

LAYOUT NOTES

1. ALL LAYOUT DIMENSIONS SHOWN ARE FROM PLAN VIEW CALCULATIONS. ACTUAL FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.
2. ALL UTILITY INFORMATION IS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS PREPARED BY WOODWARD ARCHITECTURE FOR ADDITIONAL INFORMATION.
3. ALL ARCHITECTURAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS TAKEN FROM DRAWINGS PREPARED BY WOODWARD ARCHITECTURE. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. IF THERE IS A CONFLICT WITH LAYOUT IN THE FIELD, NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ACCURACY OF ALL DIMENSIONS AND CONDITIONS AT JOB SITE. ANY DISCREPANCIES IN DIMENSIONS, DRAWINGS, OR SPECIFICATIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
7. THESE DRAWINGS USE A SYSTEM OF KEYNOTES FOR MATERIAL DESIGNATIONS AND SPECIFIC SITUATIONAL NOTES. CONTRACTOR TO BE FAMILIAR WITH SYSTEM PRIOR TO COMMENCING WORK. CONTACT LANDSCAPE ARCHITECT IF CONFLICTS ARE FOUND.
8. LAYOUT OF ARCS AND CURVES ARE TO BE SMOOTH AND CONTINUOUS, WITHOUT ABRUPT TRANSITIONS. LANDSCAPE ARCHITECT TO APPROVE STAKED LAYOUT PRIOR TO CONSTRUCTION.
9. REFER TO CIVIL PLANS FOR ASPHALT AND CONCRETE DRIVES AND CURBS.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. SITE PLANS ARE TO BE USED IN CONJUNCTION WITH ALL OTHER CONSTRUCTION DOCUMENTS CONSIDERED TO BE A PART OF THIS WORK, INCLUDING SPECIFICATIONS.
11. COORDINATES AT SITE WALLS ARE PROVIDED AT THE OUTSIDE EDGE OF CMU CORE FOR CONSTRUCTED WALLS AND COLUMNS, AND THE OUTER MOST EDGE FOR DRY STACK WALLS. REFER TO APPROPRIATE DETAILS FOR RELATIONSHIP OF CAP TO OUTSIDE EDGE OF CMU CORE FOR CONSTRUCTED WALLS.
12. ALL COORDINATES FOR SITE STAIRS ARE PROVIDED AT THE BACK OF THE TOP TREAD. REFER TO APPROPRIATE DETAIL AND GRADING PLAN FOR THE NUMBER OF RISERS.

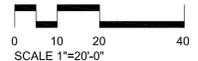
LAYOUT KEYNOTES

- 1 ALIGN WALK PERPENDICULAR TO THE BUILDING AND CENTERED ON DOOR
- 2 ALIGN SITE WALL PERPENDICULAR
- 3 CONTROL JOINTS TO BE SPACED TO MATCH WALK WIDTH, TYP.
- 4 ALIGN WITH CORNER OF BUILDING
- 5 ALIGN WITH CENTERLINE OF PAVER BAND
- 6 ALIGN WALK WITH CORNER OF CURB

DETAIL KEYNOTES

- 1.0 PAVEMENTS / RAMPS / CURBS / BRIDGES DTL#/SHT#
 - 1.1 CONCRETE UNIT PAVERS 1-L4-1
 - 1.2 CIP COLORED CONCRETE 2-L4-1
 - 1.3 CIP STANDARD CONCRETE 3-L4-1
 - 1.4 GRAVEL WALK 4-L4-1
 - 1.5 RANDOM SANDSTONE PAVER L4-1
- 2.0 SITE WALLS
 - 2.1 DIMENSIONAL STONE RETAINING WALL 5-L4-1
 - 2.2 DRY STACK ROCK WALL 6-L4-1
- 3.0 SITE STAIRS
 - 3.1 30" CIP. CONC. STAIR 1-L4-2
 - 3.2 42" CIP. CONC. STAIR 2-L4-2
 - 3.3 60" CIP. CONC. STAIR 3-L4-2
 - 3.4 24" WOOD STAIR 4-L4-2
 - 3.5 48" WOOD STAIR 5-L4-2
 - 3.6 72" WOOD STAIR 6-L4-2

- 4.0 SITE FURNISHINGS/MISC. SITE ELEMENTS DTL#/SHT#
 - 4.1 HOT TUB 1-L4-3
 - 4.2 OUTDOOR FIREPLACE 2-L4-3
 - 4.3 BENCH 3-L4-3
 - 4.4 TABLES & CHAIRS 4-L4-3
 - 4.5 CHAISE LOUNGE CHAIRS 5-L4-3
- 5.0 PLANTING
 - 5.1 SHRUB PLANTING 6-L4-3
 - 5.2 CONIFEROUS TREE PLANTING 7-L4-3
 - 5.3 DECIDUOUS TREE PLANTING 8-L4-3



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| ISSUE DATE: | 11.06.07 |
| DRAWN: BB | REVIEWED: TS |
| REV: # | DATE DESCRIPTION |
| | 02.15.08 |

CONCEPTUAL DOCUMENTS

PROJECT NUM: 0724

LAYOUT & MATERIALS PLAN

SHEET NUMBER
L1.1



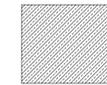
CONCEPT_TREE_SCHEDULE

- QUAN.
-  - 23 DECIDUOUS 8'-10'
 Acer ginnala / Amur Maple
 Alnus tenuifolia / Mountain Alder
 Populus tremuloides / Quaking Aspen
 -  - 23 DECIDUOUS 10'-14'
 Acer ginnala / Amur Maple
 Alnus tenuifolia / Mountain Alder
 Populus tremuloides / Quaking Aspen
 -  - 15 EVERGREEN 8'-10'
 Abies concolor / White Fir
 Picea pungens / Colorado Spruce
 Pinus jeffreyi / Jeffrey Pine
 -  - 20 EVERGREEN 12'-14'
 Abies concolor / White Fir
 Picea pungens / Colorado Spruce
 Pinus jeffreyi / Jeffrey Pine
 -  - 16 EVERGREEN 16'-18'
 Abies concolor / White Fir
 Picea pungens / Colorado Spruce
 Pinus jeffreyi / Jeffrey Pine
 -  EXISTING TREES TO REMAIN
 To be protected from impacts
 During construction

LANDSCAPE NOTES

1. ALL LANDSCAPE CONSTRUCTION TO MEET CURRENT TOWN OF MAMMOTH LAKES LANDSCAPE STANDARDS.
2. ROOTBALLS TO BE FREE OF WEEDS.
3. SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
4. TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
5. PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
6. EXISTING VEGETATION TO BE SAVED SHALL BE PROTECTED BY TEMPORARY FENCING WHERE NEEDED. NO EQUIPMENT SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES BEING SAVED.
7. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 4" IN SEEDED AND SODDED AREAS, SHRUB AND GROUND COVER AREAS.
8. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
9. TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 3:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
10. ALL PLANTING BEDS SHALL BE MULCHED WITH WOOD CHIP MULCH EXCEPT WHEN DESIGNATED FOR ROCK.
11. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
12. PLANT PALETTE STRESSES NATIVE, INDIGENOUS SPECIES. THESE PLANTINGS WILL PRESERVE AND ENHANCE HABITAT VALUE. USE OF SUSTAINABLE, NATIVE PLANTS WILL ALSO MINIMIZE THE NEED FOR EXTENSIVE USE OF IRRIGATION, FERTILIZERS AND PESTICIDES.

CONCEPT PLANT SCHEDULE



TALL SHRUBS - OVER 6'
Aronia melanocarpa / Chokeberry
Buddleia davidii / Butterfly Bush
Cercocarpus ledifolius / Mountain Mahogany
Cornus stolonifera / Redtwig Dogwood
Euonymus alatus / Burning Bush
Kolkwitzia amabilis / Beauty Bush
Frunus besseyi / Western Sand Cherry
Syringa vulgaris / Common Lilac

LOW SHRUBS - UNDER 6'

Arctostaphylos uva-ursi / Bearberry
Artemisia tridentata / Great Basin Sagebrush
Ceanothus greggii / Desert Ceanothus
Cotoneaster divaricatus / Spreading Cotoneaster
Potentilla fruticosa / Shrubby Potentilla
Furshia tridentata / Antelope Bitterbrush
Rhus aromatica / Fragrant Sumac
Ribes aureum / Wax Currant
Salix dornii / Purple Sage
Symphoricarpos rotundifolius / Mountain Snowberry

EVERGREEN SHRUBS

Juniperus chinensis 'Armstrongii'
Juniperus chinensis 'San Jose'
Pinus mugo mughus / Mugho Pine

PERENNIALS

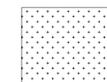
Achillea / Yarrow
Agastache cana / Hummingbird Mint
Eschscholzia californica / California Poppy
Lupinus spp. / Lupine
Oenothera caespitosa / Evening Primrose
Penstemon spp. / Penstemon
Sphaeralcea ambigua / Apricot Globemallow
Stanleya pinnata / Prince's Plume

GROUND COVER

Veronica incana / Woolly Speedwell
Galium odoratum / Sweet Woodruff
Campanula poscharskyana / Serbian Bellflower

GRASSES

Native Seed Mix
 Native Seed and Wildflower Mix

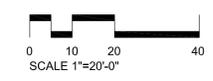


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Future work to be coordinated with adjacent property owners.



ISSUE DATE: 11.06.07
 DRAWN: BB REVIEWED: TS

REV: # DATE DESCRIPTION
 02.15.08

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PROJECT NUM: 0724

SHRUB PLANTING PLAN

SHEET NUMBER

L2.2



HOLIDAY HAUS
VESTING TENTATIVE TRACT No. 36-237
MAMMOTH LAKES, CA.

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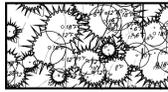
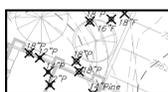
PROJECT NUM: 0724

TREE PRESERVATION PLAN

SHEET NUMBER

L2.3

LEGEND

-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED

