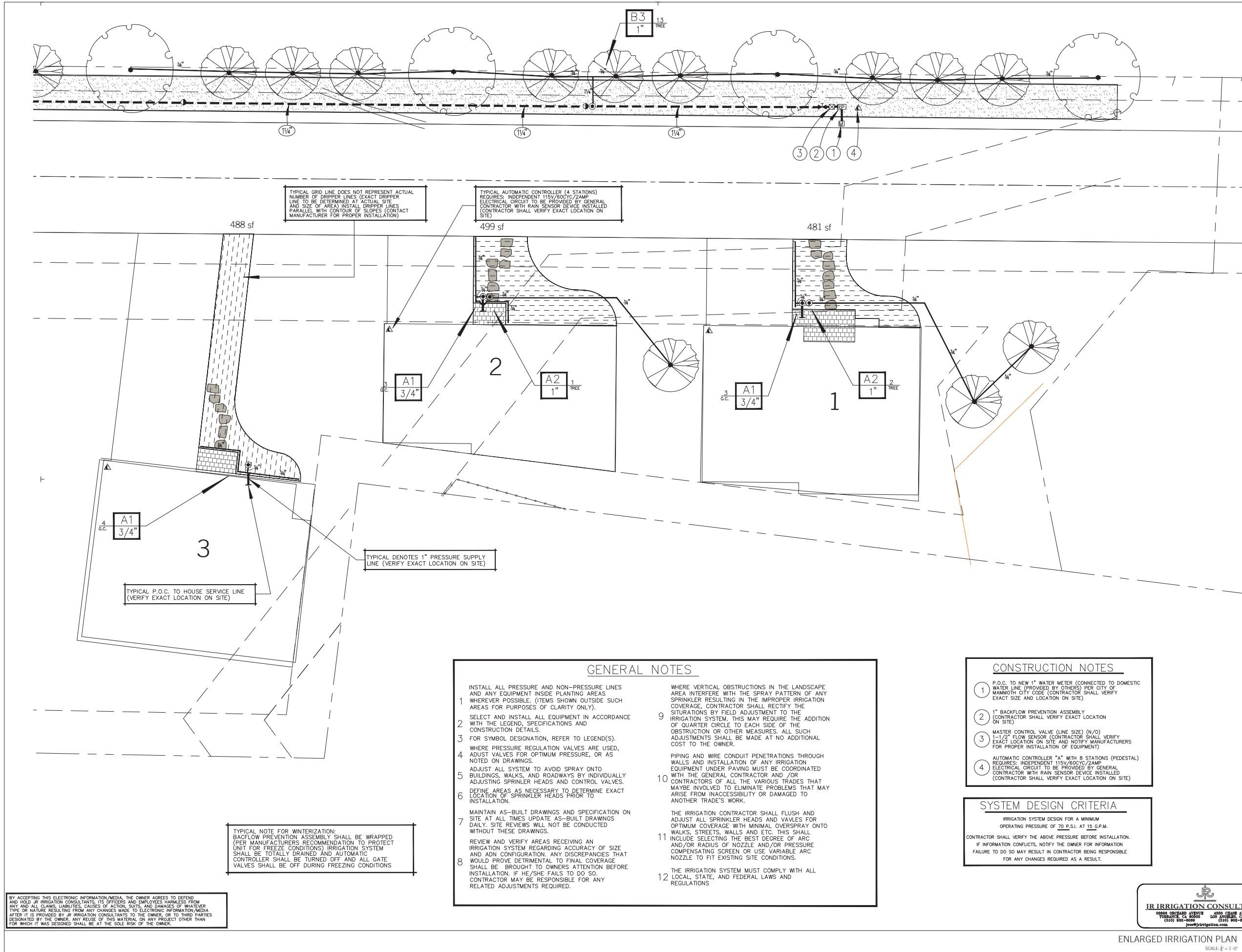
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S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN

L5.10



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

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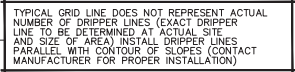
MAMMOTH LAKES, CA 93546

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ENLARGED
IRRIGATION PLAN

L5.11



- 1 INSTALL ALL PRESSURE AND NON-PRESSURE LINES
AND ANY EQUIPMENT INSIDE PLANTING AREAS
WHEREVER POSSIBLE. (ITEMS SHOWN OUTSIDE 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).
WHERE PRESSURE REGULATION VALVES ARE USED,
NOTES WILL BE FOR OPTIMUM PRESSURE, OR AS
NOTED ON DRAWINGS.
- 4 ADJUST ALL SYSTEM TO AVOID SPRAY ONTO
BUILDINGS, WALKS, AND ROADWAYS BY INDIVIDUALLY
ADJUSTING SPRINKLER HEADS AND CONTROL VALVES.
- 5 DEFINE AREAS AS NECESSARY TO DETERMINE EXACT
LOCATION OF SPRINKLER HEADS PRIOR TO
INSTALLATION.
- 6 MAINTAIN AS-BUILT DRAWINGS AND SPECIFICATION ON
SITES UPDATES AS-BUILT DRAWINGS
DAILY. SITE REVIEWS WILL NOT BE CONDUCTED
WITHOUT THESE DRAWINGS.
- 7 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 CANNOT BE CORRECTED, THE
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.

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 MAY BE 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.



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1

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

[illegible]

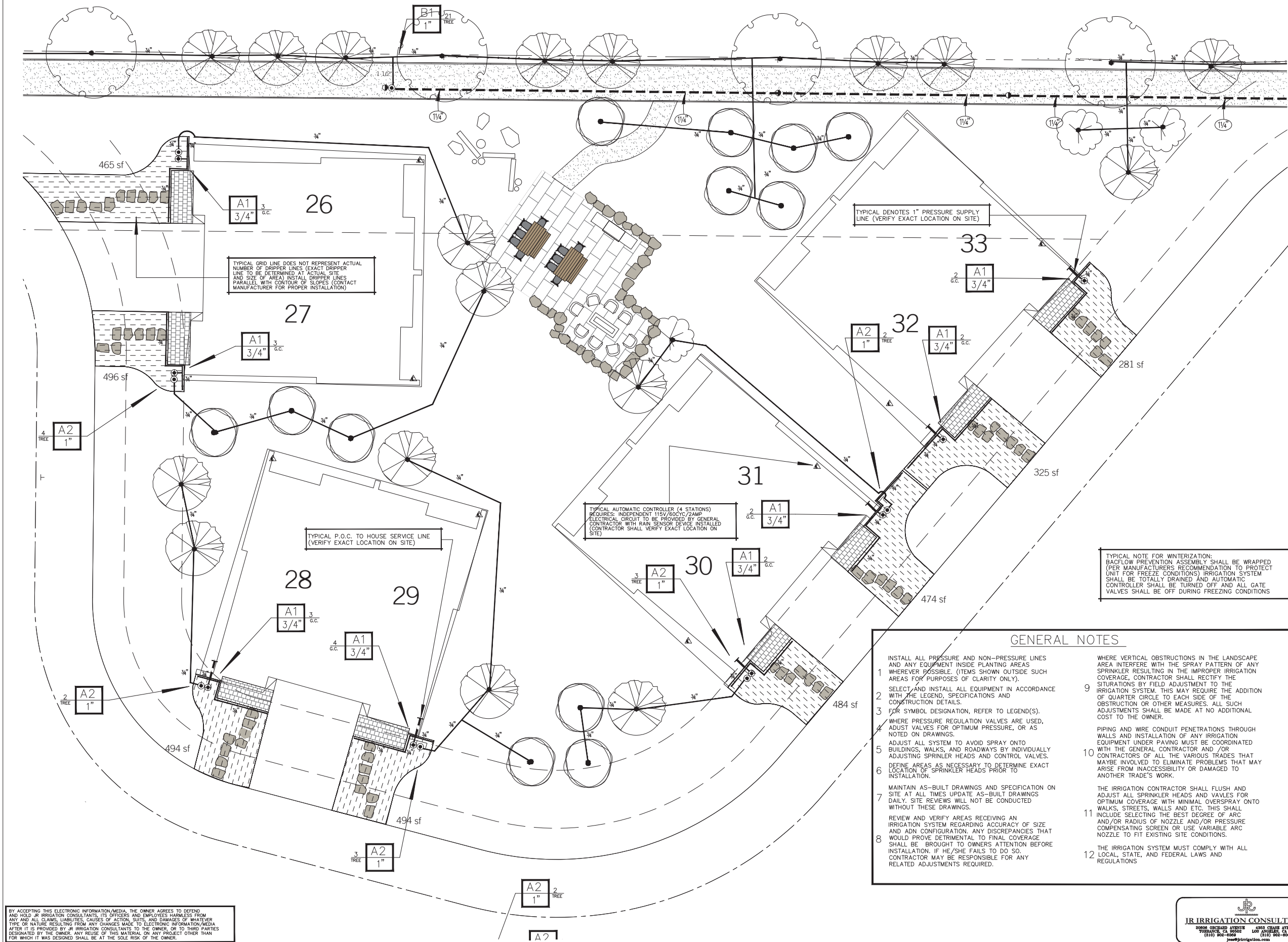
PROJECT NO: 2122

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S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN

L5.12



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JR IRRIGATION CONSULTANTS

20606 ORCHARD AVENUE TORRANCE, CA 90502 (310) 902-6069	4353 CHASE AVENUE LOS ANGELES, CA 90066 (310) 962-0669
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jean@jrirrigation.com

ENLARGED IRRIGATION PLAN

1

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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"

[illegible]

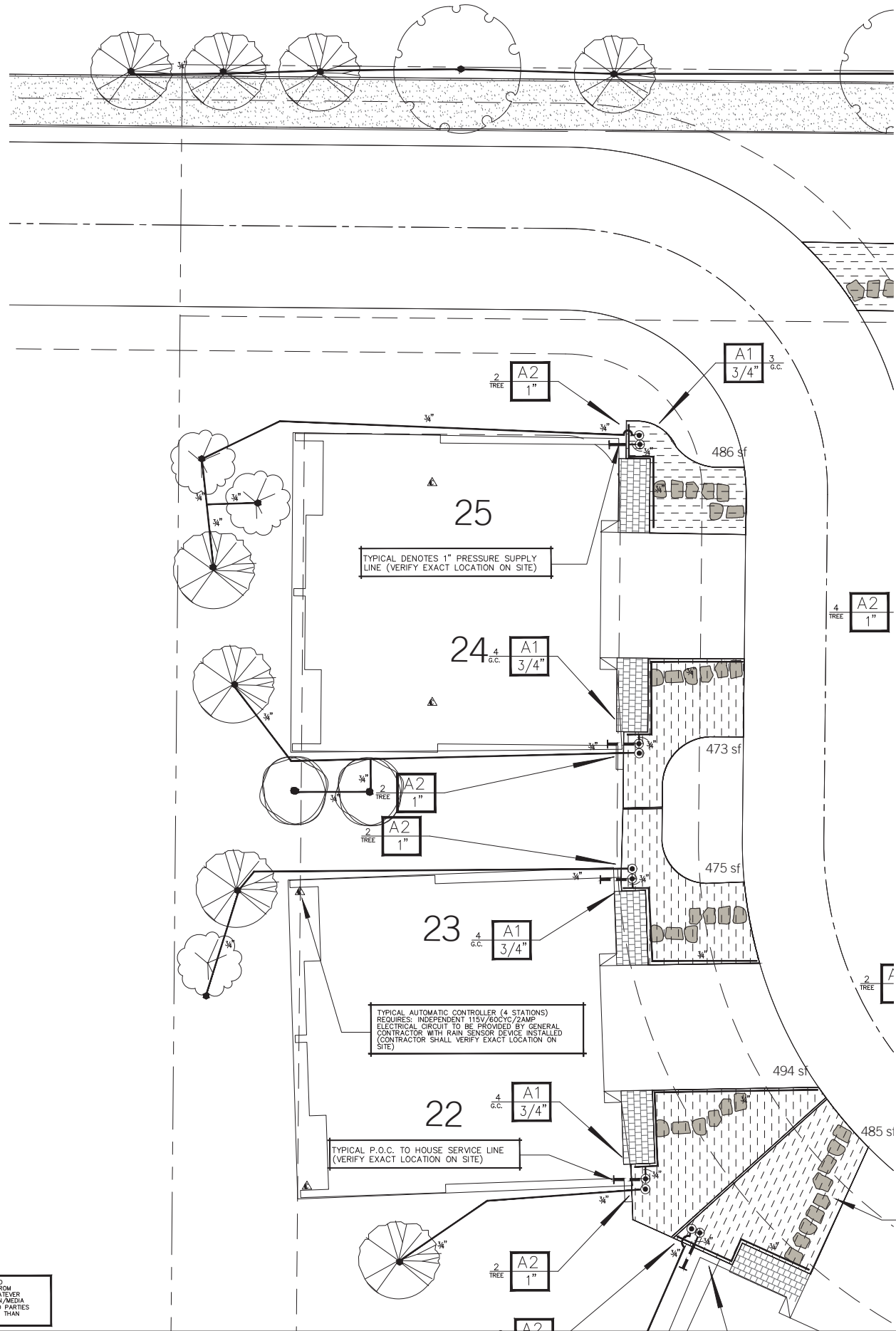
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S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN

L5.13



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GENERAL NOTES

- 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
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- 4 FOR SYMBOL DESIGNATION, REFER TO LEGEND(S).
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- 7 DEFINE AREAS AS NECESSARY TO DETERMINE EXACT
LOCATION OF SPRINKLER HEADS 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
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SHALL BE BROUGHT TO OWNERS ATTENTION BEFORE
INSTALLATION. IF HE/SHE FAILS TO DO SO,
CONTRACTOR MAY PROCEED WITH ANY
RELATED ADJUSTMENTS REQUIRED.
- 10 WHERE VERTICAL OBSTRUCTIONS IN THE LANDSCAPE
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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



JR IRRIGATION CONSULTANTS

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ENLARGED IRRIGATION PLAN

1

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310 450 8100 fax 323 737 3290

GENERAL NOTES

- TYPICAL NOTE FOR WINTERIZATION:
BACKFLOW PREVENTION ASSEMBLY SHALL BE WRAPPED
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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)

TYPICAL GRID LINE DOES NOT REPRESENT ACTUAL NUMBER OF DRIPPER LINES (EXACT DRIPPER LINE TO BE DETERMINED AT ACTUAL SITE AND SIZE OF AREA) INSTALL DRIPPER LINES PARALLEL WITH CONTOUR OF SLOPES (CONTACT MANUFACTURER FOR PROPER INSTALLATION)

TYPICAL DENOTES 1" PRESSURE SUPPLY
LINE (VERIFY EXACT LOCATION ON SITE)

TYPICAL P.O.C. TO HOUSE SERVICE LINE
(VERIFY EXACT LOCATION ON SITE)

MAMMOTH
VILLAS 3
AT OBSIDIAN

MAMMOTH LAKES, CA 93546

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

[illegible]

PROJECT NO: 2122

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ENLARGED IRRIGATION PLAN

L5.14

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

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MAMMOTH LAKES, CA 93546

PROJECT NO: 2122

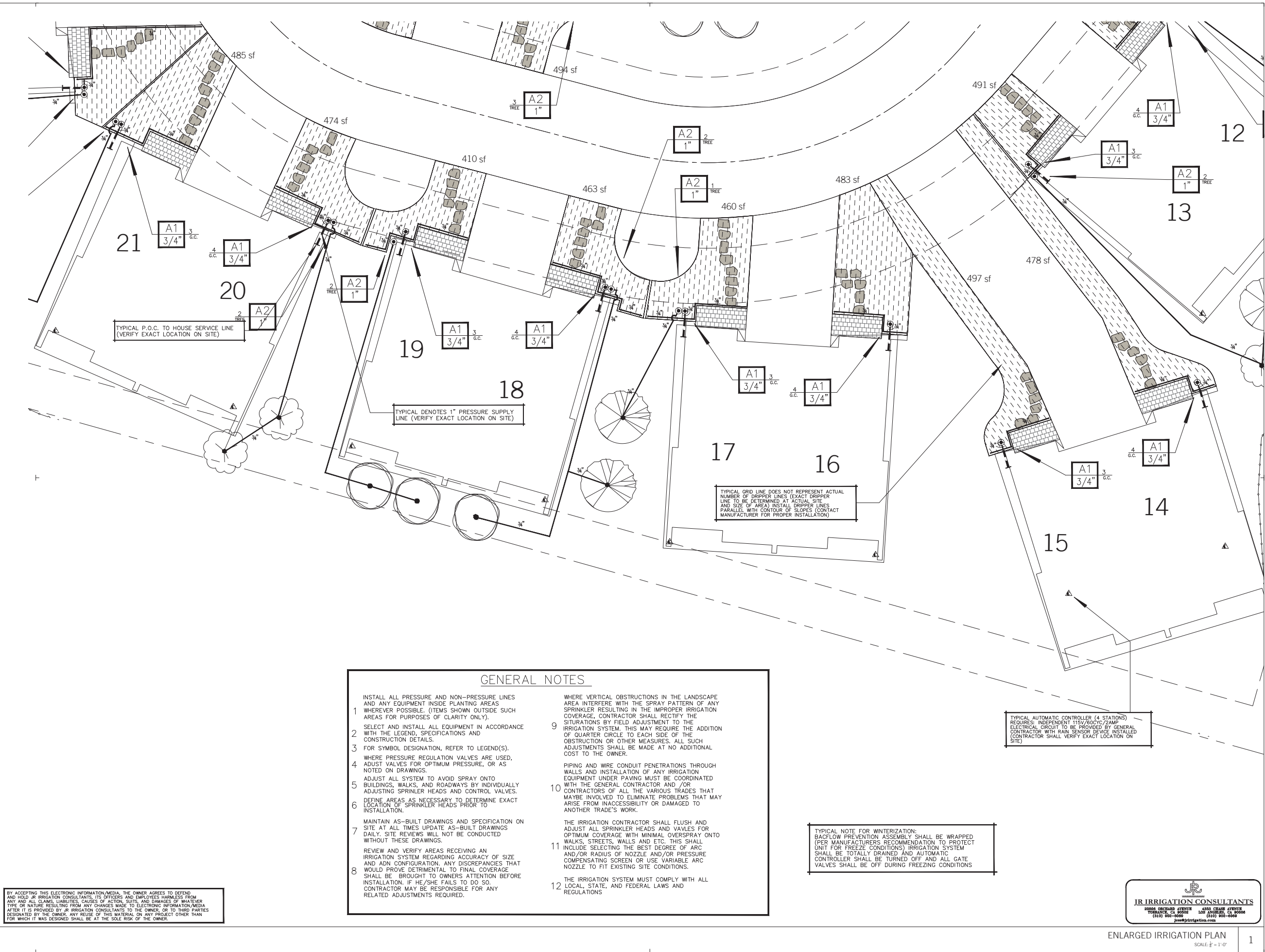
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S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN
L5.15

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310 450 8100 fax 323 737 3290

NAME OF ISSUE



MAMMOTH LAKES, CA 93546

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S H E E T T I T L E:

ENLARGED
IRRIGATION PLAN

L5.16

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.
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.

S Y M B O L S	D E S C R I P T I O N S	M A N U F A C T U R E R & P A R T NO.	R E F E R E N C E
P.O.C. 	POINT OF CONNECTION		SPECIFICATION
	PRESSURE SUPPLY LINES & SIZE 2' & SMALLER	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 ESPLXMF-LXMPPED	DETAIL No. 2
	REMOTE CONTROL VALVES	RAINBIRD PE8 SERIES	DETAIL No. 3
	REMOTE CONTROL VALVE (DRIP ONLY)	RAINBIRD ASVF-07S-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

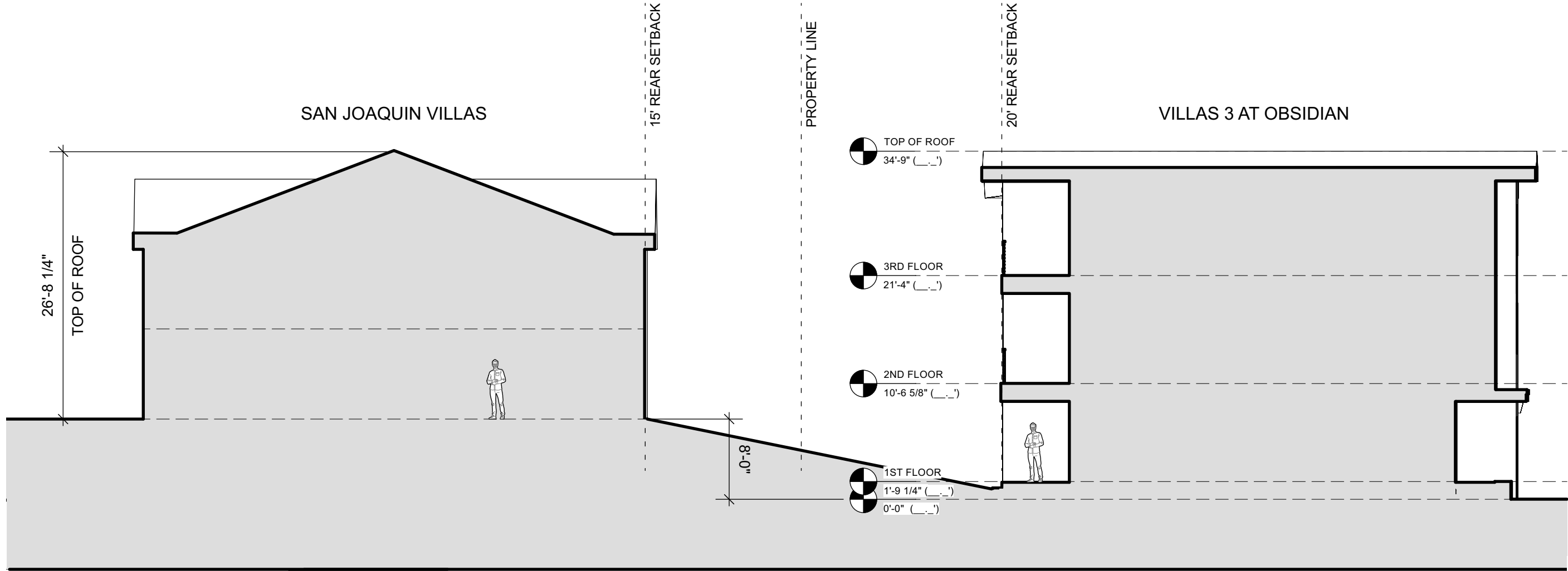
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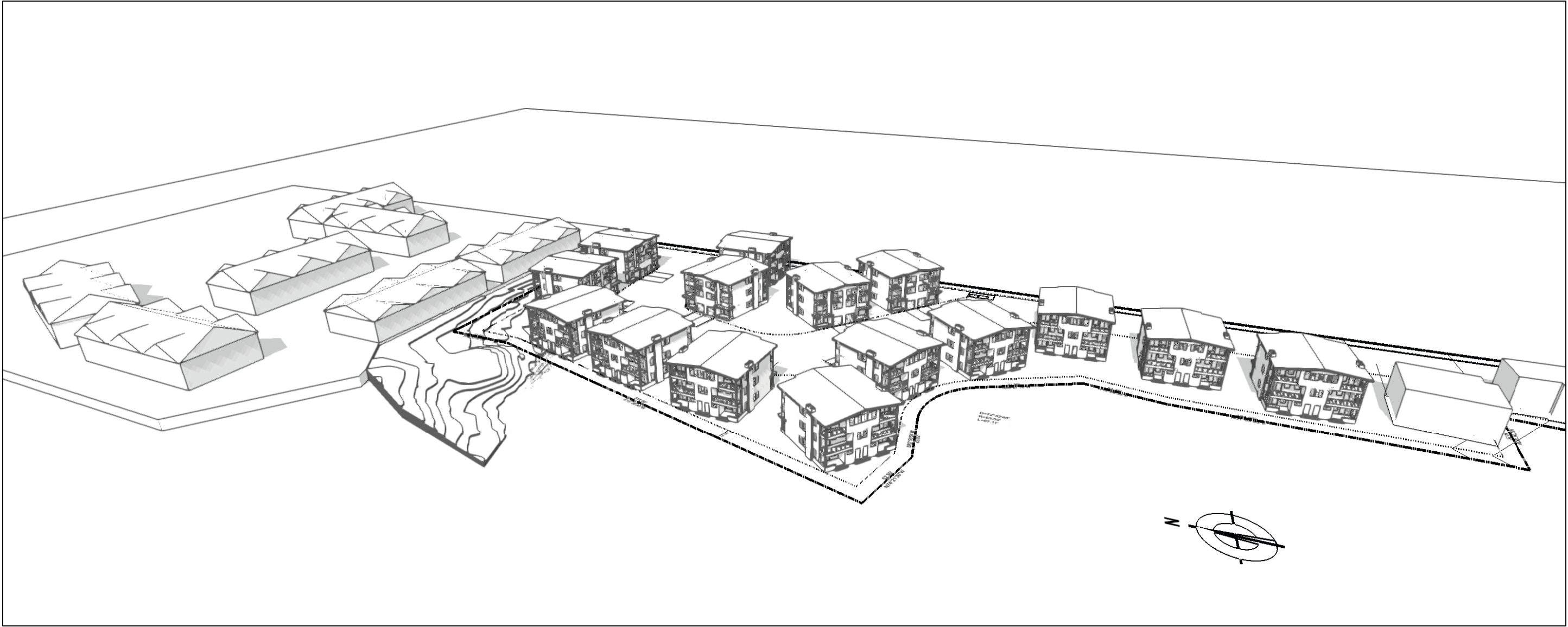


ENLARGED IRRIGATION PLAN
SCALE: $\frac{1}{8"} = 1'-0"$

NOT FOR CONSTRUCTION

CROSS SECTION STUDY OF VILLAS 3 AT OBSIDIAN, LOTS 22-25, @ SAN JOAQUIN VILLAS





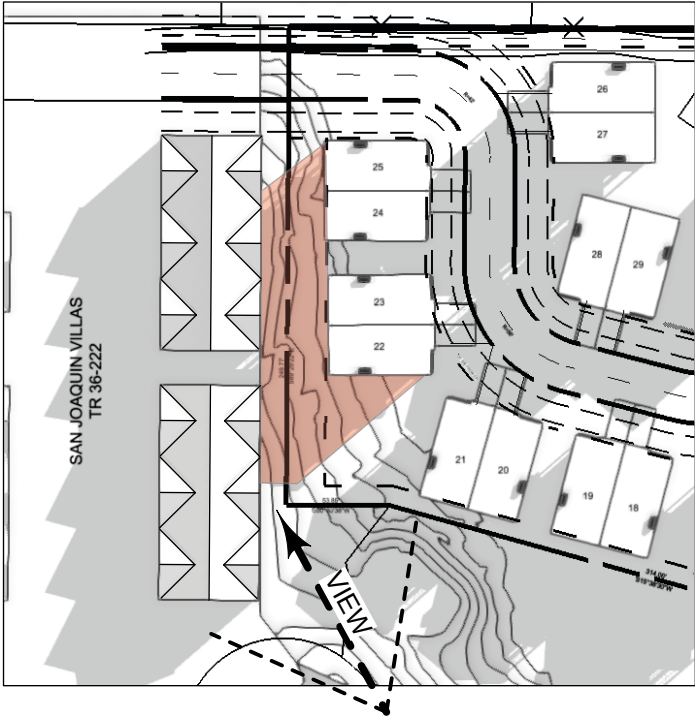
AERIAL FROM EAST OF VILLAS 3 AT OBSIDIAN



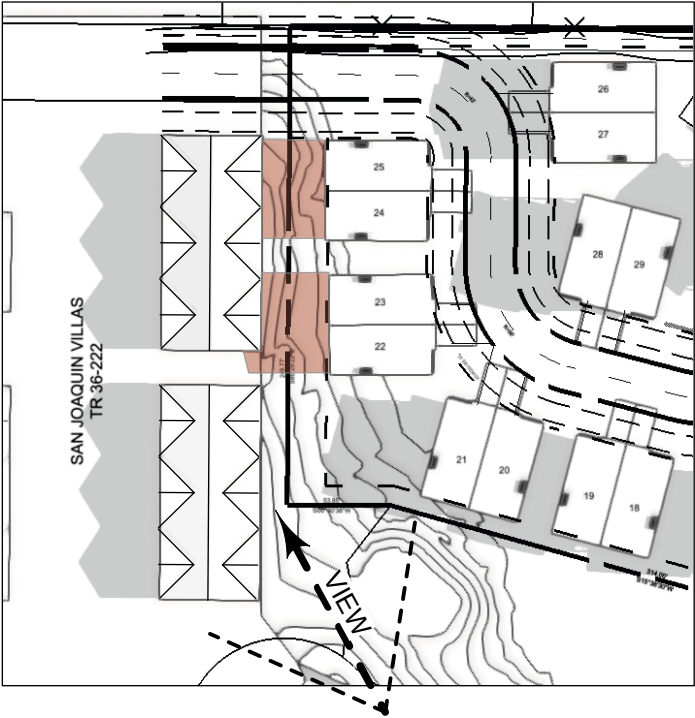
VILLAS 3 AT OBSIDIAN
MERIDIAN ROAD
MAMMOTH LAKES, CA 93546
APN: 033-330-087

SHADOW STUDY OF VILLAS 3 AT OBSIDIAN, LOTS 22-25, @ SAN JOAQUIN VILLAS
WINTER SOLSTICE, DECEMBER 21ST

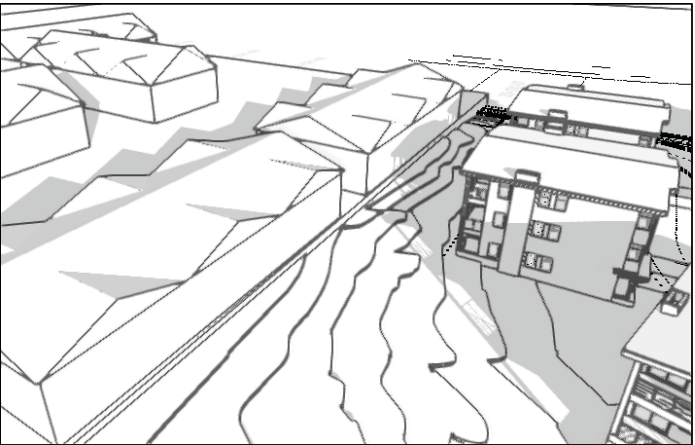
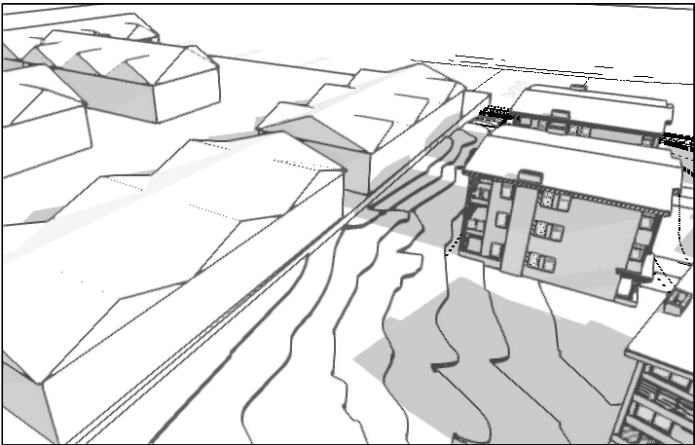
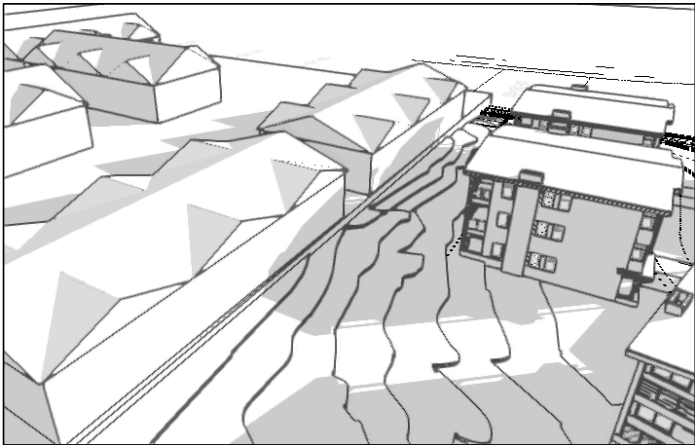
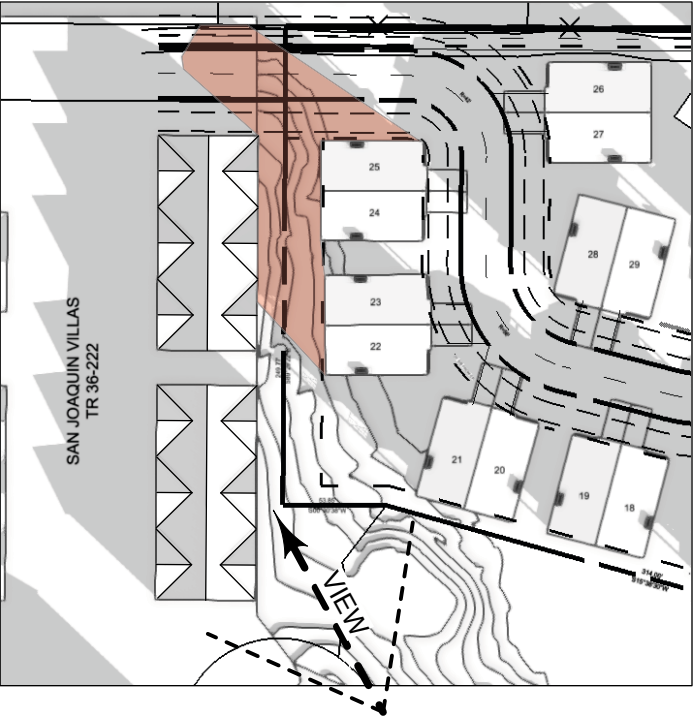
9AM



12PM

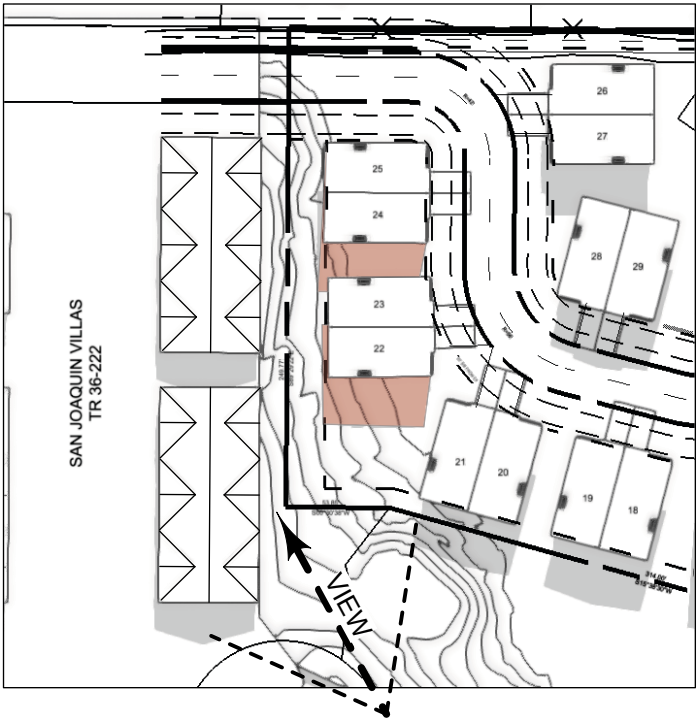


3PM



SHADOW STUDY OF VILLAS 3 AT OBSIDIAN, LOTS 22-25, @ SAN JOAQUIN VILLAS
SUMMER SOLSTICE, JUNE 21ST

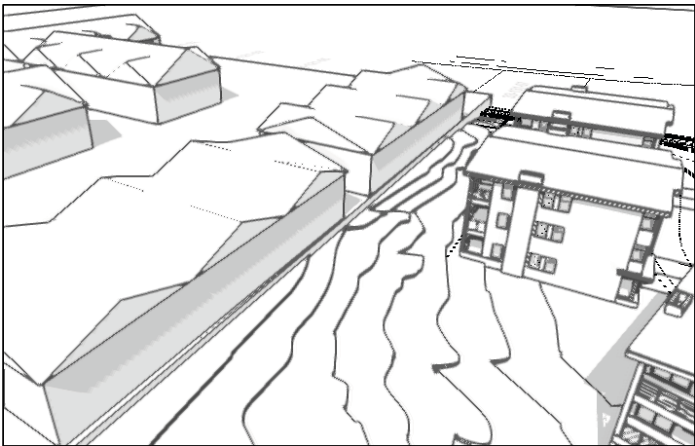
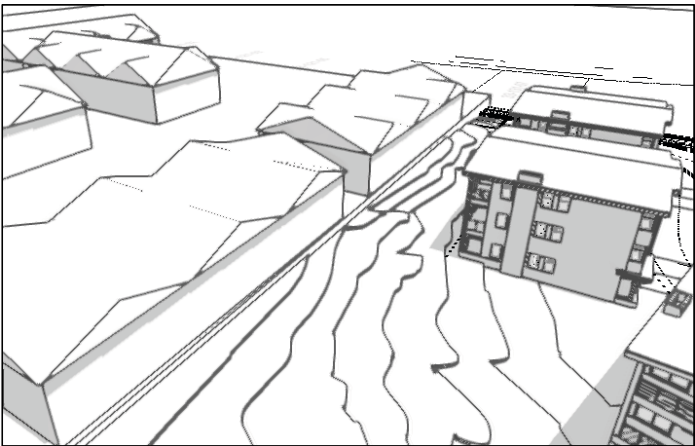
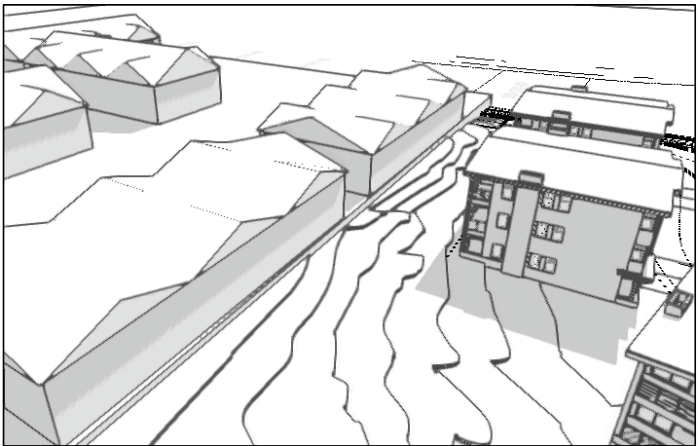
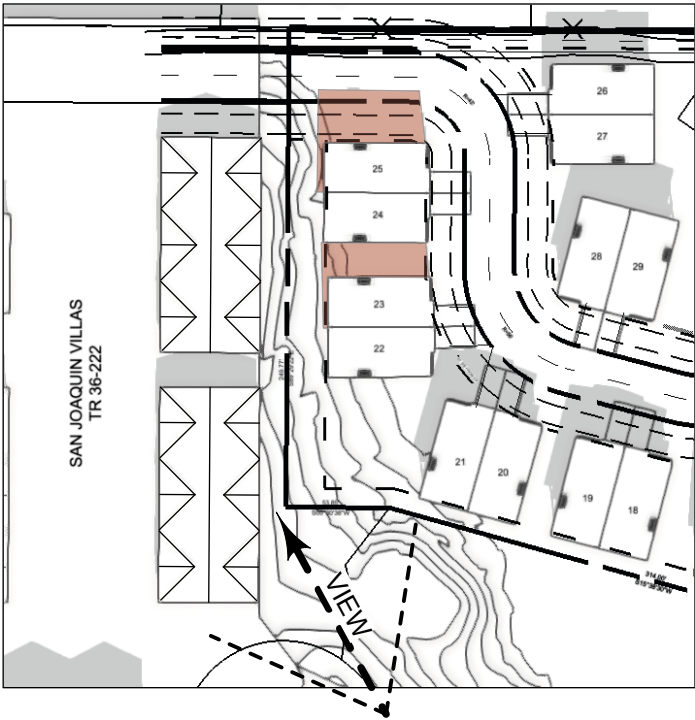
9AM



12PM

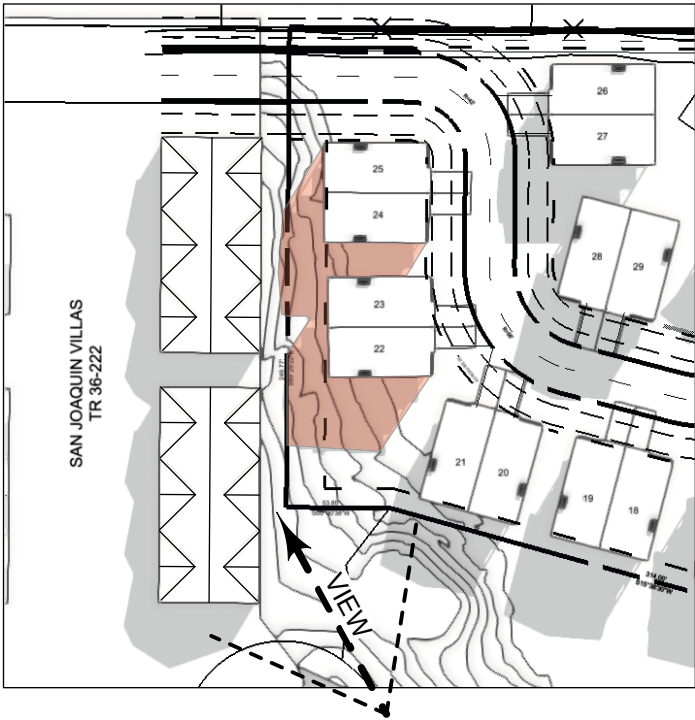


3PM



SHADOW STUDY OF VILLAS 3 AT OBSIDIAN, LOTS 22-25, @ SAN JOAQUIN VILLAS
EQUINOX, MARCH 20TH / SEPTEMBER 22ND

9AM



12PM



3PM

