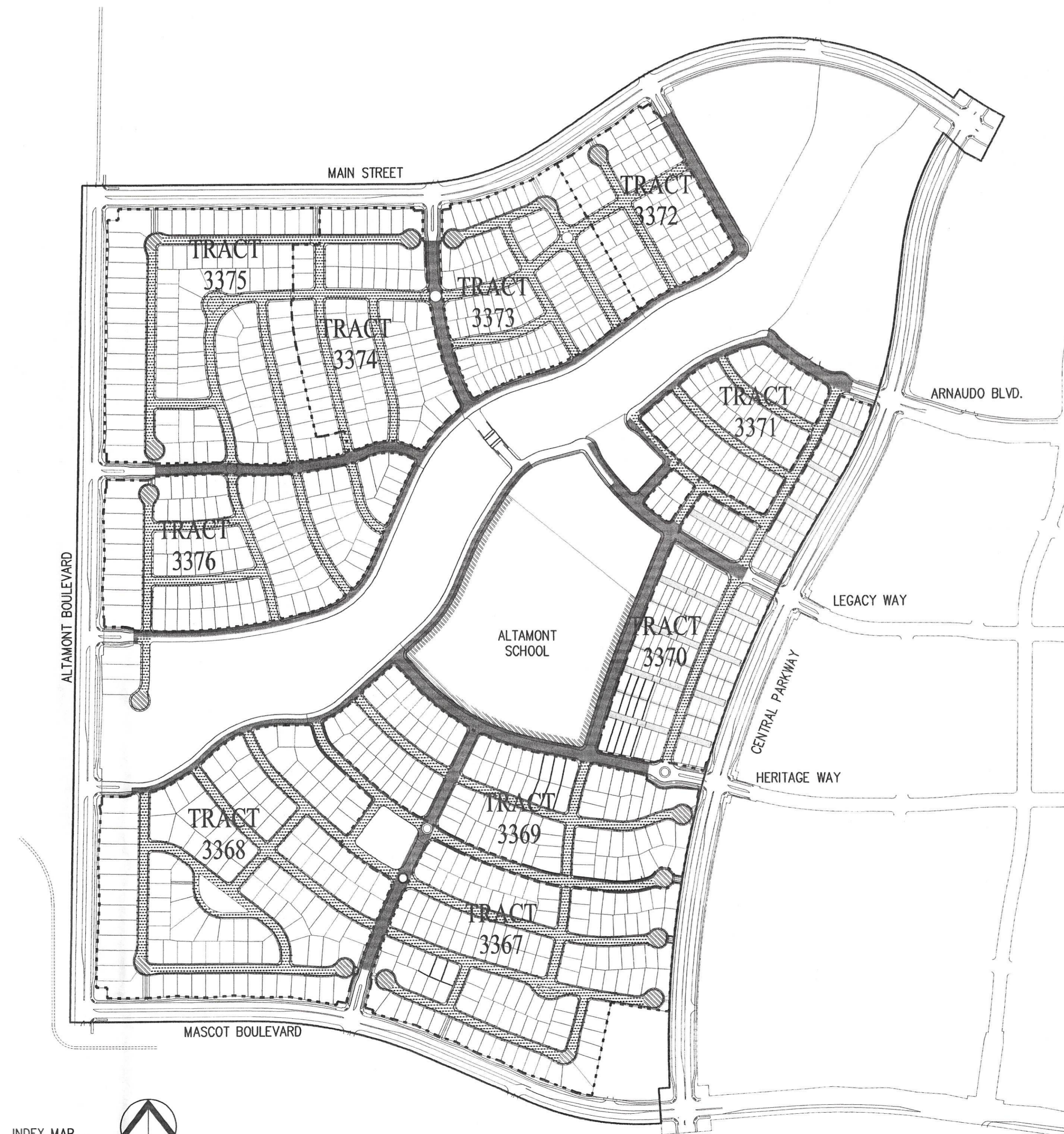


NEIGHBORHOOD 'E' - ALTAMONT IN-TRACT PACKAGE LANDSCAPE GUIDELINES

MOUNTAIN HOUSE SAN JOAQUIN COUNTY, CALIFORNIA



INDEX MAP
NOT TO SCALE

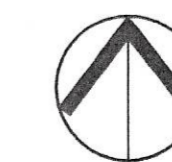


SHEET INDEX

- L0.00 LANDSCAPE GUIDELINES - COVER SHEET
- L1.01 LANDSCAPE GUIDELINES - PARKWAY STRIP LANDSCAPE PLAN
- L1.02 LANDSCAPE GUIDELINES - PARKWAY STRIP & ALLEY LANDSCAPE PLAN
- L1.03 LANDSCAPE GUIDELINES - SCHOOL LOOP ROAD LANDSCAPE PLAN
- L1.04 LANDSCAPE GUIDELINES - PLANTING DETAILS
- L1.05 LANDSCAPE GUIDELINES - IRRIGATION PLAN, LEGEND & NOTES
- L1.06 LANDSCAPE GUIDELINES - IRRIGATION DETAILS

TREE LOCATION LEGEND

- COLLECTOR STREET TREE -
PRIMARY AND SECONDARY ROWS -
PLATANUS ACERFOLIA 'BLOODGOOD'
LONDON PLAN TREE
- LOCAL STREET TREE -
FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH
- ACCENT/FLOWERING AND CUL-DE-SAC TREE -
PYRUS CALLERYANA 'ARISTOCRAT'
ARISTOCRAT PEAR
- ALLEY AND PASEO TREE -
PYRUS CALLERYANA 'CHANTICLEER'
CHANTICLEER PEAR



VICINITY MAP
NOT TO SCALE



REVISIONS	
No.	Descriptions
1	1st Plan Check Resubmittal
2	Signed and Sealed

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

Approved By: *Nader Sharaf*
NADER B. SHARAF
C 47837 EXP 12-31-05
PUBLIC WORKS MANAGER

Title: _____ Date: 4-19-04

DATE: APR. 05, 2004
DRAWN BY: PS
PROJ. INGR: MAP
PRINCIPAL: JOE RUNCO

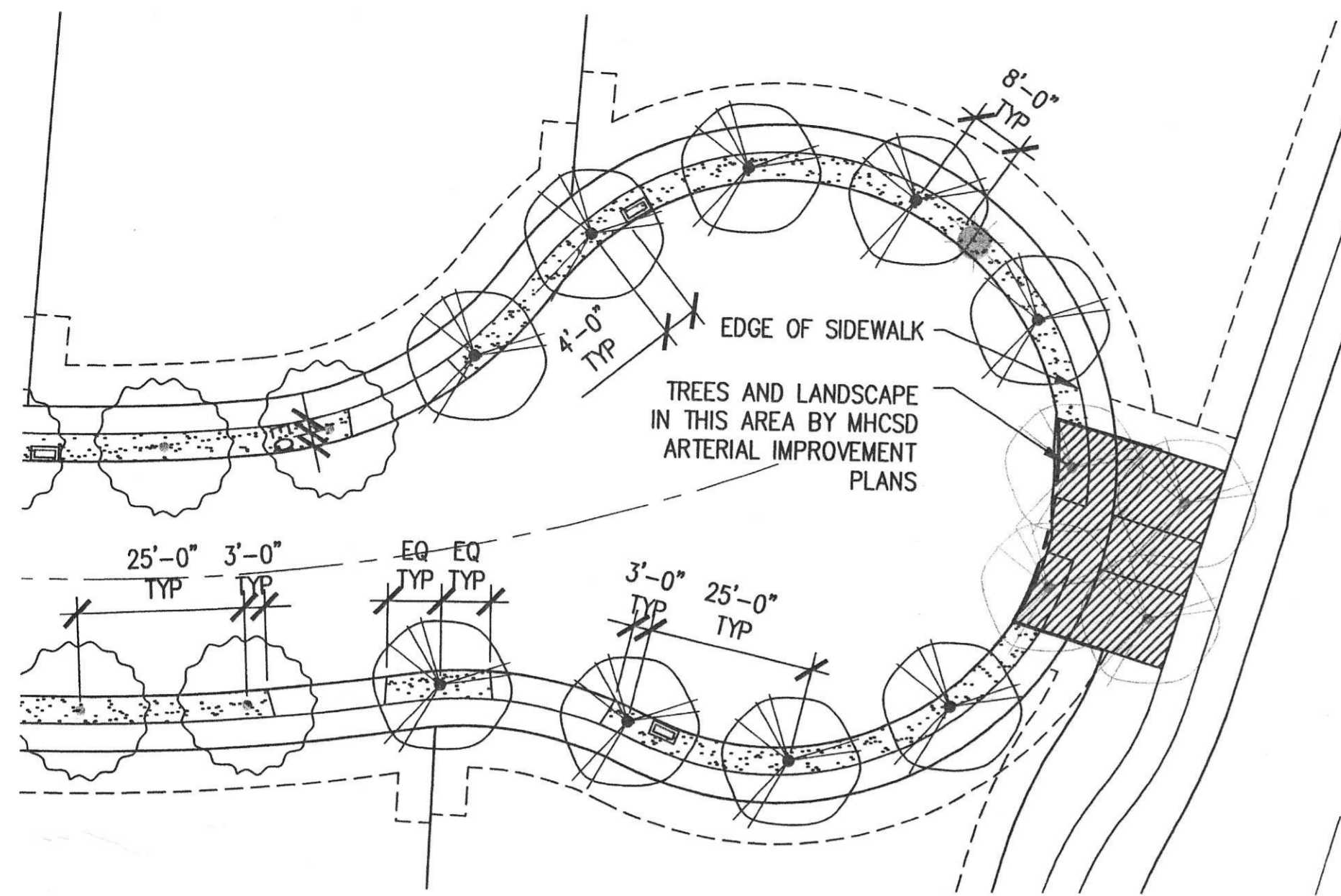


2200 Bridgeway Boulevard
P.O. Box 5904
Sausalito, CA 94966-5904
Sausalito
Dallas
Houston
Laguna Beach

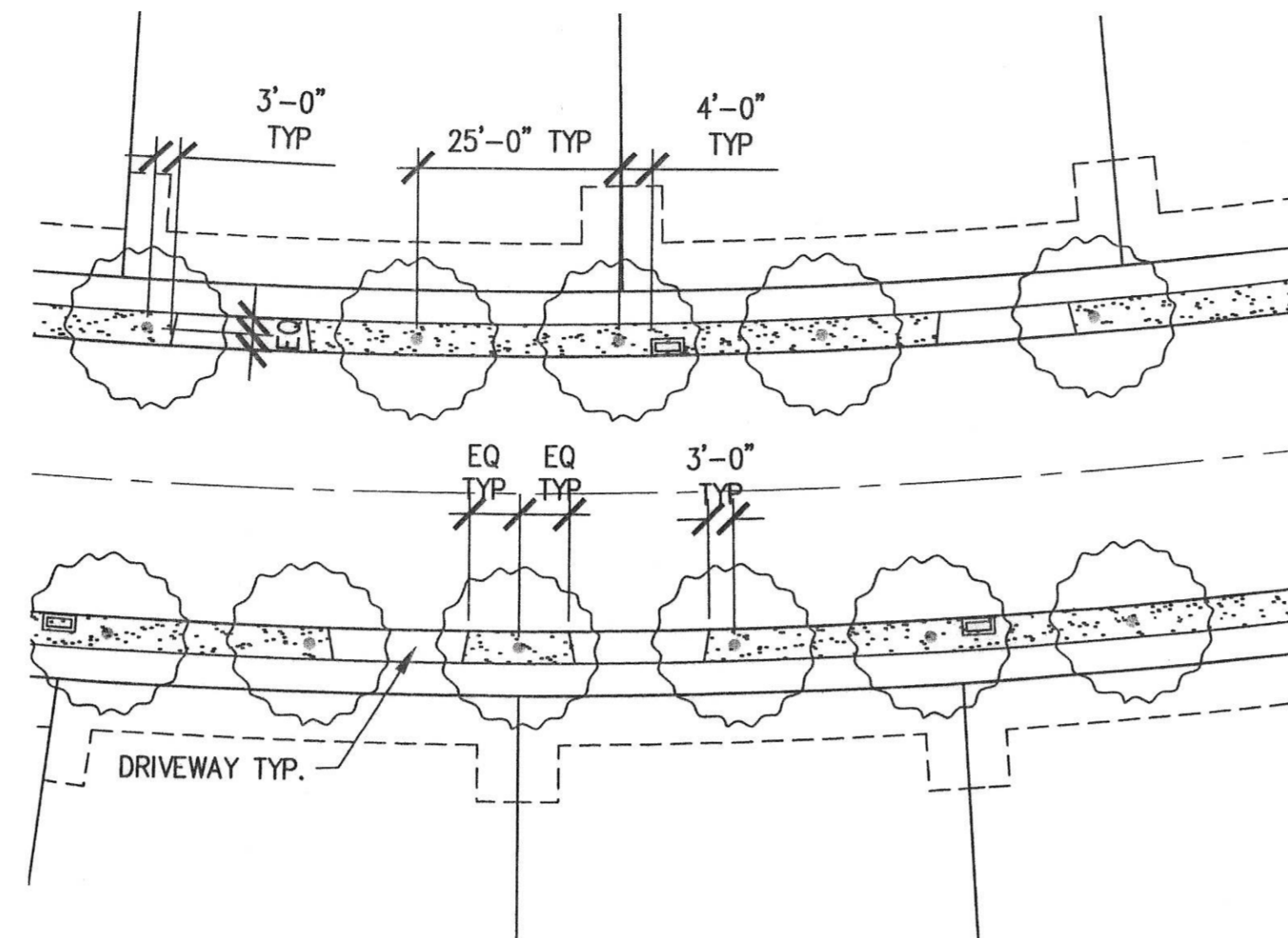
SAUSAULITO
DALLAS
HOUSTON
LAGUNA BEACH

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
'E' IN-TRACT LANDSCAPE GUIDELINES
COVER SHEET

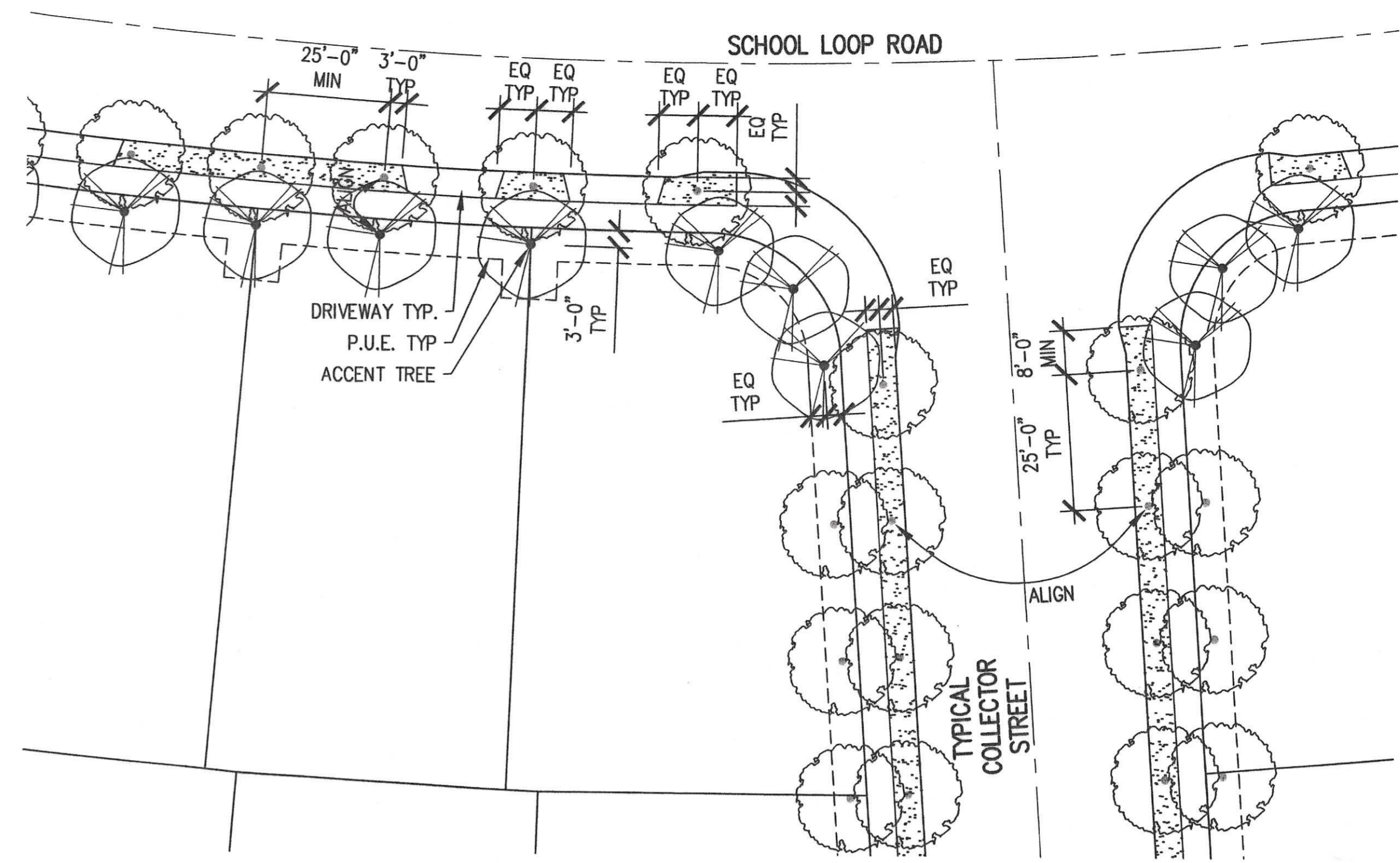
Comp. File No. TMK306
Plan File No. _____
SHEET: 1 OF: 7
L0.00



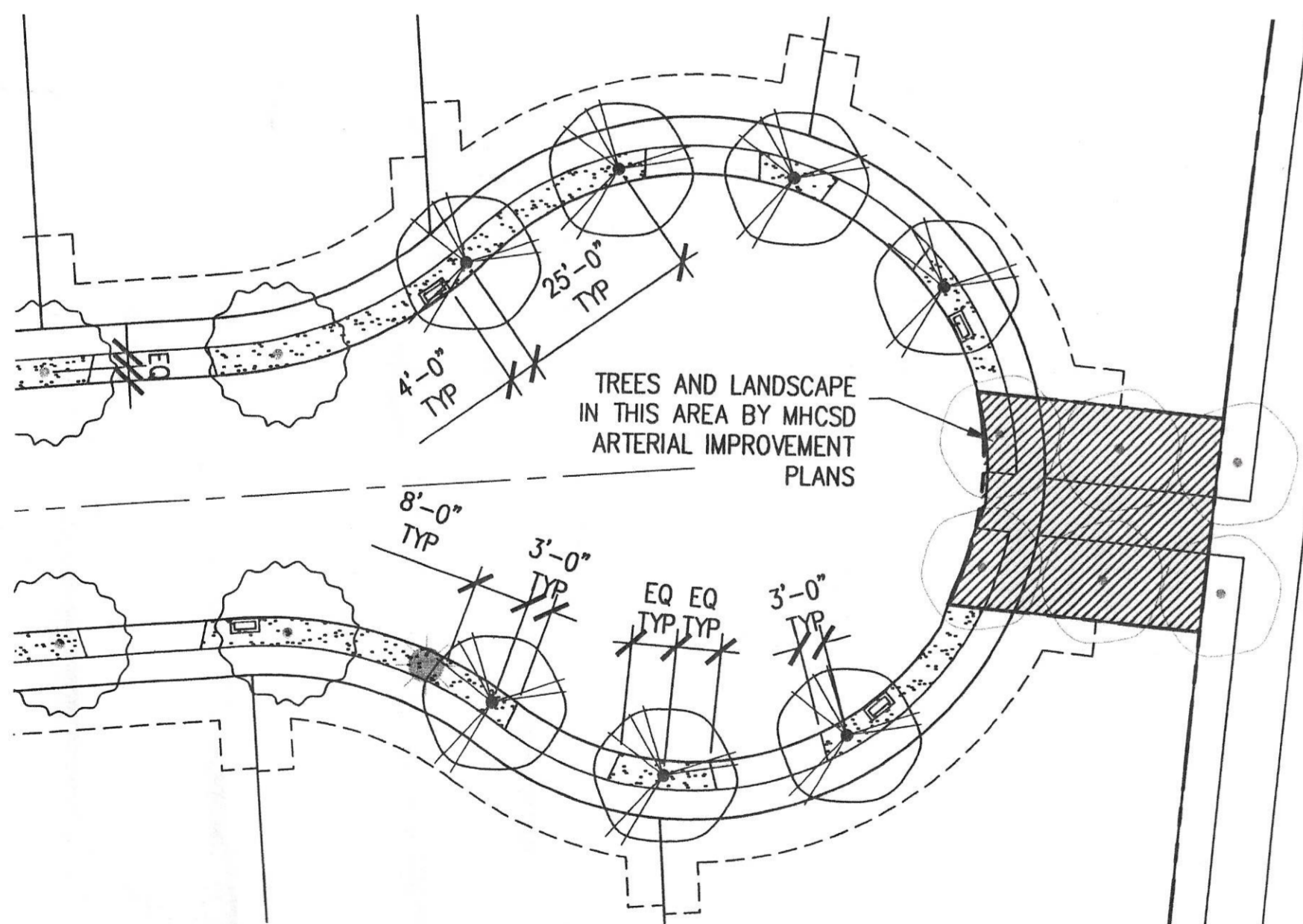
TYPICAL IN-TRACT CUL-DE-SAC AT COLLECTOR PEDESTRIAN CONNECTION - TREE SPACING



TYPICAL IN-TRACT LOCAL STREET - TREE SPACING



SCHOOL LOOP ROAD AND COLLECTOR STREET - TREE SPACING



TYPICAL IN-TRACT CUL-DE-SAC AT ARTERIAL PEDESTRIAN CONNECTION - TREE SPACING

PLANTING NOTES

- STREET TREE QUANTITIES ARE AS FOLLOWS:
 - A MINIMUM OF TWO STREET TREES PER STANDARD LOT
 - A MINIMUM OF ONE STREET TREE PER CUL-DE-SAC LOT
 - A MINIMUM OF ONE STREET TREE PER ALLEY LOT
 - A MINIMUM OF ONE TREE PER PASEO LOT

ON STREETS WITH A PRIMARY STREET TREE AND A SECONDARY TREE EACH LOT WILL HAVE THE SAME NUMBER OF EACH
- ALL STREET TREE SPACING WILL FOLLOW THESE GUIDELINES. ALL STREET TREES SHALL BE PLACED:
 - 25' O.C. TYPICAL (SPACING MAY VARY BASED ON UTILITY AND DRIVEWAY PLACEMENT)
 - A MINIMUM 3'-0" FROM STARTS OR ENDS OF PARKWAY STRIPS
 - A MINIMUM OF 8'-0" FROM ALL STREETLIGHTS
 - A MINIMUM OF 3'-0" FROM ALL UTILITIES
 - CENTERED IN PARKWAY STRIP BETWEEN BACK OF CURB AND EDGE OF SIDEWALK
 - CENTERED BETWEEN EDGES OF PARKWAY STRIPS MEASURING 25' OR LESS
 - THE SECOND ROW OF COLLECTOR STREET TREES (SECONDARY TREES) SHALL BE LOCATED A MINIMUM OF 3'-0" BEHIND EDGE OF SIDEWALK AND ALIGNED WITH PARKWAY STRIP TREE
 - THE SECOND ROW OF SCHOOL LOOP ROAD STREET TREES (ACCENT/FLOWERING TREES) SHALL BE LOCATED A MINIMUM OF 3'-0" BEHIND EDGE OF SIDEWALK
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE MHCS D LANDSCAPE ARCHITECT.
- INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN PLANTING AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE.
- ROOT BARRIERS ARE TO BE 24" DEEP BY 10 FT. LONG INSTALLED ALONG THE PAVING CENTERED FROM THE TREE AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. DO NOT ENCIRCLE ROOT BALLS WITH ROOT BARRIER.
- SEE SHEET 1.04 FOR PLANTING DETAILS.
- FOR COMPLETE PLANTING NOTES AND PLANT APPENDIX SEE MOUNTAIN HOUSE SINGLE FAMILY - RESIDENTIAL DESIGN MANUAL, JULY 22, 2003.

PLANTING/FIXTURE LEGEND

- COLLECTOR STREET TREE**
PLATANUS ACERFOLIA 'BLOODGOOD'
LONDON PLANE TREE, 24" BOX
TREE SPECIFICATION: 10-12' X 4-5' STANDARD
- LOCAL STREET TREE**
FRAXINUS OXYCARPA 'RAYWOOD'
RAYWOOD ASH, 15 GAL
TREE SPECIFICATION: 8-9' X 3-4' STANDARD
- ACCENT/FLOWERING AND CUL-DE-SAC TREE**
PYRUS CALLERYANA 'ARISTOCRAT'
ARISTOCRAT PEAR, 24" BOX
TREE SPECIFICATION: 9-11' X 3-4' STANDARD
- SOD-FESCUE BLUE GRASS MIX: 70%-30%
- MAILBOX
- STREETLIGHT

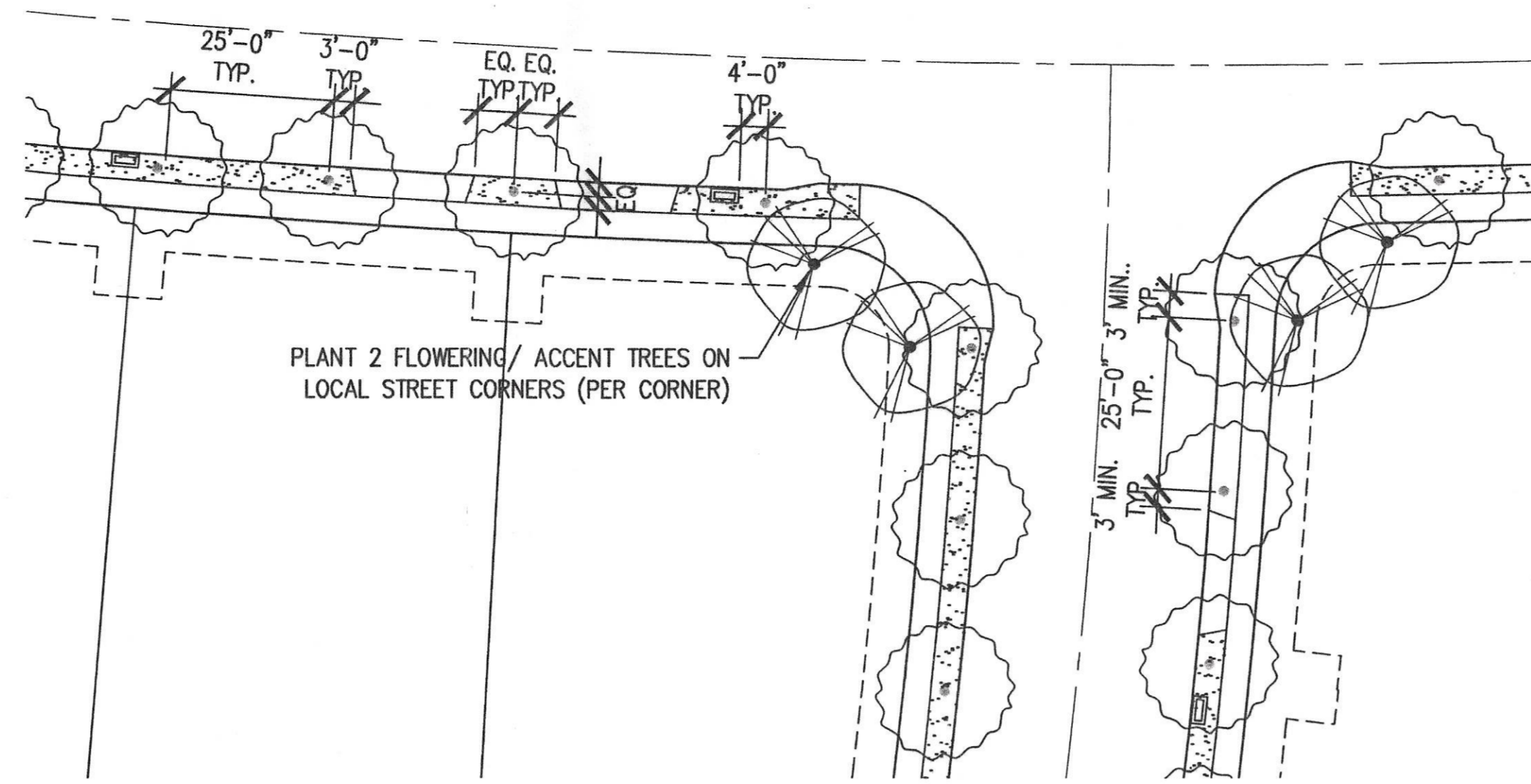
MAILBOX LAYOUT NOTES

- ALL MAILBOXES SHALL BE EITHER:
- CENTERED ON PROPERTY LINE
 - ALIGNED ACROSS THE STREET, OR
 - A MINIMUM OF 4'-0" FROM STREET TREE

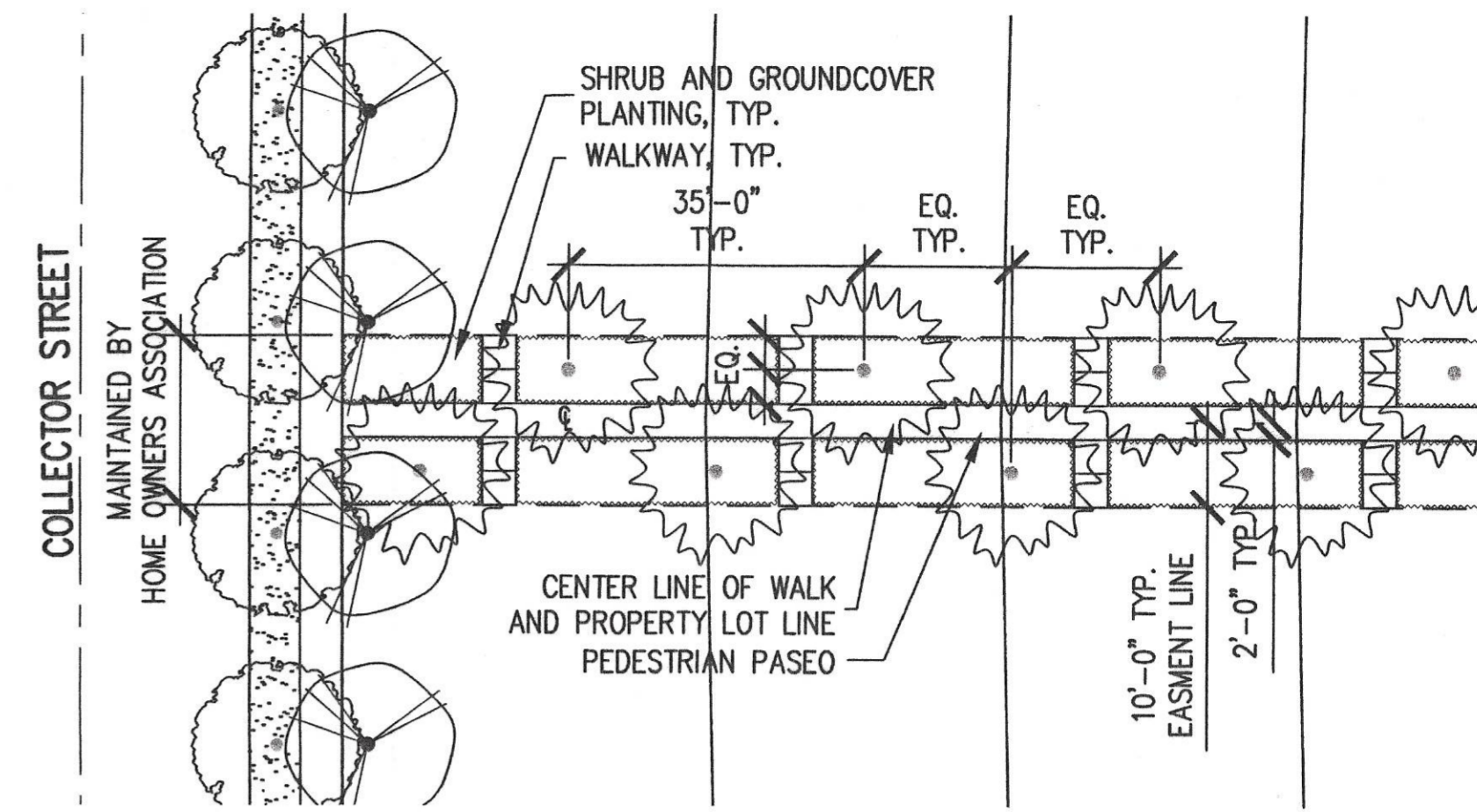


SCALE 1"=20'

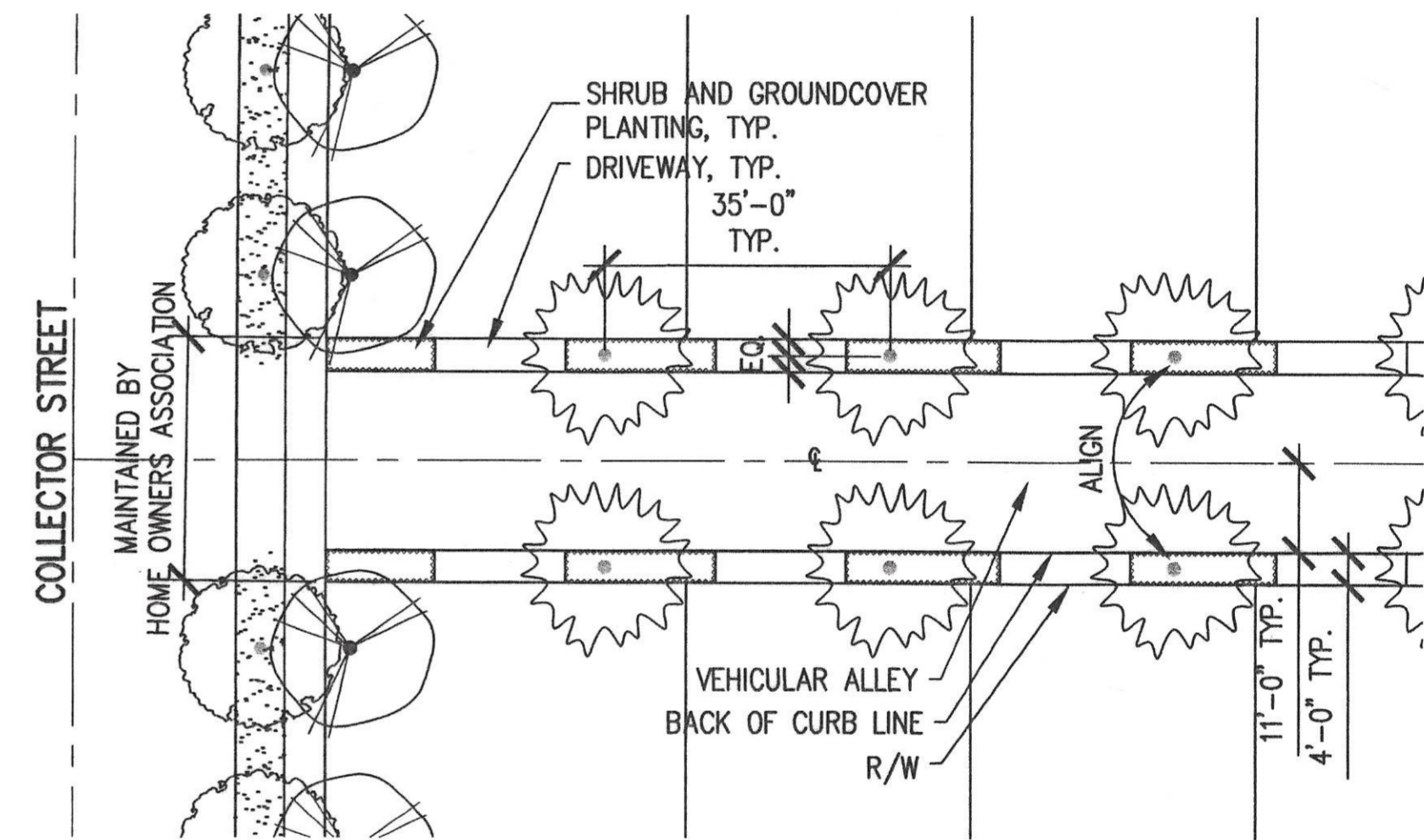
REVISIONS No. 1 Description: 1st Plan Check Resubmittal Date: 3/24 App. 4/5 No. 2 Description: Signed and Sealed Date: 4/5 App.	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT Approved By: <i>Nader Shargh</i> INDER B. SHARGH C. 47837 EXP 12-31-05 PUBLIC WORKS MANAGER Title: 4-19-04 Date:	
DATE: APR. 05, 2004 DRAWN BY: PS PROJ. MGR: MAP PRINCIPAL: JOE RUNCO	
2200 Bridgeway Boulevard P.O. Box 5904 Sausalito, CA 94966-5904 Tel: 415.332.5100 Fax: 415.332.0719 Sausalito Dallas Houston Laguna Beach S W A	
MOUNTAIN HOUSE COMMUNITY SERVICES DISTRICT 'E' IN-TRACT LANDSCAPE GUIDELINES PARKWAY STRIP LANDSCAPE PLANS Comp. File No. Plan File No. TMKN306 SHEET: 2 OF: 7 L1.01	



TYPICAL IN-TRACT CORNER LOT - TREE SPACING

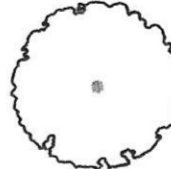
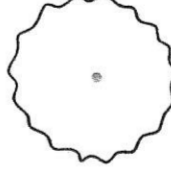
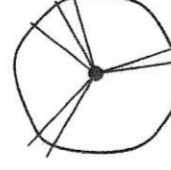
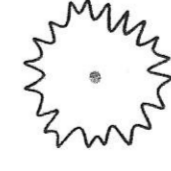

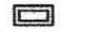



TYPICAL IN-TRACT ALLEY LOT WITH PEDESTRIAN PASEO ACCESS - TREE SPACING



TYPICAL IN-TRACT ALLEY LOT WITH VEHICULAR ACCESS - TREE SPACING

PLANTING/FIXTURE LEGEND

- 
COLLECTOR STREET TREE
 PLATANUS ACERFOLIA 'BLOODGOOD'
 LONDON PLAN TREE, 24" BOX
 TREE SPECIFICATION: 10-12' X 4-5' STANDARD
- 
LOCAL STREET TREE
 FRAXINUS OXYCARPA 'RAYWOOD'
 RAYWOOD ASH, 15 GAL
 TREE SPECIFICATION: 8-9' X 3-4' STANDARD
- 
ACCENT/FLOWERING AND CUL-DE-SAC TREE
 PYRUS CALLERYANA 'ARISTOCRAT'
 ARISTOCRAT PEAR, 24" BOX
 TREE SPECIFICATION: 9-11' X 3-4' STANDARD
- 
ALLEY LOT AND PASEO TREE
 PYRUS CALLERYANA 'CHANTICLEER'
 CHANTICLEER PEAR, 24" BOX
 TREE SPECIFICATION: 9-11' X 3-4' STANDARD
- 
SOD-FESCUE BLUE GRASS
 MIX: 70%-30%
- 
MAILBOX
- 
STREETLIGHT

SEE SHEET L1.01 FOR PLANTING NOTES



SCALE 1"=20'

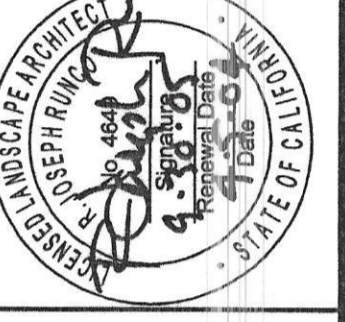
REVISIONS	No.	Descriptions	Date	App.
	1	1st Plan Check Resubmittal	3/24	
	2	Signed and Sealed	4/5	

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

Approved By: *Nader Shargh*
 NADER B. SHARGH
 C 47837 EXP 12-31-05
 PUBLIC WORKS MANAGER

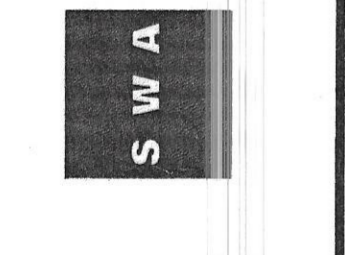
Title: _____ Date: **4-19-04**

DATE: APR. 05, 2004
 DRAWN BY: _____
 PROJ. MGR: _____
 PRINCIPAL: JOE RUNCO



Sausalito
Dallas
Houston
Laguna Beach

2200 Bridgeway Boulevard
P.O. Box 5904
Sausalito, CA 94966-5904
Tel: 415.332.5100
Fax: 415.332.0719

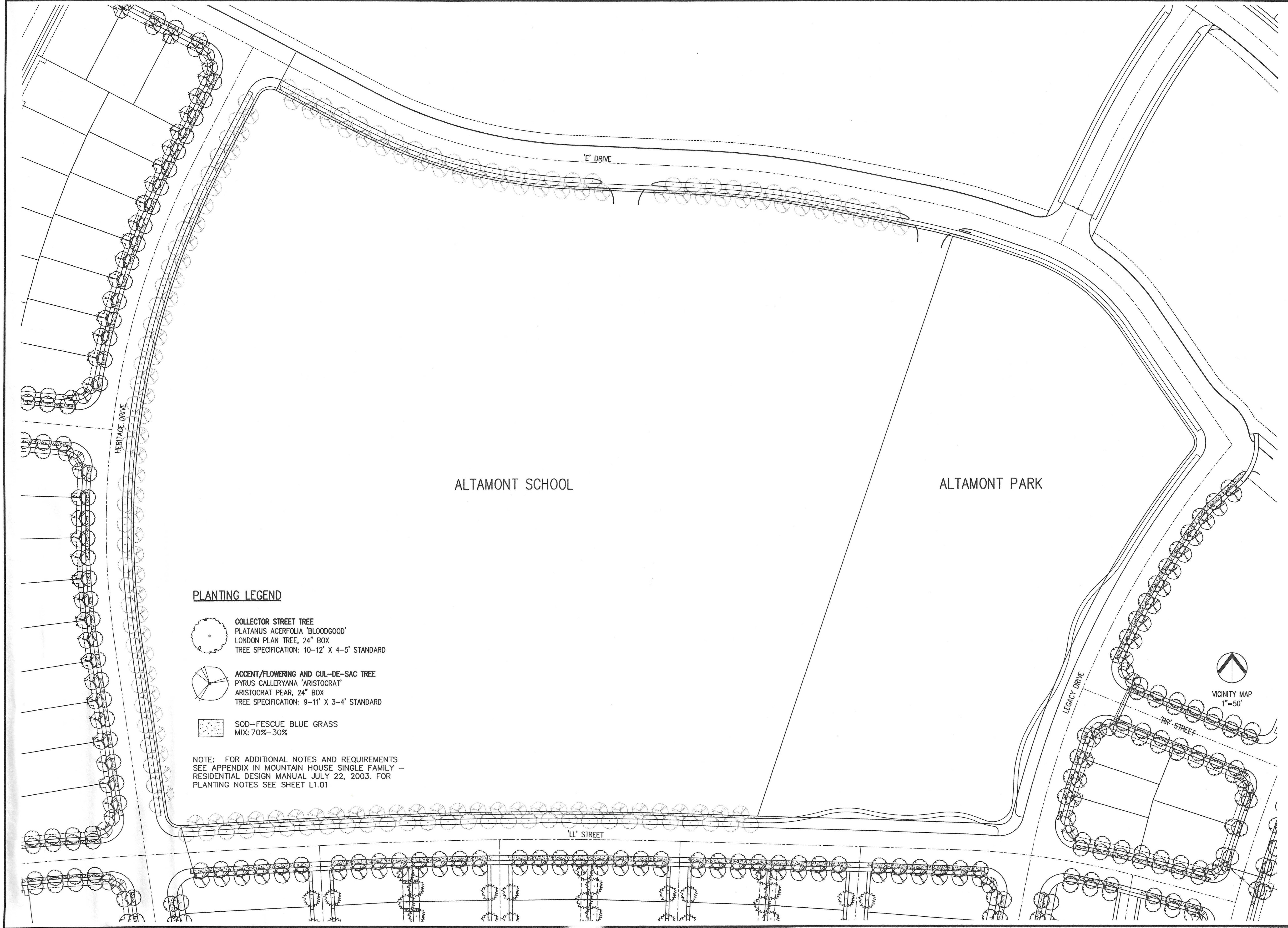


MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

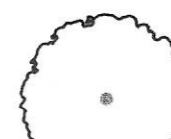
'E' IN-TRACT LANDSCAPE GUIDELINES


PARKWAY STRIP & ALLEY LANDSCAPE PLANS


Comp. File No. _____
 Plan File No. TMKN306
 SHEET: 3 OF: 7
 L1.02



PLANTING LEGEND

 **COLLECTOR STREET TREE**
 PLATANUS ACERFOLIA 'BLOODGOOD'
 LONDON PLAN TREE, 24" BOX
 TREE SPECIFICATION: 10-12' X 4-5' STANDARD

 **ACCENT/FLOWERING AND CUL-DE-SAC TREE**
 PYRUS CALLERYANA 'ARISTOCRAT'
 ARISTOCRAT PEAR, 24" BOX
 TREE SPECIFICATION: 9-11' X 3-4' STANDARD

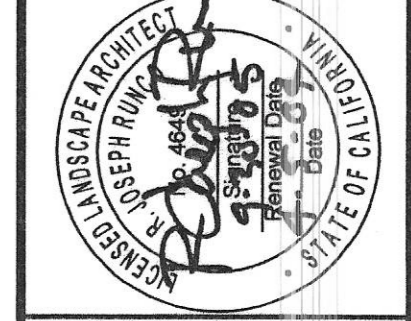
 **SOD-FESCUE BLUE GRASS**
 MIX: 70%-30%

NOTE: FOR ADDITIONAL NOTES AND REQUIREMENTS
 SEE APPENDIX IN MOUNTAIN HOUSE SINGLE FAMILY -
 RESIDENTIAL DESIGN MANUAL JULY 22, 2003. FOR
 PLANTING NOTES SEE SHEET L1.01

No.	Revisions	Date	App.
1	1st Plan Check Resubmittal	3/24	
2	Signed and Sealed	4/5	

MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT
 Approved By: *Nader Sharegh*
 NADER B. SHAREGH
 C 47837 EXP 12-31-05
 PUBLIC WORKS MANAGER
 Title: _____
 Date: **4-19-04**

DATE: APR. 05, 2004
 DRAWN BY: ES
 PROJ. MGR: MAP
 PRINCIPAL: JOE RUNCO



S W A
 2200 Bridgeway Boulevard
 P O Box 5904
 Sausalito, CA 94966-5904
 Dallas Houston Laguna Beach
 Tel: 415-332-5100 Fax: 415-332-0719

MOUNTAIN HOUSE
 COMMUNITY SERVICES DISTRICT

'E' IN-TRACT LANDSCAPE GUIDELINES
 SCHOOL LOOP ROAD LANDSCAPE PLANS

REVISIONS	No.	Descriptions	Date	App.
	1	1st Plan Check Resubmittal	3/24	
	2	Signed and Sealed	4/5	

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

Approved By: *Nader Sharghi*
NADER B. SHARGHI
C 47837 EXP 12-31-05
PUBLIC WORKS MANAGER

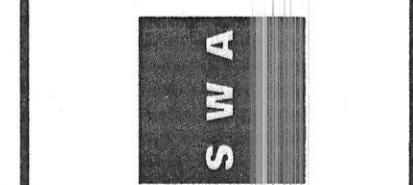
Title: _____
Date: **4-19-04**

DATE: APR. 05, 2004
DRAWN BY: PS
PROJ. MGR: MAP
PRINCIPAL: JOE RUNICO



2200 Bridgeway Boulevard
P.O. Box 5904
Sausalito, CA 94966-5904
Tel: 415-332-5100
Fax: 415-332-0719

Sausalito
Dallas
Houston
Laguna Beach

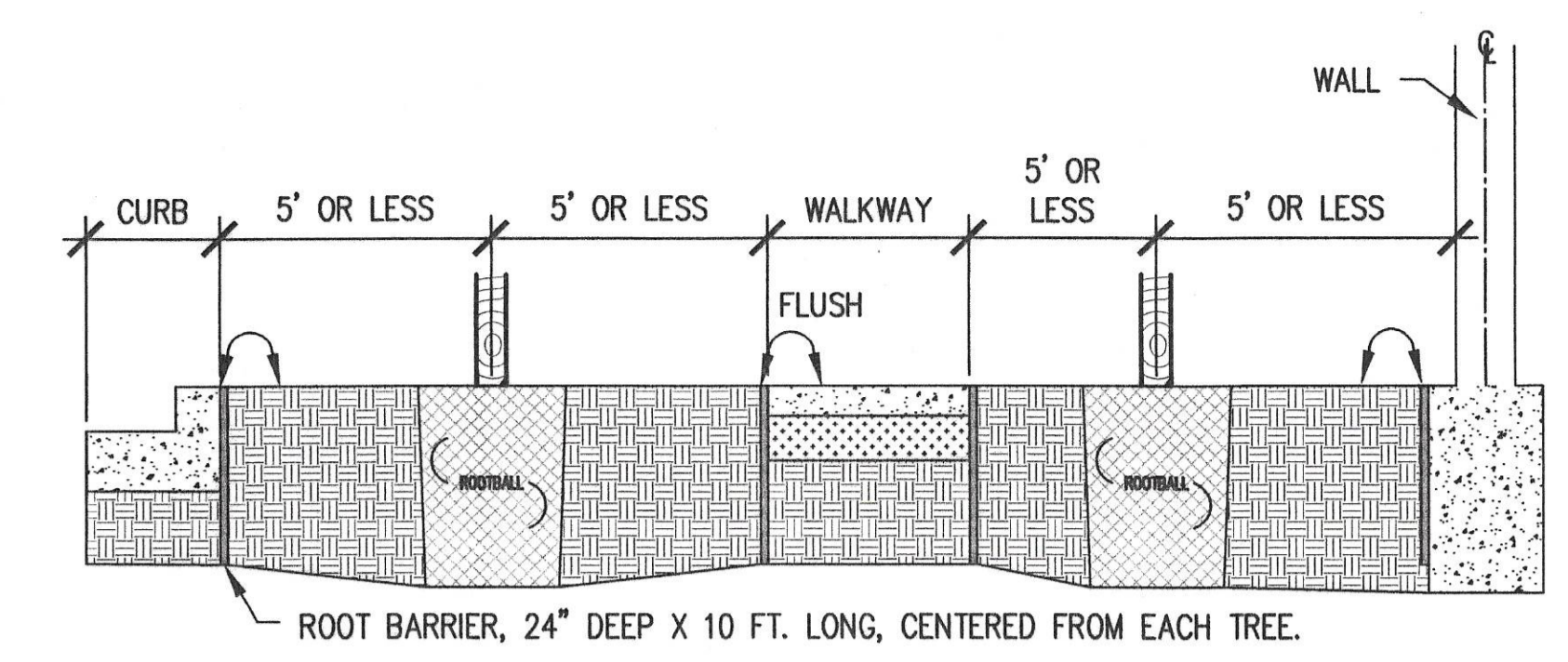


MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT

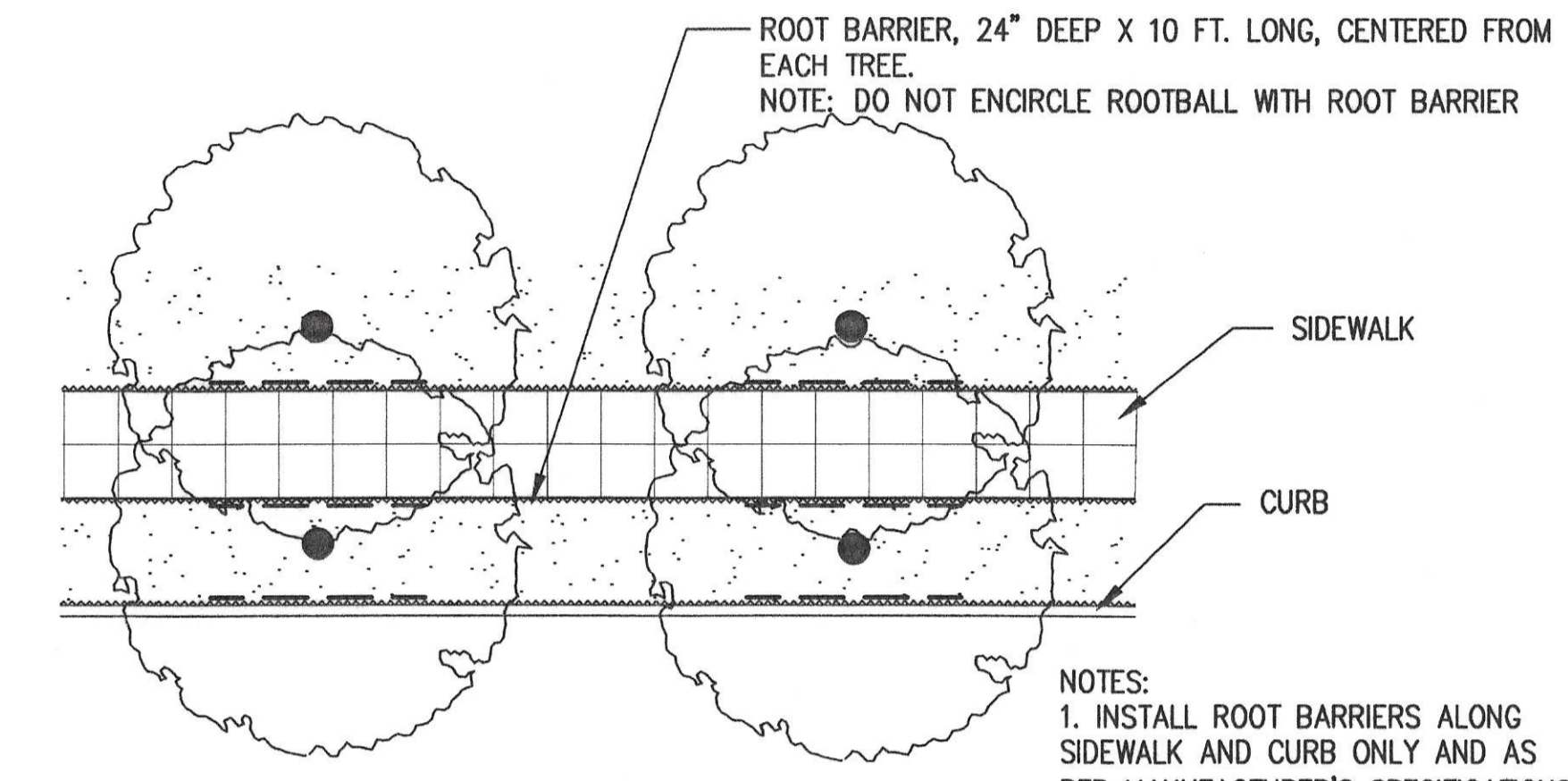
'E' IN-TRACT LANDSCAPE GUIDELINES

PLANTING DETAILS

Comp. File No. _____
Plan File No. TMK0306
SHEET: 5 OF: 7
L1.04



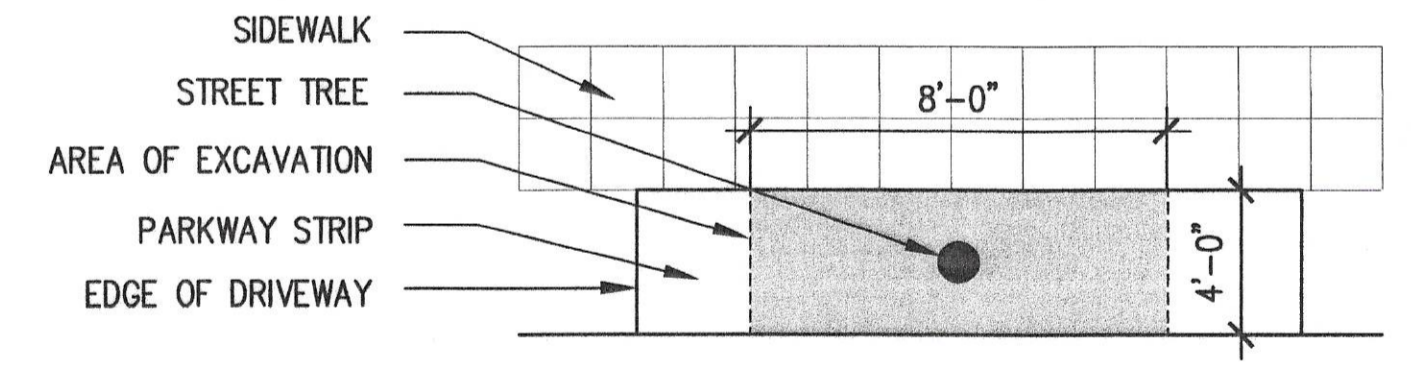
SECTION - NOT TO SCALE



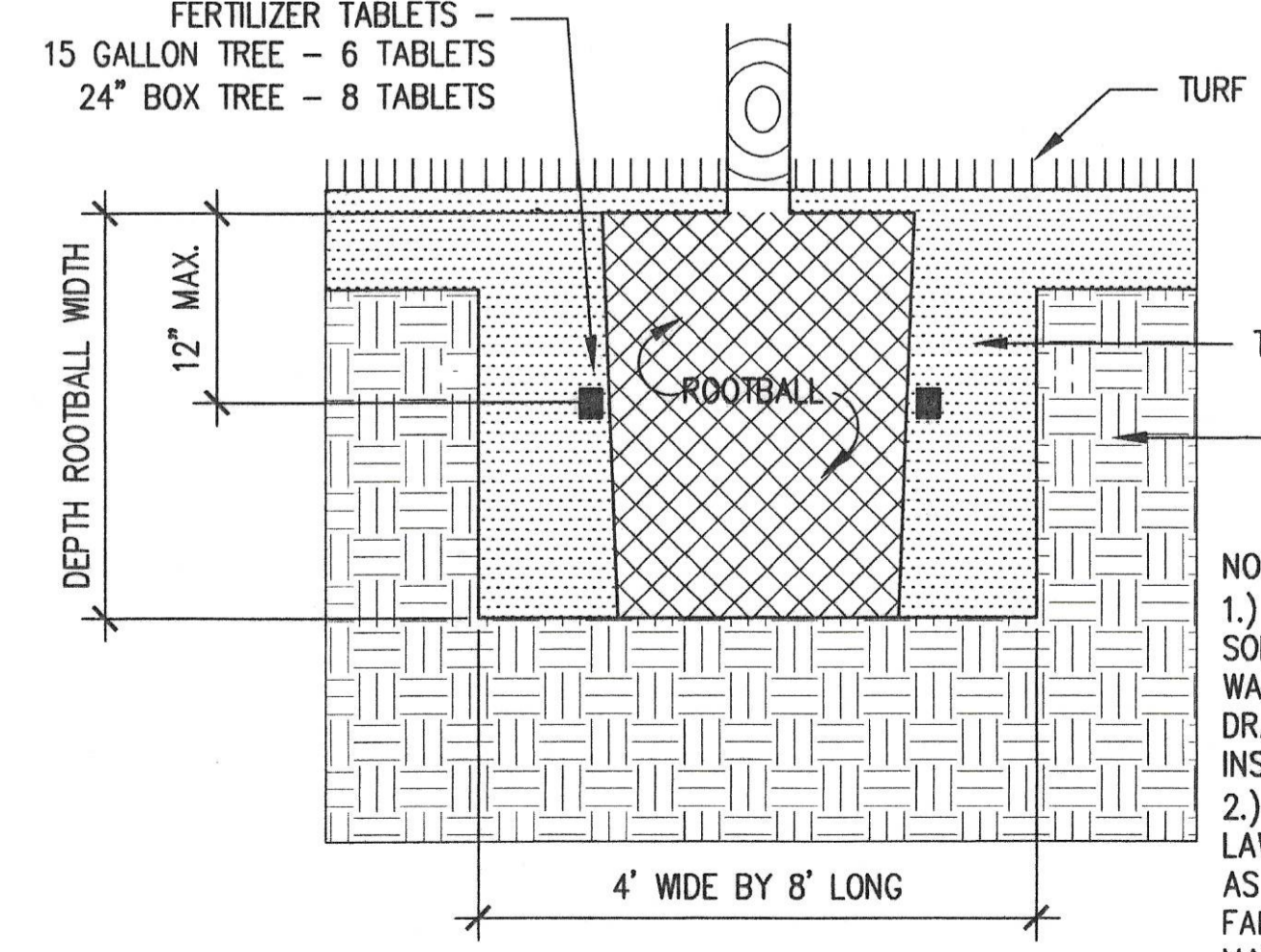
PLAN

1 ROOT BARRIER PLACEMENT
1/8"=1'-0"

NOTES:
1. INSTALL ROOT BARRIERS ALONG SIDEWALK AND CURB ONLY AND AS PER MANUFACTURER'S SPECIFICATIONS, AND PER MHCSO GUIDELINES
2. TOP OF ROOT CONTROL BARRIER MUST BE FLUSH WITH FINISH GRADE.



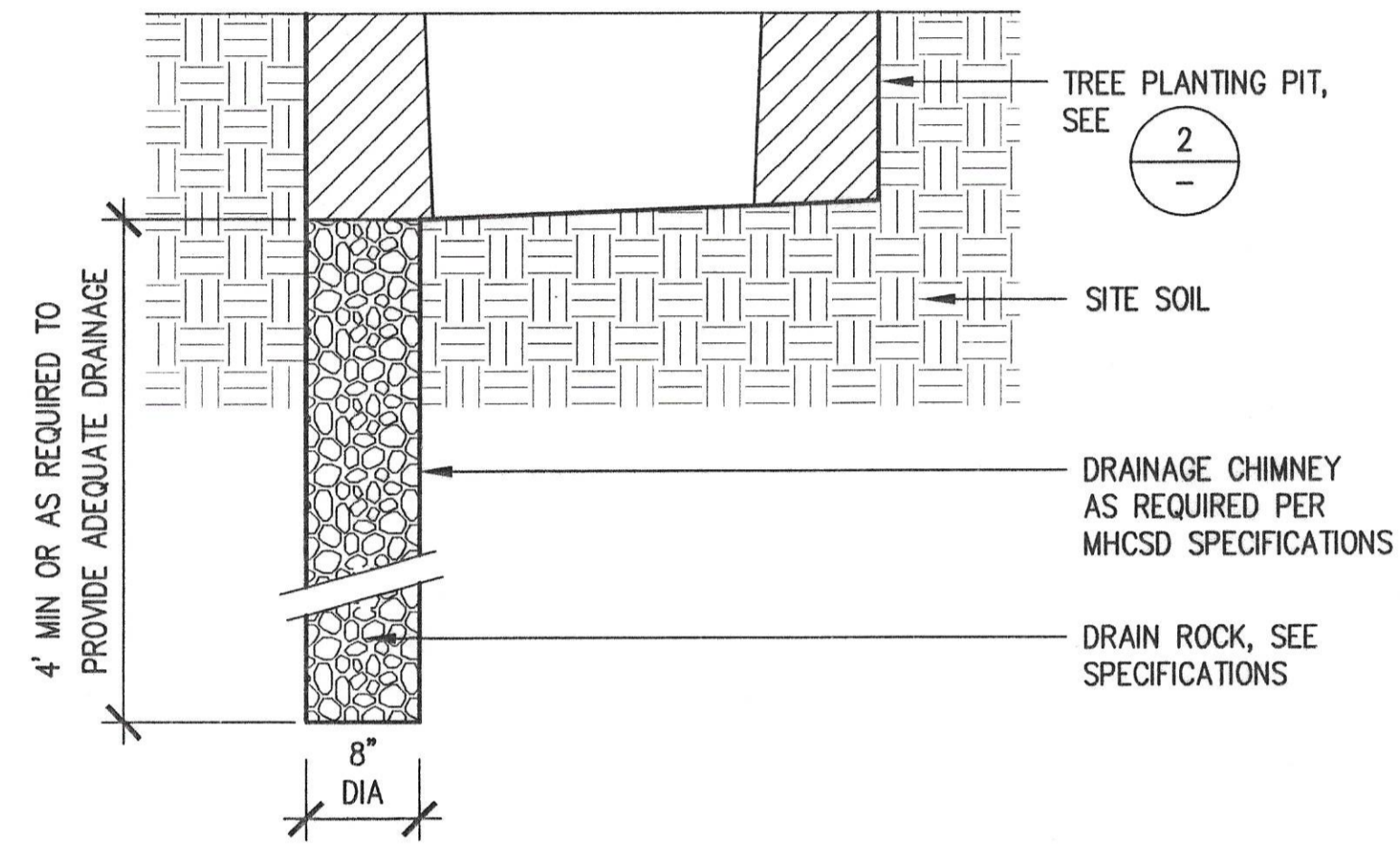
PLAN OF PARKWAY STRIP



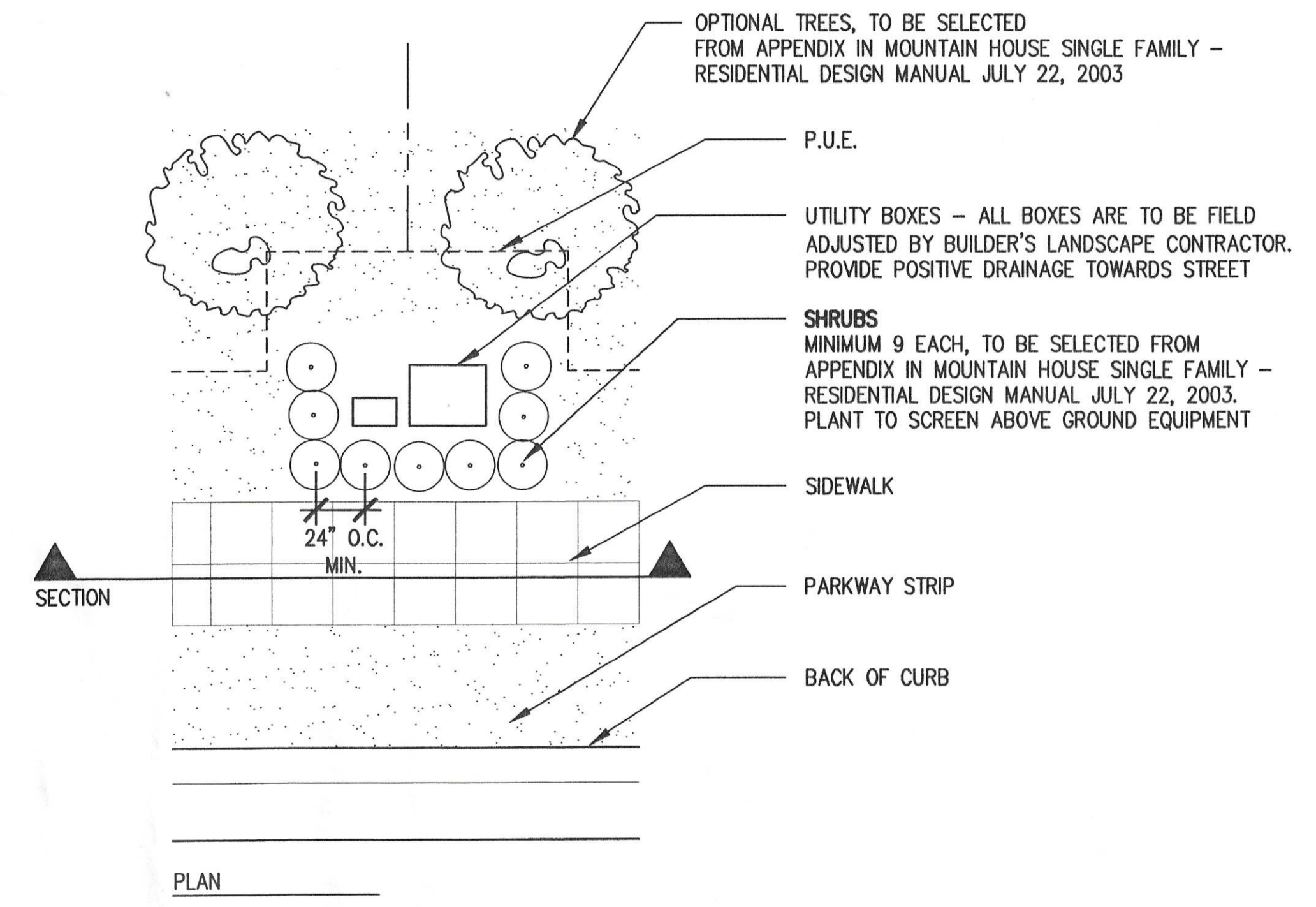
2 PARKWAY STRIP TREE PLANTING PIT
NOT TO SCALE

NOTES:
1.) TEST FOR POORLY DRAINING SOILS BY FILLING TREE PIT WITH WATER. IF TREE PIT DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, INSTALL DETAIL #3.
2.) IF TREE IS NOT PLANTED IN LAWN, CREATE A WATERING BASIN AS PER MOUNTAIN HOUSE SINGLE FAMILY - RESIDENTIAL DESIGN MANUAL JULY 22, 2003

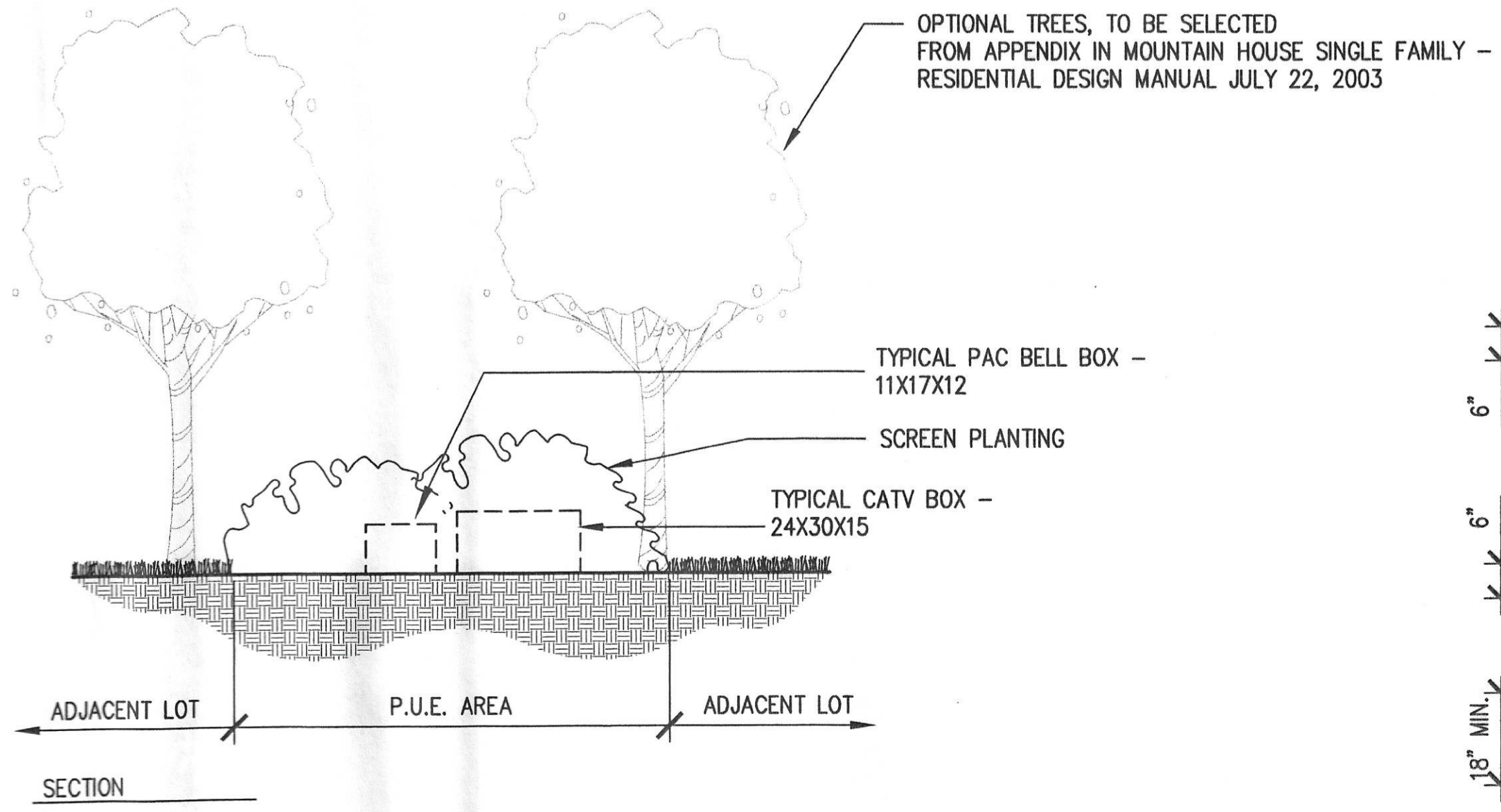
NOTE:
INSTALL WHEN TREE PIT DOES NOT DRAIN WITHIN A 24 HOUR PERIOD.



3 TREE DRAINAGE CHIMNEY - PER PERCOLATION TEST
1"=1'-0"

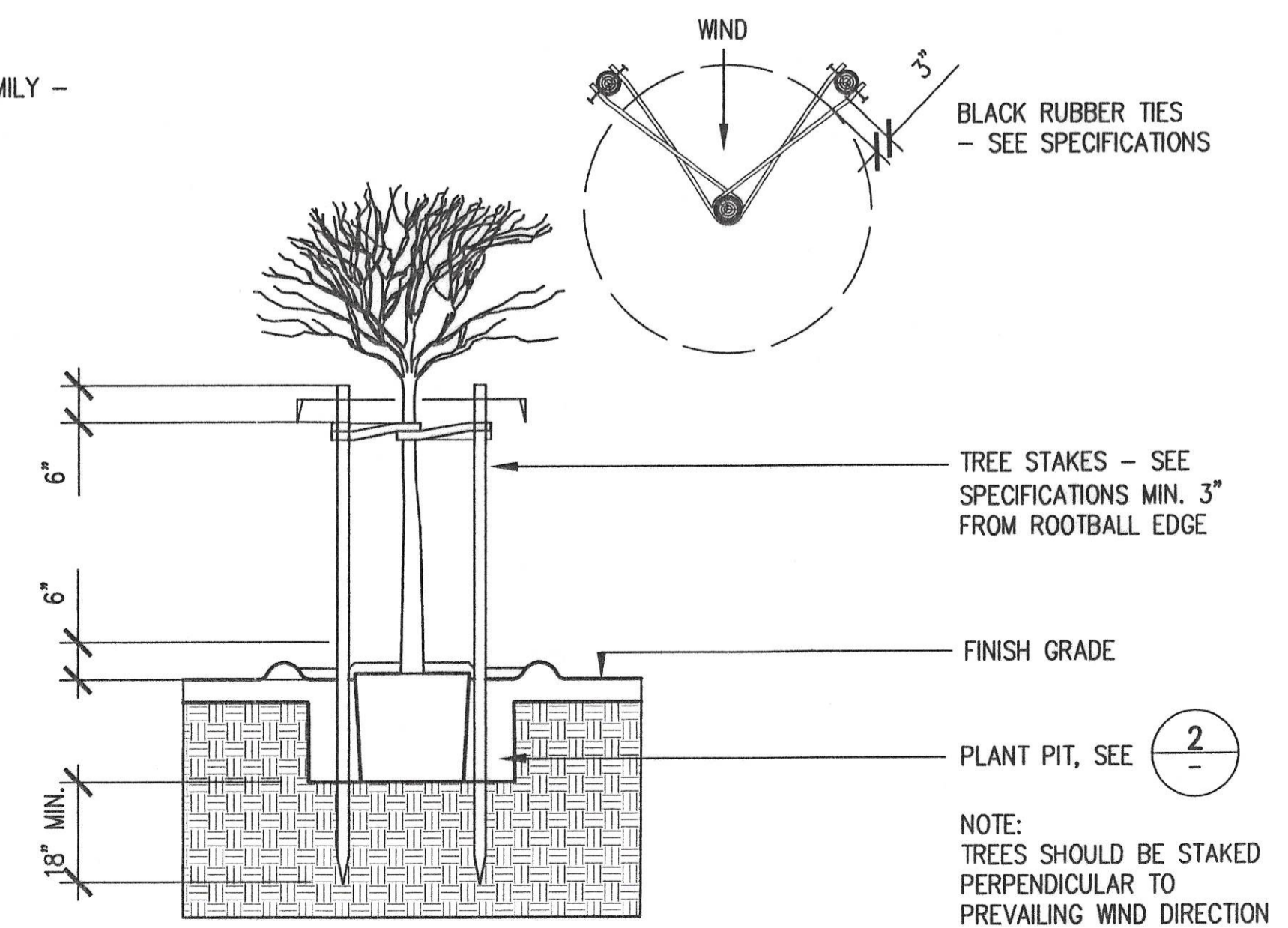


PLAN



SECTION

5 PLANTING SCREEN FOR P.U.E. EQUIPMENT
NOT TO SCALE



4 TREE STAKING
1/2"=1'-0"

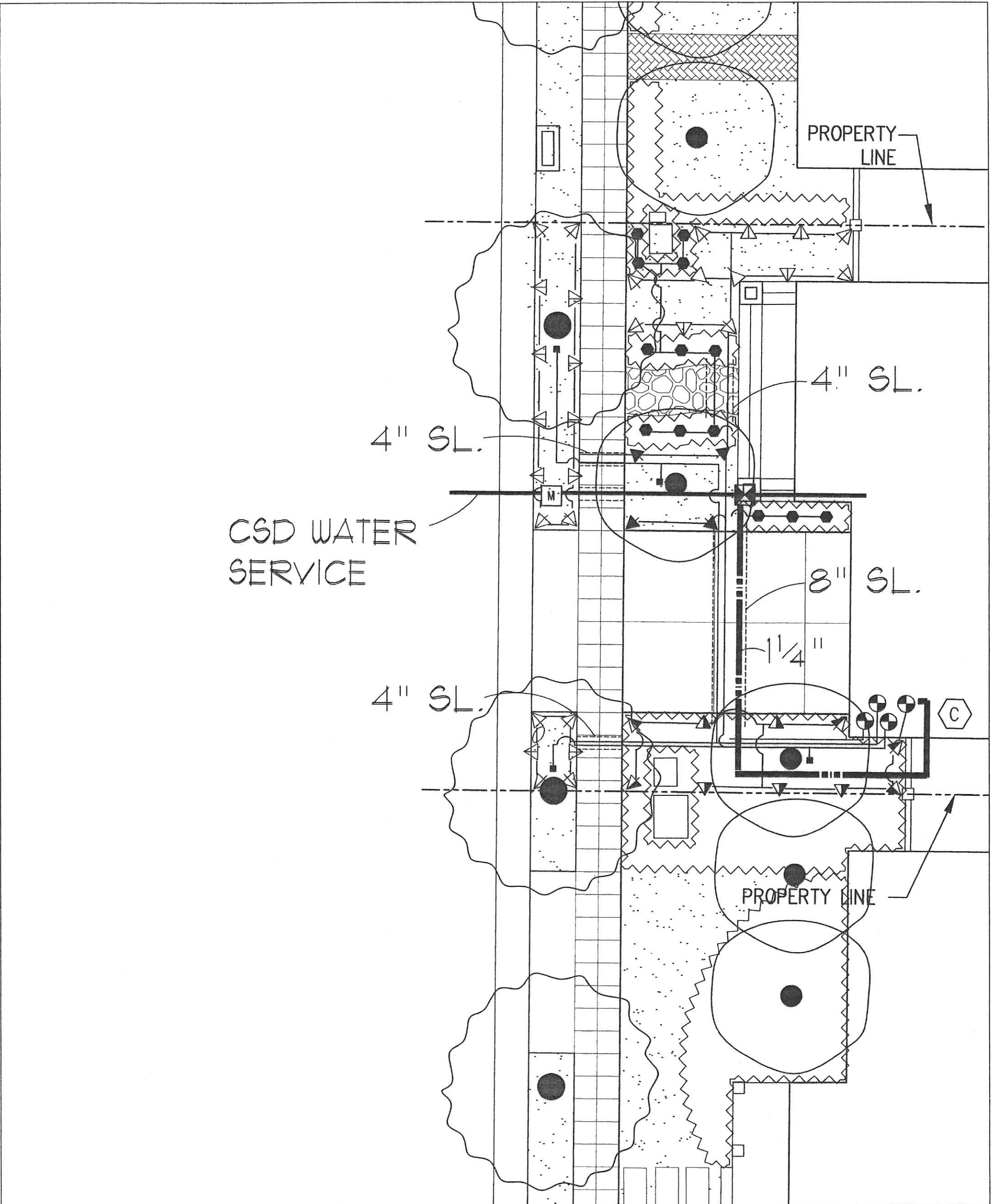
NOTE:
TREES SHOULD BE STAKED PERPENDICULAR TO PREVAILING WIND DIRECTION

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- WHEN VERTICAL OBSTRUCTIONS (STREET LIGHTS, TREES, FIRE HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH A UNIQUE COLOR INSULATING JACKET FOR EACH CONTROLLER. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET AND A STRIPE OF COLOR WHICH MATCHES THE CONTROL WIRE COLOR CHOICE FOR SPECIFIC CONTROLLER. SPARE WIRE: #14-1 WIRE WITH BLACK INSULATION JACKET. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL A MINIMUM OF ONE SPARE CONTROL WIRE ALONG THE ENTIRE WIRE ROUTING FOR EACH CONTROLLER. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPLICING OR LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURERS INCLUDE CARSON, NDS, OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- AT LOCATIONS WHERE LOW SPRINKLER HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER, INSTALL A TORO 570Z SERIES POP-UP BODY WITH INTEGRAL CHECK VALVE. INSTALL A HUNTER HCV SERIES, KBI CV-SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE ON BUBBLER RISERS WHERE REQUIRED.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY. ALL UNSIZED LATERAL PIPE DOWNSTREAM OF 1" WILL BE 3/4"
- PIPE THREAD SEALANT COMPOUND SHALL BE PERMATEX 51 OR RECTOR SEAL T+2.
- PRIOR TO TRENCHING, CALL UNDERGROUND SERVICE ALERT, 1-800-642-2444 FOR NORTHERN CALIFORNIA.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO APPLY FOR ANY PERMITS REQUIRED.

IRRIGATION LEGEND (PROTOTYPICAL)

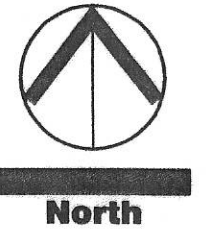
SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
○ ⊕ ⊕	570Z-6P-COM/15-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (LAWN)	3,1,5,0,8	30	12-15
● ⊕ ⊕	570Z-6P-COM/12-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (LAWN)	2,1,0,5	30	10-12
⊕ ⊕ ⊕	570Z-6P-COM/10-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (LAWN)	1,5,0,8,0,4	30	8-10
⊕ ⊕ ⊕	570Z-6P-COM/8-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (LAWN)	1,0,5,0,25	30	6-8
⊕ ⊕ ⊕	570Z-6P-COM/5-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (LAWN)	0,2,0,1	30	4-5
●	570Z-6P-COM/4 SST-PC	TORO POP-UP SIDE STRIP SPRAY SPRINKLER (LAWN)	1,2	30	4 x 30
⊕	570Z-6P-COM/4 EST-PC	TORO POP-UP END STRIP SPRAY SPRINKLER (LAWN)	0,5	30	4 x 15
⊕ ⊕ ⊕	570Z-6P-COM/15-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	3,1,5,0,8	30	12-15
⊕ ⊕ ⊕	570Z-6P-COM/12-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	2,1,0,5	30	10-12
⊕ ⊕ ⊕	570Z-6P-COM/10-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1,5,0,8,0,4	30	8-10
⊕ ⊕ ⊕	570Z-6P-COM/8-PC F,H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	1,0,5,0,25	30	6-8
⊕ ⊕	570Z-6P-COM/5-PC H,Q	TORO POP-UP SPRAY SPRINKLER (SHRUB)	0,2,0,1	30	4-5
●	570Z-6P-COM/4 SST-PC	TORO POP-UP SIDE STRIP SPRAY SPRINKLER (SHRUB)	1,2	30	4 x 30
⊕	570Z-6P-COM/4 EST-PC	TORO POP-UP SIDE STRIP SPRAY SPRINKLER (SHRUB)	0,5	30	4 x 15
■	FB-50-PC	TORO BUBBLER (TREE) 2 PER TREE	.5	30	TRICKLE
◆	100P-SERIES	IRRITROL REMOTE CONTROL VALVE			
◆	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
◆	T113-IRR	NIBCO GATE VALVE (LINE SIZE)			
⊠	825Y - 1"	FEBCO REDUCED PRESSURE BACKFLOW ASSEMBLY			
⊙	RMS - SENTAR	RAINMASTER SENTAR CONTROLLER - 12 STATION			
CONTROLLER AND STATION NUMBER					
FLOW (GPM)					
REMOTE CONTROL VALVE SIZE (IN INCHES)					
MAIN LINE: 2 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.					
LATERAL LINE: 3/4" AND LARGER: 1120-CL 200 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.					
SLEEVING: 1120-CL 200 PVC PLASTIC PIPE. MIN. 18" COVER.					
S.L. =====					



PROTOTYPICAL IRRIGATION PLAN
SCALE 1" = 8"
Note: Irrigation shown within the lot is for reference only. Actual system configuration will vary.

NOTES:

- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL TWO BUBBLERS AT EACH TREE AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPE CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPE LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
3/4" 0-6 GPM
1" 7-12 GPM
1 1/4" 13-20 GPM
1 1/2" 21-32 GPM



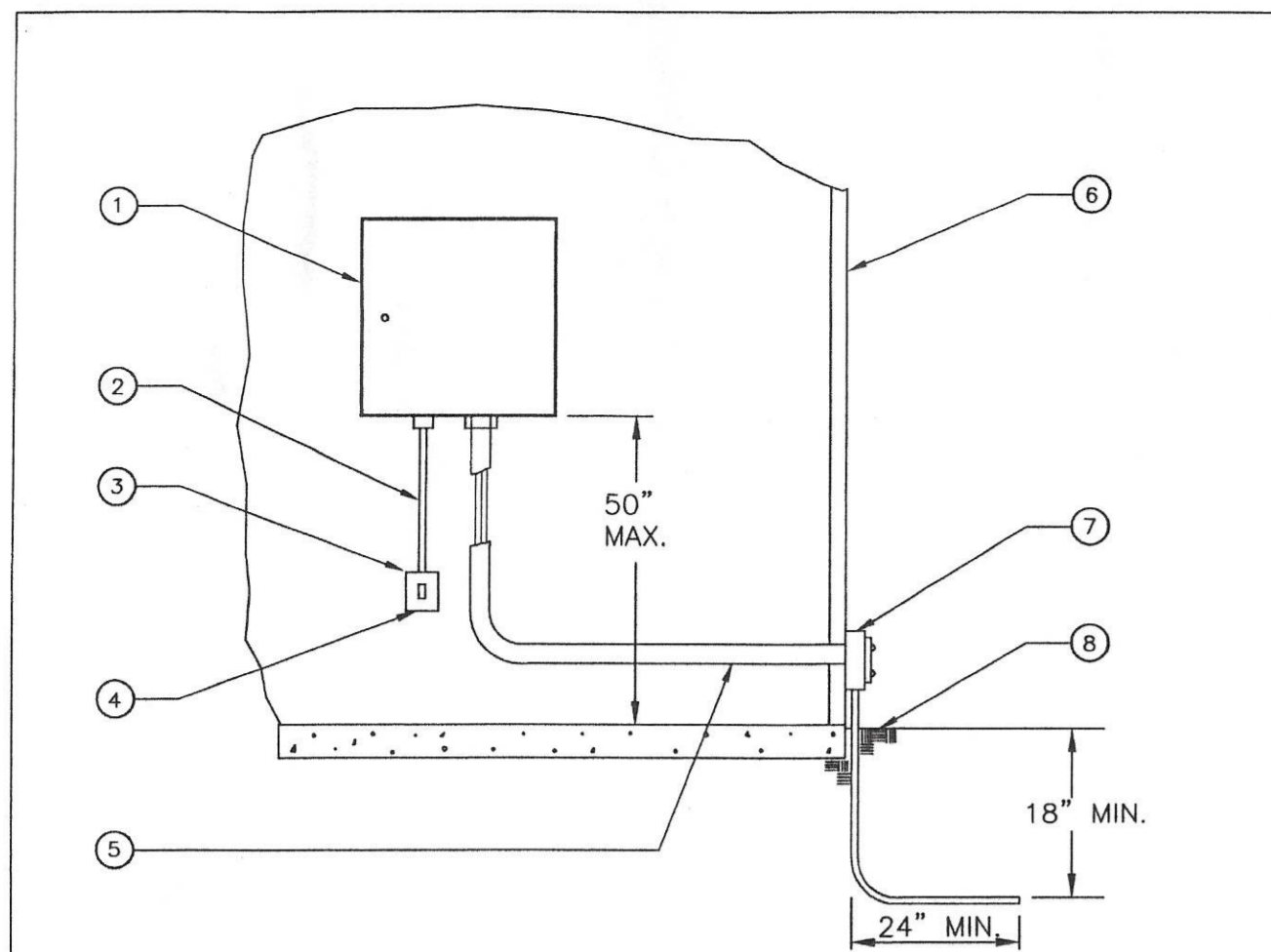
REVISIONS	No.	Descriptions	Date	App.
	1	1st Plan Check Resubmitted	3/24	
	2	Signed and Sealed	4/5	

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
Approved By: *Nader Sharaf*
NADER B. SHARAF
C 47837 EXP 12-31-05
PUBLIC WORKS MANAGER
Title: _____
Date: 4-19-04

DATE: APR. 05, 2004
DRAWN BY: _____
PROJ. MGR: _____
MAP: _____
PRINCIPAL: JOE RUNCO

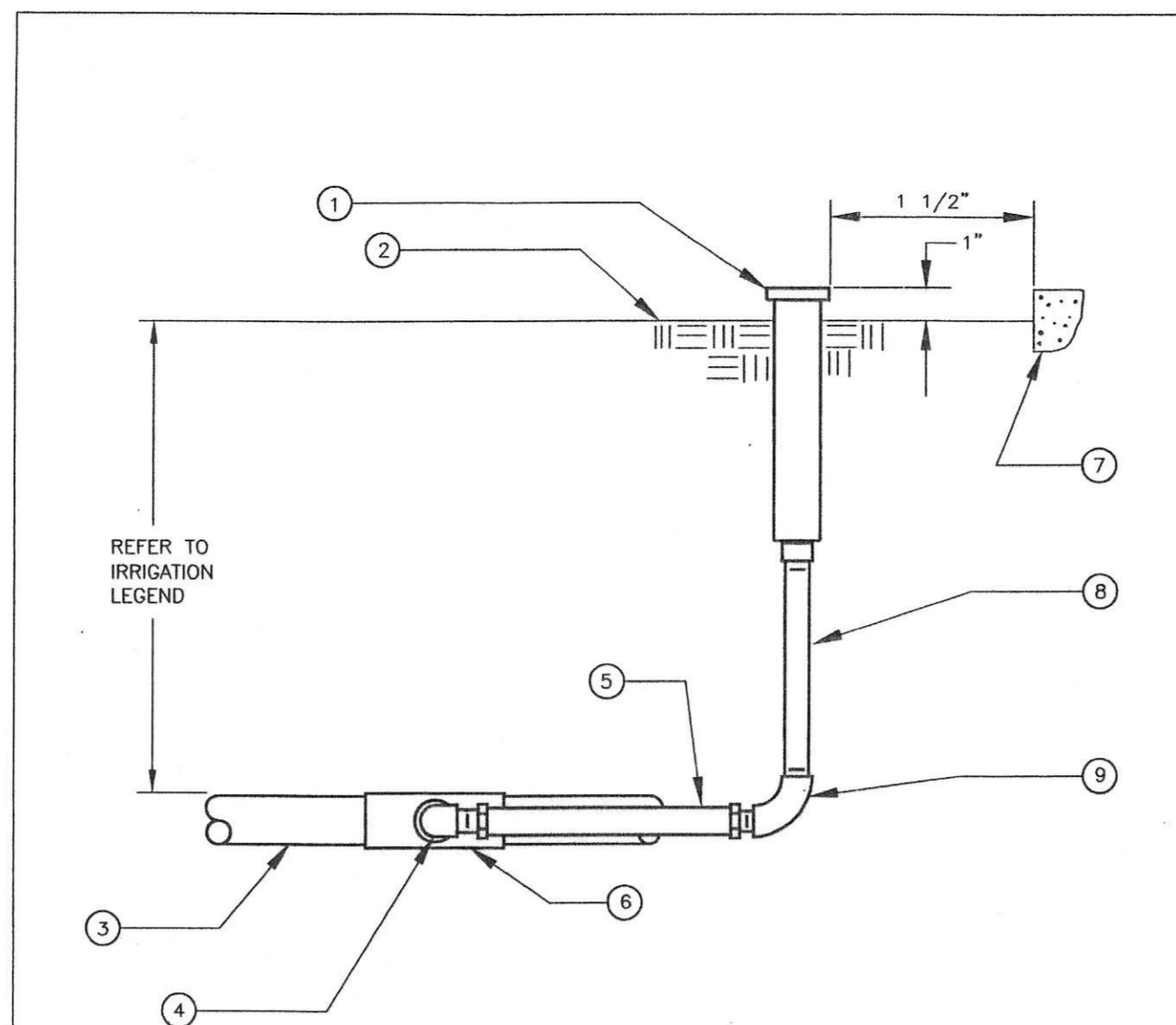
2200 Bridgeway Boulevard
P.O. Box 5900
San Francisco, CA 94968-8904
Tel: 415-362-5100
Fax: 415-362-0779
Sausalito
Dallas
Houston
Laguna Beach
S W A

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
'E' IN-TRACT LANDSCAPE GUIDELINES
IRRIGATION PLAN, LEGEND AND NOTES
Comp. File No. THK2015_104
Plan File No. _____
SHEET: 6 OF: 7
L1.05



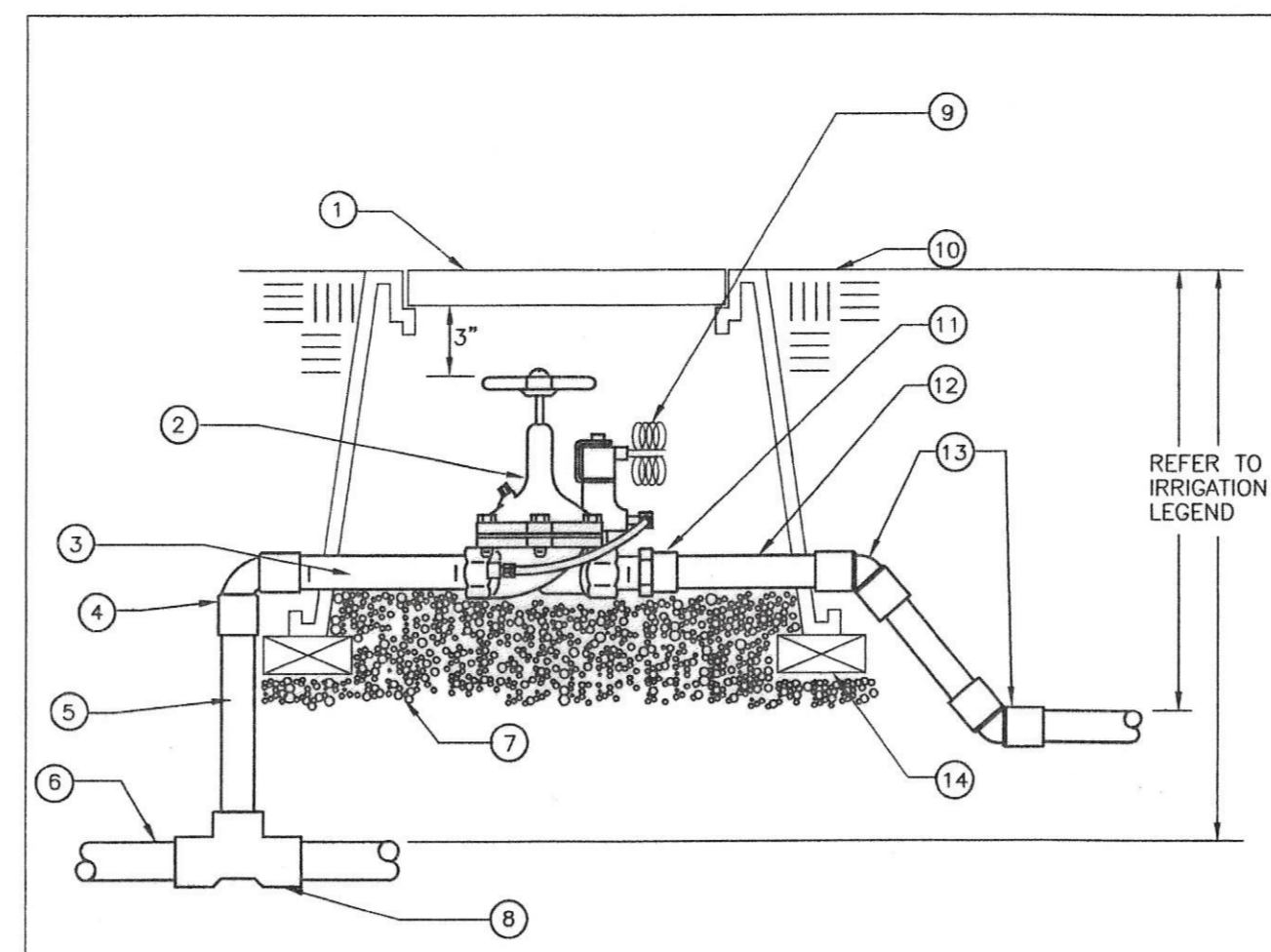
- 1 IRRIGATION CONTROLLER
- 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- 3 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- 4 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- 5 SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE PROVIDED BY ELECTRICAL CONTRACTOR
- 6 EXTERIOR WALL
- 7 ELECTRICAL PULL BOX PER ELECTRICAL CODE
- 8 FINISH GRADE

1 INTERIOR MOUNTED CONTROLLER
Scale: NONE



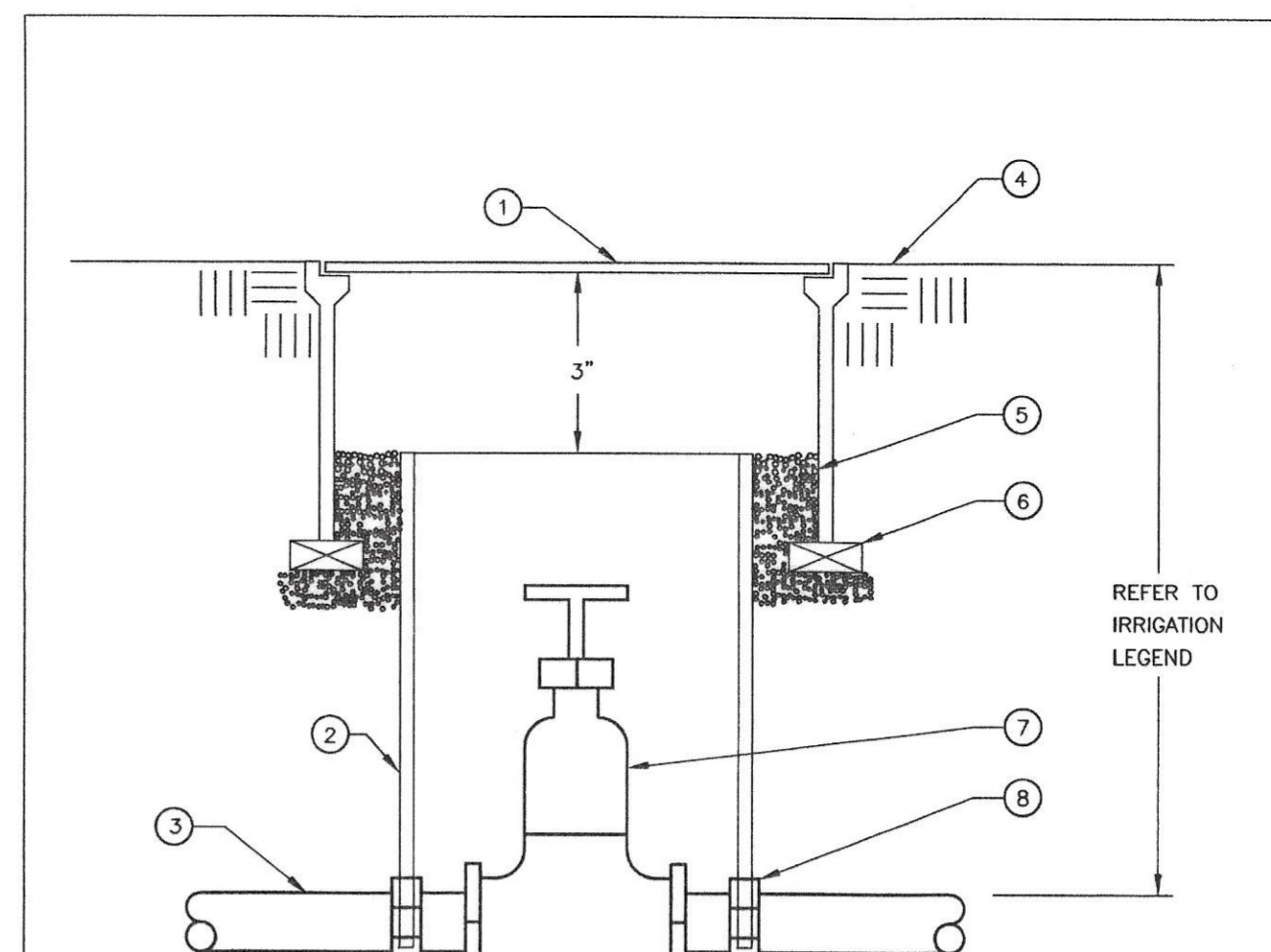
- 1 POP-UP SHRUB SPRAY SPRINKLER
- 2 FINISH GRADE
- 3 PVC LATERAL LINE
- 4 1/2" SCHEDULE 40 PVC STREET ELL
- 5 COBRA CONNECTOR MODEL CC-600-6"
- 6 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 7 WALL, WALK, CURB OR BUILDING
- 8 1/2" SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED)
- 9 1/2" SCHEDULE 40 PVC THREADED 90° ELL

2 POP-UP SHRUB SPRAY SPRINKLER RISER
Scale: NONE



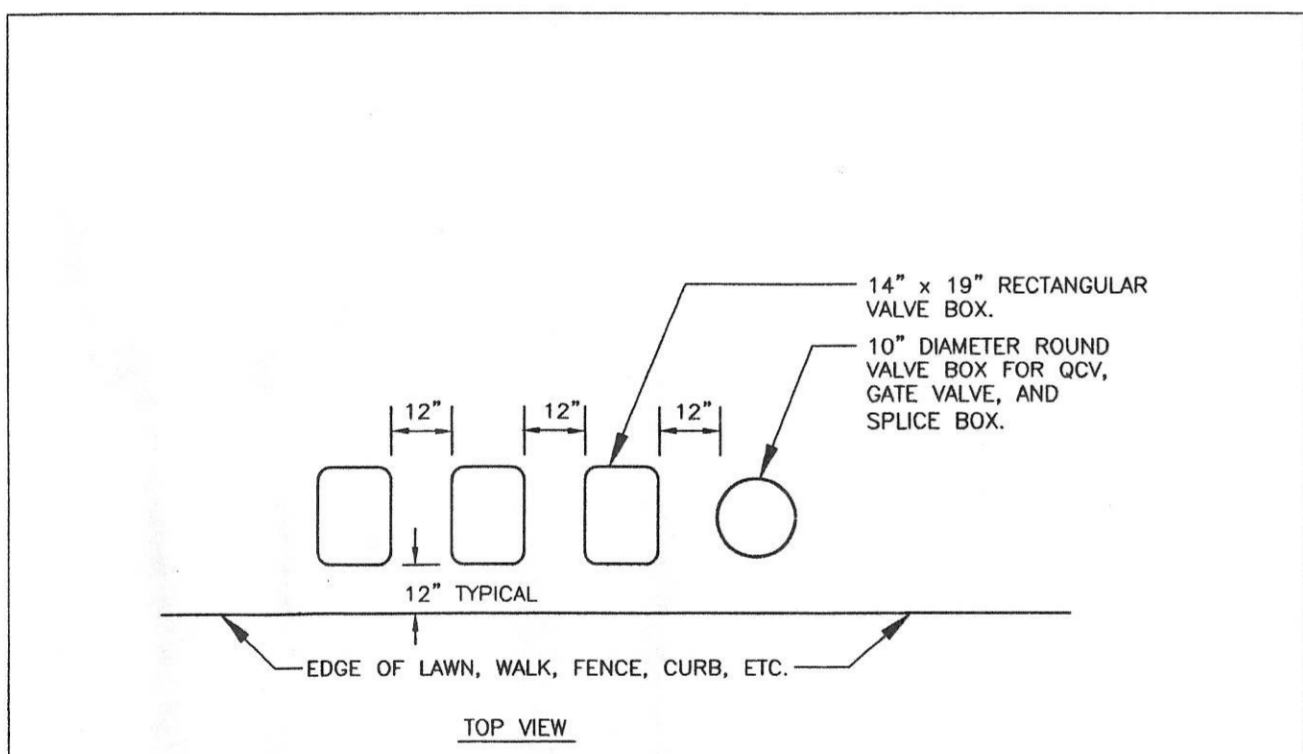
- 1 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID, ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 14" X 19" (12" DEEP)
- 2 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED
- 3 SCHEDULE 80 PVC NIPPLE
- 4 SCHEDULE 40 PVC 90° ELBOW (SXT)
- 5 SCHEDULE 40 PVC RISER - LENGTH AS REQUIRED.
- 6 PVC MAIN LINE
- 7 PEA GRAVEL - 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 8 UPC APPROVED SCHEDULE 40 PVC TEE
- 9 VALVE CONTROL WIRE - PROVIDE 3M DRY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL
- 10 FINISH GRADE
- 11 SCHEDULE 40 PVC MALE ADAPTER
- 12 PVC LATERAL LINE
- 13 LOWER LATERAL LINE WITH SCH. 40 PVC 45° ELBOWS
- 14 BRICK - 1 EACH CORNER

3 REMOTE CONTROL VALVE
Scale: NONE



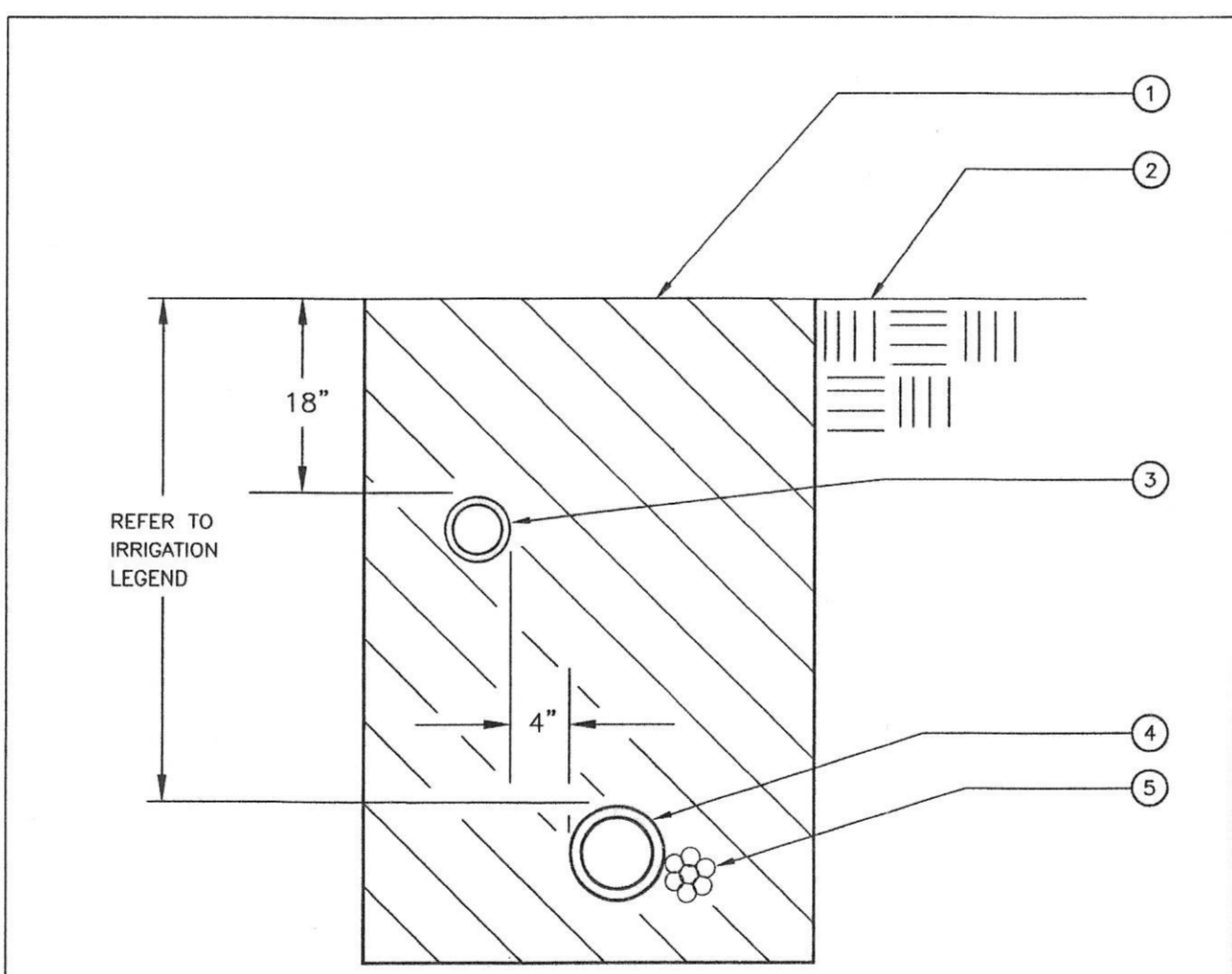
- 1 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10"
- 2 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
- 3 PVC MAIN LINE
- 4 FINISH GRADE
- 5 PEA GRAVEL
- 6 BRICK - 2 TOTAL
- 7 GATE VALVE
- 8 SCHEDULE 40 PVC MALE ADAPTER

4 3" AND SMALLER GATE VALVE
Scale: NONE



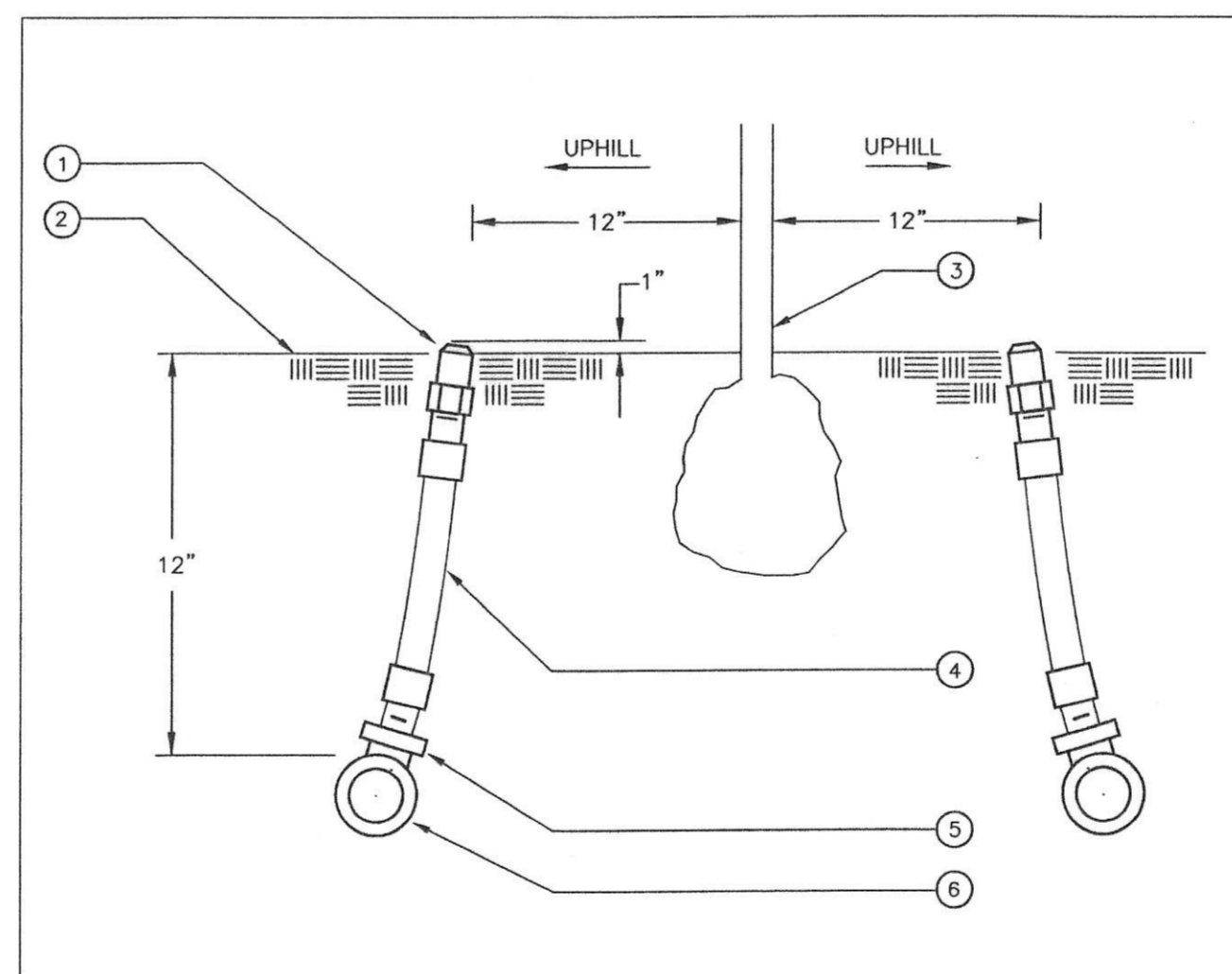
- INSTRUCTIONS:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

5 VALVE BOX INSTALLATION
Scale: NONE



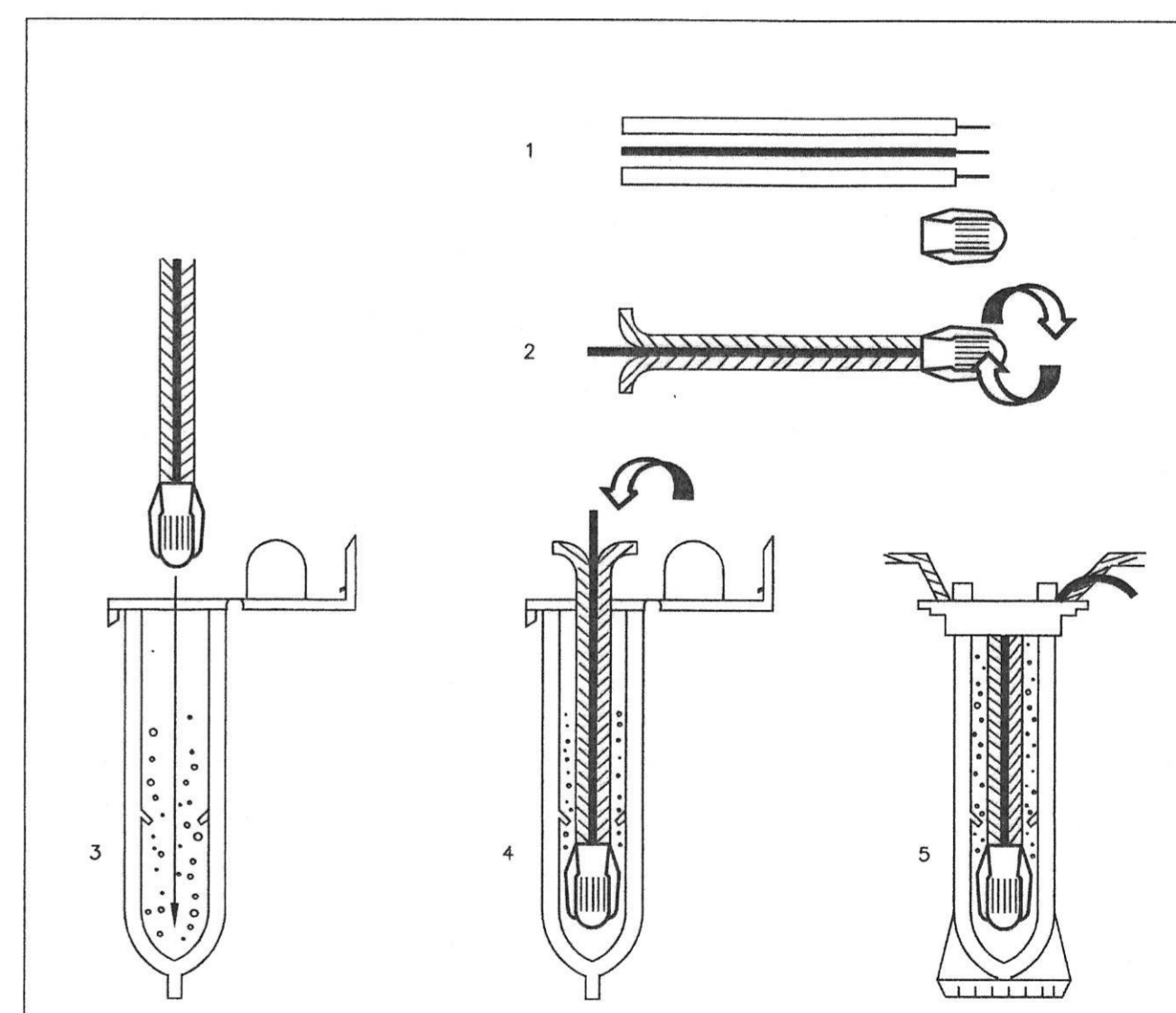
- 1 CLEAN BACKFILL MATERIAL
- 2 FINISH GRADE
- 3 LATERAL LINE
- 4 MAIN LINE
- 5 LOW VOLTAGE CONTROL WIRE

6 TRENCHING
Scale: NONE



- 1 BUBBLER
- 2 FINISH GRADE
- 3 TREE
- 4 COBRA CONNECTOR MODEL CC-3600 (1/2" x 3/8")
- 5 PVC TEE, OR FEMALE ADAPTER ELBOW
- 6 PVC LATERAL LINE

7 TREE BUBBLER
Scale: NONE



- INSTRUCTIONS:
- STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
 - TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 - INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 - PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 - INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

8 WEATHERPROOF SPLICE ASSEMBLY
Scale: NONE

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2780 Camino Diablo
Walnut Creek, CA 94596
Phone: (925) 938-3985
Fax: (925) 932-5671
Email: RMA_IRRIGATION@COMPUSERVE.COM

REVISIONS	No.	Descriptions	Date App.
	1	1st Plan Check, Resubmittal	3/24
	2	Signed and Sealed	4/5

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
Approved By: **Nader Shareghi**
NADER B. SHAREGHI
C-47837 EXP-12-31-05
PUBLIC WORKS MANAGER
Title: _____
Date: **4-19-04**

DATE: APR. 05, 2004
DRAWN BY: PS
PROJ. MGR: MRP
PRINCIPAL: JOE RUNICO
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

Sausalito
Dallas
Houston
Laguna Beach
2200 Bridgeway Boulevard
P.O. Box 5904
Sausalito, CA 94966-5904
Tel: 415.332.5100
Fax: 415.332.0719

MOUNTAIN HOUSE
COMMUNITY SERVICES DISTRICT
'E' IN-TRACT LANDSCAPE GUIDELINES
IRRIGATION PLAN, LEGEND AND NOTES