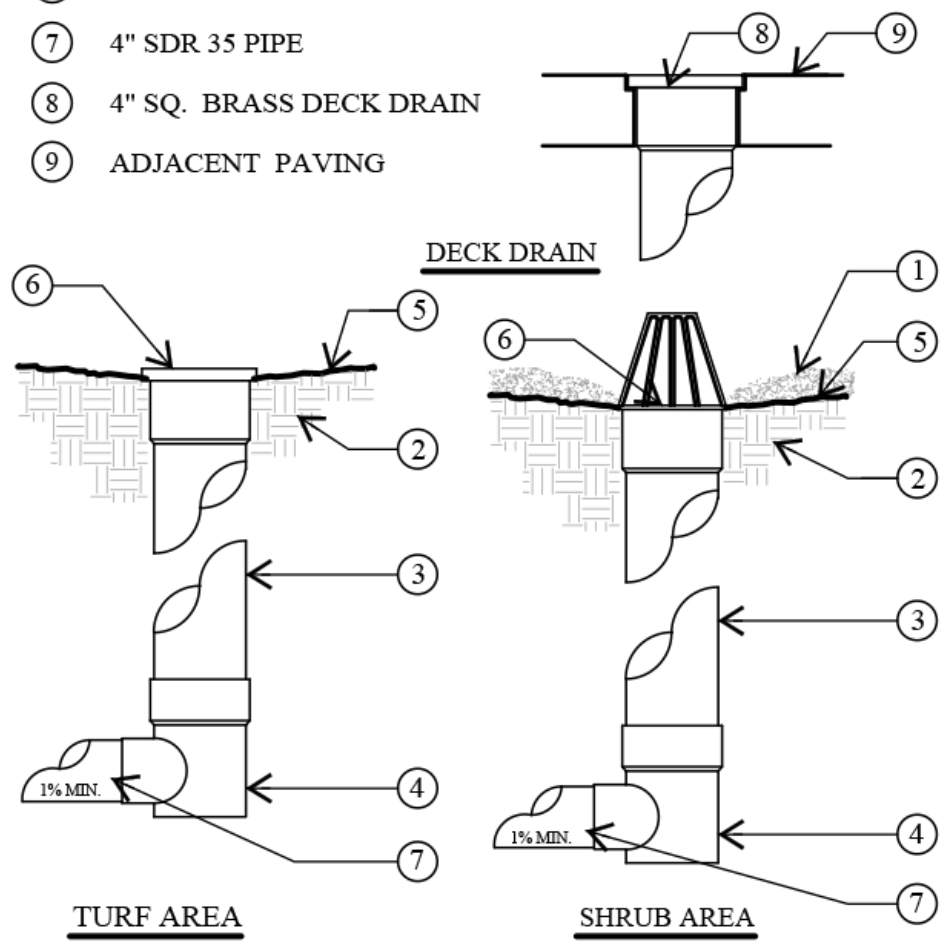


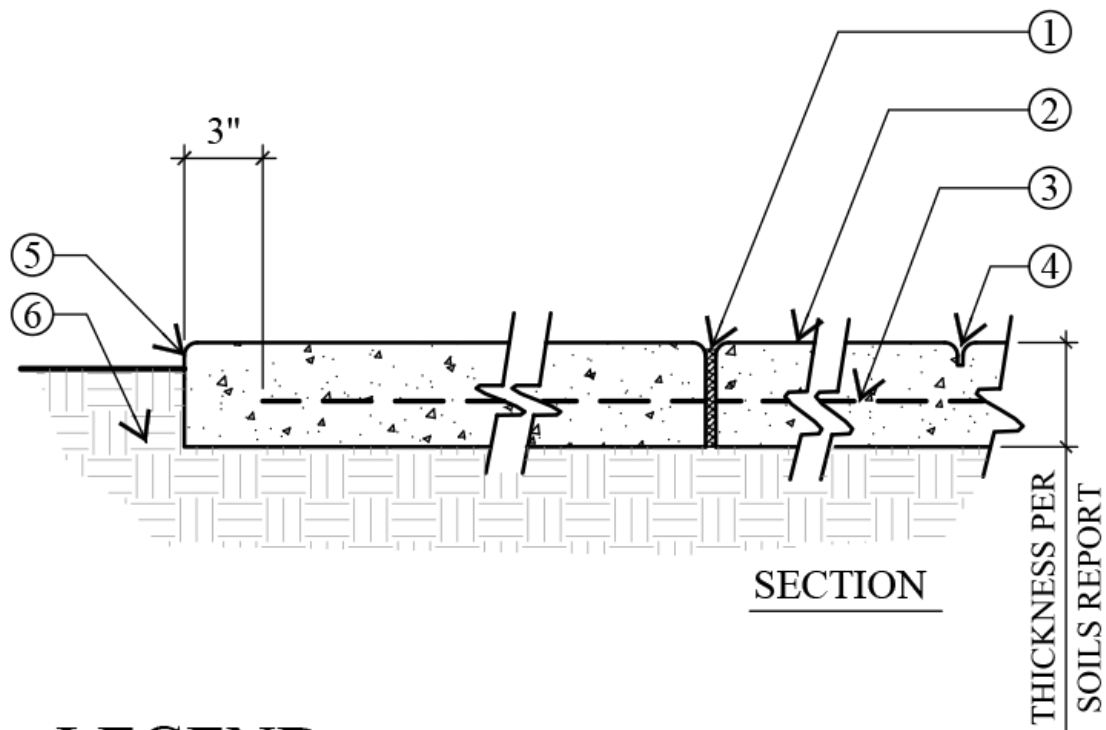
LEGEND

- 1 MULCH- FEATHER TO GRATE IN PLANTING AREAS
- 2 SUBGRADE - PER SOILS REPORT
- 3 6" DIA. EXTENSIONS - LENGTH: AS REQUIRED
- 4 NDS 100 CATCH BASIN
- 5 FINISH GRADE - SLOPE TO DRAIN 2% MIN
- 6 6" DIA. DRAIN GRADE - GREEN
- 7 4" SDR 35 PIPE
- 8 4" SQ. BRASS DECK DRAIN
- 9 ADJACENT PAVING



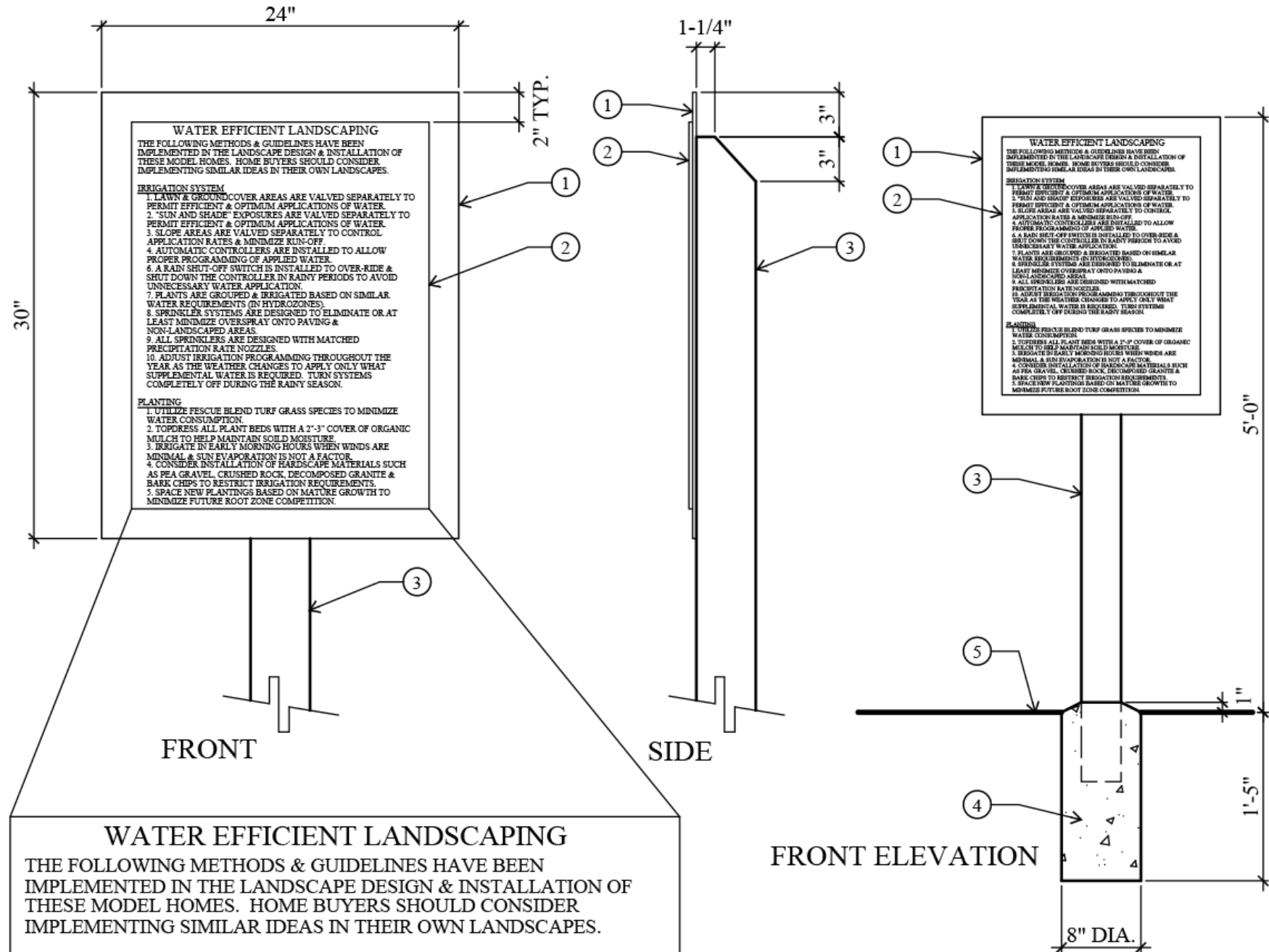
H AREA DRAINS

SCORE LINE AND EXPANSION JOINT SCHEDULE
4" WALKS - SCORE @ 4' O.C. W/ EXP. JTS. @ 20' O.C.



LEGEND

- 1 1/4" POLY FELT EXPANSION JOINT - FILL TOP 1/4" WITH THIOKOL OR APPROVED EQUAL
- 2 FINISH SURFACE - SEE CONSTRUCTION LEGEND FOR FINISH
- 3 6"x6"x10x10 E.W.W.M. CENTERED IN PAVING (UNLESS OTHERWISE DIRECTED BY SOILS REPORT)
- 4 1" DEEP MIN. SCORE LINE
- 5 1/2" RADIUS TYP.
- 6 90% COMPACTED SUBGRADE



WATER EFFICIENT LANDSCAPING
THE FOLLOWING METHODS & GUIDELINES HAVE BEEN IMPLEMENTED IN THE LANDSCAPE DESIGN & INSTALLATION OF THESE MODEL HOMES. HOME BUYERS SHOULD CONSIDER IMPLEMENTING SIMILAR IDEAS IN THEIR OWN LANDSCAPES.

IRRIGATION SYSTEM
1. LAWN & GROUND COVER AREAS ARE VALVED SEPARATELY TO PERMIT EFFICIENT & OPTIMUM APPLICATIONS OF WATER.
2. "SUN AND SHADE" EXPOSURES ARE VALVED SEPARATELY TO PERMIT EFFICIENT & OPTIMUM APPLICATIONS OF WATER.
3. SLOPE AREAS ARE VALVED SEPARATELY TO CONTROL APPLICATION RATES & MINIMIZE RUN-OFF.
4. AUTOMATIC CONTROLLERS ARE INSTALLED TO ALLOW PROPER PROGRAMMING OF APPLIED WATER.
6. A RAIN SHUT-OFF SWITCH IS INSTALLED TO OVER-RIDE & SHUT DOWN THE CONTROLLER IN RAINY PERIODS TO AVOID UNNECESSARY WATER APPLICATION.
7. PLANTS ARE GROUPED & IRRIGATED BASED ON SIMILAR WATER REQUIREMENTS (IN HYDROZONES).
8. SPRINKLER SYSTEMS ARE DESIGNED TO ELIMINATE OR AT LEAST MINIMIZE OVERSPRAY ONTO PAVING & NON-LANDSCAPED AREAS.
9. ALL SPRINKLERS ARE DESIGNED WITH MATCHED PRECIPITATION RATE NOZZLES.
10. ADJUST IRRIGATION PROGRAMMING THROUGHOUT THE YEAR AS THE WEATHER CHANGES TO APPLY ONLY WHAT SUPPLEMENTAL WATER IS REQUIRED. TURN SYSTEMS COMPLETELY OFF DURING THE RAINY SEASON.

PLANTING
1. UTILIZE FESCUE BLEND TURF GRASS SPECIES TO MINIMIZE WATER CONSUMPTION.
2. TOPDRESS ALL PLANT BEDS WITH A 2"-3" COVER OF ORGANIC MULCH TO HELP MAINTAIN SOIL MOISTURE.
3. IRRIGATE IN EARLY MORNING HOURS WHEN WINDS ARE MINIMAL & SUN EVAPORATION IS NOT A FACTOR.
4. CONSIDER INSTALLATION OF HARDSCAPE MATERIALS SUCH AS PEA GRAVEL, CRUSHED ROCK, DECOMPOSED GRANITE & BARK CHIPS TO RESTRICT IRRIGATION REQUIREMENTS.
5. SPACE NEW PLANTINGS BASED ON MATURE GROWTH TO MINIMIZE FUTURE ROOT ZONE COMPETITION.

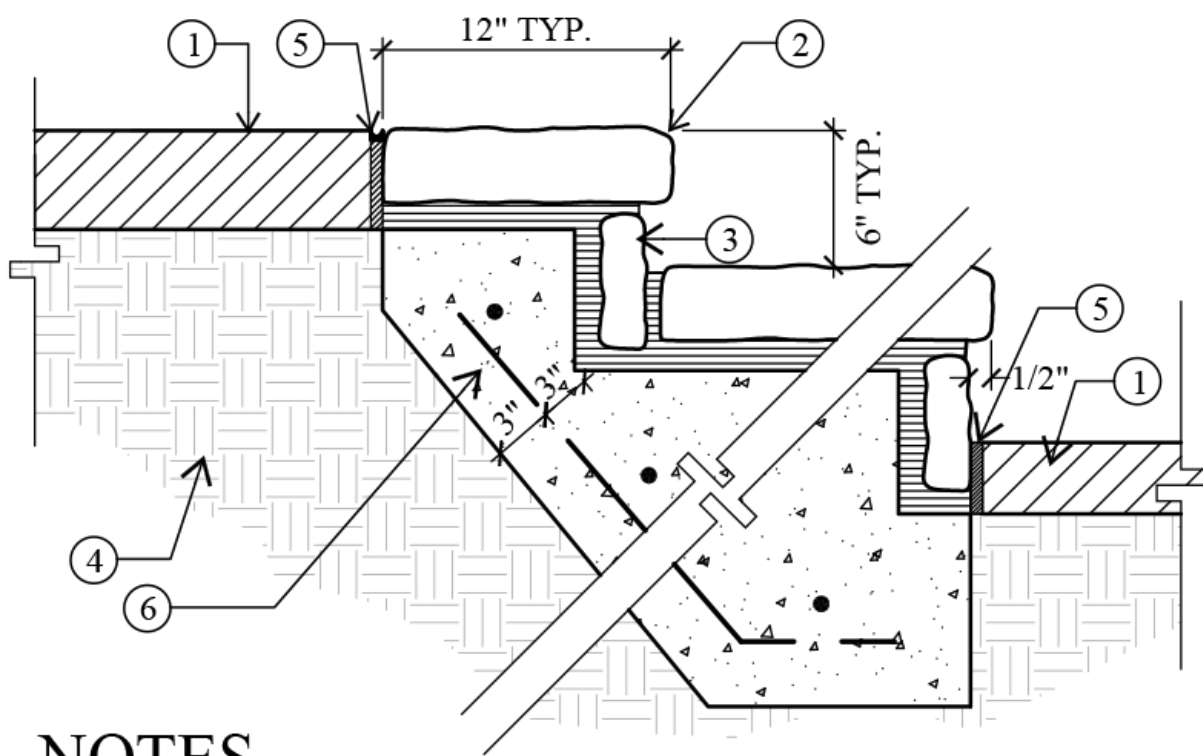
LEGEND

- 1 1/4" THK., PAINTED ALUMINUM BACKER PANEL; MECHANICALLY SECURED TO SIGN POST - COLOR TO BE MATTHEWS MP00608 RAW BROWN
- 1/4" THK., PAINTED ACRYLIC FACE PANEL W/ APPLIED DIGITALLY PRINTED VINYL OVERLAY; SECURED TO BACKER PANEL W/ DOUBLE SIDED TAPE & SILICONE - PANEL COLOR TO BE MATTHEWS MP04474 CREME BEIGE - TEXT COLOR TO BE MATTHEWS MP12184 SIS BROWN
- 4"x4" RE-SAWN DOUGLAS FIR POST W/ CHAMFERED TOP & TRANSPARENT STAIN - COLOR TO BE CABOT TRANSLUCENT - HEARTWOOD 9104
- P.I.P. CONCRETE FOOTING
- FINISHED GRADE

F WATER EFFICIENT SIGNAGE

LEGEND

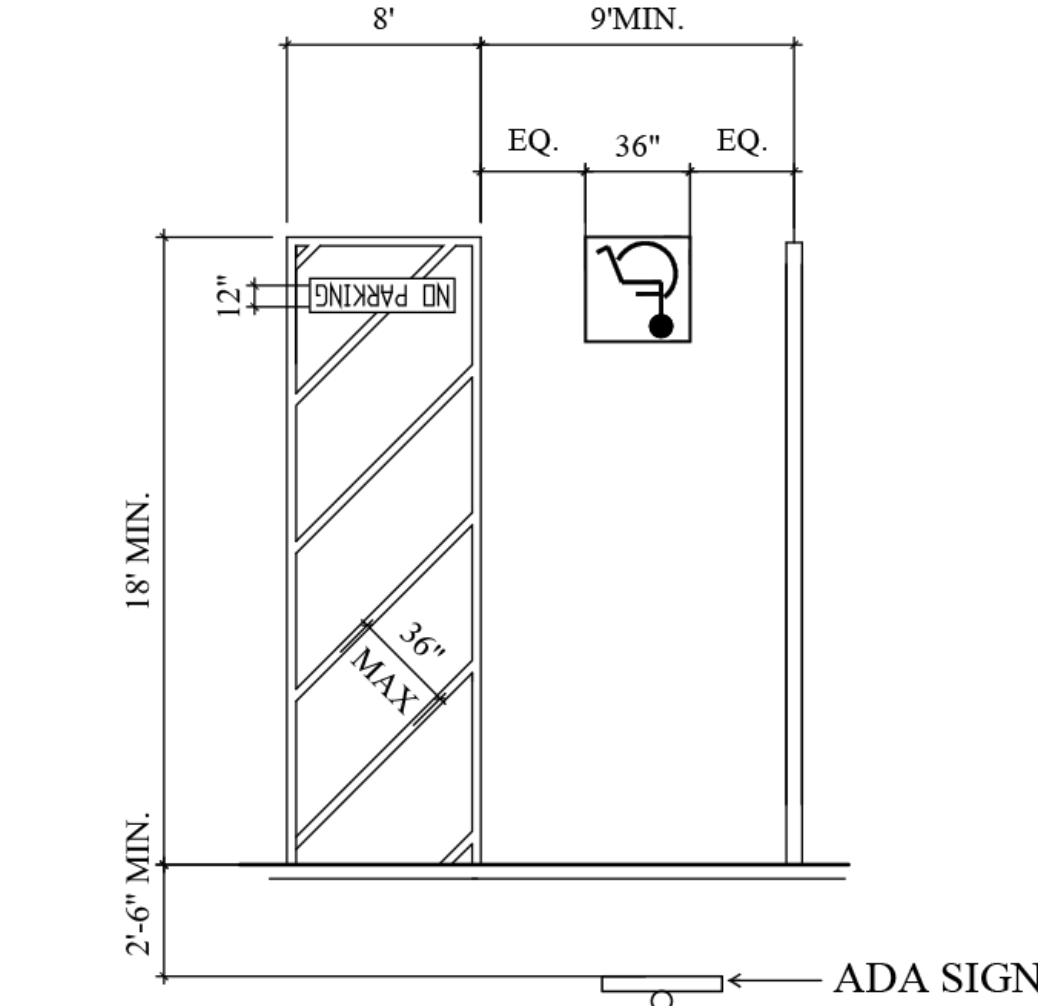
- 1 ADJACENT PAVING
- 2 STONE TREADS WITH 1/2" CANTILEVER (TYP.) SLOPE MIN. 1/8" PER FOOT. STONE TO BE 2" THK. X 12" W & MATCH ADJACENT PAVING
- 3 STONE RISERS WITH 1/2" GROUT JOINTS (TYP.) STONE TO MATCH ADJACENT PAVING
- 4 COMPACTED SUBGRADE PER SOILS REPORT
- 1/2" EXPANSION JOINT TOP & BOTTOM WITH 1/2" CONTINUOUS BEAD AT SURFACE. COLOR TO MATCH GROUT TOP WITH SILICA SAND
- CONCRETE BASE - REINFORCEMENT PER CONTRACTOR



NOTES

- A. REFER TO MATERIAL MATRIX SHEET 2 FOR STONE SELECTION

G STONE STEPS

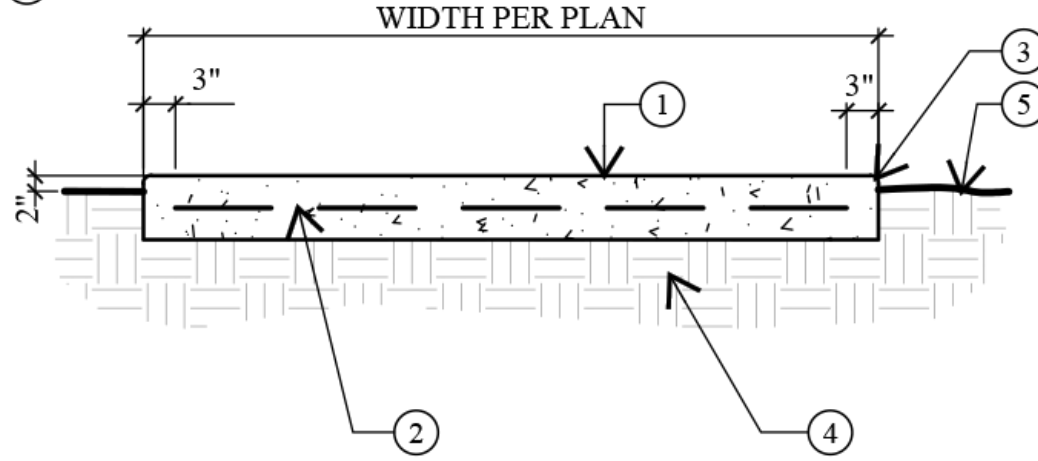


VAN ACCESSIBLE HANDICAP STALL

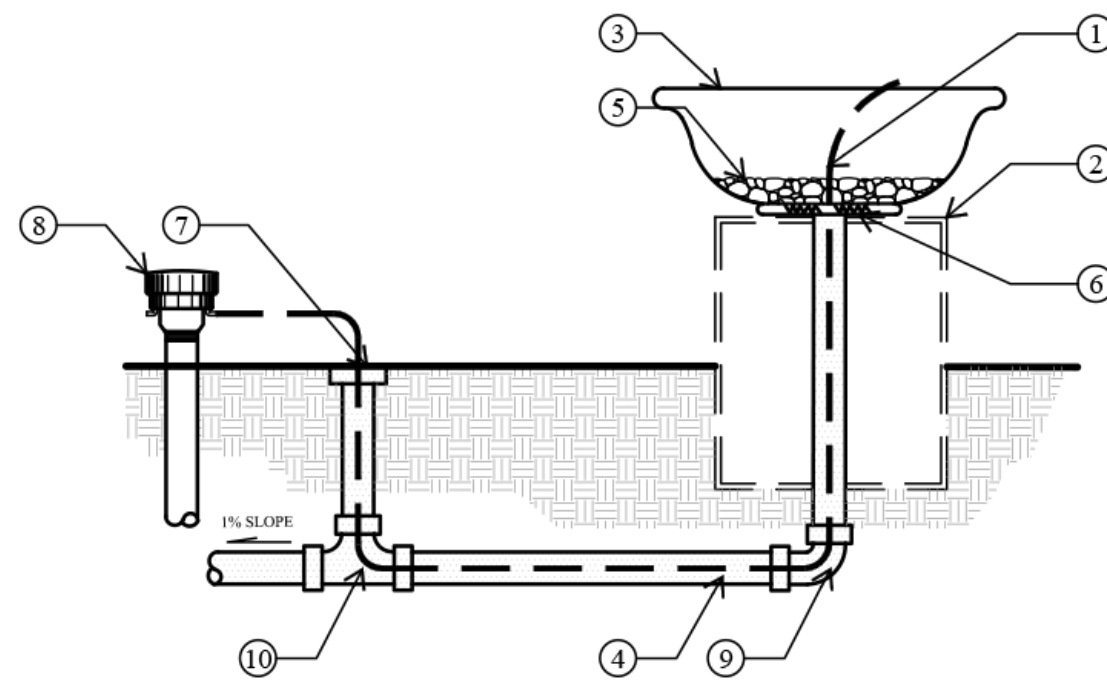
E VAN ACCESSIBLE HANDICAP PARKING STALL

LEGEND

- 1 FINISH TO BE SELECTED
- 2 REINFORCEMENT PER SOILS REPORT
- 1/2" RADIUS ALL EDGES
- 4 SUB BASE PER SOILS REPORT
- 5 FINISH GRADE



A P.I.P. PAD



LEGEND

- 1/4" DRIP TUBE- CONNECT TO ADJ. IRRIGATION W/ BUG CAP & (1) 2 GPH EMITTER
- POT BASE OR PILASTER
- POT W/ PLANTING - SEE PLANTING PLAN FOR POT SCHEDULE
- 1 1/2" SCH 40 PVC DRAINLINE: CONNECT TO LANDSCAPE DRAINAGE SYS. - W/ 1/4" DRIP TUBE INSIDE FOR PLANT IRRIGATION
- 2" DP. 3/4" DRAIN ROCK OVER FILER FABRIC
- SEALANT
- DRAIN GRATE
- MULTI OUTLET EMITTER
- ELBOW
- DRAIN TEE

NOTE: POT IRRIGATION SHALL BE CONNECTED TO THE AUTOMATIC IRRIGATION SYSTEM

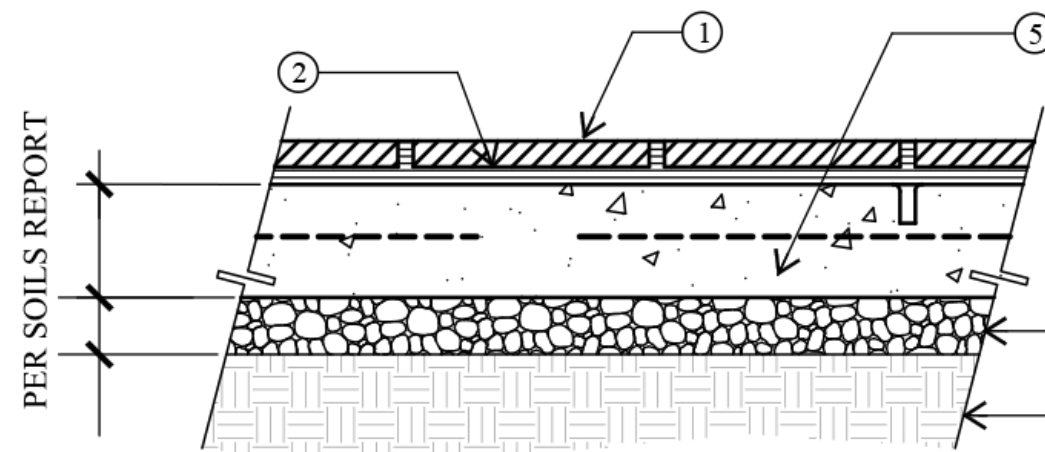
B POT IRRIGATION/DRAINAGE

LEGEND

- 1" MIN. HIGH TEXT SHALL READ AS FOLLOWS: UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT (ADDRESS) OR BY TELEPHONING (TELEPHONE NUMBER)
- FINISHED GRADE
- 70 SQ. INCH MINIMUM ALUMINUM STANDARD HANDICAPPED PARKING SIGN WITH IDENTIFICATION SYMBOL. BOLT TO STEEL TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.
- 2" DIAMETER GALVANIZED STEEL PIPE PAINTED ROYAL BLUE
- 2 1/2" DIAMETER GALVANIZED PIPE SLEEVE TACK-WELD TO PIPE AS REQUIRED
- 2000 PSI CONCRETE FOOTING

NOTES:
A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO FABRICATION
B. * 80' AT WALKWAYS OR PATH OF TRAVEL
C. ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MUST STATE "MINIMUM FINE \$250."
D. COORDINATE W/ OWNER FOR TOW AGENCY INFORMATION.

C ADA SIGNAGE



LEGEND

- 1 TILE/STONE/BRICK PAVING -THICKNESS MAY VARY
- MORTAR LEVELING BED
- BASE PER SOILS REPORT
- COMPACTED SUBGRADE PER SOILS REPORT
- REINFORCEMENT PER SOILS REPORT

D TILE / STONE / BRICK PAVING