EXHIBIT F

Install Tamarac Shields and Systems all exterior wood in exterior connections.

Tightly Seal the Barrier between the Garage and Living Area.

Minimum of 16" Overhangs and Gutters.

Plumbing
Insulate all hot water pipes from water heater to kitchen.
Insulate all hot water pipes or install on-demand hot water circulation system in conjunction with insulating hot water pipes from water heater to kitchen.

Appliances – Install Energy Star Dishwasher
Install Energy Star clothes washing machine with water factor of 6 or less.
Install Energy Star Refrigerator 15% above Federal minimum.

HVAC
Design and install HVAC System to ACCA Manual J, D, & S Recommendations.
No Fireplace or sealed gas fireplace with Efficiency rating not less than 60%
Pressure balance the Doubtwell System for Master Bedroom.
Protect Ducts during construction and clean all ducts before Occupancy.

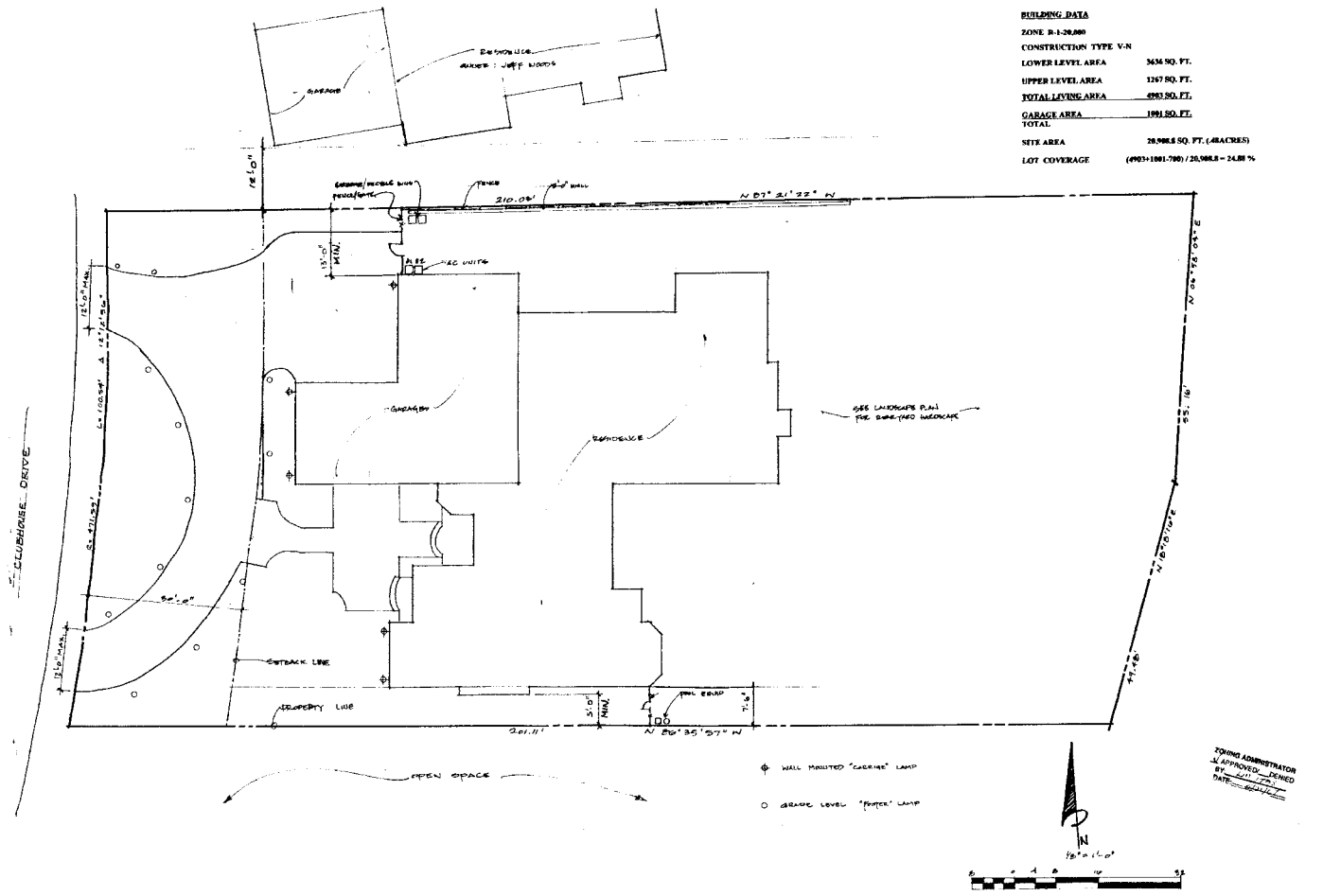
Renewable Energy
Install wiring conduit for future photovoltaic installation and provide 200 sq. ft of South Facing Roof

Finishes
Low-VOC interior undistilling paint
Low-VOC water based wood finishes (<150gal VOCs)

Site
We will separate the wood from the recycled waste and natural waste on the jobsite. We will place all waste in a bin [illegible] Company [illegible].

BUILDING DATA

ZONE R-1-20,000	
CONSTRUCTION TYPE V-N	
LOWER LEVEL AREA	3636 SQ. FT.
UPPER LEVEL AREA	1267 SQ. FT.
TOTAL LIVING AREA	4903 SQ. FT.
GARAGE AREA	1001 SQ. FT.
TOTAL	
SITE AREA	20,908.8 SQ. FT. (.48ACRES)
LOT COVERAGE	(4903+1001-700) / 20,908.8 = 24.88 %



ZONING ADMINISTRATOR
APPROVED / DENIED
BY
DATE

REVISIONS	BY
1 18-26-06	
SETBACKS	

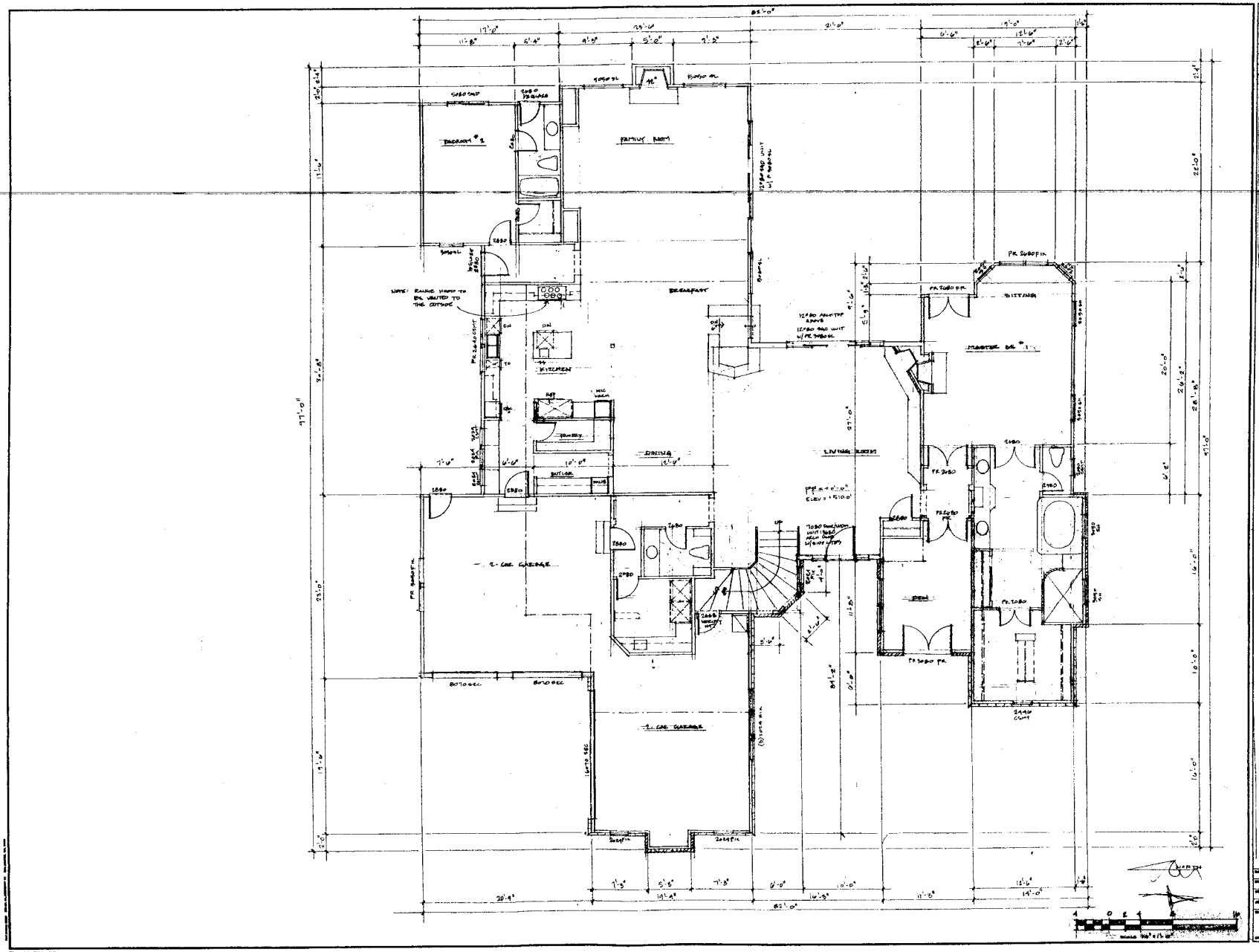
Architectural Consulting Services
Jef R. Roberts Architect #C-23213
5960 Stoneridge Drive Suite #205
Pleasanton, Calif. 94588
Phone 925-469-9100 Fax 925-469-9101

Manning Residence

Lot #14 Clubhouse Drive
Pleasanton, Calif.

Site Plan

DATE .06
SCALE 1/8" = 1'-0"
DRAWN J.R.
JOB MANNING
SHEET 1
OF SHEETS



Architectural Consulting Services
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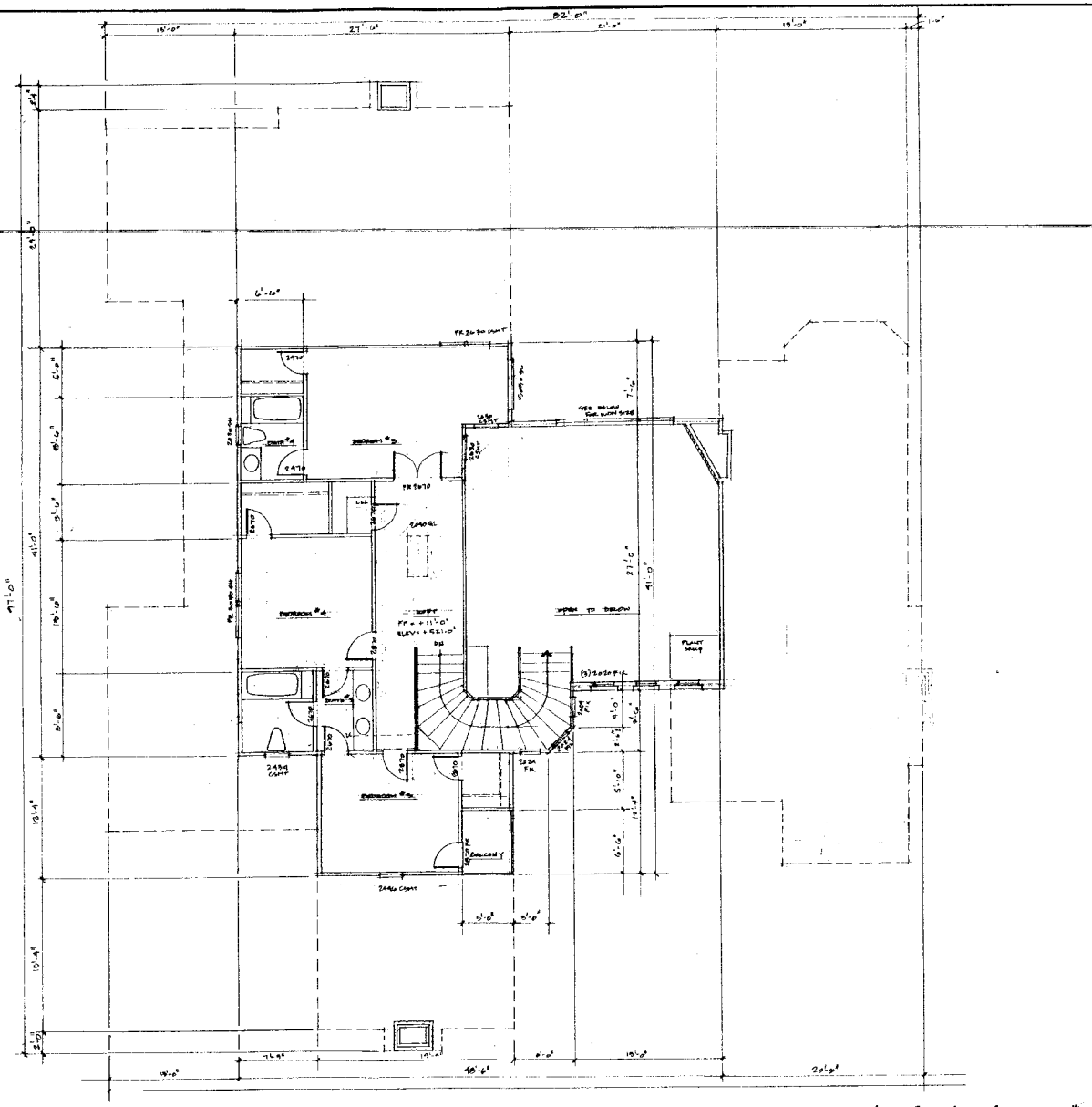
Phone 925-469-9180 Fax 925-469-9181

Lower Level Floor Plan

Manning Residence
Lot #14 Clubhouse Drive
Pleasanton, Calif.

SCALE 1/4" = 1'-0"
DRAWN JR.
JOB MANNING
SHEET 2



Architectural Consulting Services
Jef R. Roberts Architect AC-23213
5960 Stoneridge Drive #205
Pleasanton, Calif. Suite
Phone 925-463-9188 Fax 925-463-9185

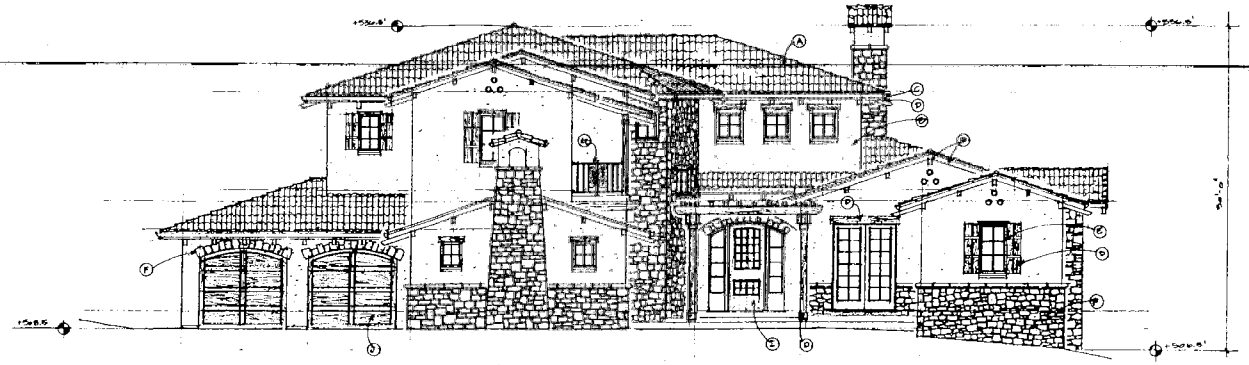
Upper Level Floor Plan

1/4"=1'-0"

Manning Residence

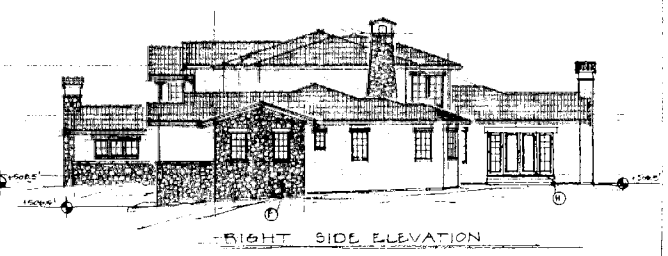
Lot #14 Clubhouse Drive
Pleasanton, Calif.

DATE	
SCALE	1/4"=1'-0"
DRAWN	J.R.
JOB	MANNING
SHEET	3
OF	SHEETS

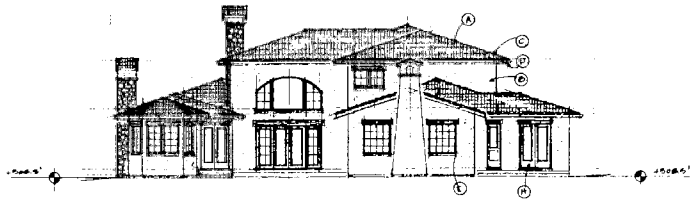


Front Elevation

LEFT SIDE ELEVATION



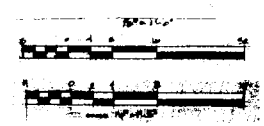
RIGHT SIDE ELEVATION



REAR ELEVATION

Exterior Finish Materials And Colors

A	Roof:	"Eagle" Camino Real Capistrano San Miguel #SMC8401
B	Walls:	Stucco "Sherwin Williams" Casa Blanca #SW2060
C	Trim: Gutter	"Sherwin Williams" Log Cabin #SW2167
D	Fascia and Outriggers	"Sherwin Williams" Hawthorne #SW3518
E	Windows:	Wood Clad "Marvin" Bahama Brown
F	Stone:	"Eldorado" Country Rubble Tuscany
G	Iron Railing:	Black "Wrought iron" King Architectural match
H	Doors:	Metal, Simulated Wood Grain "Sherwin Williams" Casa Blanca #SW2060
I	Front Door:	Stain Grade Wood "Sherwin Williams" Spice Chest #3513
J	Garage Door:	Stain Grade Wood "Sherwin Williams" Baja Beige #3509



Architectural Consulting Services
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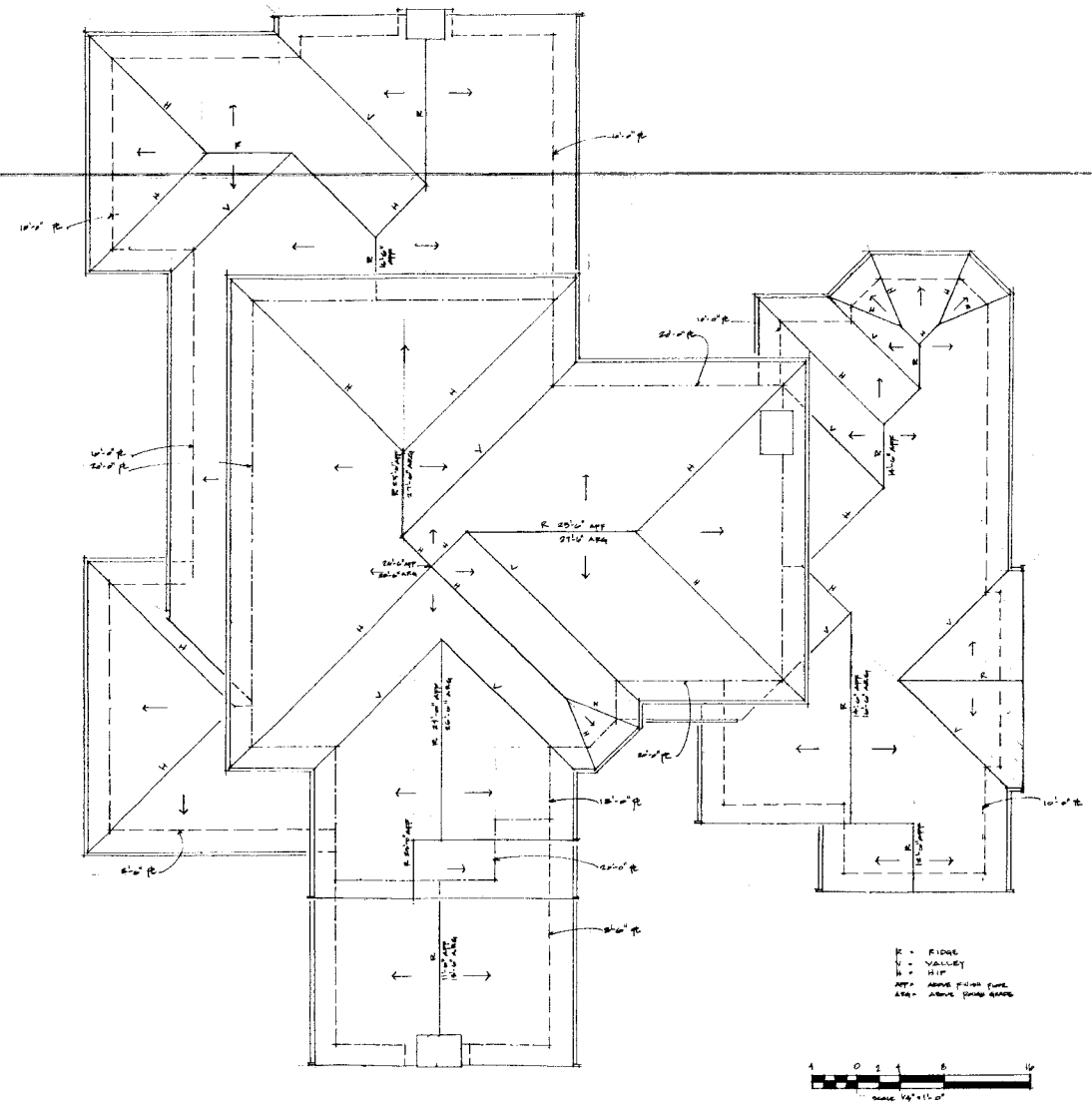
Elevations

Manning Residence

Lot #14 Clubhouse Drive
Pleasanton, Calif.

DATE -06
SCALE 1/4"=1'-0"
DRAWN J.R.
JOB MANNING
SHEET 4



Manning Residence

Lot #14 Clubhouse Drive
Pleasanton, Calif.

Roof Plan

Architectural Consulting Services
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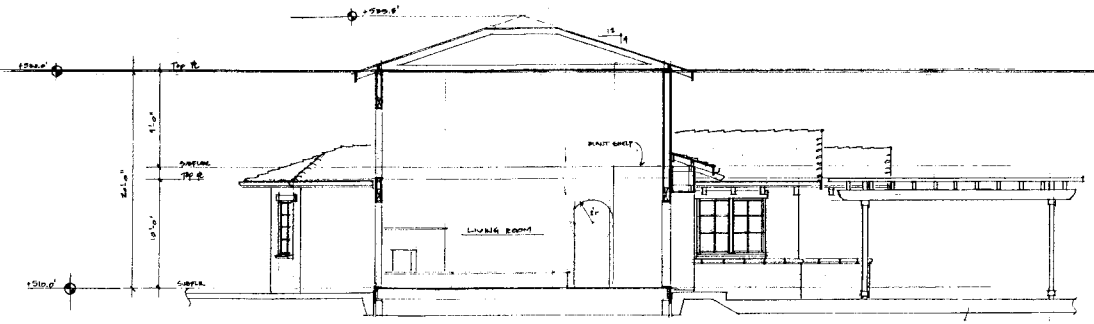
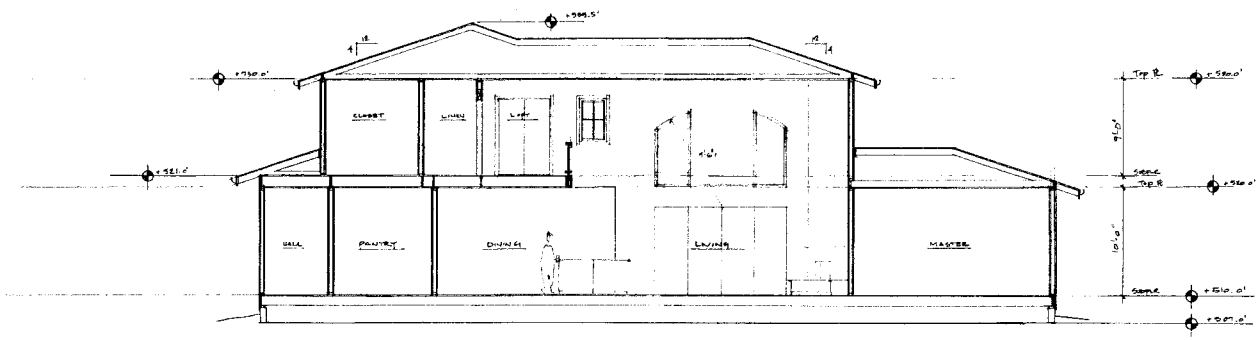
Pleasanton, Calif. 94588
Phone 925-469-9100 Fax 925-469-9101

DATE	-06
SCALE	1/4" = 1'-0"
DRAWN	J.R.
JOB	MANNING
SHEET	5
OF	SHEETS





Section A-A

Manning Residence

Lot #14 Clubhouse Drive
Pleasanton, Calif.

Sections

Architectural Consulting Services
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Pleasanton, Calif. 94588
Phone 925-469-9100 Fax 925-469-9101

DATE	-06
SCALE	1/4"=1'-0"
DRAWN	J.R.
JOB	MANNING
SHEET	6
OF	SHEETS

NOTES & SPECIFICATIONS

This plan is a schematic design only. It is to be used for aesthetic purposes only. This is neither an engineered nor a surveyed plan. Contractor is responsible for site verification of all design elements and making any necessary adjustments to ensure proper function. A licensed consulting engineer should be responsible for all drainage, grading and details.

EXISTING VEGETATION SURVEY

Client and contractors to consult with a certified arborist prior to construction to determine the impact of the design and construction on the existing trees. Client and contractors are responsible for mitigating the impact and preserving the long term health of the trees.

LIGHTING SCHEMATIC (Low Voltage Outdoor Lights)

Lighting Symbol	Light Type	Manufacturer/Model #
	Path Light	Hadco/#
	Hooded Spot Light	Hadco/#
	Recessed Lawn Light	Hadco/#
	Recessed Wall Light	Hadco/#

Run direct burial low voltage wire, minimum depth 1'0" from timer transformer @ house to all electrical fixtures. Install separate transformers for path and accent lights. Optional per owner request to install switch in house for transformer outlet.

DRAINAGE SCHEMATIC

Symbol

C.B. 8" catchbasins locate at low points. (Site verify low points.) Tie catchbasins into 3" diameter solid styrene drain line. Route drain line to street or tie into existing drainage system. Tie down spouts into system if not already done. Contractor is ultimately responsible for field verification of proposed drainage schematic and for adding to system in order to insure proper drainage of site.

Note: Contractor is responsible for installing minimum 3" diameter French drain behind all retaining walls and around the perimeter of all pools.

It is recommended that a French drain be installed around the perimeter of the house per an engineer's specifications. The drainage layout is schematic only and is for landscape drainage purposes. The system designed is not meant to prevent possible water problems under the home or to prevent earth movement. A drainage engineer should be contacted to insure the adequacy of the schematic layout in regards to earth movement and/or water issues with the residence.

SECTIONS

Fill dirt must be clean with similar texture and composition as that of existing topsoil. Heights shown are approximations. Contour lines represent shape only. Mounds should be graded smooth and allowed to settle before planting. A Civil Engineer or the Landscape Contractor is responsible for developing the grading plan.

LAWN HEADER BOARD

(2) ply 1 x 4 synthetic "bend-a-board" for curved sections. 2 x 4 synthetic "bend-a-board" for straight sections.

CONCRETE

New Pools: The pool contractor is responsible for all grading for the pool area decks only.
Remodel Pools: The concrete contractor is responsible for all grading for the pool area decks.
Contractor responsible for grading all new patio/walkway areas.
Contractor is responsible for layout and installation of all necessary drains for concrete areas. Patios and walkways are to have a 4" gravel subbase and No. 3 rebar reinforcing, 18" O.C. both ways in concrete (4" thick), as specified by the concrete contractor. Field verify layouts and elevations. Contractor to install 3" diameter PVC sleeves into all planters, under patios and under driveway for irrigation and lighting wire. Install separate sleeve for drain lines. The contractor is responsible for layout of all control joints.

CONSTRUCTION NOTES

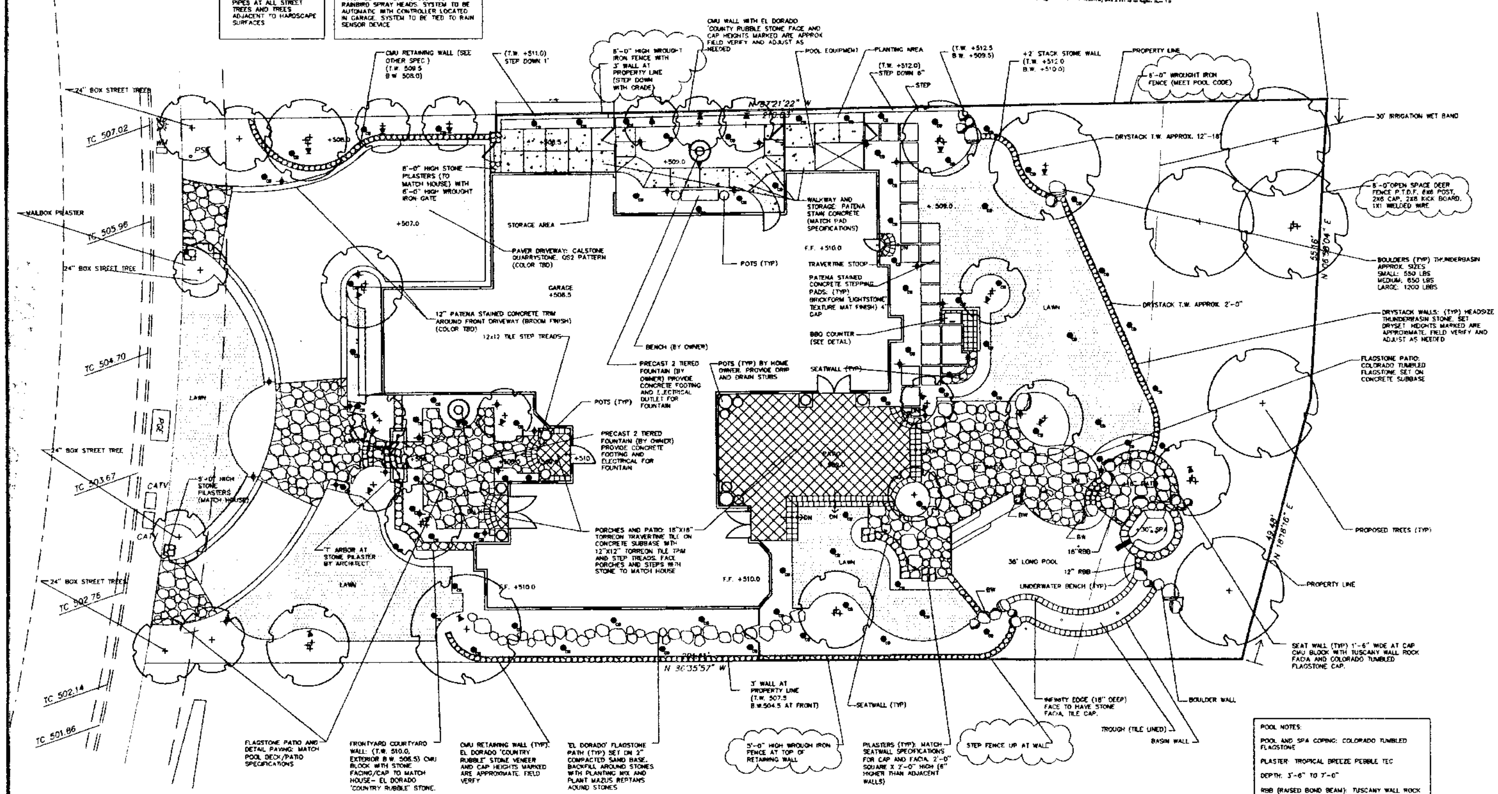
PLANTING NOTES

OF TOTAL SITE: 45% IS USED FOR LANDSCAPE AND 55% IS FOR HARDSCAPE AND HOUSE

OF TOTAL LANDSCAPE: 30% IS USED FOR LAWN AND 70% IS FOR PLANTING OR OPEN SPACE

NOTE: CONTRACTOR TO INSTALL ROOT CONTROL BARRIER AT ALL TREES AND 4" WIDE PERFERATED PIPES AT ALL STREET TREES AND TREES ADJACENT TO HARDSCAPE SURFACES

IRRIGATION NOTE: ALL PLANTING AREAS TO BE IRRIGATED WITH VORTEX DRIP SYSTEM. ALL LAWN AREAS TO BE IRRIGATED WITH LOW GALLONAGE RAINBIRD SPRAY HEADS. SYSTEM TO BE AUTOMATIC WITH CONTROLLER LOCATED IN GARAGE. SYSTEM TO BE TIED TO RAIN SENSOR DEVICE



POOL NOTES:

POOL AND SPA COPING: COLORADO TUMBLED FLAGSTONE

PLASTER: TROPICAL BREEZE PEBBLE TEC

DEPTH: 3'-6" TO 7'-0"

RBB (RAISED BOND BEAM): TUSCANY WALL ROCK

BW (BELOW WATER BOULDERS: SET ON BENCH UNDERWATER)

CONTROLLER: JANDY AQUALINK RS SYSTEM

CHLORINATOR: PENTAIR INTELLICHOLR SALT WATER CHLORINATOR

Peter Koenig Designs
LANDSCAPE DESIGN & PLANNING
3201 Danville Blvd. Suite 285
Alamo, CA 94507
(925) 743-9509
Fax (925) 743-9270

TITLE

MANNING RESIDENCE

5270 CLUBHOUSE DR
PLEASANTON, CA

REVISIONS

1) 11-28-06
2) 4-20-07

SCALE: 1" = 1' - 0"

DATE: 11/24/06

DESIGN: P.K.K.

DRAWN: L.M.L.

SHEET: L-1 OF 4

GROUNDCOVERS

SYMBOL	BOTANICAL/COMMON NAME	REMARKS
	Arctostaphylos 'Emerald Carpet'	Plant 3'-0" O.C. From 1 Gal's.
	NCN (Low water. Low profile, Slight fire retardant qualities)	
LAWN	Dwarf Fescue Sod Lawn	(50/50 Blend)

NOTES PERTAINING TO IRRIGATION GREEN POINT BUILDING REQUIREMENTS AND PLANTS

NOTE: ALL PLANTS SELECTED ARE SUITABLE FOR SUNSET ZONE 14 AND 15 AS REGARDS TO SUNSHINE REQUIREMENTS. PLANTS WHICH HAVE BEEN SELECTED WITH DEER RESISTANCE CAPABILITIES IN MIND

NOTE: PLANT SELECTIONS FOR FRONT YARD HAVE BEEN SELECTED FROM "DEER PROOF" PLANT LISTS AND FROM PALETTES DEVELOPED IN OTHER DEER PRONE AREAS

NOTE: NONE OF THE PLANTS SELECTED ARE CONSIDERED INVASIVE SPECIES

NOTE: LANDSCAPER TO IMPLEMENT HYDROZONING BY GROUPING PLANTS BY WATER NEEDS.

NOTE: TURF WATER USE IS LESS OR EQUAL TO TALL FESCUE. TURF IS LESS THAN 25% OF LANDSCAPE AREA

NOTE: LIGHT POLLUTION TO BE REDUCED BY SHIELDING FIXTURES AND/OR DIRECTING CONE DOWNWARDS

NOTE: 30 NET BAND ACROSS BACK OF PROPERTY

NOTE: WE HAVE MORE THAN ONE TREE PER 750 SQUARE FEET

NOTE: APPLY 2" OF COMPOST TO TOP 6" TO 12" OF SOIL

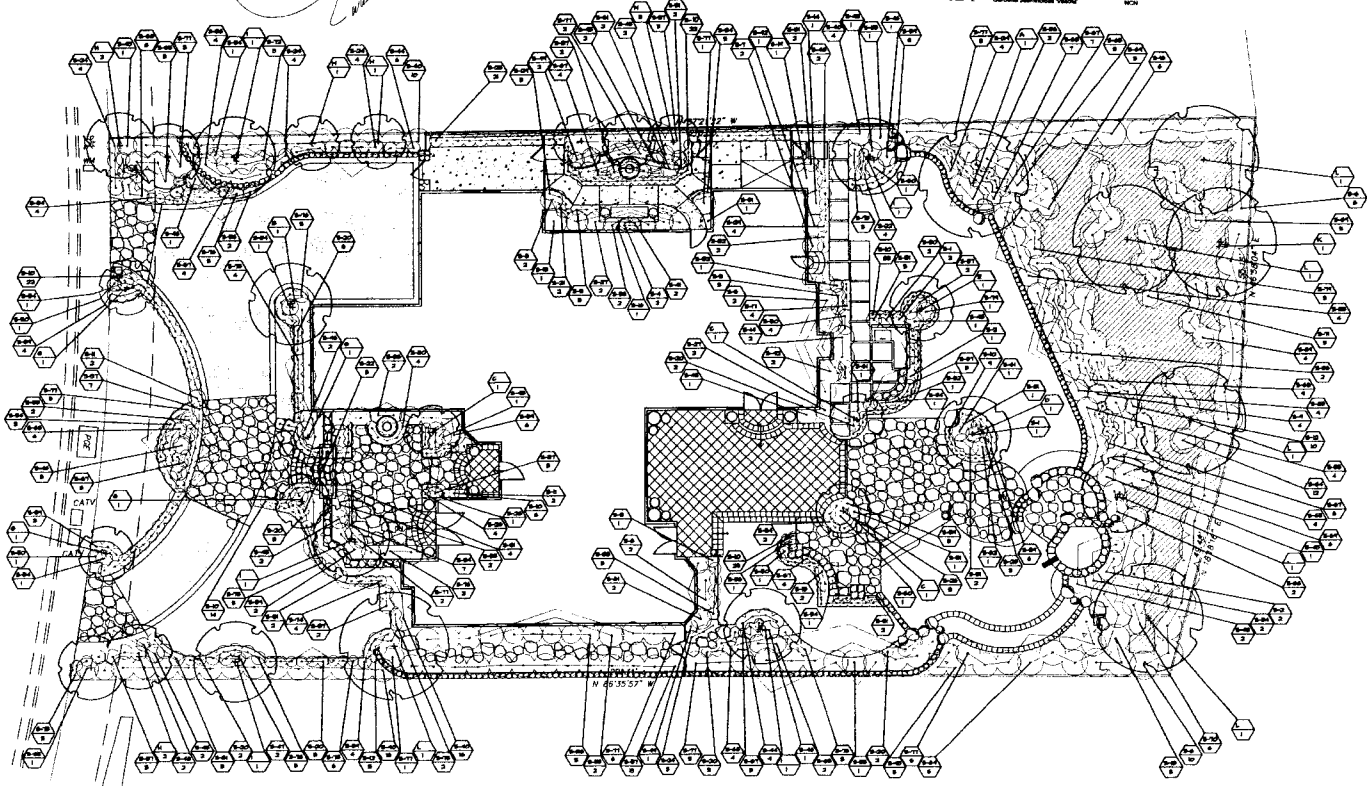
NOTE: NO EXISTING TREES ARE ON PROPERTY

NOTE: MULCH ALL PLANTING BEDS TO THE GREATER OF 2"

PLANT LIST

* = Native, Mediterranean, Australian native or Mexican native (Low Water Use)

SYMBOL		SIZE	BOF	BOTANICAL NAME	COMMON NAME
TREES					
A	*	24" Box	2	Arbutus 'Marina' (Multi Trunk)	NCN
B	*	24" Box	2	Cercis Canadensis (Multi Trunk)	Eastern Redbud
C		15 Gal	3	Cercis Canadensis 'Forest Pansy' (Low Branch)	Eastern Redbud
D		24" Box	1	Chionanthus Retusa	Chinese Fringe Tree
E		24" Box	1	Lagerstroemia Fauriei 'Muskogee' (Multi Trunk)	Crape Myrtle
F		24" Box	6	Lagerstroemia Fauriei 'Muskogee' (Standard)	Crape Myrtle
G		24" Box	4	Lagerstroemia Fauriei 'Tuscarora' (Standard)	Crape Myrtle
H	*	24" Box	4	Malus Floribunda	Japanese Flowering Crabapple
I	*	36" Box	5	Olea Europaea 'Majestic Beauty'	Olive (Low Water Use)
J	*	24" Box	4	Pistacia Chinensis	Chinese Pistache
K	*	24" Box	1	Quercus Agrifolia (Multi Trunk)	Coast Live Oak
L	*	24" Box	5	Quercus Lobata	Valley Oak
M	*	24" Box	5	Tristania Laurina 'Elegant' (Multi Trunk)	NCN (No Common Name)
SHRUBS					
S-1	*	1 Gal	3	Arctostaphylos 'Pacific Mist'	Manzanita Pacific
S-2	*	1 Gal	3	Arctostaphylos 'Sunset Emerald'	Manzanita Pacific
S-3	*	1 Gal	3	Artemisia Stelleriana 'Variegatum'	Variegated Japanese Sweet Flag
S-4	*	1 Gal	3	Azalea Hybrids 'Hinomaya Jubilee'	Japanese Azalea
S-5	*	1 Gal	4	Azalea Hybrids 'Queen Charlotte'	Japanese Azalea
S-6	*	5 Gal	19	Arctostaphylos Densiflora 'Howard McMinn'	Vine Hill Manzanita
S-7	*	5 Gal	2	Azalea Belgian Indica 'Happy Days'	Belgian Azalea
S-8	*	5 Gal	4	Azalea Belgian Indica 'Vervaeli'	Belgian Azalea
S-9	*	5 Gal	4	Berberis Thunbergii 'Crimson Pygmy'	Compact Japanese Barberry
S-10	*	1 Gal	133	Buxus Microphylla Japonica 'Green Beauty'	Japanese Boxwood
S-11	*	5 Gal	4	Buxus Sempervirens (Clone Tuscany)	English Boxwood
S-12	*	1 Gal	13	Calamagrostis x Acutiflora 'Karl Foerster'	Feather Reed Grass
S-13	*	1 Gal	3	Calamagrostis x Acutiflora 'Stricta'	Feather Reed Grass
S-14	*	1 Gal	2	Camellia Sasanqua 'Apple Blossom'	NCN
S-15	*	5 Gal	1	Camellia Sasanqua 'Unique'	NCN (No Common Name)
S-16	*	5 Gal	1	Camellia Sasanqua 'Chansonette' (Espalier)	NCN
S-17	*	1 Gal	9	Ceanothus Gloriosus	Point Reyes Ceanothus
S-18	*	1 Gal	6	Ceanothus 'Julia Phelps'	NCN
S-19	*	5 Gal	1	Chaenomeles Speciosa	Flowering Quince
S-20	*	1 Gal	23	Ceratostigma Varielisella 'Crème Brulee'	NCN (Low Water Use)
S-21	*	1 Gal	3	Digitalis Purpurea	Common Foxglove
S-22	*	1 Gal	9	Echinacea Purpurea	Purple Coneflower
S-23	*	1 Gal	3	Echinacea Purpurea 'White Swan'	Purple Coneflower
S-24	*	1 Gal	18	Erigeron Karvinskianus	Santa Barbara Daisy
S-25	*	1 Gal	21	Euonymus Japonica 'Green Spire'	Evergreen Euonymus
S-26	*	1 Gal	7	Festuca Glauca 'Elijah Blue'	Blue Fescue
S-27		5 Gal	4	Gardenia Jasminoides 'Aimee'	First Love Gardenia
S-28	*	1 Gal	1	Gardenia Jasminoides 'Mystery'	NCN
S-29	*	1 Gal	7	Gardenia Jasminoides 'Radicans'	NCN
S-30	*	1 Gal	1	Gardenia Jasminoides 'Shoshu'	NCN
S-31	*	1 Gal	22	Hakonechloa Macra 'Aureola'	Japanese Forest Grass
S-32	*	1 Gal	3	Helianthemum Scorparium	Blue Oat Grass
S-33	*	1 Gal	5	Helianthemum Orientale	Linden Rose
S-34	*	1 Gal	39	Hebe 'Plum Pudding'	NCN
S-35	*	1 Gal	8	Iberis Sempervirens	Evergreen Candytuft
S-36	*	1 Gal	6	Lantana Montevidensis 'White Lightning'	NCN
S-37	*	1 Gal	19	Lantana Montevidensis 'Spreading Sunshine'	NCN
S-38	*	1 Gal	5	Lavandula x Intermedia 'Provence'	Lavender
S-39	*	1 Gal	1	Lavandula 'Goodwin Creek Grey'	Lavender
S-40	*	5 Gal	20	Lavandula Multifida	Lavender
S-41	*	5 Gal	3	Lavandula Stoechas	Lavender
S-42	*	1 Gal	7	Ligustrum Japonicum 'Texanum'	Wax Leaf Privet
S-43	*	1 Gal	3	Lonicera Nitida	NCN
S-44	*	1 Gal	15	Lonicera Nitida 'Chinese Plum Delight'	NCN
S-45	*	5 Gal	10	Miscanthus Sinensis 'Morning Light'	Maiden Grass
S-46	*	1 Gal	3	Nepeta Faassenii	Catmint
S-47	*	1 Gal	2	Pennisetum Buffelorum	Pampa
S-48	*	1 Gal	2	Pennisetum Setaceum 'Cupreum'	Red Fountain Grass
S-49	*	1 Gal	2	Penstemon 'Alice Hindley'	Beard Tongue
S-50	*	1 Gal	3	Penstemon 'Apple Blossom'	Beard Tongue
S-51	*	1 Gal	3	Penstemon 'Bashfulness'	Beard Tongue
S-52	*	1 Gal	8	Penstemon 'Holly's White'	Beard Tongue
S-53	*	1 Gal	1	Penstemon 'Margo'	Beard Tongue
S-54	*	1 Gal	1	Penstemon 'Red'	Beard Tongue
S-55	*	5 Gal	3	Penstemon 'Sour Grapes'	Beard Tongue
S-56	*	5 Gal	2	Phormium Tenax 'Bronze Baby'	New Zealand Flax (Low Water Use)
S-57	*	5 Gal	8	Phormium Tenax 'Platts Black'	New Zealand Flax (Low Water Use)
S-58	*	5 Gal	5	Phormium Tenax 'Sundance Red'	New Zealand Flax (Low Water Use)
S-59	*	5 Gal	5	Phormium Tenax 'Yellow Wave'	New Zealand Flax (Low Water Use)
S-60	*	5 Gal	19	Pittosporum Tobira 'Wheeler's Dwarf'	NCN
S-61	*	5 Gal	2	Polystichum Munitum	Sword Fern
S-62	*	5 Gal	5	Prunus Laurocerasus 'Otto Luyken'	Dwarf English Laurel
S-63	*	5 Gal	4	Rosa 'Bagatelle'	Rose
S-64	*	5 Gal	4	Rosa Floribunda 'Iceberg'	Rose
S-65	*	5 Gal	7	Rosa Floribunda 'Midas'	Rose
S-66	*	5 Gal	7	Rosa Hybrid Tea 'Tiffany'	Rose
S-67	*	5 Gal	18	Rosa Rugosa 'Blanc Double de Coubert'	Hybrid Tea Rose
S-68	*	5 Gal	15	Rosmarinus Officinalis 'Collingwood Ingram'	Rosmarinus Rose
S-69	*	5 Gal	6	Rosmarinus Officinalis 'Irene'	Rosemary
S-70	*	1 Gal	48	Rudbeckia Fulgida	Rosemary
S-71	*	1 Gal	10	Salvia Chamaedryoides	NCN
S-72	*	5 Gal	30	Salvia Clevelandii	Blue Sage
S-73	*	1 Gal	4	Salvia Greggii 'White'	Cleveland Sage
S-74	*	1 Gal	5	Salvia Greggii Dark Purple'	Sage
S-75	*	5 Gal	1	Salvia Leucantha 'Santa Rosa'	NCN
S-76	*	1 Gal	15	Salvia Officinalis 'Tricolor'	Tricolor Sage
S-77	*	1 Gal	4	Scabiosa Columaria 'Butterfly Blue'	Pincushion Flower
S-78	*	1 Gal	6	Scabiosa Columaria 'Pink Mist'	Pincushion Flower
S-79	*	1 Gal	6	Stipa Arundinacea	Pheasant Feather Grass
S-80	*	1 Gal	18	Teucrium Chamaedrys	Germander
S-81	*	1 Gal	21	Teucrium Fruticans 'Azurea'	Bush Germander
S-82	*	5 Gal	6	Westringia Rosmarinifolia 'Wynyabbie Gem'	Rosemary Westringia
S-83	*	5 Gal	4	Rosa 'Lavender Dream'	Rose
S-84	*	5 Gal	4	Lavandula Angustifolia 'Hidcote'	Dwarf English
S-85	*	5 Gal	2	Gardenia Jasminoides 'Veitchii'	NCN



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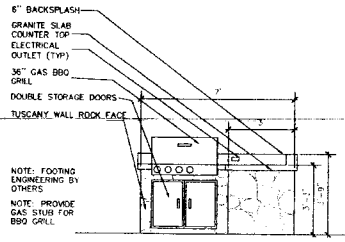
TITLE
MANNING RESIDENCE
5270 CLUBHOUSE DR
PLEASANTON, CA

REVISIONS
1) 11-28-06
2) 4-20-07

SCALE: 1/8" = 1' - 0"
DATE 11/24/06
DESIGN P.K.K.
DRAWN L.M.L.

SHEET L-2
OF 4



BBQ DETAIL

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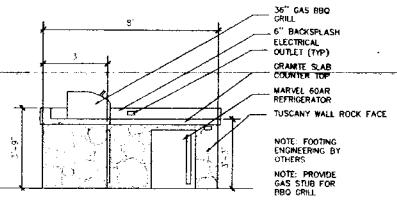
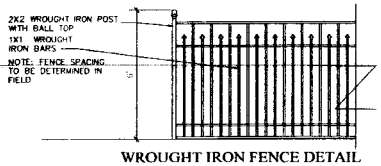
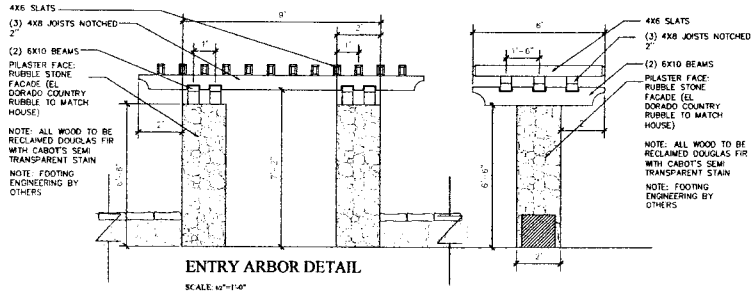




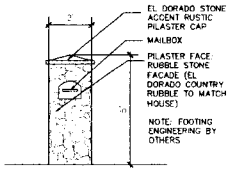
WROUGHT IRON FENCE DETAIL

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



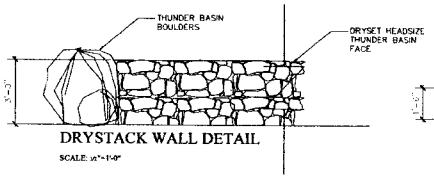
ENTRY ARBOR DETAIL

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



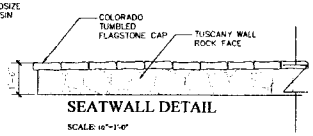
MAILBOX PILASTER DETAIL

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



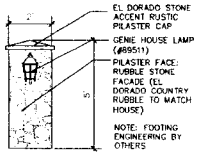
DRYSTACK WALL DETAIL

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



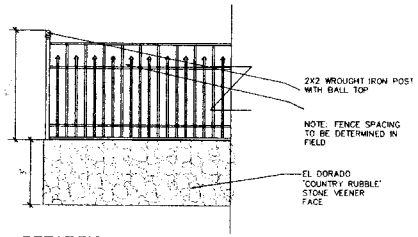
SEATWALL DETAIL

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



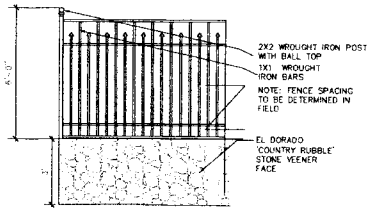
PILASTER WITH LAMP DETAIL

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



RETAINING WALL WITH FENCE DETAIL (RIGHT SIDEYARD)

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



RETAINING WALL WITH FENCE DETAIL (LEFT SIDEYARD)

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

DETAIL SHEET

Peter Koenig Designs
LANDSCAPE DESIGN & PLANNING
3201 Danville Blvd. Suite 285
Alamo, CA 94507
(925) 743-9509
Fax (925) 743-9270

TITLE
MANNING RESIDENCE
5270 CLUBHOUSE DR.
PLEASANTON,CA

REVISIONS
1) 4-20-07

SCALE: AS SHOWN
DATE 11-24-02
DESIGN P.K.K.
DRAWN J.L.H.

SHEET L-3
OF 4

IRRIGATION LEGEND

SYMBOL	SIZE	DESCRIPTION	MANUFACTURE/MODEL #
	1"	POINT OF CONNECTION. MANUAL SHUT OFF VALVE LOCATE WHERE MAIN SUPPLY LINE ENTERS THE BUILDING	1" GATE VALVE
		AUTOMATIC TIME CLOCK. LOCATE TIME CLOCK AT OWNERS REQUEST	WEATHERMATIC MK12A
	1"	VACUUM PRESSURE BREAKER. LOCATE 18" ABOVE HIGHEST SPRINKLER HEAD ELEVATION LOCATE BETWEEN P.C. AND THE 1" VALVE. HIDE IN PLANTER AREA AS WELL AS POSSIBLE	FEBCO #25T
	1"	REMOTE CONTROL VALVE. LOCATE IN PLANTER AREA HIDDEN AS WELL AS POSSIBLE FROM CASUAL VIEW. VALVE BOXES ARE RECOMMENDED.	WEATHERMATIC 2100HE-10
	1"	MAIN LINE. TRENCHES MUST BE A MINIMUM DEPTH OF 18".	PVC PIPE SCHEDULE 40
	½", ¾", 1"	LATERAL LINE. TRENCHES MUST BE A MINIMUM DEPTH OF 8"	

SPRINKLER HEADS

4" POP UP LAWN SPRAY HEAD	TORO 5704P-12" -0 (LOW GALLON)
	TORO 5704P-12" -120 (LOW GALLON)
	TORO 5704P-12" -H (LOW GALLON)
	TORO 5704P-12" -240 (LOW GALLON)
	TORO 5704P-12" -270 (LOW GALLON)
	TORO 5704P-12" -F (LOW GALLON)
4" POP UP LAWN SIDE STRIP	TORO 5704P-12" -SST (LOW GALLON)
4" POP UP LAWN SPRAY	TORO 5704P-15" -Q (LOW GALLON)
	TORO 5704P-15" -120 (LOW GALLON)
	TORO 5704P-15" -H (LOW GALLON)
	TORO 5704P-15" -240 (LOW GALLON)
	TORO 5704P-15" -270 (LOW GALLON)
	TORO 5704P-15" -F (LOW GALLON)
6" POP UP SHRUB SPRAY	TORO 5706P-12" -Q (LOW GALLON)
	TORO 5706P-12" -120 (LOW GALLON)
	TORO 5706P-12" -H (LOW GALLON)
	TORO 5706P-12" -240 (LOW GALLON)
	TORO 5706P-12" -270 (LOW GALLON)
	TORO 5706P-12" -F (LOW GALLON)

IRRIGATION

A. Provide, and install the irrigation sprinkler system as indicated and specified on the drawings in accordance with all local codes.

B. TRENCHES: Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:

1. 18" minimum cover over main lines to separate control valves.
2. 12" minimum cover over lateral lines to heads.
3. 24" minimum cover under paved parking areas or roads.

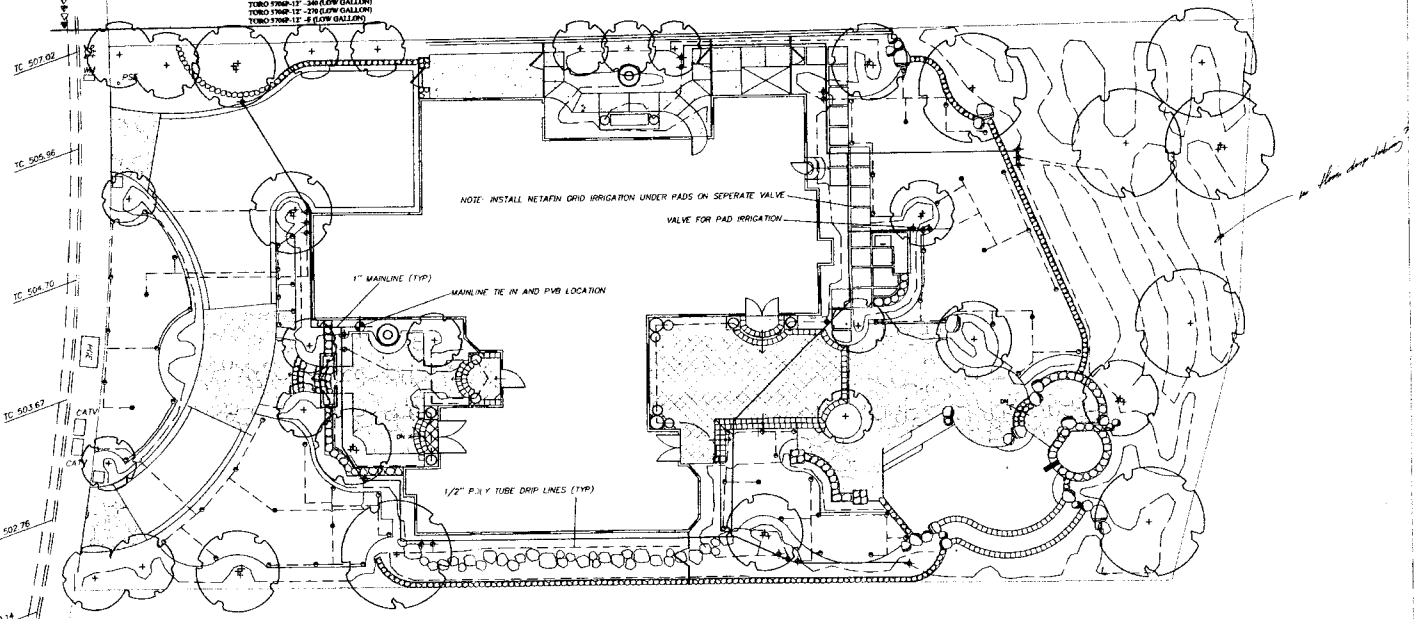
C. Place sprinkler heads a minimum of 4" from pedestrian and 12" from automobile traffic. Brush heads shall be mounted with 90° riser with 2 stainless steel clamps. Place lube shall extend 90° above finish grade and be of galvanized steel slotted with nickel free enclosed pipe and 2 clips.

D. PAINTING: Main shall be hydrostatically tested while trench is still open. Repair all holes and adjust all sprinkler heads for proper distribution. A test for adequate coverage shall be made prior to planting. The contractor will provide additional heads if necessary at no additional expense to the owner.

Quadra Bubbler Tee- Pages 2-774.01
Each tee to have (2) Model #5633, 3.7 G.P.H. Quadra Bubblers.
Run 1 PQB Tubes to 1 Gal's
Run 2 PQB Tubes to 5 Gal s
Run 3 PQB Tubes to 15 Gal Trees
Run 4 PQB Tubes to 24" Box Trees
Install #2133 Insect Plugs end end of PQB Tubes.
All groundcover areas not covered by micro-spray are to be irrigated using Inner tubing (Model #LSL-6-Pages). Each tube to cover approximately 10 sq feet in a swooping S-pattern to insure full coverage.

NOTE: 1) CONTRACTOR TO INSTALL WILKINS 600 PRESSURE REGULATOR IN CASE WATER PRESSURE IS EXCESSIVE.
2) CONTRACTOR IS TO INSTALL CHECK VALVES UPSTREAM OF ALL LOW SPRINKLER HEADS.

NOTE: 1) INSTALL FEBCO 825 Y DOUBLE CHECK VALVE IN PLACE OF VACUUM PRESSURE BREAKER LOCATE AT P.O.C. TO WATER MAIN DUE TO LOW WATER CONTAMINATION RISK IN THIS AREA REQUEST IS MADE TO LOCATE AT THIS POINT INSTEAD OF ABOVE HIGHEST HEAD.



IRRIGATION PLAN

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1) 11-28-06
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SHEET L-4
OF 4