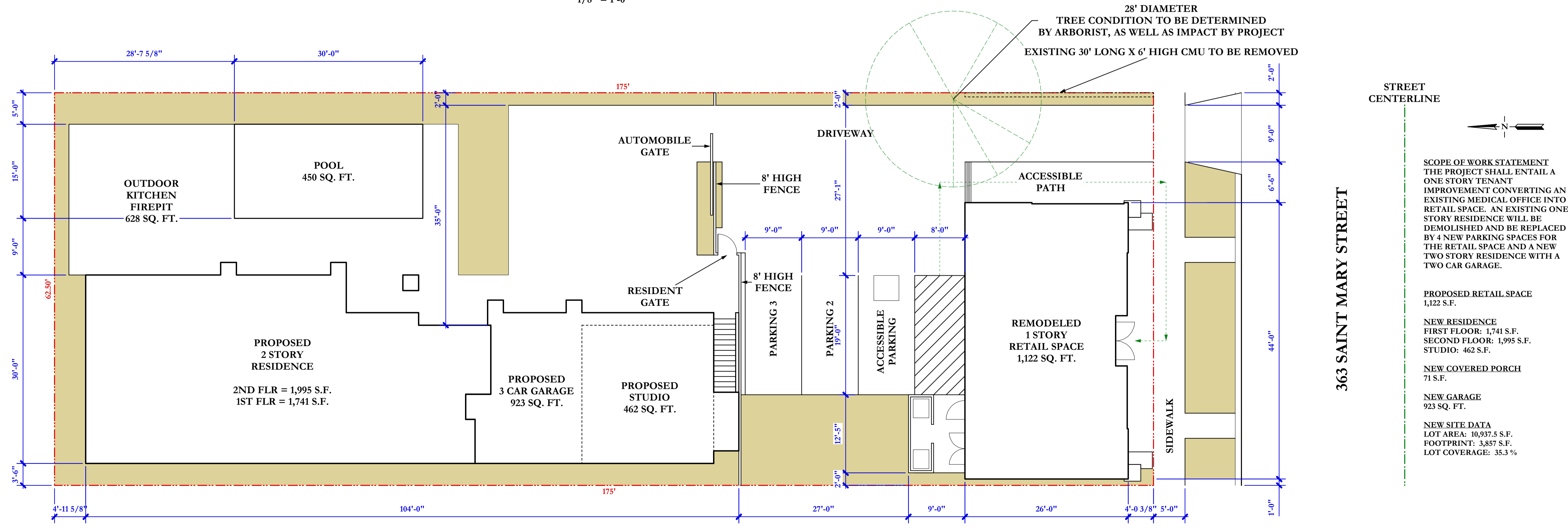


STREET CENTERLINE

363 SAINT MARY STREET

EXISTING MEDICAL OFFICE  
EXISTING FIRST FLOOR: 1,144 S.F.  
EXISTING RESIDENCE  
EXISTING FIRST FLOOR: 1,208 S.F.  
EXISTING COVERED PORCH: 96 S.F.  
EXISTING GARAGE  
360 SQ. FT.  
EXISTING SITE DATA  
LOT AREA: 10,937.5 S.F.  
FOOTPRINT: 2,808 S.F.  
LOT COVERAGE: 25.7 %

15' DIAMETER PALM TO BE REMOVED

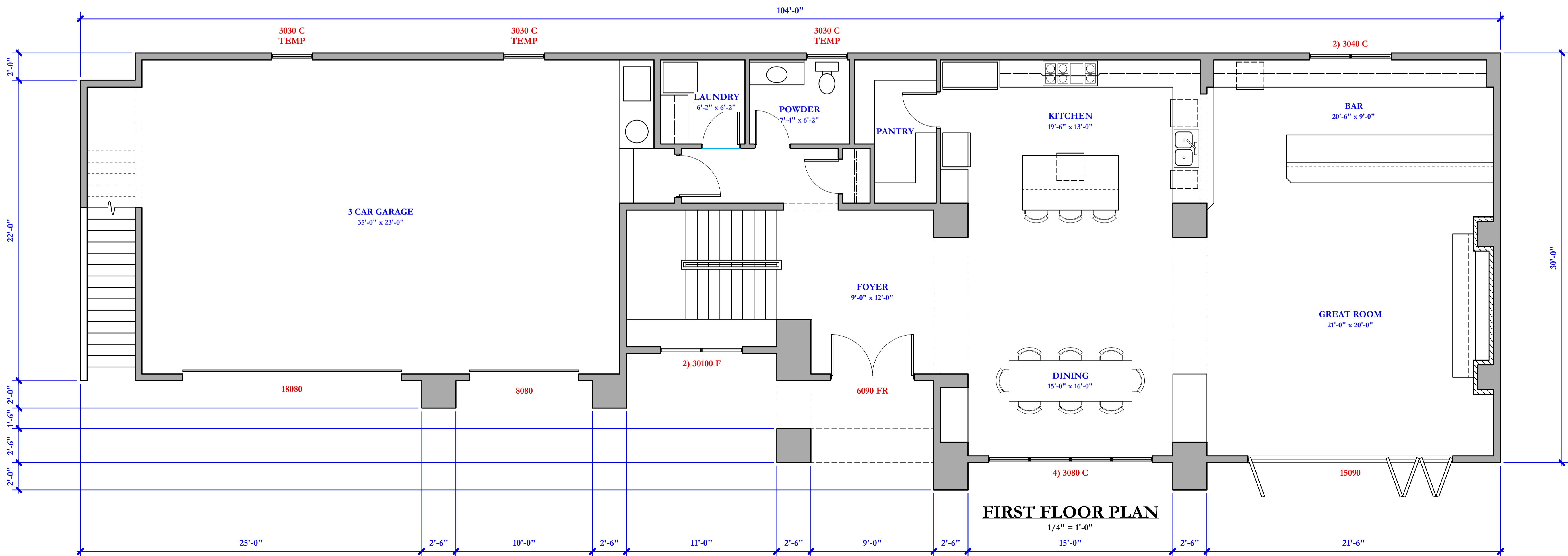
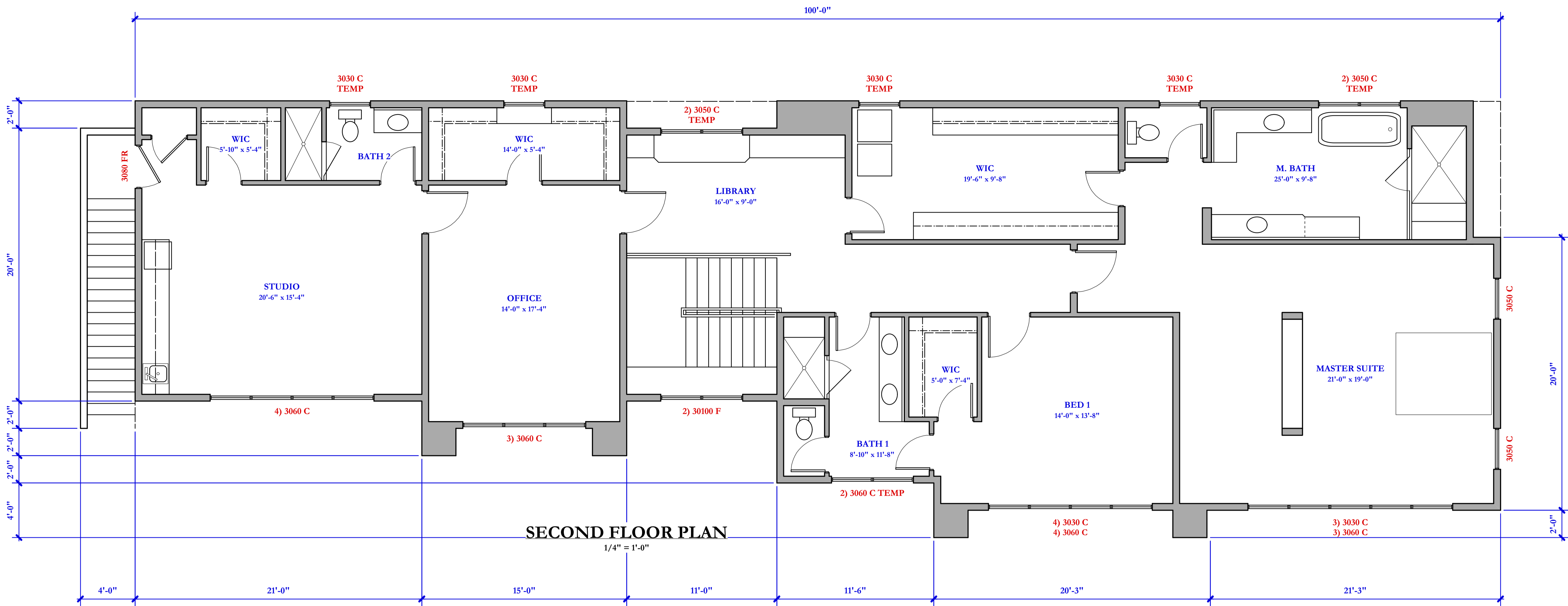


STREET CENTERLINE

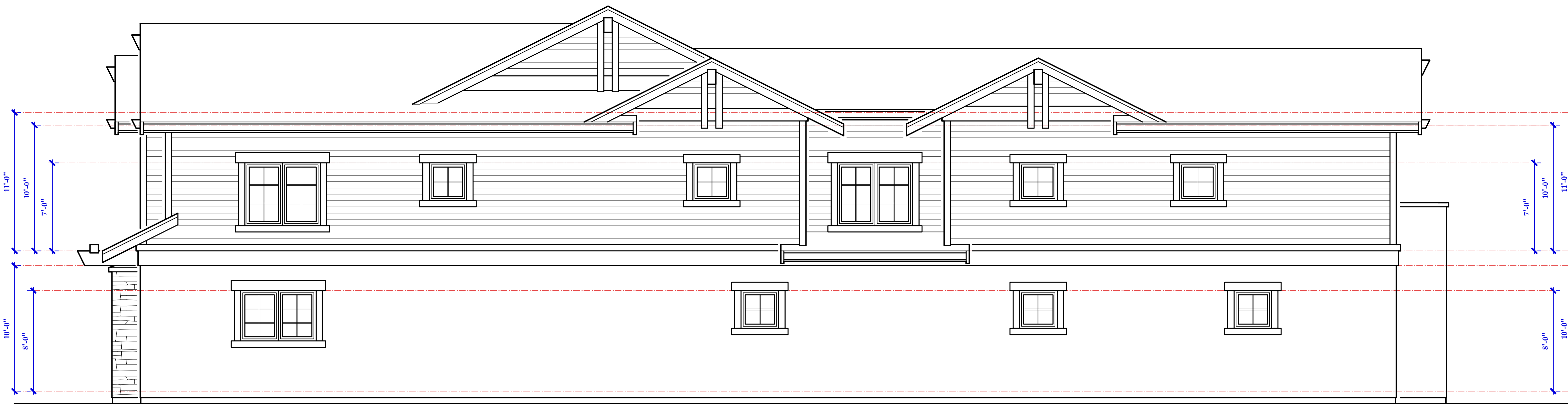
363 SAINT MARY STREET

SCOPE OF WORK STATEMENT  
THE PROJECT SHALL ENTAIL A ONE STORY TENANT IMPROVEMENT CONVERTING AN EXISTING MEDICAL OFFICE INTO A RETAIL SPACE. AN EXISTING ONE STORY RESIDENCE WILL BE DEMOLISHED AND BE REPLACED BY 4 NEW PARKING SPACES FOR THE RETAIL SPACE AND A NEW TWO STORY RESIDENCE WITH A TWO CAR GARAGE.  
PROPOSED RETAIL SPACE  
1,122 S.F.  
NEW RESIDENCE  
FIRST FLOOR: 1,741 S.F.  
SECOND FLOOR: 1,995 S.F.  
STUDIO: 462 S.F.  
NEW COVERED PORCH  
71 S.F.  
NEW GARAGE  
923 SQ. FT.  
NEW SITE DATA  
LOT AREA: 10,937.5 S.F.  
FOOTPRINT: 3,857 S.F.  
LOT COVERAGE: 35.3 %

<b>REVISIONS</b>	
<b>DOUGLAS J. HARWOOD</b> CLASSIC HOME DESIGN 2157 FOURTH STREET LIVERMORE, CA 94550 (925) 787-4993	
These drawings were prepared by	Douglas J. Harwood, Designer.
<b>EXISTING &amp; PROPOSED SITE PLANS</b>	
A TENANT IMPROVEMENT AND RESIDENCE FOR: <b>TONY ADAMS</b> 363 SAINT MARY STREET PLEASANTON, CALIFORNIA 94566	
Date	4/30/15
Scale	
Drawn	DJH
Job	1403
Sheet	<b>A1</b>



REVISIONS	
<p align="center"><b>DOUGLAS J. HARWOOD</b> CLASSIC HOME DESIGN 2157 FOURTH STREET LIVERMORE, CA 94550 (925) 787-4993</p>	
<p>These drawings were prepared by Douglas J. Harwood, Designer.</p>	
FLOOR PLANS	
<p align="center">A TENANT IMPROVEMENT AND RESIDENCE FOR: <b>TONY ADAMS</b> 363 SAINT MARY STREET PLEASANTON, CALIFORNIA 94566</p>	
Date	4/30/15
Scale	
Drawn	DJH
Job	1403
Sheet	<b>A2</b>



**WEST ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

1/4" = 1'-0"

**ELEVATION NOTES**

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

1. Composition shingle roof CertainTeed Landmark TL, Class "A". Install per manufacturer's requirements.
2. 2 x 3 over 3 x 10 barge rafter. 1 x 6 western red cedar eaves.
3. 6" seamless gutter over 2 x 10 fascia.
4. 8 x 14 corbel, 4) 6 x 6 struts to 8 x 14, all western red cedar trim. Copper cap.
5. Knee brace: 8 x 8 horizontal, 4 x 8 diagonal & 3 x 8 vertical, all western red cedar trim.
6. Trellis: 8 x 8 @ 32" o.c. over 8 x 14 beam, all western red cedar trim. Copper cap. Sloped 4 x 6 over 3 x 14 trim at wall.
7. 6" horizontal siding, over weather-resistive barrier (building paper or felt).
8. 3 coat, 7/8" min. thick exterior stucco o/ 2 layers grade D paper. 26 gauge galvanized weep screed at foundation line at least 4" above grade or 2" above concrete or paving.
9. 3 x 12 head trim at first level and 3 x 10 head trim at second level. 2 x 6 jamb trim and sloped 3 x 6 sill typical.
10. Sloped 4 x 6 over 3 x 14 trim at wall.
11. Stucco over 4 x 10 cap.
12. Stone veneer, install per manufacturer's requirements. Precast cap at trellis pier.
13. Stone tile at exterior stair case.
14. 8 x 14 corbel, 2) 4 x 6 struts between 3 x 14, all western red cedar trim. Copper cap.

**EXTERIOR COLORS & FINISHES**

ALL EXTERIOR METALS, INCLUDING FLASHING, CHIMNEYS, VENTS, CRICKETS, AND METAL WINDOW FRAMES SHALL BE TREATED TO PREVENT BRIGHT OR HIGHLY REFLECTIVE SURFACES.

**ROOF:** CERTAINTEED LANDMARK TL OLD OVERTON

**TRIM, GUTTERS & FLASHING:**  
KELLY-MOORE PILOT ROCK KM3936-5

**TRUSSES, CORBELS, TRELLISES & GARAGE DOOR:** TRANSPARENT WESTERN RED CEDAR - ULTRA PREMIUM RED LABEL PENOFIN

**SIDING:** KELLY-MOORE GRAYSTONE 230

**STUCCO:** KELLY-MOORE WOOD MOSS 197

**STONE:** CULTURED STONE PLATINUM PRO-FIT LEGESTONE PF-8017

**DOORS & WINDOWS:** ANDERSEN - DARK BRONZE, MATCH PILOT ROCK

**REVISIONS**

**DOUGLAS J. HARWOOD**  
CLASSIC HOME DESIGN  
2157 FOURTH STREET  
LIVERMORE, CA 94550  
(925) 787-4993

These drawings were prepared by  
Douglas J. Harwood,  
Designer.

**ELEVATIONS**

A TENANT IMPROVEMENT AND RESIDENCE FOR:

**TONY ADAMS**  
363 SAINT MARY STREET  
PLEASANTON, CALIFORNIA 94566

Date 4/30/15

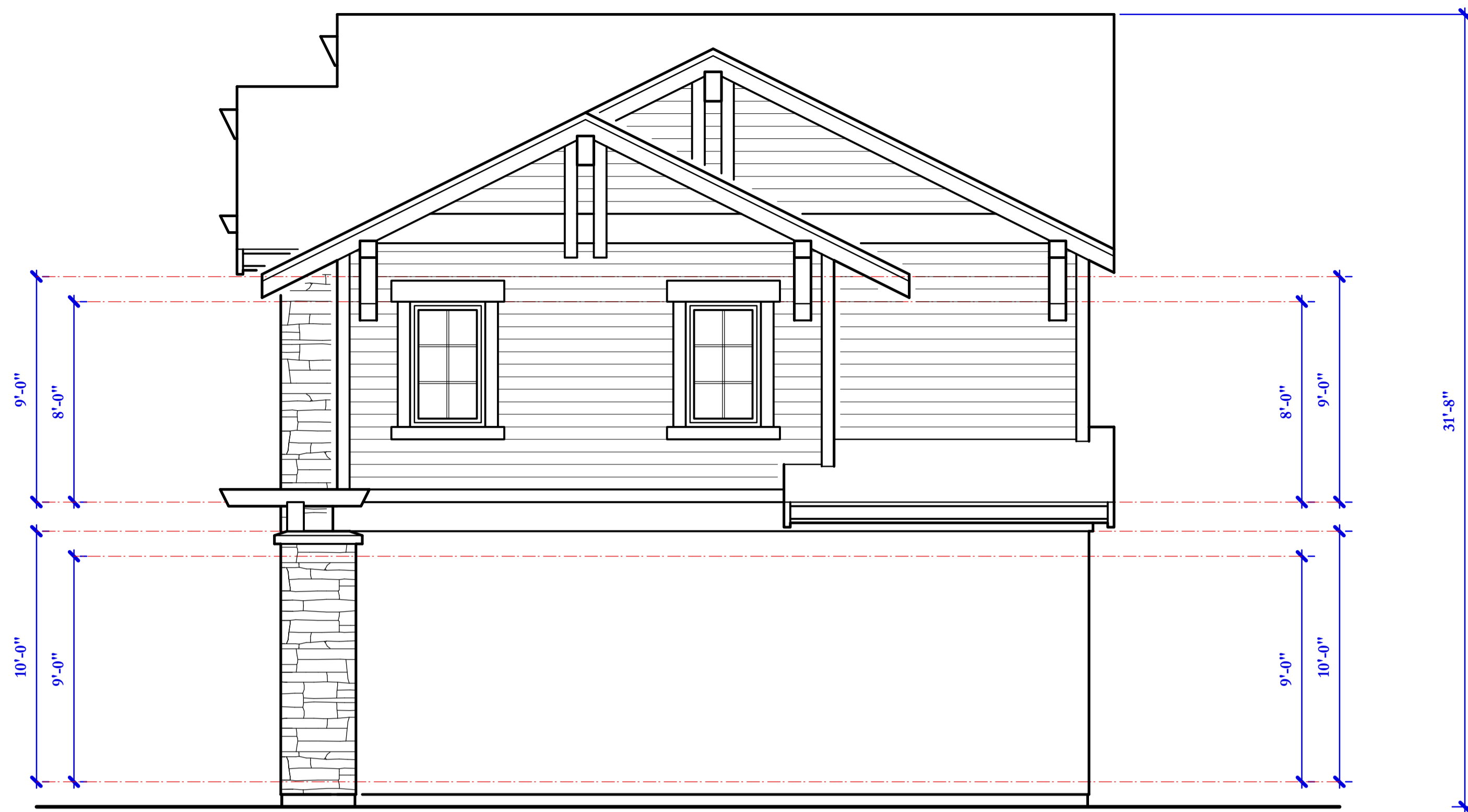
Scale

Drawn DJH

Job 1403

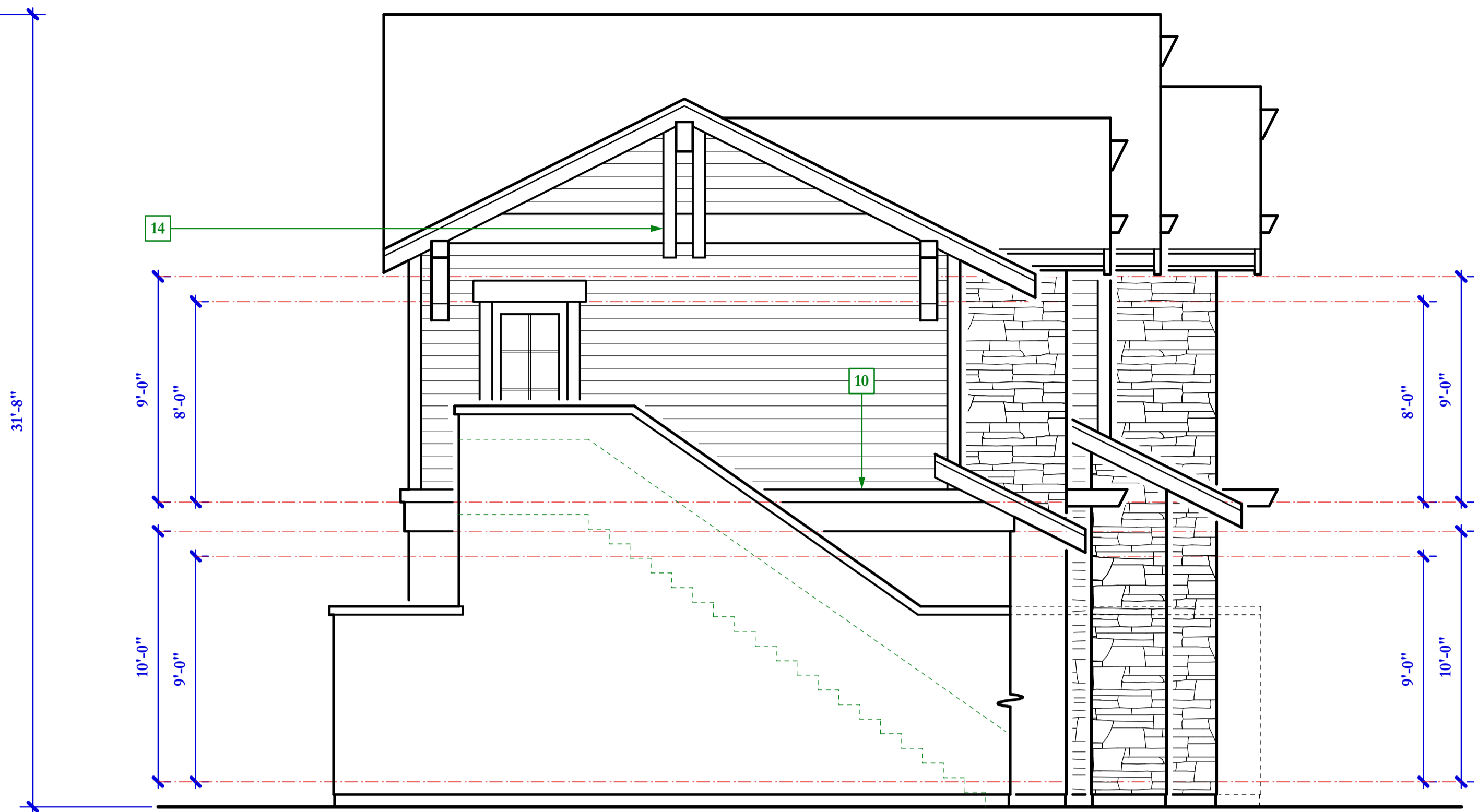
Sheet

**A3**



**NORTH ELEVATION**

1/4" = 1'-0"



**SOUTH ELEVATION**

1/4" = 1'-0"

**ELEVATION NOTES**

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

1. Composition shingle roof CertainTeed Landmark TL, Class "A". Install per manufacturer's requirements.
2. 2 x 3 over 3 x 10 barge rafter. 1 x 6 western red cedar eaves.
3. 6" seamless gutter over 2 x 10 fascia.
4. 8 x 14 corbel, 4) 6 x 6 struts to 8 x 14, all western red cedar trim. Copper cap.
5. Knee brace: 8 x 8 horizontal, 4 x 8 diagonal & 3 x 8 vertical, all western red cedar trim.
6. Trellis: 8 x 8 @ 32" o.c. over 8 x 14 beam, all western red cedar trim. Copper cap. Sloped 4 x 6 over 3 x 14 trim at wall.
7. 6" horizontal siding, over weather-resistive barrier (building paper or felt).
8. 3 coat, 7/8" min. thick exterior stucco o/ 2 layers grade D paper. 26 gauge galvanized weep screed at foundation line at least 4" above grade or 2" above concrete or paving.
9. 3 x 12 head trim at first level and 3 x 10 head trim at second level. 2 x 6 jamb trim and sloped 3 x 6 sill typical.
10. Sloped 4 x 6 over 3 x 14 trim at wall.
11. Stucco over 4 x 10 cap.
12. Stone veneer, install per manufacturer's requirements. Precast cap at trellis pier.
13. Stone tile at exterior stair case.
14. 8 x 14 corbel, 2) 4 x 6 struts between 3 x 14, all western red cedar trim. Copper cap.

**EXTERIOR COLORS & FINISHES**

ALL EXTERIOR METALS, INCLUDING FLASHING, CHIMNEYS, VENTS, CRICKETS, AND METAL WINDOW FRAMES SHALL BE TREATED TO PREVENT BRIGHT OR HIGHLY REFLECTIVE SURFACES.

**ROOF:** CERTAINTEED LANDMARK TL OLD OVERTON

**TRIM, GUTTERS & FLASHING:** KELLY-MOORE PILOT ROCK KM3936-5

**TRUSSES, CORBELS, TRELISES & GARAGE DOOR:** TRANSPARENT WESTERN RED CEDAR - ULTRA PREMIUM RED LABEL PENOFIN

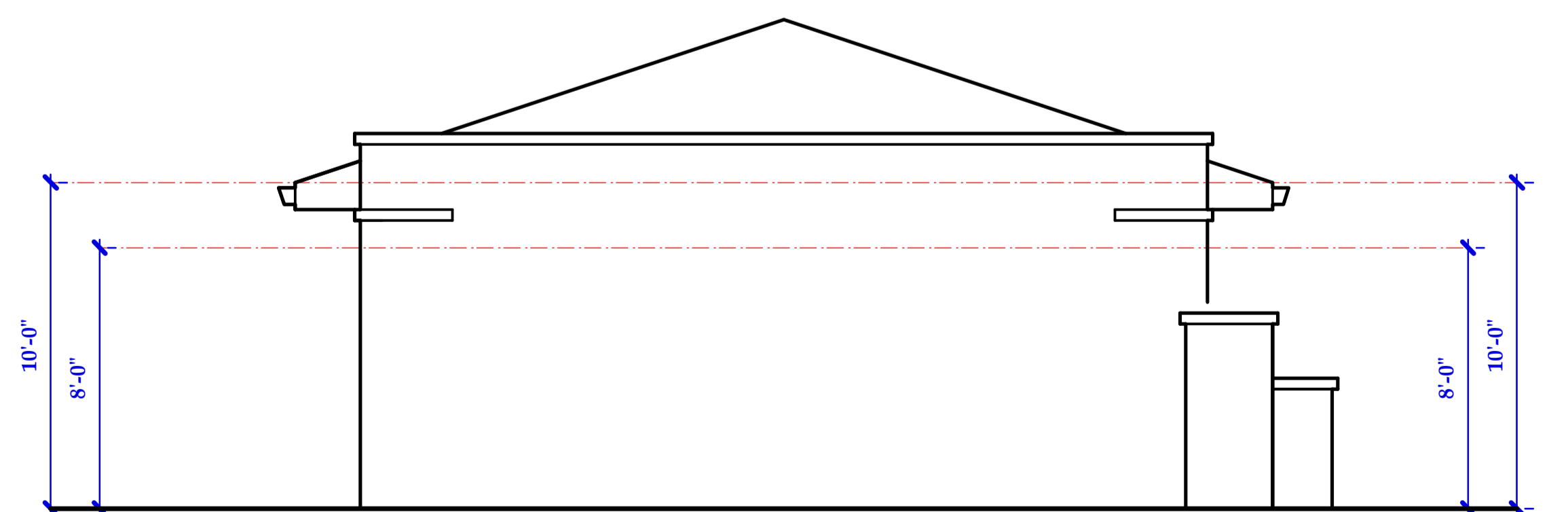
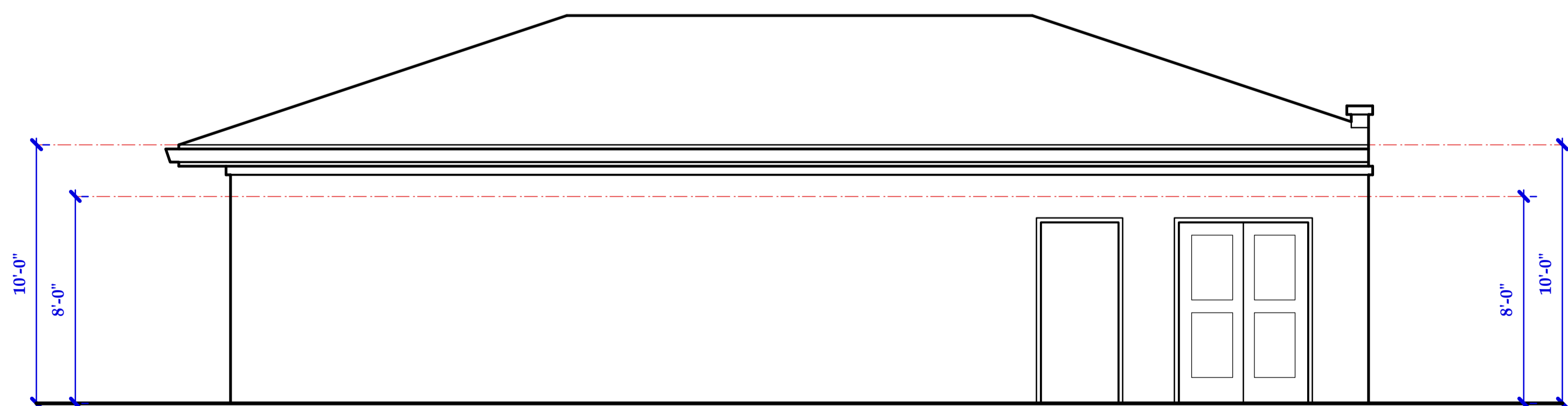
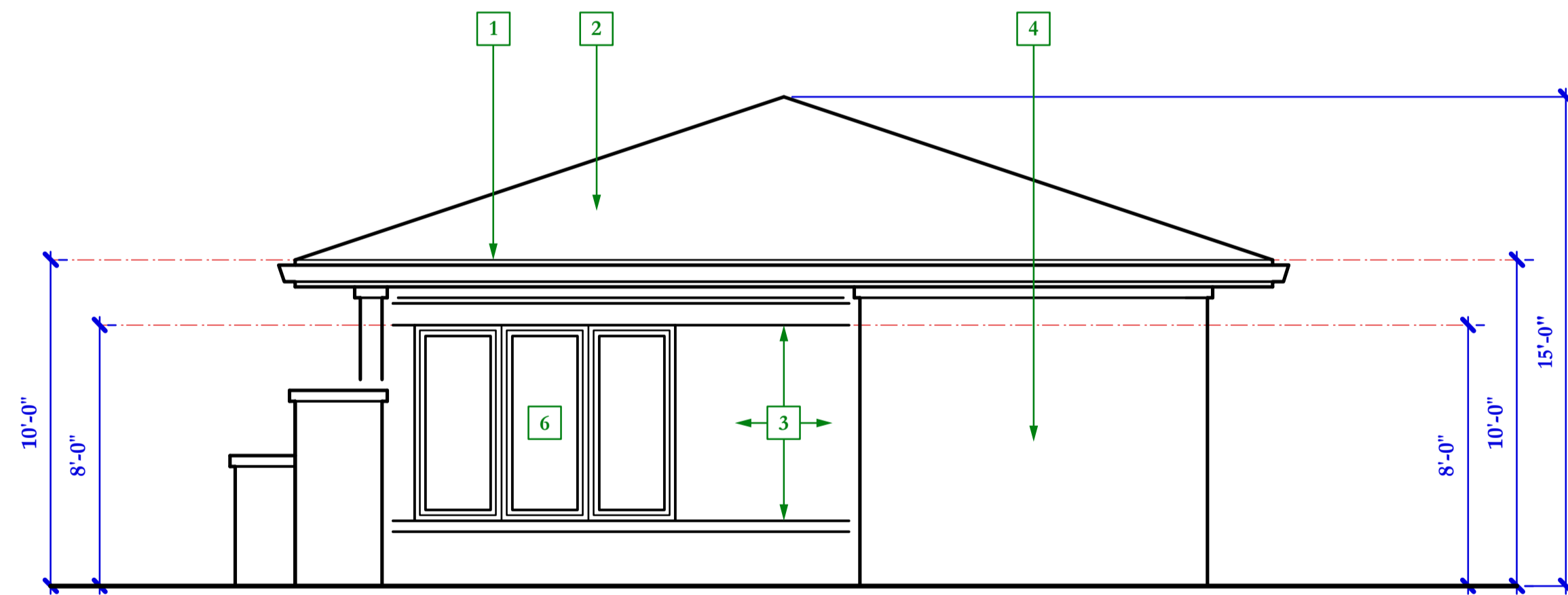
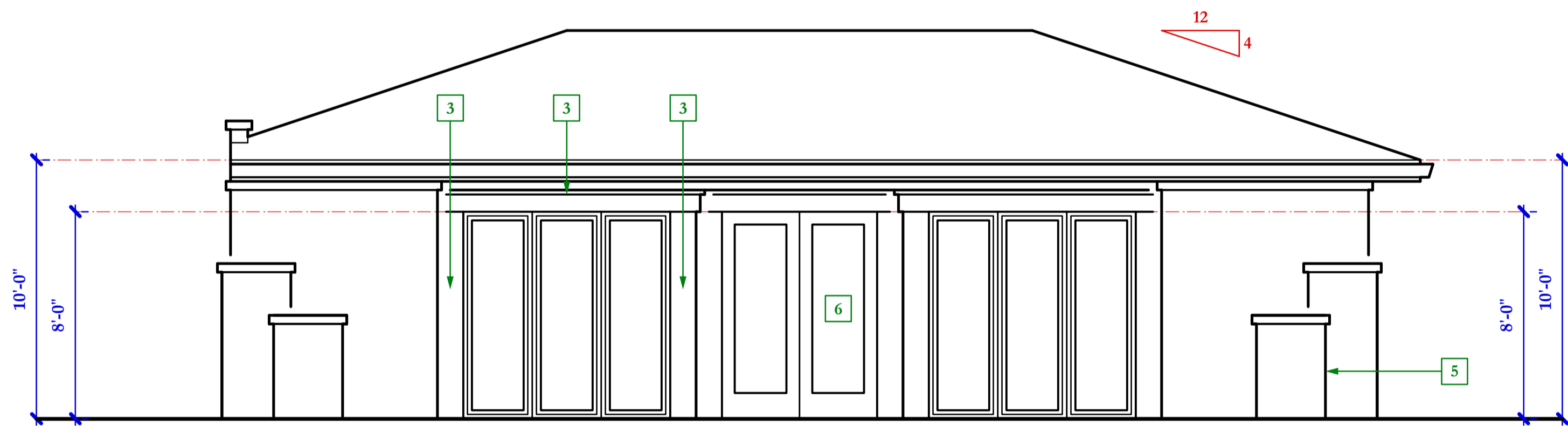
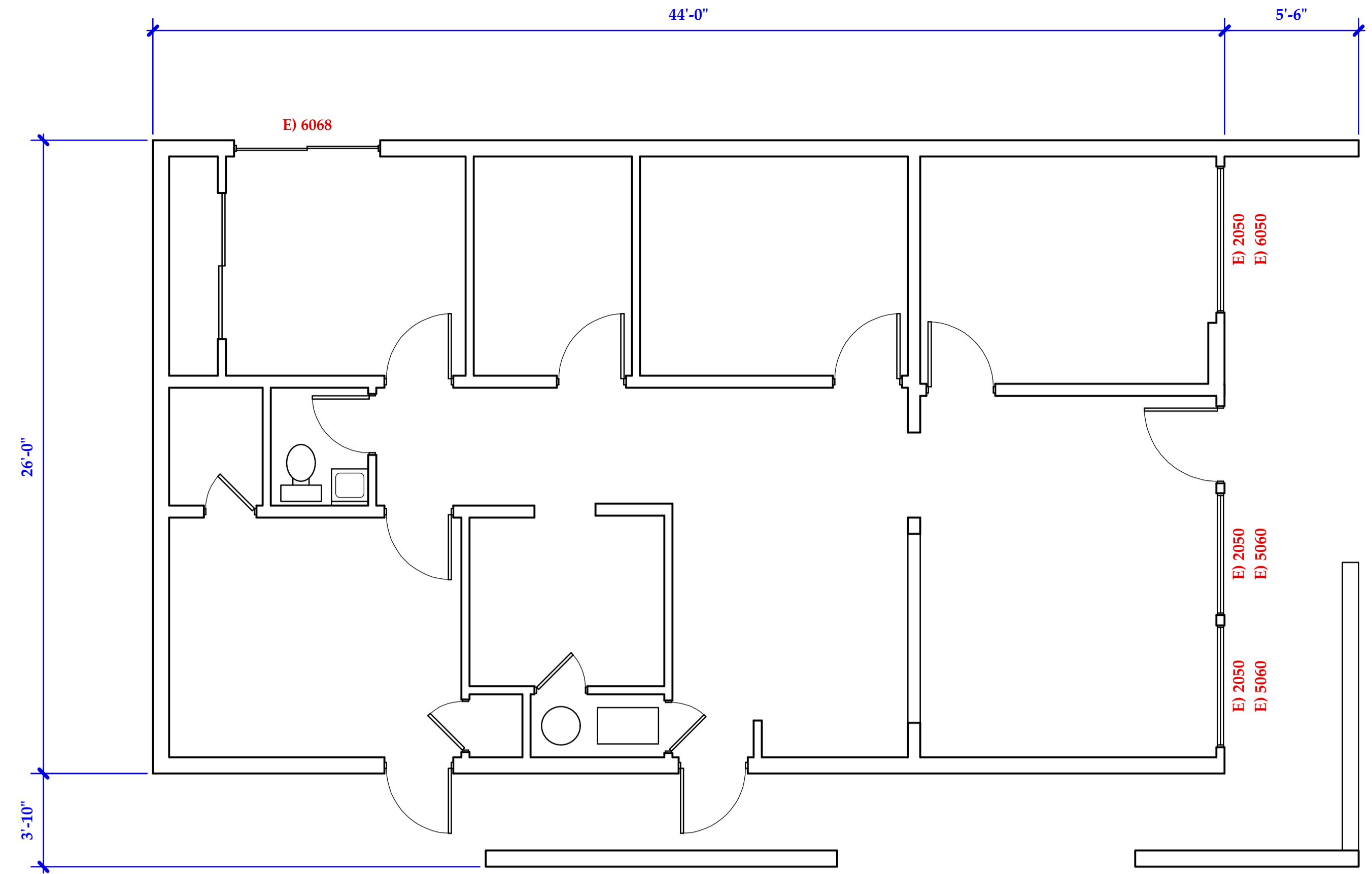
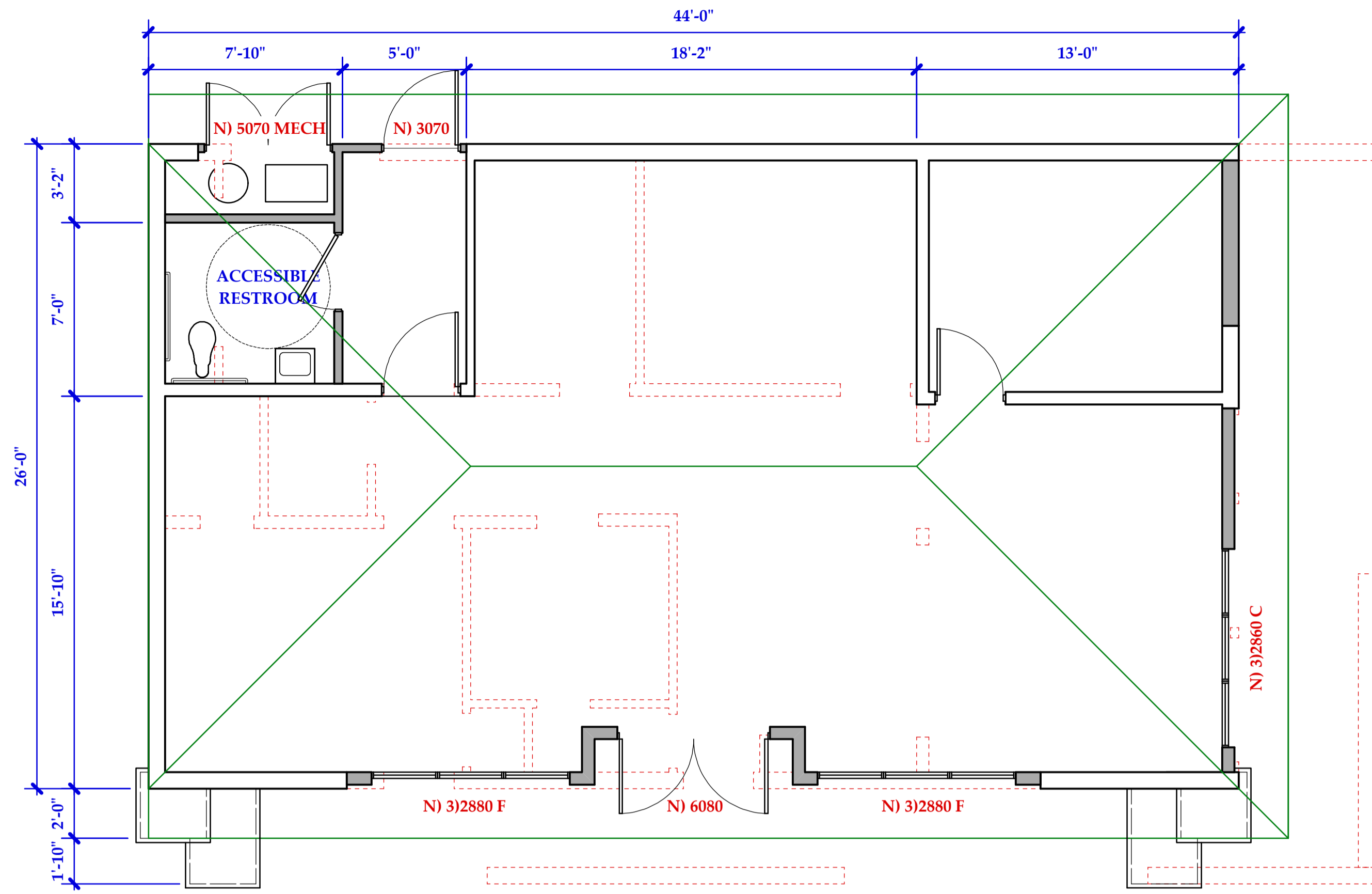
**SIDING:** KELLY-MOORE GRAYSTONE 230

**STUCCO:** KELLY-MOORE WOOD MOSS 197

**STONE:** CULTURED STONE PLATINUM PRO-FIT LEGESTONE PF-8017

**DOORS & WINDOWS:** ANDERSEN - DARK BRONZE, MATCH PILOT ROCK

REVISIONS
<b>DOUGLAS J. HARWOOD</b> CLASSIC HOME DESIGN 2157 FOURTH STREET LIVERMORE, CA 94550 (925) 787-4993
These drawings were prepared by Douglas J. Harwood, Designer.
<b>ELEVATIONS</b>
A TENANT IMPROVEMENT AND RESIDENCE FOR: <b>TONY ADAMS</b> 363 SAINT MARY STREET PLEASANTON, CALIFORNIA 94566
Date 4/30/15
Scale
Drawn DJH
Job 1403
Sheet
<b>A4</b>

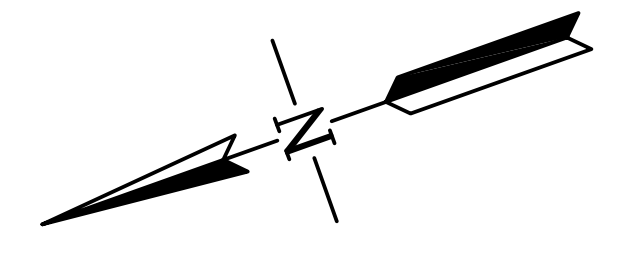
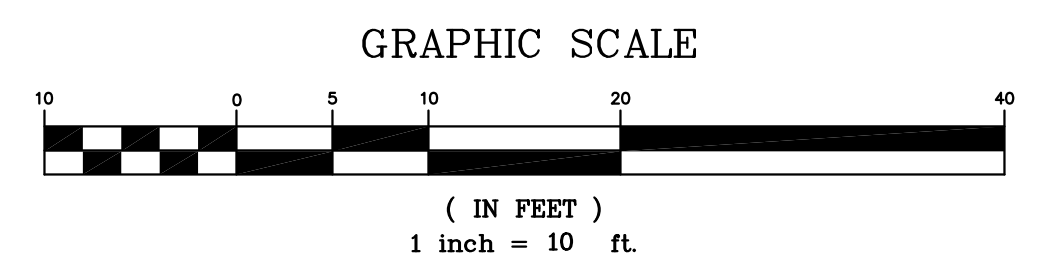


**ELEVATION NOTES**

VERIFY ALL PLATE AND HEADER HEIGHTS, ROOF PITCH AND DIMENSIONING PRIOR TO CONSTRUCTION. INFORM DESIGNER OF DISCREPANCIES.

1. Composition shingle roof, Class A. Owens Corning - Teak
2. Match 6" gutter over 2 x 10 fascia. Color: Pilot Rock
3. Wood trim or siding. Color: Pilot Rock
4. 3 coat, 7/8" min. thick exterior stucco o/ 2 layers grade D paper. 26 gauge galvanized weep screed at foundation line at least 4" above grade or 2" above concrete or paving. Color: Mocha
5. Brick pilaster & cap - McNear Trovilo.
6. Doors and windows - match Pilot Rock.

REVISIONS
<b>DOUGLAS J. HARWOOD</b> CLASSIC HOME DESIGN 2157 FOURTH STREET LIVERMORE, CA 94550 (925) 787-4993
These drawings were prepared by Douglas J. Harwood, Designer.
<b>NEW &amp; EXISTING PLANS          ELEVATIONS</b>
A TENANT IMPROVEMENT AND RESIDENCE FOR: <b>TONY ADAMS</b> 363 SAINT MARY STREET PLEASANTON, CALIFORNIA 94566
Date 4/30/15
Scale
Drawn DJH
Job 1403
Sheet
<b>A5</b>



**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 DIRECTED AWAY FROM STRUCTURE.
- 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 6 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 PIERS 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)
- CLEANOUTS 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.

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON WERE BASED ON RECORD OF SURVEY 1020 (16 RS 86), ALAMEDA COUNTY.

**BASIS OF ELEVATIONS**  
CITY OF PLEASANTON DATUM (NGVD 29)  
TEMPORARY BENCHMARK (TBM)  
TOP CURB @ D/W = 344.48'

**NOTES:**

ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.

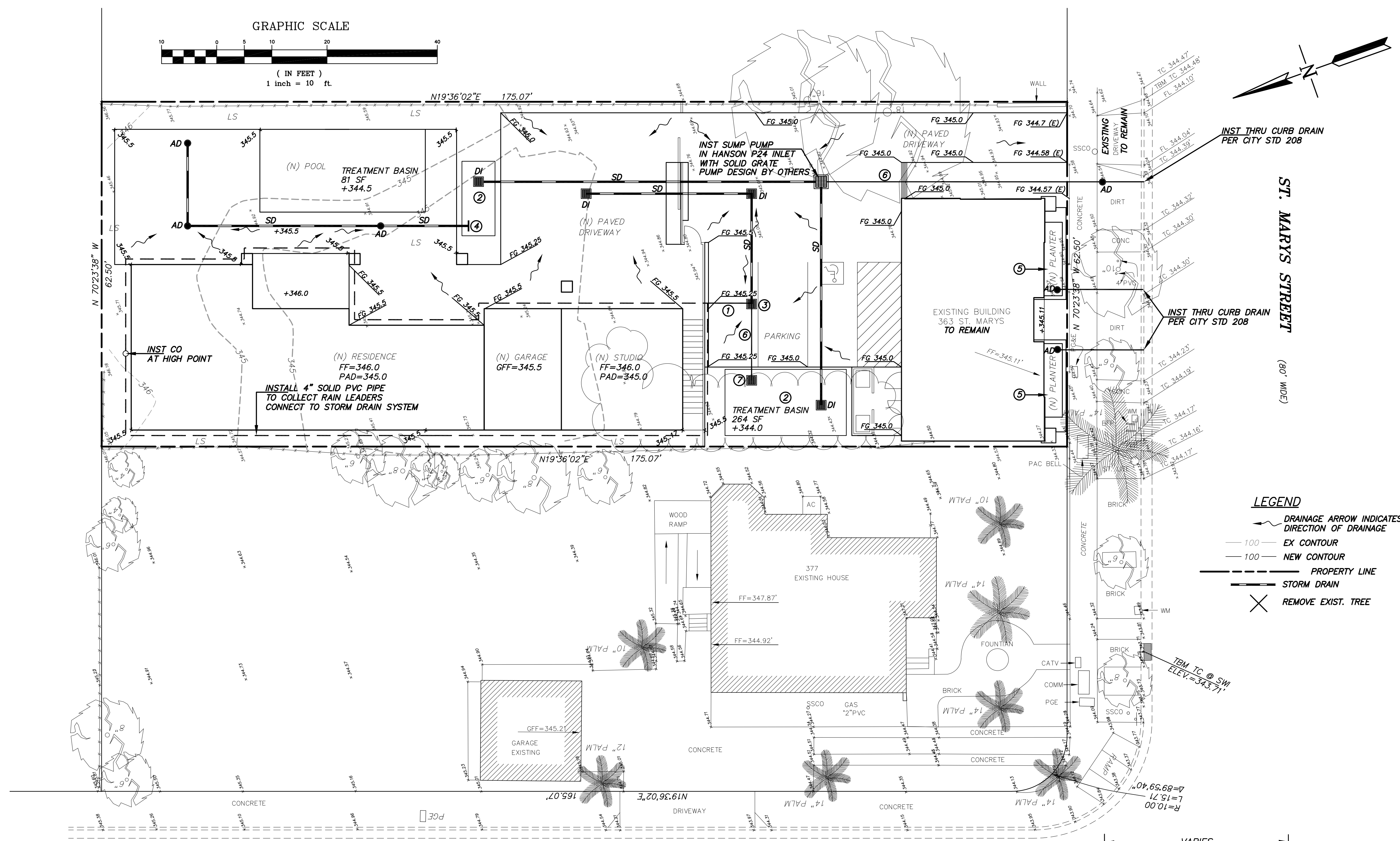
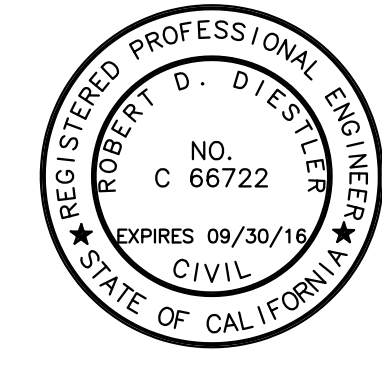
EX-IMPERMEABLE AREA = 5,136 SQ FT  
REMOVED IMPERMEABLE AREA = 4,014 SQ FT  
NEW IMPERMEABLE AREA = 7,796 SQ FT  
TOTAL IMPERMEABLE AREA = 8,918 SQ FT

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION  
THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

**ABBREVIATIONS**

AD	AREA DRAIN
CO	CLEAN-OUT
DI	DRAIN INLET (HANSON P18 OR EQUAL)
EW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
GR	TOP OF GRADE
HP	HIGHPOINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
SWI	STORM WATER INLET
TC	TOP OF CURB
TG	TOP OF GRADE
TW	TOP OF RETAINING WALL

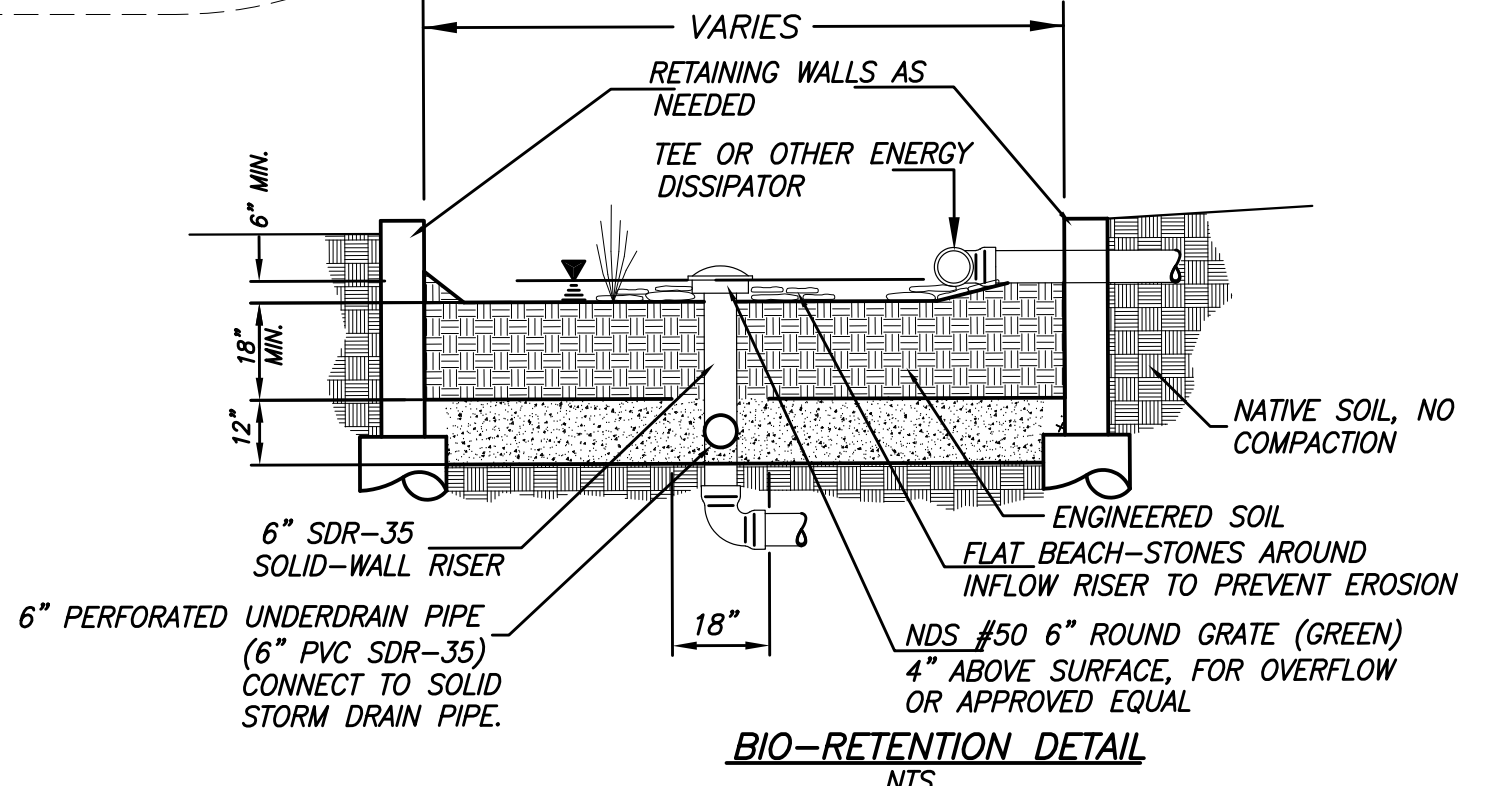


**LEGEND**

- DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- 100 EX CONTOUR
- 100 NEW CONTOUR
- PROPERTY LINE
- STORM DRAIN
- ✗ REMOVE EXIST. TREE

- CONNECT TO STORM DRAIN 4" SOLID PVC PIPE AT S=1% MIN. SEE NOTE 9 TYPICAL
- INST BIO-RETENTION BASIN PER COUNTY C.3 MANUAL
- INST SUMP PUMP IN HANSON P18 INLET PUMP DESIGN BY OTHERS
- INST 2' TEE ENERGY DISSIPATOR
- FLOW THRU PLANTERS PER COUNTY C.3 MANUAL
- FORCE MAIN DESIGN BY OTHERS
- INST STORM DRAIN DISSIPATOR BOX

**PETERS AVENUE**  
(50' WIDE)



- NOTES:**
- SWALE SHALL BE GRADED TO DRAIN TOWARD OUTLET AT A MINIMUM SLOPE 0.2%
  - PLANTINGS MAY INCLUDE TREES. MINIMUM INFILTRATION RATE 5"/HR
  - ENGINEERED SOIL - USE TOPSOIL BLEND AS SPECIFIED IN THE MOST RECENT ALAMEDA COUNTY C.3 GUIDEBOOK
  - DO NOT CONNECT STORM DRAIN INFLOW PIPES TO UNDERDRAIN.
  - MINIMUM SLOPE MEASURED FROM TOP OF GRADE OF AREA DRAIN (OR DOWNSPOUT DRAIN) TO TOP OF EMITTER SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
  - MINIMUM INFLOW PIPE SLOPE SHALL BE 1% (4" PIPE) OR 0.5% (6" PIPE)
  - MINIMUM UNDERDRAIN PIPE SLOPE SHALL BE 0.5% (6" PIPE)
  - INSTALL PERFORATED PIPE WITH PERFORATIONS DOWN.
  - NO FILTER FABRIC TO BE USED.
  - INSTALL CAPPED CLEANOUTS AT UNDERDRAIN ENDS.

PROJECT NAME: PRELIMINARY GRADING PLAN  
363 ST. MARYS STREET  
CITY OF PLEASANTON  
ALAMEDA COUNTY, CALIFORNIA

DESIGNED BY: RD  
CHECKED BY: DA  
DATE: 10-16-14

SCALE: 1"=10'

REVISIONS:

NO. BY DATE

STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. DILESTER  
NO. C 66722  
EXPIRES 09/30/16  
CIVIL

SHEET NO.: C1  
OF 1 SHEETS

THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING THE JOB. 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.

**HARDSCAPE NOTES:**

1. CONCRETE:  
ALL CONCRETE TO HAVE #3 REBAR AT 18" ON CENTER BOTH WAYS. 4" COMPACTED GRAVEL BASE. 4" THICK CONCRETE MINIMUM. USE DOBIE BLOCKS FOR STEEL.

**COLORS:**  
COLORS USED ON STEPPING STONES TO BE L.M. SCOFIELD COLOR #0288 'AUTUMN BEIGE'

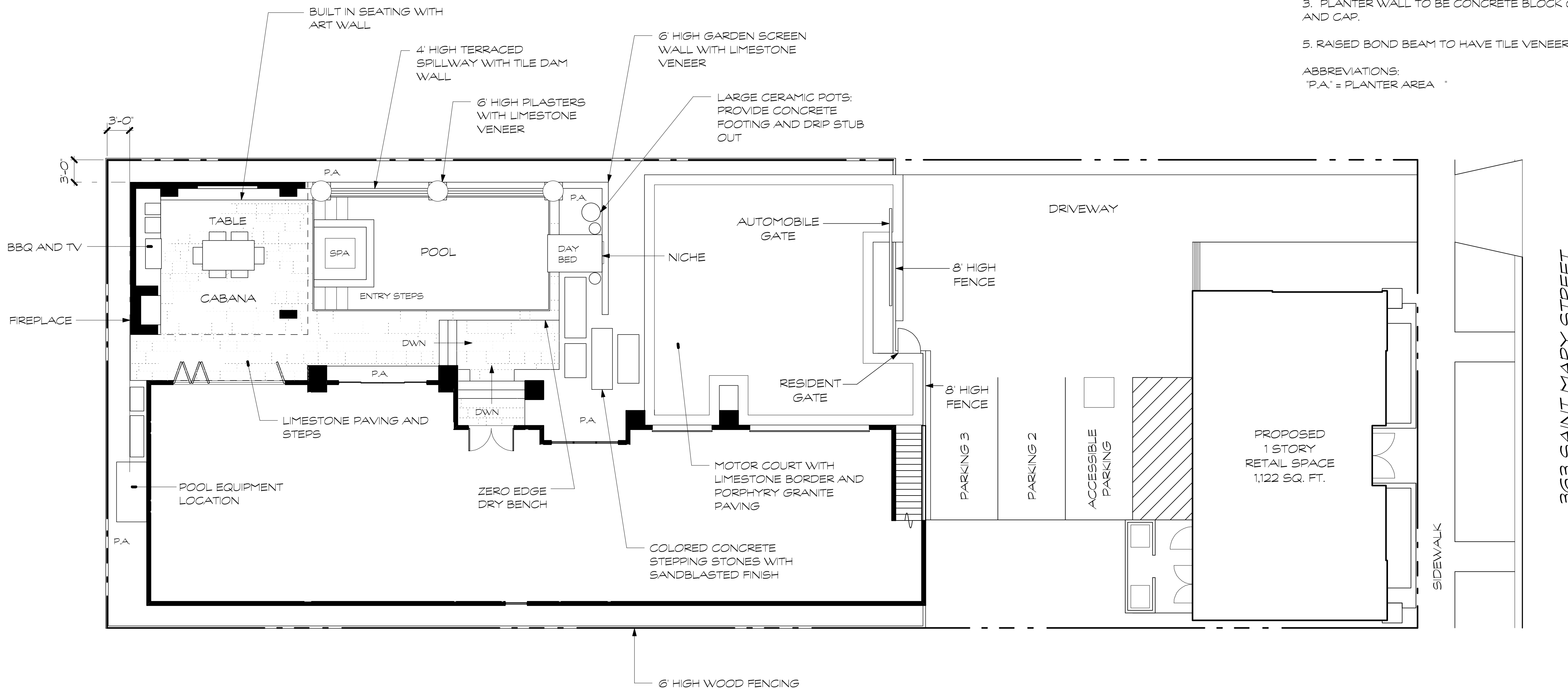
**FINISHES:**  
ALL CONCRETE TO HAVE LIGHT SANDBLASTED FINISH.

2. STONE PAVING AT STOOPS AND STEPS TO BE LINEAR PATTERN (10', 16', AND 20' WIDE BY VARIOUS LENGTHS) TRAVERTINE PAVING SET ON 4" REINFORCED CONCRETE SUBPOUR. TRAVERTINE TO BE SURFACE TEXTURED (NOT POLISHED). CONFIRM SELECTION WITH OWNER. NOTE: GROUT COLOR TO MATCH STONE IN TONE. (NOT DARKER)

3. PLANTER WALL TO BE CONCRETE BLOCK OR GUNITE TRAVERTINE VENEER AND CAP.

5. RAISED BOND BEAM TO HAVE TILE VENEER DAM WALL

**ABBREVIATIONS:**  
'P.A.' = PLANTER AREA

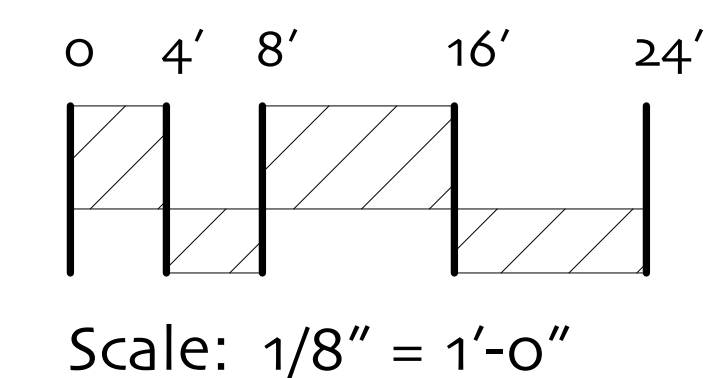


**PROPOSED HARDSCAPE PLAN**  
1/8" = 1'-0"

**GENERAL NOTES**

CONTRACTORS MUST BE PROPERLY AND CURRENTLY LICENSED BY THE CALIFORNIA CONTRACTORS STATE LICENSED BOARD PRIOR TO ENTERING INTO AN AGREEMENT TO PERFORM WORK AND MAY PERFORM ONLY SUCH WORK AS IS WITHIN THE SCOPE OF SAID LICENSED SPECIALTY.

CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL NOTIFY USA UNDERGROUND ALERT @ (800) 377-2600.



**SHEET INDEX:**

- L-1 HARDSCAPE LAYOUT
- L-2 PLANTING PLAN
- L-3 PLANTING NOTES

**Martin Hoffmann**  
4713 First Street  
Suite 205  
Pleasanton, Ca  
94566  
925 462 2190  
fax 925 462 2199

residence of  
**Tony Adams**  
363  
Saint Mary Street  
Pleasanton, Ca.

**NOTE:**  
This plan is diagrammatic in nature. It is meant as a general guide to construction only. It is not fully detailed nor exhaustively specified. It is the responsibility of the contractor to become familiar with the site prior to starting work. Notify landscape designer promptly with any field discrepancies. It is the responsibility of the contractor and/or owner to verify, select, and resolve all structures, water features, and planting materials. The contractor and owner are solely responsible for quality control, construction standards and for maintaining compliance with local and county codes on this project.

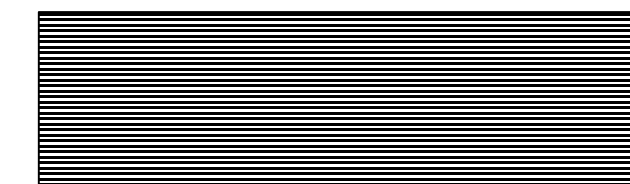


REV. NO.	REVISION

**HARDSCAPE LAYOUT**

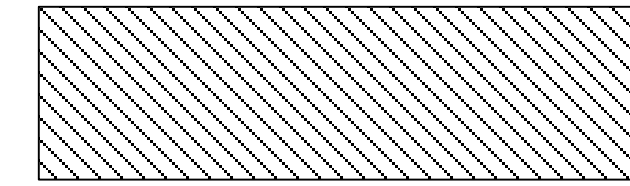
Job No: \_\_\_\_\_ Date: \_\_\_\_\_  
Drawn: mfh Scale: 1/8" = 1'-0"

GROUND COVERS:



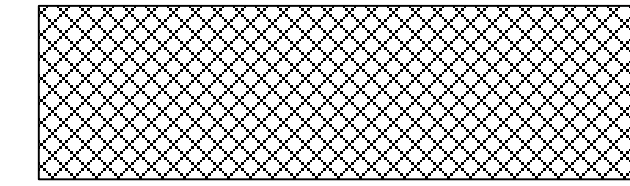
Sedum spurium 'John Creech'  
from 4" pots at 24" o.c. Triangular Spacing.

Stonecrop



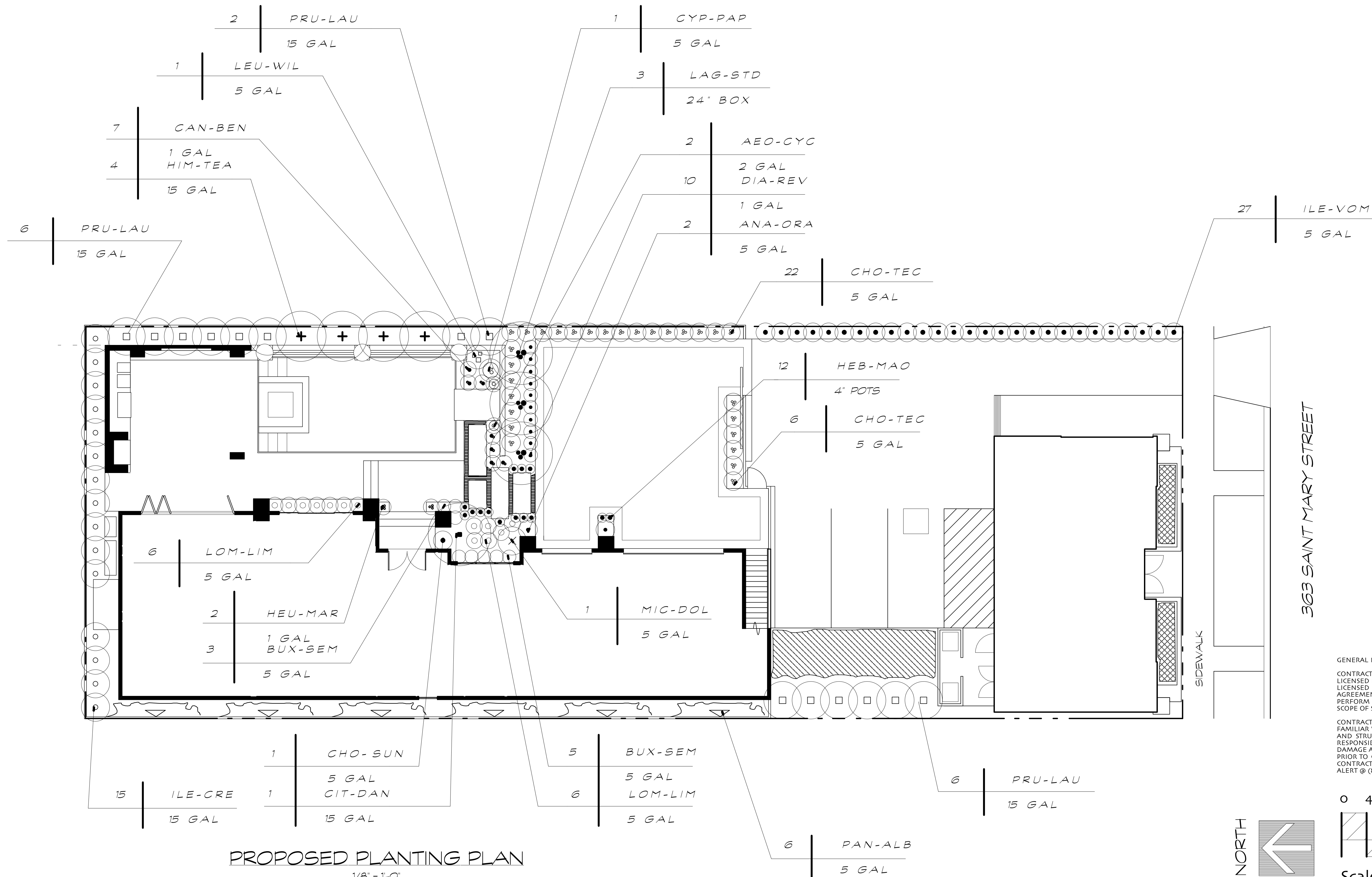
Teucrium chamaedrys  
from 1 gallon at 24" o.c. Triangular Spacing.

Germander Variety



Perennial bedding area  
PROVIDE 4" DEEP PLANTING MIX  
No top dressing

Varies

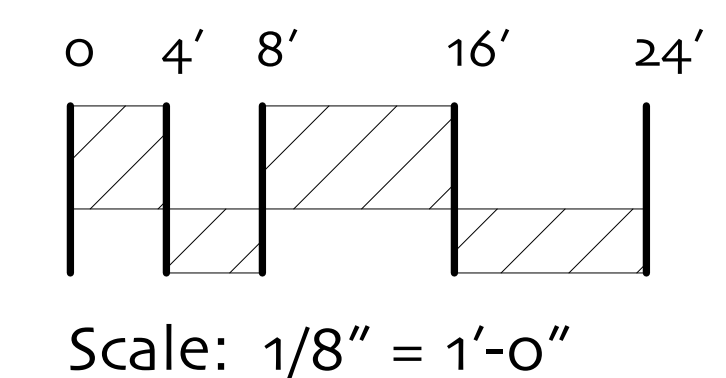


PROPOSED PLANTING PLAN  
1/8" = 1'-0"

GENERAL NOTES

CONTRACTORS MUST BE PROPERLY AND CURRENTLY LICENSED BY THE CALIFORNIA CONTRACTORS STATE LICENSED BOARD PRIOR TO ENTERING INTO AN AGREEMENT TO PERFORM WORK AND MAY PERFORM ONLY SUCH WORK AS IS WITHIN THE SCOPE OF SAID LICENSED SPECIALTY.

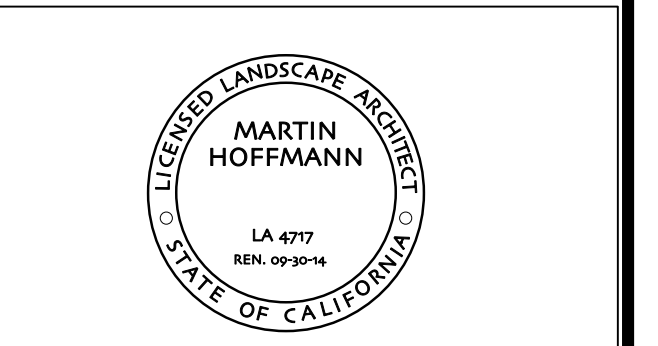
CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL NOTIFY USA UNDERGROUND ALERT @ (800) 277-2600.



**Martin Hoffmann**  
4713 First Street  
Suite 205  
Pleasanton, Ca  
94566  
925 462 2190  
fax 925 462 2199

residence of  
**Tony Adams**  
363  
Saint Mary Street  
Pleasanton, Ca.

NOTE:  
This plan is diagrammatic in nature. It is meant as a general guide to construction only. It is not fully detailed nor exhaustively specified.  
It is the responsibility of the contractor to become familiar with the site prior to starting work. Notify landscape designer promptly with any field discrepancies. It is the responsibility of the contractor and/or owner to verify, select, and resolve all structures, water features, and planting materials.  
The contractor and owner are solely responsible for quality control, construction standards and for maintaining compliance with local and county codes on this project.



REV. NO.	REVISION

**PLANTING PLAN**

Job No: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: mfh Scale: 1/8" = 1'-0"

L-2



**PLANTING NOTES:**

**GENERAL NOTATION:**

THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING THE JOB. 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. 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 HIS/ HER 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 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 ROTOTILLING 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 MOUNDING AWAY FROM EDGES OF TOP OF HEADER, CURB, WALK, PLANTER, ETC... AND RAKED SMOOTH WITH ALL ROCK AND DEBRIS OVER 1 INCH IN DIAMETER REMOVED.

**SOIL AMENDMENTS:**

THE LANDSCAPE CONTRACTOR SHALL INCORPORATE, BY MEANS OF ROTOTILLING, 6 CUBIC YARDS OF NITROFED SOIL CONDITIONER (WITH A PH OF 6.5 TO 7.5) AND 15 LBS. OF 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.

**PERENNIAL BEDDING AREAS:**

PERENNIAL BEDS SHALL BE EXCAVATED AND 6" (OR DEPTH NOTED) OF PURE PLANTING MIX (SUCH AS DIABLO SOILS DIABLO MIX) SHALL BE USED. NO TOP DRESSING SHALL BE UTILIZED FOR CULTIVATED BEDS.

**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.

**ACID BACKFILL MIX:**

BACK FILL FOR ACID LOVING PLANTS (FOR ALL CITRUS) SHALL BE 30% AMENDED SOIL, 20% SAND, AND 50% PRE-MOISTENED PEAT WITH 49ER BRAND ACID FOOD AT MANUFACTURER'S RECOMMENDED APPLICATION RATE. PLANTING PITS TO BE MINIMUM 2 TIMES WIDTH OF ROOTBALL AND 2 TIMES DEPTH OF ROOTBALL.

**SHRUB PLANTING:**

THE SHRUBS SHALL BE SPOTTED AS PER PLAN. NO SUBSTITUTIONS UNLESS AUTHORIZED BY LANDSCAPE DESIGNER OR OWNER. ALL SHRUBS SHALL RECEIVE TURFGRO 20-10-5 PACKETS AT THE FOLLOWING RATIOS: (1) TABLET PER 1 GALLON, (2) TABLETS FOR 5 GALLON, AND (4) TABLETS FOR 15 GALLON.

**TREE PLANTING:**

THE TREES SHALL BE SPOTTED AS PER PLAN. TREES SHALL TYPICALLY BE LOCATED A MINIMUM OF FOUR (4) 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 (3) TRUNKS FROM THE BASE OF TREE. DOUBLE STAKE ALL STANDARD TRUNK TREES. ALL TREES SHALL RECEIVE TURFGRO 20-10-5 PACKETS AT THE FOLLOWING RATIOS: (4) TABLET PER 15 GALLON, (5) TABLETS FOR 24" BOX, AND (6) TABLETS FOR 36" BOX AND LARGER. THOROUGHLY WATER ALL TREES IMMEDIATELY FOLLOWING PLANTING.

**TOP DRESSING:**

TOP DRESSING TO CONSIST OF 2 LAYER MEDIUM AIR BARK CHIPS FOR ALL PLANTING AREAS EXCEPT LAWN AND MEADOW GRASS. APPLY RONSTAR PRE EMERGENT PRIOR TO TOP DRESS AT MANUFACTURER'S RECOMMENDED RATE.

**MAINTANENCE:**

THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS (OR AS APPROVED BY OWNER) UPON COMPLETION AND APPROVAL OF THE PROJECT. DURING THE ENTIRE MAINTENANCE PERIOD, WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, AND SPRAYING FOR INSECTS AND DISEASES SHALL BE PERFORMED. AT THE END OF MAINTENANCE PERIOD, ALL AREAS SHALL BE FREE OF WEEDS AND ALL PLANT MATERIAL SHALL BE IN A HEALTHY, THRIVING CONDITION.

**SUBSTITUTIONS:**

REQUESTS FOR SUBSTITUTIONS OF PLANT MATERIAL TO BE MADE (5) DAYS PRIOR TO PLANTING.

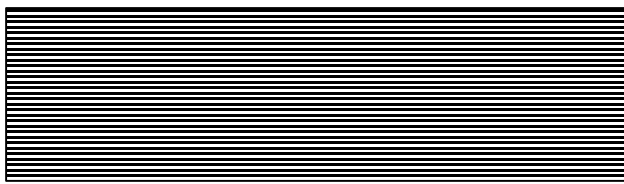
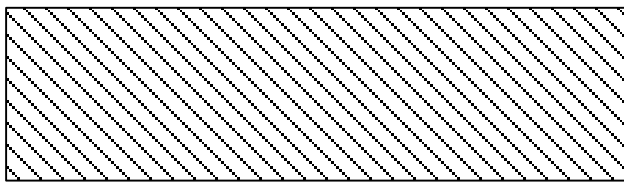
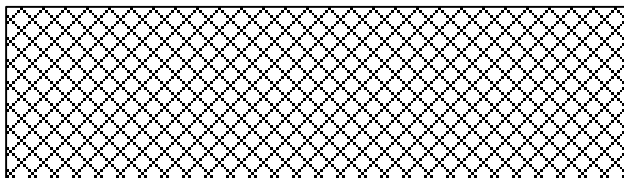
**GUARANTEE:**

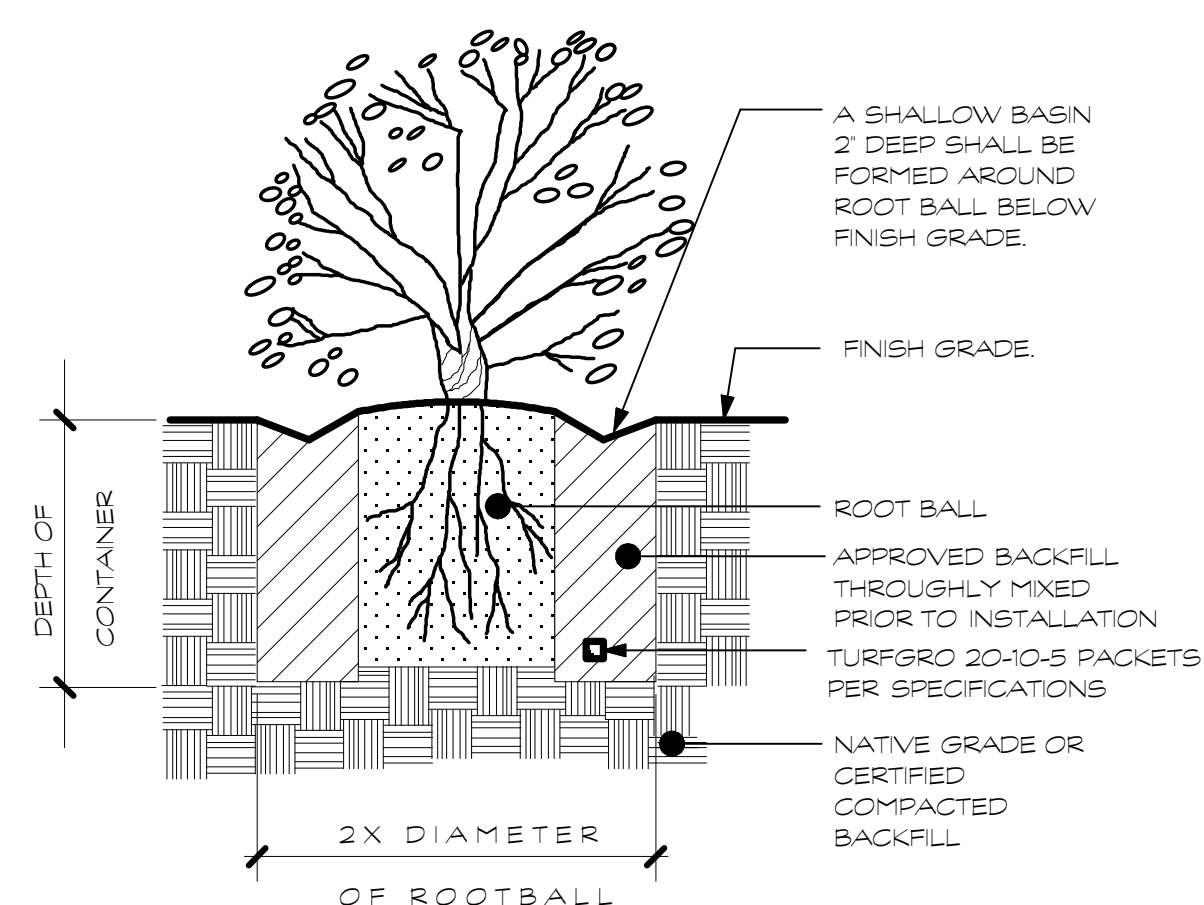
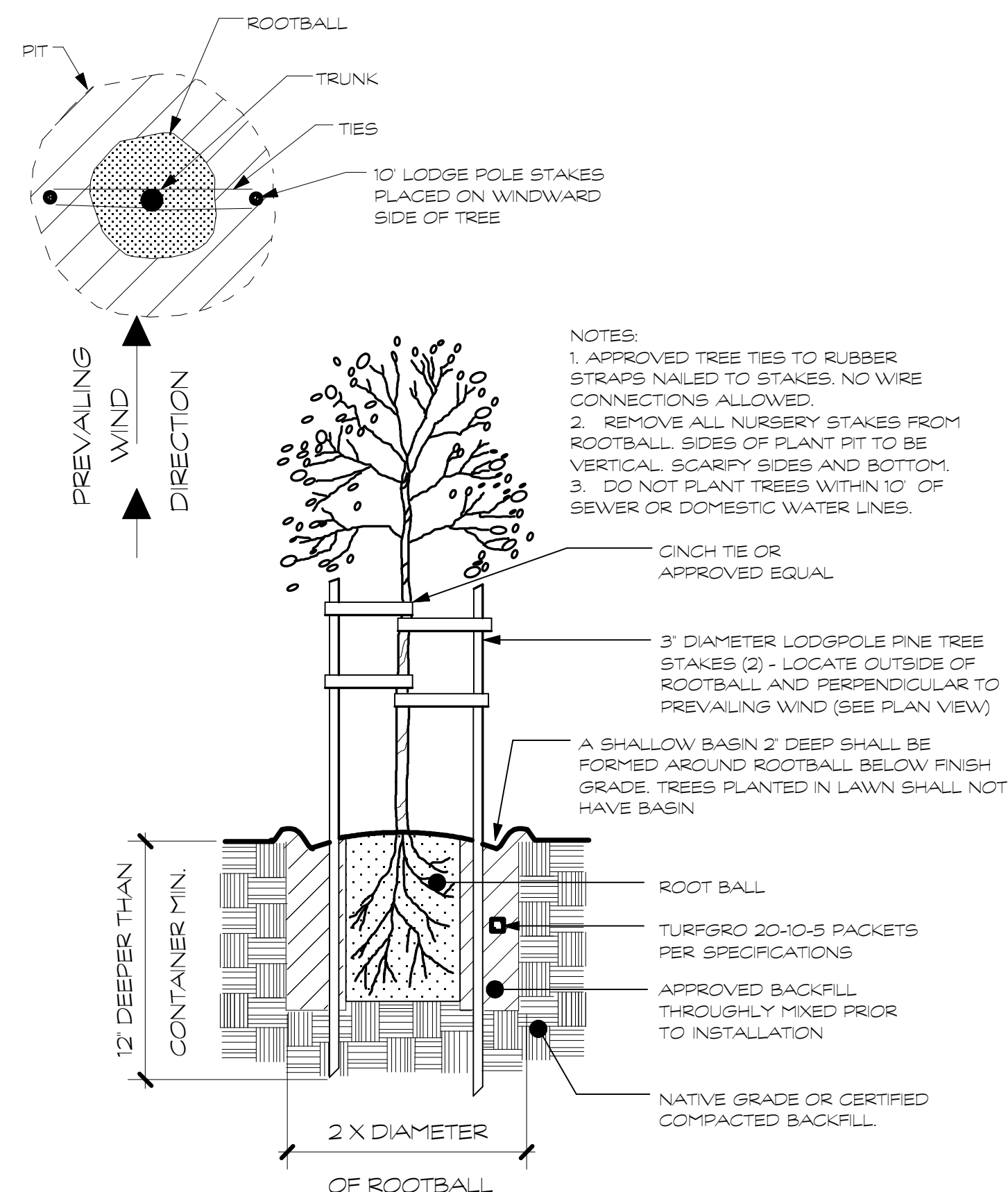
ALL CONSTRUCTION, TREES, SHRUBS, AND IRRIGATION BY LANDSCAPE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR AFTER THE BEGINNING OF THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPE MATERIALS THAT ARE IN AN UNACCEPTABLE CONDITION FOR THE TIME OF USE, AND ANY PLANT MATERIAL THAT ARE NOT IN A VIGOROUS STATE OF GROWTH. THE CONTRACTOR SHALL NOT BE HELD LIABLE FOR LOSS OF PLANT MATERIAL DUE TO VANDALISM, ACCIDENTAL CAUSES, OR ACTS OF NEGLIGENCE BY OTHERS THAN THE CONTRACTOR, HIS AGENTS, OR EMPLOYEES.

**Planting Legend:**

SYMBOL	BOTANICAL NAME	COMMON NAME	wucols (water use rating)
<b>TREES:</b>			
MIC FIG	Michella figo	Bananna shrub	medium
TRI LAU	Tristania laurina 'Elegant' (standard trunk)	No Common Name	medium
<b>SUCCULENTS:</b>			
AEO CYC	Aeonium 'Cyclops'	no common name	low
<b>BAMBOOS:</b>			
HIM TEA	Himalayacalamus hookerianus 'Teague's Blue'	Blue Bamboo	medium
<b>VINES:</b>			
PAN ALB	Pandorea Jasminoides 'Alba'	Bower Vine	medium
<b>FRUIT TREES:</b>			
CIT DAN	Citrus reticulata 'Dancy'	Tangerine	medium
<b>SPECIALTY SHRUBS/TOPIARY:</b>			
BUX MON	Buxus sempervirens 'Monrue'	Green Tower Boxwood	medium
ILE VOM	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	medium
ILE CRE	Ilex crenata 'Sky Pencil'	Topiary Chinese Holly	medium
<b>SHRUBS:</b>			
BUX SEM	Buxus sempervirens 'Suffruticosa'	English Boxwood	medium
CHO SUN	Cholaya ternata 'Sundance'	Mexican Orange	medium
POL VIR	Polygala virgata	Purple Broom	medium
PED BRA	Pedilanthus bracteatus	Slipper Plant	low
PRU LAU	Prunus laurocerasus	English Laurel	medium
<b>GRASSES AND GRASSLIKE:</b>			
ANA ORA	Anigozanthos 'Orange Cross'	Kangaroo Paw	medium
CYP PAP	Cyperus papyrus 'Egyptian'	Papyrus	high
CHR TEC	Chorandropetalum tectorum	Grass Variety	medium
DIA REV	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	medium
LOM LIM	Lomandra 'Lime Tuff'	Mat Rush	medium
<b>PERENNIALS:</b>			
CAN BEN	Canna 'Bengal Tiger'	Ganna Lily Variety	medium
HEU MAR	Heuchera sanguinea 'Marmelade'	Coral Bells	medium
HEB MAO	Hebe 'Maori Gem'	Hebe	medium
* available at Devil Mountain Wholesale phone (925) 829 6006			

**GROUND COVERS:**

	Sedum spuriu 'John Creech' from 4" pots at 24" o.c. Triangular Spacing.	Stonecrop
	Teucrium chamaedrys from 1 gallon at 24" o.c. Triangular Spacing.	Germander Variety
	Perennial bedding area PROVIDE 4" DEEP PLANTING MIX No top dressing	Varies

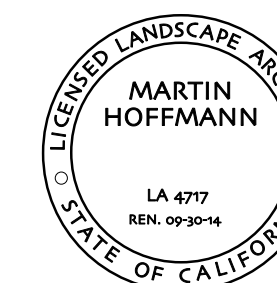


**Martin Hoffmann**  
 4713 First Street  
 Suite 205  
 Pleasanton, Ca  
 94566  
 925 462 2190  
 fax 925 462 2199

residence of  
**Tony Adams**

363  
 Saint Mary Street  
 Pleasanton, Ca.

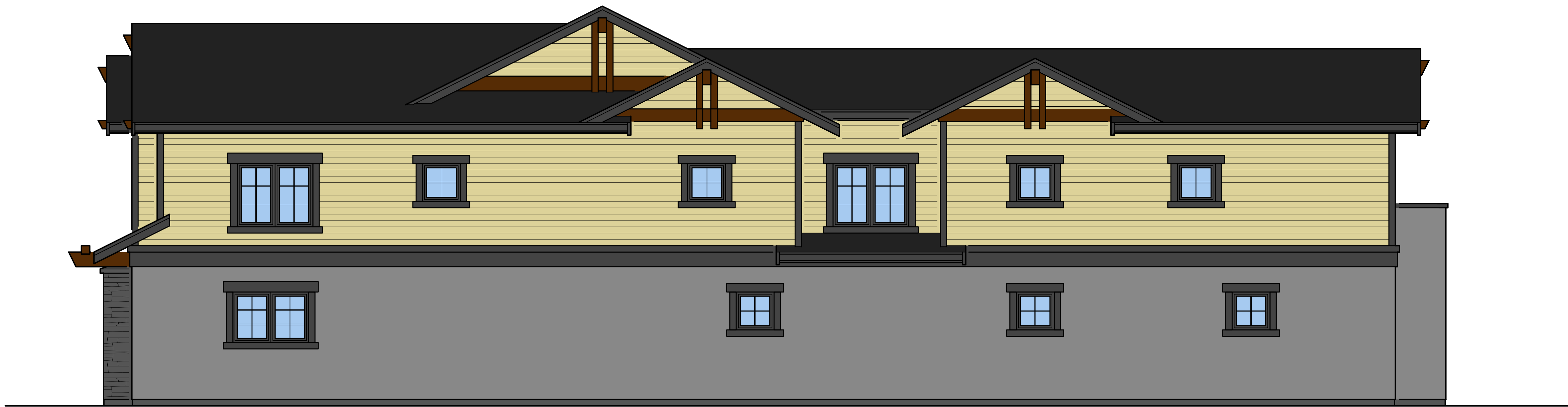
NOTE: This plan is diagrammatic in nature. It is meant as a general guide to construction only. It is not fully detailed nor exhaustively specified. It is the responsibility of the contractor to become familiar with the site prior to starting work. Notify landscape designer promptly with any field discrepancies. It is the responsibility of the contractor and/or owner to verify, select, and resolve all structures, water features, and planting materials. The contractor and owner are solely responsible for quality control, construction standards and for maintaining compliance with local and county codes on this project.



REV. NO. REVISION

**PLANTING NOTES AND LEGENDS**

Job No: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: mfh



**WEST ELEVATION**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

**EXTERIOR COLORS & FINISHES**

ALL EXTERIOR METALS, INCLUDING FLASHING, CHIMNEYS, VENTS, CRICKETS, AND METAL WINDOW FRAMES SHALL BE TREATED TO PREVENT BRIGHT OR HIGHLY REFLECTIVE SURFACES.

**ROOF:** CERTAINTED LANDMARK TL OLD OVERTON

**TRIM, GUTTERS & FLASHING:** KELLY-MOORE PILOT ROCK KM3936-5

**TRUSSES, CORBELS, TRELLISES & GARAGE DOOR:** TRANSPARENT WESTERN RED CEDAR - ULTRA PREMIUM RED LABEL PENOFIN

**SIDING:** KELLY-MOORE GRAYSTONE 230

**STUCCO:** KELLY-MOORE WOOD MOSS 197

**STONE:** CULTURED STONE PLATINUM PRO-FIT LEGESTONE PF-8017

**DOORS & WINDOWS:** ANDERSEN - DARK BRONZE, MATCH PILOT ROCK

REVISIONS	
<b>DOUGLAS J. HARWOOD</b> CLASSIC HOME DESIGN 2157 FOURTH STREET LIVERMORE, CA 94550 (925) 787-4993	
These drawings were prepared by Douglas J. Harwood, Designer.	
<b>ELEVATIONS</b>	
A TENANT IMPROVEMENT AND RESIDENCE FOR: <b>TONY ADAMS</b> 363 SAINT MARY STREET PLEASANTON, CALIFORNIA 94566	
Date	4/30/15
Scale	
Drawn	DJH
Job	1403
Sheet	<b>A3</b>

REVISIONS


**DOUGLAS J. HARWOOD**  
 CLASSIC HOME DESIGN  
 2157 FOURTH STREET  
 LIVERMORE, CA 94550  
 (925) 787-4993

These drawings  
 were prepared by  
 Douglas J. Harwood,  
 Designer.

**ELEVATIONS**

A TENANT IMPROVEMENT AND RESIDENCE FOR:  
**TONY ADAMS**  
 363 SAINT MARY STREET  
 PLEASANTON, CALIFORNIA 94566

Date 4/30/15

Scale

Drawn DJH

Job 1403

Sheet

**A4**



**NORTH ELEVATION**  
 1/4" = 1'-0"



**SOUTH ELEVATION**  
 1/4" = 1'-0"

**EXTERIOR COLORS & FINISHES**

ALL EXTERIOR METALS, INCLUDING FLASHING, CHIMNEYS, VENTS, CRICKETS, AND METAL WINDOW FRAMES SHALL BE TREATED TO PREVENT BRIGHT OR HIGHLY REFLECTIVE SURFACES.

**ROOF:** CERTAINTEED LANDMARK TL OLD OVERTON

**TRIM, GUTTERS & FLASHING:** KELLY-MOORE PILOT ROCK KM3936-5

**TRUSSES, CORBELS, TRELLISES & GARAGE DOOR:** TRANSPARENT WESTERN RED CEDAR - ULTRA PREMIUM RED LABEL PENOFIN

**SIDING:** KELLY-MOORE GRAYSTONE 230

**STUCCO:** KELLY-MOORE WOOD MOSS 197

**STONE:** CULTURED STONE PLATINUM PRO-FIT LEGESTONE PF-8017

**DOORS & WINDOWS:** ANDERSEN - DARK BRONZE, MATCH PILOT ROCK