

Keynotes:

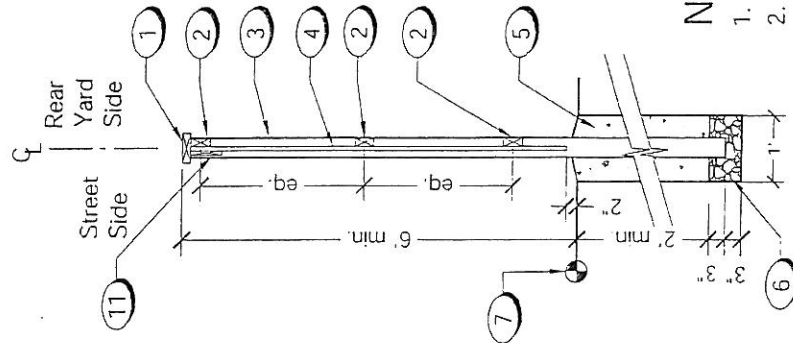
- ① Street Side Fencing
- ② Good Neighbor Fence
- ③ Open Space Fencing and Pilasters (at lot lines)
- ④ Open Space / Golf Course
- ⑤ Extend open space fencing into rear yards as shown
- ⑥ Fence location may vary depending on architecture.
- ⑦ Property line

Fencing Schematic

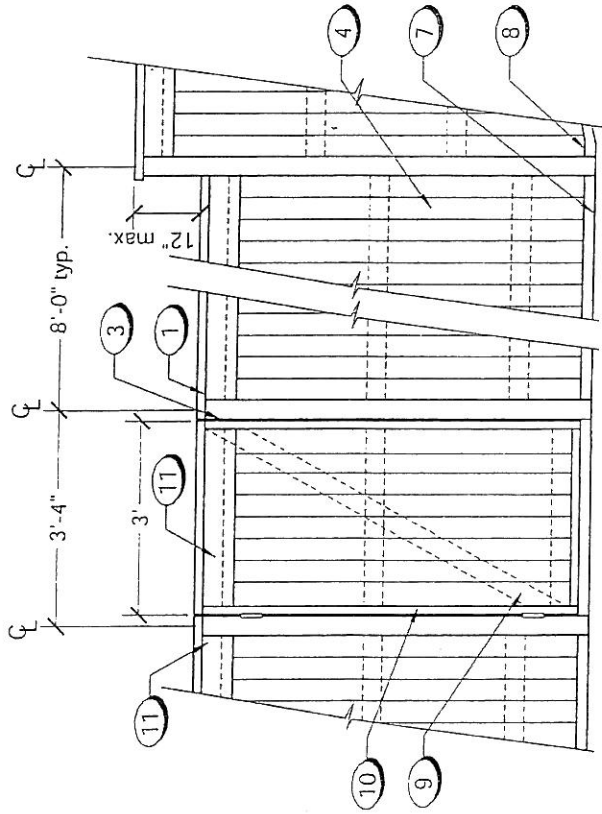
Scale 1/4" = 1' - 0"

Plan

Section:



Elevation:



Keynotes:

- 1 2 x 6 redwood cap (centered on post)
- 2 2 x 4 redwood rail - top, middle, bottom. Rails shall face towards rear yard.
- 3 4 x 4 "Construction Heart" redwood, Douglas Fir #2, or better pressure treated post rated for earth contact.
- 4 1 x 4 x 6'-0" (min.) Redwood butted fence boards (sawn texture)
- 5 12" dia. concrete footing - slope top away from fence post, above grade.
- 6 6" depth gravel fill.
- 7 Finish grade
- 8 Cut boards to match finish grade in straight line between posts, 2" from finish grade.
- 9 2x4 cross brace
- 10 2x4 redwood frame. Fasten with #10 X 3" min. galvanized screws.
- 11 1x6 redwood fascia

Notes:

1. All Redwood shall be Construction Common grade or better.
2. Use heavy duty galvanized nails, or galvanized staples as alternate.
3. All exposed wood surfaces shall be painted with Dunn Edwards "Carmel Stone" custom stain #66X-06 (2 coats).
4. All gate hardware, including hinges and latch, shall be heavy-duty, exterior grade powdercoated or galvanized.
5. Grade changes shall be accomplished through stepped sections, 12" max. Refer to Sloped Fence detail for other conditions.

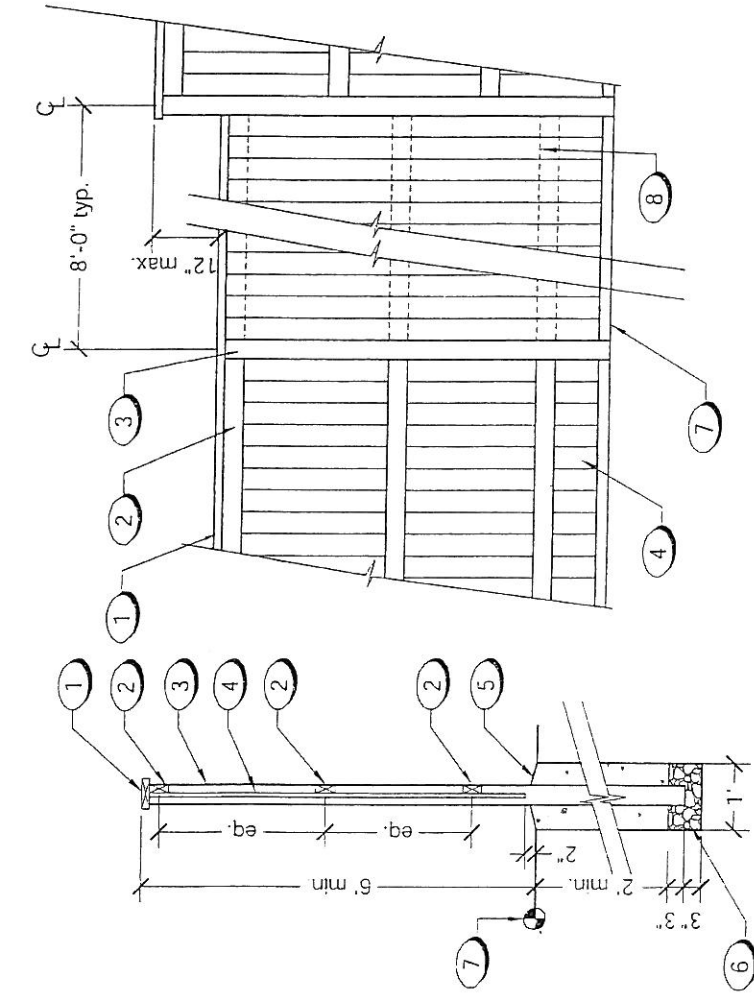
Standard Fence - Street Side Fencing

Scale 3/8" = 1' - 0"

Section/Elevation

Section:

Elevation:



Keynotes:

- 1 2 x 6 redwood cap (centered on post)
- 2 2 x 4 redwood rail (alternate sides) - top, middle, bottom.
- 3 4 x 4 "Construction Heart" redwood, Douglas Fir #2, or better pressure treated post rated for earth contact.
- 4 1 x 4 x 6'-0" (min.) Redwood butted fence boards (sawn texture)
- 5 12" dia. concrete footing - slope top away from fence post, above grade.
- 6 6" depth gravel fill.
- 7 Finish grade
- 8 Cut boards to match finish grade in straight line between posts, 2" from finish grade.

Notes:

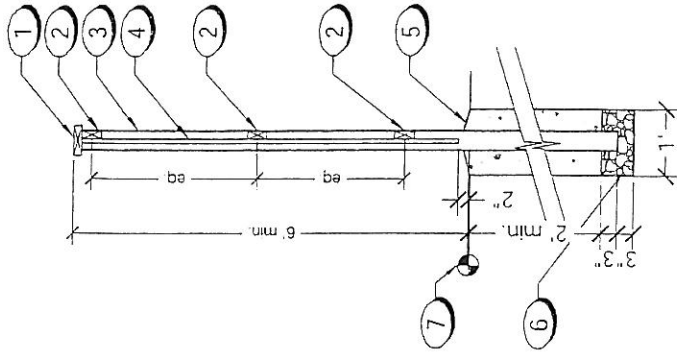
1. All Redwood shall be Construction Common grade or better.
2. Use heavy duty galvanized nails, or galvanized staples as alternate.
3. All exposed wood surfaces shall be painted with Dunn Edwards "Carmel Stone" custom stain #66X-06 (2 coats).
3. Grade changes shall be accomplished through stepped sections, 12" max. Refer to Sloped Fence detail for other conditions.

Standard Fence - Good Neighbor

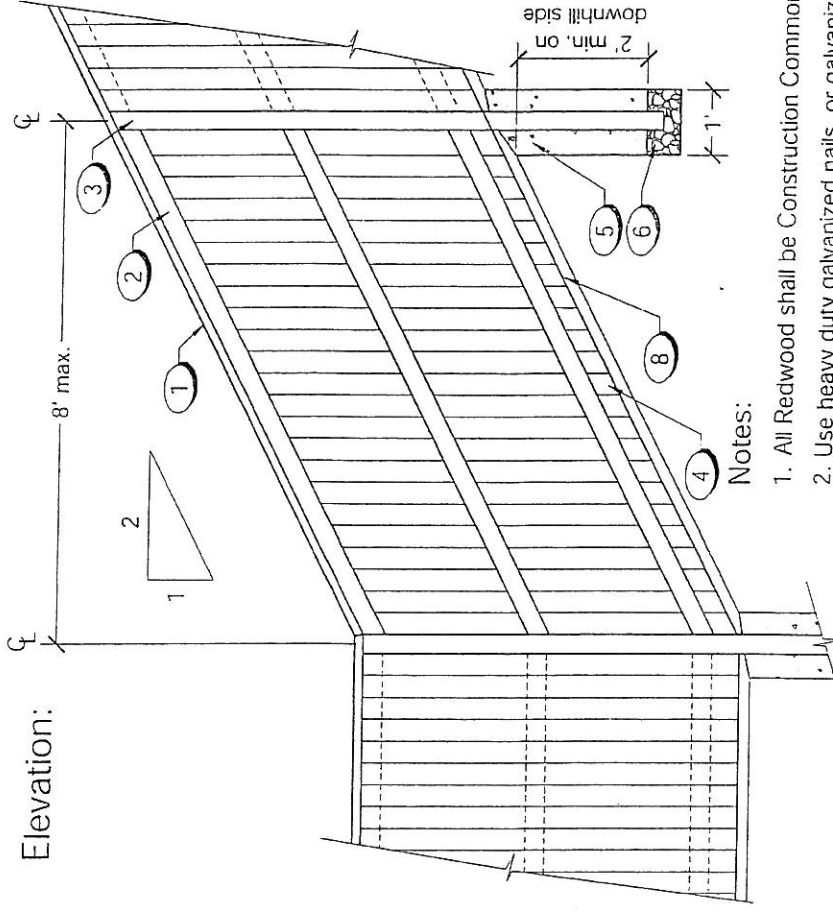
Scale 3/8" = 1' - 0"

Section/Elevation

Section:



Elevation:



Keynotes:

- 1 2 x 6 redwood cap (centered on post)
- 2 2 x 4 redwood rail (alternate sides) - top, middle, bottom.
- 3 4 x 4 "Construction Heart" redwood, Douglas Fir #2, or better pressure treated post rated for earth contact.
- 4 1 x 4 x 6'-0" (min.) Redwood butted fence boards (sawn texture)
- 5 12" dia. concrete footing - slope top away from fence post, above grade.
- 6 6" depth gravel fill.
- 7 Finish grade
- 8 Cut boards to match finish grade in straight line between posts, 2" from finish grade.

Notes:

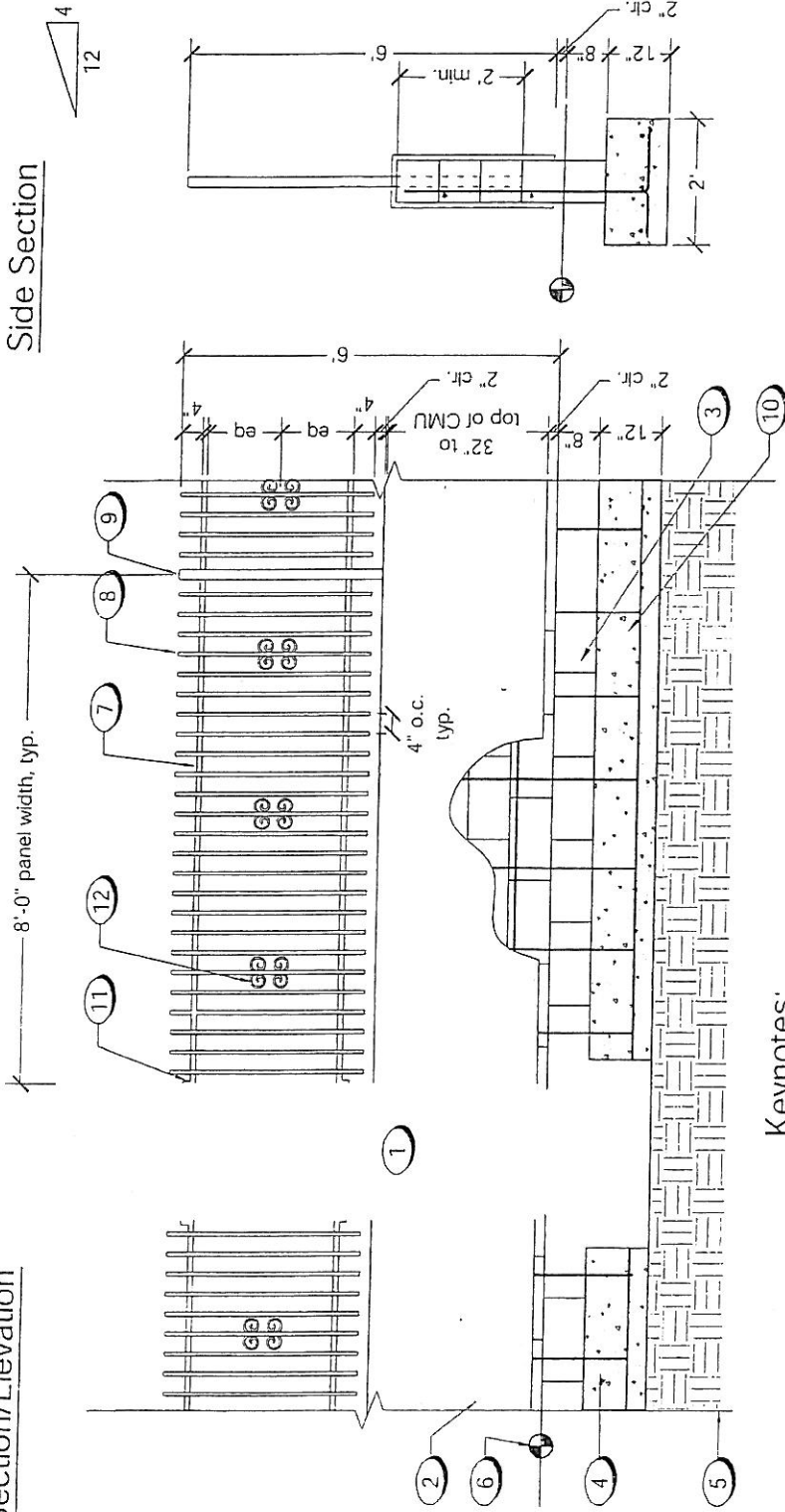
- 1. All Redwood shall be Construction Common grade or better.
- 2. Use heavy duty galvanized nails, or galvanized staples as alternate.
- 3. All exposed wood surfaces shall be painted with Dunn Edwards "Carmel Stone" custom stain #66X-06 (2 coats).

Standard Fence - Good Neighbor (2:1 slope)

Scale 3/8" = 1' - 0"

Section/Elevation

Section/Elevation



Side Section

Notes

1. Maintain 3" clear distance between reinforcing material and edge of footing.
2. All exposed metal fencing shall be powder-coated. Coating shall be manufactured by Cardinal Paint, 1-800-696-5244. Color shall be T091/BR47, texture shall be "Rust." Provide sample and verify color with Landscape Architect prior to application.
3. 3-coat stucco system. Process shall include scratch coat to a depth of 3/8", brown coat to a depth of 3/8" and finish coat to a minimum depth of 1/8".
4. Ease all stucco edges with 2" radius.
5. Prime stucco and apply 2 top coats of Dunn Edwards Paints exterior latex. color Jakarta # SP 83 per manufacturers specifications.

Keynotes:

- 1 Fence Plaster. See Detail for more information.
- 2 Smooth stucco finish. See note 3, 4, and 5.
- 3 Concrete Masonry Unit; 8x8x16.
- 4 Concrete footing.
- 5 Existing subgrade.
- 6 Finish grade
- 7 1 1/2" sq. 16 ga. tubular steel rail. See note 2 this detail.
- 8 5/8" sq. 18 ga. tubular steel picket. See note 2 this detail.

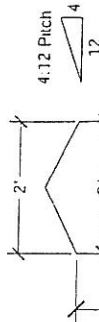
- 9 2" sq. 14 ga. steel post w/ std. steel post cap #16-807, as manufactured by King Architectural Metals, 1-800-542-2379. Embed in wall to 2' depth. Mortar in place. See note 2 this detail.
- 10 # 4 rebar, 16" o.c. min. alt. direction of legs typ.
- 11 3/8" Red-Head concrete fastener for fence panel connection to pilaster.
- 12 Plant-on scroll model # 13-73-3. Weld six per panel (3) pairs spaced equally.

View Fence with Knee Wall

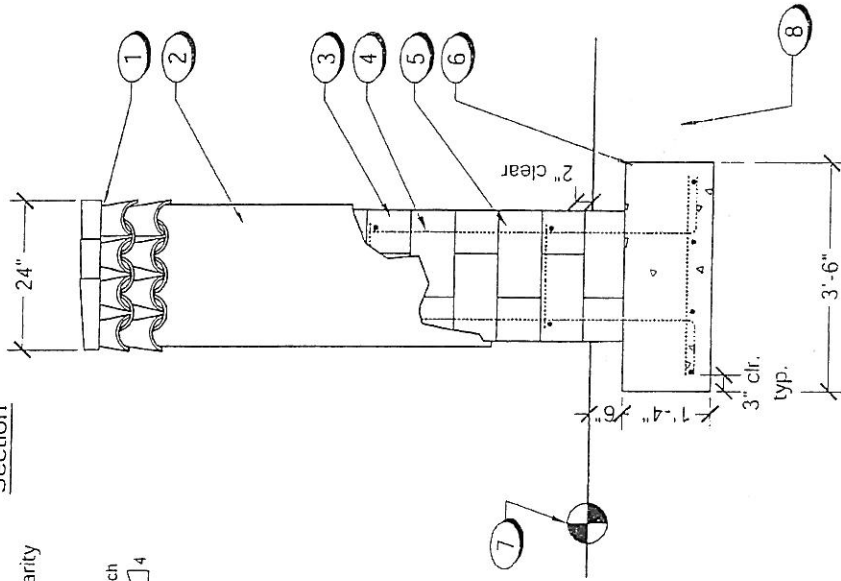
3/8" = 1'-0"

Side Profile

Finish materials omitted for clarity



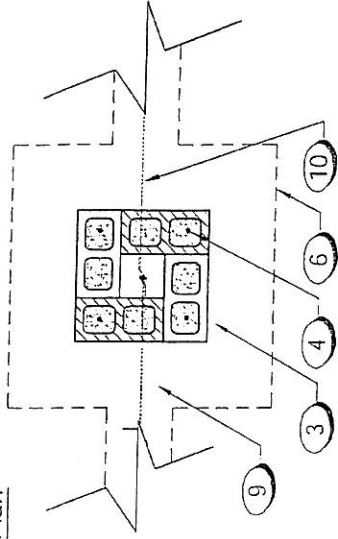
Section



Notes

1. Maintain 3" clear distance between reinforcing material and edge of footing.
2. Spanish tile to be "Verdera Blend" by Redland Clay Tile. Contact Josh Hansen at Sierra Coast Products, Inc. for ordering information (510) 793-4700.
3. 3-coat stucco system. Process shall include scratch coat to depth of $\frac{3}{8}$ ", brown coat to a depth of $\frac{1}{8}$ " and finish coat to a depth of $\frac{1}{8}$ ". Prime and paint 2 coats Dunn Edwards "Jakarta" #SP 83, per manufacturer's recommendations.

Plan



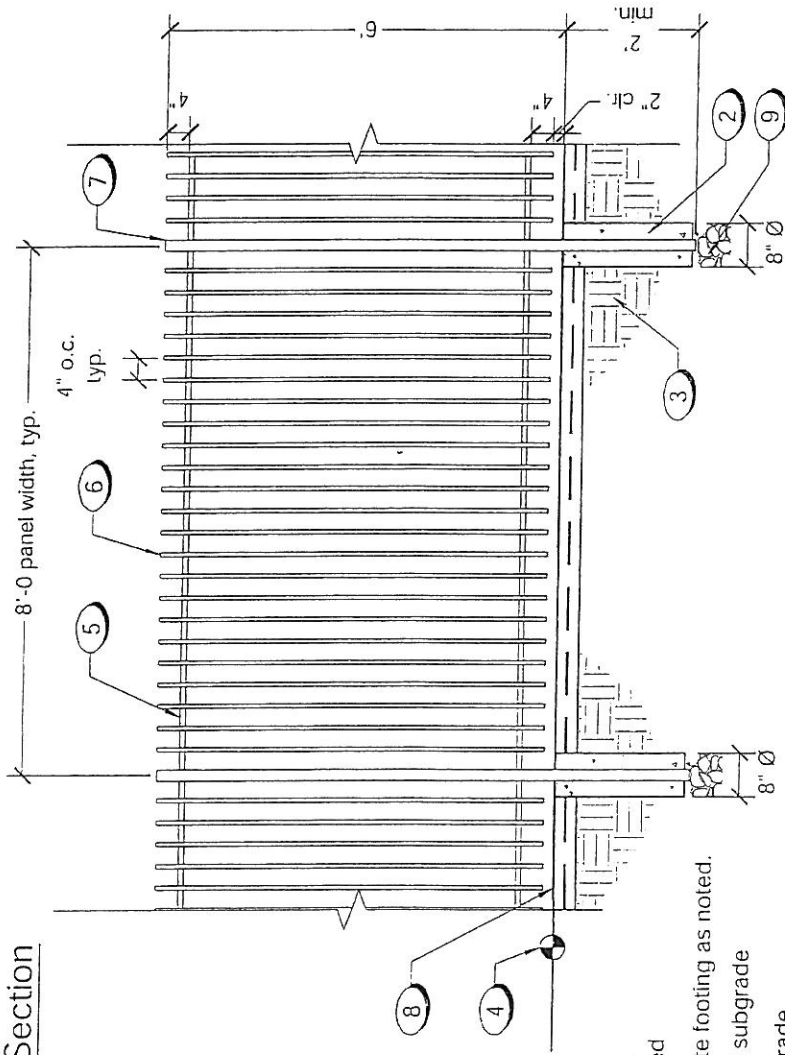
Keynotes

- 1 Spanish tile cap. See note 2.
- 2 Smooth plaster finish. Ease all edges 2" min. See note 3.
- 3 8x8x16 CMU. Grout all cells solid.
- 4 (4) #4 rebar, ea. way at bottom
- 5 (1) #5 vertical rebar @ ea. corner cell
- 6 Concrete pad footing
- 7 Finish Grade
- 8 Subgrade compacted to 95% rel. den.
- 9 Adjacent Wall.
- 10 Horizontal reinforcement - overlap through center of pilaster as shown.

Fence Pilaster Detail

3/8" = 1'-0"

Section



Keynotes:

- 1 Not Used
- 2 Concrete footing as noted.
- 3 Existing subgrade
- 4 Finish grade
- 5 1 1/2" sq. 16 ga. tubular steel rail. See note 1 this detail.
- 6 5/8" sq. 18 ga. tubular steel picket. See note 1 this detail.
- 7 2" sq. 14 ga. steel post w/ std. post cap # 16-807, as manufactured by King Architectural Metals, 1-800-542-2379. See note 1 this detail.
- 8 6" wide mow curb, 4" depth with #3 rebar centered.
- 9 Drain rock

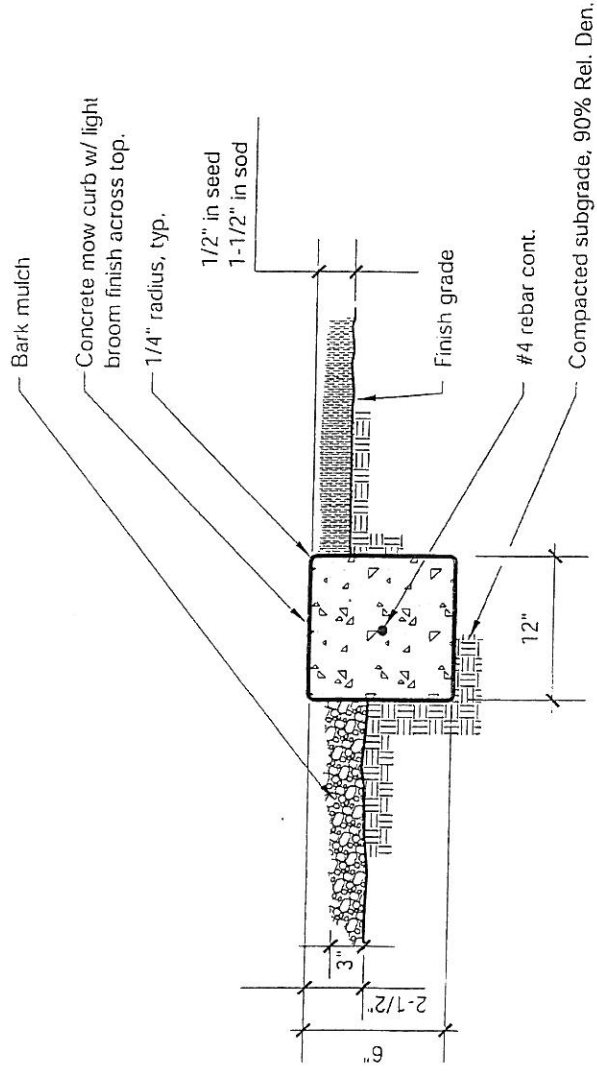
Notes

1. All exposed metal fencing shall be powder-coated. Coating shall be as manufactured by Cardinal Paint, 1-800-696-5244. Color shall be T091/BR47, texture shall be "Rust." Provide sample and verify color with Landscape Architect prior to application.

Open Space View Fence

3/8" = 1'-0"

Section



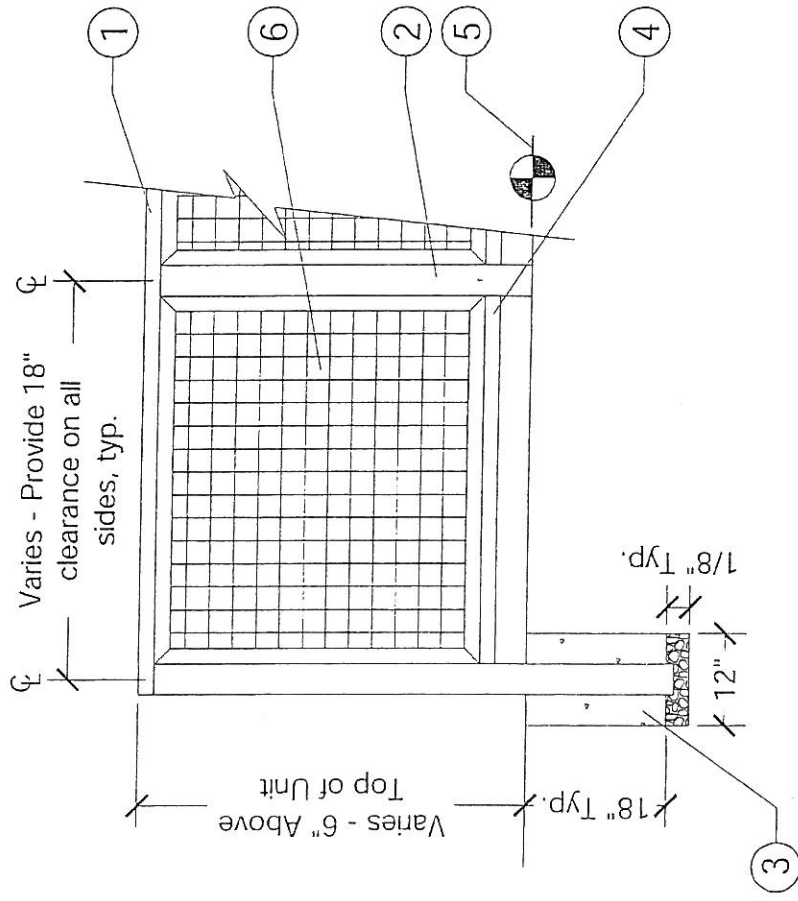
Notes:

- 1) Install fiber expansion joint in mow curb: 40'-0" O.C. Max.
- 2) Install fiber expansion joint between curb and adjacent hardscaping or building.
- 3) Install tooled score joints 10'-0" O.C. or at changes of direction.
- 4) Locate at open space/residential lot interface.

Concrete Mow Band Detail

Not to Scale

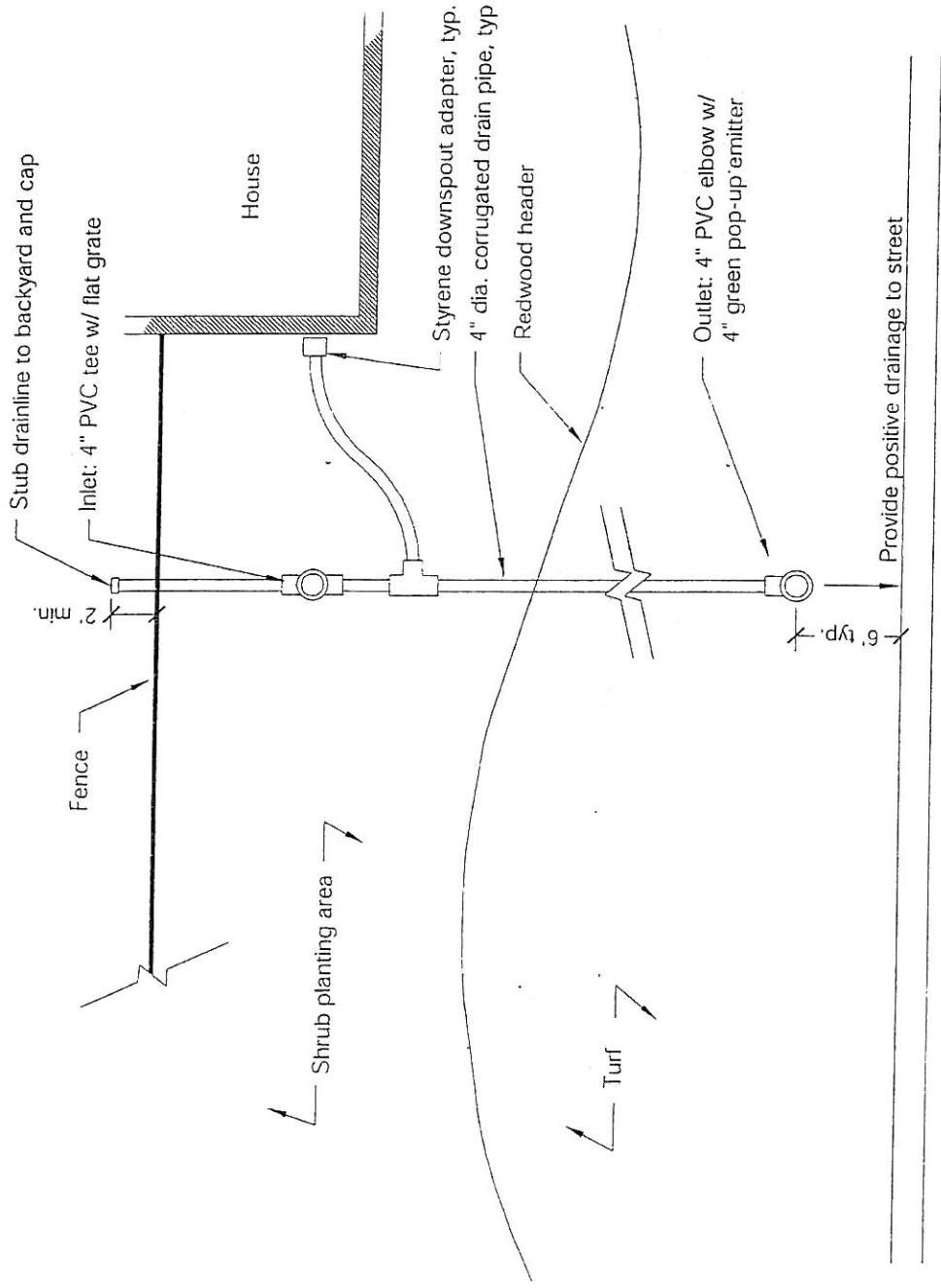
Section



Notes:

- 1. All nails shall be hot dipped galvanized.
 - 2. All exposed wood surfaces shall be painted with Dunn Edwards "Carmel Stone" stain (2 coats)
 - 3. All members shall be selected for tight grain and perfect straightness.
 - 4. Wood members shall be rough sawn doug fir grade no. 2 or better.
- 1 2" x 6" top rail
 - 2 4" x 4" post.
 - 3 Concrete footing w/ aggregate drain rock Size as shown.
 - 4 2" x 4" bottom rail
 - 5 Finish grade
 - 6 2" x 2" 90 degree lattice panel.

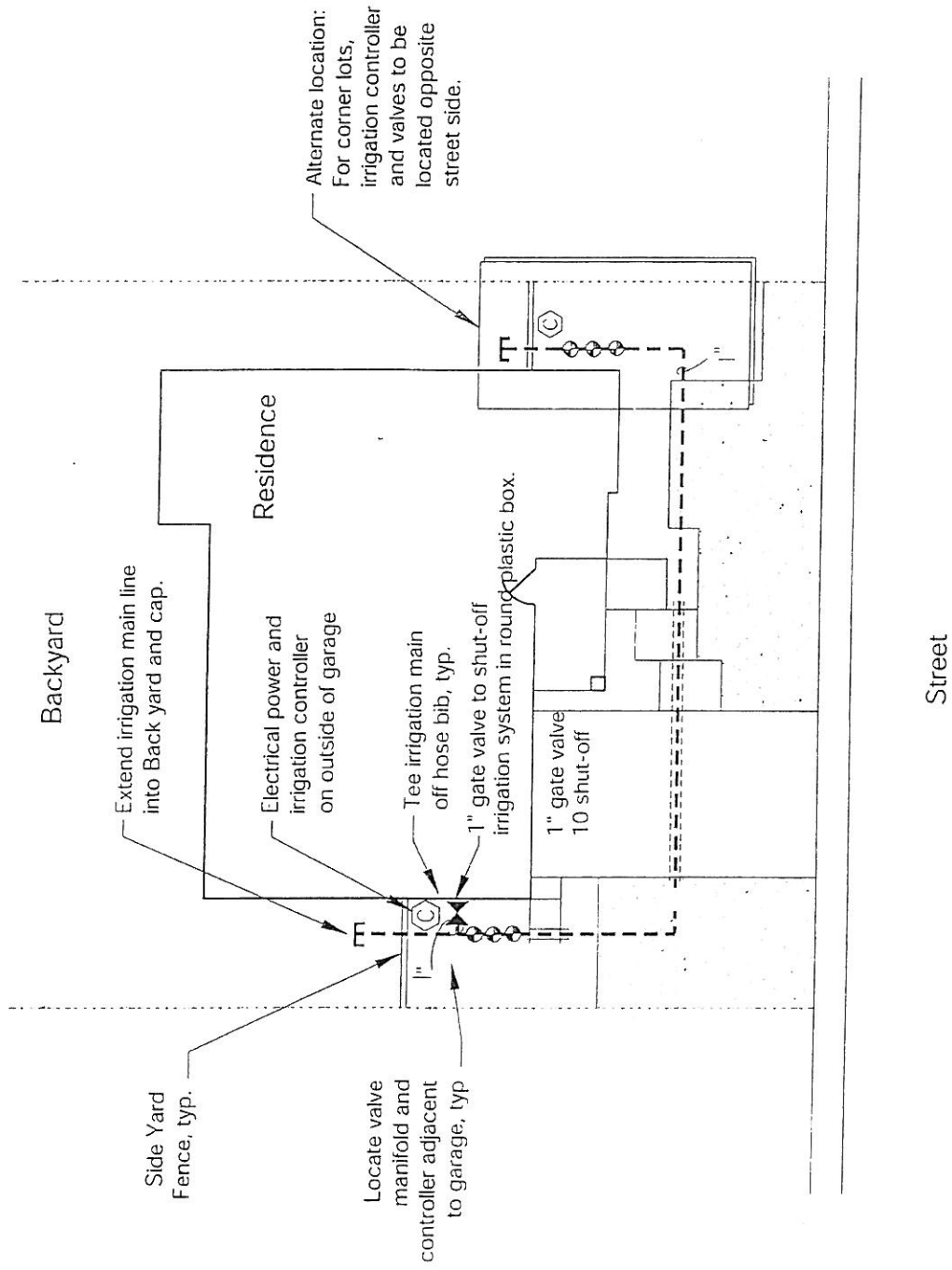
A/C Wood Screen



Drainage System Schematic

Not to Scale

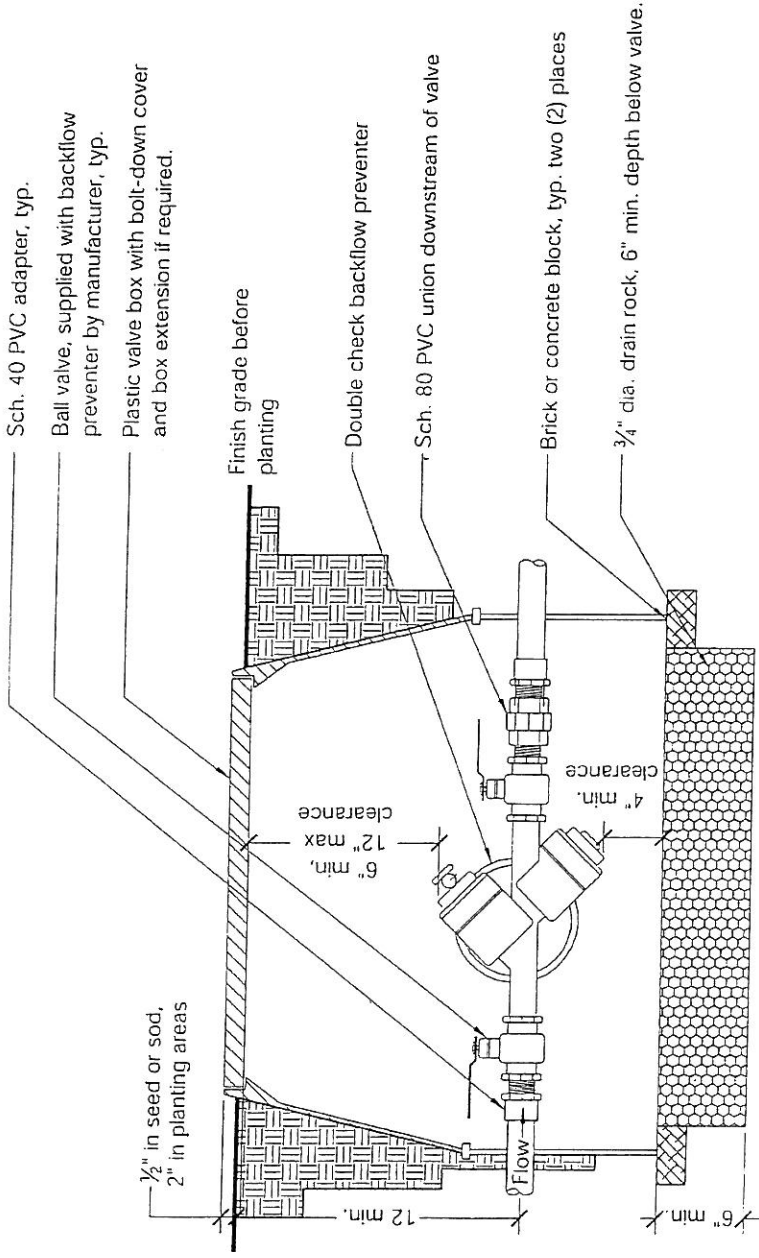
Plan



Irrigation Schematic

Not to Scale

Plan



Notes:

- 1) Install assembly a minimum of 12" from structures or hardscaping.
- 2) Install assembly in planting beds wherever possible.
- 3) Place valve box at right angles to structures or hardscaping.
- 4) Install valve box so that top of valve box is flush with adjacent hardscaping.
- 5) Place 3/4" Ø drain rock prior to installation of valve box.
- 6) Assembly and fittings shall be line sized.
- 7) Center the assembly in the valve box for ease of testing.

Double Check Backflow Preventer

Not to Scale

Section

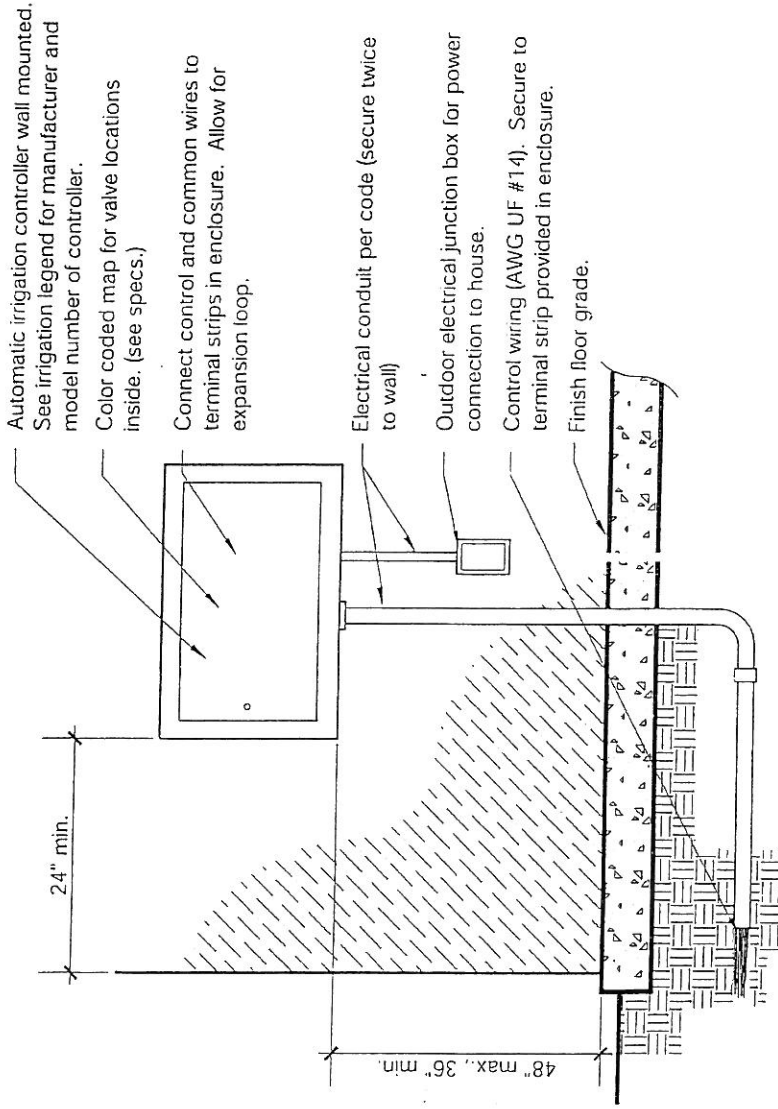
Irrigation Legend

Symbol	Manufacturer	Description	PSI	GPM	Pre. Rate	Radius
●	Hunter	PROS-04-10F 4" pop-up turf spray w/ MPR nozzle full pattern	30	1.95	1.88	10'
●	Hunter	PROS-04-10A 4" pop-up turf spray w/ MPR nozzle (set to 270°)	30	1.46	1.87	10'
●	Hunter	PROS-04-10H 4" pop-up turf spray w/ MPR nozzle half pattern	30	0.97	1.87	10'
●	Hunter	PROS-04-10Q 4" pop-up turf spray w/ MPR nozzle quarter pattern	30	0.49	1.89	10'
Not shown	Rainbird	Xeri-bug emitter model XB-10 (for shrubs/groundcover) with barbed fittings both ends. Refer to Irrigation details for total quantity of emitters required.				
Not shown	Rainbird	Xeri-bug emitter model XB-20 (for trees) with barbed fittings both ends. Refer to Irrigation details for total quantity of emitters required.				
Not shown	Rainbird	e" vinyl distribution tubing				
Not shown	Rainbird	SEB-6X subterranean emitter box				
○	Netafim	T1050MFY-1 flush valve. Install at end of run w/ threaded connection.				
●	Hunter	ASV series anti-siphon electric control valve (1")				
●	Hunter	ASV anti-siphon valve. Also include Rainbird RBY-100-200MX in line filter, PSI-M40X-100 pressure regulator. Install filter and pressure regulator below grade in valve box.				
⊗	---	Shut-off: PVC ball valve in round plastic box with bolt down cover (1")				
⬠	Hunter	PRO-C series wall mount on exterior wall of home at locations shown. See controller notes and specs.				
---	---	Class 200 pvc lateral pipe, size per plan				
---	---	Polyethylene supply tubing, 1" diameter.				
---	---	Sch 40 pvc purple pipe, 1" diameter				
---	---	Schedule 40 pvc sleeve, twice dia. of pipe to be sleeved				

Typical Irrigation Legend

Not to Scale

Plan



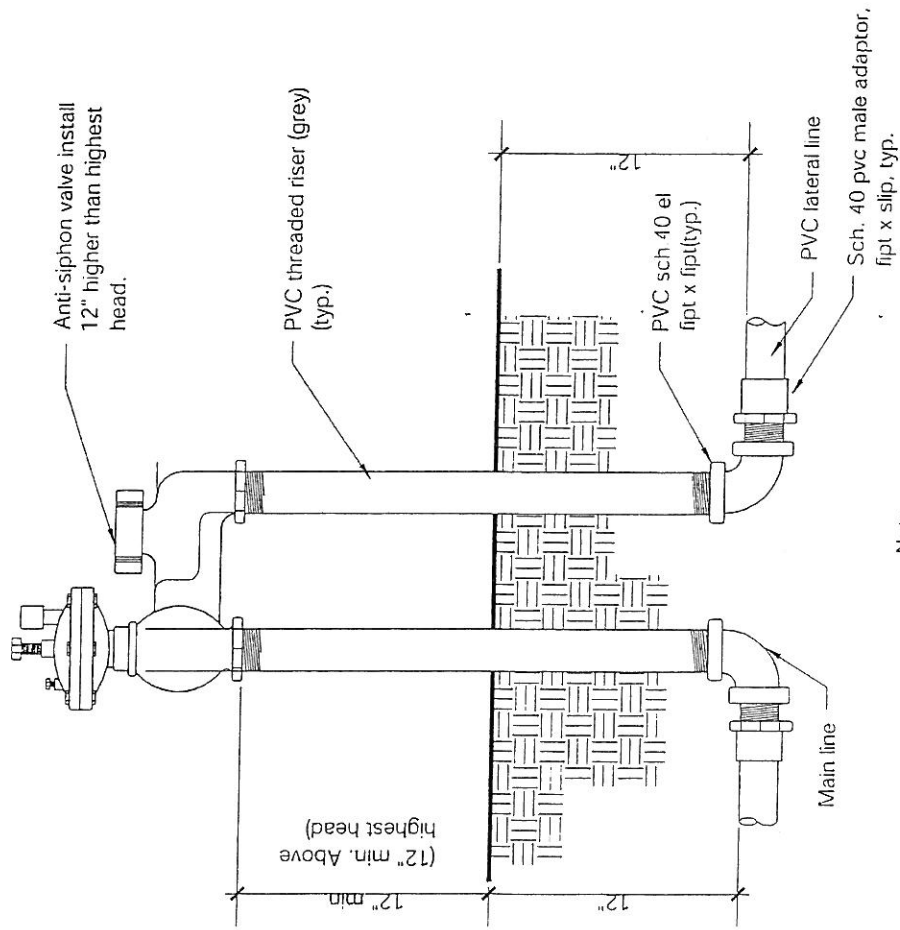
Notes:

- 1) Common wire to be white & control wire to be red in color. Bundle and tape wiring at intervals of 10'-0" O.C.
- 2) No splices to be made between controller & remote control valve.
- 3) Paint conduit and controller to match wall color.
- 4) Install on/off switch for electrical supply inside of cabinet

Automatic Controller Detail (Wall Mounted)

Not to Scale

Section



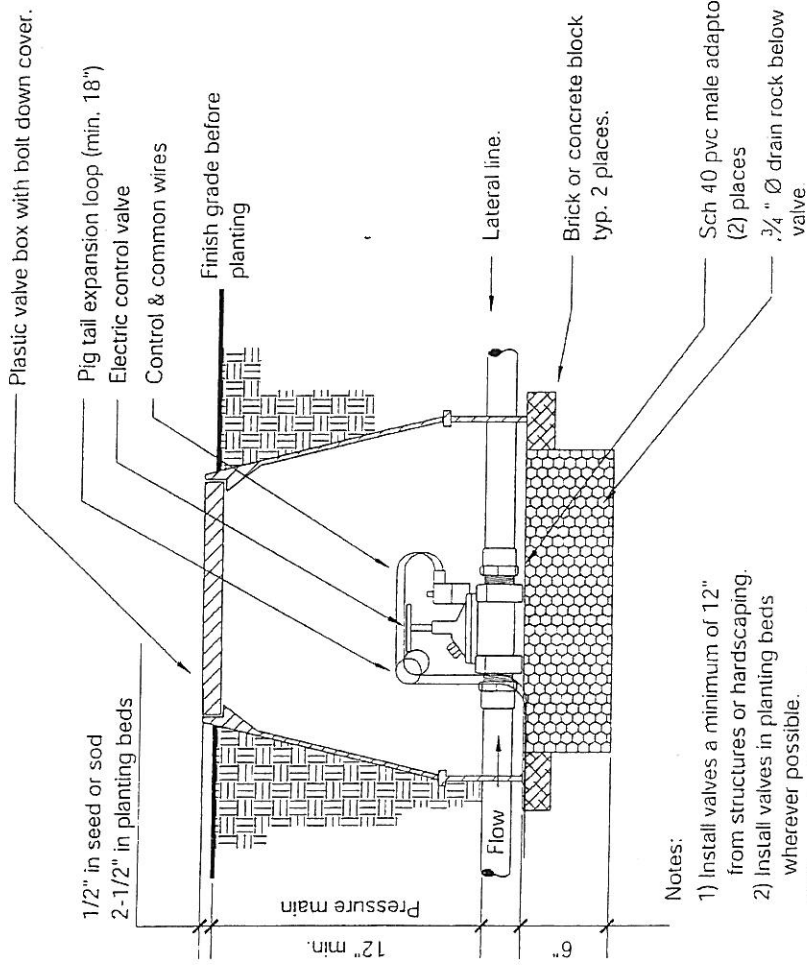
Note

- 1) All pipe above grade shall be thermal wrapped.

Anti-Siphon Valve Detail

Not to Scale

Section



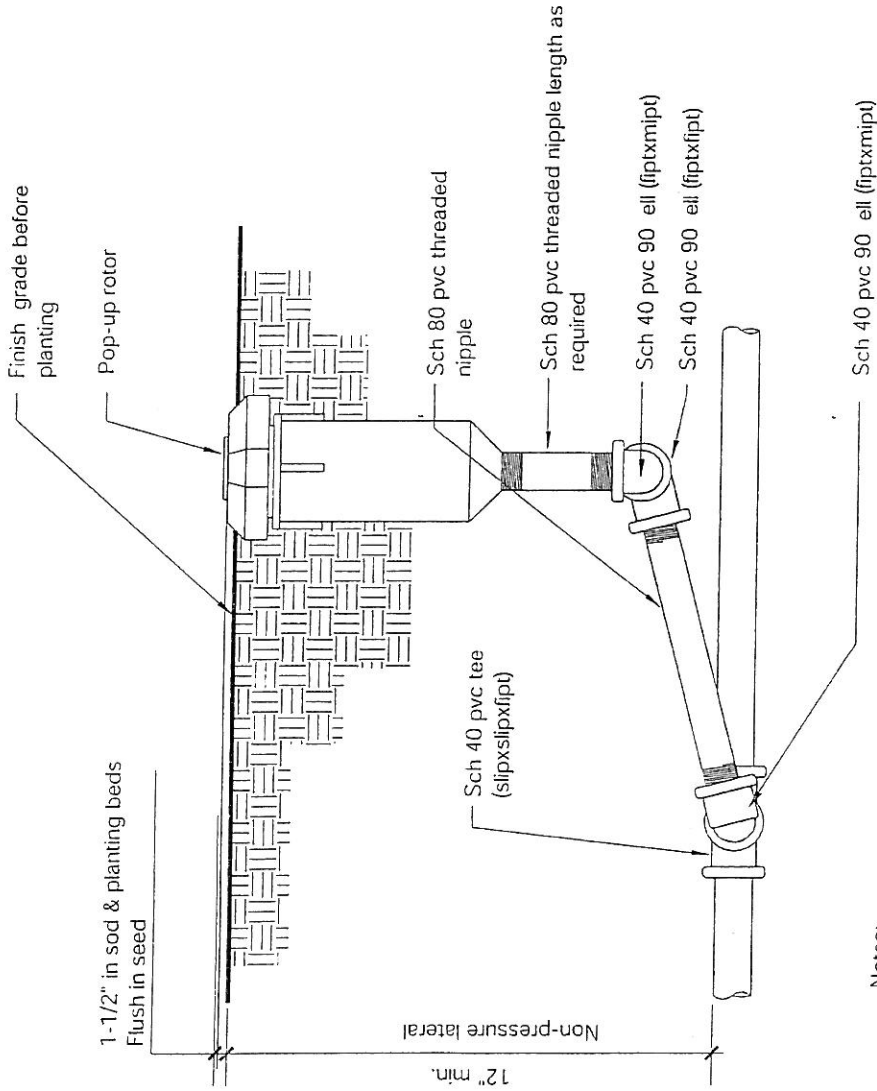
Notes:

- 1) Install valves a minimum of 12" from structures or hardscaping.
- 2) Install valves in planting beds wherever possible.
- 3) Place valve box at right angles to structures or hardscaping.
- 4) Install valve box so that top of valve box is flush with adjacent hardscaping.
- 5) Place 3/4" Ø drain rock prior to installation of valve box.

Electric Control Valve

Not to Scale

Section



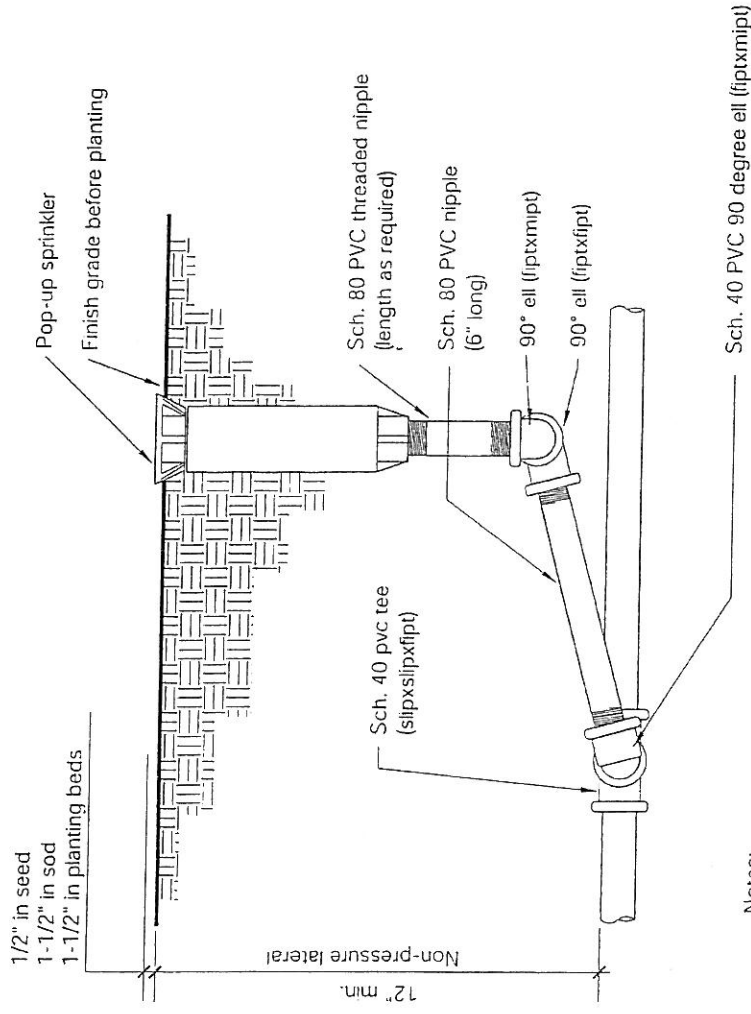
Notes:

- 1) Locate head 2" from walks, curbs, hardscaping, mow strips, header boards, etc.
- 2) Locate head 12" from structures
- 3) Size of assembly to be equal to the fipt of the head.

Pop-up Rotor detail

Not to Scale

Section

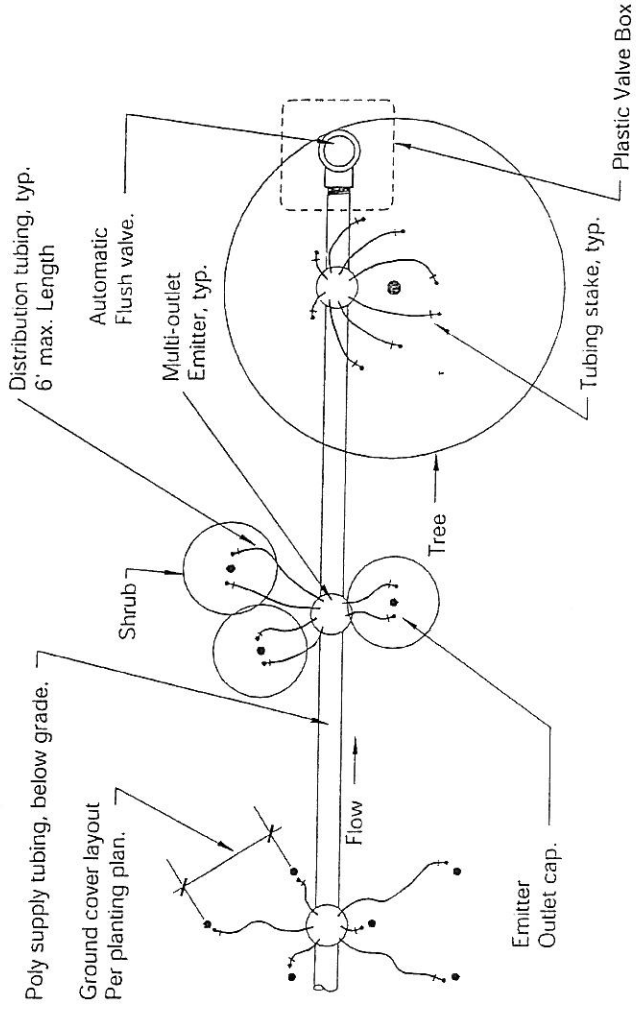


- Notes:
- 1) Locate head 2" from walks, curbs, hardscaping, mow strips, header boards, and the edge of lawn areas.
 - 2) Locate stream spray/hubbler 6" from all structures, and spray heads 12" from all structures, but 6" from all structures in ground cover areas.
 - 3) Size of assembly to be equal to the fipt of the head.
 - 4) Use teflon tape on all threaded fittings. Do not use marlex fittings.

Pop-Up Spray Detail

Not to Scale

Section



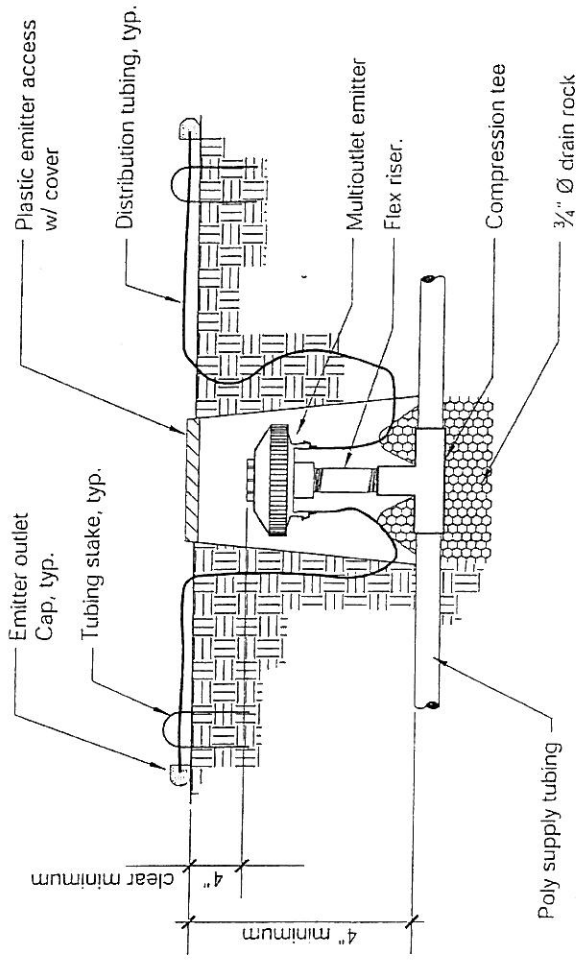
Notes:

- 1) Refer to multi-outlet emitter detail for further information.
- 2) See drip irrigation notes/legend for further information.
- 3) Install emitter outlets on finished grade surface below Bark mulch.
- 4) See planting plan for location and quantity of plants & emitters.

Drip Irrigation Layout

Not to Scale

Plan



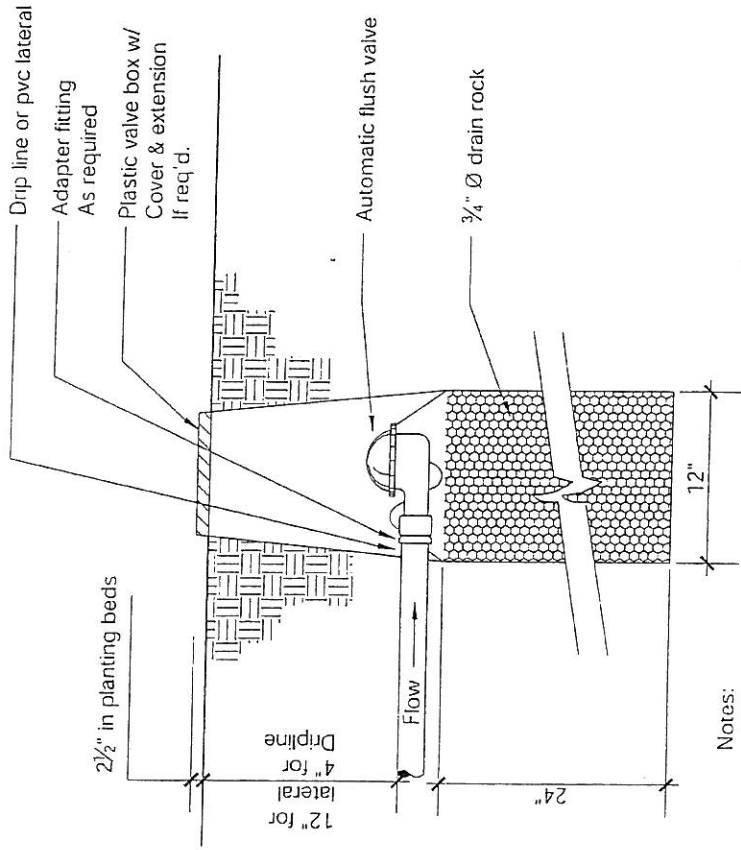
Notes:

- 1) Refer to drip irrigation layout detail for further information.
- 2) Place $\frac{3}{4}$ " \varnothing drain rock prior to installation of access box.

Multi-Outlet Emitter Detail

Not to scale

Section



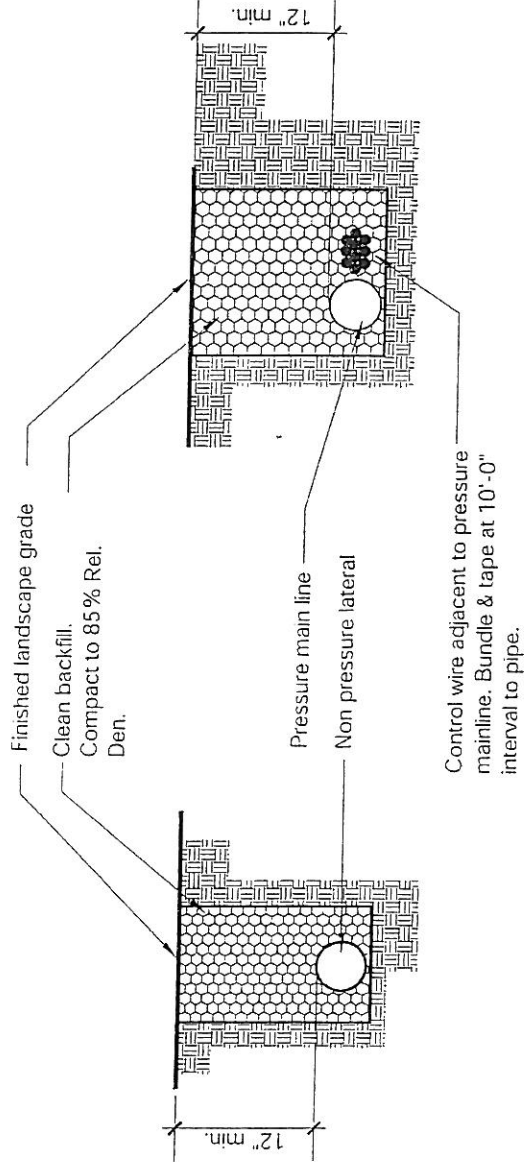
Notes:

- 1) Refer to layout detail for more information.
- 2) Place 3/4" Ø drain rock prior to installation of valve box
- 3) Refer to specifications and plan sheets for more information.

Automatic Flush Valve Detail

Not to Scale

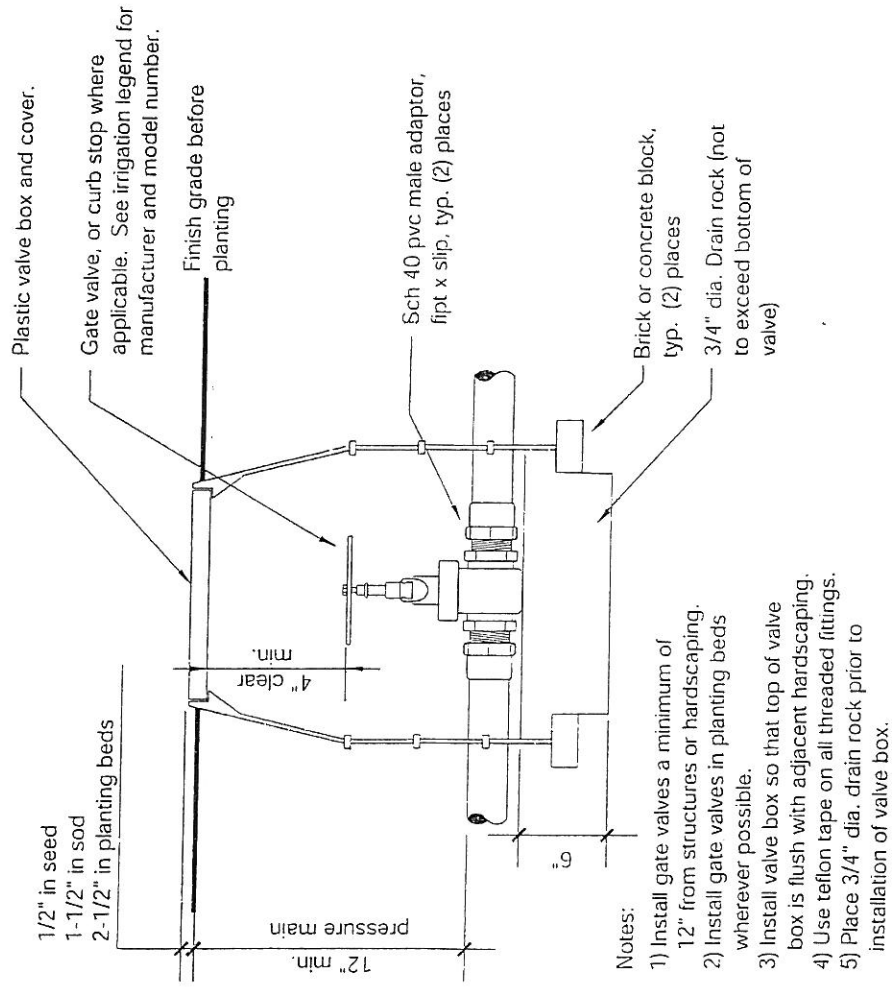
Section



Pipe Trenching Detail

Not to Scale

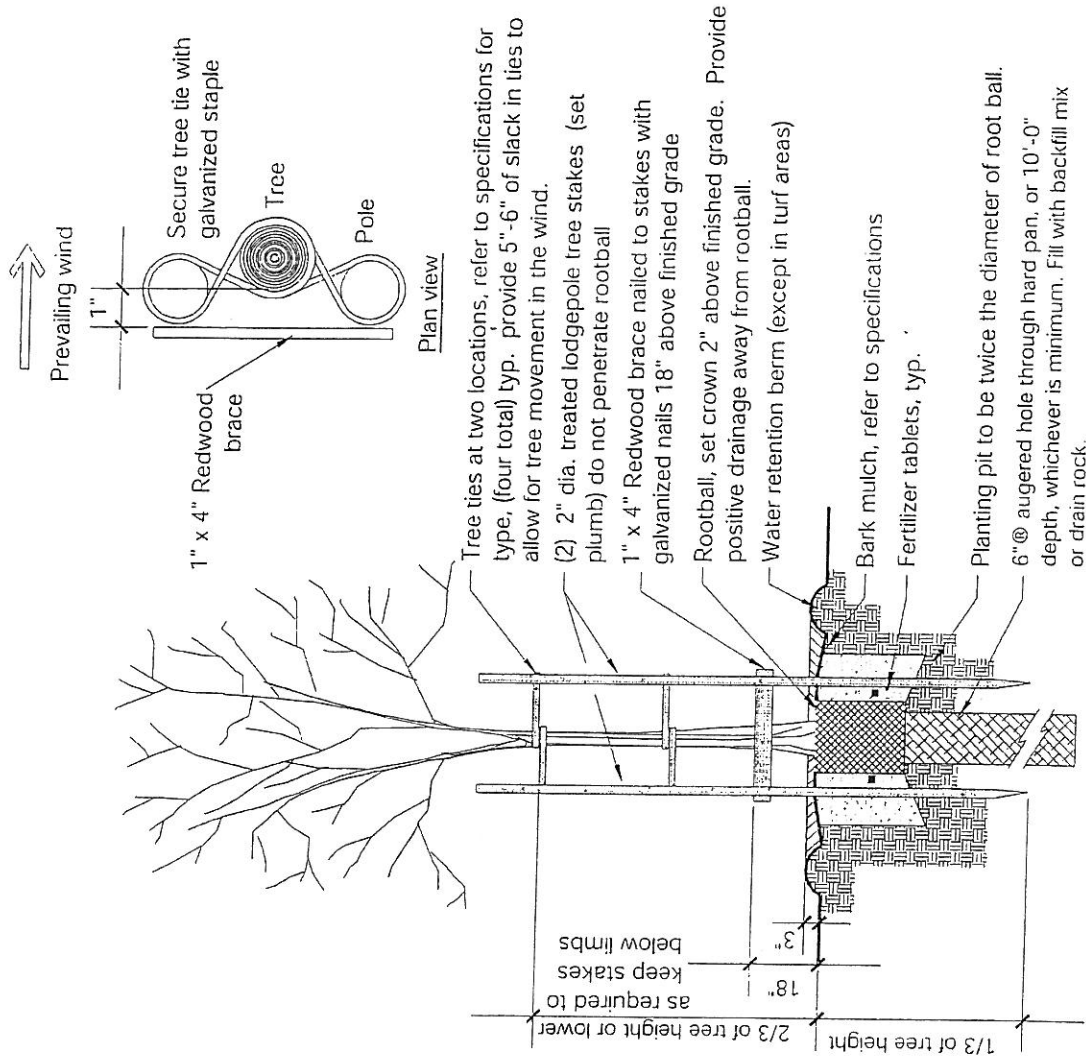
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Gate Valve Detail Threaded Ends

Not to Scale

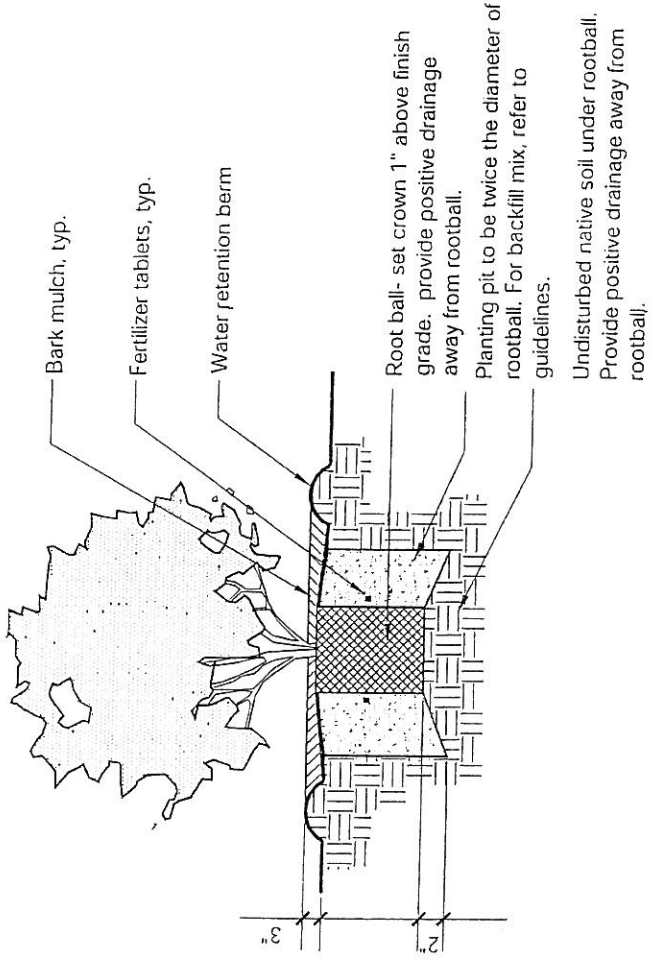
Section



Tree Planting Detail

Not to Scale

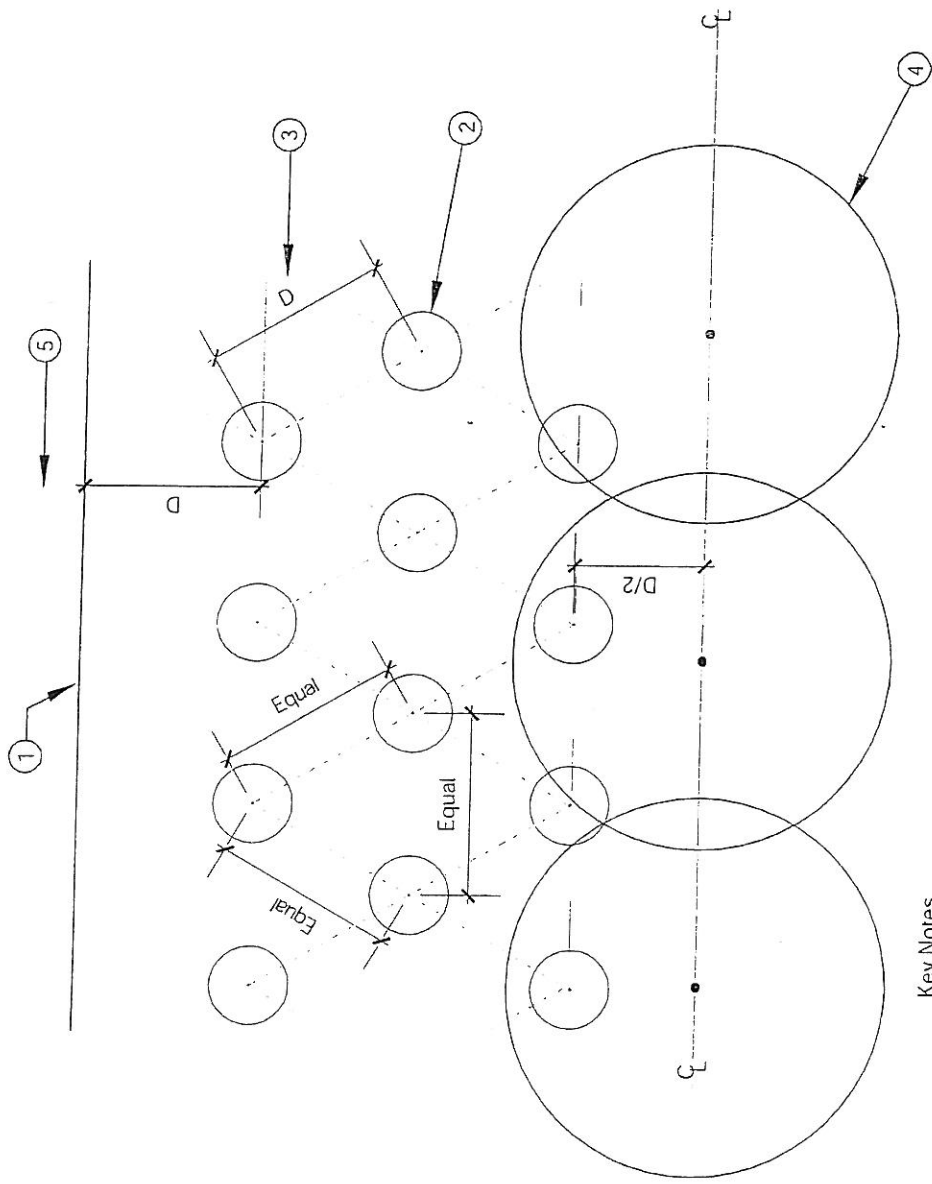
Section



Shrub Planting Detail

Not to Scale

Section



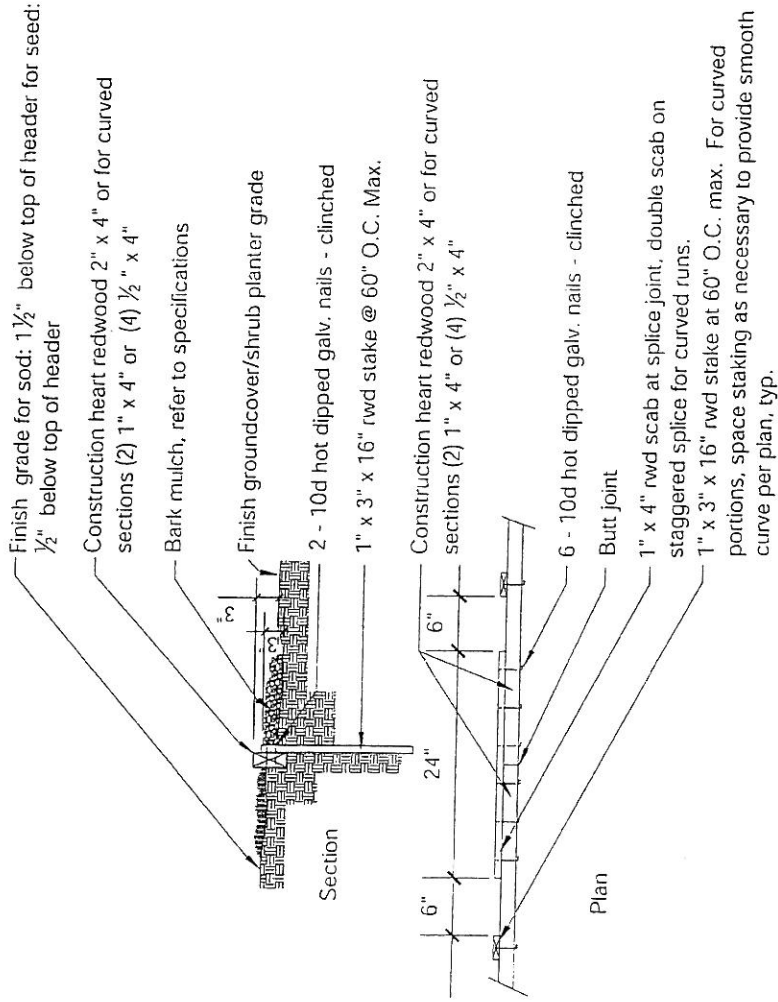
Key Notes

- ① Mow curb, pavement edge, or wood header.
- ② Groundcover plant, size as denoted on planting plan.
- ③ Typical spacing, refer to planting plan.
- ④ Shrub mass, typical
- ⑤ Shrub spacing to mow curb, pavement edge, or header. Is equal to the distance of typical spacing.

Groundcover Spacing Detail

Not to Scale

Plan



Note:

All lumber shall be Redwood, "Construction Common" or better, in accordance to California Redwood Association grading rules.

Redwood Header Detail

Not to scale

Plan/Section