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• Architect •
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Tel: 925-484-5438

Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

See sheet 2 for more information.

Irrigation system shall be designed to prevent saturation of soil adjacent to building.

See Landscape drawings for landscape features, pools, fountains, spas, hardscape and garden walls.

See Civil drawings for existing and proposed grading, utilities, trees, additional structures, proposed drainage, and erosion control measures.

ZONING:	P.U.D.
LOT AREA:	172,673 SQ. FT.
D.D.A.:	14,055 SQ. FT.
F.A.R.:	48%
FIRST FLOOR AREA:	4186 SQ. FT.
SECOND FLOOR AREA:	818 SQ. FT.
(MAX. ALLOWED 20% F.F.):	837 SQ. FT.
TOTAL LIVING AREA:	5004 SQ. FT.
GARAGE AREA:	1262 SQ. FT.
(AREA COUNTED TOWARD F.A.R.):	(562 SQ. FT.)
COVERED PORCH AREA:	601 SQ. FT.
(AREA COUNTED TOWARD F.A.R.):	(601 SQ. FT.)
TOTAL F.A.R. AREA:	6188 SQ. FT.
MAX. ALLOWABLE AREA:	6746 SQ. FT.

DEVELOPER INSTALLED MITIGATION TREE

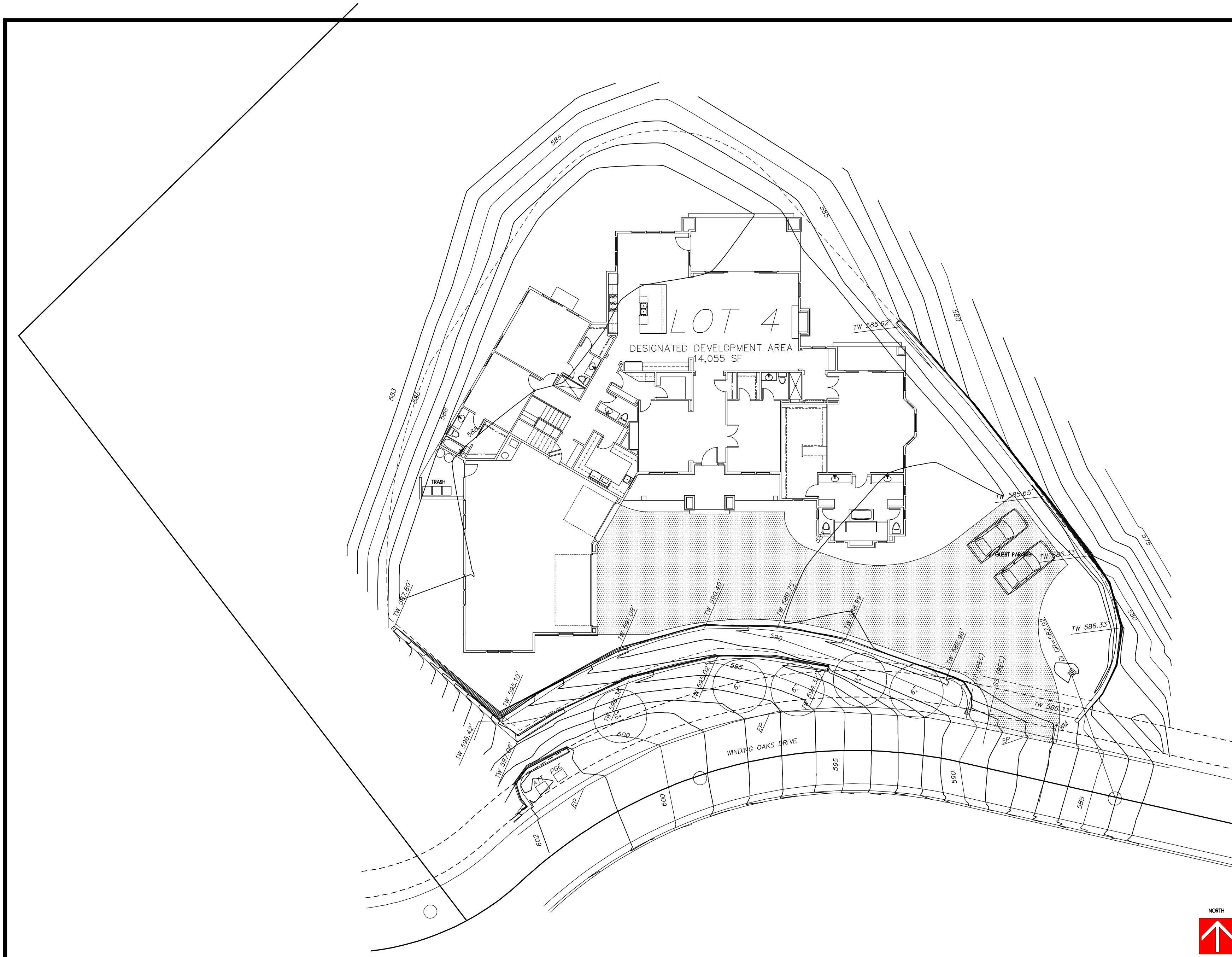
NORTH

Rev	Description	Date

Full Site Plan

Job Number: 201908
Scale: 1"=20'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 1 Of 8



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Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

This site plan is not a survey. It is provided for building and site work layout only. The contractor shall verify on site all grades, existing improvements, property lines, easements, setbacks, utilities, and substructures. Where discrepancies occur, contact the Architect.

Finish grade shall provide positive drainage away from building.

Pad grade under building shall have positive slope to a minimum of one area drain which shall be piped to street or suitable discharge area.

All roof drainage taken through suitable discharge area.

Where discrepancies between soils report and Architect's drawings occur, contact Architect immediately.

A perforated drain set in a gravel trench shall be installed around the entire perimeter of the foundation. The drain shall discharge into the street or approved suitable drainage facility. See soils report for any specific requirements.

Provide expansion and control joints in all exterior concrete slabs. Spacing of joints shall be per industry standard.

Area drains shall be interconnected and discharged at street or suitable discharge facility.

Prior to construction, the contractor shall employ the soils engineer to test the relative soil density and compaction of the site and verify in writing that the relative soil density and compaction meets or exceeds the requirements specified in the soils report. If the relative soil density and compaction does not meet the specifications stated in the soils report, the contractor shall follow the soils engineer's recommendations for re-compaction.

Irrigation system shall be designed to prevent saturation of soil adjacent to building.

See Landscape drawings for landscape features, pools, fountains, spas, hardscape and garden walls.

See Civil drawings for existing and proposed grading, utilities, trees, additional structures, proposed drainage, and erosion control measures.

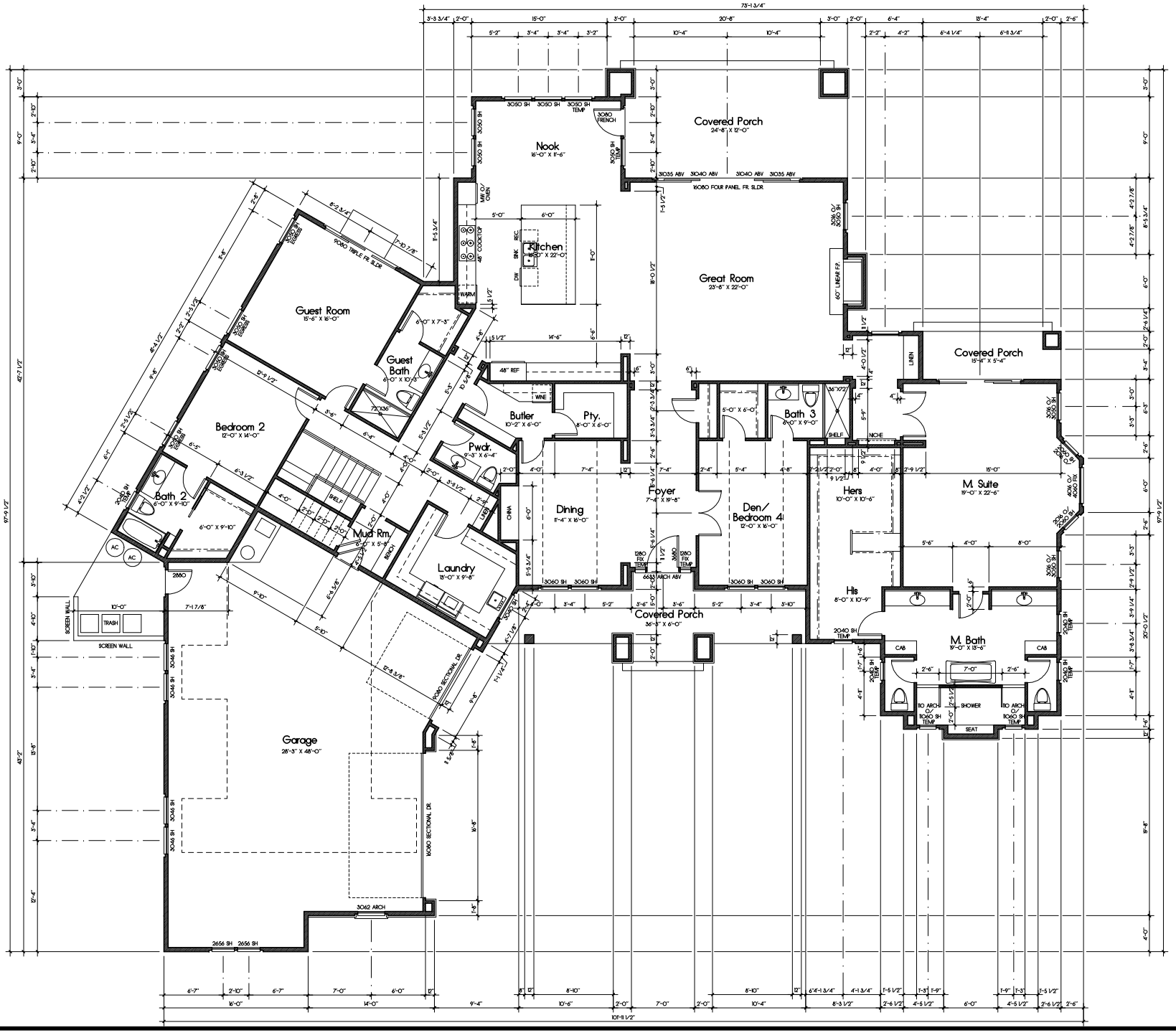
ZONING:	P.U.D.
LOT AREA:	172,673 SQ. FT.
D.D.A.:	14,055 SQ. FT.
F.A.R.:	48%
FIRST FLOOR AREA:	4188 SQ. FT.
SECOND FLOOR AREA:	818 SQ. FT.
(MAX. ALLOWED 20% F.F.):	837 SQ. FT.
TOTAL LIVING AREA:	5005 SQ. FT.
GARAGE AREA:	1262 SQ. FT.
(AREA COUNTED TOWARD F.A.R.):	(562 SQ. FT.)
COVERED PORCH AREA:	621 SQ. FT.
(AREA COUNTED TOWARD F.A.R.):	(621 SQ. FT.)
TOTAL F.A.R. AREA:	6188 SQ. FT.
MAX. ALLOWABLE AREA:	6746 SQ. FT.

Rev	Description	Date

Partial Site Plan

Job Number: 2019.08
Scale: 1/8"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 2 Of 8



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Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

All angles other than 90 degrees shall be 45 degrees U.O.N.I.

Provide outside combustion air openings directly into the firebox of fireplace to comply with CEC regulations 2-5352 (D) 5. Fireplace hearth shall be of non combustable material. Fireplaces shall be provided with tight fitting glass doors. Hearth extensions shall conform to the conditions of the listing and the manufacturer's installation instructions. Fireplace and chimney shall be installed in accordance with their listing and manuf. instructions as specified in the CBC.

Provide firestopping between stair stringers at top and bottom and between studs along and in line with run of stair adjoining studwalls and partitions. Where there is enclosed usable space under stairs, the walls and soffits on the enclosed space shall be protected with 5/8" type "X" gyp. bd.

Light panels in exterior doors, or within a 24" arc of a swinging door shall be laminated security glass which is a minimum of 1/4" polycarbonate security sheets or their equivalent.

Guardrails and handrails shall be constructed such that a sphere 4" in dia. cannot pass through the railings.

Firestops shall be provided around the chimney in openings at the ceiling and floor levels with non combustable material per 2016 CBC.

All posts, beams, and walls supporting the floor/ceiling above the garage shall be protected by one hour construction on the garage side.

See cover sheet for schedules and general notes.

Provide 5/8" type "X" gyp. bd. on the garage side of the wall extending to the roof sheathing per CBC.

Provide minimum 18"x30" clear access from underfloor access point to each drain line cleanout located in the underfloor area.

Sliding doors and openable windows shall comply with 2016 CBC.

Shearwalls shall extend to the roof diaphragm.

Walls with an unbraced height in excess of 10 feet shall be 2X6 studs @ 16" o.c.

In case underfloor ventilation cannot be achieved, a mechanical exhaust shall be submitted and approved prior to installation. A humidistat shall activate the underfloor exhaust fan. Construction plans and details must accompany the calculation.

Wall coverings at shower and tub/shower shall be cement plaster, tile, or approved equal to 72" above drain inlet. Materials other than structural shall be moisture resistant.

Any cap or cover installed on the fireplace chimney shall comply with the ICC research report and manufacturers listing.

Furnace ducts penetrating the garage/house occupancy seperation shall be a minimum 26 gauge galvanized steel and have no openings into the garage.

Maximum difference between the largest and smallest riser shall be 3/8".

Water closets shall be in a clear space 30" minimum wide and have a minimum 24" clear space in front.

All exterior walls shall be 2X6 studs @ 16" o.c. minimum, or otherwise noted.

All interior walls shall be 2X4 studs @ 16" o.c. minimum, or otherwise noted.

Threshold height shall be limited to 7.75 inches (residential) where the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step.

Rev	Description	Date

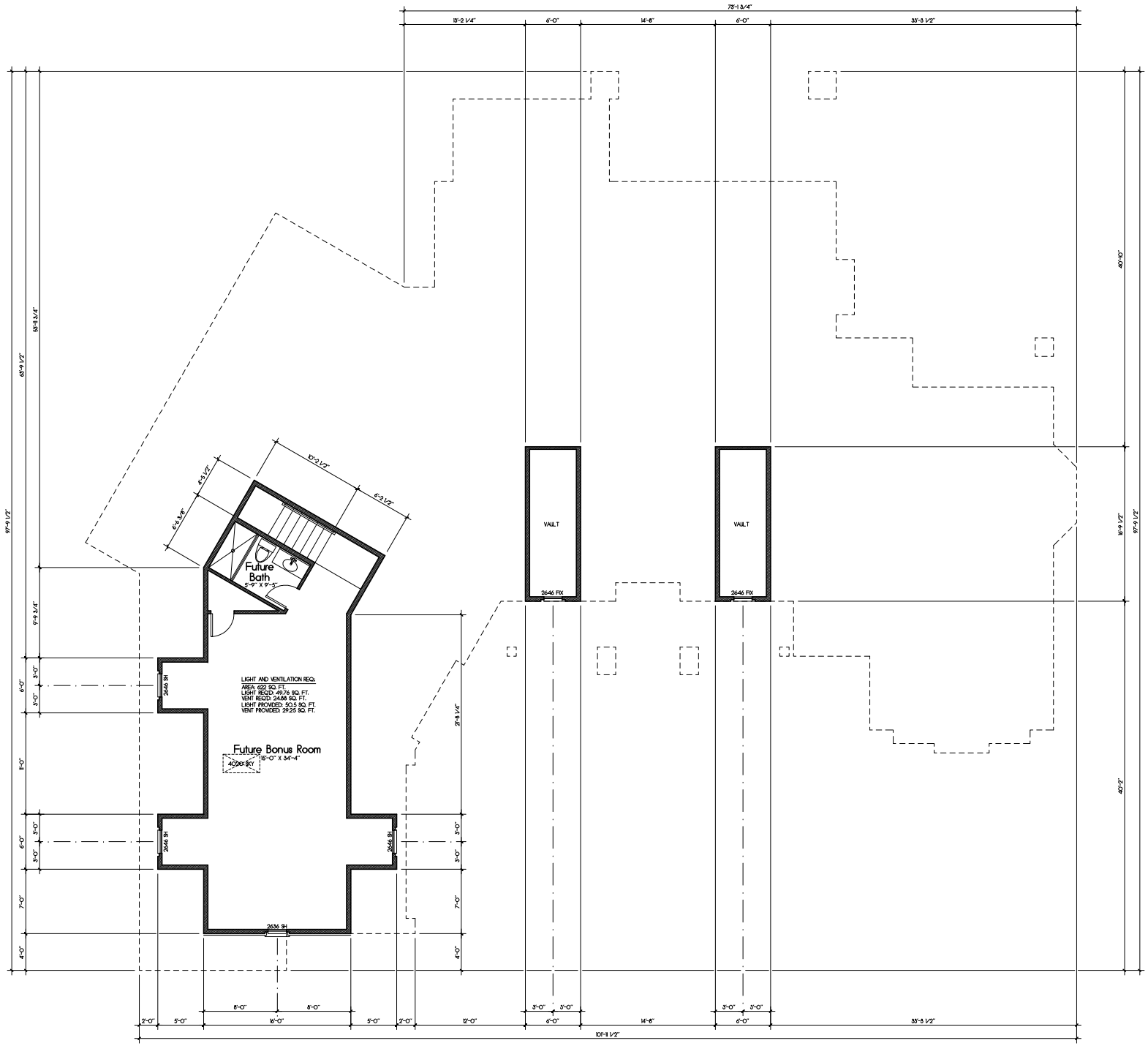
First Floor Plan

FIRST FLOOR 4186 SQUARE FEET
SECOND FLOOR 818 SQUARE FEET
TOTAL FLOOR 5004 SQUARE FEET

GARAGE 1262 SQUARE FEET
COVERED PORCHES 621 SQUARE FEET

Job Number: 201908
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 3 Of 8



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Brunetti Residence
4 Winding Oaks Drive
Pleasanton, California

Notes:

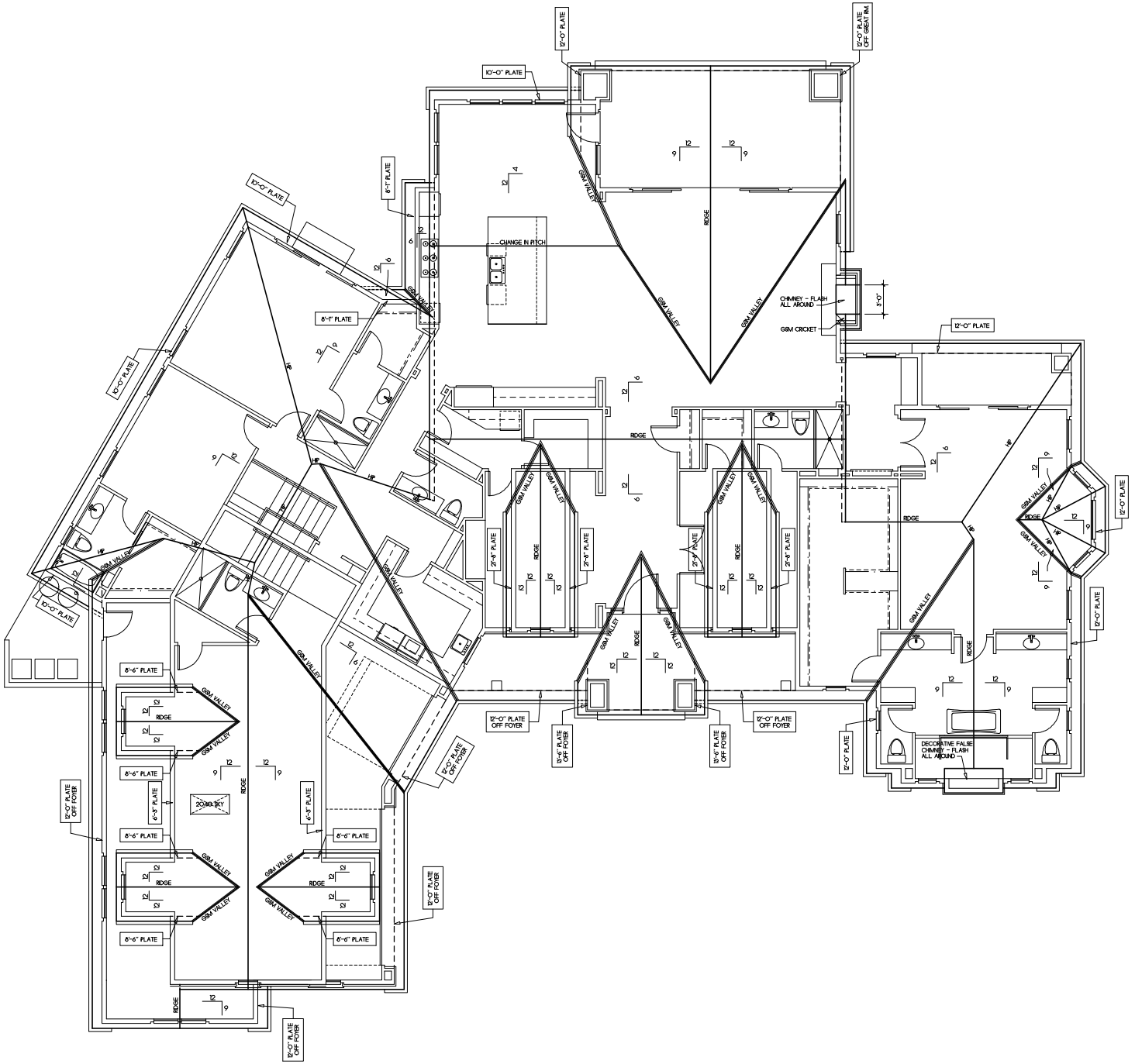
Rev	Description	Date

Second Floor Plan

SECOND FLOOR: 818 SQUARE FEET
(MAXIMUM ALLOWED: 837)

Job Number: 201908
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 4 Of 8



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Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

Roofing shall be Composition Shingle over 30# felt over 1/2" OSB sheathing w/ radiant barrier nailed per structural engineer's specifications.

Downspouts shall be located by others.

The net free attic ventilation area shall be not less than 1/150 of the area of the space ventilated.

ATTIC VENTILATION :	XXXX / 150 = XXXXX sq. ft.
Total area required to be vented :	XXXXX sq. ft.
XXX Rafter vent _____	XXXXX sq. ft.
XXX Gable end vent _____	XXXXX sq. ft.
XXX O'Hagin vent _____	XXXXX sq. ft.
Total Area of ventilation : _____	XXXXX sq. ft.
50% LOW REQUIREMENT:	XXX > XXX, OKAY
50% HIGH REQUIREMENT:	XXX > XXX, OKAY

All framing shall be Douglas Fir No. 2 or better (U.O.N.)

Composition shingles shall be fastened per 2016 CBC.

Roof flashing around pipes, vents, flues, chimneys, etc. shall be lead, copper, or other approved flexible flashing material and shall be formed to follow the contours of the tile and allow seating of the tiles as per 2016 CBC.

Plate heights are designated off adjacent subfloor (U.O.N.).

All rakes shall be 6" from wall framing (U.O.N.).

All eaves shall be 12" from wall framing (U.O.N.).

Plumbing waste stacks and combustion flues shall be placed to penetrate to the rear of the main ridge line.

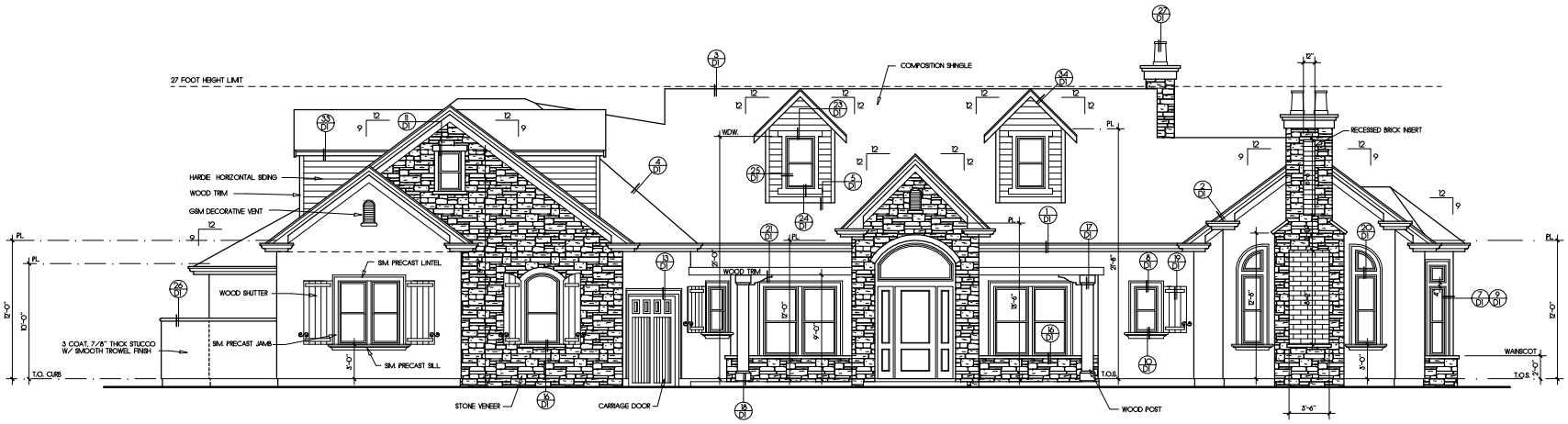
All beams shall be braced at each end to prevent rotation.

Rev	Description	Date

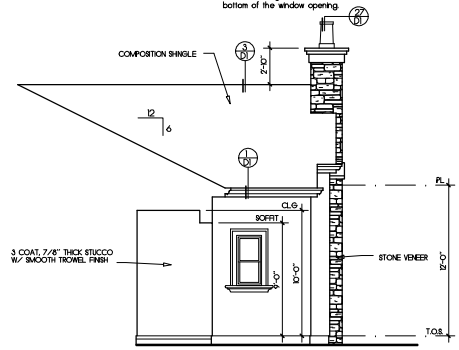
Roof Plan

Job Number: 201908
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

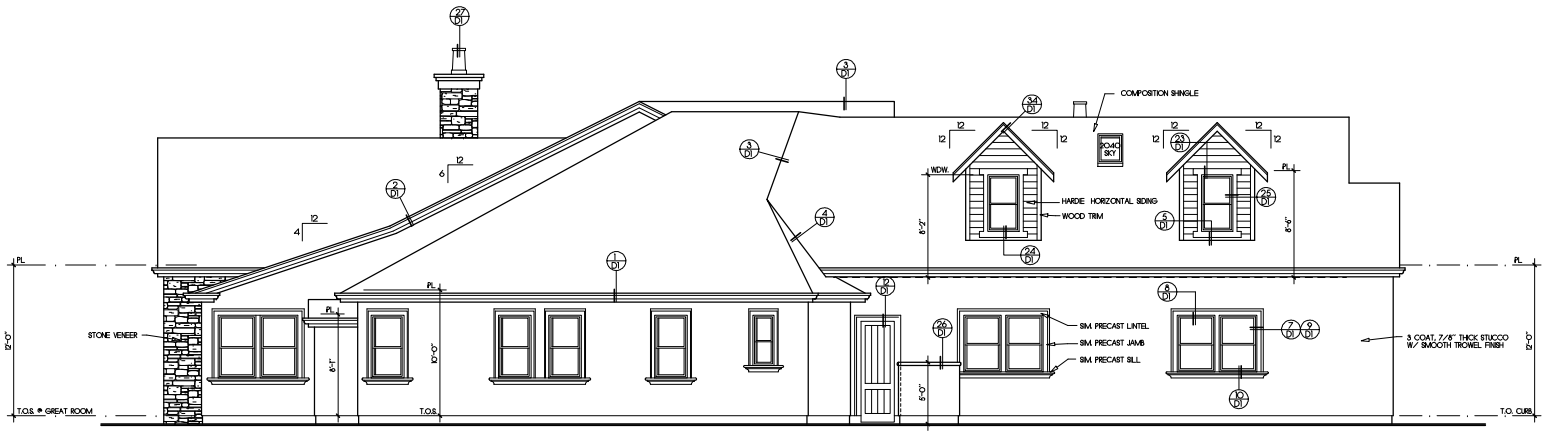
Sheet: 5 Of 8



Front Elevation
(South)



Partial Left Elevation
(West)



Left Side Elevation
(West)

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Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

All windows at first floor shall be mounted at 8'-0" above top of subfloor U.O.N.I.

All windows at second floor shall be mounted at 6'-0" above top of subfloor U.O.N.I.

Provide 15# building paper at all exterior walls with wood siding finish.

Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.

A weep screed shall be provided at the foundation plate on all exterior studwalls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building, per 2016 CBC.

Fireplace shall be equipped with GSM terminal cap with spark arrestor.

Egress windows shall comply with 2016 CBC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.

S.F. : Subfloor
Subflr : Subfloor
T.O.S. : Top of Slab
T.O.S.W. : Top of stem wall
T.O. Ftg. : Top of Footing

Rev	Description	Date

Exterior Elevations

Job Number: 201908
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 6 Of 8

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Brunetti Residence

4 Winding Oaks Drive
Pleasanton, California

Notes:

All windows at first floor shall be mounted at 8'-0" above top of subfloor (U.O.N.).

All windows at second floor shall be mounted at 6'-0" above top of subfloor (U.O.N.).

Provide 15# building paper at all exterior walls with wood siding finish.

Provide two layers grade "D" paper at all exterior walls with stucco over wood based sheathing.

A weep screed shall be provided at the foundation plate on all exterior studwalls covered with stucco. The screed shall be of a type which will allow trapped water to drain to the exterior of the building, per 2016 CBC.

Fireplace shall be equipped with GSM terminal cap with spark arrestor.

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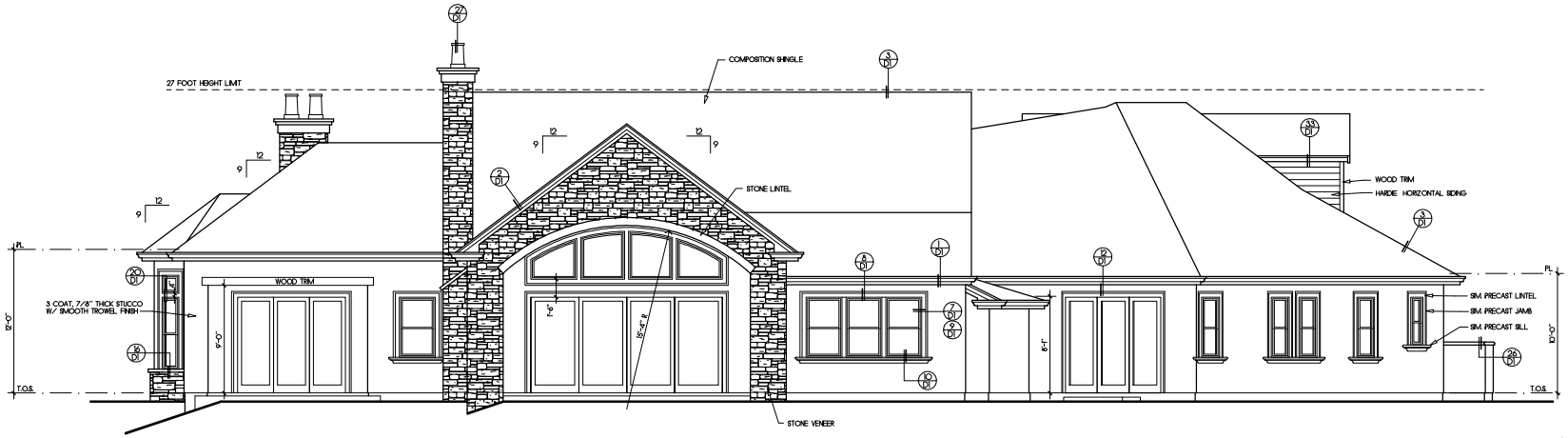
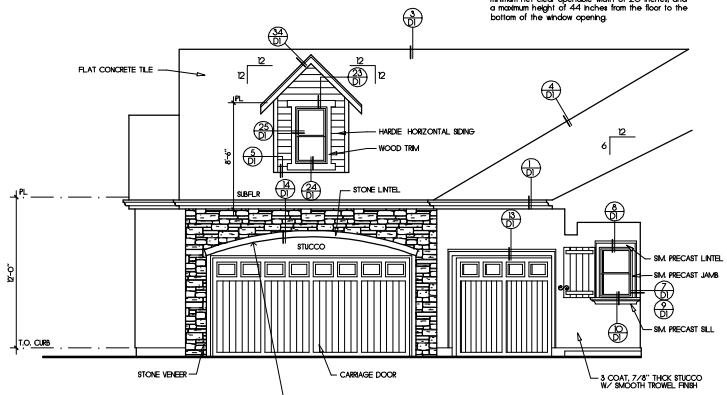
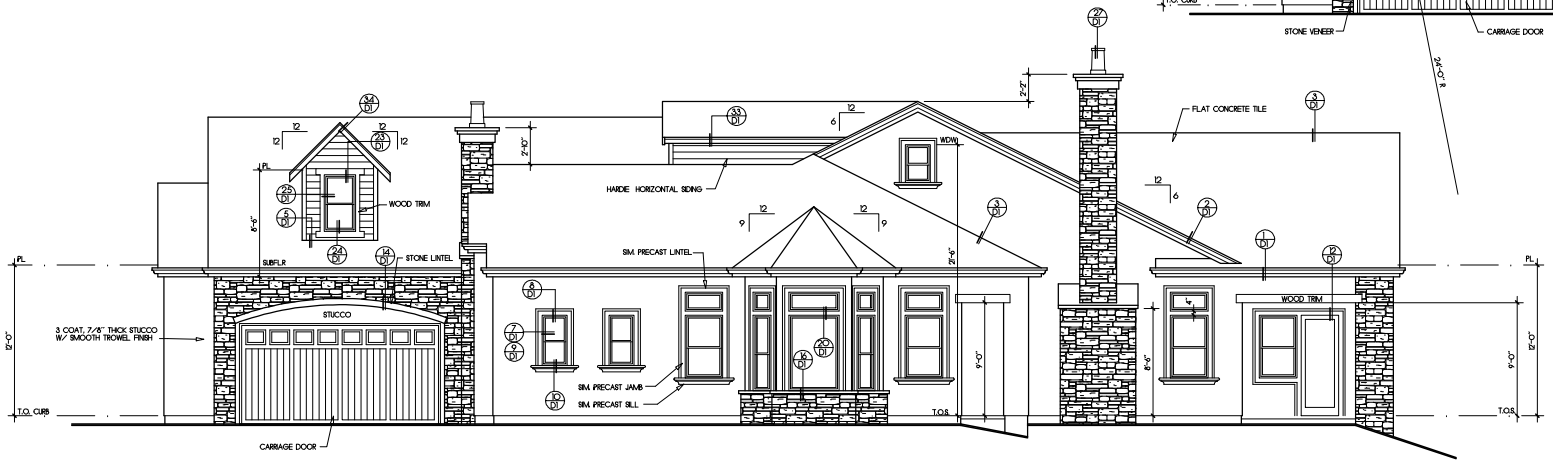


Rear Elevation
(North)



Partial Right Elevation
(East)



Right Side Elevation
(East)

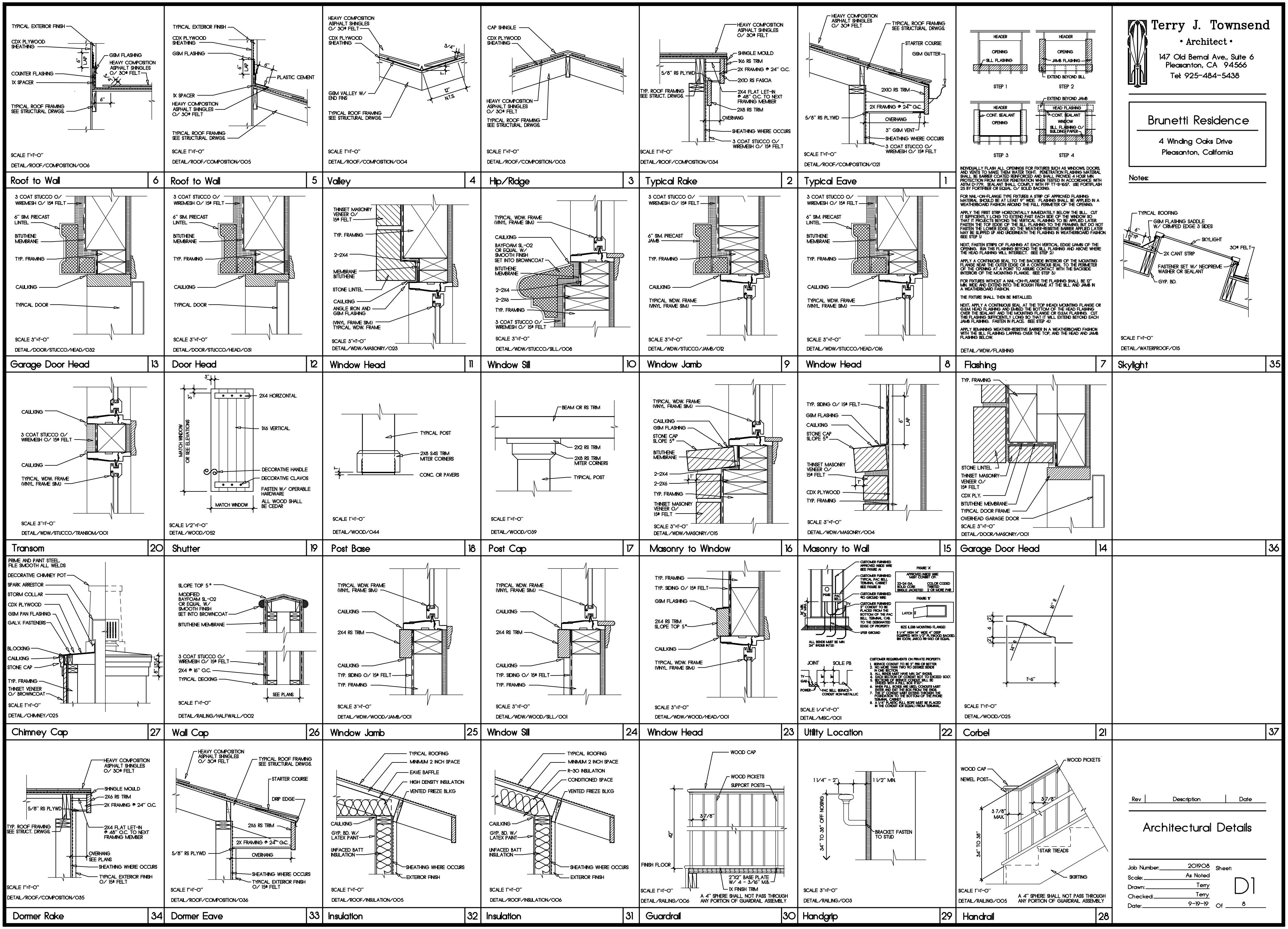
S.F. : Subfloor
Subflr : Subfloor
T.O.S. : Top of Slab
T.O.S.W. : Top of stem wall
T.O. Ftg. : Top of Footing

Rev	Description	Date

Exterior Elevations

Job Number: 201908
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 9-19-19

Sheet: 7 Of 8


Roof to Wall 6
Roof to Wall 5
Valley 4
Hip/Ridge 3
Typical Rake 2
Typical Eave 1
Garage Door Head 13
Door Head 12
Window Head 11
Window Sill 10
Window Jamb 9
Window Head 8
Flashing 7
Skylight 35
Transom 20
Shutter 19
Post Base 18
Post Cap 17
Masonry to Window 16
Masonry to Wall 15
Garage Door Head 14
36
Chimney Cap 27
Wall Cap 26
Window Jamb 25
Window Sill 24
Window Head 23
Utility Location 22
Corbel 21
37
Dormer Rake 34
Dormer Eave 33
Insulation 32
Insulation 31
Guardrail 30
Handgrip 29
Handrail 28
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Brunetti Residence
4 Winding Oaks Drive
Pleasanton, California
Notes:
Rev Description Date
Architectural Details
Job Number: 201908 Sheet:
Scale: As Noted
Drawn: Terry
Checked: Terry
Date: 9-19-19
D1
Of 8

Brunetti Residence Color Board

1. Roofing shall be Pabco Paramount Advantage Pewter Grey.
2. Stone shall be Coronado Antique Cream Country Castle.
3. Siding shall be Hardie Lap Siding 8 1/4" wide with 1 1/4" lap and 7" exposure.
4. Windows shall be Milgard Tuscany Bronze.
5. Fascia and gutter shall be painted Sherwin-Williams SW 7083 Darkroom,
6. Door and Window Trim, Garage, Posts shall be painted Sherwin-Williams SW 7514 Foothills.
7. Siding and Body shall be painted Sherwin-Williams SW 6120 Believable Buff.

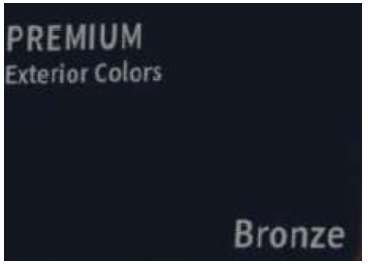
Terry J. Townsend

• Architect •

1

2

4



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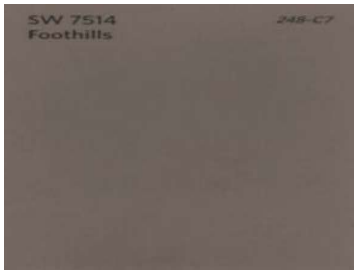
6



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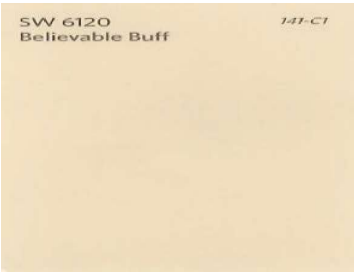
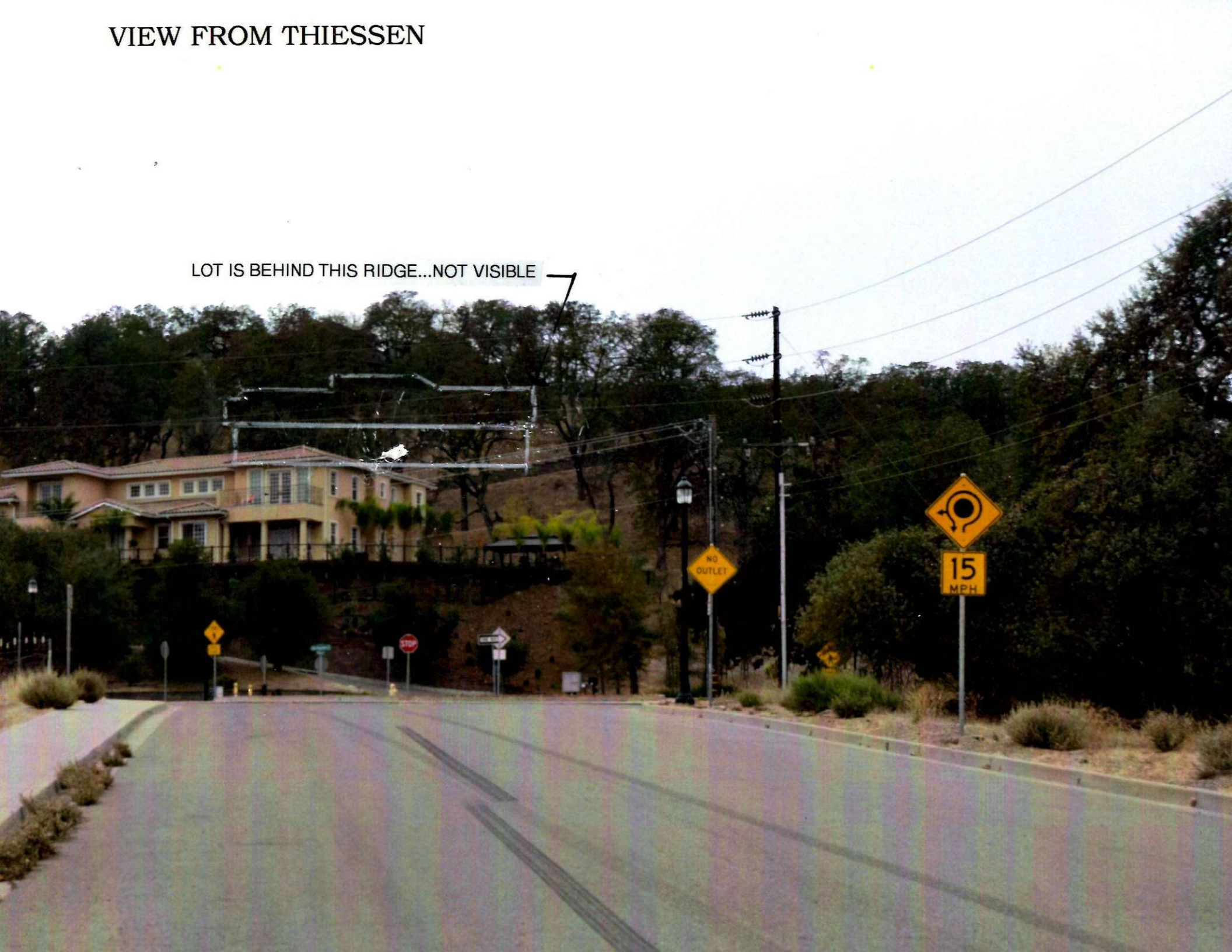
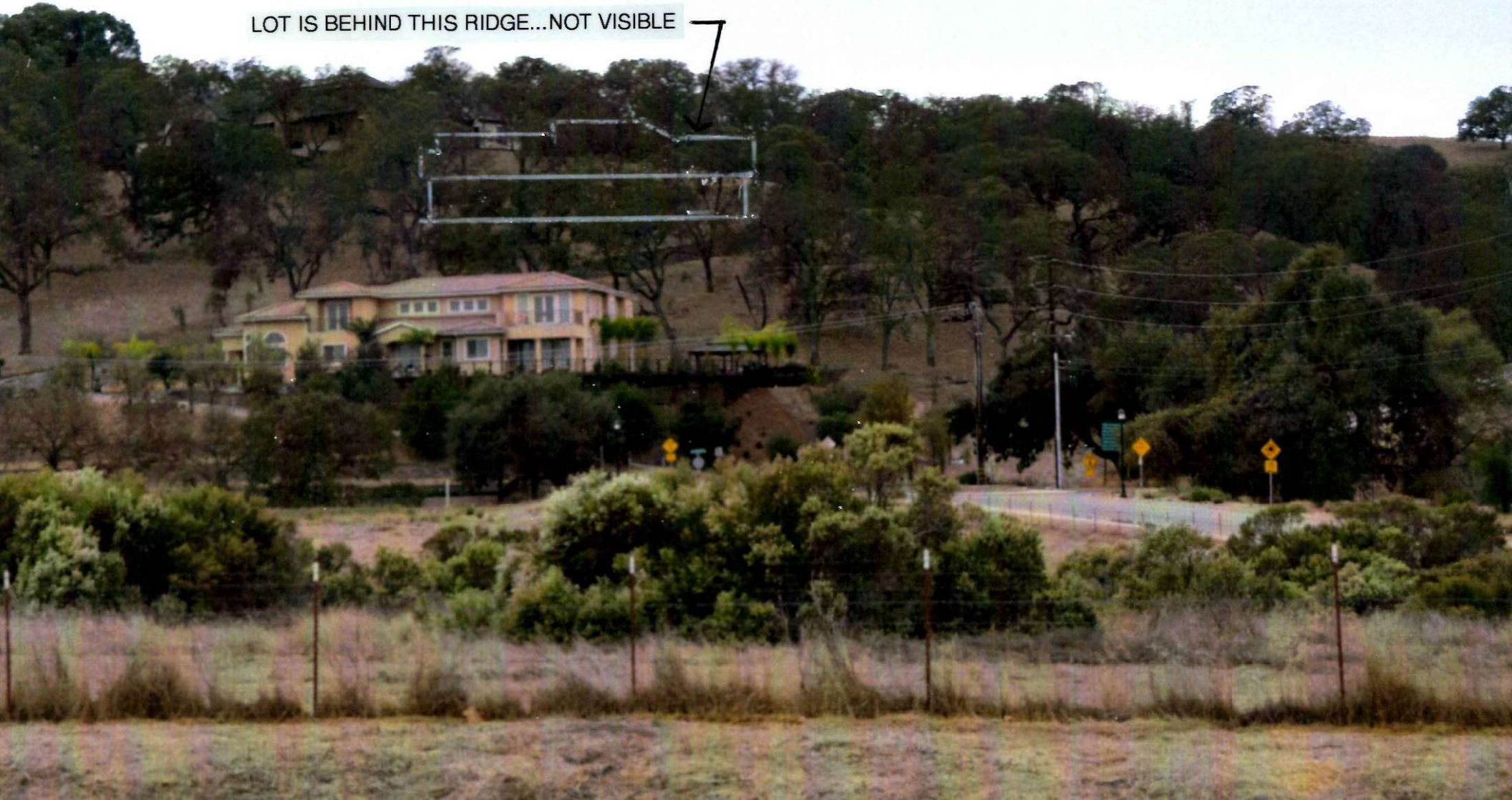


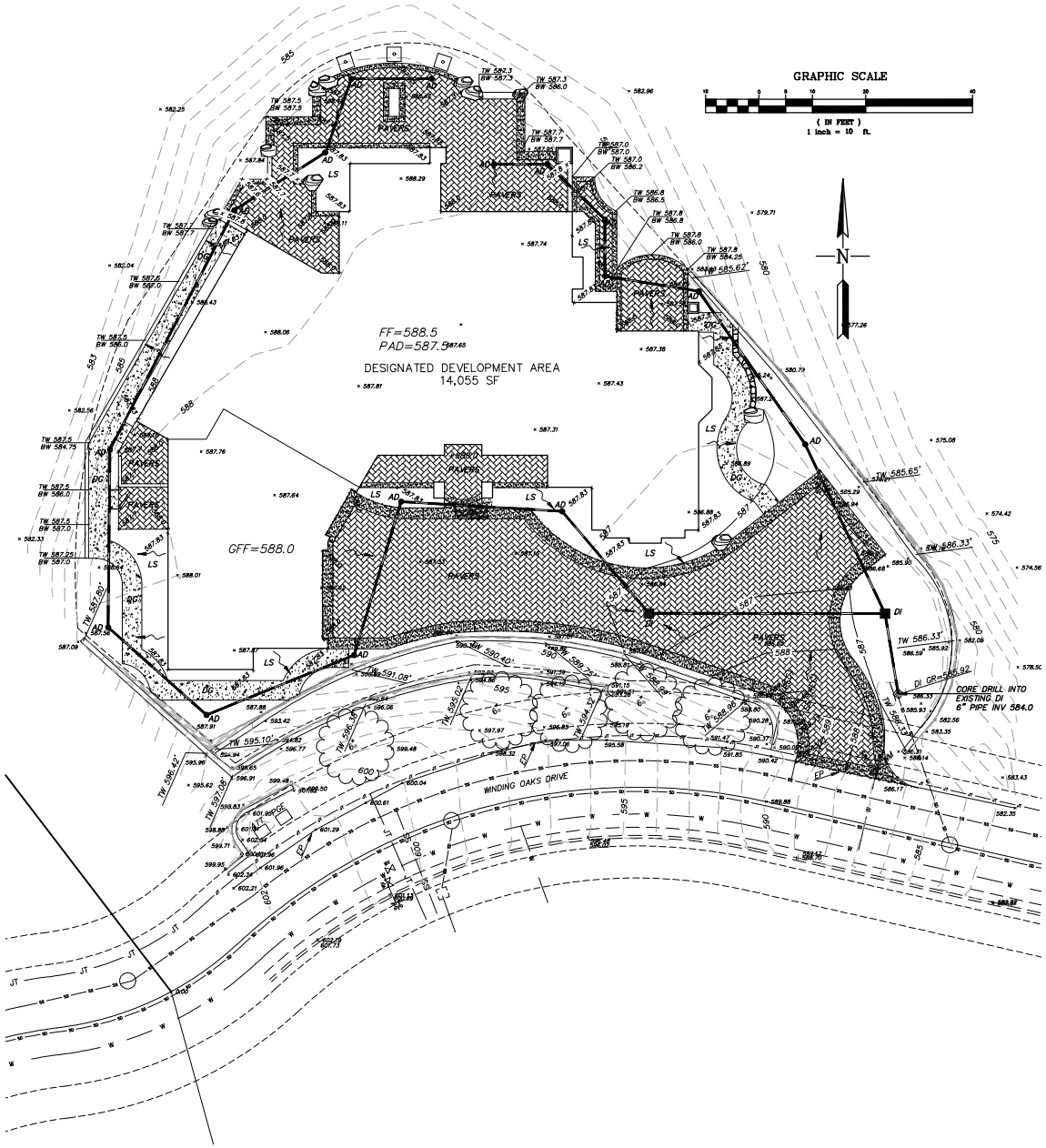
MC NEAR WHITEHALL BRICK

VIEW FROM THIESSEN



VIEW FROM VINEYARD AVE.





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 b 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.

- *GARAGE FLOOR TO SLOPE TOWARDS THE FRONT AT 1% MIN.*
- *PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.*
- *SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE*
- *SEE ARCHITECT'S PLAN FOR LIMITS OF DEMOLITION*
- *INST 4" PVC SUBDRAIN BEHIND RET-WALL UNDER THE DIRECTION OF THE SOIL ENGINEER. CONNECT TO STORMDRAIN. -TYPICAL LOCATION TO BE DETERMINED*

* *PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.*

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.*
3. *ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL CONNECT TO THE STORM DRAIN SYSTEM.*
4. *ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 5% SLOPE FOR MINIMUM DISTANCE OF 5 FEET.*
5. *SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED 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. ANY 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 PVC 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 PERIMETER DRAIN SHALL BE SPACED 75' MAX O.C.*
12. *EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF 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 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 ORDINANCE 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 DRAINAGE SWALES.*

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE TAKEN FROM TRACT MAP 7815, ALAMEDA COUNTY RECORDS

BASIS OF ELEVATIONS

ELEVATIONS SHOWN HEREON WERE TAKEN FROM THE IMPROVEMENT PLANS FOR TRACT 7815.

NOTES:

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

HAUL ROUTE

1. *ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY THE DEVELOPER TO THE FOLLOWING ROUTE: HWY 580 OR HWY 680 TO HWY 84 TO VINEYARD AVE. TO THIESSEN ST., TO WINDING OAKS DR.*

WORK HOURS

1. *WORK HOURS SHALL BE LIMITED TO: 8:00 AM – 5:00 PM MONDAY THRU FRIDAY. NO CONSTRUCTION SHALL BE ALLOWED ON STATE AND FEDERAL HOLIDAYS OR SATURDAYS OR SUNDAYS.*

EXCESS SOIL

1. *EXCESS SOIL FROM THE SITE SHALL BE OFF-HAULED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. NO TEMPORARY STOCKPILING OF DIRT ON THIS SITE SHALL OCCUR WITHOUT SPECIFIC REVIEW AND APPROVAL BY THE PLANNING DIVISION.*

PERMITS REQUIRED FROM CITY PUBLIC WORKS

1. *AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE CITY OF PLEASANTON, PRIOR TO THE START OF ANY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY.*
2. *A HAUL ROUTE PERMIT SHALL BE OBTAINED FROM THE CITY OF PLEASANTON, PRIOR TO APPLYING FOR BUILDING OR ENGINEERING PERMITS.*

GRADING QUANTITIES
CUT 1590 CU YDS
FILL 1110 CU YDS

LOT AREA
3.96 AC

DISTURBED AREA
13,100 S.F.

NEW IMPERVIOUS AREA
6,288 SF

LEGEND

- *DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE*
- *STORM DRAIN*
- *4" PERIMETER DRAIN*
- *EXISTING INTERMEDIATE CONTOUR*
- *EXISTING INDEX CONTOUR*
- *NEW DESIGN CONTOUR*
- *SWALE*
- *PROPERTY LINE*
- *REMOVE EX-TREE*

ABBREVIATIONS

AD	AREA DRAIN (HANSON P6 OR APPROVED EQUAL)
BW	BOTTOM OF RETAINING WALL
CO	CLEAN-OUT
DI	DRAIN INLET (HANSON P18 OR EQUAL)
DG	DECOMPOSED GRANITE
DS	DOWNSPOUT
ED	EMERGENCY DRAIN (HANSON P6 OR APPROVED EQUAL)
FF	FINISHED FLOOR
FL	FLOWLINE
FG	FINISHED GRADE (UN-PAVED SURFACE)
FS	FINISHED SURFACE (PAVED SURFACE)
GR	TOP OF GRATE
GFF	GARAGE FINISHED FLOOR
HP	HIGHPOINT
INV	INVERT
LS	LANDSCAPING
PA	PLANTER AREA
SW	STORM WATER INLET
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF RETAINING WALL
PERF.	PERFORATED
(E)	EXISTING
(N)	NEW

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DESTER
NO. C 66722
EXPIRES 09/30/20
CIVIL
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS	APVD

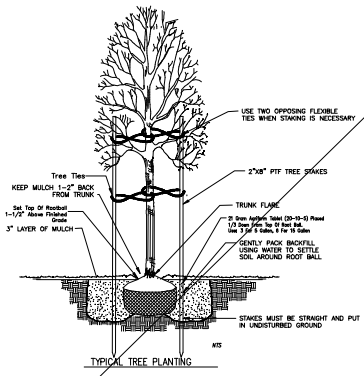
ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE SUITE 10, PLEASANTON, CALIFORNIA (925) 485-8255

DRAWN BY: RD
DESIGNED BY: RD
CHECKED BY: DA
SCALE: 1"=10'

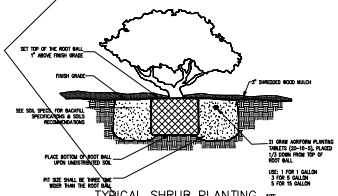
PROJECT NAME
GRADING AND DRAINAGE PLAN
4 WINDING OAKS DR.
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 19078
DWG NO.:
FILE NO.: 19078
DATE: 11-25-19

SHEET NO.:
C1
OF 1 SHEETS



TYPICAL TREE PLANTING



TYPICAL SHRUB PLANTING NTS

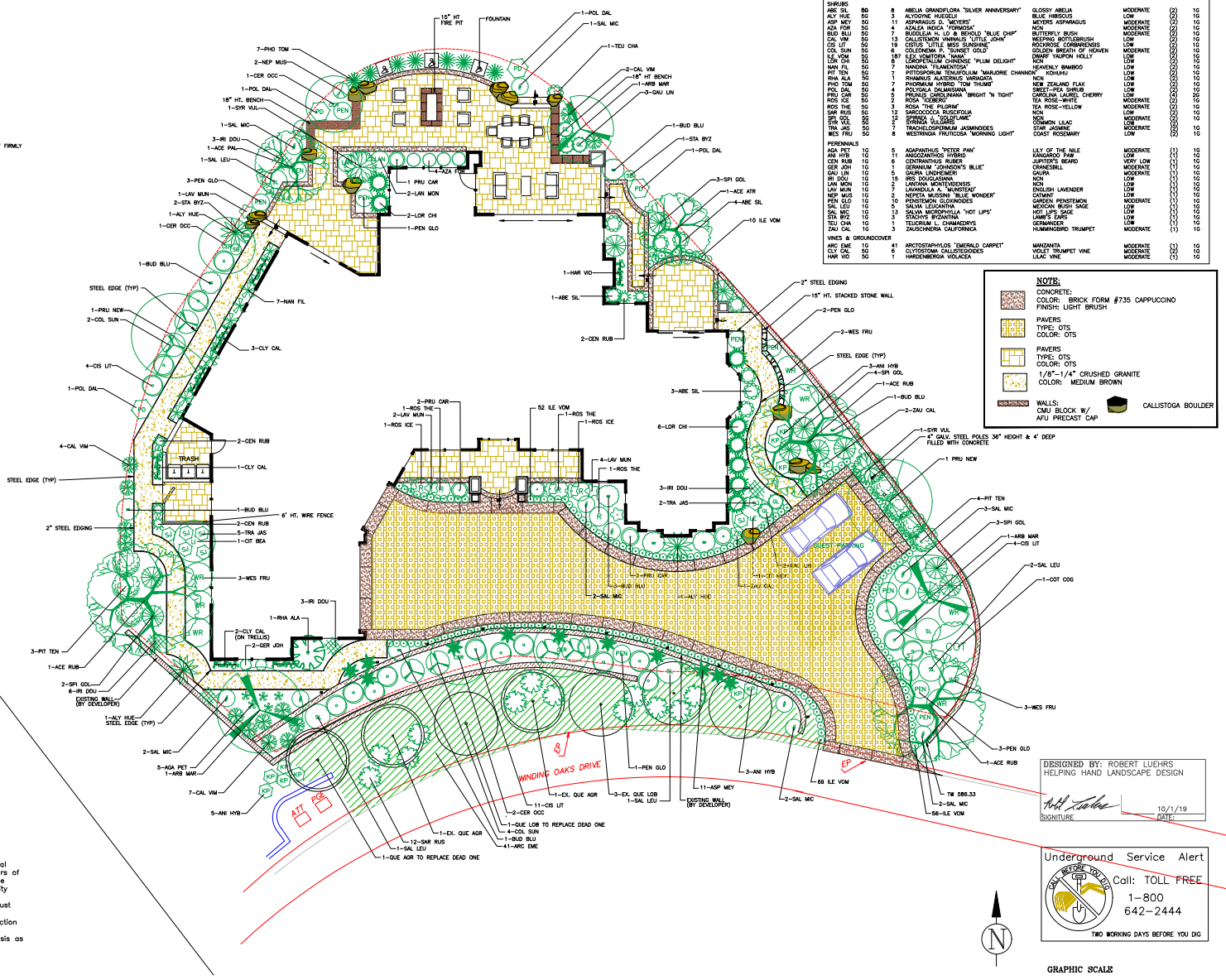
LIGHTING LEGEND

SYM.	QTY	MODEL NAME	PART NO.	VOLT	MAX. WATT.	LAMP	FINISH
■	7	UNIQUE – VOYAGER	VOBL-12-L2	12	2 W. FLEX	FLEX T3 2. W. LED	WB
▪	10	UNIQUE – GEMINI	GEM-12-L2	12	2 W. FLEX	FLEX T3, 2 W. LED	WB
◇	3	UNIQUE – ATLANTIS16	AT16-12-L427	12	4 W. FLEX	FLEX MR16, 4 W. LED	NB

*LAMP INCLUDED — ALL LIGHTS TO HAVE APPROPRIATE SHIELDS

PLANT LEGEND

SYMBOL	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	WATER NEEDS	EMITTER QTY.	EMITTER SIZE
TREES							
ACE ATR	24" BOX	1	ACER PALMATUM 'ATROPURPUREA'	RED JAPANESE MAPLE	MODERATE	(3)	2G
ACE RUB	24" BOX	3	ACER RUBRUM 'AUTUMN BLAZE'	SCARLET MAPLE	MODERATE	(3)	2G
ACE PAL	24" BOX	1	ACER PALMATUM 'GREEN'	SUGAR MAPLE	MODERATE	(3)	2G
ARB MAR	24" BOX	3	ARBUTUS 'MARINA'	STRAWBERRY MADRONE	LOW	(3)	2G
CER OCC	24" BOX	4	CERCIS OCCIDENTALIS	WESTERN REDBUD	VERY LOW	(3)	2G
COT COG	24" BOX	1	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE	LOW	(3)	2G
CIT BEA	24" BOX	1	CITRUS 'MEYERS LIME'	NCN	MODERATE	(3)	2G
CIT MEY	24" BOX	1	CITRUS 'MEYER LEMON'	NCN	MODERATE	(3)	2G
PRU NEW	24" BOX	1	PRUNUS CERASIFERA 'NEWPORT'	FLOWERING PLUM	LOW	(3)	2G
QUE AGR	24" BOX	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW	(3)	2G
QUE AGR	EX.	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW	(3)	2G
QUE LOB	24" BOX	2	QUERCUS LOBATA	VALLEY OAK	LOW	(3)	2G
QUE LOB	EX.	3	QUERCUS LOBATA	VALLEY OAK	LOW	(3)	2G
SHRUBS							
ABE SIL	5G	8	ABELIA GRANDIFLORA 'SILVER ANNIVERSARY'	GLOSSY ABELIA	MODERATE	(2)	1G
ALY HUE	5G	3	ALYDOYNE HUEGELII	BLUE HIBISCUS	LOW	(2)	1G
ASP MEY	5G	11	ASPARAGUS S. 'MEYERS'	MEYERS ASPARAGUS	MODERATE	(2)	1G
AZA FOR	5G	4	AZALEA INDICA 'FORMOSA'	NCN	MODERATE	(2)	1G
BUD BLU	5G	7	BUDDLEJA N. LO & BEHOLD 'BLUE CHIP'	BUTTERFLY BUSH	MODERATE	(2)	1G
CAL VIM	5G	13	CALLISTEMON VIMINALIS 'LITTLE JOHN'	WEEPING BOTTLEBRUSH	LOW	(2)	1G
CIS LIT	5G	19	CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE CORNARENSIS	LOW	(2)	1G
COL SUN	5G	8	COLEONEMA P. 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	MODERATE	(2)	1G
ILE VOM	5G	187	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	LOW	(2)	1G
LOR CHI	5G	8	LORROPETALUM CHINENSE 'PLUM DELIGHT'	NCN	LOW	(2)	1G
NAN FIL	5G	7	NANDINA 'FLAMENTOSA'	HEAVENLY BAMBOO	LOW	(2)	1G
PIT TEN	5G	7	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	KOHUHU	LOW	(2)	1G
RHA ALA	5G	1	RHAMNUS ALATERNUS VARIAGATA	NCN	LOW	(2)	1G
PHO TOM	5G	7	PHORMIUM HYBRID 'TOM THUMB'	NEW ZEALAND FLAX	LOW	(2)	1G
POL DAL	5G	4	POLYGALA DALMASIANA	SWEET-PEA SHRUB	LOW	(2)	1G
PRU CAR	5G	5	PRUNUS CAROLINANA 'BRIGHT 'N TIGHT'	CAROLINA LAUREL CHERRY	LOW	(4)	2G
ROS ICE	5G	7	ROSA 'ICEBERG'	TEA ROSE–WHITE	MODERATE	(2)	1G
ROS THE	5G	3	ROSA 'THE PILGRIM'	TEA ROSE–YELLOW	MODERATE	(2)	1G
SAR RUS	5G	12	SARCOCOCCA RUSCIFOLIA	NCN	LOW	(2)	1G
SPI GOL	5G	12	SPIRAEA J. 'GOLDFLAME'	NCN	MODERATE	(2)	1G
SYR VUL	5G	5	SYRINGA VULGARIS	COMMON LILAC	LOW	(2)	1G
TRA JAS	5G	7	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	MODERATE	(2)	1G
WES FRU	5G	8	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	LOW	(2)	1G
PERENNIALS							
AGA PET	1G	5	AGAPANTHUS 'PETER PAN'	LILY OF THE NILE	MODERATE	(1)	1G
ANI HYB	1G	11	ANIGOZANTHOS HYBRID	KANGAROO PAW	LOW	(1)	1G
CEN RUB	1G	6	CENTRANTHUS RUBER	JUPITER'S BEARD	VERY LOW	(1)	1G
GER JOH	1G	1	GERANIUM 'JOHNSON'S BLUE'	CRANESBILL	MODERATE	(1)	1G
GAU LIN	1G	5	GAURA LINDHEIMERI	GAURA	MODERATE	(1)	1G
IRI DOU	1G	15	IRIS DOUGLASIANA	NCN	LOW	(1)	1G
LAV MON	1G	2	LAVDANA MONTEVIDENSIS	NCN	LOW	(1)	1G
LAV MUN	1G	7	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	LOW	(1)	1G
NEP MUS	1G	2	NEPETA MUSSINII 'BLUE WONDER'	CATMINT	LOW	(1)	1G
PEN GLO	1G	10	PENSTEMON GLOXINOIDES	GARDEN PENSTEMON	MODERATE	(1)	1G
SAL LEU	1G	5	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	(1)	1G
SAL MIC	1G	13	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	LOW	(1)	1G
STA BYZ	1G	3	STACHYS BYZANTINA	LAMB'S EARS	LOW	(1)	1G
TEU CHA	1G	1	TEUCRIUM L. CHAMAEDRYS	GERMANDER	LOW	(1)	1G
ZAU CAL	1G	3	ZAUSCHNERIA CALIFORNICA	HUMMINGBIRD TRUMPET	MODERATE	(1)	1G
VINES & GROUNDCOVER							
ARC EME	1G	41	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	MODERATE	(1)	1G
CLY CAL	5G	6	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	MODERATE	(2)	1G
HAR VIO	5G	1	HARDENBERGIA VIOLACEA	LILAC VINE	MODERATE	(1)	1G



NOTE:
CONCRETE:
COLOR: BRICK FORM #735 CAPPUCCINO
FINISH: LIGHT BRUSH

PAVERS
TYPE: OTS
COLOR: OTS

PAVERS
TYPE: OTS
COLOR: OTS

1/8"–1/4" CRUSHED GRANITE
COLOR: MEDIUM BROWN

WALLS: CMU BLOCK W/ AFU PRECAST CAP

CALLISTOGA BOULDER

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. ROOT BARRIERS SHALL BE PROVIDED FOR ALL NEW TREES WITHIN 5' OF HARDSCAPE OR PLANTED IN LAWN.
3. ALL PLANTING AREAS SHALL RECEIVE 3" MIN. OF NITROFIED MULCH COVER AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR SIX MONTHS AFTER INSTALLATION AND REPLACE ANY DISEASED OR DAMAGED MATERIAL DURING THAT SIX MONTH PERIOD.
5. TREES AND SHRUBS:
   - 5.1. EXCAVATE PLANTING HOLES TWICE AS WIDE AS THE ROOTBALL DIAMETER.
   - 5.2. SOIL IMMEDIATELY BELOW THE ROOT BALL TO BE LEFT UNDISTURBED TO PROVIDE SUPPORT, BUT THE SIDES AND THE BOTTOM AROUND THE SIDE SHOULD BE CULTIVATED TO IMPROVE POROSITY.
   - 5.3. THE ROOTBALL SHALL BE SLIGHTLY ABOVE FINAL GRADE.
   - 5.4. THE TOP 12" OF BACKFILL MAY CONSIST OF THE ABOVE AMENDED SOIL STABILIZED ORGANIC AMENDMENT. USE 4 CY PER 1,000 SF OF PLANTING AREA.

CONDITIONS OF APPROVAL (1):

The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier 'start times' or later 'stop times' for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
Portable toilets used during construction shall be emptied on a regular basis as necessary to prevent odor.

1. No Existing tree may be trimmed or prunned without prior approval by community development director.
2. No equipment may be stored within or beneath the driplines of the existing trees.
3. No oil, gasoline, chemicals, or other harmeful materials shall be deposited r disposesed within the drip line of the trees or in drainage channels, swales, or areas that may lead to the drip line.
4. No stockpiling/storage of fill, ect., shall take place underneath or with in five feet of the dripline of the existing trees.

SOIL NOTES:

Contractor is to take a soil sample on the site per section 492.5 of the Pleasanton Landscape Ordinance Submit the soils analysis and recommendations as a PDF to the city landscape architect as part of the certificate of completion.

DESIGNED BY: ROBERT LUEHRS
HELPING HAND LANDSCAPE DESIGN
SIGNITURE
10/1/19
DATE:

Underground Service Alert
Call: TOLL FREE
1-800
642-2444
TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 INCH = 8 FT.

SCALE: 1"=8'-0"

④	BL
③	BL
②	BL
①	BL
REVISIONS	BY

DATE: 9/10/19

PLANTING PLAN

HELPING HAND LANDSCAPE DESIGN, INC.
1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
(925)846-2933

THE RESIDENCE OF
TONY & LINDA BRUNETTI
4 WINDING OAKS
PLEASANTON, CA
510-701-7969 510-226-6168
FRTM@AOL.COM

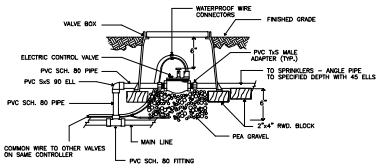
SHEET NO:
L-1
OF 3 SHEETS

IRRIGATION NOTES:

1. CONTRACTOR TO OBTAIN ALL PERMITS PRIOR TO STARTING WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODE AS WELL AS LOCAL ORDINANCES.
3. ALL IRRIGATION LINES UNDER CONCRETE TO BE INSTALLED IN PVC SLEEVE @ 15" DEPTH MIN.
4. LOCATE ALL REMOTE CONTROL VALVES AND QUICK COUPLING VALVES IN PLANTING AREAS. (TYP.)
5. COMPACT ALL LINES AND TRENCHES UNDER PAVING 95% MIN.
6. INSTALL REMOTE CONTROL VALVE IN AMETEX 12" VALVE BOX OR EQUAL (TWO VALVES PER BOX MAX.) AND MARK "IRRIGATION" ON LID. INSTALL BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE. BOXES SHALL BE A MIN. 12" FROM PAVING OR CURBS.
7. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS- BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
8. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.
9. CONTRACTOR SHALL INSTALL TWO DRIP LINES IN EACH AREA. ONE DRIP LINE FOR DROUGHT TOLERANT PLANTS AND ONE FOR PLANTS THAT REQUIRE MORE FREQUENT WATERING. USE THE APPROPRIATE GALLONAGE AND NUMBER OF EMMITERS FOR EACH PLANT'S WATER REQUIREMENT.
10. FINISHED GRADES ALONG THE FOUNDATION SHALL BE SLOPED A MINIMUM OF 3% AT LEAST 5 FEET FROM THE FOUNDATION.
11. OVERHEAD WATERING SHALL OCCUR BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.

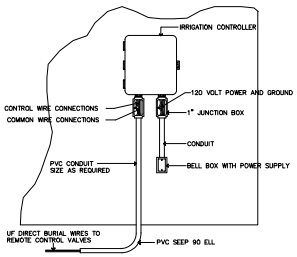
IRRIGATION LEGEND

SYMBOL	DESCRIPTION
C	CONTROLLER: TORO EVOLUTION-EVO-4ID W/EDOD-12 EXPAN. MODULE
ET	TORO-ET SENSOR - EVO-WS
	REMOTE CONTROL VALVE: IRRITROL 700-1
	BACKFLOW ASSEMBLY: FEBCO 825Y
	AMIAD FILTER / SENNINGER PRESSURE REGULATOR
	QUICK COUPLER: 3/4" RAINBIRD 33DRC
	DRIP STUB-UP FOR CONNECTION TO POLY PIPE
	BUBBLER: TORO DRIP BUBBLERS LF40-PC
	BADGER #55 SUB WATER METER
	MASTER VALVE SUPERIOR 3300150
FS	FLOW SENSOR HFS-FCT-100
	MAIN LINE - P.V.C. SCH 40
	LATERAL LINE - P.V.C. CLASS 200 (CLASS 315 FOR 1/2")
	6" DRAIN BASIN WITH GRATE
	3" DRAIN GRATE
	4" PERFORATED DRAIN PIPE AT THE BASE OF ALL RETAINING WALLS
	IN-LINE CHECK VALVE
	1" NIBCO T113-IRR BRASS GATE VALVE
	AUTOMATIC RAIN SHUTOFF:
	PRESSURE REGULATOR: WATTS 25AUB
	18" CHRISTY BOX WITH IRON GRATE
	NDS MINI CHANNEL DRAIN BASIN W/ 2" SATIN BRASS DRAIN GRATE



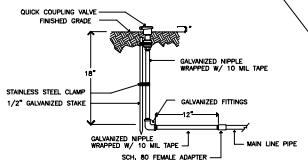
ELECTRIC CONTROL VALVE

NOT TO SCALE



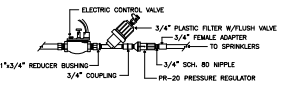
WALL MOUNT AUTOMATIC CONTROLLER

NOT TO SCALE



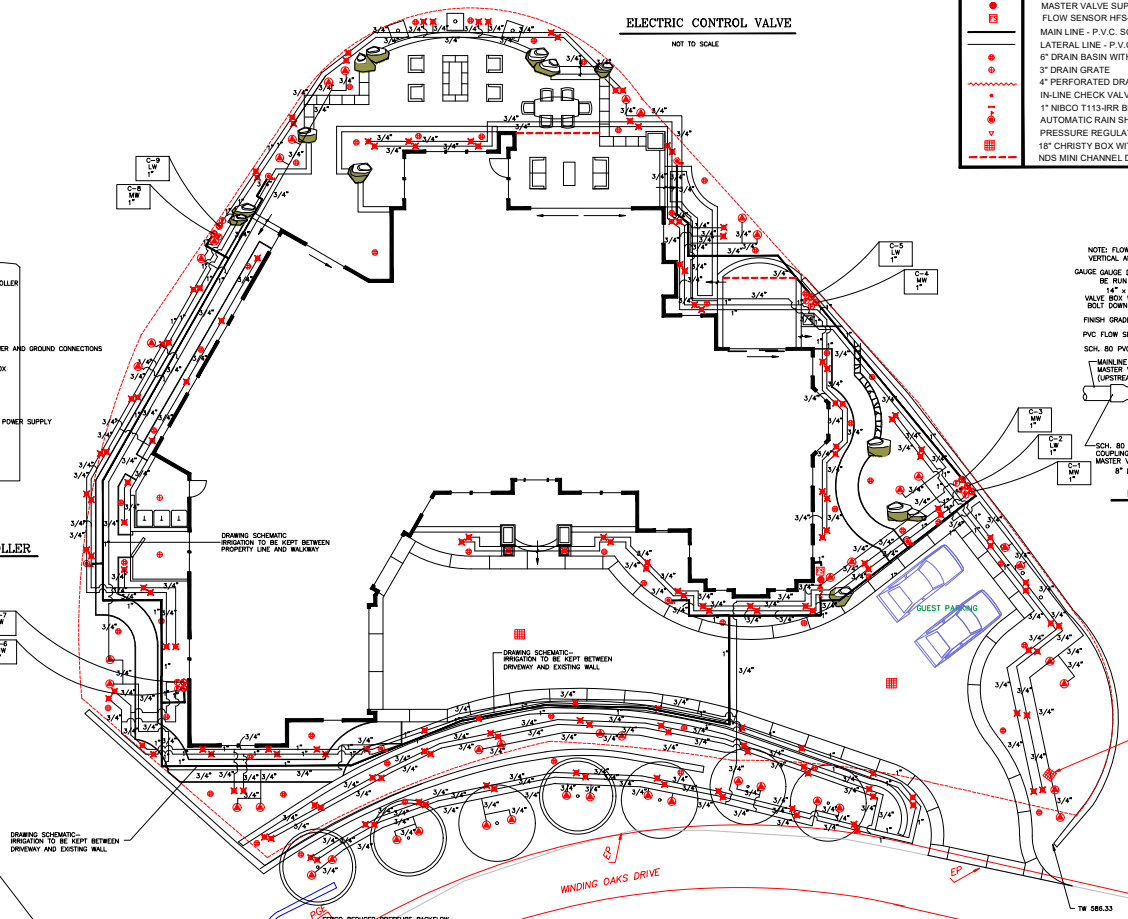
QUICK COUPLING VALVE

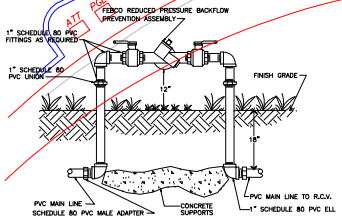
NOT TO SCALE



DRIP VALVE ASSEMBLY

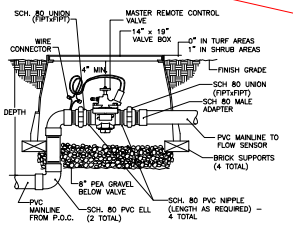
NOT TO SCALE





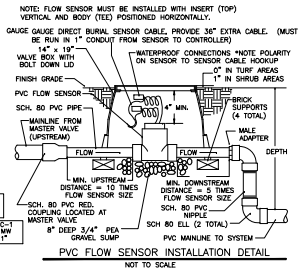
REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE



MASTER REMOTE CONTROL VALVE

NOT TO SCALE



PVC FLOW SENSOR INSTALLATION DETAIL

NOT TO SCALE

DESIGNED BY: ROBERT LUEHRS
HELPING HAND LANDSCAPE DESIGN
SIGNATURE
10/1/19
DATE:

Underground Service Alert
Call: TOLL FREE
1-800
642-2444
TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)

1 INCH = 8 FT.

SCALE: 1"=8'-0"

4	BL
3	BL
2	BL
1	BL
REVISIONS	BY

DATE: 9/10/19

IRRIGATION PLAN

HELPING HAND LANDSCAPE DESIGN, INC.
1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
(925)846-2933

THE RESIDENCE OF
TONY & LINDA BRUNETTI
4 WINDING OAKS
PLEASANTON, CA
510-701-7969 510-226-6168
FRTM@AOL.COM

SHEET NO:

L-2

OF 3 SHEETS

CITY OF
PLEASANTON
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: TONI AND LINDA BRUNETTI
PROJECT ADDRESS: 4 WINDING OAKS
PLEASANTON, CA
PREPARED BY: JANET LUEHRS (CID, CLIA #6327A)
BROOKWATER INC., IRRIGATION CONSULTANTS
490 SAINT JOHN STREET, SUITE220
PLEASANTON, CA 94566
925-859-0417
925-859-0397 (FAX)
Janet@brookwater.com (e-mail)

"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed Janet Luehrs

PART ONE	MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
	MAWA = ETo x .62 x [(ETAF) HA) + ((1-ETAF) x SLA)]	
	YEARLY ETo	46.2
	CONVERSION FACTOR	0.62
	ETAF	0.55
	TOTAL IRRIGATED LANDSCAPE AREA (HA)	4,444 SQUARE FEET
	SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
	LANDSCAPE WATER ALLOWANCE	**70,012 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.21 ACRE FEET

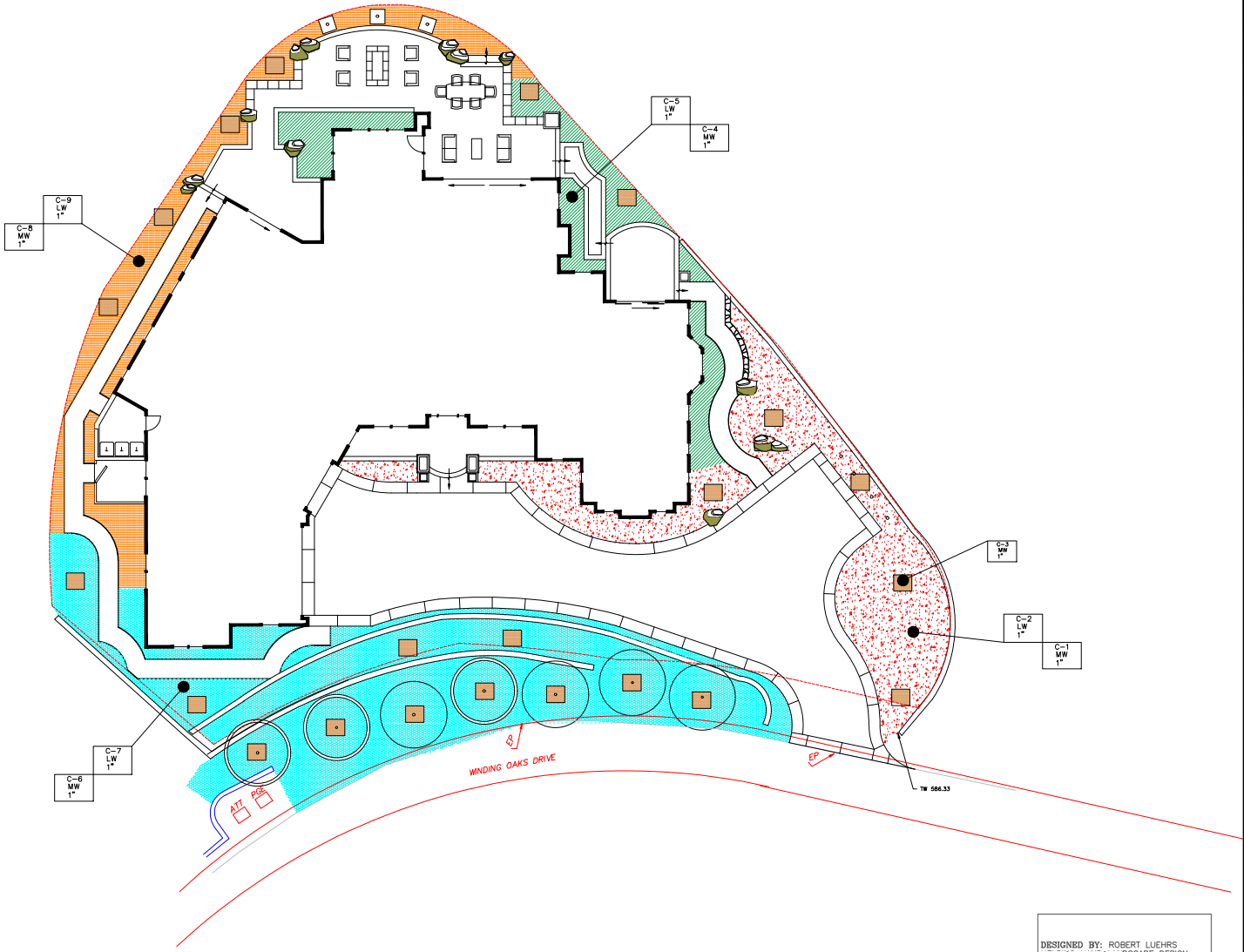
PART TWO	ESTIMATED TOTAL WATER USE (ETWU)	
	(AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET)	
	AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS (TOTAL ETAF x AREA / TOTAL AREA)	0.46
	ETWU FOR REGULAR LANDSCAPE AREAS	**58,710 GALLONS PER YEAR**
	SITE WIDE ETAF	0.46
	ETWU FOR ALL LANDSCAPE AREAS	**58,710 GALLONS PER YEAR**
	TOTAL ACRE FEET	0.18 ACRE FEET

TONI AND LINDA BRUNETTI

HYDROZONE SUMMARY

*Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Seasor Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (BR)	0	0.0%
Medium Wate Use Plants (MW)	1,635	36.8%
Low Water Use Plants (LW)	2,809	63.2%
Very Low Watar Use Plants (VLW)	0	0.0%
Water Feature	0	0.0%
Special Landscape Area (SLA)	0	0.0%
TOTAL	4,444	100.0%

**Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (FC-R, PC-R)	0	0.0%
Multi-Stream Rotator (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	44	1.0%
Drip (D)	4,400	99.0%
In-Line Drip (DL)	0	0.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%



TONI AND LINDA BRUNETTI
WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) **46.2**

ZONE NO.	PLANT TYPE	HYDROZONE* (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD**	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA (HA) (Sq Ft)	ETAF x HA	ESTIMATED TOTAL WATER USE (ETWU)	% LANDSCAPE AREA
REGULAR LANDSCAPE AREA										
C-1	SHRUB	MW	0.50	D	0.81	0.62	187	115	3,306	4.2%
C-2	SHRUB	LW	0.30	D	0.81	0.37	985	365	10,450	22.2%
C-3	TREE	MW	0.50	B	0.81	0.62	44	27	778	1.0%
C-4	SHRUB	MW	0.50	D	0.81	0.62	146	90	2,581	3.3%
C-5	SHRUB	LW	0.30	D	0.81	0.37	316	118	3,374	7.2%
C-6	SHRUB	MW	0.50	D	0.81	0.62	1,159	715	20,493	26.1%
C-7	SHRUB	LW	0.30	D	0.81	0.37	985	365	10,450	22.2%
C-8	SHRUB	MW	0.50	D	0.81	0.62	99	61	1,750	2.2%
C-9	SHRUB	LW	0.30	D	0.81	0.37	521	193	5,527	11.7%
TOTALS (REGULAR LANDSCAPE AREAS)							4,444	2,050	58,710	100.0%

NOTE:
THE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT AS PART OF THE CERTIFICATE AS PART OF THE CERTIFICATE OF COMPLETION.

Water Conservation Concept Statement

IN AN EFFORT TO REDUCE WATER USAGE, ALL TREES AND SHRUBS ARE WATERED WITH TWO SEPARATE DRIP IRRIGATION SYSTEMS.
A SMART ET TIMER AND SENSOR ARE BEING INSTALLED.
A SENSING OVERRIDE DEVISE SHALL BE INTALLED TO PREVENT THE IRRIGATION SYSTEM FROM GOING DURING TIMES OF PRECIPITATION. CHECK VALVES HAVE BEEN INSTALLED TO PREVENT LOW HEAD DRAINAGE. WATERING SHALL BE DONE IN THE EARLY MORNING, NON DAYLIGHT HOURS TO REDUCE EVAPORATION AND WATER LOSS DUE TO WIND.

JANET S. LUEHRS CERTIFIED IRRIGATION DESIGNER CID 00485

DESIGNED BY: ROBERT LUEHRS DSCAPE DESIGN
SIGNITURE DATE: 10/1/19

Underground Service Alert
Call: TOLL FREE
1-800
642-2444
TWO WORKING DAYS BEFORE YOU DIG

SCALE: 1"=8'-0"

4	BL
3	BL
2	BL
1	BL
REVISIONS	BY

DATE: 9/10/19

HYDROZONE PLAN

HELPING HAND LANDSCAPE DESIGN, INC.
1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
(925)846-2933

THE RESIDENCE OF
TONY & LINDA BRUNETTI
4 WINDING OAKS
PLEASANTON, CA
510-701-7969 510-226-6168
FRTM@AOL.COM

SHEET NO:
L-3
OF 3 SHEETS