

P14-1186
Design Review
RECEIVED MARCH 13, 2015
EXHIBIT B



SITE DATA

LOT	T2
LOT SIZE	47,200 S.F.
(S.F. / ACRES)	1.08 ACRES
GARAGE AREA	1,020 S.F.
NUMBER OF BEDROOMS	5
FIRST FLOOR	4,275 S.F.
SECOND FLOOR	2,566 S.F.
TOTAL HOUSE AREA	6,841 S.F.

MARK E. LANDOLF
 ARCHITECT



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 WWW.MELARCHITECT.COM

HADDAD RESIDENCE
 8019 GOLDEN EAGLE WAY
 PLEASANTON, CALIFORNIA

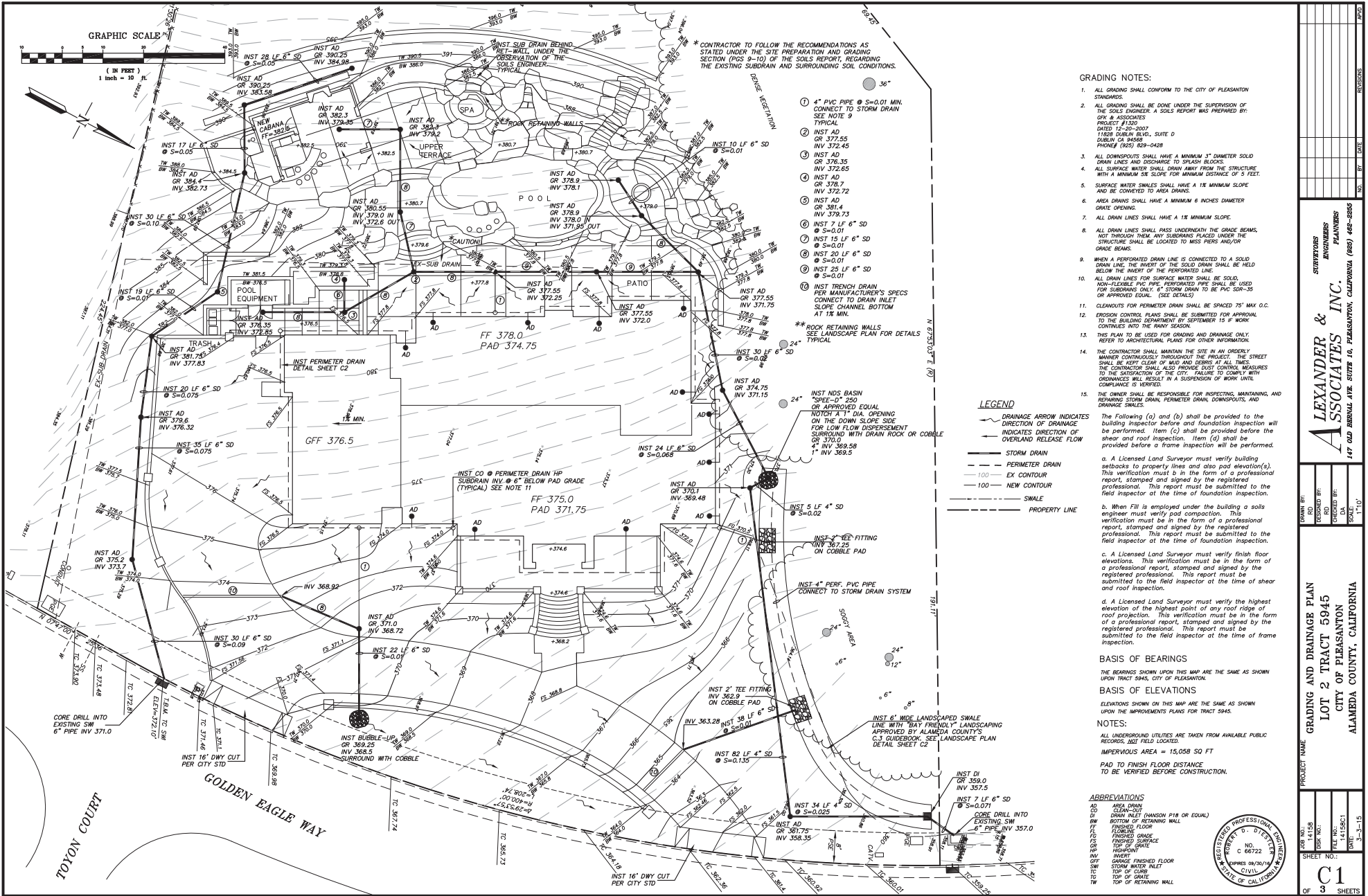
SITE AREA CALCULATIONS

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REVISIONS	BY	Date
		9/16/14
Date: 12/2/14	planning	Scale: noted
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		Job: HADDAD
		Sheet
A1.a		





* CONTRACTOR TO FOLLOW THE RECOMMENDATIONS AS STATED UNDER THE SITE PREPARATION AND GRADING SECTION (PGS 8-10) OF THE SOILS REPORT, REGARDING THE EXISTING SUBDRAIN AND SURROUNDING SOIL CONDITIONS.

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER. A SOILS REPORT WAS PREPARED BY: DFR & ASSOCIATES PROJECT #1320 DATED 12-20-2010 11828 DUBAIN BLVD., SUITE D DUBLIN CA 94568 PHONE# (925) 829-0428
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND DISCHARGE TO SPLASH BLOCKS.
4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 2% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONNECTED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. ALL DRAIN LINES SHALL PASS UNDERNEATH THE GRADE BEAMS, NOT THROUGH THEM AND SUBDRAINS PLACED UNDER THE STRUCTURE SHALL BE LOCATED TO MISS PIERS AND/OR GRADE BEAMS.
9. 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.
10. ALL DRAIN LINES FOR SURFACE WATER SHALL BE SOLID, NON-FLEXIBLE PIPE. PERFORATED PIPE SHALL BE USED FOR SUBDRAINS ONLY. 6" STORM DRAIN TO BE PVC SDR-35 OR APPROVED EQUAL. (SEE DETAILS)
11. CLEANOUTS FOR PERFORATED DRAIN SHALL BE SPACED 75' MAX O.C.
12. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15TH WORK CONTINUES INTO THE RAINY SEASON.
13. THIS PLAN TO BE USED FOR GRADING AND DRAINAGE ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
14. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF TRUCKS 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.
15. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND

- ① 4" PVC PIPE @ S=0.01 MIN. CONNECT TO STORM DRAIN SEE NOTE 9
- ② INST AD GR 377.55 INV 372.45
- ③ INST AD GR 378.35 INV 372.65
- ④ INST AD GR 378.7 INV 372.72
- ⑤ INST AD GR 381.4 INV 379.73
- ⑥ INST 15 LF 6" SD @ S=0.01
- ⑦ INST 15 LF 6" SD @ S=0.01
- ⑧ INST 20 LF 6" SD @ S=0.01
- ⑨ INST 25 LF 6" SD @ S=0.01
- ⑩ INST TRENCH DRAIN FOR MANUFACTURER'S SPECS CONNECT TO DRAIN INLET SLOPE CHANNEL BOTTOM AT 1% MIN.

LEGEND

- DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- INDICATES DIRECTION OF OVERLAND RELEASE FLOW
- STORM DRAIN
- PERIMETER DRAIN
- 100' EX CONTOUR
- 100' NEW CONTOUR
- PROPERTY LINE
- SWALE

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 composition. 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 UPON THIS MAP ARE THE SAME AS SHOWN UPON TRACT 5945, CITY OF PLEASANTON.

BASIS OF ELEVATIONS

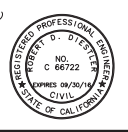
ELEVATIONS SHOWN ON THIS MAP ARE THE SAME AS SHOWN UPON THE IMPROVEMENTS PLANS FOR TRACT 5945.

NOTES:

- ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, IN2 FIELD LOCATED.
- IMPERVIOUS AREA = 15,058 SQ FT
- PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

ABBREVIATIONS

- AD DOWN DRAIN
- CD CLEAN-OUT
- DF DRAIN FLOOR
- FL FINISHED FLOOR
- FS FINISHED GRADE
- FSI FINISHED SURFACE
- GR GRATE
- HP HIGHPOINT
- INT INTERIOR FINISHED FLOOR
- INTP INTERIOR FINISHED FLOOR
- INTW INTERIOR FINISHED FLOOR
- OR OR
- OW OR
- SD SOLID DRAIN
- SP SPLASH BLOCK
- SW SW
- TW TOP OF RETAINING WALL



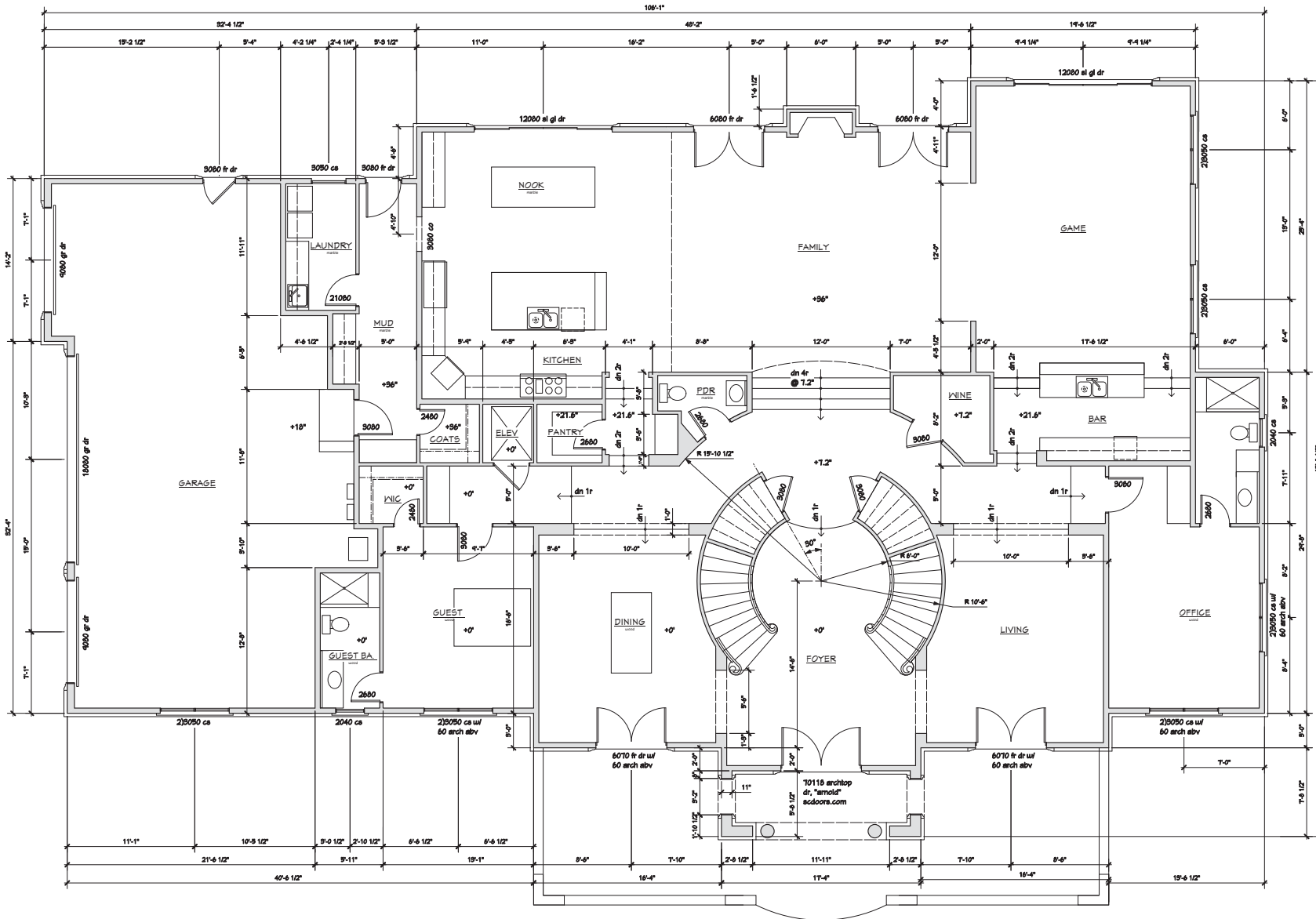
GRADING AND DRAINAGE PLAN
LOT 2 TRACT 5945
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

PROJECT NAME: _____
 SHEET NO.: **C1** OF **3** SHEETS

DATE: 11-15-11
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____
 SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER
 NO. 066722
 EXPIRES 08/20/11
 CIVIL
 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL PLANNERS
 147 OLD JARVIS AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 468-3848




FIRST FLOOR	4274 sf
SECOND FLOOR	2567 sf
TOTAL	6841 sf
GARAGE	1020 sf

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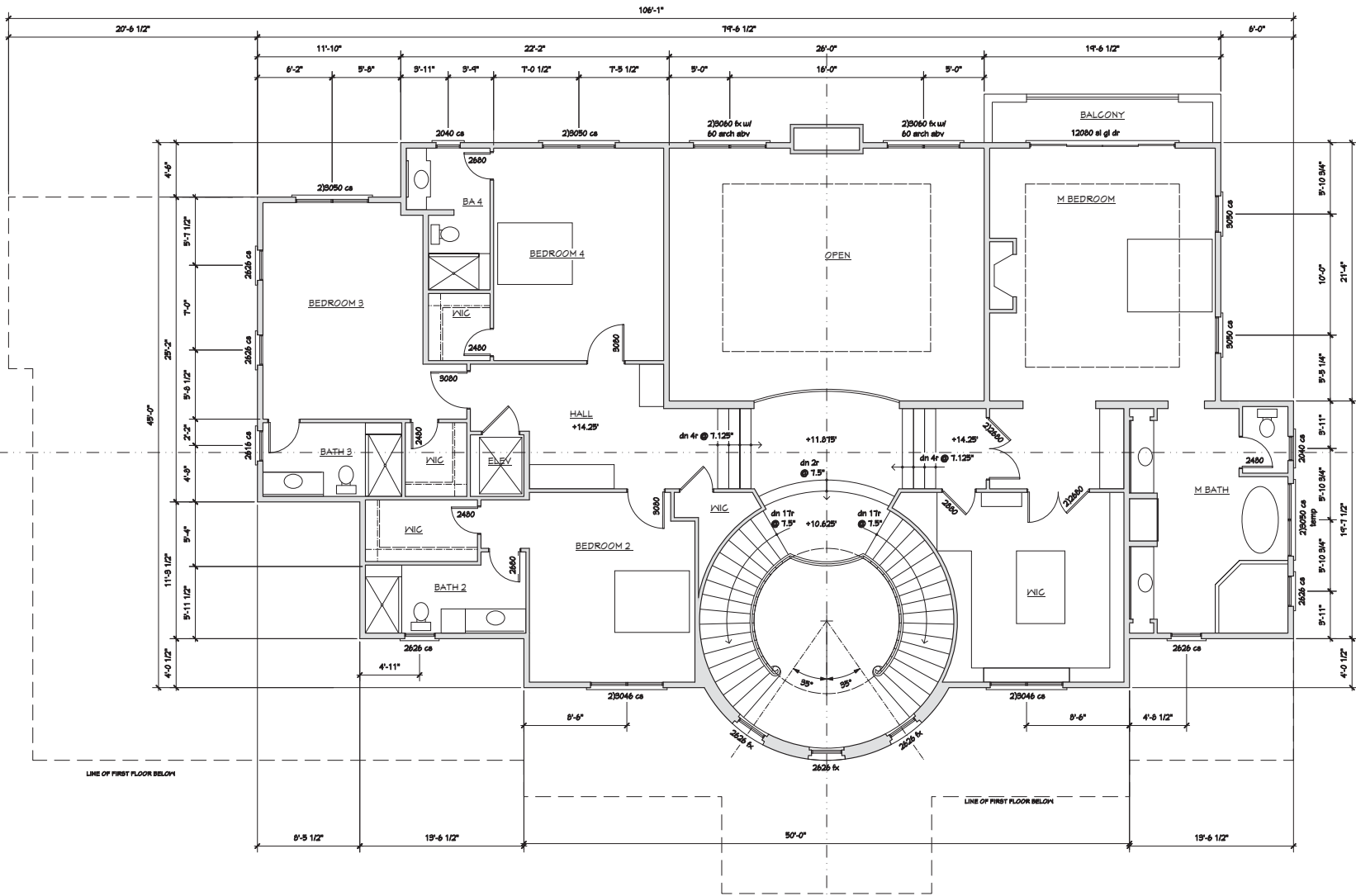
HADDAD RESIDENCE
 8014 GOLDEN EAGLE WAY
 PLEASANTON, CALIFORNIA

LOWER FLOOR PLAN
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REVISIONS	BY	Date
Date 12/2/14	planning	Scale noted
	Drawn	MEL
	Job	HADDAD
	Sheet	
		A2

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




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

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HADDAD RESIDENCE
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UPPER FLOOR PLAN			
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REVISIONS	BY	Date	9/16/14
Date	12/2/14	planning	Scale noted
			Drawn MEL
			Job HADDAD
			Sheet
			A3



ELEVATION NOTES

1. Painted GSM chimney cap w/ICC approved spark arrester.
2. Precast concrete trim.
3. Concrete barrel tile roof.
4. Gutter of fascia.
5. Roll-up garage door.
6. 26 gauge galvanized weep screed at foundation line.
7. 3 coat, 7/16" min. thick exterior stucco.
8. Illuminated address numbers clearly visible from street.
9. Precast column.
10. Exterior lights.
11. Iron railing.
12. Front door per owners specs.
13. Balustrade at front steps.
- 14.
- 15.

EXTERIOR MATERIALS-COLORS

ROOFING MATERIAL:

US Tile, 1-piece S tile, Madera Blend
(First two rows cap and pan w/ 30% mortar boosting, mortar all of bottom row hips, and ridges, mission S-tile for field w/ 30% mortar boosted cap tiles.) I.C.C. ER-3529.

TRIM COLORS:

Gutters/Eaves and Trim: Benjamin Moore, match precast.

PRECAST TRIM/COLUMNS:

Architectural Facades Unilt, "Showroom" travertine finish

MASONRY STONE:

Stone Veneer: Eldorado Stone, "Veneto" Fieldledge, overgrout.

WINDOWS/PATIO DOORS:

Sierra Pacific #02 "Broun", Aluminum Clad Windows

STUCCO:

LaHabra Stucco, "Charleston" Santa Barbara Finish (smooth)

EXTERIOR DOORS:

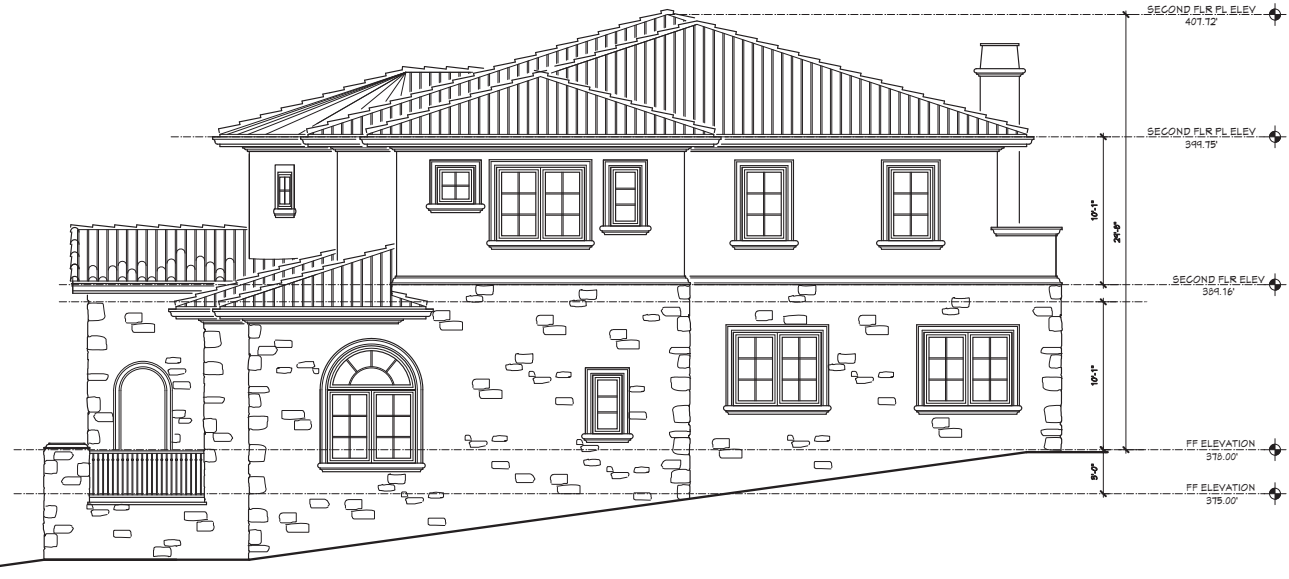
ENTRY DOORS: "Amok" Mahogany entry with half round transom, Flemish glass and wrought iron panels www.scddoors.com

GARAGE DOORS: Stained cedar, Benjamin Moore "Cordovan Brown".

FRENCH DOORS: Sierra Pacific "Broun", Aluminum Clad.

FRONT ELEVATION

1/4" = 1'-0"




RIGHT ELEVATION

1/4" = 1'-0"

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ELEVATIONS

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		9/16/14	noted
Date 12/2/14	planning		
		Drawn	MEL
		Job	HADDAD
		Sheet	

A4



REAR ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS-COLORS

ROOFING MATERIAL:

US Tile, 1-piece S tile, Madiera Blend
(First two rows cap and pan w/ 90% mortar boosting, mortar all of bottom row hips, and ridges, mission S-tile for field w/ 90% mortar boosted cap tiles.) I.C.C. ER-3523.

TRIM COLORS:

Gutters/Eaves and Trim: Benjamin Moore, match precast.

PRECAST TRIM/COLUMNS:

Architectural Facades Unltd, "Showroom" travertine finish

MASONRY STONE:

Stone Veneer: Eldorado Stone, "Veneto" Fieldledge, overgrout.

WINDOWS/PATIO DOORS:

Sierra Pacific 802 "Brown", Aluminum Clad Windows

STUCCO:

La-Habra Stucco, "Charleston" Santa Barbara Finish (smooth)

EXTERIOR DOORS:

ENTRY DOORS: "Arnold" Mahogany entry with half round transom, Flemish glass and wrought iron panels www.scdooors.com

GARAGE DOORS: Stained cedar, Benjamin Moore "Cordovan Brown".

FRENCH DOORS: Sierra Pacific "Brown", Aluminum Clad.



LEFT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. Painted GSM chimney cap w/ICC approved spark arrestor.
2. Precast concrete trim.
3. Concrete barrel tile roof.
4. Gutter of fascia.
5. Roll-up garage door.
6. 26 gauge galvanized weep screed at foundation line.
7. 3 coat, 7/16" min. thick exterior stucco.
8. Illuminated address numbers clearly visible from street.
9. Precast column.
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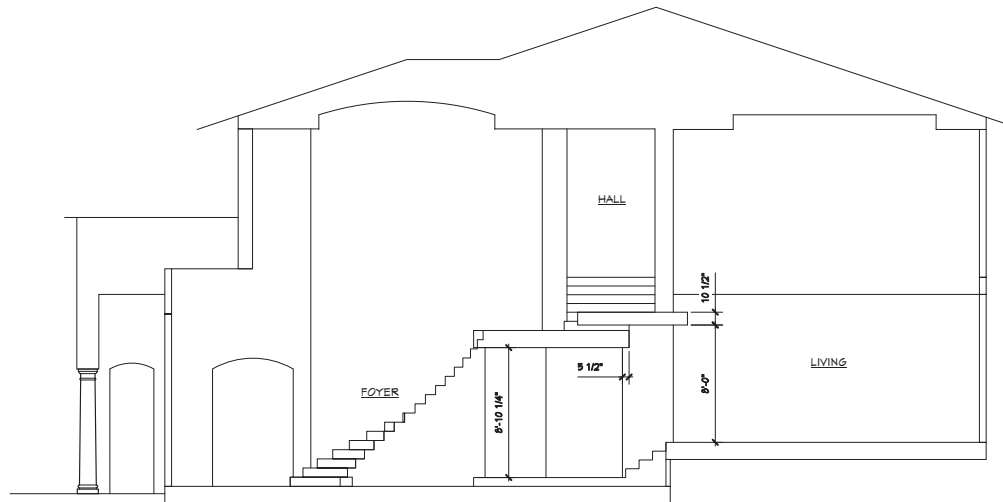
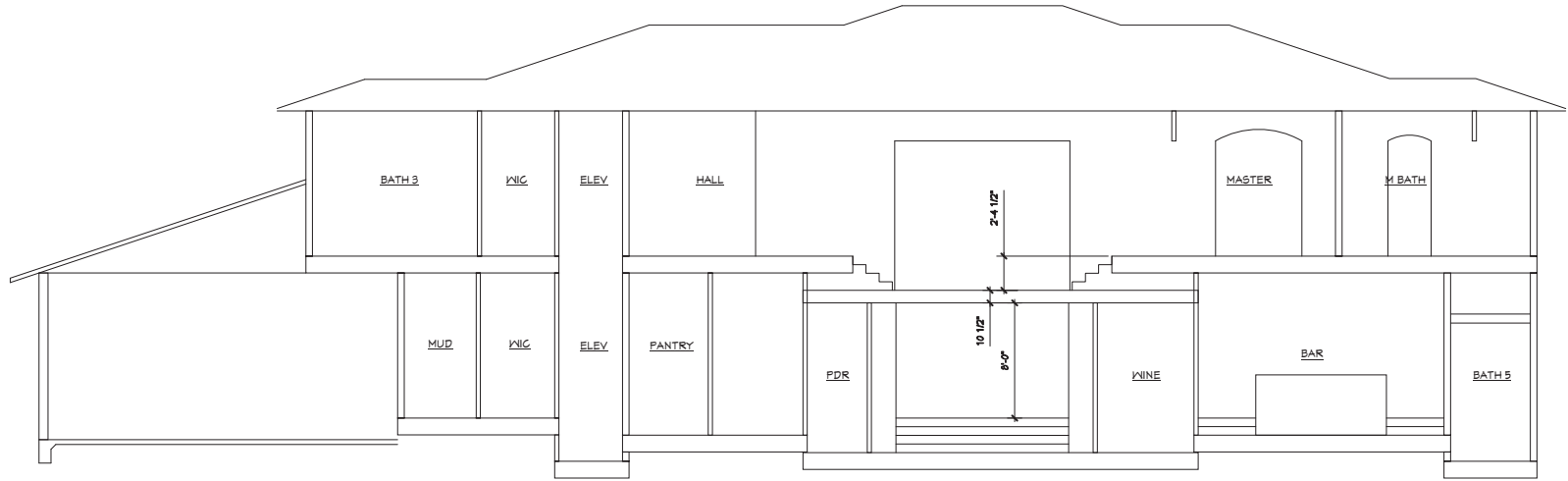
HADDAD RESIDENCE
8019 GOLDEN EAGLE WAY
PLEASANTON, CALIFORNIA

ELEVATIONS


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			A5




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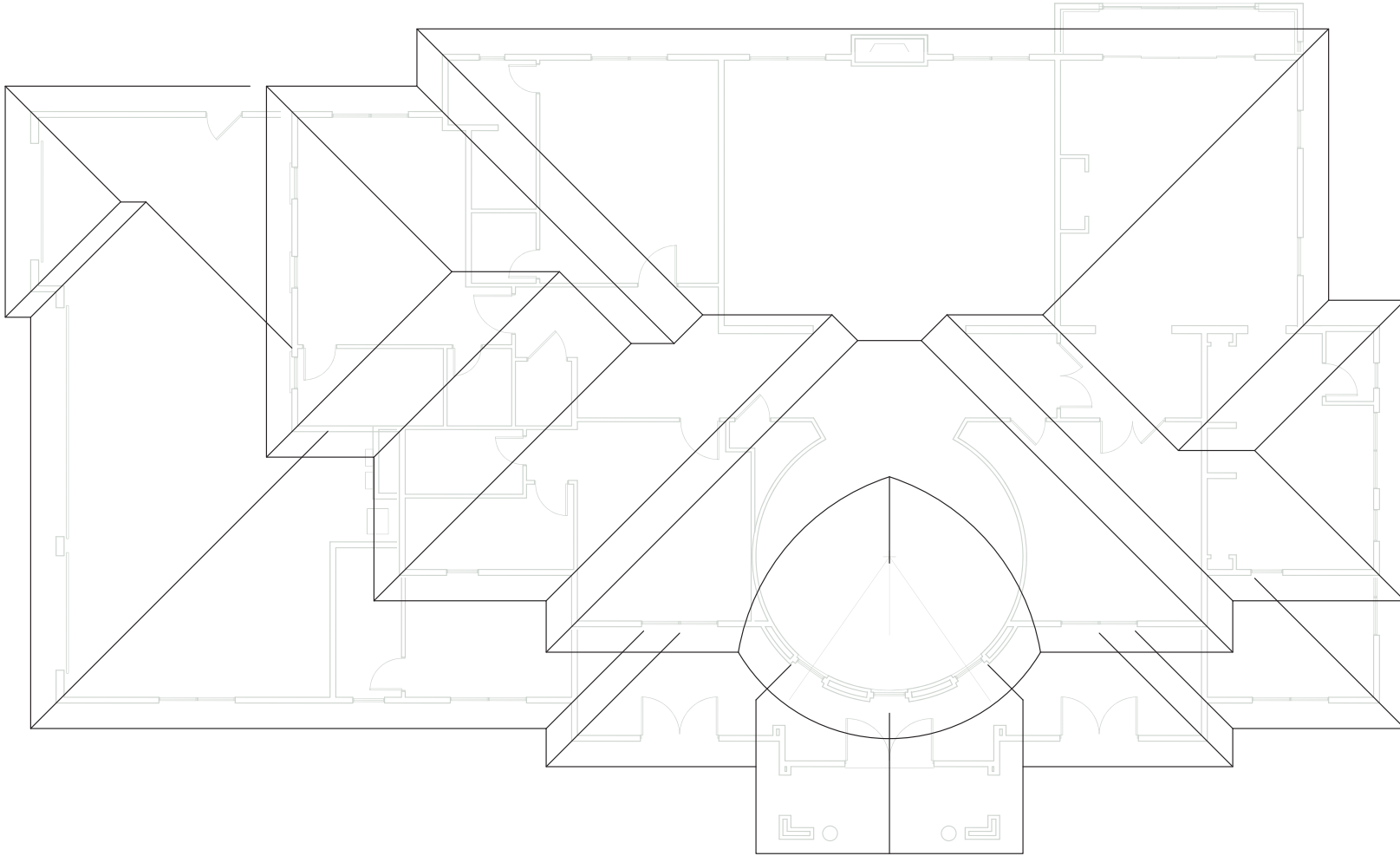
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 PLEASANTON, CALIFORNIA

SECTIONS



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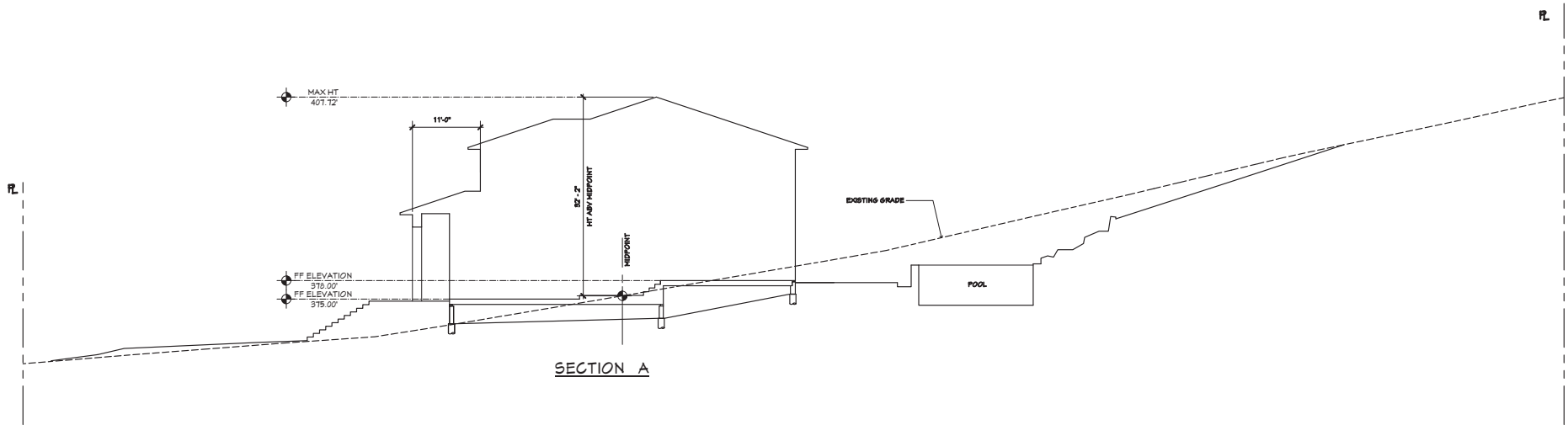


REVISIONS	BY	Date
		9/16/14
Date 12/2/14	planning	Scale noted
		Drawn MEL
		Job HADDAD
		Sheet
		A6

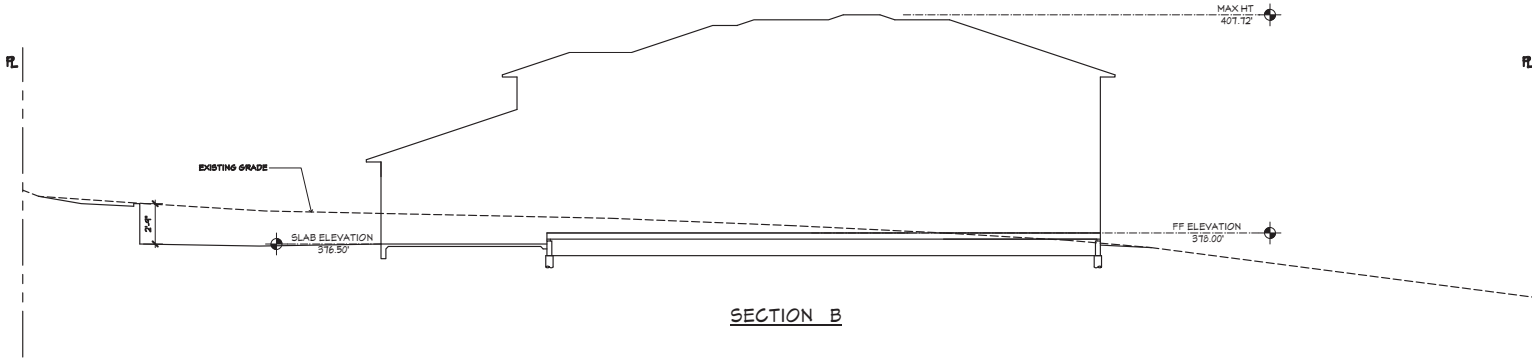


ROOF PLAN
1/4" = 1'-0"

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<p>HADDAD RESIDENCE 8019 GOLDEN EAGLE WAY PLEASANTON, CALIFORNIA</p>		
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REVISIONS	BY	Date
Date 12/2/14	planning	Scale noted
		Drawn MEL
		Job HADDAD
		Sheet




SECTION A



SECTION B

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PLEASANTON, CALIFORNIA

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Date 12/2/14	planning	Scale noted
		Drawn MEL
		Job HADDAD
		Sheet
		A6



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

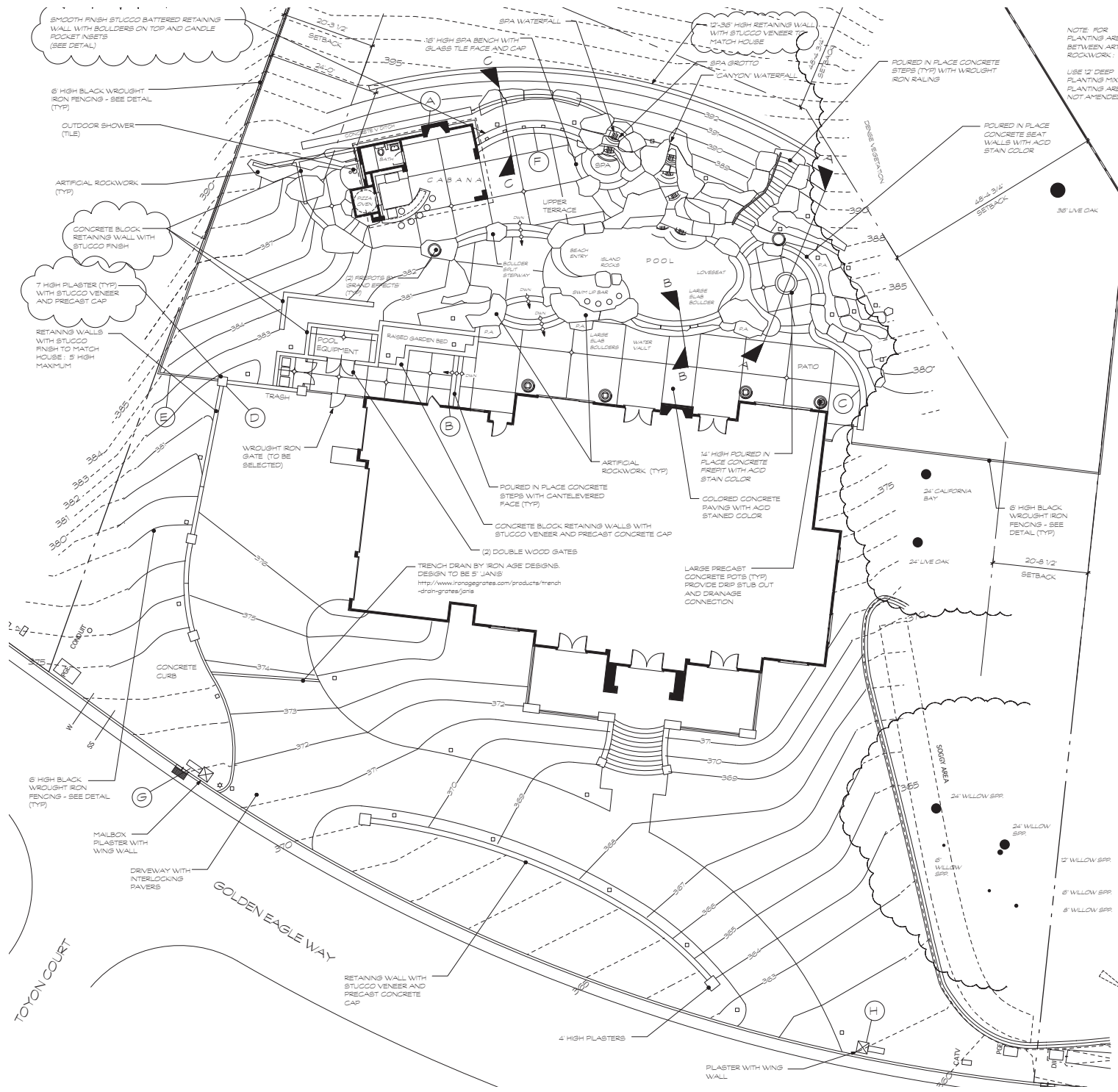


REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

<p>MARK E. LANDOLF ARCHITECT</p> <p>1660 RIDGEWOOD ROAD ALAMO, CA 94507 (925) 857 2434 (925) 406 0555 eFax WWW.MELARCHITECT.COM</p>		
<p>HADDAD RESIDENCE 8019 GOLDEN EAGLE WAY PLEASANTON, CALIFORNIA</p>		
<p>RENDERINGS</p>		
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REVISIONS	BY	Date
Date 12/2/14	planning	Scale noted
		Drawn MEL
		Job HADDAD
		Sheet
		R1



NOTE FOR PLANTING AREAS IN BETWEEN ARTIFICIAL ROCKWORK:
USE 12" DEEP PLANTING MIX FOR PLANTING AREAS - NOT AMENDED SOL.

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

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 DOBBE BLOCKS FOR STEEL.

COLORS: COLORS USED ON POOL DECK AND REAR STEPS TO BE ACID STAIN COLORS TO BE SELECTED.

FINISHES: POURED CONCRETE TO HAVE TEXTURED SHASTA STAMPED FINISH. (SCORE AS SHOWN).

2. STONE PAVING AT FRONT ENTRY TO BE 18" X 18" SQUARE TRAVERTINE PAVING SET ON 4" REINFORCED CONCRETE SUBFOUR. TRAVERTINE TO BE SURFACE TEXTURED (NOT POLISHED). CONTR. SELECTION WITH OWNER. NOTE: GROUT COLOR TO MATCH STONE IN TONE. (NOT DARKER).

3. FRONT ENTRY STEPS TO BE PRECAST CONCRETE BY ARCHITECTURAL FACADES.

4. SEAT WALLS TO BE POURED IN PLACE COLORED CONCRETE WITH ACID STAIN COLORS.

5. RETAINING WALLS TO BE CONCRETE BLOCK WITH STUCCO FINISH TO MATCH HOUSE AND PRECAST CONCRETE CAPS BY ARCHITECTURAL FACADES.

6. INTERLOCKING PAVEMENT DRIVEWAY TO BE OLD WORLD COBBLE FROM BELGIUM OR SELECTED EQUAL.

7. BUILT IN BARBECUE TO HAVE GRANITE COUNTERTOP AND TRAVERTINE VENEER.

"PA" PLANTER AREA

DRAINAGE LEGEND:
SYMBOL DESCRIPTION
 □ 3 NOS ATRIUM GRATE
 ○ 4 NOS ROUND GRATE
 ⬢ 3 NOS BRASS DECK DRAIN
 ⊕ DRAINAGE AT POTS

FINE GRADING AND DRAINAGE NOTES:
1. THIS SHEET IS INTENDED FOR FINE GRADING INFORMATION ONLY. SEE CIVIL PLANS FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

2. REFER TO CIVIL ENGINEER'S DRAWINGS FOR EXISTING GRADES AND BENCHMARK INFORMATION. CONTOURS SHOWN HERE ARE LARGELY DIAGNOSTIC. SITE VERIFY ALL EXISTING GRADES PRIOR TO START OF WORK. IN CASES WHERE DISCREPANCIES EXIST NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

3. VERIFY FINISH FLOOR ELEVATIONS (FFE) IN CASES WHERE DISCREPANCIES EXIST. NOTIFY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE SURFACE DRAINAGE TO CATCH BASINS IN ALL LANDSCAPE AREAS. ALL GRABBER AND PLANTING AREAS SHALL FLY AWAY AND HOLD AT MINIMUM 2% SLOPE FOR A MINIMUM OF 5'-0" UNLESS OTHERWISE NOTED. CREATE DRAINAGE DRAINAGE TO EXISTING SURFACE PLANS TO EXISTING AREAS. GRADE ALL FINISHED SLOPES TO A UNIFORM CONDITION. ALL SLOPE TRANSITIONS SHALL BE SMOOTH AND GRADUAL. ELIMINATE LOW SPOTS.

5. SLOPES ON RAISED AREAS (INCLUDING DRIVEWAYS) SHALL NOT EXCEED 3% WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

6. STAR BARS SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 7 1/2" WITH A MINIMUM TREAD OF 3" AND A MAXIMUM OF 1/2" UNLESS OTHERWISE NOTED. VERIFY NUMBER OF STEPS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

7. ADJUST GRADES AS NECESSARY TO SMOOTHLY MEET EXISTING CONDITIONS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR QUALITY CONTROL, CONSTRUCTION DETAILS AND FOR MAINTAINING COMPLIANCE WITH LOCAL AND ANTI-CORRUPTION CODES ON THIS PROJECT.

8. LANDSCAPE CONTRACTOR TO PROVIDE 4" ATRIUM DRAINS AS SHOWN. ADDITIONAL DRAINS MAY BE REQUIRED. CONTRACTOR TO RE-THINK DRAINS INTO EXISTING PERIPHER DRAINAGE.

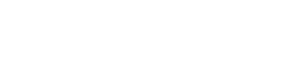
9. DRAINAGE TO BE A MINIMUM 4" POLYETHYLENE PIPE PROVIDE A MINIMUM 1% FALL IN DRAINAGE. CONNECT ALL DRAINS TO A SOLID POLYETHYLENE LATERALS. CONNECT DRAINAGE LATERALS TO EXISTING PERIPHER DRAINAGE. VERIFY THAT SYSTEM IS IN WORKING ORDER PRIOR TO COMPLETION OF PROJECT.

10. ALL PLANTING AREAS THAT HAVE BEEN CONTRACTED BY CONSTRUCTION TRAFFIC OR WORK SHALL BE RE-EVALUATED AND REBARRED AS REQUIRED PRIOR TO INSTALLATION OF SEEDING AND PLANTING.

11. FINISHED GRADE OF PLANTED AREAS SHALL BE A MINIMUM OF 1/2" BELOW EDGE OF DRIVEWAY AND A MINIMUM OF 2" BELOW TOP OF WALLS UNLESS OTHERWISE NOTED.

12. ALL DRAINS TO BE NEW AND FURNISHED AND INSTALLED BY THE LANDSCAPE CONTRACTOR. ALL DECK DRAINS SHALL BE METALLIC.

13. LANDSCAPE CONTRACTOR SHALL BE A NEW, COMPLETE DRAINAGE DRINK SYSTEM.



SHEET INDEX

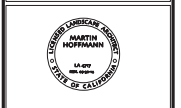
- L1 HARDSCAPE LAYOUT
- L2 DIMENSIONING PLAN
- L3 PLANTING PLAN
- L4 PLANTING NOTES
- L5 IRRIGATION PLAN
- L6 IRRIGATION NOTES AND LEGENDS
- L7 IRRIGATION DETAILS
- L8 LIGHTING PLAN
- L9 DETAILS AND NOTES
- L10 WALL AND FENCE PLAN

GENERAL NOTES:
contractors must be properly and currently licensed by the California Contractors State Board prior to entering into an agreement to perform work and shall perform only as it 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 responsibility for cost incurred due to damage and replacement of said utilities prior to commencement of any construction. contractor shall notify via underground alert @ 800.379.2600.

Martin Hoffmann
4713 First Street
Suite 205
Pleasanton, Ca
94566
925.462.2100
fax 925.462.2199

Haddad residence
LOT T2
8019
GOLDEN EAGLE WAY
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 extensively specified.
It is the responsibility of the contractor to become familiar with the site prior to starting work. Notify landscape designer immediately with any fine discrepancies. It is the contractor's responsibility to check or lower to verify, sites, and receive all structures, water, natural and planting materials.
The contractor and owner are solely responsible for quality control, construction details and for maintaining compliance with local and anti-corruption codes on this project.



REV. NO.	REVISION	DATE
1	ADD WALL PER GRADING	10/20/14
2	ADD TREE IDENTIFICATION	10/20/14
3	UPROD WALLS	10/20/14
4	UPROD PLANT MATERIAL	10/20/14

HARDSCAPE LAYOUT
L1



general notes
 contractors must be properly and currently licensed by the California Contractors State Board prior to entering into an agreement to perform work and sign, 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 via underground alert @ (800) 277-2600.

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 4713 First Street
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 Pleasanton, Ca
 94566
 925 462 2193
 fax 925 462 2199

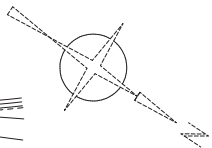
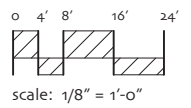
Haddad residence
 LOT T2
 8019
 GOLDEN EAGLE WAY
 PLEASANTON, CA

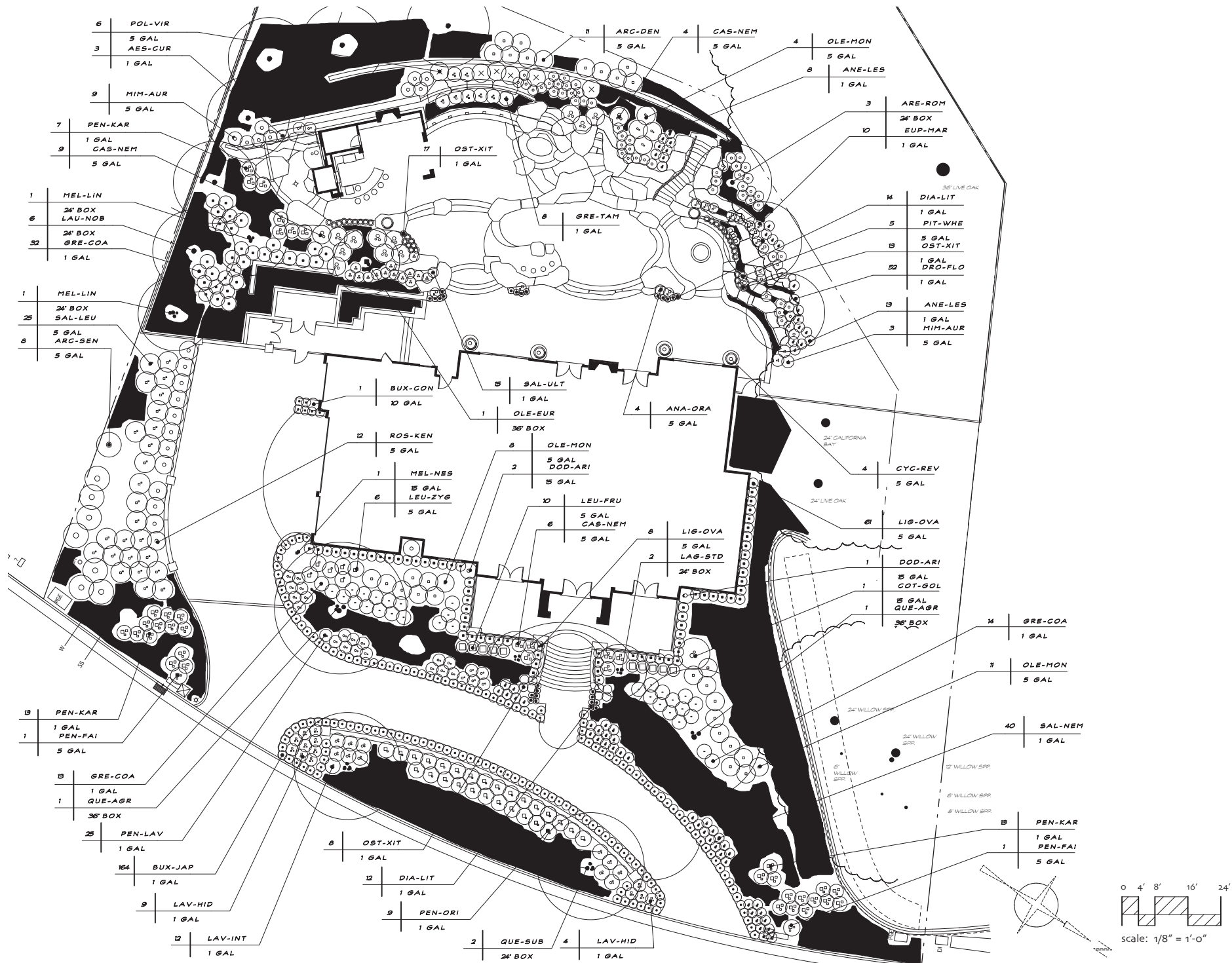
NOTE:
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 It is the responsibility of the contractor to become familiar with the site prior to starting work. Notify landscape designer promptly with any field observations. It is the responsibility of the contractor to verify, locate, and resolve all 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 country codes on this project.



REV. NO.	REVISION
1	ADDED WALL FOR GRADING REFLECTOR VIEW/4
2	ADDED TREE IDENTIFICATION 20/14/18
3	UPDID WALLS 20/18
4	UPDID PLANT MATERIAL 20/18

DIMENSIONING PLAN
 Job No: _____ Date: 05/14/18
 Drawn: mjh Scale: 1/8" = 1'-0"
 L-2





general notes
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 PLEASANTON, CA

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 The contractor and owner are solely responsible for quality control, construction standards and for maintaining compliance with local and country codes on this project.



REV. NO.	REVISION
1	ADDED WALL PER GRADING RESTRICTION 10/16/18
2	ADDED TREE IDENTIFICATION NUMBERS
3	UPDATED WALLS NOTES
4	UPDATED PLANT MATERIAL NUMBERS
5	DELETED TREES 10/18/18

PLANTING PLAN
 Date: 10/18/18
 Drawn: mhh
 Scale: 1/8" = 1'-0"
 L-3

- IRRIGATION INSTALLATION NOTES:**
1. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO STARTING WORK.
 2. THE IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRAY HEADS TO AVOID OVERSPRAY.
 3. IRRIGATION CONTROLLER TO BE PROGRAMMED TO OPERATE BETWEEN 8 P.M. AND 8 A.M.
 4. THE IRRIGATION CONTROLLER SCHEDULE SHALL BE CHANGED FOR EACH SEASON.
 5. THE RAINBIRD AUTOMATIC SHUT OFF DEVICE SHALL BE LOCATED ON TOP OF THE ROOF DIRECTLY ABOVE THE CONTROLLER. THE DEVICE SHALL BE INSTALLED AWAY FROM ANY OVERHANGS OR TREES.
 6. AUTOMATIC INLINE VALVES TO BE SET IN VALVE BOXES. LOCATE VALVE BOXES IN GROUND COVER AREAS.
 7. LOCATE A CHECK VALVE ABOVE LOWEST HEAD IN EACH SPRAY LINE.

contractors must be properly and currently licensed by the California Contractors State Board prior to entering into an agreement to perform work and may perform only such work as is within the scope of all 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 via underground alert slip (UAS) prior to work.

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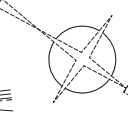
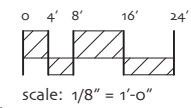
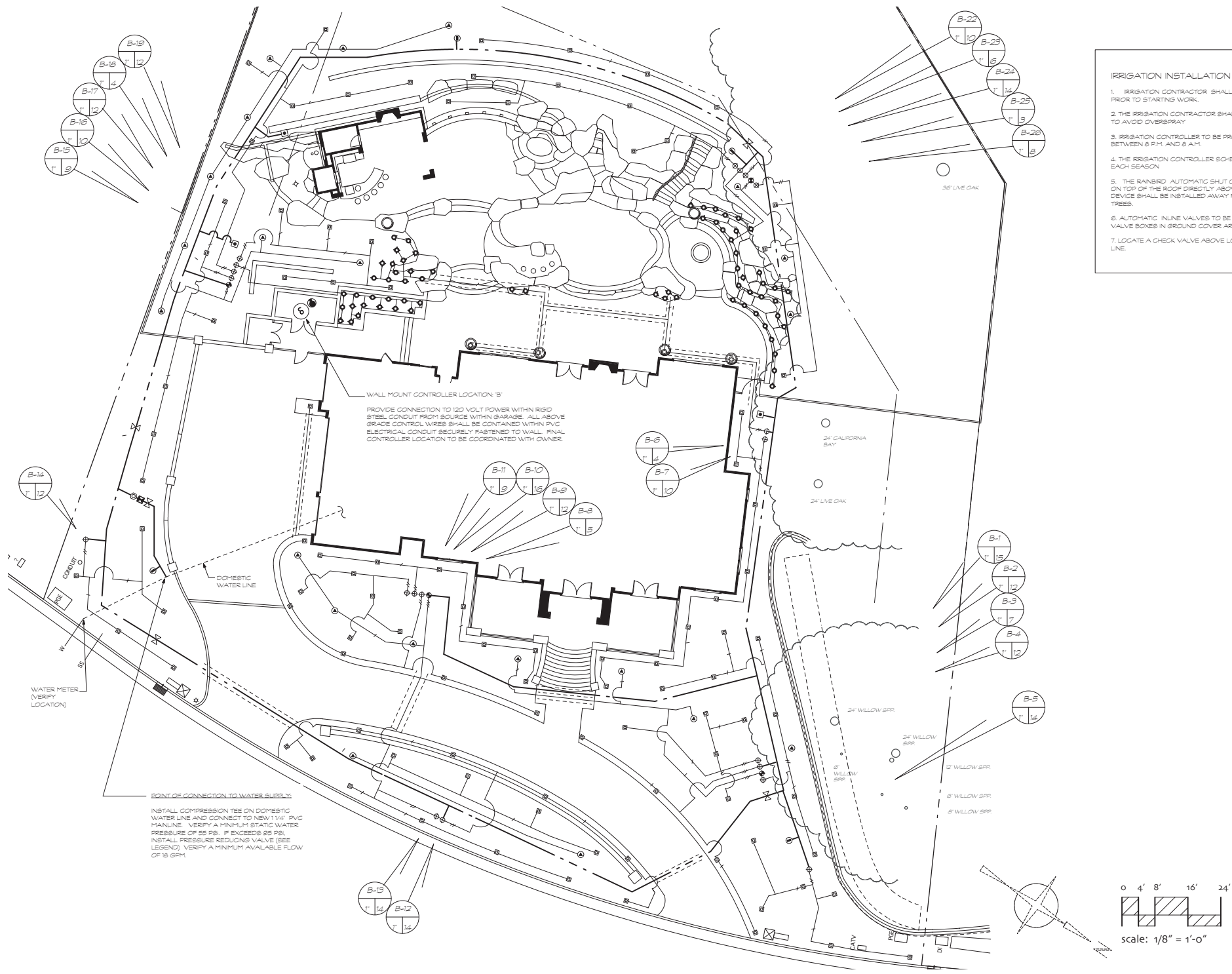


REV. NO.	REVISION
1	ADD WALL PER GARDEN RESTRICTION WALLS
2	ADDS THE IDENTIFICATION NUMBERS
3	UPDATES WALLS VAULTS
4	UPDATES PLANT MATERIAL VAULTS
5	DELETED TREE VAULTS

IRRIGATION PLAN

Job No: _____ Date: 08/14/14
 Drawn: mh Date: 08/14/14
 Scale: 1/8" = 1'-0"

L-5



WATER CALCULATIONS MODEL EFFICIENT WATER USE ORDINANCE

WATER BUDGET CALCULATION FORM

Property Address: HADDAD RESIDENCE, 8019 GOLDEN EAGLE WAY PLEASANTON, CA
 Authorized Professional Name/Company: Martin Hoffmann
 License or Certification No.: L.A. 94312

TOTAL AND SPECIAL LANDSCAPED AREA		
Enter Total Landscaped Area (SLA)	14,765	square foot
Enter Special Landscaped Area (SLA)	0	square foot

HYDROZONE TABLE				
Hydrozone	Plant Water Use Type(s)	Plant Factor* (PF)	Hydrozone Area (HA) (sq ft)	PF X HA (sq ft)
1	Low	0.30	11,182	3,355
2	Moderate	0.60	3,397	2,038
3	Moderate	0.50	37	19
4	Moderate	0.60	0	0
5	High	0.70	149	104
6				0
7				0
8				0
9				0
10				0
11				0
12				0
SLA		1.00	0	0
Sum			14,765	5,516

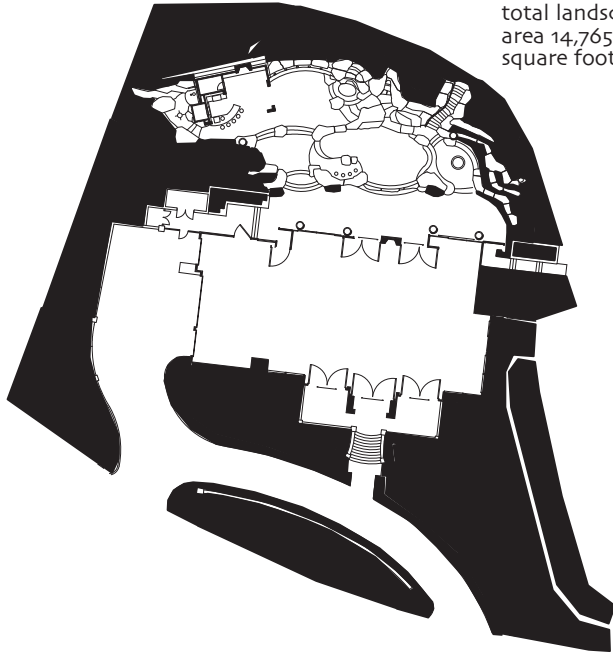
* Use WUCOLS to determine PF: www.water.ca.gov/waterservices/forms/wucol02.pdf
 Note that surface areas of smaller features will be counted as high water using plant at PF 1.

MAWU and ETWU		
Max Allowable Water Use (MAWU)	274,263	gallons/year
Estimated Total Water Use (ETWU)	209,089	gallons/year
Project Meets Water Efficient Requirements	Yes	

- high water use, bubbler 149 square ft.
- medium water use, drip 3397 square ft.
- medium water use, drip 11182 square ft.
- low water use, drip 37 square ft.

HYDROZONE MAP NOT TO SCALE

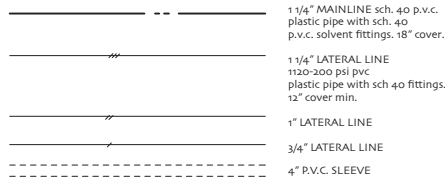
total landscape area 14,765 square foot



IRRIGATION LEGEND

Irrigation Legend:
 SYMBOL NUMBER DESCRIPTION

- ◆ 1812 SERIES-SAM XPCN-QTR, HAL,FUL RAINBIRD 12" POP UP RAINBIRD XPCN SERIES XERI-PRESSURE COMPENSATING NOZZLE
- ⊙ RWS-BC-1402 RAINBIRD ROOT WATERING SYSTEM
- ◆ 100-PGA RAINBIRD 100-PGA REMOTE CONTROL VALVE (1")
- ⊕ RAINBIRD 100-PGA /XCZ-100 COM RAINBIRD 100-PGA REMOTE CONTROL IN-LINE VALVE WITH 200 MESH SCREEN
- PVC TO RAINBIRD XFS SERIES DRIP TUBING CONNECTION
- ⊙ ESP-LXMEF-ETC RAINBIRD 48 STATION CONTROLLER, WALL MOUNT
- ⊙ RAINBIRD 1404 RAINBIRD PRESSURE COMPENSATING FLOOD BUBBLER
- ⊙ AUTOMATIC SHUTOFF DEVICE RAINBIRD
- ◆ FEBCO 825 Y 1 1/4" BACKFLOW PREVENTION DEVICE
- ⊙ 600L-11/1" WILKINS PRESSURE REDUCING VALVE
- ⊗ B110 STOCKHOLM GATE VALVE (line size)
- B401/HVB CHAMPION HOSE BIB ON SCH. 80 PVC RISER
- ⊙ QUICK COUPLER CHAMPION QUICK COUPLER (LINE SIZE)



IRRIGATION NOTES

IRRIGATION SYSTEM CONSTRUCTION NOTES:
 GENERAL NOTES:

DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN OF THE SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER IMMEDIATELY. NOTIFY THE LANDSCAPE DESIGNER OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE COVERAGE OF PLANT MATERIAL, AND DO NOT PROCEED WITH WORK UNTIL DESIGNER IS NOTIFIED. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION.

IT SHALL BE THE IRRIGATION CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED IN THE PLANS. CITY STANDARD DRAWINGS, SPECIFICATION, DETAIL DRAWINGS, AND SPECIFICATIONS, AS WELL AS THE SOILS REPORT, SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS UNLESS OTHERWISE DIRECTED. THE IRRIGATION DESIGNER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

DRAWINGS:
 DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH ARE REQUIRED TO COMPLETE THE JOB. THIS PLAN IS DIAGRAMMATIC IN NATURE, AND MEANT AS A GENERAL GUIDE TO CONSTRUCTION. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INSPECT THE STRUCTURAL AND FINISHED CONDITION OF THE FIELD CONDITIONS THAT MAY AFFECT HIS WORK. PLAN ACCORDINGLY, AND PROVIDE ALL FITTINGS REQUIRED TO MEET SUCH FIELD CONDITIONS. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN A MANNER THAT AVOIDS CONFLICTS BETWEEN PLANTING, LIGHTING AND OTHER LANDSCAPE OR ARCHITECTURAL FEATURES. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE.

Notes:
 1. SPRINKLER SYSTEM DESIGNED FOR A MINIMUM OF 18 GPM @ 55 PSI STATIC PRESSURE. IRRIGATION CONTRACTOR TO VERIFY A MINIMUM PRESSURE OF 55 PSI PRIOR TO INSTALLATION.

2. INSTALL BACKFLOW PREVENTION DEVICE APPROXIMATELY WHERE INDICATED AND ACCORDING TO LOCAL CODES (IF APPLICABLE). INSTALL USING BRASS OR COPPER (TYPE K) NIPPLES, FITTINGS AND UNION. WRAP ALL BRASS OR COPPER NIPPLES AND FITTINGS BELOW FINISH GRADE WITH 10 MIL CORROSION PROTECTION TAPE.

3. ALL EQUIPMENT REQUIRED, BUT NOT SPECIFIED ON THE PLAN, SHALL BE INSTALLED BY THE IRRIGATION CONTRACTOR TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND AS INDICATED IN THE PLAN.

4. CONTROLLER LOCATION APPROXIMATE. EXACT LOCATION OF WALL MOUNT OR PEDESTAL MOUNT CONTROLLER TO BE DETERMINED AT JOBSITE. 110 VOLT ELECTRICAL SUPPLY IS PROVIDED FOR IN IMMEDIATE VICINITY ON ANOTHER SECTION OF CONTRACT. IRRIGATION CONTRACTOR TO MAKE FINAL 110 VOLT ELECTRICAL CONNECTION. USE WATER PROOF CONNECTION FOR OUTDOOR INSTALLATION.

5. THIS PLAN IS DIAGRAMMATIC AND ALL MAINLINES AND VALVES SHOWN IN HARD SURFACE AREAS ARE FOR LIABILITY PURPOSE ONLY AND SHALL BE LOCATED IN PLANTED AREAS AS POSSIBLE.

6. USE PRIMER DURING IRRIGATION SUPPLY LINE INSTALLATION. PRESSURE TEST SUPPLY LINES AS NECESSARY PRIOR TO BACKFILL.

7. HOUSE REMOTE CONTROL VALVES IN PLASTIC BOX WITH BOLT DOWN LD. PLACE VALVES 12" FROM ADJACENT SIDEWALKS, BUILDINGS, ETC. AT FINISH GRADE. PLACE DRAIN ROCK UNDER VALVES TO A 6" DEPTH WITH A 3" CLEARANCE UNDER VALVE. STENCIL VALVE BOX NUMBER ON LD. COL 3 FEET OF EXCESS WIRE IN VALVE BOX.

8. INSTALL 4" AND 6" POP UPS USING TRIPLE SWINGS RISER ASSEMBLIES CONSISTING OF SCHEDULE 80 NIPPLES AND SCHEDULE 40 FITTINGS. PLACE HEADS 6" INCHES FROM ADJACENT CURBS, SIDEWALKS, ETC. AND SET 1/2 INCH ABOVE FINISH GRADE. SET FLUSH WITH FINISH GRADE IN LAWN AREAS.

9. ALL PIPE UNDER A.C. PAVEMENT SHALL BE 1120/ SCHEDULE 40 PVC PIPE, 24 INCH COVER, WITH SAND BLANKET AROUND PIPE AND A MINIMUM OF 6" SAND COVER ON TOP SIDE OF PIPE.

10. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST DIRECT BURIAL. CONNECT WIRE USING PEN-TITE CONNECTORS WITH EPOXY RESIN.

11. ADJUST ALL SPRINKLER HEADS FOR COMPLETE COVERAGE WITH MINIMUM SPRAY ON SIDEWALKS, ETC. AND THROTTLE FLOW CONTROL AT VALVE FOR OPTIMUM OPERATION.

12. 1 1/4 INCH SCHEDULE 40 PVC PRESSURE MAIN LINE TO POINT OF CONTROL.

13. THE IRRIGATION CONTRACTOR SHALL GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

14. THE IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC, FULLY OPERATIONAL AND DEMONSTRATE FULL AND UNIFORM COVERAGE, AND BE LEFT READY FOR OPERATION PRIOR TO JOB COMPLETION.

h

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Haddad residence

LOT T2
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GOLDEN EAGLE WAY
PLEASANTON, CA

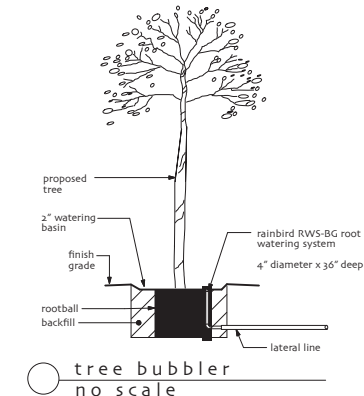
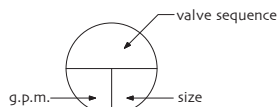
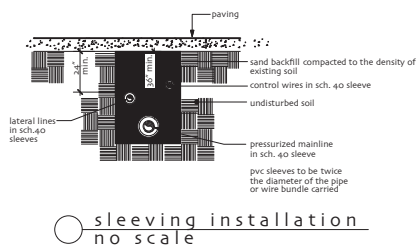
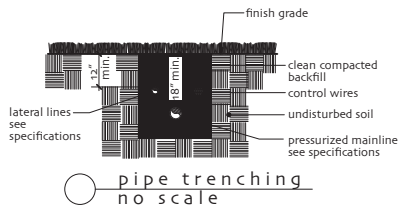
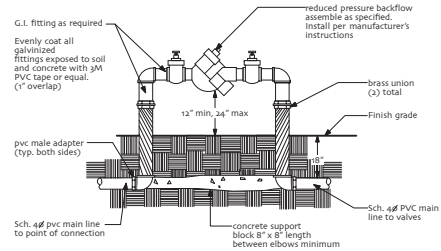
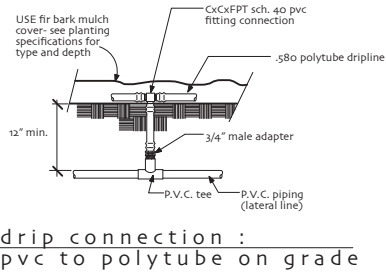
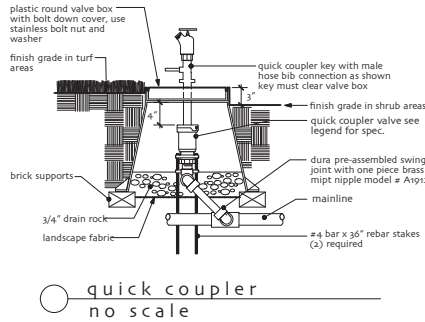
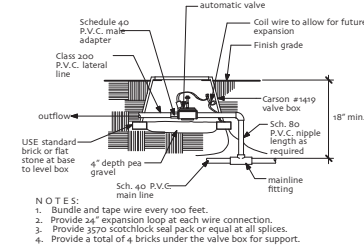
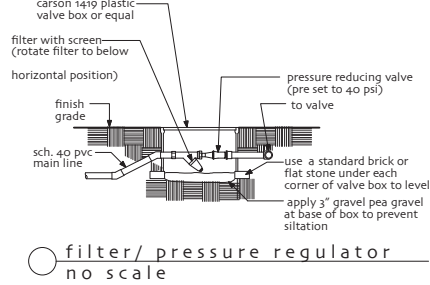
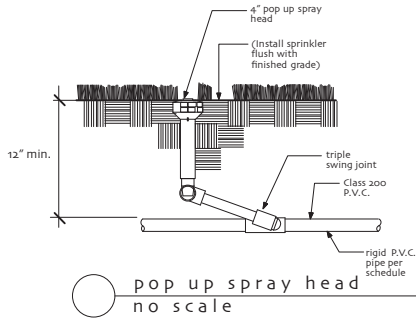
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IRRI-GATION NOTES

REV. NO.	REVISION
1	ADDED WALL PIP GRADING RESTRICTION 10/14

Job No:	Drawn By:
Drawn: mh	Scale: 1/8" = 1'-0"

L-6



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Haddad residence

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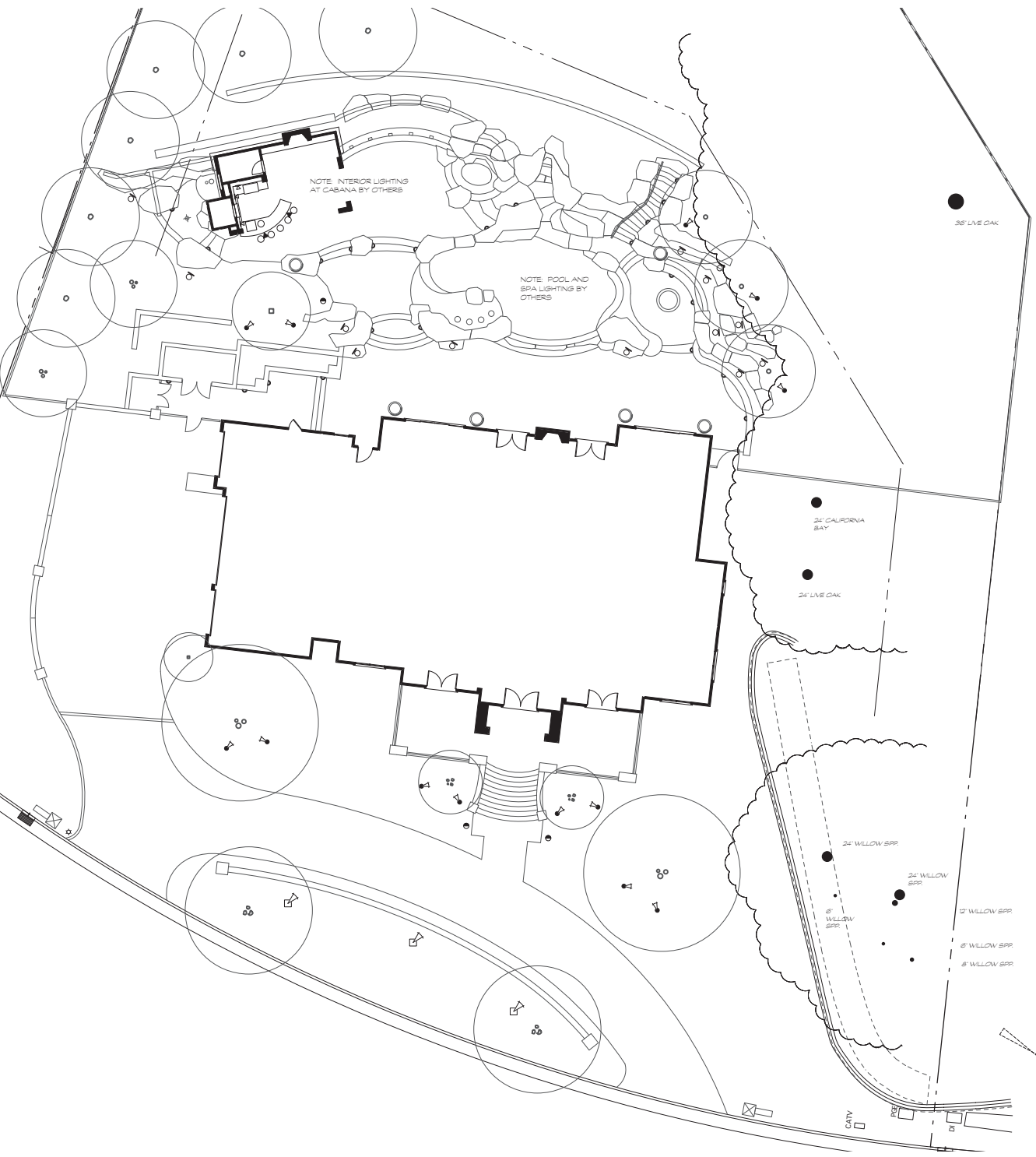


REV. NO.	REVISION
1	ADDED WALL FOR GRADING RESTRICTION 10/1/24

IRRIGATION DETAILS

Job No.	Date: 8/19/24
Drawn: mh	

NOTE: ALL LIGHTS TO BE DIRECTED AT PLANT MATERIAL TO AVOID GLARE TO NEIGHBORING PROPERTIES AND STREET



LIGHTING LEGEND:
SYMBOL DESCRIPTION

- VISTA PATHLIGHT 12V. (LED) 2165-CSN-LB5ND-W (COPPER)
- ▲ VISTA WALL LIGHT 2148-B50-LC5ND-W (LED) NICHELIGHT BUILT INTO MASONRY WALL
- ◀ VISTA 2106 UPLIGHT (OLDE BRASS)(LED) (TREES) 12V.
- ◻ VISTA 3006-B50-M-WF-W (LED) (WALLS) 12V.
- ◊ VISTA GR-2104-B50-LB5ND-W (OLDE BRASS) (LED) (WALLS) 12V.
- ▼ VISTA WR-2522-B50-LA5WFL-W (LED) (BAR) 12V.
- ⚡ VISTA SL-4260-B50-LB2ND-W (LED) (BAR) 12V.
- ⊠ MT-300 TRANSFORMER (DTG-200 ASTRONOMICAL TIMER)

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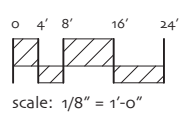
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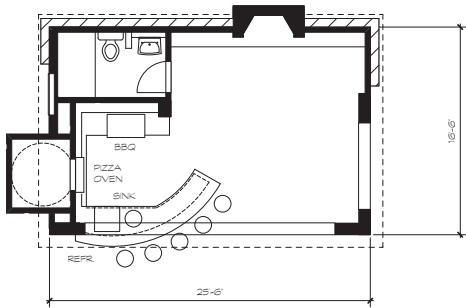


REV. NO.	DESCRIPTION
1	ADDED WALL PER GRADING RESTRICTION 10/16/18
2	ADDED TREE IDENTIFICATION 10/16/18
3	UPROOF WALLS 10/18
4	UPDATED PLANT MATERIAL 10/18
5	DELETED TREES 10/18

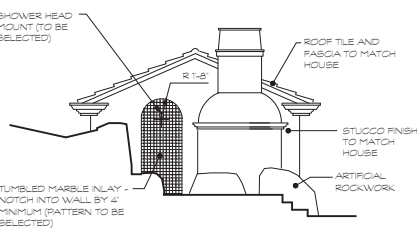


LIGHTING PLAN

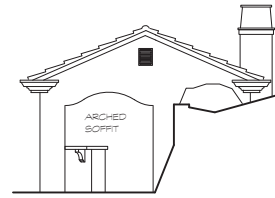
Job No:	Demo 01/18
Drawn:	mh
Date:	10/16/18
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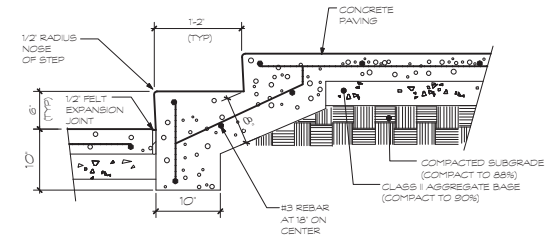
(A) CABANA LAYOUT
SCALE: 1/4" = 1'-0"



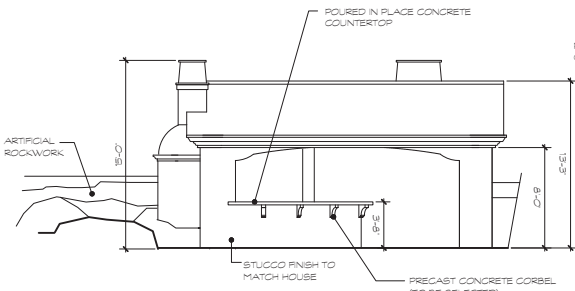
(A) CABANA SIDE ELEVATION
SCALE: 1/2" = 1'-0"



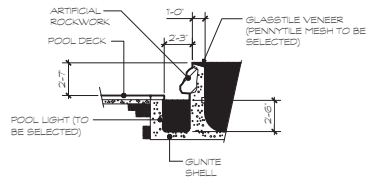
(A) CABANA SIDE ELEVATION
SCALE: 1/4" = 1'-0"



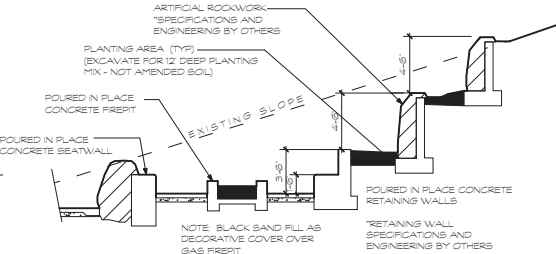
(B) POURED IN PLACE CONCRETE STEPS
NOT TO SCALE



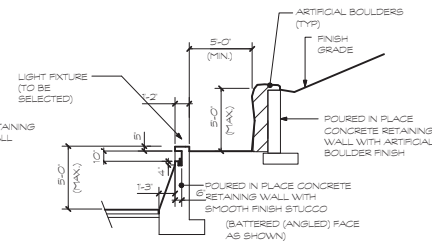
(A) CABANA FRONT ELEVATION
SCALE: 1/4" = 1'-0"



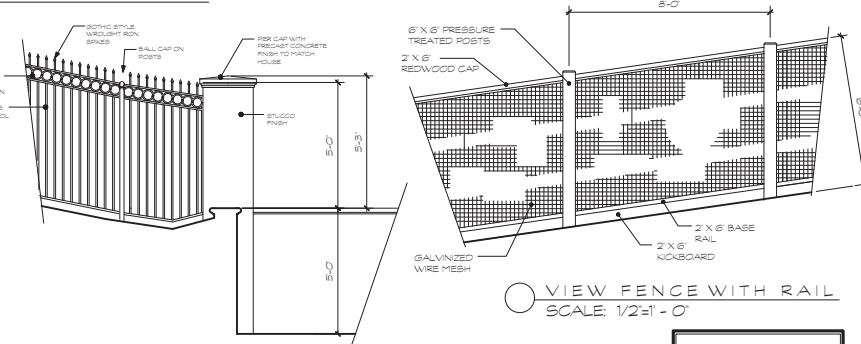
(B) VANISHING EDGE SECTION B-B
NOT TO SCALE



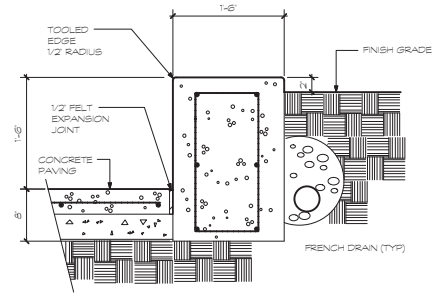
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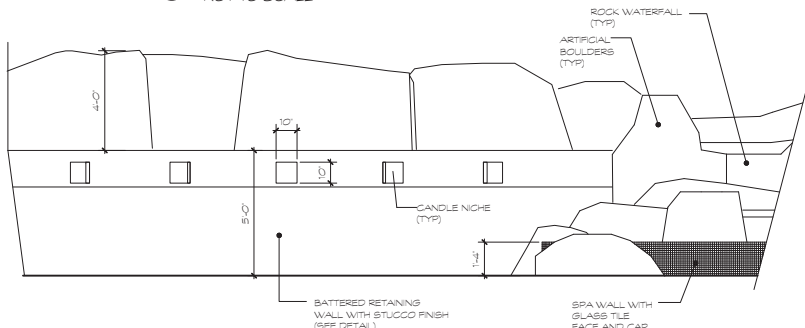
(C) SECTION C-C
SCALE: 1/4" = 1'-0"



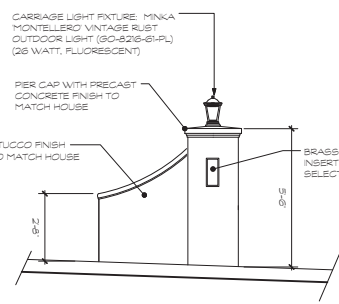
(D) PILASTER ELEVATION
SCALE: 1/2" = 1'-0"



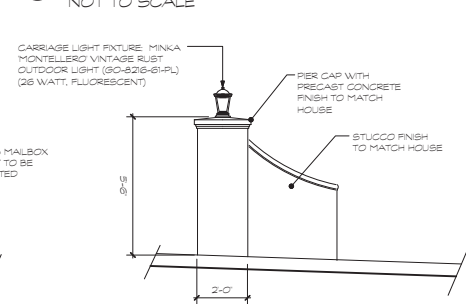
(C) SEAT WALL SECTION
NOT TO SCALE



(F) CANDLE NICHE WALL FRONTELEVATION
SCALE: 1/2" = 1'-0"



(G) MAILBOX PILASTER DETAIL
SCALE: 1/2" = 1'-0"



(H) ENTRY PILASTER DETAIL
SCALE: 1/2" = 1'-0"

Martin Hoffmann
4713 First Street
Suite 205
Pleasanton, Ca 94566
925.462.2193
fax 925.462.2199

Haddad residence

LOT T2
8019
GOLDEN EAGLE WAY
PLEASANTON, CA

NOTE:
This plan is diagrammatic in nature. It is meant to be 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 observations. It is the responsibility of the contractor and/or owner to verify, site, and resolve all structural, water, electrical, and painting materials. The contractor and owner are solely responsible for quality control, construction standards, and for maintaining compliance with local and industry codes on this project.

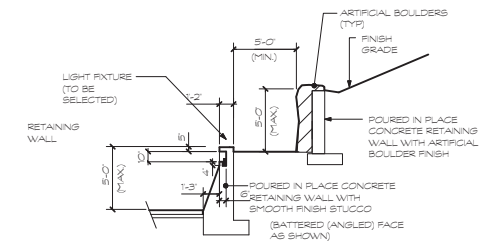
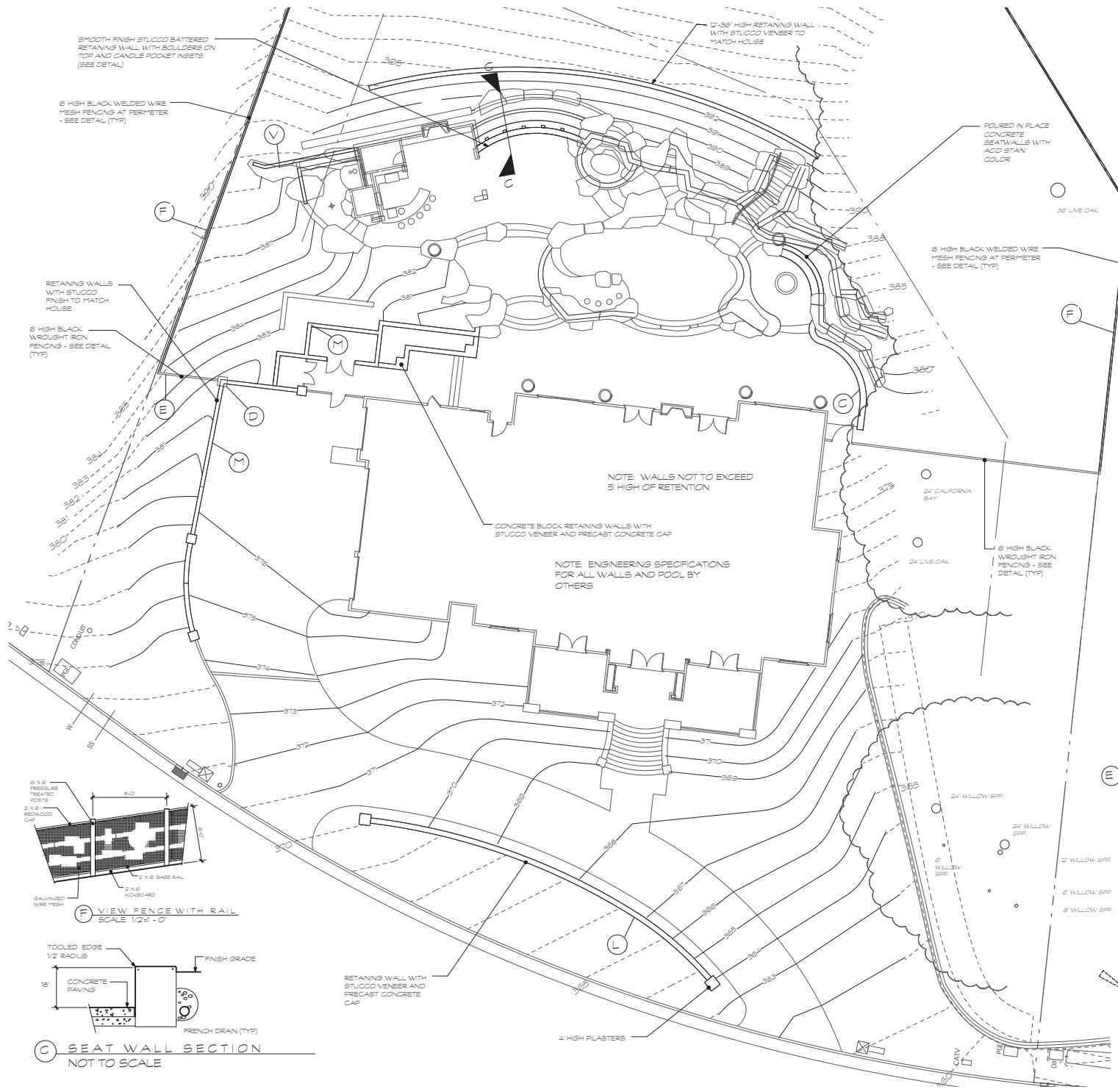
MARTIN HOFFMANN
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

REV. NO.	REVISION
1	ADDED WALL PER GRADING REFLECTED ON PLAN
2	ADDED TREE IDENTIFICATION NUMBERS
3	UPDATED WALL VAULTS
4	UPDATED PLANT MATERIAL SIZES

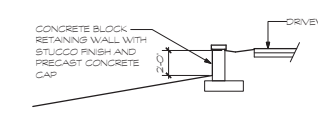
DETAILS

Job No: _____ Date: 07/14/14
Drawn: mhh

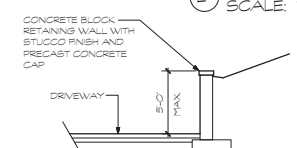
L-9



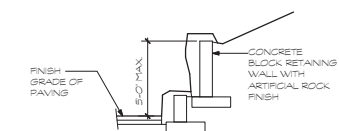
SECTION C-C
SCALE: 1/4"=1'-0"



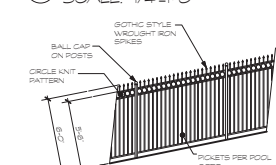
DRIVEWAY WALL
SCALE: 1/4"=1'-0"



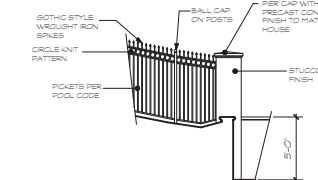
MOTOR COURT WALL
SCALE: 1/4"=1'-0"



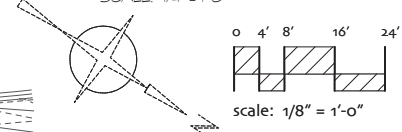
ROCK WALL
SCALE: 1/4"=1'-0"



WROUGHT IRON FENCE DETAIL
SCALE: 1/4"=1'-0"



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



SEAT WALL SECTION
NOT TO SCALE

general notes
contractors must be properly and currently licensed by the California contractor state board prior to entering into an agreement to perform work and also perform only work as is within the scope of all licensed specialties.
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 via underground alert @ (800) 277-2600.

h

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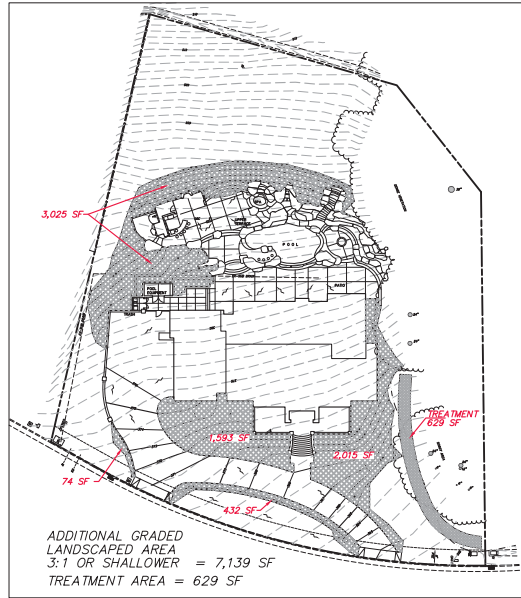
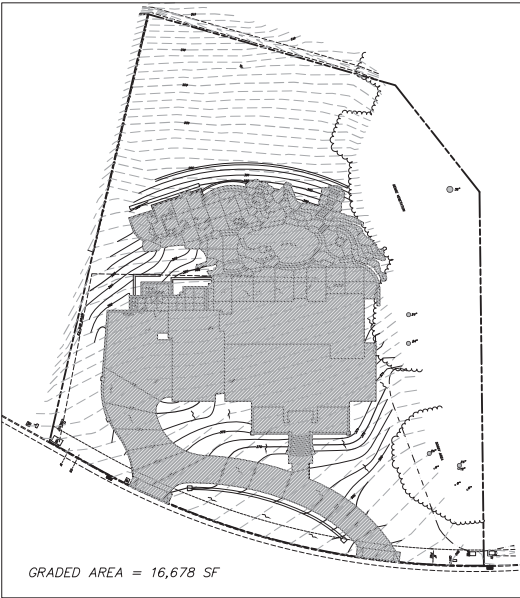
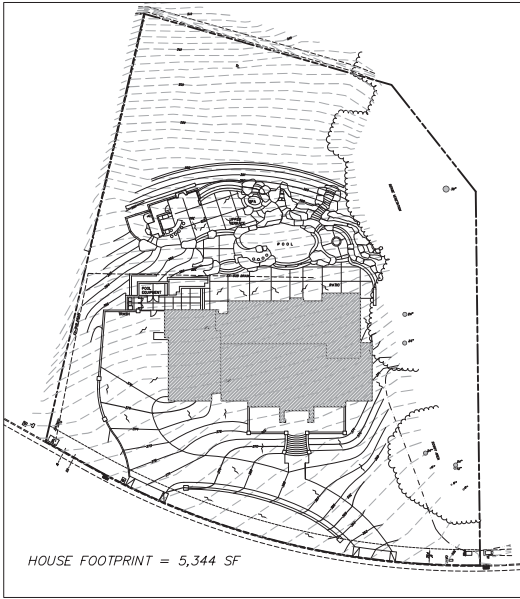
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REV. NO.	REVISION
1	ADDED WALL PER GRADING
2	REVISED IDENTIFICATION NUMBERS
3	ADDED TREE IDENTIFICATION NUMBERS
4	REVISED PLANT MATERIAL SIZES

WALL AND FENCE PLAN

Job No: _____ Date: 05/24/16
Drawn: mhf Scale: 1/8" = 1'-0"

L-10



LOT AREA = 47,197 SQ FT
 GRADED AREA = 16,678 SQ FT (35.3%)
 ADDITIONAL GRADED LANDSCAPED AREA 3:1 OR SHALLOWER = 7,139 SQ FT
 IMPERVIOUS AREA = 16,678 SQ FT

PER CONDITIONS OF APPROVAL FOR GOLDEN EAGLE ESTATES ALL GRADING IS 3:1 OR FLATTER.



JOB NO.: 14158 DISK NO.: C 66722 FILE NO.: 14158C1 DATE: 12-18-2014		PROJECT NAME GRADED AREA LOT 2 TRACT 5945 CITY OF PLEASANTON ALAMEDA COUNTY, CALIFORNIA	DRAWN BY: REVISION BY: CHECKED BY: DATE: SCALE: 1"=10'	ALEXANDER & ASSOCIATES INC. SURVEYORS ENGINEERS PLANNERS 147 Old Alameda Ave. Suite 10, Pleasanton, California (925) 466-8846	NO. OF SHEETS: 1 OF 1 SHEETS
SHEET NO.: 1 OF 1 SHEETS					