



LOT 1
4664 AUGUSTINE STREET

LOT 2
4676 AUGUSTINE STREET

LOT 3
4682 AUGUSTINE STREET

EXHIBIT B
P17-0356 & PUD-124

RECEIVED
JULY 25, 2017
CITY OF PLEASANTON
PLANNING DIVISION

COVER SHEET
4664 - 4676 - 4682 AUGUSTINE STREET
PLEASANTON, CA

MULLEN · MORRIS · ALEXANDER INC.
DESIGN ARCHITECTURE
1600 B STREET, HAYWARD, CA. 94541
(510) 538-7766

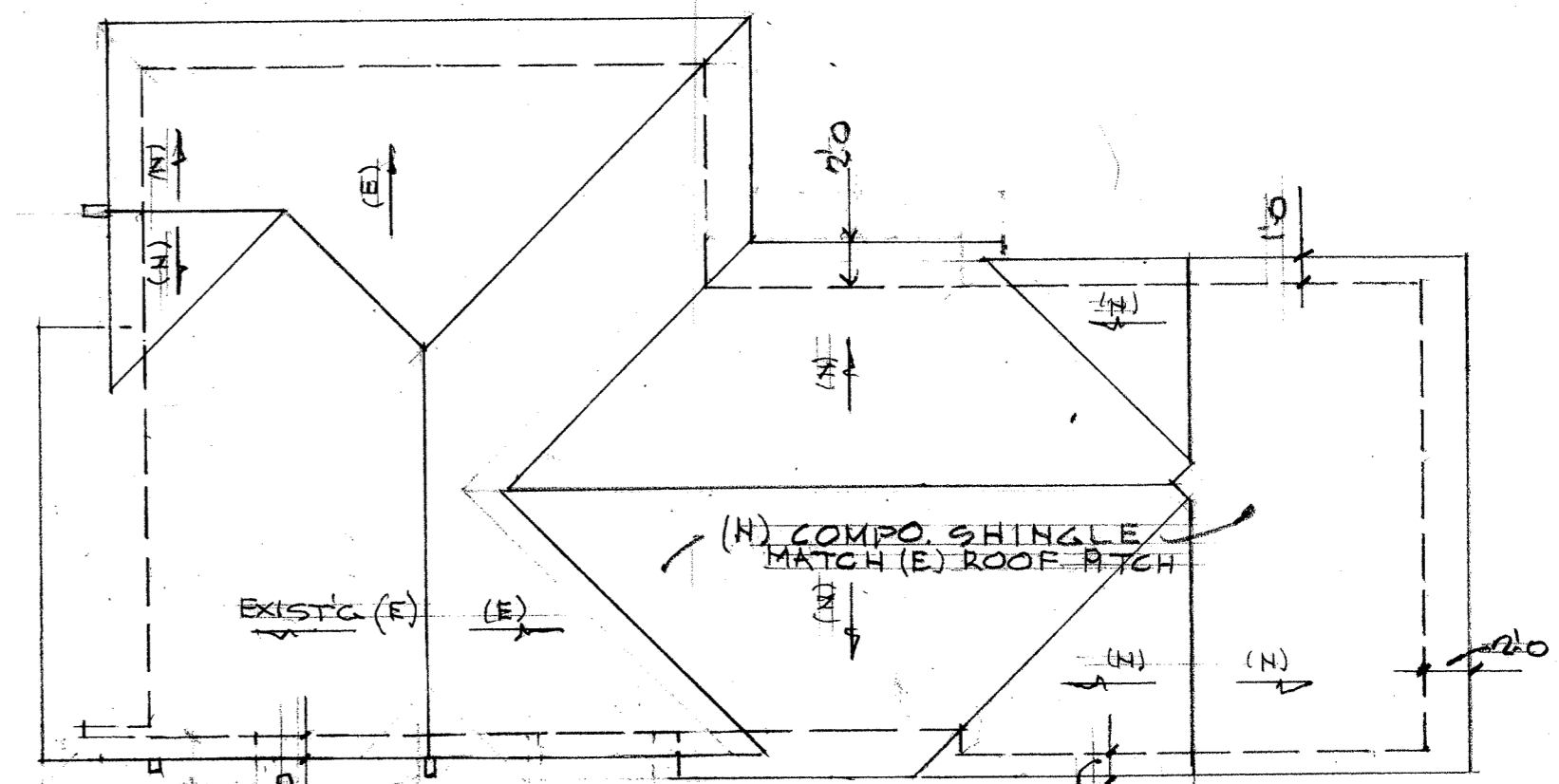
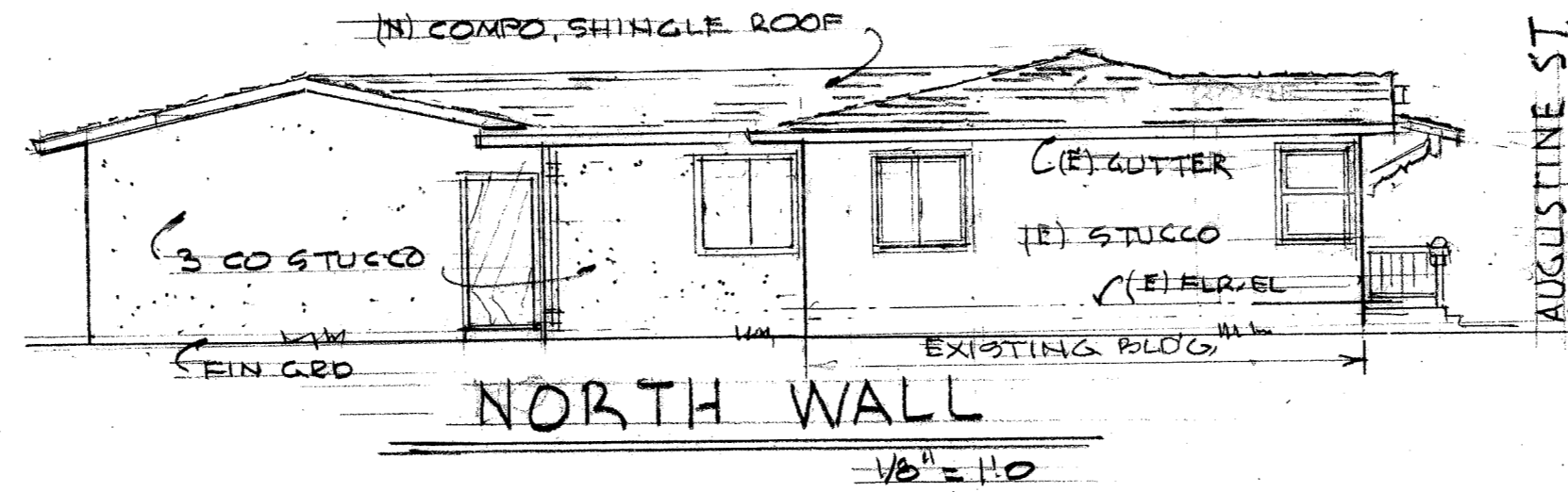
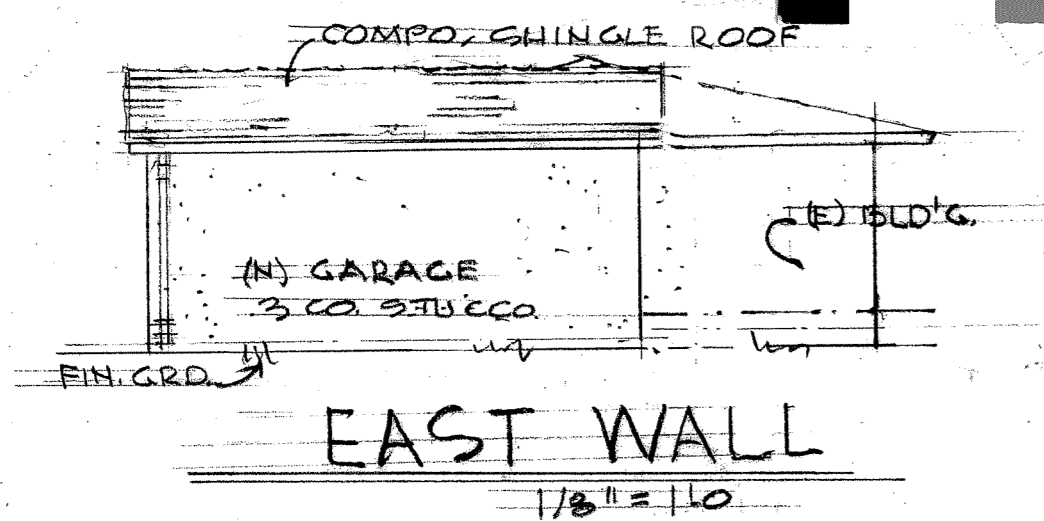
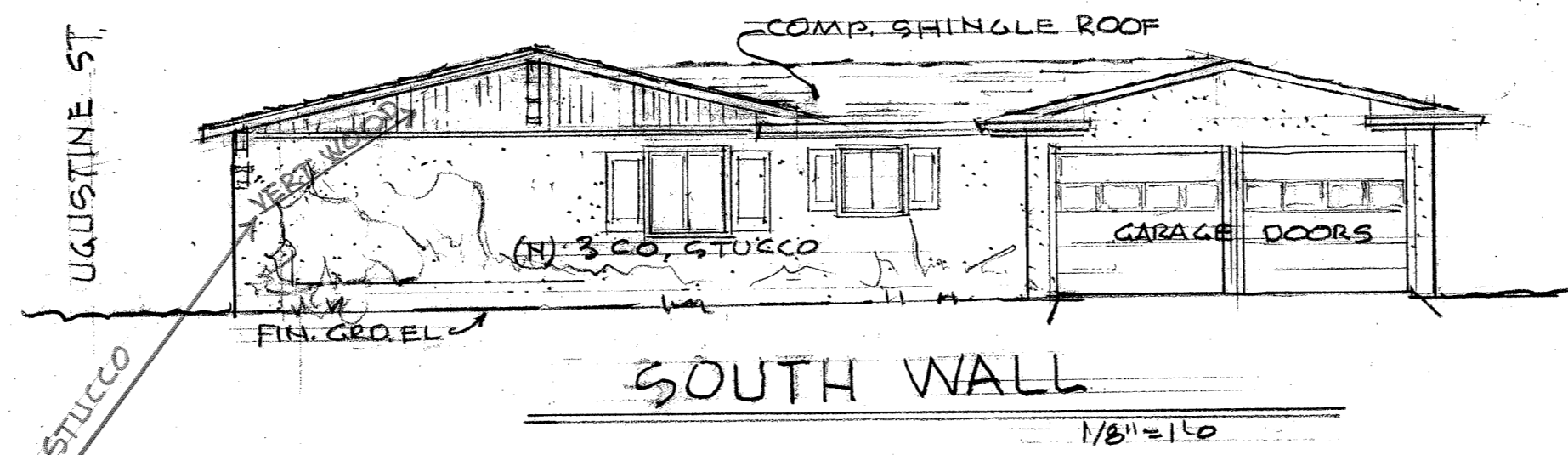
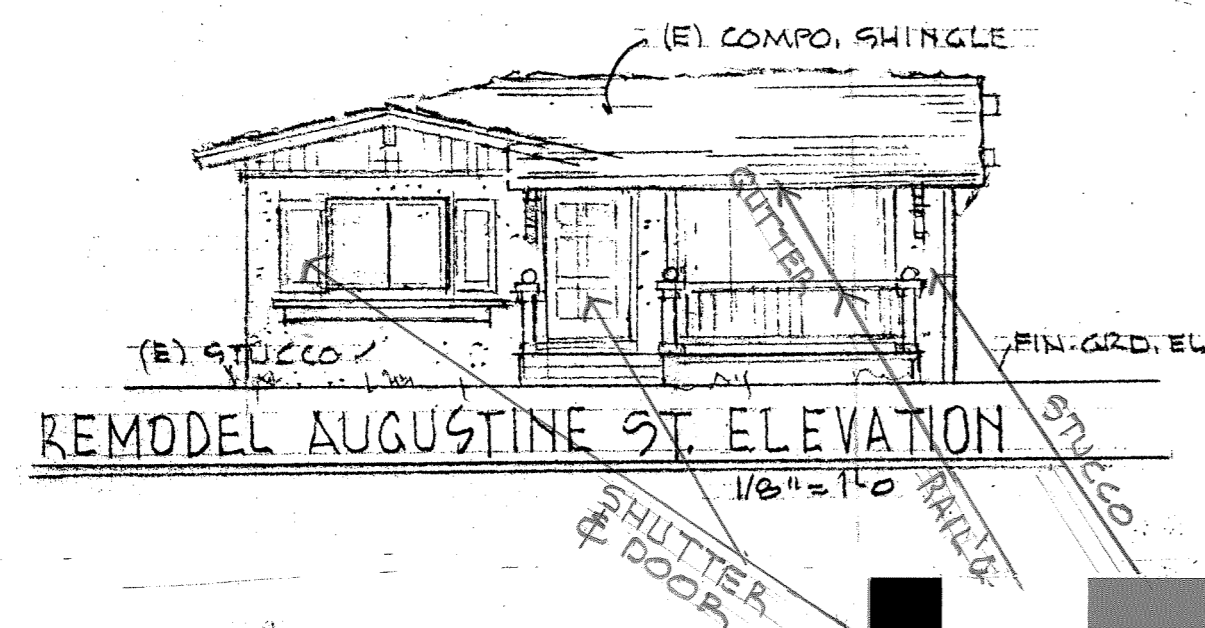
4982

DATE
APRIL 25, 2017

SHEET NO.

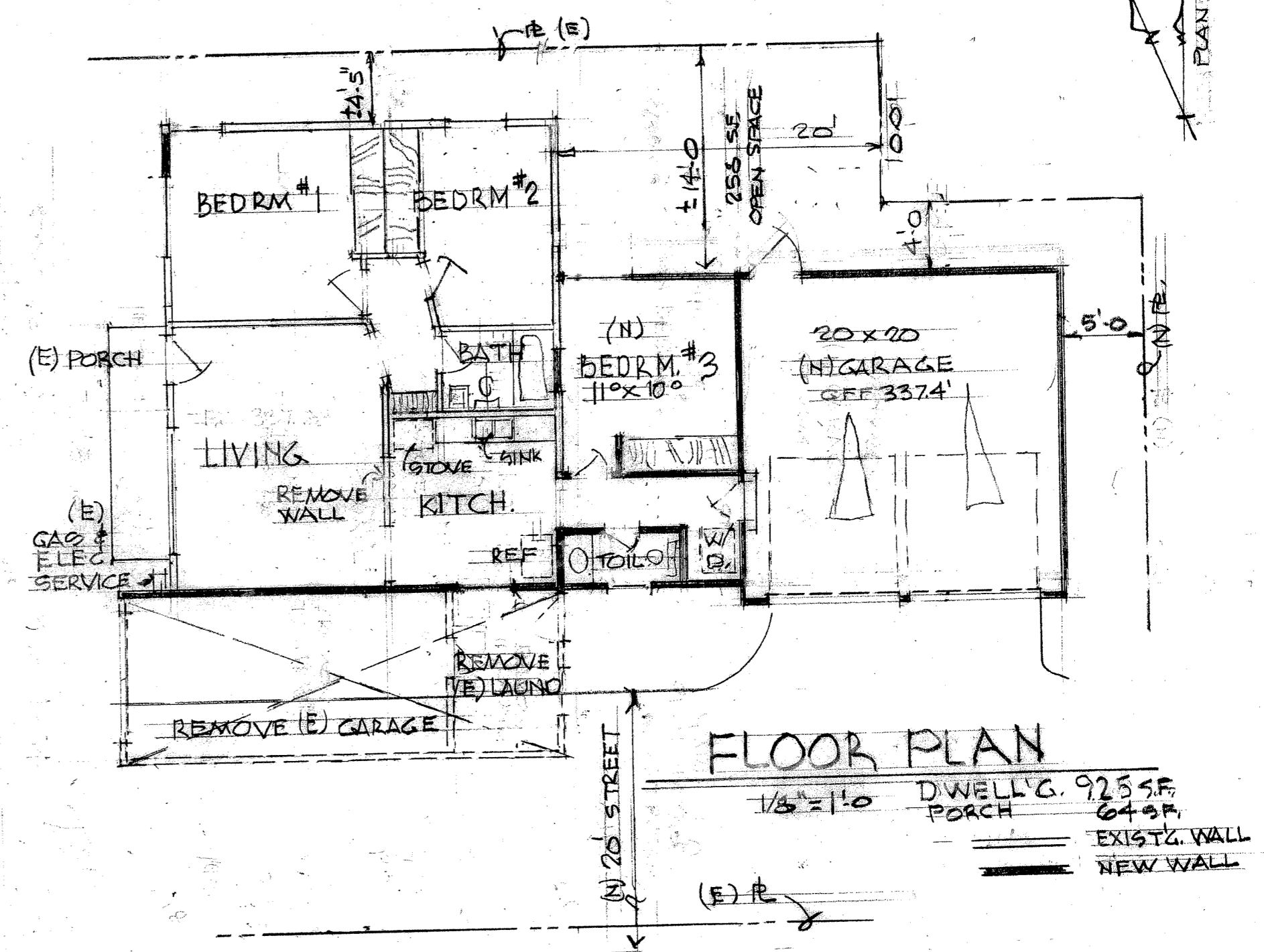
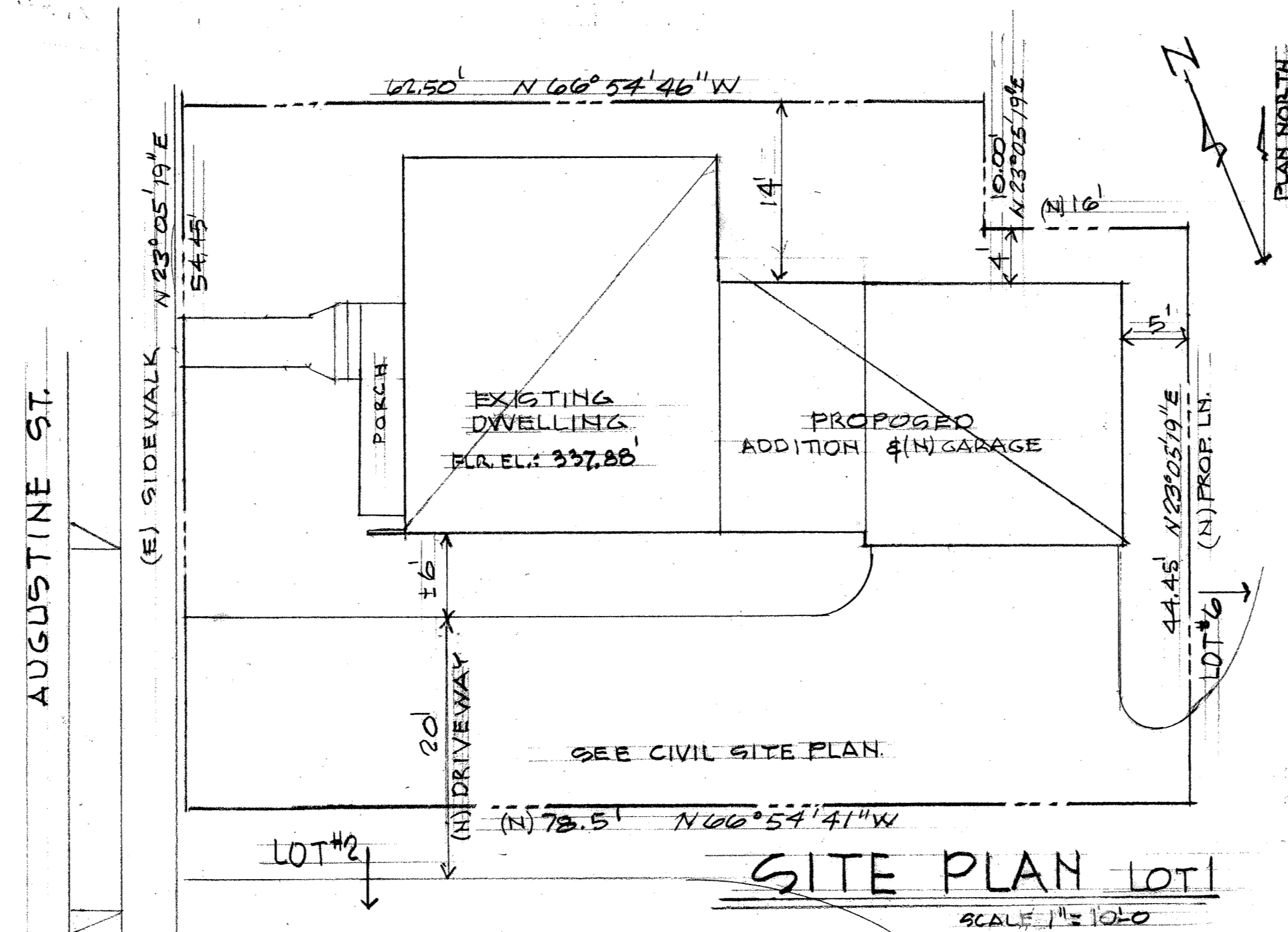
C

OF SHEETS



COLOR and MATERIALS

Greenblack - SW 6994	Summit Gray - SW 7669	Extra White - SW 6148
SW 6994 Greenblack	SW 7669 Summit Gray	SW 7006 Extra White
ACCENTS Shutter, Entry Doors	BODY Stucco, Vertical Board Siding	Trim Garage Door, Window Trim, Porch, Post & Railing, Roof Braces, Gutter



LOT 1

LOT SPLIT
INC. DWELLING REMODEL / NEW DWELLING CONSTRUCTION
at 4664 AUGUSTINE STREET
PLEASANTON, CA

MULLEN MORRIS ALEXANDER
DESIGN ARCHITECTURE
1600 B STREET, HAYWARD, CA. 94541
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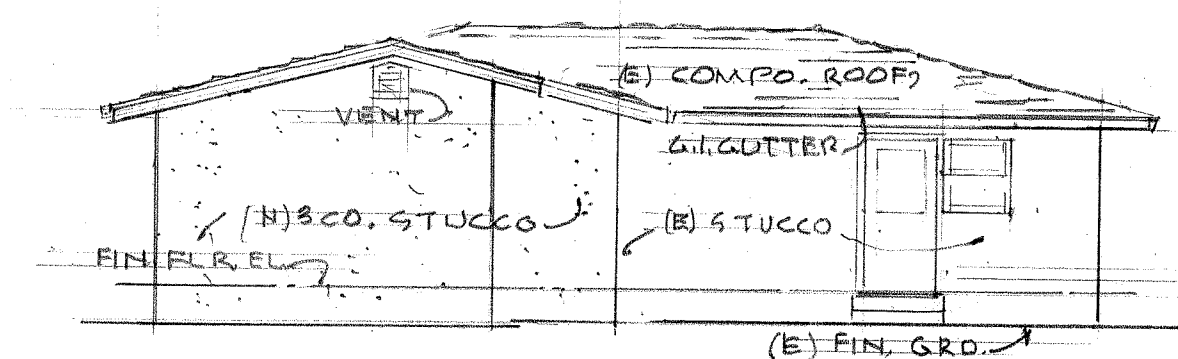
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DATE APRIL 23, 2011

SHEET NO.

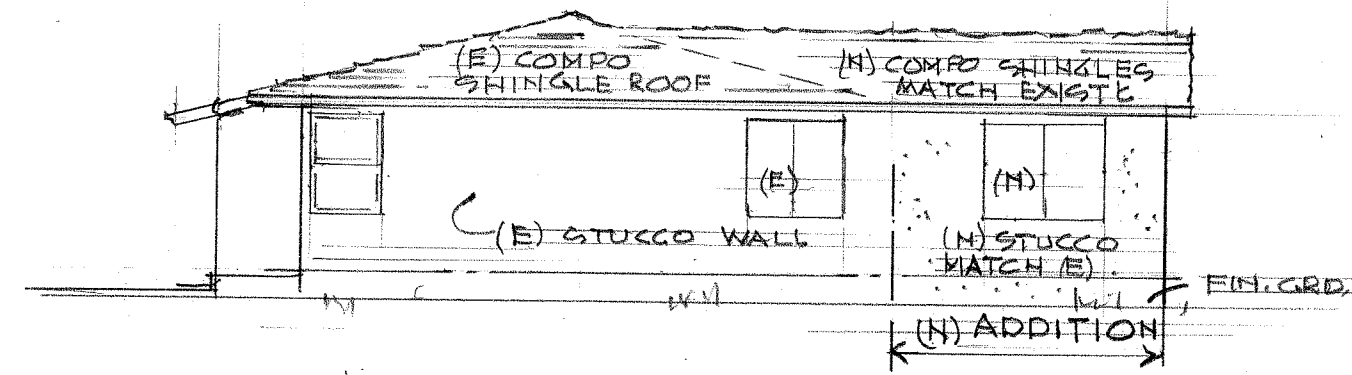
A-1

OF 4 SHEETS



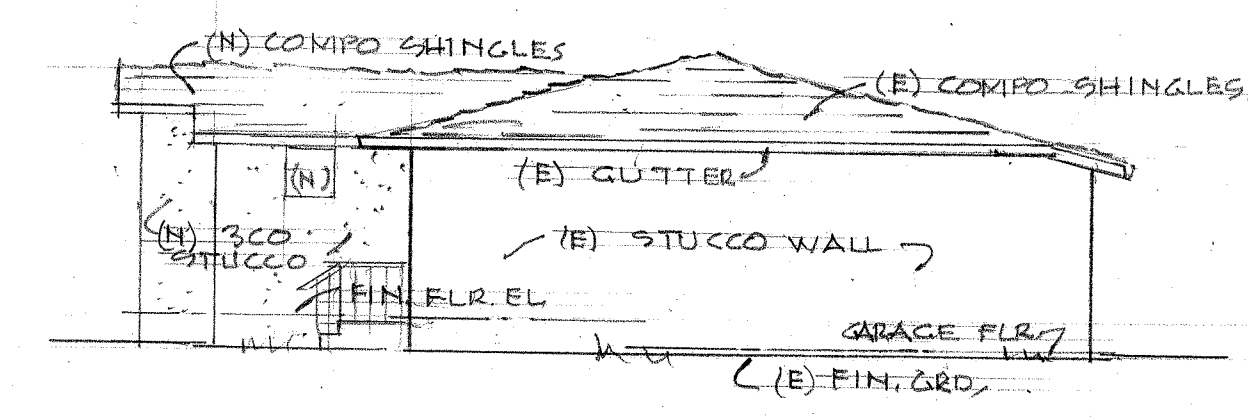
EAST WALL

SCALE 1/8" = 1'-0"



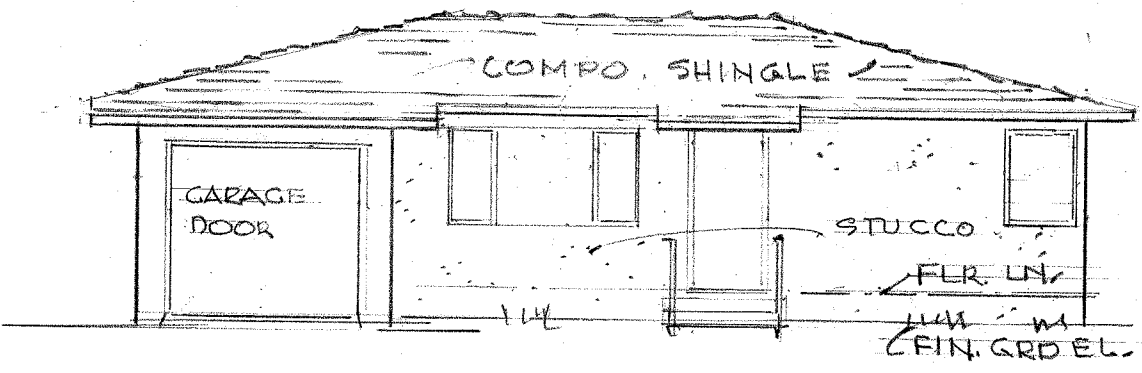
SOUTH WALL

SCALE 1/8" = 1'-0"



NORTH WALL

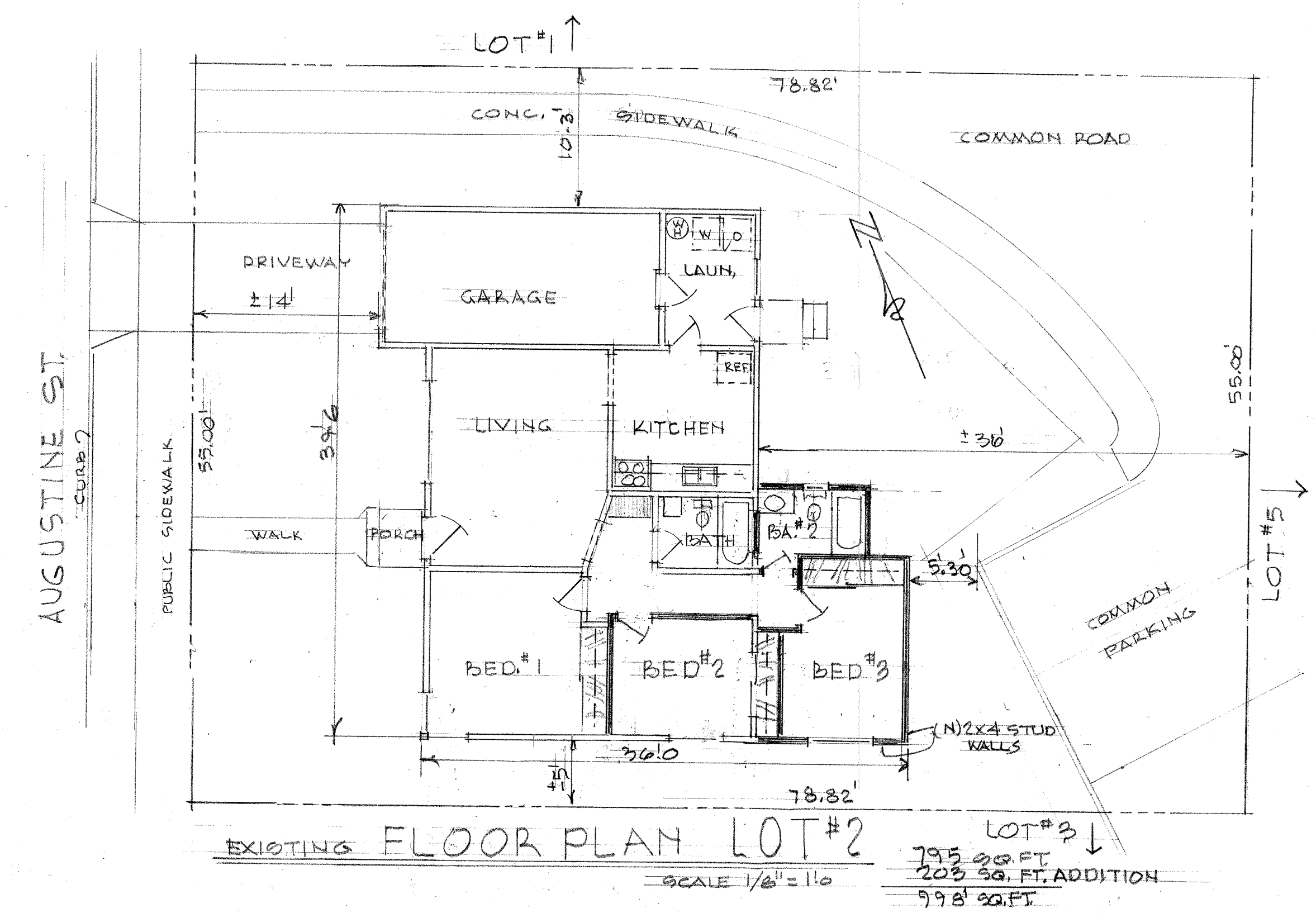
SCALE 1/8" = 1'-0"



FRONT ELEVATION EXISTING

FACING AUGUSTINE ST. SCALE 1/8" = 1'-0"

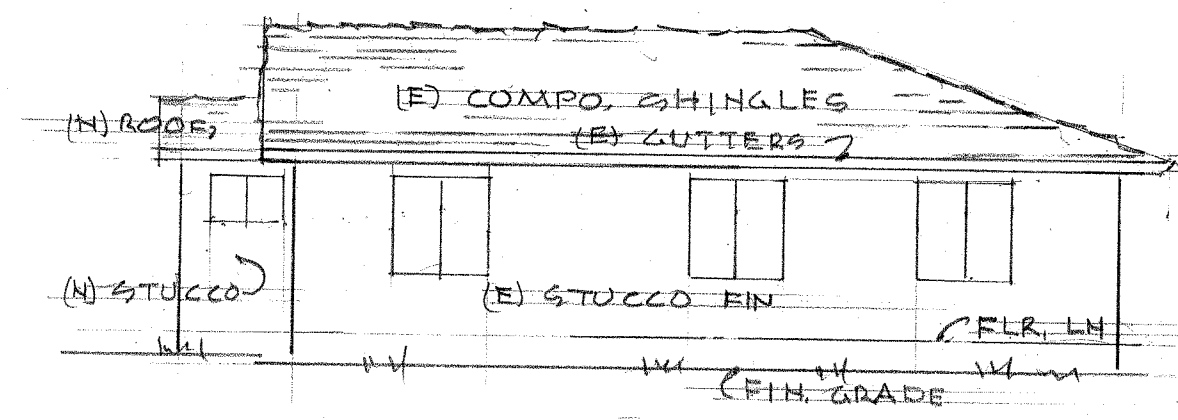
LOT #2



EXISTING FLOOR PLAN LOT #2

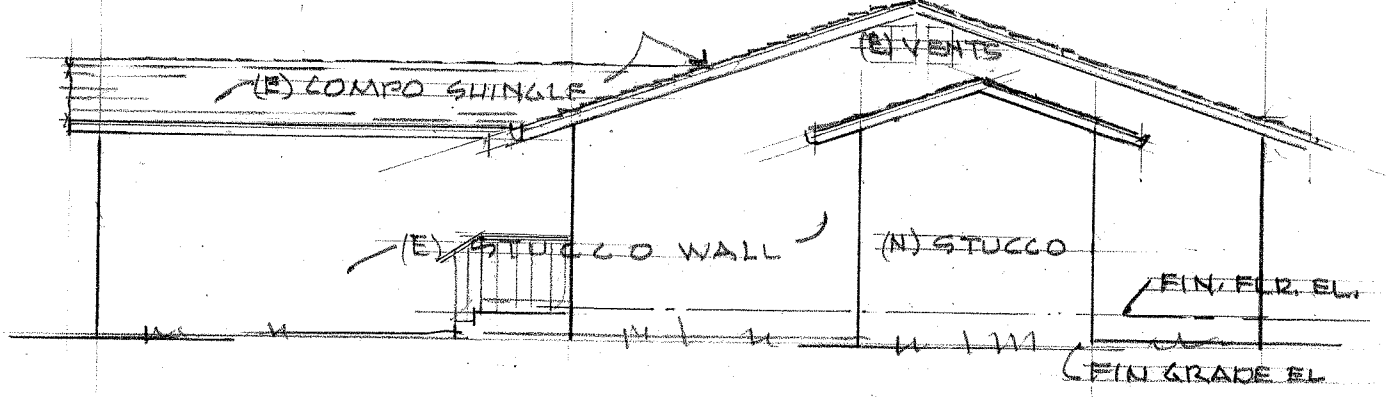
SCALE 1/8" = 1'-0"

LOT #3
795 SQ. FT.
203 SQ. FT. ADDITION
998 SQ. FT.



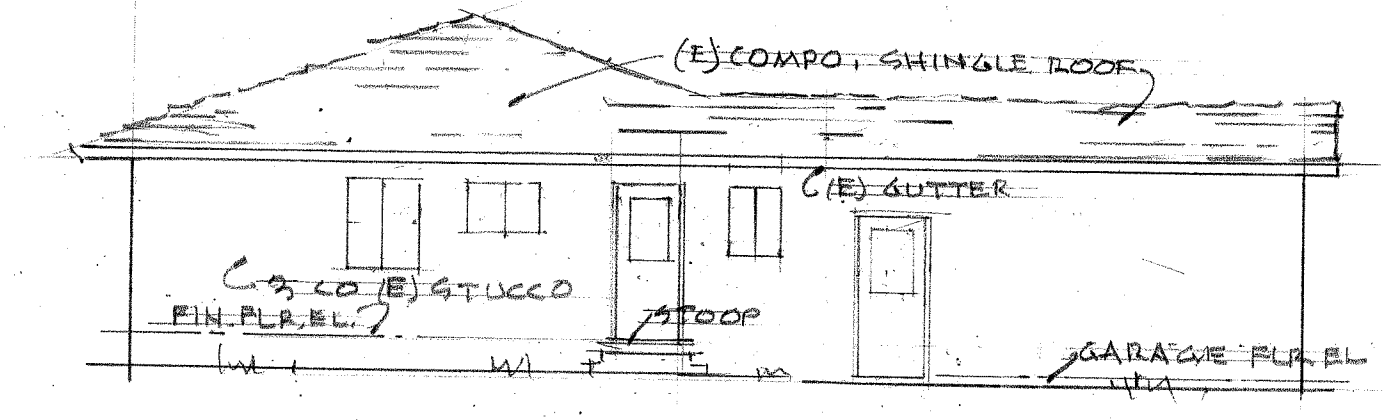
EAST WALL

SCALE 1/8" = 1'-0"



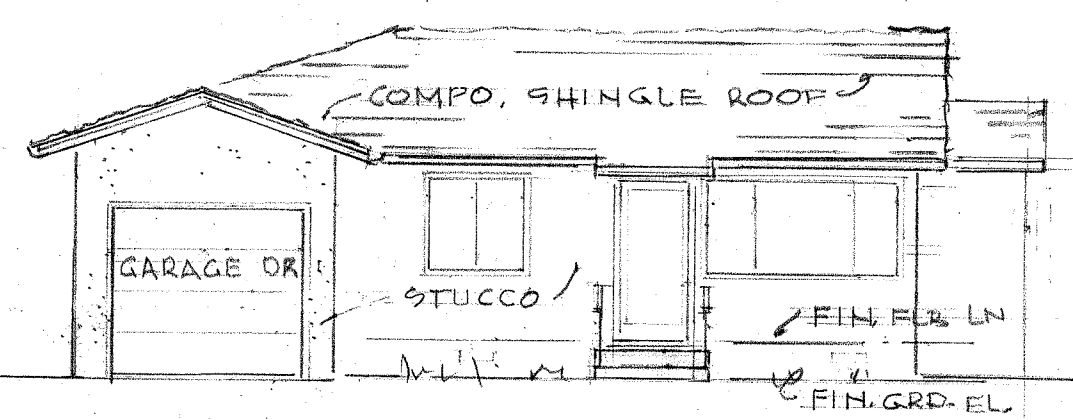
SOUTH WALL

SCALE 1/8" = 1'-0"



NORTH WALL

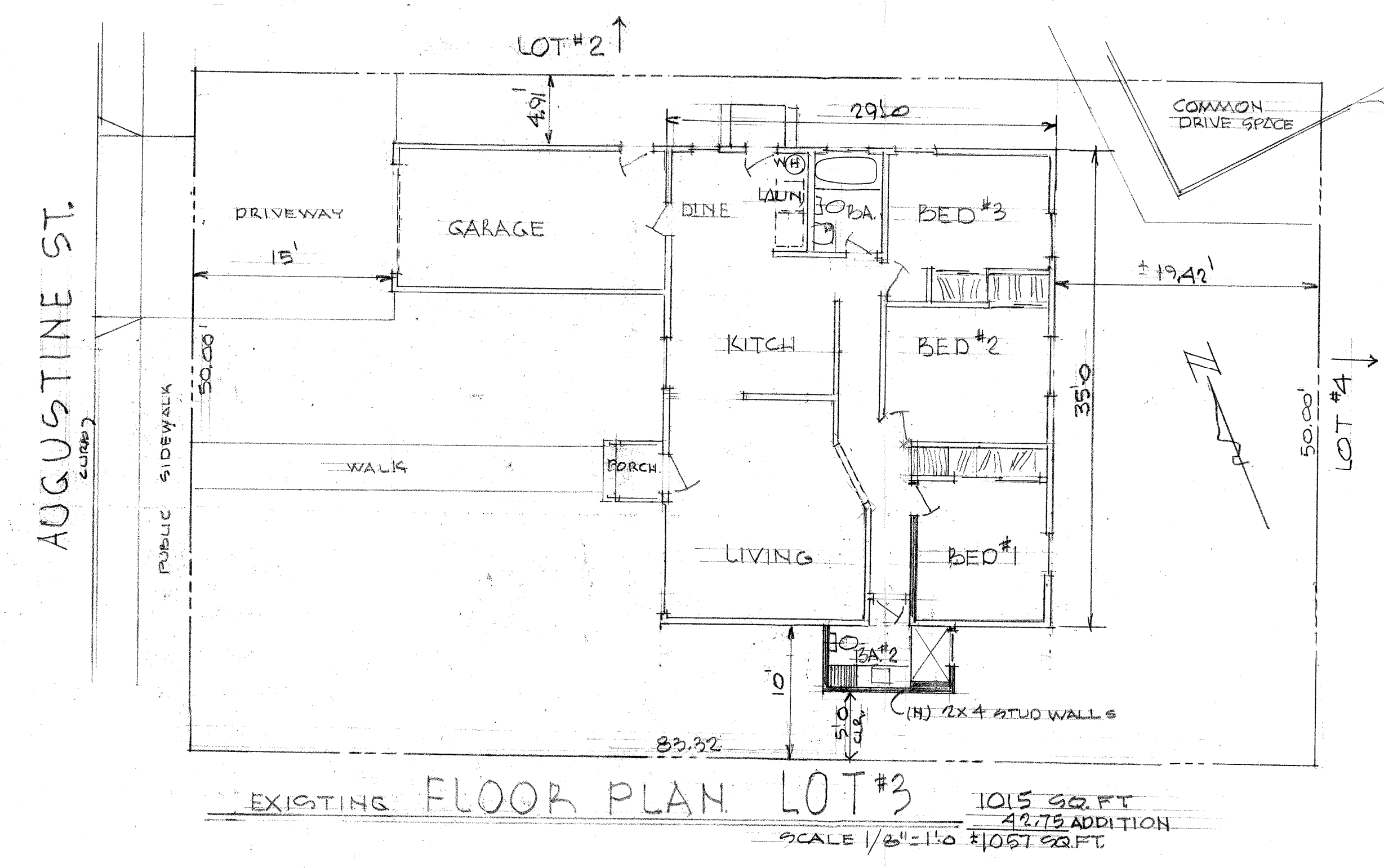
SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

LOT #3



EXISTING FLOOR PLAN LOT #3

1015 SQ. FT.
4275 ADDITION
11057 SQ. FT.

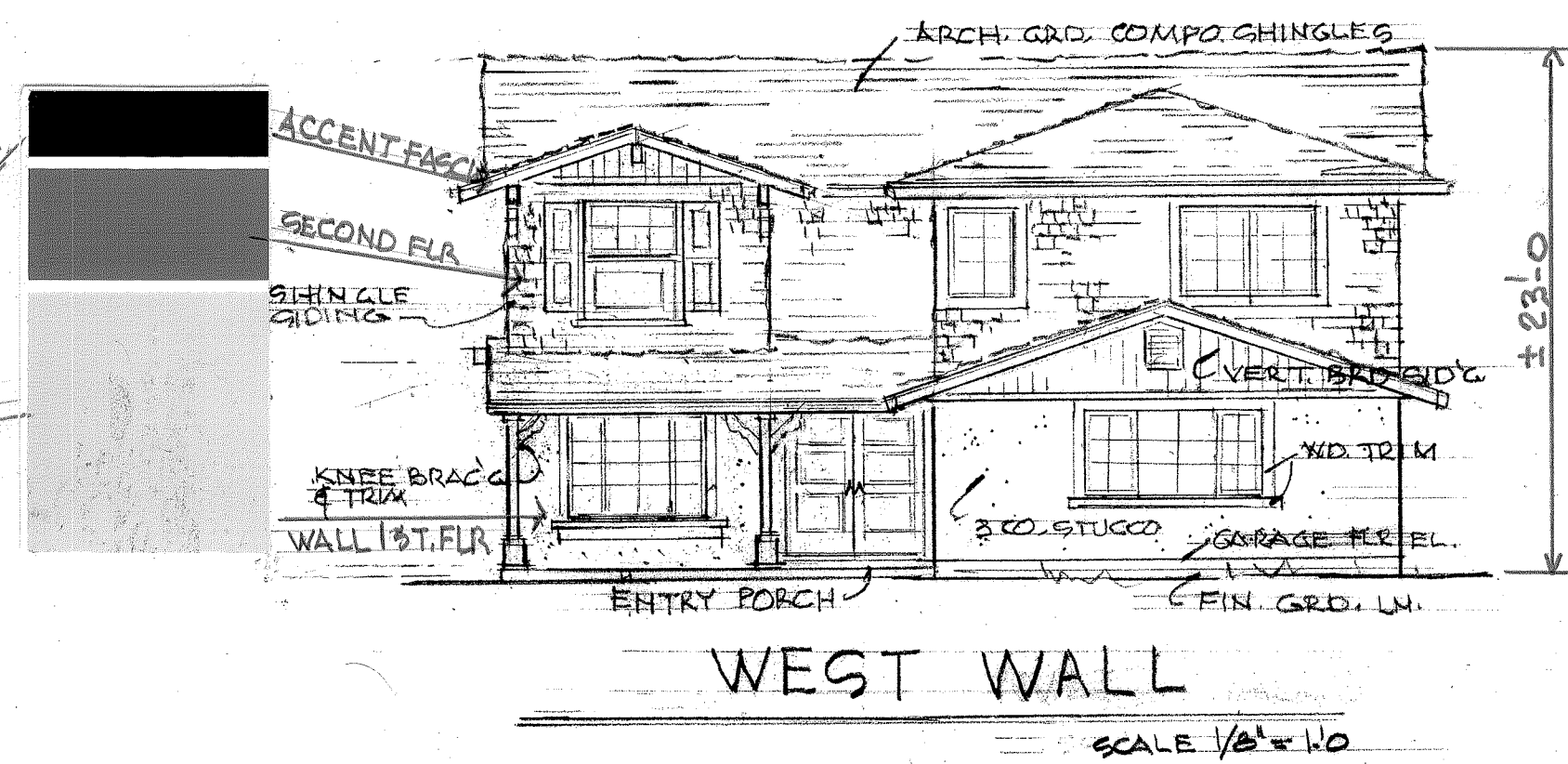
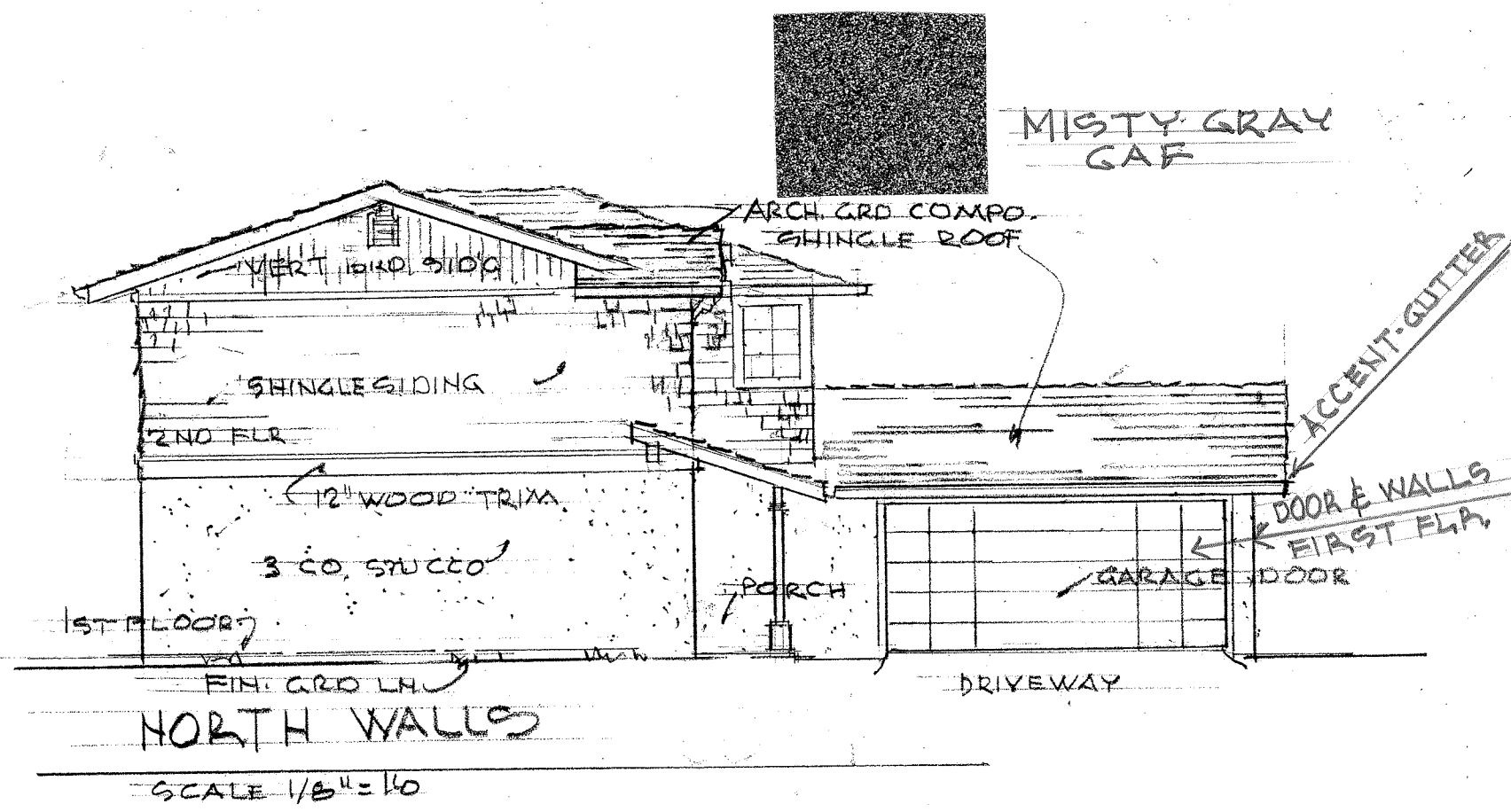
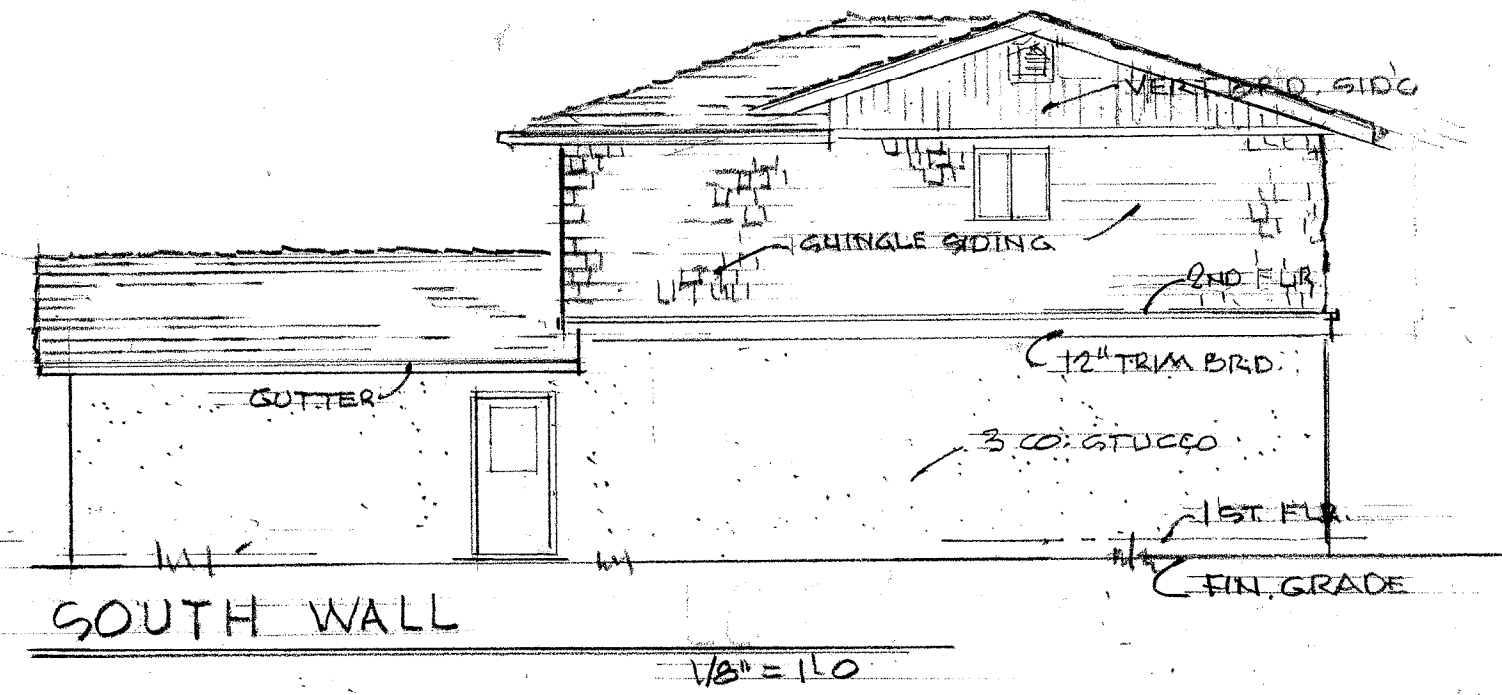
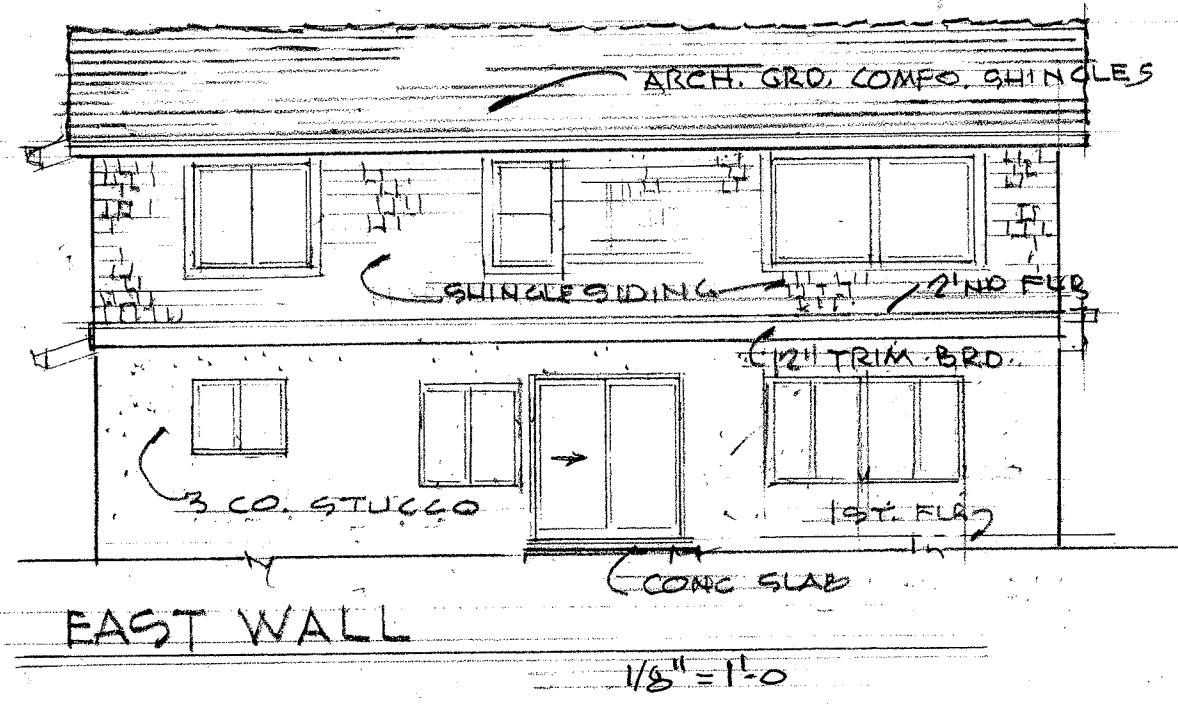
LOT SPLIT
INC. DWELLING REMODEL / NEW DWELLING CONSTRUCTION
at 4664 AUGUSTINE STREET
PLEASANTON, CA

MULLEN · MORRIS · ALEXANDER
DESIGN ARCHITECTURE
1600 B STREET, HAYWARD, CA. 94541
(510) 538-7666

4982

DATE
APRIL 25, 2017

SHEET NO.
A-2
OF SHEETS

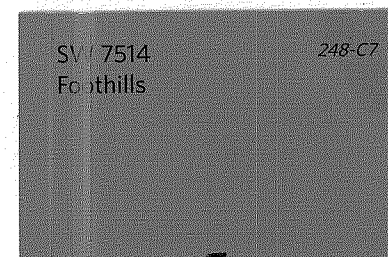


COLOR and MATERIALS

Darkroom - SW 7083



Foothill - SW 7514



Soft Tan - SW 61481



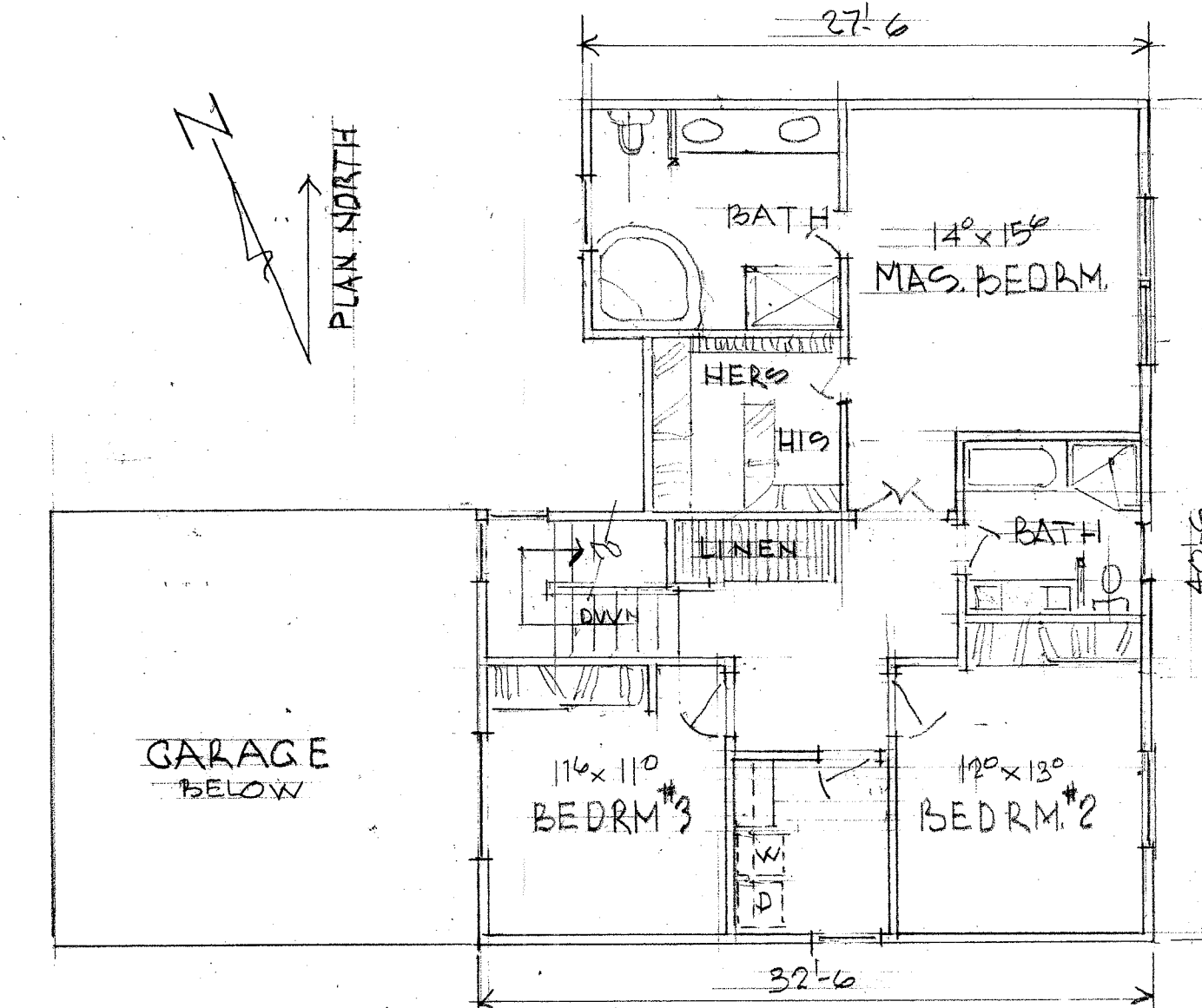
ACCENTS

Facias, Gutters,
Beam Ends, Porch
Posts & Bracing,
Entry Doors, Trim
Boards

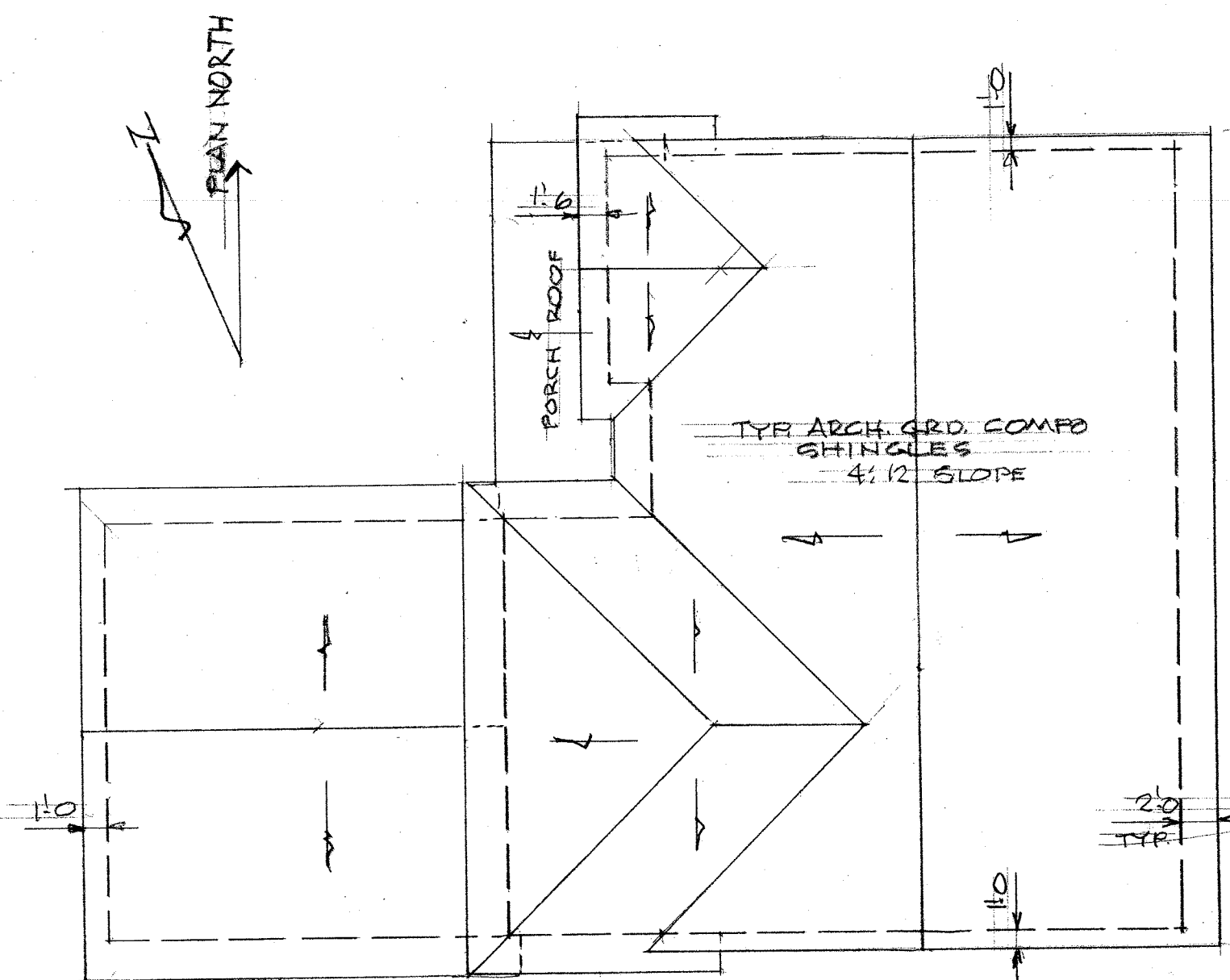
SHINGLE SIDING

STUCCO

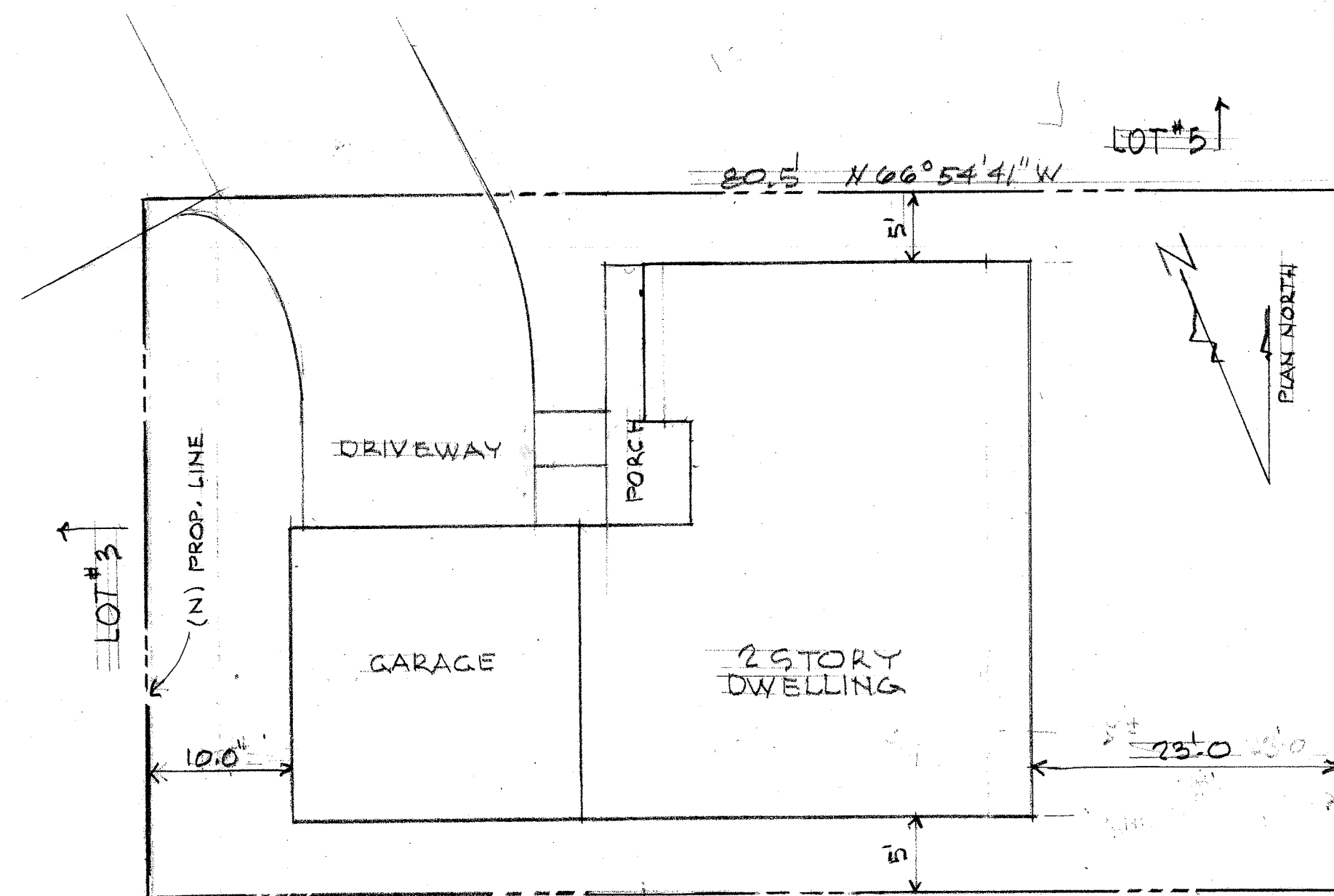
Garage Door, Vertical
Board Siding, Shutters,
2nd Floor Window Trim



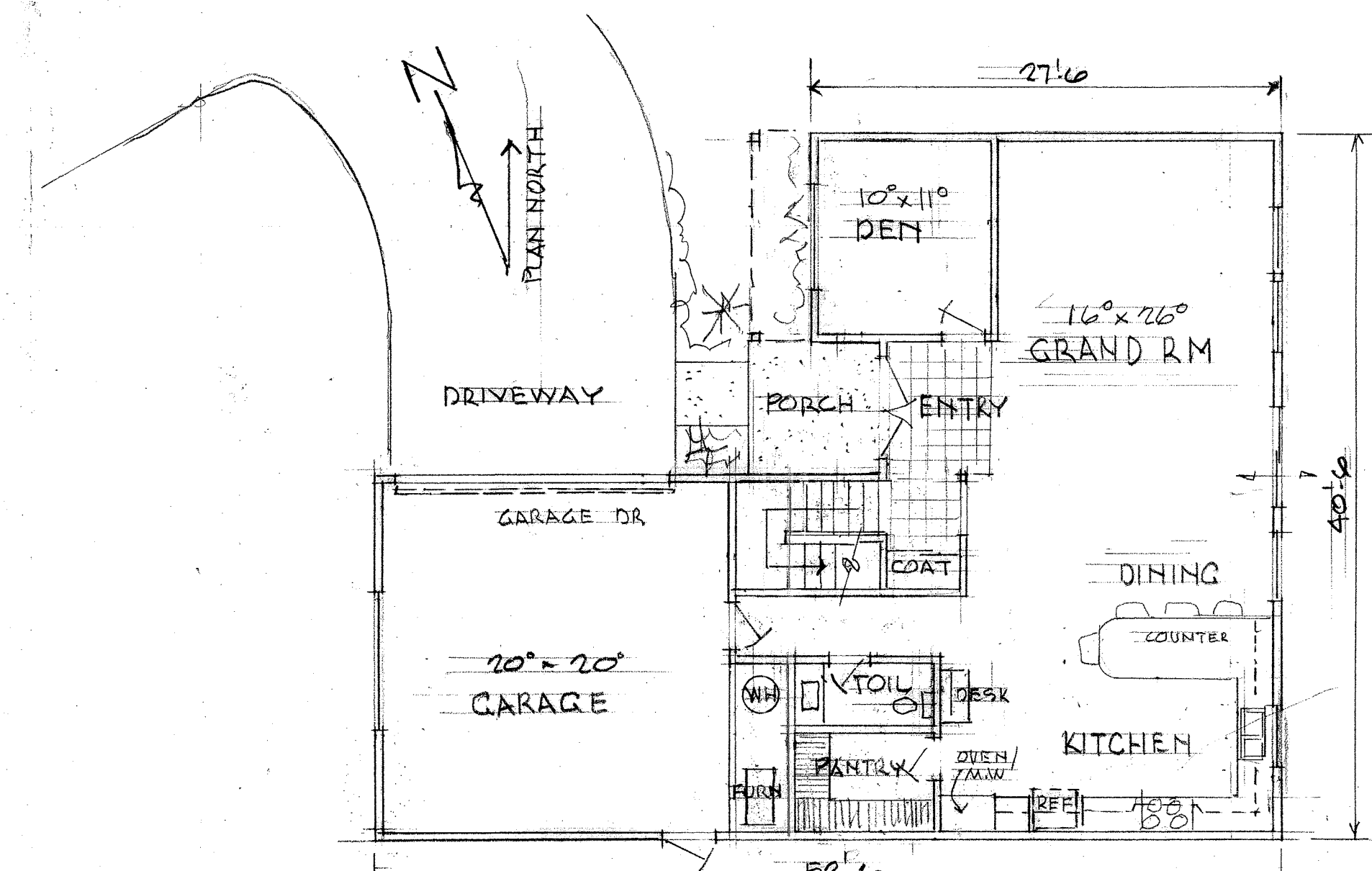
LOT 4 SECOND FLOOR 1195 SQ. FT.
SCALE 1/8" = 1'-0"



ROOF PLAN LOT 4
SCALE 1/8" = 1'-0"



SITE PLAN LOT 4
SCALE 1" = 100'



LOT 4 FIRST FLOOR 1189 SQ. FT.
SCALE 1/8" = 1'-0"
SECOND 1195 SQ. FT.
TOTAL 2384 SQ. FT.
PORCH 56 SQ. FT.

LOT SPLIT
and NEW DWELLING CONSTRUCTION
at 4682 AUGUSTINE STREET
PLEASANTON, CA

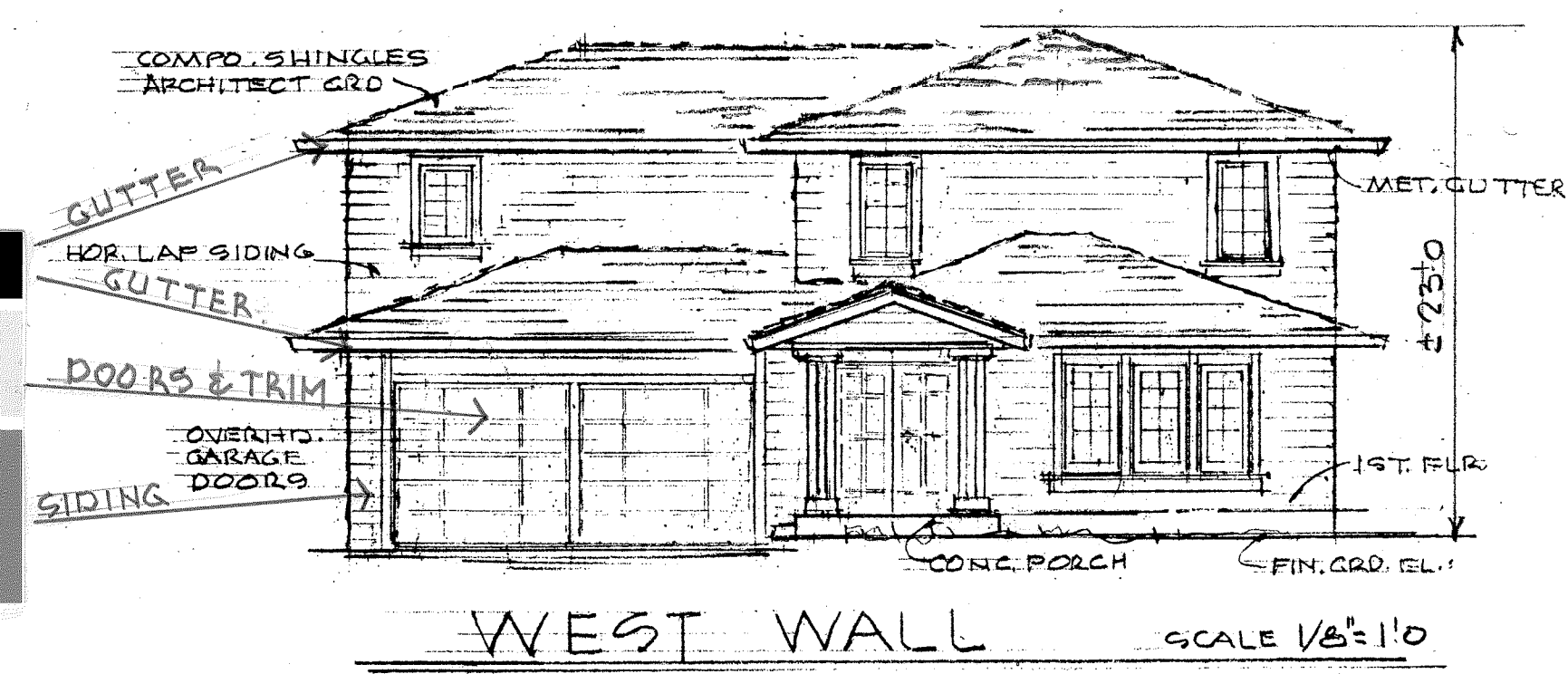
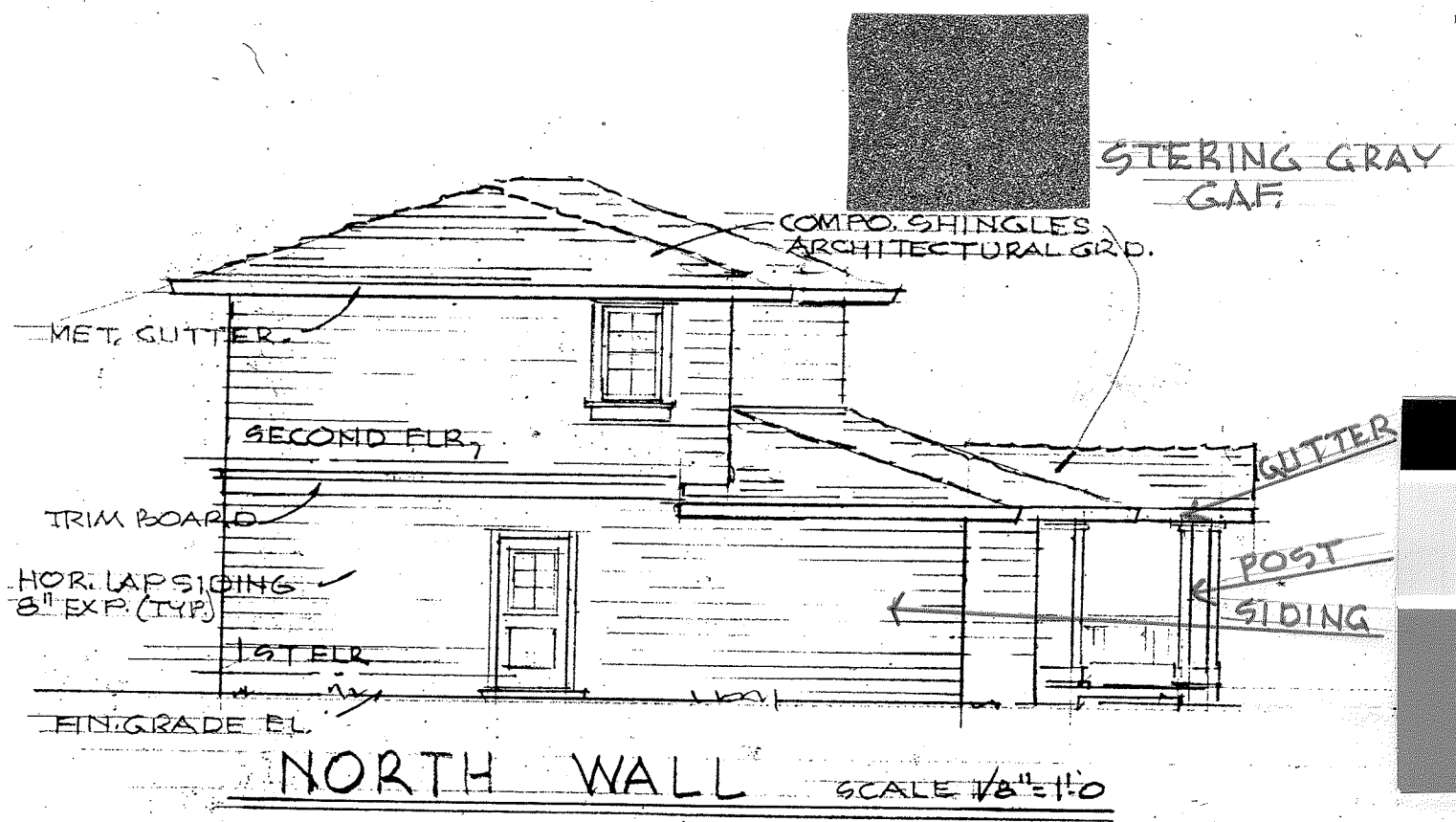
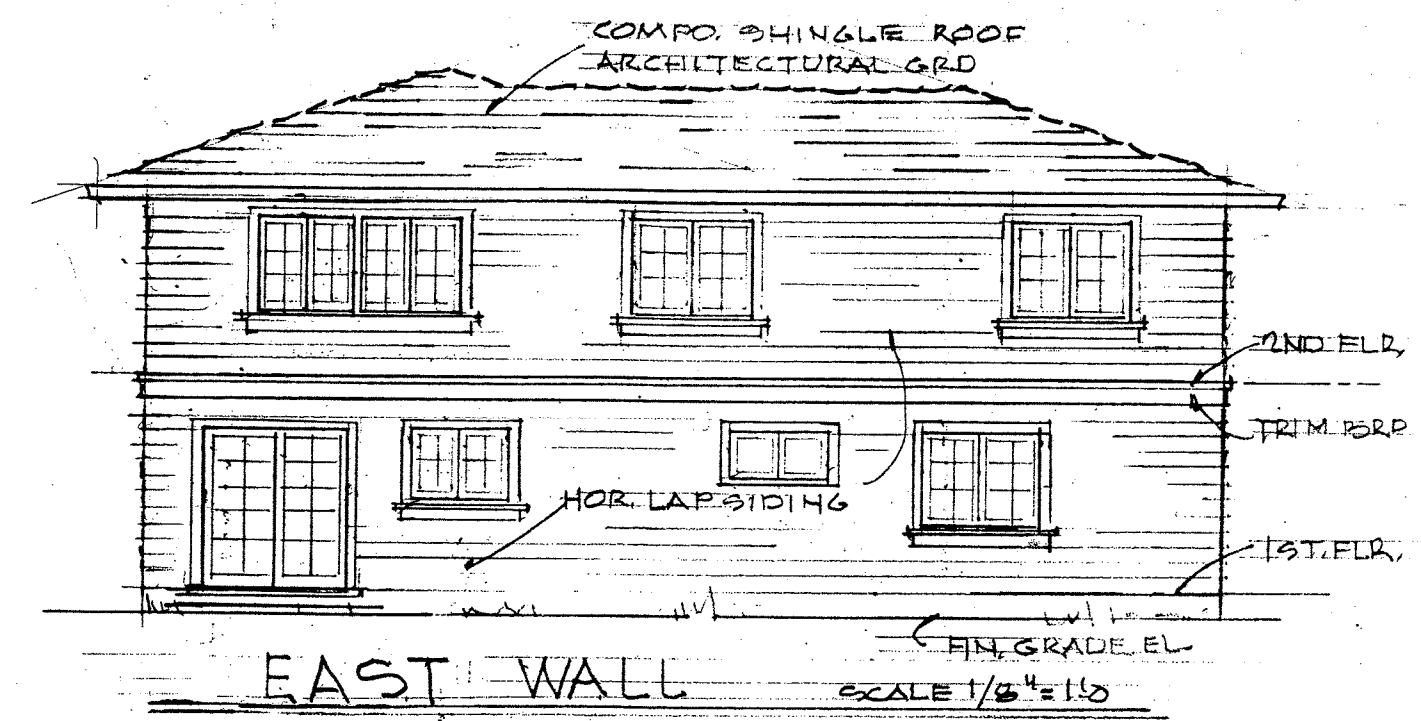
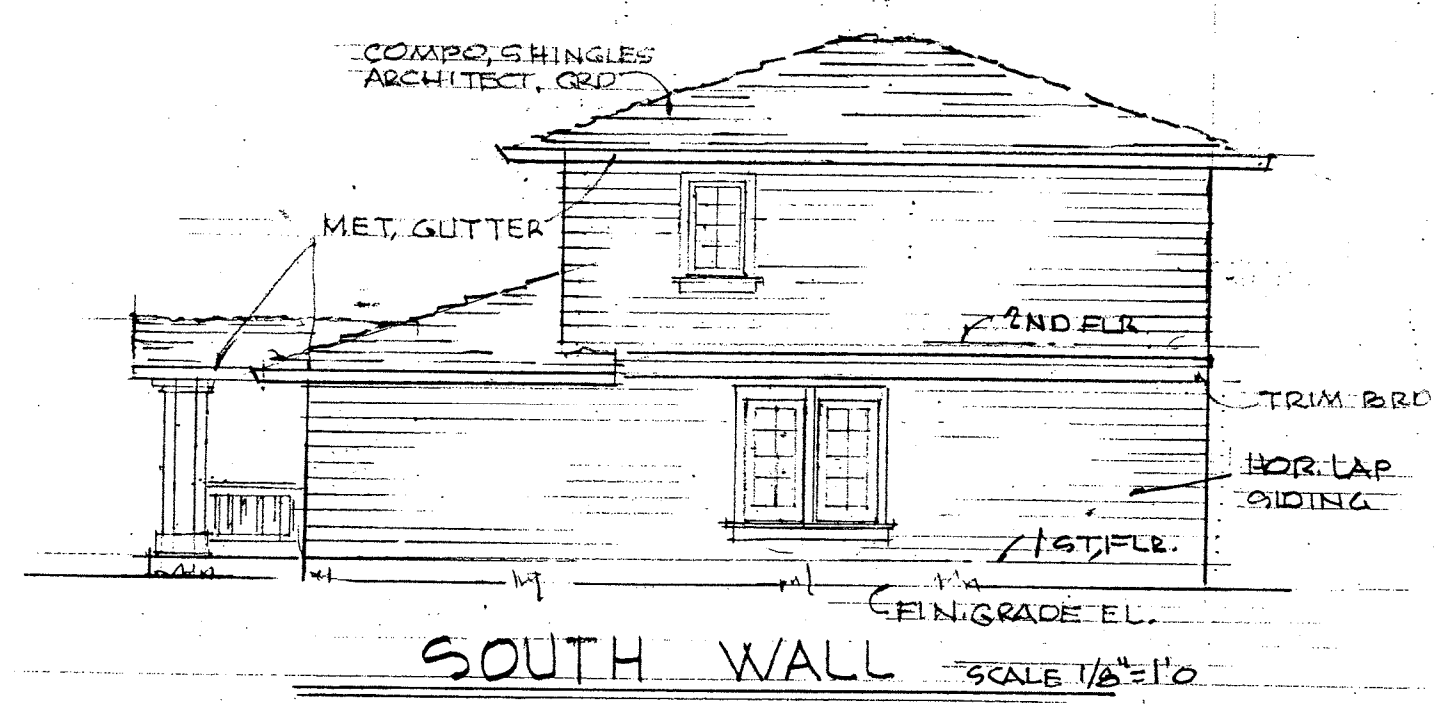
MULLEN · MORRIS · ALEXANDER
DESIGN ARCHITECTURE
1600 B STREET, HAYWARD, CA. 94541
(510) 538-7766

4984

DATE
APRIL 23 2017

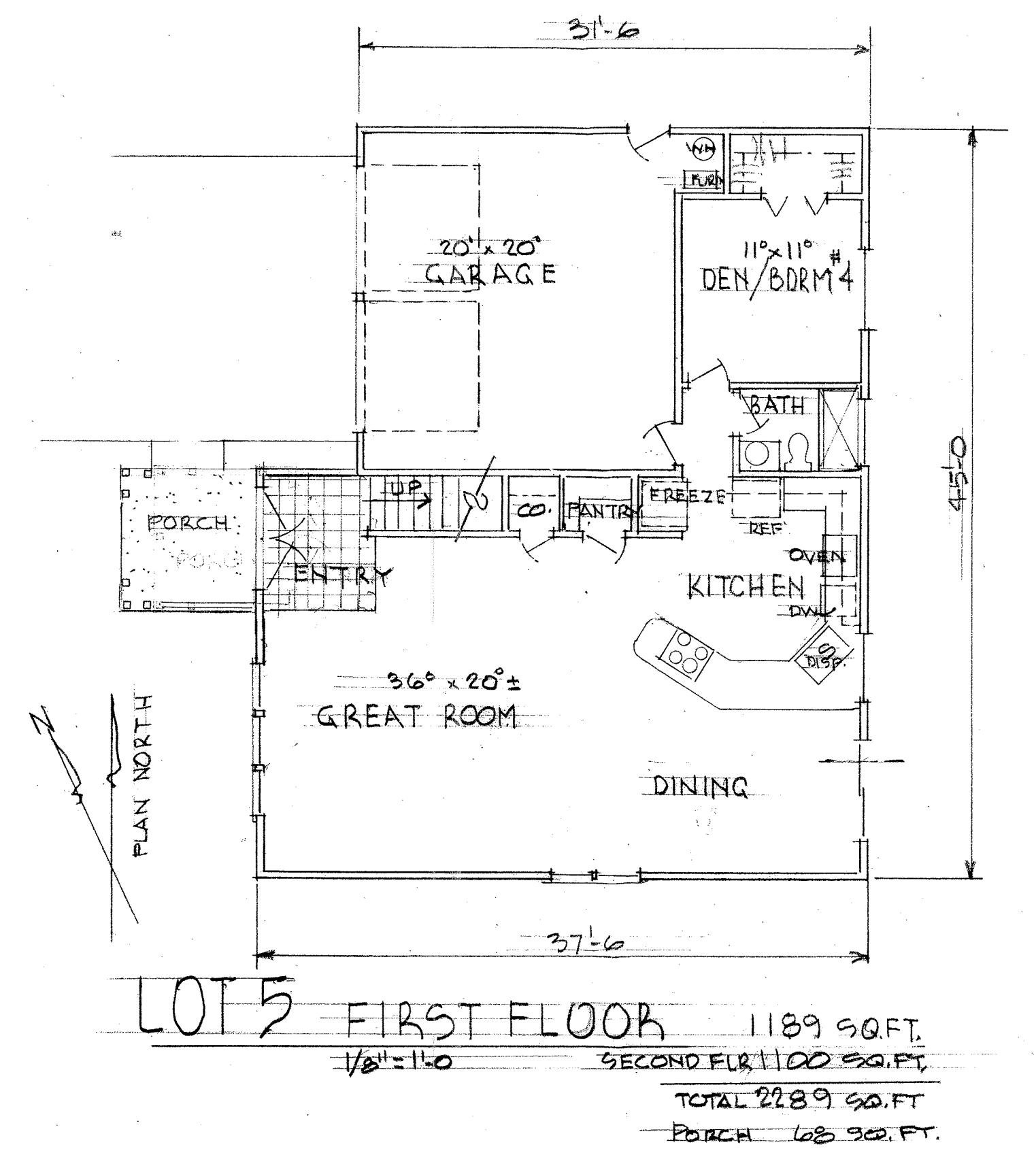
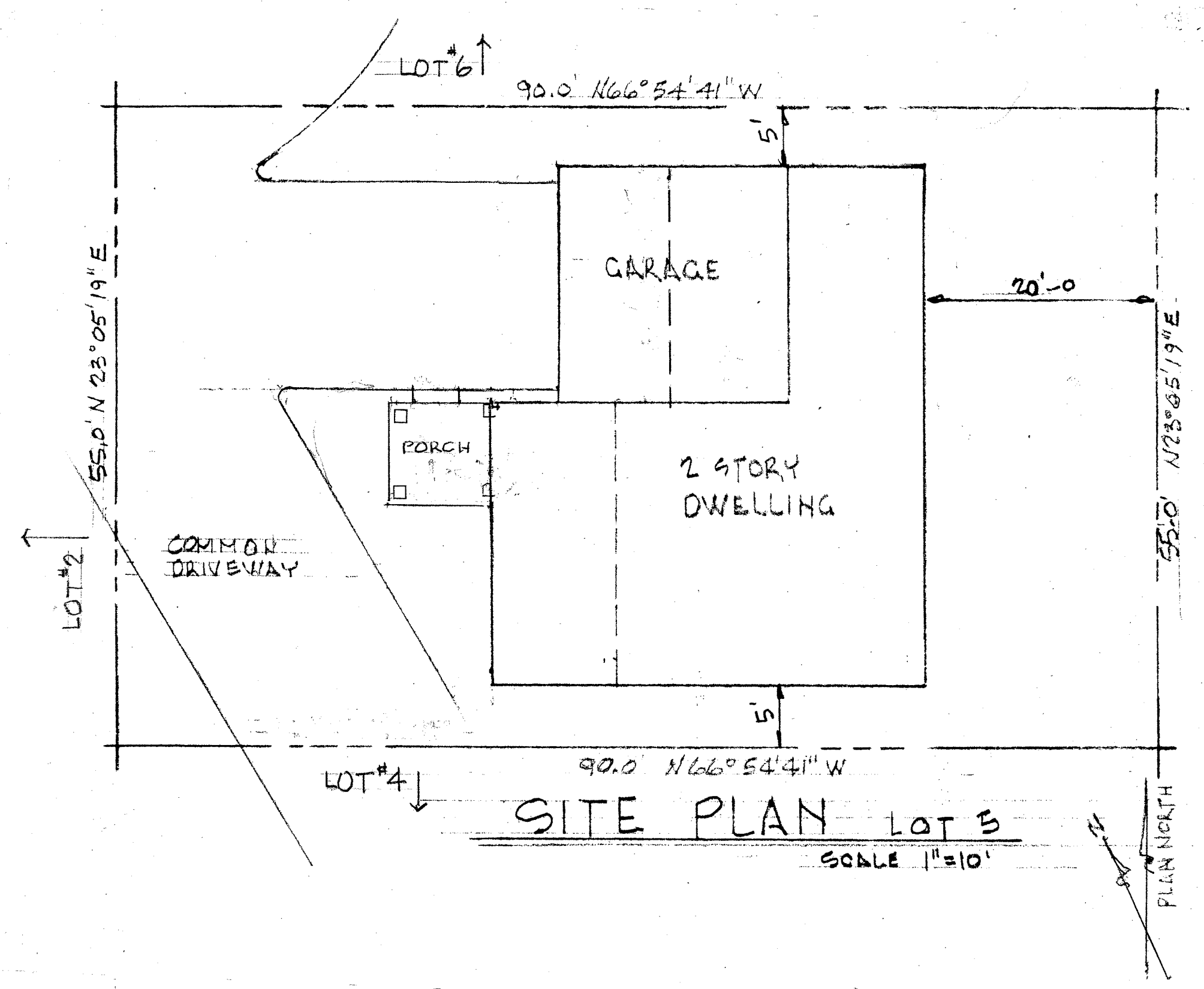
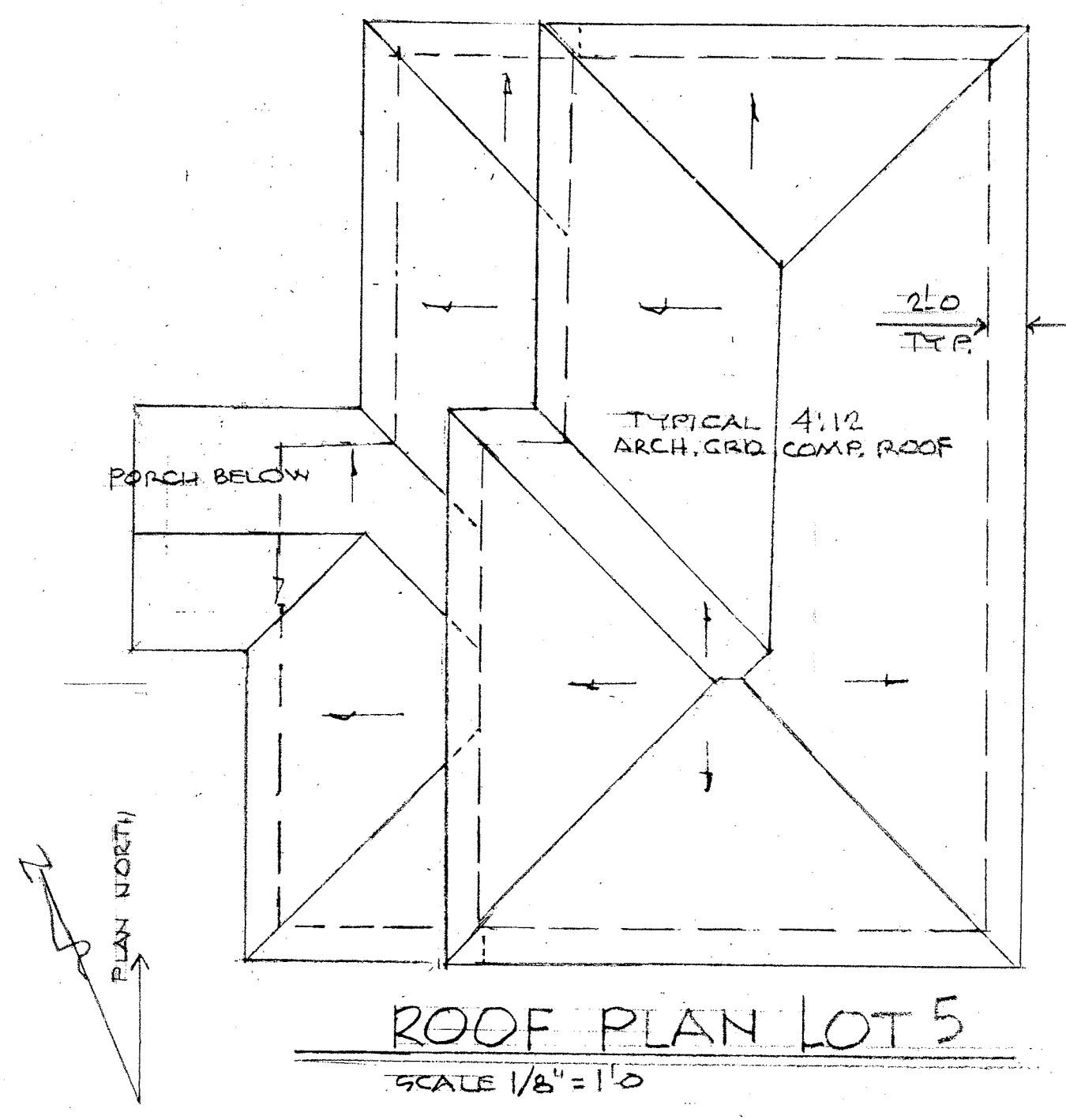
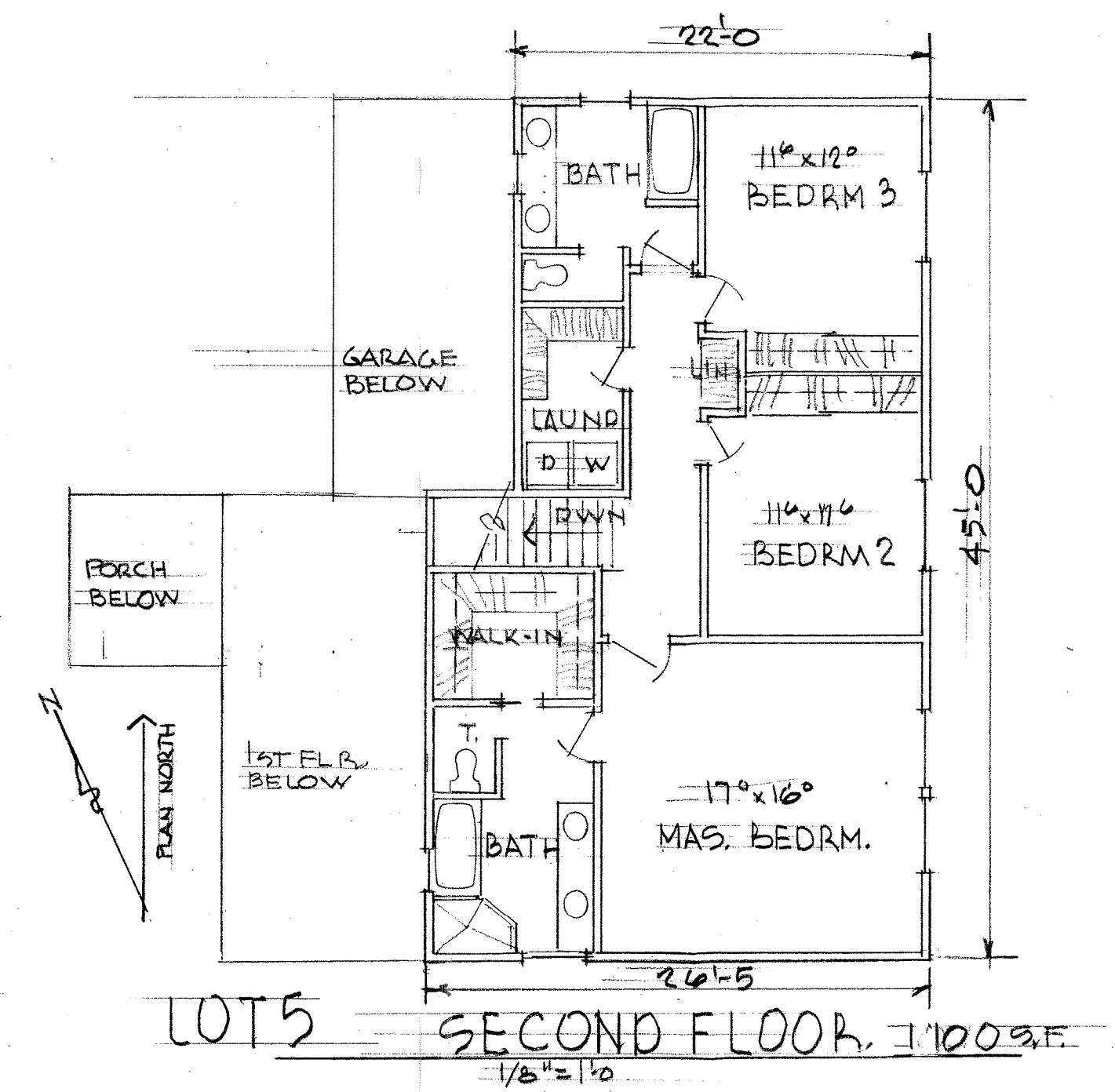
SHEET NO.

A-3
OF SHEETS



COLOR and MATERIALS

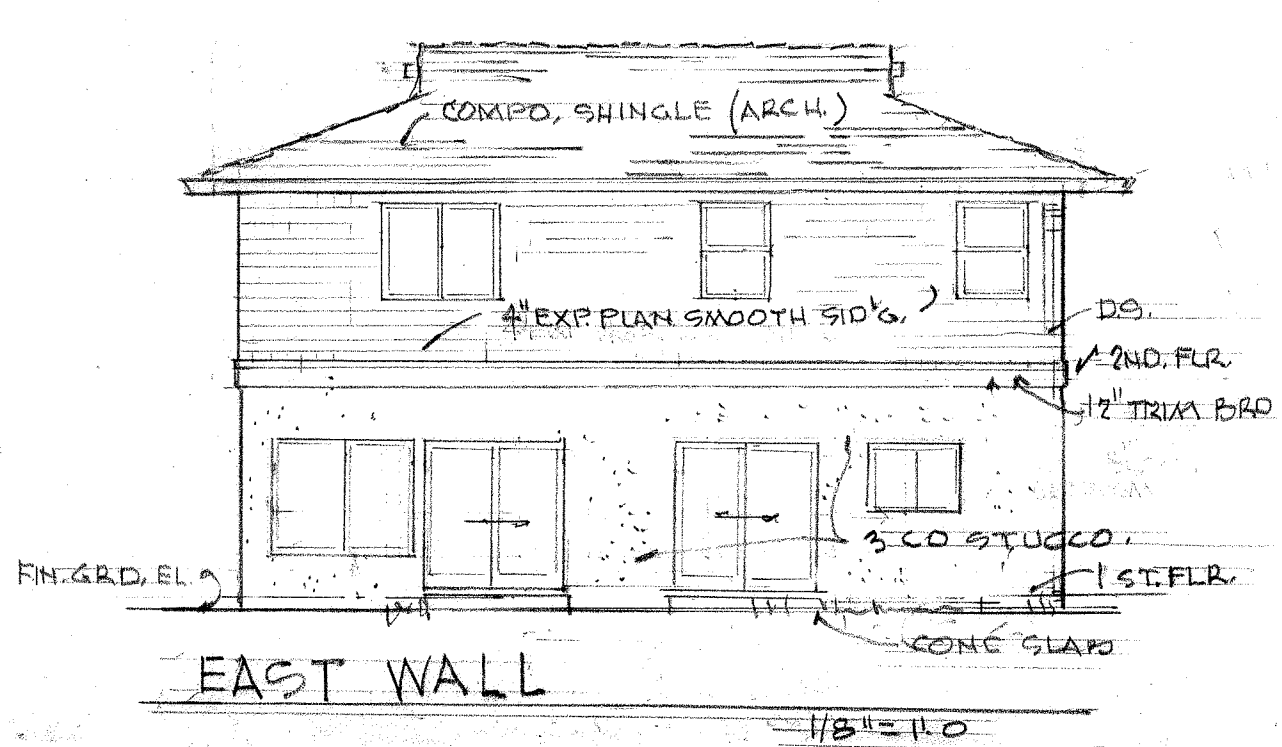
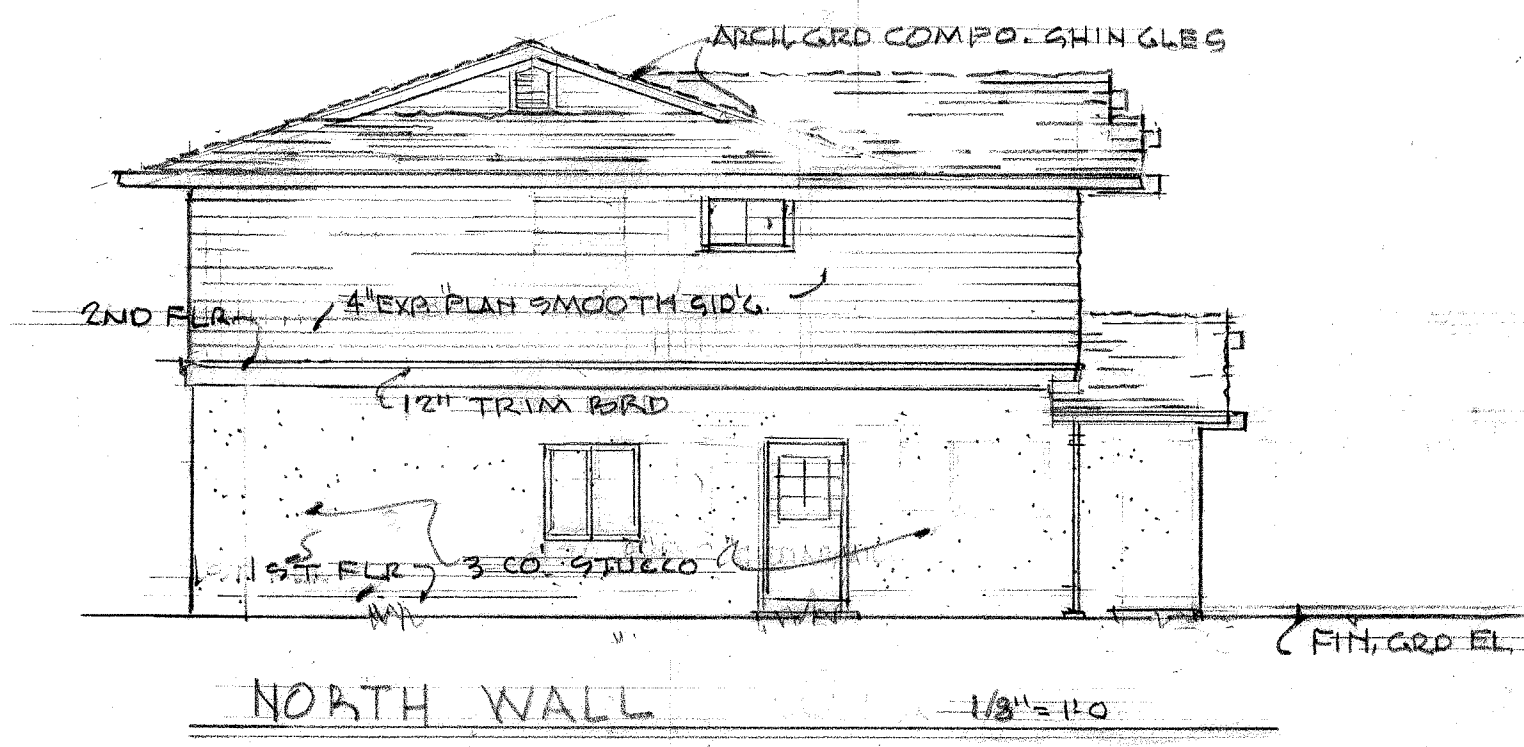
Bitter Chocolate - SW 6013	Siding Burlap - SW 6137	Rice Grain - SW 6155
ACCENTS	WOOD SIDING	TRIMS
Facias, Gutters, and Entry Doors,	Horizontal Lap Siding	Garage Doors, around Windows, Porch Rails & Posts



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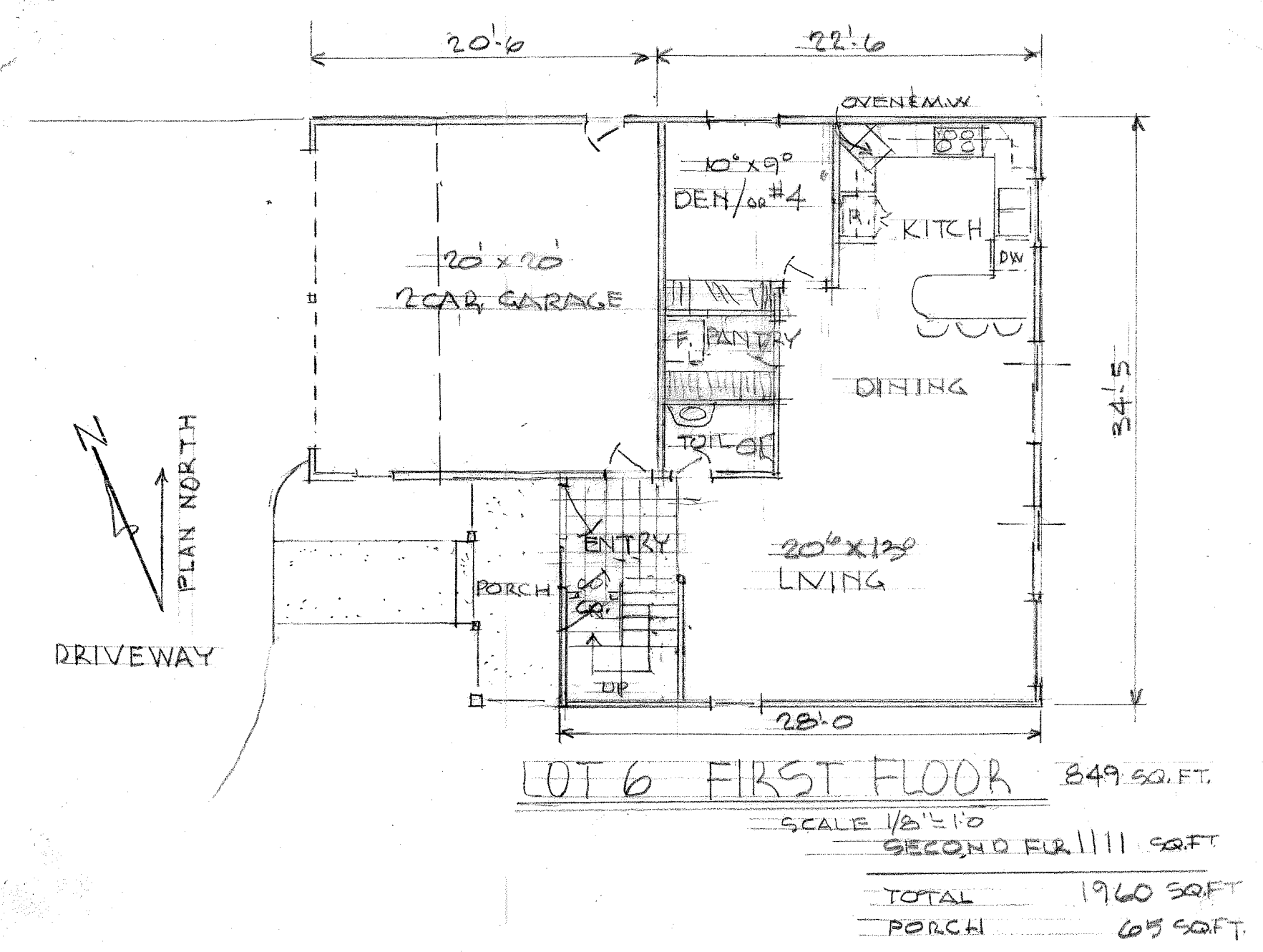
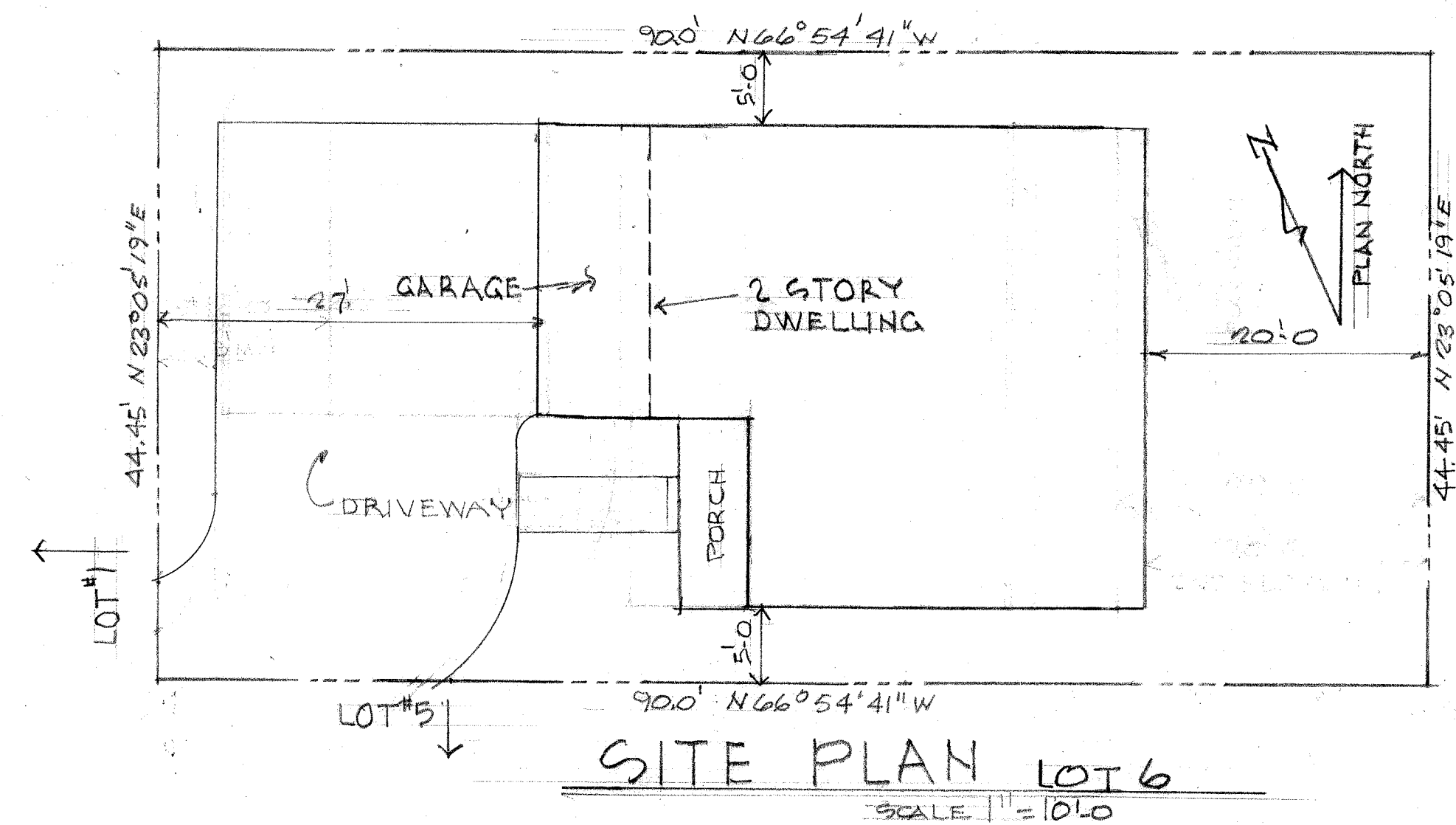
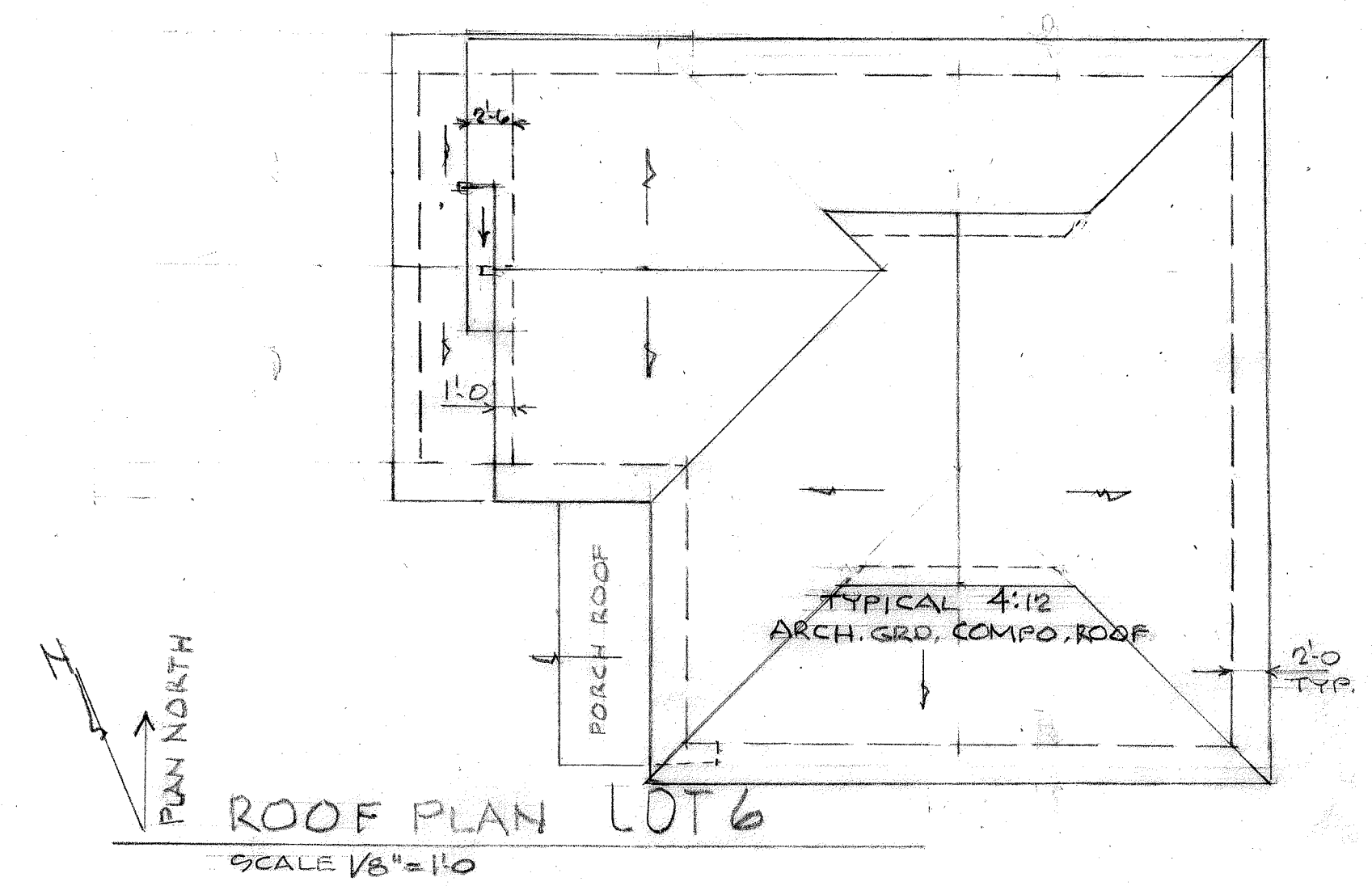
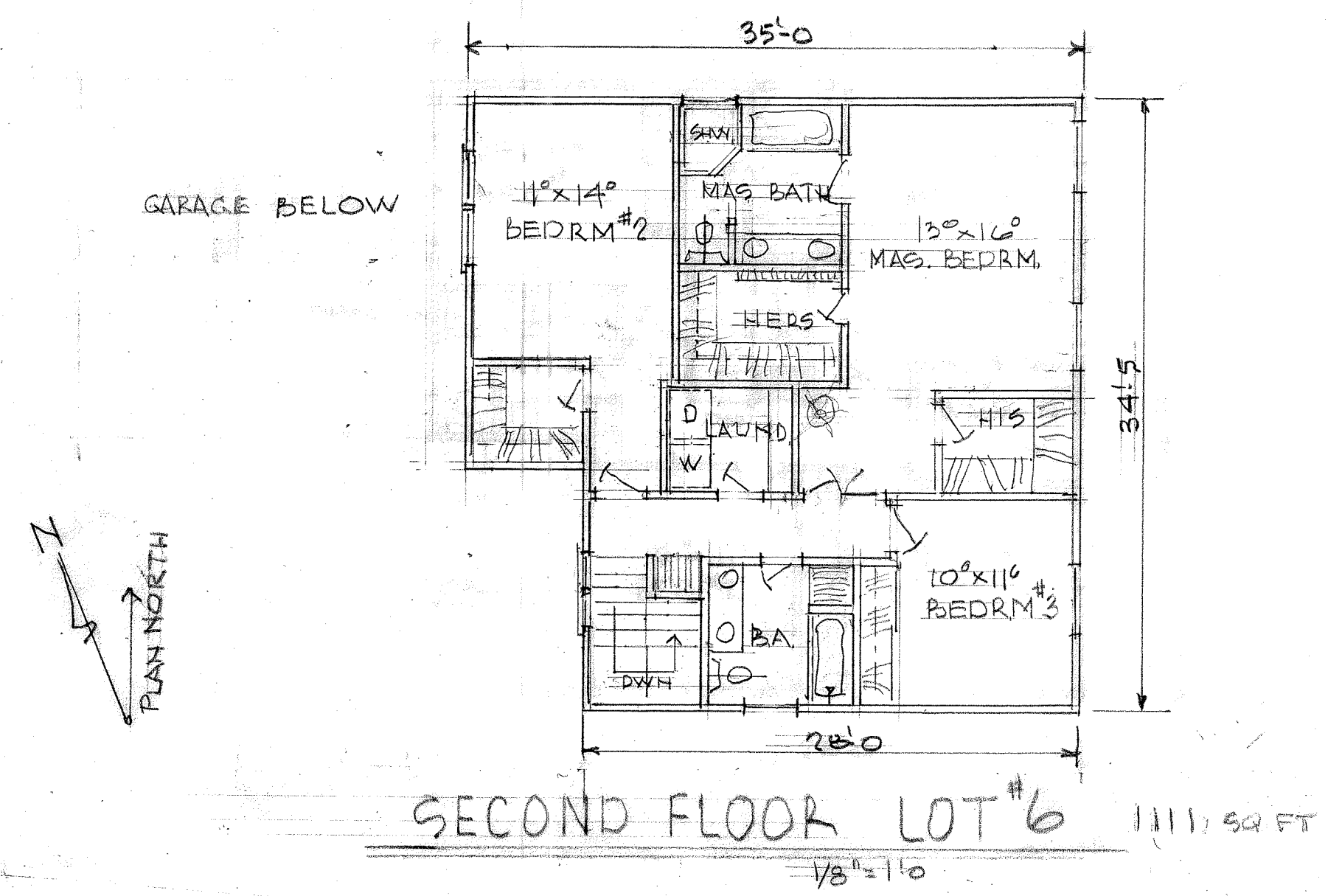
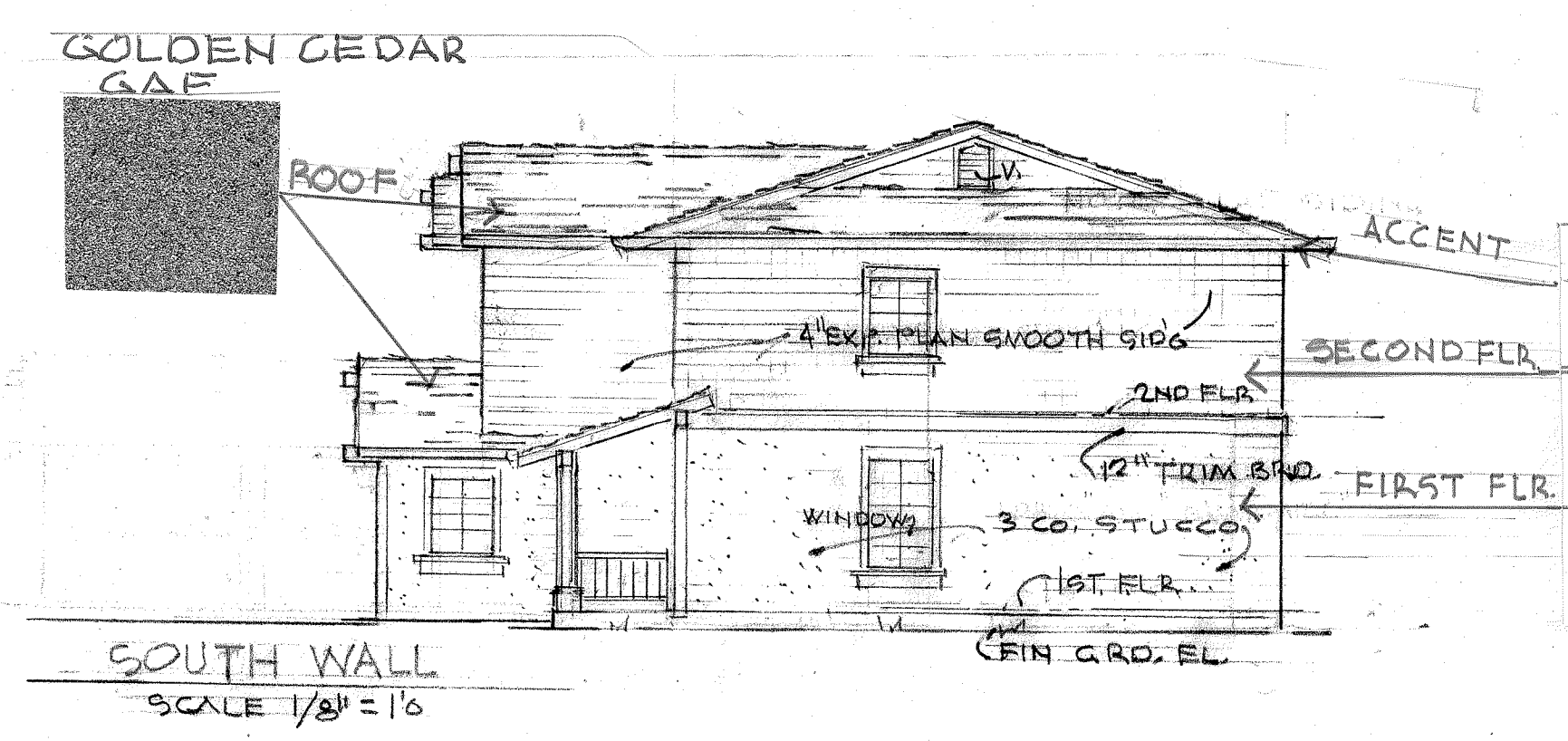
LOT SPLIT
 and NEW DWELLING CONSTRUCTION
 at 4676 AUGUSTINE STREET
 PLEASANTON, CA

4983
 DATE APRIL 23, 2011
 SHEET NO. A-4 OF SHEETS



COLOR and MATERIALS

ACCENTS Status Bronze - SW 7034 	WOOD SIDING Artisan Tan - SW 7540 	FIRST FLOOR Wool Skein - SW 6148
Facias, Gutters, Shutters, Beam Ends, Porch Rails & Posts, Entry Doors, Trim Boards	Vertical or Horizontal	Stucco, Garage Door

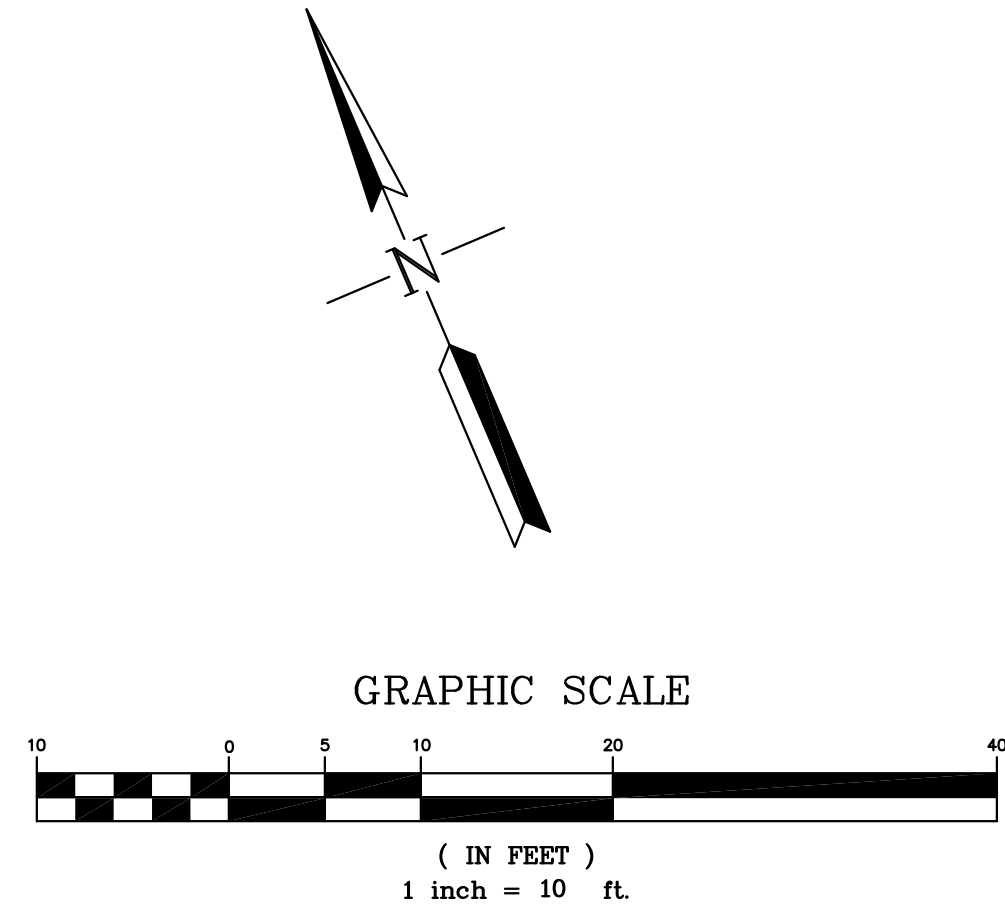
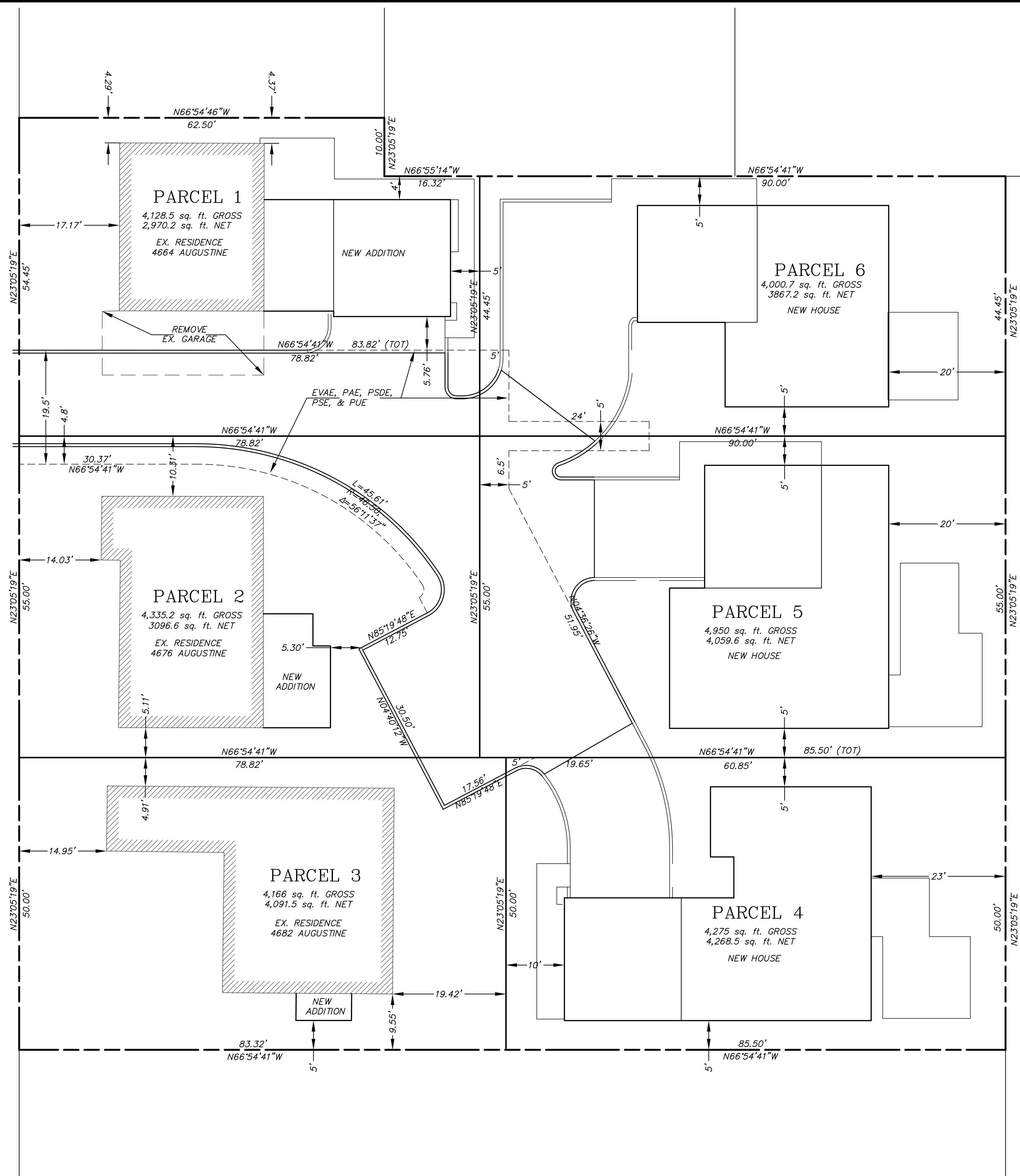


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 1600 B STREET, HAYWARD, CA. 94541
 (510) 538-7766

LOT SPLIT
 DWELLING REMODEL / NEW DWELLING CONSTRUCTION
 at 4664 AUGUSTINE STREET
 PLEASANTON, CA

4982
 DATE APRIL 25, 2017
 SHEET NO. **A-5** OF SHEETS

AUGUSTINE STREET



EVAE EMERGENCY VEHICLE ACCESS EASEMENT
 PAE PRIVATE ACCESS EASEMENT
 PSE PUBLIC SERVICE EASEMENT
 PSDE PRIVATE STORM DRAIN EASEMENT
 PUE PRIVATE UTILITY EASEMENT

OWNER:
 FRANK ABOUD
 141 RAY STREET
 PLEASANTON, CA 94566
 (925) 437-5830

CIVIL ENGINEER:
 ALEXANDER & ASSOCIATES
 147 OLD BERNAL DRIVE, SUITE 10
 PLEASANTON, CA 94566
 (925) 462-2255
 CONTACT: DARRYL ALEXANDER

ASSESSOR'S PARCEL NUMBERS:
 094-0156-017-4, 094-0156-017-5,
 & 094-0156-016-1

CURRENT USE:
 RESIDENTIAL

PROPOSED USE:
 RESIDENTIAL

EXISTING ZONING:
 PUD 18

PROPOSED ZONING:
 PUD 18

BASIS OF BEARINGS
 THE BEARINGS SHOWN ARE BASED UPON RECORD OF SURVEY NO. 811 (14 RS 89).

BASIS OF ELEVATIONS
 CITY OF PLEASANTON DATUM (NGVD 29)
 TEMPORARY BENCHMARK (TBM)
 MONUMENT DISK: EL.=333.21'



REV	DATE	DESCRIPTION	APPROVAL

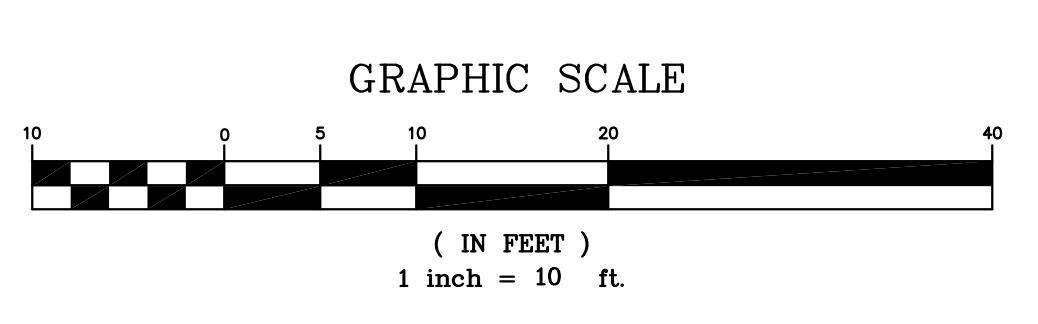
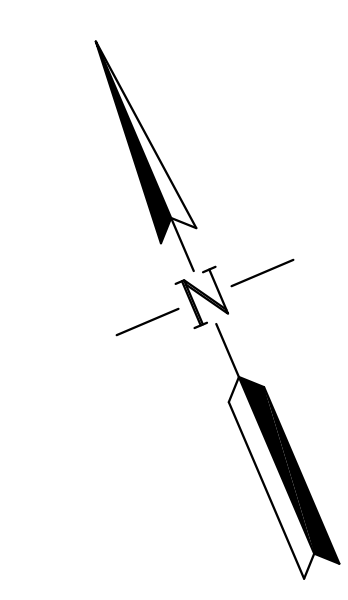
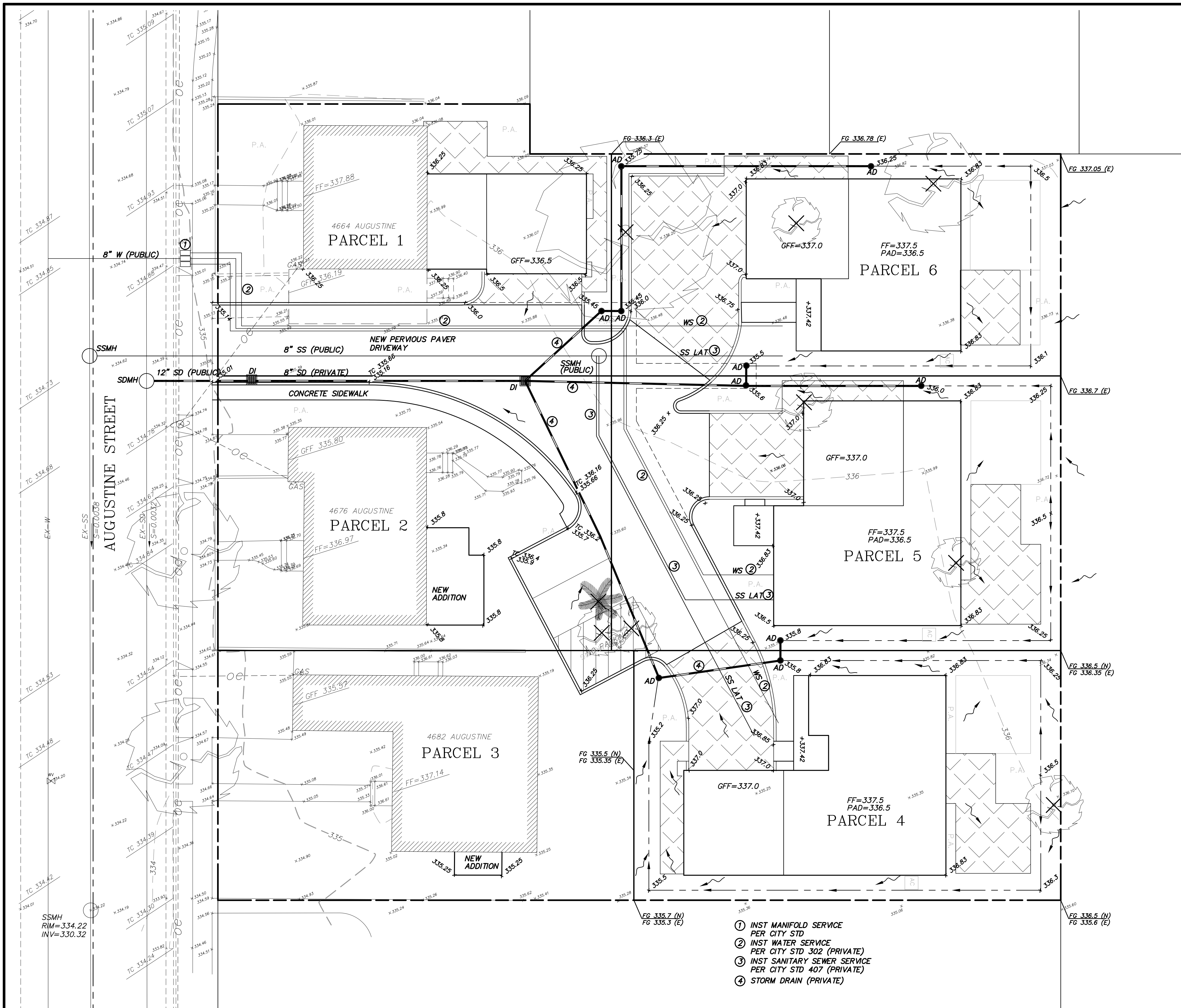
PROJECT NAME
**4664, 4676, & 4682 AUGUSTINE STREET
 PLEASANTON, CALIFORNIA**

ALEXANDER & ASSOCIATES INC.
 SURVEYORS
 ENGINEERS
 PLANNERS
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY:
 STAFF
 CHECKED BY:
 DA
 SCALE:
 AS SHOWN

SHEET TITLE
PROPOSED SITE PLAN

JOB NO.:
 15001
 DISK NO.:
 FILE NO.:
 15001
 DATE:
 APRIL 25, 2017
 SHEET NO.:
 1
 OF 2 SHEETS



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 DRAIN TO FLOW THROUGH PLANTER.
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 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 DRAINAGE SWALES.

ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, NOT FIELD LOCATED.
 PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.
 SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
 THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

UTILITIES:
 WATER: CITY OF PLEASANTON
 SANITARY SEWER: CITY OF PLEASANTON
 STORM DRAIN: CITY OF PLEASANTON
 FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
 GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 TELEPHONE: AT&T
 CABLE TV: COMCAST

LEGEND		ABBREVIATIONS	
— 100 —	EX CONTOUR	AD	AREA DRAIN (HANSON P6, P8 OR EQUAL)
— — —	PROPERTY LINE	CD	CLEAN-OUT (4" SOLID SDR 35 PVC PIPE WITH CAP)
— — —	STORM DRAIN	DI	DRAIN INLET (HANSON P18 OR EQUAL)
✕	REMOVE EXIST. TREE	BW	BOTTOM OF RETAINING WALL
□	PERVIOUS PAVERS	FF	FINISHED FLOOR
		FL	FLOWLINE
		FM	FORCE MAIN (BY OTHERS)
		FG	FINISHED GRADE
		FS	FINISHED SURFACE
		GR	TOP OF GRADE
		HP	HIGHPOINT
		INV	INVERT
		INV	GARAGE FINISHED FLOOR
		SWI	STORM WATER INLET
		TC	TOP OF CURB
		TO	TO GRADE
		TW	TOP OF RETAINING WALL
		SS	FINISHED SURFACE
		SS	SANITARY SEWER
		WS	WATER SERVICE
		WM	WATER METER
		JT	JOINT TRENCH
		LS	LANDSCAPING
		DG	DECOMPOSED GRANITE

- ① INST MANIFOLD SERVICE PER CITY STD
- ② INST WATER SERVICE PER CITY STD 302 (PRIVATE)
- ③ INST SANITARY SEWER SERVICE PER CITY STD 407 (PRIVATE)
- ④ STORM DRAIN (PRIVATE)



REV	DATE	DESCRIPTION	APPROVAL

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 PLEASANTON, CALIFORNIA**

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 SURVEYORS
 ENGINEERS
 PLANNERS
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY:
 STAFF
 DESIGNED BY:
 DA
 CHECKED BY:
 DA
 SCALE:
 AS SHOWN

SHEET TITLE
PROPOSED GRADING PLAN

JOB NO.:
 15001
 DISK NO.:
 FILE NO.:
 15001
 DATE:
 APRIL 25, 2017
 SHEET NO.:
 2
 OF 2 SHEETS

LANDSCAPE NOTES:

PRIOR TO THE CLEARING OPERATIONS, THE CONTRACTOR SHOULD MEET WITH THE OWNER'S REPRESENTATIVE TO DESIGNATE ALL TREES AND SHRUBS TO REMAIN ON THE SITE AND THOSE TO BE REMOVED. NOT TREES SHOULD BE REMOVED WITHOUT PRIOR APPROVAL. WHERE POSSIBLE, EXISTING TREES SHOULD BE RETAINED.

EXISTING SITE FEATURES WHICH ARE TO REMAIN SHOULD BE PROTECTED WITH APPROPRIATE FENCING, STAKING, OR FLAGS.

INDIVIDUAL TREES AND SHRUBS, WHICH ARE TO REMAIN, SHOULD BE PROTECTED WITH THE PLACEMENT OF AN APPROVED BARRIER AT THE DRIP LINE END OF THE TREE.

TREE MOVING OR TRANSPLANTING SHOULD BE DONE BY AN APPROVED ARBORIST OR EXPERIENCED CONTRACTOR.

ALL NOXIOUS WEEDS AND UNWANTED VEGETATION SHOULD BE ERADICATED BY APPROVED METHODS.

ALL CLEARED SITE IMPROVEMENTS, TREES, STUMPS, ROOTS, BRUSH, VEGETATION, AND DEBRIS SHOULD BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, SPECIFICATION, INSTALLATION AND WARRANTY OF ALL IRRIGATION SYSTEMS. THE CONTRACTOR SHALL GUARANTEE ADEQUATE COVERAGE OF ALL AREAS WITHIN THE LANDSCAPE. THE CONTRACTOR SHOULD SUBMIT COMPLETED CONSTRUCTION DOCUMENTS NECESSARY FOR THE CONSTRUCTION OF THE IRRIGATION SYSTEMS TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO SUBMITTAL FOR PERMITS.

CONTRACTOR SHOULD FURNISH THE OWNER OR OWNER'S REPRESENTATIVE WITH ACCURATE, PROPERLY DIMENSIONED, UP-TO-DATE AS-BUILT DRAWINGS OF ALL INSTALLATIONS OF THE IRRIGATION SYSTEM.

UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION, THE CONTRACTOR SHOULD PHYSICALLY DEMONSTRATE TO THE OWNER OR OWNER'S REPRESENTATIVE HOW TO SET TIME CONTROLS, ADJUST SPRINKLER HEADS, AND OPERATE PUMPS AND OTHER EQUIPMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFICATION INTALLATION AND WARRANTY OF ALL LOW VOLTAGE LIGHTING SYSTEMS. THE CONTRACTOR SHALL GUARANTEE OPTIMUM USAGE BY SPECIFICATION OF PROPER WIRE SIZING, ADEQUATE TRANSFORMER WATTIAGE, AND PROPER CONNECTIONS.

PLANTING OPERATIONS SHOULD BE SCHEDULED TO AVOID UNNECESSARY HOLDING OF PERISHABLE PLANT MATERIALS AND AS REQUIRED TO SATISFY THE JOB SCHEDULES.

PLANTING SHOULD NOT BE DONE WHEN SOIL IS IN AN EXTREMELY WET OR MUDDY CONDITION.

PLANT MATERIAL SUBSTITUTIONS SHOULD BE OF SIMILAR GROWTH HABIT AND REQUIREMENTS, SIZE, TEXTURE, AND COLOR. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

CONTRACTOR SHOULD BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS AND WORKMANSHIP OF A MINIMUM PERIOD OF 90 DAYS FOLLOWING COMPLETION OF INSTALLATION AND FINAL INSPECTION AND ACCEPTANCE.

OWNER SHALL ASSUME RESPONSIBILITY OF MAINTENANCE UPON FINAL INSPECTION AND ACCEPTANCE. CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN OPERATIONAL AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED ON THE SITE, ALONG WITH MANUFACTURERS WARRANTIES.

GRADING NOTES:

ALL GRADING OPERATIONS AND PAVING SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER AND/OR THE LOCAL JURISDICTION'S ENGINEER AND ARE SUBJECT TO HIS OBSERVATION.

THE CONTRACTOR IS TO BE FAMILIAR WITH THE SOILS REPORT ON RECORD.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES NOT SHOWN.

ALL ORGANIC MATERIALS, INCLUDING GRASS & WEEDS, SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATION AND REMOVED AWAY FROM AREAS THAT ARE TO RECEIVE STRUCTURES OR ENGINEERED FILL. STRIPPING SHALL BE USED FOR LANDSCAPING, MOUNDING, AND/ OR BLENDING AND USED AS A FILL IN NON-STRUCTURAL AREAS.

GRADING SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CONTROL OF DUST.

ANY DAMAGE, SUCH AS COMPACTION, RUTTING, SETTLEMENT OR EROSION, CAUSED TO EXISTING GRADES DURING THE GRADING OPERATIONS OR AS A RESULT OF THE GRADING OPERATIONS, SHALL BE REPAIRED AND THE DAMAGED AREAS RETURNED TO THEIR ORIGINAL GRADE AND STATE OF PERMIABILITY.

OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, MANAGER, LANDSCAPE ARCHITECT NOR ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED.

GRADING OPERATIONS SHALL BE CONTROLLED TO PREVENT NUISANCES TO PUBLIC AND PRIVATE OWNERSHIP BECAUSE OF DUST, DRAINAGE, REMOVAL OF NATURAL SUPPORT OF LAND AND STRUCTURES, ENCROACHMENT, NOISE OR VIBRATIONS.

ALL GRADING WORK AND SUBSURFACE DRAINAGE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY THE GEOTECHNICAL (SOILS) ENGINEER AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL DRAINAGE OF THE SITE AND CONTROL OF SILTATION, EROSION, AND DEBRIS.

CONTRACTOR SHALL AFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT THE PROJECT SITE AND ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE DUE TO EROSION, FLOODING, AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.

MINIMUM ONE (1) PERCENT SLOPE AND MAXIMUM THREE (3) PERCENT SLOPE FOR PAVING AREAS, WITH THE EXCEPTION OF DRIVEWAYS OR RAMPS AS INDICATED IN PLANS.

ALL BUILDINGS AND SITE STRUCTURES SHALL BE GRADED AND SLOPED AWAY FROM THE FOUNDATION WITH A MINIMUM SLOPE OF THREE (3) PERCENT.

ALL GRADING SHALL BE PREPARED WITH A SMOOTH, NATURAL APPEARANCE, BLENDING INTO THE ADJACENT AREAS. THERE SHOULD BE NO LARGE CLODS OF DIRT, ROCKY AREAS, UNNATURAL MOUNDS OR RIDGES AND DEBRIS OR FOREIGN MATERIAL.

GENERAL NOTES:

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

IF REQUIRED, THE CONTRACTOR SHALL RELOCATE OR REMOVE EXISTING ACTIVE UTILITIES ONLY AS DIRECTED. THE OWNER SHALL PAY FOR THE RELOCATION OR REMOVAL.

CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHITECT AND/OR CONSULTING ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

IF IT APPEARS THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE FINAL CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT FOR SUCH FURTHER EXPLANATIONS AS MAY BE REQUIRED.

IF THE CONTRACTOR REQUESTS CHANGES OF MATERIALS THAT REQUIRE CHANGES TO THE CONSTRUCTION DRAWINGS AND PROCESSING CHANGES THROUGH APPROPRIATE AGENCIES, HE WILL PAY THE COST OF MODIFYING THE CONSTRUCTION DOCUMENT CHANGES AND COST OF PROCESSING CHANGES THROUGH APPROPRIATE AGENCIES AS NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHITECT, CONSULTING ENGINEER, SUBCONTRACTOR, ARCHITECT, ETC., AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE EXECUTION OF THE WORK. THE PERMITS ARE THE PROPERTY OF THE OWNER AND ARE TO REMAIN ON THE SITE AT ALL TIMES.

CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE LAWS, REGULATIONS, CODES, AND ORDINANCES OF THE STATE AND LOCAL AGENCIES. REFER TO COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.

CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ANY EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS AND WILL FOLLOW ANY RULES AND REGULATIONS REGARDING THE CONSTRUCTION IN AND AROUND SUCH EASEMENTS.

PRIOR TO FINAL INSTALLATION OF ANY CONSTRUCTION ITEM, AN INSPECTION SHALL BE PERFORMED. EACH ITEM SHALL BE INSPECTED AND APPROVED BY THE CONSTRUCTION MANAGER AND/OR OWNER DURING THE FOLLOWING STAGES:
 - COMPLETED COMPACTED SUBGRADE
 - COMPLETED FORMS WITH STEEL IN PLACE

CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIAL OR PROPERTY ITEM THAT IS DAMAGED DURING CONSTRUCTION.

ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK. THE SURVEY, IF REQUIRED, SHALL BE PAID FOR BY THE OWNER. SURVEY MARKERS THAT ARE DAMAGED, REMOVED, OR DESTROYED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED IN PROPER POSITION BY A CERTIFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

SEE SPECIFICATIONS AND GUIDELINES FOR CONSTRUCTION REQUIREMENTS, MATERIAL AND EXECUTION.

TOPOGRAPHIC AND SPOT ELEVATIONS ARE INTENDED ONLY TO INDICATE APPROXIMATE ELEVATIONS FOR SITE ELEMENTS. THE CONTRACTOR AND/OR CONSULTING ENGINEER SHALL VERIFY ALL ELEVATIONS AND GRADES IN THE FIELD.

ALL MATERIALS TO BE USED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.

ALL EXISTING STRUCTURES, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEM THAT IS DAMAGED OR DISTURBED IN ANY WAY.

ALL MATERIALS AND SUPPLIES ARE TO BE STORED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND ARE NOT TO INCUR AN UNSAFE ENVIRONMENT.

STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION OPERATION AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.

ALL GRADING AND SUBSURFACE DRAINAGE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL (SOILS) ENGINEER AND SUBJECT TO APPROVAL BY THE CITY ENGINEER.

CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHITECT, ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHITECT, OR ENGINEER.

CONTRACTOR SHALL BE RESPONSIBLE FOR REASONABLE CLEANLINESS OF THE PROJECT SITE DURING PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, ALL CONSTRUCTION DEBRIS IS TO BE REMOVED OFF THE PROPERTY. THE SITE SHOULD BE INSPECTED WITH THE OWNER FOR FINAL APPROVAL.

IF TESTING OF ANY MATERIAL IS REQUIRED, THESE TESTS SHALL BE MADE BY A QUALIFIED LAB OR PERSON. COSTS TO BE PAID BY THE OWNER UNLESS OTHERWISE AGREED UPON. MATERIALS THAT FAIL TO MEET THE MINIMUM STANDARDS ARE TO BE REMOVED AND REPLACED WITH CORRECT MATERIALS AT THE CONTRACTOR'S EXPENSE.

A SCHEDULE OF ON-SITE INSPECTIONS SHOULD BE AGREED UPON BETWEEN THE CONTRACTOR AND THE OWNER PRIOR TO COMMENCEMENT OF THE WORK. THE SCHEDULING OF THE BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. IF NOT SPECIFIED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIALS TO THE OWNER AND RECEIVE APPROVAL PRIOR TO INSTALLATION.

UPON FINAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TO THE OWNER WRITTEN OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED ON THE SITE ALONG WITH THE MANUFACTURER'S WARRANTIES.

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.

I HAVE COMPLIED WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CRITERIA AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

BY: _____ DATE: _____
 LICENSE NUMBER CA 4777

SOIL MANAGEMENT REPORT:

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO OBTAIN A SOILS ANALYSIS FROM AN APPROVED LAB TO INDICATE WHAT AMENDMENTS WOULD BE APPROPRIATE TO ADD TO THE SOIL PREPERATION REGIME. TESTS SHOULD ANALYZE SOIL FERTILITY, HORTICULTURAL SUITABILITY, AND PHYSICAL CHARACTERISTICS AND SHOULD RECOMMEND APPROPRIATE CORRECTIVE MEASURES. SOIL TEST SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

WAYPOINT ANALYTICAL

1101 WINCHESTER AVENUE,
 SAN JOSE, CA
 PHONE: 408 727 0330

SHEET INDEX:

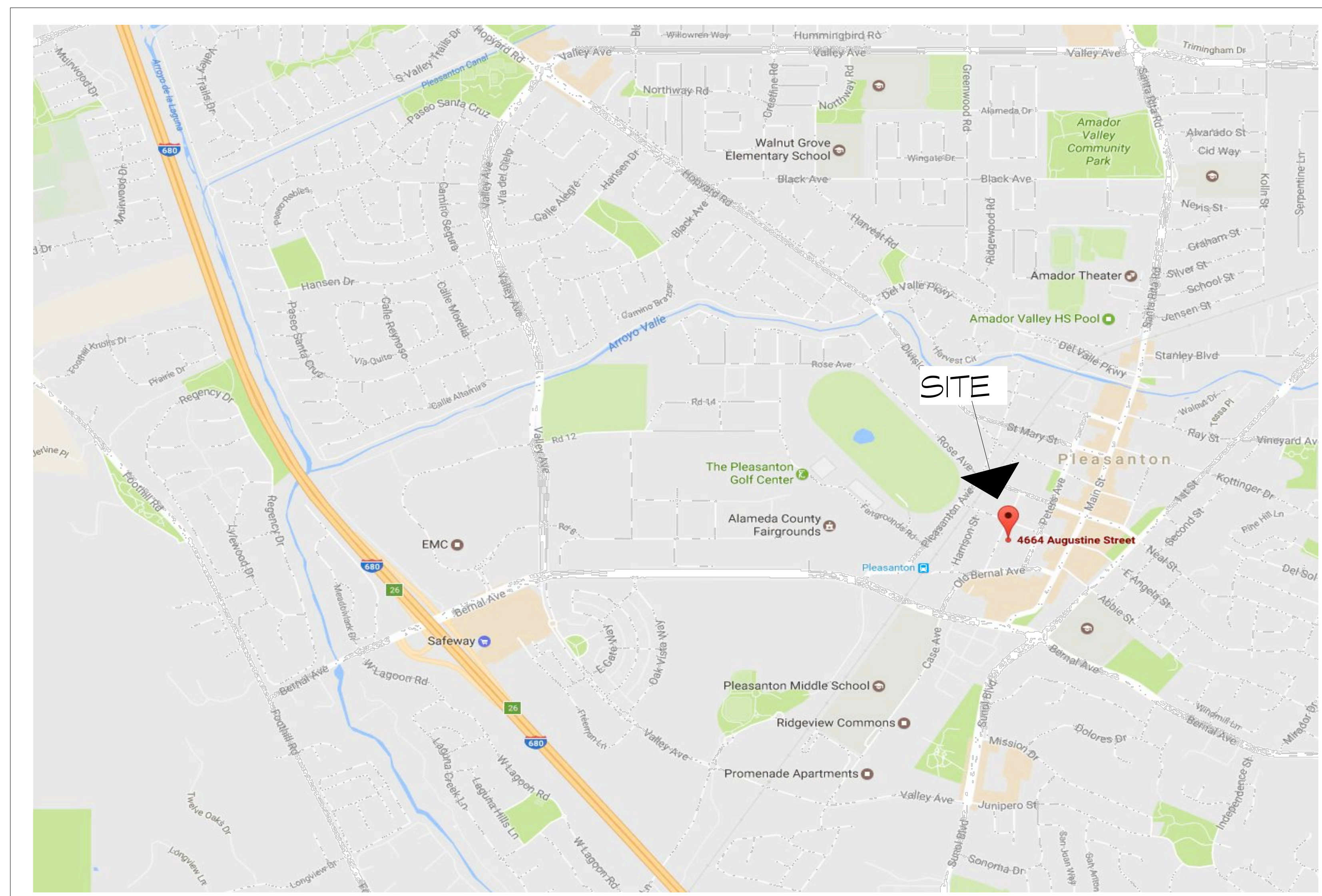
- L-0 COVER SHEET
- L-1 HARDSCAPE LAYOUT
- L-2 PLANTING PLAN
- L-3 PLANTING NOTES
- L-4 IRRIGATION PLAN
- L-5 IRRIGATION NOTES
- L-6 HYDROZONE MAPS AND NOTES
- L-7 IRRIGATION DETAILS

TREE PROTECTION NOTES

1. TREE BRANCHES THAT WILL INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL BE AS APPROVED BY THE CITY AND SHALL COMPLY WITH CITY APPROVED PRACTICES.
2. A PROTECTIVE FENCE SHALL BE PLACED AT THE DRIPLINE OF THE EXISTING TREES DURING THE ENTIRE CONSTRUCTION PERIOD. NO WORK SHALL OCCUR WITHIN THE DRIPLINE EXCEPT UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST APPROVED BY THE CITY.
3. SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIPLINE OF THE TREES. MAINTAIN A POSITIVE DRAINAGE AWAY FROM TREE TRUNK. IRRIGATION SHOULD BE AVOIDED UNDER NATIVE OAK TREES.
4. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL OCCUR WITHIN 25 FEET OF THE DRIPLINE OF THE TREES.
5. ALL ROOTS 1' OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND TREATED WITH A TREE SEALANT. BORING, RATHER THAN TRENCHING, SHALL BE REQUIRED WHERE IT IS UNAVOIDABLE FOR PIPING TO CROSS THROUGH THE DRIPLINE OF A TREE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT TREES FOR ANY EXISTING TREES THAT ARE FOUND BY THE CITY TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.

LANDSCAPE PLANS PREPARED FOR

**4664 - 4682
 AUGUSTINE STREET
 PLEASANTON, CA**



LOCATION MAP

h

Martin Hoffmann
 LANDSCAPE ARCHITECT
 4713 First Street
 Suite 205
 Pleasanton, Ca
 94566
 925 462 2190

**AUGUSTINE
 PROJECT**

**4664-4682
 AUGUSTINE 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.

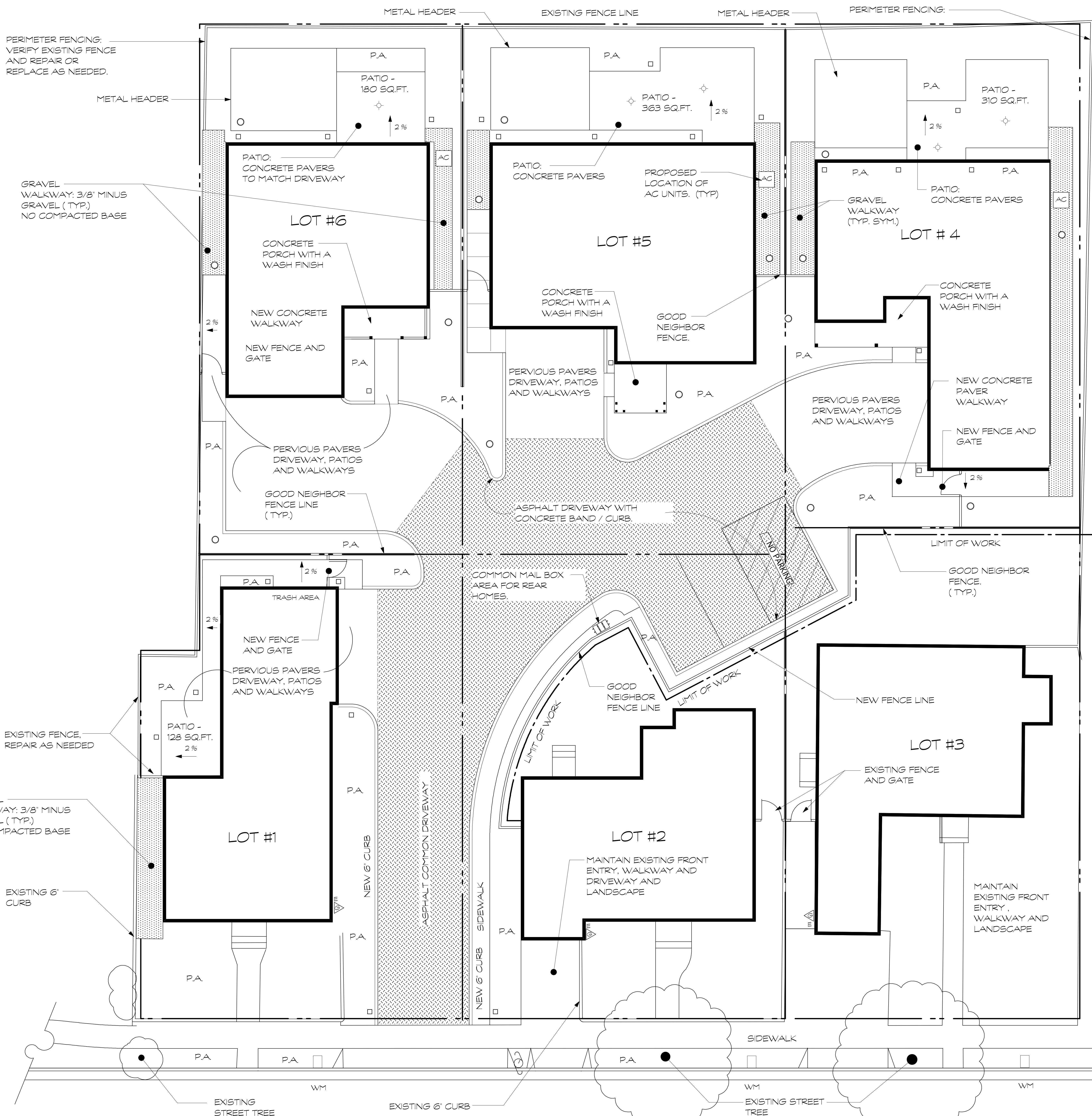


REV. NO.	REVISION

COVER SHEET

Job No: _____ Date: April 25, 2017
 Drawn: mfh Scale: 1/8" = 1'-0"

L-0



HARDSCAPE NOTES:

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.

- 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 TO BE NATURAL GREY. NO COLORS.
FINISHES:
ALL CONCRETE TO HAVE LIGHT SAND WASH FINISH WITH TOPCAST PRODUCT #3.
- 2. DRIVEWAY, WALKWAYS AND/OR PATIOS TO BE PERVIOUS PAVERS: 'CALSTONE PAVERS - BROWN / BEIGE / CHARCOAL' WITH MODIFIED RUNNING BOND PATTERN, AND PAVER EDGE AND CONCRETE BED.**
- 3. GRAVEL PATHWAYS TO BE 3/8" MINUS GRAVEL WITHOUT COMPACTED BASE.**

ABBREVIATIONS: "P.A." = PLANTER AREA

DRAINAGE LEGEND:

SYMBOL	DESCRIPTION
⊕	3" NDS BRASS DECK DRAIN
□	3" NDS ATRIUM GRATE
○	4" NDS ROUND GRATE
↘ 2%	2% MINIMUM SURFACE DRAINAGE

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AUGUSTINE PROJECT
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PLEASANTON, CA

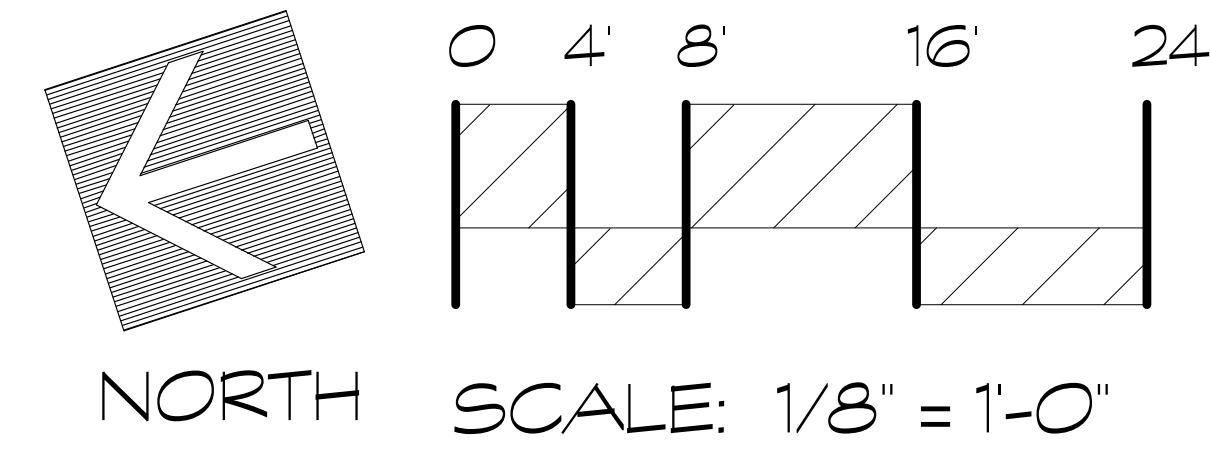
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GENERAL NOTES

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) 277-2800.

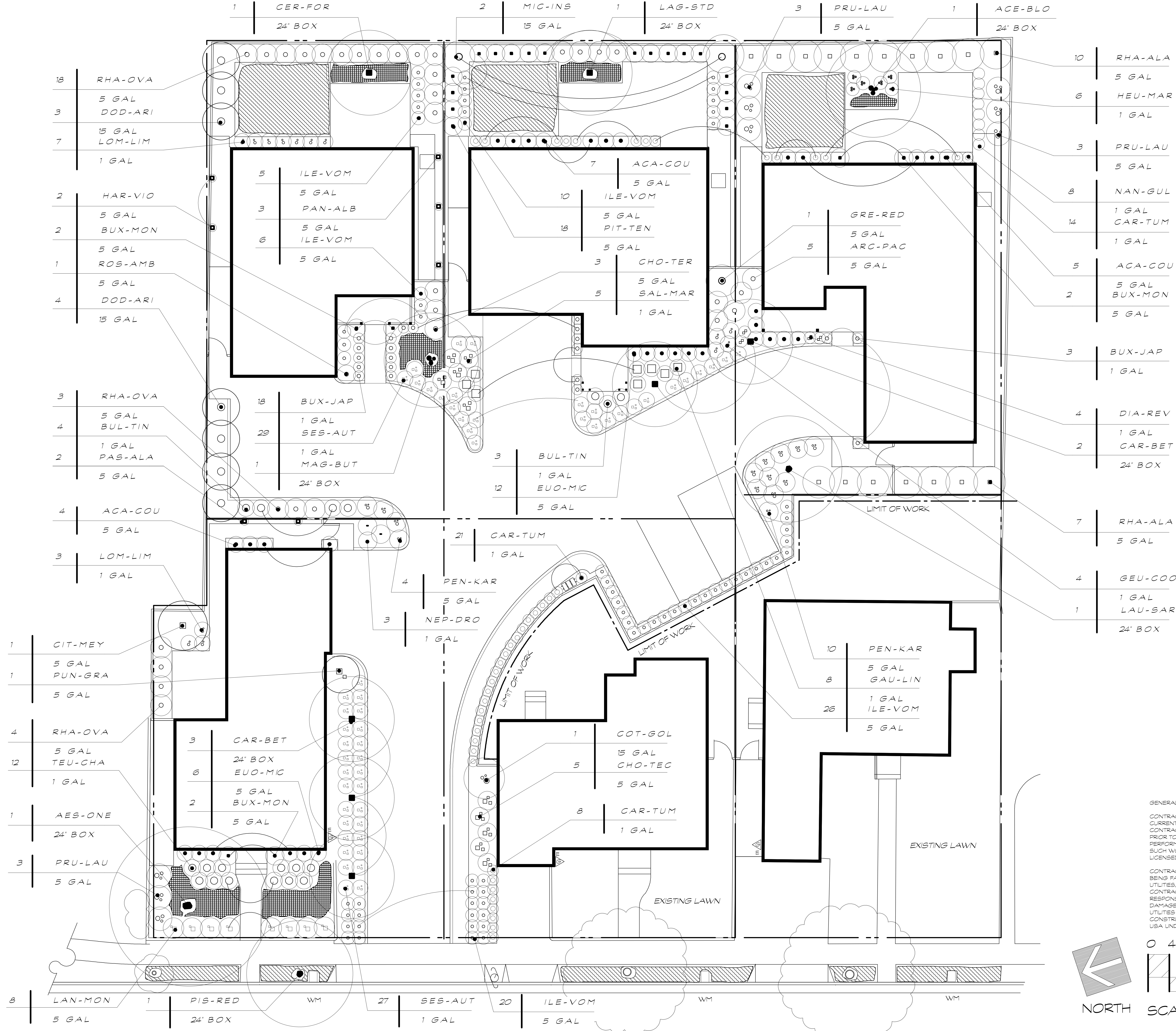


REV. NO.	REVISION

HARDSCAPE LAYOUT

Job No: _____ Date: April 25, 2017
Drawn: mfh Scale: 1/8" = 1'-0"

L-1



h

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AUGUSTINE PROJECT

**4664-4682
 AUGUSTINE STREET
 PLEASANTON, CA**

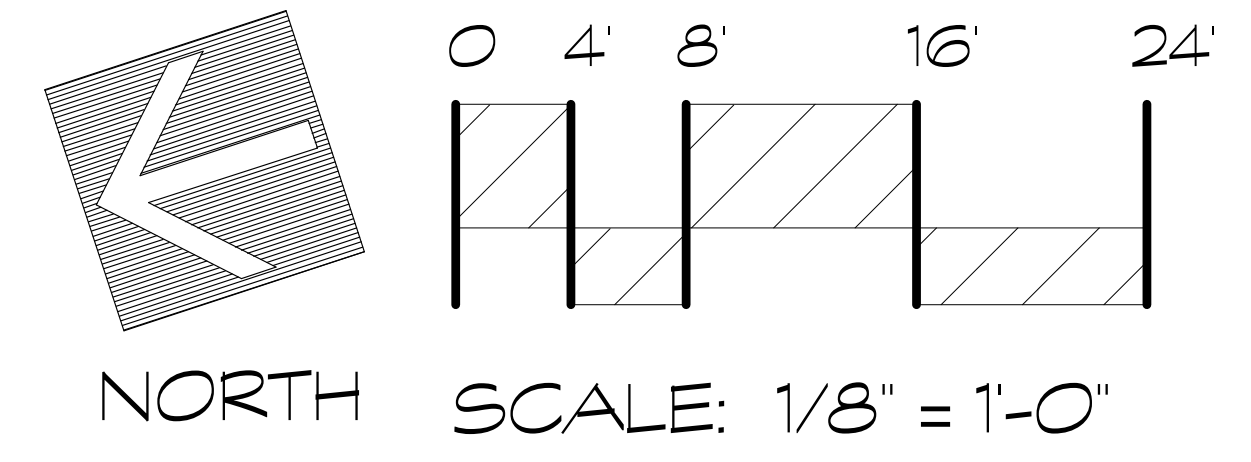
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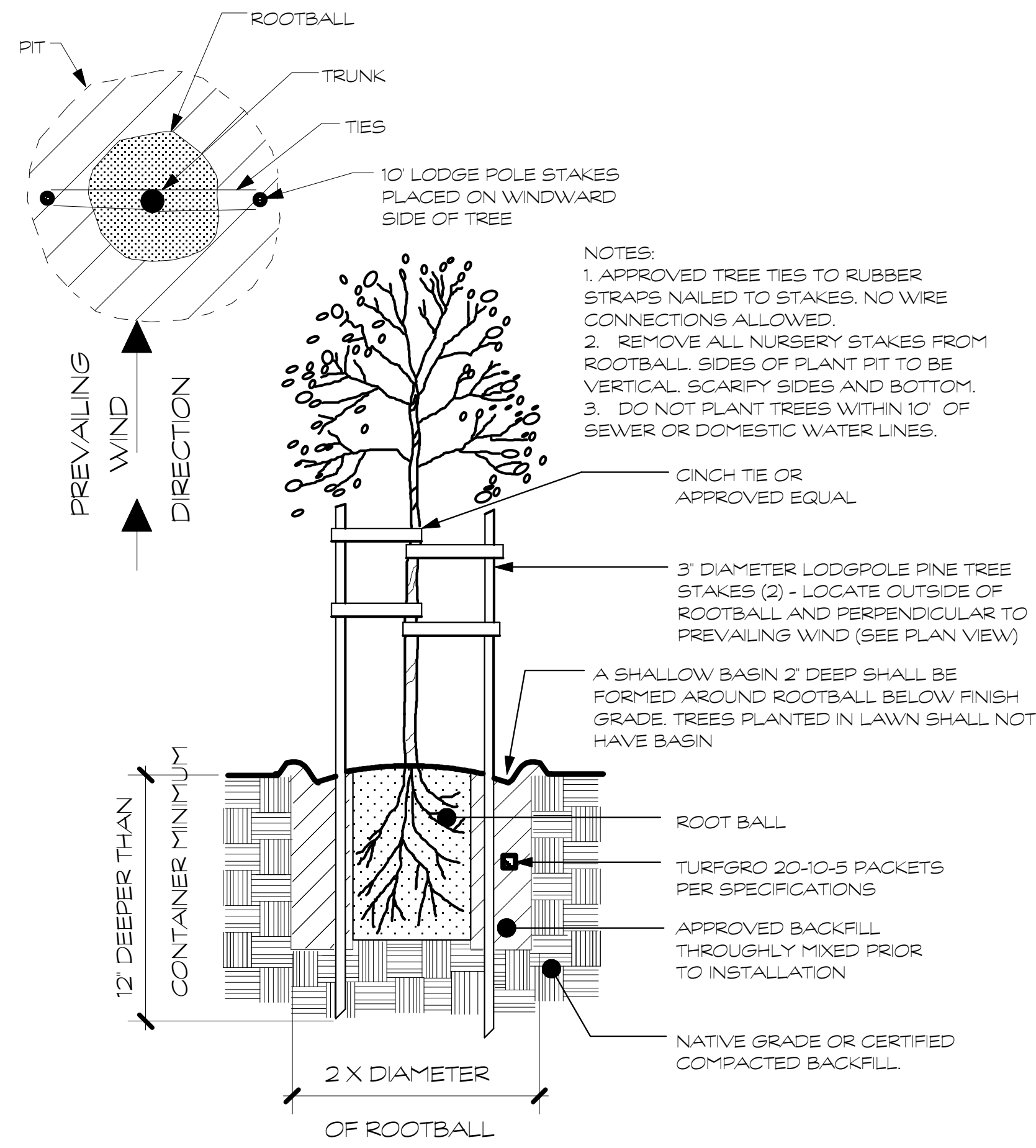


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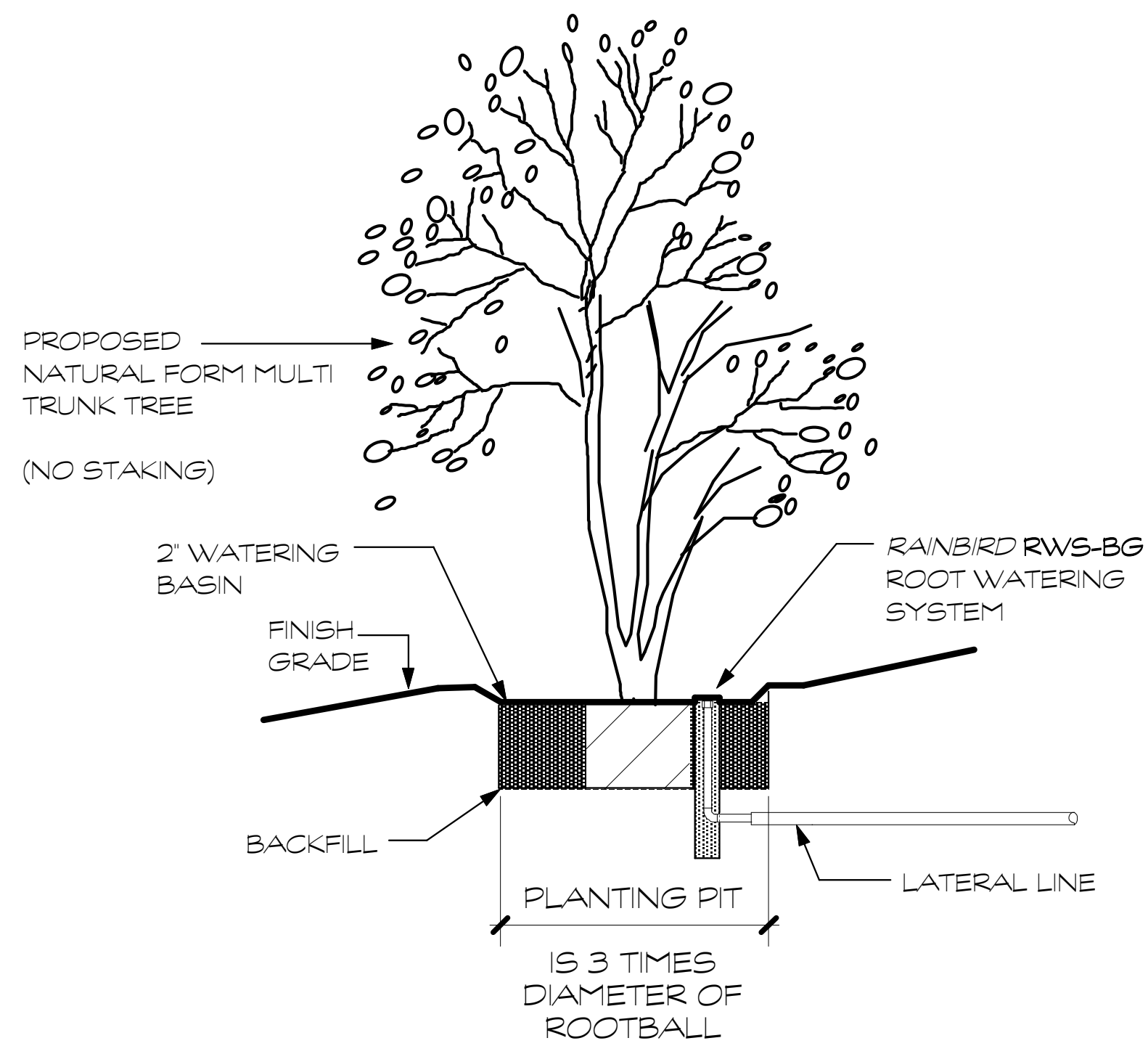
PLANTING PLAN

Job No:	Date: April 25, 2017
Drawn: mfh	Scale: 1/8" = 1'-0"

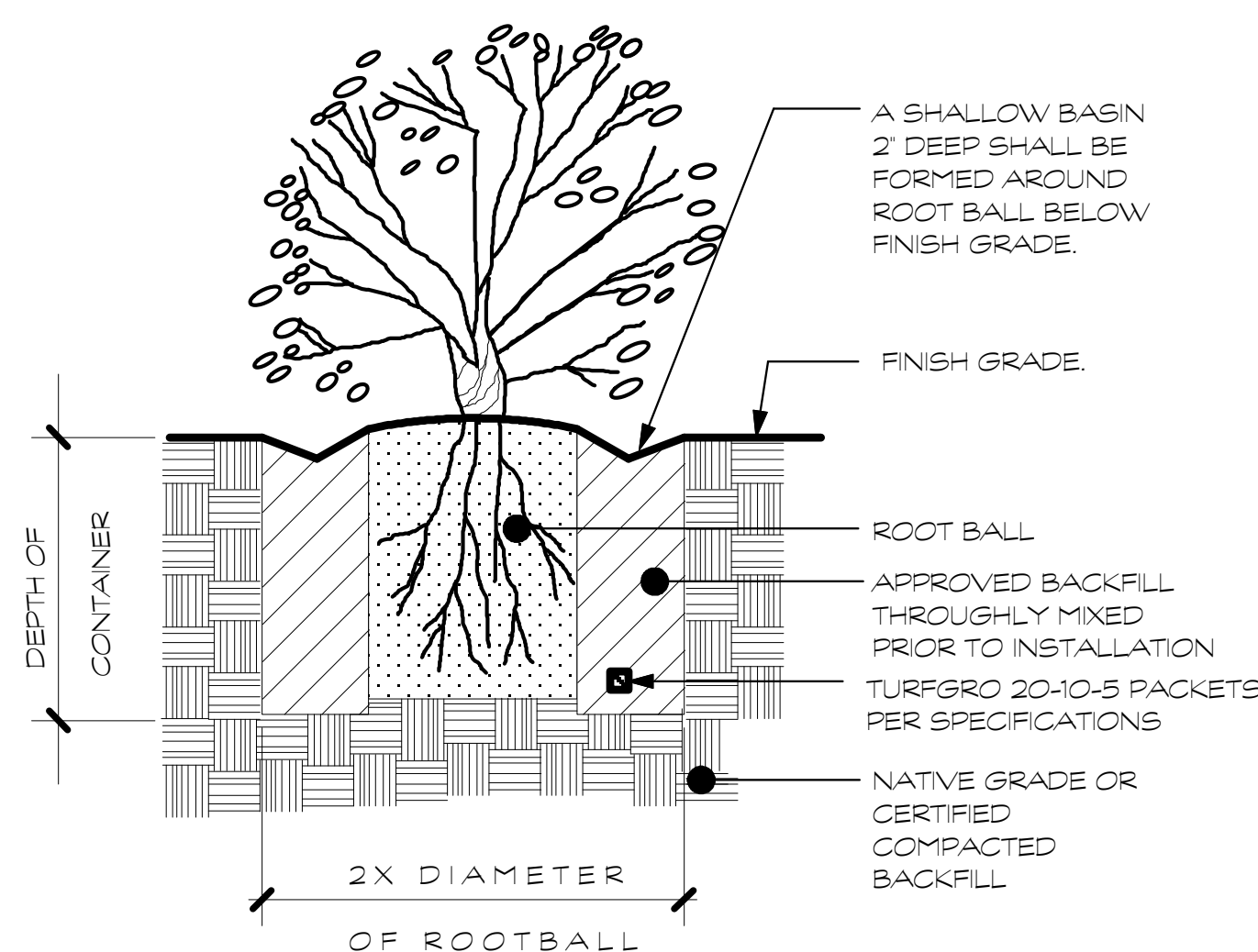
L-2



STANDARD TRUNK TREE PLANTING



MULTI TRUNK TREE
NO SCALE



SHRUB PLANTING DETAIL

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 MOUNDED 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.

BEDDING AREAS:

PERENNIAL BEDS SHALL BE EXCAVATED AND 6" (OR DEPTH NOTED) OF PURE PLANTING MIX (SUCH AS DIABLO SOIL'S 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 MANUFACTURERS 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 TURFPRO 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 TURFPRO 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 3" LAYER MEDIUM FIR BARK CHIPS FOR ALL PLANTING AREAS EXCEPT LAWN AND MEADOW GRASS. APPLY RONSTAR PRE EMERGENT PRIOR TO TOP DRESS AT MANUFACTURERS RECOMMENDED RATE.

MAINTANENCE:

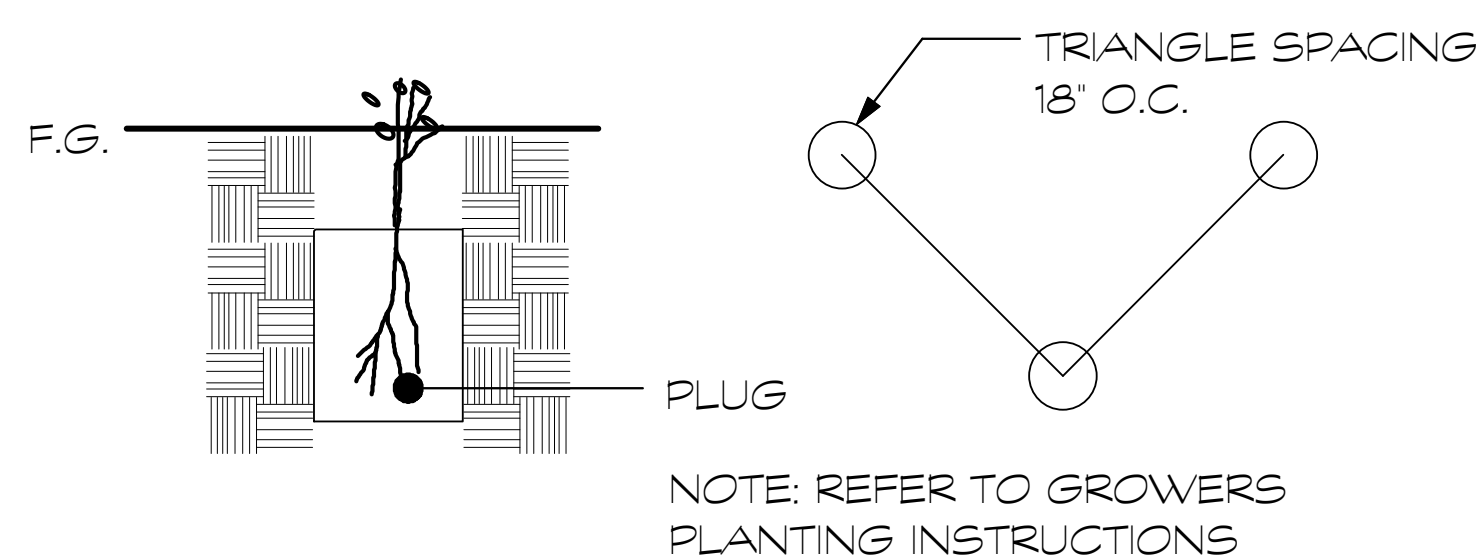
THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS (OR AS APPROVED BY OWNER) UPON COMPLETION AND APPROVAL OF THE PROJECT. DURING THE ENTIRE MAINTENANCE PERIOD, WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, AND SPRAYING FOR INSECTS AND DISEASES SHALL BE PERFORMED. AT THE END OF MAINTENANCE 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.



KURAPIA GROUNDCOVER PLUG DETAIL

PLANTING LEGEND :

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS (water use rating)
TREES:			
ACE BLO	Acer palmatum 'Bloodgood'	Japanese Maple	medium
AES ONE	Aesculus x carnea 'O Neil Red'	Red Horsechestnut	medium
CAR BET	Carpinus betulus 'Fastigata'	European Hornbeam	medium
CER FOR	Cercis canadensis 'Forest Pansy'	Redbud Variety	medium
COT GOL	Cotinus coggygria 'Golden Spirit'	Smoke Tree Variety	low
DOD ARI	Dodonea viscosa 'Arizona Green'	Hopseed Bush	low
LAG STD	Lagerstroemia x fauerli 'Natchez' (standard)	Grape Myrtle (white)	low
LAU SAR	Laurus nobilis 'Saratoga' (multi trunk)	Bay Tree	low
MAG BUT	Magnolia soulangiana 'Butterflies'	Magnolia Variety	medium
PIS RED	Pistachia x Red Push	Red Push Pistache	low
VINES:			
BIG VIO	Bignonia violacea	Lavender Trumpet Vine	medium
HAR VIO	Hardenbergia violacea	Happy Wanderer	medium
PAS ALA	Passiflora x alatoacaerulea	Passion Vine	medium
PAN ALB	Pandorea jasminoides 'Alba'	Bower Vine	medium
FRUIT TREES:			
CIT MEY	Citrus limon 'Meyer's Improved'	Lemon	medium
PUN GRA	Punica granatum 'Nochi Shiban'	Pomegranite	medium
ROSES:			
ROS AMB	Rosa 'Amber' flower carpet rose	Ground cover Rose	medium
SHRUBS:			
ACA COU	Acacia cognata 'Cousin It'	Little River Wattle	low
ARC PAC	Arctostaphylos 'Pacific Mist'	Manzanita Variety	low
BUX MON	Buxus sempervirens 'Monrue'	Green Tower Boxwood	medium
BUX JAP	Buxus japonica 'Green Beauty'	Japanese Boxwood	medium
CHO TER	Chaisia ternata	Mexican Orange	medium
EUO MIC	Euonymus microphylla	Boxleaf Euonymous	low
GRE RED	Grevillea 'Red Hooks'	Grevillea	low
ILE VOM	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	medium
MIC INS	Michelia yunnanensis 'Inspiration'	Inspiration Michelia	medium
NAN GUL	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	low
OLE MON	Olea europaea 'Montra'	Little Olle Olive	low
RHA OVA	Rhaphelepis ovata 'Minor'	Dwarf Yeddo Hawthorne	low
RHA ALA	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	low
PIT TEN	Pittosporum tenuifolium 'Kirstil'	Dwarf Tawhiwhi	medium
GRASSES AND GRASSLIKE:			
CAR TUM	Carex tumulicola	Berkeley Sedge	medium
CHR TEC	Chorodactylus tectorum	Cape Reed	medium
DIA REV	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	low
LOM LIM	Lomandra 'Lime Tuff'	Mat Rush	low
PEN KAR	Pennisetum orientale 'Karley Rose'	Red Fountain Grass	low
SES AUT	Sesleria autumnalis	Autumn Moor Grass	medium
PERENNIALS:			
BUL TIN	Bulbine frutescens 'Tiny Tangerine'	Orange Stalked Bulbine	low
CEN COC	Centranthus ruber 'coccineus'	Jupiter's Beard	very low
GAU LIN	Gaura lindheimeri 'So White'	Gaura (white)	medium
GEU COO	Geum 'Cooky'	No Common Name	medium
HEU MAR	Heuchera sanguinea 'Marmelade'	Coral Bells	medium
LAN MON	Lantana montevidensis	Lantana Variety	low
NEP DRO	Nepeta x faassenii 'Dropmore'	Catmint	medium
SAL MAR	Salvia chamadryoides 'Marine Blue'	Sage Variety	medium
TEU CHA	Teucrium chamaedrys	Germander	low

GROUND COVERS:

	Teucrium chamaedrys 'Prostratum'	Germander Variety	low
from 4" pots at 24" o.c. Triangular Spacing			
	KURAPIA Utility Ground Cover	From PLUGS	low
	KURAPIA DIRECT.COM	KURAPIA DIRECT IS A SERVICE OF	
ECOTECH SERVICES, INC		Also Available at:	
626.335.6043		TEKEO NURSERY, FRESNO, CA	
		1.559.275.3844	

h

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LANDSCAPE ARCHITECT

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AUGUSTINE PROJECT

4664-4682
AUGUSTINE STREET
PLEASANTON, CA

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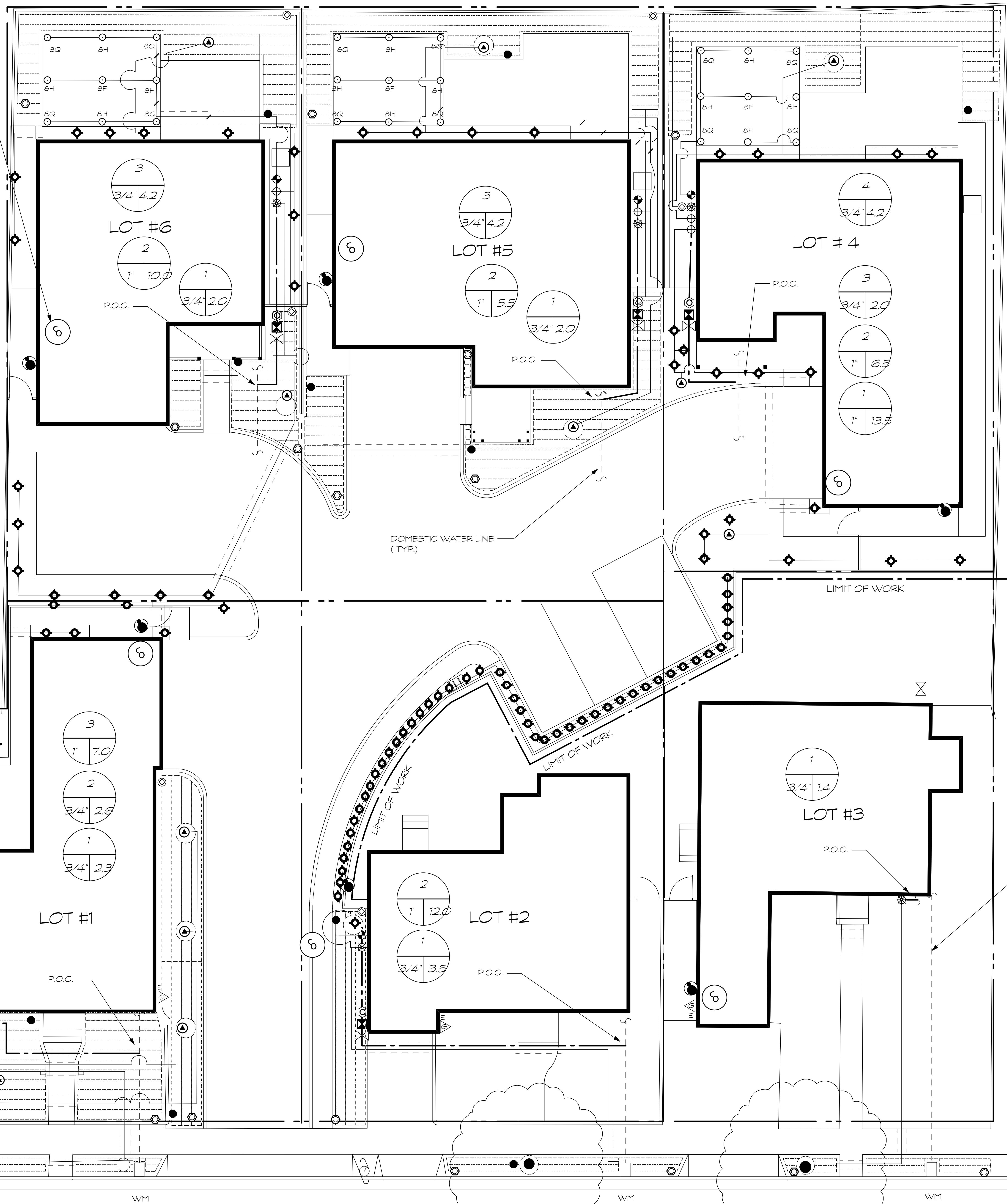
REV. NO. REVISION

PLANTING NOTES AND LEGENDS

Job No: _____ Date: April 25, 2017
Drawn: mfh

WALL MOUNT CONTROLLER LOCATION:
(TYPICAL)
PROVIDE CONNECTION TO 120 VOLT
POWER WITHIN RIGID STEEL CONDUIT FROM
SOURCE WITHIN GARAGE. ALL ABOVE
GRADE CONTROL WIRES SHALL BE
CONTAINED WITHIN PVC ELECTRICAL
CONDUIT SECURELY FASTENED TO WALL.
FINAL CONTROLLER LOCATION TO BE
COORDINATED WITH OWNER.

POINT OF CONNECTION TO WATER SUPPLY:
(TYPICAL - P.O.C.)
INSTALL COMPRESSION TEE ON DOMESTIC
WATER LINE AND CONNECT TO NEW 1 1/4"
PVC MAINLINE. VERIFY A MINIMUM STATIC
WATER PRESSURE OF 55 PSI. IF EXCEEDS 95
PSI, INSTALL PRESSURE REDUCING VALVE
(SEE LEGEND). VERIFY A MINIMUM AVAILABLE
FLOW OF 18 GPM.



- 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.

- RAINBIRD XFS NOTES:**
1. INSTALL A RAINBIRD DRIP OPERATION INDICATOR ON EACH CRX LINE FOR INSTANT VISUAL PROOF THAT LINE IS OPERATING.
 2. RAINBIRD XFS TUBING TO BE STAKED AT 3' ON CENTER.
 3. RAINBIRD XFS TUBING TO BE SPACED AT 18" ON CENTER. KEEP TUBES MINIMUM 4" FROM EDGE OF PLANTING AREA.
 4. RAINBIRD XFS TUBING TO BE BURIED MINIMUM 4", MAXIMUM 6" DEEP.
 5. INSTALL A MANUAL FLUSHING VALVE AT THE LOW POINT OF EACH EXHAUST HEADER.

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) 277-2800.

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 24'

IRRIGATION PLAN

Job No: _____ Date: April 25, 2017
 Drawn: mfh Scale: 1/8" = 1'-0"

L-4

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REV. NO.	REVISION

IRRIGATION LEGEND

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION
	ESP - SMTe Smart Control System ESP4SMTeI - 4 station outdoor- 120v.	RAINBIRD ESP-SMTe 4 STATION CONTROLLER USE ESPSM6- 6 STATION EXPANSION MODULE EXTERIOR WALL MOUNT
	AUTOMATIC SHUTOFF DEVICE	RAINBIRD ESP-SMTe Weather sensor
	FEBCO 825 Y 3/4"	BACKFLOW PREVENTION DEVICE
	600L-111"	WILKINS PRESSURE REDUCING VALVE
	B110	STOCKHOLM GATE VALVE (line size)
	075-DV 3/4" NPT	RAINBIRD DV/ DVF SERIES VALVE IN-LINE REMOTE CONTROL VALVE
	XGZ-100-PRF WITH 200 MESH FILTER	RAINBIRD LOW FLOW PRESSURE REGULATING IN-LINE REMOTE CONTROL ZONE KIT WITH 200 MESH FILTER AND BALL VALVE
	RAIN BIRD XACZ-075-PRF WITH 200 MESH FILTER	LOW FLOW CONTROL ZONE KIT WITH ANTI-SIPHON VALVE AND PR FILTER
	RAIN BIRD MPR SERIES NOZZLES MATCHED PRECIPITATION RATE INSTALL ON RAIN BIRD 1804-SAM SPRAY BODIES WITH SAM CHECK VALVE AND SWING JOINT	NOZZLES: RAIN BIRD 8' SERIES MPR
	RWS-B-C-1402 WITH 0.5 GPM BUBBLER	RAINBIRD ROOT WATERING SYSTEM WITH SWING ASSEMBLY AND SOCK
	RAIN BIRD XERI-BIRD 8 MULTI-OUTLET DEVICE USE PRS-050-30 PRESSURE REGULATOR STEM ON DOUBLE SWING JOINT	
	RAIN BIRD 1401 .25 GPM BUBBLER ON RISER WITH SWING JOINT	

RAINBIRD XFS LEGEND:

SYMBOL	NUMBER	DESCRIPTION
	OPERIND	RAINBIRD DRIP OPERATION INDICATOR
	ARV050	RAINBIRD AIR/VACUUM RELIEF VALVE
	END FLUSHING CAP	RAINBIRD MANUAL FLUSH
	XFS- 06- 18- 500	RAINBIRD XFS SUB SURFACE DRIPLINE
	PVC HEADER OR RAIN BIRD	QF DRIPLINE HEADER # XQF7518100: XQF

PIPING LEGEND:

SYMBOL	DESCRIPTION
	1 1/4" MAINLINE sch. 40 p.v.c. plastic pipe with sch. 40 p.v.c. solvent fittings. 18" cover.
	1" LATERAL LINE
	3/4" LATERAL LINE
	1/2" LATERAL LINE
	4" P.V.C. SLEEVE

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. CITYSTANDARD 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 LID. 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 LID. COIL 3 FEET OF EXCESS WIRE IN VALVE BOX.

8. INSTALL 4" AND 6" POP UPS USING TRIPLE SWING 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.

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AUGUSTINE PROJECT

**4664-4682
AUGUSTINE STREET
PLEASANTON, CA**

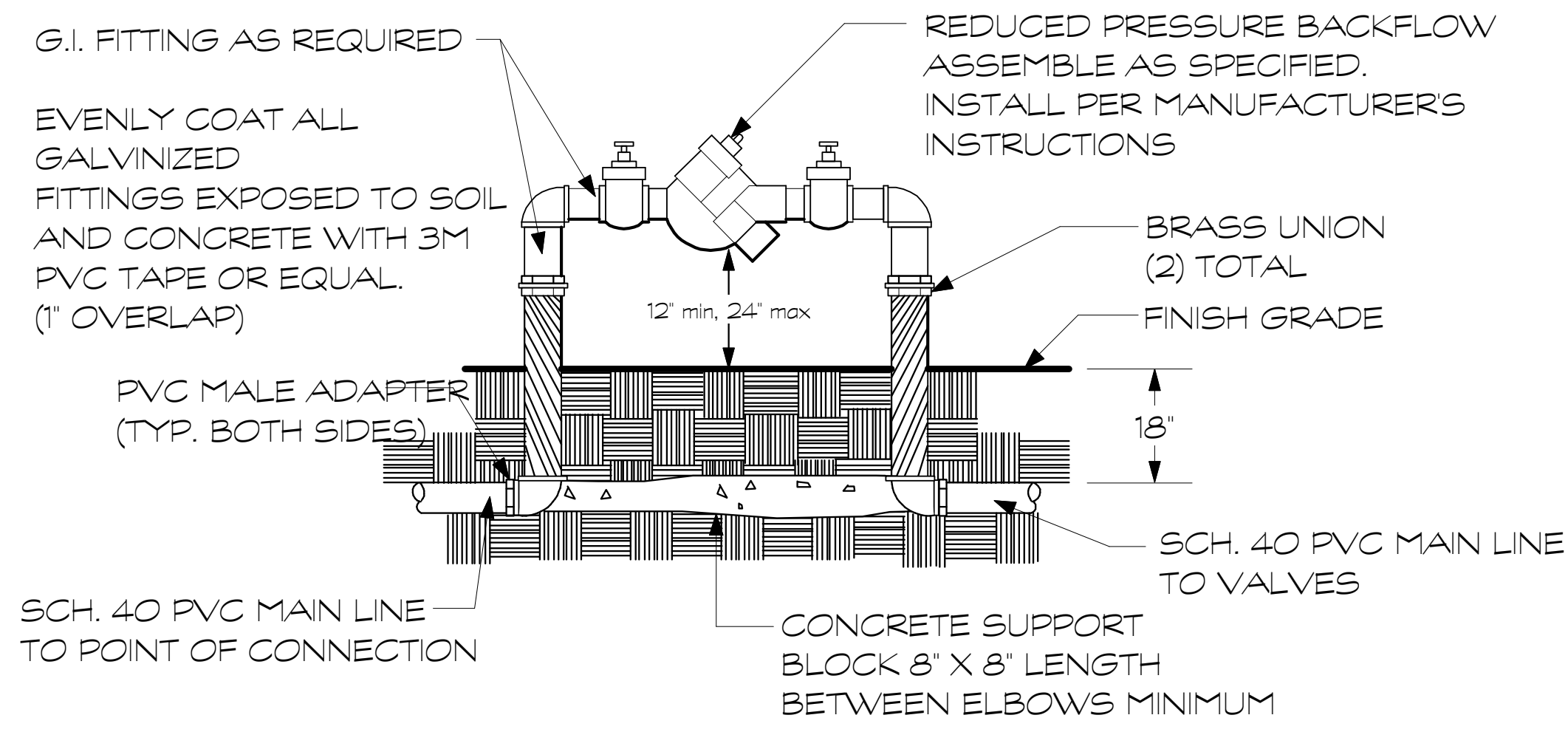
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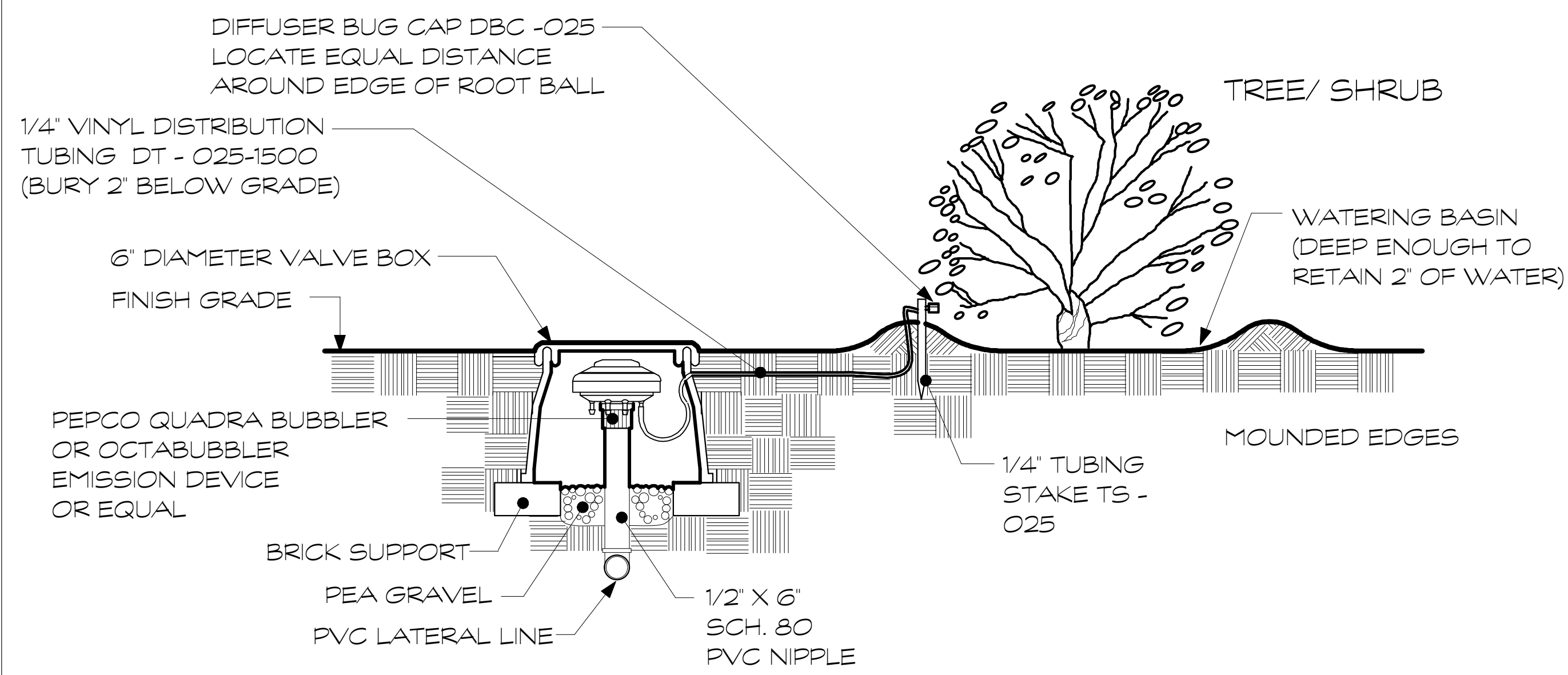
REV. NO.	REVISION

IRRIGATION NOTES

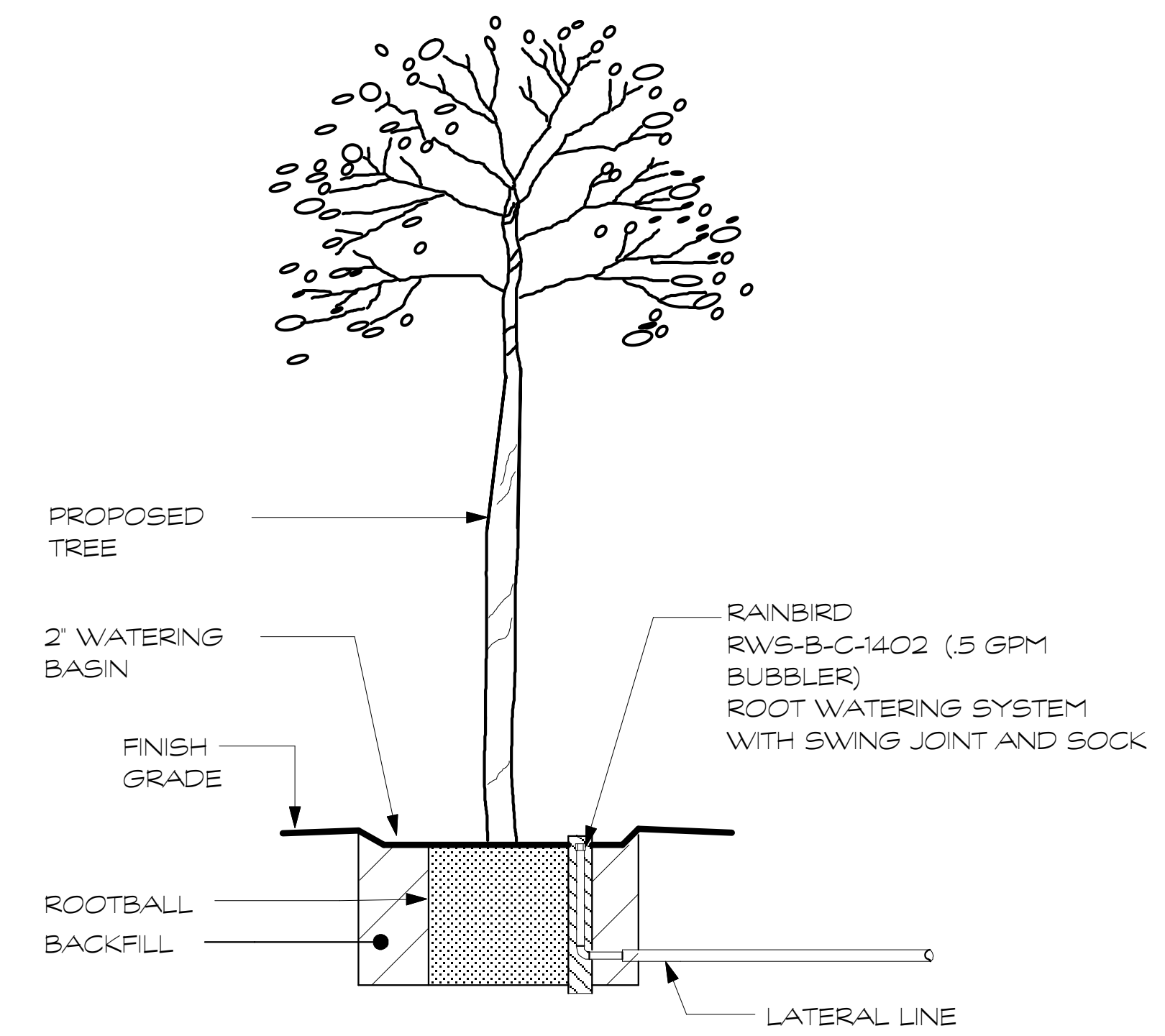
Job No: _____ Date: April 25, 2017
Drawn: mfh



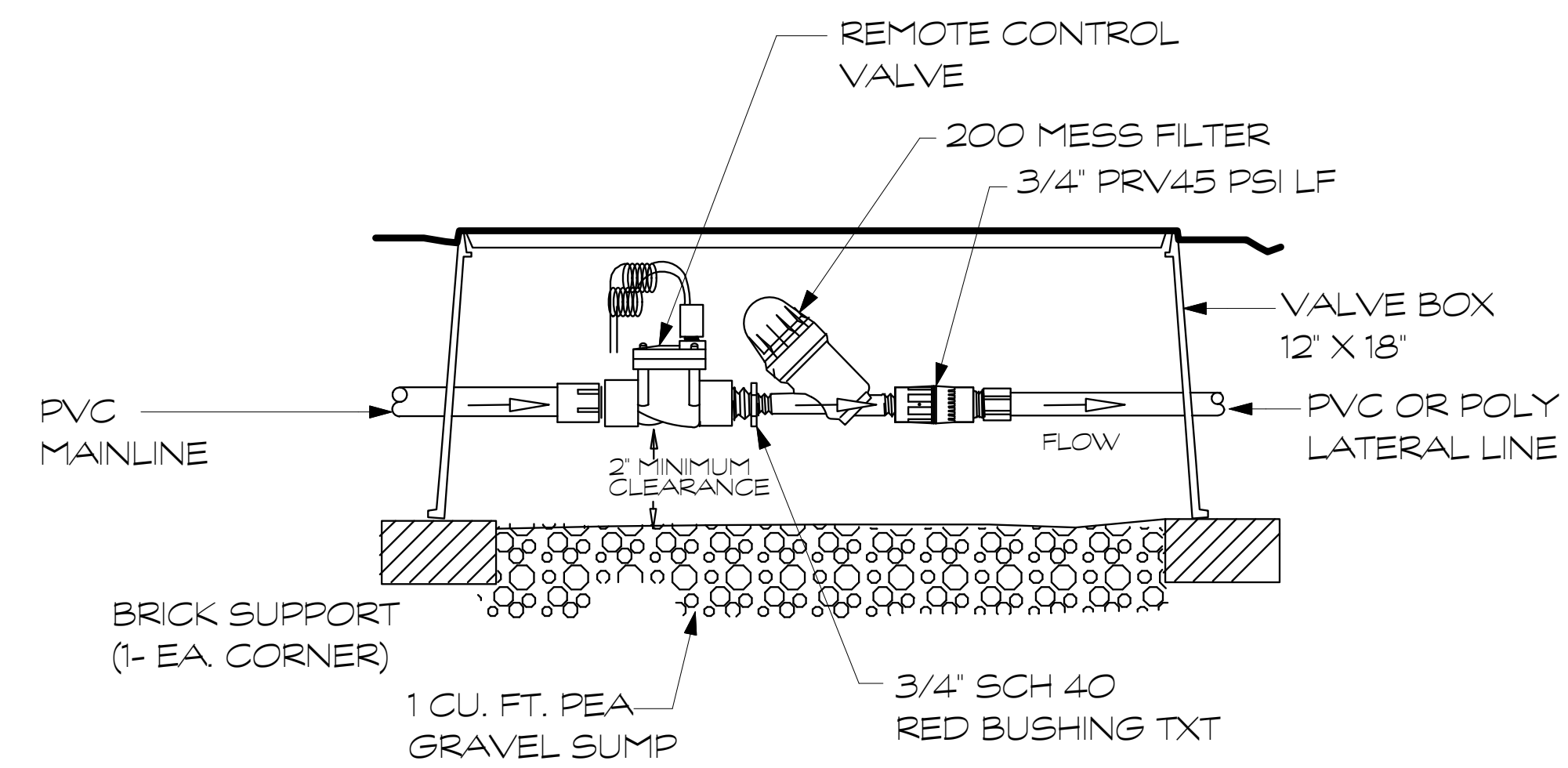
BACKFLOW PREVENTION DEVICE
NO SCALE



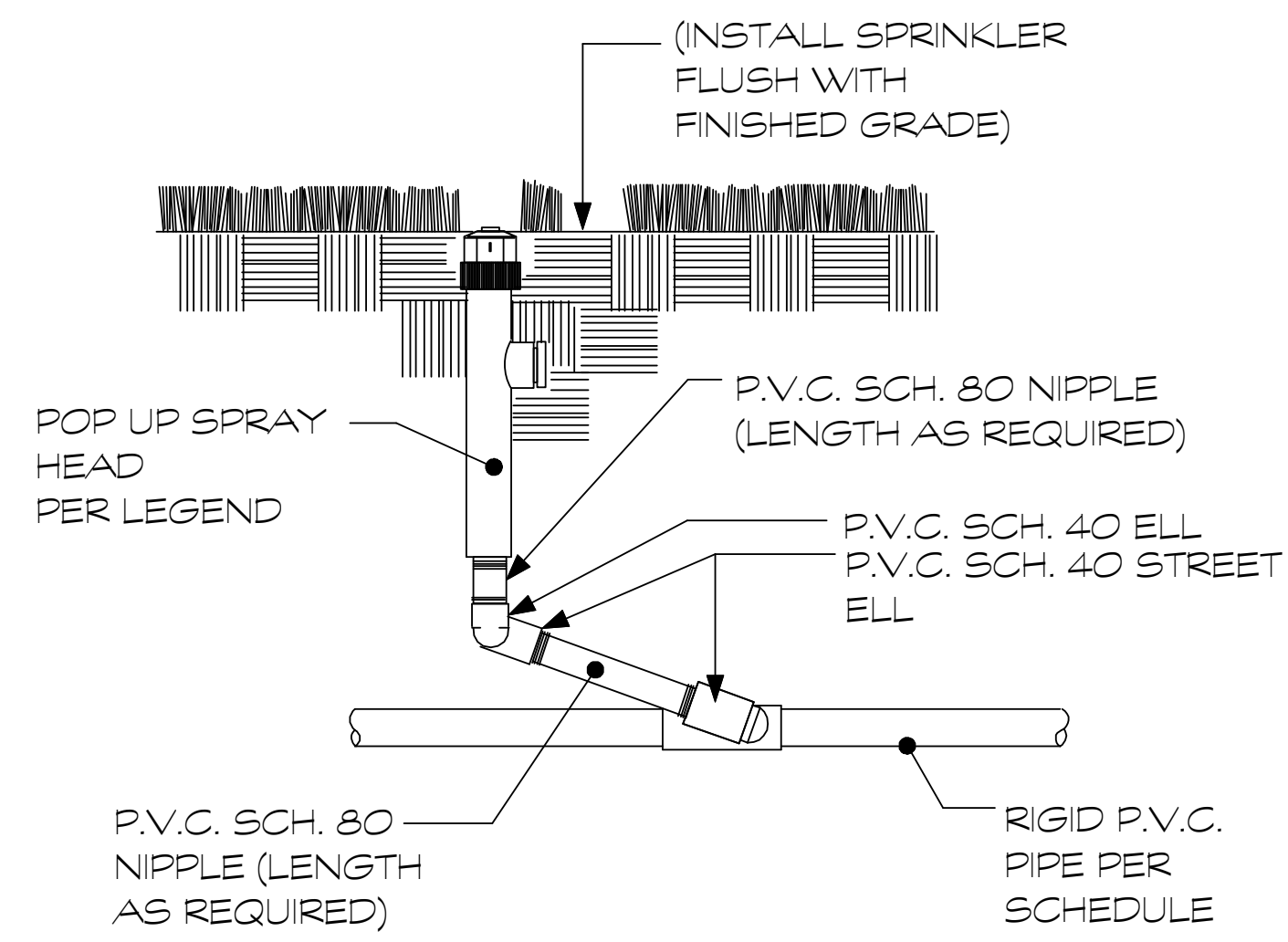
XERI-BUG IN XERI-BIRD MULTI-OUTLET EMISSION DEVICE
NO SCALE



TREE BUBBLER
NO SCALE

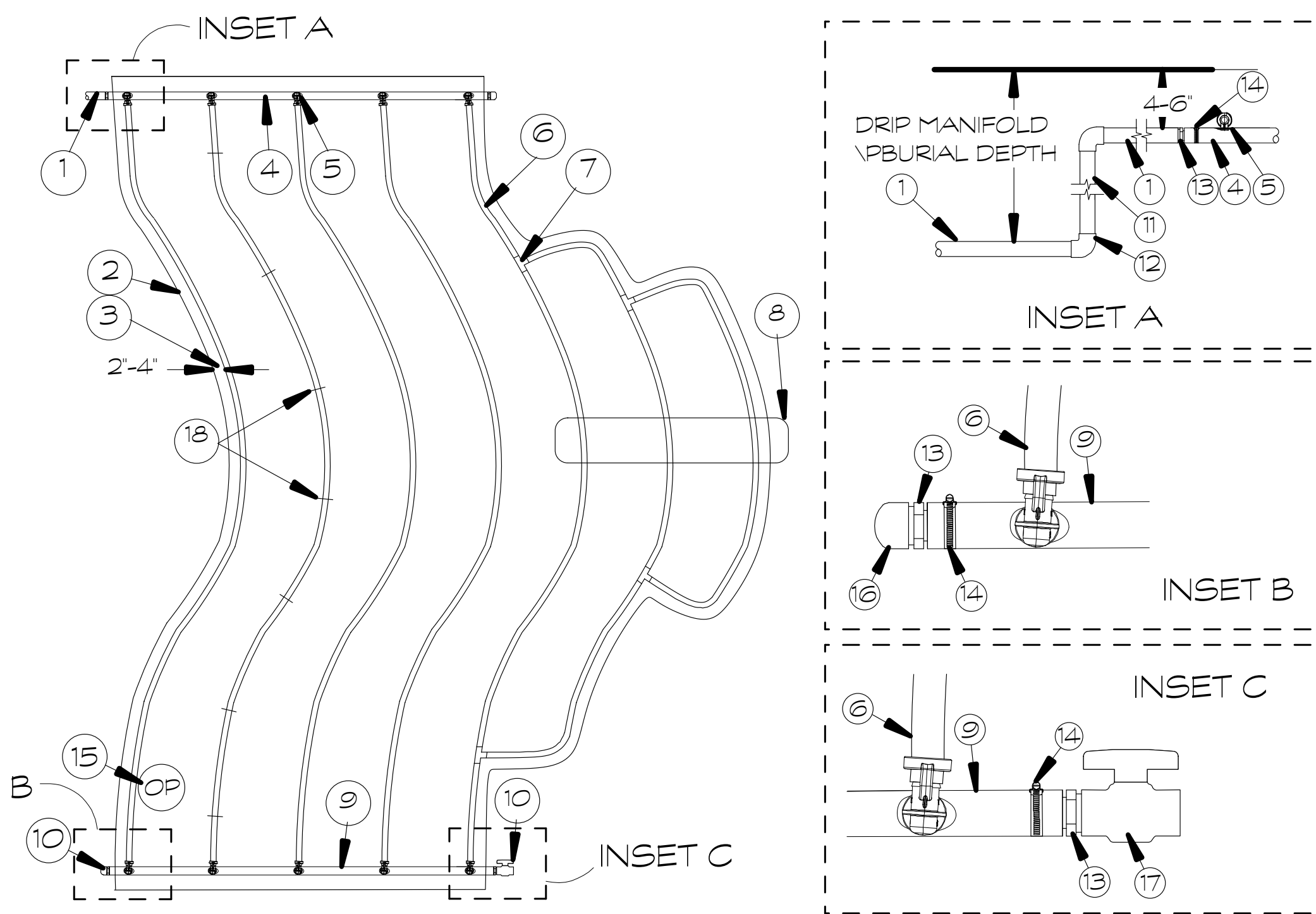


LOW-VOLUME CONTROL SYSTEM (RAINBIRD XCZ-075-PRF)
NO SCALE



POP-UP SPRAY HEAD
NO SCALE

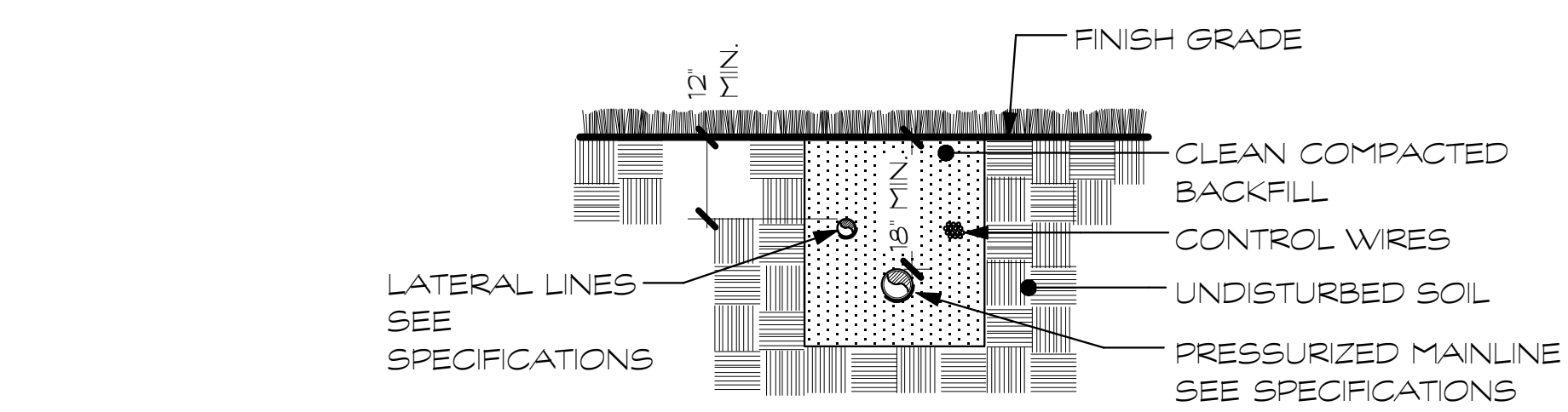
- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.



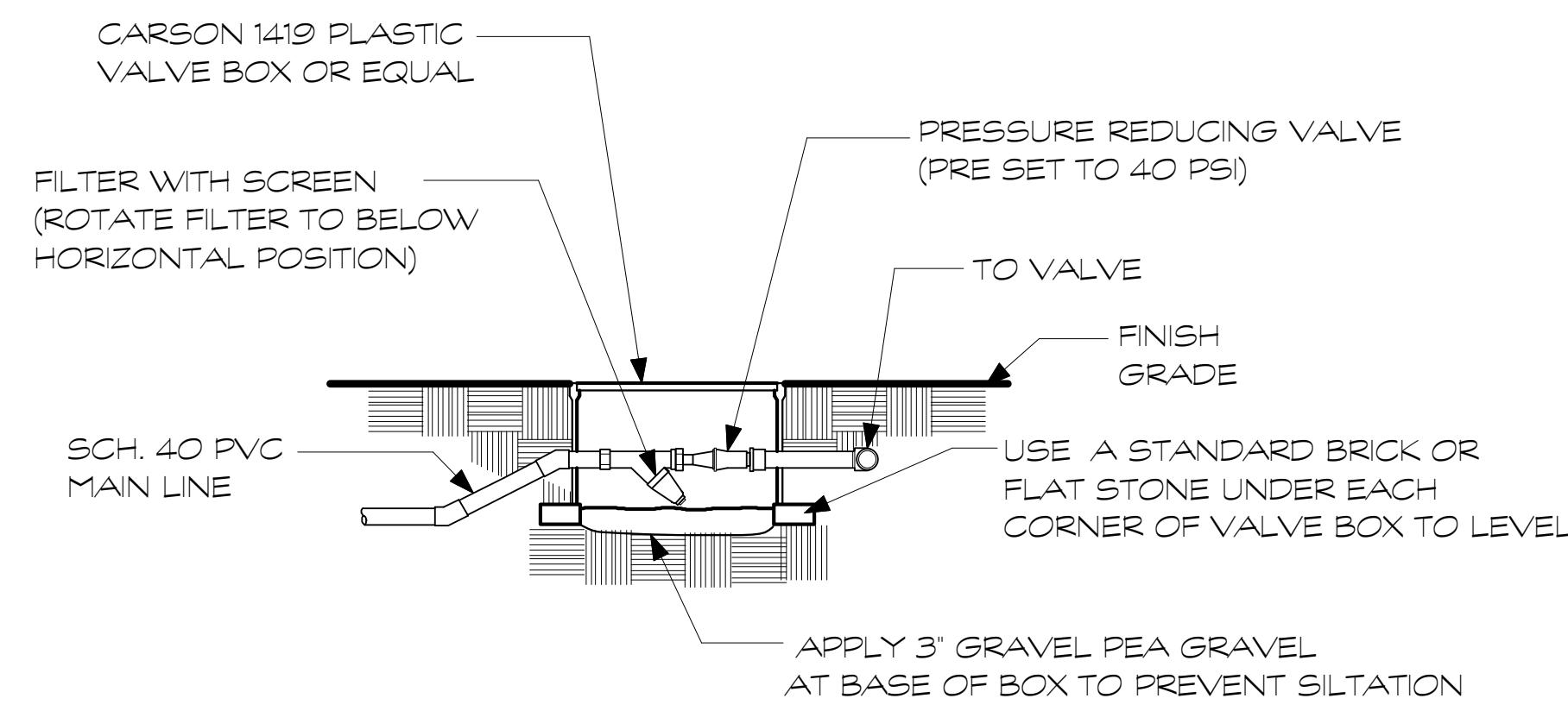
- LEGEND:
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND) PERIMETER OF AREA
 - PERIMETER OF AREA
 - PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
 - QF-SUPPLY HEADER
 - PRE-INSTALLED BARB FITTING
 - RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
 - BARB X BARB INSERT TEE RAIN BIRD XFF-TEE (TYPICAL)
 - TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
 - QF-FLUSH HEADER
 - FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
 - PVC RISER PIPE
 - PVC SCH 40 ELL (TYPICAL)
 - XF SERIES INSERT FITTING XFF-MA-050/075 (TYPICAL)
 - STAINLESS STEEL OETIKER OR MURRAY CLAMP
 - OPERATION INDICATOR RAIN BIRD MODEL OPERIND
 - PVC SCH 40 CAP
 - PVC SCH 40 BALL VALVE
 - XF SERIES TIE-DOWN STAKES (TDS-050)

REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

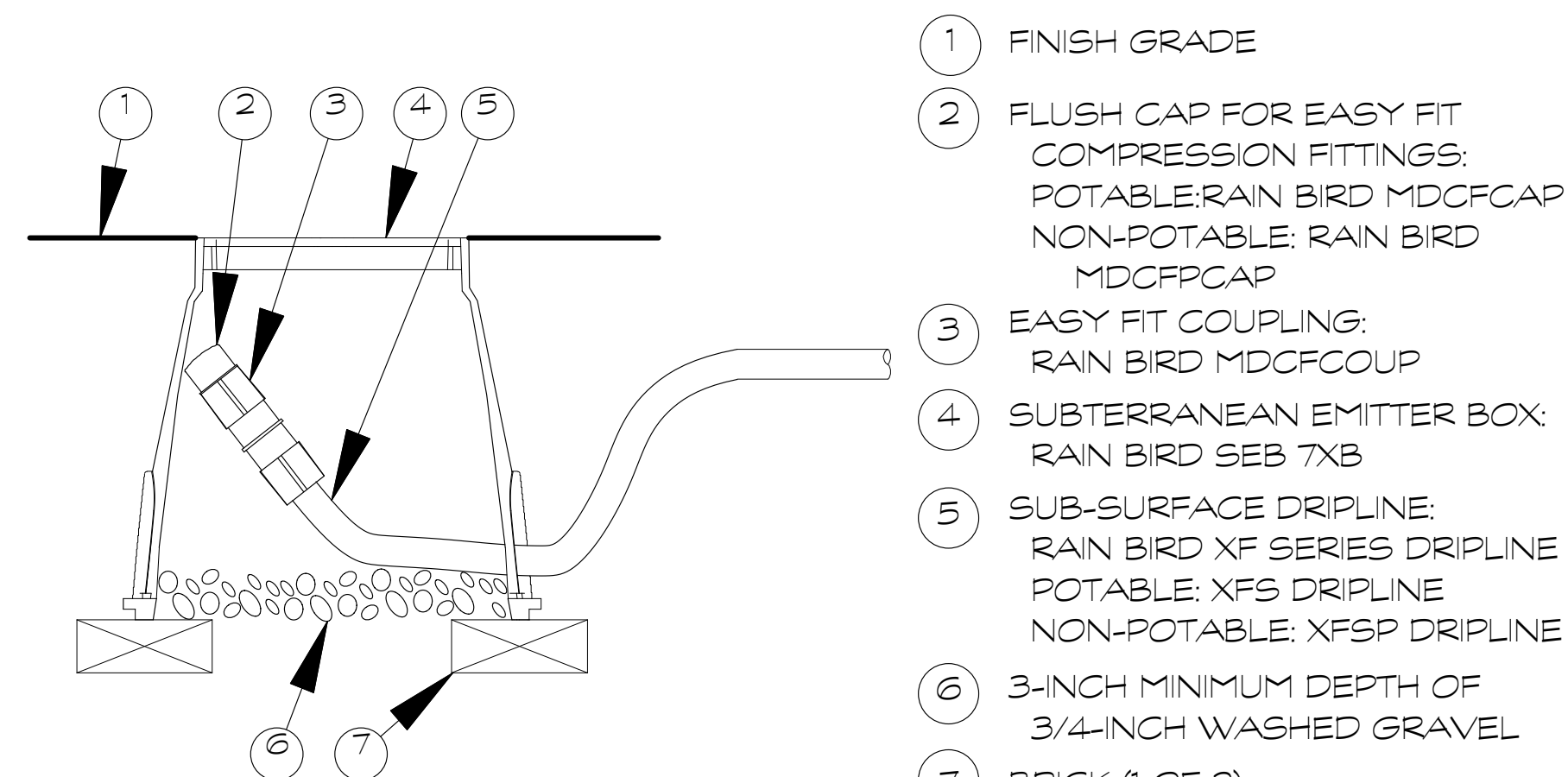
XFS SUB-SURFACE DRIPLINE CURVED EDGE LAYOUT QF HEADER
NO SCALE



PIPE TRENCHING
NO SCALE

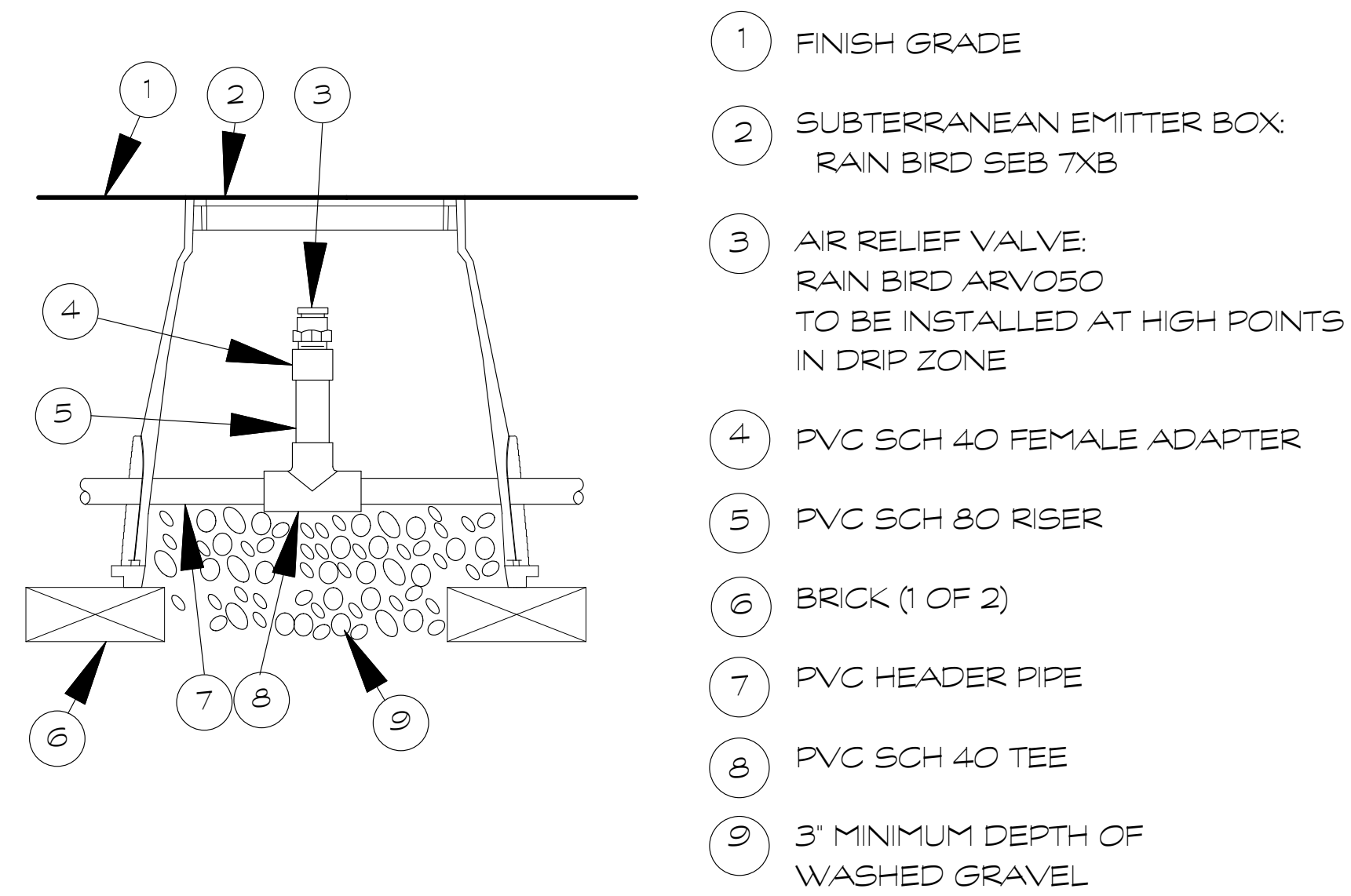


FILTER/PRESSURE REGULATOR
NO SCALE



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

FLUSHING END CAP
NO SCALE



1/2" AIR RELIEF VALVE IN PVC HEADER
NO SCALE

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IRRIGATION DETAILS

Job No: Date: April 25, 2017
Drawn: mfh