

GENERAL NOTES

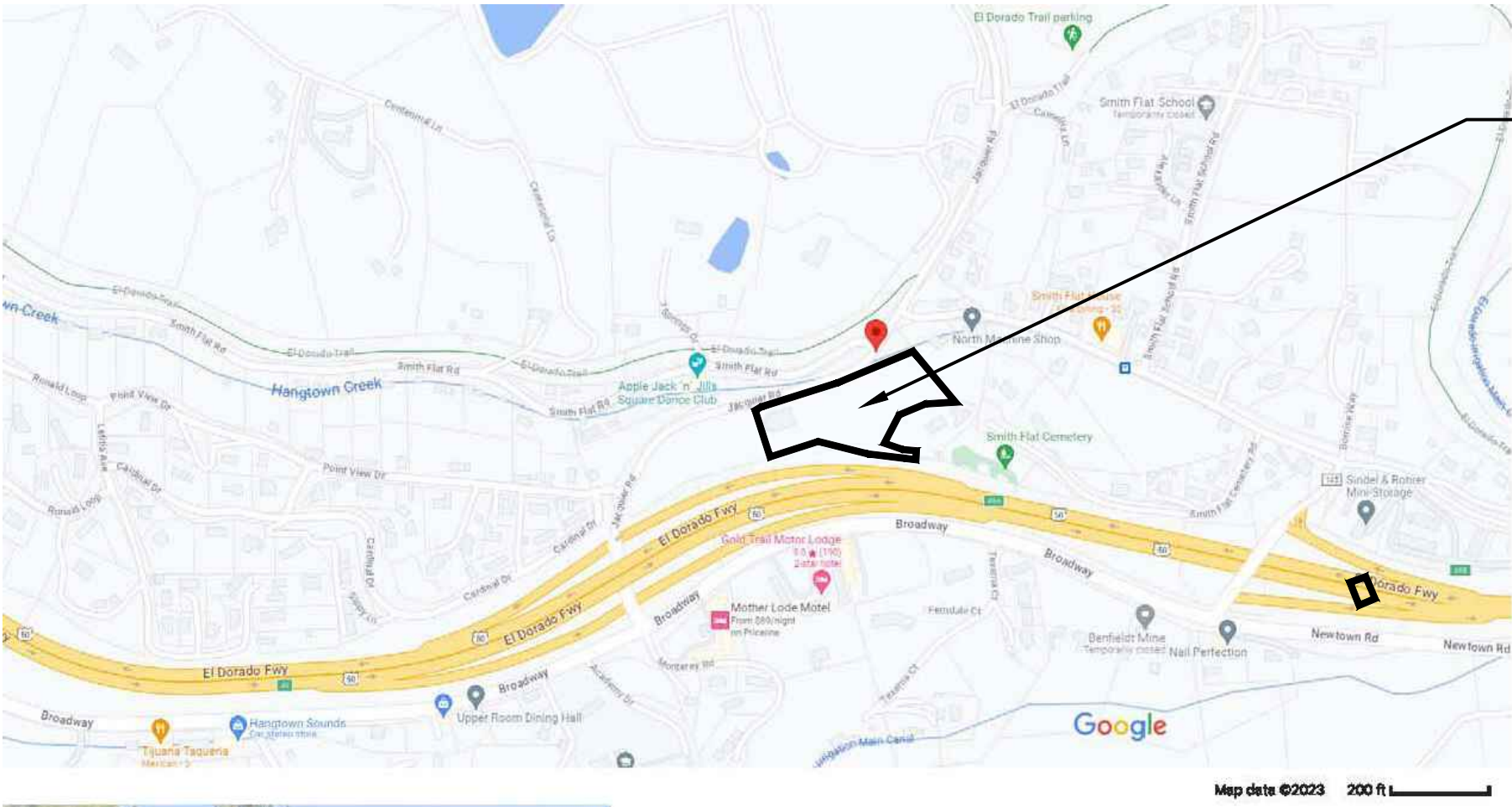
1. THESE DOCUMENTS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY THE OWNER AND AUTHORIZED AGENTS FOR THE DESIGNATED PROPERTY ONLY.
2. ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
3. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING OR COMMENCEMENT OF CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS SHOWN ON THESE DRAWING ARE PERTINENT TO THE WORK DESCRIBED HEREIN.
4. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR THERE IS A DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FIELD CONDITIONS.
5. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE GOVERNING AGENCIES.
6. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS WITH THE LANDSCAPE ARCHITECT.
7. ANY DISCREPANCY BETWEEN THE VARIOUS DRAWINGS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
8. THE CONTRACTOR SHALL VERIFY CONSTRUCTION ACCESS, STAGING, EQUIPMENT AND VEHICLE PARKING AND WORKER BREAK AREA LOCATIONS WITH THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING THE WORK.
9. ALL ITEMS TO BE REMOVED AND RELOCATED OR REPLACED SHALL BE HANDLED WITH PROPER CARE AND STORED IN A SAFE PLACE TO PREVENT DAMAGE. DAMAGED ITEMS SHOWN TO BE SALVAGED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL KEEP ALL TRASH, MATERIALS AND EQUIPMENT INSIDE THE WORK AREA AND AWAY FROM WALKWAYS AND ROADWAYS.
11. CAUTION: BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES. AT LEAST TWO (2) WORKING DAYS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL REQUEST MARK OUT OF UNDERGROUND UTILITIES.
12. PRIOR TO START OF WORK, SCHEDULE A SITE MEETING WITH THE LANDSCAPE ARCHITECT TO IDENTIFY LIMITS OF WORK, LANDSCAPE REMOVALS AND METHODS OF PLANT PROTECTION.

DEFERRED SUBMITTALS

1. SPA & EQUIPMENT
2. FITNESS EQUIPMENT
3. TRASH ENCLOSURE

MACKINAW HOTEL
PRIVATE LANDSCAPE IMPROVEMENTS
3001 JACQUIER RD
CITY PLACERVILLE, CA 95667

VICINITY MAP



PROJECT SITE

VICINITY MAP

NOT TO SCALE



PROJECT DATA

APN: 048-290-42-100

PROJECT TEAM

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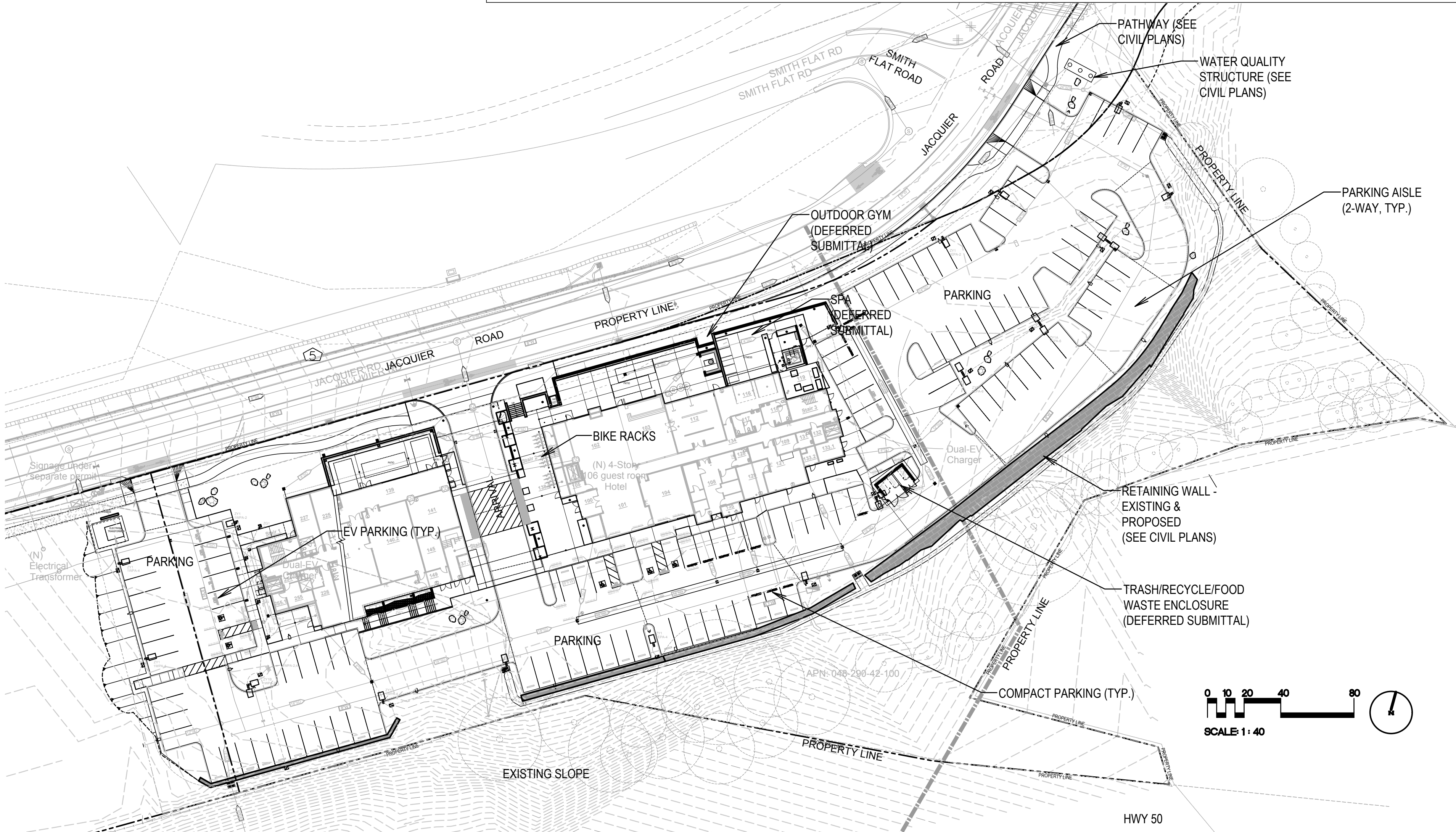
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CONTACT: KENT COSTON
kc@costonarchitects.com

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INDEX SHEET

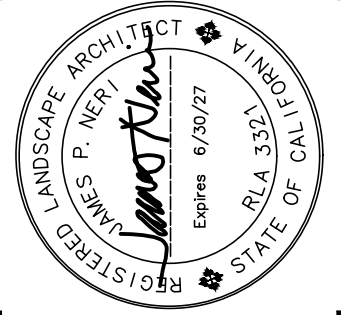
LANDSCAPE	
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L3.3	PARKING LOT SHADING PLAN



SITE PLAN

Project No. -
Drawn -
Checked -JPN

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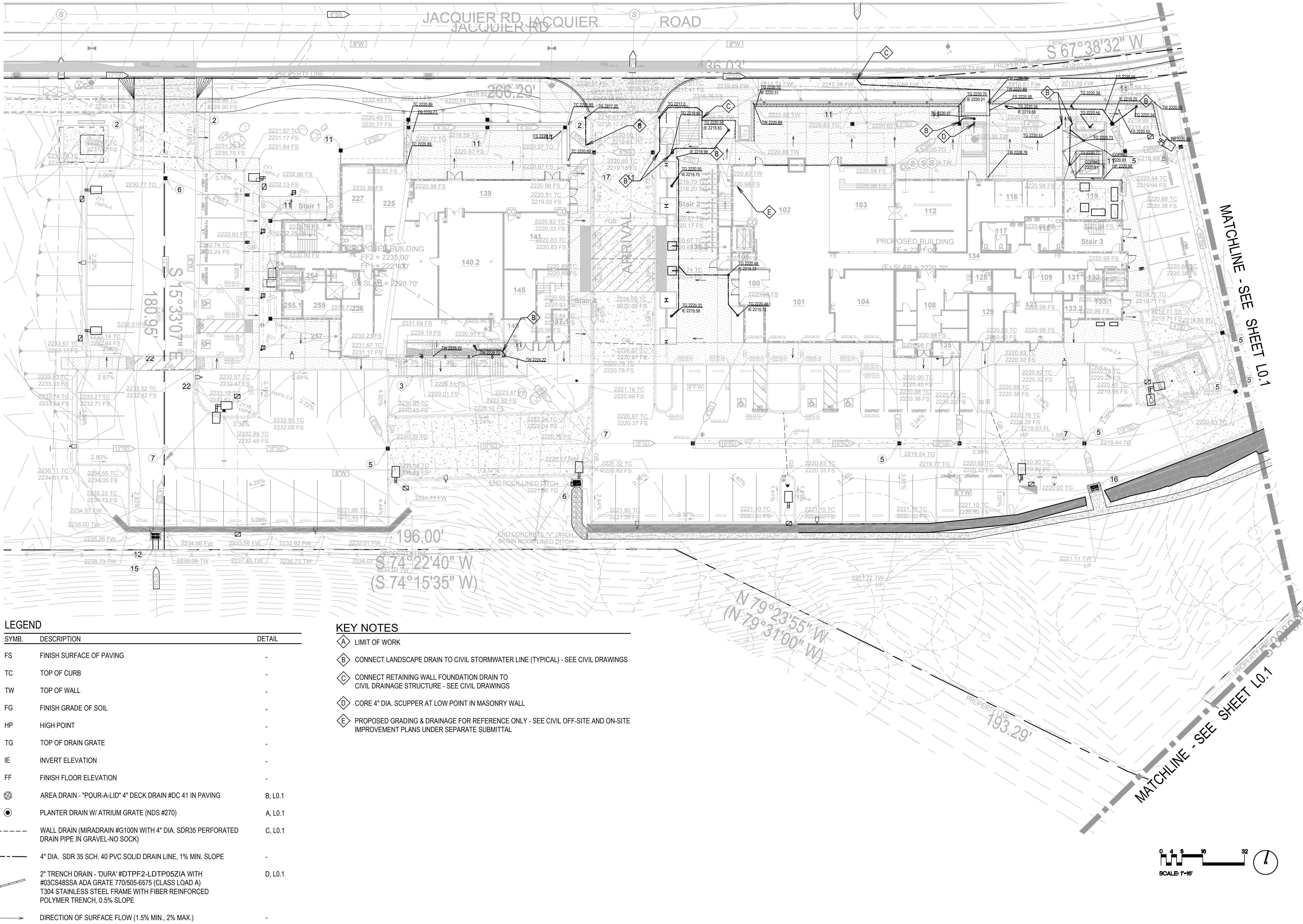
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

TITLE SHEET

TS

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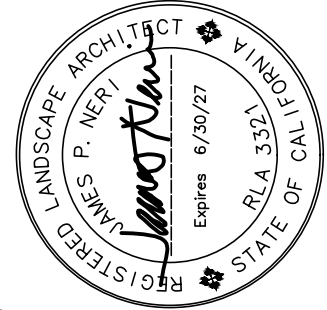
LEGEND

SYMB.	DESCRIPTION	DETAIL
FS	FINISH SURFACE OF PAVING	-
TC	TOP OF CURB	-
TW	TOP OF WALL	-
FG	FINISH GRADE OF SOIL	-
HP	HIGH POINT	-
TG	TOP OF DRAIN GRATE	-
IE	INVERT ELEVATION	-
FF	FINISH FLOOR ELEVATION	-
	AREA DRAIN - "POUR-A-LID" 4" DECK DRAIN #DC 41 IN PAVING	B, L0.1
	PLANTER DRAIN W/ ATRIUM GRATE (NDS #270)	A, L0.1
	WALL DRAIN (MIRADRAIN #G100N WITH 4" DIA. SDR35 PERFORATED DRAIN PIPE IN GRAVEL-NO SOCK)	C, L0.1
	4" DIA. SDR 35 SCH. 40 PVC SOLID DRAIN LINE, 1% MIN. SLOPE	-
	2' TRENCH DRAIN - "DURA" #DTPF2-LDTP05ZIA WITH #30CS48SSA ADA GRATE 770/505-6575 (CLASS LOAD A) T304 STAINLESS STEEL FRAME WITH FIBER REINFORCED POLYMER TRENCH, 0.5% SLOPE	D, L0.1
	DIRECTION OF SURFACE FLOW (1.5% MIN., 2% MAX.)	-

KEY NOTES

- LIMIT OF WORK
- CONNECT LANDSCAPE DRAIN TO CIVIL STORMWATER LINE (TYPICAL) - SEE CIVIL DRAWINGS
- CONNECT RETAINING WALL FOUNDATION DRAIN TO CIVIL DRAINAGE STRUCTURE - SEE CIVIL DRAWINGS
- CORE 4" DIA. SCUPPER AT LOW POINT IN MASONRY WALL
- PROPOSED GRADING & DRAINAGE FOR REFERENCE ONLY - SEE CIVIL OFF-SITE AND ON-SITE IMPROVEMENT PLANS UNDER SEPARATE SUBMITTAL

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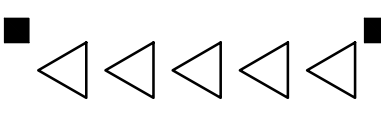
LANDSCAPE
GRADING &
DRAINAGE PLAN

L0.0

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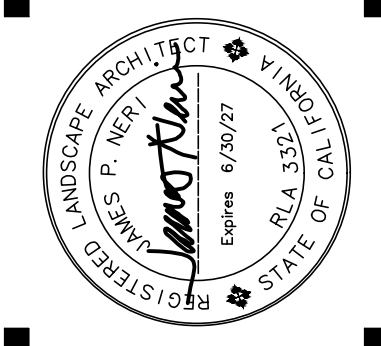


NO LANDSCAPE DRAINAGE THIS SHEET



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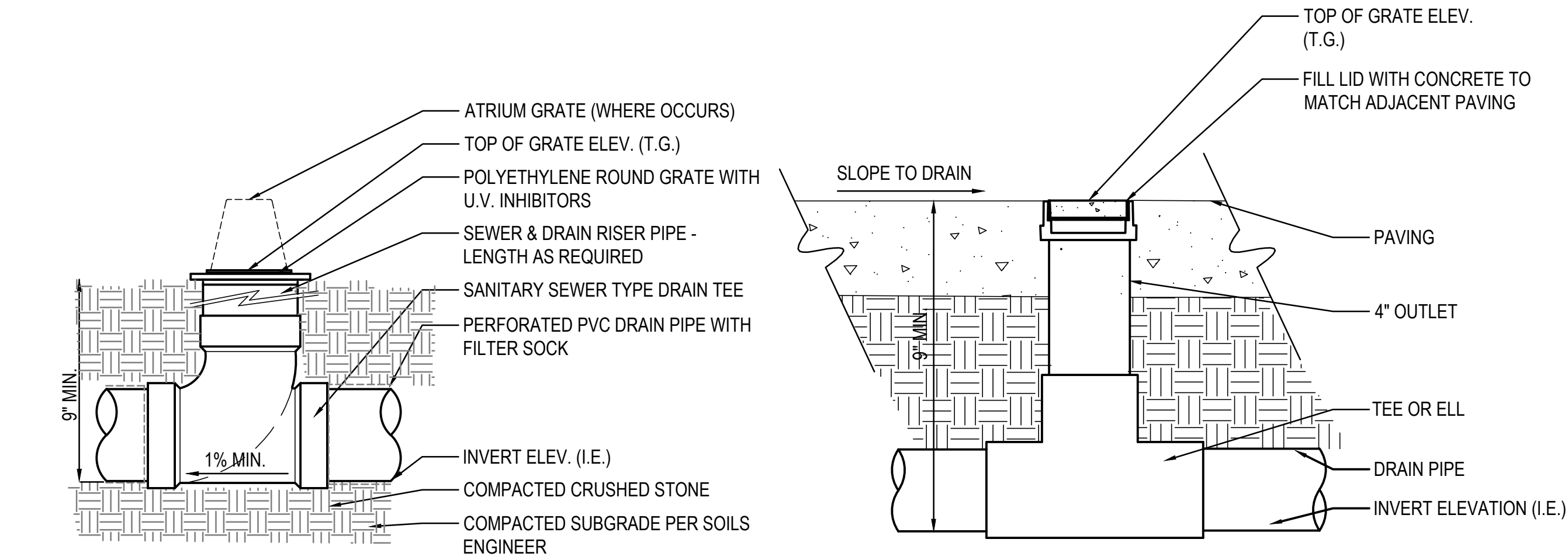
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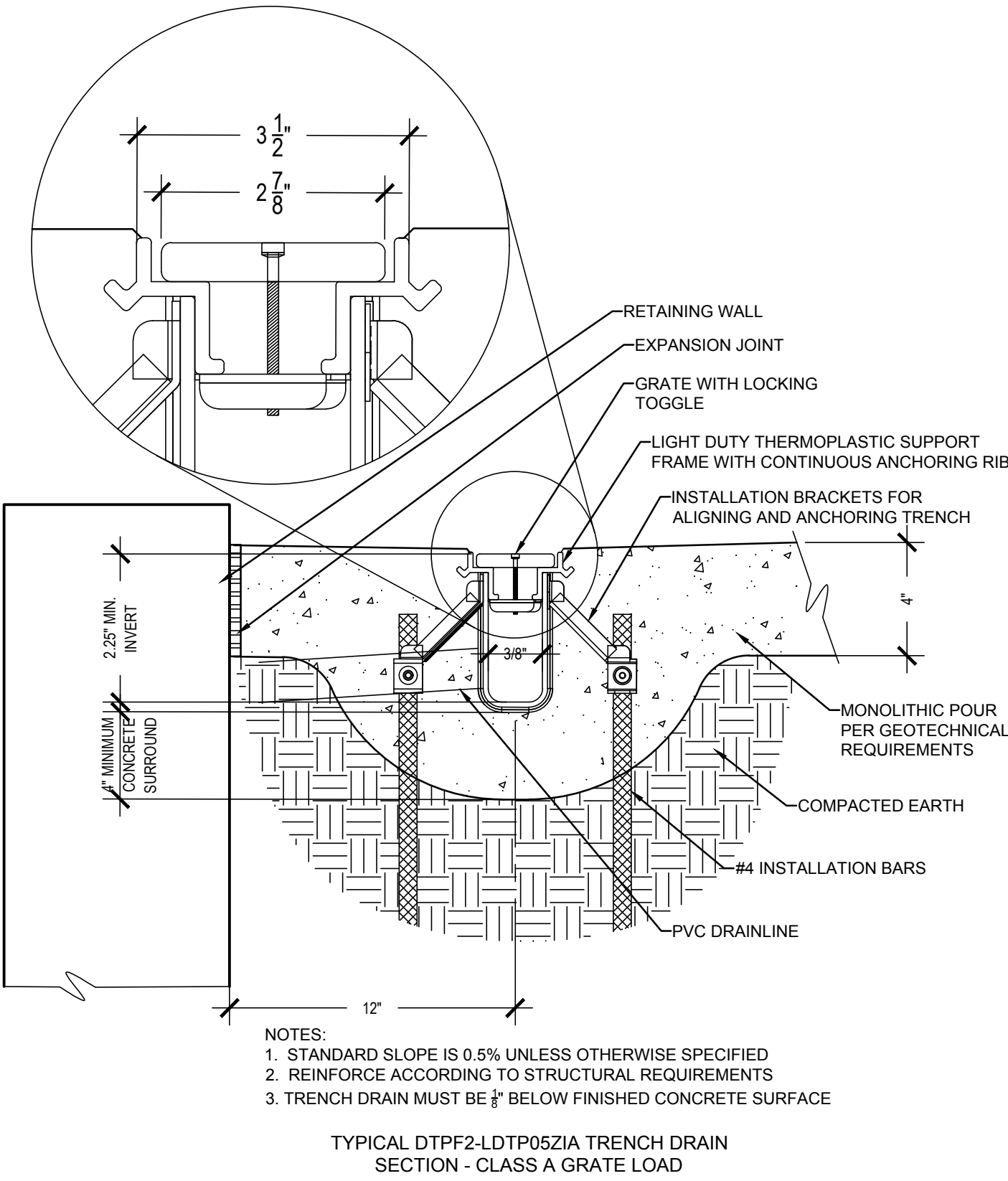
LANDSCAPE
GRADING &
DRAINAGE PLAN

L0.1

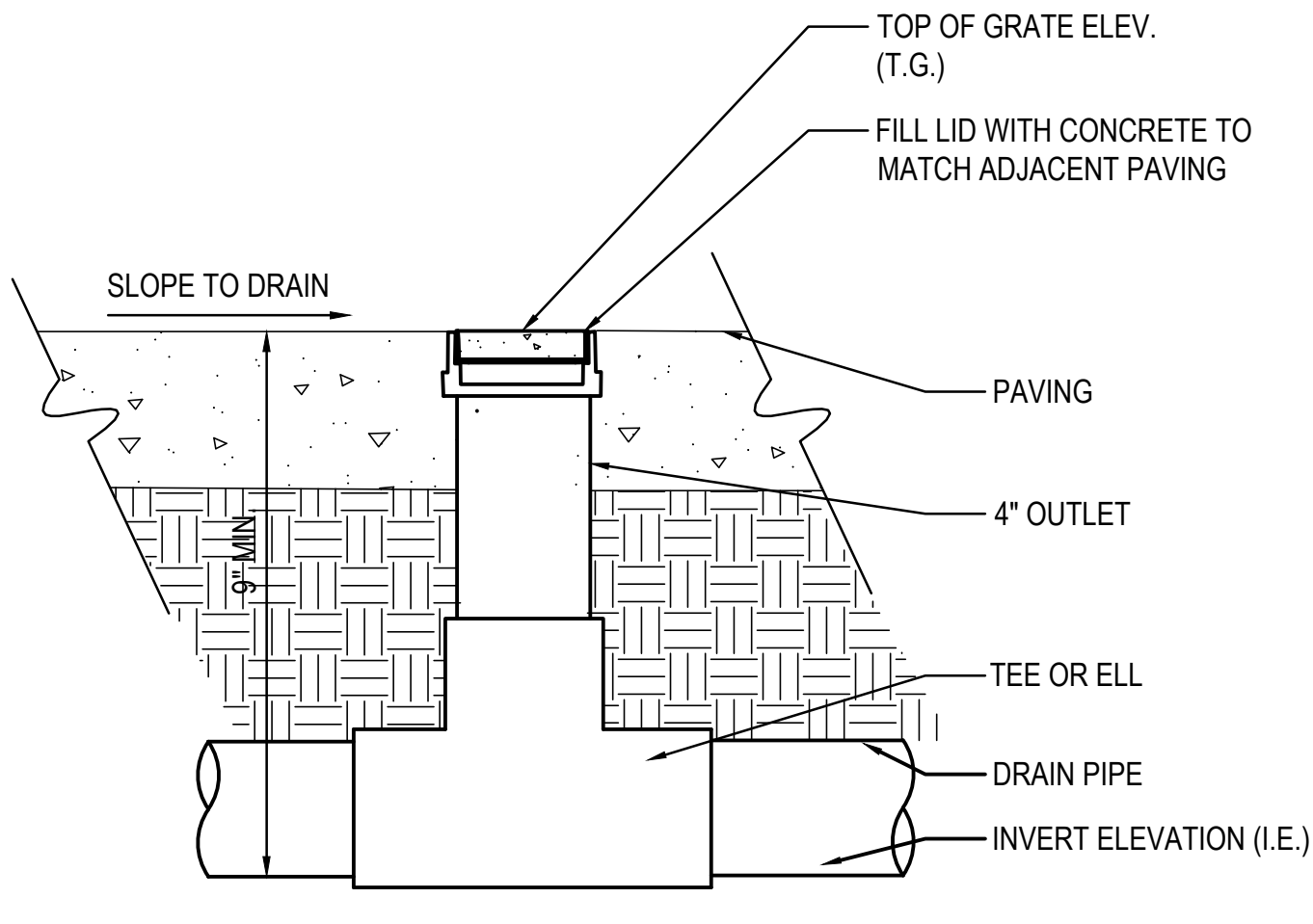
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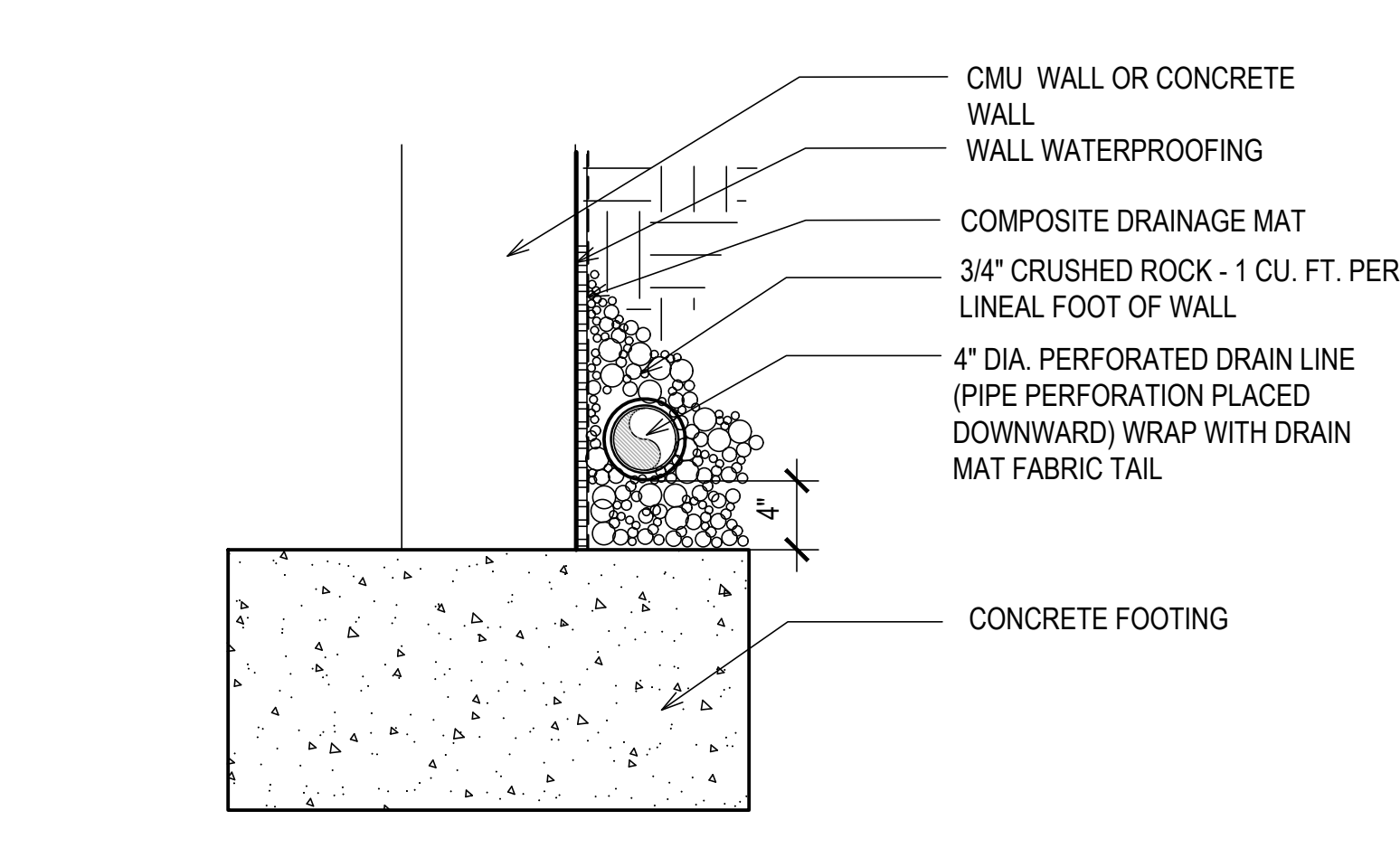
A LANDSCAPE DRAIN
SECTION NOT TO SCALE



D 2" TRENCH DRAIN



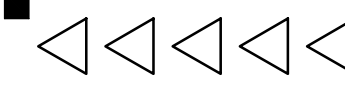
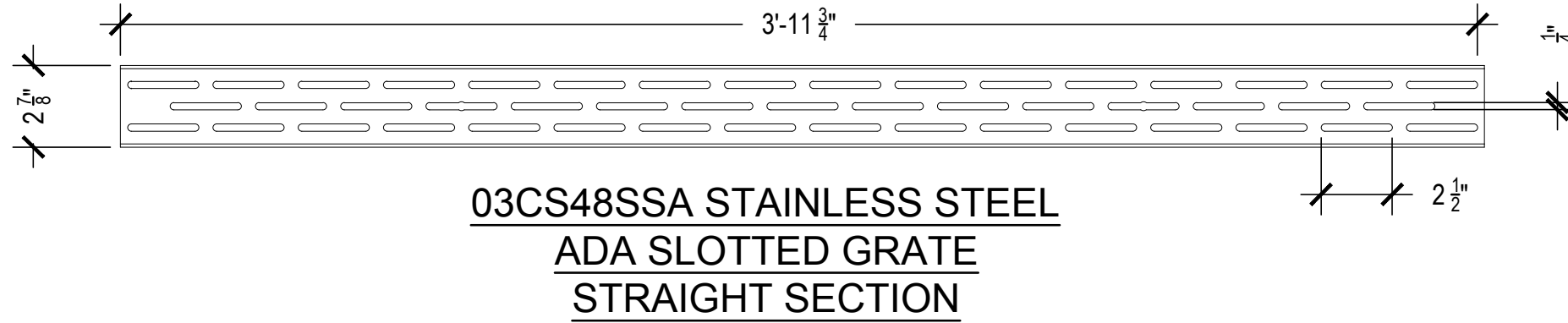
B AREA DRAIN IN PAVING
SECTION NOT TO SCALE



C RETAINING WALL DRAIN
SECTION SCALE: 3/4"=1'-0"

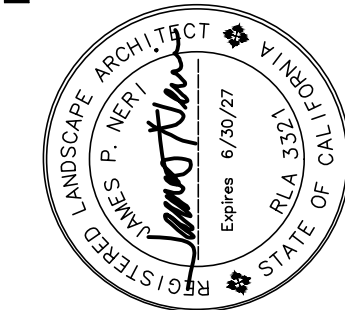
NOTES:

1. GRATE MATERIAL IS T-304 STAINLESS STEEL
2. GRATES ARE LOAD CLASS A
3. GRATES ARE ADA COMPLIANT AND HEEL PROOF
4. GRATES HAVE A BRUSHED FINISH



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LANDSCAPE DESIGN PLAN FOR
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LANDSCAPE
DRAINAGE
DETAILS

L0.2

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POOL & SPA PLUMBING SYSTEMS DESCRIPTION

1.01 SUMMARY

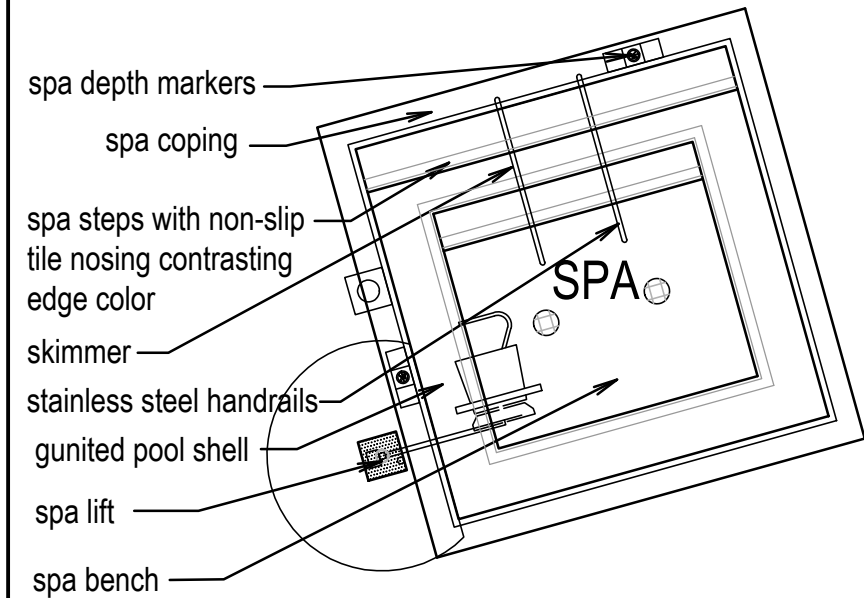
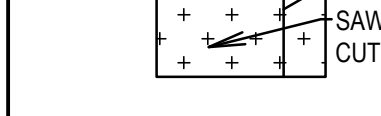
- A. Prepare and Submit Spa Shop Drawings for Architect Approval.
Submit approved Spa Shop Drawings to El Dorado County for review and approval.
- B. Provide and install pump, filters, sanitizers, autofills, controls, electrical connections, drains, and the necessary hydraulics to construct a functioning, clean, re-circulating water system.
- C. Spa: Chlorinated saltwater system

1.02 SYSTEM DESCRIPTION

A. Design Requirements:

1. Electrical: Provide/install a waterproof on/off switch adjacent to the spa. Provide an electrical junction box mounted on the equipment wall. Provide electrical connections to all powered spa equipment.
1. Pumps: Provide for booster pump, acid pump
1. Filter/backwash: Provide for spa a sand filter sized to allow for continuous daily operation and requiring maximum weekly inspection.
2. Sanitizer: Provide water sanitizing for continuous automatic slipstream application of biocide to maintain the equivalent of 5 ppm chlorine.
3. Autofill: Provide a combination hydraulic overflow and autofill assembly
4. Controls: Provide automatic shut-off in the event of pump failure. Provide Control System for Spa
5. Spa Heater: Provide a 240V electric spa heater
6. Electrical Connections: Provide the services of a licensed electrician to make all electrical connections according to local code and standard practice.
7. Plumbing: Provide unimpeded, consistent flow of clear, clean water through orifices. Provide fittings for convenient cleaning of pipe. Size and valve water delivery equipment to allow for increasing or decreasing flow adjustment.
8. Signage: Provide and install all safety, regulation and warning signage required by permitting agencies.
9. Lighting: (2) spa lights

SPA MATERIALS LEGEND - DEFERRED SUBMITTAL & PERMITTING REQUIRED BY POOL CONTRACTOR

PLAN SYMBOL &	DESCRIPTION	SOURCE	MATERIAL / FINISH / NOTES	DETAIL
		STAIR NOSING TILE: DAL TILE (858) 571-1957	POOL SHELL: SHOTCRETE CONCRETE STRUCTURE WITH POOL PLASTER COLOR: WHITE POOL STEPS NOSING TILE: 2" X 2" NON SLIP TILE ONE ROW HORIZONTAL AND ONE ROW VERTICAL AT EACH STAIR NOSING 'MATTE EBONY UP22' NON-SLIP CERAMIC TILE BY 'DAL TILE' WATERLINE TILE: 2" X 2" NON SLIP TILE THREE ROWS HORIZONTAL 'MATTE EBONY UP22' NON-SLIP CERAMIC TILE BY 'DAL TILE' WATERLINE TILE COLOR SHALL BE CONTRASTING IN COLOR TO THE POOL WHITE PLASTER	---
	ADA PERMANENT POOL/ SPA LIFT	ICA, INTER-FAB INCORPORATED (520) 790.7040	SWIM ASSIST EXCEL LR #ICA-SAE-LR-300-42-GY	C/L1.6
	SPA COPING	QUICK CRETE (866) 703-3434	'CATALINA' CUSTOM PRECAST CONCRETE COPING WITH SLIP RESISTANT 'ECCOSTONE' TEXTURE AND REMOVABLE SECTIONS. COLOR: 'NATURAL' WITH STANDARD MATT SEALER	E/L1.6
	CONCRETE PAVING POOL & SPA SLIP RESISTANT DECK PAVING	LOCAL BATCH PLANT	CONCRETE FINISH: TOPCAST #5 SEALER: CONSOLIDECK 'SALTGUARD'	A,B/L1.3

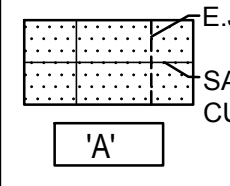
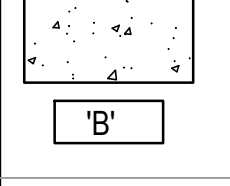
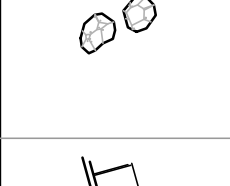
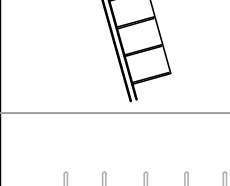
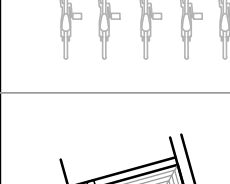
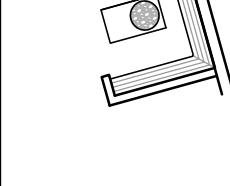
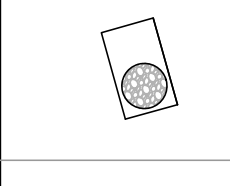
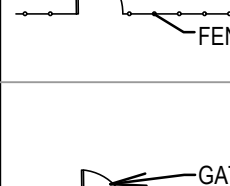
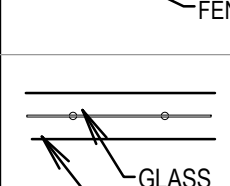
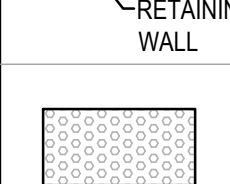
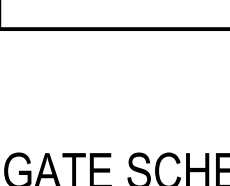
SPA EQUIPMENT LEGEND

EQUIPMENT	MANUFACTURER	MODEL	DESCRIPTION	QTY.
PUMP	PENTAIR	WFE-8	2HP HIGH PERFORMANCE PUMP @ MAX. 113 GPM (#011515)	1
BOOSTER PUMP	PENTAIR	WFE-8	2HP HIGH PERFORMANCE PUMP @ MAX. 113 GPM (#011515)	1
FILTER	PENTAIR	TR-140C	HIGH CAPACITY FIBERGLAS SAND FILTER @ 141 GPM	1
HEATER	JANDY	HI-E2 EHE350NS	350K BTUH DIGITAL ASME HEATERS (HI-E2)	1
FLOWMETER	BLUE & WHITE	F-300	F-30250P (2-1/2")	1
CHEMICAL CONTROLLER	ROLA-CHEM	554308	DISINFECTANT DIGITAL CONTROLLER (PH/ORP)	1
CHLORINATOR	ROLA-CHEM	RC 25/53SC	LIQUID CHLORINE PUMP (MAX. 12 LBS/DAY)	1
ACID PUMP	ROLA-CHEM	RC 25/53SC	LIQUID ACID PUMP (MAX. 12 LBS/DAY)	1
LIGHT	PENTAIR	AMERLITE	300 WATT UNDERWATER WHITE LIGHT	1
SKIMMER	WATERWAY	540-6200	COMMERCIAL RENEGADE GUNITE IN -GROUND SKIMMER	2
EQUALIZER COVER	AQUASTAR	6HP1010	6" ROUND HOCKEY PUCK SUMPLESS SUCTION OUTLET COVER	4
MAIN DRAIN	AFRAS	ABF-64A	11-1/8" ROUND DRAIN COVERS	2
BOOSTER MAIN DRAIN	AFRAS	ABF-64A	11-1/8" ROUND DRAIN COVERS	2
WALL RETURN	WATERWAY	400-9190	FLUSH MOUNT RETURN FITTING (WHITE COLOR)	2
JET RETURN	WATERWAY	210-3330	10" TEE-1-1/2" Sx3/4" S-3/4" SPIGOT x 1/2" SPIGOT	8
CHLORINE TANK	CARBOYS	50 GALLON	50 GAL STORAGE DRUM	1
ACID TANK	CHEMTAINER	35 GALLON	35 GAL DOUBLE WAL STORAGE TANK	1
ACID FUME SCRUBBER	PROMINENT	7747090		1
WATER LEVELER	LEVOLOR	K1100	AUTOMATIC WATER LEVELER SYSTEM	1
CONTROLLER	PENTAIR	LX802	COMMERCIAL SPA CONTROL SYSTEM	1
SALT SYSTEM	PENTAIR	COMSYS-2	SALT GENERATION SYSTEM	1

NOTES:

1. EQUIPMENT SHOWN FOR REFERENCE ONLY - SUBMIT EQUIPMENT LIST EQUIVALENT TO COMPONENTS SHOWN AND ACCORDING TO TITLE 22 & 24 AND LOCAL MUNICIPAL & HEALTH CODES
2. MOUNT PRESSURE GAUGES AT SAME HEIGHT
3. PIPE SHALL BE SHEDULE 40 PVC, FITTINGS SHALL BE SCHEDULE 80 PVC
4. TAG VALVES WITH WATERPROOF OPERATING CARDS
5. STORE HAZARDOUS MATERIALS PER CBC TABLES 307.1 (1) AND 307.2 (2)
6. INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS
7. PROVIDE LEGAL AIR GAP AND SIGHT GLASS AT FILTER BACKWASH TO SANITARY SEWER
8. INSTALL FLOW METER 10X PIPE DIAMETER FROM UPSTREAM CONNECTION AND WITH 4X PIPE DIAMETER DOWNSTREAM FROM METER
9. AUTO TEMPERATURE CONTROL AND INTERNAL BY-PASS REQUIRED FOR HEATER

MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	SOURCE	MATERIAL/ FINISH/NOTES	DETAIL
	PAVING TYPE 'A' PEDESTRIAN, 4" THK. CONCRETE WITH ENHANCED FINISH & GLOSS SEALER	LOCAL BATCH PLANT	COLOR: UNCOLORED FINISH: TOPCAST 05, SANDBLAST SEALER: GLAZE 'N SEAL GREEN	A, B/ L1.2
	PAVING TYPE 'B' VEHICULAR CONCRETE PAVING - SEE CIVIL PLANS	LOCAL BATCH PLANT	COLOR: UNCOLORED FINISH: TOPCAST 05, SANDBLAST SEALER: GLAZE 'N SEAL GREEN	CIVIL PLANS
	LANDSCAPE BOULDER	SALVAGED EXISTING SITE BOULDERS	BOULDER SIZE VARIES FROM 1'-5' - 3' SIZE, SELECT ELONGATED BOULDERS AND BURY BOTTOM HALF PER DETAIL	B/ L1.6
	FITNESS EQUIPMENT	ROGUE FITNESS WWW.ROUGEFITNESS.COM	MODEL: MONSTER RIG 2.0 INSTALL PER MANUFACTURER'S REQUIREMENTS - DEFERRED SUBMITTAL REQUIRED BY INSTALLING CONTRACTOR	C/ L1.6
	BIKE RACK	CONTRACTOR FABRICATED	'STAMP MILL' STEEL TUBES	E/ L1.3
	WOOD BENCH	CONTRACTOR FABRICATED	CMU WALL SIZE: 8"x8"x16" CMU FINISH: STUCCO COLOR: TBD, BENCH WOOD: CEDAR FINISH: SAND & APPLY PENETRATING OIL FINISH	D,G/ L1.5
	FIRE BOWL WITH ELECTRIC START AND TIMER	KINDRED OUTDOORS + SURROUNDS WWW.MYKINDREDLIVING.COM	STYLE: TUYA COLOR: AGED TEAK HONED FINISH: HONED STONES: TUMBLED LAVA ROCK, DARK GRAY	F/ L1.5
	TUBULAR STEEL FENCE AT SPA	CONTRACTOR FABRICATED	MIN. 5' HIGH TUBULAR STEEL FENCE	A/ L1.5
	PATIO SECURITY 6' TUBULAR STEEL FENCE	CONTRACTOR FABRICATED	6' HIGH TUBULAR STEEL FENCE	C/ L1.5
	PATIO 5' HIGH, GLASS GUARDRAIL , PAVING MOUNTED	'CR LAURENCE' www.crlaurence.com	MODEL:- FSC FRAMELESS 1/2" TEMPERED GLASS WITH AFWC1 ONE-PIECE CORE MOUNT FRAMELESS WINDSCREEN CLAMP.	A/L1.6
	DETECTABLE WARNING - TRUNCATED DOMES	---	---	SEE CIVIL PLANS

GATE SCHEDULE

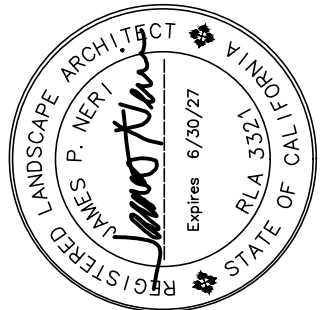
SYMBOL	DESCRIPTION	SIZE	MATERIAL	OPERATION	DETAIL
GATE 1	PEDESTRIAN ACCESS GATE SWING GATE	3'-0" W x 6'H	TUBULAR STEEL GATE	MANUAL WITH KEYED LOCKSET, PANIC HARDWARE & CARD READER	C/ L1.5
GATE 2	SPA ENCLOSURE SWING GATE	3'-0" W x 6'H	TUBULAR STEEL GATE	MANUAL WITH KEYED LOCKSET, PANIC HARDWARE & CARD READER	B/ L1.5



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LANDSCAPE DESIGN PLAN FOR

MACKINAW HOTEL

3001 Jacquier Road
Placerville, CA 95667

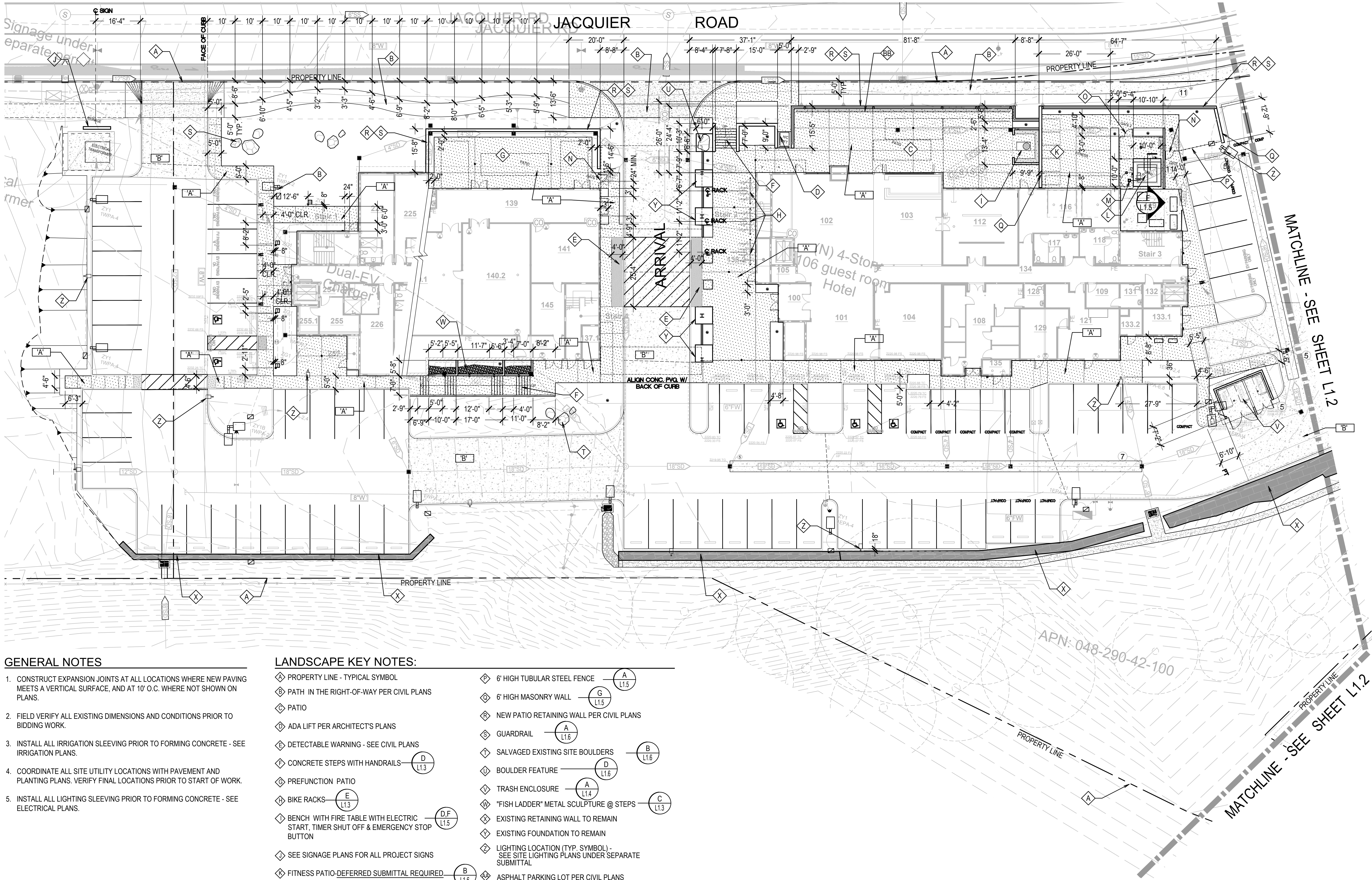


9/18/2025

LANDSCAPE
MATERIAL
SCHEDULE

L1.0

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GENERAL NOTES

- CONSTRUCT EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW PAVING MEETS A VERTICAL SURFACE, AND AT 10' O.C. WHERE NOT SHOWN ON PLANS.
- FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO BIDDING WORK.
- INSTALL ALL IRRIGATION SLEEVING PRIOR TO FORMING CONCRETE - SEE IRRIGATION PLANS.
- COORDINATE ALL SITE UTILITY LOCATIONS WITH PAVEMENT AND PLANTING PLANS. VERIFY FINAL LOCATIONS PRIOR TO START OF WORK.
- INSTALL ALL LIGHTING SLEEVING PRIOR TO FORMING CONCRETE - SEE ELECTRICAL PLANS.

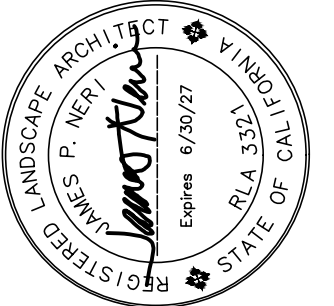
LANDSCAPE KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- PATH IN THE RIGHT-OF-WAY PER CIVIL PLANS
- PATIO
- ADA LIFT PER ARCHITECT'S PLANS
- DETECTABLE WARNING - SEE CIVIL PLANS
- CONCRETE STEPS WITH HANDRAILS
- PREFUNCTION PATIO
- BIKE RACKS
- BENCH WITH FIRE TABLE WITH ELECTRIC START, TIMER SHUT OFF & EMERGENCY STOP BUTTON
- SEE SIGNAGE PLANS FOR ALL PROJECT SIGNS
- FITNESS PATIO-DEFERRED SUBMITTAL REQUIRED
- SPA - SHOWN FOR REFERENCE ONLY. DEFERRED SUBMITTAL REQUIRED BY POOL CONTRACTOR
- ACCESSIBLE SPA CHAIR LIFT-SHOWN FOR REFERENCE ONLY. DEFERRED SUBMITTAL REQUIRED BY POOL CONTRACTOR
- GATE 1: 3' WIDE x 6' HIGH GATE SECURITY GATE
- GATE 2: 3' WIDE x 5' HIGH GATE SPA GATE
- 6' HIGH TUBULAR STEEL FENCE
- 6' HIGH MASONRY WALL
- NEW PATIO RETAINING WALL PER CIVIL PLANS
- GUARDRAIL
- SALVAGED EXISTING SITE BOULDERS
- BOULDER FEATURE
- TRASH ENCLOSURE
- "FISH LADDER" METAL SCULPTURE @ STEPS
- EXISTING RETAINING WALL TO REMAIN
- EXISTING FOUNDATION TO REMAIN
- LIGHTING LOCATION (TYP. SYMBOL) - SEE SITE LIGHTING PLANS UNDER SEPARATE SUBMITTAL
- ASPHALT PARKING LOT PER CIVIL PLANS
- TRENCH DRAIN - SEE LANDSCAPE GRADING AND DRAINAGE PLANS



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LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

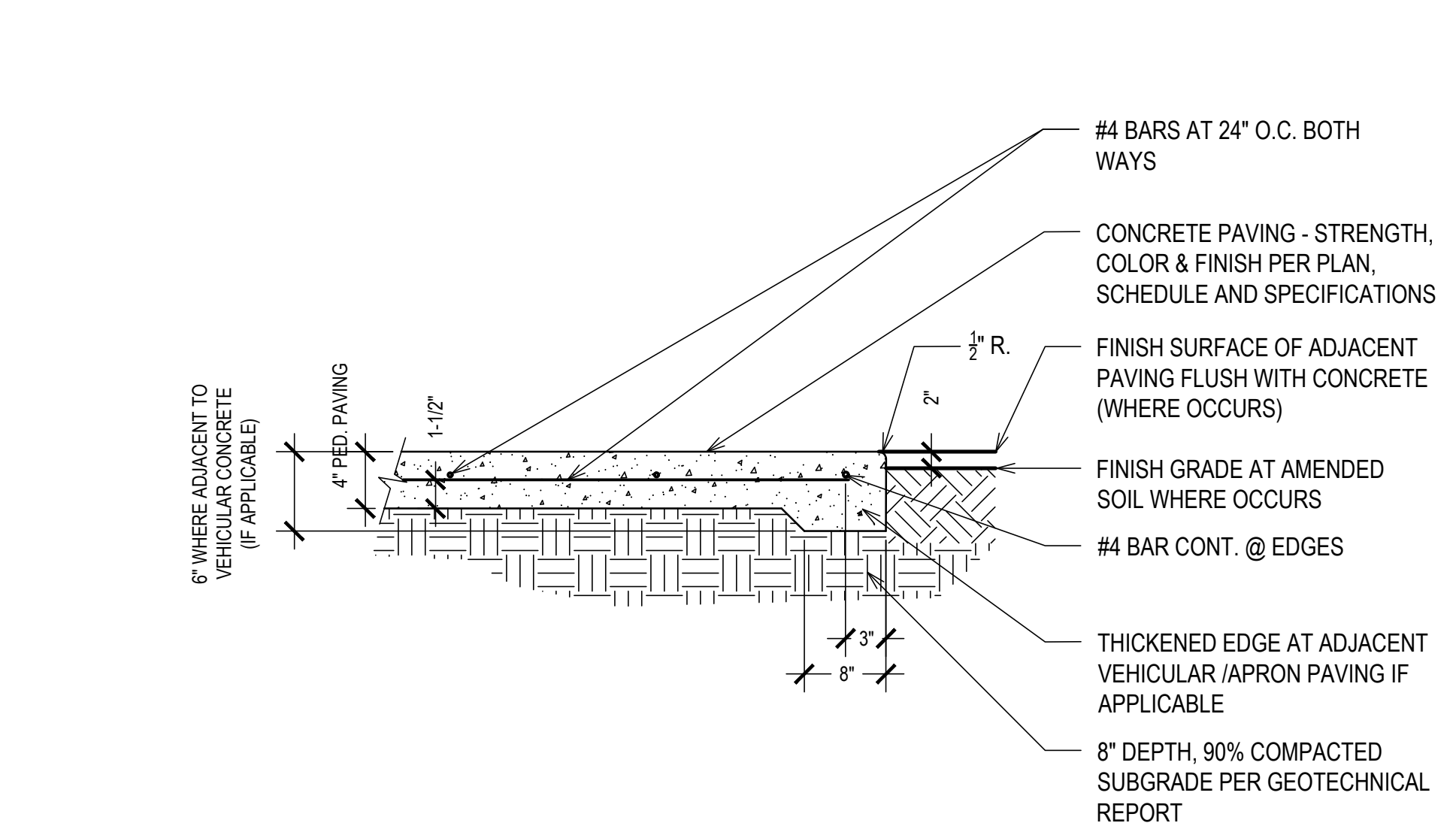
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LANDSCAPE
CONSTRUCTION
PLAN

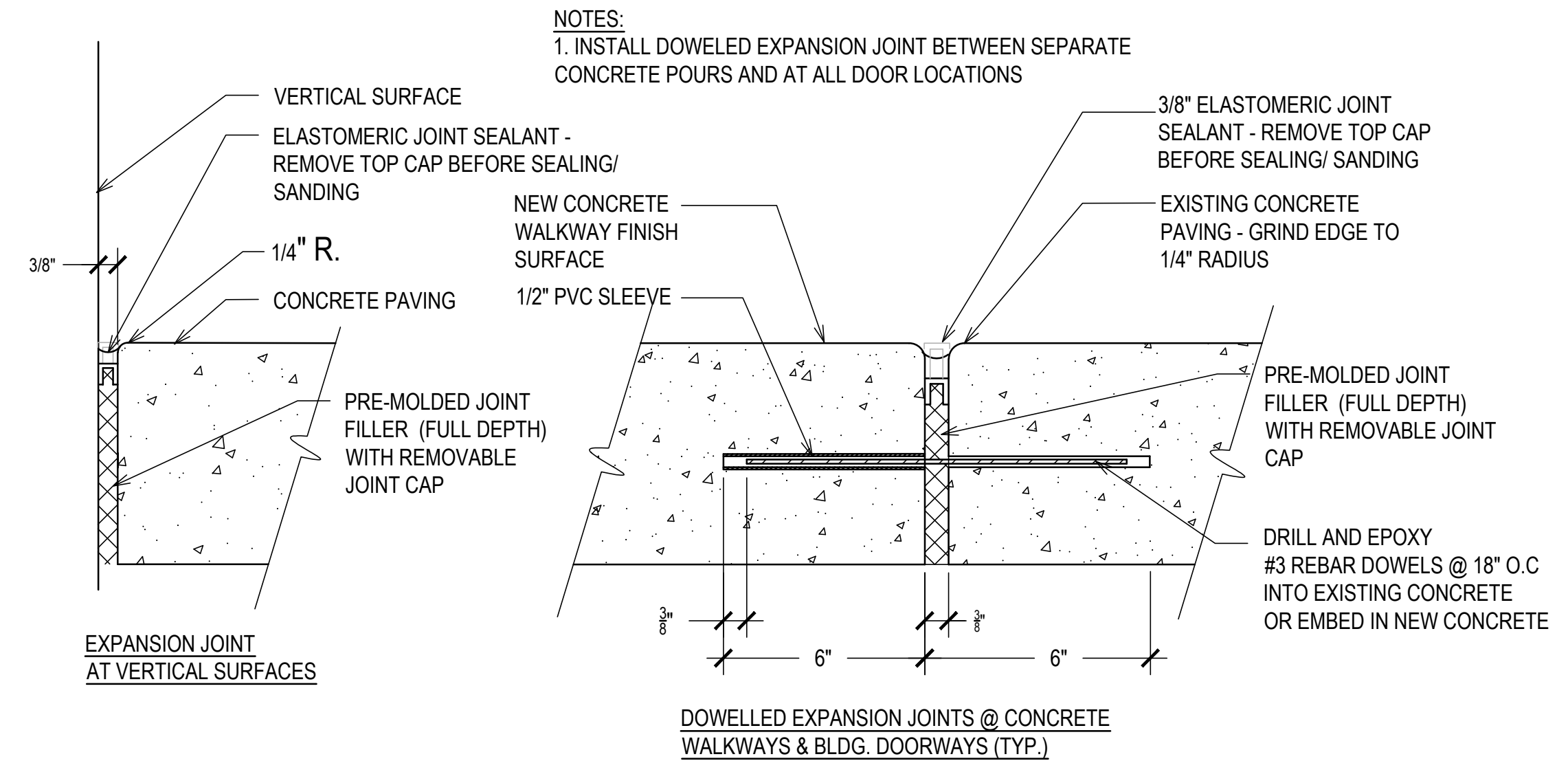
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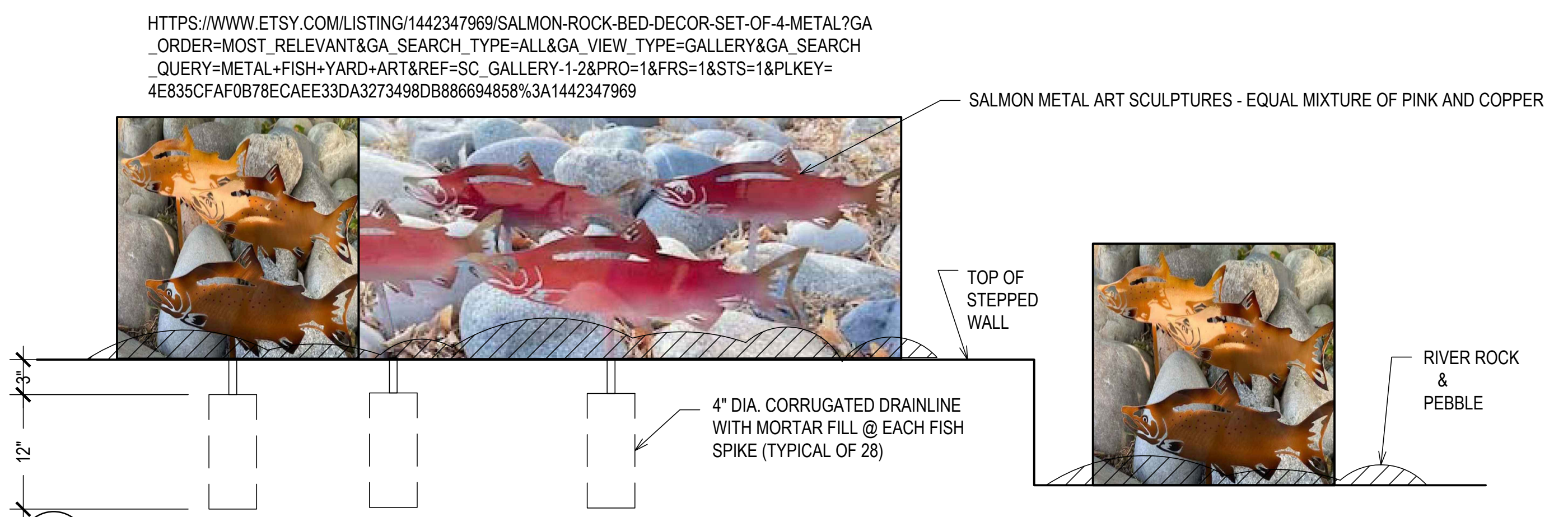


A CONCRETE PAVING SECTION NOT TO SCALE

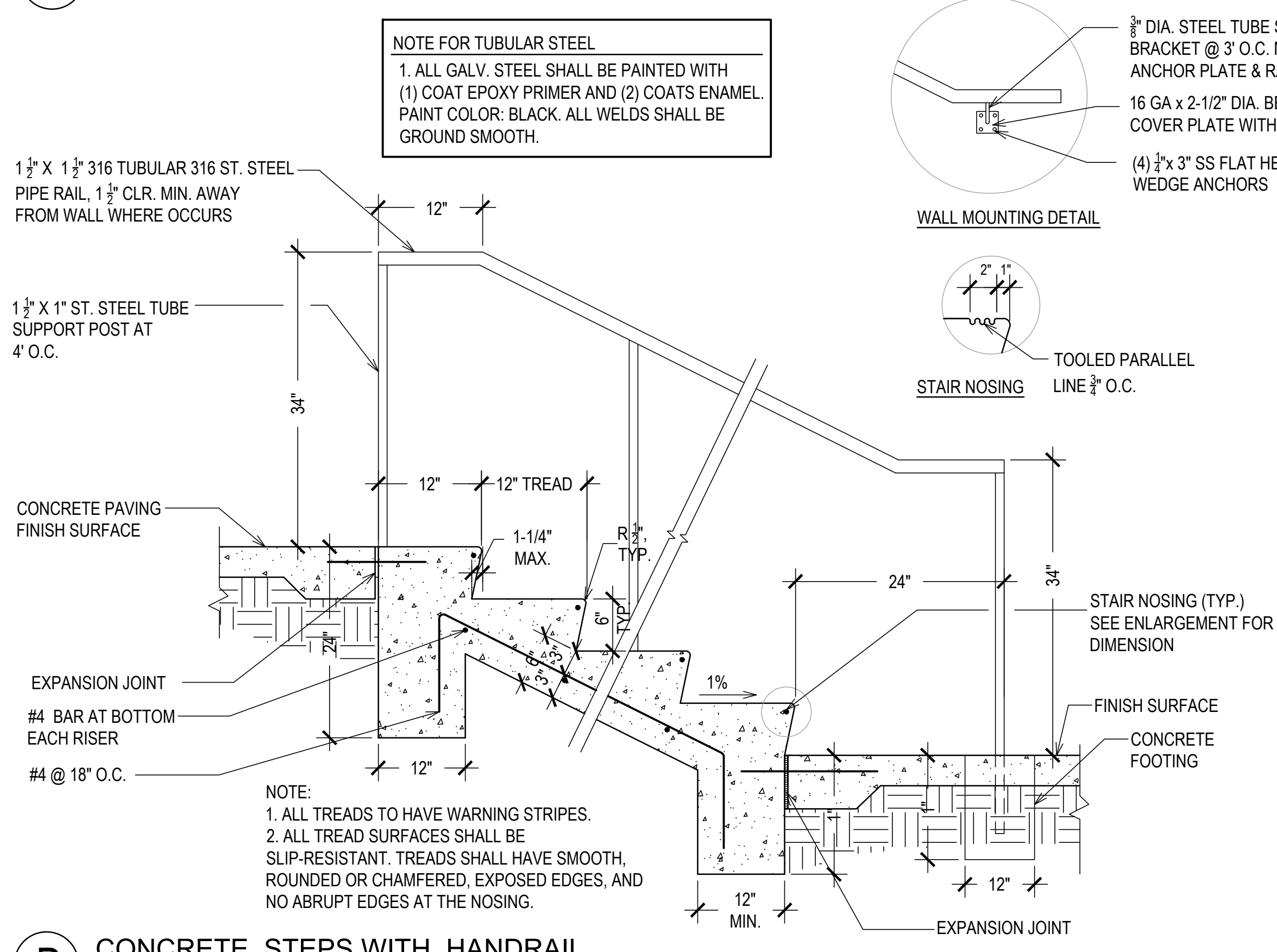


B CONCRETE PAVING CONTROL JOINTS
PLAN/ SECTIONS

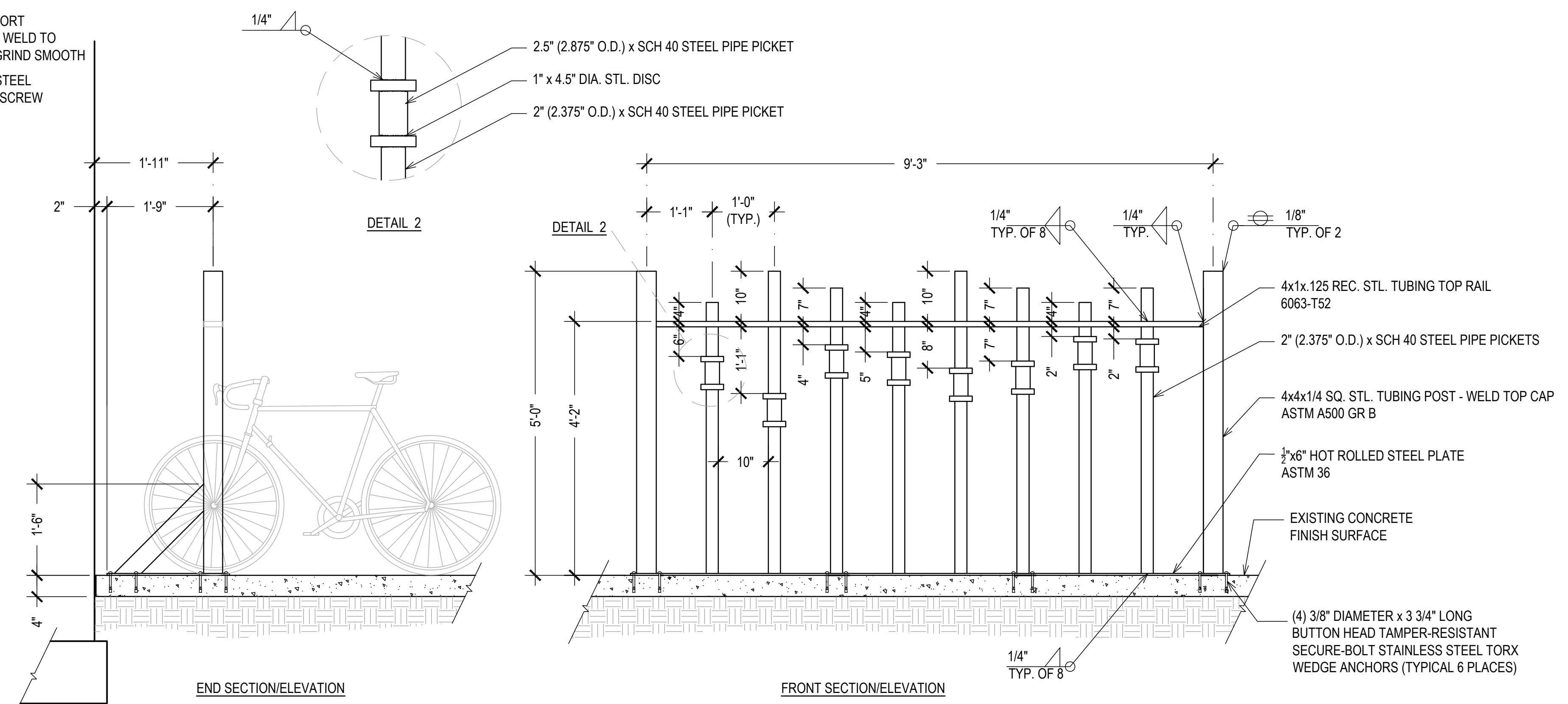
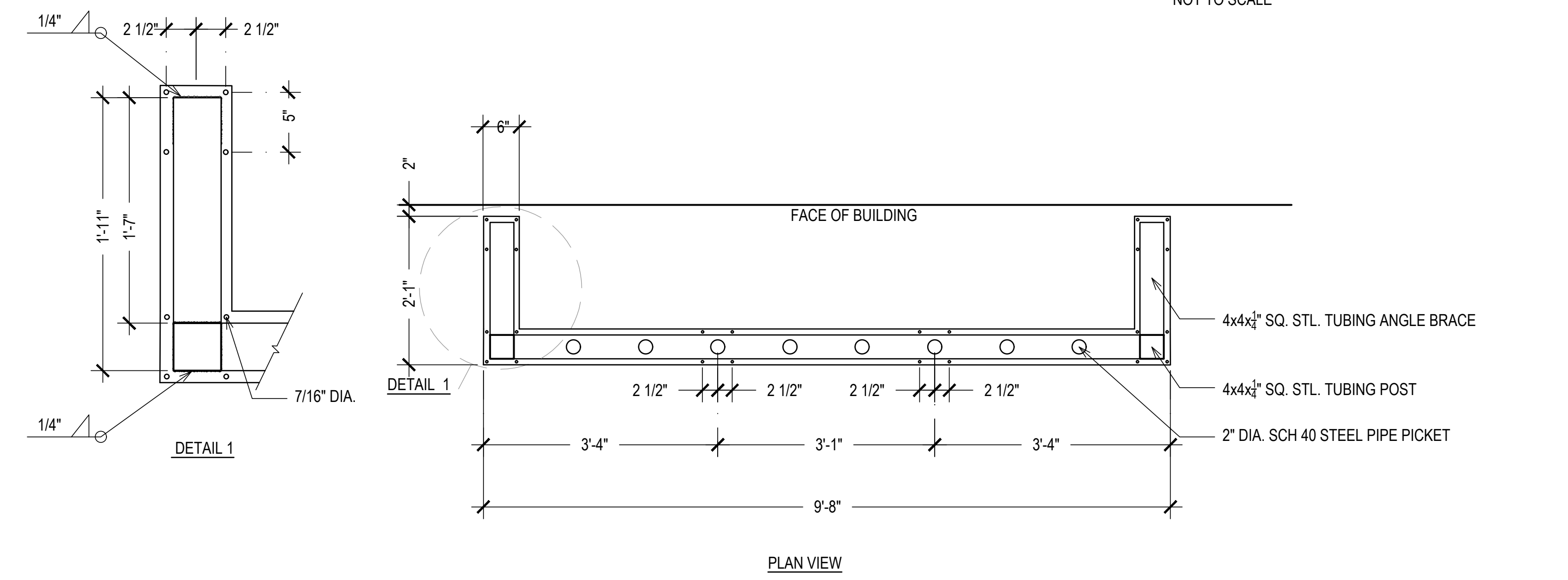
NOT TO SCALE



C FISH LADDER
SECTION



SECTION SCALE: 1" = 1'-0"

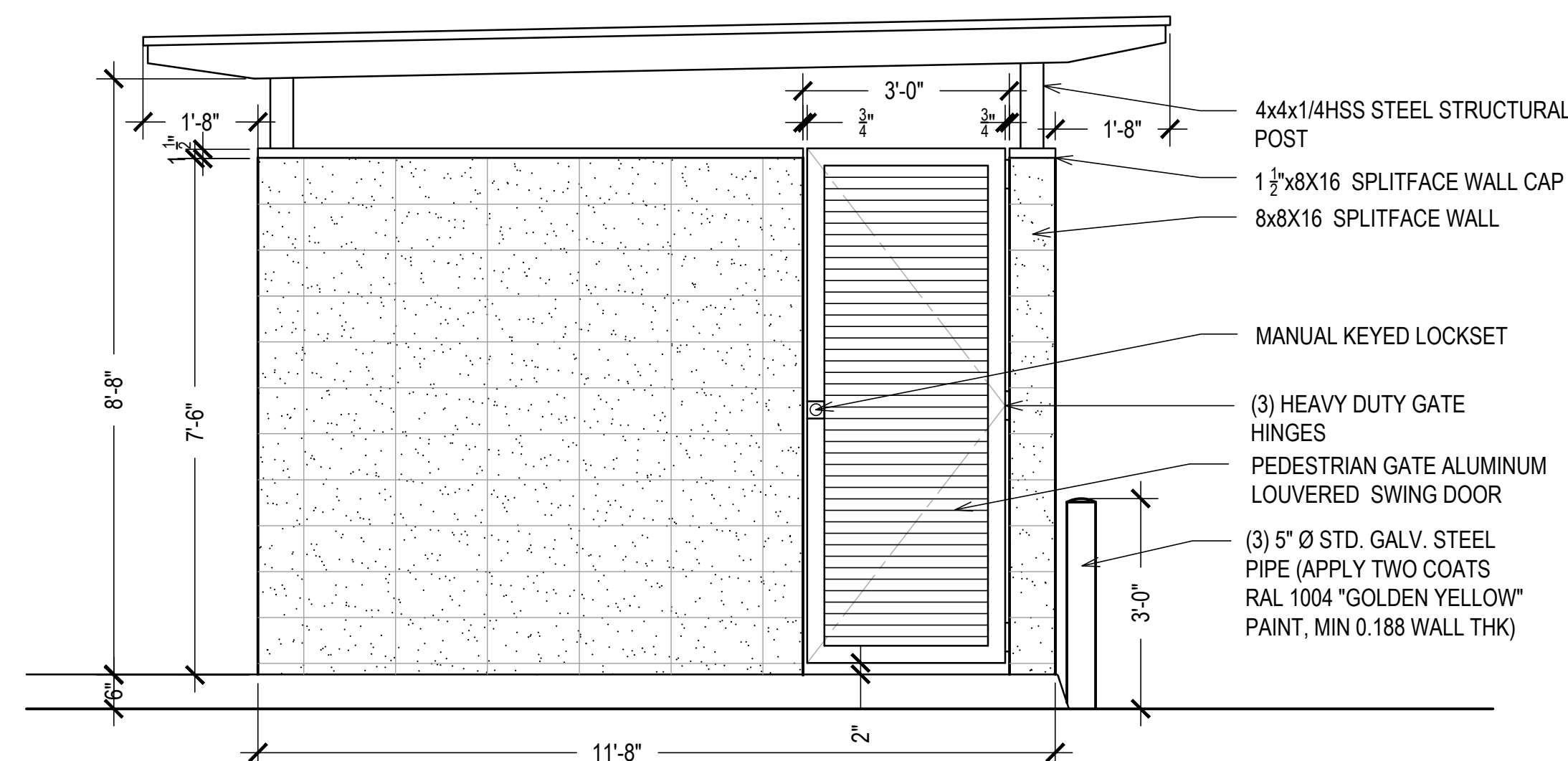


E "STAMP MILL" BIKE RACK
SECTION
SCALE: 3/4" = 1'-0"

[illegible]

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

- | |
|---|
| NOTES: |
| 1. ALL STEEL POWDER COATED,
COLOR:TBD |
| 2. CONTRACTOR SHALL SUBMIT SHOP
DRAWINGS |
| 3. APPROVAL REQUIRED BY EL
DORADO SANITATION DISTRICT
PRIOR TO CONSTRUCTION |

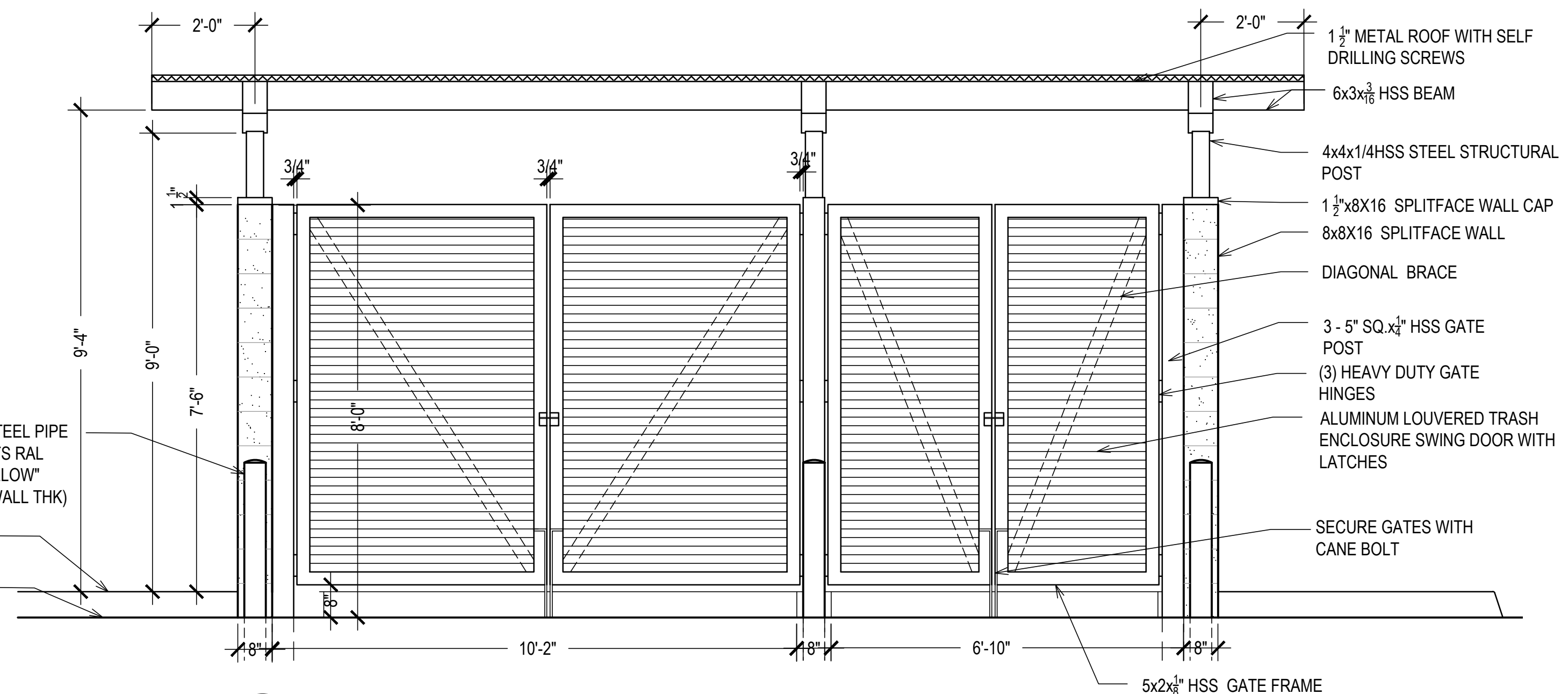


Technical drawing of a wall section showing dimensions and material specifications:

- Overall width: 15'-0"
- Top horizontal dimensions: 1'-8" (left), 1'-8" (right)
- Left vertical dimensions: 9'-5" (total), 8'-0" (main wall height), 3'-0" (base height)
- Right vertical dimensions: 7'-6" (main wall height), 8'-8" (total height), 6" (base height)
- Materials and components:
 - 4x4x1/4HSS STEEL STRUCTURAL POST
 - 1 1/2"x8X16 SPLITFACE WALL CAP
 - 8x8X16 SPLITFACE WALL
 - (3) 5" Ø STD. GALV. STEEL PIPE (APPLY TWO COATS RAL 1004 "GOLDEN YELLOW" PAINT, MIN 0.188 WALL THK)

[illegible]

G STEEL BOLLARD
SCALE: 1" = 1'-0"



DISTRICT
TION

2'-0"

7'-6"

10'-10"

2'-0"

1 1/2" METAL ROOF WITH SELF DRILLING SCREWS

6x3x1/8" HSS BEAM

4x4x1/4" HSS STEEL STRUCTURAL POST

1 1/2"x8X16 SPLITFACE WALL CAP

8X8X16 SPLITFACE WALL

9'-1"

8'-8"

7'-6"

1 1/2"

FINISH SURFACE/
TOP OF CURB

DRIVEWAY F.S.

19'-0"

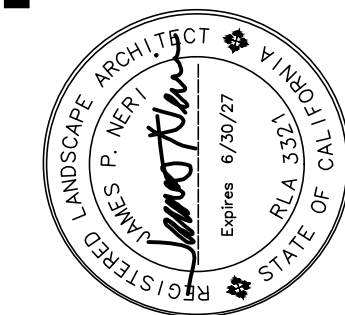
Architectural drawing of a 10' x 10' food scrap bin. The drawing includes the following dimensions and specifications:

- Overall Dimensions:** 10' x 10'.
- Roof:** 1 1/2" METAL ROOF WITH SELF DRILLING SCREWS.
- Structural Elements:** 6x3x1/8" HSS BEAM, 4x4x1/4" HSS STEEL STRUCTURAL POST.
- Walls:** 1 1/2"x8X16 SPLITFACE WALL CAP, 8x8X16 SPLITFACE WALL.
- Containers:** 1-YD FEL TRASH CONTAINER, 1-YD FEL RECYCLING CONTAINER, 1-YD FEL FOOD SCRAPS CONTAINER.
- Foundation:** 6" THK. CONCRETE PAVING, 6x6 CONCRETE CURB, CONCRETE FOOTING.
- Other Details:** 6" THK. CONCRETE CURB, FINISH GRADE, DRIVEWAY.

G STEEL BOLLARD
SCALE: 1" = 1'-0"

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LANDSCAPE
ARCHITECTURE
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SAN DIEGO, CA 92109
TEL 858-274-3222 • FAX 858-274-3223



LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL

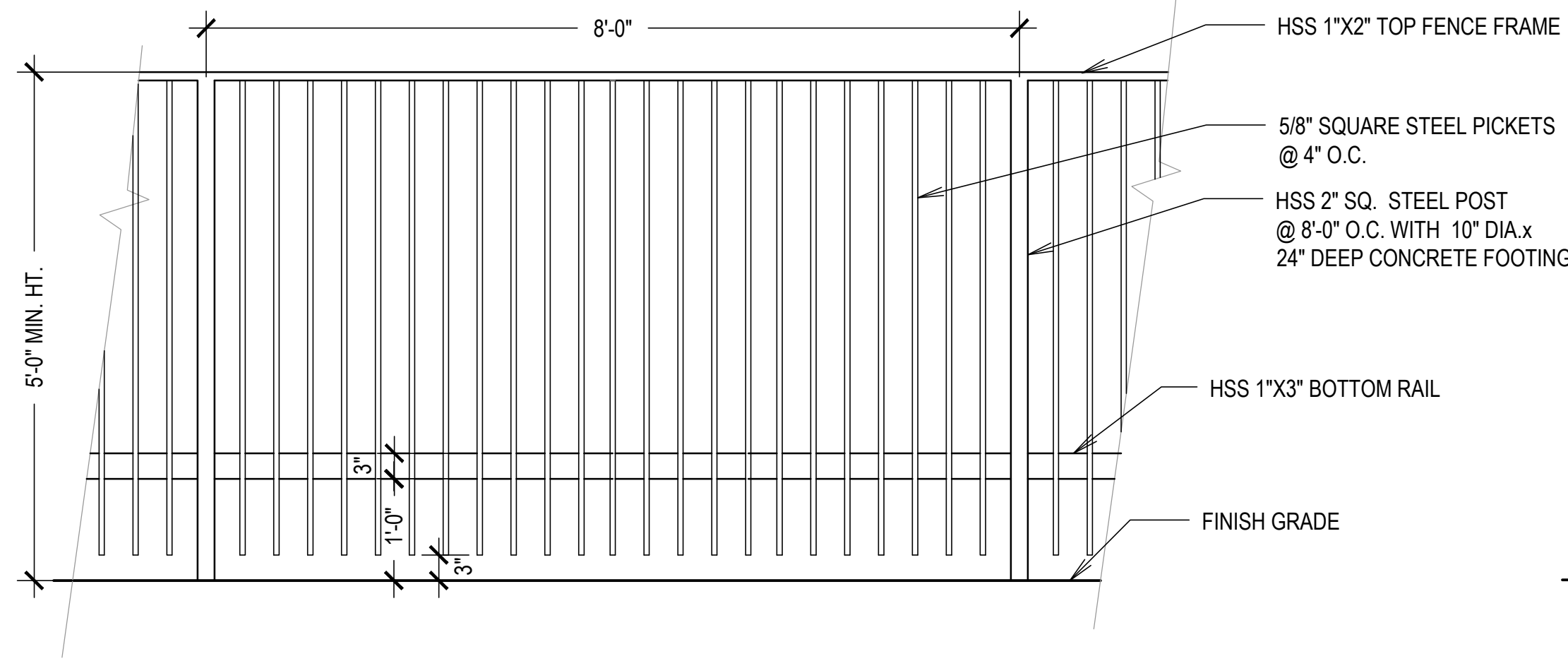
3001 Jacquier Road
Pleasanton, CA 94567

CITY
SUBMITTAL

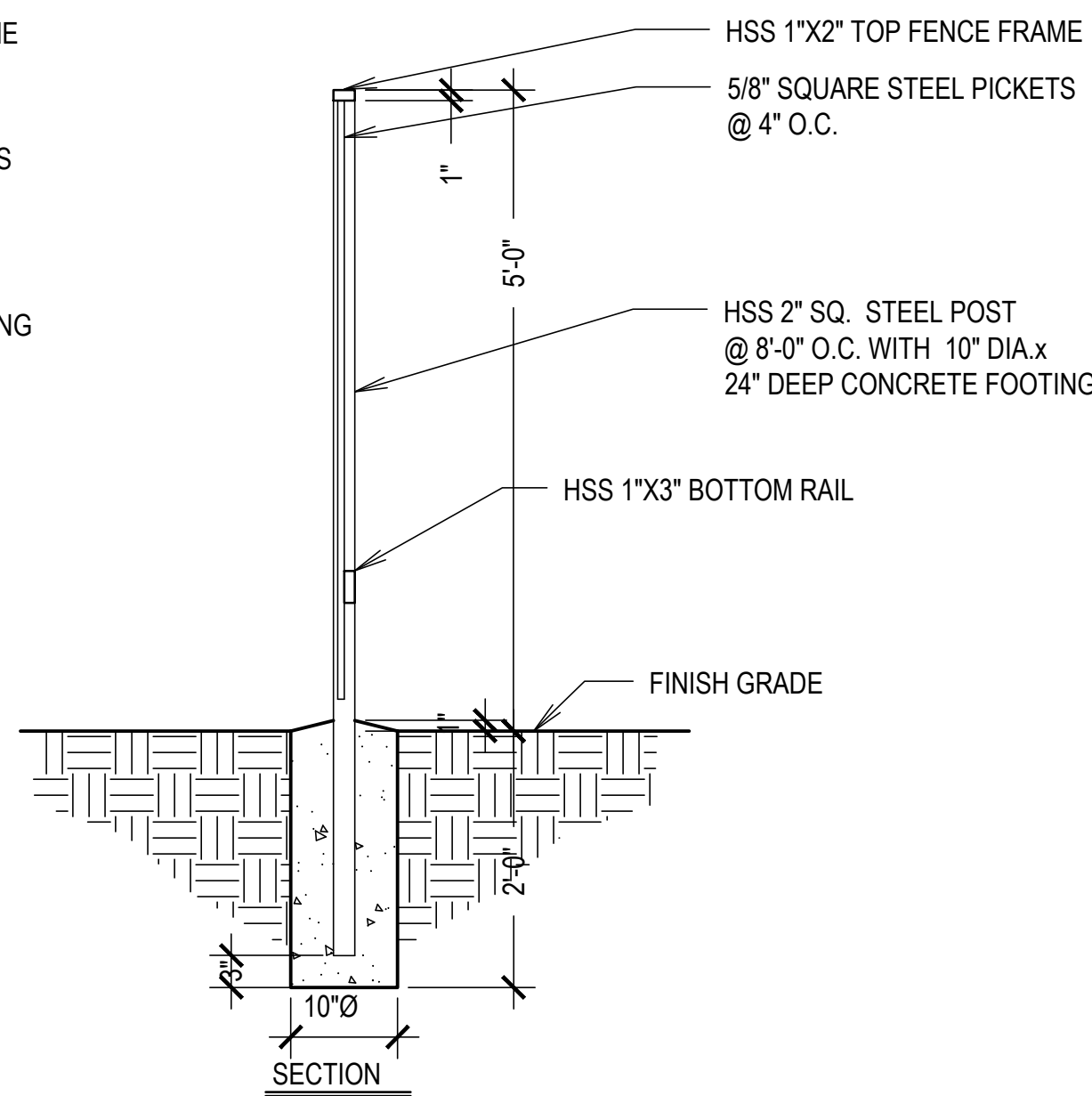
LANDSCAPE
CONSTRUCTION
DETAILS

L1.4

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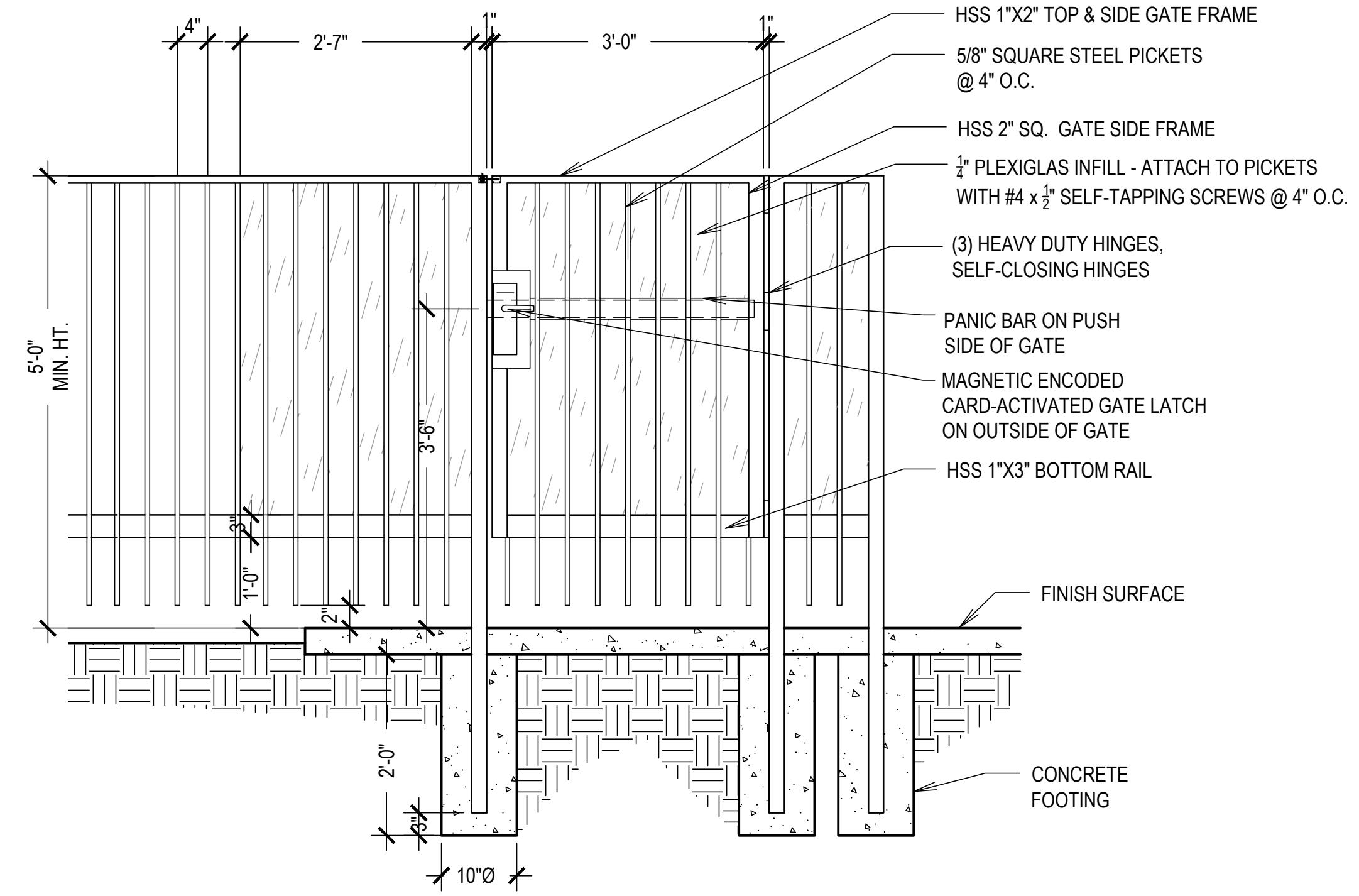
ELEVATION



SECTION

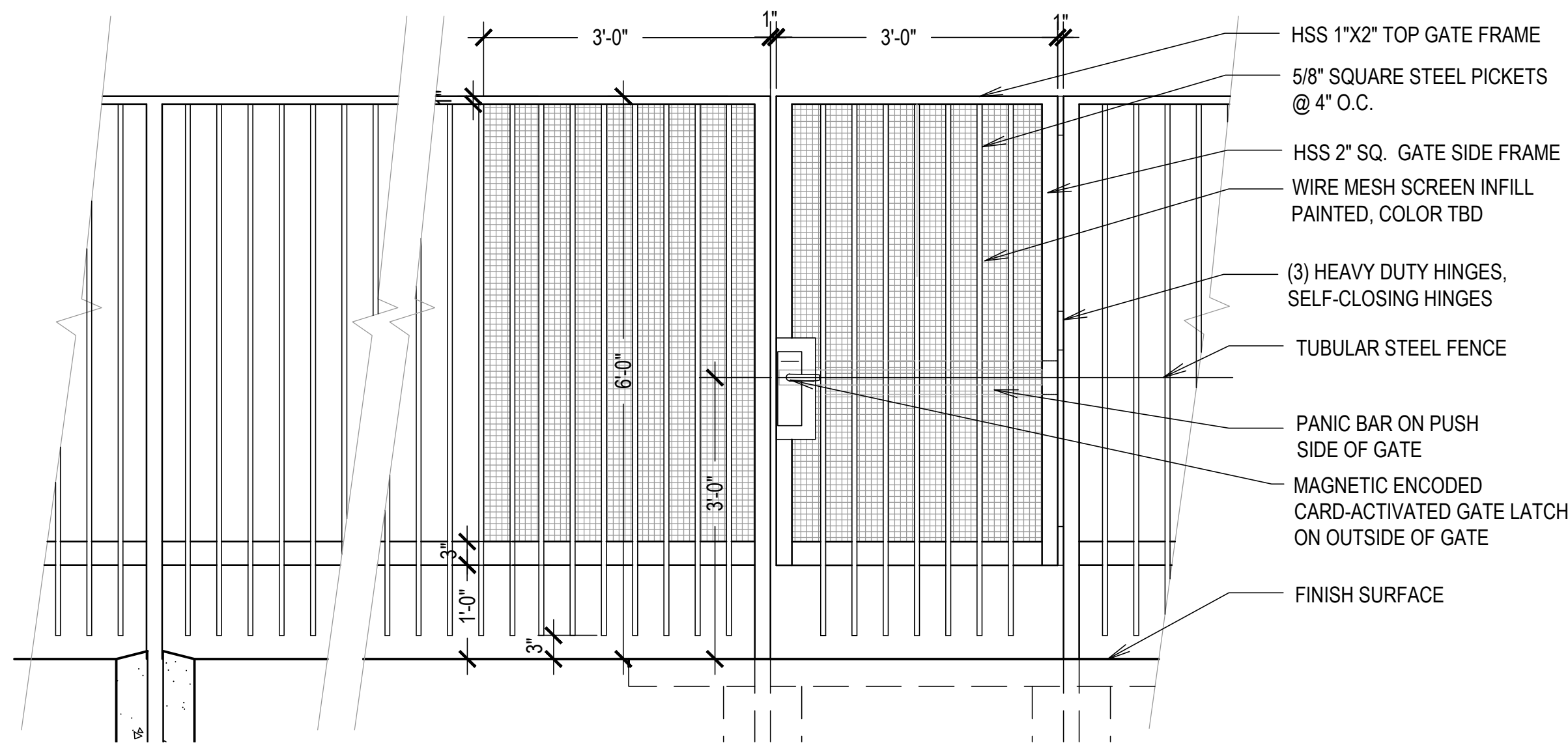
A SPA FENCE
ELEVATION/ SECTION

SCALE: 3/4" = 1'-0"



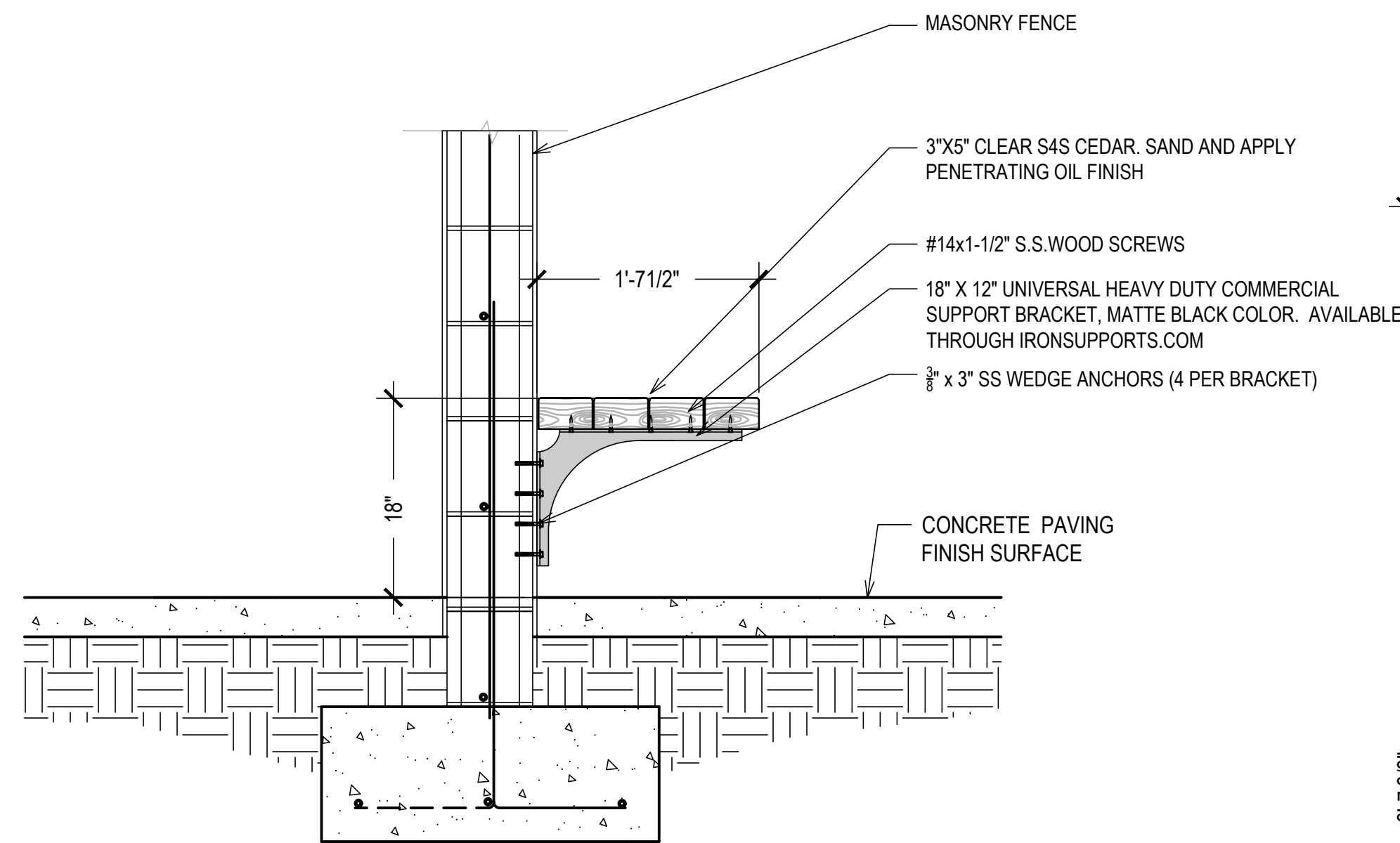
B SPA GATE
ELEVATION/ SECTION

SCALE: 3/4" = 1'-0"



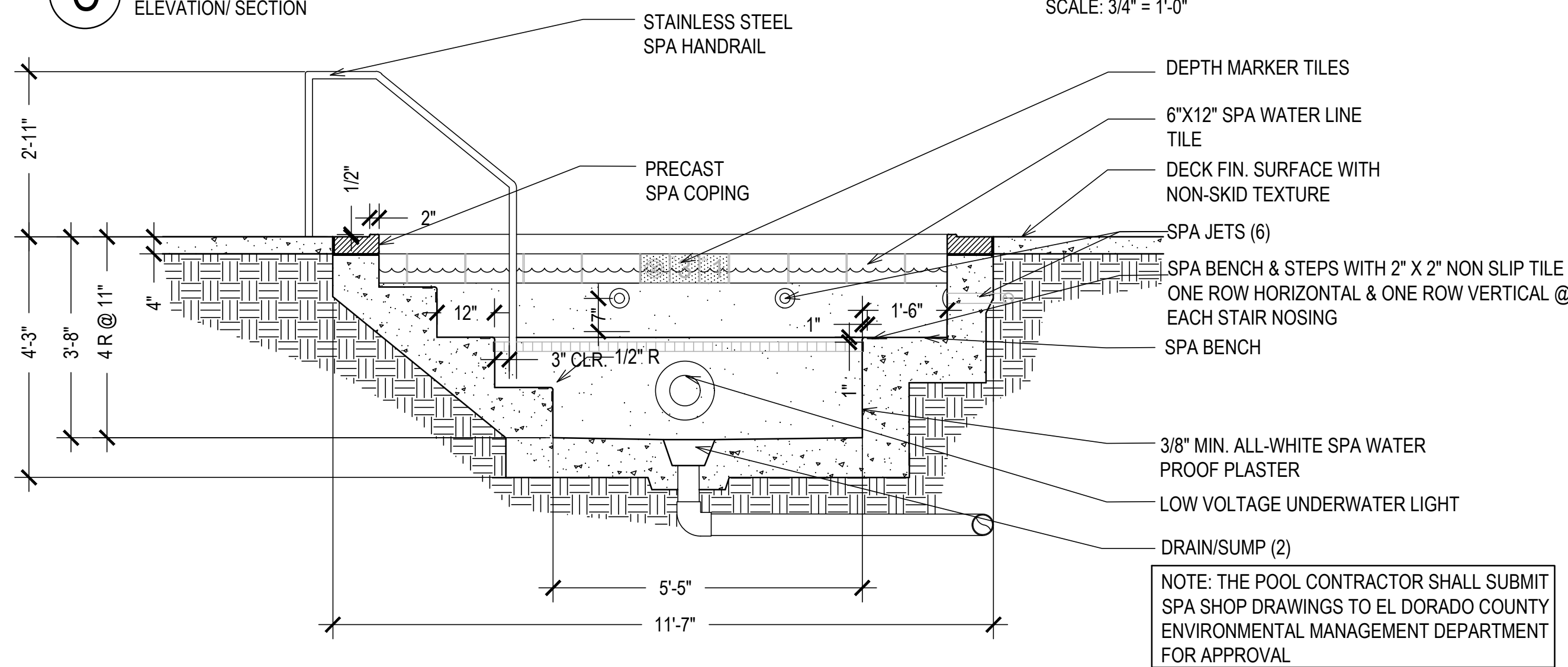
C GATE 1 & 6' HIGH TUBULAR STEEL FENCE
ELEVATION/ SECTION

SCALE: 3/4" = 1'-0"



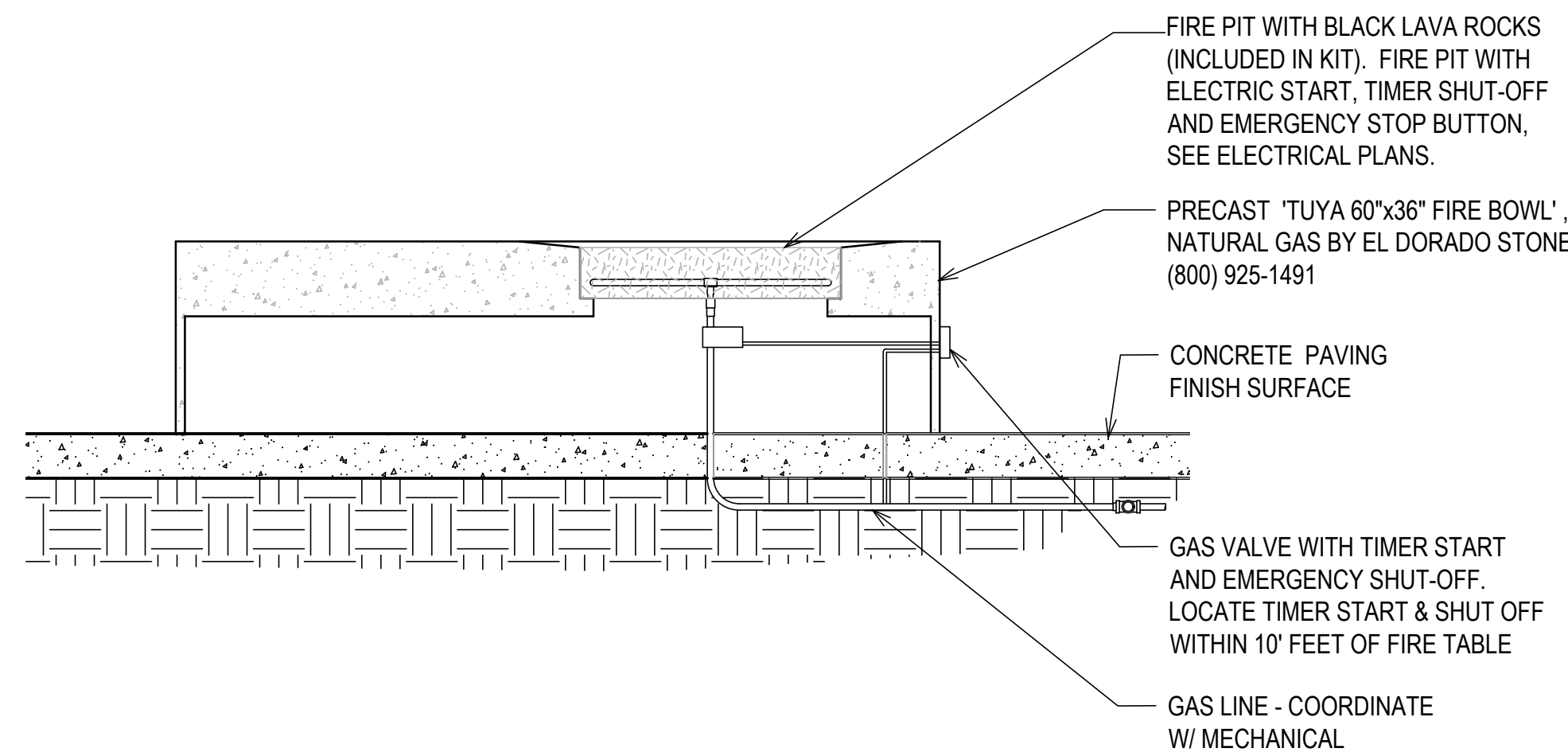
D BENCH @ MASONRY FENCE
SECTION

SCALE: 1" = 1'-0"



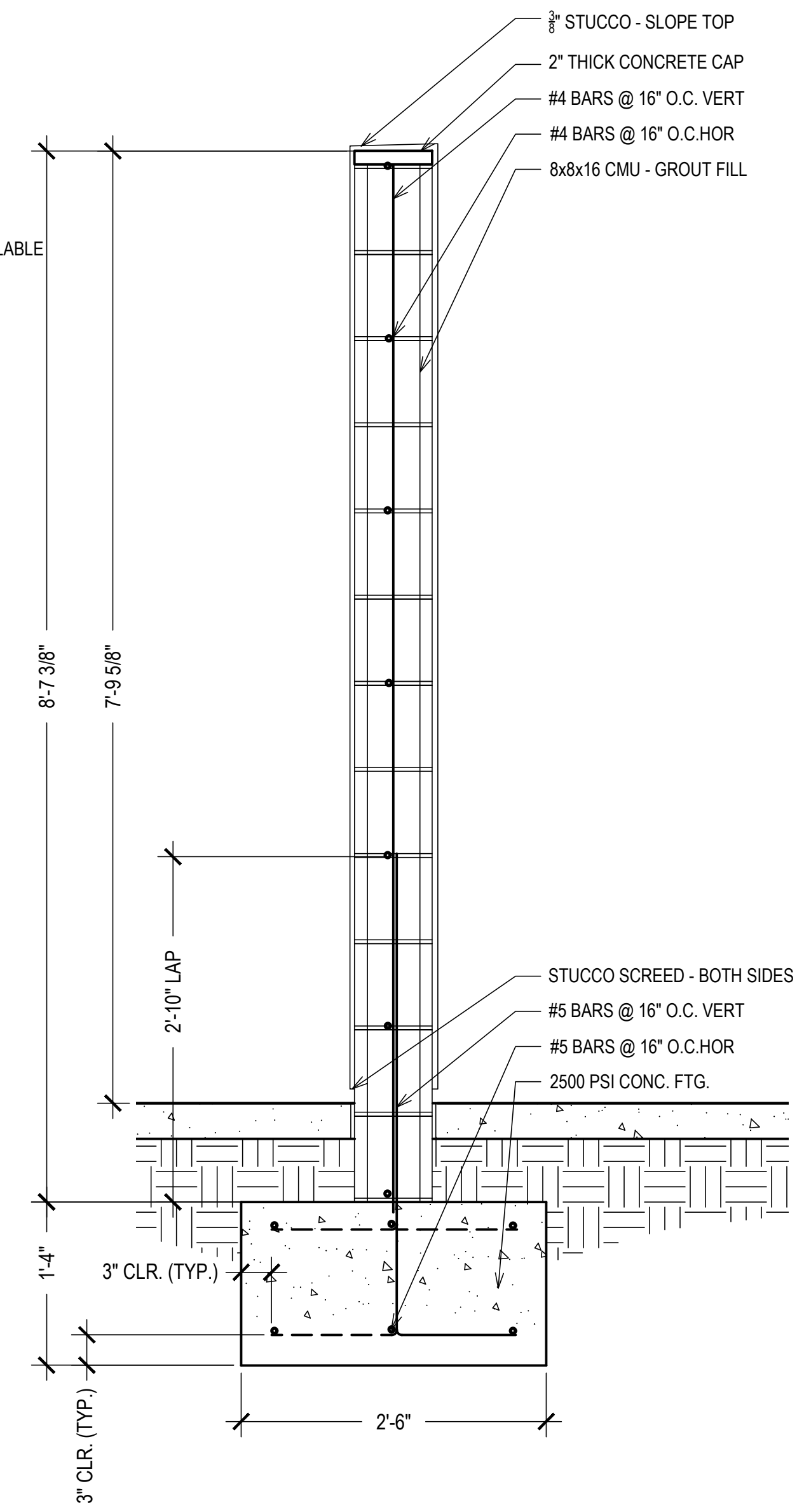
E SPA - DEFERRED SUBMITTAL & PERMITTING REQUIRED BY POOL CONTRACTOR
SECTION/ELEVATION

SCALE: 1/2" = 1'-0"



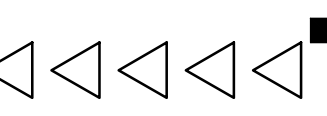
F FIRE TABLE
SECTION

SCALE: 1" = 1'-0"



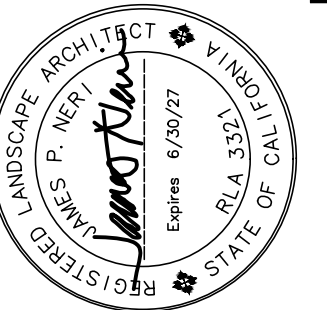
G MASONRY FENCE
SECTION

SCALE: 1" = 1'-0"



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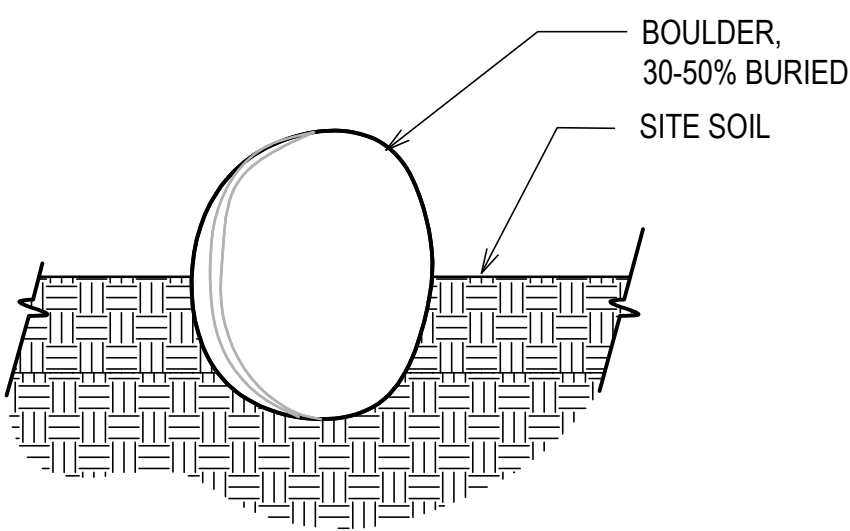
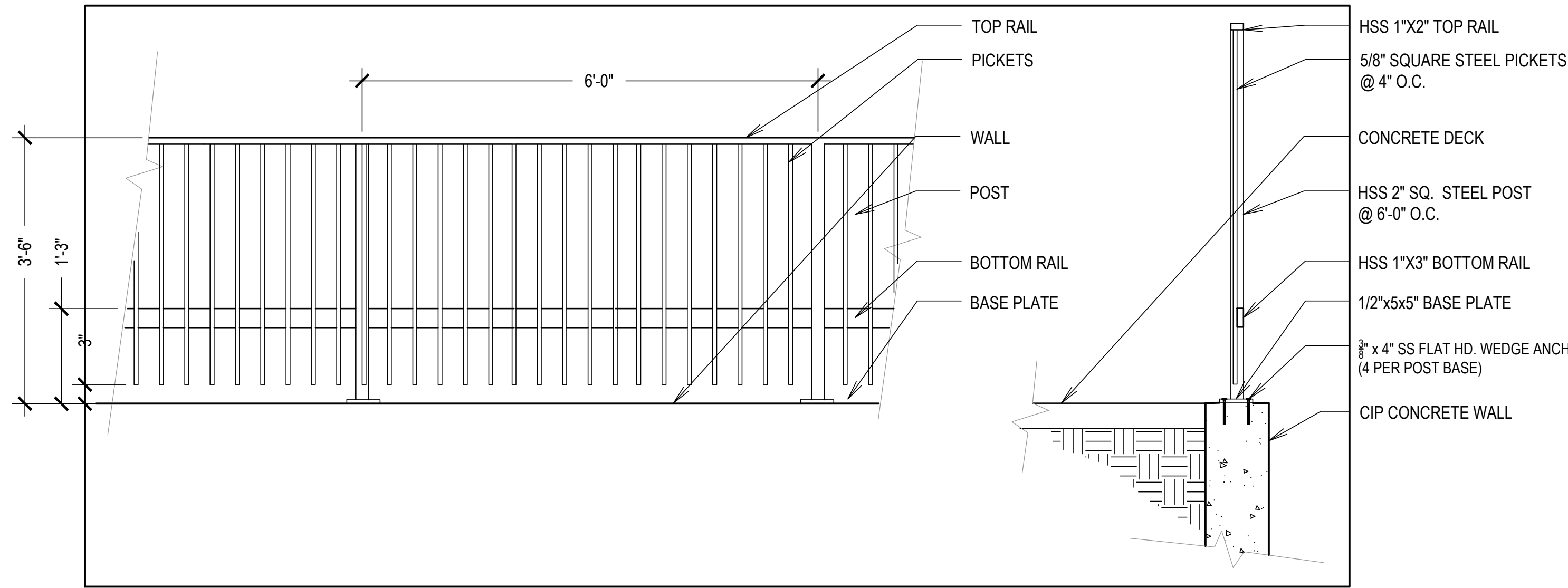
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
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9/18/2025

LANDSCAPE
CONSTRUCTION
DETAILS

L1.5

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LEVEL CONDITION
NOTE: ALL BOULDERS TO BE HAND SELECTED BY LANDSCAPE ARCHITECT. FINAL PLACEMENT TO BE DETERMINED BY LANDSCAPE ARCHITECT.



A GUARDRAIL

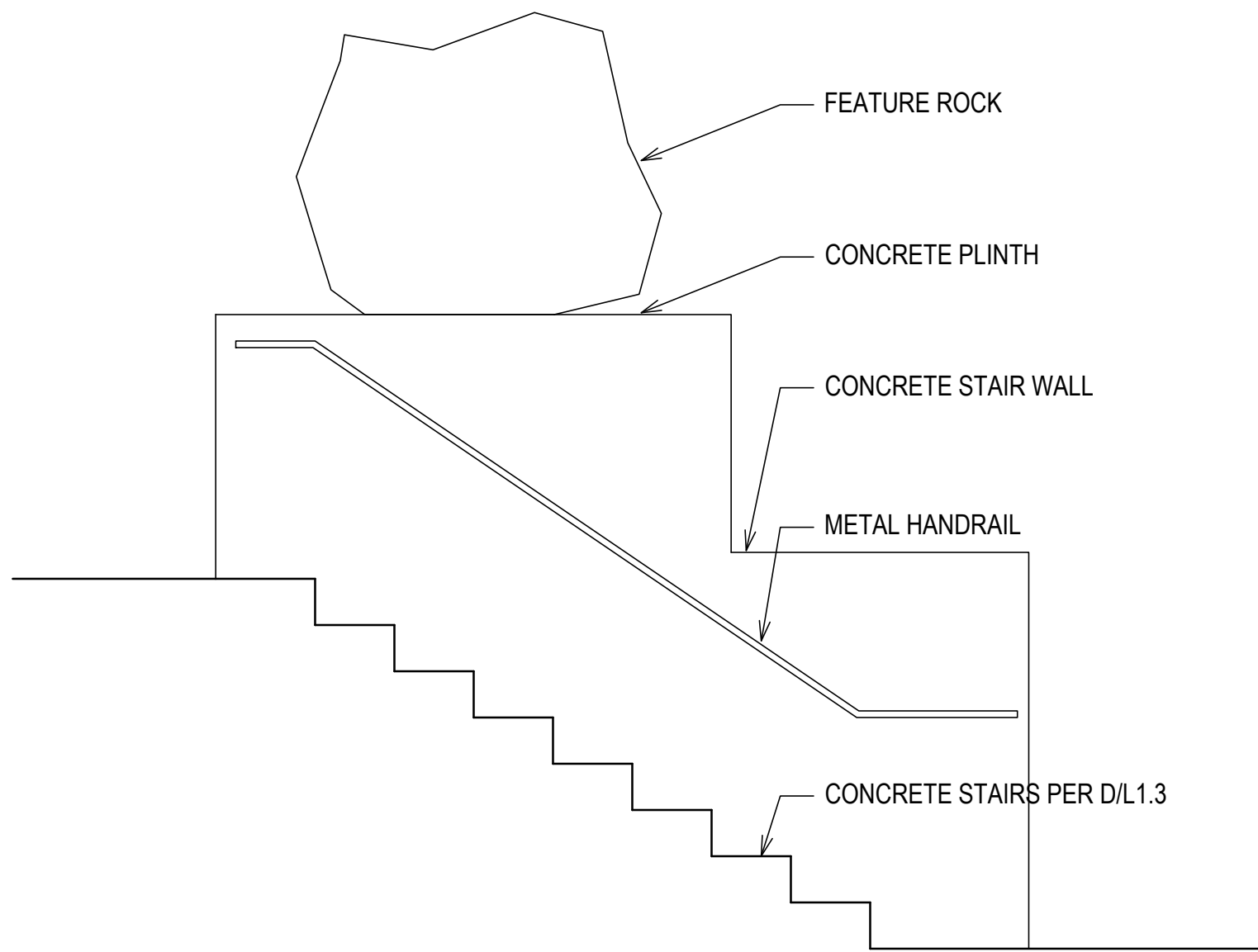
SCALE: 1 1/2" = 1'-0"

B BOULDER BURIAL
SECTION

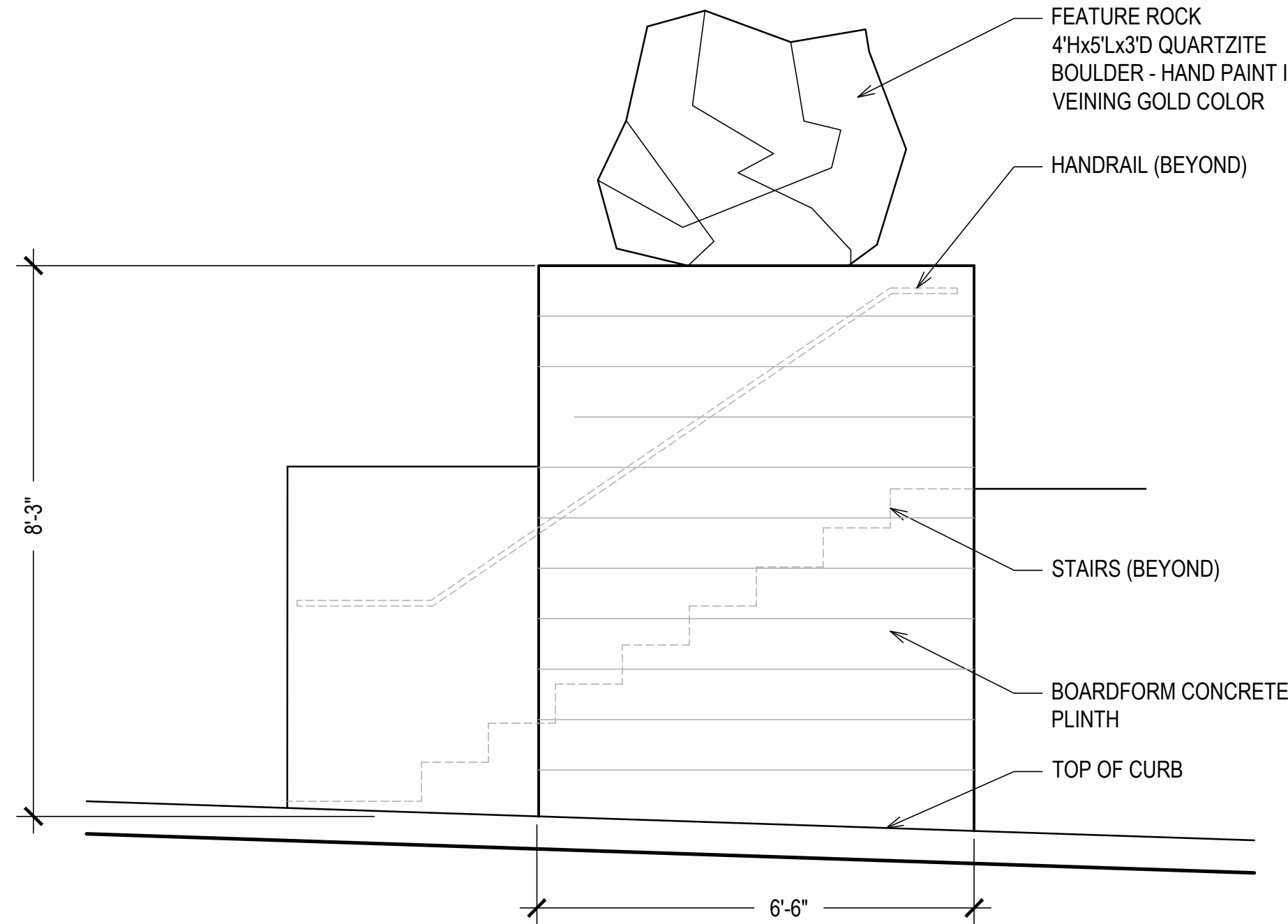
NOT TO SCALE

C FITNESS EQUIPMENT (DEFERRED SUBMITTAL)
SECTION

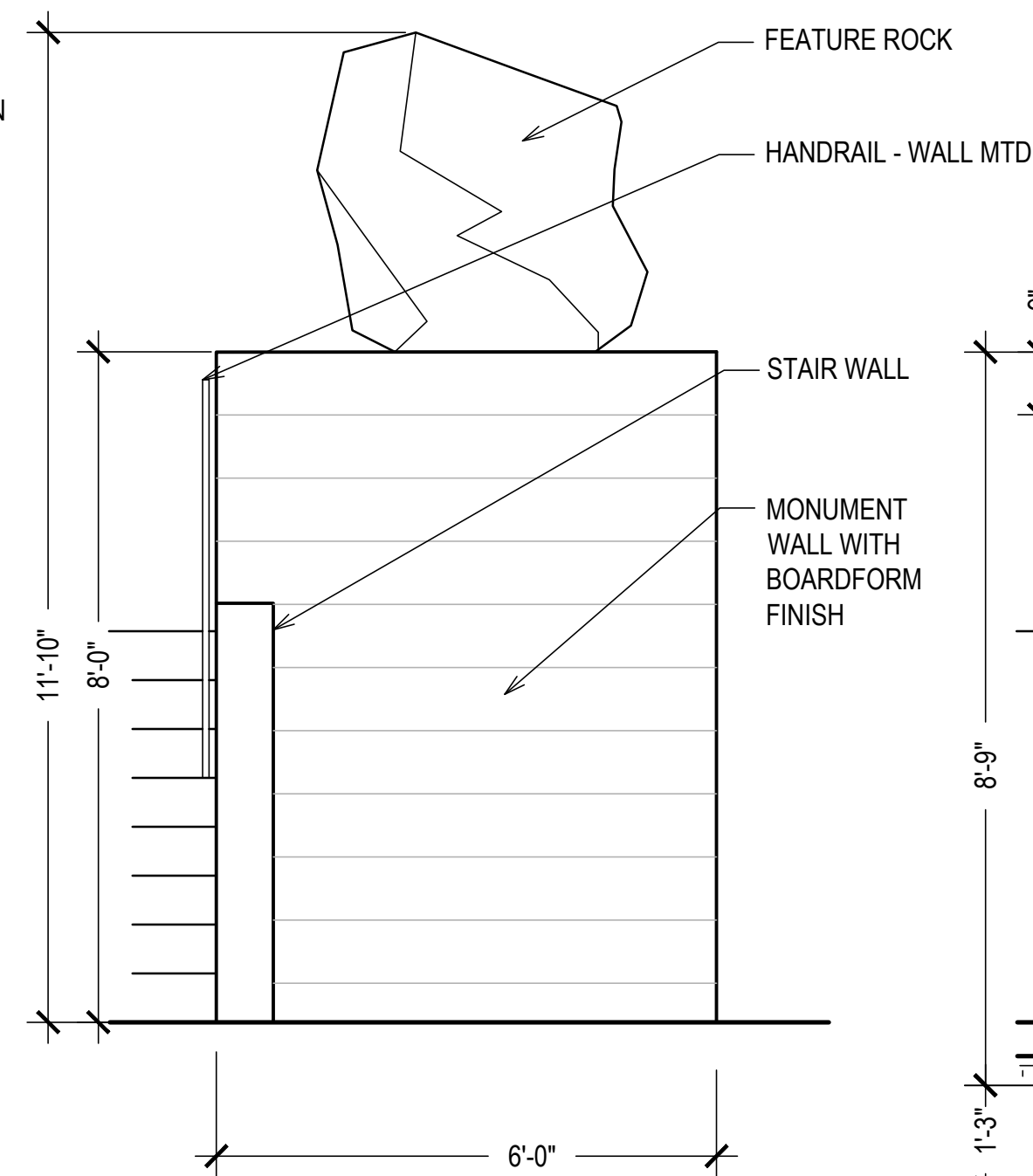
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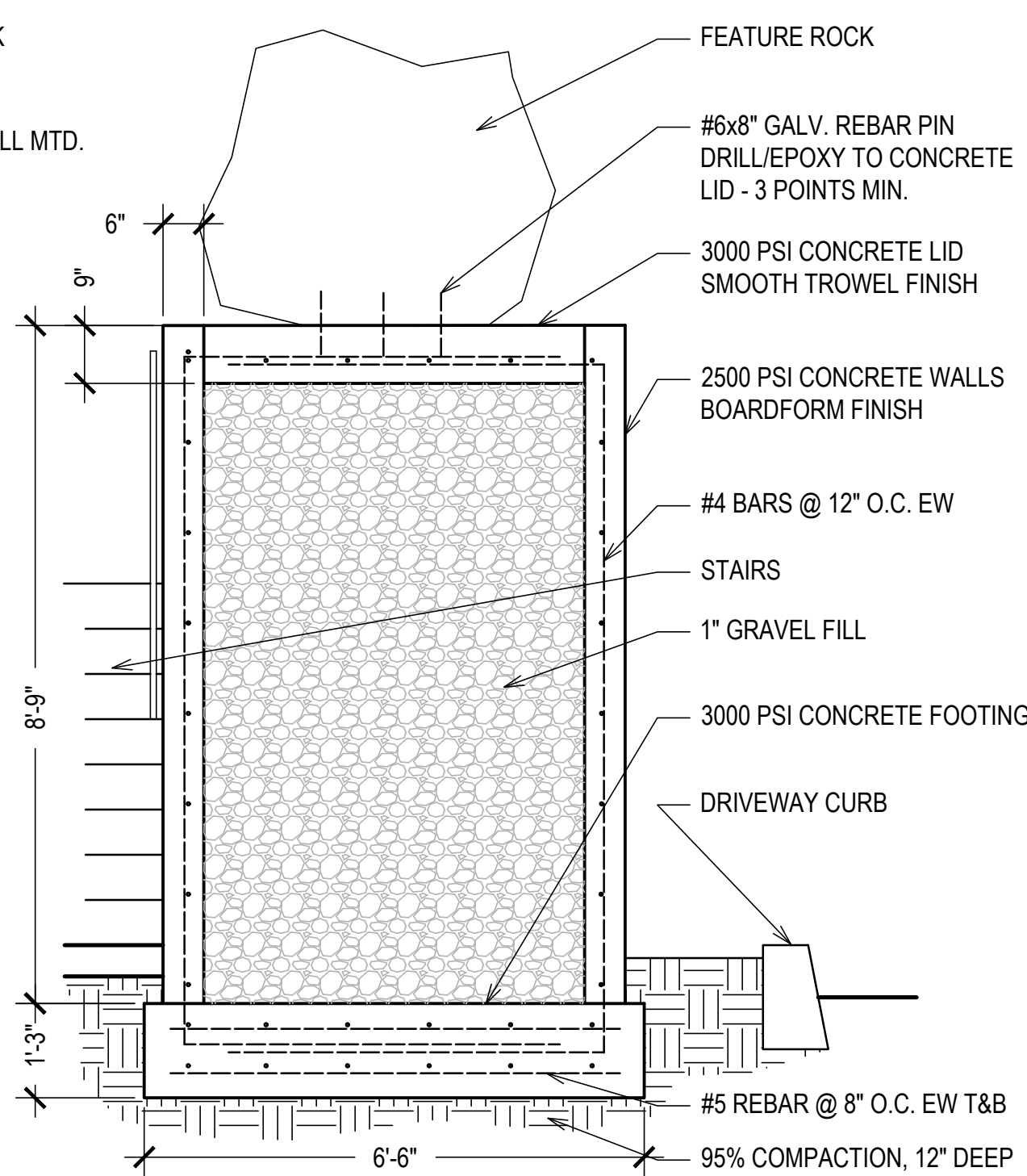
SECTION / ELEVATION @ STAIRS



ELEVATION @ DRIVEWAY

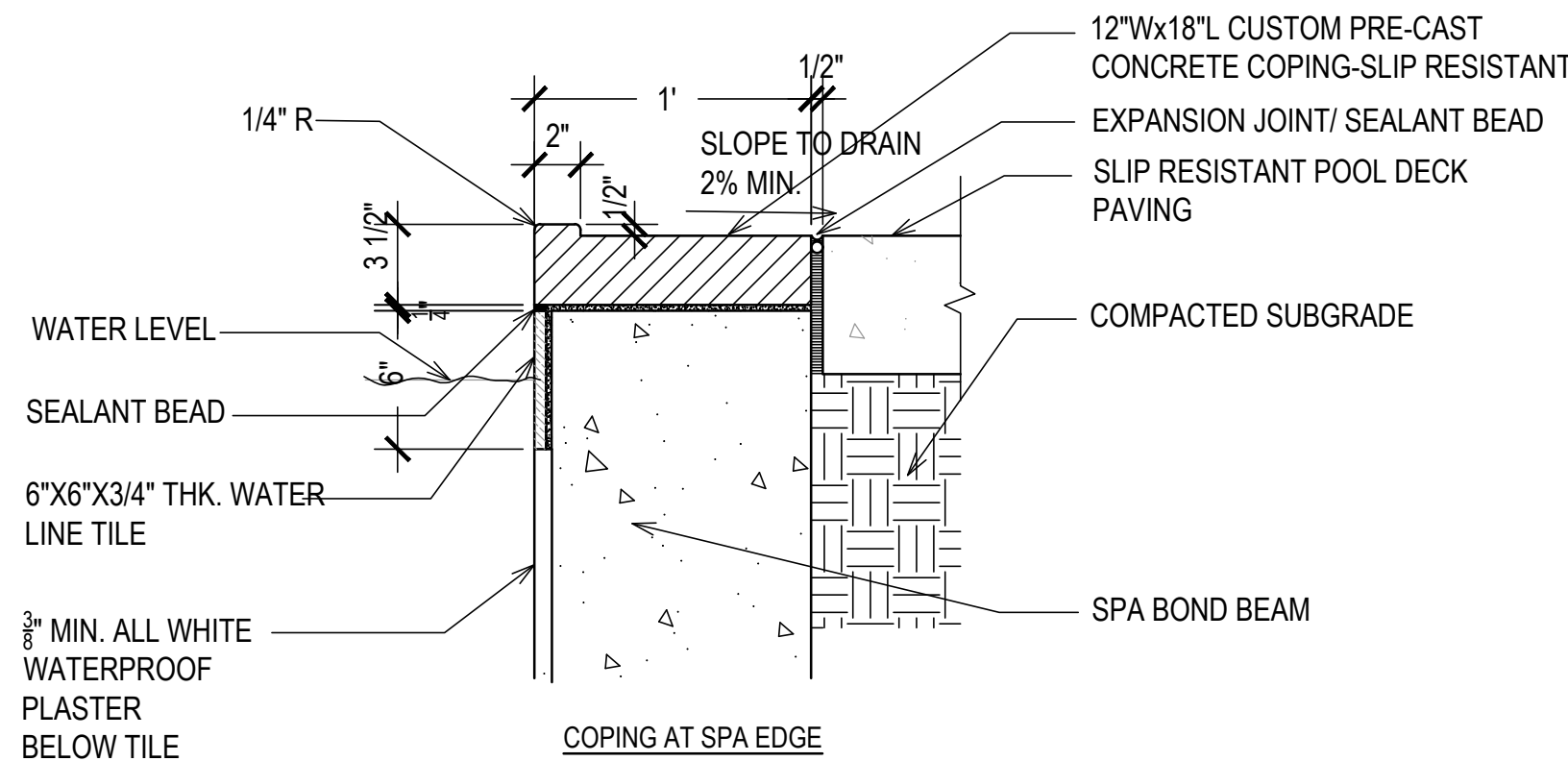


ELEVATION @ STREET

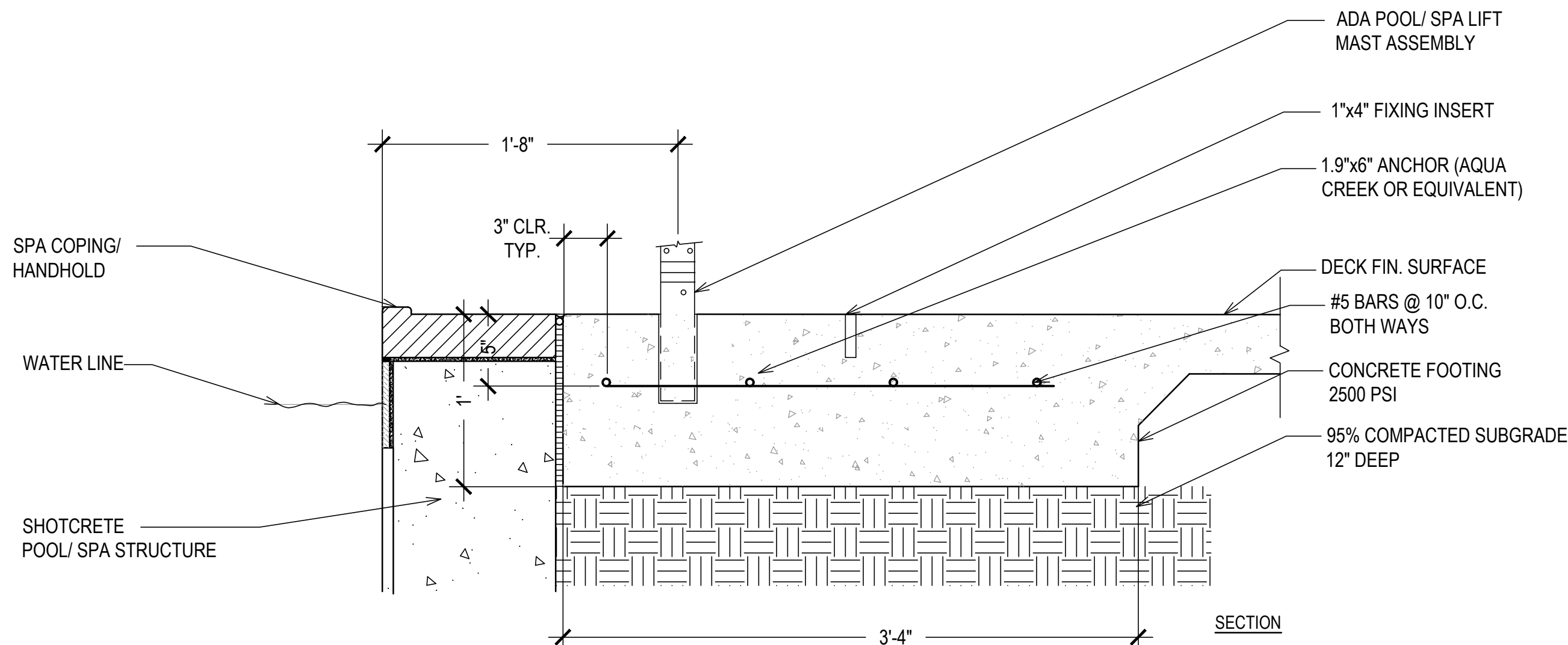


SECTION @ STAIRS

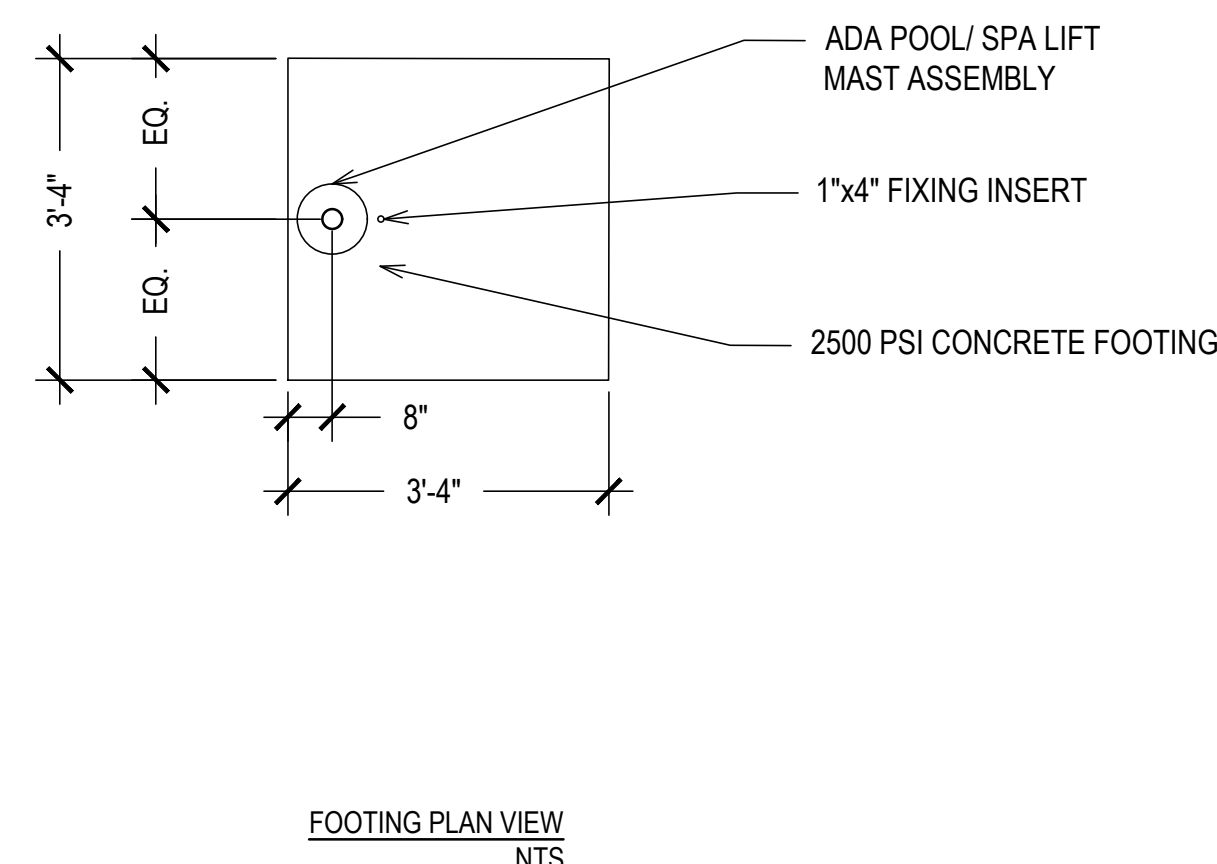
D MONUMENT SIGN WALL
SCALE: 1/2" = 1'-0"



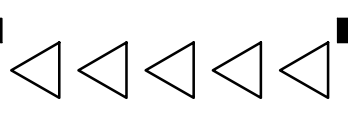
E SPA COPING ENLARGEMENT (DEFERRED SUBMITTAL)
SECTION
SCALE: 1 1/2" = 1'-0"



C ADA POOL/ SPA LIFT MOUNTING (DEFERRED SUBMITTAL)
SCALE: 1 1/2" = 1'-0"

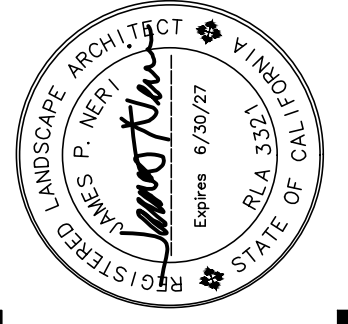


FOOTING PLAN VIEW
NTS



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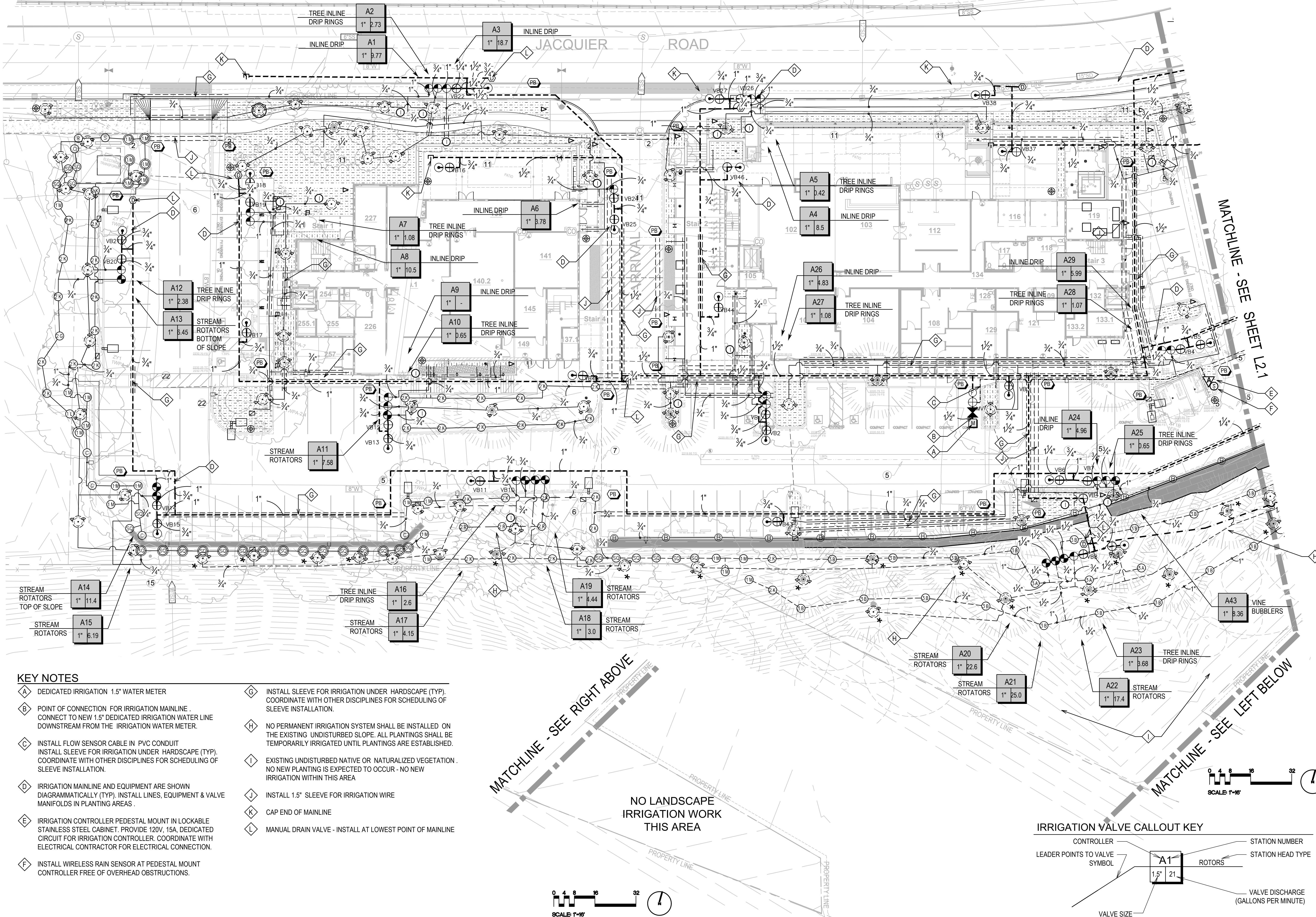
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

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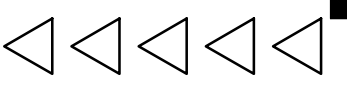
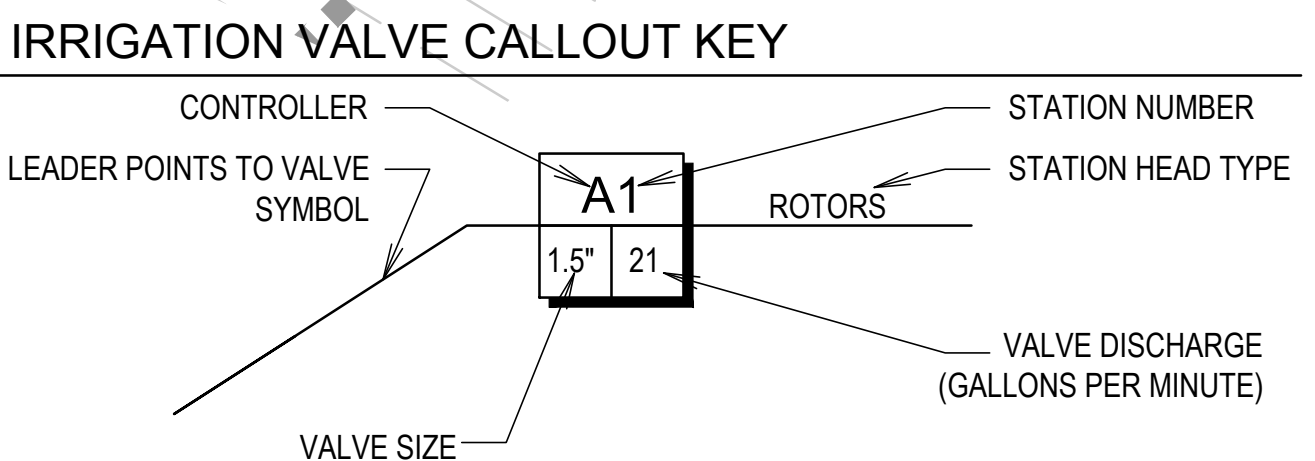
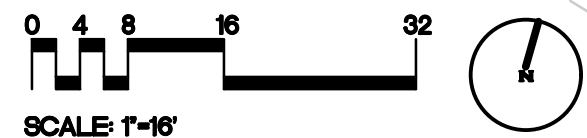
LANDSCAPE
CONSTRUCTION
DETAILS

L1.6

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- KEY NOTES**
 - A** DEDICATED IRRIGATION 1.5" WATER METER
 - B** POINT OF CONNECTION FOR IRRIGATION MAINLINE. CONNECT TO NEW 1.5" DEDICATED IRRIGATION WATER LINE DOWNSTREAM FROM THE IRRIGATION WATER METER.
 - C** INSTALL FLOW SENSOR CABLE IN PVC CONDUIT. INSTALL SLEEVE FOR IRRIGATION UNDER HARDSCAPE (TYP). COORDINATE WITH OTHER DISCIPLINES FOR SCHEDULING OF SLEEVE INSTALLATION.
 - D** IRRIGATION MAINLINE AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY (TYP). INSTALL LINES, EQUIPMENT & VALVE MANIFOLDS IN PLANTING AREAS.
 - E** IRRIGATION CONTROLLER PEDESTAL MOUNT IN LOCKABLE STAINLESS STEEL CABINET. PROVIDE 120V, 15A, DEDICATED CIRCUIT FOR IRRIGATION CONTROLLER. COORDINATE WITH ELECTRICAL CONTRACTOR FOR ELECTRICAL CONNECTION.
 - F** INSTALL WIRELESS RAIN SENSOR AT PEDESTAL MOUNT CONTROLLER FREE OF OVERHEAD OBSTRUCTIONS.
- G** INSTALL SLEEVE FOR IRRIGATION UNDER HARDSCAPE (TYP). COORDINATE WITH OTHER DISCIPLINES FOR SCHEDULING OF SLEEVE INSTALLATION.
 - H** NO PERMANENT IRRIGATION SYSTEM SHALL BE INSTALLED ON THE EXISTING UNDISTURBED SLOPE. ALL PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL PLANTINGS ARE ESTABLISHED.
 - I** EXISTING UNDISTURBED NATIVE OR NATURALIZED VEGETATION. NO NEW PLANTING IS EXPECTED TO OCCUR - NO NEW IRRIGATION WITHIN THIS AREA
 - J** INSTALL 1.5" SLEEVE FOR IRRIGATION WIRE
 - K** CAP END OF MAINLINE
 - L** MANUAL DRAIN VALVE - INSTALL AT LOWEST POINT OF MAINLINE



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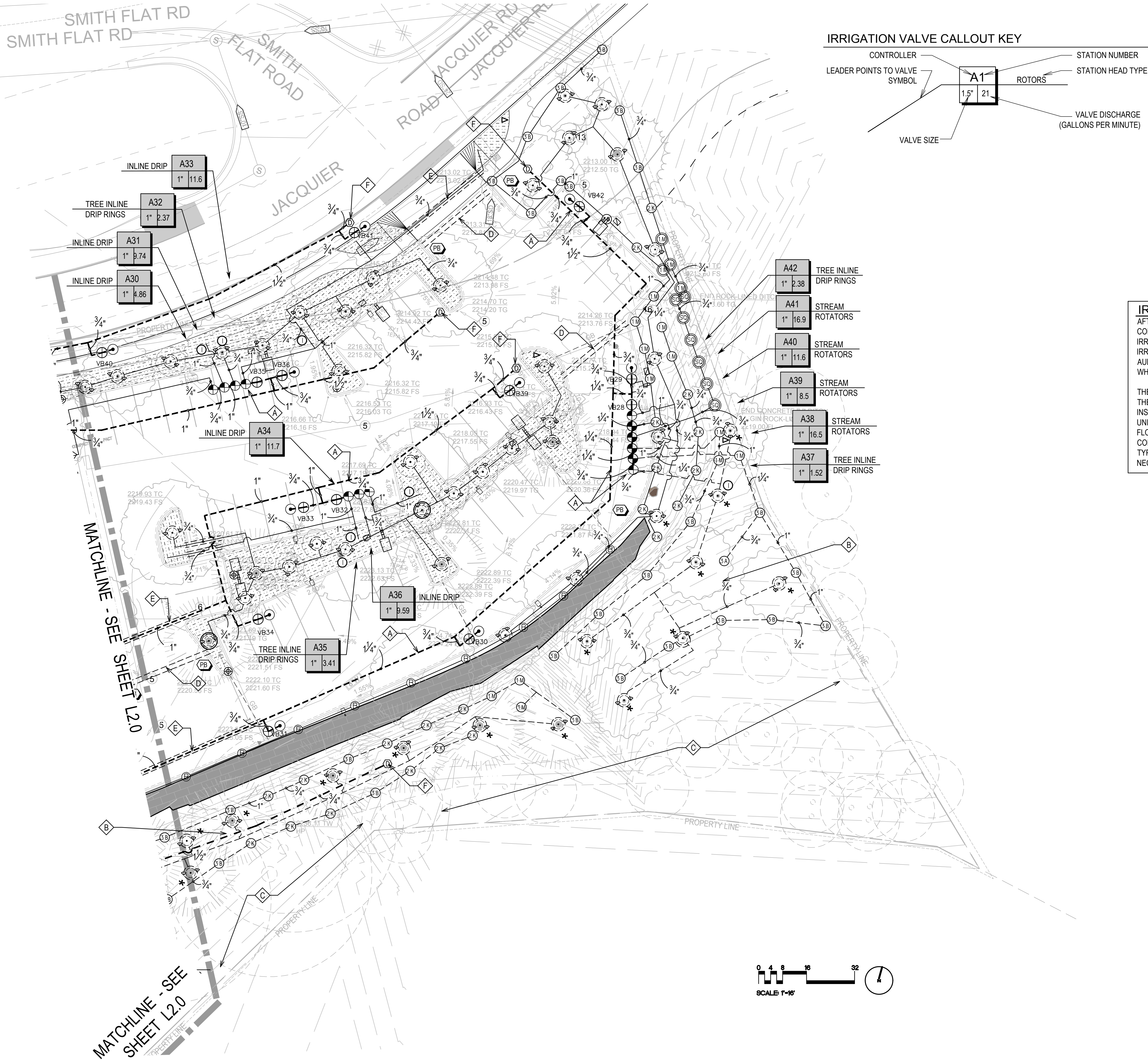
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

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9/18/2025

LANDSCAPE
IRRIGATION
PLAN

L2.0

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LANDSCAPE ARCHITECT
P. NERI
Expires 6/30/27
REGISTERED
STATE OF CA

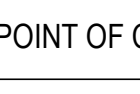
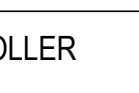
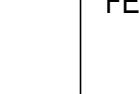
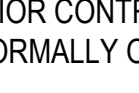
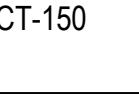
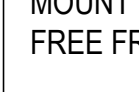
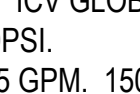
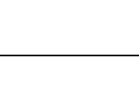
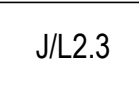
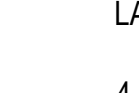
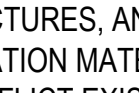
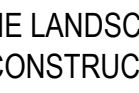
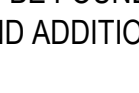
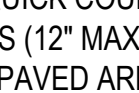
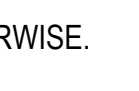
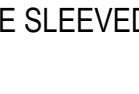
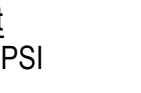
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

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9/18/2025

LANDSCAPE
IRRIGATION
PLAN
L2.1

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IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
	DEDICATED 1.5" IRRIGATION METER	---	SEE CIVIL PLANS	---
	POINT OF CONNECTION	---	VERIFY STATIC PSI AVAILABLE	---
	AUTOMATIC CONTROLLER	HUNTER I2C-5400-SS 54 STATION OUTDOOR MODULAR CONTROLLER WITH FOUR ICM-800 & ONE ICM-2200 MODULES. LOCKABLE STAINLESS STEEL CABINET.	INSTALL CONTROLLER IN LOCATION PER PLAN	A/L2.3
	REDUCED PRESSURE BACKFLOW PREVENTER	FEBCO 825YA 1.5" BACKFLOW PREVENTER	BACKFLOW ENCLOSURE: STRONG BOX BC-30CR LOW PROFILE EXPANDED METAL COVER, GREEN COLOR	B,C/L2.3
	MASTER VALVE	SUPERIOR CONTROLS: 3100150 (1.5" NORMALLY OPEN)	CONNECT TO LAST STATION ON CONTROLLER	E/L2.3
	FLOW SENSOR	HUNTER FLOW-CLIK FCT-150	1.5" SCH 40 SENSOR BODY	D/L2.3
	PVC CONDUIT WITH FLOW SENSOR CABLE	PACIFIC WESTERN PIPE OR EQUAL	FLOW SENSOR CABLE: ARIZONA ELECTRIC, AEF #9516-2SP 2-CONDUCTOR SHIELDED CABLE IN 1-1/4" CONDUIT	F/L2.3
	RAIN SENSOR	HUNTER WSS-SEN WIRELESS	MOUNT TRANSMITTER AT TRASH ENCLOSURE ROOF FREE FROM OVERHEAD OBSTRUCTION	A/L2.3
	REMOTE CONTROL VALVE	HUNTER: ICV-101G-FS-AS-ADJ	VALVE SIZE PER PLAN	E/L2.3
	REMOTE CONTROL VALVE & REGULATOR/FILTER ASSEMBLY FOR DRIP	HUNTER ICZ-101-25 1" VALVE WITH FILTER SYSTEM FOR DRIP, PRESSURE REGULATED 40 PSI	DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 0.5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	E/L2.4
	ISOLATION VALVE	DURA T1-XXXW (AT MANIFOLDS, 2" & SMALLER)	SIZE SAME AS MAINLINE, WHITE COLOR	D/L2.3
	QUICK COUPLER ASSEMBLY	QUICK COUPLER: RAINBIRD 44-LRC KEY: RAINBIRD 44K SWIVEL: RAINBIRD SH-1	PROVIDE (2) QUICK COUPLER KEYS, (2) HOSE SWIVELS	H/L2.3
	MANUAL DRAIN VALVE	DURA T1-XXXW (AT MANIFOLDS, 2" & SMALLER)	SIZE SAME AS MAINLINE, WHITE COLOR	K/L2.4
	CONTROL WIRE (CONVENTIONAL)	DIRECT BURIAL WIRE	14 GAUGE PILOT: 12 GAUGE COMMON	K/L2.3
	PVC SLEEVE	PACIFIC WESTERN PIPE OR EQUAL	SCH 80 UNDER ROADS, SCH 40 UNDER WALKS 2 X DIAMETER OF SLEEVED PIPE: 2" MINIMUM	J/L2.3
	MAINLINE (PRESSURE) PIPE BELOW GRADE	PACIFIC WESTERN PIPE OR EQUAL PERMANENT BELOW GRADE COLOR: WHITE; SYMBOL: DASHED LINE	SCH 40 FOR LINES 2" AND SMALLER, CLASS 315 FOR PIPES 2-1/2" AND LARGER	I/L2.3
	MAINLINE (PRESSURE) PIPE ABOVE GRADE	PACIFIC WESTERN PIPE OR EQUAL TEMPORARY ABOVE GRADE COLOR: UV RESISTANT BROWN SYMBOL:DASH DOT LINE		C/L2.4
	LATERAL LINE PIPE	PACIFIC WESTERN PIPE OR EQUAL PERMANENT BELOW-GRADE COLOR: WHITE SYMBOL: CONTINUOUS LINE TEMPORARY ABOVE-GRADE COLOR: UV RESISTANT BROWN SYMBOL: DASH DOT LINE	SCH 40 FOR LINES 1.5" AND SMALLER (NO 2" PIPE), CLASS 315 FOR PIPES 2" AND LARGER	I/L2.3
				C/L2.4
	SUB-SURFACE DRIPLINE AROUND TREE - DOUBLE RING	RAINBIRD: XFS-06-12-XXX EMITTERS 0.6 GPH @ 12" O.C. FITTINGS: RAINBIRD XF DRIPLINE INSERT FITTINGS	SUB-SURFACE (4" BELOW FINISH GRADE) INCLUDES COPPERSHIELD TECHNOLOGY, CONTRACTOR TO SPECIFY LENGTH OF TUBING WHEN ORDERING, CONTRACTOR TO ASSEMBLE IN FIELD	C/L2.5
	ON-GRADE DRIPLINE AROUND TREE - DOUBLE RING - TEMPORARY ABOVE GRADE	RAINBIRD: XFCV-06-12 EMITTERS: 0.6 GPH @ 12" O.C. FITTINGS: RAINBIRD XF DRIPLINE INSERT FITTINGS	RAINBIRD XFCV DRIPLINE WITH HEAVY DUTY CHECK VALVE FOR ELEVATION CHANGES CONTRACTOR TO SPECIFY LENGTH OF TUBING WHEN ORDERING, CONTRACTOR TO ASSEMBLE IN FIELD	D/L2.5
	DRIP EMITTER FOR TREES	RAINBIRD: XERIBUG EMITTER XB-09PC	INSTALL 2 AT EACH TREE. CONNECT TO BUG CAP WITH 1/2" DISTRIBUTION TUBING AND STAKE ABOVE GRADE	C/L2.5
	SUB-SURFACE DRIPLINE & FITTINGS	RAINBIRD XFS-CV-06-12-XXX FITTINGS: RAINBIRD XF DRIPLINE INSERT FITTINGS	XFS-CV SUB-SURFACE (4" BELOW FINISH GRADE) PRESSURE COMPENSATING LANDSCAPE DRIPLINE W/ COPPER SHIELD TECHNOLOGY WITH QF DRIPLINE HEADER. 0.6GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. CONTRACTOR TO SPECIFY LENGTH OF TUBING WHEN ORDERING.	A,B/L2.5
	AIR VACUUM RELIEF VALVE	RAINBIRD ARV050	INSTALL AT THE HIGHEST POINT OF EACH INDIVIDUAL VALVE ZONE	I/L2.4
	FLUSH VALVE ASSEMBLY	RAINBIRD MDCFCAP	INSTALL IN A BOX AT THE FLUSH END OF SYSTEM	J/L2.4
	DRIP OPERATION INDICATOR	RAINBIRD OPERIND	INSTALL AT THE FLUSH END OF SYSTEM	H/L2.4
	VALVE BOXES	CARSON 1419-12 WITH BOLT DOWN LOC-KIT : PLASTIC VALVE BOX WITH BOLT DOWN , COLOR: GREEN COLOR ISO. & MANUAL DRAIN VALVE: CARSON 910 WITH BOLT DOWN PLASTIC ISOLATION VALVE BOX, COLOR: GREEN	RCV: 11 1/2"x17", 12" DEEP, HEAT BRAND VALVE NUMBER IN LID ISO VALVE BOX/QC :10" DIA. x 10" DEEP, HEAT BRAND WITH 'ICV''/QC' IN LID	G/L2.3
	PULL BOXES	CARSON 809 : PLASTIC VALVE BOX WITH BOLT DOWN COVER, COLOR: GREEN	SIZE: 7" DIA. X 9" DEEP, HEAT BRAND WITH 'PB' IN LID. INSTALL AT CHANGES IN DIRECTION AND AT 300' MAX.	A/L2.4

IRRIGATION STREAM ROTATOR HEAD SCHEDULE

ARC	SYM	DESCRIPTION	MANUFACTURER/ MODEL NUMBER	RAD. (FT.)	PSI	360 °	270 °	210 °	180 °	90 °	DETAIL	
90°-210°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP800SR-90 (LAWN) HUNTER, PROS-12-PRS40-CV-MP800SR-90 (SHRUB)	9'	40	---	---	0.49	0.42	0.23	B/L2.4	
360°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP800SR-360 (LAWN) HUNTER, PROS-12-PRS40-CV-MP800SR-360 (SHRUB)	9'	40	0.78	---	---	---	---	B/L2.4	
210°-270°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP1000-210 (LAWN) HUNTER, PROS-12-PRS40-CV-MP1000-210 (SHRUB)	14'	40	---	0.57	0.43	---	---	B/L2.4	
90°-210°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP1000-90 (LAWN) HUNTER, PROS-12-PRS40-CV-MP1000-90 (SHRUB)	14'	40	---	---	0.43	0.37	0.19	B/L2.4	
360°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP1000-90 (LAWN) HUNTER, PROS-12-PRS40-CV-MP1000-90 (SHRUB)	14'	40	0.75	---	---	---	---	B/L2.4	
360°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP2000-360 (LAWN) HUNTER, PROS-12-PRS40-CV-MP2000-360 (SHRUB)	19'-20"	40	1.47	---	---	---	---	B/L2.4	
210°-270°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP2000-210 (LAWN) HUNTER, PROS-12-PRS40-CV-MP2000-210 (SHRUB)	19'-20"	40	---	1.10	0.86	---	---	B/L2.4	
90°-210°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP2000-90 (LAWN) HUNTER, PROS-12-PRS40-CV-MP2000-90 (SHRUB)	19'-20"	40	---	---	0.86	0.74	0.40	B/L2.4	
360°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP3000-360 (LAWN) HUNTER, PROS-12-PRS40-CV-MP3000-360 (SHRUB)	30'	40	3.64	---	---	---	---	B/L2.4	
210°-270°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP3000-210 (LAWN) HUNTER, PROS-12-PRS40-CV-MP3000-210 (SHRUB)	30'	40	---	2.73	2.12	---	---	B/L2.4	
90°-210°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MP3000-90 (LAWN) HUNTER, PROS-12-PRS40-CV-MP3000-90 (SHRUB)	30'	40	---	---	2.12	1.82	0.86	B/L2.4	
ARC	SYM	DESCRIPTION	MANUFACTURER/ MODEL NUMBER	RAD. (FT.)	PSI	105 °	90 °	45 °				DETAIL
45°-105°		SHORT DISTANCE POP-UP STREAM ROTOR	HUNTER, PROS-04-PRS40-CV-MPCORNER (LAWN) HUNTER, PROS-12-PRS40-CV-MPCORNER (SHRUB)	14'	40	0.45	0.39	0.19				B/L2.4

 DOUBLE RING ON HEAD SYMBOL INDICATES PRS30 BODY IS REQUIRED FOR REDUCED RADIUS UNDER 10'

SPRAY HEAD SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER/ MODEL NUMBER	PSI / RADIUS (FT.) / DISCHARGE (GPM)	DETAIL
	POP-UP DUAL-STREAM BUBBLER NOZZLE	HUNTER, PROS-04-PRS30-CV-5-CST-B	30 / 1'x5' / 0.38	B/L2.4

GENERAL NOTES

- IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED, IN ACCORDANCE WITH CURRENT LOCAL PLUMBING CODES AS OF THE APPROVED DATE OF THESE PLANS.
- THE CONTRACTOR SHALL MAKE SURE ALL LANDSCAPED AREAS AFFECTED BY THIS CONSTRUCTION RECEIVE 100% IRRIGATION COVERAGE.
- IRRIGATION MAINLINE AND EQUIPMENT ARE SHOWN DIAGRAMMATICALLY. THE CONTRACTOR SHALL INSTALL EQUIPMENT IN PLANTING AREAS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND EXISTING IRRIGATION EQUIPMENT IN WORK AREA PRIOR TO ORDERING ANY IRRIGATION MATERIALS AND PROCEEDING WITH THE INSTALLATION OF THE IRRIGATION SYSTEM. IF A CONFLICT EXISTS BETWEEN SUCH OBSTACLES AND THE PROPOSED WORK, CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT TO ARRANGE FOR REQUIRED RE-LOCATIONS PRIOR TO START OF CONSTRUCTION. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE LOCATIONS BE FOUND DIFFERENT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES AND ADDITIONS THAT MAY OCCUR TO THE SYSTEMS.
- THE CONTRACTOR SHALL INSTALL MANIFOLDS (QUICK COUPLERS/ HOSE BIBS AND REMOTE CONTROL VALVES) ADJACENT TO WALKS AND CURBS (12" MAX. FROM SUCH EDGES) IN PLANTING AREAS. IN NO CASE SHALL VALVES BE LOCATED IN PAVED AREAS, UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL LATERAL END RUNS ARE 3/4" SIZE UNLESS INDICATED OTHERWISE.
- ALL IRRIGATION LINES PASSING UNDER PAVING, THROUGH WALLS, STRUCTURES, ETC. SHALL BE SLEEVED AS SPECIFIED. SLEEVES SHALL BE 2 TIMES THE DIAMETER OF PIPE TO BE SLEEVED MINIMUM.
- CONTROL WIRES PASSING UNDER ROADS, THROUGH WALLS, STRUCTURES, ETC. SHALL BE INSTALLED AS SPECIFIED IN CONDUIT SLEEVES AT LEAST 2 TIMES THE DIAMETER OF WIRE BUNDLE (2" SIZE MINIMUM). KEEP CONDUIT SEPARATE FROM WATER LINE SLEEVES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF ANY SIMULTANEOUS AND ESSENTIAL WORK BY OTHERS ON THE SITE. CONTRACTORS SHALL COORDINATE THEIR OPERATIONS AND SHALL COOPERATE TO MINIMIZE INTERFERENCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTING AND DIMENSIONING FROM FIXED OBJECTS, THE EXACT LOCATION OF REMOTE CONTROL WIRING ROUTE, MAINLINE ROUTE, VALVES AND ALL OTHER MAJOR IRRIGATION EQUIPMENT ON THE "AS-BUILT" DRAWINGS. SEE ALSO SPECIFICATIONS.
- IN THE LOCATIONS WHERE THE INLINE DRIP TUBING SHARES A TRENCH WITH MAINLINE AND LATERAL LINES BACKFILL TRENCH WITH MOISTURE-CONDITIONED SOIL TO AT LEAST OPTIMUM MOISTURE CONTENT AND COMPACT TO AT LEAST 90 PERCENT RELATIVE COMPACTION. IN TRENCHES WITH STACKED PIPING, IF THE REQUIRED COMPACTION CANNOT BE ATTAINED USING SOIL BACKFILL, USE A SLURRY BACKFILL, WITH A 2- TO 3-SACK SAND-CEMENT SLURRY, WITH THE UPPER 12 INCHES OF THE TRENCH BACKFILLED WITH SOIL, MOISTURE- CONDITIONED TO AT LEAST OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION, PER GEOSOLS/ GEOTECHNICAL REPORT.
- PROVIDE EXTRA WIRES PLUS ONE EXTRA COMMON WIRE CONTINUOUS FROM CONTROLLER TO FURTHEST VALVE IN EACH CLUSTER. PROVIDE WATERPROOF IDENTIFICATION TAG ON EXTRA WIRES.

WATER SOURCE

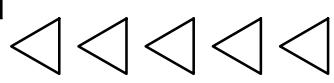
- THE IRRIGATION POINT OF CONNECTION (P.O.C.) SHALL BE MADE BY THE CONTRACTOR DOWNSTREAM OF THE EXISTING DOMESTIC WATER METER. RECLAIMED WATER IS NOT AVAILABLE AT THE SITE.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND THE STATIC WATER PRESSURE OF 72 PSI AT POINTS OF CONNECTION PRIOR TO ORDERING ANY IRRIGATION MATERIALS AND PROCEEDING WITH INSTALLING IRRIGATION SYSTEM. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT SHOULD THE STATIC WATER PRESSURE FOUND BE DIFFERENT, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND ADDITIONS THAT MAY OCCUR TO THE SYSTEMS.
- THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE AT 40 PSI AT STREAM ROTATORS & 30 PSI AT THE DRIP IRRIGATION LINES.

CONTROLS

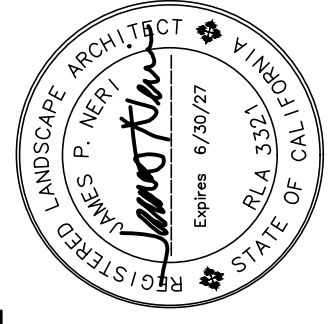
- SYSTEMS OF THIS PROJECT ARE CONTROLLED BY SOLID STATE IRRIGATION CONTROLLER WITH SPECIFIED OPTIONS. THE CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR PROPER GROUNDING, INSTALLATION AND USE.
- CONTROLLER LOCATION IS SHOWN DIAGRAMMATICALLY. FINAL LOCATION TO BE APPROVED BY THE OWNER'S REPRESENTATIVE. POWER FOR THE IRRIGATION CONTROLLER SHALL BE PROVIDED BY THE OWNER LOCATED APPROXIMATELY WHERE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF THE IRRIGATION CONTROLLER.
- TO PREVENT UNNECESSARY IRRIGATION IN THE EVENT OF SUBSTANTIAL RAINFALL THE IRRIGATION CONTROL SYSTEMS SHALL INCLUDE A RAIN SENSING DEVICE.

CRITICAL ANALYSIS

Generated:	2023-10-27 10:44
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	120 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	105 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	103 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	30 GPM
Flow Available at POC:	120 GPM
Residual Flow Available:	90 GPM
Pressure Req. at Critical Station:	60.0 PSI
Loss for Fittings:	1.45 PSI
Loss for Main Line:	14.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.1 PSI
Loss for Master Valve:	0.53 PSI
Loss for Water Meter:	0.8 PSI
Critical Station Pressure at POC:	89.4 PSI
Pressure Available:	103 PSI
Residual Pressure Available:	13.6 PSI



Project No. -
Drawn -
Checked -JPN



LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

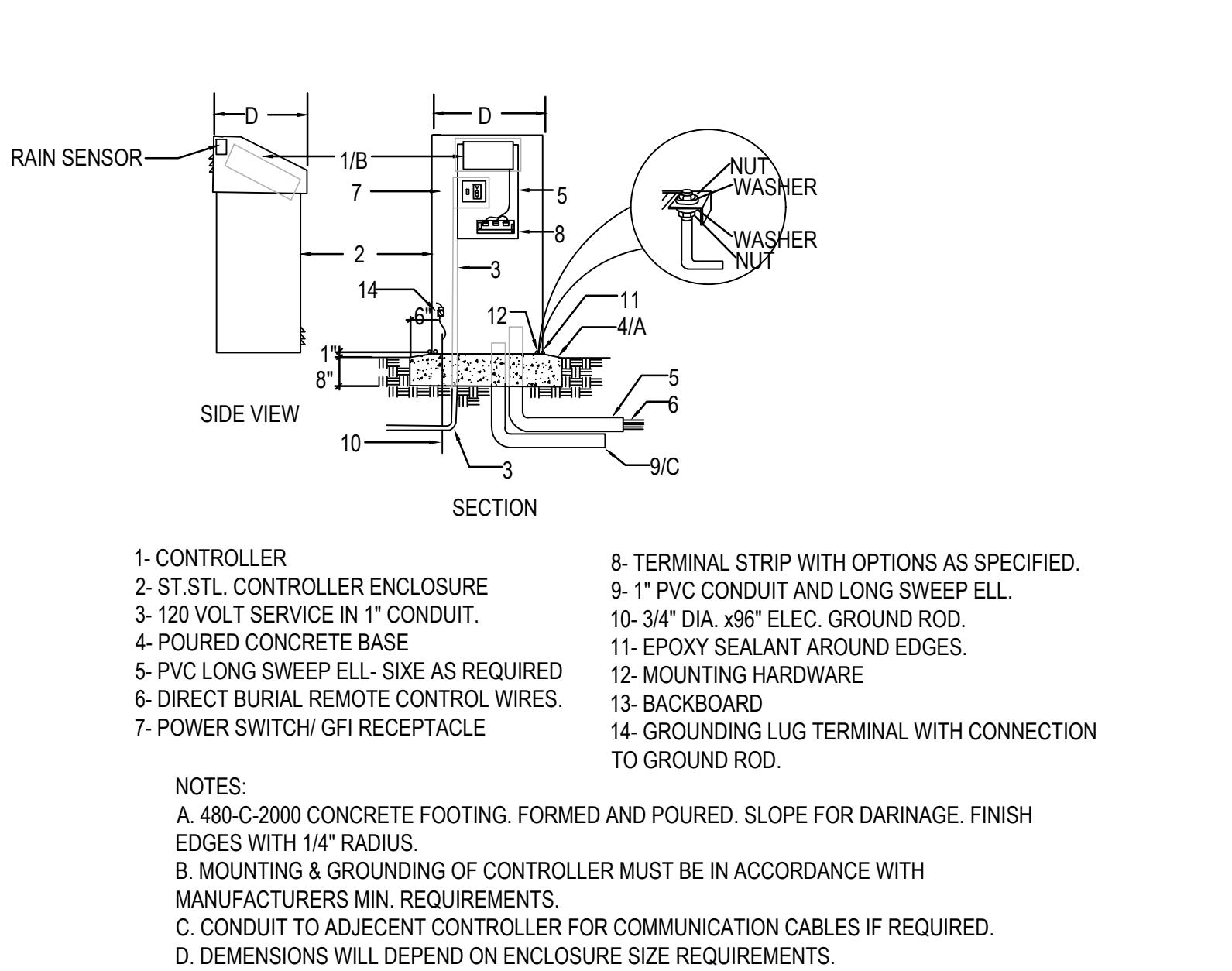
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SUBMITTAL

9/18/2025

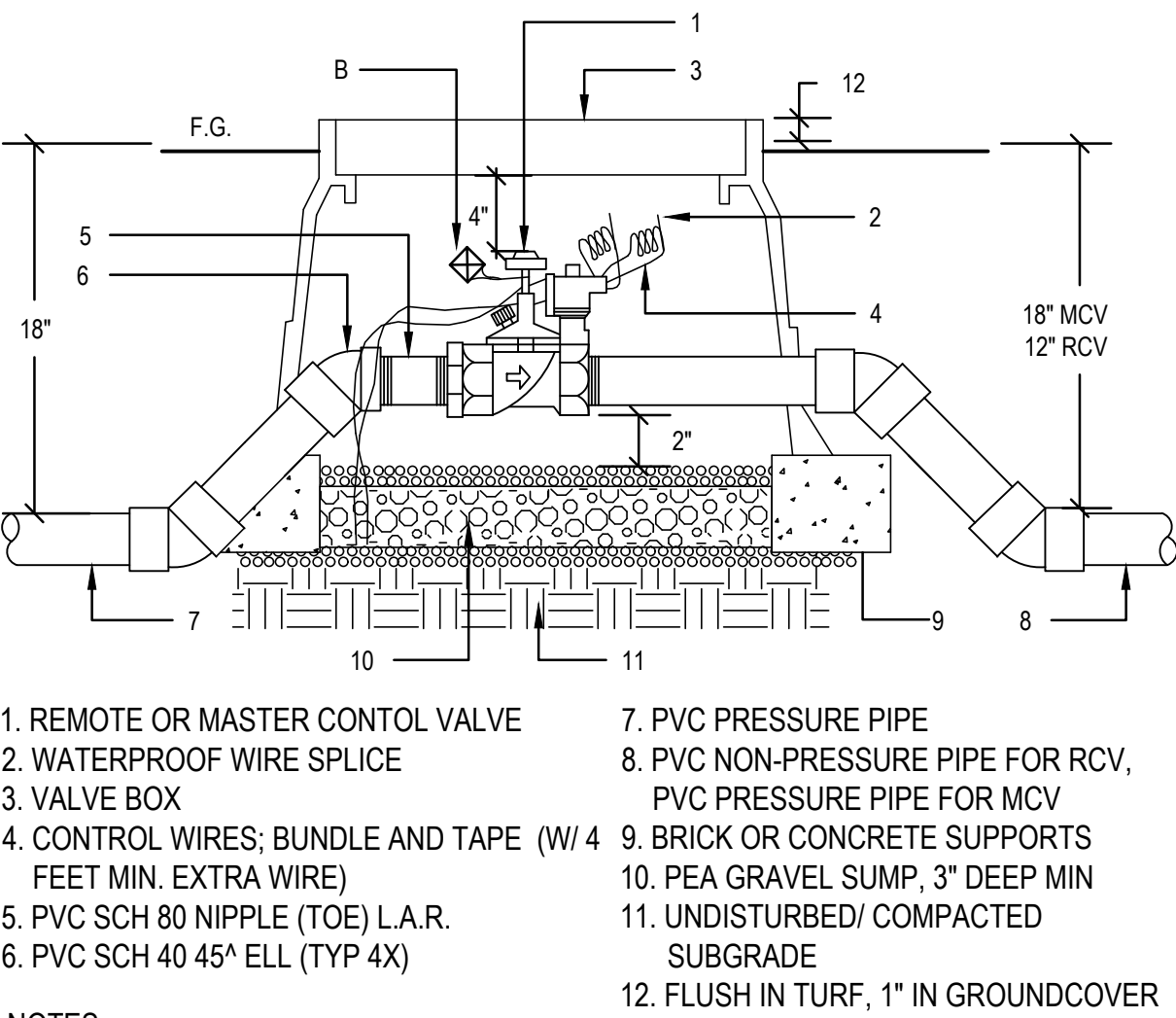
LANDSCAPE IRRIGATION
EQUIPMENT
SCHEDULE
& NOTES PLAN

L2.2

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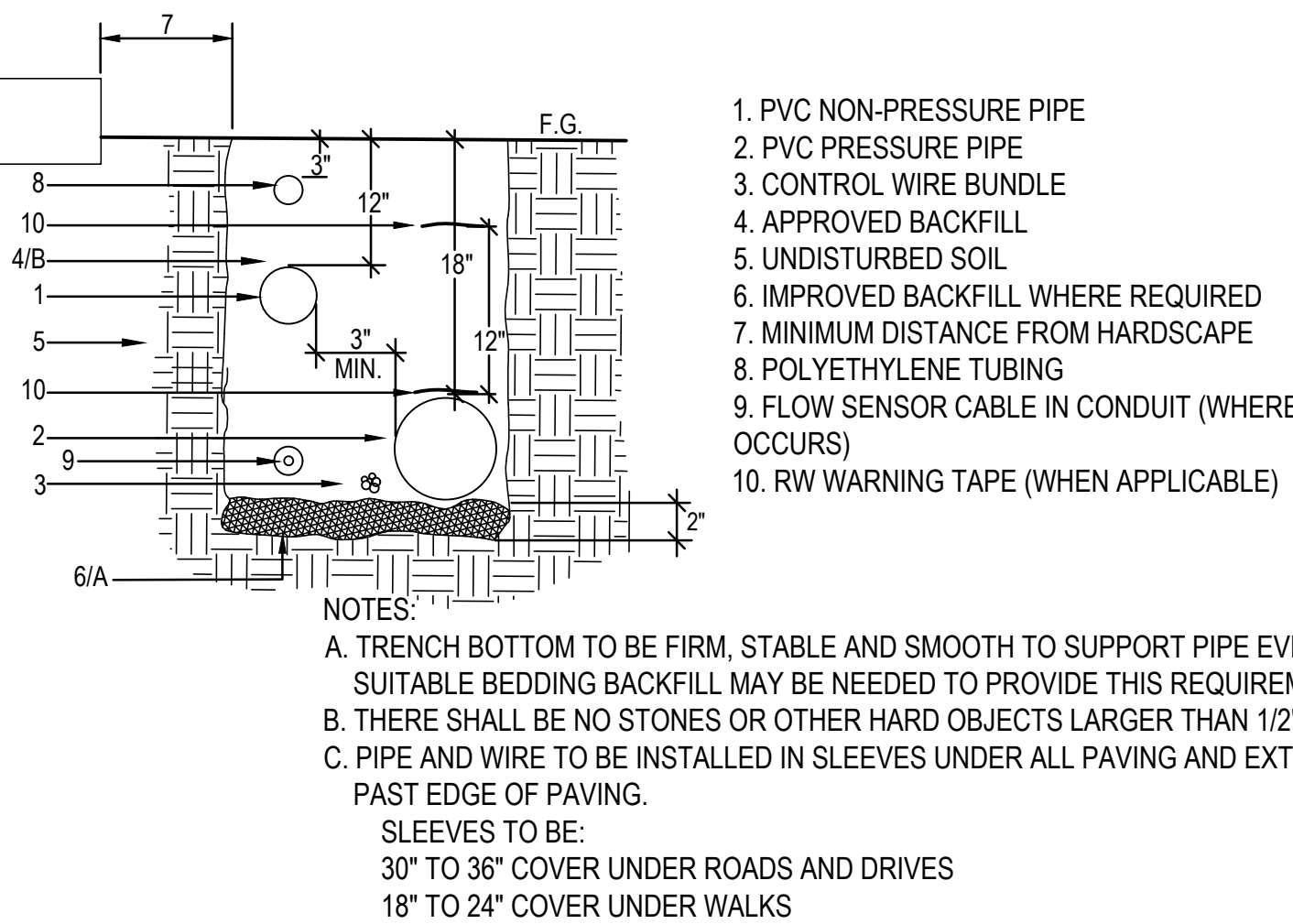


A IRRIGATION CONTROLLER - OUTDOOR PEDESTAL MOUNT
SECTION NOT TO SCALE

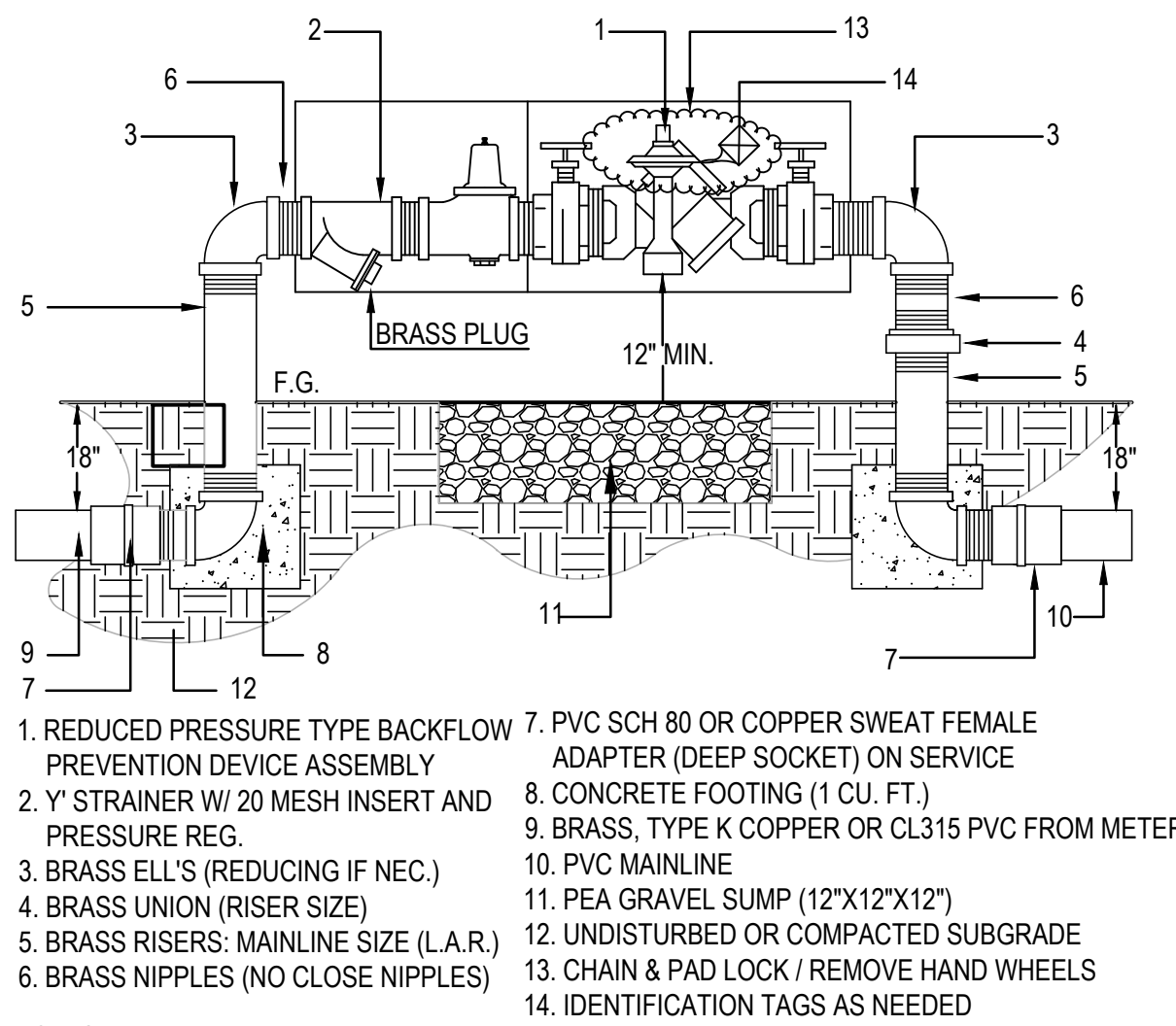


NOTES:
A. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE.
B. CONTRACTOR SHALL INCLUDE A CHRISTY'S IRRIGATION I.D. (OAE) TAG ATTACHED TO VALVE BONNET BOLT. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER. INCLUDE RW WARNING IF APPLICABLE.

E MASTER & REMOTE CONTROL VALVE
SECTION NOT TO SCALE

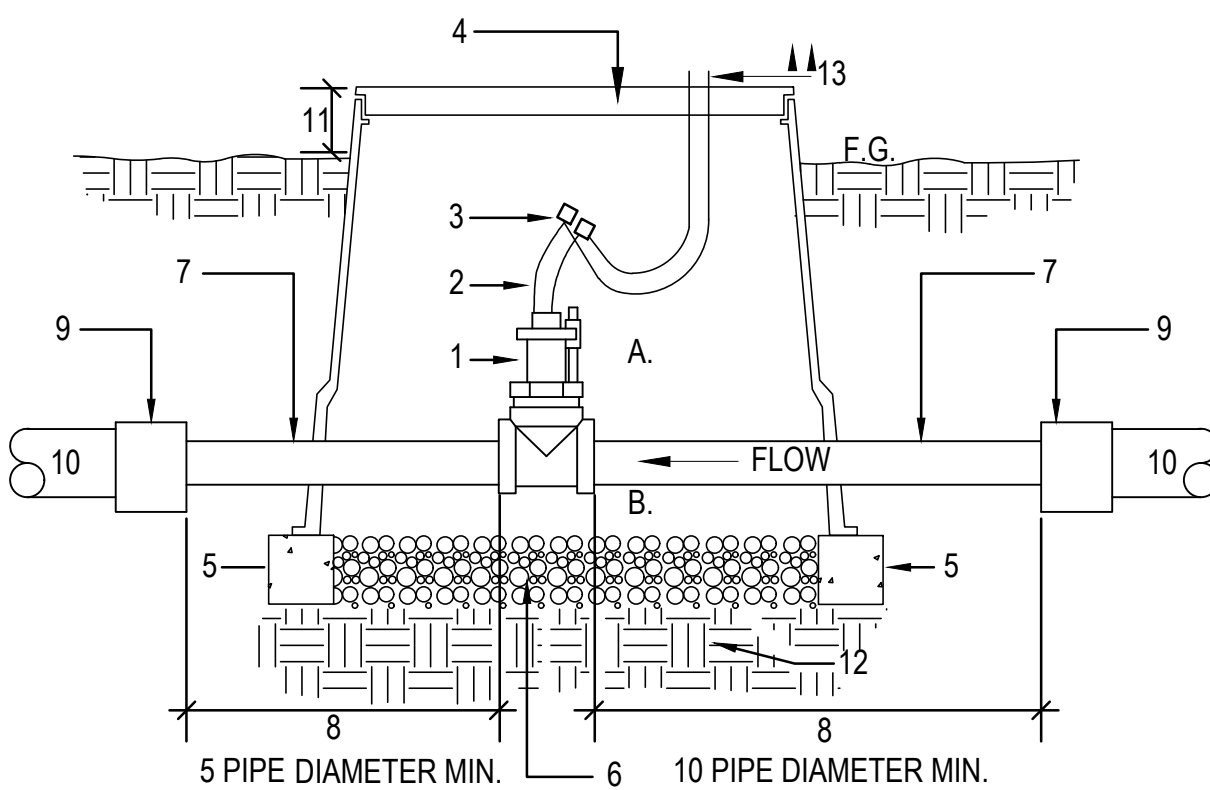


I TRENCHING
SECTION NOT TO SCALE



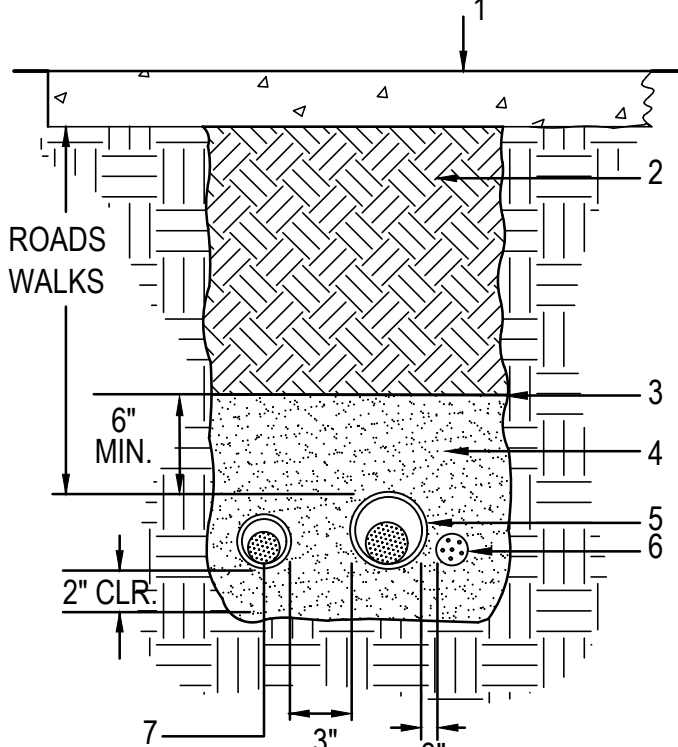
NOTES:
1. BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE TO GOVERNING CODES AND ORDINANCE.
2. WRAP SUBSURFACE BRASS PIPING WITH 10 MILL UPC PIPE WRAP.
3. WINTERIZATION: WRAP BACKFLOW PREVENTER ABOVE-GROUND PIPES WITH BLACK FOAM INSULATION

B BACKFLOW PREVENTION DEVICE
SECTION NOT TO SCALE



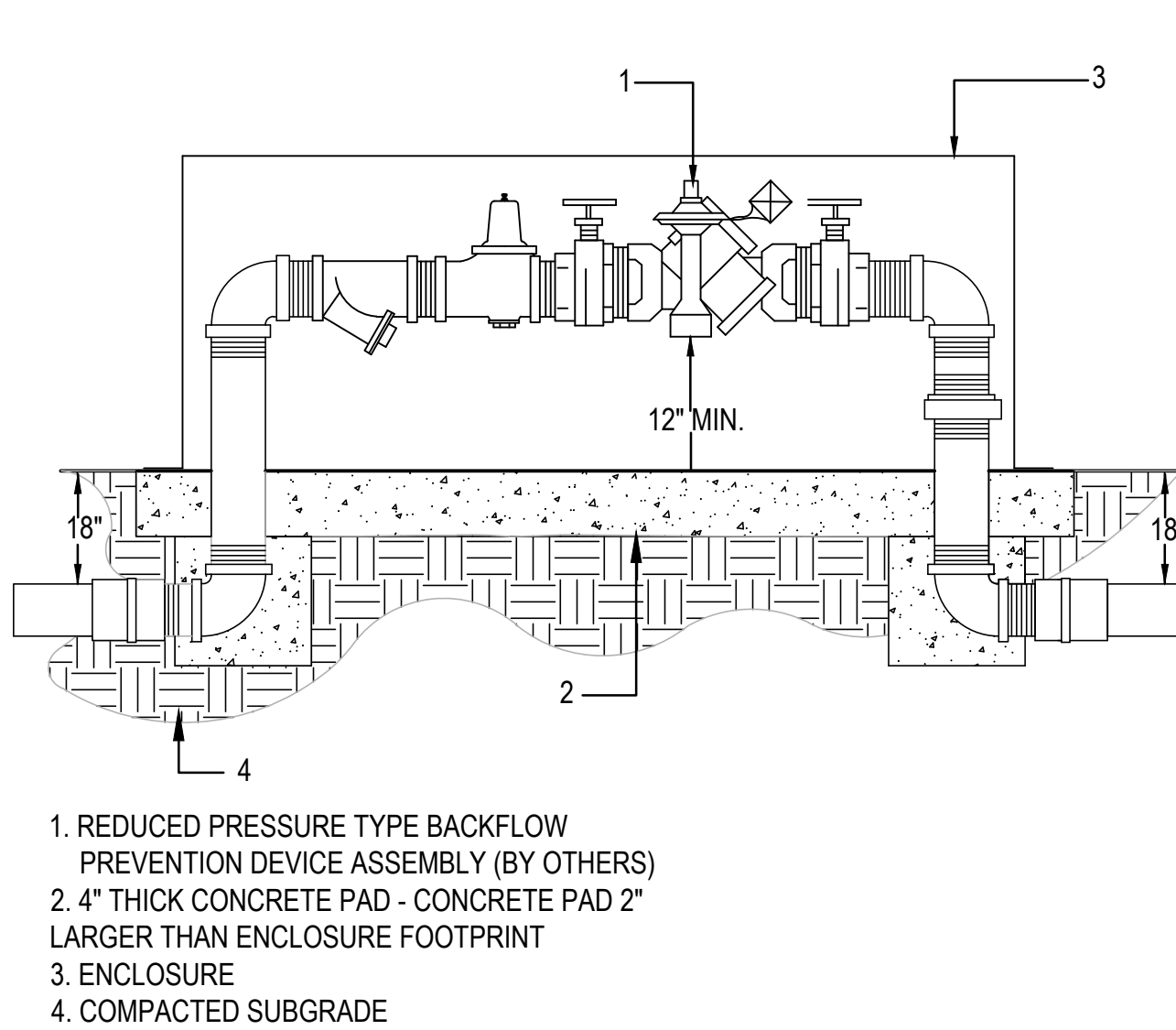
NOTES:
A. FOLLOW MANUFACTURERS DIRECTIONS FOR CORRECT INSTALLATION.
B. NO SIZE OR DIRECTION CHANGE WITHIN 10x PIPE DIAMETER UPSTREAM AND 5x PIPE DIAMETER DOWNSTREAM OF SENSOR.

F FLOW SENSOR
SECTION NOT TO SCALE

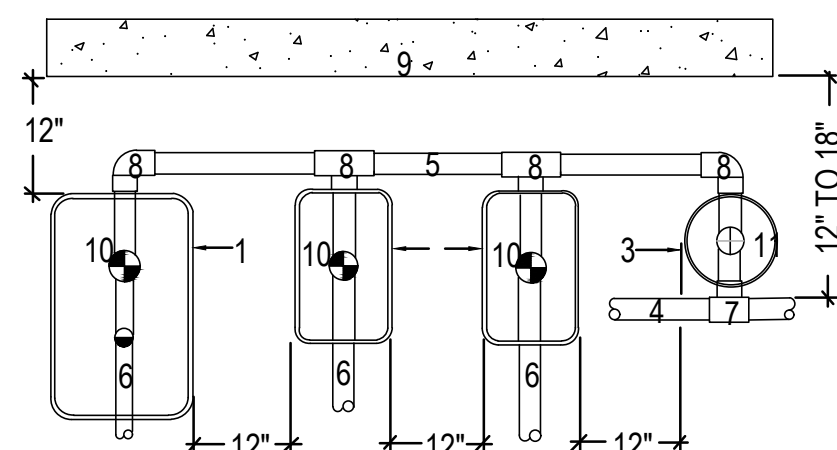


NOTES:
A. ALL SLEEVES UNDER WALKWAYS TO BE PVC SCH 40 PIPE, ALL SLEEVES UNDER ROADS TO BE PVC SCH 80 PIPE.
B. ALL SLEEVES TO BE SIZED TWICE THE DIA. OF THE PIPE (2" MIN.).
C. ALL SLEEVES TO RUN A MIN. OF 12" BEYOND HARDSCAPE EDGES.

J TRENCHING UNDER PAVING
SECTION NOT TO SCALE

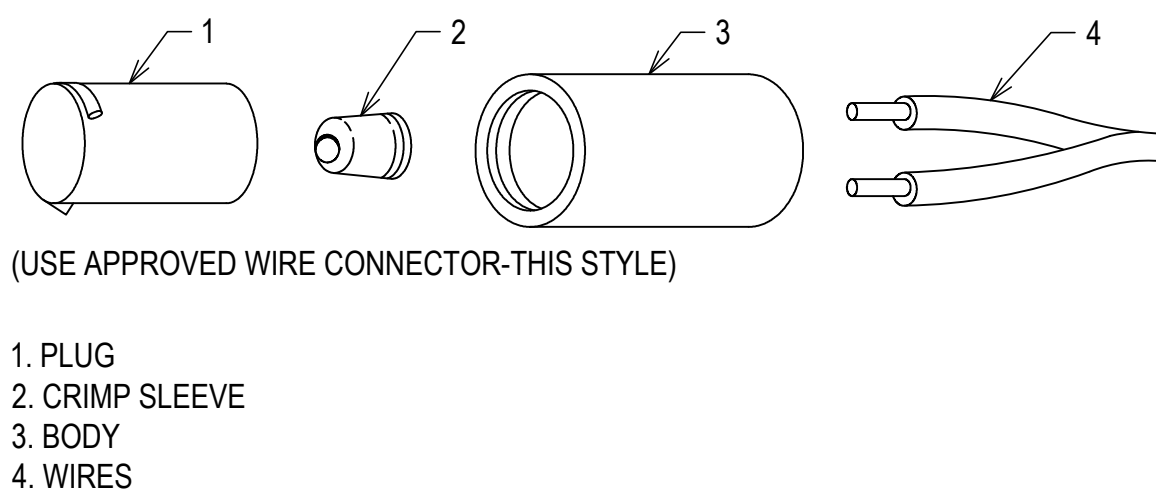


C BACKFLOW PREVENTION DEVICE ENCLOSURE
SECTION NOT TO SCALE



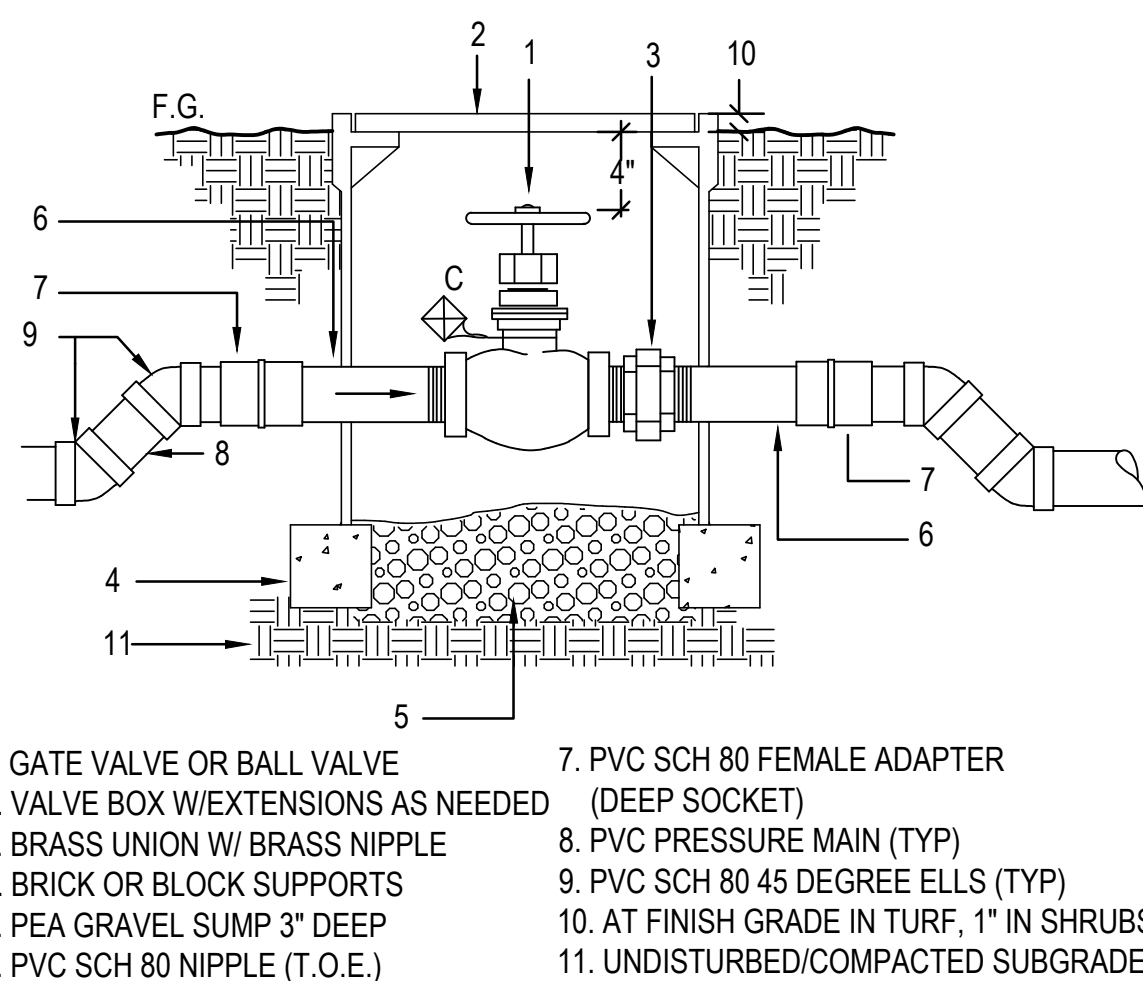
NOTES:
A. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
B. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUNDCOVER AREAS WHEN POSSIBLE.
C. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
D. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS & MAINTENANCE.
E. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOP AT FINISH GRADE IN TURF AREAS OR ABOVE FINISH GRADE IN SHRUB/GROUNDCOVER AREAS.
F. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
G. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND VALVE BOX.
H. SEE ALSO INDIVIDUAL VALVE DETAILS.

G VALVE MANIFOLD & VALVE BOX ORIENTATION
PLAN NOT TO SCALE



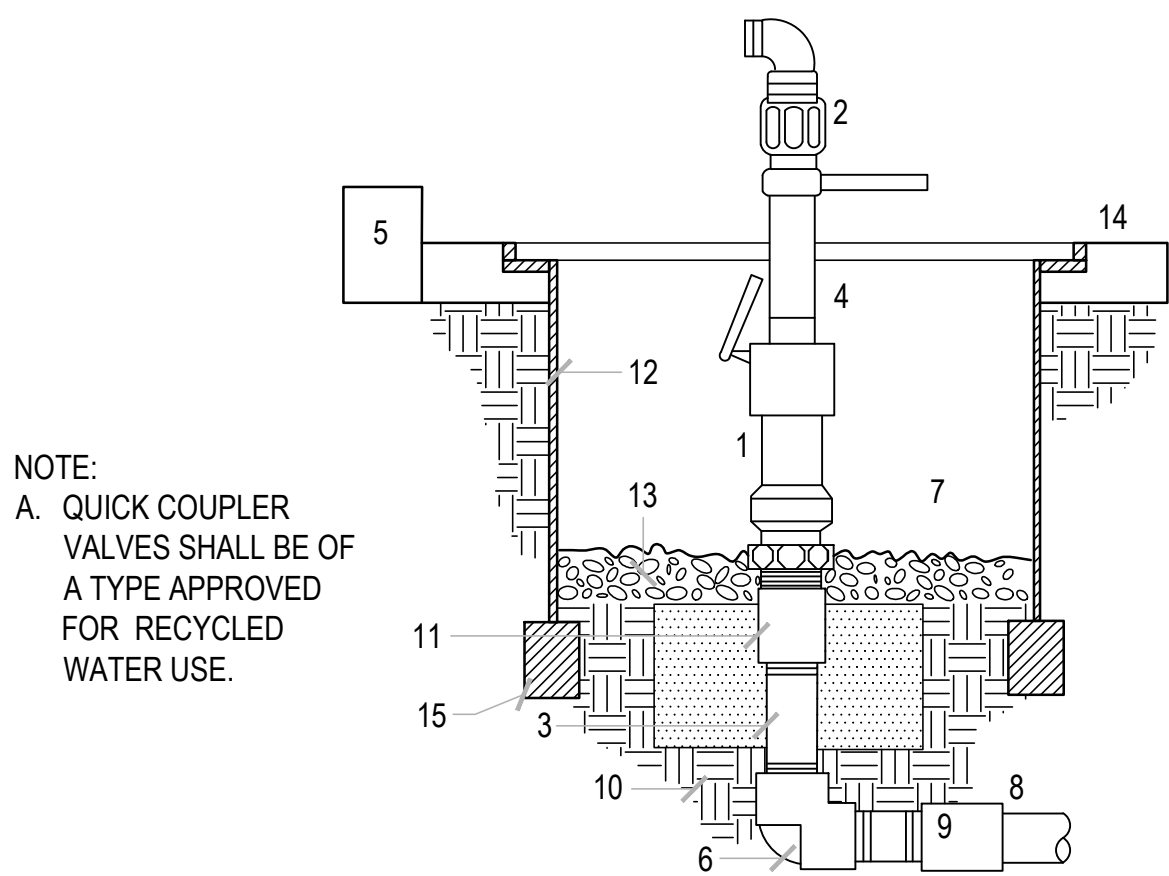
ASSEMBLY INSTRUCTIONS
A. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
B. JOIN WIRES TOGETHER AND APPLY CRIMP SLEEVE.
C. DRAW WIRES BACK INTO BODY.
D. FILL CAP TO BRIM WITH SEALANT AND ALSO APPLY SEALER TO OUTSIDE OF PLUG.
E. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
F. BE CERTAIN SEALANT HAS FORMED INTO ALL HOLES IN BODY.
G. SEALANT MUST BE VISIBLE OUTSIDE OF PLUG TO PASS INSPECTION.

K WIRE CONNECTORS
SECTION NOT TO SCALE



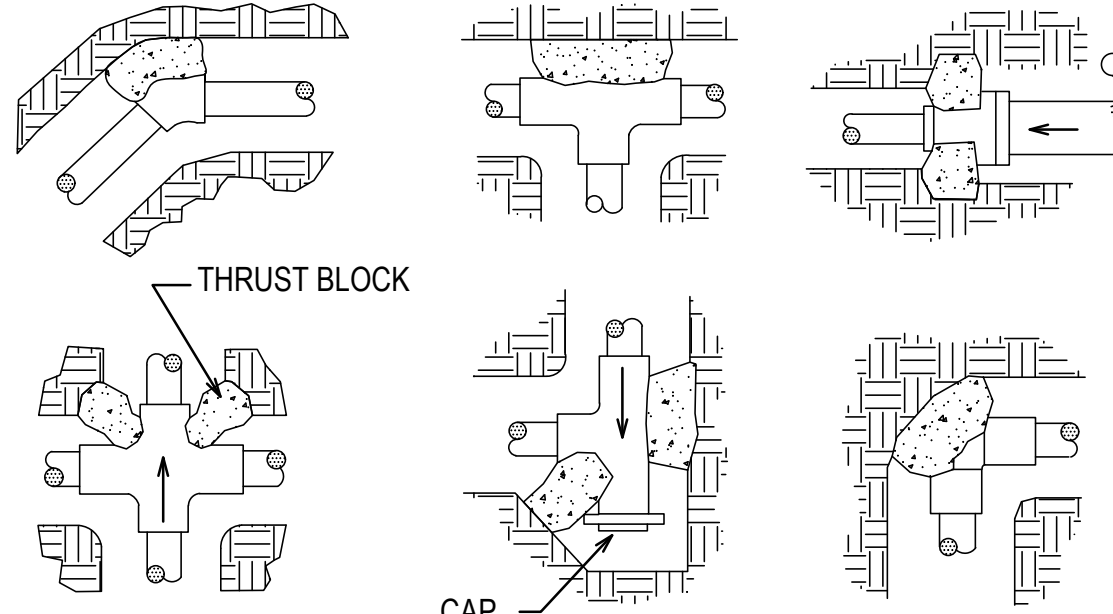
NOTES:
A. VALVES UP TO 3" DIA. SHALL HAVE MALLEABLE IRON TEE HANDLES. VALVES LARGER THAN 3" DIA. SHALL HAVE SQUARE OPERATING NUTS.
B. (4) 45 DEGREE PVC ELBOW FITTINGS SHALL BE USED TO RAISE BALL/GATE VALVE TO WITHIN 12" OF FINISH GRADE.
C. RW WARNING TAG IF APPLICABLE.

D MANIFOLD ISOLATION VALVE
SECTION NOT TO SCALE

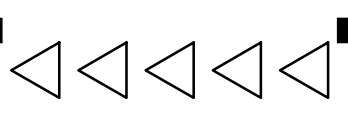


NOTE:
A. QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER USE.

H QUICK COUPLING VALVE
SECTION NOT TO SCALE

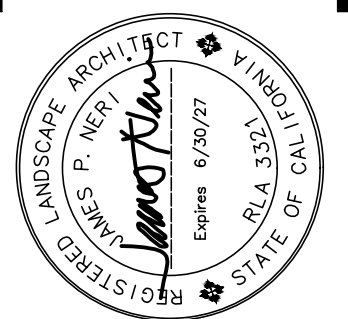


L THRUST BLOCKS FOR PRESSURE PIPING
PLAN NOT TO SCALE



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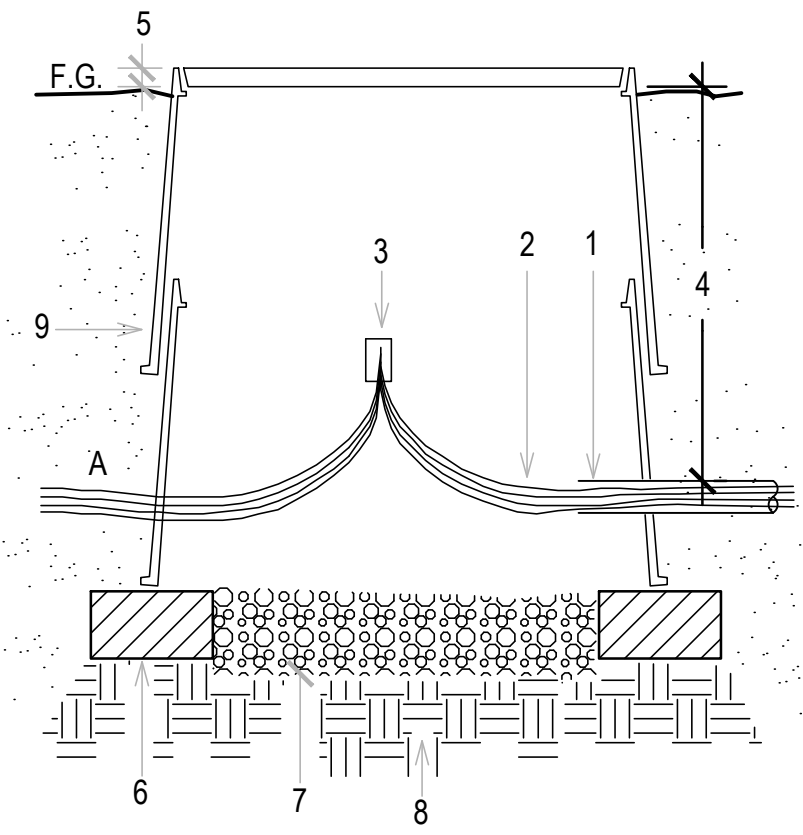


LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

LANDSCAPE
IRRIGATION
DETAILS

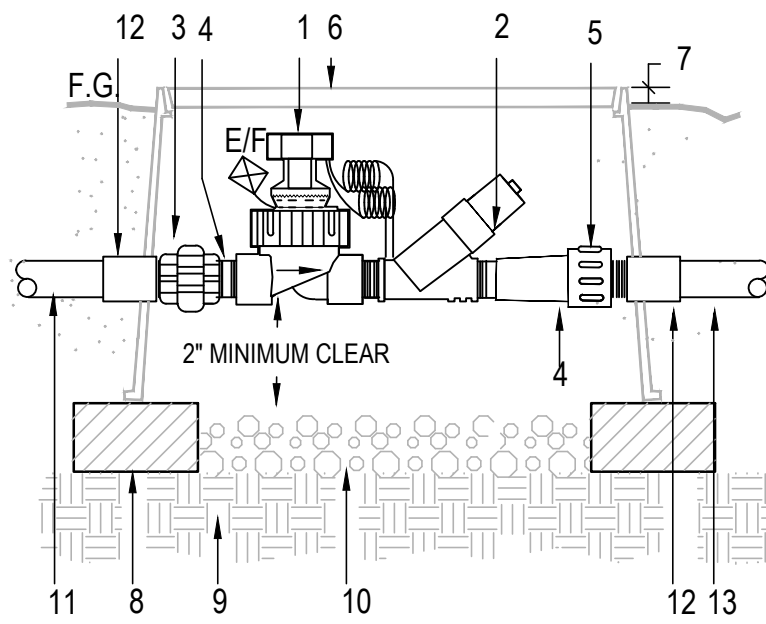
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1. ELECTRICAL CONDUIT - 2X WIRE BUNDLE DIAMETER
2. CONTROL WIRE
3. WATER PROOF WIRE CONNECTORS OR EXPANSION LOOPS (LABEL WIRES WITH CONTROLLER AND STATION #)
4. 18" MINIMUM (SEE SPECS AND TRENCH DETAIL) NOTE:
A. TO BE INSTALLED AT ENDS OF ALL WIRE SLEEVES RUNNING 20 FT. AND LONGER, AT EACH CHANGE OF DIRECTION, AND WITHIN EVERY 300' RUN.
5. FLUSH IN TURF, 1" IN GROUND COVER
6. BRICK SUPPORT (1- EACH CORNER)
7. 3" DEEP PEA GRAVEL SUMP
8. UNDISTURBED OR COMPACTED SUB-GRADE
9. 12" x 18" VALVE BOX W/ EXTENSION

A WIRE PULL BOX

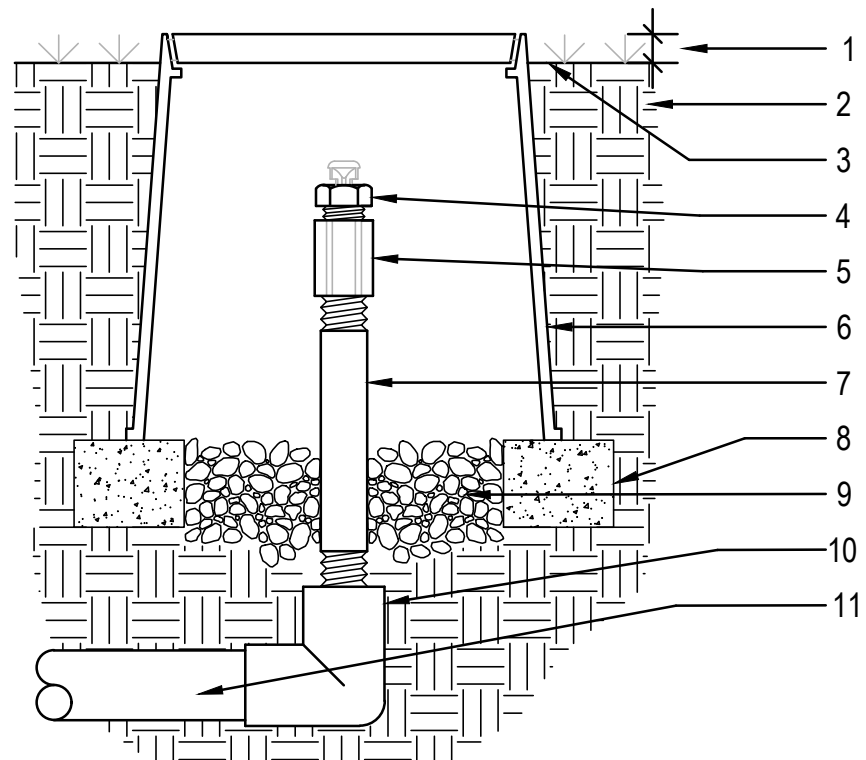
SECTION NOT TO SCALE



1. REMOTE CONTROL VALVE
 2. FILTER
 3. 1" SCH 80 UNION
 4. SCH 80 NIPPLE LAR (TYP.)
 5. 3/4" PRV OR 1" PRV
 6. 12" x 18" VALVE BOX (SEE NOTE BELOW)
 7. FLUSH IN TURF, 1" IN GROUND COVER
 8. BRICK SUPPORT (1- EA. CORNER)
 9. SUBGRADE
 10. PEA GRAVEL SUMP 3" DEEP
 11. PVC PRESSURE PIPE
 12. SCH 80 FEMALE ADAPTER
 13. PVC NON-PRESSURE PIPE
- NOTES:
A. FOR FLOWS TO 0.5 - 4 G.P.M. USE HUNTER ICZ-101-LF-25 1" DRIP CONTROL VALVE
B. FOR FLOWS OF 4-15 G.P.M. USE HUNTER ICZ-101-25 1" DRIP CONTROL ZONE KIT
C. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE. INCLUDE CHRISTY'S IRRIGATION I.D. TAG ATTACHED TO VALVE BONNET BOLT.
D. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER.
E. R.W. WARNING IF REQ.

E REMOTE CONTROL VALVE W/ PRESSURE REGULATOR AND FILTER

FOR DRIP IRRIGATION NOT TO SCALE

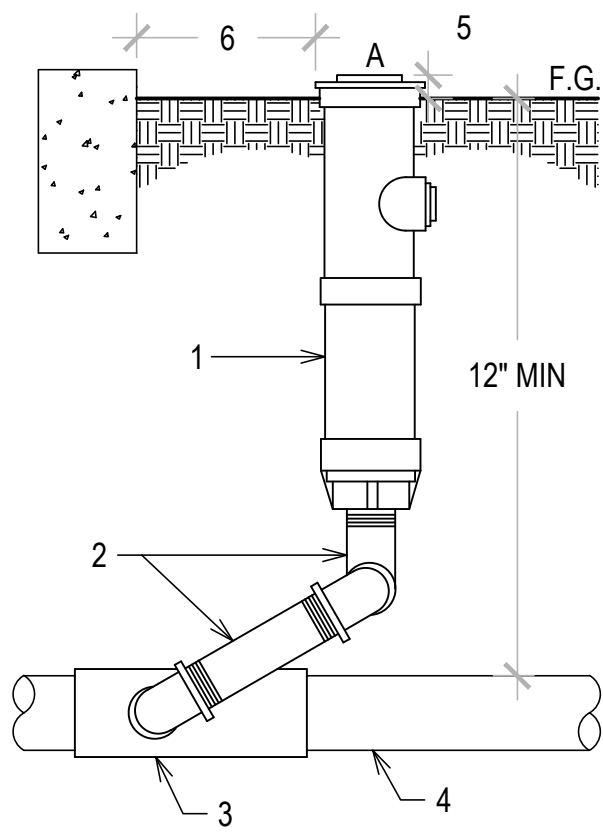


1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. AIR/VACUUM RELIEF VALVE
5. 1/2" PVC COUPLING (TxT)
6. 6" ROUND PLASTIC VALVE BOX - HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED)
9. PEA GRAVEL SUMP (6" DEEP)
10. PVC ELL (SxT) WITH 1/2" THREADED OUTLET
11. PVC PIPING

NOTE:
1. USE ONE AIR/VACUUM RELIEF VALVE FOR EVERY 7 GPM PER ZONE.
2. AIR/VAC TO BE INSTALLED AT HIGHEST LOCAL ELEVATION.

I DRIP - AIR/VACUUM RELIEF VALVE

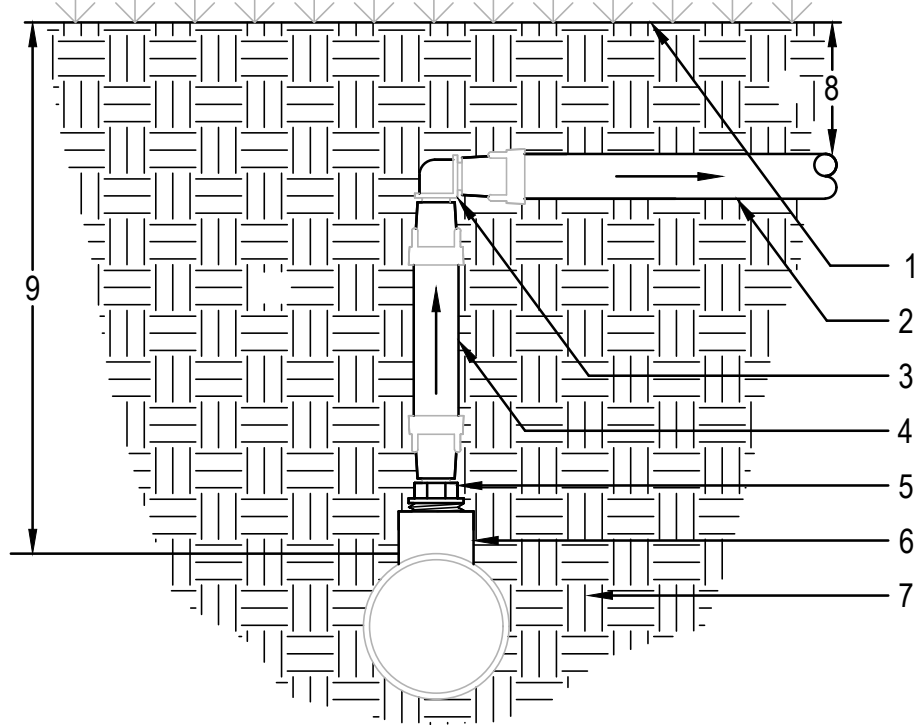
SECTION NOT TO SCALE



NOTE:
A. RW WARNING CAP IF APPLICABLE.

B POP-UP SPRAY HEAD

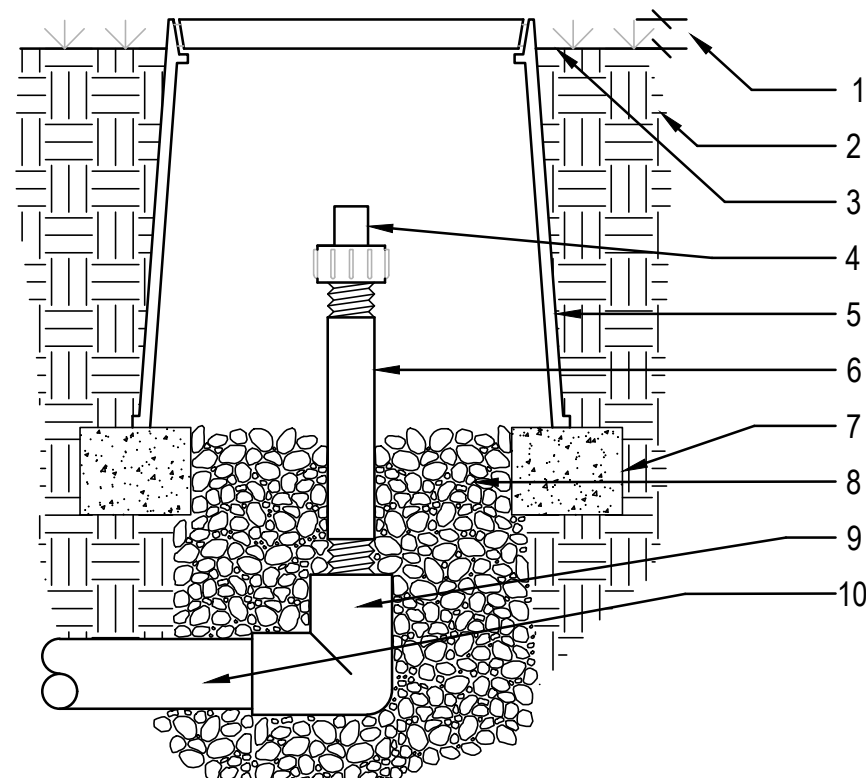
SECTION NOT TO SCALE



1. FINISH GRADE
2. DRIPLINE LATERAL
3. ELL (FEE16)
4. POLY TUBING
5. ADAPTER
6. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET
7. NATIVE SOIL BACKFILL PER SPECIFICATIONS
8. 4"
9. DEPTH OF PVC MANIFOLD PER SPECIFICATIONS

F DRIP - MANIFOLD ELL CONNECTION

SECTION NOT TO SCALE

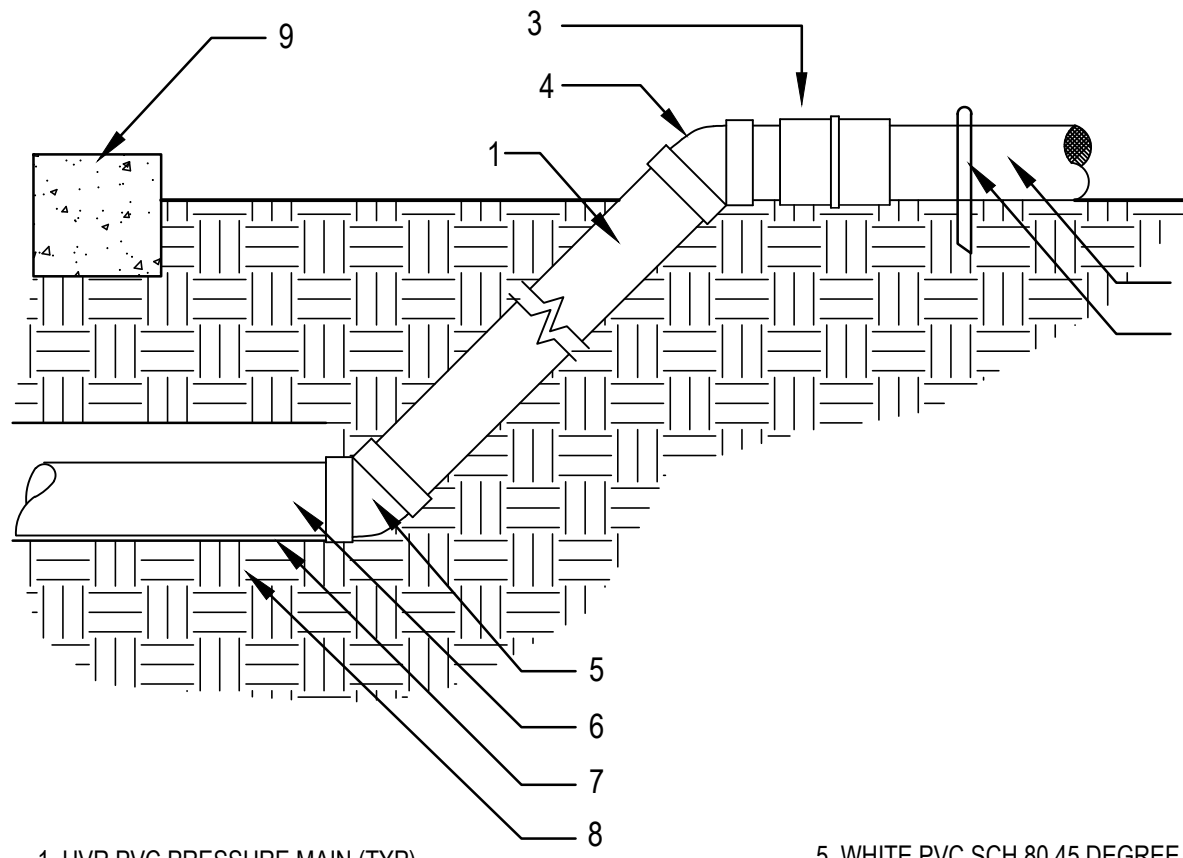


1. 1" ABOVE FINISH GRADE
2. NATIVE SOIL PER SPECIFICATIONS
3. FINISH GRADE
4. FLUSH VALVE
5. 6" ROUND PLASTIC VALVE BOX - HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED)
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED)
8. PEA GRAVEL SUMP (6" x 18")
9. PVC ELL (SxT) WITH 3/4" THREADED OUTLET
10. PVC PIPING

NOTES:
1. USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE.
2. LOCATE AT LOW POINTS.
3. FLUSH PRESSURE IS 2 PSI.
4. FLUSH RATE IS 0.8 GPM.

J FLUSH VALVE ON PVC ELL

SECTION NOT TO SCALE

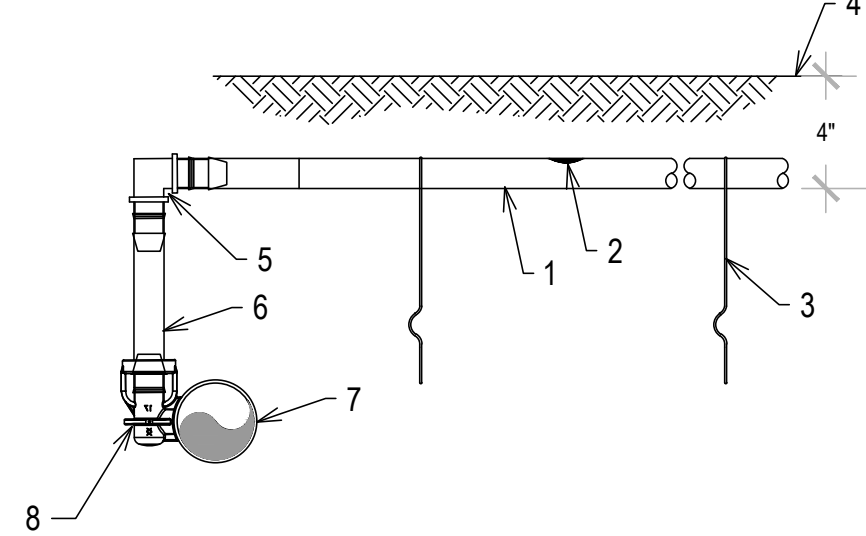


1. UVR PVC PRESSURE MAIN (TYP.)
2. #4 REBAR "U" STAKE, 18", 5' ON CENTER (TYP.)
3. UVR PVC SCH 80 COUPLING.
4. UVR PVC SCH 80 45 DEGREE ELLS (TYP.)
5. WHITE PVC SCH 80 45 DEGREE ELLS (TYP.)
6. WHITE PVC PRESSURE MAIN (TYP.)
7. SLEEVE PER PLANS AND DETAILS
8. UNDISTURBED OR COMPACTED SUBGRADE.
9. WALK/ DRIVEWAY PER PLANS.

C ON GRADE PIPE TRANSITION

SECTION - NO SCALE

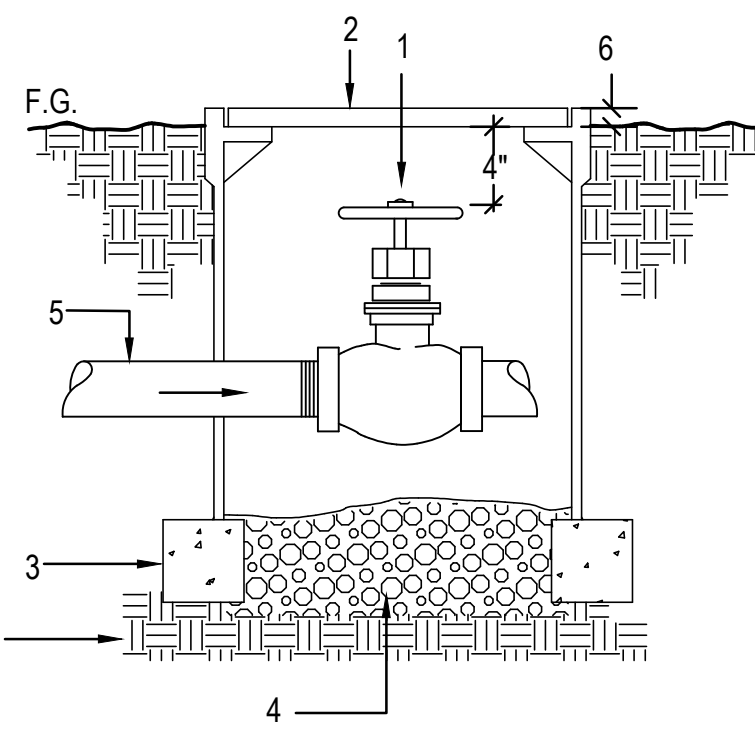
1. SUB-SURFACE DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)
4. FINISH GRADE OR SHRUB BED WITH MULCH
5. BARB X BARB FITTING
6. 1/2" RAIN BIRD XF SERIES BLANK TUBING
7. QF HEADER
8. PRE-INSTALLED BARBED FITTING



NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE DOWN STAKES.

G DRIP TUBING INSTALLATION

NOT TO SCALE

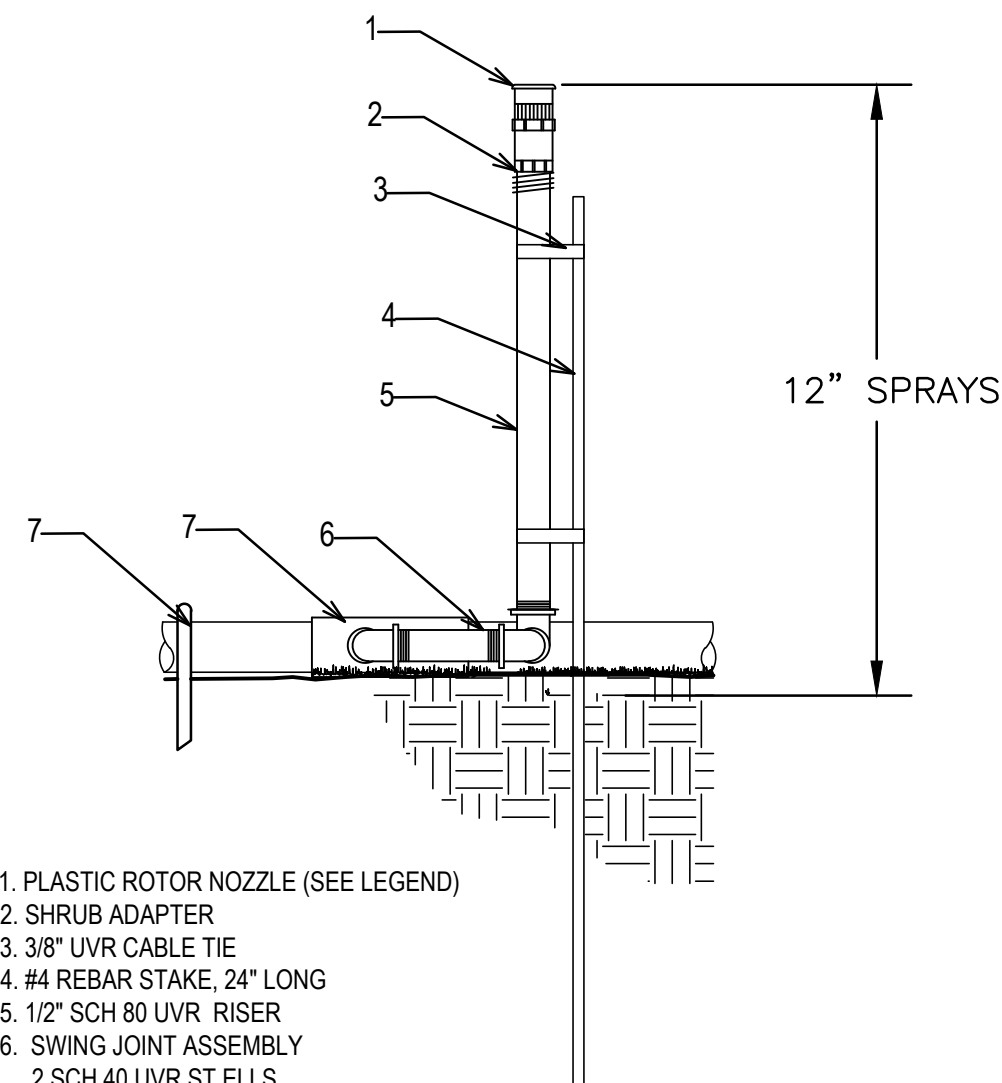


1. GATE VALVE OR BALL VALVE
2. ISOLATION VALVE BOX W/EXTENSIONS AS NEEDED, HEAT BRAND COVER WITH "DV" LETTERS
3. BRICK OR BLOCK SUPPORTS
4. PEA GRAVEL SUMP 3" DEEP
5. PVC PRESSURE MAIN (TYP.)
6. AT FINISH GRADE IN TURF, 1" IN SHRUBS
7. UNDISTURBED/COMPACTED SUBGRADE

NOTES:
A. INSTALL AT THE LOWEST POINT OF MAIN LINE

K MANUAL DRAIN VALVE

SECTION NOT TO SCALE

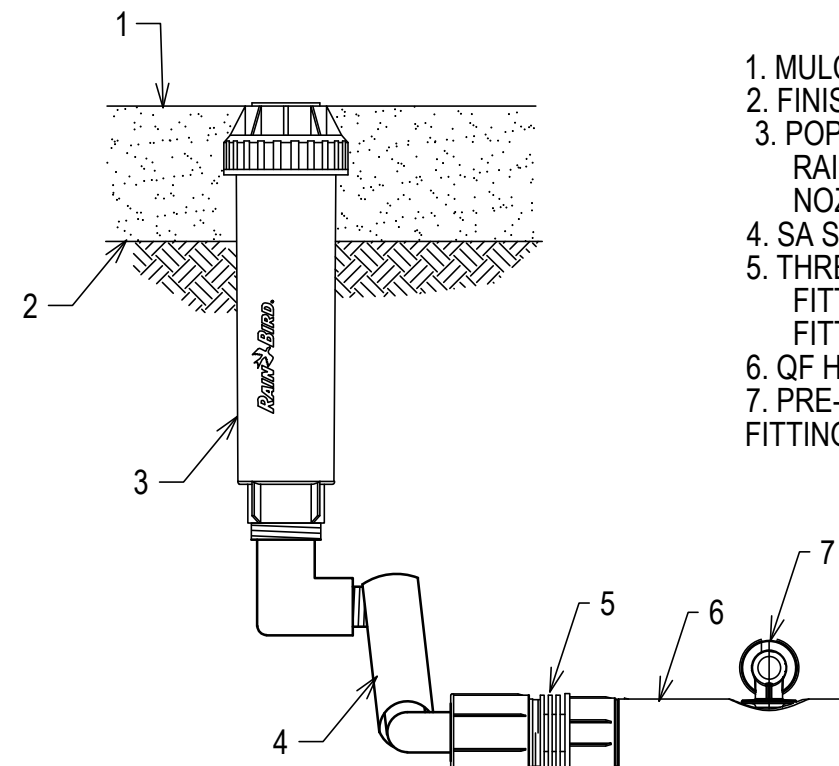


1. PLASTIC ROTOR NOZZLE (SEE LEGEND)
2. SHRUB ADAPTER
3. 3/8" UVR CABLE TIE
4. #4 REBAR STAKE, 24" LONG
5. 1/2" SCH 80 UVR RISER
6. SWING JOINT ASSEMBLY
7. PVC UVR SCH 40 TEE-SST OR EL-ST
8. PVC UVR NON-PRESSURE LATERAL
9. #4 REBAR "U" STAKE, 42" MIN LENGTH @ 10' INTERVALS ON PIPE)

NOTES:
A. DRIVE REBAR STAKE INTO SOIL ON DOWNHILL SIDE OF PIPE

D SHRUB SPRAY ON GRADE

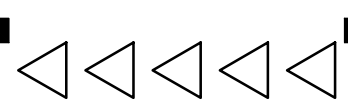
SECTION NOT TO SCALE



1. MULCH
2. FINISH GRADE
3. POP-UP SPRAY SPRINKLER: RAIN BIRD US-600 WITH 4" VAN NOZZLE
4. SA SERIES SWING JOINT
5. THREADED LOCK STYLE FITTING: RAIN BIRD TLF-MPT FITTING (TYPICAL)
6. QF HEADER
7. PRE-INSTALLED BARBED FITTING

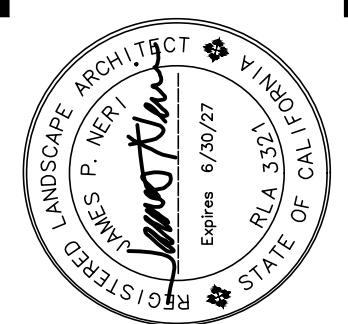
H SUB-SURFACE DRIP OPERATION INDICATOR ATTACHED TO QF HEADER WITH SWING JOINT

NOT TO SCALE



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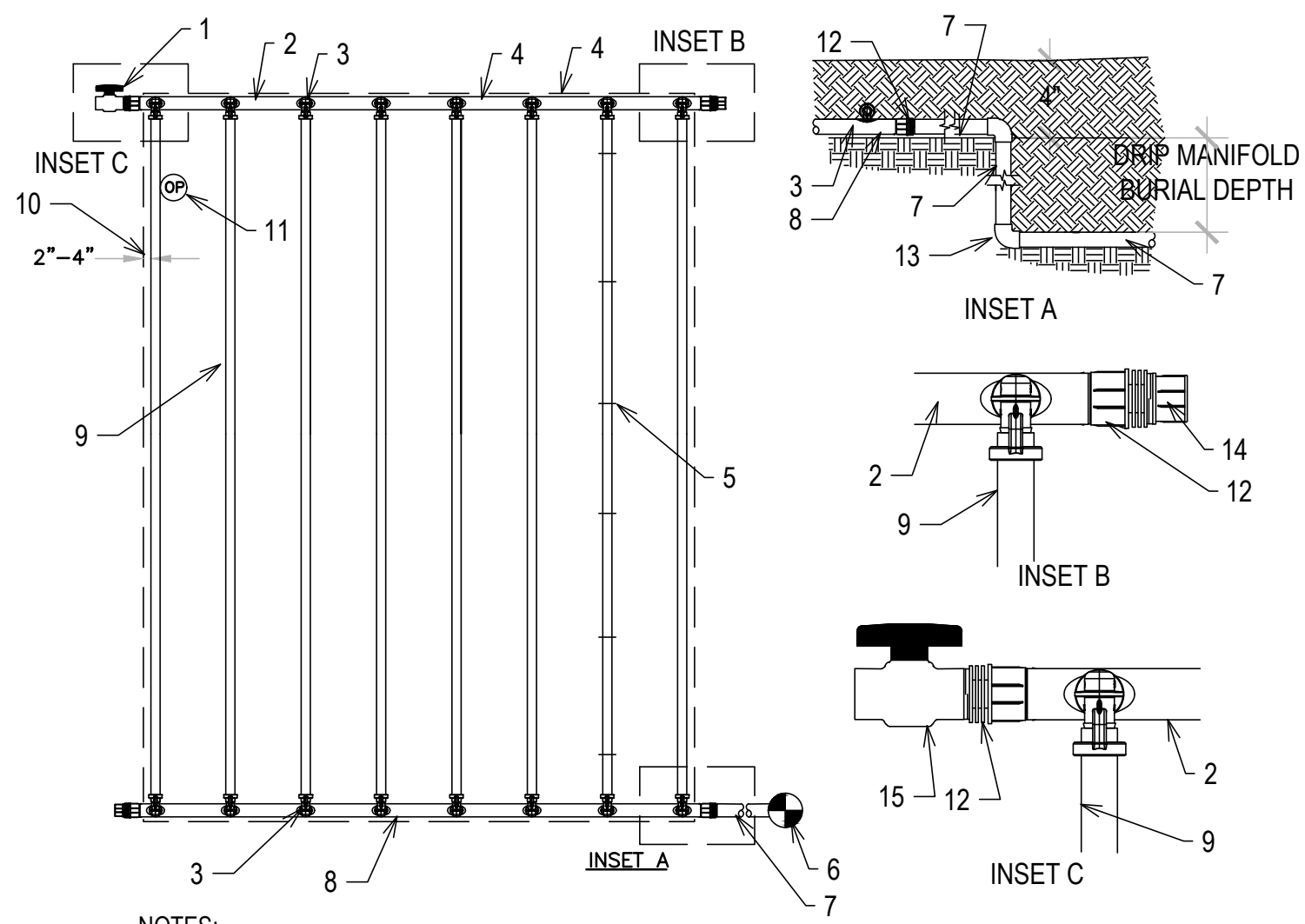
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

LANDSCAPE
IRRIGATION
DETAILS

L2.4

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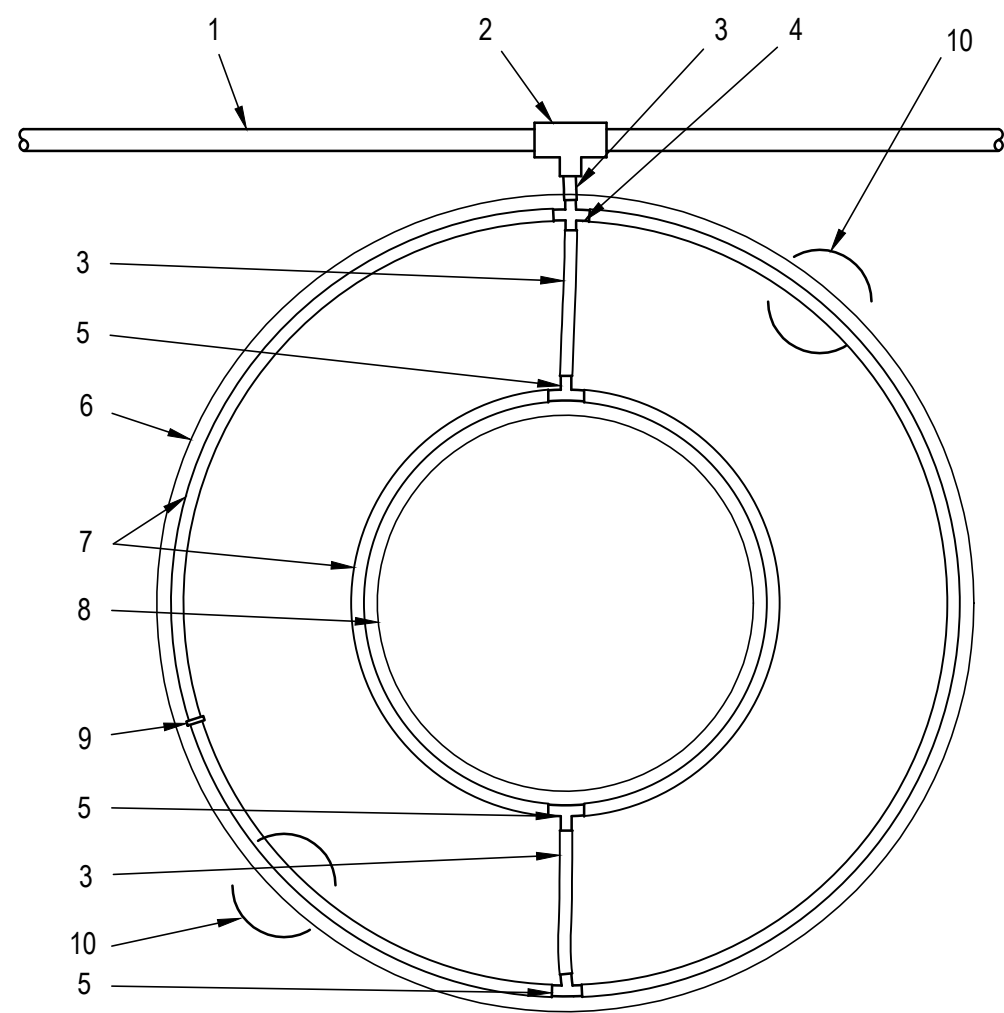


- NOTES:
1. FOR ALL OF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
 2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. QF EXHAUST HEADER
3. PRE-INSTALLED BARB FITTING
4. PERIMETER OF AREA
5. XF SERIES TIE-DOWN STAKES (TDS-050)
6. IRRIGATION CONTROL VALVE INSTALLED IN VALVE BOX
7. PVC DRIPLINE MANIFOLD FROM CONTROL ZONE VALVE KIT
8. QF SUPPLY HEADER
9. SUB-SURFACE DRIPLINE
10. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
11. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
12. TWIST LOCK FITTING: TLF-MPT
13. PVC SCH 40 ELL (TYPICAL)
14. TWIST LOCK CAP: TLF-CAP
15. PVC SCH 40 BALL VALVE

XFS-CV Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

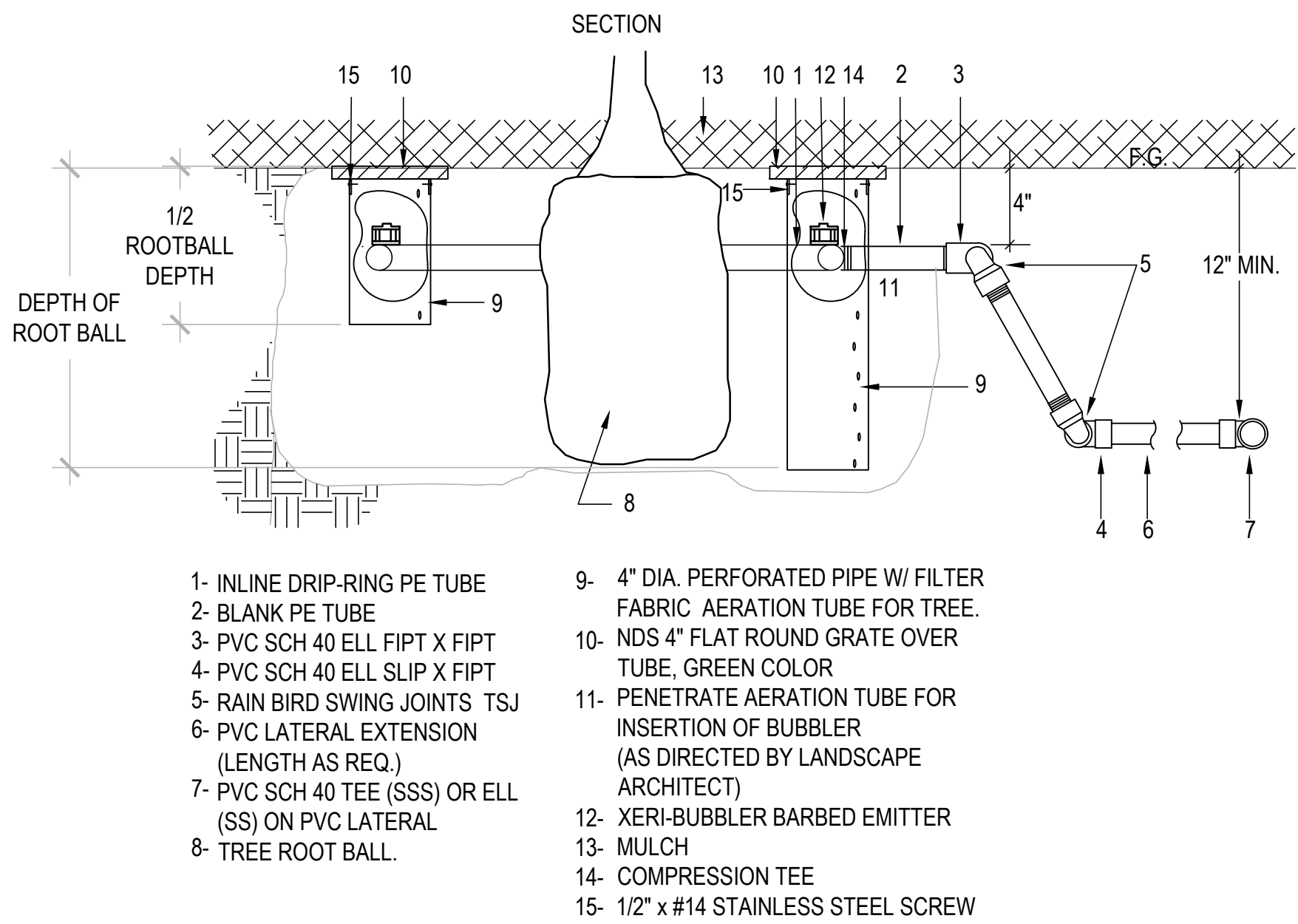
A SUB-SURFACE DRIPLINE END FEED LAYOUT W/ QF HEADER
PLAN/ SECTION NOT TO SCALE



- NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

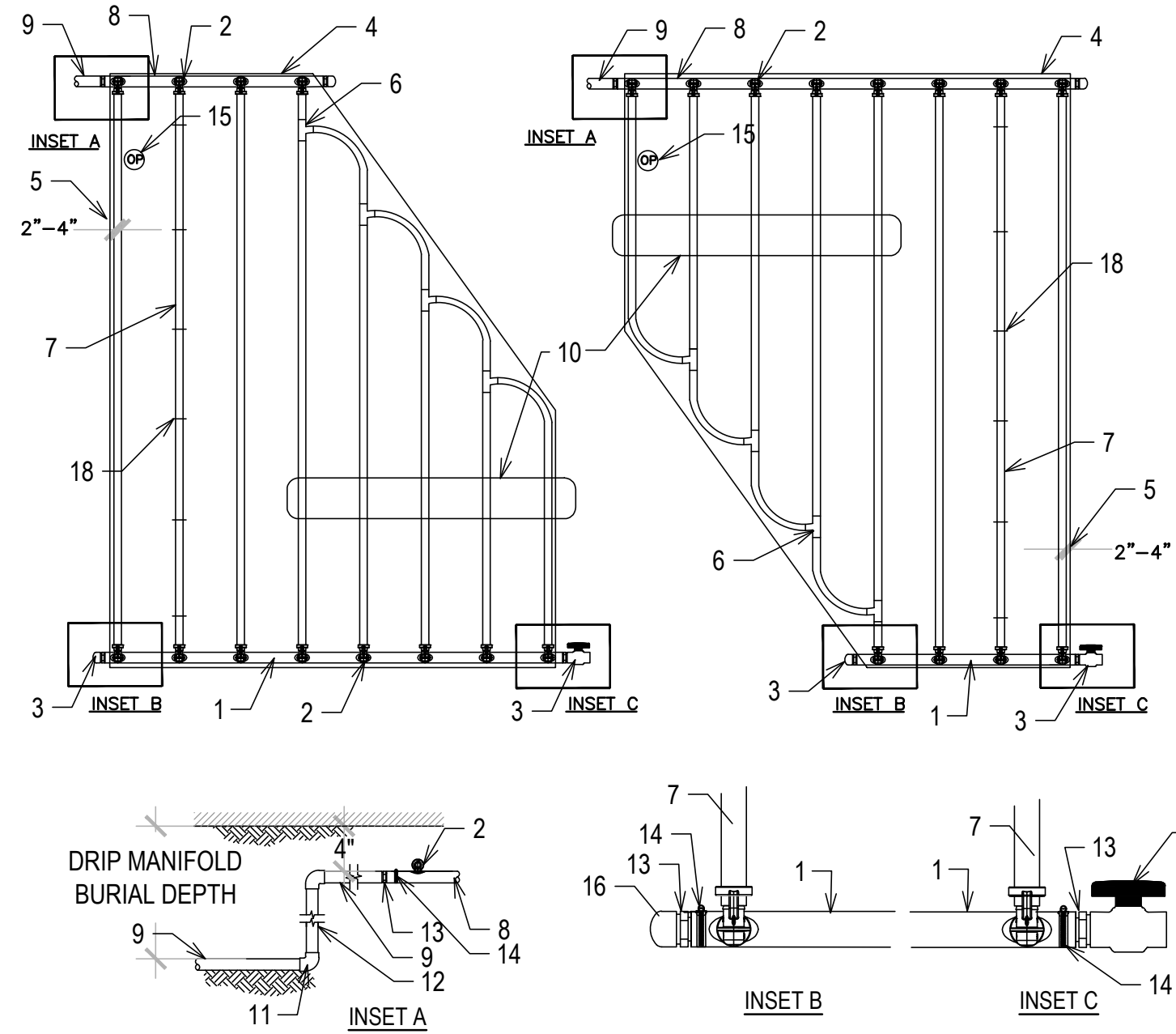
1. PVC DRIPLINE MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. BLANK TUBING
4. INSERT CROSS FITTING
5. BARB TEE INSERT FITTING
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE (4" BELOW GRADE), PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE, QUANTITY AS REQUIRED
10. DEEP ROOT TUBE

C SUB SURFACE DRIPLINE AROUND TREE
SECTION NOT TO SCALE



- 1- INLINE DRIPLINE-RING PE TUBE
- 2- BLANK PE TUBE
- 3- PVC SCH 40 ELL FIPT X FIPT
- 4- PVC SCH 40 ELL SLIP X FIPT
- 5- RAIN BIRD SWING JOINTS TSJ
- 6- PVC LATERAL EXTENSION (LENGTH AS REQ.)
- 7- PVC SCH 40 TEE (SSS) OR ELL (SS) ON PVC LATERAL
- 8- TREE ROOT BALL.
- 9- 4" DIA. PERFORATED PIPE W/ FILTER FABRIC AERATION TUBE FOR TREE.
- 10- NDS 4" FLAT ROUND GRATE OVER TUBE, GREEN COLOR
- 11- PENETRATE AERATION TUBE FOR INSERTION OF BUBBLER (AS DIRECTED BY LANDSCAPE ARCHITECT)
- 12- XERI-BUBBLER BARBED EMITTER
- 13- MULCH
- 14- COMPRESSION TEE
- 15- 1/2" x #14 STAINLESS STEEL SCREW

D DEEP ROOT TUBE (BELOW GRADE)
SECTION NOT TO SCALE

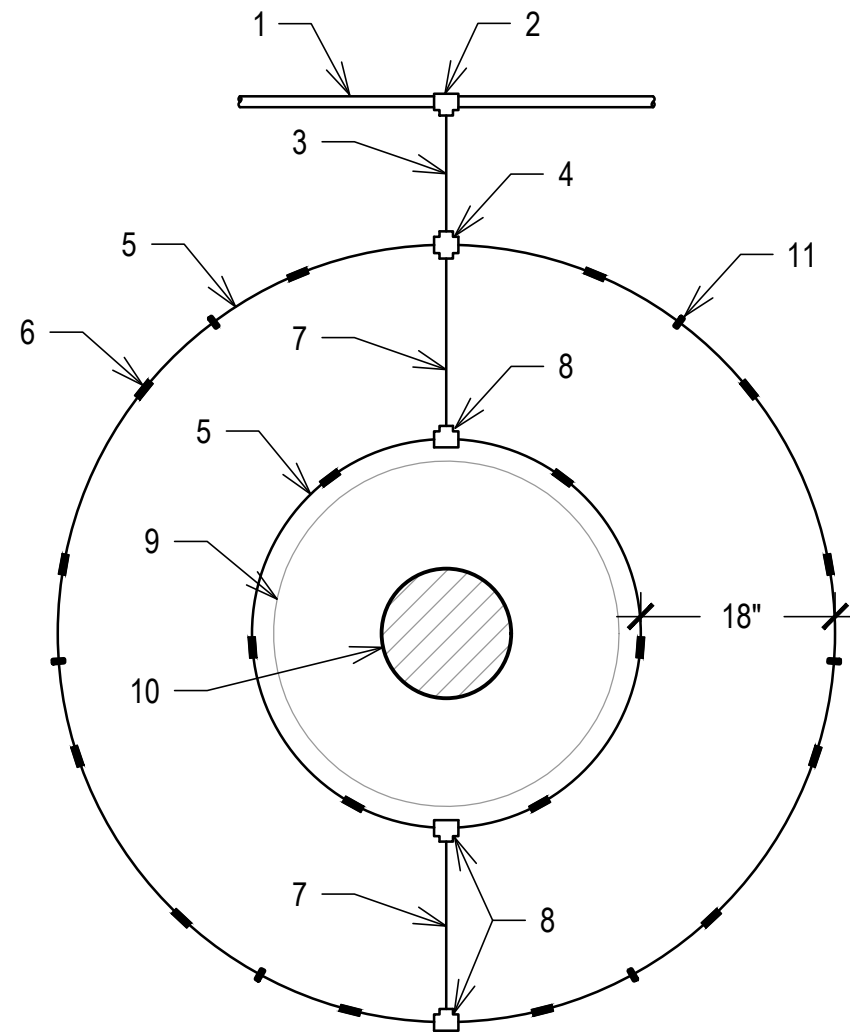


- 1 - QF-FLUSH HEADER
- 2 - PRE-INSTALLED BARB FITTING
- 3 - FLUSH POINT/ FLUSH VALVE
- 4 - PERIMETER OF AREA
- 5 - PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- 6 - BARB X BARB INSERT TEE
- 7 - RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- 8 - QF-SUPPLY HEADER
- 9 - PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT
- 10 - TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 11 - PVC SCH 40 ELL (TYPICAL)
- 12 - PVC SCH 40 RISER PIPE
- 13 - MALE ADAPTER INSERT
- 14 - STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- 15 - OPERATION INDICATOR
- 16 - PVC SCH 40 CAP
- 17 - FLUSH VALVE RAINBIRD MDCFCAP
- 18 - XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

- NOTES:
- A. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
 - B. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

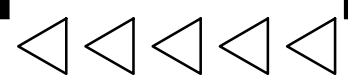
XFS-CV Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

B SUB-SURFACE DRIPLINE - IRREGULAR SHAPED LAYOUT QF HEADER
PLAN/ SECTION



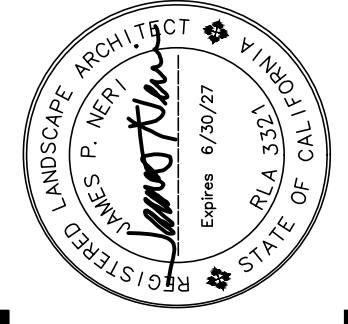
1. ON GRADE PVC LATERAL FROM DRIPLINE ASSEMBLY OR DRIPLINE LATERAL
2. PVC OR DRIPLINE INSERT FITTING
3. BLANK DRIPLINE TUBING (LENGTH AS NECESSARY)
4. DRIPLINE INSERT CROSS FITTING
5. ON SURFACE DRIPLINE TUBING
6. DRIP EMITTER, SPACING PER IRRIGATION SCHEDULE
7. BLANK DRIPLINE TUBING
8. DRIPLINE INSERT TEE FITTING
9. EDGE OF ROOTBALL
10. TREE TRUNK
11. TIE-DOWN STAKE (MAX SPACING 36" ALONG DRIPLINE AND AT ALL BRANCHES OF FITTINGS)

E ON-GRADE DRIPLINE AROUND TREE
PLAN NOT TO SCALE



Project No. -
Drawn -
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LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
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9/18/2025

LANDSCAPE
IRRIGATION
DETAILS

L2.5

WATER EFFICIENT LANDSCAPE WORKSHEET

Mackinaw Hotel - City of Placerville, CA 2/29/2024

ETo = 56.96

SECTION A: HYDROZONE INFORMATION TABLE

REGULAR LANDSCAPE AREAS									
A	B	C	D	E	F	G	H	I	J
Hydrozone #	Planting Description	Plant Factor Ave. (PF)	Irrigation Method	IE	ETAF (PF/IE)	Hydro zone Area (HA) (sq ft)	ETAF x HA	ETWU	% of Total Landscape Area
1,3,4, 31 & 33	Low Water Ground cover (ROW & on-site)	0.2	DRIP	0.81	0.25	5,860	1465.00	51,737	16.8%
2,5,32	Low water use trees (north side, sun)	0.2	DRIP	0.81	0.25	184	46.00	1,624	0.5%
6, 26 & 30	Low Water Use shrubs (shade areas)	0.2	DRIP	0.81	0.25	1,189	297.25	10,497	3.4%
7	Low Water Use shrubs & groundcover (sun)	0.2	DRIP	0.81	0.25	1,154	288.50	10,188	3.3%
8,13 & 16	Low Water Use trees (west parking area, sun)	0.2	DRIP	0.81	0.25	198	49.50	1,748	0.6%
9	Low Water Use shrubs (planter)	0.2	DRIP	0.81	0.25	171	42.75	1,510	0.5%
10, 27 & 28	High Water use Trees (south side, sun)	0.7	DRIP	0.81	0.86	78	67.08	2,369	0.2%
11	Low Water use shrubs (south side, sun)	0.2	DRIP	0.81	0.25	688	172.00	6,074	2.0%
12 & 14	Low Water Use shrubs & ground cover (sun)	0.2	SPRAY	0.75	0.27	2,270	612.90	21,645	6.5%
15,17,18,19,20, 21,22,38 & 39	Low Water Use groundcover (slope, sun - temporary irrigation)	0.2	SPRAY	0.75	0.27	13,482	3640.14	128,552	38.5%
16	Low Water Use Trees (slope, sun - temporary irrigation)	0.2	DRIP	0.81	0.25	84	21.00	742	0.2%
23 & 25	High Water Use slope trees (sun)	0.7	DRIP	0.81	0.86	126	108.36	3,827	0.4%
24 & 29	Low Water Use Groundcover (sun, south side)	0.2	DRIP	0.81	0.25	1,216	304.00	10,736	3.5%
25 & 28	High Water Use Trees (sun, south parking area)	0.7	DRIP	0.81	0.86	56	48.16	1,701	0.2%
31,33,34 & 36	Low Water Use (sun, east parking area)	0.2	drip	0.81	0.25	4,337	1084.25	38,291	12.4%
35	High Water use Trees (sun)	0.7	drip	0.81	0.86	112	96.32	3,402	0.3%
37 & 42	Low Water use Trees (slope, sun)	0.2	drip	0.81	0.25	119	29.75	1,051	0.3%
41 & 42	Low Water Use groundcover (sun)	0.2	MP	0.75	0.27	3,450	931.50	32,896	9.9%
43	Low Water Use vines (sun)	0.2	MP	0.75	0.27	110	29.70	1,049	0.3%
44	Spa	1.0	-	1.0	1.00	100	100.00	3,532	0.3%
Total				16.2					
TOTALS						34,984	9434.16	333,171	100%

SPECIAL LANDSCAPE AREAS			
		0.00	0 0%
		0.00	0 0%
TOTALS		0.00	0.00 0%
		C	D
Estimated Water Use (ETWU) Total			333,171
Maximum Water Allowance (MAWA)			518,896
Irrigation Efficiency (IE) Average**			1.0

SECTION B1: MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (Eto/0.62) [(ETAF x (LA+SLA))] + [(1-ETAF) x SLA]]

56.96 Eto
0.62 Conv. Factor
0.55 ETAF
34,984 LA
0.00 SLA
MAWA = 518,896 gal/yr

REGULAR LANDSCAPE AREAS	TOTALS
Total ETAF x Area	9.434 B
Total Area	34,984 A
Average ETAF	0.27 B / A

ALL LANDSCAPE AREAS	TOTALS
Total ETAF x Area	9.434 B+D
Total Area	34,984 A+C
Site wide ETAF	0.27 (B+D) / (A+C)

*Per City of Placerville Standards	
HYDROZONE CATEGORY	PF
Very Low Water Use	0.0-0.1
Low Water Use	0.1-0.3
Moderate Water Use	0.4-0.6
High Water Use	0.7-1.0
IRRIGATION METHOD	
Pools/Spas	1.00
Drip/Subsurface	0.81
Overhead Spray	0.75

MWELO LANDSCAPE DOCUMENTATION PACKAGE

THE LANDSCAPE DOCUMENT PACKAGE SHALL INCLUDE THE FOLLOWING SIX ELEMENTS:

1. PROJECT INFORMATION

- 1.A. DATE: SEE TITLEBLOCK
- 1.B. PROJECT APPLICANT: SEE TITLE SHEET
- 1.C. PROJECT ADDRESS (IF AVAILABLE, PARCEL/ LOT NUMBERS): SEE CIVIL PLANS
- 1.D. TOTAL LANDSCAPE AREA (SF): SEE 'CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET' THIS SHEET
- 1.E. PROJECT TYPE (NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, ETC.): NEW
- 1.E.A. WATER SUPPLY TYPE: POTABLE
- 1.F. WATER PURVEYOR: CITY OF PLACERVILLE
- 1.G. CHECKLIST OF ALL DOCUMENTS IN THE LANDSCAPE DOCUMENTATION PACKAGE: THIS LIST
- 1.H. PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER: SEE TITLE SHEET
- 1.I. APPLICANT (REPRESENTATIVE'S) SIGNATURE AND DATE WITH COMPLIANCE STATEMENT: SEE THIS SHEET

2. WATER EFFICIENT LANDSCAPE WORKSHEET: SEE THIS SHEET

- 2.A. HYDROZONE INFORMATION TABLE
- 2.B. WATER BUDGET CALCULATIONS
- 2.B.A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
- 2.B.B. ESTIMATED TOTAL WATER USE (ETWU)

3. SOIL MANAGEMENT REPORT: SEE GEOTECHNICAL REPORT

4. LANDSCAPE DESIGN PLAN: SEE ATTACHED

5. IRRIGATION DESIGN PLAN: SEE HYDROZONE PLAN

6. GRADING DESIGN PLAN: SEE CIVIL PLANS

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321

CERTIFICATE OF COMPLETION
(SHALL BE SUBMITTED TO THE CITY ONCE CONSTRUCTION HAS BEEN COMPLETED)

THE FOLLOWING SHALL BE SUBMITTED TO THE CITY, THE WATER PURVEYOR, AND THE OWNER UPON COMPLETION OF CONSTRUCTION:

1. PROJECT INFORMATION

- 1.A. DATE
- 1.B. PROJECT NAME
- 1.C. PROJECT APPLICANT NAME, TELEPHONE, AND MAILING ADDRESS
- 1.D. PROJECT ADDRESS (IF AVAILABLE, PARCEL/ LOT NUMBERS)
- 1.E. PROPERTY OWNER NAME, TELEPHONE, AND MAILING ADDRESS

2. CERTIFICATION BY EITHER THE SIGNER OF THE LANDSCAPE DESIGN PLAN, THE SIGNER OF THE IRRIGATION DESIGN PLAN, OR THE LICENSED LANDSCAPE CONTRACTOR THAT THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE WATER EFFICIENT LANDSCAPE WORKSHEET:

- 2.A. WHERE THERE HAVE BEEN SIGNIFICANT CHANGES MADE IN THE FIELD DURING CONSTRUCTION, THESE 'AS-BUILT' OR RECORD DRAWINGS SHALL BE INCLUDED WITH THE CERTIFICATION
- 2.B. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES

3. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER

4. LANDSCAPE AN IRRIGATION MAINTENANCE SCHEDULE

5. IRRIGATION AUDIT REPORT (ALL IRRIGATION AUDITS SHALL BE CONDUCTED BY A LOCAL AGENCY LANDSCAPE IRRIGATION AUDITOR OR A THIRD PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE)

6. SOIL ANALYSIS REPORT IF NOT SUBMITTED WITH LANDSCAPE DOCUMENTATION PACKAGE, AND DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL REPORT RECOMMENDATIONS

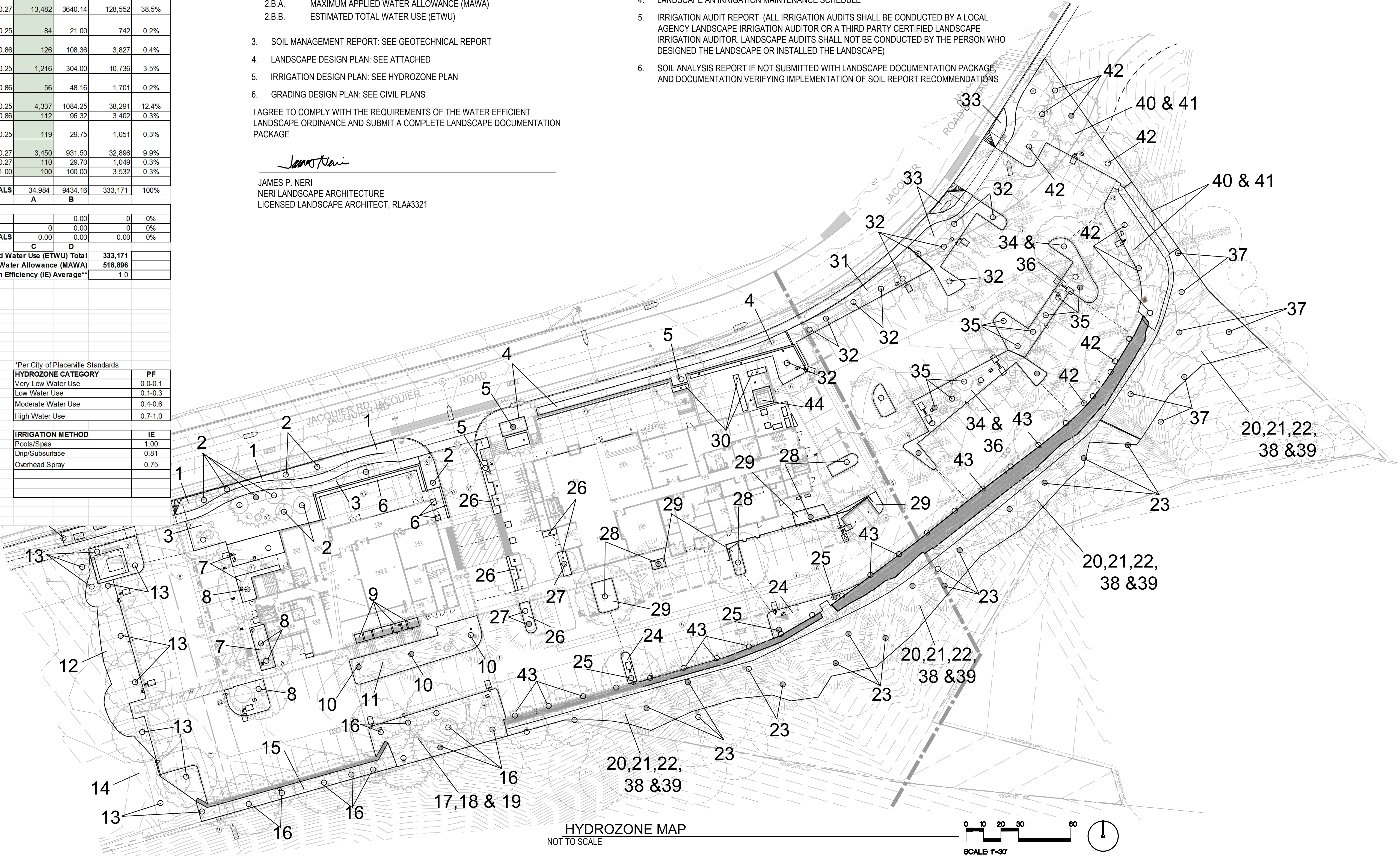
THE LANDSCAPE PROJECT HAS BEEN INSTALLED PER THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE WATER EFFICIENT LANDSCAPE WORKSHEET

JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321

LANDSCAPE DESIGN COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

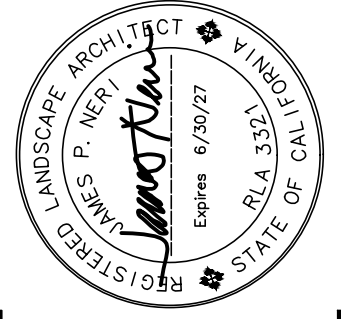
JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321



HYDROZONE MAP
NOT TO SCALE

Project No. -
Drawn -
Checked -JPN

LA
NERI
LANDSCAPE
ARCHITECTURE
928 HORNBLAND STREET, SUITE # 3
SAN DIEGO, CA 92109
WWW.NERILANDSCAPE.COM
TEL: 619.596.2743 FAX: 619.596.2743



LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

MWELO
COMPLIANCE

L2.6

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

WATERING SCHEDULE (ESTABLISHMENT PERIOD - 7 DAYS A WEEK)

MACKINAW IRRIGATION RUN TIME SCHEDULE - ESTABLISHMENT PERIOD																								
CONTROLLER						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL ETO/ YEAR						
A						ETO/ MONTH (IN):						2.5	2.9	4.1	5.5	6.2	6.4	7.6	6.8	5.2	4.4	2.9	2.4	56.96
						ETO/DAY (IN):						0.08	0.10	0.13	0.18	0.20	0.21	0.25	0.22	0.17	0.14	0.10	0.08	
VALVE NUMBER	ZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIG EFF (IE)	# OF DAYS TO IRRIGATE	PRECIP RATE (IN/HR)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec							
1,3,4,31,33	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						5	5	10	10	15	15	20	15	15	10	10	5	TOTAL MIN / DAY						
2,5,32	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						3	3	6	6	9	9	12	9	9	6	6	3	TOTAL MIN / DAY						
6,26,30	LOW WATER USE SHRUBS (SHADE AREAS)	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						3	3	6	6	9	9	12	9	9	6	6	3	TOTAL MIN / DAY						
7,9,11,12,14,24,29,	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						7	7	14	14	21	21	28	21	21	14	14	7	TOTAL MIN / DAY						
8,13,16,37,42	LOW WATER USE TREES, DRIP IRRG	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						5	5	10	10	15	15	20	15	15	10	10	5	TOTAL MIN / DAY						
10,23,25,26,27,28,35	HIGH WATER USE TREES, DRIP IRRG	0.7	0.81	7	0.96	4	5	7	10	11	11	14	12	9	8	5	4	MIN/ DAY / ZONE						
# OF ZONES						7	28	35	49	70	77	98	84	63	56	35	28	TOTAL MIN / DAY						
15,17,18,19,20,21,22,38 & 39	LOW WATER USE GROUNDCOVER, SPRAY IRRG	0.2	0.75	7	0.85	2	2	2	3	4	4	5	4	3	3	2	2	MIN/ DAY / ZONE						
# OF ZONES						9	18	18	18	27	36	45	36	27	27	18	18	TOTAL MIN / DAY						
34,36,41,42	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	7	0.96	1	2	2	3	3	3	4	3	3	2	2	1	MIN/ DAY / ZONE						
# OF ZONES						4	4	8	8	12	12	16	12	12	8	8	4	TOTAL MIN / DAY						
43	LOW WATER USE VINES, SPRAY IRRG	0.2	0.75	7	0.85	2	2	2	3	4	4	5	4	3	3	2	2	MIN/ DAY / ZONE						
# OF ZONES						1	2	2	2	3	4	5	4	3	3	2	2	TOTAL MIN / DAY						
TOTAL # OF ZONES						44	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec						
						75	109	123	181	198	198	256	205	174	140	109	75	TOTAL MIN/ DAY						
						1.3	1.8	2.1	3.0	3.3	3.3	4.3	3.4	2.9	2.3	1.8	1.3	TOTAL HRS / DAY						
SEASONAL ADJUSTMENT %							30%	42%	49%	70%	77%	77%	100%	79%	67%	53%	42%	30%						

*Disclaimer: Run times shown are based on historical weather, average plant, and manufacturer's irrigation test data and are intended for use as an initial guide in irrigation controller programming. The irrigation programmer shall adjust all irrigation run times shown according to observed plant health, soil moisture, and site microclimates. Note: Seasonal Adjustments are based on July @ 100%.

WATERING SCHEDULE (POST ESTABLISHMENT PERIOD - 3 DAYS A WEEK)

MACKINAW IRRIGATION RUN TIME SCHEDULE - POST ESTABLISHMENT PERIOD																				
CONTROLLER						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL ETO/ YEAR		
A						ETO/ MONTH (IN):		2.5	2.9	4.1	5.5	6.2	6.4	7.6	6.8	5.2	4.4	2.9	2.4	56.96
						ETO/DAY (IN):		0.08	0.10	0.13	0.18	0.20	0.21	0.25	0.22	0.17	0.14	0.10	0.08	
VALVE NUMBER	ZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIG EFF (IE)	# OF DAYS TO IRRIGATE	PRECIP RATE (IN/HR)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
1,3,4,31,33	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						5	15	20	25	30	35	40	45	40	30	25	20	15	TOTAL MIN / DAY	
2,5,32	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						3	9	12	15	18	21	24	27	24	18	15	12	9	TOTAL MIN / DAY	
6,26,30	LOW WATER USE SHRUBS (SHADE AREAS)	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						3	9	12	15	18	21	24	27	24	18	15	12	9	TOTAL MIN / DAY	
7,9,11,12,14,24,29,	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						7	21	28	35	42	49	56	63	56	42	35	28	21	TOTAL MIN / DAY	
8,13,16,37,42	LOW WATER USE TREES, DRIP IRRG	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						5	15	20	25	30	35	40	45	40	30	25	20	15	TOTAL MIN / DAY	
10,23,25,26,27,28,35	HIGH WATER USE TREES, DRIP IRRG	0.7	0.81	3	0.96	10	13	16	23	25	26	32	28	21	18	13	10	MIN/ DAY / ZONE		
# OF ZONES						7	70	91	112	161	175	182	224	196	147	126	91	70	TOTAL MIN / DAY	
15,17,18,19,20,21,22,38 & 39	LOW WATER USE GROUNDCOVER, SPRAY IRRG	0.2	0.75	3	0.85	4	4	6	8	9	9	11	10	7	6	4	4	MIN/ DAY / ZONE		
# OF ZONES						9	36	36	54	72	81	81	99	90	63	54	36	36	TOTAL MIN / DAY	
34,36,41,42	LOW WATER USE PLANTS, DRIP IRRG	0.2	0.81	3	0.96	3	4	5	6	7	8	9	8	6	5	4	3	MIN/ DAY / ZONE		
# OF ZONES						4	12	16	20	24	28	32	36	32	24	20	16	12	TOTAL MIN / DAY	
43	LOW WATER USE VINES, SPRAY IRRG	0.2	0.75	3	0.85	4	4	6	8	9	9	11	10	7	6	4	4	MIN/ DAY / ZONE		
# OF ZONES						1	4	4	6	8	9	9	11	10	7	6	4	4	TOTAL MIN / DAY	
TOTAL # OF ZONES						Jan		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
						44	191	239	307	403	454	488	577	512	379	321	239	191	TOTAL MIN/ DAY	
						3.2	4.0	5.1	6.7	7.6	8.1	9.6	8.5	6.3	5.4	4.0	3.2	TOTAL HRS / DAY		
SEASONAL ADJUSTMENT %						33%	42%	53%	70%	79%	84%	100%	89%	66%	56%	42%	33%			

*Disclaimer: Run times shown are based on historical weather, average plant, and manufacturer's irrigation test data and are intended for use as an initial guide in irrigation controller programming. The irrigation programmer shall adjust all irrigation run times shown according to observed plant health, soil moisture, and site microclimates. Note: Seasonal Adjustments are based on July @ 100%.

I HAVE COMPLIED WITH THE CRITERIA OF THE REGULATIONS AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

James P. Neri
JAMES P. NERI
NERI LANDSCAPE ARCHITECTURE
LICENSED LANDSCAPE ARCHITECT, RLA#3321

Project No. -
Drawn -
Checked - JPN

LA

NERI LANDSCAPE ARCHITECTURE

928 HORNLEND STREET, SUITE # 3
SAN DIEGO, CA 92109
WWW.NERILA.COM

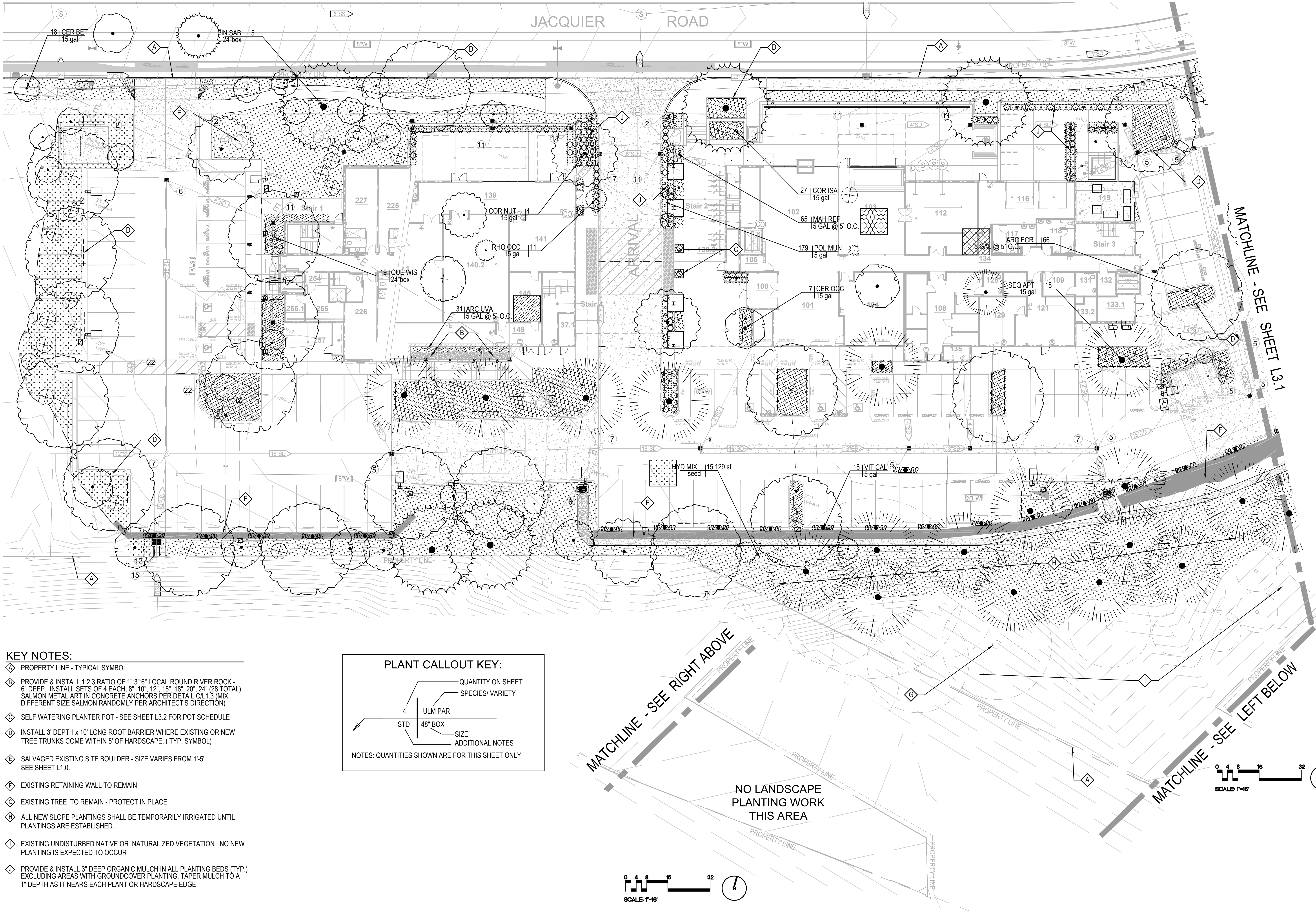
REGISTERED LANDSCAPE ARCHITECT
JAMES P. NERI
Expires 6/30/27
STATE OF CALIFORNIA

LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

IRRIGATION
RUN TIME
SCHEDULE

ALL PLANS, DESIGNS AND IDEAS SHOWN ON THIS DRAWING ARE THE PROPERTY OF NERI LANDSCAPE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN CONSENT FROM NERI LANDSCAPE ARCHITECTURE.

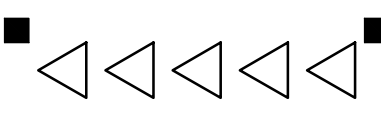


- KEY NOTES:**
- PROPERTY LINE - TYPICAL SYMBOL
 - PROVIDE & INSTALL 1:2:3 RATIO OF 1" 3" 6" LOCAL ROUND RIVER ROCK - 6" DEEP. INSTALL SETS OF 4 EACH, 8", 10", 12", 15", 18", 20", 24" (28 TOTAL) SALMON METAL ART IN CONCRETE ANCHORS PER DETAIL C/L 1.3 (MIX DIFFERENT SIZE SALMON RANDOMLY PER ARCHITECT'S DIRECTION)
 - SELF-WATERING PLANTER POT - SEE SHEET L3.2 FOR POT SCHEDULE
 - INSTALL 3' DEPTH x 10' LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, (TYP. SYMBOL)
 - SALVAGED EXISTING SITE BOULDER - SIZE VARIES FROM 1'-5'. SEE SHEET L1.0.
 - EXISTING RETAINING WALL TO REMAIN
 - EXISTING TREE TO REMAIN - PROTECT IN PLACE
 - ALL NEW SLOPE PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL PLANTINGS ARE ESTABLISHED.
 - EXISTING UNDISTURBED NATIVE OR NATURALIZED VEGETATION. NO NEW PLANTING IS EXPECTED TO OCCUR
 - PROVIDE & INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS (TYP.) EXCLUDING AREAS WITH GROUNDCOVER PLANTING. TAPER MULCH TO A 1" DEPTH AS IT NEARS EACH PLANT OR HARDSCAPE EDGE

PLANT CALLOUT KEY:

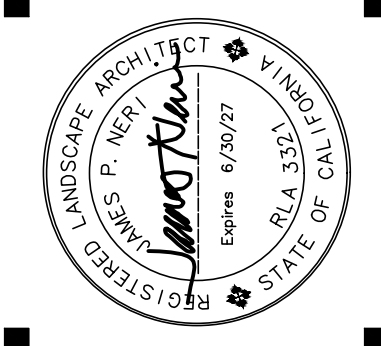
QUANTITY ON SHEET	SPECIES/ VARIETY	SIZE	ADDITIONAL NOTES
4	ULM PAR	48" BOX	
STD			

NOTES: QUANTITIES SHOWN ARE FOR THIS SHEET ONLY



Project No. -
Drawn -
Checked - JPN

NERI LANDSCAPE ARCHITECTURE
928 HORNLEIGH STREET, SUITE # 3
SAN DIEGO, CA 92109
WWW.NERILA.COM



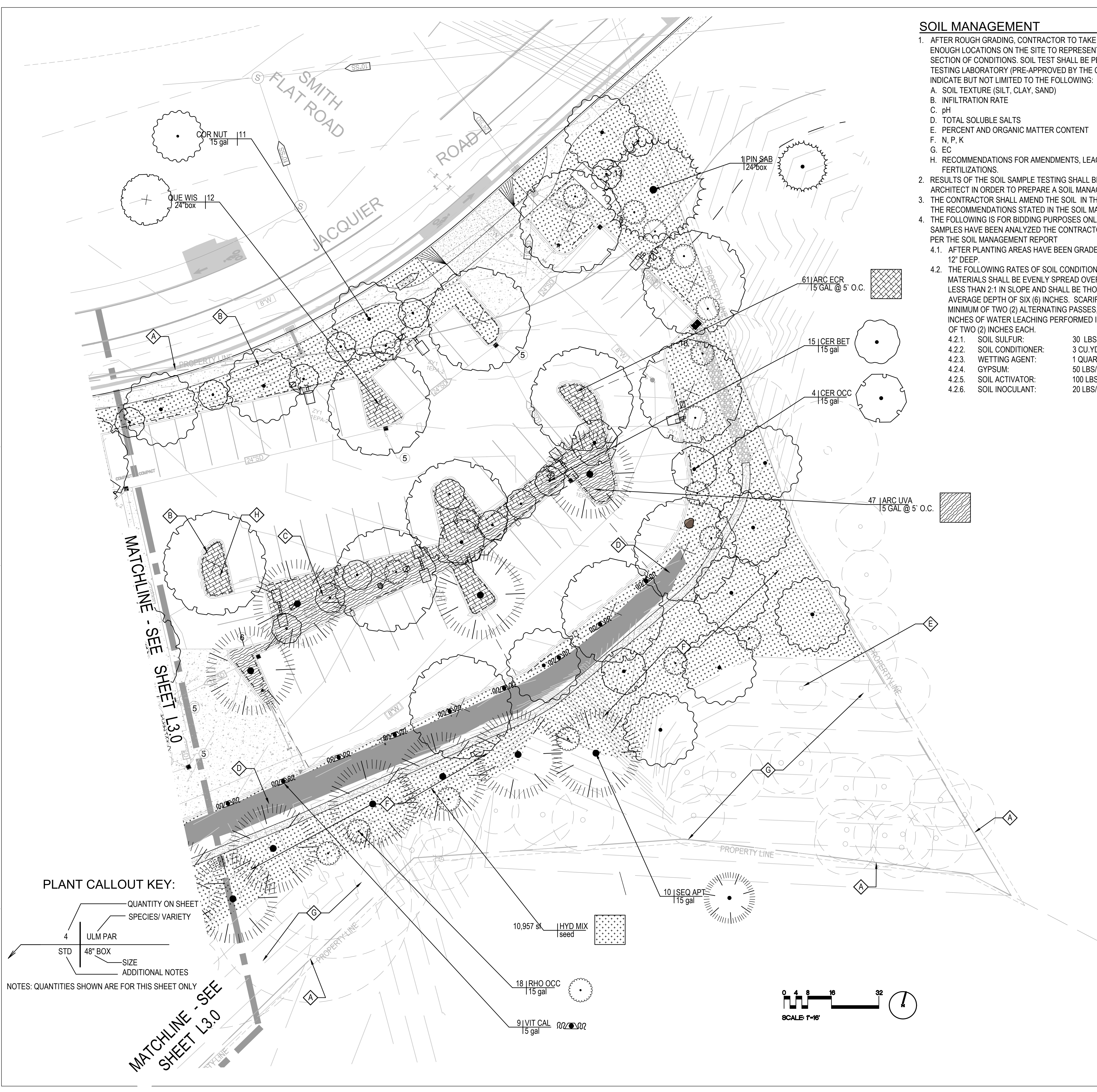
LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

CITY
SUBMITTAL
9/18/2025

LANDSCAPE
PLANTING PLAN

L3.0

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SOIL MANAGEMENT

- AFTER ROUGH GRADING, CONTRACTOR TO TAKE SOIL SAMPLES FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AN ADEQUATE CROSS SECTION OF CONDITIONS. SOIL TEST SHALL BE PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY). THE TEST SHALL INDICATE BUT NOT LIMITED TO THE FOLLOWING:
 - SOIL TEXTURE (SILT, CLAY, SAND)
 - INFILTRATION RATE
 - pH
 - TOTAL SOLUBLE SALTS
 - PERCENT AND ORGANIC MATTER CONTENT
 - N, P, K
 - EC
 - RECOMMENDATIONS FOR AMENDMENTS, LEACHING, AND MAINTENANCE FERTILIZATIONS.
- RESULTS OF THE SOIL SAMPLE TESTING SHALL BE SENT TO THE LANDSCAPE ARCHITECT IN ORDER TO PREPARE A SOIL MANAGEMENT REPORT.
- THE CONTRACTOR SHALL AMEND THE SOIL IN THE LANDSCAPE AREAS PER THE RECOMMENDATIONS STATED IN THE SOIL MANAGEMENT REPORT
- THE FOLLOWING IS FOR BIDDING PURPOSES ONLY. ONCE THE SOIL SAMPLES HAVE BEEN ANALYZED THE CONTRACTOR SHALL AMEND THE SOIL PER THE SOIL MANAGEMENT REPORT
 - AFTER PLANTING AREAS HAVE BEEN GRADED, RIP SOIL TO A DEPTH OF 12" DEEP.
 - THE FOLLOWING RATES OF SOIL CONDITIONING AND AMENDMENT MATERIALS SHALL BE EVENLY SPREAD OVER ALL PLANTING AREAS LESS THAN 2:1 IN SLOPE AND SHALL BE THOROUGHLY SCARIFIED TO AN AVERAGE DEPTH OF SIX (6) INCHES. SCARIFY BY ROTOTILLING A MINIMUM OF TWO (2) ALTERNATING PASSES, FOLLOWED BY SIX (6) INCHES OF WATER LEACHING PERFORMED IN THREE (3) APPLICATIONS OF TWO (2) INCHES EACH.

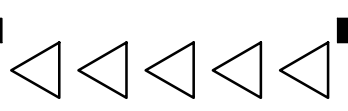
4.2.1. SOIL SULFUR:	30 LBS/1,000 SQ. FT.
4.2.2. SOIL CONDITIONER:	3 CU. YD./1,000 SQ. FT.
4.2.3. WETTING AGENT:	1 QUART/1,000 SQ. FT.
4.2.4. GYPSUM:	50 LBS/1,000 SQ. FT.
4.2.5. SOIL ACTIVATOR:	100 LBS/1000 SQ. FT.
4.2.6. SOIL INOCULANT:	20 LBS/1000 SQ. FT.

KEY NOTES:

- PROPERTY LINE - TYPICAL SYMBOL
- INSTALL 3' DEPTH x 10' LONG ROOT BARRIER WHERE EXISTING OR NEW TREE TRUNKS COME WITHIN 5' OF HARDSCAPE, (TYP. SYMBOL)
- SALVAGED EXISTING SITE BOULDER - SIZE VARIES FROM 1'-5'. SEE SHEET L1.0.
- EXISTING RETAINING WALL TO REMAIN
- EXISTING TREE TO REMAIN - PROTECT IN PLACE
- ALL NEW SLOPE PLANTINGS SHALL BE TEMPORARILY IRRIGATED UNTIL PLANTINGS ARE ESTABLISHED.
- EXISTING UNDISTURBED NATIVE OR NATURALIZED VEGETATION. NO NEW PLANTING IS EXPECTED TO OCCUR
- PROVIDE & INSTALL 3" DEEP ORGANIC MULCH IN ALL PLANTING BEDS (TYP.) EXCLUDING AREAS WITH GROUND COVER PLANTING. TAPER MULCH TO A 1" DEPTH AS IT NEARS EACH PLANT OR HARDSCAPE EDGE

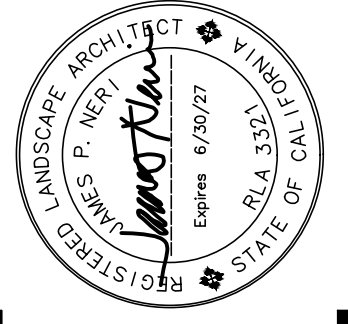
GENERAL NOTES

- PROVIDE POSITIVE SURFACE DRAINAGE (2% GRADE IN PLANTING AREAS) AWAY FROM STRUCTURES AND TERMINATING IN AN APPROVED DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING LANDSCAPE WORK TO REVIEW THE FINAL PROJECT UTILITY LOCATIONS AND ADJUST PLANTING TO FULLY SCREEN ALL UTILITIES FROM VIEW.
- SEE SPECIFICATIONS FOR ITEMS NOT COVERED ON THESE PLANS.
- THE CONTRACTOR SHALL RECONCILE THE CALLOUT QUANTITIES WITH THE GRAPHIC QUANTITIES AND SHALL PROVIDE PLANTS EQUAL TO THE GRAPHIC QUANTITIES SHOWN ON THE PLANS.
- ALL PLANT MATERIAL IS TO BE SUPPLIED AND INSTALLED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT SHALL RETAIN THE OPTION TO TAG BOXED TREE MATERIAL AT A WHOLESALE NURSERY OF THEIR CHOICE AFTER THE BID HAS BEEN AWARDED.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE.
- PLANT MATERIAL LOCATIONS ON THE PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL GROUND COVER PLANTS SHALL BE FULLY ROOTED PLANT MATERIAL IN FLATS, PLUGS OR POTS.
- BUDS AND BLOOMS ON ALL PLANTS MUST BE PROTECTED AT ALL TIMES, INCLUDING TRANSPORTATION AND INSTALLATION.
- STAKE AND/OR GUY ALL TREES AS DIRECTED IN THE LEGEND AND PER THE PLANTING DETAILS.
- TREES AND SHRUBS SHALL BE SHAPED AND PRUNED DURING THE MAINTENANCE PERIOD ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE SHRUBS, GROUND COVERS AND PERENNIALS FOR A PERIOD OF THREE MONTHS AND TREES FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL PLANTING BACKFILL IN PLANTING AREAS SHALL BE AMENDED WITH A THOROUGHLY BLENDED MIXTURE OF SOIL AND SOIL ACTIVATOR 'GRO-POWER PLUS (WITH MYCORRHIZAE)' AT A RATE OF 15 LBS PER CU. YD.
- THE CONTRACTOR SHALL MAINTAIN THE INSTALLED LANDSCAPE FOR A PERIOD OF 90 DAYS BEGINNING ON THE DATE OF FINAL ACCEPTANCE.
- AT THE END OF THE 90 DAY MAINTENANCE AND PLANT ESTABLISHMENT PERIOD ALL PLANTING AREAS SHALL BE TREATED WITH POST PLANTING FERTILIZER 'GRO-POWER CONTROLLED RELEASE 12-8-8' AT A RATE OF 15 LBS PER 1,000 SQ. FT.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF PLACERVILLE DEVELOPMENT GUIDE AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION.
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL



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LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

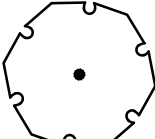
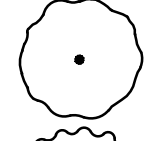
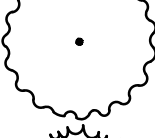
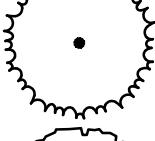
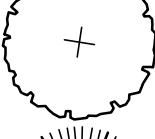
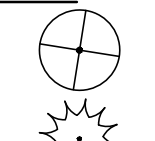
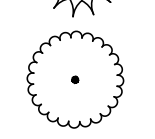
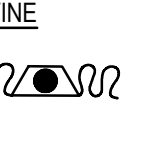
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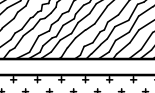
LANDSCAPE
PLANTING PLAN

L3.1

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	DETAIL
TREES							
	CER OCC	Cercis occidentalis	Western Redbud	15 gal	VERY LOW	11	A/L3.2
	CER BET	Cercocarpus betuloides	Mountain Mahogany	15 gal	VERY LOW	32	A/L3.2
	COR NUT	Cornus nuttallii	Pacific Dogwood	15 gal	MODERATE	15	A/L3.2
	PIN SAB	Pinus sabiniana	Foothill Pine	24"box	VERY LOW	6	A/L3.2
	QUE WIS	Quercus wislizeni	Interior Live Oak	24"box	VERY LOW	31	A/L3.2
	SEQ APT	Sequoia sempervirens 'Aptos Blue'	Coast Redwood	15 gal	HIGH	27	A/L3.2
SHRUBS							
	COR ISA	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	15 gal	HIGH	27	B/L3.2
	POL MUN	Polystichum munitum	Western Sword Fern	5 gal	MODERATE	179	B/L3.2
	RHO OCC	Rhododendron occidentale	Western Azalea	15 gal	MODERATE	29	B/L3.2

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING	QTY	DETAIL
VINE								
	VIT CAL	Vitis californica	California Wild Grape	5 gal	MODERATE		27	D/L3.2
GROUND COVERS								
	ARC ECR	Arctostaphylos edmundsii 'Carmel Sur'	Carmel Sur Little Sur Manzanita	5 GAL @ 5' O.C.	MODERATE	60" o.c.	127	C/L3.2
	ARC UVA	Arctostaphylos uva-ursi	Kinnikinnick	5 GAL @ 5' O.C.	LOW	60" o.c.	78	C/L3.2
	HYD MIX	Hydrosed Mix Erosion Control	Hydrosed Mix	seed	LOW		26,537 sf	
	MAH REP	Mahonia repens	Creeping Mahonia	5 GAL @ 5' O.C.	LOW	60" o.c.	65	C/L3.2

IRRIGATED HYDROSEED MIX SPECIES	PURE LIVE SEED LBS/ACRE
FESTUCA RUBRA	20.0
ACHILLEA MILLEFOLIUM	4.0
ESCHSCHOLZIA CALIFORNICA	8.0
PROMATRIX EFM	3,000
HYDROPOST PREMIUM COMPOST	1,000
TOTAL PURE LIVE SEED	4,032.0

INCLUDE THE FOLLOWING SLURRY COMPONENTS:	
FLEX TERRA HP-FGM	3000 LBS/ACRE
BIOSOL FORTE 7-2-1 FERTILIZER	600 LBS/ACRE
AM 120 MYCORRHIZAL INOCULUM	600 LBS/ACRE

SITE SOIL AMENDMENTS:	
1. SOIL SULFUR	30LBS/ 1,000 SQ. FT.
2. SOIL CONDITIONER	4 CU. YD/ 1,000 SQ. FT.
3. WETTING AGENT:	1 QUART/ 1,000 SQ. FT.
4. GYPSUM:	50 LBS/ 1,000 SQ. FT.
5. SOIL FERTILIZER	100 LBS/ 1,000 SQ. FT.
SOIL INOCULANT	20 lbs/ 1,000 sq. ft.

FERTILIZER TABLET SCHEDULE

(4) 7 GRAM TABLETS PER 6" BOX SIZE

(4) 7 GRAM TABLES PER FOOT OF PALM TRUNK

(15) 7 GRAM TABLETS PER 15 GALLON CONTAINER

(8) 7 GRAM TABLETS PER 5 GALLON CONTAINER

(3) 7 GRAM TABLETS PER 1 GALLON CONTAINER

(1) 7 GRAM TABLETS PER 6" POT, PONY PAK, LINER OR GROUND COVER PLANT

PLANTER POT SCHEDULE

SYMBOL	DESCRIPTION	MANUF. & MODEL	MATERIAL & SIZE	NOTES	DETAIL
P42	42" SQUARE	CHANDLER COMPANY STYLE: CONTEMPORARY	42"L X 42"W X 42"H	TEXTURE: SMOOTH COLOR: SLATE (SEND SAMPLE TO ARCH FOR APPROVAL PRIOR TO ORDERING) IRRIGATION: 'MONA TANK' SYSTEM, MTS TANK 6 NO FACTORY DRAIN HOLES INSTALL ALL PLANTERS EXACTLY LEVEL SOIL: AMENDED BACKFILL PER SPECIFICATIONS	D/ L204

TREE PRESERVATION REQUIREMENTS

THE FOLLOWING PROTECTION FOR EXISTING TREES TO REMAIN ON SITE WILL BE PROVIDED:

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
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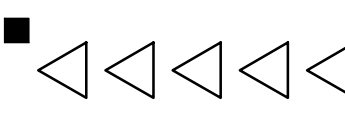
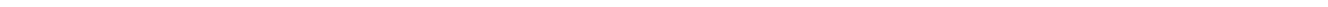
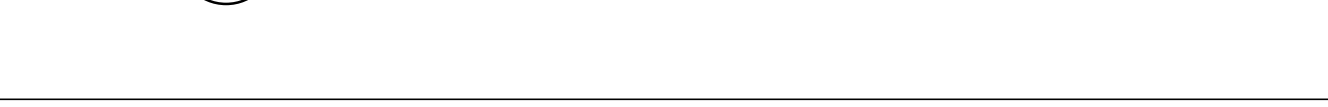
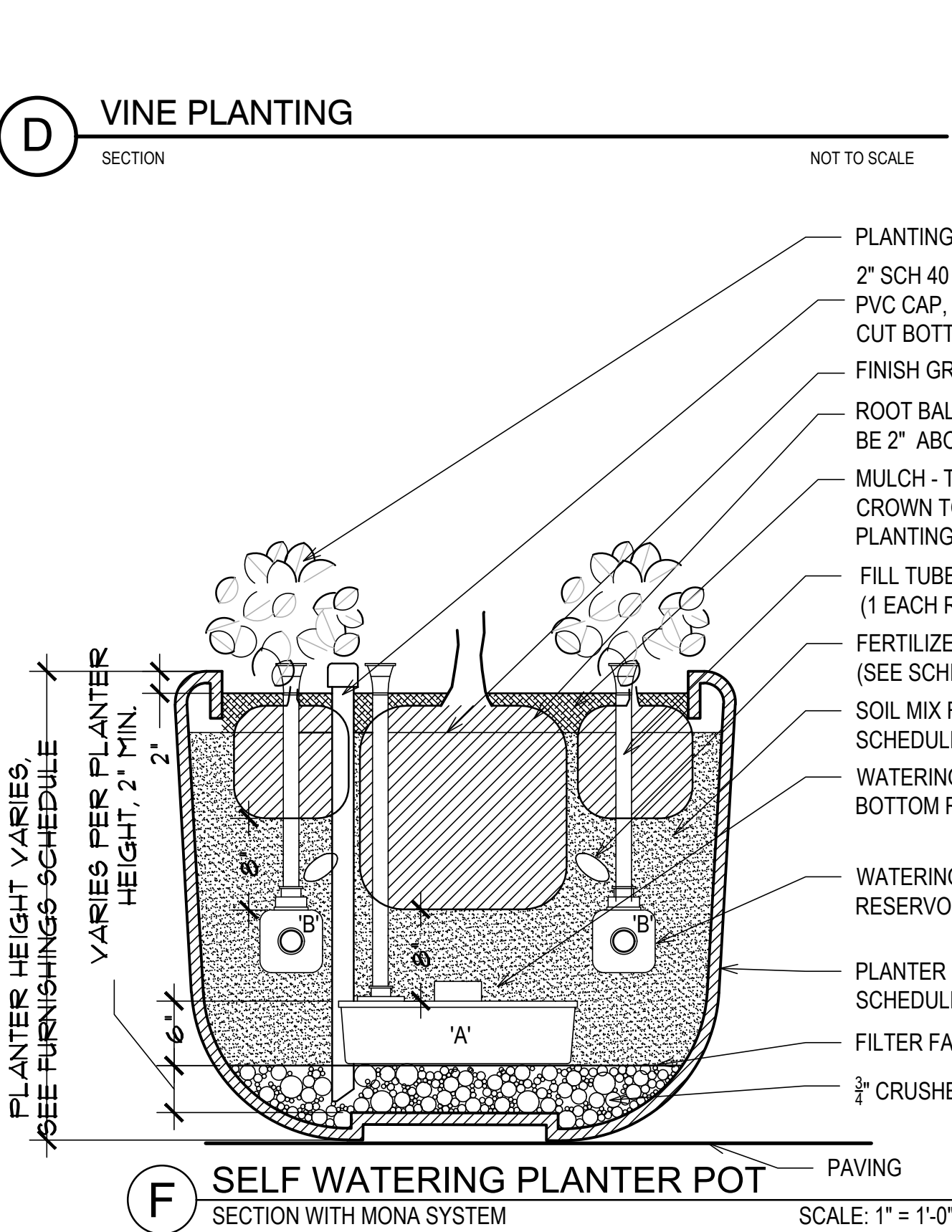
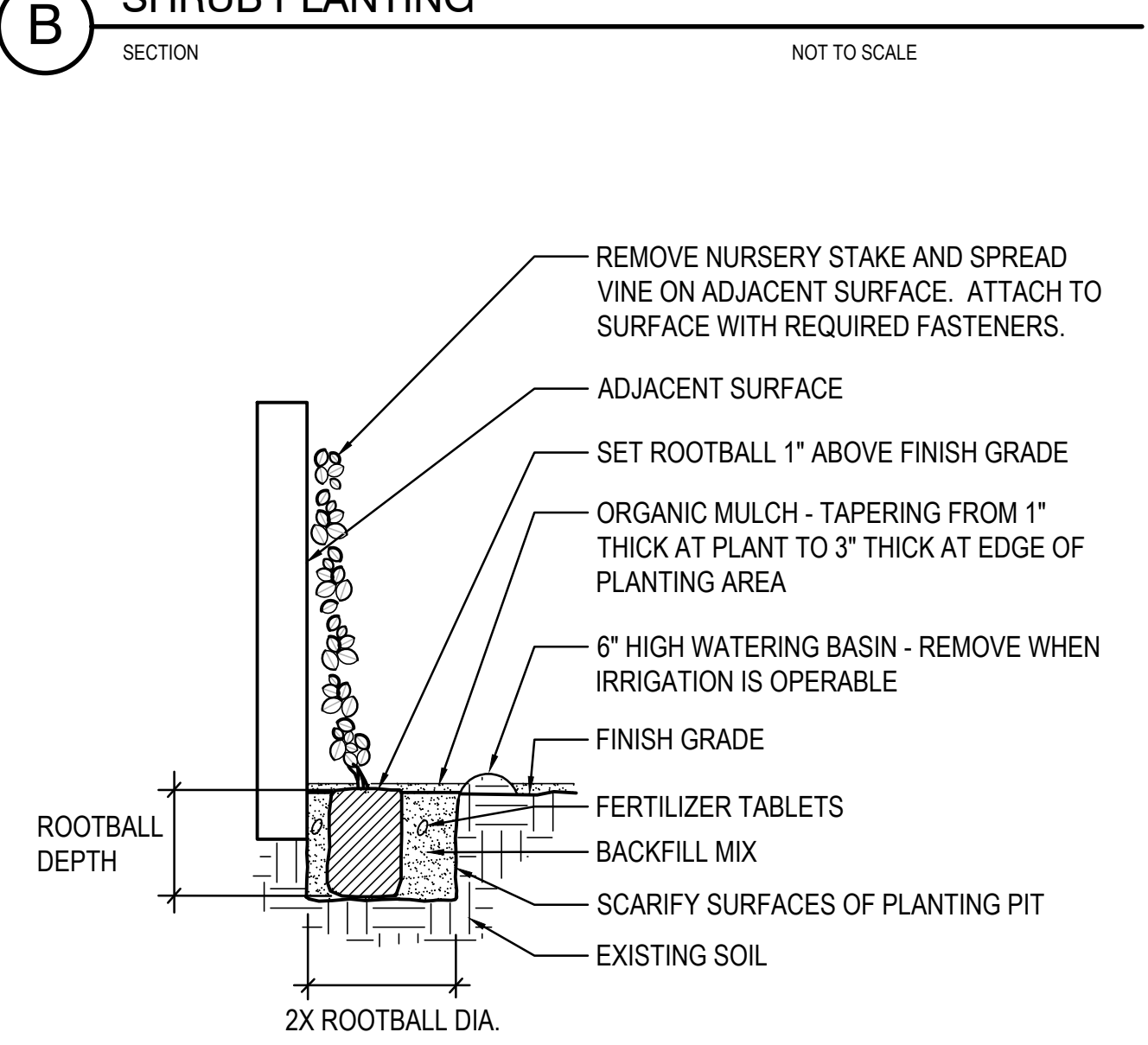
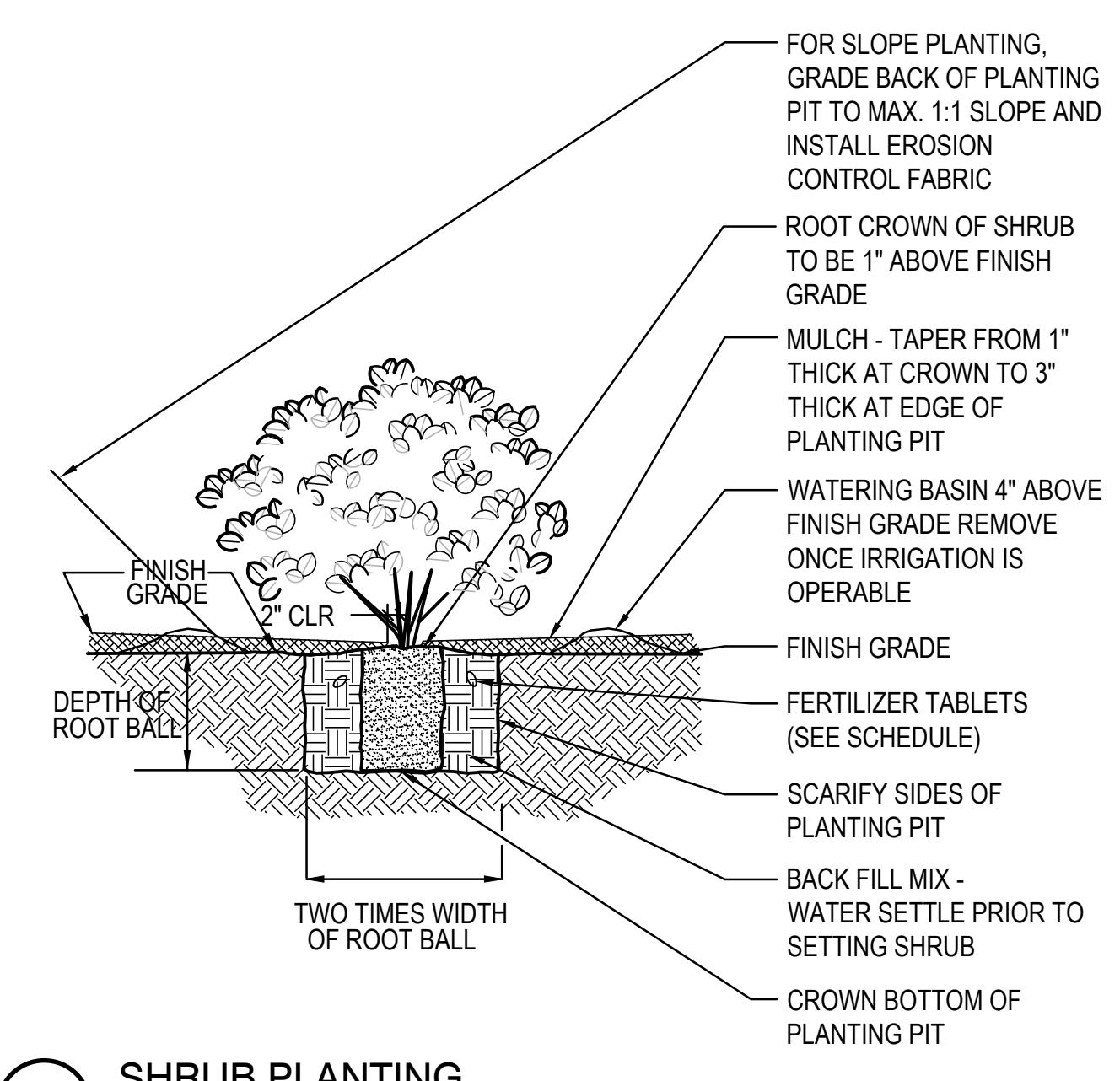
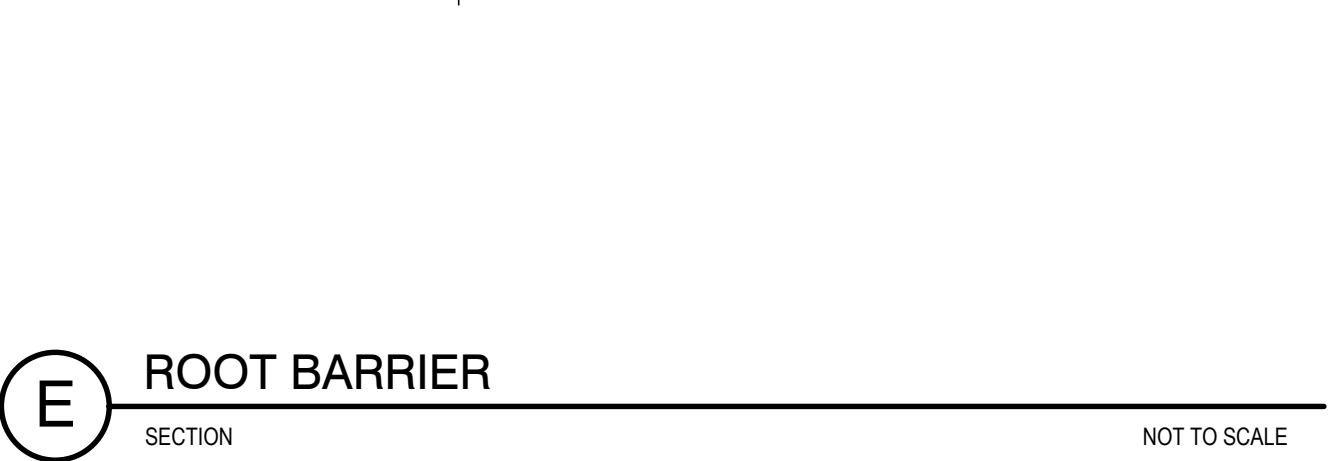
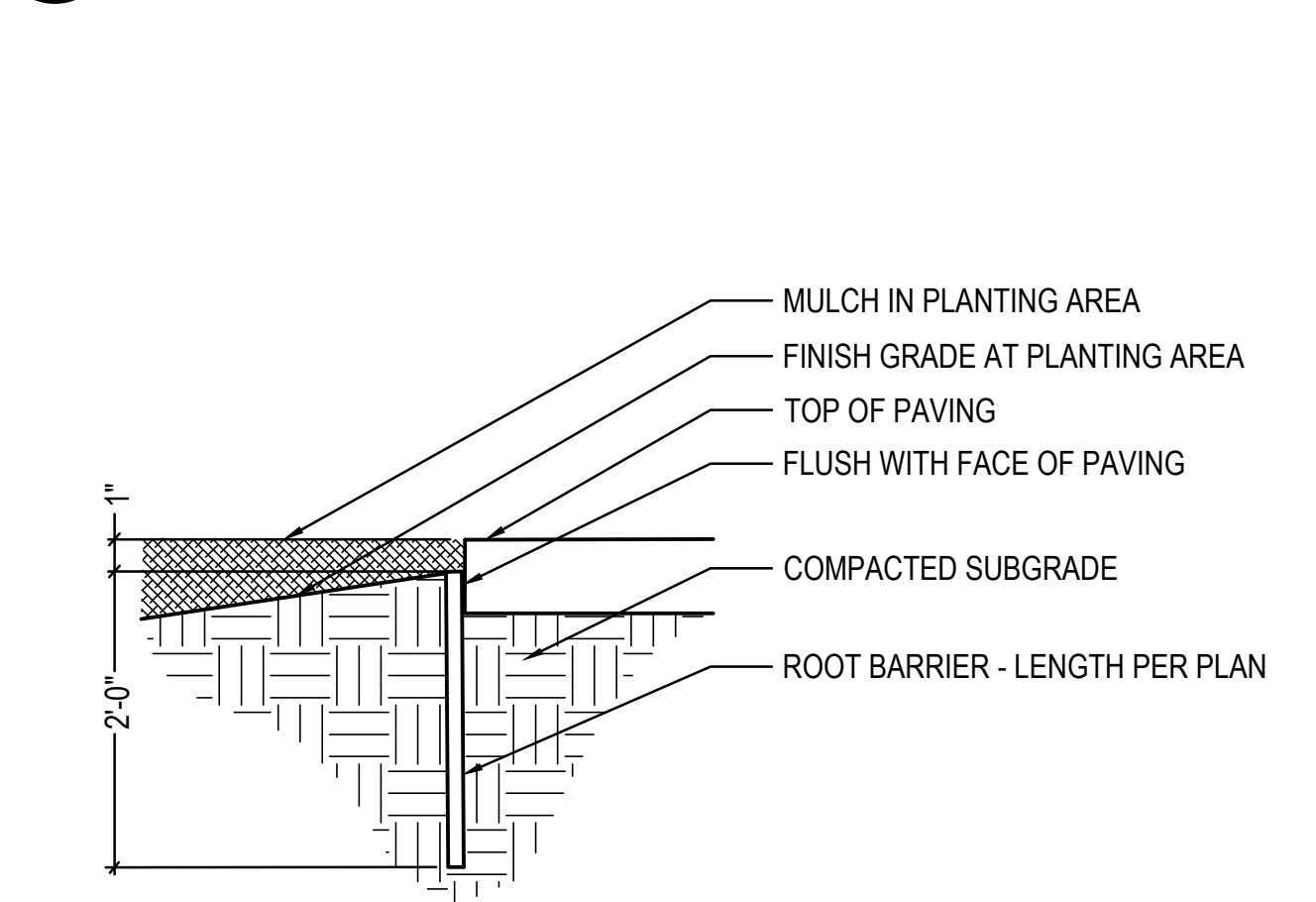
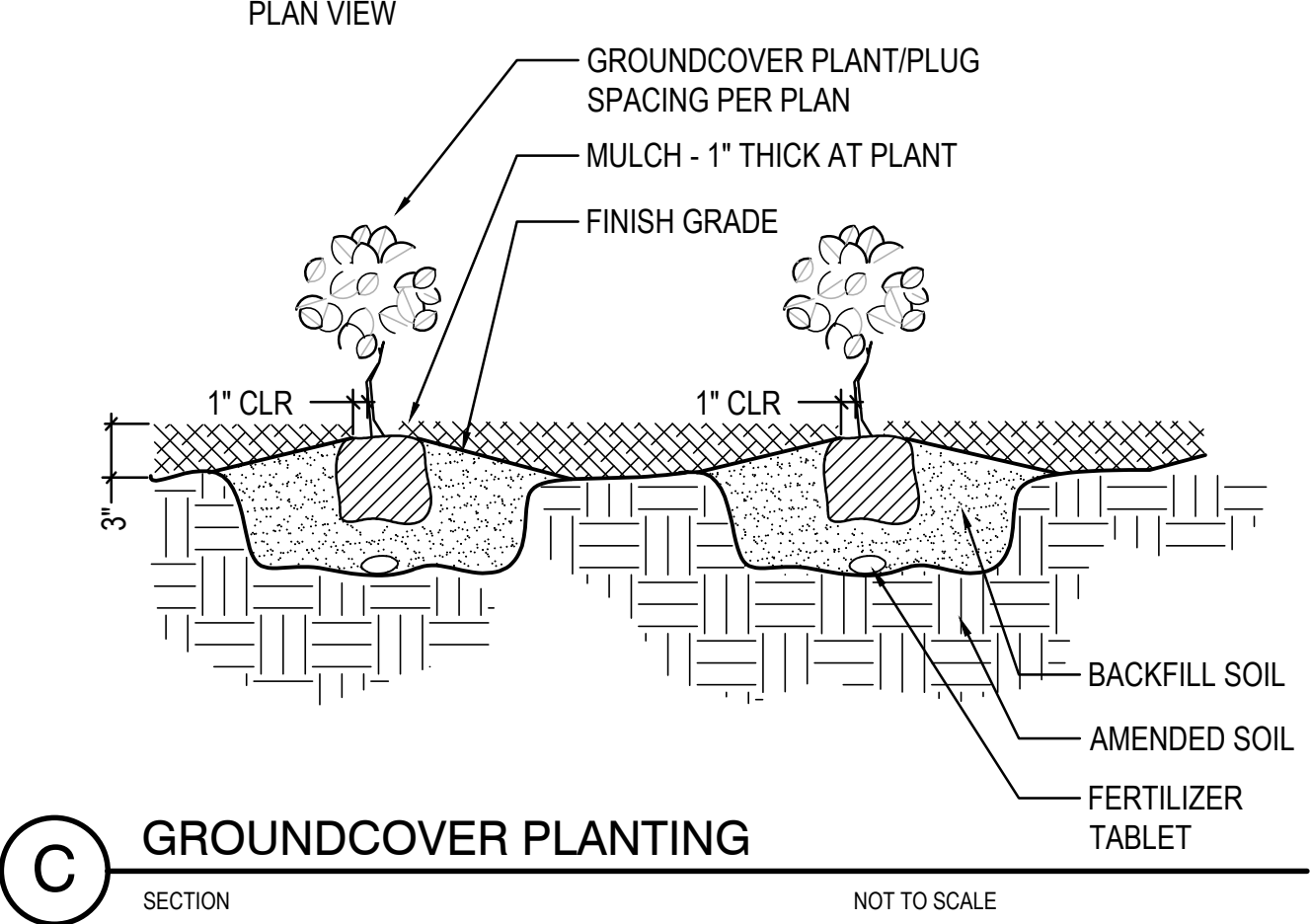
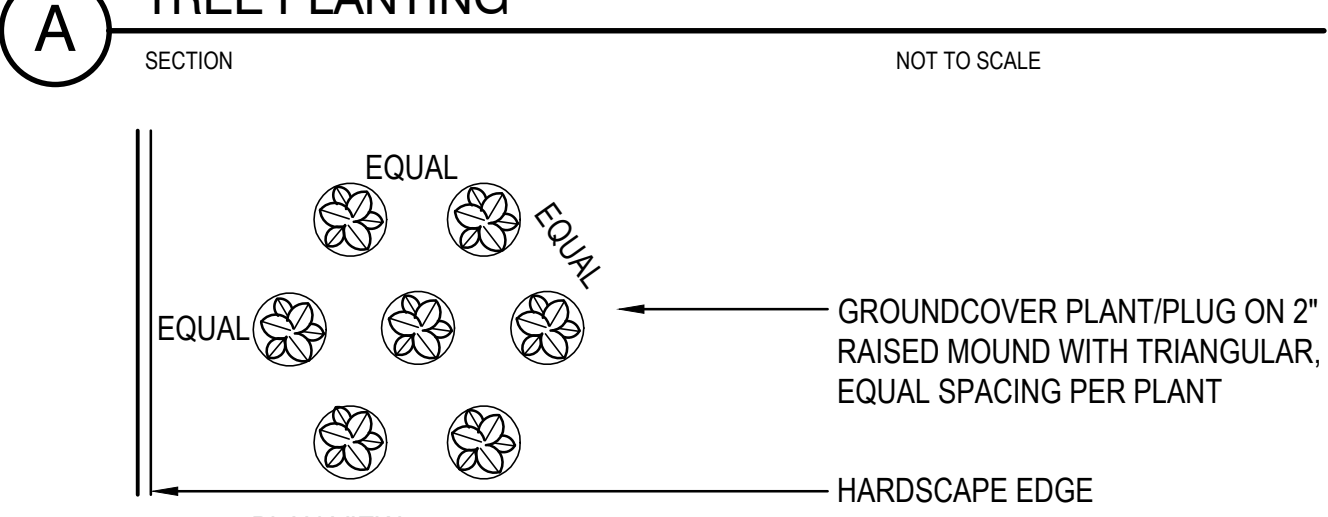
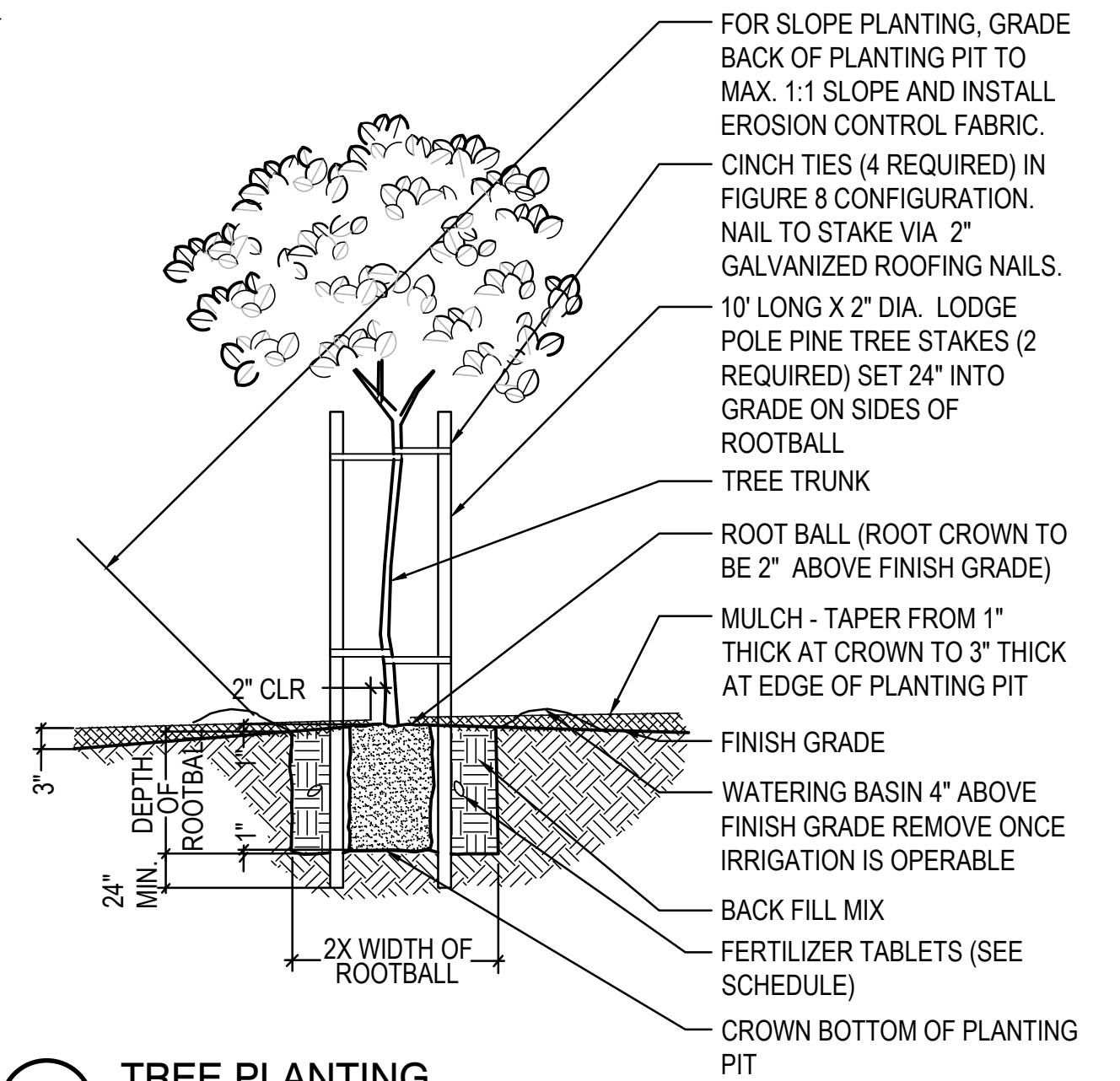
2. ROOT SYSTEMS OF EXISTING TREES ON SITE WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEWATERING.

3. THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES ON SITE.

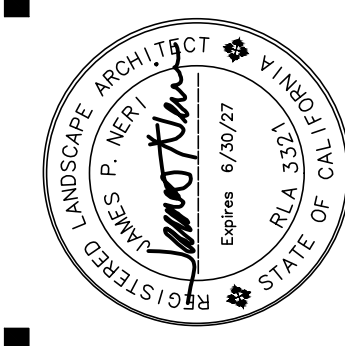
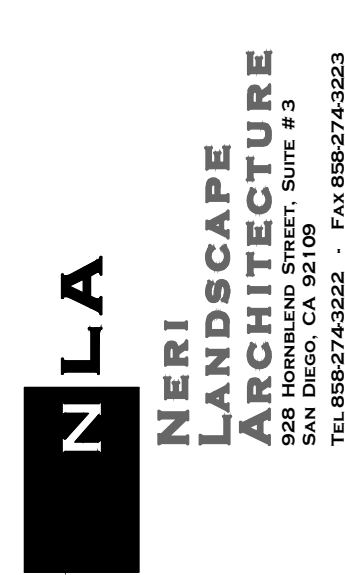
4. ROOTS OF EXISTING TREES ON SITE WILL BE CUT APPROXIMATELY 6 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.

5. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION.

6. ALL DAMAGED TREES WILL BE REPLACED WITH A MINIMUM 36" BOX OR GREATER SIZE TREE OF THE SAME SPECIES.



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LANDSCAPE DESIGN PLAN FOR
MACKINAW HOTEL
3001 Jacquier Road
Placerville, CA 95667

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LANDSCAPE
PLANTING
SCHEDULE,
DETAILS & NOTES

L3.2

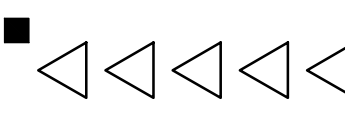
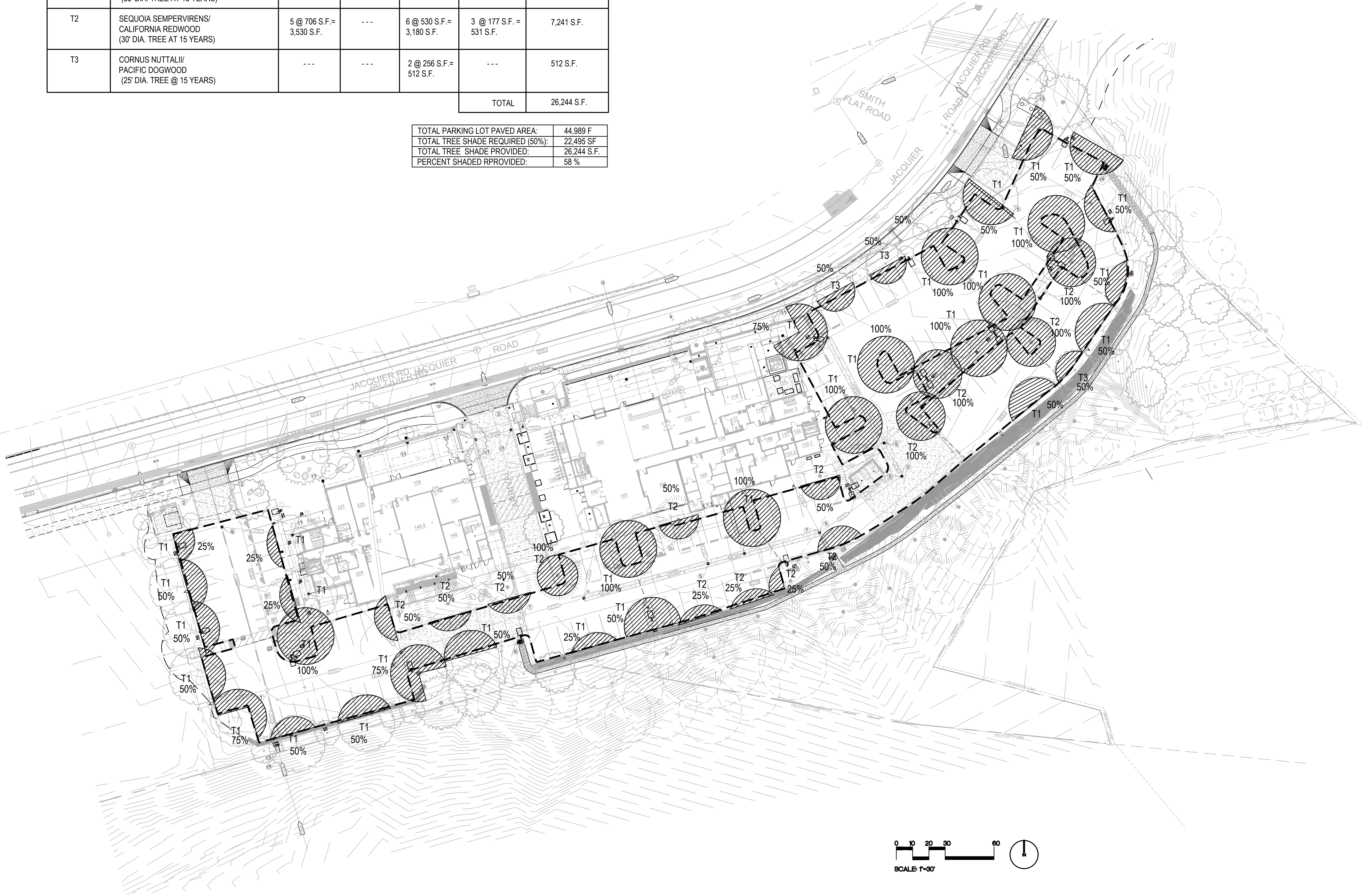
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SHADING CALCULATIONS:
35 FEET DIAMETER TREES AT 15 YEARS: 100% = 962 SQUARE FEET; 75% = 722 SQUARE FEET; 50% = 481 SQUARE FEET; 25% = 240 SQUARE FEET
30 FEET DIAMETER TREES AT 15 YEARS: 100% = 706 SQUARE FEET; 75% = 530 SQUARE FEET; 50% = 354 SQUARE FEET; 25% = 177 SQUARE FEET
25 FEET DIAMETER TREES AT 15 YEARS: 100% = 491 SQUARE FEET; 75% = 368 SQUARE FEET; 50% = 246 SQUARE FEET; 25% = 123 SQUARE FEET

SHADED CALCULATION TABLE

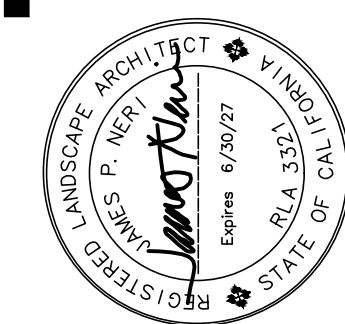
SYM	BOTANICAL NAME/ COMMON NAME	CANOPY QUANTITY @ FULL SHADE	CANOPY QUANTITY @ 3/4 SHADE	CANOPY QUANTITY @ 1/2 SHADE	CANOPY QUANTITY @ 1/4 SHADE	TOTAL SQUARE FEET
T1	QUERCUS WISLIZENI / INTERIOR LIVE OAK (35' DIA. TREE AT 15 YEARS)	9 @ 962 S.F.= 8,658 S.F.	3 @ 722 S.F. = 2,166 S.F.	14 @ 481 S.F.= 6,734 S.F.	4 @ 240 S.F. = 960 S.F.	18,518 S.F.
T2	SEQUOIA SEMPERVIRENS/ CALIFORNIA REDWOOD (30' DIA. TREE AT 15 YEARS)	5 @ 706 S.F.= 3,530 S.F.	---	6 @ 530 S.F.= 3,180 S.F.	3 @ 177 S.F. = 531 S.F.	7,241 S.F.
T3	CORNUS NUTTALLII/ PACIFIC DOGWOOD (25' DIA. TREE @ 15 YEARS)	---	---	2 @ 256 S.F.= 512 S.F.	---	512 S.F.
TOTAL						26,244 S.F.

TOTAL PARKING LOT PAVED AREA:	44,989 F
TOTAL TREE SHADE REQUIRED (50%):	22,495 SF
TOTAL TREE SHADE PROVIDED:	26,244 S.F.
PERCENT SHADED RPROVIDED:	58 %



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NERI LANDSCAPE ARCHITECTURE
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PARKING LOT
SHADING PLAN

L3.3