

NEW HOME
FOR GALLERY OF HOMES
1101 SLEEPY HEAD LANE
PLEASANTON, CALIFORNIA

APN = TO BE ISSUED
OCCUPANCY TYPE
HOUSE = R-3
GARAGE = U
TYPE OF CONSTRUCTION = VB

FLOOR AREAS
HOUSE = 1200 SQUARE FEET
GARAGE = 164 SQUARE FEET
SPORTS & CAMPING EQUIPMENT
STORAGE GARAGE & POTTING ROOM =
565 SQUARE FEET
FRONT PORCH = 421 SQUARE FEET
SCREENED PORCH = 302 SQUARE FEET

San Joaquin Design Group
Architecture & Structural Design
7877 N Pershing Avenue - Stockton, California 95207
Phone (209) 478-4013 Fax (209) 478-0266
billjohnston@sjdg.net

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Bill Johnston - Architect
James M. Tibbens - Civil Engineer

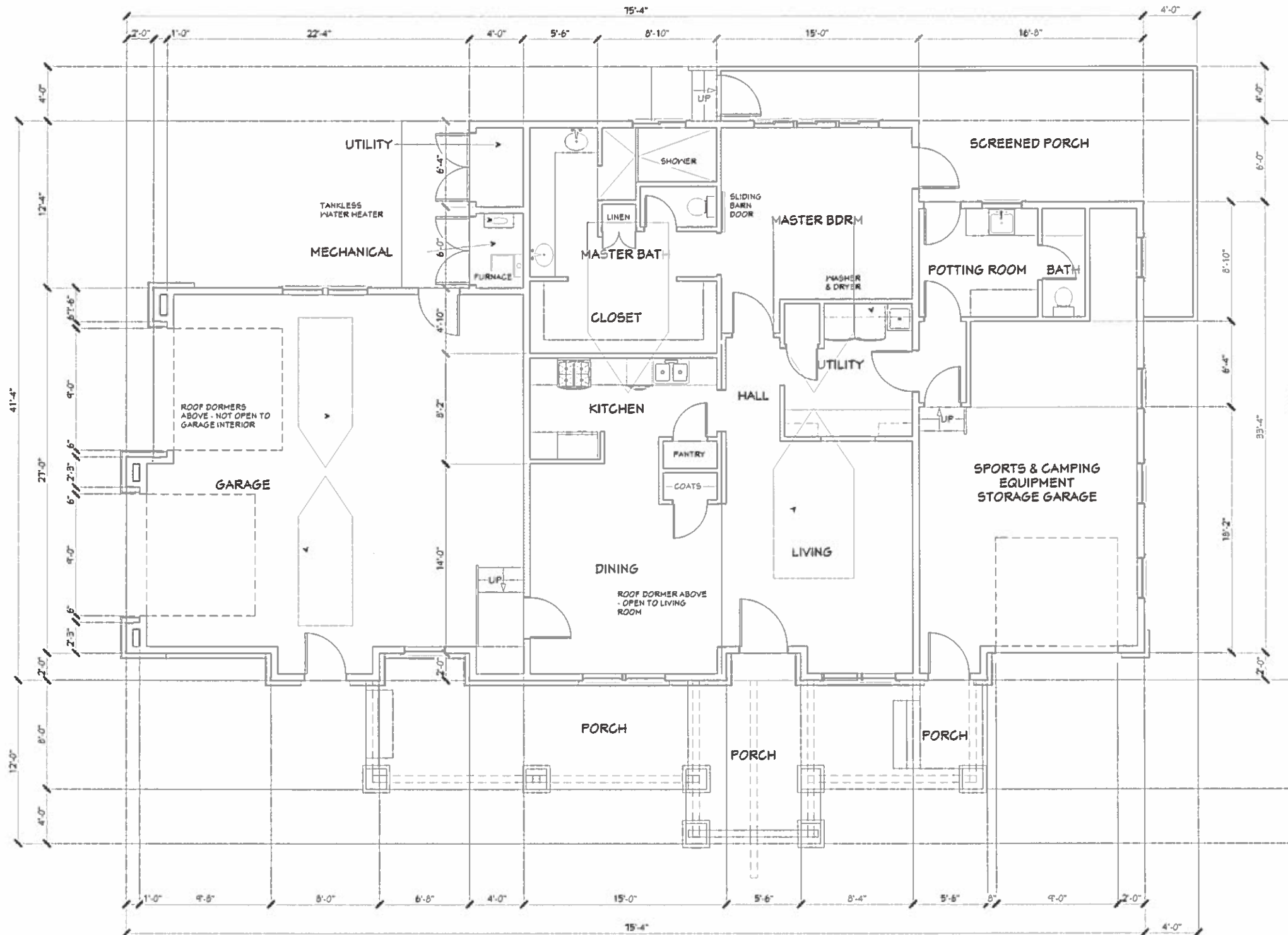
GALLERY OF HOMES
1101 SLEEPY HEAD LANE
PLEASANTON, CALIFORNIA

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

LICENSED ARCHITECT
GALE M. JOHNSON
C-3894
EXPIRES 06-30-17
STATE OF CALIFORNIA

Drawn
Date: APRIL 6, 2016
Revised:

A-1



RECEIVED
MAY 12 2016
CITY OF PLEASANTON
PLANNING DIVISION
PI10-0863 DR
EXHIBIT B

FLOOR PLAN NORTH

1/4" = 1'-0"



SOUTH ELEVATION

- EXTERIOR FINISHES**
- (A) ROOF - CERTAINTED PRESIDENTIAL SHAKE - ASPHALT COMPOSITION SHINGLE - COUNTRY GRAY
 - (B) BRICK - MCNEAR SANDMOLD SERIES - KILBURN - WITH PRECAST CONCRETE CAP - CULTURED STONE SILL - GRAY
 - (C) HORIZONTAL SIDING - WOOD 1 X DOUBLE LAP SIDING - 2 1/2" CLAPBOARDS
 - (D) VERTICAL SIDING - WOOD 1 X 6 T & G BEVELED EDGES
 - (E) SHAKES - CEDAR SHAKES - RANDOM PATTERN
 - (F) FASCIA & GUTTER - 5" PROFILE GUTTER OVER 2 X 8 WOOD FASCIA - 18" TYPICAL OVERHANG
 - (G) BARGE BOARDS - 2 X 10 WOOD - 18" TYPICAL OVERHANG

- PAINT COLORS**
- (1) BODY COLOR - BEHR SUBTLE TOUCH T90 E-1
 - (2) TRIM COLOR - WINDOW & DOOR TRIM, FASCIA & BARGES, GUTTERS - BEHR FLANNEL GRAY N520-3
 - (3) ACCENT COLOR - BEHR CHERRY COLA S130-7
 - (4) NATURAL WOOD CLEAR STAIN - DOORS, PORCH COLUMNS & BEAMS & SCREENED PORCH POSTS & RAILING -

- PLAN NOTES**
- (10) SCREEN PORCH - 6 X 6 WOOD POSTS - 42" HIGH WOOD RAILING & BALUSTERS - NATURAL WOOD STAIN
 - (11) GABLE END LOUVERS WITH 2 X 6 TRIM BOARD & 4 X 4 DENTILS
 - (12) PORCH COLUMNS, EXPOSED BEAMS & KNEE BRACES - NATURAL WOOD STAIN - 30" H BRICK BASES WITH PRECAST CONCRETE CAP
 - (13) GUPOLA - ROOF VENT

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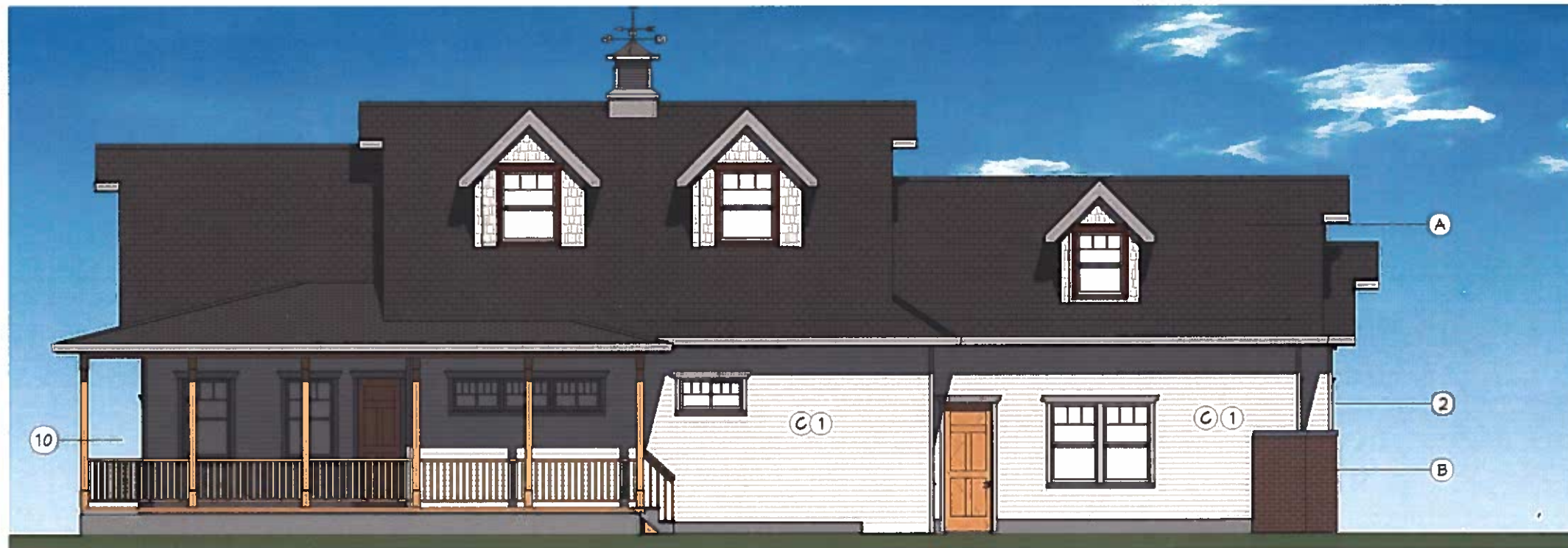
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GALLERY OF HOMES
 1101 SLEEPY HEAD LANE
 PLEASANTON, CALIFORNIA

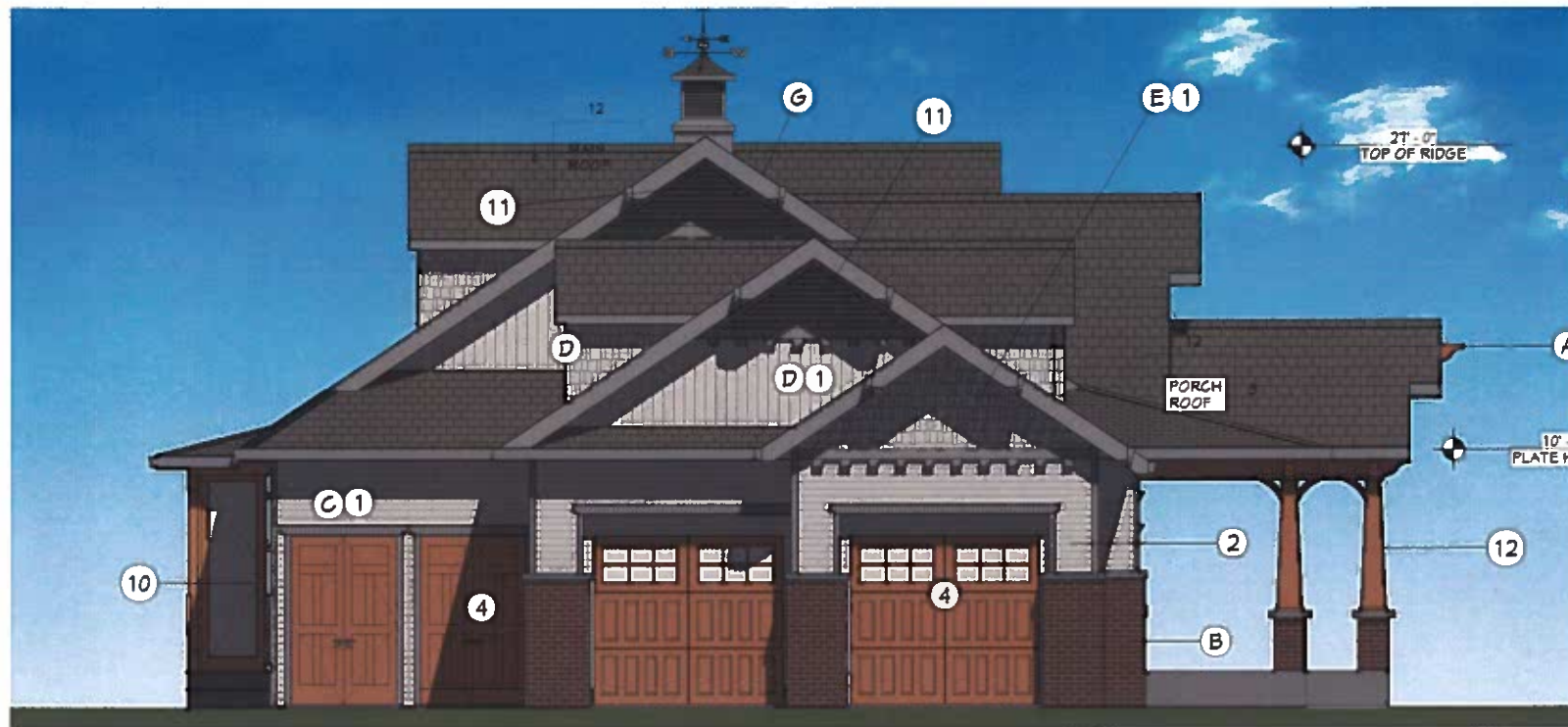
ELEVATIONS
 1/4" = 1' - 0"



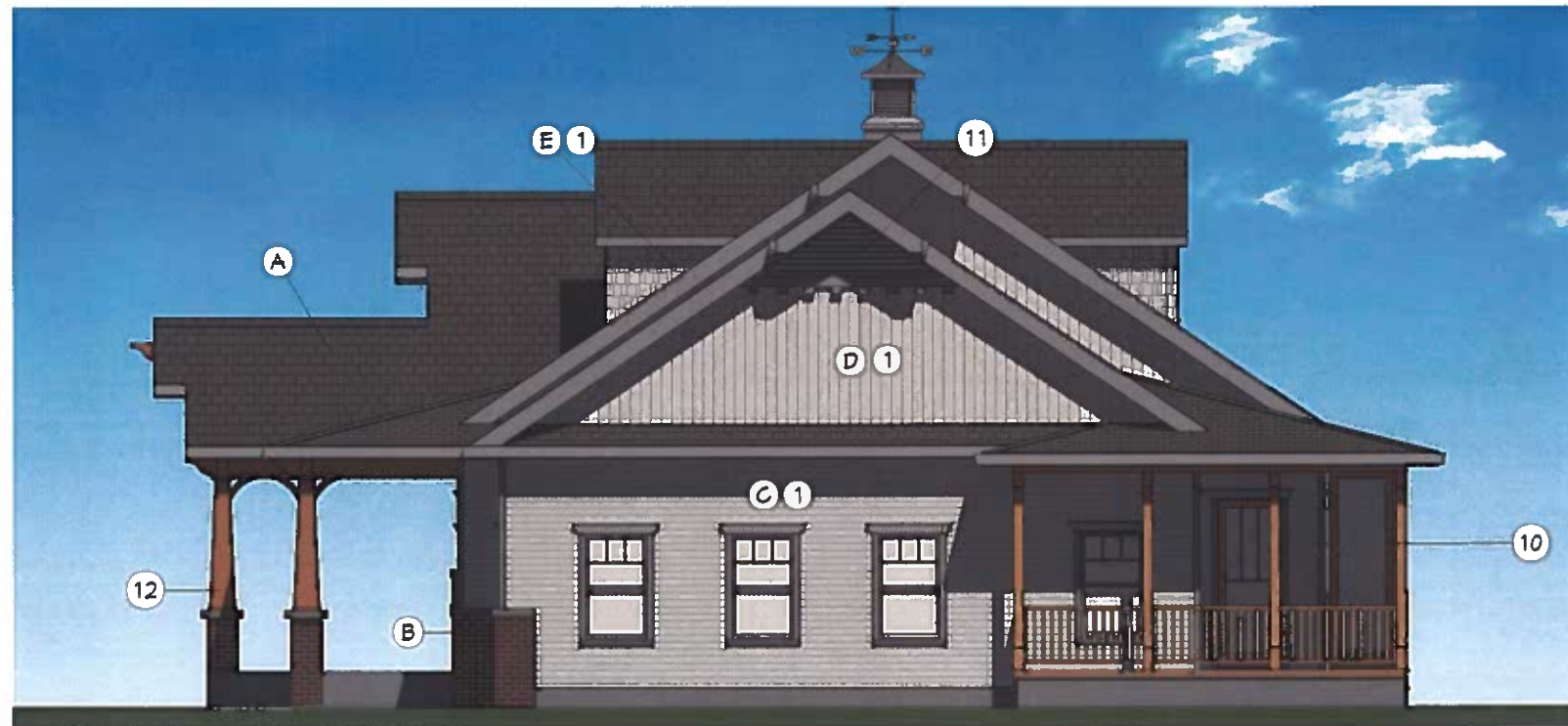
Drawn
 Date: APRIL 6, 2016
 Revised:



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

EXTERIOR FINISHES

- (A) ROOF - CERTAINTED PRESIDENTIAL SHAKE - ASPHALT COMPOSITION SHINGLE - COUNTRY GRAY
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1101 SLEEPY HEAD LANE
PLEASANTON, CALIFORNIA

ELEVATIONS

1/4" = 1' - 0"



Drawn
Date: APRIL 6, 2016
Revised

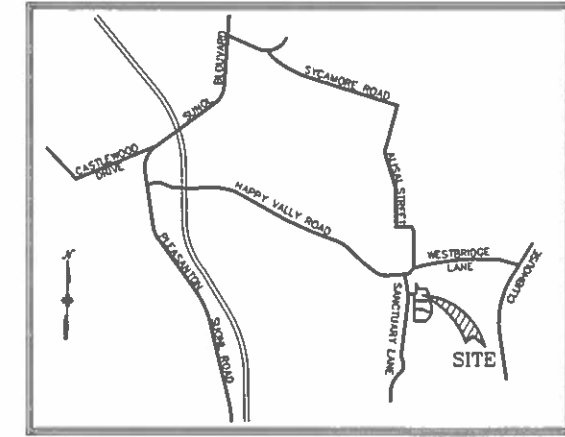
PRELIMINARY GRADING PLAN SWAIN RESIDENCE MAY, 2016

PLEASANTON

CALIFORNIA

DEVELOPERS:
GALLERY OF HOMES
TIM AND CATHY SWAIN
P.O. BOX 2222
DANVILLE, CA 94526-7222
(925) 818-2022

ENGINEER:
CUNHA ENGINEERING, INC.
201 BELMONT WAY, SUITE A
PINOLE, CA 94564
(510) 741-8290
vince@cunhaengineering.com



VICINITY MAP
NOT TO SCALE

SHEET INDEX

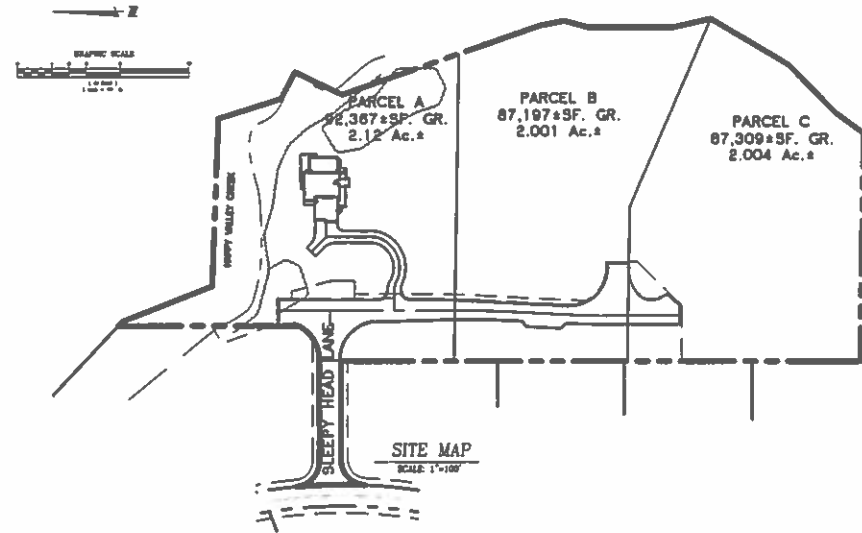
C-1 TITLE SHEET
C-2 GRADING AND DRAINAGE PLAN

ABBREVIATIONS

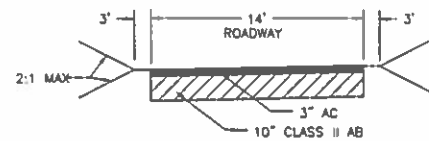
- AB AGGREGATE BASE
- AC ASPHALT CONCRETE
- AP ANGLE POINT
- ARV AIR RELIEF VALVE
- BC BEGINNING OF CURVE
- BO BLOW OFF
- BVC BEGIN VERTICAL CURVE
- BOW BOTTOM OF WALL
- BUTT BUTT
- CP CENTER POINT
- CS CURB STATION
- DI DROP INLET
- DIP DUCTILE IRON PIPE
- EC END OF CURVE
- EVC END VERTICAL CURVE
- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- EX EXISTING
- FC FACE OF CURB
- FG FINISHED GRADE
- FI FIELD INLET
- FL FLOW LINE
- GB GRADE BREAK
- GR GRATE
- HP HIGH POINT
- HVR HAPPY VALLEY ROAD
- INV INVERT ELEVATION
- LP LOW POINT
- MON CITY STANDARD MONUMENT
- PAV PAVEMENT ELEVATION
- PAE PRIVATE ACCESS EASEMENT
- PCC POINT OF COMPOUND CURVE
- PCVC POINT OF COMPOUND VERTICAL CURVE
- PL PROPERTY LINE
- PRC POINT OF REVERSE CURVE
- PRVC POINT OF REVERSE VERTICAL CURVE
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PVC POLYVINYL CHLORIDE PIPE
- PVI POINT OF VERTICAL INTERSECTION
- RCP REINFORCED CONCRETE PIPE
- CR CURB RETURN
- RW RIGHT OF WAY
- SDE STORM DRAIN EASEMENT
- SO SIDE OPENING INVERT
- STA STATION
- SW SIDEWALK
- TC TOP OF CURB
- TOW TOP OF WALL
- VC VERTICAL CURVE
- VCP VETRIFIED CLAY PIPE

LEGEND

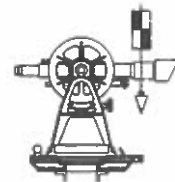
- UTILITY POLE
- UTILITY POLE AND GUTS
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- WATER METER BOX
- WATER VALVE
- BLOW OFF
- STORM DRAIN MANHOLE
- CURB INLET
- DRAIN INLET
- SANITARY SEWER MANHOLE
- STREET LIGHT
- PILASTER, SEE LANDSCAPE PLANS FOR DETAILS
- HANDICAP RAMP
- FENCE
- SIGN
- STORM DRAIN
- WATER LINE
- SANITARY SEWER LINE
- SWALE
- RETAINING WALL
- PROPERTY LINE
- LOT LINE
- STREET PAVING
- PEDESTRIAN WALK PAVING
- CONFORM PAVING



SITE MAP
SCALE 1"=100'



A-A PRIVATE DRIVEWAY SECTION
NO SCALE



CUNHA ENGINEERING INC. ■■■

HAUL ROUTE

EXIT SITE TO AUSAL STREET, THEN NORTH TO SYCAMORE ROAD, THEN WEST TO SUNOL BOULEVARD



Know what's below.
Call before you dig.

PRELIMINARY

PREPARED UNDER THE DIRECTION OF:
VINCENT H. CUNHA

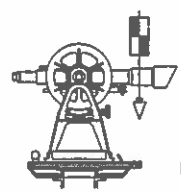
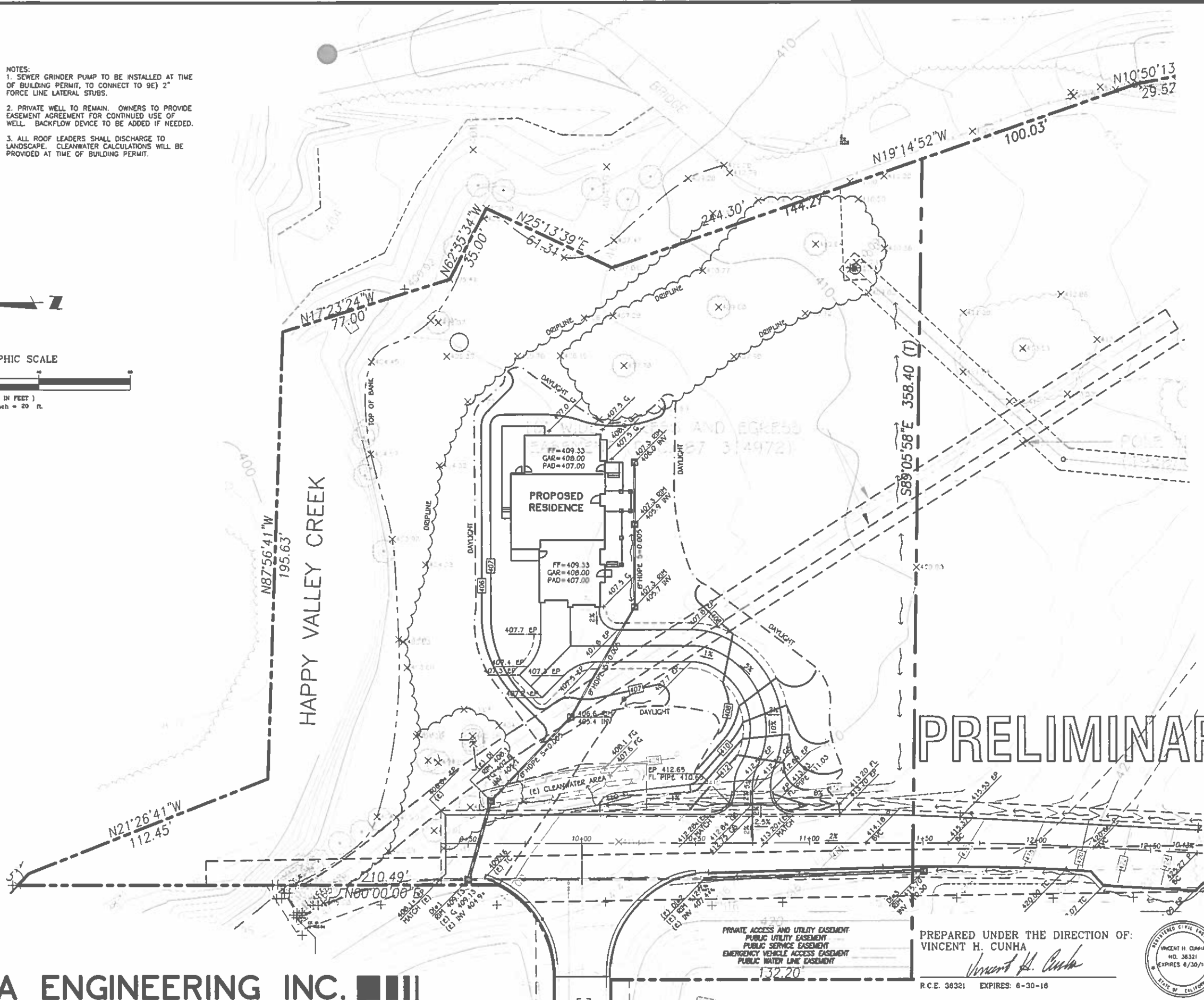
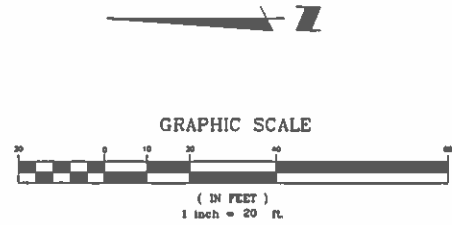
Vincent H. Cunha



R.C.E. 36321 EXPIRES: 8-30-18

DESIGNED BY:	VHC	DATE:		BY:
DRAWN BY:	CAB	DATE:		BY:
CHECKED BY:	VHC	DATE:		BY:
SCALE:	NOTED	DATE:		BY:
CUNHA ENGINEERING INC. 701 BELMONT WAY, STE. A PINOLE, CALIFORNIA 94564 (510) 741-8290				
APPROVED BY: _____ DATE: _____ R.C.E. No. _____				
TITLE SHEET SWAIN RESIDENCE SLEEPY HEAD LANE				
CALIFORNIA				
PLEASANTON				
SHEET NUMBER 1 OF 2 SHEETS DRAWING NO. 215051				

- NOTES:
- SEWER GRINDER PUMP TO BE INSTALLED AT TIME OF BUILDING PERMIT, TO CONNECT TO 9E) 2" FORCE LINE LATERAL STUBS.
 - PRIVATE WELL TO REMAIN. OWNERS TO PROVIDE EASEMENT AGREEMENT FOR CONTINUED USE OF WELL. BACKFLOW DEVICE TO BE ADDED IF NEEDED.
 - ALL ROOF LEADERS SHALL DISCHARGE TO LANDSCAPE. CLEANWATER CALCULATIONS WILL BE PROVIDED AT TIME OF BUILDING PERMIT.



CUNHA ENGINEERING INC.

PRIVATE ACCESS AND UTILITY EASEMENT
PUBLIC UTILITY EASEMENT
PUBLIC SERVICE EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT
PUBLIC WATER LINE EASEMENT

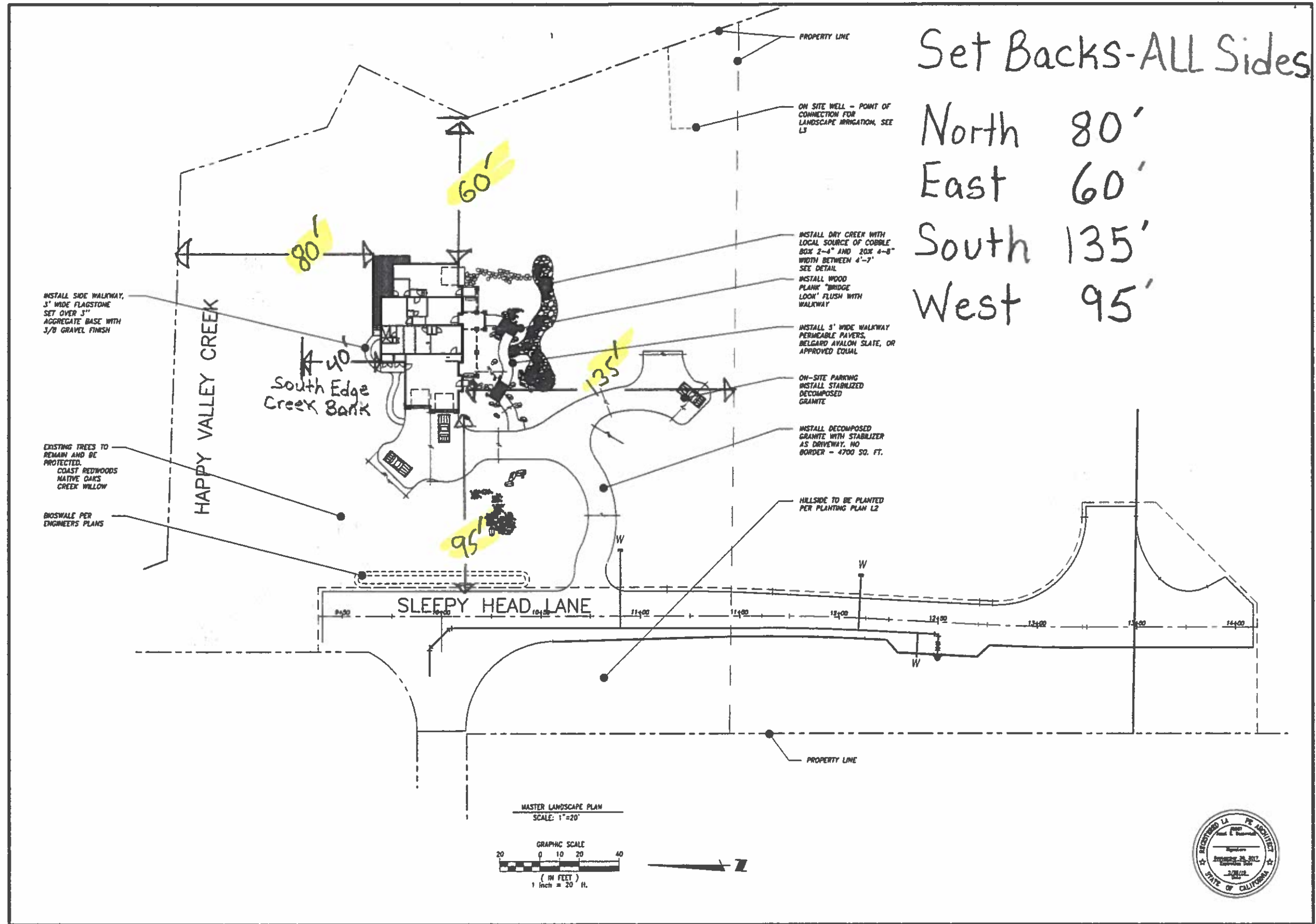
PREPARED UNDER THE DIRECTION OF:
VINCENT H. CUNHA
Vincent H. Cunha



R.C.E. 36321 EXPIRES: 6-30-16

PRELIMINARY

DESIGNED BY: VHC	APPROVED BY: R.C.E. No.	DATE
DRAWN BY: CAB	NOTED	DATE
CHECKED BY: VHC	DESCRIPTION	DATE
SCALE:	BY	DATE
CUNHA ENGINEERING INC. 701 BELMONT WAY, STE. A PINOLE, CALIFORNIA 94564 (510) 741-8290		
PRELIMINARY GRADING AND DRAINAGE PLAN SWAIN RESIDENCE SLEEPY HEAD LANE		
CALIFORNIA PLEASANTON		
SHEET NUMBER 2 OF 2 SHEETS DRAWING NO. 215051		



Set Backs-ALL Sides

North 80'

East 60'

South 135'

West 95'

DATE	DESCRIPTION
4/6/16	

ODYSSEY LANDSCAPING, INC.
 ODYSSEY LANDSCAPING, INC.
 5400 W. HIGHWAY 12, LODI, CA 95252
 (209) 368-6187 (209) 369-8865 FAX
 CA CORP. LIC # 424813
 www.odysseylandscape.com

ODYSSEY

SHEET TITLE:
LAYOUT PLAN

GALLERY OF HOMES
 1101 Sleepy Head Lane,
 PLEASANTON, CA

DATE: 4/6/16
SCALE: 1" = 20"
DRAWN: JKB
REVIEWED:
SHEET
L1
OF 4 SHEETS



INSTALL SIDE WALKWAY,
3' WIDE FLAGSTONE
SET OVER 3" AGGREGATE BASE WITH
3/8 GRAVEL FINISH

EXISTING TREES TO
REMAIN AND BE
PROTECTED.
COAST REDWOODS
NATIVE OAKS
CREEK WILLOW

BIOSWALE PER
ENGINEERS PLANS

HAPPY VALLEY CREEK

SLEEPY HEAD LANE

PROPERTY LINE

ON SITE WELL - POINT OF
CONNECTION FOR
LANDSCAPE IRRIGATION, SEE
L3

INSTALL DRY CREEK WITH
LOCAL SOURCE OF COBBLE
BOX 2-4" AND 20% 4-8"
WIDTH BETWEEN 4'-7"
SEE DETAIL

INSTALL WOOD
PLANK "BRIDGE"
LOOK' FLUSH WITH
WALKWAY

INSTALL 5' WIDE WALKWAY
PERMEABLE PAVERS,
BELGARD AVALON SLATE, OR
APPROVED EQUAL

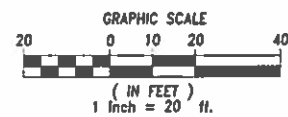
ON-SITE PARKING
INSTALL STABILIZED
DECOMPOSED
GRANITE

INSTALL DECOMPOSED
GRANITE WITH STABILIZER
AS DRIVEWAY, NO
BORDER - 4700 SQ. FT.

HILLSIDE TO BE PLANTED
PER PLANTING PLAN L2

PROPERTY LINE

MASTER LANDSCAPE PLAN
SCALE: 1"=20'



DATE:	DESCRIPTION:	BY:
4/6/16		

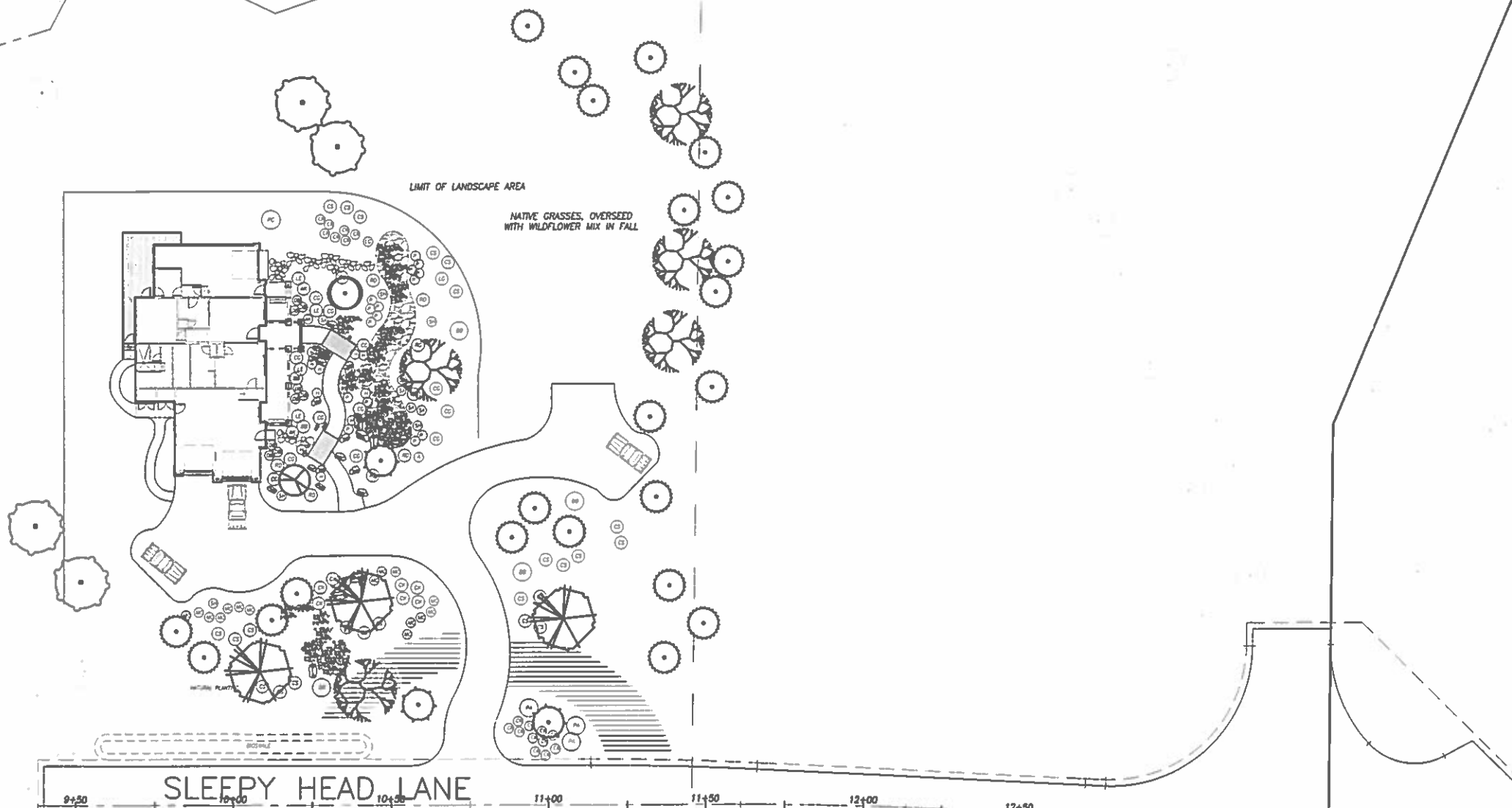
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 (209) 369-8197 (209) 369-8965 FAX
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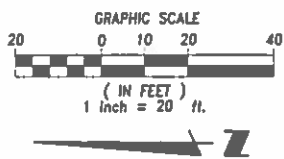
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L1
OF 4 SHEETS

HAPPY VALLEY CREEK



SLEEPY HEAD LANE



PLANT LEGEND

Symbol	Size	Botanical Name	Common Name	Quantity
TREES				
A	24" Box	<i>Sequoia sempervirens</i> Sequoi	Coast Redwood	
B	15 gal.	<i>Sequoia sempervirens</i> Sequoi	Coast Redwood	
C	15 gal.	<i>Sequoia sempervirens</i> Apts Blue	Coast Redwood	
	15 gal.	<i>Lagerstroemia f. tuscarora</i> Std	Crape Myrtle Tree form	
	15 gal.	<i>Lagerstroemia f. notchez</i> mult	Crape Myrtle Tree Multiple trunks	
	15 gal.	<i>Magnolia soulangeana</i> nigra	Tulip Magnolia	
	15 gal.	<i>Cornus florida</i>	Dogwood	
	15 gal.	<i>Quercus agrifolia</i>	Coast Live Oak	
	15 gal.	<i>Quercus robur</i> 'Crimson Spire'	Upright English Oak	
	15 gal.	<i>Schinus molle</i>	California Pepper	
	15 gal.	<i>Ulmus parvifolia</i>	Siberian Elm	

A	1 gal.	<i>Agapanthus africanus</i>	Lily of the Nile	M
AE	1 gal.	<i>Arctostaphylos emeryi</i>	Dwarf Trailing Manzanita	L
DB	1 gal.	<i>Oxalis bicolor</i>	Fairlight Lily	L
SA	1 gal.	<i>Saxifraga autumnalis</i>	Autumn meadow grass	L
H	1 gal.	<i>Hummerocallis</i>	Daylily	M
CS	1 gal.	<i>Cistus Sunset</i>	Pink Rockrose	L
CK	1 gal.	<i>Colymbagrostis Karl Forester</i>	Feather Reed Grass	L
LS	1 gal.	<i>Liriope silvery</i> Sunproof	Variegated Liriope	M
MC	1 gal.	<i>Muhlenbergia capillaris</i> , 'White Cloud'	Pink Muhly	L
P	1 gal.	<i>Penstemon hybrids</i>	Penstemon	L
RO	1 gal.	<i>Rosemarinum n. prostratum</i>	Trailing Rosemary	L
SH	1 gal.	<i>Schisa greggii</i> Hot Lips	Hot Lips Sage	L
M	1 gal.	<i>Myoporum Puteh Creek</i>	Trailing Myoporum	L
AK	5 gal.	<i>Abelia kalambo</i>	Variegated Abelia	M
BB	5 gal.	<i>Buddleia 'Black Knight'</i>	Butterfly Bush	L
PA	5 gal.	<i>Plumbago auriculata</i>	Cape Plumbago	L
LF	5 gal.	<i>Loropetalum EverRed</i>	Fringe Flower	M
PC	5 gal.	<i>Philadelphus Coron Aureus</i>	Mock Orange	M
RO	5 gal.	<i>Rosa White Drift</i>	White Drift Rose	M
CG	5 gal.	<i>Coleonema Golden Sunset</i>	Golden Sunset Coleonema	L

PLANT LEGEND WEST HILLSIDE

Symbol	Size	Botanical Name	Common Name	Quantity
TREES				
	24" Box	<i>Quercus agrifolia</i>	Coast Live Oak	5 L
	15 gal.	<i>Lyonothamnus floribundus asplenifolius</i>	Fern Ironwood	9 L
	15 gal.	<i>Lagerstroemia f. tuscarora</i> Std	Crape Myrtle Tree form	7 L
1	5 gal.	<i>Cistus Sunset</i>	Pink Rockrose	80 L
2	5 gal.	<i>Fremontodendron californica</i>	Fremontia	32 L
3	5 gal.	<i>Ceanothus 'Julia Phelps'</i>	Ceanothus	17 L
4	5 gal.	<i>Arctostaphylos Howard McKinlin</i>	Manzanita	15 L
	1 gal.	<i>Lavandula Goodwith Creek</i>	Lavender @ 5" OC	50 1 gal.
	1 gal.	<i>Crevillea lanigera</i> Coastal Cam	Woolly Grevillea @8"OC	40 1 gal.
	1 gal.	<i>Myoporum p. prostratum</i>	Trailing Myoporum @8"OC	70 1 gal.
	1 gal.	<i>Rosemarinum n. prostratum</i>	Trailing Rosemary @5"OC	52 1 gal.
	1 gal.	<i>Ceanothus g. horizontalis</i>	Trailing Ceanothus @6"OC	48 1 gal.

AFTER PLANTING, APPLY A PRE-EMERGENT WEED CONTROL PRODUCT, THEN TOPDRESS HILL WITH RECYCLED WOOD MULCH (ARBOR MULCH FROM RECYCLOGY) AT A RATE OF 3" DEPTH. 144 CUBIC YARDS IS REQUIRED.



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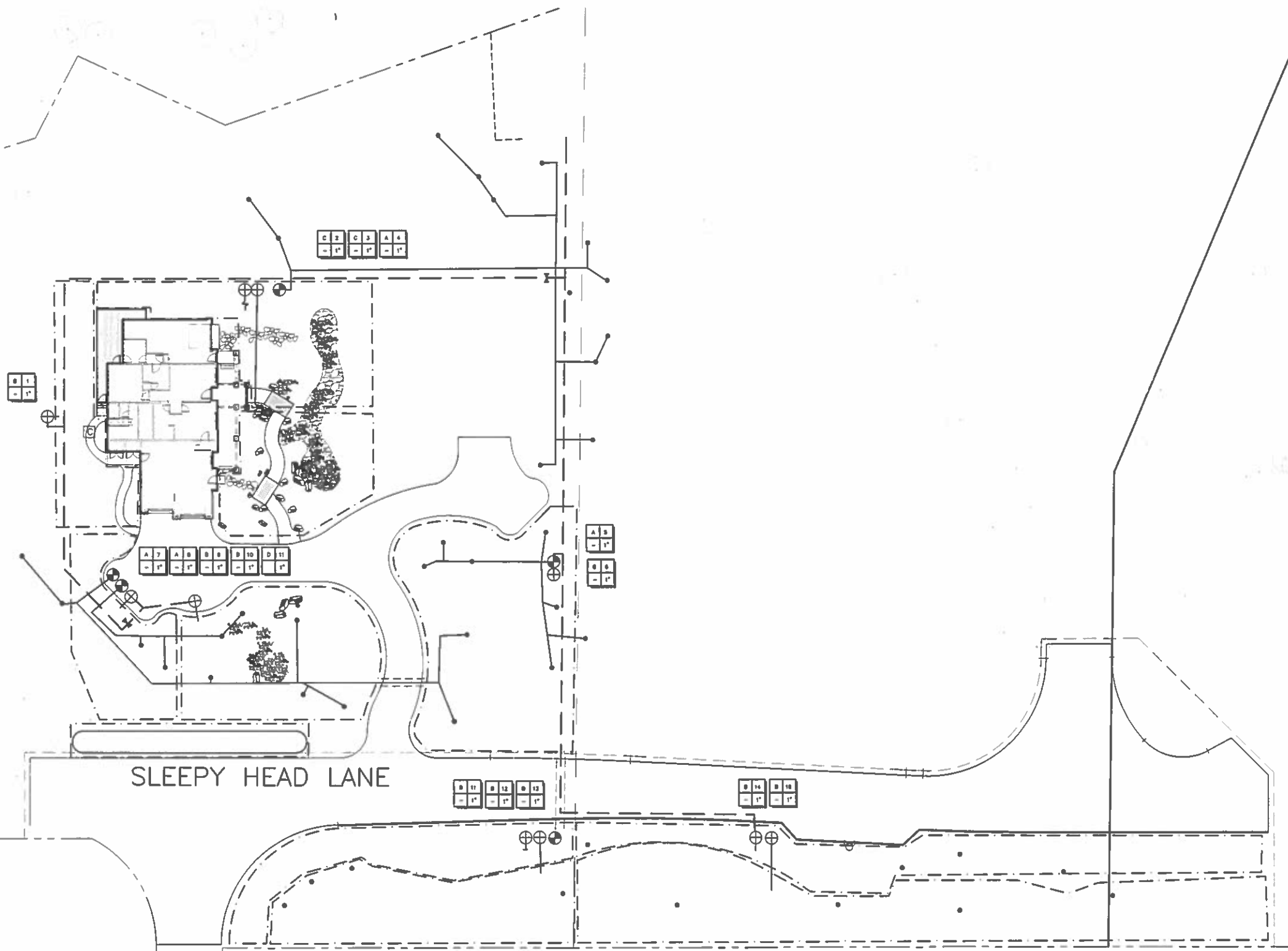
SHEET TITLE:
OVERALL TREE AND HOME PLANTING PLAN

GALLERY OF HOMES
 1101 Sleepy Head Lane,
 PLEASANTON, CA

DATE: 4/8/18
 SCALE: 1" = 20"
 DRAWN: JKB
 REVIEWED:
 SHEET
L2
 OF 4 SHEETS

HAPPY VALLEY CREEK

SLEEPY HEAD LANE

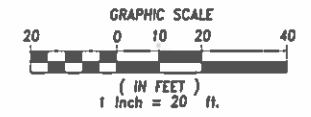


IRRIGATION LEGEND

- 1" IN-LINE REMOTE CONTROL VALVE
- 3/4" IN-LINE VALVE WITH MESH WYE, FILTER AND PRESSURE REGULATOR. SEE DETAIL
- HUNTER MP1000 ON PROS-04 BODY, MP1000-90, MP1000-210, MP1000-360
- HUNTER MP2000 ON PROS-04 BODY, MP2000-90, MP2000-210, MP2000-360
POP UPS TO BE USED, IF NATURAL GRASS CHOSEN
- LOW VOLUME ADJUSTABLE BUBBLER, IN DEEP WATERING TUBE, TWO PER TREE
- RAINBIRD XERI SPRAYS OR EQUAL, XS-90 AND XS 180
- DRIP TUBE END CAP
- NIBCO 1" T-580 BALL VALVE
- OUTDOOR MOUNT WEATHER BASED IRRIGATION CONTROLLER WITH WIRELESS WEATHER SENSOR MOUNTED ON EAVE OF HOUSE

- SCH. 40 PVC MAINLINE, 2" (W/ 18" COVER)
- SCH. 40 PVC SLEEVE (TWICE THE SIZE OF PIPE)
- CL 200 PVC LATERAL LINE, 3/4" (W/ 12" COVER)
- CL 200 PVC LATERAL LINE, 1" (W/ 12" COVER)
- DRIP ZONE
1 gallon shrubs 1 - 2gph emitter, Rainbird XB-20PC or equal
5 gallon shrubs 2 - 2gph emitter, Rainbird XB-20PC or equal
15 gallon trees 4 - 2gph emitter, Rainbird XB-20PC or equal

- HYDROZONE TYPE
- REMOTE CONTROL VALVE IDENTIFICATION NUMBER
- REMOTE CONTROL VALVE SIZE
- REMOTE CONTROL VALVE GPM



DATE:	DESCRIPTION:	BY:

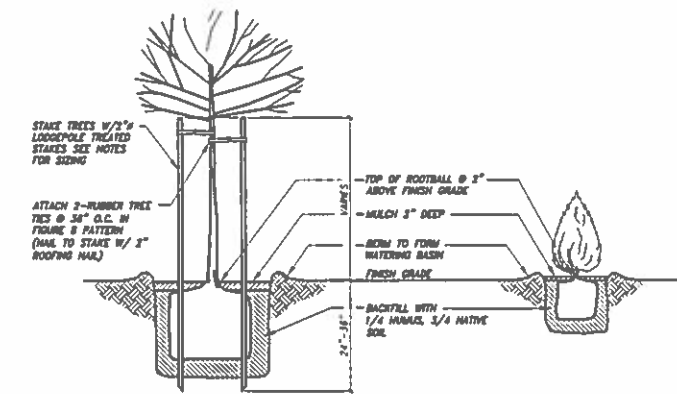
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 CA CONT. LIC # 424613
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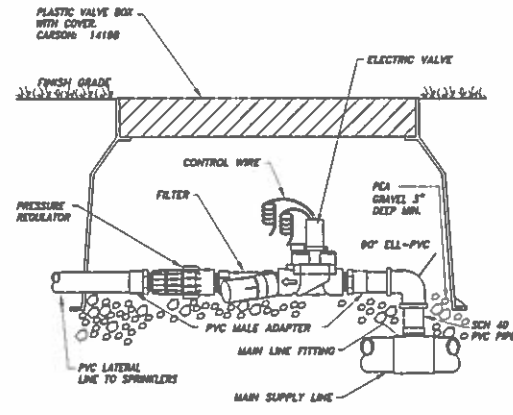
SHEET TITLE:
 IRRIGATION

GALLERY OF HOMES
 1101 Sleepy Head Lane,
 PLEASANTON, CA

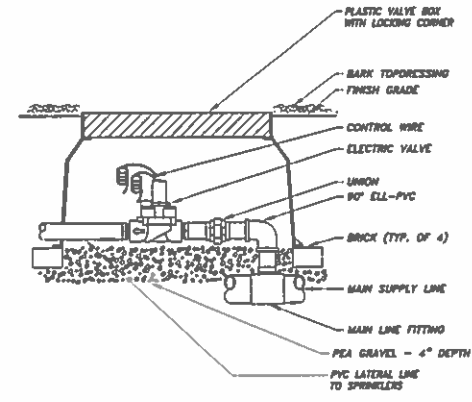
DATE: 4/8/16
 SCALE: 1" = 20'
 DRAWN: JKB
 REVIEWED:
 SHEET
L3
 OF 4 SHEETS



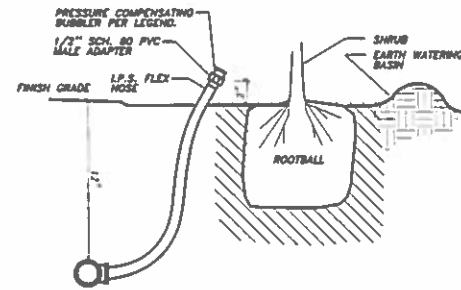
1 PLANTING & STAKING
INSTALLATION DETAIL NO SCALE



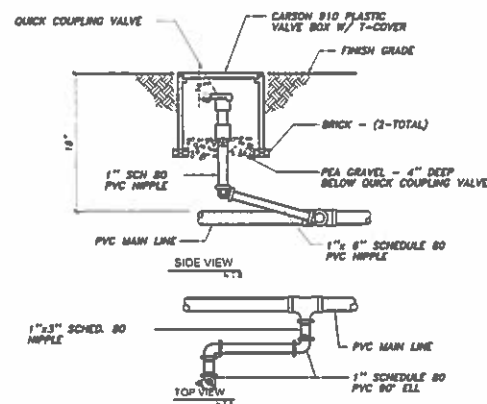
2 LOW FLOW VALVE
INSTALLATION DETAIL NO SCALE



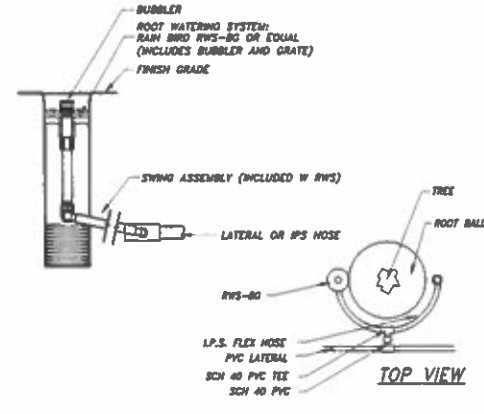
3 REMOTE CONTROL VALVE
INSTALLATION DETAIL NO SCALE



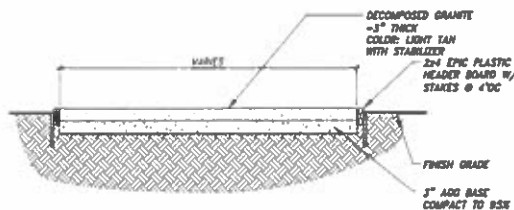
4 LOW FLOW SHRUB BUBBLER
INSTALLATION DETAIL N.T.S.



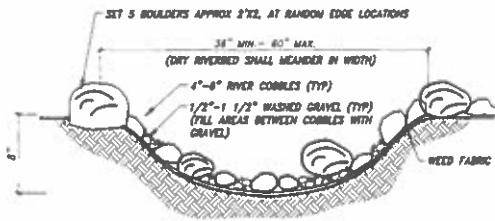
5 QUICK COUPLER VALVE
INSTALLATION DETAIL N.T.S.



6 TREE BUBBLERS
INSTALLATION DETAIL NO SCALE



7 DECOMPOSED GRANITE
INSTALLATION DETAIL NO SCALE



8 DRY CREEK BED W BOULDERS
INSTALLATION DETAIL NO SCALE

GALLERY OF HOMES
SIZE OF LANDSCAPE - HILLSIDE - 17,800 sq ft.

MAXIMUM APPLIED WATER ALLOWANCE, GALLONS PER YEAR
MAWA = (Eto)0.62 x (LA) + (0.3 x SLA) = Gallons per year

	Eto	Con Fact	Ad Fact	LA	AWA	SLA	GPY
MAWA	48.5	0.62	0.55	17,800	0.3	0	374,872

ESTIMATED TOTAL WATER USE - GALLONS PER YEAR
ETWU = (Eto)0.62 x (PF x HA) x (SLA) = Gallons per year

HYDROZONES							
Trees - Low	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.3	2,100	0.81		23,388
Shrub - Low	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.3	15,700	0.81		174,851
Shrub - Medium	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.5	0	0.81		0

Total Water Use 198,239

SIZE OF LANDSCAPE - HILLSIDE -
MAXIMUM APPLIED WATER ALLOWANCE, GALLONS PER YEAR
MAWA = (Eto)0.62 x (LA) + (0.3 x SLA) = Gallons per year

	Eto	Con Fact	Ad Fact	LA	AWA	SLA	GPY
MAWA	48.5	0.62	0.55	18,600	0.3	0	383,477

ESTIMATED TOTAL WATER USE - GALLONS PER YEAR
ETWU = (Eto)0.62 x (PF x HA) x (SLA) = Gallons per year

HYDROZONES							
Turf - High HA	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.7	0	0.75		0
Shrub - medium	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.5	5,281	0.81		98,024
Shrub - low HA	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.3	13,419	0.81		149,348

Trees	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.3	4,000	0.81		44,548
Special LA (ST)	Eto	Con Fact	PF	HA	IE		GPY
MAWA	48.5	0.62	0.1	0	0.81		0

Total Water Use 291,920

Eto = Evapotranspiration referenced to area - Pleasanton
0.62 = Conversion Factor to gallons
PF = Plant Factor from WUCOLS
HA = Hydrozone area (High, Medium and low water use areas) in Square Feet
IE = Irrigation Efficiency (minimum is 75)
SLA = Special Landscape Area

WATER BUDGET COMPLIES WITH THE MAWA

IRRIGATION NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES WHICH APPLY TO THE CITY OF PLEASANTON
- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF SLEEVES THROUGH WALLS, UNDER DRIVEWAYS OR PAVING, STRUCTURES, ETC.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES BE BROUGHT TO THE ATTENTION OF THE OWNER OR REPRESENTATIVE AND CORRECTED.
- ELECTRICAL CONTRACTOR TO SUPPLY 120 VOLT A.C. (2.5 AMP) SERVICE TO CONTROLLER LOCATION IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER
- ALL IRRIGATION WIRE SHALL BE U.L. APPROVED FOR DIRECT BURIAL, 14 GA WIRE. USE PRE PACKAGED APPROVED WIRE CONNECTORS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IRRIGATION DEMAND: 40 PSI STATIC AND 30 PSI AT 15 GPM
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL. DO NOT PROCEED UNTIL THE LANDSCAPE ARCHITECT'S INSTRUCTIONS ARE OBTAINED.
- LOCATE ALL BUBBLERS ON UPHILL SIDE OF TREES AND SHRUBS.
- PLANTING AND IRRIGATION HAVE BEEN DESIGNED TO BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS OF IRRIGATION PRODUCT OR PLACEMENT OR PRODUCT OR PLAN SPECIES AND CULTIVARS WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT OR COUNTY. IF THE CONTRACTOR MAKES CHANGES TO THE INSTALLATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ANY AND ALL NECESSARY MODIFICATIONS TO ENSURE THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE ARE MET. ESTIMATED TOTAL WATER USAGE MUST BE EQUAL TO OR LESS THAN MAXIMUM APPLIED WATER ALLOWANCE - SEE CALCULATIONS.



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(209) 369-6197 (209) 369-8985 FAX
CA CONT. LIC # 424613
www.odysseylandscape.com

SHEET TITLE:
DETAILS
WATER CALCS

GALLERY OF HOMES
1101 Sleepy Head Lane,
PLEASANTON, CA

DATE: 4/8/16
SCALE: 1" = 20"
DRAWN: JKB
REVIEWED:
SHEET
L4
OF 4 SHEETS