

Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:



Bommarito Residence

Electrical Symbols	General Notes	General Notes	Abbreviations	Consultants	Sheet Index
<p>Telephone Jack</p> <p>TV Cable</p> <p>Smoke Detector/Carbon Monoxide Detector</p> <p>Gas Stub</p> <p>Key Valve (Gas)</p> <p>Light Fixture (Ceiling)</p> <p>Light Fixture (Wall)</p> <p>Wall Washer Light</p> <p>Fluorescent Fixture</p> <p>Fan/Light</p> <p>Fan</p> <p>Wall Outlet</p> <p>Floor Outlet</p> <p>1/2 Hot Outlet</p> <p>4 Pole Outlet</p> <p>220 Volt Outlet</p> <p>Junction Box (220 volt)</p> <p>Garbage Disposal</p> <p>Doorbell</p> <p>Door Chimes</p> <p>Dimmer Switch</p> <p>3 Pole Switch</p> <p>4 Pole Switch</p> <p>Switch</p> <p>Hot Bib</p> <p>Cold Water Stub</p> <p>Hot Water Stub</p> <p>Shower Head</p> <p>Recessed Can Light</p> <p>Intercom</p> <p>Alarm Control</p> <p>Vacuum Outlet</p> <p>Speaker Prep</p> <p>Heat Lamp</p>	<p>Final grade under building shall have positive slope to a minimum of one area drain which shall be piped to street.</p> <p>Final grade shall provide positive drainage away from building.</p> <p>Provide minimum 18" x 30" clear access from underfloor access panel to each drain the cleanout located in the underfloor area.</p> <p>All construction shall exceed the latest edition of codes adopted by the City of Livermore. These shall include:</p> <p>2013 California Electrical Code 2013 California Plumbing Code 2013 California Fire Code 2013 California Mechanical Code 2013 California Administrative Code 2013 California Housing Code 2013 Green Building Code 2013 California Residential Code 2013 California Energy Code</p> <p>and all other health and safety codes and ordinances adopted by governing agencies.</p> <p>These plans are for general construction purposes only. They are not exhaustive details nor fully specified. It is the responsibility of the contractor to select, verify, resolve, and install all materials and equipment.</p> <p>The architect will not be observing the construction of this project. The contractor is solely responsible for the quality control and construction standards for this project.</p> <p>New residential building shall be designed in compliance with 2013 California Green Building Standards (Chapters 3 & 4).</p> <p>Underfloor area shall be ventilated by an approved mechanical means or by openings in exterior foundation walls. Such openings shall have a net area of not less than one square foot for each 150 square feet of underfloor area. Openings shall be located as close to the corners as practical and shall provide cross ventilation. The required area of such openings shall be approximately equally distributed along the length of at least two opposite sides. They shall be covered with corrosion resistant wire mesh with openings of 1/4" in dimension.</p> <p>The contractor shall be solely responsible for compliance with all recommendations of the Soil Report for construction, grading, and foundation inspection.</p> <p>Approved address numbers shall be visible and legible from the street frontage and shall contrast their background.</p> <p>Provide water meter, water line pipe and gas pipe using calculations when requested by the field building inspector. One line drawing is to accompany all calculations. All plan check fees will be paid as required by the permit.</p> <p>Electrical load calculations shall be provided by the contractor upon request of the field building inspector. All plan review fees will be paid as required by the permit.</p> <p>Plumbing drain waste and vent and/or mechanical ducting and/or electrical wiring diagrams or drawings may be required by the field inspector and will be provided by the contractor upon request. All plan review fees will be paid as required by the permit.</p> <p>The Irregularity system is designed and drawn by others.</p> <p>The contractor shall be solely responsible for compliance with all recommendations of the Soil Report for construction, grading, and foundation inspection.</p> <p>The contractor shall have the Soil Engineer review and approve in writing that the foundation and site design are in conformance with the Soil Report prior to commencement of work.</p>	<p>Fire Department access must be maintained serviceable prior to and during construction.</p> <p>Provide emergency telephone on the job site prior to any construction.</p> <p>All disturbed or graded slopes shall be landscaped to prevent soil erosion.</p> <p>31 slopes shall be jute matted prior to ground cover planting. An approved equal geo-fabric could be used in lieu of jute matting.</p> <p>Low precipitation irrigation heads shall be used to reduce water usage and reduce water runoff.</p> <p>Exterior lighting either attached to the house or located in the yard shall be diffused or concealed in order to prevent illumination of adjoining properties.</p> <p>Garbage or trash enclosures shall be suitably concealed behind permanent screening or fencing contiguous to the residence.</p> <p>Factory built fireplaces are to be installed per manufacturer's instructions. The instructions must be checked to verify if an approved "decorative gas appliance" or a "gas log lighter" can be installed in the fireplace. No gas piping can penetrate the fireplace walls or floor without such installation instructions. Plans must indicate the fireplace manufacturer's name, model number, and also the approved testing and listing agency. If a decorative gas appliance or log lighter is to be installed, the manufacturer's name, model number and approved testing and listing agency must be provided to the field inspector for review prior to installation of the equipment. Submit the manufacturer's instructions that indicate what can be installed in the fireplace to the City Building Inspector for review prior to installation of the equipment.</p> <p>The following list and list shall be provided to the building inspector before any 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.</p> <p>a. A surveyor must verify building setbacks to property lines and also pad elevations. The 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.</p> <p>b. When IR is employed under the building, a soil engineer must verify pad compaction. The 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.</p> <p>c. A surveyor must verify finish floor elevations. The 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 before shear and roof inspection.</p> <p>d. A surveyor must verify the highest elevation of the highest point of any roof ridge or roof projection. The 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 before frame inspection.</p>	<p>HR One hour</p> <p>ACC Access</p> <p>AWH Awning</p> <p>CAB Cabinet</p> <p>CLG Ceiling</p> <p>CONC Concrete</p> <p>CONT Continuous</p> <p>CPT Carpet</p> <p>D Dryer</p> <p>DR Door</p> <p>DW Dishwasher</p> <p>ENCL Enclosed</p> <p>FAU Forced Air Unit</p> <p>FIP Fireplace</p> <p>FLUOR Fluorescent</p> <p>GAR Garage</p> <p>GL Glass</p> <p>GSM Galvanized Sheet Metal</p> <p>GYPBD Gypsum Board</p> <p>HWWD Hardwood</p> <p>LAV Lavatory</p> <p>LAV Manum</p> <p>MIN Minimum</p> <p>MW Microwave</p> <p>PR Riser</p> <p>REF Refrigerator</p> <p>SC CLGS Self Closing</p> <p>SF Subfloor</p> <p>SH Single Hung</p> <p>SHR Shower</p> <p>SUBFLR Subfloor</p> <p>SUR Surround</p> <p>TC Trash Compactor</p> <p>TEMP Tempored</p> <p>TOP of Sub Top of Sub</p> <p>TOP of Stem Wall Top of Stem Wall</p> <p>TYP Typical</p> <p>W Washer</p> <p>WC Water Closet</p> <p>WDW Window</p> <p>WP Waterpool</p>	<p>Owner: Paul and Molly Bommarito 147 Old Bernd Ave., Suite 6 Pleasanton, CA 94566</p> <p>Architect: Terry Townsend, Architect 147 Old Bernd Ave., Suite 6 Pleasanton, CA 94566 925-464-5436</p> <p>Soil Engineer: GFC and Associates 8020 Dublin Blvd., Suite D Dublin, CA 94568 925-829-0426 Report No. 1565.O3</p> <p>Structural Engineer: A & E Design Services 2197 Fourth Street Livermore, CA 94550 925-449-3683</p>	<p>C Cover Sheet</p> <p>1 Full Site Plan</p> <p>2 Partial Site Plan</p> <p>3 First Floor Plan</p> <p>4 Second Floor Plan</p> <p>4 Sleeping Loft Floor Plan</p> <p>5 Roof Plan</p> <p>6 Exterior Elevations</p> <p>7 Exterior Elevations</p> <p>DI Architectural Details</p> <p>CI Grading and Drainage Plan</p> <p>LI Planting Plan</p> <p>L2 Irrigation Plan</p>
				<p>Occupancy</p> <p>OCCUPANCY TYPE: R-3/1</p> <p>TYPE OF CONSTRUCTION: 1B</p> <p>AFFE REQUIREMENT: 1C1</p>	
				<p>Building Data</p> <p>First Floor Area: 4533 square feet</p> <p>Second Floor Area: 664 square feet</p> <p>Total Floor Area: 5197 square feet</p> <p>Garage Area: 901 square feet</p> <p>Covered Porches: 821 square feet</p>	<p>Copyright</p> <p>The Design, Plans, Drawings, and Details described herein as Lot 3 - Subdivision 7815, Bommarito Residence, in Pleasanton, California, are the exclusive property of Terry Townsend, Architect, and may not be copied or used for any other purpose other than originally intended, without written permission and compensation to Terry Townsend, Architect. Furthermore, Terry Townsend, Architect, assumes no liability or responsibility for uses other than those described within these plans, or for revisions and changes without prior notification and written approval by Terry Townsend, Architect. All rights are reserved.</p>

RECEIVED

MAR 22 2016

CITY OF PLEASANTON
 PLANNING DIVISION

EXHIBIT B

P15-0620

Rev	Client Review	2-22-16
	Design Review	3-15-16
	Description	Date

Cover Sheet

Job Number: 201417 Sheet: C

Scale: None

Drawn: Terry

Checked: Terry

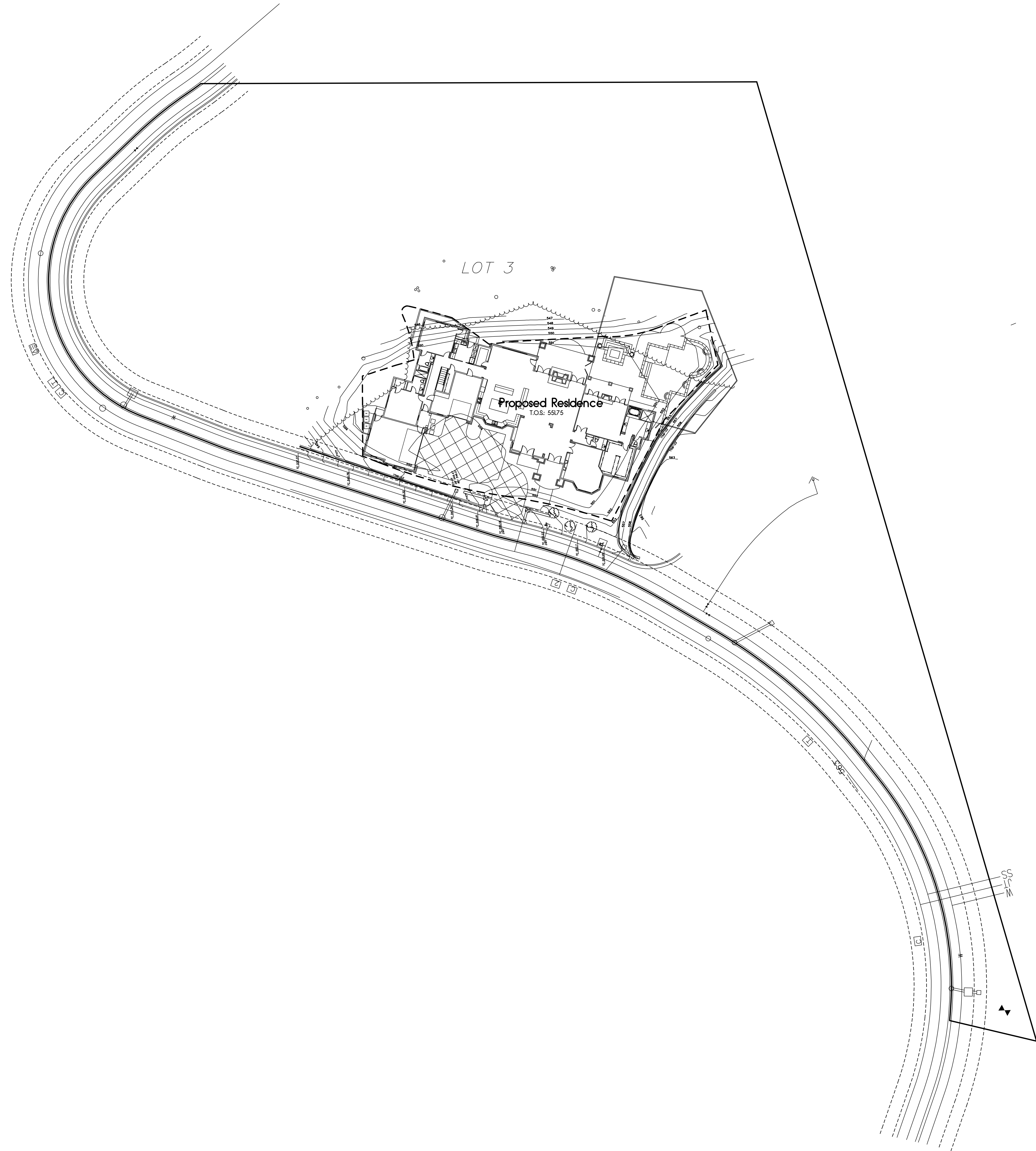
Date: 5-13-15





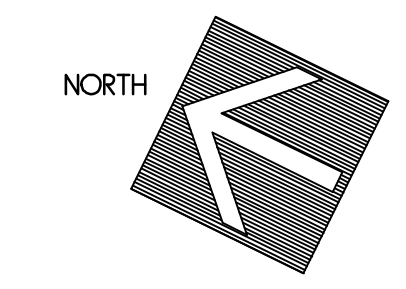
Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:
 See sheet 2 for more detailed site plan information.



Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

Full Site Plan



Job Number: 201417 Sheet: 1
 Scale: 1"=20'-0"
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9

Bonmarito Residence
 Lot 3 Subdivision 7815
 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.

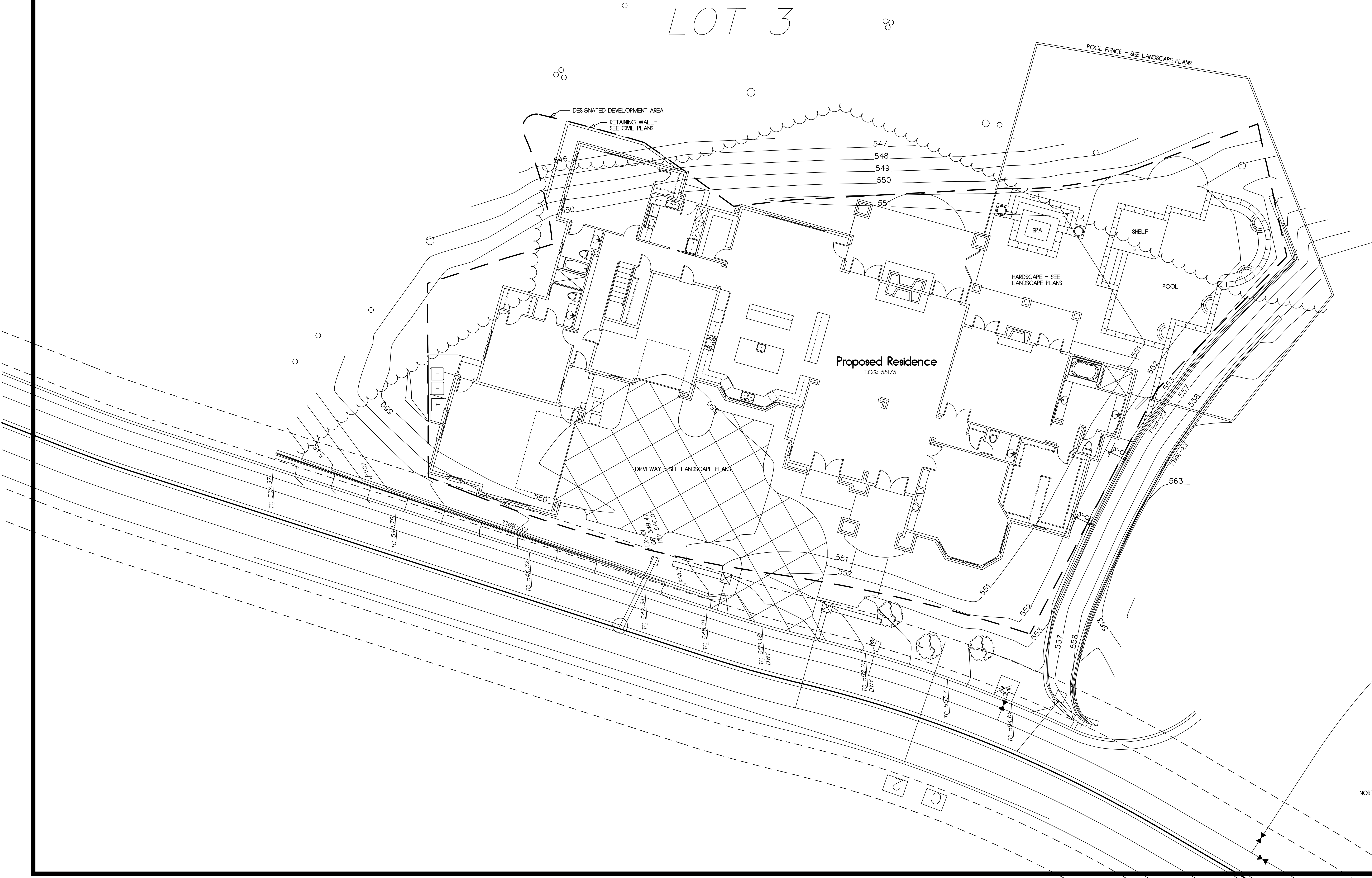
Prior to construction, the contractor shall employ the soils engineer to test the relative soil density and compaction of the site and verify in writing that the relative soil density and compaction meet or exceeds the requirements specified in the soils report. If the relative soil density and compaction 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.

LOT AREA:	85,598 SQ. FT.
DDA AREA:	11,400 SQ. FT.
FAA:	91
ALLOWABLE AREA:	5814 SQ. FT.
FIRST FLOOR AREA:	4533 SQ. FT.
SECOND FLOOR AREA:	644 SQ. FT.
TOTAL AREA:	5177 SQ. FT.
GARAGE AREA:	901 SQ. FT.
GARAGE CREDIT:	700 SQ. FT.
NET GARAGE AREA:	201 SQ. FT.
NON-EXCLUDED PORCHES:	163 SQ. FT.
TOTAL BUILDING AREA:	5561 SQ. FT.
ALLOWABLE AREA:	5814 SQ. FT.
IMPERVIOUS SURFACE AREA:	9350 SQ. FT.



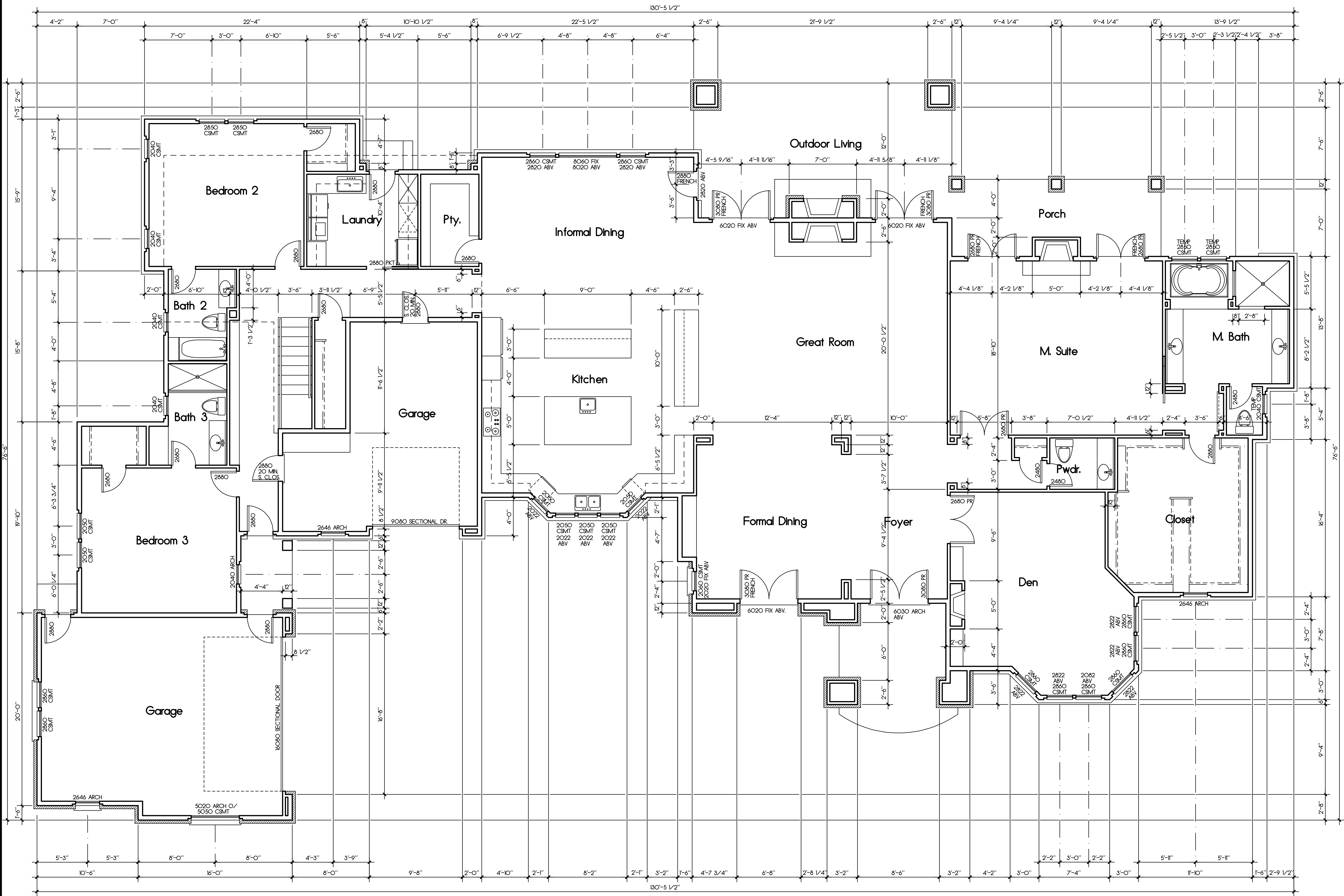
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15
Rev	Description	Date

Partial Site Plan

Job Number:	201417	Sheet:	2
Scale:	1/8"=1'-0"		
Drawn:	Terry		
Checked:	Terry		
Date:	5-13-15	Of	9

Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:



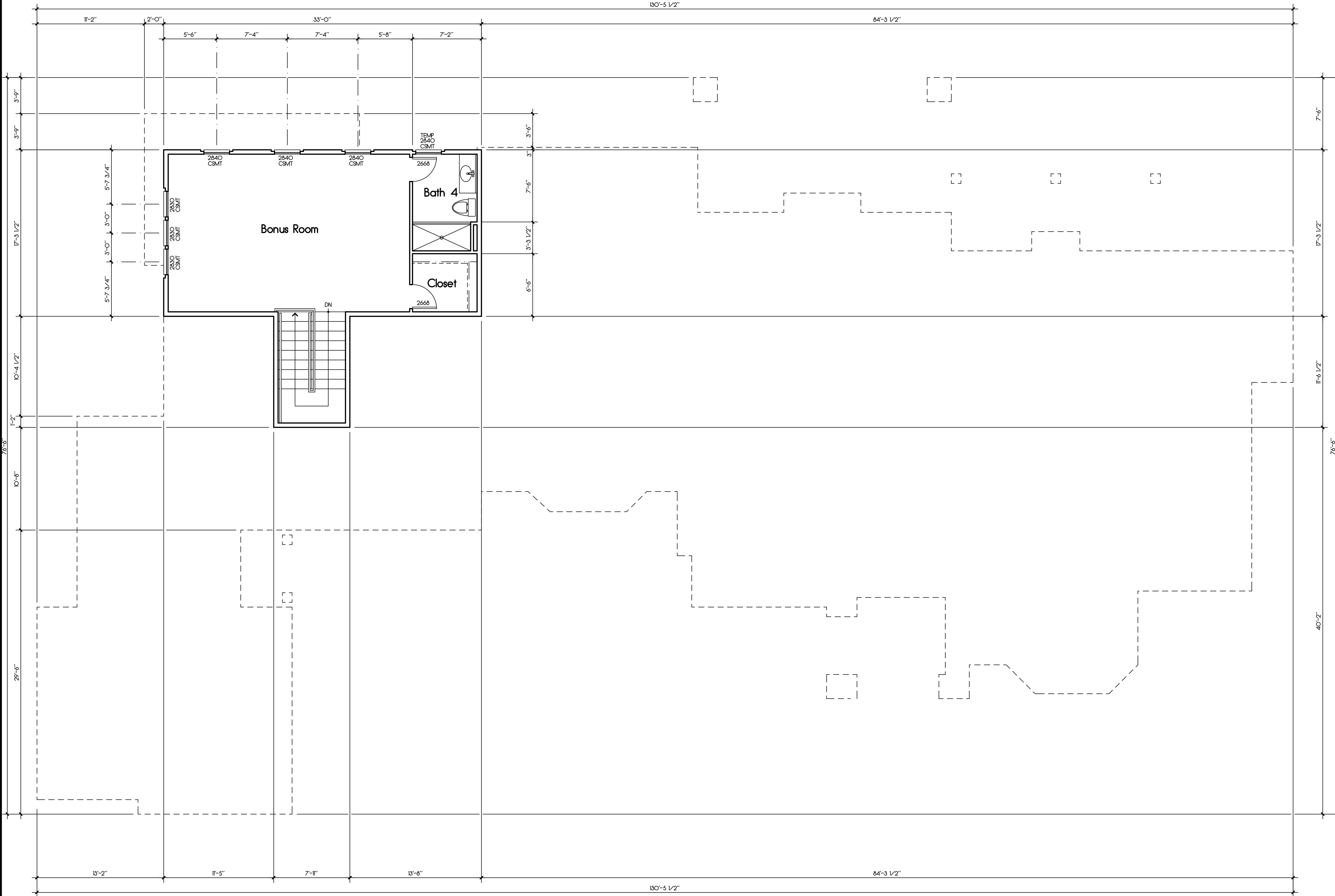
Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

First Floor Plan
 4533 SQUARE FEET
 GARAGE: 901 SQUARE FEET
 COVERED PORCHES: 821 SQUARE FEET

Job Number: 201417 Sheet:
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9

Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:



Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

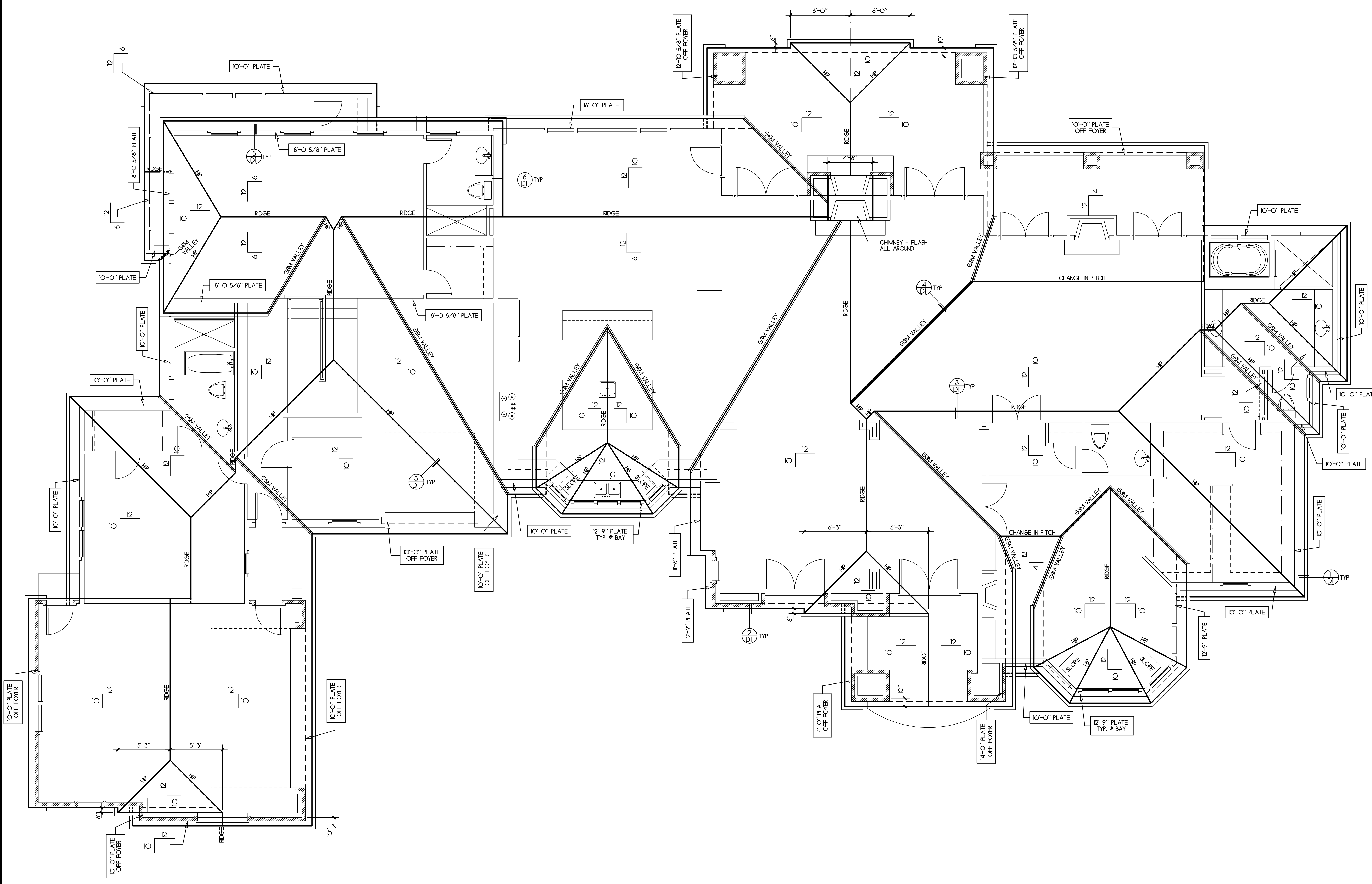
Second Floor Plan
 664 SQUARE FEET

Job Number: 201417 Sheet: 4
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9

Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:
 Roofing shall be Flat Concrete Tile over 3/8" 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.)
 Concrete roof tiles shall be fastened per 2013 CRC.
 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 2013 CRC.
 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.



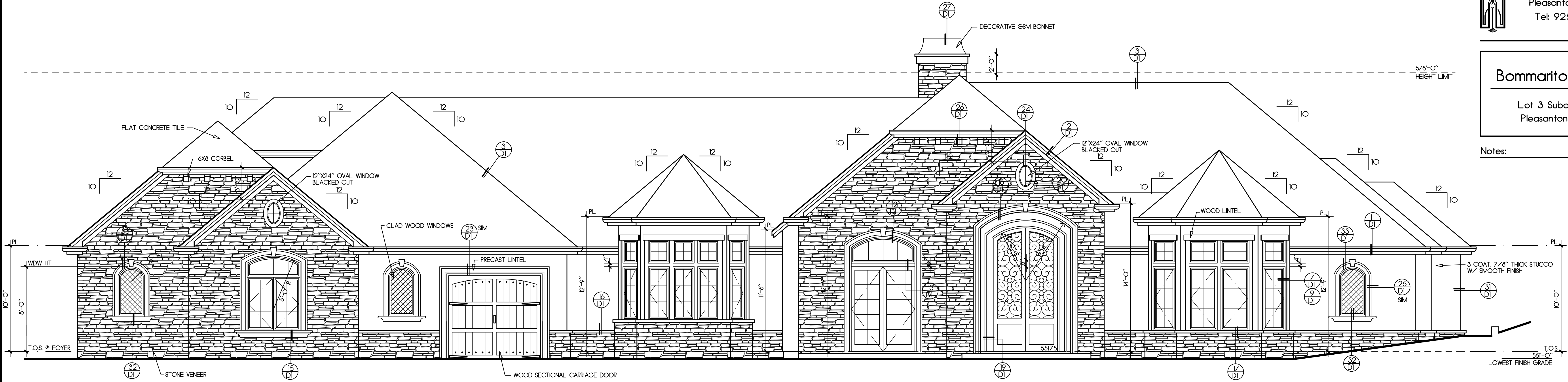
Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

Roof Plan

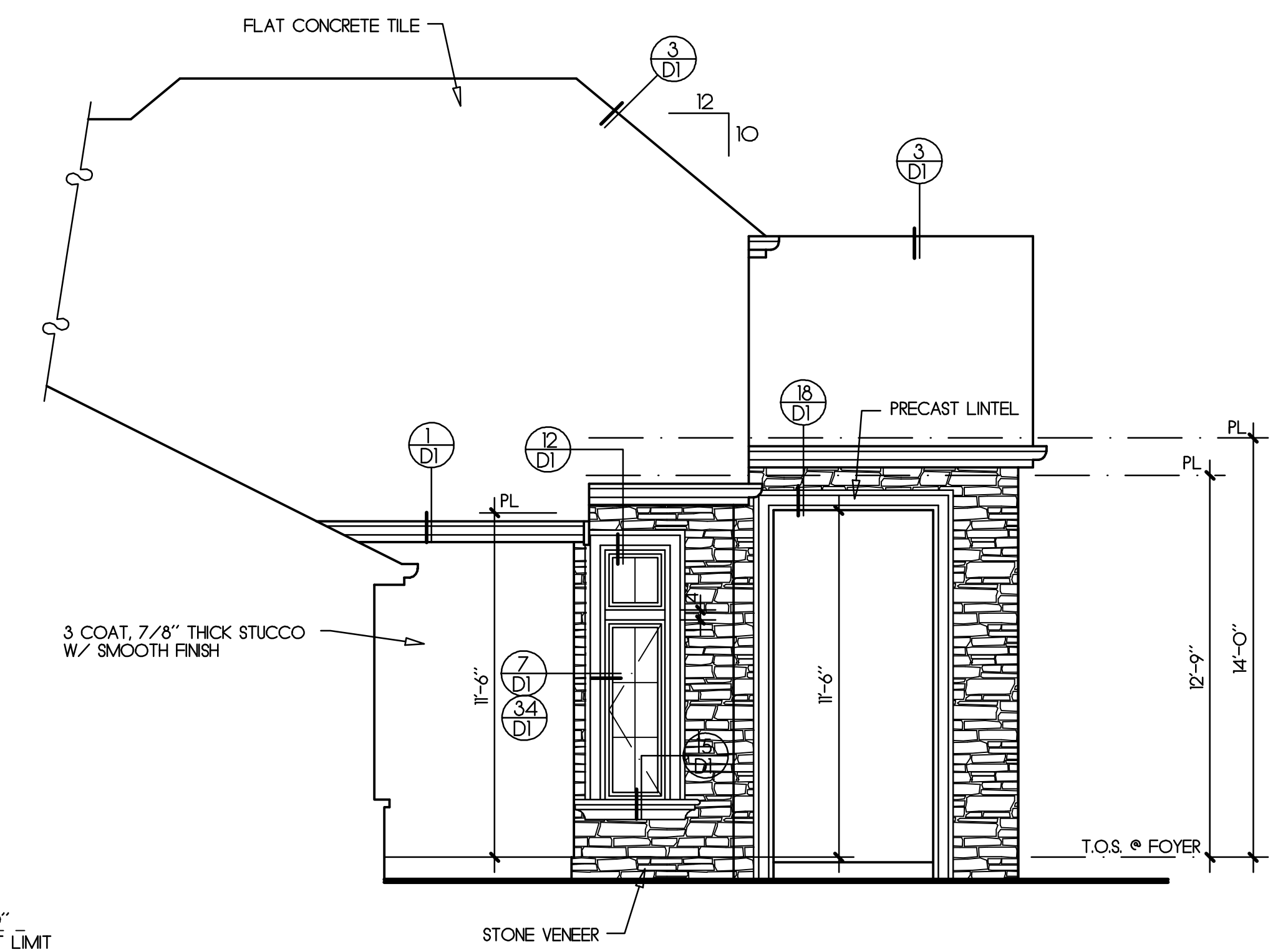
Job Number: 201417 Sheet:
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9

Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California

Notes:

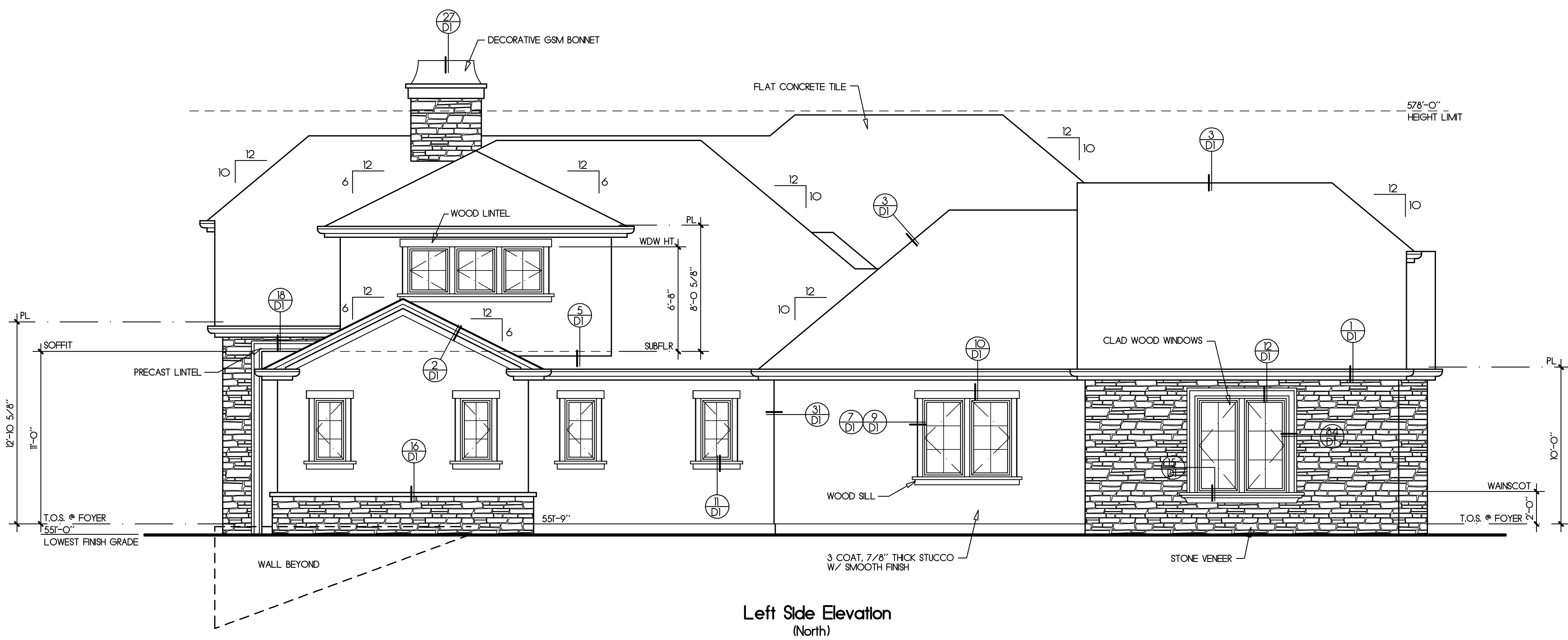


Front Elevation (West)



Partial Left Side Elevation (North)

- 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'-8" 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 2013 CRC.
- S.F. : Subfloor
- Subfr : Subfloor
- T.O.S. : Top of Slab
- T.O.S.W. : Top of stem wall
- T.O. Ftg. : Top of Footing
- Fireplace shall be equipped with GSM terminal cap with spark arrester.
- Egress windows shall comply with 2013 CRC with a minimum net clear operable area of 5.7 sq. ft., a minimum net clear operable height of 24 inches, a minimum net clear operable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.
- Stucco Body shall be Merlex P-141 (stained).
- Trim shall be painted SW7036 Accessible Beige.
- Fascia and Barge shall be painted SW7026 Accessible Beige.
- Gutter shall be PSG w/ Dark Bronze finish.
- Roof tile shall be Auburn Tile "Americana Blend".
- Stone shall be Buechel "Fond du Lac Rustic".
- Precast trim shall have Baystone Sonora #9 Integral color.
- Windows shall be Jeld-Wen stielne series w/ Heirloom White clad.
- French Doors and Sliding Glass doors shall be Jeld-Wen stielne series w/ Heirloom White clad.



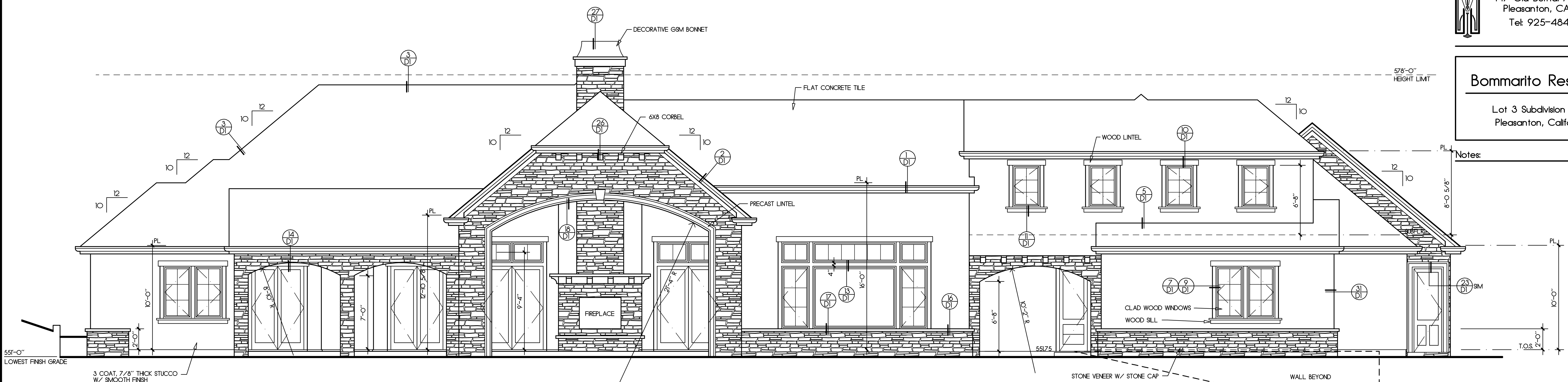
Left Side Elevation (North)

Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

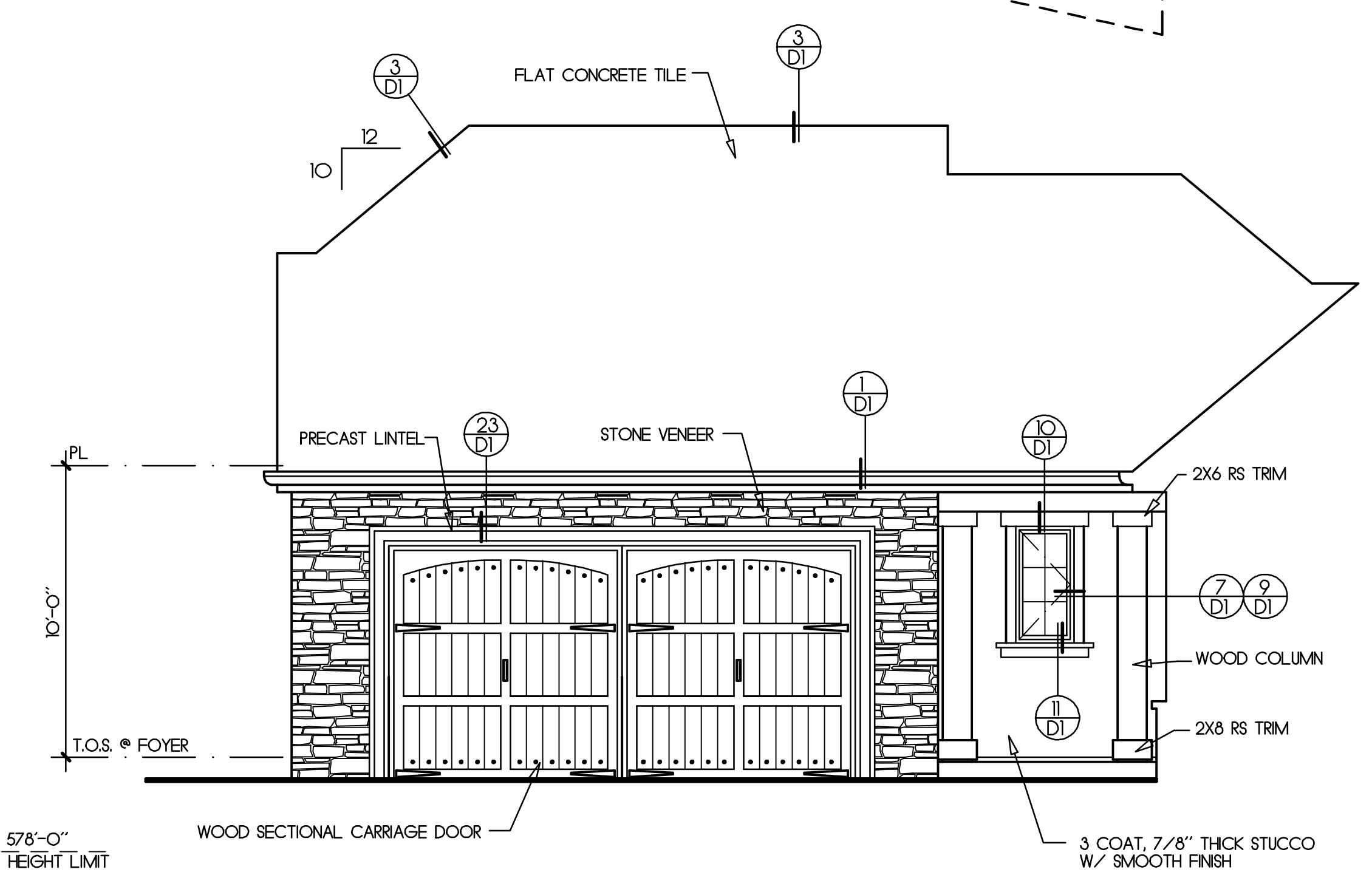
Exterior Elevations
 Style: French Country

Job Number: 201417 Sheet: 6
 Scale: 1/4"=1'-0"
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9

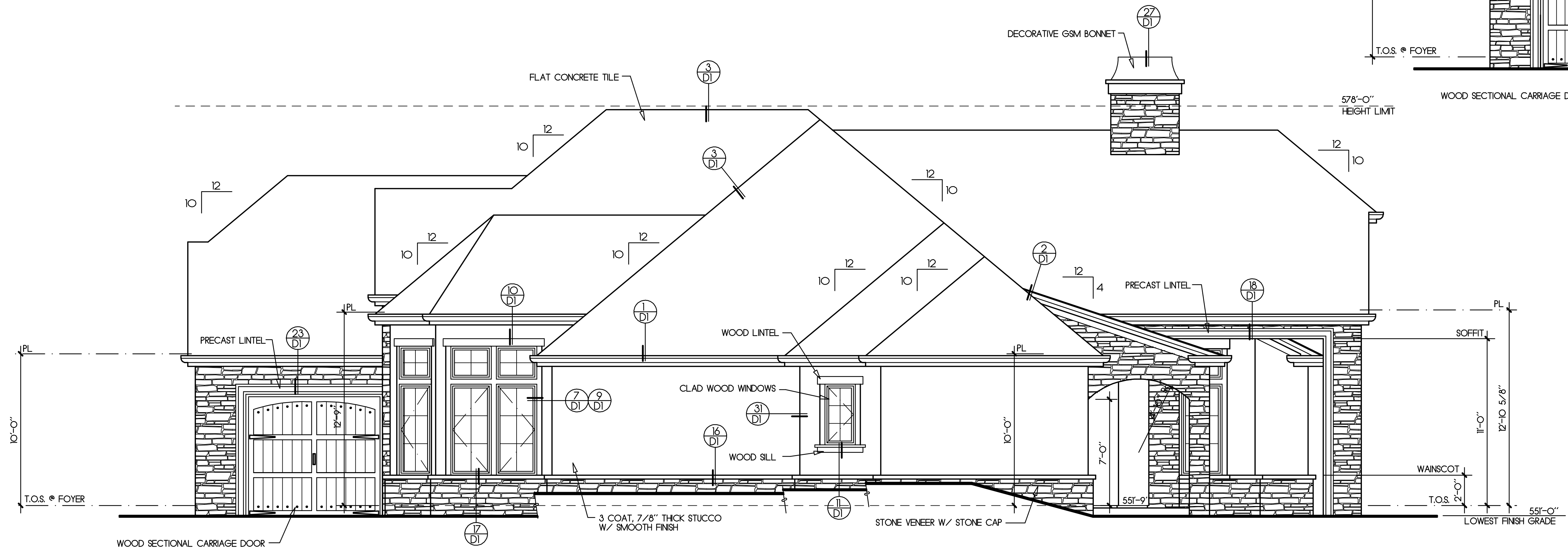
Bommarito Residence
 Lot 3 Subdivision 7815
 Pleasanton, California



**Rear Elevation
 (East)**



**Partial Right Side Elevation
 (South)**



**Right Side Elevation
 (South)**

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'-8" 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 2013 CRC.
- S.F. : Subfloor
- Subfr : Subfloor
- T.O.S. : Top of Slab
- T.O.S.W. : Top of stem wall
- T.O. Ftg. : Top of Footing
- Fireplace shall be equipped with GSM terminal cap with spark arrester.
- Egress windows shall comply with 2013 IRC with a minimum net clear operable area of 5.7 sq. ft., a minimum net clear operable height of 24 inches, a minimum net clear operable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening.
- Stucco Body shall be Merlex P-141 (stained).
- Trim shall be painted SW7036 Accessible Beige.
- Fascia and Barge shall be painted SW7026 Accessible Beige.
- Gutter shall be PSG w/ Dark Bronze finish.
- Roof tile shall be Auburn Tile "Americana Blend".
- Stone shall be Buechel "Fond du Lac Rustic".
- Precast trim shall have Baystone Sonora #9 Integral color.
- Windows shall be Jeld-Wen stielne series w/ Heirloom White clad.
- French Doors and Sliding Glass doors shall be Jeld-Wen stielne series w/ Heirloom White clad.

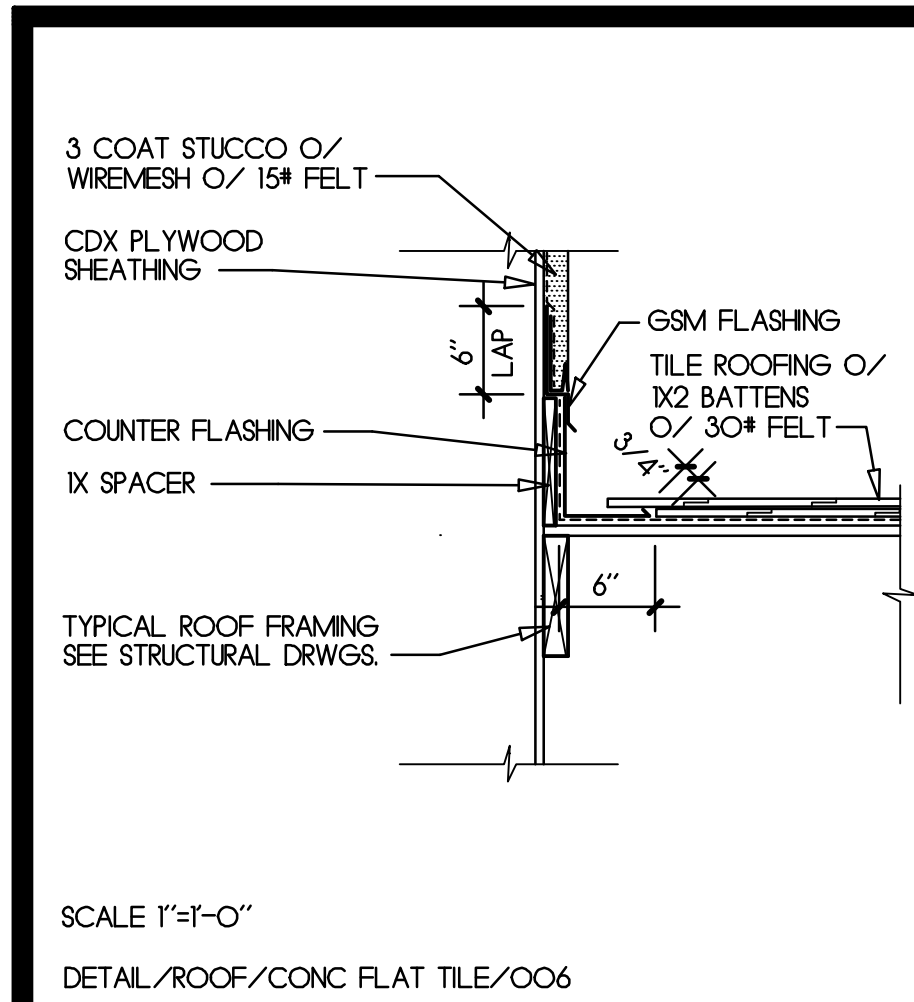
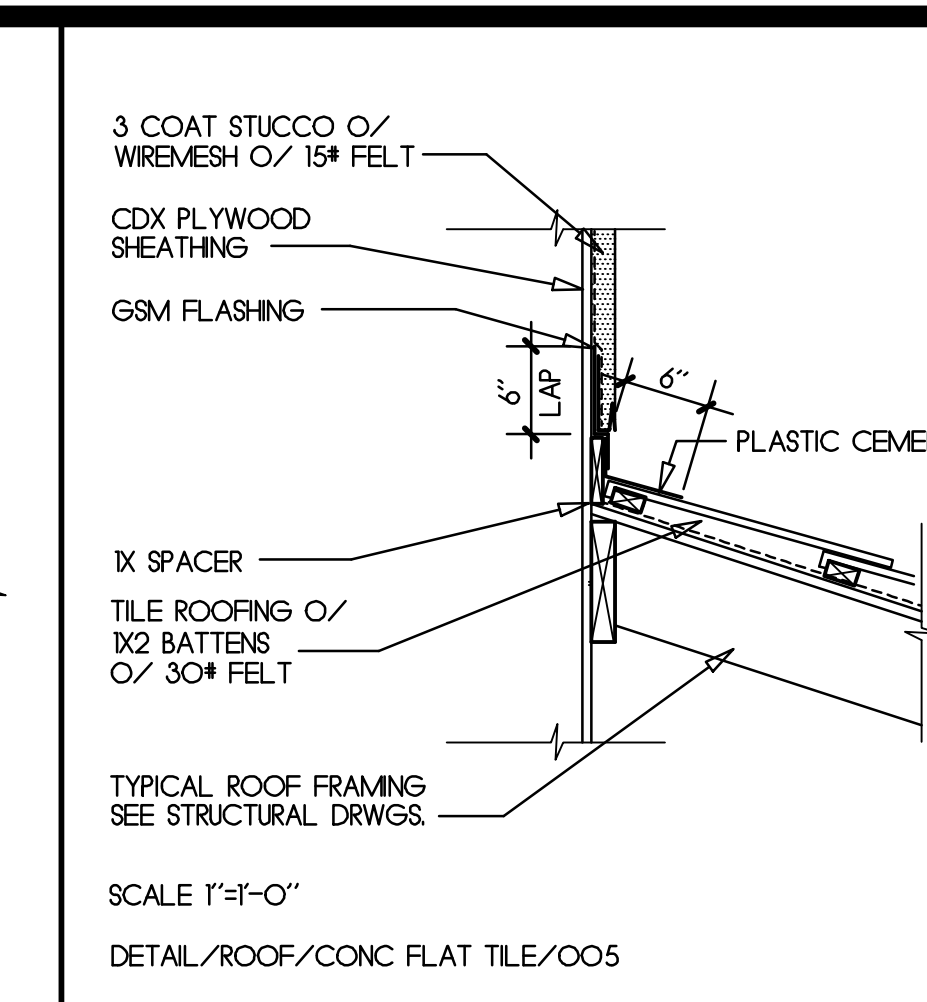
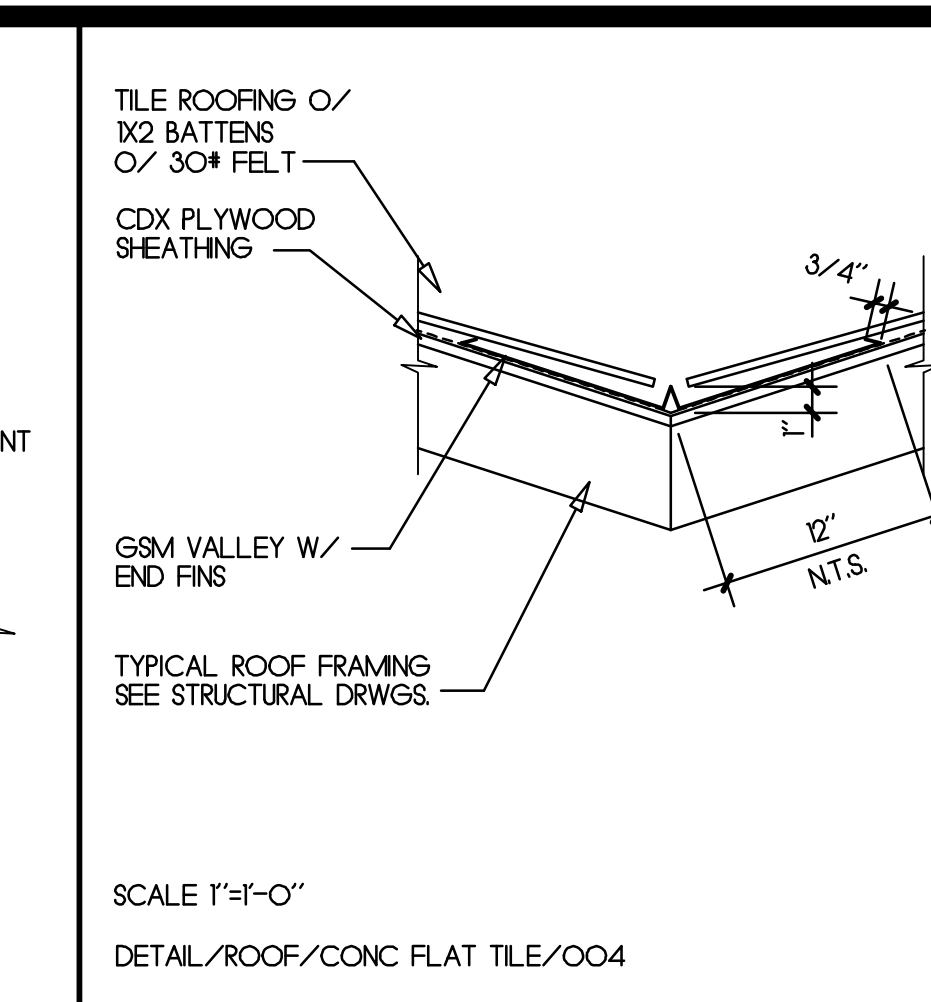
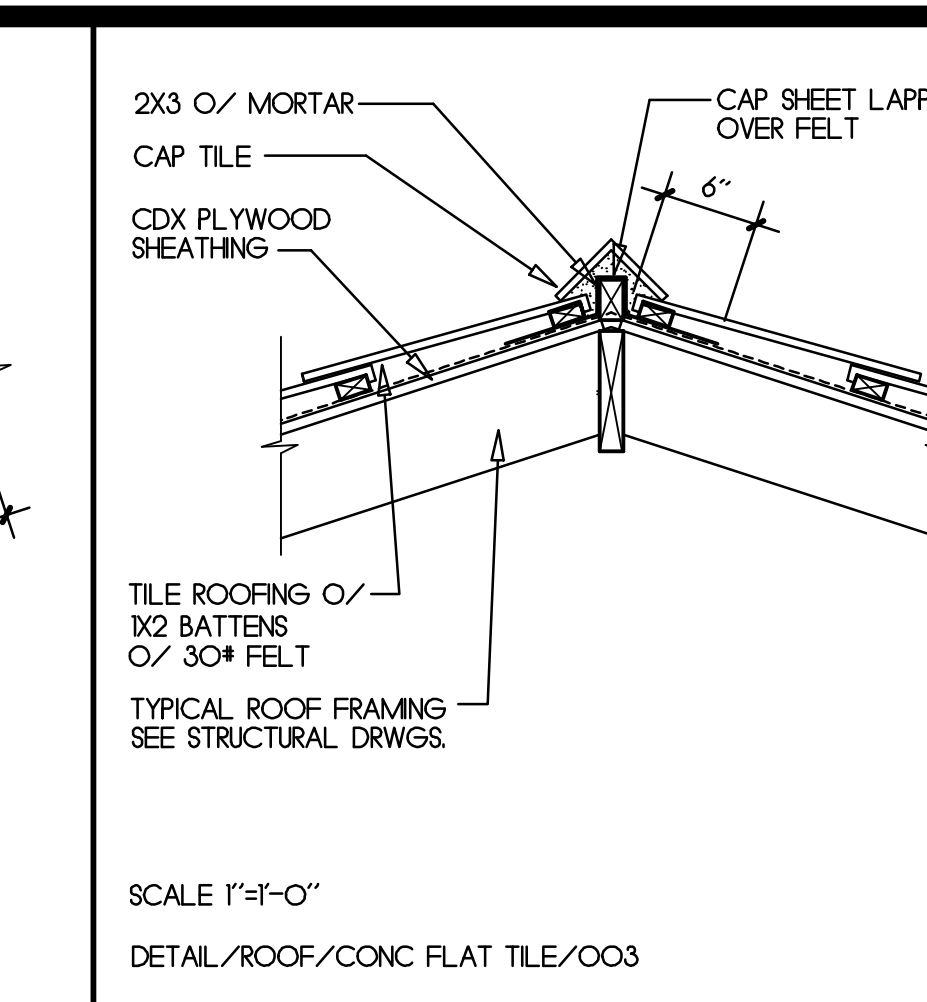
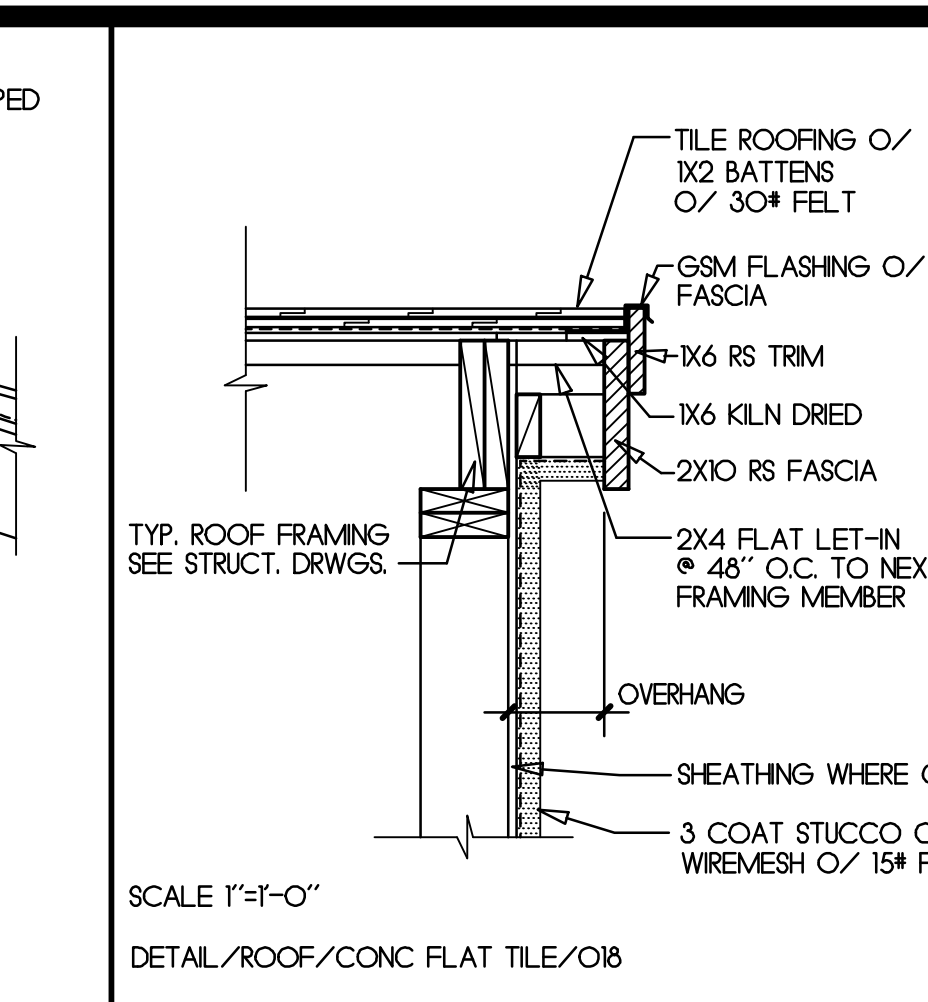
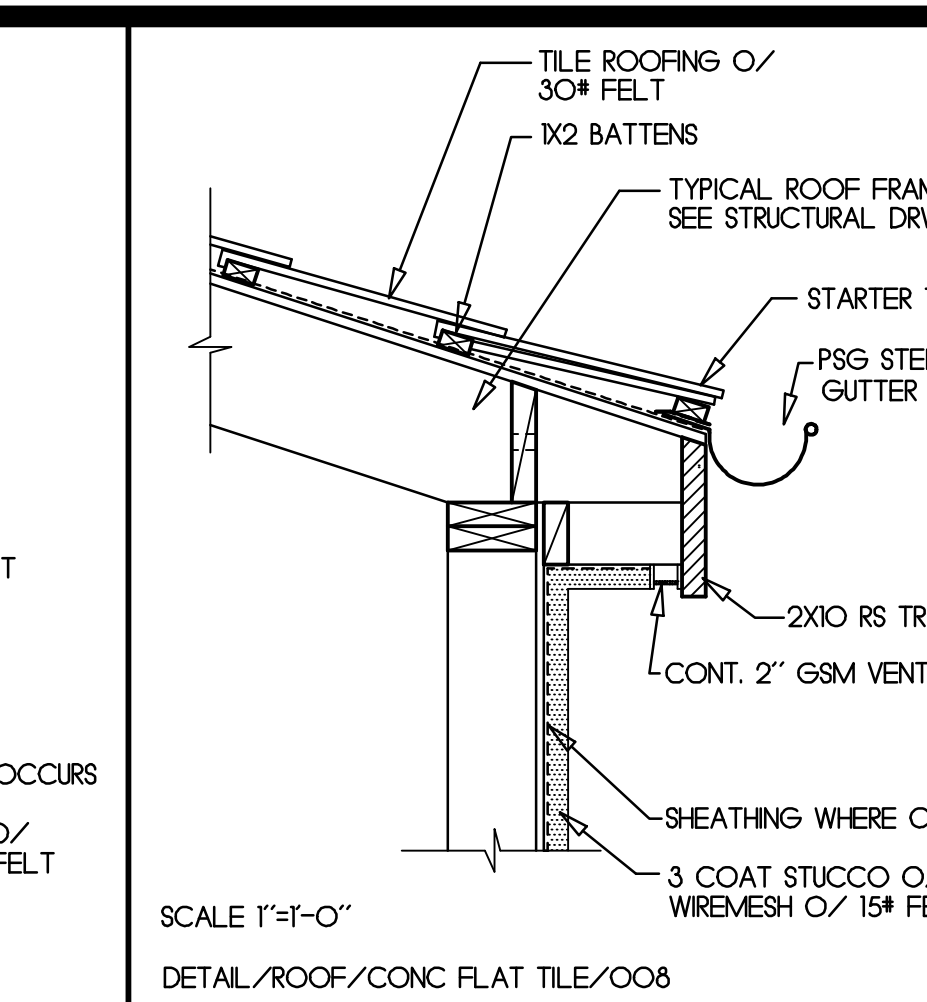
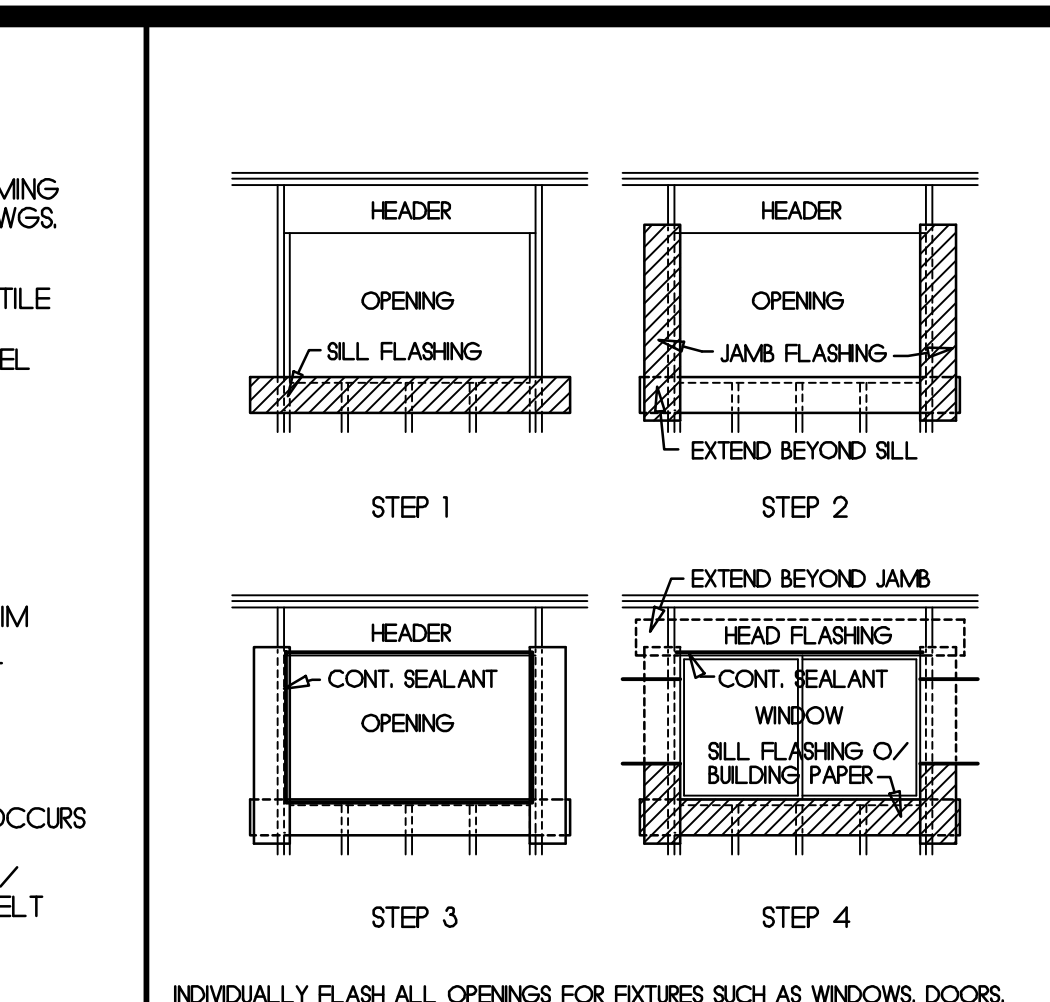
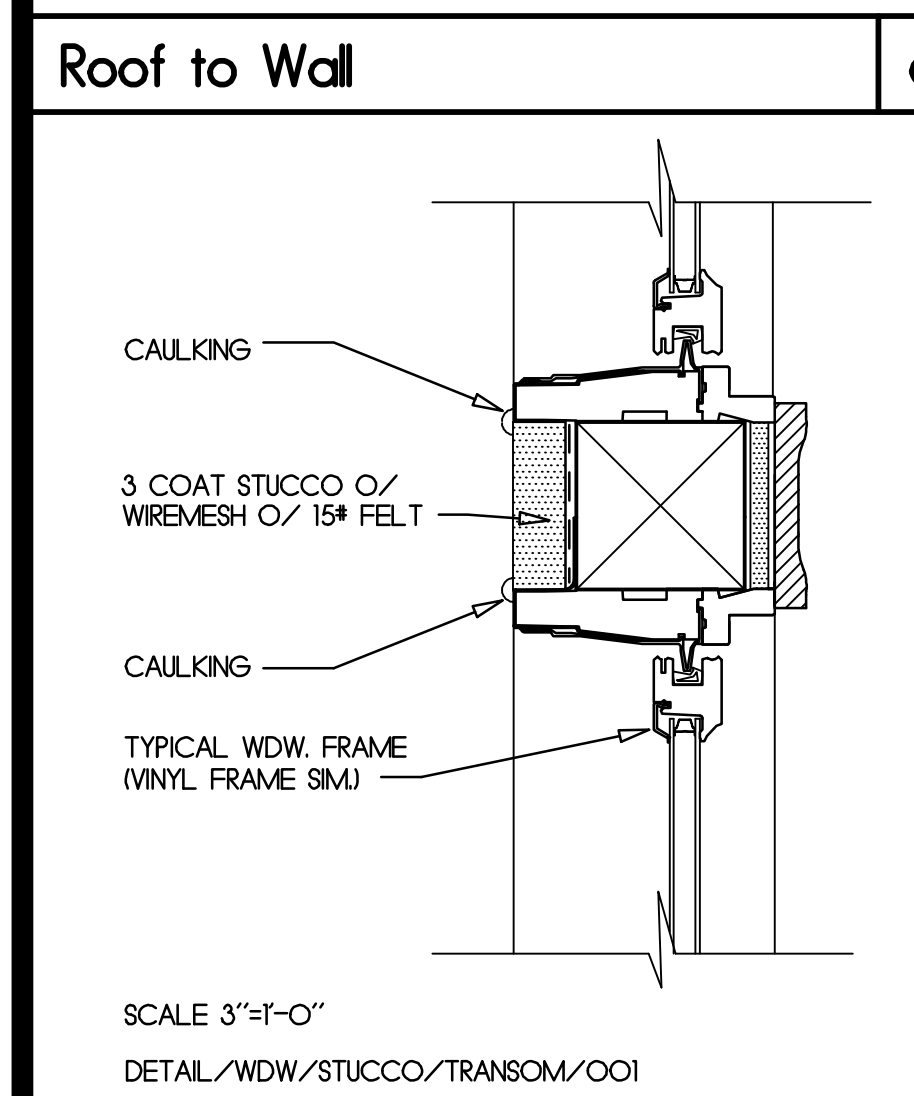
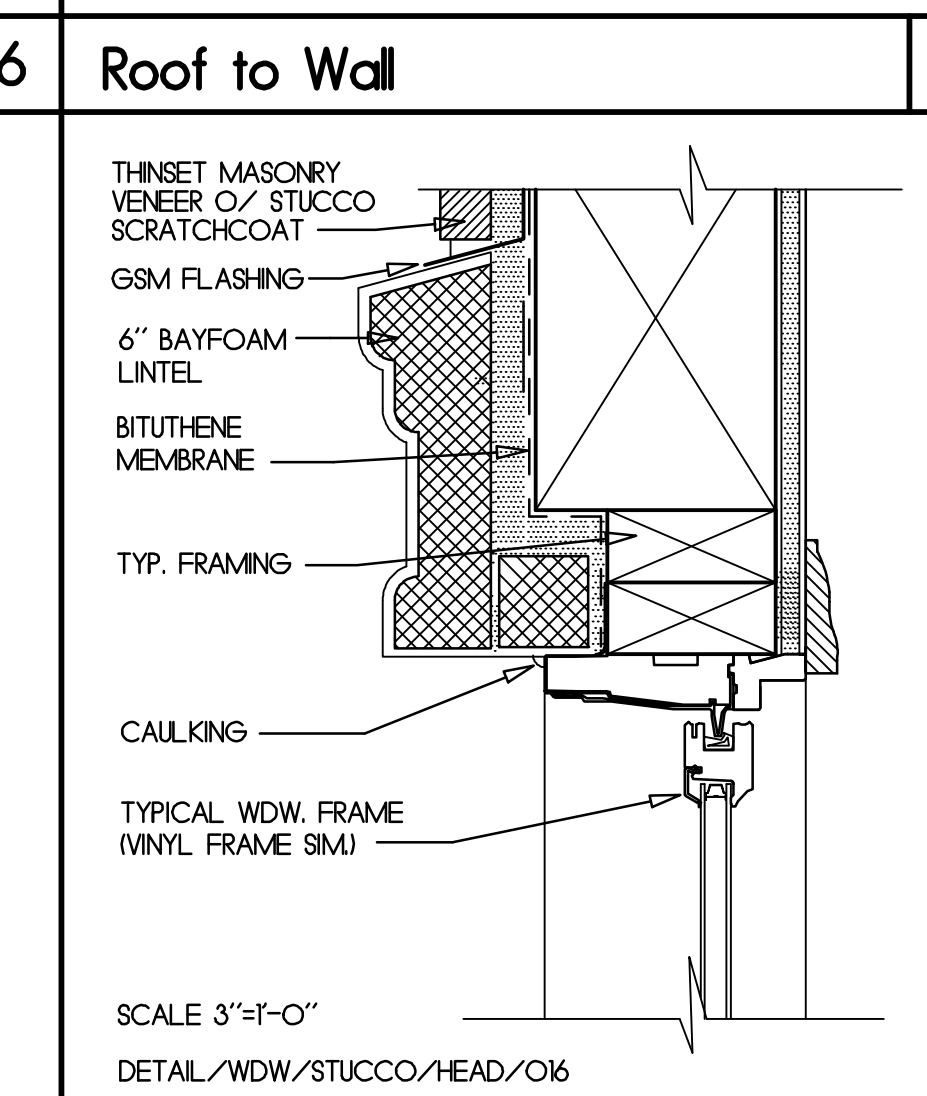
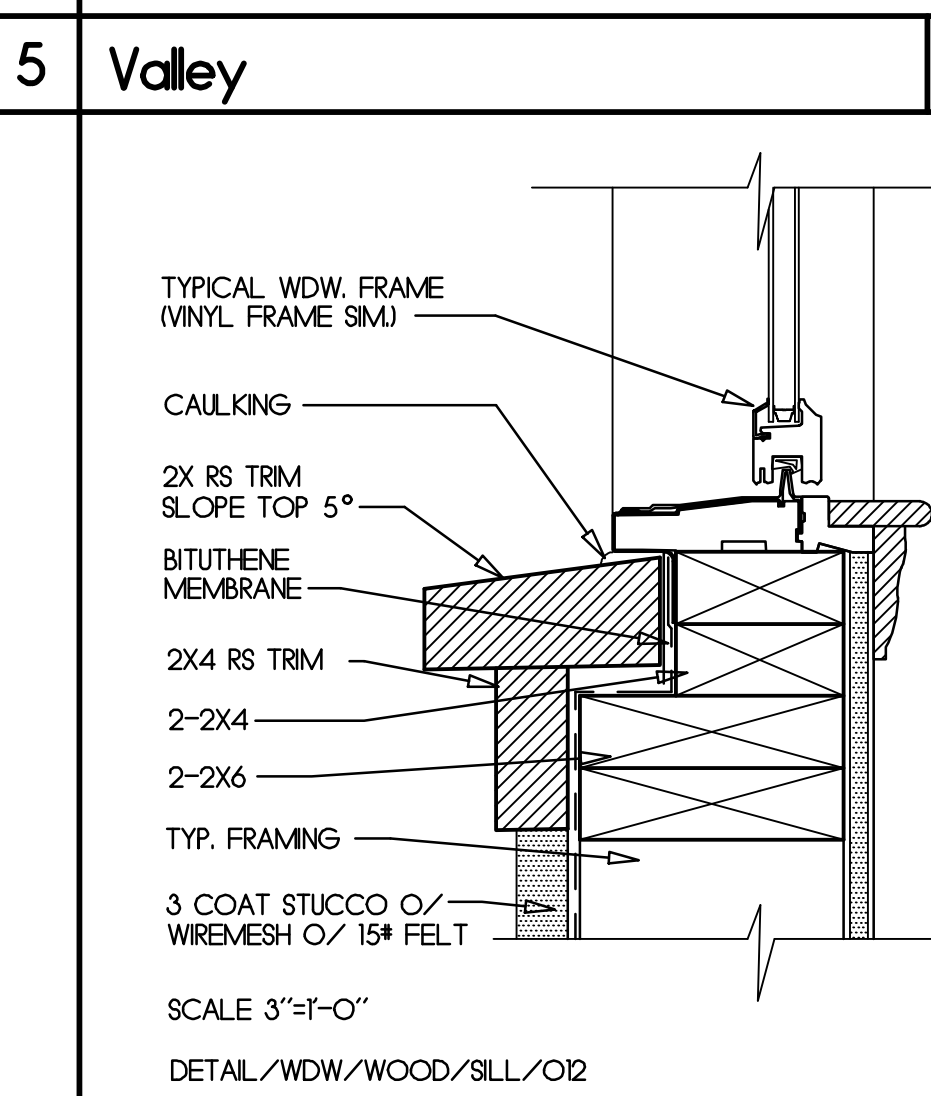
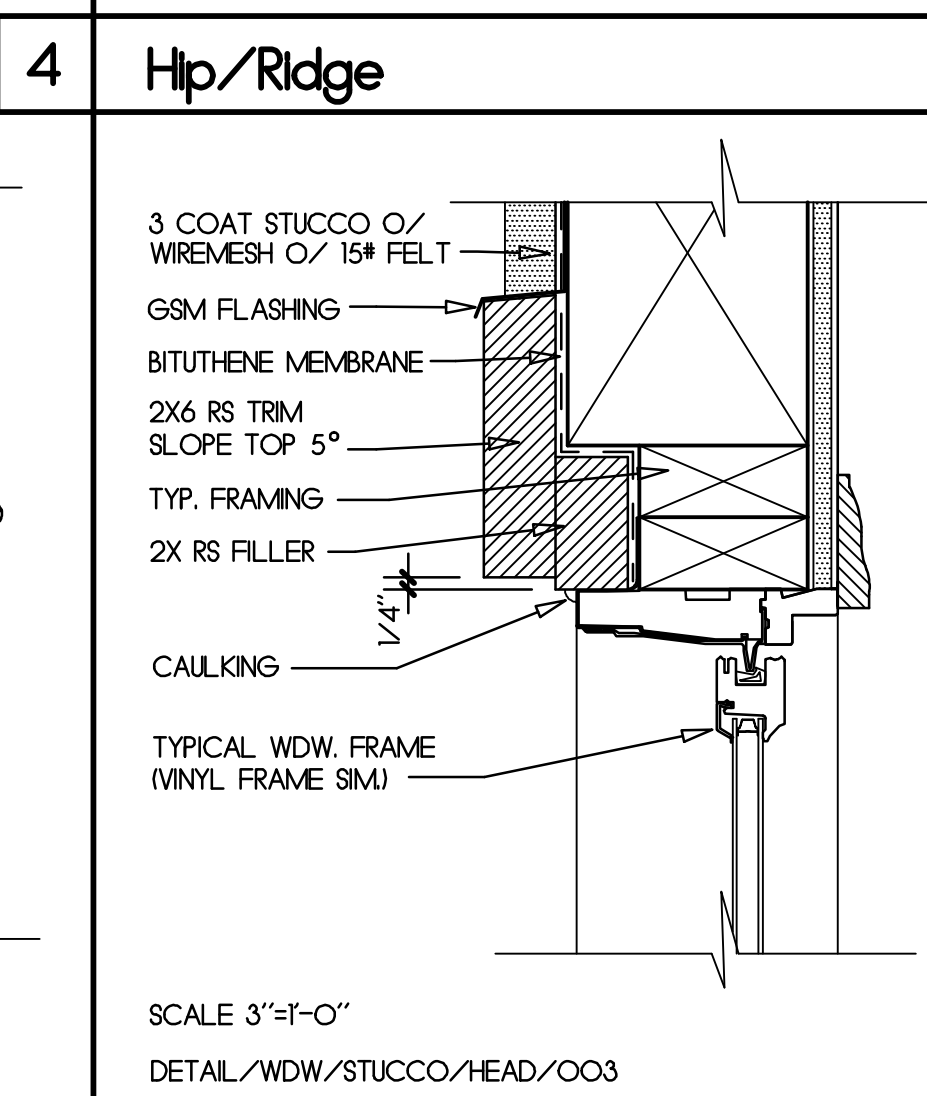
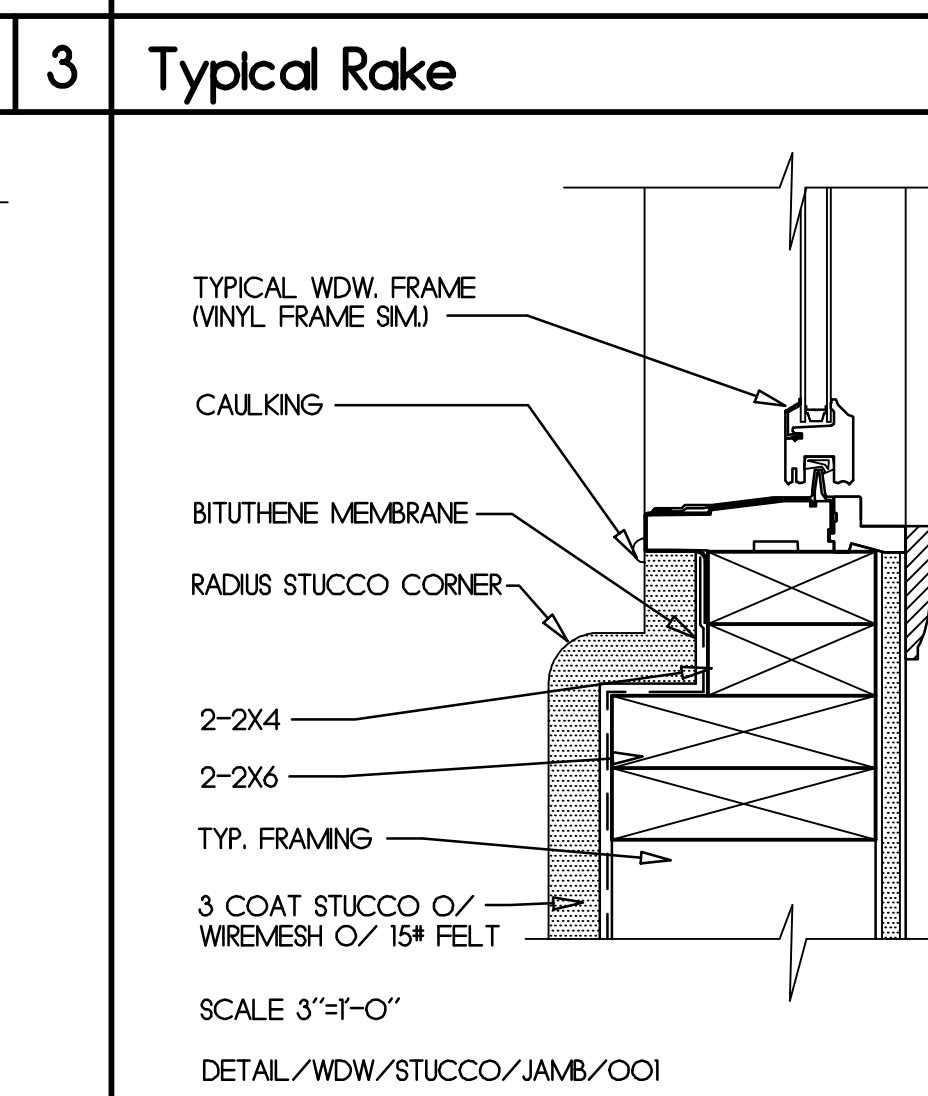
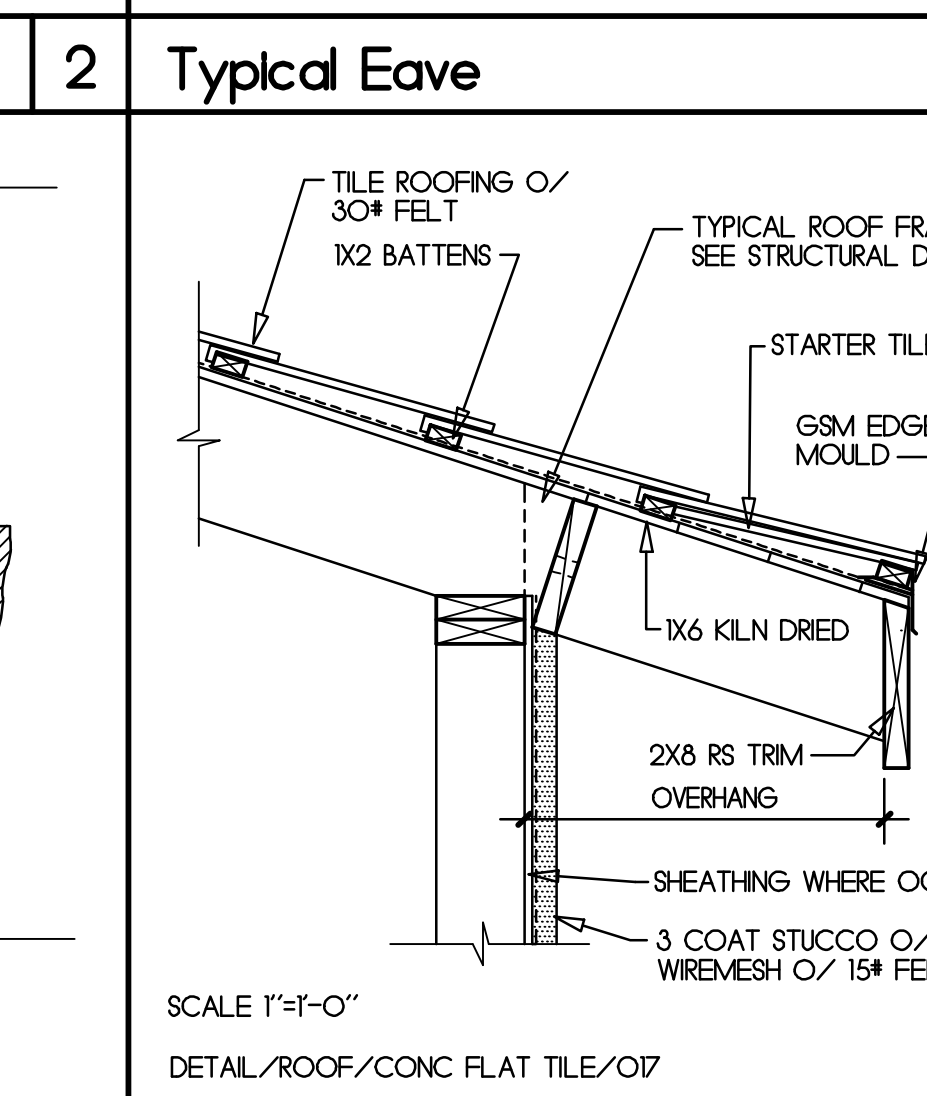
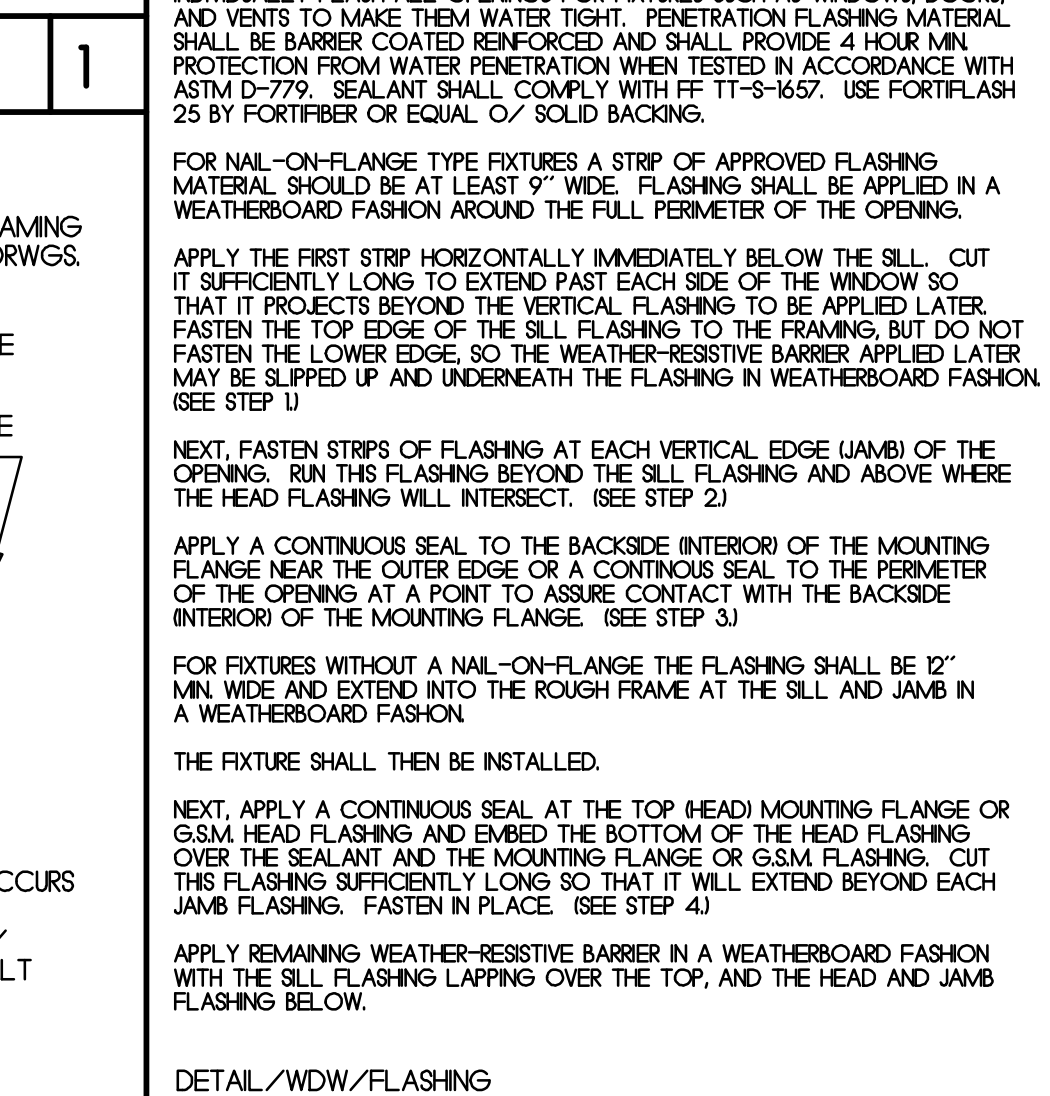
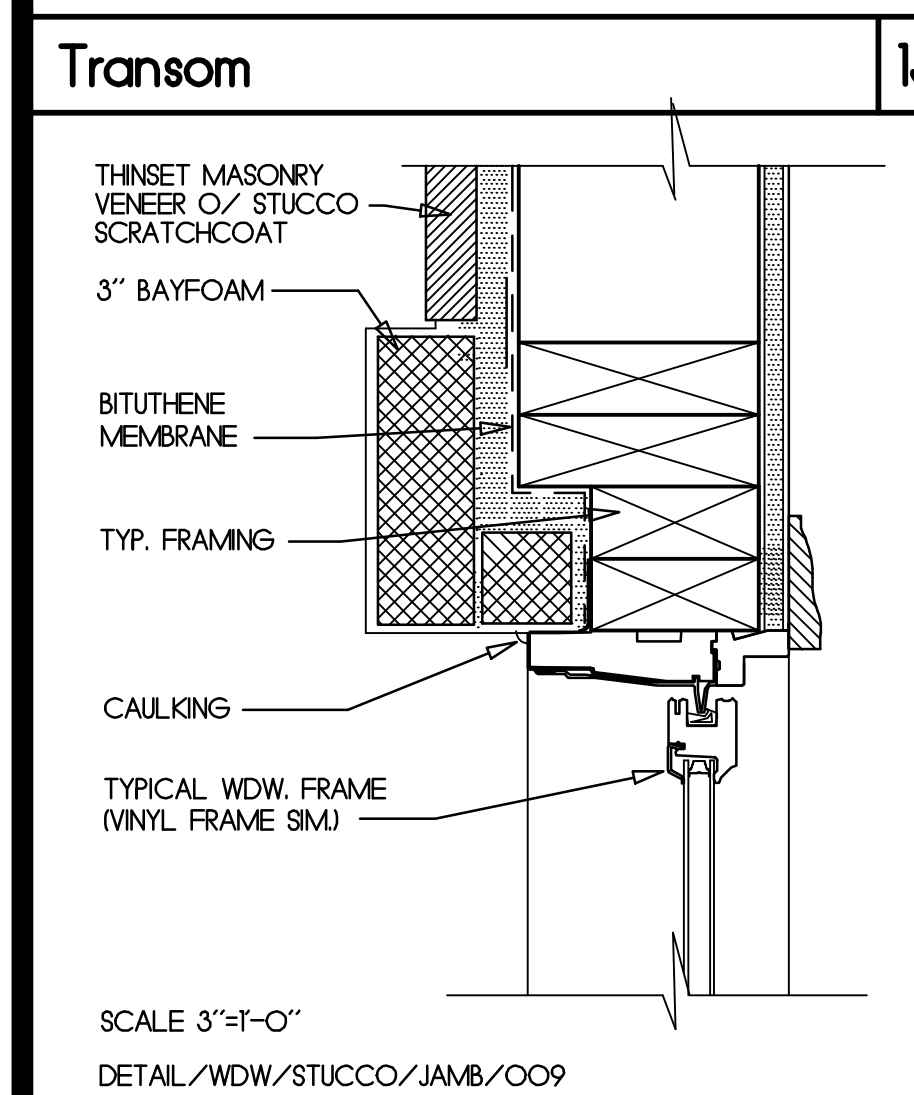
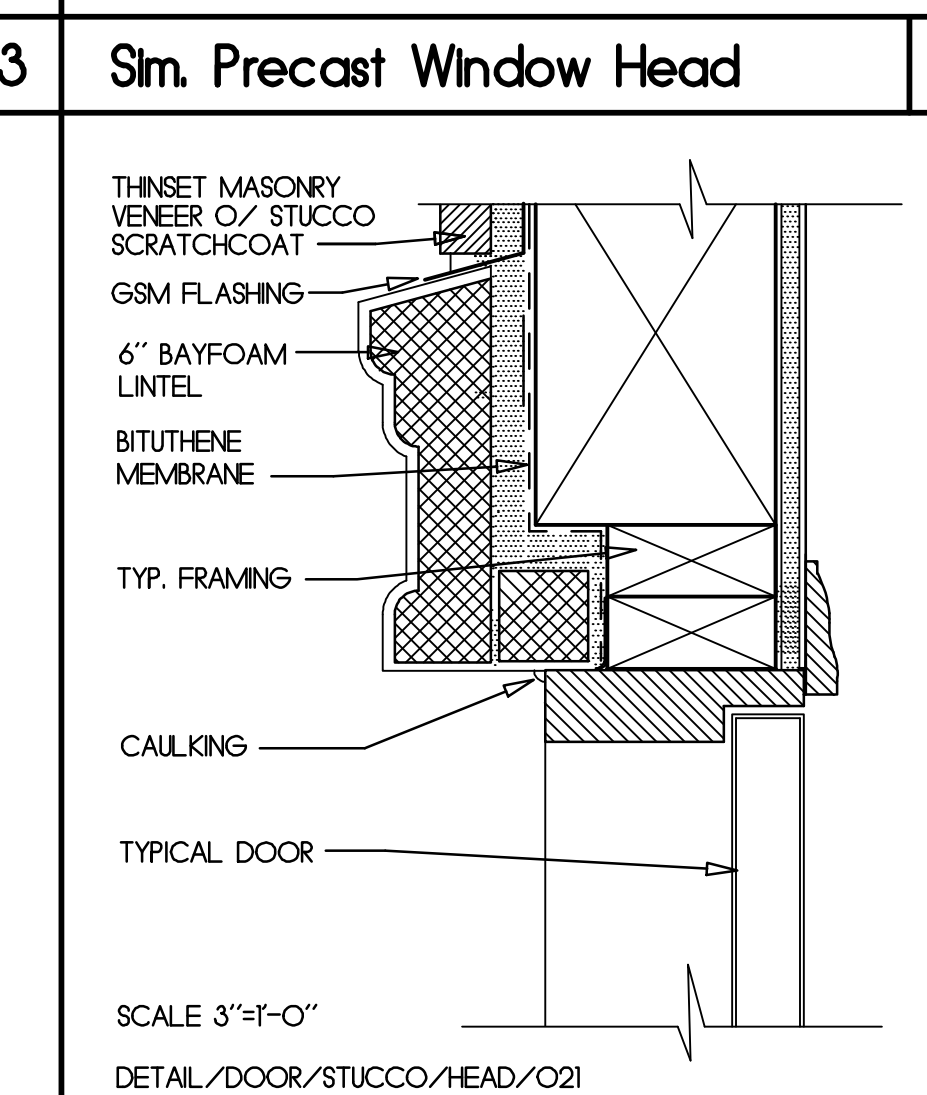
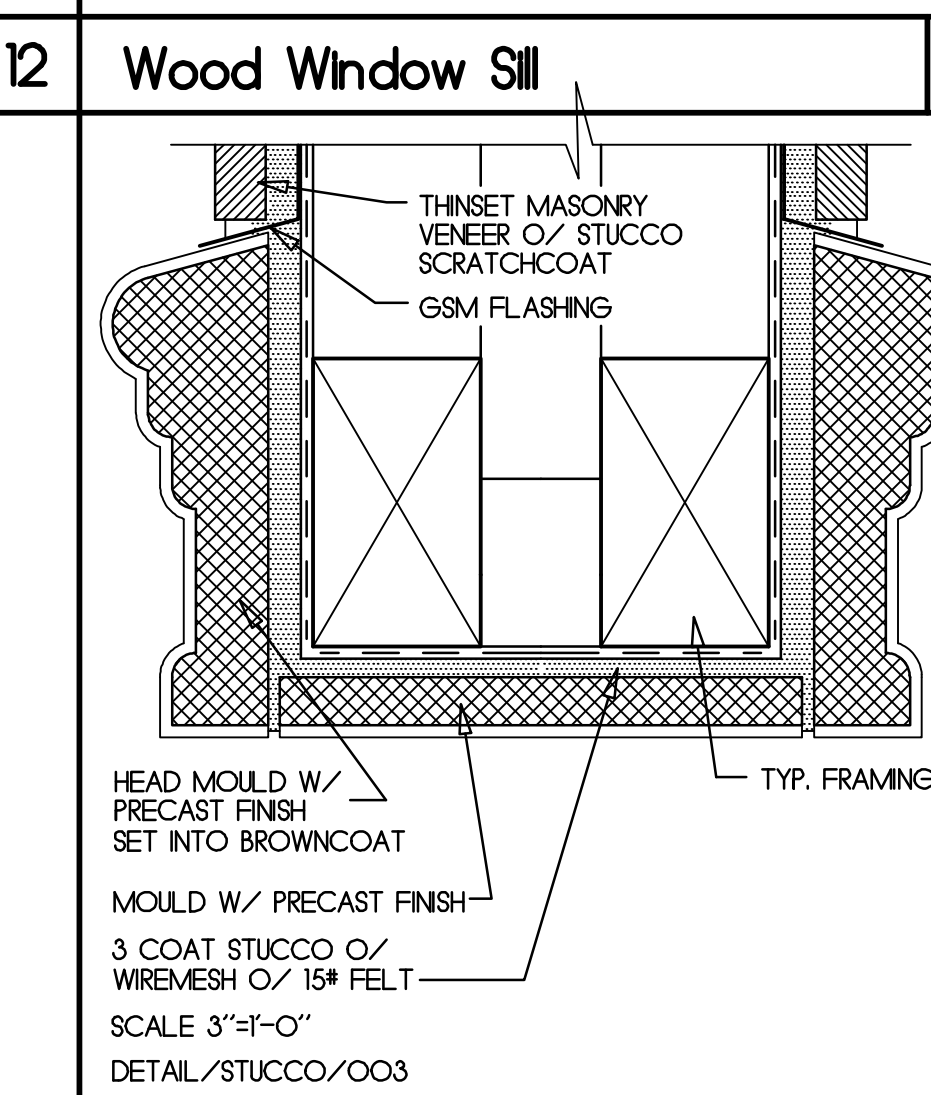
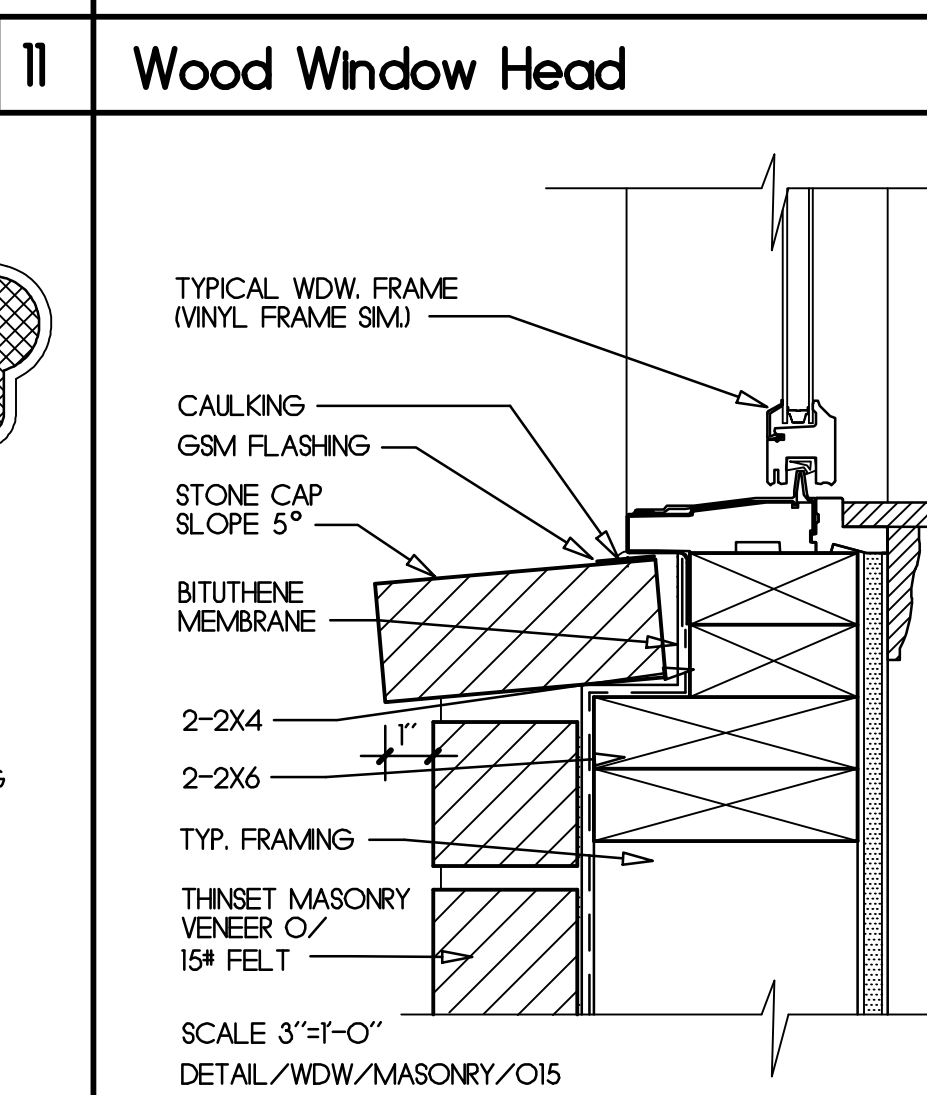
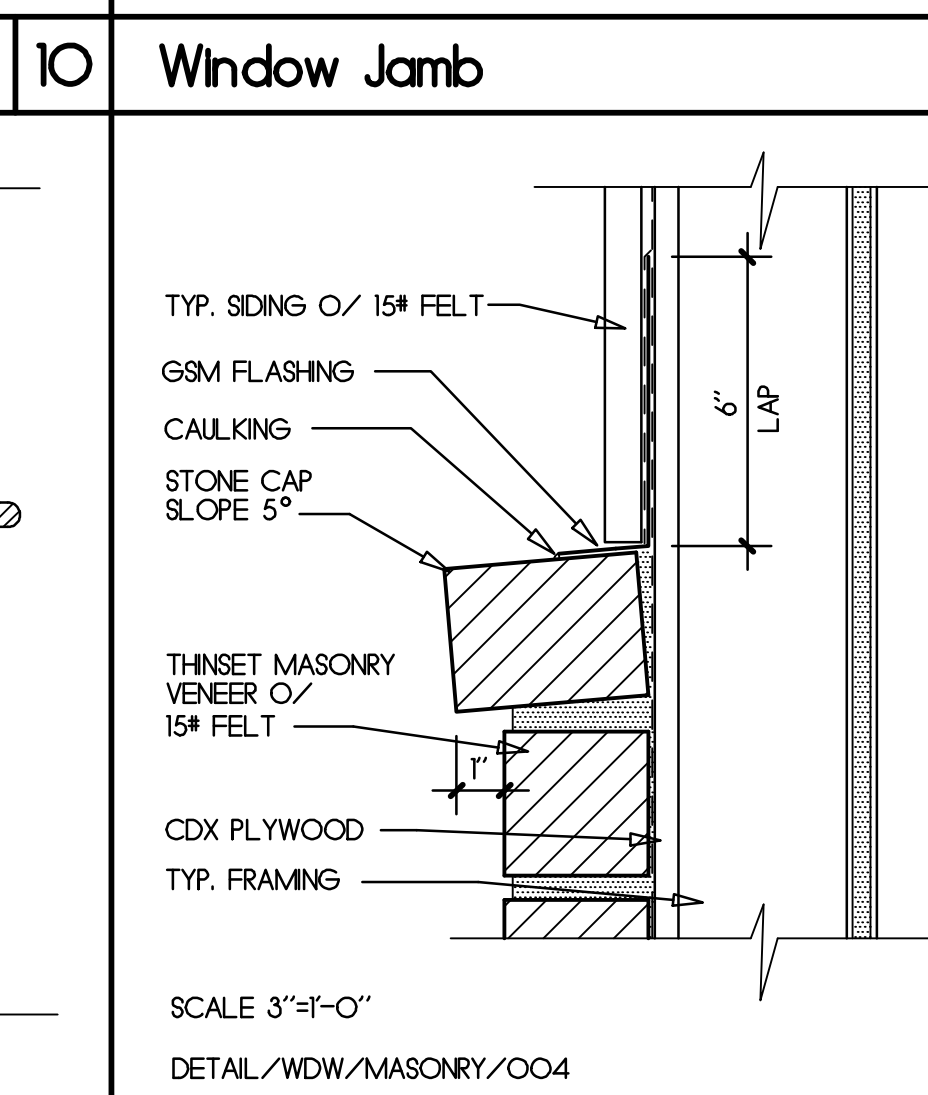
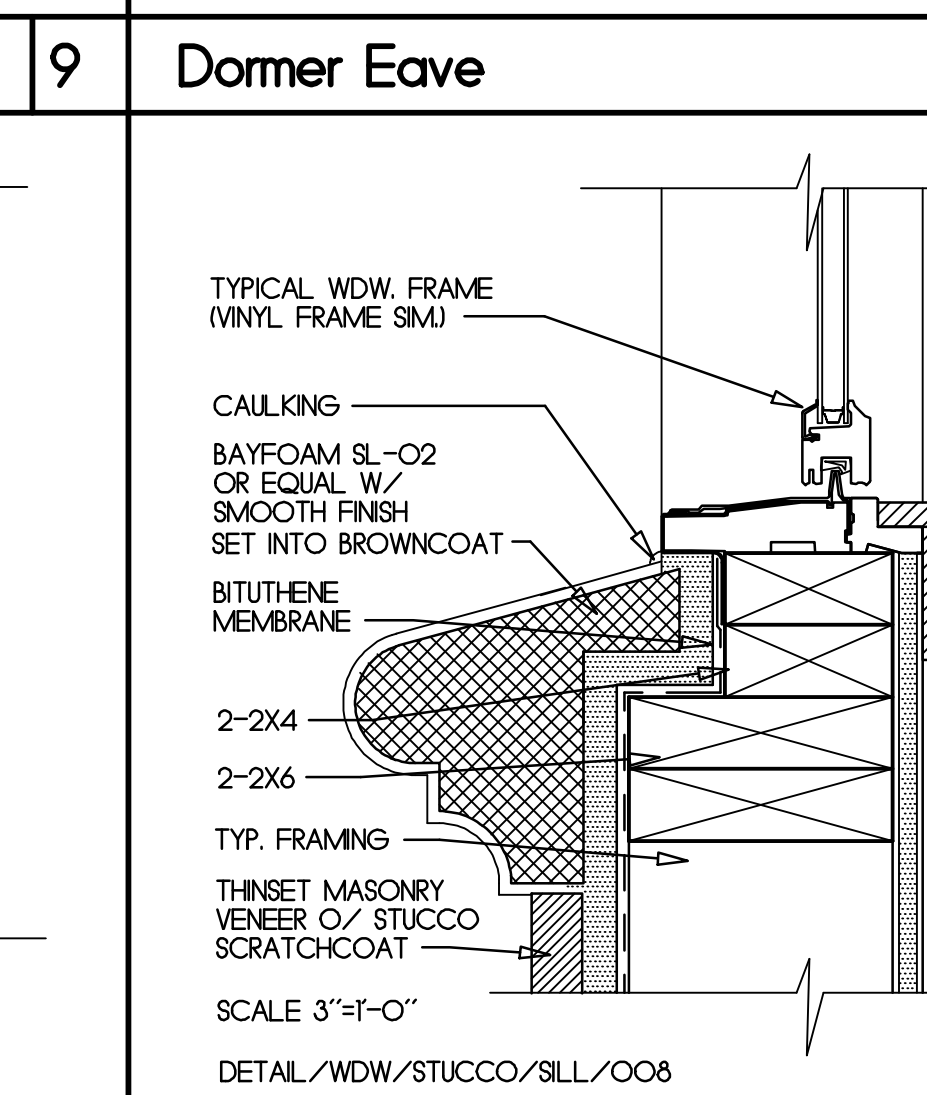
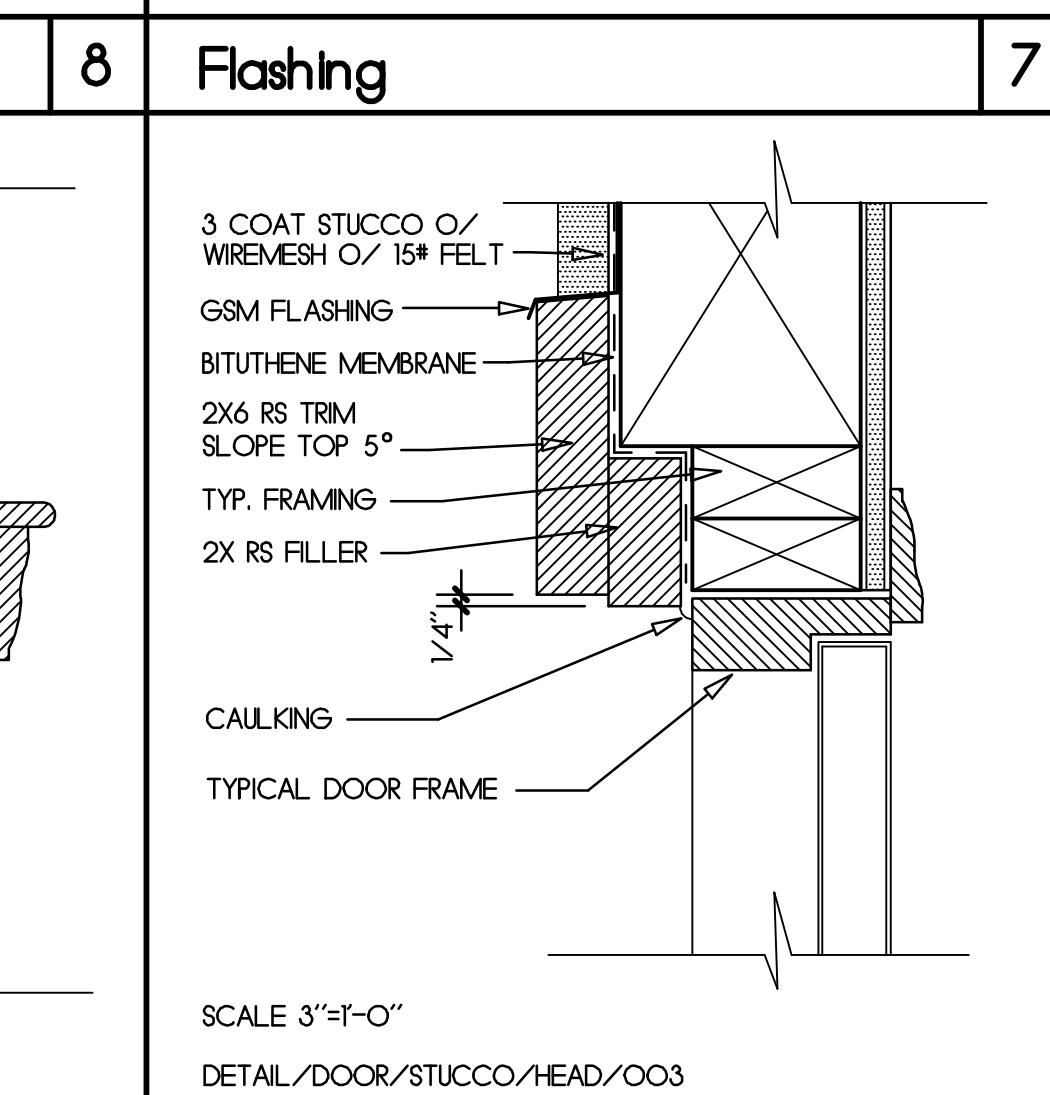
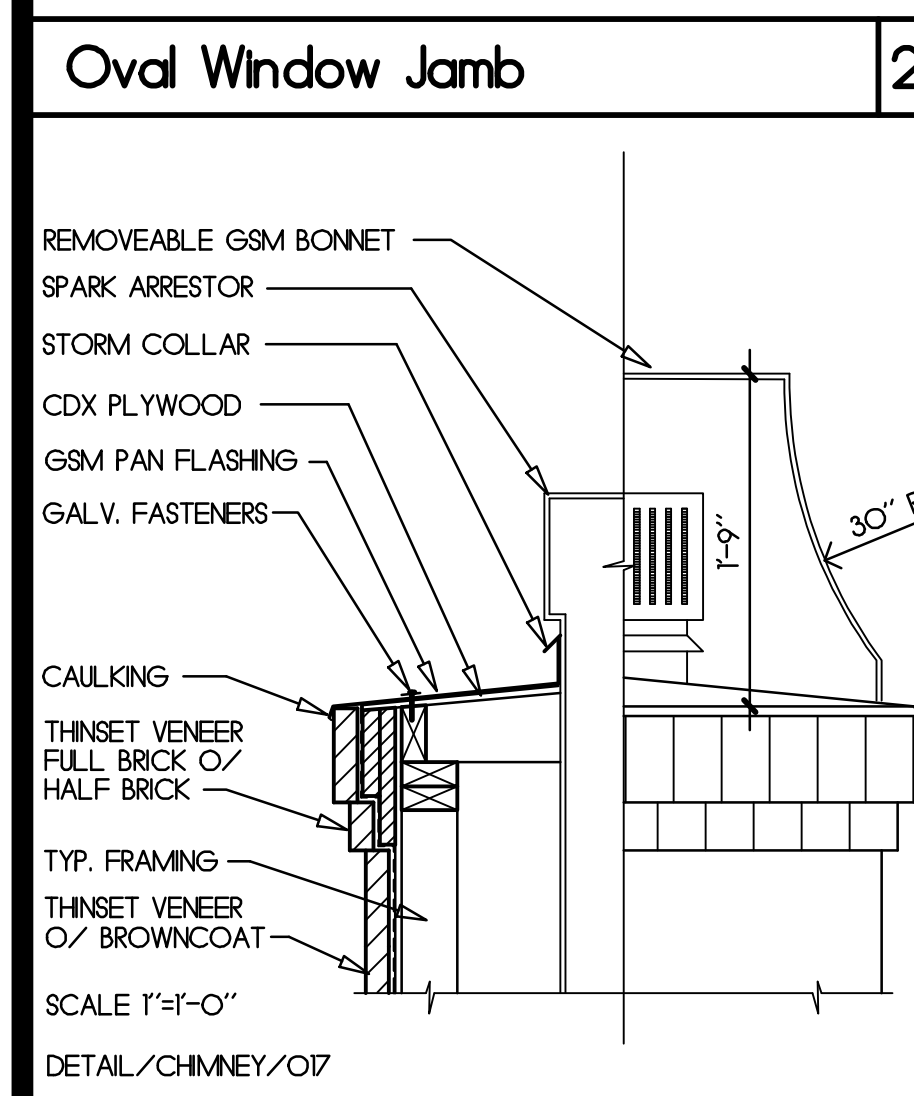
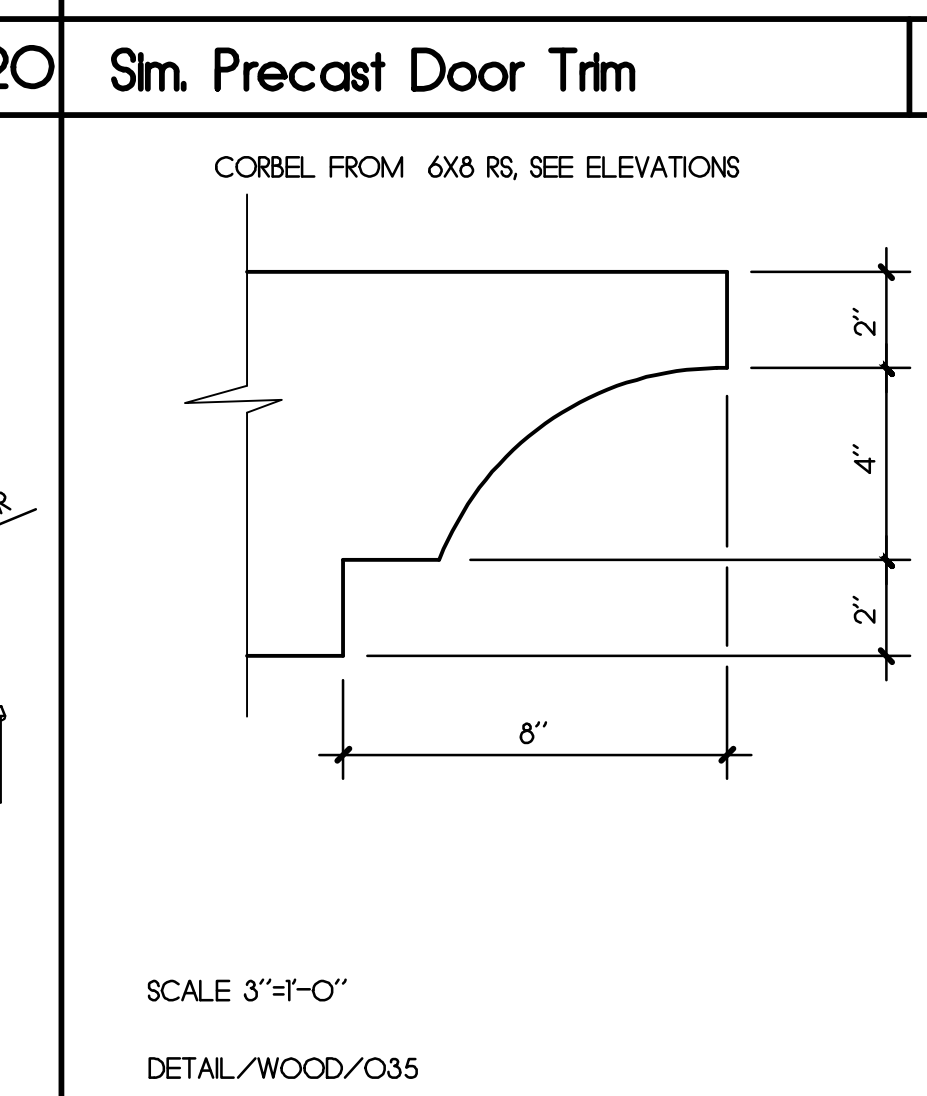
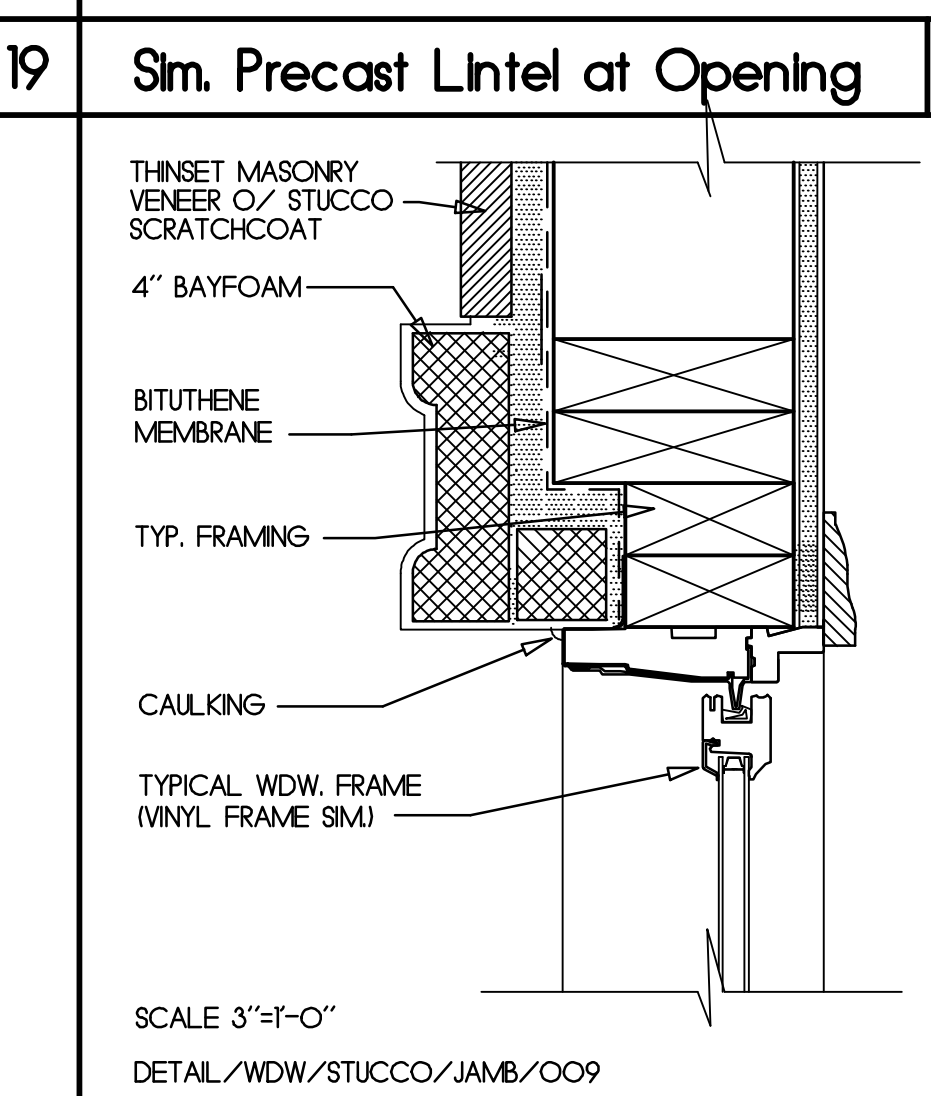
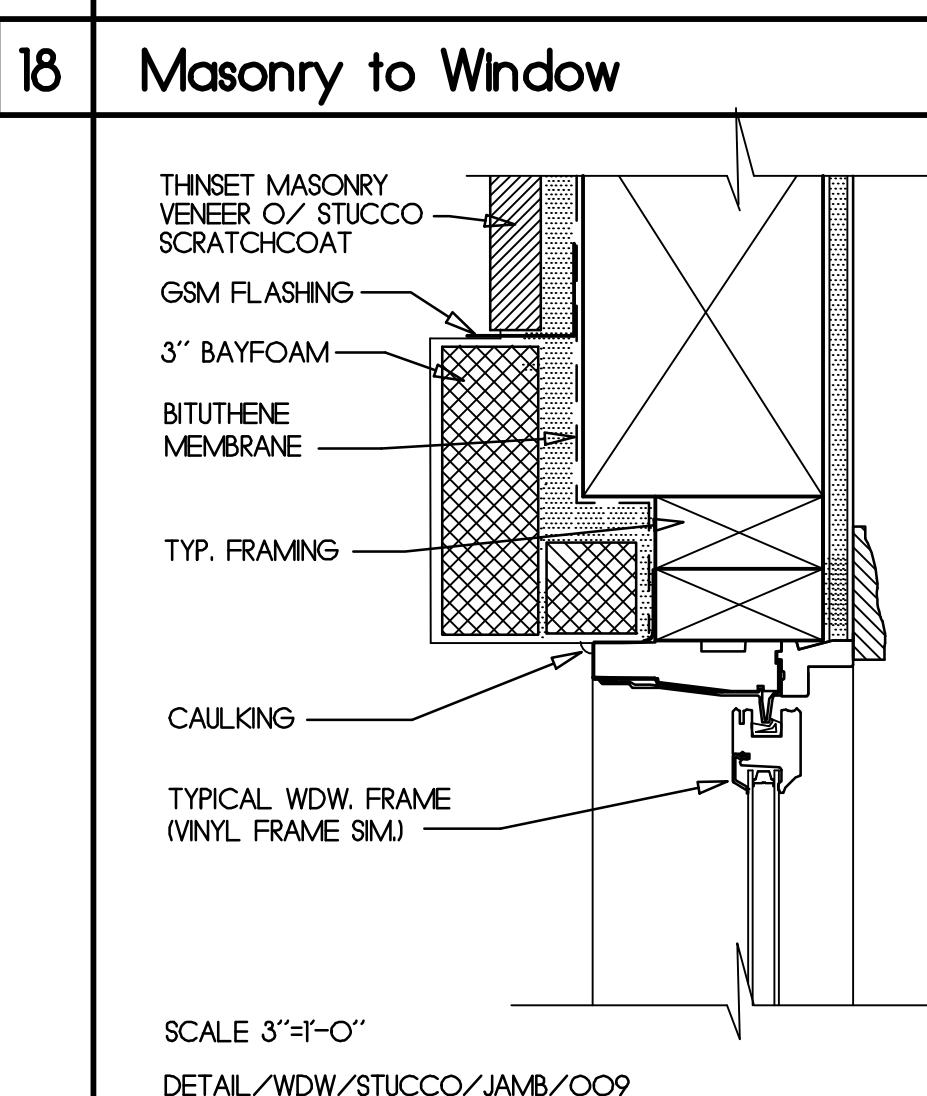
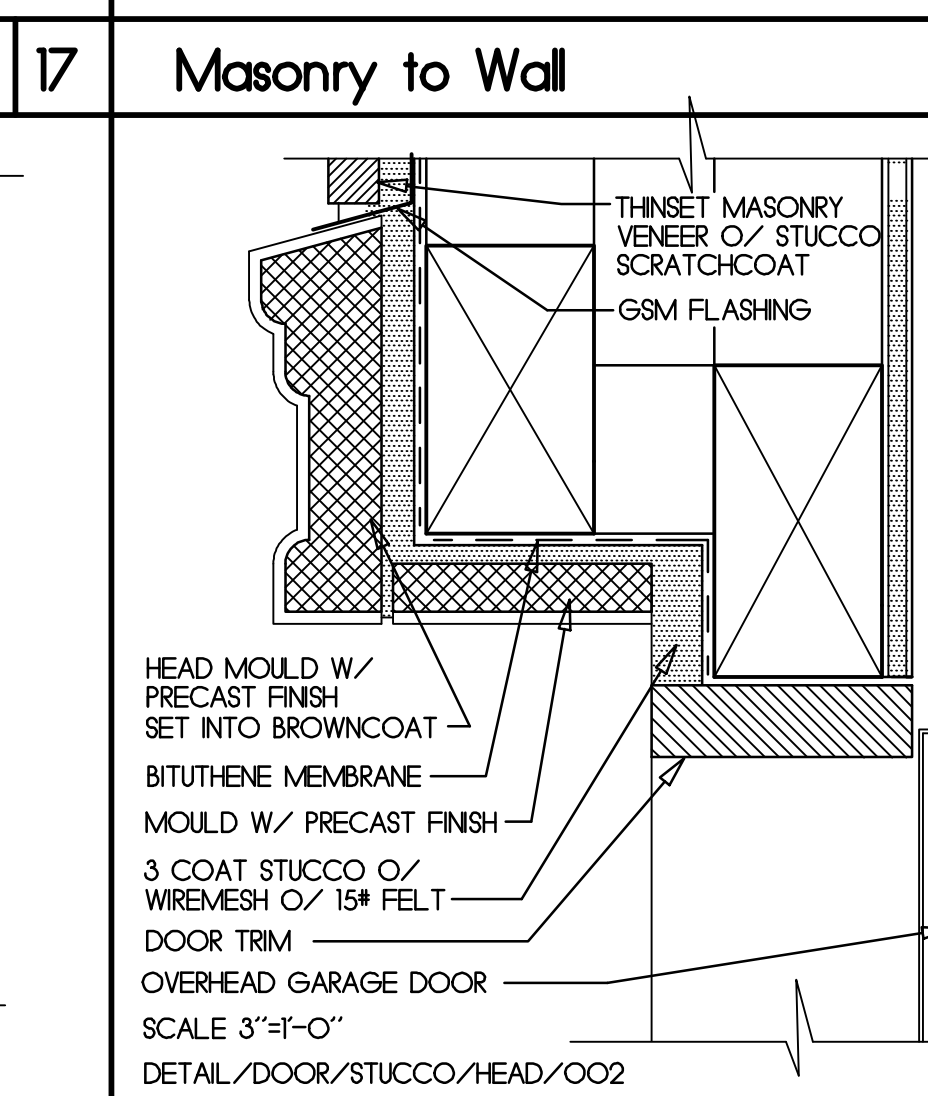
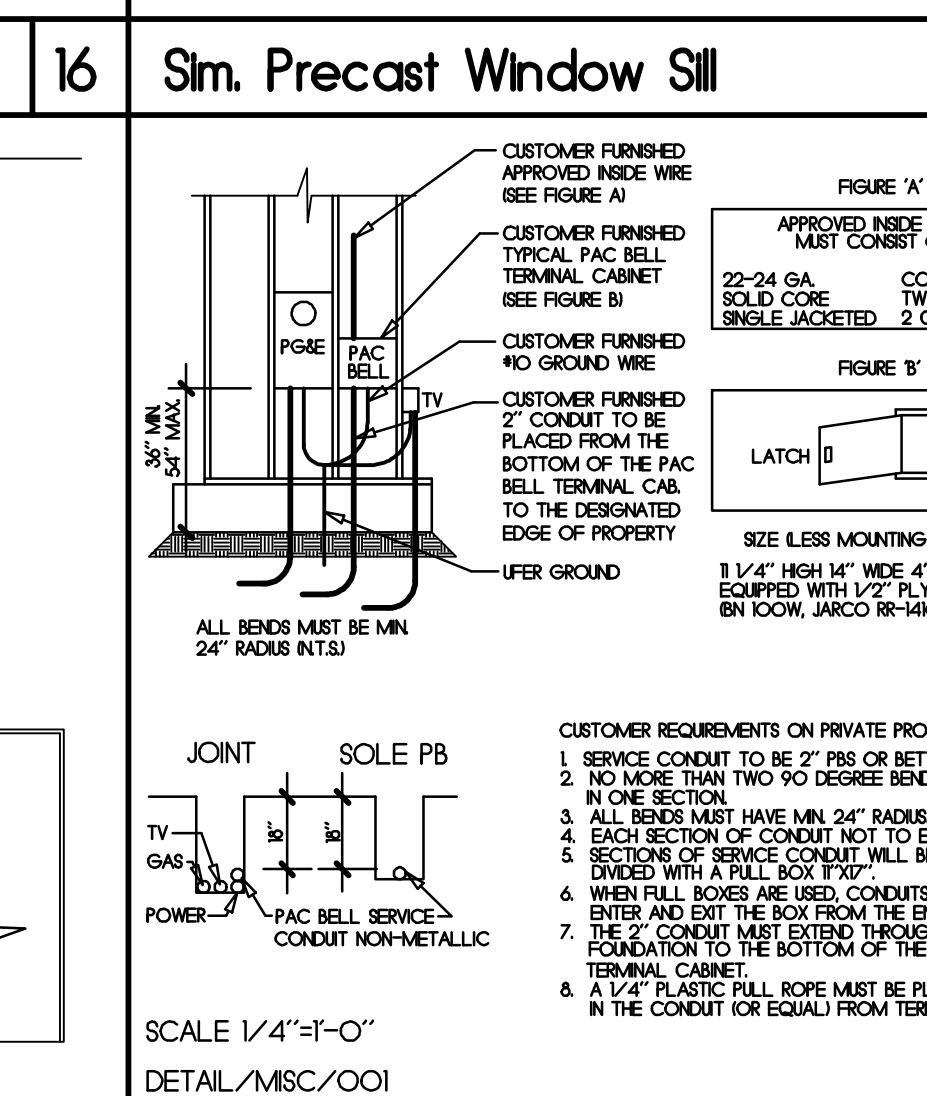
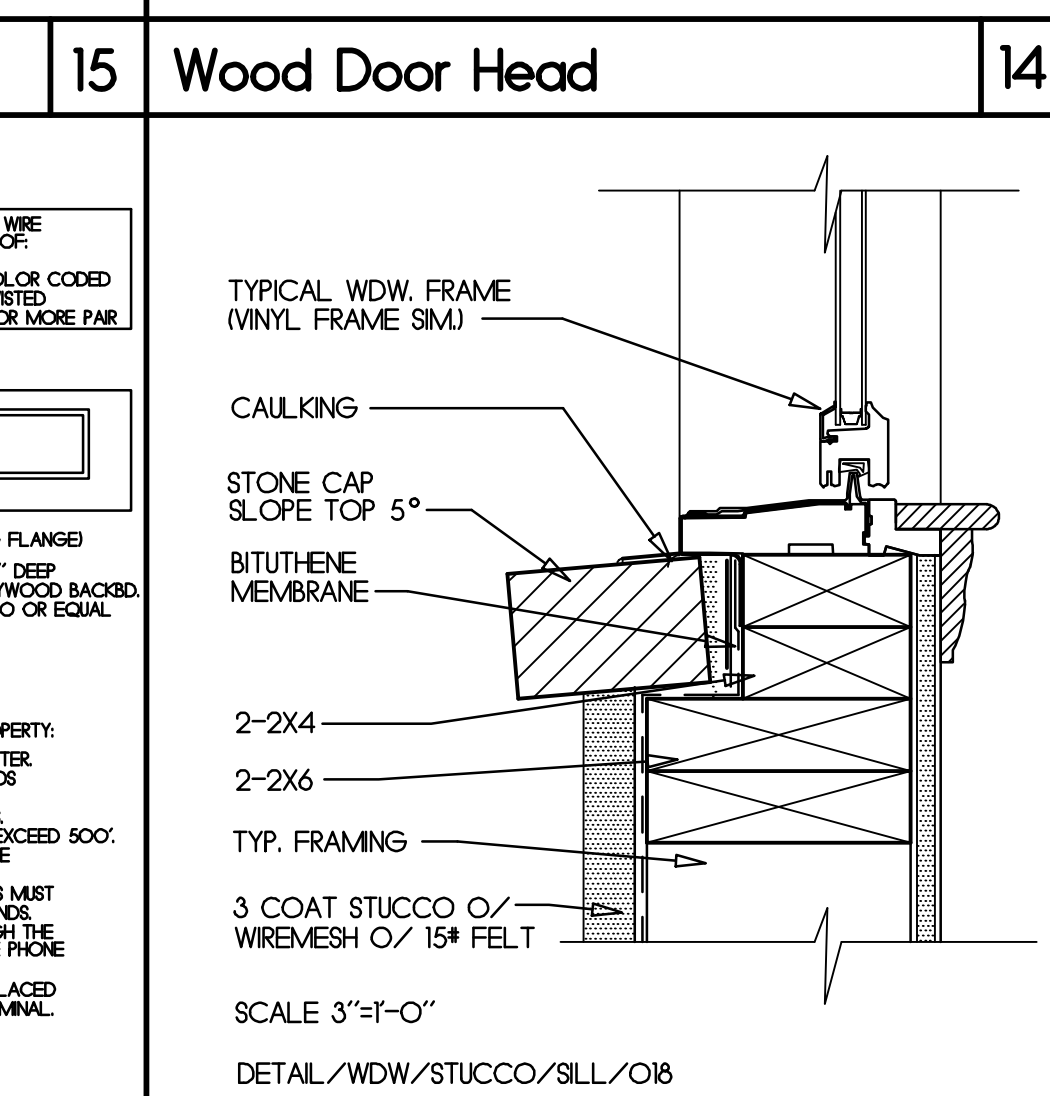
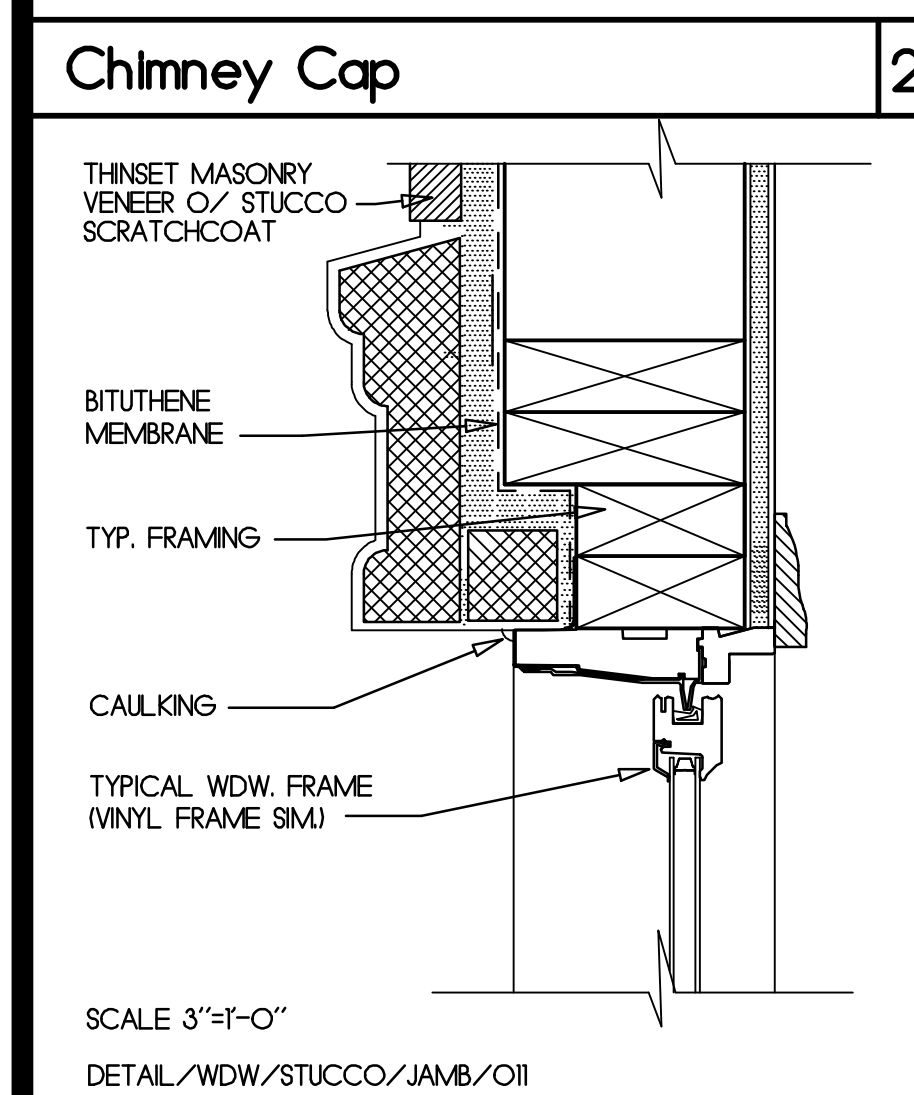
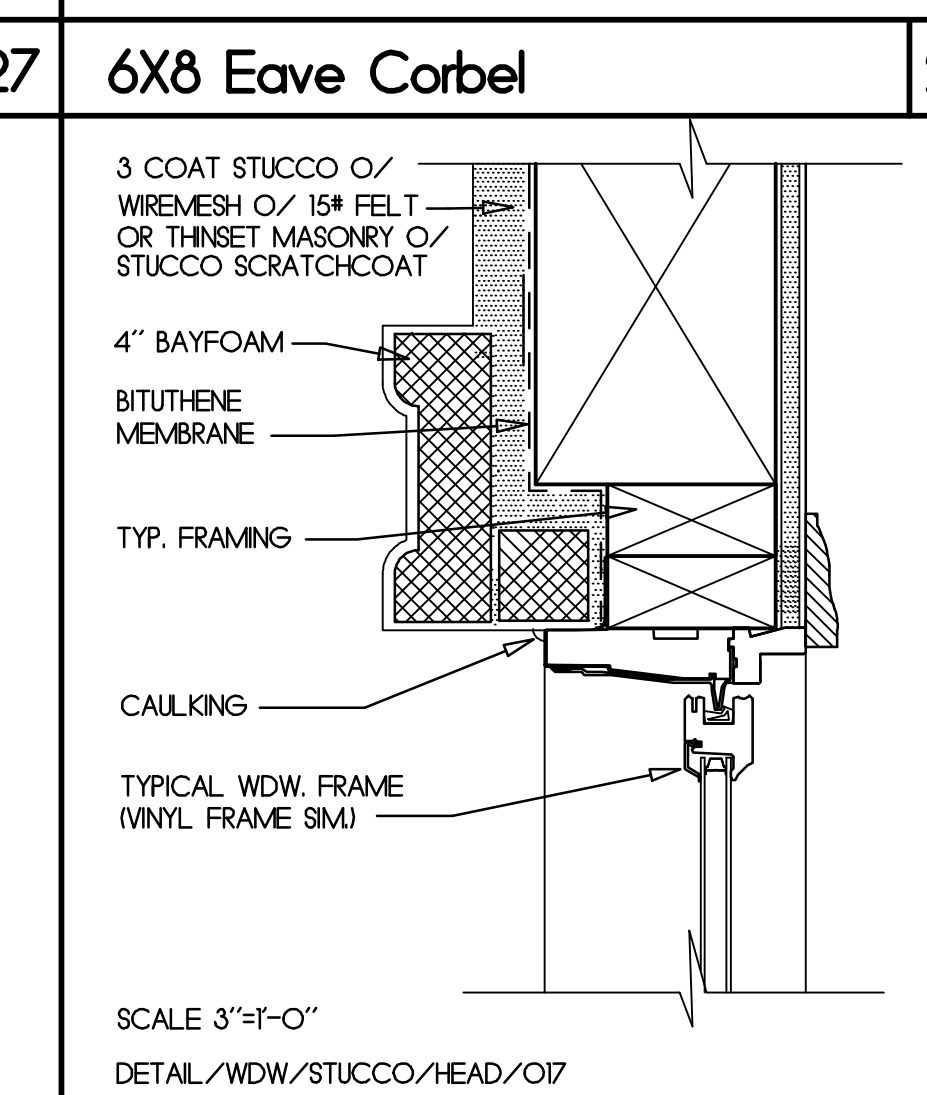
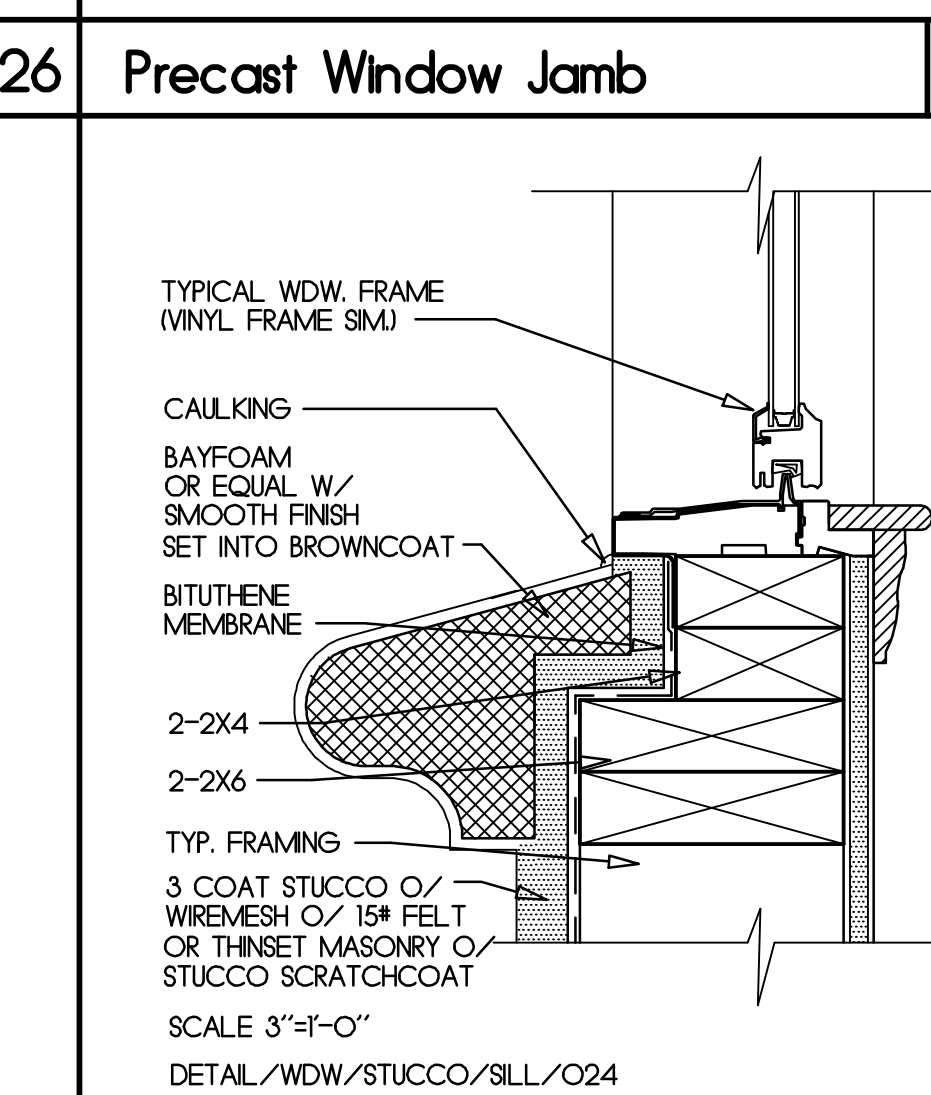
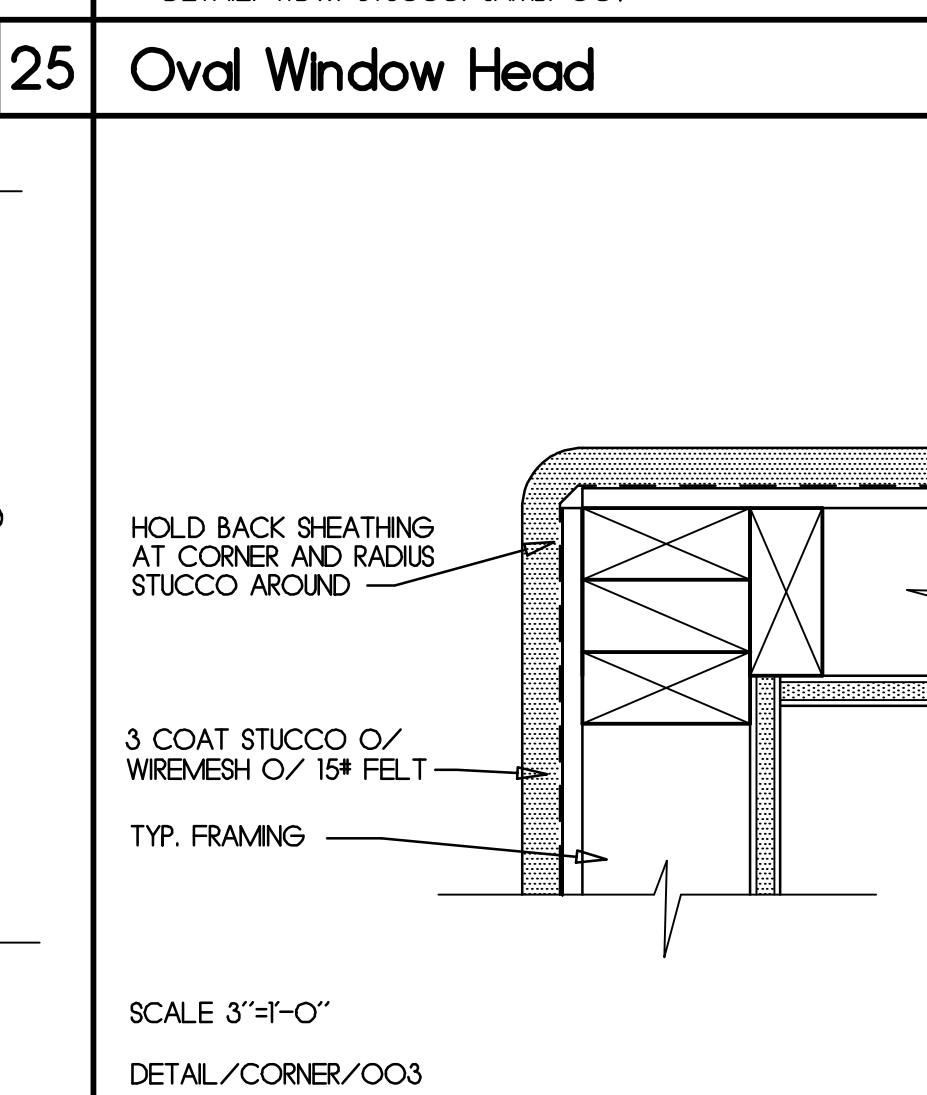
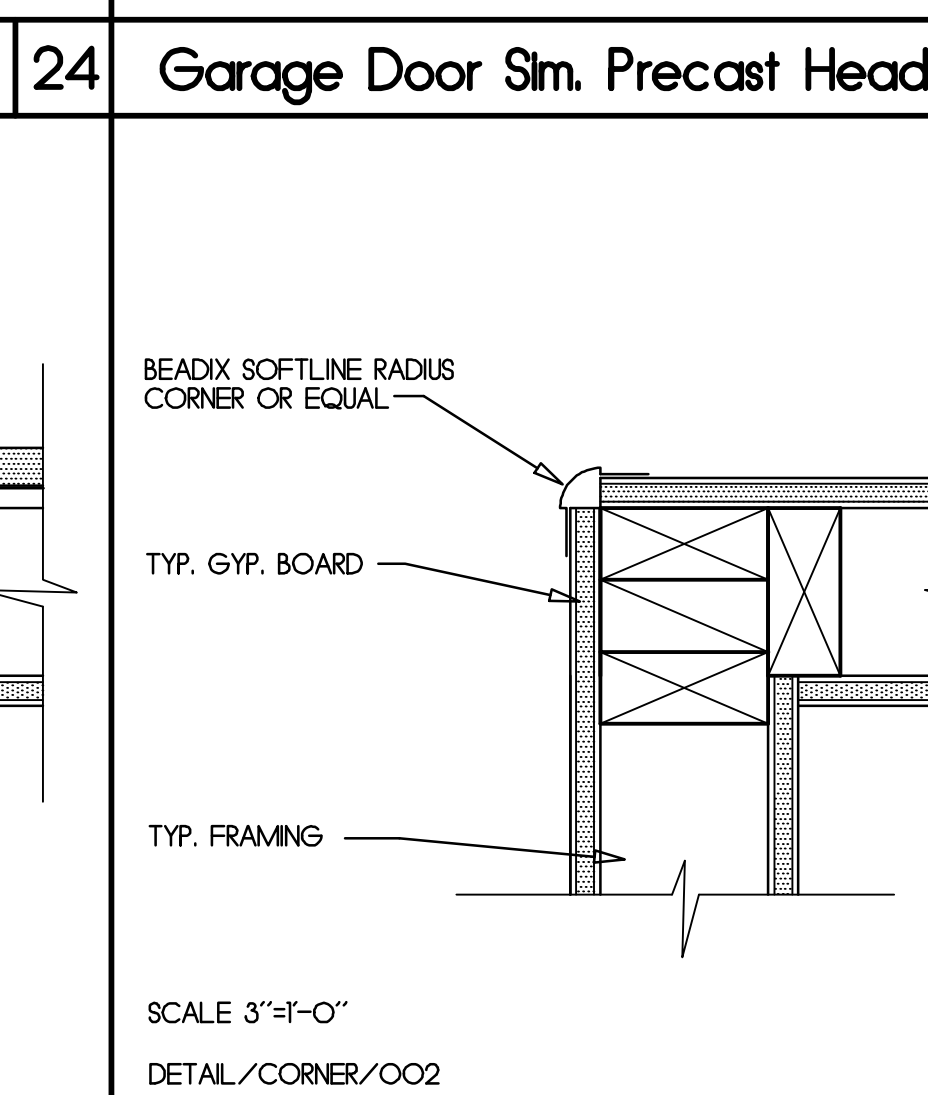
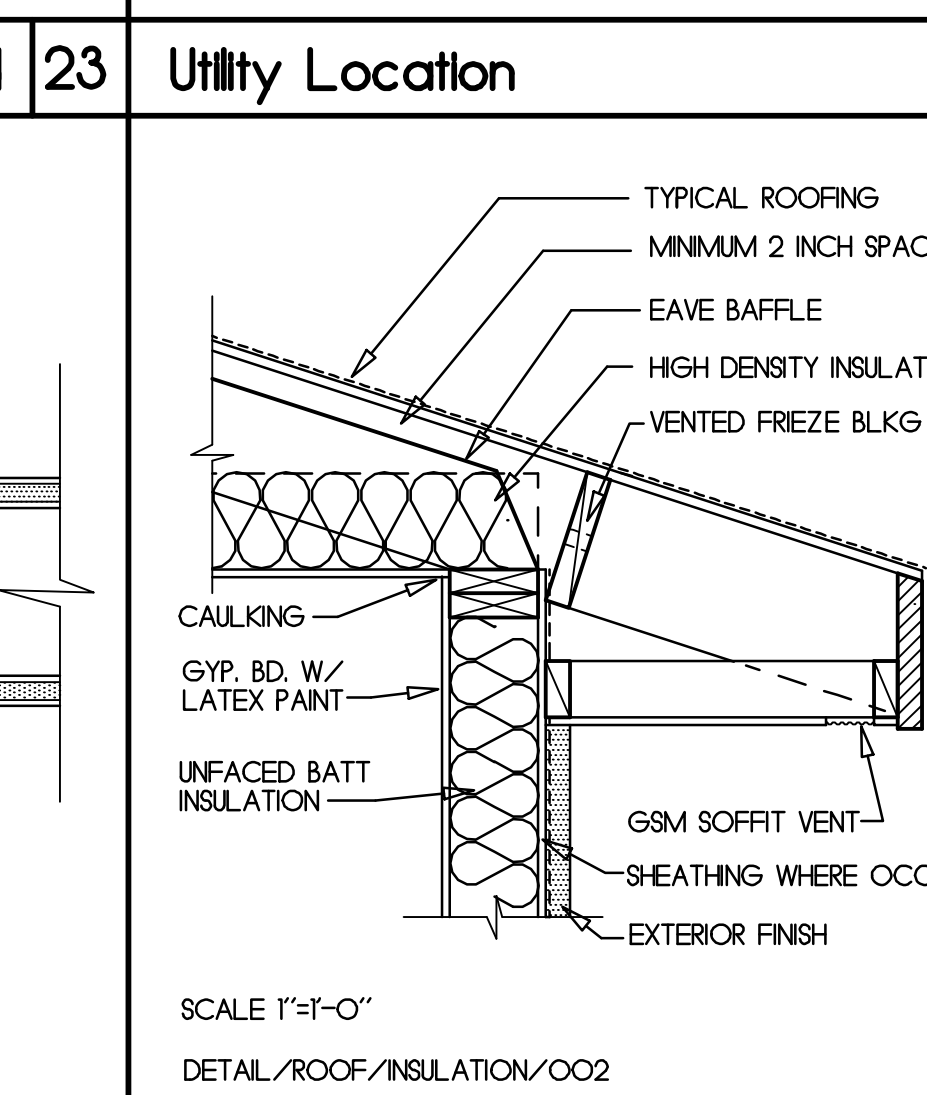
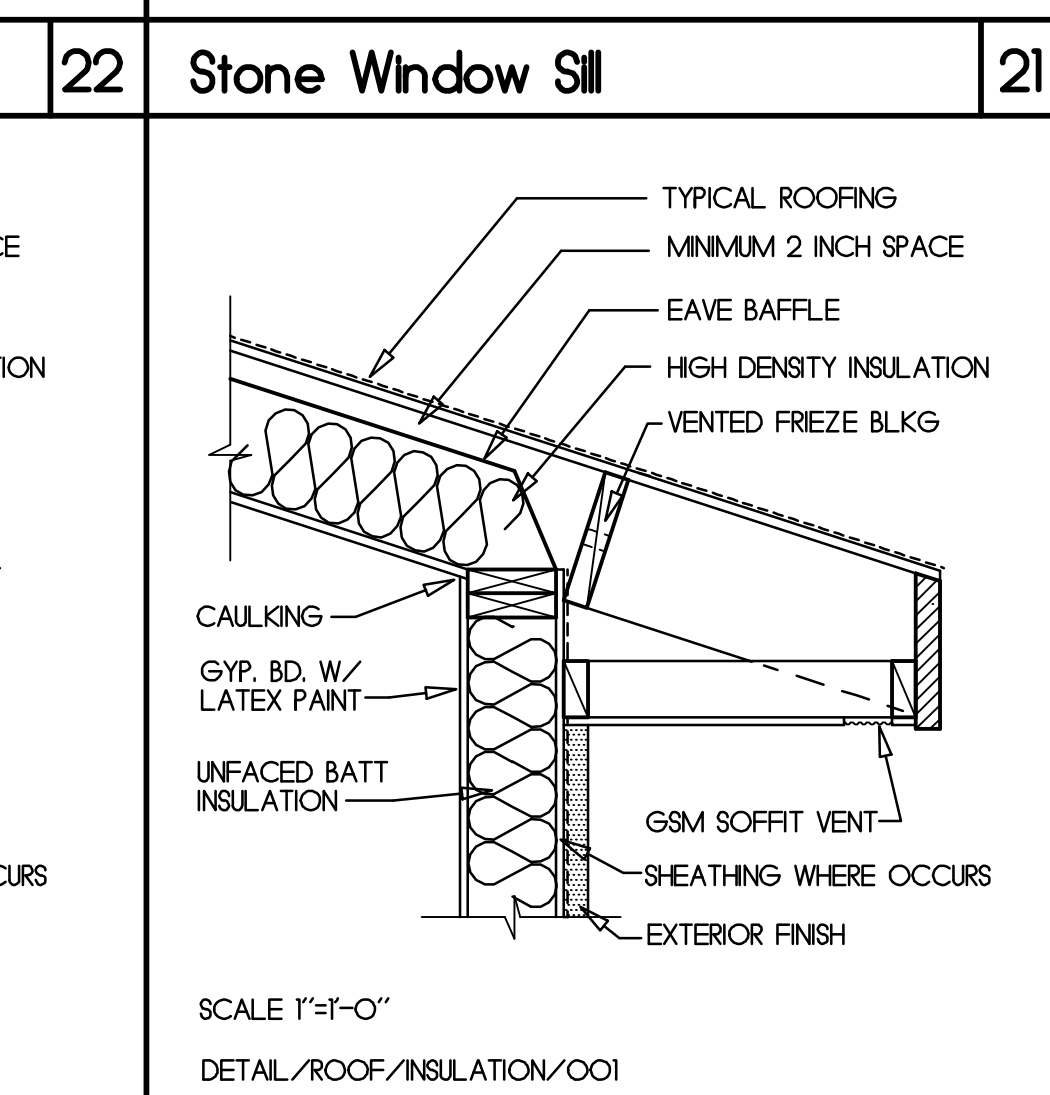






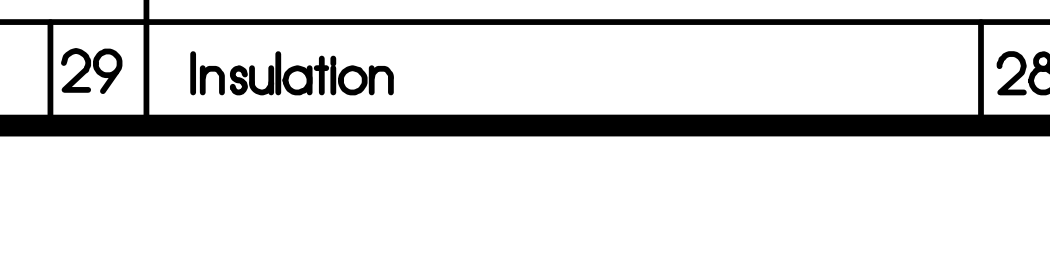
Rev	Description	Date
△	CLIENT REVISIONS	2-22-16
△	DESIGN REVIEW REVS.	8-15-15

Exterior Elevations
 Style: French Country

Bommarito Residence

Lot 3 Subdivision 7815
 Pleasanton, California

Notes:
 All simulated precast products shall have factory finish color #9 "Sonora".

 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007
 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007
 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007
 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007
 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007
 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/006	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/005	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/004	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/003	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/018	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/008	 SCALE 1"=1'-0" DETAIL/ROOF/CONC FLAT TILE/007

CLIENT REVISIONS	2-22-16
DESIGN REVIEW REVS.	8-15-15
Rev	Description Date

Architectural Details

Job Number: 201417 Sheet:
 Scale: As Noted
 Drawn: Terry
 Checked: Terry
 Date: 5-13-15 Of 9



IRRIGATION NOTES:

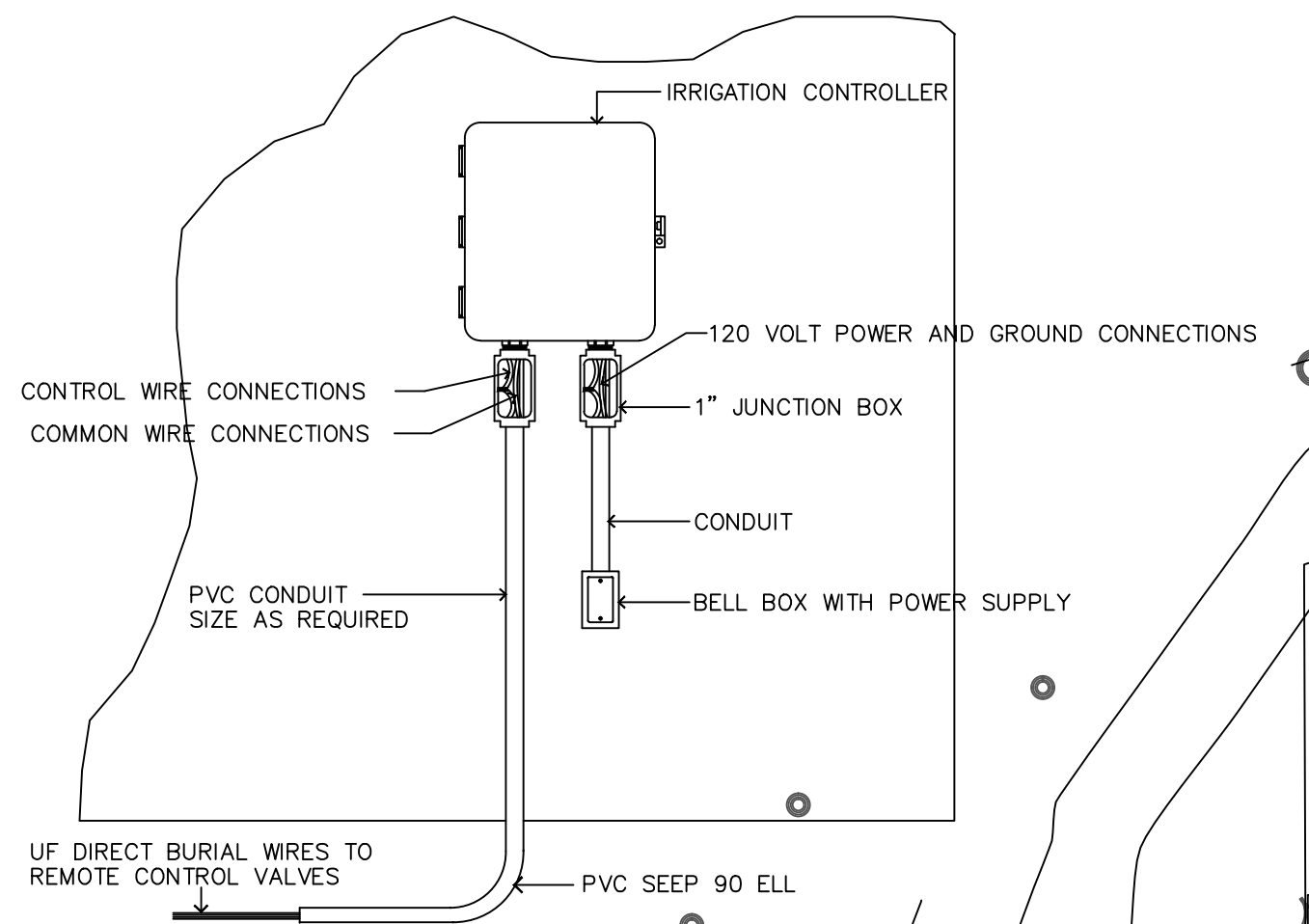
1. CONTRACTOR TO OBTAIN ALL PERMITS PRIOR TO STARTING WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODE AS WELL AS LOCAL ORDINANCES.
3. ALL IRRIGATION LINES UNDER CONCRETE TO BE INSTALLED IN PVC SLEEVE @ 15" DEPTH MIN.
4. LOCATE ALL REMOTE CONTROL VALVES AND QUICK COUPLING VALVES IN 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 EMITTERS 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.

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	CONTROLLER: HUNTER PCC-6i WITH ET SYSTEM MODULE
	HUNTER-ET SENSOR
	REMOTE CONTROL VALVE: WEATHERMATIC 21024E-10
	BACKFLOW ASSEMBLY: FEBCO 825Y
	AMIA FILTER / SENNINGER PRESSURE REGULATOR
	QUICK COUPLER: 3/4" RAINBIRD 33DRC
	DRIP STUB-UP FOR CONNECTION TO POLY PIPE
	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
	NDS 2" DRAIN BASIN W/ 2" IRONAGE LOCUST DRAIN GRATE
	1/2" PERFORATED DRAIN PIPE AT THE BASE OF ALL RETAINING WALLS
	IN-LINE CHECK VALVE
	AUTOMATIC RAIN SHUTOFF:

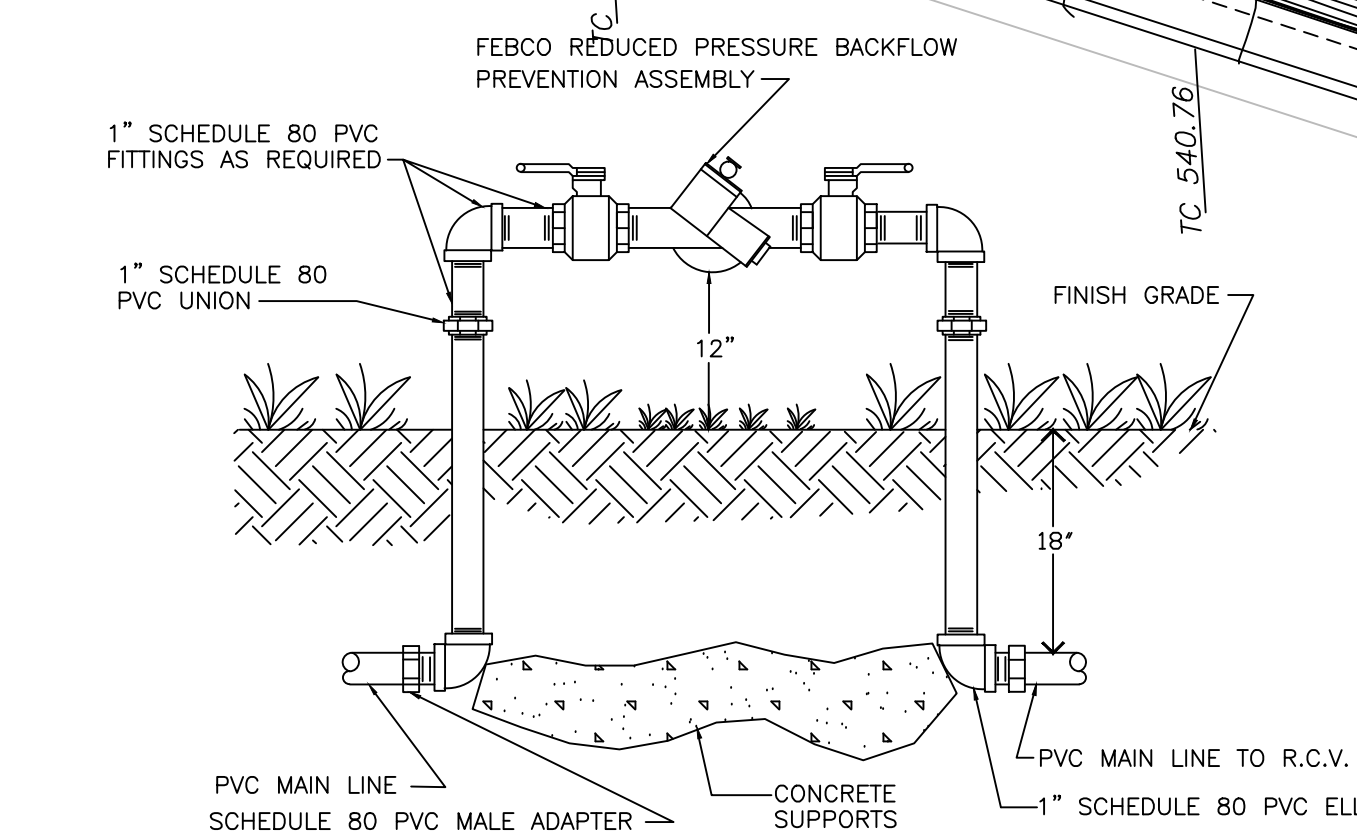
HYDROZONE TABLE									
VALVE NO	PLANT TYPE	HYDROZONE (PLANT WATER USE)	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	HYDROZONE AREA (HA) (SQ FT)	% LANDSCAPE AREA		
C-1	SHRUB / TREES	LW	0.30	D	0.90	860	18.8%		
C-2	SHRUB / TREES	MW	0.50	D	0.90	1,350	32.1%		
C-3	SHRUB / TREES	LW	0.30	D	0.90	280	6.3%		
C-4	SHRUB / TREES	MW	0.50	D	0.90	109	3.9%		
C-5	SHRUB / TREES	LW	0.20	D	0.90	753	16.9%		
C-6	SHRUB / TREES	MW	0.40	D	0.90	461	10.3%		
	POOL SPA FOUNTAIN	WF	1.00	0	0.00	716	16.1%		
TOTALS						0.90	4,456	2,128	100.0%
						Average IE			

HYDROZONE TABLE SUMMARY		
Hydrozone Description	Total Sq. Ft.	% of Landscape
Cool Season Turf (CST)	0	0.0%
Warm Season Turf (WST)	0	0.0%
High Water Use Plants (HW)	0	0.0%
Bioretention Plants (HW-BR)	0	0.0%
Medium Water Use Plants (MW)	2,048	46.0%
Low Water Use Plants (LW)	1,692	38.0%
Very Low Water Use Plants (VLW)	0	0.0%
Water Feature	716	16.1%
Special Landscape Area (SLA)	0	0.0%
TOTAL	4,456	100.0%

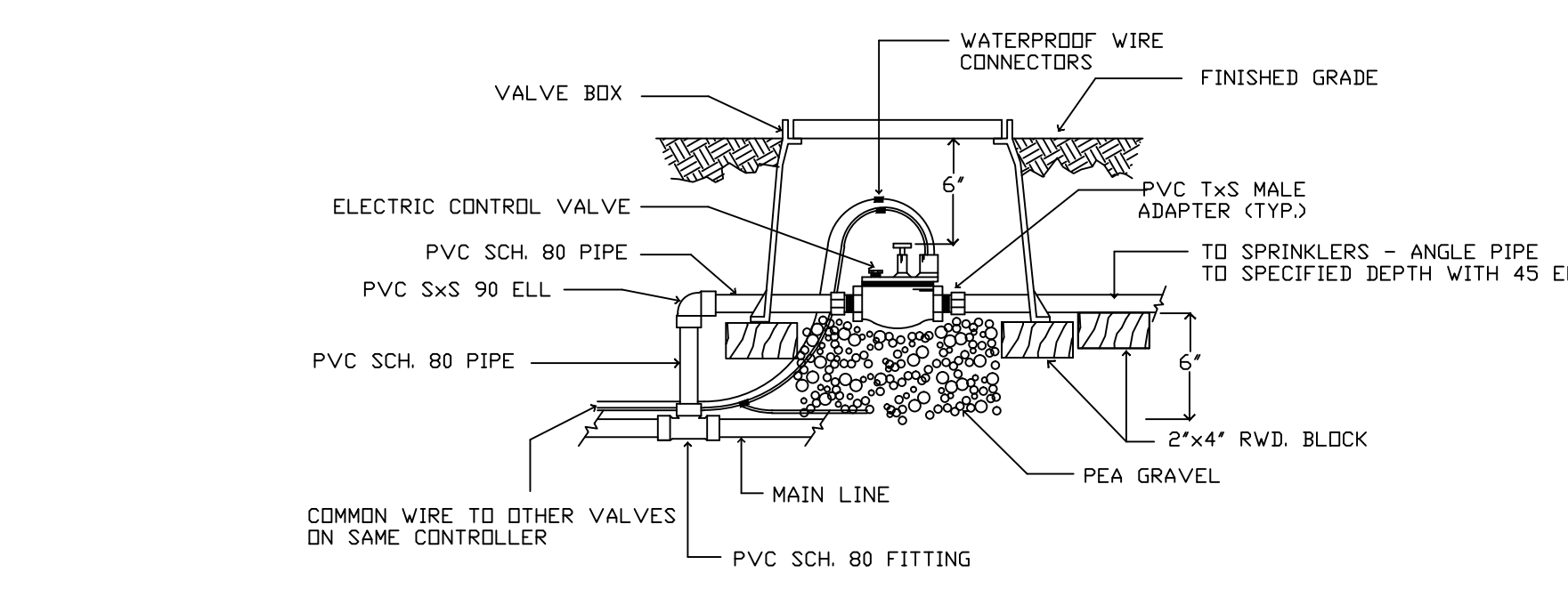
**Irrigation Method		
Irrigation Method	Total Sq. Ft.	% of Landscape
Rotor (R)	0	0.0%
Multi-Stream Rotor (MR)	0	0.0%
Spray (S)	0	0.0%
Bubbler (B)	0	0.0%
Drip (D)	3,740	100.0%
In-Line Drip (DL)	0	0.0%
Micro Spray (MS)	0	0.0%
Other (O)	0	0.0%



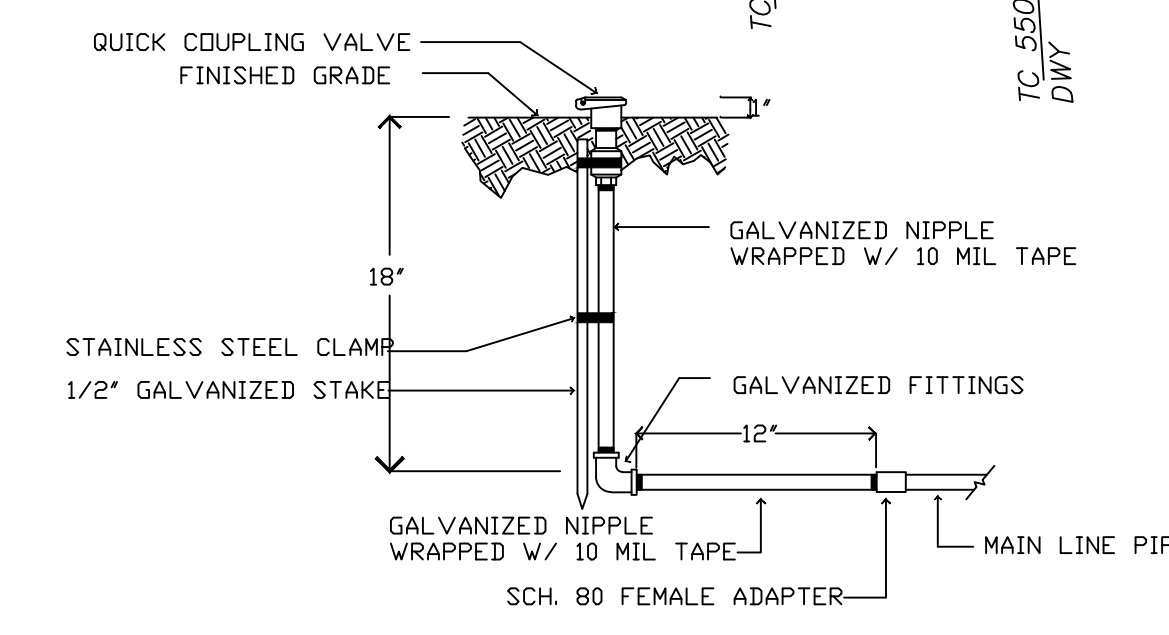
WALL MOUNT AUTOMATIC CONTROLLER
NOT TO SCALE



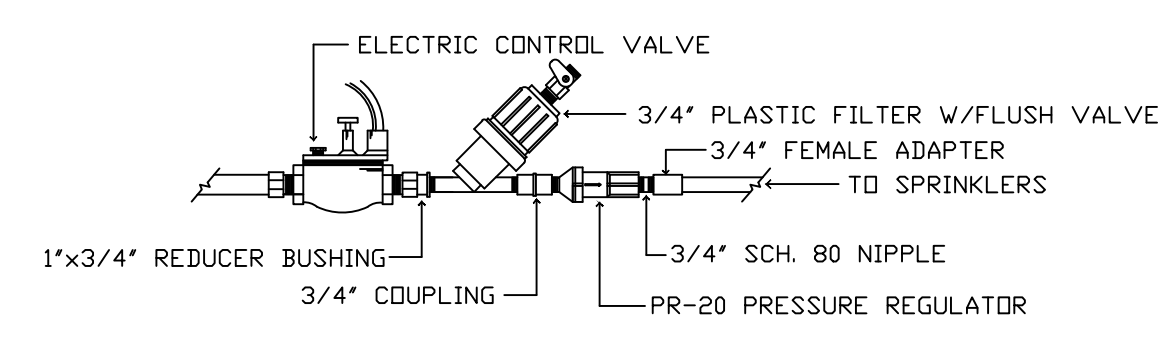
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



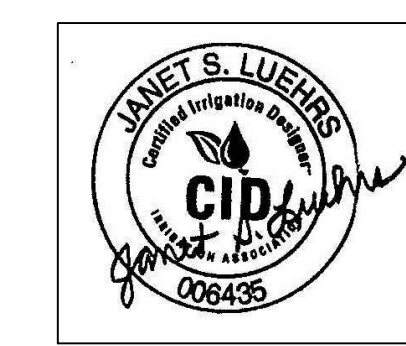
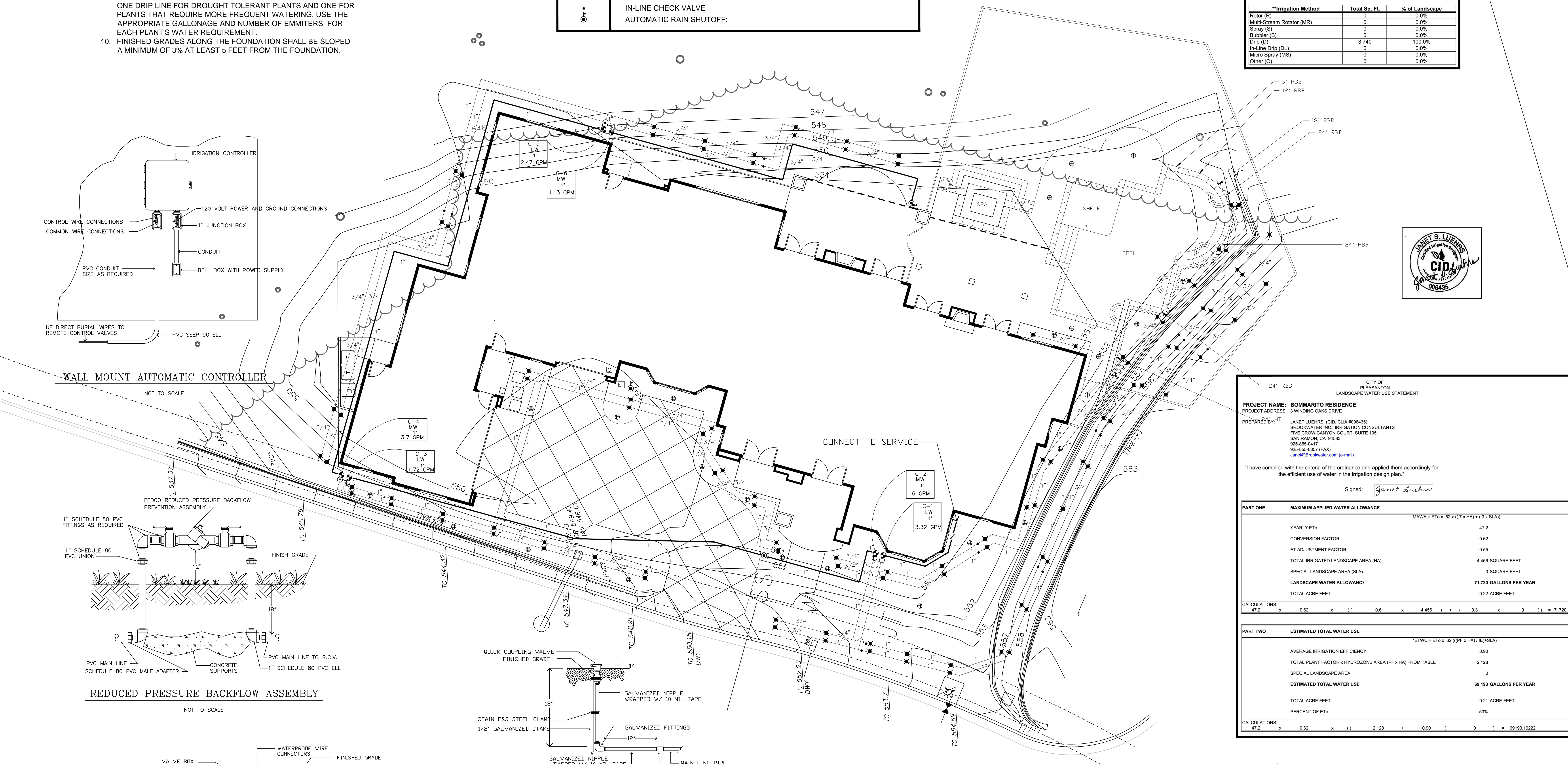
ELECTRIC CONTROL VALVE
NOT TO SCALE



QUICK COUPLING VALVE
NOT TO SCALE



DRIP VALVE ASSEMBLY
NOT TO SCALE



CITY OF PLEASANTON
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: BOMMARITO RESIDENCE
PROJECT ADDRESS: 3 WINDING OAKS DRIVE
PREPARED BY: JANET LUEHRS (CID, CLIA #006435)
BROOKWATER INC. IRRIGATION CONSULTANTS
FIVE CROW CANYON COURT, SUITE 105
SAN RAMON, CA 94583
925-855-0417
925-855-0357 (FAX)
janet@brookwater.com (e-mail)

I have compiled 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	
YEARLY E _{to}	47.2
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.85
TOTAL IRRIGATED LANDSCAPE AREA (HA)	4,456 SQUARE FEET
SPECIAL LANDSCAPE AREA (SLA)	0 SQUARE FEET
LANDSCAPE WATER ALLOWANCE	71,720 GALLONS PER YEAR
TOTAL ACRE FEET	0.22 ACRE FEET

$47.2 \times 0.62 \times ((0.85 \times 4,456) + 0) = 71,720.212$

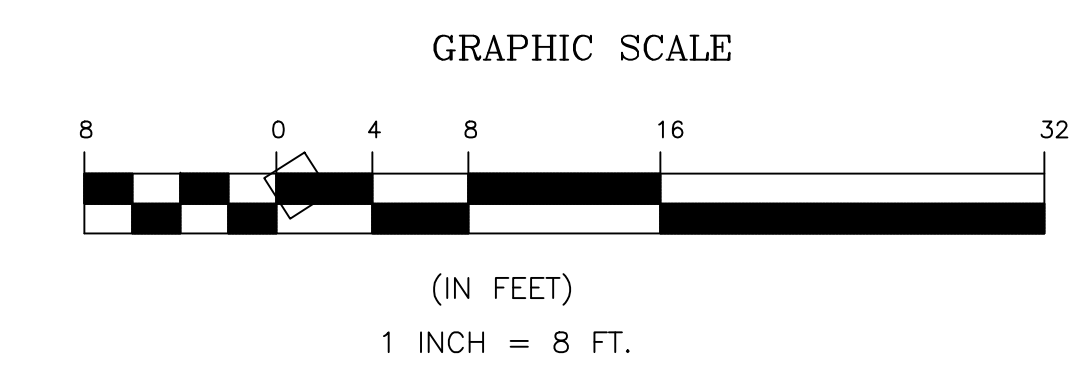
PART TWO: ESTIMATED TOTAL WATER USE	
AVERAGE IRRIGATION EFFICIENCY	0.90
TOTAL PLANT FACTOR x HYDROZONE AREA (PF x HA) FROM TABLE	2,128
SPECIAL LANDSCAPE AREA	0
ESTIMATED TOTAL WATER USE	60,193 GALLONS PER YEAR
TOTAL ACRE FEET	0.21 ACRE FEET
PERCENT OF E _{to}	83%

$47.2 \times 0.62 \times ((2,128 / 0.90) + 0) = 60,193.10222$

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

DESIGNED BY: ROBERT LUEHRS
HELPING HAND LANDSCAPE DESIGN

SIGNATURE: _____
DATE: _____



SCALE: 1"=8'-0"

④	BL
③	BL
②	BL
①	8/26/15 BL
REVISIONS	BY

DATE: 2/3/15

SHEET NO:
L-2
OF 2 SHEETS

IRRIGATION PLAN
WATER CALCS

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

THE RESIDENCE OF
PAUL & MOLLY BOMMARITO
3 WINDING OAKS DR
PLEASANTON, CA
925-523-3329 586-242-6206
PBOMMARIT@CISC.COM

SHEET NO:
L-2
OF 2 SHEETS

LOCATION OF HOUSE BEYOND TREES



LOCATION OF HOUSE BEYOND TREES



BOMMARITO RESIDENCE COLOR BOARD



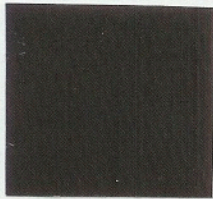
ROOF AUBURN TILE AMERICANA BLEND



TRIM SW7036



RW CARRIAGE C4 STAIN



ANDERSEN 400 SERIES DARK BRONZE



GUTTER PSG DARK BRONZE

BODY MERLEX P-141 STAINED



STONE BUECHEL FOND DU LAC RUSTIC



IRON DOORS DARK BRONZE



ORLEANS PANEL