

SQUARE FOOTAGE	
PROPOSED HOUSE	
1ST FLOOR AREA:	± 2641 SF
2ND FLOOR AREA:	± 2103 SF
TOTAL FLOOR (CONDITIONED) AREA:	± 4800 SF
PORTICO:	± 154 SF
TERRACE (COVERED):	± 100 SF
MASTER BALCONY:	± 105 SF
BALCONY #2:	± 123 SF
GARAGE:	± 710 SF
LOT SIZE	± 10,285 SF
FAR: (4800 + 710 - 600) / 10,285	21%
MAX FAR:	30%

ARCHITECTURAL SITE PLAN SCALE: 1/8" = 1'-0"



REVISIONS	DATE

Design & Tech Associates
professional design services

1486 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94566
 PH: (925) 224-5200

OWNER:
TARLOCHAN SIDHU
 16047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

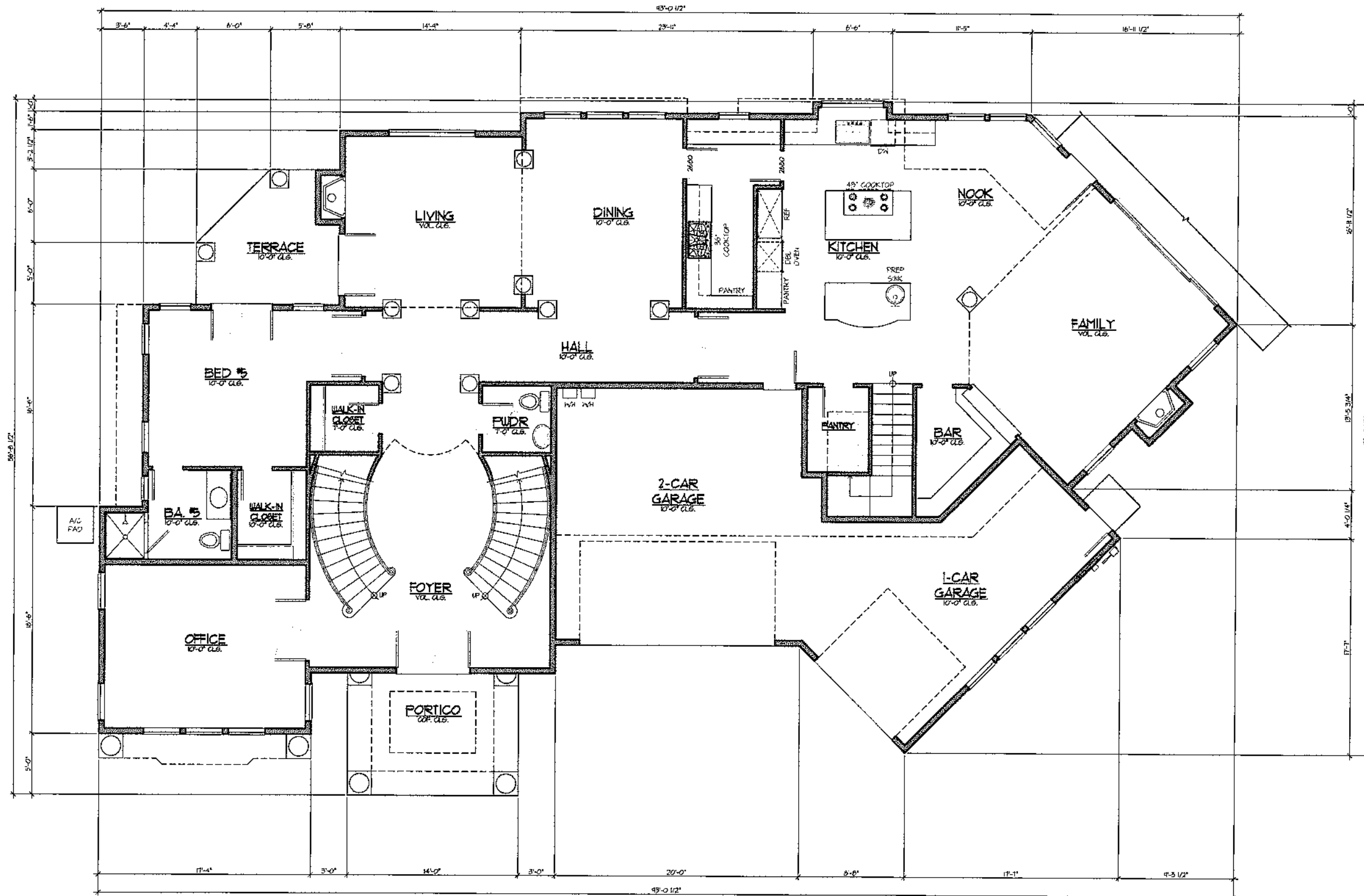
PROJECT:
SIDHU RESIDENCE
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

DRAWING TITLE:
PROPOSED SITE PLAN

SIGNATURE:

DRAWN	SR
CHECKED	SR
DATE	10/12/18
SCALE	AS NOTED
JOB NO.	15-071
SHEET	

A1.2



FIRST FLOOR PLAN

1/4" = 1'-0"

REVISIONS	DATE

Design & Tech Associates
Professional design services

4453 BLACK AVENUE SUITE 250 • PLEASANTON, CA 94566
 PH: (925) 234-0285

OWNER:
TARLOCHAN SIDHU
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

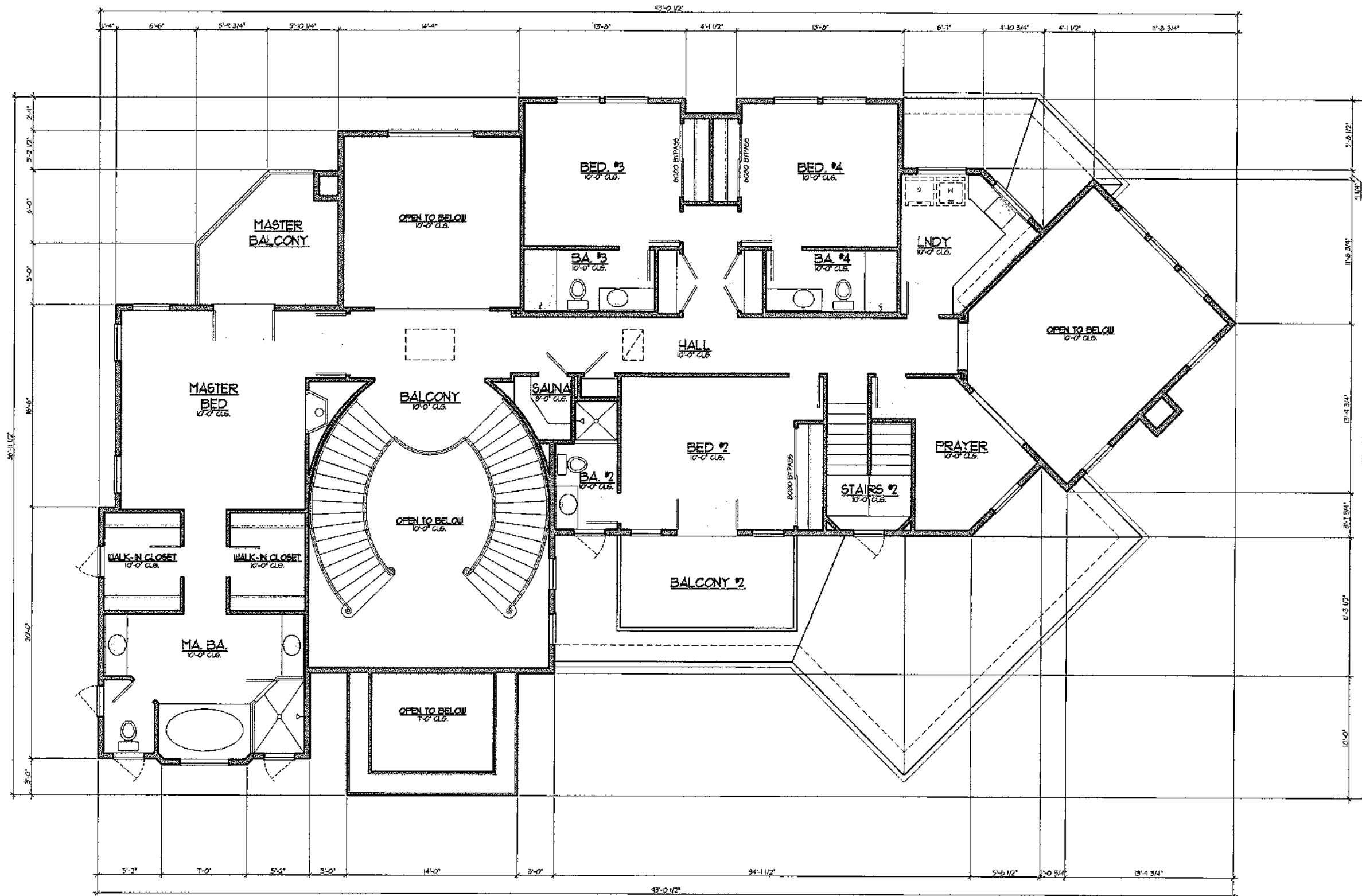
PROJECT:
SIDHU RESIDENCE
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

DRAWING TITLE:
FIRST FLOOR PLAN

SIGNATURE:

DRAWN	SBR
CHECKED	GMUNN
DATE	10/12/16
SCALE	AS NOTED
JOB NO.	15-071
SHEET	BHEET

A2.1



SECOND FLOOR PLAN

1/4" = 1'-0"

NO.	DATE	REVISIONS

Design & Tech Associates
 Architecture & Interiors
 1458 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94588
 PH: (925) 723-9280

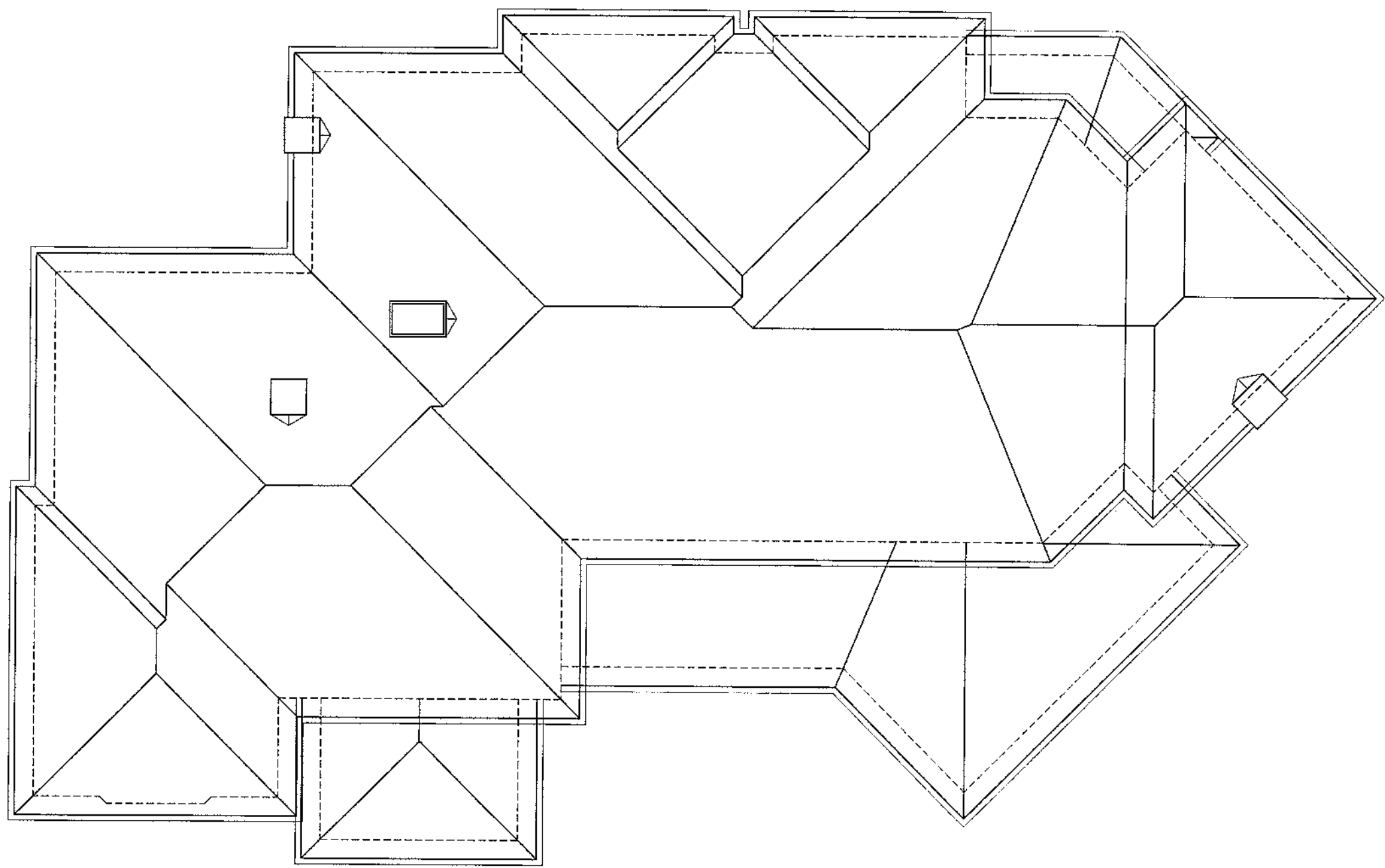
OWNER:
TARLOCHAN SIDHU
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

PROJECT:
SIDHU RESIDENCE
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA. 94566

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN	SBR
CHECKED	G.MUNN
DATE	12/21/15
SCALE	AS NOTED
JOB NO.	15-071
SHEET	

A2.2



SECOND FLOOR PLAN 1/4" = 1'-0"

REVISIONS	DATE

Design & Tech Associates
architectural design services

1458 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94566
 PH: (925) 233-6200

OWNER:
TARLOCHAN SIDHU
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA, 94566

PROJECT:
SIDHU RESIDENCE
 6047 SYCAMORE TERRACE RD.
 PLEASANTON, CA, 94566

DRAWING TITLE:
ROOF PLAN

SIGNATURE:

DRAWN	EBR
CHECKED	GMMN
DATE	10-12-10
SCALE	AS NOTED
JOB NO.	15021
SHEET	

A2.3



LEFT (SOUTH) ELEVATION 1/4" = 1'-0"

- MATERIAL & COLOR LIST (1)**
- PAINT COLORS**
1. BODY: 1/3" 3-COAT STUCCO W/ SMOOTH TROWEL FINISH, COLOR: KELLY MOORE, CARGO #412 (LIGHT MACHINE DASH FINISH AT RIGID FOAM BUILD-UP TRIM AND BLOCK WALL BASE)
 2. GUTTERS & ACCENTS: 6.5M. GUTTERS & PRE-CAST ACCENTS, COLOR: KELLY MOORE, RARE EARTH #ACN8B-N
 3. TRIM: ARCHITECTURAL FACADES UNLIMITED, COLOR: KELLY MOORE, MALIBU BEIGE 216
 4. CONCRETE ROOF TILE: MONIER LIFETILE, COLOR: ESPANA BROWN BLEND
 5. ACCENT: PRE-CAST CONCRETE & FOAM ACCENTS, ARCHITECTURAL FACADES UNLIMITED, COLOR: DUSTY MAIVE, FINISH: EXTERIOR TRAVERTINE
 6. WINDOWS & PATIO DOORS: MILGARD DUAL PANE FINISH: ALMOND VINYL
 7. DOORS: EXTERIOR WOOD PAINTED OR STAINED
 8. ENTRY DOOR: HUBBARD IRON DOORS, MODEL #804
 9. STUCCO COLUMNS, ARCHITECTURAL FACADES UNLIMITED, OR PER OWNERS SPECS.
 10. 2x FASCIA



FRONT (EAST) ELEVATION 1/4" = 1'-0"

DATE	REVISIONS

Design & Tech Associates
Professional Design Services
4458 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94566
PH: (925) 222-9200

OWNER:
TARLOCHAN SIDHU
6047 SYCAMORE TERRACE RD.
PLEASANTON, CA. 94566

PROJECT:
SIDHU RESIDENCE
6047 SYCAMORE TERRACE RD.
PLEASANTON, CA. 94566

DRAWING TITLE:
EXTERIOR ELEVATIONS

SIGNATURE:

DRAWN	5BR
CHECKED	QJM/BN
DATE	10/12/16
SCALE	AS NOTED
JOB NO.	15-071
SHEET	

A3.1



RIGHT (NORTH) ELEVATION 1/4" = 1'-0"

- MATERIAL & COLOR LIST (1)**
- PAINT COLORS**
1. BODY: 1/8" 3-COAT STUCCO w/ SMOOTH TRONEL FINISH
COLOR: KELLY MOORE, CARGO #412 (LIGHT MACHINE DASH FINISH AT RIGID FOAM BUILD-UP TRIM AND BLOCK WALL BASE)
 2. GUTTERS & ACCENTS: 6.5M. GUTTERS & PRE-CAST ACCENTS,
COLOR: KELLY MOORE, RARE EARTH #ACN88-N
 3. TRIM: ARCHITECTURAL FACADES UNLIMITED,
COLOR: KELLY MOORE, MALIBU BEIGE 216
 4. CONCRETE ROOF TILE: MONIER LIFETILE,
COLOR: ESPANA BROWN BLEND
 5. ACCENT: PRE-CAST CONCRETE & FOAM ACCENTS, ARCHITECTURAL FACADES UNLIMITED,
COLOR: DUSTY MAUVE,
FINISH: EXTERIOR TRAVERTINE
 6. WINDOWS & PATIO DOORS: MILGARD DUAL PANE
FINISH: ALMOND VINYL
 7. DOORS: EXTERIOR WOOD PAINTED OR STAINED
 8. ENTRY DOOR: HUBBARD IRON DOORS, MODEL #809
 9. STUCCO COLUMNS: ARCHITECTURAL FACADES UNLIMITED, OR PER OWNERS SPECS.
 10. 2x FASCIA

DATE	REVISIONS

Design & Tech Associates
Professional Design Services

14166 BLACK AVENUE, SUITE 200 • PLEASANTON, CA 94566
PH: (925) 223-6200

OWNER:
TARLOCHAN SIDHU
6047 SYCAMORE TERRACE RD.
PLEASANTON, CA. 94566

PROJECT:
SIDHU RESIDENCE
6047 SYCAMORE TERRACE RD.
PLEASANTON, CA. 94566

DRAWING TITLE:
EXTERIOR ELEVATIONS

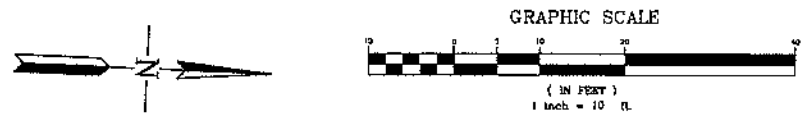
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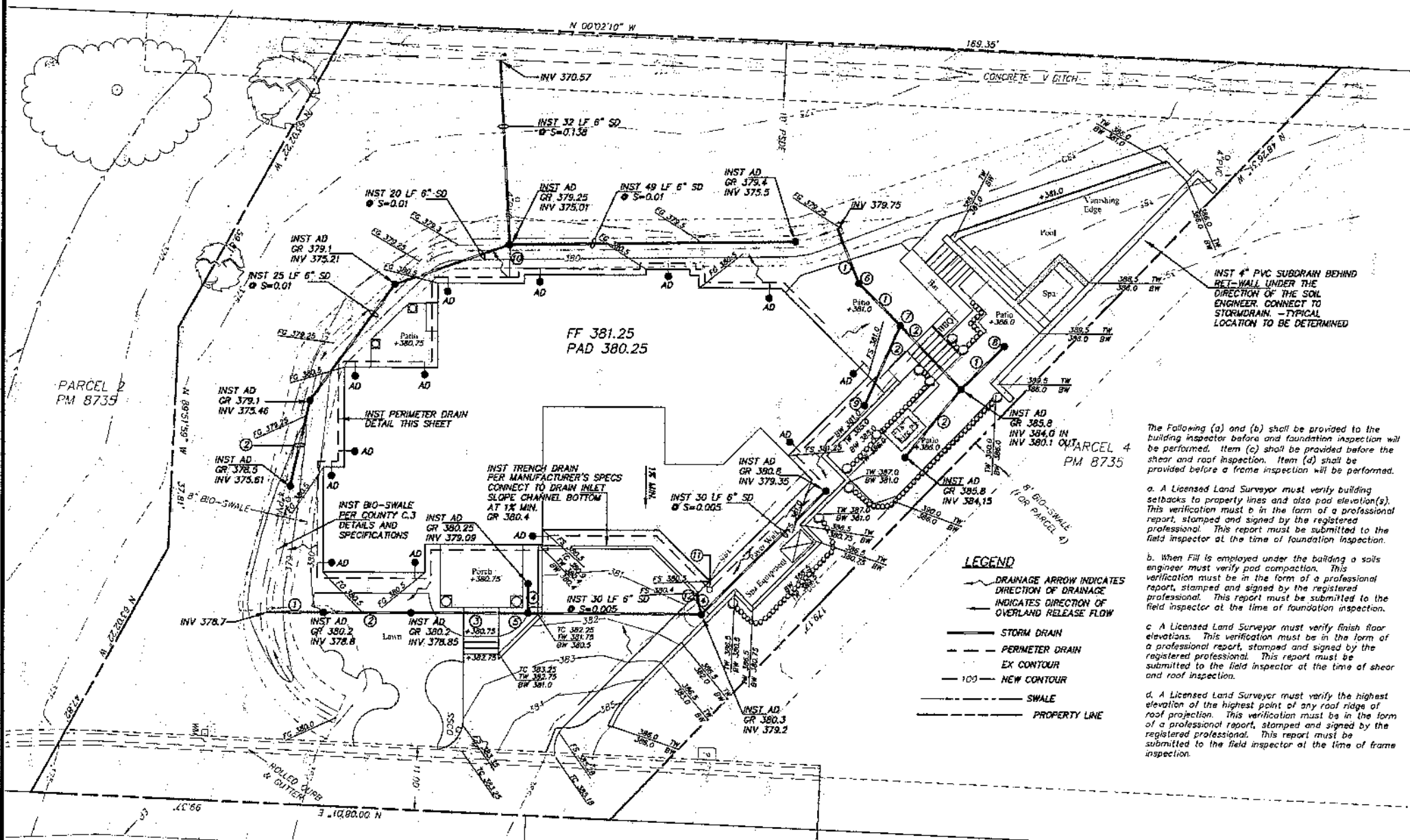
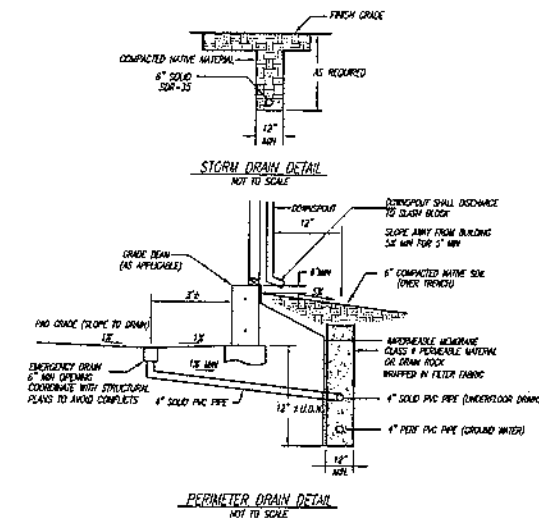
REAR (WEST) ELEVATION 1/4" = 1'-0"

DRAWN	SBR
CHECKED	G.MUNN
DATE	10/12/18
SCALE	AS NOTED
JOB NO.	15-071
SHEET	

A3.2



* PER THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S CLEAN WATER (C.3) REQUIREMENTS, WATER FROM THE ROOF AND HARDSCAPE INTENDED TO RUN THROUGH LANDSCAPING BEFORE ENTERING STORM DRAIN SYSTEM.



- GRADING NOTES:**
- ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
 - ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
 - ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL DISCHARGE TO SPLASH BLOCKS.
 - ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
 - SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
 - AREA DRAINS SHALL HAVE A MINIMUM 5 INCHES DIAMETER GRATE OPENING.
 - ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
 - ALL DRAIN LINES SHALL PASS UNDERNEATH THE GRADE BEAMS, NOT THROUGH THEM. ANY SUBDRAINS PLACED UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIER AND/OR GRADE BEAMS.
 - WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE.
 - ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PVC PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. 6" STORM DRAIN TO BE PVC SDR-35 OR APPROVED EQUAL. (SEE DETAILS)
 - CLEARCUTS FOR PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.
 - EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
 - THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
 - THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.

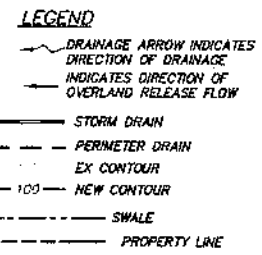
The Following (a) and (b) shall be provided to the building inspector before and foundation inspection will be performed. Item (c) shall be provided before the shear and roof inspection. Item (d) shall be provided before a frame inspection will be performed.

a. A Licensed Land Surveyor must verify building setbacks to property lines and also pad elevation(s). This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

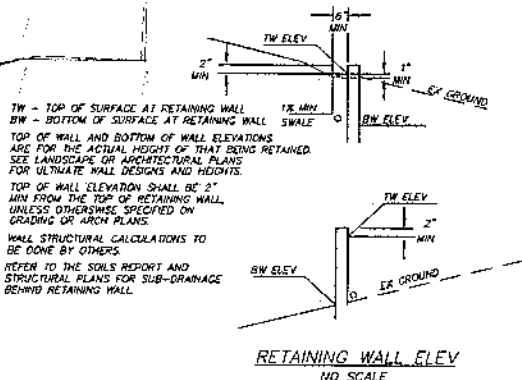
b. When Fill is employed under the building a soils engineer must verify pad compaction. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

c. A Licensed Land Surveyor must verify finish floor elevations. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of shear and roof inspection.

d. A Licensed Land Surveyor must verify the highest elevation of the highest point of any roof ridge of roof projection. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of frame inspection.



- INST 8 LF 6" SD @ S=0.01
- INST 15 LF 6" SD @ S=0.01
- INST 20 LF 6" SD @ S=0.01
- INST 4 LF 6" SD @ S=0.01
- INST AD GR 380.25 INV 379.05
- INST AD GR 380.8 INV 379.85
- INST AD GR 380.8 INV 379.95
- INST AD GR 385.8 INV 384.1
- INST AD GR 380.8 INV 380.1
- 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN SEE NOTE 9 TYPICAL
- INST CO @ PERIMETER DRAIN HP SUBDRAIN INV 379.75 (TYPICAL) SEE NOTE 11
- CONNECT STRIP DRAIN TO STORM DRAIN PIPE 6" STORM DRAIN PIPE INV= 379.24



BASIS OF BEARINGS
THE BEARINGS SHOWN UPON THIS MAP ARE THE SAME AS SHOWN UPON "PARCEL MAP 8735, CITY OF PLEASANTON, CALIFORNIA"

BASIS OF ELEVATIONS
ELEVATIONS SHOWN ON THIS MAP ARE THE SAME AS SHOWN UPON PARCEL MAP 8735.

NOTES:

- ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.
- GARAGE FLOOR TO SLOPE TOWARDS THE FRONT AT 1% MIN.
- PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
- THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

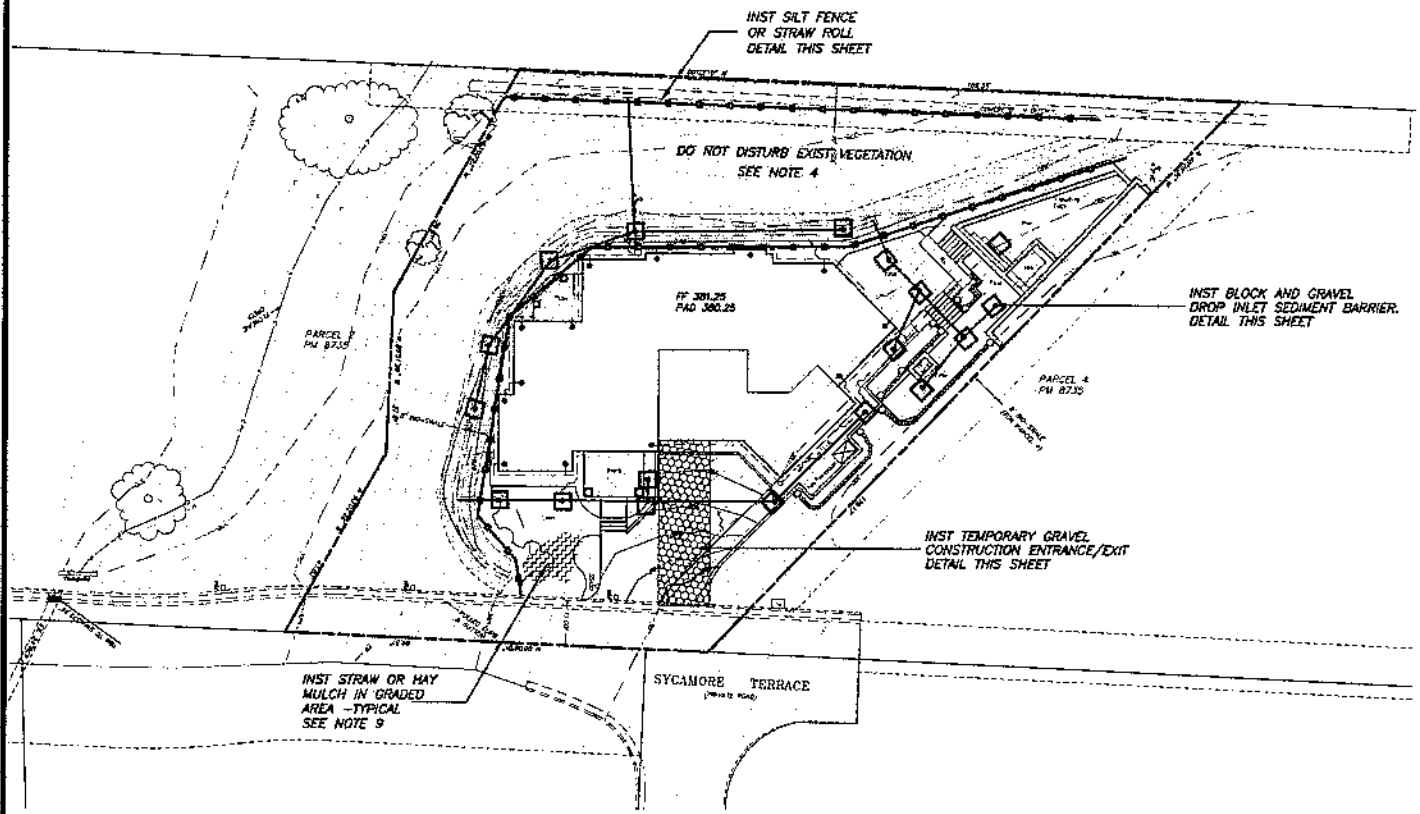
IMPERMEABLE AREA = 6,532

ABBREVIATIONS

AD	AREA DRAIN
CD	CLEAN-OUT
DI	DRAIN INLET (MANHOLE P18 OR EQUAL)
BM	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FS	FINISHED GRADE
FS	FINISHED SURFACE
GR	TOP OF GRADE
HP	HIGHPOINT
INV	INVERT
OFF	GRADE FINISHED FLOOR
SWI	STORM WATER INLET
TC	TOP OF CURB
TO	TOP OF GRADE
TW	TOP OF RETAINING WALL



ALEXANDER & ASSOCIATES INC.
 SURVEYORS ENGINEERS PLANNERS
 147 OLD HERBAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (956) 468-8816
 PROJECT NAME: GRADING AND DRAINAGE PLAN
 PARCEL 3 PM 8735
 CITY OF PLEASANTON
 ALAMEDA COUNTY, CALIFORNIA
 SHEET NO: C1
 OF 3 SHEETS



EROSION CONTROL NOTES:

- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON. THE RAINY SEASON IS DEFINED AS OCTOBER 1 THROUGH APRIL 15. DURING THE RAINY SEASON AS NOTED DURING, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
- PERSON RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN: _____
NAME: _____
ADDRESS: _____
TELEPHONE (BUS): _____
AFTER OFFICE HOURS: _____
- FAILURE TO IMPLEMENT, INSPECT, MAINTAIN, AND REPAIR EROSION CONTROL MEASURES ARE VIOLATIONS OF THE FEDERAL CLEAN WATER ACT AND CALIFORNIA WATER CODE. FINES FOR EACH VIOLATION OF UP TO \$5000 PER DAY PLUS FIVE PER GALLON OF SEDIMENT LADEN WASTEWATER DISCHARGED MAY BE IMPOSED ADMINISTRATIVELY BY THE REGIONAL BOARD. FINES OF UP TO \$5000 PER DAY FOR EACH VIOLATION MAY BE ASSESSED BY INSPECTORS OF THE SUPERVISOR'S OFFICE.
- EXISTING NATURAL VEGETATION IS AN EFFECTIVE FORM OF EROSION AND SEDIMENT CONTROL. THOUGH PRESERVATION OF NATURAL VEGETATION MAY CONSIDER CONSTRUCTION AREA ACTIVITIES, IT IS AN INDEPENDENT ALTERNATIVE TO EROSION AND SEDIMENT CONTROL MEASURES. DURING CONSTRUCTION, AREAS WHERE EXISTING VEGETATION IS TO BE PRESERVED SHALL BE CLEARLY MARKED AND REPAIRED IMMEDIATELY IF DAMAGED.
- THIS PLAN IS NOT INTENDED FOR PROJECTS THAT PLAN TO BEGIN GRADING BETWEEN OCTOBER 1 AND APRIL 15. THIS PLAN IS BASED UPON ALL GRADING AND STORM DRAIN FACILITIES BEING INSTALLED BY OCTOBER 1.
- PROJECTS THAT HAVE NOT COMPLETED GRADING AND DO NOT HAVE THE STORM DRAIN SYSTEM INSTALLED BEFORE OCTOBER 1 MUST HAVE AN UPDATED PLAN PROVIDED.
- IF ON SITE CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON THE PLAN, CONSTRUCTION SHALL STOP THE EROSION CONTROL MEASURES AND APPROVED BEFORE THE START OF ANY GRADING. NOTIFY ALEXANDER & ASSOCIATES OF ANY NECESSARY REVISIONS, ALLOWING 48 HOURS NOTICE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL POSTGRADING AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY.
- ON GRADED OR DISTURBED AREAS 5:1 OR FLATTER MULCH SHALL BE APPLIED EXCEPT WITHIN 10' OF THE EXISTING GRADING. MULCH MAY BE APPLIED BY HAND OR MACHINE AT THE RATE OF 4,000 LB/AC (100 TONS/AC). MULCHING MAY BE INSTALLED BY APPLYING HAY OR STRAW, ANCHORED IN PLACE BY MANUFACTURER'S RECOMMENDATIONS, LONG PITCHED NETTING, OR COVERED AND THE SOIL MECHANICALLY.
- ON GRADED OR DISTURBED AREAS GREATER THAN 5:1, EROSION CONTROL BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- ON GRADED OR DISTURBED AREAS 5:1 OR FLATTER INTERSECTIONS SHALL BE INSTALLED.
- THE AREA TO BE INTERSECTED SHALL HAVE A FIRM SEEDING WHICH HAS PROVENLY BEEN ESTABLISHED BY SCALPING, GRADING, HARROWING, CHESTING, TUCKER-BALLING, OR OTHERWISE WORKED TO A DEPTH OF 2 TO 4 INCHES UNLESS OTHERWISE NOTED. NO MULCH SHALL BE USED THAT WILL CREATE AN EXCESSIVE AMOUNT OF DOWNWARD SOIL WASHING.
- SEEDING, FERTILIZING AND MOWING SHALL BE DONE BY SEPTEMBER 15TH, ANY YEAR.
- SEEDING SPECIES AND APPLICATION RATES SHALL BE:
GRADED BROWN SOIL 30 POUNDS PER ACRE BROADCAST
2000 ANNUAL FESCUE 10 POUNDS PER ACRE
FRANCHISE 60 ANNUAL FINE GRASS 20 POUNDS PER ACRE
- THE HYDROSEEDER SHALL BE EQUIPPED WITH A BUILT IN COMPRESSOR AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PROVIDE A HOMOGENEOUS SLURRY AND A DODGEWIRE SYSTEM THAT APPLIES THE SLURRY TO THE SLOPES AT A CONTINUOUS AND UNIFORM RATE. SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MIN. THE SLURRY SHALL CONTAIN THE PROPOSED FERTILIZER AND SHALL ALSO CONTAIN WOOD FIBER AT THE RATE OF 1500 LBS OF WOOD FIBER PER ACRE. THE WATER USED SHALL BE POTABLE WATER OF CLASS 1 OR 2 AGRICULTURAL IRRIGATION WATER. THE SLURRY SHALL BE CONTINUOUSLY USED AND SHALL BE MIXED AT LEAST 5 MIN AFTER THE LAST ANCHOR BOTTLE APPLICATION STARTS. THE SLURRY SHALL BE APPLIED AT A RATE THAT IS NON-EROSIVE AND ANNOUNCED SEASONS.
- CRITICAL PLANTING AREA SITES SHALL BE INSPECTED NO MORE THAN 30 DAYS AFTER PLANTING AND NO MORE THAN 30 DAYS AFTER THE FIRST RAIN. FOLLOW UP INSPECTIONS SHOULD OCCUR BETWEEN 90 AND 90 DAYS AFTER THE FIRST INSPECTION AND ONCE IN THE SPRING. AT THE SITE IS FULLY ESTABLISHED (AND VEGETATION SEEDING) NO FURTHER INSPECTION SHALL BE NECESSARY. IF THE SPRING INSPECTION OR ANY OTHER INSPECTION REVEALS THAT THE SLOPES NEED TO BE REPAIRED IN THAT THE SEED HAS NOT TAKEN OR EROSION HAS TAKEN PLACE, SLOPES SHALL BE REPAIRED AND/OR RESEED. THE SLOPES SHALL BE SLOTTED OVER, INCLUDING FILLING OF RILLS AND/OR GULLIES BEFORE RESEEDING STARTS. THE SEEDING OPERATION SHALL BE SOME AS SPECIFIED ABOVE.
- ALL GRASSING SLOPES SHALL BE LINED WITH A CONCRETE 6"X-6" OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. INSTALL STRAW BALE BARRIERS OR STRAW ROLLS AT EVERY 2' IN ELEVATION CHANGE.
- NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING STORM SYSTEM BEFORE THE ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED.
- AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE EXISTING SLOPES SHALL BE RESEEDED AND SEDIMENT BARRIERS SHALL BE PLACED AROUND THE EXISTING SLOPES, AS SHOWN ON THIS PLAN OR IN THE EROSION AND SEDIMENT CONTROL FIELD MANUAL.
- PAVING LEAVES SHOULD NOT BE ALLOWED TO DISCHARGE DIRECTLY TO BARE SOIL. THEY SHOULD BE CONNECTED DIRECTLY TO THE STORM DRAIN SYSTEM OR DISCHARGE TO ENERGY DISSIPATING SPLASH BLOCKS.
- THE CONTRACTOR SHALL PLACE A CURB OF 50 LINEAL FEET OF 6"X-6" CONCRETE 2'-3" CHAMFER OR LARGER, AT A MINIMUM OF 6" DEEP AT EACH END OF EVERY FULL METER OF EXISTENCE TO THE SITE. ANY AND ALL THAT IS PLACED INTO PUBLIC STREETS SHALL BE REPAIRED THAT SAME DAY AS REQUIRED BY THE CITY ENGINEER.
- DURING THE RAINY SEASON, ACCESS TO THE SITE WILL BE THROUGH THE TEMPORARY CONCRETE CONSTRUCTION ENTRANCE/EXIT ONLY.
- DURING THE RAINY SEASON, ACCESS TO THE SITE WILL BE THROUGH THE TEMPORARY CONCRETE CONSTRUCTION ENTRANCE/EXIT ONLY. ALL AREAS SHALL BE KEPT CLEAR OF DEBRIS, WASTE, AND OTHER MATERIALS. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT LADEN RUNOFF FROM EXISTING AND NEW STORM DRAINAGE SYSTEMS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT TEMPORARY SEEDING AREAS AND/OR STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY. STOCKPILES SHOULD BE COVERED AND PROTECTED WITH AN APPROVED SEDIMENTATION CONTROL MEASURE, E.G. SILT FENCE OR STRAW ROLL.
- THIS PLAN GOVERNS ONLY THE FIRST WATER FOLLOWING GRADING. PLANS ARE TO BE PRESENTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- THIS PLAN IS ACCEPTED FOR EROSION AND SEDIMENT CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO THE DRAWING PLAN FOR OTHER INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE PLUG CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS SERVED.

CITY OF PLEASANTON
STANDARD BMP'S FOR SINGLE FAMILY CONSTRUCTION SITES

THE FOLLOWING CONDITIONS APPLY TO ALL SITES DURING THE CONSTRUCTION PROCESS. THESE REQUIREMENTS APPEAR IN THE CONDITIONS OF APPROVAL FOR ALL PROJECTS BUT MAY NOT BE EFFECTIVELY COMMUNICATED TO THE FIELD CREWS. THEREFORE THESE STANDARD CONDITIONS SHOULD APPEAR ON THE PLANS EITHER IN THE GENERAL NOTES OR ON THE EROSION CONTROL PLAN. THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY TRAINING ON THESE ITEMS TO THE FIELD CREWS.

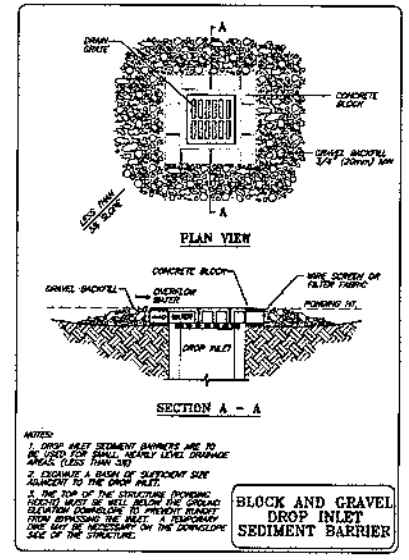
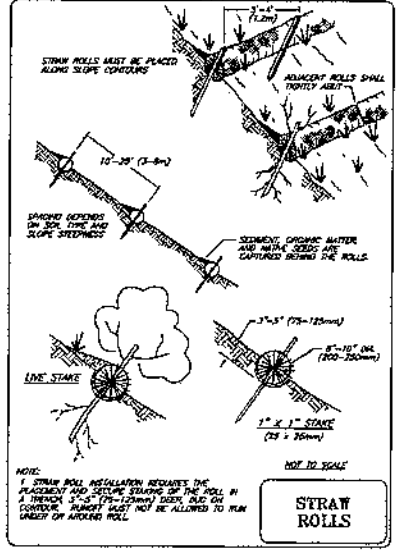
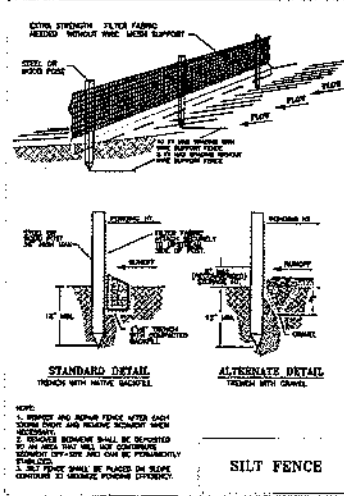
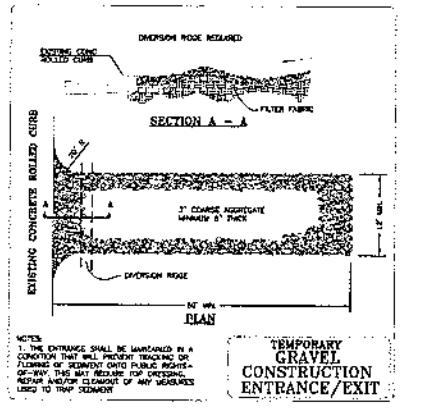
A. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER APPROVED CONTAINER, WHICH IS EQUIPPED OR REPAIRED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.

B. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL ON THEM. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF PAVED OR GRAVELLED AREAS DURING WET WEATHER. BROOM SWEEP THE STREET PAVEMENT ADJOINING THE PROJECT SITE ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING.

C. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE TO REDUCE THE POTENTIAL OF DISCHARGES INTO THE STORM DRAIN SYSTEM EITHER BY SOGGY WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.

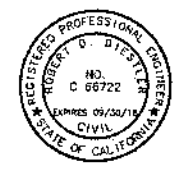
D. NEVER CLEAN MACHINERY, EQUIPMENT, TOOLS, BRUSHES, OR RINSE CONTAINERS DIRECTLY ONTO THE SITE WHERE THE EFFLUENT COULD FIND ITS WAY INTO THE GROUND WATER OR A STREET, GUTTER, OR STORM DRAIN SYSTEM. SIMILARLY, CONCRETE, GROUT, AND PLASTER OPERATIONS SHOULD BE CONTAINED ON SITE AND ANY WASHOUT DISCHARGE SHOULD BE DIRECTED INTO A CONTAINMENT AREA WHERE IT CAN BE ALLOWED TO HARDEN AND PROPERLY DISPOSED OF.

E. VEHICLE AND EQUIPMENT MAINTENANCE, SUCH AS OIL CHANGES OR REFUELING, SHOULD BE DONE OFF THE SITE UNLESS APPROVED. IMPROPERLY COVERED CONTAINMENT AREAS ARE PROVIDED. DRIP PANS SHALL BE PROVIDED FOR STATIONARY EQUIPMENT SUCH AS COMPRESSORS OR GENERATORS. LARGE EQUIPMENT SUCH AS FORK-LIFTS OR TRACTORS THAT ARE STORED ON THE SITE SHOULD BE COVERED AND PROVIDED WITH DRIP PANS.



LEGEND

- SILT FENCE OR STRAW ROLLS
- BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER OR APPROVED EQUAL
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
- CONTECH ERO-MAT OR APPROVED EQUAL
- STRAW OR HAY MULCH



ALEXANDER & ASSOCIATES INC.
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 466-8245

PROJECT NAME: EROSION CONTROL PLAN
PARCEL 3 PM 8735
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

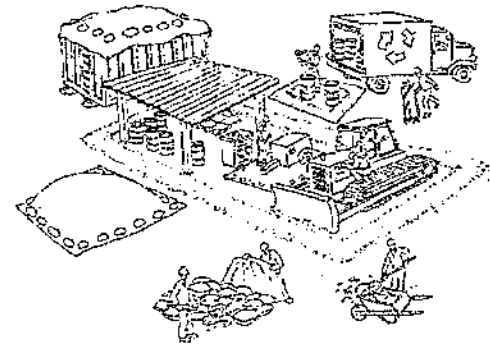
DATE: 10-18-16
SHEET NO.: 3 OF 3 SHEETS

DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=20'

Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off-site.

Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and man-holes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



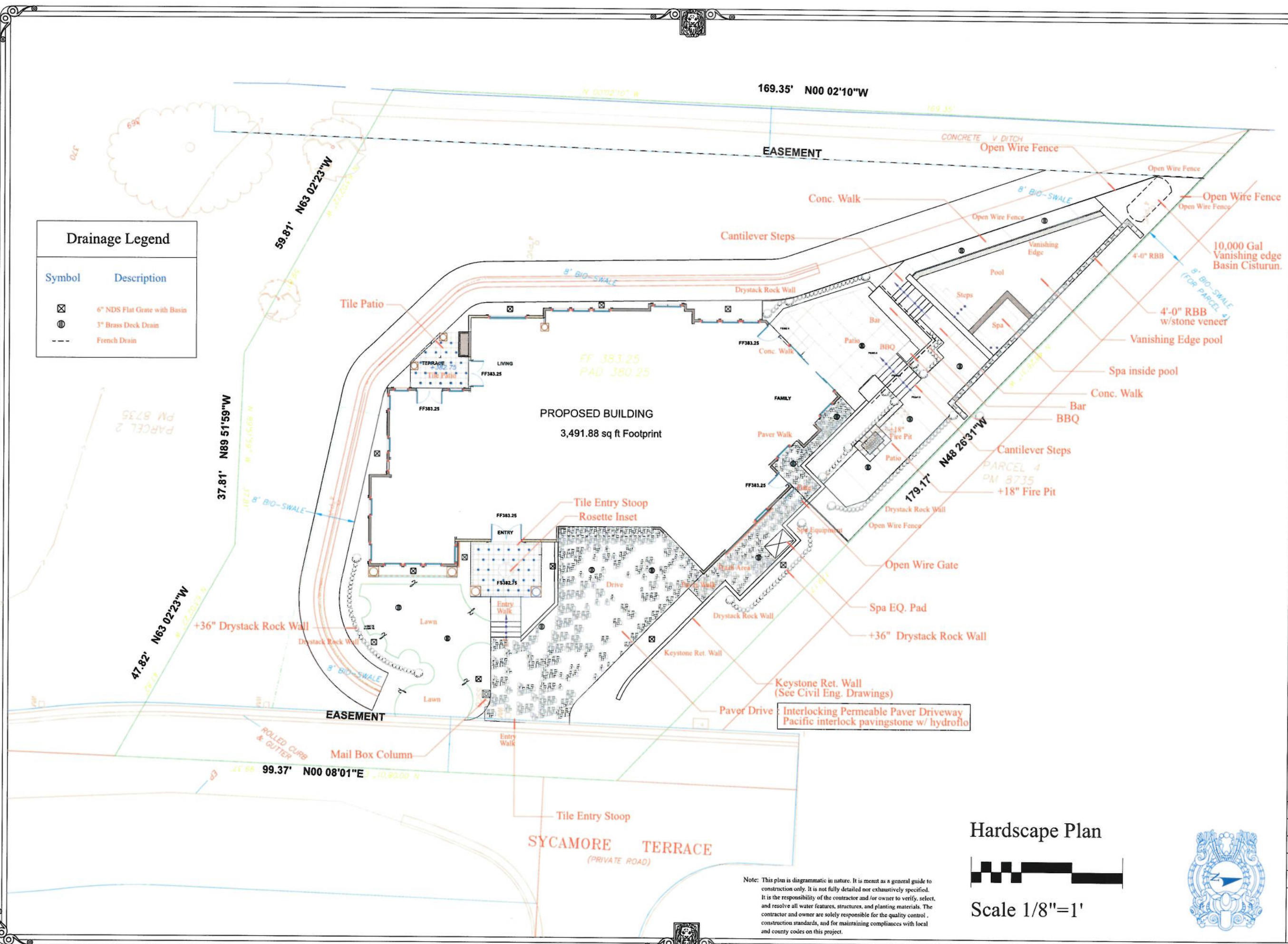
Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



SURVEYORS ENGINEERS PLANNERS		ALEXANDER & ASSOCIATES INC. 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 468-2265	
DESIGNED BY	DATE	PROJECT NAME	REVISIONS
CHECKED BY	DATE	POLLUTION PREVENTION PLAN	
SCALE		PARCEL 3 PM 8735	
		CITY OF PLEASANTON	
		ALAMEDA COUNTY, CALIFORNIA	
JOB NO. 16075	DATE	SHEET NO.	
EST. NO. L003		C3	
FILE NO. 16075CAD		3	
DATE		SHEETS	
10-18-16			

Drainage Legend	
Symbol	Description
	6" NDS Flat Gate with Basin
	3" Brass Deck Drain
	French Drain



PROPOSED BUILDING
3,491.88 sq ft Footprint

SYCAMORE TERRACE
(PRIVATE ROAD)

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Hardscape Plan

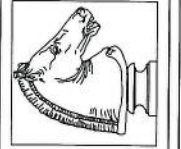


Scale 1/8"=1'



Sidhu Residence
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Pleasanton, CA

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DRAWN	C. Lines
CHECKED	G. Munn
DATE	03/24/16
SCALE	1/8"=1'
JOB NO.	
SHEET	L2
OF	SHEETS

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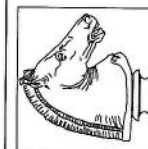
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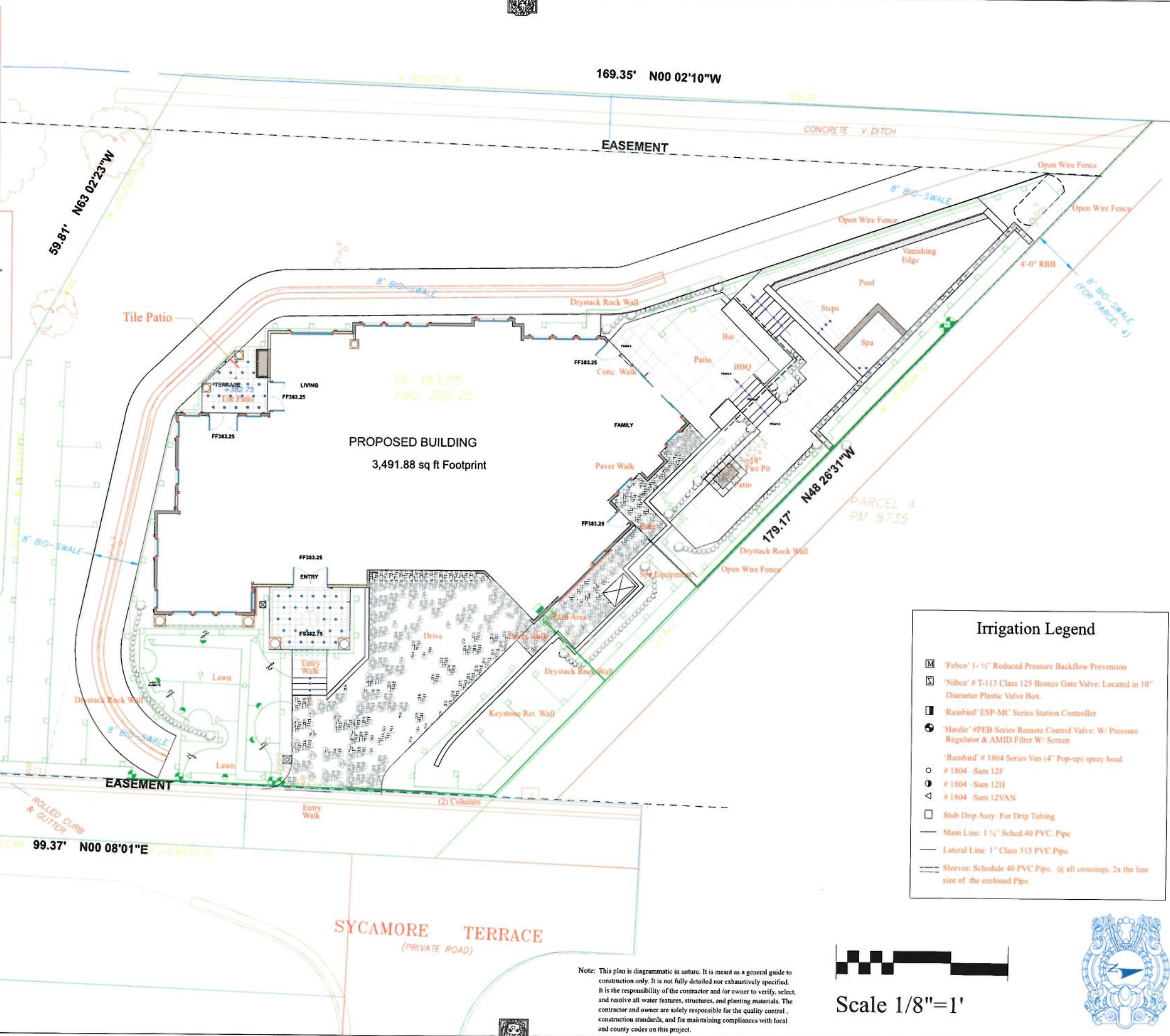
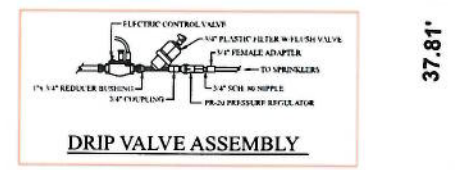
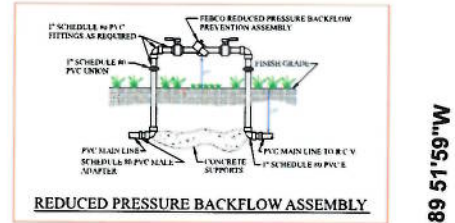
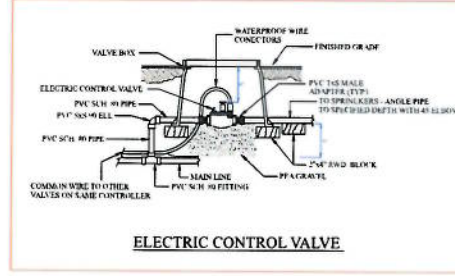
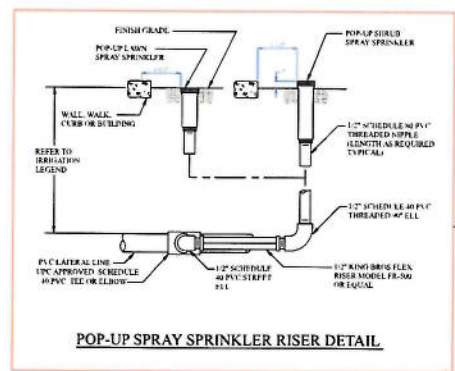


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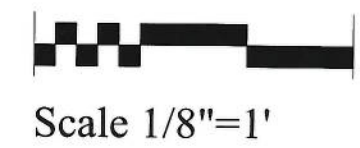
L3

OF SHEETS



Irrigation Legend

- ▣ 'Febeo' 1-1/2" Reduced Pressure Backflow Prevention
- ▣ 'Nibco' # T-113 Class 125 Bronze Gate Valve: Located in 10" Diameter Plastic Valve Box.
- ▣ 'Rainbird' ESP-MC Series Station Controller
- ⊕ 'Hardie' #PEB Series Remote Control Valve: W/ Pressure Regulator & AMID Filter W/ Screen
- 'Rainbird' # 1804 Series Van (4" Pop-up) spray head
- # 1804 - Sam 12F
- # 1804 - Sam 12H
- # 1804 - Sam 12VAN
- Stub Drip Assy: For Drip Tubing
- Main Line: 1 1/2" Sched 40 PVC Pipe
- Lateral Line: 1" Class 315 PVC Pipe
- Sleeves: Schedule 40 PVC Pipe. @ all crossings, 2x the line size of the enclosed Pipe.



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GENERAL LIGHTING NOTES

All dimensions and conditions shall be verified prior to the start of construction and any discrepancies reported immediately to the architect/designer and owner. On-site verification of all dimensions and conditions shall be the responsibility of the contractor.

The Architect/designer shall in no way be held responsible for the methods and means of the installation of the lighting, safety in/on, or about the site, performance of the work or timelessness in which work is performed.

WIRING METHOD: It is recommended that the installing contractor use the Hub method of wiring whenever possible. This will help balance the voltage between fixtures. (See wiring examples on following pages.)

OVERLOADING THE WIRE: Due to varying field conditions it is the responsibility of the installing contractor to determine the actual watts on each run. The contractor shall be responsible to verify that the size of cable is adequate to carry the amount of watts on each run. (See chart on following pages)

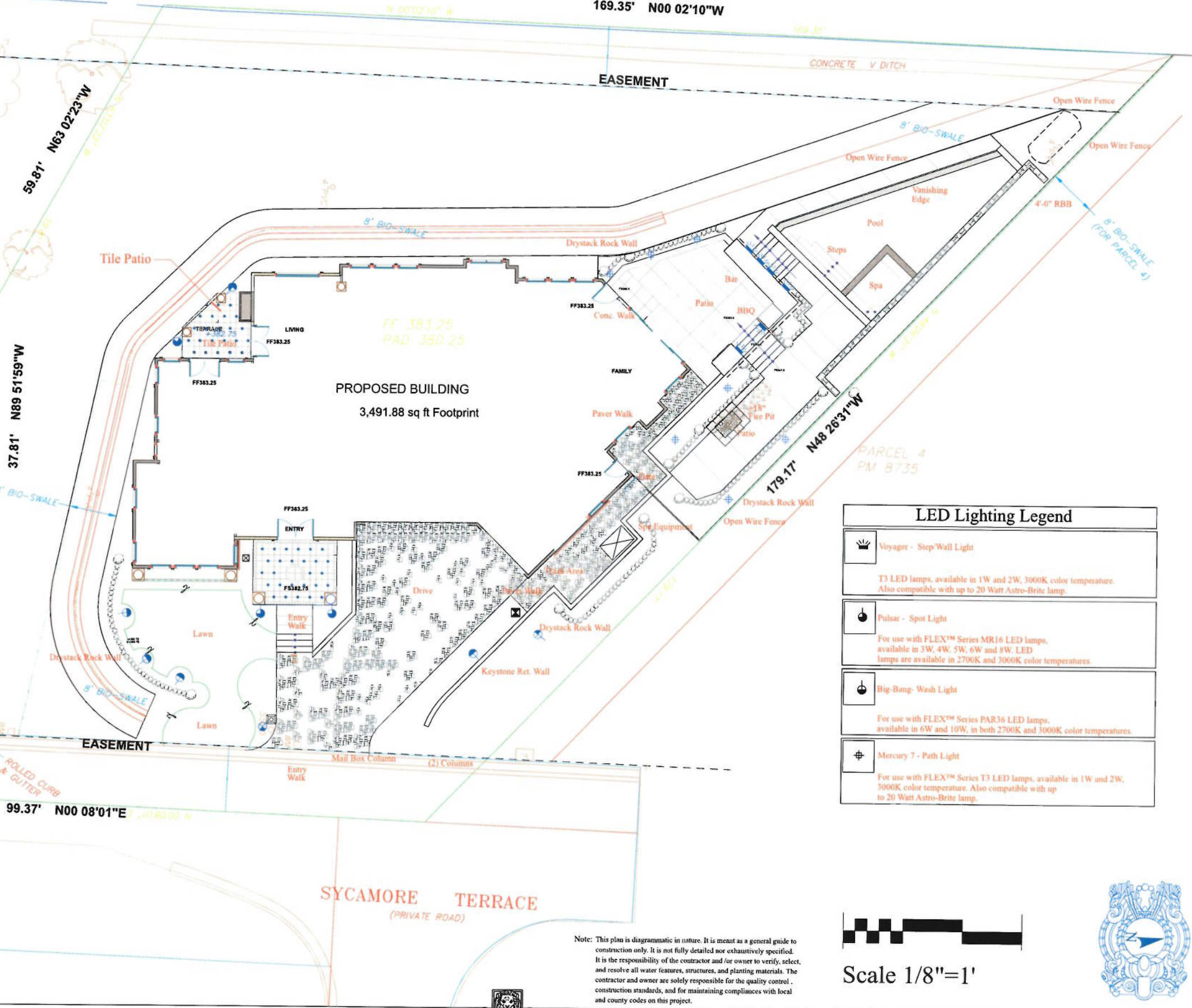
VOLTAGE CONNECTIONS: The unique Multi-Matic series transformers have multiple voltage taps. It is the responsibility of the installing contractor to field verify all required voltage taps prior to leaving the job. The installing contractor is to rely on the suggested voltage taps as provided for on the following pages. The contractor is to use a digital voltmeter to determine the actual voltages at the lamps. **NOTE THAT MULTIPLE RUNS CAN BE CONNECTED TO THE SAME TAP.**

PROPER VOLTAGE: The installing contractor shall be responsible for insuring the proper voltage to each lamp. Acceptable voltage for all lamps is between 10.8 and 12 Volts. Over volting or under volting the lamps may shorten the life span of the lamp.

DISTANCE OF WIRE: Due to unforeseen obstructions or the relocations of planting materials the actual distance from the transformer to the home run fixture is difficult, if not impossible to determine. This may affect the voltage drop at the first (home run) fixture as well as require the use of additional wire. It is the responsibility of the contractor to determine the actual distance of the wire.

MAXIMUM AMPS: The installing contractor is to use an amp probe to field verify that all amperage loads on each transformer do not exceed the maximum. All maximum loads are listed on the label of each transformer.

FOR ANY QUESTIONS PLEASE CONTACT UNIQUE LIGHTING SYSTEMS AT THEIR TOLL FREE NUMBER 1-800-955-4831.



LED Lighting Legend

	Voyager - Step/Wall Light
T3 LED lamps, available in 1W and 2W, 3000K color temperature. Also compatible with up to 20 Watt Astro-Brite lamp.	
	Pulsar - Spot Light
For use with FLEX™ Series MR16 LED lamps, available in 3W, 4W, 5W, 6W and 8W. LED lamps are available in 2700K and 3000K color temperatures.	
	Big-Bang- Wash Light
For use with FLEX™ Series PAR36 LED lamps, available in 6W and 10W, in both 2700K and 3000K color temperatures.	
	Mercury 7 - Path Light
For use with FLEX™ Series T3 LED lamps, available in 1W and 2W, 3000K color temperature. Also compatible with up to 20 Watt Astro-Brite lamp.	



Scale 1/8"=1'



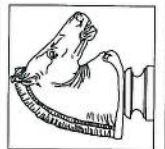
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Sidhu Residence
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DRAWN	C. Lines
CHECKED	G. Munn
DATE	03/24/16
SCALE	1/8"=1'
JOB NO.	
SHEET	L4
OF SHEETS	

IRRIGATION NOTES

1. Irrigation system shall be installed in conformance with all applicable State and Local codes and ordinances, by a licensed contractor and experienced workmen. Contractor shall obtain and pay for all required permits and fees relating to his work.
2. Contractor is to verify the location of existing underground utilities and structures prior to performing any excavations. Contractor is to repair any damage caused by or during the performance of his work at no additional cost to the owner.
3. Trenching is to be of sufficient depth to provide 18" of cover over irrigation main lines and control wire, and 12" of cover over lateral lines.
4. The irrigation plan is diagrammatic. All required offsets may not be shown. Parallel pipes may be installed in a common trench. Pipes shall have a minimum 3" horizontal separation, and are not to be installed directly above one another.
5. Install backflow preventers in location shown, as detailed or noted. Backflow preventers are to be installed plumb, and in alignment with adjacent pavement edges or architectural features.
6. Flush main lines prior to the installation of remote control valves or quick coupling valves. Flush lateral lines prior to the installation of irrigation heads, bubblers, or emitters, as applicable.
7. Irrigation control wire shall be #14-1 U/L approved for direct burial. Common wire shall be white in color and pilot wires shall be a color other than white.
8. All wire splices are to be made within a valve box. Splices are to be made with copper crimp type connector and installed within a 3-M #DBY sealing pack, or approved equal.
9. Remote control valve boxes are to be installed 1/2" above finished grade in shrub and groundcover areas or flush in lawn areas. Align valve boxes with adjacent pavement edges, architectural features or adjacent valve boxes, as applicable for neat appearance; valve boxes are to conform with finish grades (not necessarily level).
10. Install spray heads 6" - 8" from building walls or fences, and 2" clear from curbs, headers, walkways and other paving. Contractor to make minor adjustments in head locations and nozzles to provide optimum coverage and to minimize the spraying of water onto pavement, buildings, fences or adjacent areas.
11. All excavations are to be backfilled to 85% compaction (95% under paving), or as specified in soils report. Which ever provides the greater compaction.
12. Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work and shall repair or replace any defective materials or work at no additional cost to the owner.
13. Contractor shall verify the following minimum static water pressure and flow rate prior to performing any other irrigation work:
 Static Pressure 60 PSI
 Available flow 14 GPM at each point of connection
 Inform owner's representative of lower pressures or flows prior to continuing work.
 Re-sizing of portions of main line may be necessary for lower static water pressures.
14. Contractor shall provide owner with an accurate as-built set of drawings of the irrigation system prior to final acceptance of the work. As-built drawings shall be delineated on reproducible media to be supplied by the landscape architect.

PLANTING NOTES

GENERAL:

The Landscape contractor shall inspect the site and be familiar with all existing site conditions prior to bidding the job. The Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, utilities, landscape grade differences, or landscape area discrepancies occur on site that have not been represented on the design. Such conditions shall immediately be brought to the attention of the landscape designer. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. All local codes and ordinances shall be observed. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed landscape contractor who shall obtain all necessary permits and pay all required fees. The Contractor shall be responsible for coordination between trades and subcontractors as required to complete landscape operations. The contractor shall be responsible for any damage to existing facilities caused by or during the performance of their work. All repairs shall be made at no cost to the owner.

SOIL PREPARATION:

The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the house (2% min.) shall be maintained. No low spots which hold standing water will be accepted. The landscape Contractor shall incorporate backfill soil mixes in planting areas as noted below. Where roto-tilling is not possible, work in amendment with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of header, curb, walk, planter, ect...and raked smooth with all rock debris over 1 inch in diameter removed.

SOIL AMENDMENTS:

The Landscape Contractor shall incorporate, by means of roto-tilling, 6 cubic yards of "Nitrofed" soil conditioner (with a PH of 6.5 to 7.5) and 15 lbs. Or granular fertilizer (12-12-12) per 1,000 square feet of planting area into the top 6" of soil for all planting areas except as noted below.

TOP DRESSING:

Top dressing (specified in the planting legend) is to consist of a 1 1/2" layer for all planted areas. Apply 'Ronstar' pre-emergent prior to top dress at manufacturer's recommended rate.

SODDED LAWN:

Sod shall be as specified on drawings and installed as per supplier's specifications. Remove from all turf areas all stones (1/2" and larger), concrete, mortar debris, asphalt, debris, and any materials harmful to plant life. Remove and/or spray to eradicate noxious weed growth and roots. Thoroughly mix and pulverize the following mix of materials (lightly compacted measurements) to a minimum depth of 6" while in a moist, friable condition:

- 2" of topsoil
- 6 cubic yards of Nitrogen Stabilized soil amendment per 1000 sq. ft.
- 15 lbs. (16-16-18) fertilizer per 1000 sq. ft.

BACKFILL SOIL MIXES:

Planting pit mix for trees and shrubs to consist of 1/3 organic amendment and 2/3 amended topsoil as noted above.

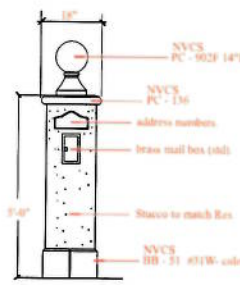
SHRUB PLANTING:

The Shrubs shall be spotted as per plan. No substitutions unless authorized by the landscape designer of owner. All shrubs shall receive 'Agriform' 21 gram fertilizer tablet (20-20-5) at the following ratios:

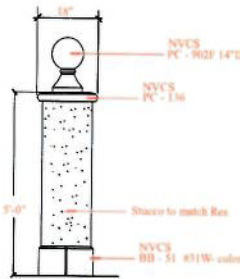
- (1) tablet per 1 gal.
- (2) tablets per 5 gal.
- (4) tablets per 15 gal.

TREE PLANTING:

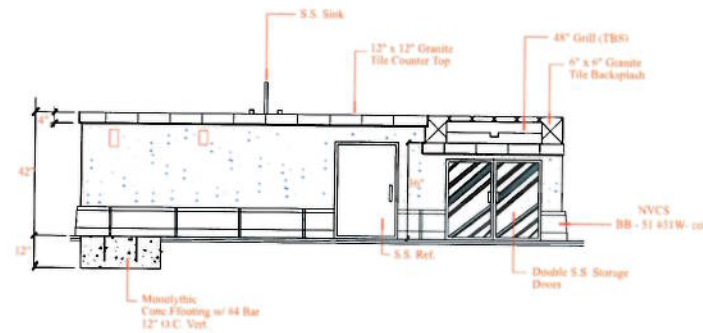
The trees shall be spotted as per plan. Trees shall typically be located a minimum of four feet from all curbs, walks, headers, buildings, or overhangs, and other trees within the project. Tree backfill shall be the 'Pit Planting Mix' as noted above. Std. Trunk indicates a single trunk, and a multi trunk indicates three trunks from the base of the tree. Double stake all standard trunk trees. All trees shall receive 'Agriform' 21 gram fertilizer tablet (20-20-5) at the following ratios: (4) tablets per 15 gal. (5) tablets per 24" Box. (6) tablets for 36" box and larger. Thoroughly water all trees immediately following planting.



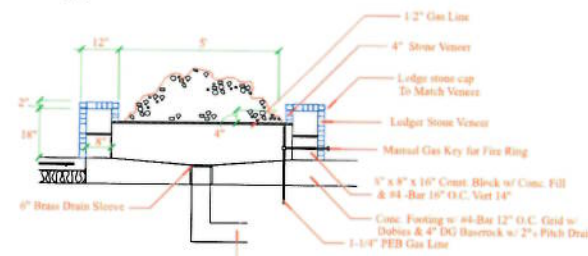
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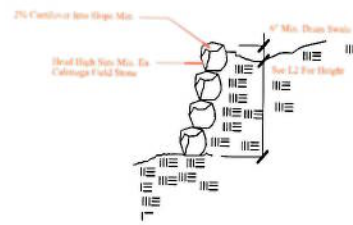
B. Drive Column Detail



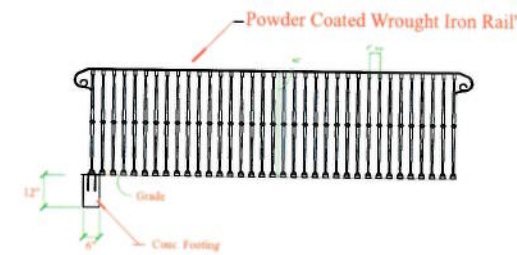
C. BBQ Detail



D. Fire Pit Detail



E. Drystack rock wall cross section

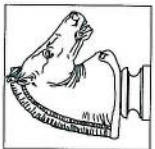


F. Wrought Iron Rail Detail

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C. Lines
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B. Stone
DATE
3-24-16
SCALE
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SHEET

L5

OF SHEETS

Detail Sheet

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