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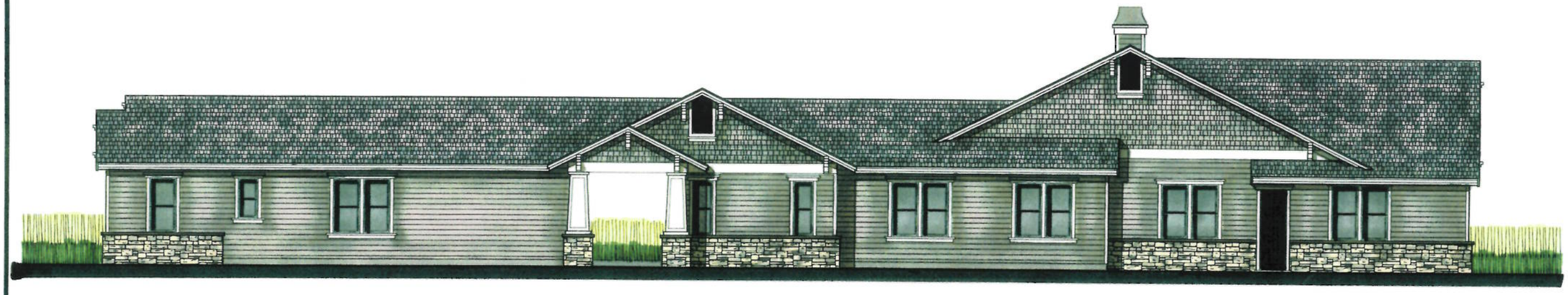
Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

Notes

Front Elevation



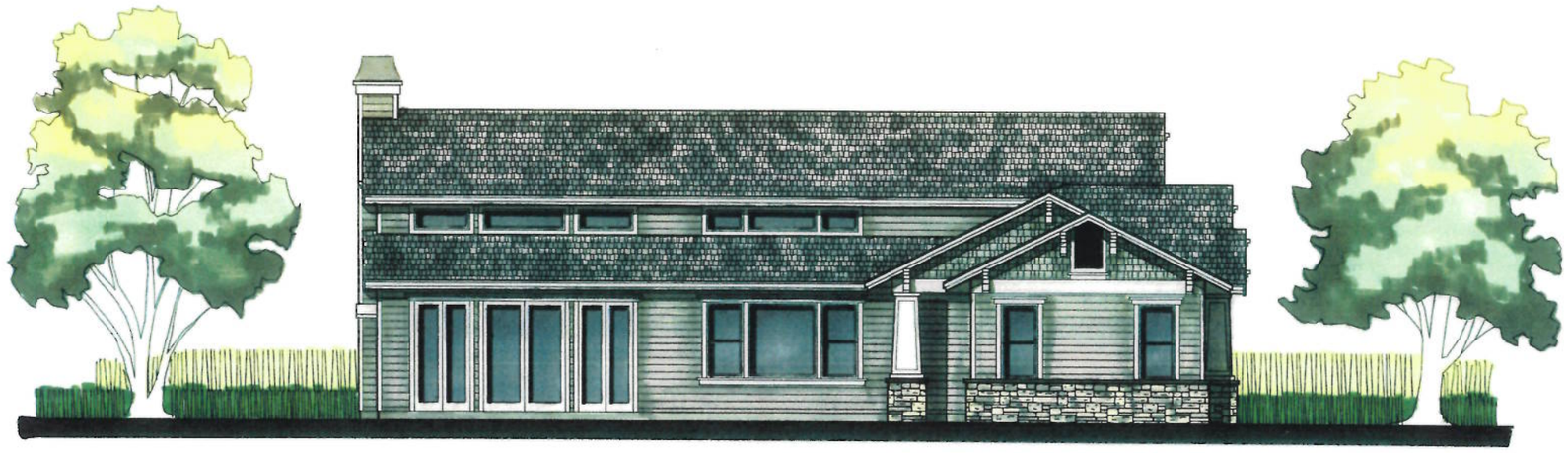
Left Side Elevation

Rev	Description	Date

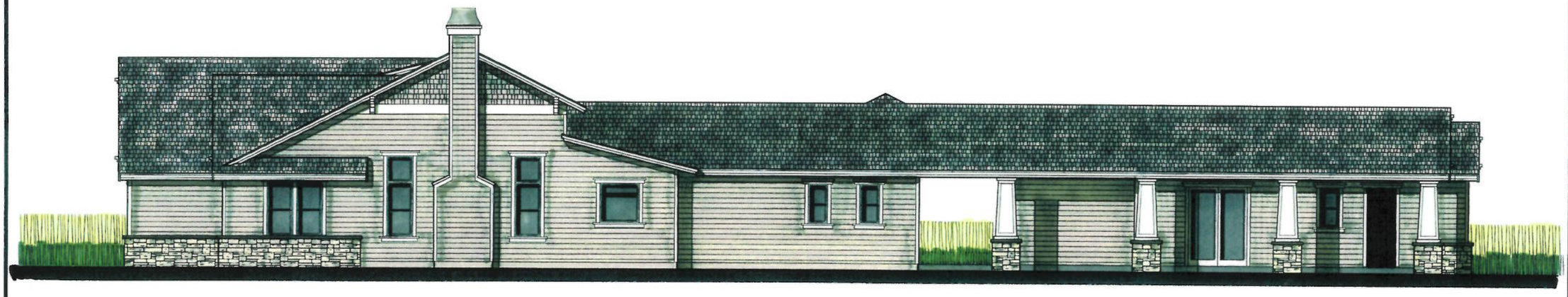
Colored Elevations

Job Number 2015122
Scale 1/4"=1'-0"
Drawn Terry
Checked Terry
Date 11-20-15
Sheet
CH 6

PUD-112
RECEIVED March 31, 2016
EXHIBIT B



Rear Elevation



Right Side Elevation

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Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

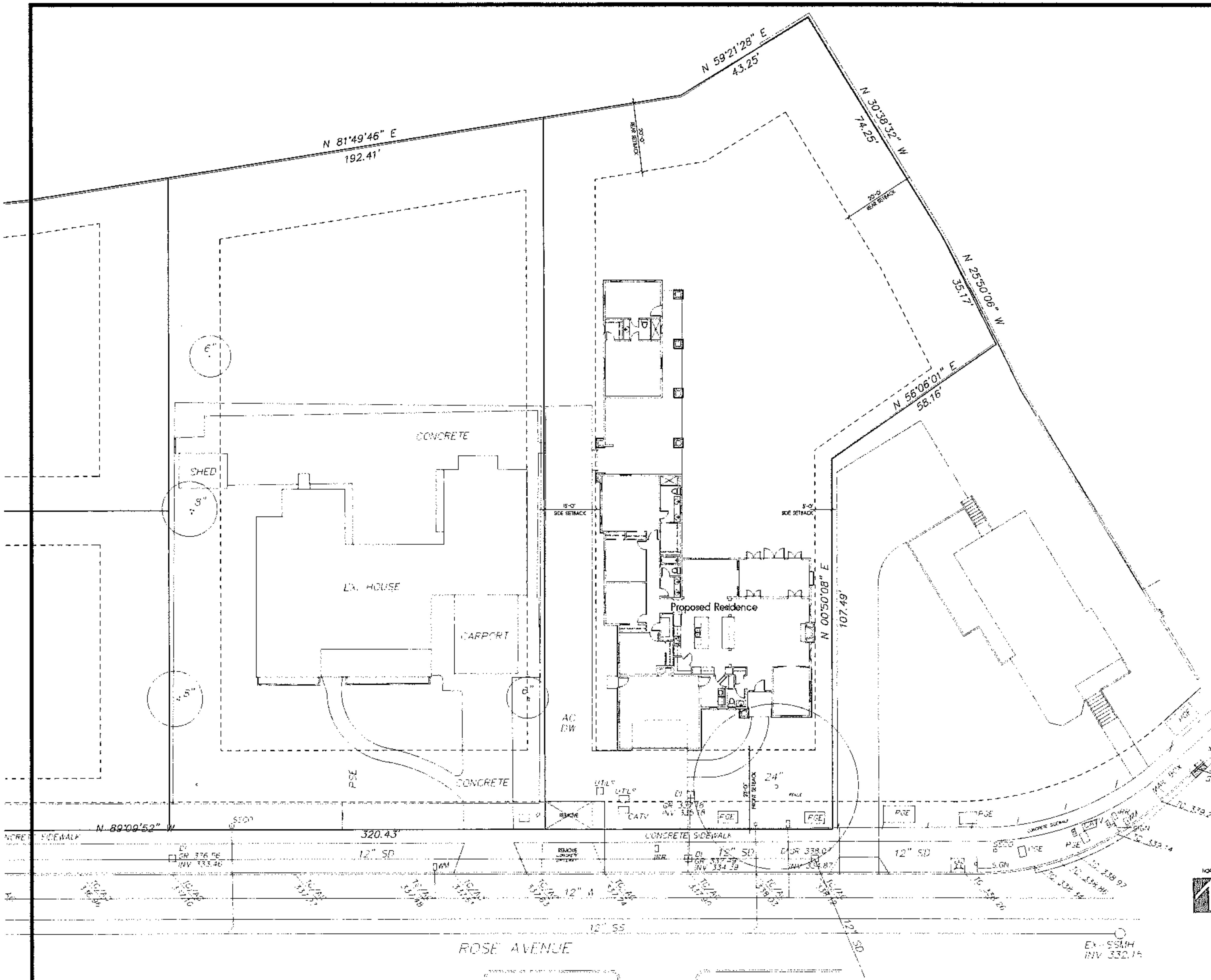
Notes:

Rev	Description	Date

Colored Elevations

Job Number: 201522
Scale: 1/4"=1'-0"
Drawn: Terry
Checked: Terry
Date: 11-20-15

Sheet
Of 6



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Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

Notes:

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

Finish grade shall provide positive drainage away from building.

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

All roof drainage taken through suitable discharge area.

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

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

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

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

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

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

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

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

Rev	Description	Date

Site Plan

Job Number:	201522	Sheet: 1
Scale:	1"=10'-0"	
Drawn:	Terry	
Checked:	Terry	
Date:	1-29-16	Of 13

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

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

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

Use low VOC interior wall and ceiling paints and construction adhesives.

Use low VOC water-based wood finishes.

Use low VOC construction adhesives.

Use recycled content materials at interior trim and shelving.

Tightly seal the air barrier between the living area and garage.

Install built-in recycling center into cabinetry.

A/7 See cover sheet for schedules and general notes.

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

Sliding doors and openable windows shall comply with 2013 CBC.

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

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

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

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

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

All angles other than 90 degrees shall be 45 degrees (@ 0/N).

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

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

Firestops shall be provided around the chimney in openings at the ceiling and floor levels with non combustable material per 2013 CBC.

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

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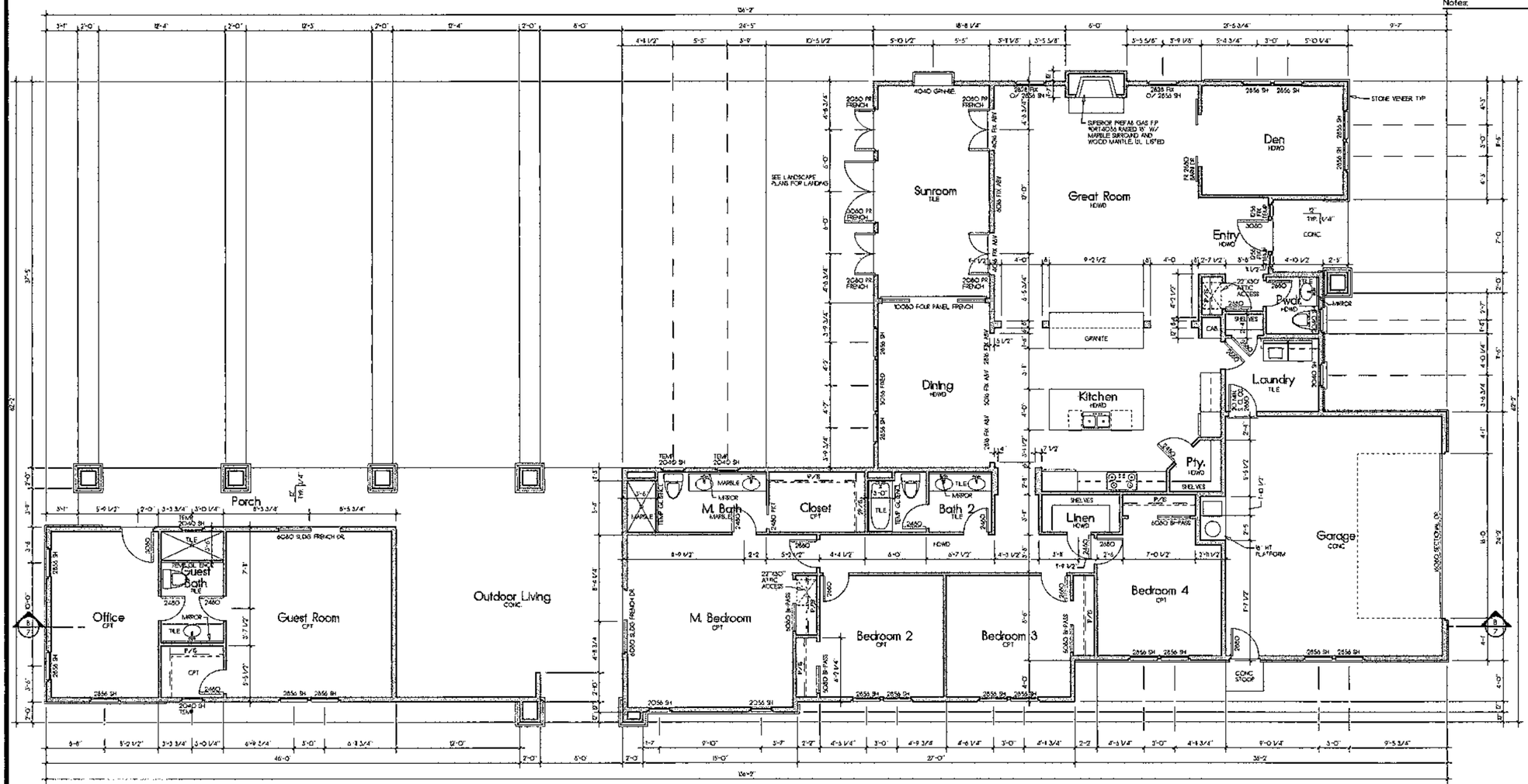
Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

Notes:



Rev	Description	Date

Floor Plan

MAIN RESIDENCE: 2928 SQUARE FEET
SUNROOM: 237 SQUARE FEET
GUEST ROOM/BATH/OFFICE: 578 SQUARE FEET
GARAGE: 526 SQUARE FEET
COVERED PORCHES: 673 SQUARE FEET

Job Number 201522 Sheet
Scale 1/4"=1'-0" 2
Drawn Terry
Checked Terry
Date 1-29-16 Of 13

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Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

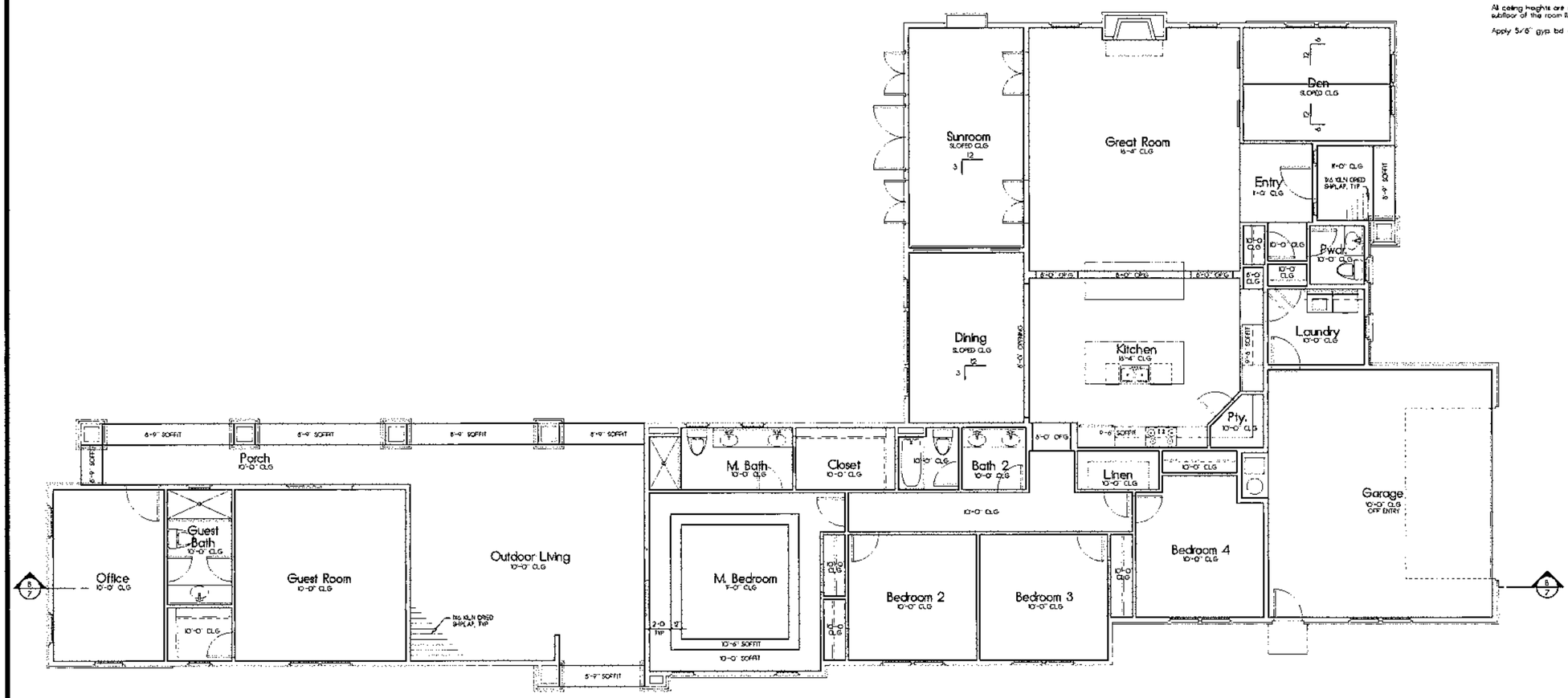
Notes:

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

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

All ceiling heights are measured off the respective subfloor of the room U.O.N.I.

Apply 5/8" gyp bd at all ceilings.



Rev	Description	Date

Reflected Ceiling Plan

Job Number 201522 Sheet 3
Scale 1/4"=1'-0"
Drawn Terry
Checked Terry
Date 1-29-16 Of 13

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Gagliardi Residence

Lot 4 – Parcel Map 8105
Pleasanton, California

Notes:

Roofing shall be Composition Shingle over 30# felt over 1/2" CDX sheathing w/ radiant barrier nailed per structural engineers 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.

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

Composition shingles shall be fastened per 2013 CBC.

Roof flashing around pipes, vents, flues, chimneys, etc shall be lead, copper, or other approved flexible flashing material and shall be formed to follow the contours of the tile and allow seating of the tile as per 2013 CBC

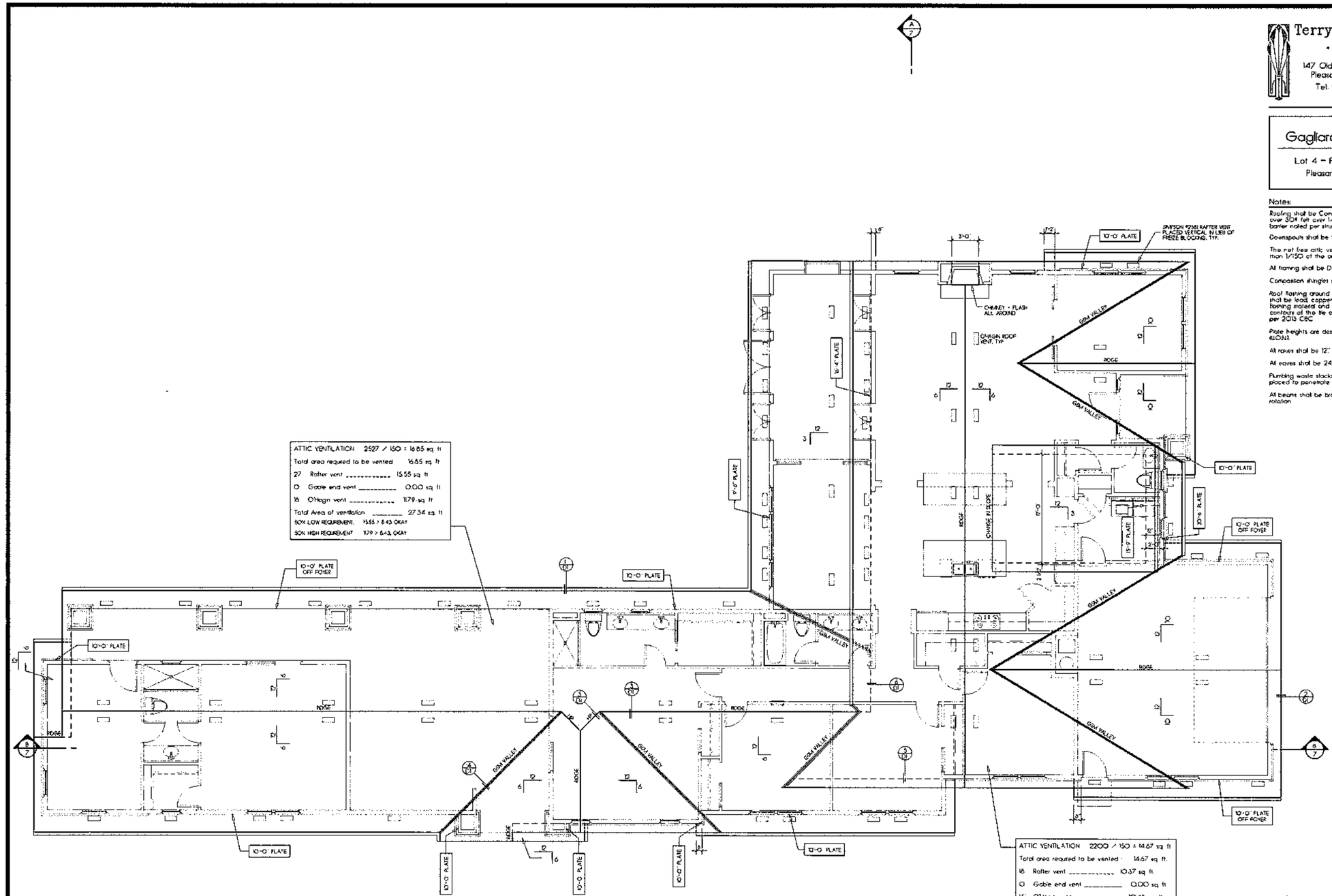
Plate heights are designated off adjacent subfloor (U.O.N.)

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

All eaves shall be 24" from wall framing (U.O.N.)

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

All beams shall be braced at each end to prevent rotation



Rev	Description	Date

Roof Plan

Job Number 201522 Sheet
Scale 1/4"=1'-0" 4
Drawn Terry
Checked Terry
Date 1-29-16 Of 13

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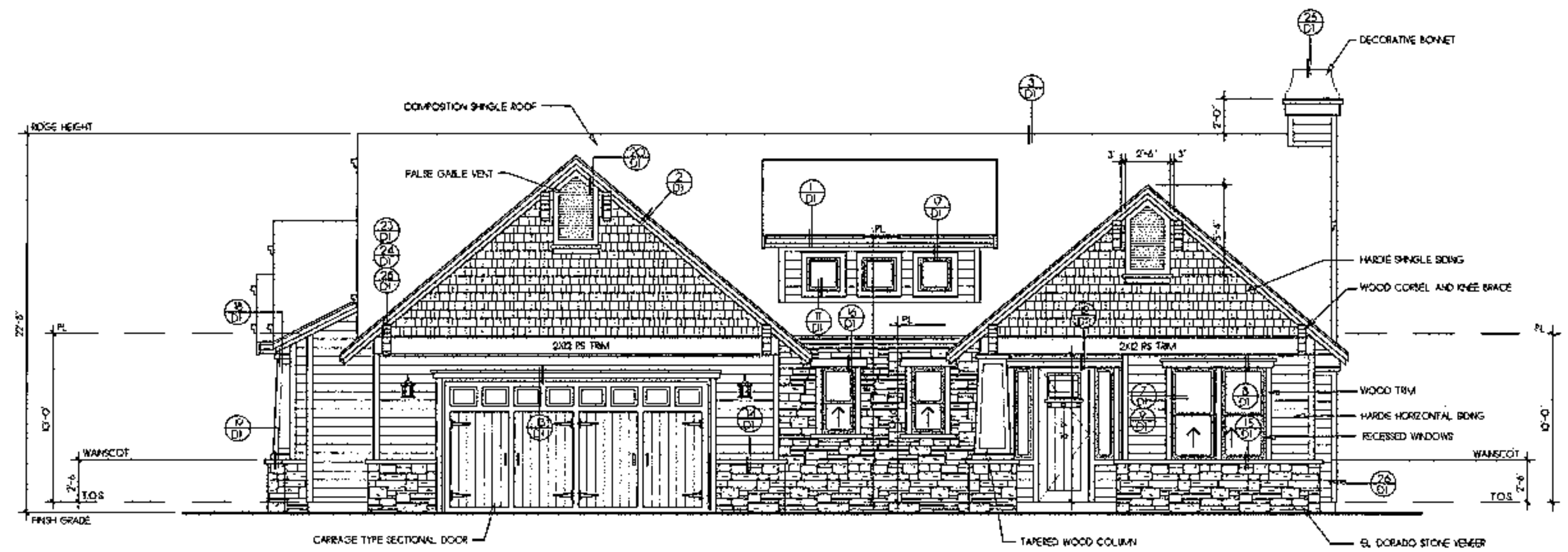
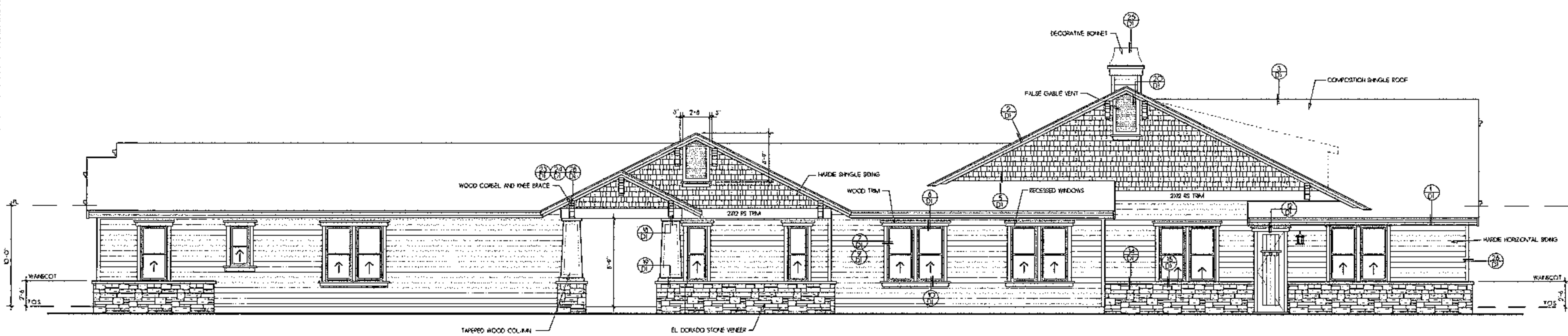
Gagliardi Residence

Lot 4 – Parcel Map 8105
Pleasanton, California



Front Elevation
(South)



Left Side Elevation
(West)

Notes:

All windows at first floor shall be mounted at 8'-0" above top of subfloor IUON

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

SF : Subfloor

Subflr: 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 arrestor

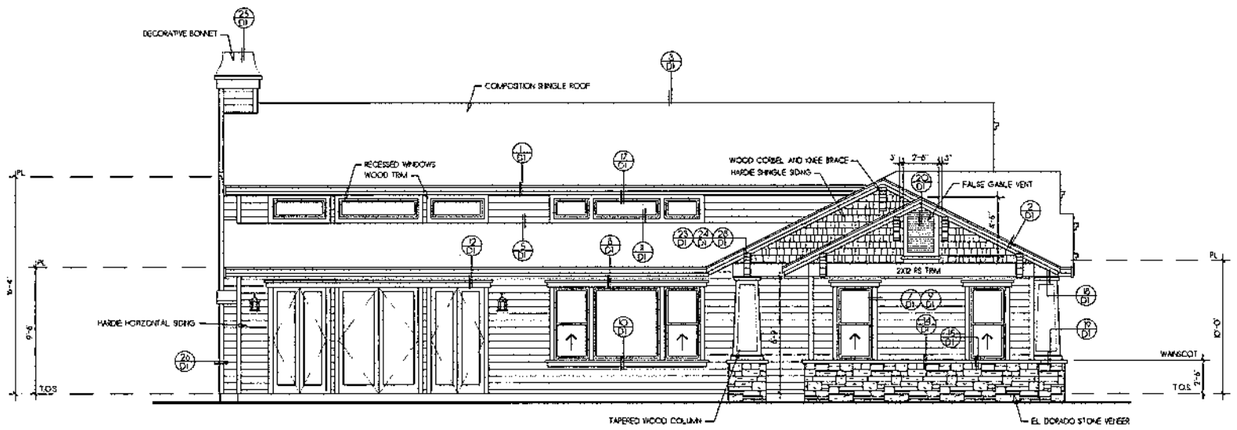
Egress windows shall comply with 2013 CBC with a minimum net clear openable area of 5.7 sq. ft., a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening

Roofing shall be Certainteed Landmark Premium Max Def Georgetown Grey.
Body shall be Kelly-Moore Winters Park.
Accent shall be Kelly-Moore Gray Spell.
Trim shall be Kelly-Moore Swiss Coffee.
Door and Gable vents shall be Kelly-Moore Carbon.
Stone shall be El Dorado Vineyard Trail Rough Cut

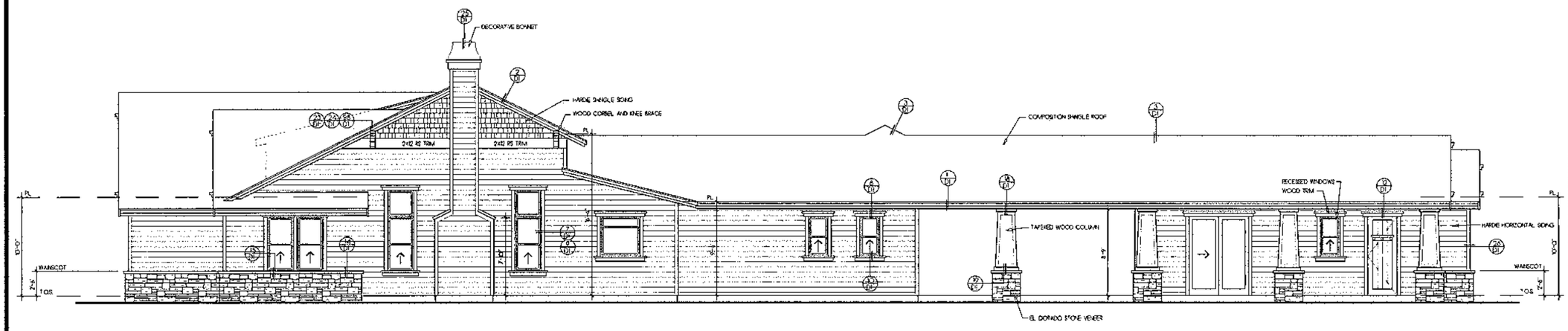
Rev	Description	Date

Exterior Elevations

Job Number	201522	Sheet	
Scale	1/4"=1'-0"		5
Drawn	Terry		
Checked	Terry		
Date	1-29-16	Of	13



Rear Elevation
(North)



Right Side Elevation
(East)

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Gagliardi Residence

Lot 4 - Parcel Map 8105
Pleasanton, California

Notes:

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

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

SF : Subfloor

Subfl: 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 CBC with a minimum net clear openable area of 5.7 sq ft, a minimum net clear openable height of 24 inches, a minimum net clear openable width of 20 inches, and a maximum height of 44 inches from the floor to the bottom of the window opening

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Trim shall be Kelly-Moore Swiss Coffee.
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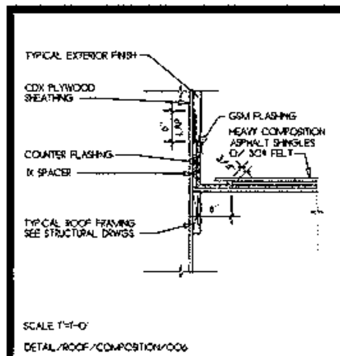
Stone shall be El Dorado Vineyard Trail Rough Cut

Rev	Description	Date

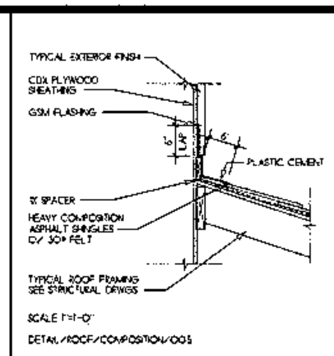
Exterior Elevations

Job Number 201522
Scale 1/4"=1'-0"
Drawn Terry
Checked Terry
Date 1-29-16

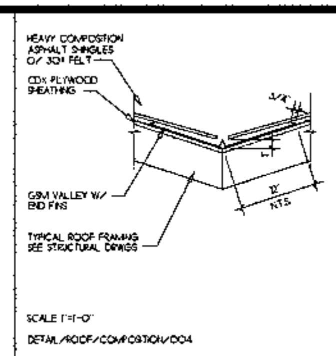
Sheet 6 of 13



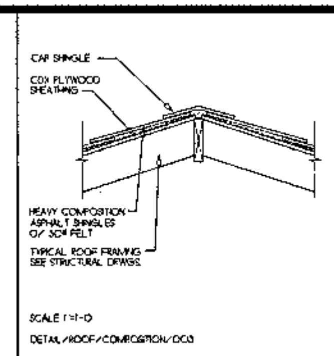
Roof to Wall 6



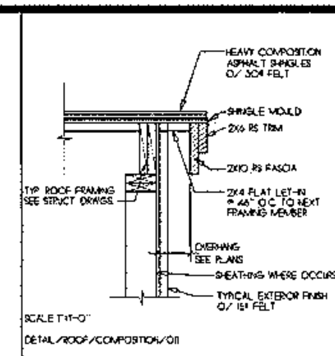
Roof to Wall 5



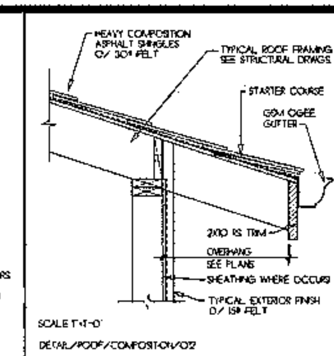
Valley 4



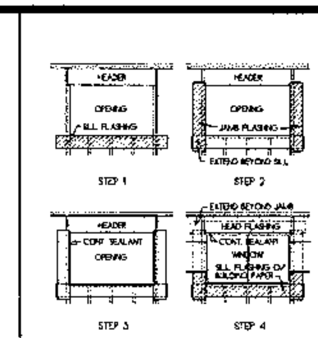
Hip/Ridge 3



Typical Rake 2



Typical Eave 1



INDIVIDUALLY FLASH ALL OPENINGS FOR FIXTURES SUCH AS WINDOWS, DOORS AND VENTS TO MAKE THEM WATER TIGHT. PENETRATION FLASHING MATERIAL SHALL BE BARRIER COATED REINFORCED AND SHALL PROVIDE 4 HOUR MIN PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH ASTM D-779. SEALANT SHALL COMPLY WITH FF TT-S-1657. USE FORTIFLASH 25 BY FORTIFIBER OR EQUAL O/ SOLID BACKING.

FOR NAIL-ON-FLANGE TYPE FIXTURES A STRIP OF APPROVED FLASHING MATERIAL SHOULD BE AT LEAST 9" WIDE. FLASHING SHALL BE APPLIED IN A WEATHERBOARD FASHION AROUND THE FULL PERIMETER OF THE OPENING.

APPLY THE FIRST STRIP HORIZONTALLY IMMEDIATELY BELOW THE SILL. CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF THE WINDOW SO THAT IT PROJECTS BEYOND THE VERTICAL FLASHING TO BE APPLIED LATER. FASTEN THE TOP EDGE OF THE SILL FLASHING TO THE FRAMING, BUT DO NOT FASTEN THE LOWER EDGE SO THE WEATHER-RESISTIVE BARRIER APPLIED LATER MAY BE SLIPPED UP AND UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION. (SEE STEP 1)

NEXT, FASTEN STRIPS OF FLASHING AT EACH VERTICAL EDGE (JAMB) OF THE OPENING. RUN THIS FLASHING BEYOND THE SILL FLASHING AND ABOVE WHERE THE HEAD FLASHING WILL INTERSECT. (SEE STEP 2)

APPLY A CONTINUOUS SEAL TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE NEAR THE OUTER EDGE OR A CONTINUOUS SEAL TO THE PERIMETER OF THE OPENING AT A POINT TO ASSURE CONTACT WITH THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE. (SEE STEP 3)

FOR FIXTURES WITHOUT A NAIL-ON-FLANGE THE FLASHING SHALL BE 12" MIN WIDE AND EXTEND INTO THE ROUGH FRAME AT THE SILL AND JAMB IN A WEATHERBOARD FASHION.

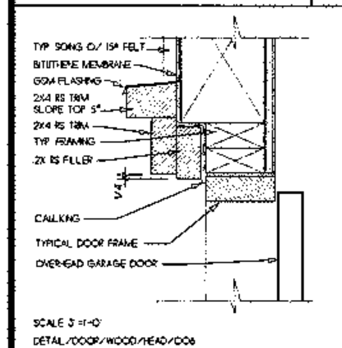
THE FIXTURE SHALL THEN BE INSTALLED.

NEXT, APPLY A CONTINUOUS SEAL AT THE TOP (HEAD) MOUNTING FLANGE OR GSM HEAD FLASHING AND EMBED THE BOTTOM OF THE HEAD FLASHING OVER THE SEALANT AND THE MOUNTING FLANGE OR GSM FLASHING. CUT THIS FLASHING SUFFICIENTLY LONG SO THAT IT WILL EXTEND BEYOND EACH JAMB FLASHING. FASTEN IN PLACE. (SEE STEP 4)

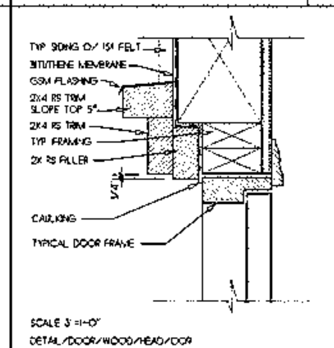
APPLY REMAINING WEATHER-RESISTIVE BARRIER IN A WEATHERBOARD FASHION WITH THE SILL FLASHING LAPPING OVER THE TOP, AND THE HEAD AND JAMB FLASHING BELOW.

DETAIL/WDW/FLASHING

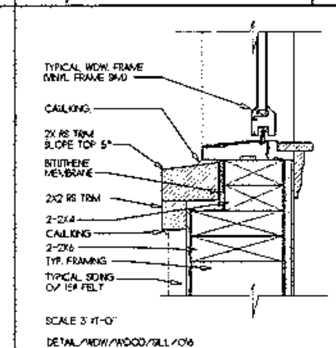
Flashing 7



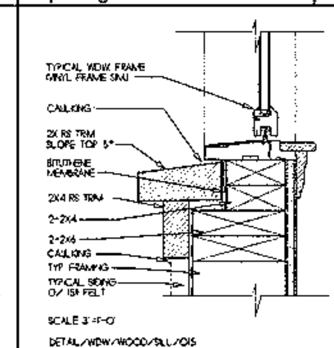
Garage Door Head 13



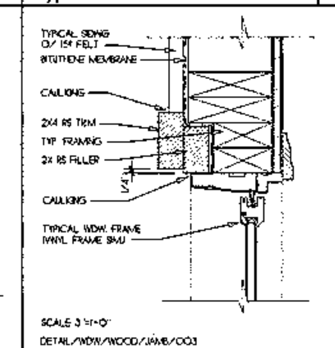
Door Head 12



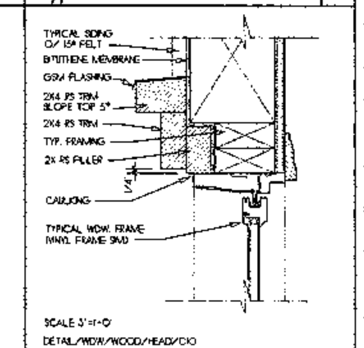
Window Sill 11



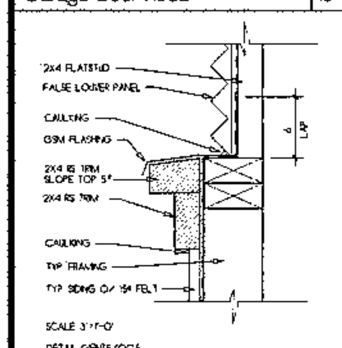
Window Sill 10



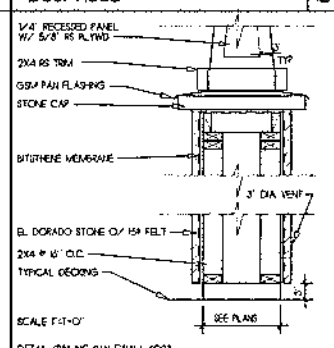
Window Jamb 9



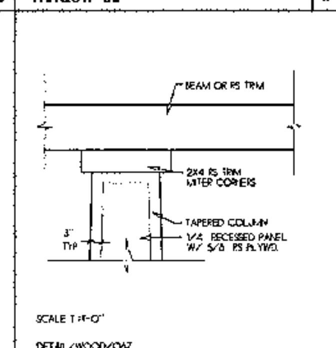
Window Head 8



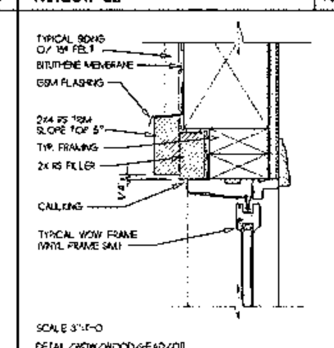
Gable Vent 20



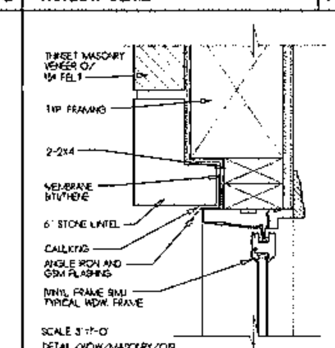
Column Base 19



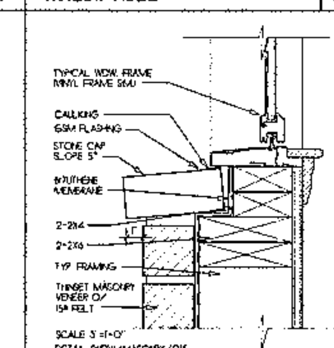
Column Cap 18



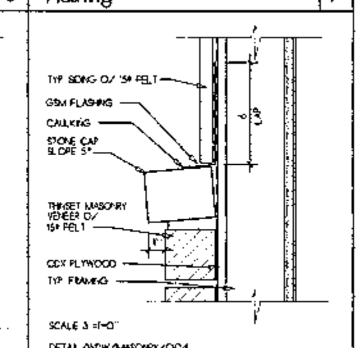
Window Head 17



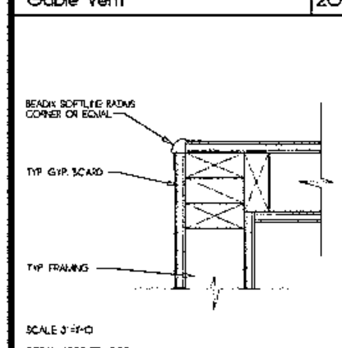
Masonry Window Head 16



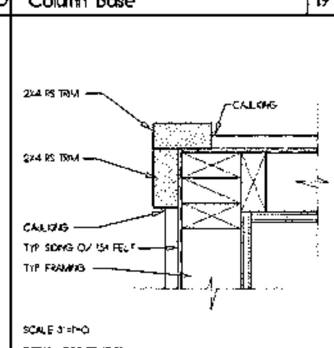
Masonry Base to Window 15



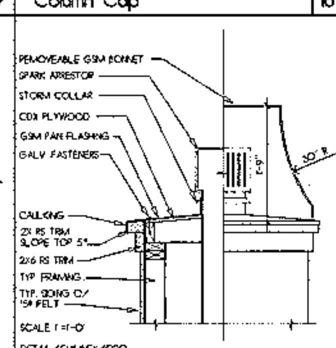
Masonry Base to Wall 14



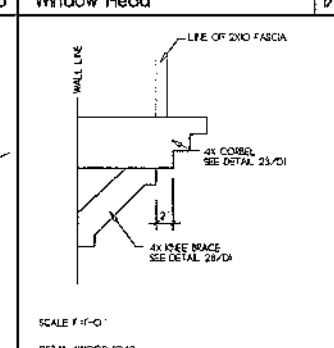
Interior Corner 27



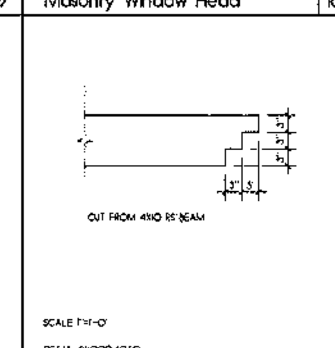
Exterior Corner 26



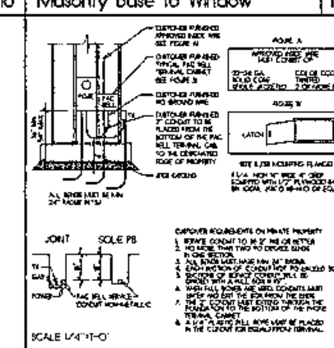
Chimney Cap 25



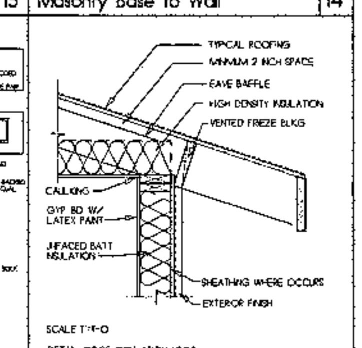
Corbel and Knee Brace 24



Corbel 23



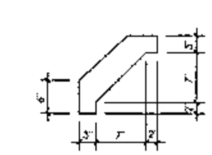
Utility Location 22



Insulation 21

34 | 33 | 32 | 31 | 30 | 29

KNEE BRACE FROM 4X RS, SEE ELEVATIONS



SCALE 1"=1'-0"

DETAIL/WOOD/021

Knee Brace 28

Terry J. Townsend
• Architect •
147 Old Bernal Ave., Suite 6
Pleasanton, CA 94566
Tel: 925-484-5436

Gagliardi Residence

Lot 4 – Parcel Map 6105
Pleasanton, California

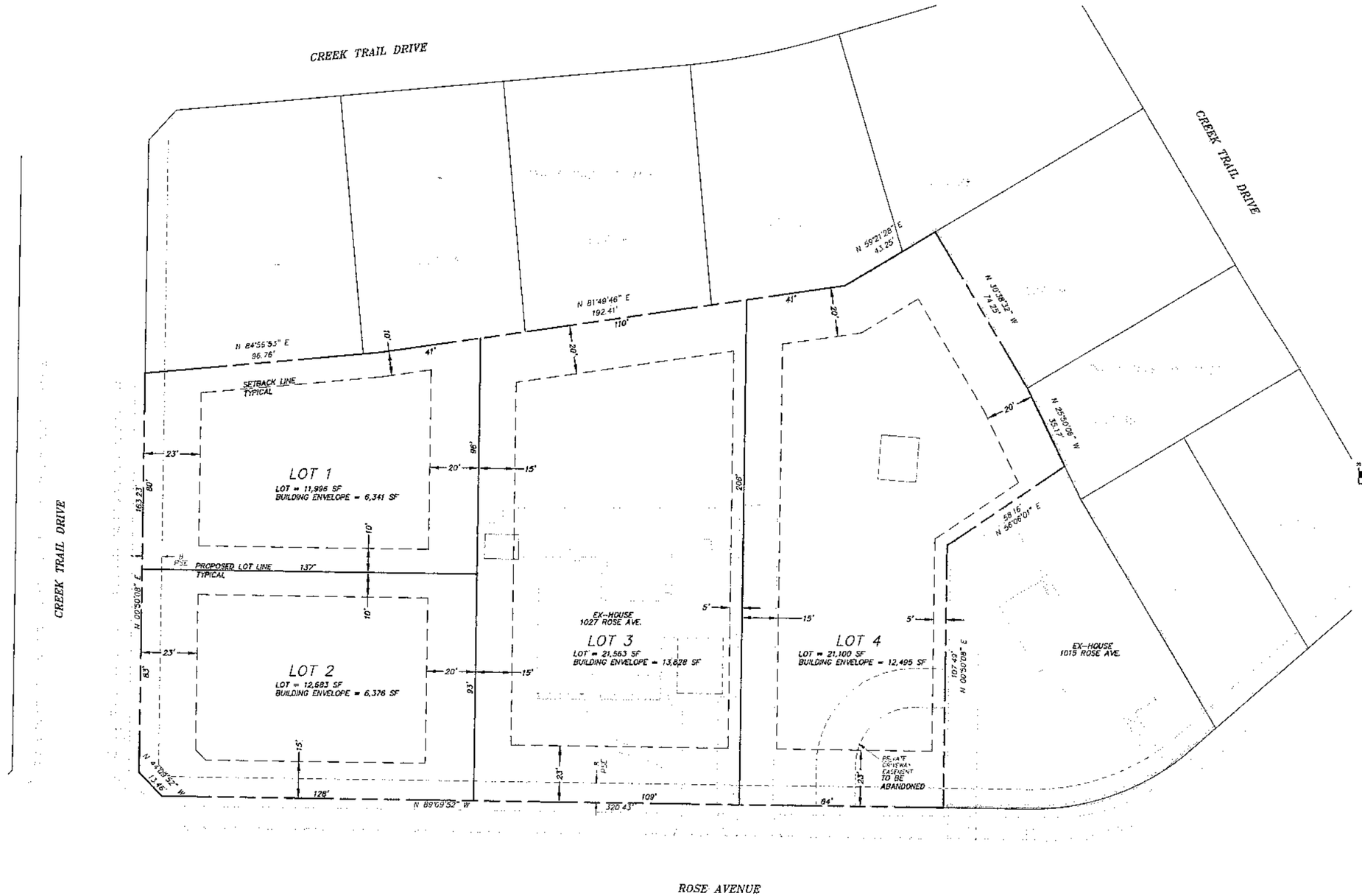
Notes:

Rev	Description	Date

Architectural Details

Job Number 201522
Scale As Noted
Drawn Terry
Checked Terry
Date 1-29-16

Sheet D1 of 13



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF FRANCO GAGLIARDI IN MAY, 2015.

DARRYL ALEXANDER — DATE
L.S. NO. 5071
LICENSE EXPIRES JUNE 30, 2015

PROFESSIONAL LAND SURVEYOR — DARRYL A. ALEXANDER — No L 5071 — EXPIRES 6/30/15 — STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE TAKEN FROM PARCEL MAP 8105 (270 PM 84), ALAMEDA COUNTY RECORDS.

BASIS OF ELEVATIONS

CITY OF PLEASANTON DATUM
TEMPORARY BENCHMARK (TBM)
TOP CURB AT STORM WATER INLET
ELEV.= 336.31'

NOTE: THE BUILDING LINES SHOWN HEREON WERE ESTABLISHED FROM THE OUTSIDE FINISHED SURFACE OR TRIM. THE LOCATION OF THE FOUNDATION MAY DIFFER

NOTE: LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME
PARCEL B
PARCEL MAP 8105
(270 PM 84)

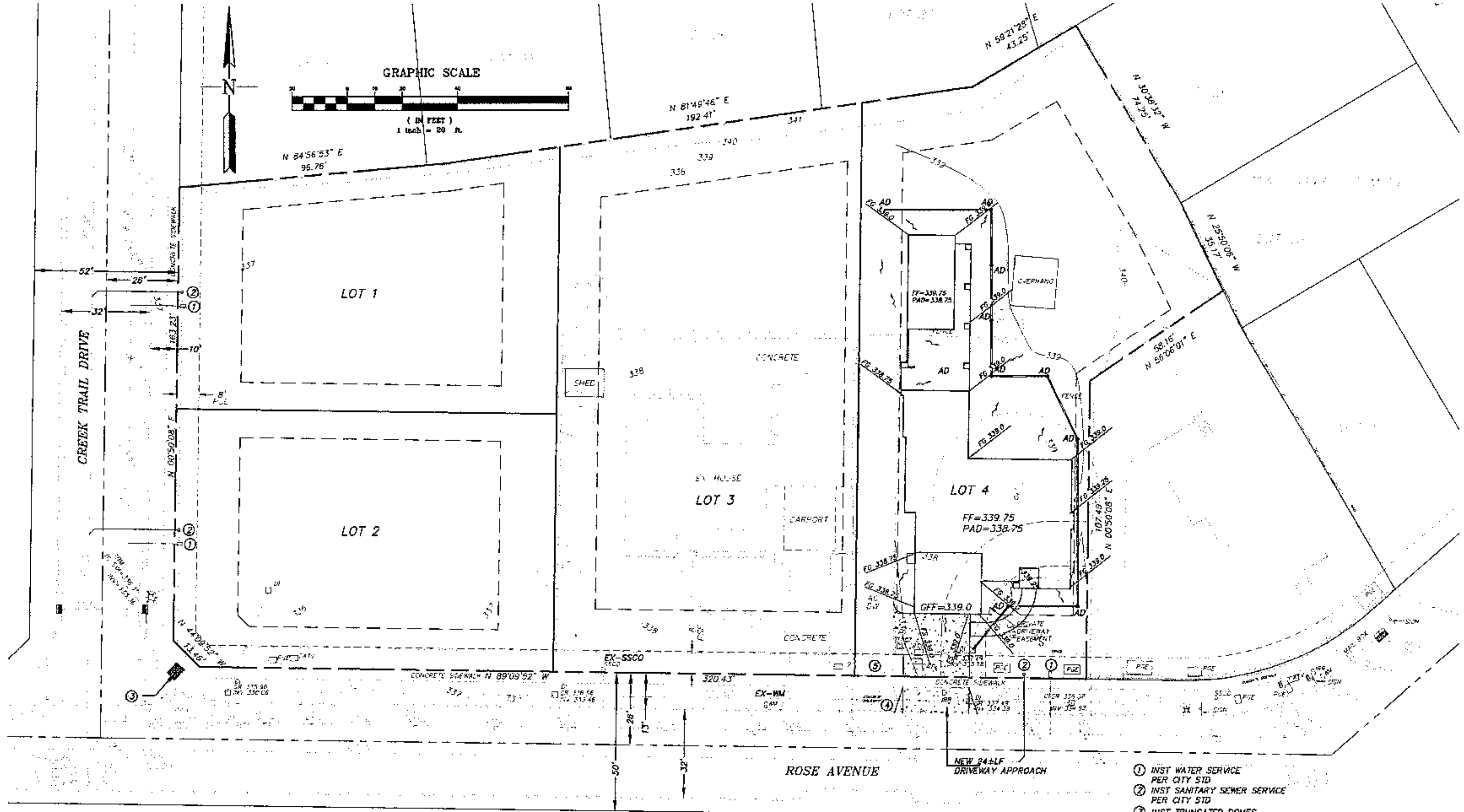
ALEXANDER & ASSOCIATES INC.
SURVEYORS
ENGINEERS
PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

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

SHEET TITLE
SITE PLAN
ROSE AVENUE
PLEASANTON, CALIFORNIA

JOB NO: 15104
DISK NO.
FILE NO: 15104CAD
DATE: FEB. 4, 2016

SHEET NO: 1 OF 2 SHEETS



① INST WATER SERVICE PER CITY STD
② INST SANITARY SEWER SERVICE PER CITY STD
③ INST TRUNCATED DOMES ON EX-ACCESSIBLE RAMP PER CITY STD
④ REMOVE EXISTING DRIVEWAY APPROACH
⑤ REMOVE 14'x8' EXISTING ASPHALT DRIVEWAY

GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF PLEASANTON STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL 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.

NOTES:

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

LEGEND

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

ABBREVIATIONS

AD	AREA DRAIN (HANSON P6, P8 OR EQUAL)
CO	CLEAN-OUT (4" SOLID SDR 35 PVC PIPE WITH CAP)
DI	DRAIN INLET (HANSON P18 OR EQUAL)
BW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FM	FORCE MAIN (BY OTHERS)
FG	FINISHED GRADE
FS	FINISHED SURFACE
GR	TOP OF GRATE
HP	HIGHPOINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
SW	STORM WATER INLET
TC	TOP OF CURB
TG	TO GRADE
TW	TOP OF RETAINING WALL
SS	SANITARY SEWER
WS	WATER SERVICE
WM	WATER METER
JT	JOINT TRENCH
LS	LANDSCAPING
DG	DECOMPOSED GRANITE

REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME

PARCEL B
PARCEL MAP 8105
(270 PM 84)

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

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

SHEET TITLE

GRADING PLAN
ROSE AVENUE
PLEASANTON, CALIFORNIA

JOB NO.: 15104
DSK NO.:
FILE NO.: 15104CAD
DATE: FEB. 4, 2016

SHEET NO. 2 OF 2 SHEETS

LANDSCAPE NOTES:

PRIOR TO THE CLEARING OPERATIONS, THE CONSTRACTOR 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 POSS BLE, EXISTING TREES SHOULD BE RETAINED.

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

NDIVIDUAL 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 N A LEGAL MANNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, SPECIFICATION, NSTALLATION AND WARRANTY OF ALL RRIGATION SYSTEMS. THE CONTRACTOR SHALL GUARANTEE ADEQUATE COVERAGE OF ALL AREAS WITH N THE LANDSCAPE. THE CONTRACTOR SHOULD SUBMIT COMPLETED CONSTRUCTION DOCUMENTS NECESSARY FOR THE CONSTRUCTION OF THE RRIGATION SYSTEMS TO THE OWNER OR OWNERS 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 NSTALLATIONS OF THE RRIGATION SYSTEM.

UPON COMPLETION OF THE RRIGATION SYSTEM NSTALLATION, THE CONTRACTOR SHOULD PHYS CALLY DEMONSTRATE TO THE OWNER OR OWNERS REPRESENTATIVE HOW TO SET TIME CONTROLS, ADJUST SPRINKLER HEADS, AND OPERATE PUMPS AND OTHER EQUIPMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SPECIFICATION NTALLATION AND WARRANTY OF ALL LOW VOLTAGE LIGHTING SYSTEMS. THE CONTRACTOR SHALL GUARANTEE OPTIMUM USAGE BY SPECIFICATION OF PROPER WIRE SIZING, ADEQUATE TRANSFORMER WATTAGE, 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 S N AN EXTREMELY WET OR MUDDY CONDITION.

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

CONTRACTOR SHOULD BE RESPONSIBLE FOR THE QUALITY OF ALL MATERIALS AND WORKMANSH P OF A MN MUM PERIOD OF 90 DAYS FOLLOWING COMPLETION OF NSTALLATION AND FNAL NSPECTION AND ACCEPTANCE.

OWNER SHALL ASSUME RESPONSIBILITY OF MAINTENANCE UPON FNAL NSPECTION AND ACCEPTANCE. CONTRACTOR SHALL PROVDE THE OWNER WRITTEN OPERATIONAL AND MAINTENANCE NSTRUCTIONS FOR ALL EQUIPMENT NSTALLED ON THE SITE, ALONG WITH MANUFACTURER'S 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 ANDY OTHER UTILITIES NOT SHOWN.

ALL ORGANIC MATERIALS, NCLUDING 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 LANDSCAPENG, MOUNDING, AND/OR BLENDING AND USED AS A FILL N NON-STRUCTURAL AREAS.

GRADING SHALL BE STOPPED IMMEDIATELY F DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERNG TO CONTROL DUST S REQUIRED AT ALL TMES. CONTRACTOR SHALL ASSUME ALL RESPONSBILITY 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 PERMABILITY.

OBSTRUCTIONS NDICATED ARE FOR NFORMATION ONLY. IT S THE CONTRACTOR'S RESPONSBILITY TO VERFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, MANAGER, LANDSCPAE ARCHITECT NOR ENGINEER ASSUMES RESPONSBILITY THAT THE OBSTRUCTIONS NDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED.

GRADING OPERATIONS SHALL BE CONTROLLED TO PREVENT NUISANCES TO PUBLIC AND PRIVATE OWNERSH P BECOUAE OF DUST, DRAINAGE, REMOVAL OF NATURAL SUPPORT OF LAND AND STRUCTRES, ENCROACHMENT, NOISE OR VIBRATIONS.

ALL GRADING WORK AND SUBSURFACE DRAINAGE WORK SHALL BE PERFORMED N 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 MANTAN 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 ORIGINATION FROM THE SITE.

MN MUM ONE (1) PERCENT SLOPE AND MAXIMUM THREE (3) PERCENT SLOPE FOR PAVING AREAS, WITH THE EXCEPTION OF DRIVEWAYS OR RAMPS AS NDICATED N PLANS.

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

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

GENERAL NOTES:

CONTRACTORS MUST BE ACTIVELY LICENSED BY THE CALIFORNA CONTRACTORS STATE LICENSED BOARD PRIOR TO ENTERING NTO AN AGREEMENT TO PERFORM WORK AND MAY PERFORM ONLY SUCH WORK AS IS WITHN THE SCOPE OF SAID LICENSED SPECIALTY.

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

F 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 D SCREPANCES AND/OR GRADE D FFERENCES EXST THAT MAY HAVE NOT BEEN KNOWN DURNG DESIGN. SUCH CONDTONS SHALL BE MMEDATELY BROUGHT TO THE ATTENTON OF THE OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHTECT AND/OR CONSULTING ENGINEER. THE CONSTRACTOR SHALL ASSUME FULL RESPONSBILITY FOR ALL NECESSARY REVSONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

F IT APPEARS THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, S NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE FNAL CONSTRUCTION DOCUMENTS, THE CONSTRACTOR SHALL CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT FOR SUCH FURTHER EXPLANATONS AS MAY BE REQUIRED.

F THE CONTRACTOR REQUESTS CHANGES OF MATERALS THAT REQUIRE CHANGES TO THE CONSTRUCTION DRAWNGS AND PROCESSING CHANGES THROUGH APPROPRIATE AGENCIES, HE WILL PAY THE COST OF MODFYING THE CONSTRUCTON DOCUMENT CHANGES AND COST OF PROCESSNG CHANCES THROUGH APPROCPRATE AGENCIES AS NECESSARY.

CONTRACTOR SHALL BE RESPONSBLE FOR ANY COORDNATON WITH OWNER, CONSTRUCTION MANAGER, LANDSCAPE ARCHTECT, CONSULTNG ENGINEER, SUBCONTRACTOR, ARCHITECT, ETC., AS REQUIRED TO ACCOMPLSH ALL CONSTRUCTON OPERATONS. ALL PPNG, CONDUIT, SLEEVES, ETC. SHALL BE N PLACE PRIOR TO NSTALLATION OF CONSTRUCTON TEMS.

CONTRACTOR SHALL OBTAN AND PAY FOR ALL PERMITS REQUIRED FOR THE EXECUTON OF THE WORK. THE PERMITS ARE THE PROPERTY OF THE OWNER AND ARE TO REMAN ON THE SITE AT ALL TMES.

CONTRACTOR SHALL PERFORM ALL WORK N ACCORDANCE WITH APPLICABLE LAWS, REGULATONS, CODES, AND ORDNANCES OF THE STATE AND LOCAL AGENCIES. REFER TO COUNTY STANDARD PLANS AND SPECIFICATONS WHERE APPLICABLE.

CONTRACTOR IS RESPONSBLE FOR BENG AWARE OF ANY EASEMENTS, RGHTS OF WAY, AND RESTRCTONS AND WILL FOLLOW ANY RULES AND REGULATONS REGARDNG THE CONSTRUCTON N AND AROUND SUCH EASEMENTS.

PRIOR TO FNAL NSTALLATON OF ANY CONSTRUCTON TEM, AN NSPECTON SHALL BE PERFORMED. EACH TEM SHALL BE NSPECTED AND APPROVED BY THE CONSTRUCTON MANAGER AND/OR OWNER DURNG THE FOLLOWNG STAGES:
- COMPLETED COMPACTED SUBGRADE
- COMPLETED FORMS WITH STEEL N PLACE

CONTRACTOR S RESPONSBLE FOR REPLACEMENT OF ANY EXSTNG MATERAL OR PROPERTY TEM THAT S DAMAGED DURNG CONSTRUCTON.

ALL PROPERTY LNES AND LOT LNES SHALL BE VERFED PRIOR TO COMMENCNG WORK. THE SURVEY, F REQUIRED, SHALL BE PAID FOR BY THE OWNER. SURVEY MARKERS THAT ARE DAMAGED, REMOVED, OR DESTROYED BY THE CONTRACTOR'S OPERATONS SHALL BE RESTORED N PROPER POSTON BY A CERTFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

SEE SPECIFICATONS AND GUDELNES FOR CONSTRUCTON REQUIREMENTS, MATERAL AND EXECUTON.

TOPOGRAPHIC AND SPOT ELEVATONS ARE INTENDED ONLY TO NDCATE APPROXMATE ELEVATONS FOR SITE ELEMENTS. THE CONTRACTOR AND/OR CONSULTNG ENGINEER SHALL VERFY ALL ELEVATONS AND GRADES N THE FELD.

ALL MATERALS TO BE USED OR SALVAGED SHALL BE STORED N AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERALS SHALL REMAN THE PROPERTY OF THE OWNER.

ALL EXISTING STRUCTURES, MATERALS AND PLANT MATERAL TO REMAN WITHN THE NEW CONSTRUCTON AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE. T SHALL BE THE RESPONSBLTY OF THE CONTRACTOR TO RESTORE TO THE ORGNAL CONDTON ANY EXSTNG TEM THAT S DAMAGED OR D STURBED N ANY WAY.

ALL MATERALS AND SUPPLES ARE TO BE STORED ACCORDNG TO MANUFACTURER'S RECOMMENDATONS AND ARE NOT TO NCUR AN UNSAFE ENVRONMENT.

STREETS, SDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTON OPERATON AS REQUIRED BY LOCAL CODES AND REGULATONS AND APPROVED BY THE OWNER.

ALL GRADNG AND SUBSURFACE DRAINAGE WORK SHALL BE PERFORMED N ACCORDANCE WITH THE RECOMMENDATONS OF THE GEOTECHNCAL (SOILS) ENGNEER AND SUBJECT TO APPROVAL BY THE CITY ENGNEER.

CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATONS OF THE STATE CONSTRUCTON SAFETY ORDERS.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSBLTY FOR JOB SITE CONDTONS DURNG THE COURSE OF CONSTRUCTON OF THS PROJECT, NCLUDNG SAFETY OF ALL PERSONS AND PROPERTY. THS REQUIREMENT SHALL APPLY CONTNUOUSLY AND SHALL NOT BE LMITED TO NORMAL WORKNG HOURS. THE CONTRACTOR SHALL DEFEND, NDEMNFY, AND HOLD THE OWNER, CONSTRUCTON MANAGER, LANDSCAPE ARCHTECT, ENGINEER HARMLESS FROM ANY AND ALL LABLITY, REAL OR ALLEGED, N CONNECTON WITH THE PERFORMANCE OF WORK ON THS PROJECT, EXCEPTNG LABLITY ARSNG FROM THE SOLE NEGLGENCE OF THE OWNER, CONSTRUCTON MANAGER, LANDSCAPE ARCHTECT, OR ENGINEER.

CONTRACTOR SHALL BE RESPONSBLE FOR REASONABLE CLEANLNESS OF THE PROJECT SITE DURNG PERFORMANCE OF THE WORK. UPON COMPLETON OF THE WORK, ALL CONSTRUCTON DEBRS S TO BE REMOVED FROM THE PROPERTY. THE SITE SHOULD BE NSPECTED WTH THE OWNER FOR FNAL APPROVAL.

F TESTNG OF ANY MATERAL S REQUIRED, THESE TESTS SHALL BE MADE BY A QUALFIED LAB OR PERSON. COSTS TO BE PAID BY THE OWNER UNLESS OTHERWSE AGREED UPON. MATERALS THAT FAL TO MEET THE MNMUM STANDARDS ARE TO BE REMOVED AND REPLACED WTH CORRECT MATERALS AT THE CONTRACTOR'S EXPENSE.

A SCHEDULE OF ON-SITE NSPECTONS SHOULD BE AGREED UPON BETWEEN THE CONTRACTOR AND THE OWNER PRIOR TO COMMENCEMENT OF THE WORK. THE SCHEDULNG OF THE BUILDNG NSPECTONS S THE RESPONSBLTY OF THE CONTRACTOR.
F NOT SPECFIED BY THE LANDSCAPE ARCHTECT, THE CONTRACTOR SHALL SUBMT SAMPLES OF MATERALS TO THE OWNER AND RECEIVE APPROVAL PRIOR TO NSTALLATON.

UPON FNAL COMPLETON OF THE WORK, THE CONTRACTOR SHALL PROVDE TO THE OWNER WRITTEN OPERATONS AND MAINTENANCE NSTRUCTONS FOR ALL EQUIPMENT NSTALLED ON THE SITE ALONG WTH THE MANUFACTURER'S WARRANTES.

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.

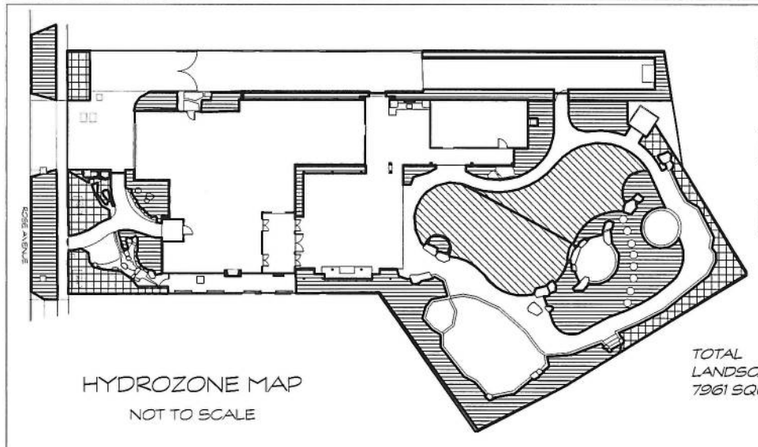
I HAVE COMPLIED WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE CRITERIA AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

BY:_____DATE:_____
LICENSE NUMBER CA 4717

LANDSCAPE PLANS PREPARED FOR

FRANCO AND AMANDA GAGLIARDI
1027 ROSE AVENUE
PLEASANTON, CALIFORNIA

LOCATION MAP



HIGH WATER USE
SPRAY
2113 SQUARE FT.

MEDIUM WATER USE,
DRIP
4564 SQUARE FT.

LOW WATER USE,
DRIP
1128 SQUARE FT.

HYDROZONE MAP
NOT TO SCALE

TOTAL LANDSCAPE AREA 7961 SQUARE FEET

SHEET INDEX:

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

Gagliardi Residence
1027 ROSE AVE.
lot 4
parcel map 8105
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 soley responsible for quality control, construction standards and for maintaining compliance with local andcounty codes on this project.

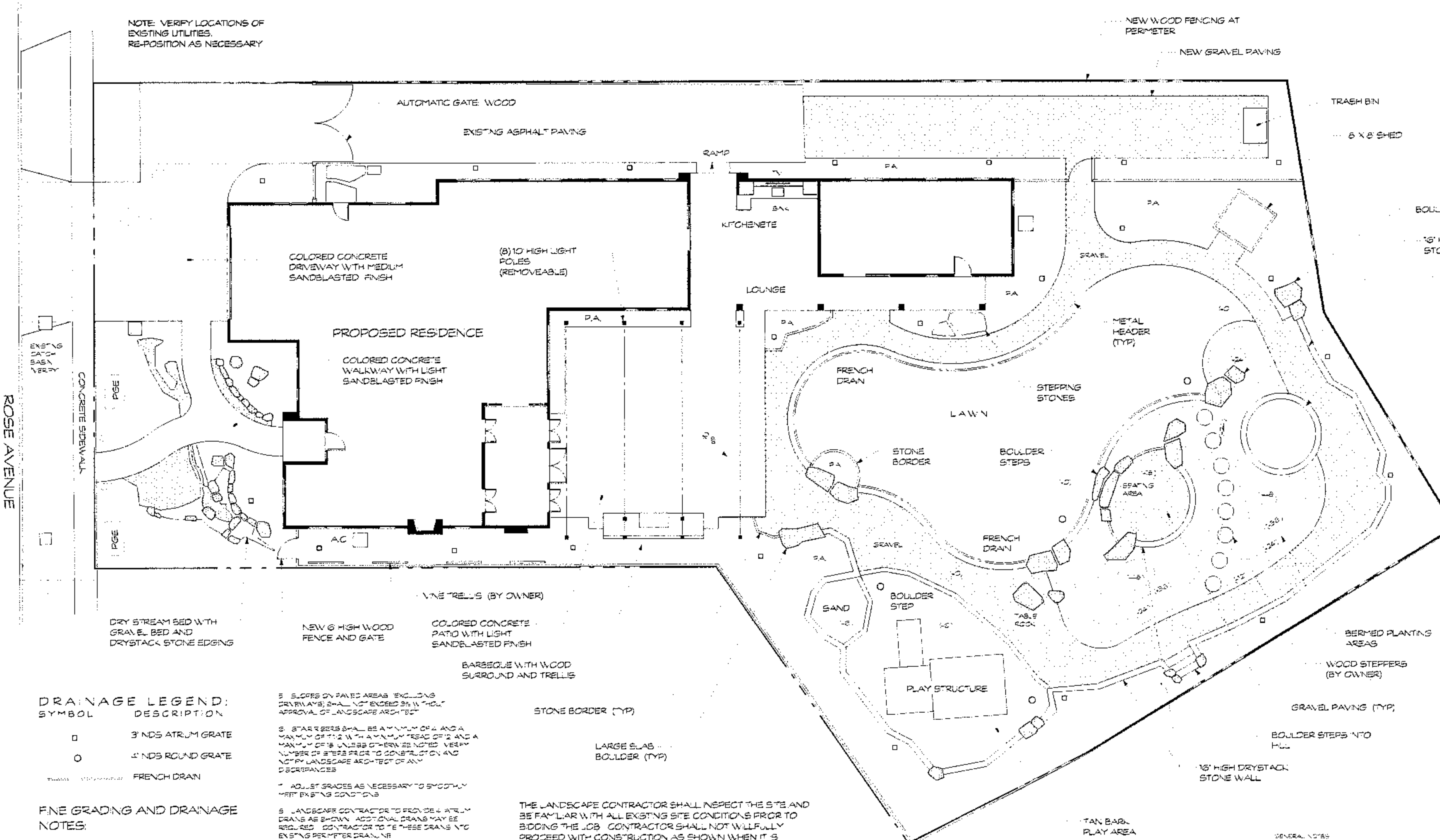
LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4717
STATE OF CALIFORNIA

REV. NO.	REVISION
1	REVISED DRIVEWAY 1/8/16

COVER SHEET

Job No:
Drawn: mfh

L-0



NOTE: VERIFY LOCATIONS OF EXISTING UTILITIES. RE-POSITION AS NECESSARY
NEW WOOD FENCING AT PERIMETER
NEW GRAVEL PAVING
NOTE: INSTALL GOPHER NETTING UNDER LAWN AND ON BERMED AREAS, 3" MINIMUM UNDER GRADE
AUTOMATIC GATE: WOOD
EXISTING ASPHALT PAVING
TRASH BIN
6 X 8' SHED
RAMP
P.A.
KITCHENETTE
BOULDERS (TYP)
16" HIGH DRYSTACK STONE WALL (TYP)
COLORED CONCRETE DRIVEWAY WITH MEDIUM SANDBLASTED FINISH
(8) 10' HIGH LIGHT POLES (REMOVEABLE)
GRAVEL
FLUSH MOUNT IN-GROUND TRAMPOLINE WITH RETAINING WALLS: SPECIFICATIONS BY OTHERS
LOUNGE
METAL HEADER (TYP)
PROPOSED RESIDENCE
COLORED CONCRETE WALKWAY WITH LIGHT SANDBLASTED FINISH
EXISTING CATCH BASIN VERIFY
FRENCH DRAIN
STEPPING STONES
LAWN
ROSE AVENUE
CONCRETE SIDEWALK
PGE
STONE BORDER
BOULDER STEPS
SEATING AREA
A.C.
FRENCH DRAIN
GRAVEL
SAND
BOULDER STEP
TABLE ROCK
VINE TRELLIS (BY OWNER)
DRY STREAM BED WITH GRAVEL BED AND DRYSTACK STONE EDGING
NEW 6' HIGH WOOD FENCE AND GATE
COLORED CONCRETE PATIO WITH LIGHT SANDBLASTED FINISH
BARBEQUE WITH WOOD SURROUND AND TRELLIS
BERMED PLANTING AREAS
WOOD STEPPERS (BY OWNER)
PLAY STRUCTURE
STONE BORDER (TYP)
GRAVEL PAVING (TYP)
LARGE SLAB BOULDER (TYP)
BOULDER STEPS INTO HILL
16" HIGH DRYSTACK STONE WALL
TAN BARK PLAY AREA
6" DEEP MINIMUM

DRAINAGE LEGEND:

SYMBOL	DESCRIPTION
□	3" NDS ATRIUM GRATE
○	4" NDS ROUND GRATE
------	FRENCH DRAIN

FINE GRADING AND DRAINAGE NOTES:

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

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

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

4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE SURFACE DRAINAGE TO CATCH BASINS IN ALL LANDSCAPE AREAS. ALL PAVEMENT AND PLANTING AREAS SHALL PITCH AWAY FROM HOUSE AT MINIMUM 2% SLOPE FOR A MINIMUM OF 5'-0" UNLESS OTHERWISE NOTED. CREATE DRAINAGE SWALES TO CHANNEL SURFACE FLOWS TO AREA DRAINS. GRADE ALL FINISHED SLOPES TO A UNIFORM CONDITION. ALL SLOPE TRANSITIONS SHALL BE SMOOTH AND GRADUAL. ELIMINATE LOW SPOTS.

5. SLOPES ON PAVED AREAS (EXCLUDING DRIVEWAYS) SHALL NOT EXCEED 5% WITHOUT APPROVAL OF LANDSCAPE ARCHITECT.

6. STAIR RISERS SHALL BE A MINIMUM OF 4" AND A MAXIMUM OF 7 1/2" WITH A MINIMUM TREAD OF 12" AND A MAXIMUM OF 15" UNLESS OTHERWISE NOTED. VERIFY NUMBER OF STEPS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

7. ADJUST GRADES AS NECESSARY TO SMOOTHLY MEET EXISTING CONDITIONS.

8. LANDSCAPE CONTRACTOR TO PROVIDE 4" ATRIUM DRAINS AS SHOWN. ADDITIONAL DRAINS MAY BE REQUIRED. CONTRACTOR TO TIE THESE DRAINS INTO EXISTING PERIMETER DRAINLINE.

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

10. ALL PLANTING AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION TRAFFIC OR WORK SHALL BE RIPPED, FILLED AND OR REGRADED AS REQUIRED PRIOR TO INSTALLATION OF IRRIGATION AND PLANTING.

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

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

13. LANDSCAPE CONTRACTOR SHALL PEN A NEW COMPLETE DRAINAGE PIPING SYSTEM.

THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING THE JOB. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS SHOWN WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, UTILITIES, LANDSCAPE GRADE DIFFERENCES, OR LANDSCAPE AREA DISCREPANCIES OCCUR ON SITE THAT HAVE NOT BEEN REPRESENTED ON THE DESIGN. SUCH CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

HARDSCAPE NOTES:

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

COLORS:
COLORS TO BE L.M. SCOFIELD COLOR #C-288 AUTUMN BEIGE

FINISHES:
ALL CONCRETE TO HAVE LIGHT SANDBLASTED FINISH. (SCORE AS SHOWN)

2. HEADER TO CONSIST OF PERMALOC BLACK PROEDGE.

3. BOULDERS TO CONSIST OF LARGE SLAB HAND SELECTED TAN GREY WATERWASHED BOULDERS. BOULDERS TO BE SET IN 1/3 BURIED CONDITION. CONFIRM SELECTION WITH OWNER. APPROX 1500 LBS AVERAGE. BOULDER STEPS TO BE WATERWASH SLABS AVAILABLE AT MORGANS MASONRY.

4. DRYSTACK STONE WALLS TO CONSIST OF TWIN PEAKS HEAD SIZE AND LARGER STONE (24" HIGH MAXIMUM). AVAILABLE FROM BEDROCK.

5. GRAVEL PATHWAY TO BE 2" THICK GOLD DUST FINES WITH STABILIZER SET ON COMPACTED AGGREGATE BASE. PATHWAY BORDER TO BE METAL HEADER. COMPACT WITH 200 LBS. ROLLER. ALTERNATE: 3/8" MINUS BROWN GRAVEL.

P.A. = PLANTER AREA F.G. = FINISH GRADE

GENERAL NOTES

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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 # 800 227-2600

NORTH

0 4 8' 16 24'

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

h
Martin Hoffmann
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94566
925 462 2180
fax 925 462 2199

Gagliardi Residence

1027 ROSE AVE.
lot 4
parcel map 8105
Pleasanton, Ca.

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

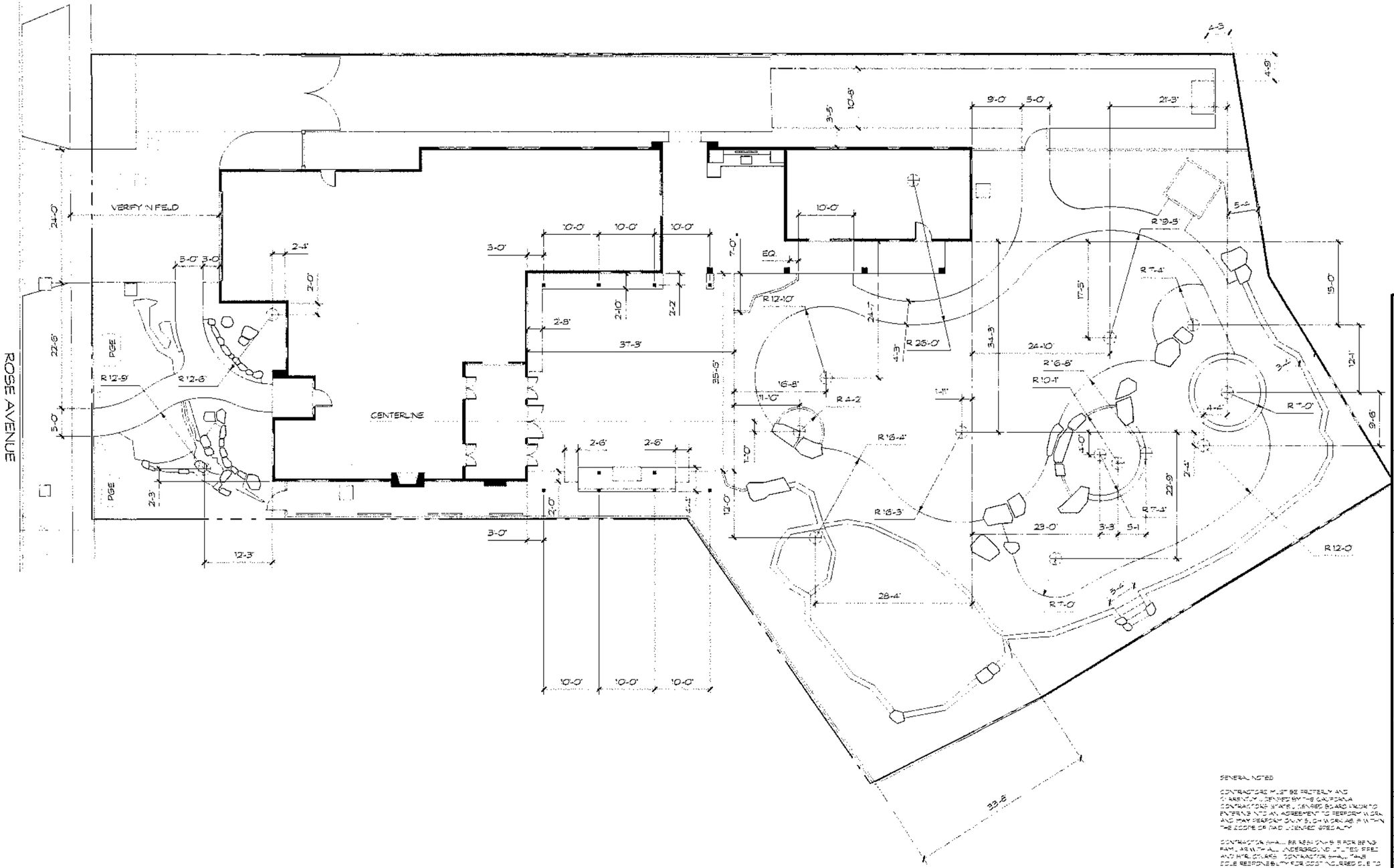
LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4217
STATE OF CALIFORNIA

REV. NO	REVISION
1	REVISED DRIVEWAY 1/8/16

HARDSCAPE PLAN

Job No:	Date: 11/30/15
Drawn: mfh	Scale: 1/8" = 1'-0"

L-1



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LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4917
STATE OF CALIFORNIA

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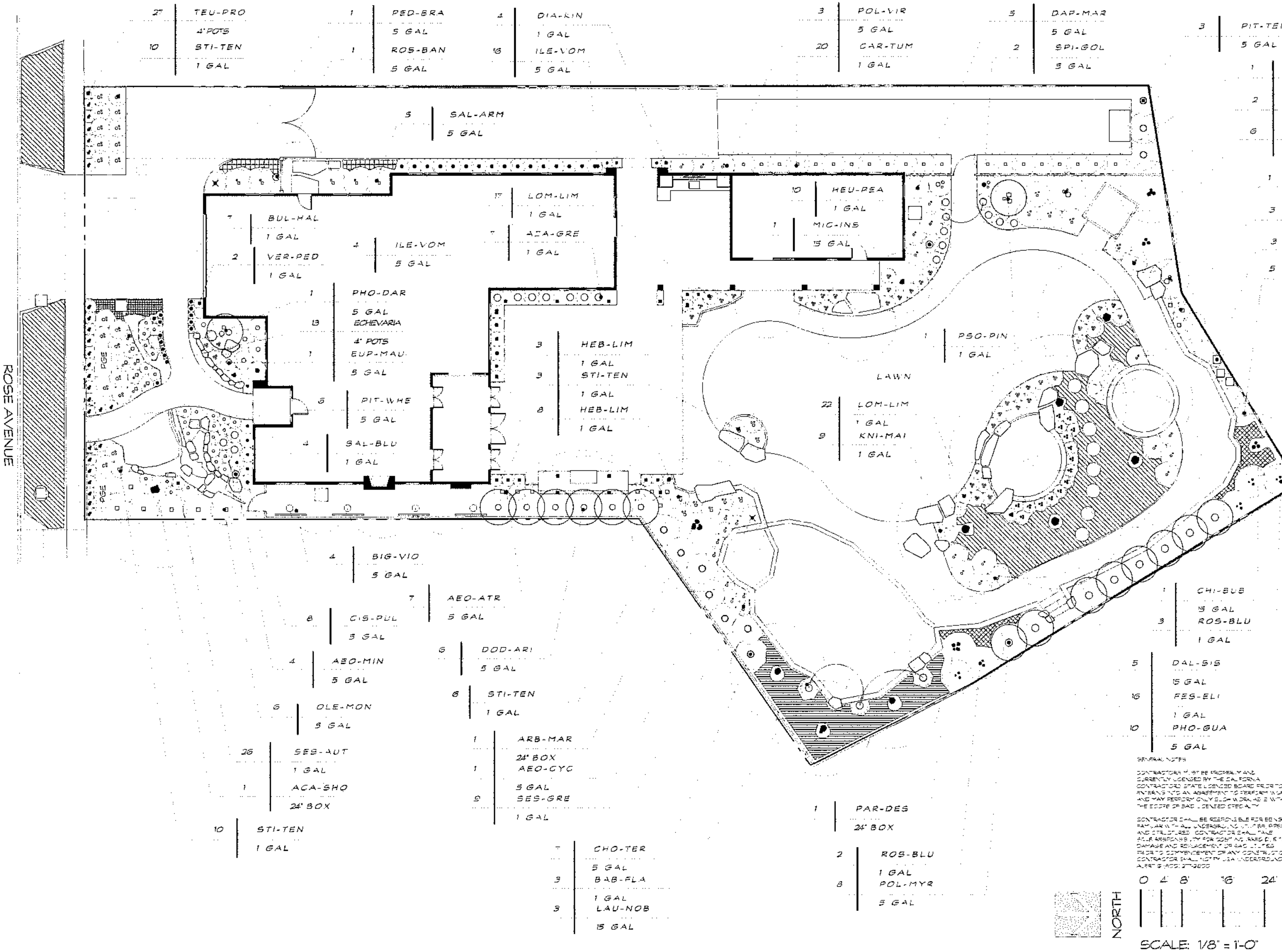
REV NO.	REVISION
1	REVISED DRIVEWAY 9/8/16

DIMENSIONING PLAN

Job No: Date: 11/09/15
Drawn: mfh Scale: 1/8" = 1'-0"

L-2



GENERAL NOTES

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

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LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4717
STATE OF CALIFORNIA

REV. NO.	REVISION
1	REVISED DRIVEWAY 1/6/16

PLANTING PLAN

Job No.
Date: 11/30/15
Drawn: mfh
Scale: 1/8" = 1'-0"

L-3

PLANTING NOTES:

GENERAL NOTATION:

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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 NITROFIED SOIL CONDITIONER WITH A PH OF 6.5 TO 7.5; AND 15 LBS. OF GRANULAR FERTILIZER (12-12-12) PER 1000 SQUARE FEET OF PLANTING AREA INTO THE TOP 6" OF SOIL FOR ALL PLANTING AREAS EXCEPT AS NOTED BELOW.

PERENNIAL BEDDING AREAS:

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

BACKFILL SOIL MIXES:

PLANTING PIT MIX FOR TREES AND SHRUBS TO CONSIST OF 1/3 ORGANIC AMENDMENT AND 2/3 AMENDED TOPSOIL AS NOTED ABOVE.

ACID BACKFILL MIX:

BACKFILL FOR ACID LOVING PLANTS (FOR ALL AZALEAS) SHALL BE 30% AMENDED SOIL, 20% SAND, AND 50% PREMOISTENED PEAT WITH 4 PER 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 TURFGRO 20-10-5 PACKETS AT THE FOLLOWING RATIOS:
(1) TABLET PER 1 GALLON, (2) TABLETS FOR 5 GALLON, AND (4) TABLETS FOR 15 GALLON.

TREE PLANTING:

THE TREES SHALL BE SPOTTED AS PER PLAN. TREES SHALL TYPICALLY BE LOCATED A MINIMUM OF FOUR (4) FEET FROM ALL CURBS, WALKS, HEADERS, BUILDINGS, OR OVERHANGS, AND OTHER TREES WITHIN THE PROJECT. TREE BACKFILL SHALL BE THE PIT PLANTING MIX AS NOTED ABOVE. STD TRUNK INDICATES A SINGLE TRUNK AND A MULTI TRUNK INDICATES (3) TRUNKS FROM THE BASE OF TREE. DOUBLE STAKE ALL STANDARD TRUNK TREES. ALL TREES SHALL RECEIVE TURFGRO 20-10-5 PACKETS AT THE FOLLOWING RATIOS: (4) TABLET PER 15 GALLON, (6) TABLETS FOR 24" BOX AND (8) TABLETS FOR 36" BOX AND LARGER. THOROUGHLY WATER ALL TREES IMMEDIATELY FOLLOWING PLANTING.

TOP DRESSING:

TOP DRESSING TO CONSIST OF **2" 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 15 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 NEGLECT BY OTHERS THAN THE CONTRACTOR, HIS AGENTS, OR EMPLOYEES.

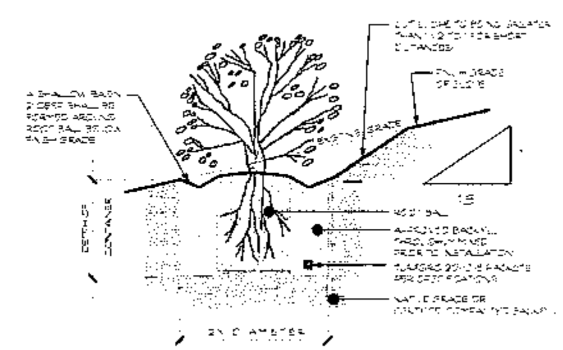
PLANT LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	wucols (water use rating)
TREES:			
PAR DES	Parkinsonia x Desert Museum	Thornless Palo Verde	very low
ACA SHO	Acacia stenophylla	Shoestring Acacia	low
ARB MAR	Arbutus unedo 'Marina' (multi trunk)	Strawberry Tree	low
CHI BUB	Chilopsis linearis Bubba	Desert Willow	low
DAL SIS	Dalbergia sissoo	Indian Rosewood	low
MEL LIN	Melaleuca linariifolia	Flax Leaf Paperbark	low
LAU NOB	Laurus nobilis (multi trunk)	Bay Tree	low
QUE ARI	Quercus arizonica	Arizona white oak	very low
ALTERNATE	Quercus suber	Cork Oak	low
SUCCULENTS AND YUCCAS:			
AEO CYC	Aeonium 'Cyclops'	no common name	low
AEO MIN	Aeonium 'Mint Saucer'	Aeonium	low
AEO ATR	Aeonium atropurpureum	no common name	low
CIS GRA	Cistanthe grandiflora	Rock Purslane	low
ECHEVARIA	Echveria 'Perle Von Nürnberg'	Echiveria	low
EUP MAU	Euphorbia mauritnica	Pencil Milk Bush	low
PED BRA	Pedilanthus bracteatus	Slipper Plant	low
SED AUT	Sedum x 'Autumn Joy'	Autumn Joy Stonecrop	low
VINES:			
ROS BAN	Rosa banksiae 'Lutea'	Lady Bank's Rose	medium
BIG VIO	Bignonia violacea	Lavender Trumpet Vine	medium
SPECIALTY SHRUBS:			
PSO PIN	Psoralea pinnata	Kool Aid plant	medium
ADE SER	Adenanthos sericeus	Coastal Woollybush	low
ALTERNATE	Vitex Montrose Purple	Chaste Tree	low
SHRUBS:			
ARC DEN	Arctostaphylos densiflora 'Howard McMinn'	Manzanita Variety	low
ARC DEN	Arctostaphylos densiflora 'Howard McMinn'	Manzanita Variety	low
ARC PAC	Arctostaphylos 'Pacific Mist'	Manzanita Variety	low
AZA GRE	Azalea southern indica 'Green Glow'	Sun Azalea	medium
CHO TER	Choisya ternata	Mexican Orange	medium
CIS PUL	Cistus pulverulentus 'Sunset'	Rockrose Variety	low
DOD ARI	Dodonea viscosa 'Arizona Green'	Hopseed Bush	low
DAP LEU	Daphne odorata 'Leucantha'	Daphne	medium
ILE VOM	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	medium
LEU FRU	Leucophyllum frutescens 'Green Cloud'	Texas Ranger	low
LEU WIN	Leucadendron 'Winter Red'	Conebush Variety	low
MIC INS	Michelia yunnanensis 'Inspiration'	Inspiration Michelia	medium
OLE MON	Olea europeana 'Montra'	Little Olie Olive	low
PIT WHE	Pittosporum tobira 'Wheeleri'	Wheeler's Dwarf	low
PIT TEN	Pittosporum tenuifolium 'Kirstii'	Dwarf Tawhiwhi	medium
POL MYR	Polygala myrtifolia	Sweet Pea Shrub	medium
POL VIR	Polygala virgata	Purple Broom	medium
PHO DAR	Phormium tenax 'Dark Delight'	Flax	medium
PHO GUA	Phormium tenax 'Guardsman'	Flax	medium
GRASSES AND GRASSLIKE			
CAR TUM	Carex tumulicola	Berkeley Sedge	medium
DIA KIN	Dianella caerulea 'King Alfred'	Flax Lily	low
DIA BAB	Dianella revoluta 'Baby Bliss'	Baby Bliss Flax Lily	low
FES ELI	Festuca glauca 'Elijah's Blue'	Blue Fescue	medium
LOM LIM	Lomandra 'Lime Tuff'	Mat Rush	low
PEN RED	Pennisetum messiacum 'Red Bunny Tails'	Dwarf Fountain Grass	low
PEN KAR	Pennisetum orientale 'Karley Rose'	Red Fountain Grass	low
STI TEN	Stipa tenuissima	Mexican Feather Grass	medium
SES GRE	Sesleria 'Greenlee'	John Greenlee's Moor Grass	medium
SES AUT	Sesleria autumnalis	Autumn Moor Grass	medium
PERENNIALS			
ARM MAR	Armeria maritima splendens	Sea Pink	low
AES CUR	Asclepias curassavica	Blood-flower	medium
BAB FLA	Babiana stricta 'flash'	Baboon flower	low
ALTERNATE	Bidens ferulaefolia 'Golden Goddess'	Bidens	medium
BUL HAL	Bulbine frutescens 'Hallmark'	Orange Stalked Bulbine	low
ALTERNATE	Centranthus ruber	Jupiter's Beard	very low
ERE BLU	Eremophila hygrophana 'Blue Bells'	Blue Bells	low
HEU PEA	Heuchera sanguinea 'Peach Flambe'	Coral Bells	medium
HEB LIM	Hebe 'Lemon and Lime'	Hebe	medium
KNI MAI	Kniphofia uvaria 'Little Maid'	Red Hot Poker Variety	low
LEO LEO	Leonotis leonurus	Lions Tail	low
ROS BLU	Rosmarinus officinalis 'Blue Spires'	Upright Rosemary	low
SAL ARM	Salvia 'Amistad'	Friendship Sage	medium
SAL BLU	Salvia nemorosa 'Sensation Blue Sky'	Sage Variety	low
TEU PRO	Teucrium prostratum	Germander Variety	low
VER PED	Veronica peduncularis 'Georgia Blue'	Speedwell	medium

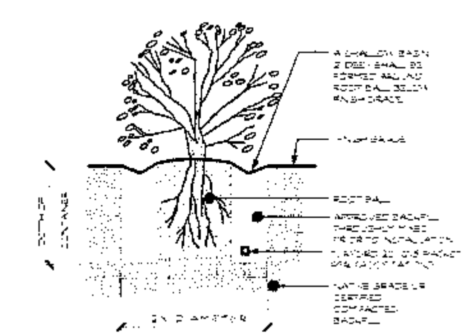
* available at Devil Mountain Wholesale phone (925) 829 6006

GROUND COVERS:

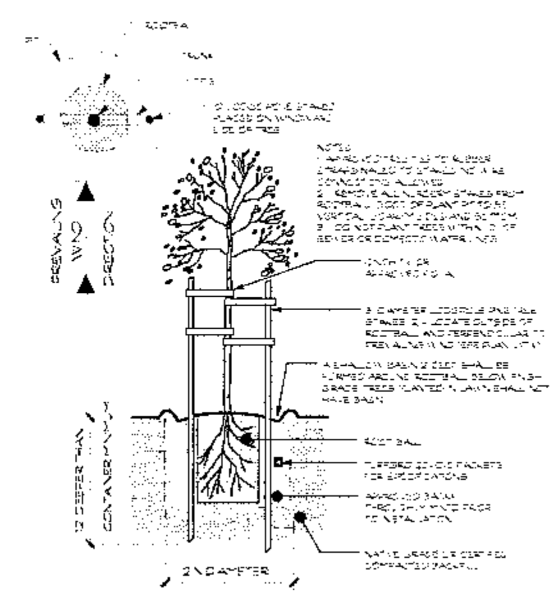
▤	Erigeron karvinskianus at 16" o.c.	low (water use)	Santa Barbara Daisy
▦	Iris douglasiana 'Canyon Snow' at 18" o.c. Triangular Spacing.	low (water use)	Native iris (white yellow)
▩	Ophiopogon japonicus 'Nana' from 4" pots at 8" o.c. Linear Spacing.	medium (water use)	Mondo Grass
▧	Agrostis pallens from sod available from Delta Bluegrass	medium (water use)	California Native Bentgrass
▨	Sedum spurium 'John Creech' from 1 gallon at 16" o.c.	low (water use)	Stonecrop
☐	Bolero dwarf fescue sod (dwarf fescue blend)	high (water use)	Lawn



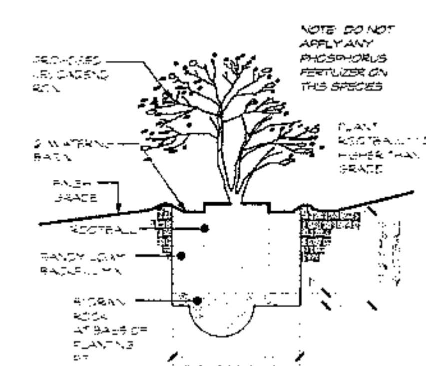
SHRUB PLANTING ON SLOPE



SHRUB PLANTING DETAIL



STANDARD TRUNK TREE PLANTING



LEUCADENDRON PLANTING
NO SCALE

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LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 470
STATE OF CALIFORNIA

REV. NO	REVISION
1	REVISED DRIVEWAY 1/8/16

PLANTING NOTES AND LEGENDS

Job No: Date: 11/30/15
Drawn: mh

L-4

NOTE: INSTALL MAIN LINE AND LATERAL LINES ON PROPERTY, AND IN PLANTER AREAS AS POSSIBLE. DRAWING IS DIAGRAMMATIC

F	G	H	I	J	K
1" / 13	1" / 19	3/4" / 25	3/4" / 15	3/4" / 22	3/4" / 24

POINT OF CONNECTION TO WATER SUPPLY;

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 PS, INSTALL PRESSURE REDUCING VALVE (SEE LEGEND) VERIFY A MINIMUM AVALABLE FLOW OF 15 GPM

ROSE AVENUE

PSE

PGE

NOTE: INSTALL MAIN LINE AND LATERAL LINES ON PROPERTY, AND IN PLANTER AREAS AS POSSIBLE. DRAWING IS DIAGRAMMATIC

LOCATION
EXTERIOR WALL MOUNT CONTROLLER.

PROVIDE CONNECTION TO 120 VOLT POWER WITHIN RIGID STEEL CONDUIT AT INTERIOR AND PVC ELECTRICAL CONDUIT IN EXTERIOR FROM SOURCE. ALL ABOVE GRADE CONTROL WIRES SHALL BE CONTAINED WITHIN PVC ELECTRICAL CONDUIT SECURELY FASTENED TO WALL. FINAL CONTROLLER AND WEATHER SENSOR LOCATION TO BE COORDINATED WITH OWNER.

A	B	C	D	E
3/4" / 28	3/4" / 20	3/4" / 13	3/4" / 20	3/4" / 40

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CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR COST, DAMAGES DUE TO DAMAGE AND REPLACEMENT OF SAME. NOTIFY PROJECT SUPERINTENDENT OF ANY CONFLICTION. CONTRACTOR SHALL NOTIFY ALL UNDERGROUND ALERT @ 800-227-2600

NORTH

0 4 8 16 24

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

Martin Hoffmann
4713 First Street
Suite 205
Pleasanton, Ca
94566
925 462 2190
fax 925 462 2189

Gagliardi Residence

1027 ROSE AVE.
lot 4
parcel map 8105
Pleasanton, Ca.

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LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4177
STATE OF CALIFORNIA

REV NO.:	REVISION
1	REVISED DRIVEWAY 1/8/16

IRRIGATION PLAN

Job No:
Date: 11/30/15
Drawn: mfh
Scale: 1/8" = 1'-0"

L-5

IRRIGATION LEGEND

RAINBIRD XFS LEGEND:

SYMBOL	NUMBER	DESCRIPTION
	XCZ-075-PRF WITH 200 MESH FILTER	RAINBIRD LOW FLOW PRESSURE REGULATING IN-LINE REMOTE CONTROL ZONE KIT WITH 200 MESH FILTER AND BALL VALVE
	OPERIND	RAINBIRD DRIP OPERATION INDICATOR
	ARV050	RAINBIRD AIR/VACUUM RELIEF VALVE
	END FLUSHING CAP	RAINBIRD MANUAL FLUSH
	XFS-06-12-500 WITH COPPER SHIELD	RAINBIRD XFS SUB SURFACE DRIPLINE (500 COIL LENGTH)

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 1/4" LATERAL LINE
	1" LATERAL LINE
	3/4" LATERAL LINE
	1/2" LATERAL LINE
	4" P.V.C. SLEEVE

IRRIGATION LEGEND

IRRIGATION LEGEND:

SYMBOL	NUMBER	DESCRIPTION
	RAINBIRD 100-HV-NPT	RAINBIRD HV SERIES 1" VALVE 1" Remote Control In-Line Valve
	RAINBIRD 075-DV-NPT	RAINBIRD DV SERIES NON FLOWCONTROL MODEL 3/4" Remote Control In-line Valve
	RAINBIRD XCZ-075-PRF	CONTROL ZONE VALVE KIT 3/4" Low Flow Valve Kit with 200 mesh Filter and PR
	RAINBIRD RWS W/ BUBBLER RWS-B-C-1401 W/ 0.25 gpm BUBBLER	RAINBIRD ROOT WATERING SERIES WITH SWING ASSEMBLY
	RAINBIRD 1806 SERIES SAM-PRS With R-VAN R13-18: FULL With R-VAN 1724 : HALF, QUATERS	6" POP-UP WITH SWING JOINT SPRAY NOZZLE SPRAY NOZZLE
	ESP - SMTe Smart Control System RZX8 - 120v.	RAINBIRD ESP-RZX 8 STATION CONTROLLER EXTERIOR WALL MOUNT
	AUTOMATIC SHUTOFF DEVICE	RAINBIRD ESP-SMTe Weather sensor
	FEBCO 825 Y 3/4"	BACKFLOW PREVENTION DEVICE
	600L-1/1"	WILKINS PRESSURE REDUCING VALVE
	B10	STOCKHOLM GATE VALVE (line size)

WATER CALCULATIONS MODEL EFFICIENT WATER USE ORDINANCE

WATER EFFICIENT LANDSCAPE WORKSHEET
SECTION A. HYDROZONE INFORMATION TABLE
Please complete the hydrozone table (s) for each hydrozone
Use as many tables as necessary to provide the square footage of landscape area per hydrozone

Hydrozone¹	Zone or Valve	Irrigation Method²	Area (Sq.Ft.)	% of Landscape Area
#1 HW	H	S	2113	32 %
#2 MW	B, C, G, H	D	3440	53 %
#3 LW	A, D, L	D	1008	15 %
	Total		6561	100 %

¹ Hydrozone
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
L/MW = Medium / Low Water Use Plants

² Irrigation Method
MS = Micro-Spray
S = Spray
R = Rotor
B = Bubbler
D = Drip
O = Other

SECTION B. WATER BUDGET CALCULATIONS

Section B1. Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (Eto) (0.62) [(0.7 x LA) + (0.3 x SLA)]

PLEASANTON Eto = 46.2

Maximum Applied Water Allowance (gallons per year)
Reference Evapotranspiration from Appendix A (inches per year)
ET Adjustment Factor (ETAF)
Landscaped Area includes Special Landscape Area (square feet)
Conversion factor (to gallons per square foot)
Portion of the landscape area identified as Special Landscape Area (square feet)
the additional ET Adjustment Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Maximum Applied Water Allowance = 159,624 gallons per year

Show Calculations:
MAWA = (Eto) (0.62) [(0.7 x LA) + (0.3 x SLA)]

(46.2) (.62) ((.7 x 6561) + .3 x 0)
(46.2) (.62) (4592.7+0) =
159,624 Gallons

Section B2. Estimated Total Water Use (ETWU)
The project's Estimated Total Water Use is calculated using the following formula:

ETWU = (Eto) (.62) (PF x HA / IE + SLA)

where
ETWU = Estimated total water use per year (gallons per year)
Eto = Reference Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydrozone Area (high, medium, and low water use areas) (square feet)
SLA = Special Landscape Area (square feet)
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency (minimum 0.71)

Hydrozone	Plant Water Use Type	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
1	HW	0.9	2119	1907.1
2	MW	0.4	4564	1825.6
3	LW	0.2	1128	225.6
SLA	0			
		Sum	7805	3958.3

Show Calculations
#1 (46.2) (.62) (.9 x 2119 / .71 + 0)
(46.2) (.62) (1907.1 / .71 + 0)
(46.2) (.62) (2686.1) = 76,109 Gallons

#2 (46.2) (.62) (.4 x 4564 / .71 + 0)
(46.2) (.62) (1825.6 / .71 + 0)
(46.2) (.62) (2571.2) = 73,649 Gallons

#3 (46.2) (.62) (.2 x 1128 / .71 + 0)
(46.2) (.62) (225.6 / .71 + 0)
(46.2) (.62) (425.5) = 9,105 Gallons

Estimated Total Water Use = 159,461 Gallons gallons per year

IRRIGATION NOTES

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

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

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

NOTES:
1. SPRINKLER SYSTEM DESIGNED FOR A MINIMUM OF 16 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 LEGIBILITY PURPOSES 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 AC PAVEMENT SHALL BE 120V 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 PENTITE 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 MAINLINE TO POINT OF CONTROL.

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

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

h
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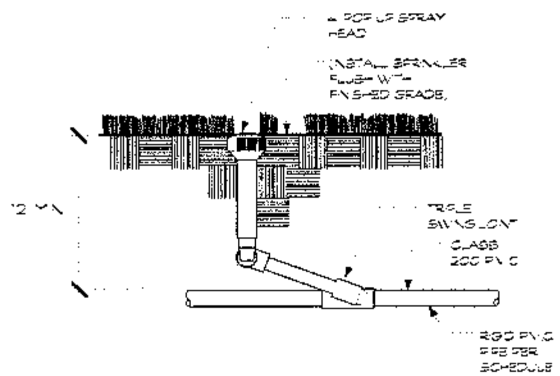
LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4?0
STATE OF CALIFORNIA

REV NO.	REVISION
1	REVISED DRIVEWAY 1/8/06

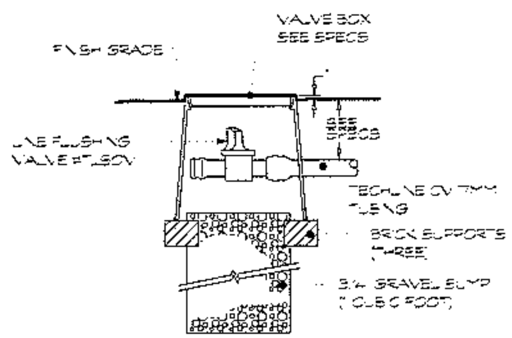
IRRIGATION NOTES

Job No: Date: 11/30/05
Drawn: mfh

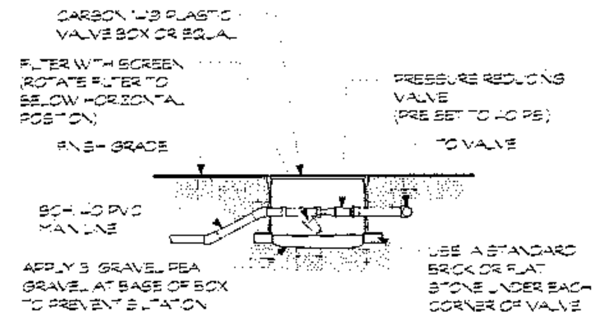
L-6



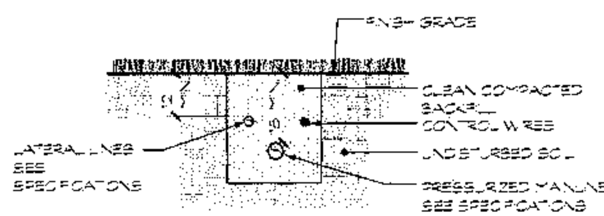
POP UP SPRAY HEAD
NO SCALE



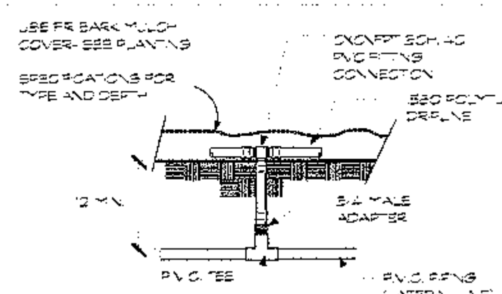
MANUAL LINE FLUSHING VALVE FLSOV
(PLUMBED TO TUBING) NO SCALE



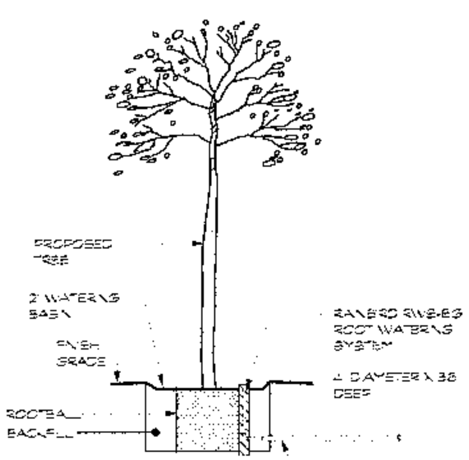
FILTER/ PRESSURE
REGULATOR NO SCALE



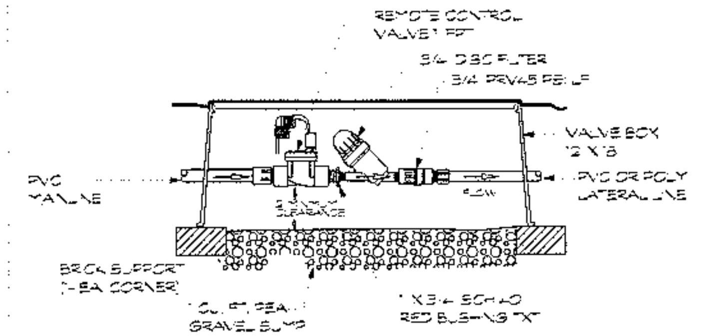
PIPE TRENCHING
NO SCALE



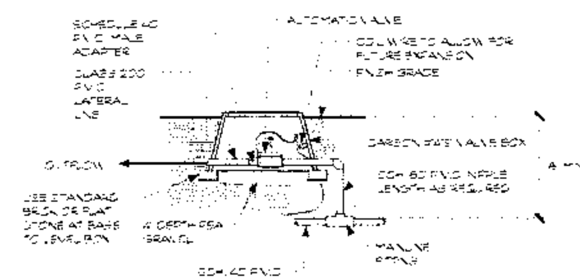
DRIP CONNECTION :
PVC TO POLYTUBE ON
GRADE



TREE BUBBLER
NO SCALE

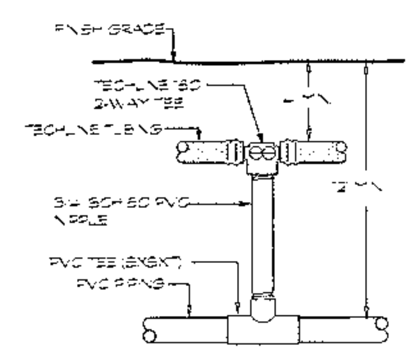


LOW-VOLUME CONTROL SYSTEM
P/N LVCZ-10075 .25 - 4.4 GPM
NO SCALE

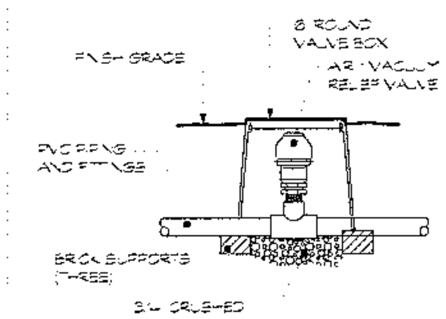


NOTES
1. BUNDLE AND TAPE WIRE EVERY 100 FEET
2. PROVIDE 24" EXPANSION LOOP AT EACH WIRE CONNECTION.
3. PROVIDE 3570 SCOTCHLOCK SEAL PACK OR EQUAL AT ALL SPLICES.
4. PROVIDE A TOTAL OF 4 BRICKS UNDER THE VALVE BOX FOR SUPPORT

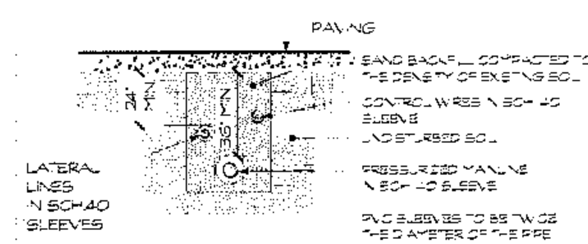
REMOTE CONTROL VALVE DETAIL
NO SCALE



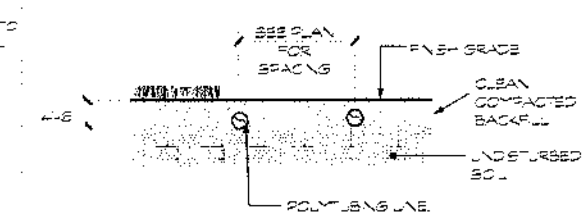
TECHLINE START CONNECTION
(W/ PVC RISER) NO SCALE



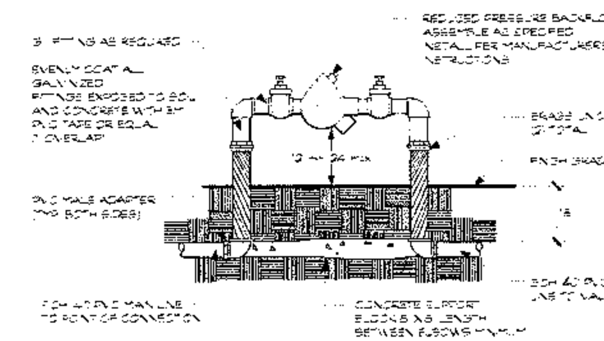
GUARDIAN 1 AIR/VACUUM
RELIEF VALVE NO SCALE
(PLUMBED TO PVC)



SLEEVING INSTALLATION
NO SCALE



DRIPLINE
NO SCALE



BACKFLOW PREVENTION DEVICE
NO SCALE

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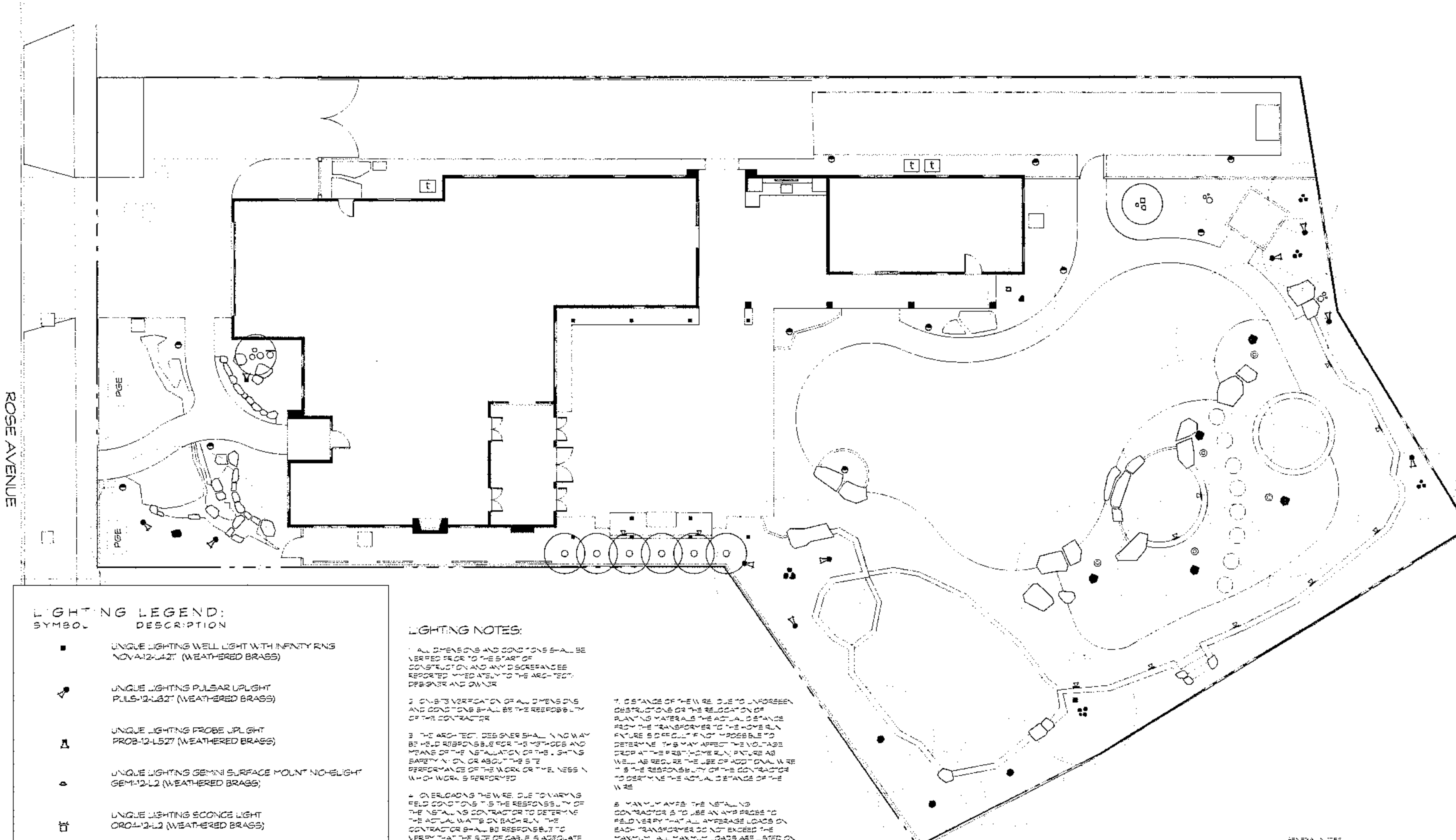
REV. NO. REVISION

IRRIGATION
DETAILS

Job No: Date: 11/30/15
Drawn: mfh

L-7



LIGHTING LEGEND:

SYMBOL	DESCRIPTION
	UNIQUE LIGHTING WELL LIGHT WITH INFINITY RING NOVA-12-L42T (WEATHERED BRASS)
	UNIQUE LIGHTING PULSAR UPLIGHT PULS-12-L82T (WEATHERED BRASS)
	UNIQUE LIGHTING PROBE UPLIGHT PROB-12-L527 (WEATHERED BRASS)
	UNIQUE LIGHTING GEMINI SURFACE MOUNT NICHELIGHT GEMI-12-L2 (WEATHERED BRASS)
	UNIQUE LIGHTING SCONCE LIGHT ORO-12-L2 (WEATHERED BRASS)
	UNIQUE LIGHTING VENUS PATHLIGHT VENU-12-L2 (WEATHERED BRASS)
	UNIQUE LIGHTING STELLAR WALL LIGHT STEL-12-L2 (WEATHERED BRASS)
	UNIQUE LIGHTING WELL LIGHT APOL-12-L102T (WEATHERED BRASS)
	UNIQUE LIGHTING UNDER-COUNTER LIGHT VABS-12-L2 (WEATHERED BRASS)
t	UNIQUE LIGHTING TRANSFORMER 300SS-SL (SWITCHING BY OTHERS)

LIGHTING NOTES:

1. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED PRIOR TO THE START OF CONSTRUCTION AND ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT/ DESIGNER AND OWNER

2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

3. THE ARCHITECT, DESIGNER SHALL IN NO WAY BE HELD RESPONSIBLE FOR THE METHODS AND MEANS OF THE INSTALLATION OF THE LIGHTING SAFETY IN, ON, OR ABOUT THE SITE PERFORMANCE OF THE WORK OR TIMELINESS IN WHICH WORK IS PERFORMED

4. OVERLOADING THE WIRE: DUE TO VARYING FIELD CONDITIONS IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO DETERMINE THE ACTUAL WATTS ON EACH RUN. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE SIZE OF CABLE IS ADEQUATE TO CARRY THE AMOUNT OF WATTS ON EACH RUN

5. VOLTAGE CONNECTIONS: THE UNIQUE MULTI-MATIC SERIES TRANSFORMERS HAVE MULTIPLE VOLTAGE TAPS. IT IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO FIELD VERIFY ALL REQUIRED VOLTAGE TAPS PRIOR TO LEAVING THE JOB. THE INSTALLING CONTRACTOR IS NOT TO RELY ON THE SUGGESTED VOLTAGE TAPS AS PROVIDED FOR ON THE FOLLOWING PAGES. THE CONTRACTOR IS TO USE A DIGITAL VOLTMETER TO DETERMINE THE ACTUAL VOLTAGES AT THE LAMPS. NOTE THAT MULTIPLE RUNS CAN BE CONNECTED TO THE SAME TAP

6. PROPER VOLTAGE: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THE PROPER VOLTAGE TO EACH LAMP. ACCEPTABLE VOLTAGE FOR ALL LAMPS IS BETWEEN 10.8 AND 12 VOLTS. OVER VOLTING OR UNDER VOLTING THE LAMPS MAY SHORTEN THE LIFE SPAN OF THE LAMP

7. DISTANCE OF THE WIRE: DUE TO UNFORSEEN OBSTRUCTIONS OR THE RELOCATION OF PLANTING MATERIALS THE ACTUAL DISTANCE FROM THE TRANSFORMER TO THE HOME RUN FIXTURE IS DIFFICULT IF NOT IMPOSSIBLE TO DETERMINE. THIS MAY AFFECT THE VOLTAGE DROP AT THE FIRST (HOME RUN) FIXTURE AS WELL AS REQUIRE THE USE OF ADDITIONAL WIRE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL DISTANCE OF THE WIRE

8. MAXIMUM AMPS: THE INSTALLING CONTRACTOR IS TO USE AN AMP PROBE TO FIELD VERIFY THAT ALL AMPERAGE LOADS ON EACH TRANSFORMER DO NOT EXCEED THE MAXIMUM. ALL MAXIMUM LOADS ARE LISTED ON THE LABEL OF EACH TRANSFORMER

9. HOME RUN WIRE MINIMUM DEPTH 12 - 28 LEAD MINIMUM DEPTH OF 6" IS RECOMMENDED

10. 12-2 WIRE NOT TO EXCEED 192 WATTS. 10-2 WIRE NOT TO EXCEED 288 WATTS. 8-2 WIRE NOT TO EXCEED 300 WATTS

11. RUN ALL HOME RUN WIRES TOGETHER WHERE POSSIBLE

12. INSTALL LIGHT FIXTURES PER PLAN AND ADJUST FOR GLARE REDUCTION. VERIFY THAT FIXTURE IS DIRECTED AT WALLS, PATHS, OR TREES AND NOT ADJACENT PROPERTIES

13. CONTRACTOR TO INSTALL ALL FIXTURES PER MANUFACTURERS SPECIFICATIONS AND ALL APPLICABLE AGENCY CODES

14. FOR ANY QUESTIONS PLEASE CONTACT UNIQUE LIGHTING SYSTEMS AT THEIR TOLL FREE NUMBER 1-800-955-4831

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0 4 8 16 24

NORTH

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

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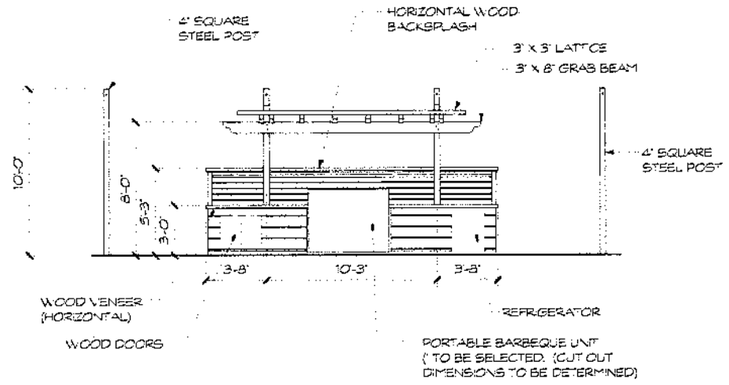
LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
STATE OF CALIFORNIA

REV NO.	REVISION
1	REVISED DRIVEWAY 1/3/06

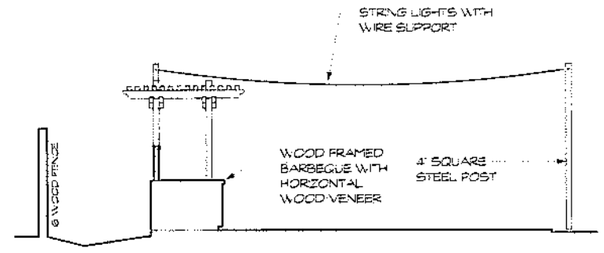
LIGHTING PLAN

Job No.	Date: 11/30/05
Drawn: mlh	Scale: 1/8" = 1'-0"

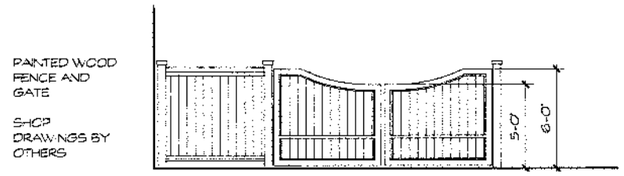
L-8



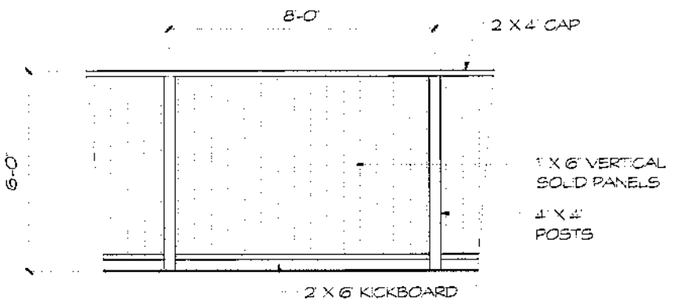
BBQ / TRELLIS FRONT ELEVATION
SCALE: 1/4" = 1'-0"



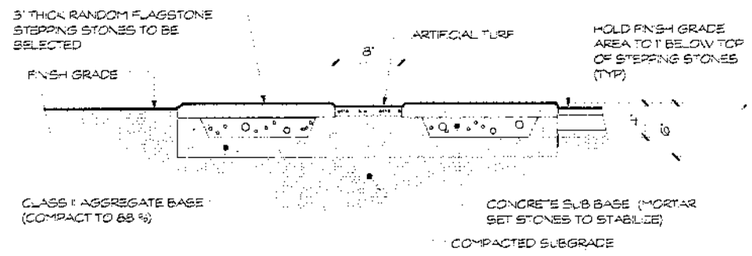
BBQ / TRELLIS SIDE ELEVATION
SCALE: 1/4" = 1'-0"



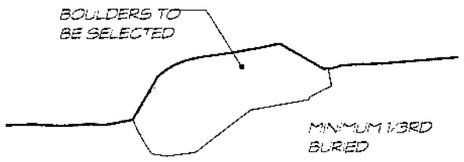
GATE ELEVATION
SCALE: 1/4" = 1'-0"



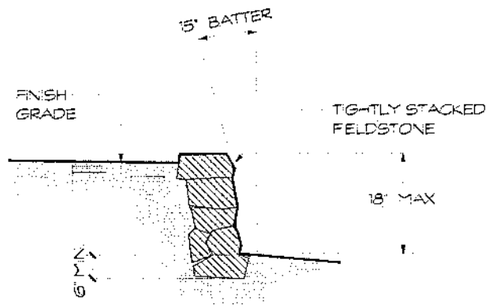
GOOD NEIGHBOR FENCE
1/2"=1'-0"



FLAGSTONE STEPPING STONES
NOT TO SCALE



BOULDER PLACEMENT
NOT TO SCALE



DRYSTACK STONE WALL
NOT TO SCALE

Martin Hoffmann
4713 First Street
Suite 205
Pleasanton, Ca
94566
925 462 2100
fax 925 462 2199

Gagliardi Residence

1027 ROSE AVE.
lot 4
parcel map 8105
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

LICENSED LANDSCAPE ARCHITECT
MARTIN HOFFMANN
LA 4179
STATE OF CALIFORNIA

REV NO. REVISION

DETAILS

Job No:
Drawn: mh

L-9

PUD-112
Illustrative Streetscape

NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (3), Energy (22), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, C

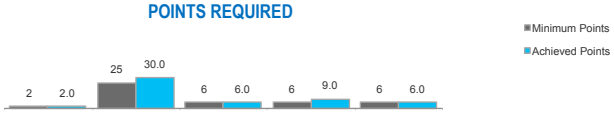
The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Achieved: 53

Certification Level: Certified

POINTS REQUIRED



Single Family New Home Version 6.0

Gagliardi Residence

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion (**Including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
TBD	**A3. Recycled Content Base Material**					1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path**						3	
B. FOUNDATION								
TBD	**B1. Fly Ash and/or Slag in Concrete**					1		
TBD	**B2. Radon-Resistant Construction**				2			
TBD	**B3. Foundation Drainage System**					2		
TBD	**B4. Moisture Controlled Crawlspace**				1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
	Enter the landscape area percentage							
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1	
TBD	**C2. Three Inches of Mulch in Planting Beds**						1	
	C3. Resource Efficient Landscapes							
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2	
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2	
TBD	**C5. Trees to Moderate Building Temperature**		1	1			1	
TBD	**C6. High-Efficiency Irrigation System**						2	
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2	
TBD	**C11. Landscape Meets Water Budget**						2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	**C13. Reduced Light Pollution**		1					
Yes	**C14. Large Stature Tree(s)**	1	1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
TBD	D3.3 Enginered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
Yes	D3.5 OSB for Subfloor	0.5				0.5		
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5		
TBD	**D4. Insulated Headers**			1				
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		

Single Family New Home	Version 6.0							
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
24 inches	**D8. Overhangs and Gutters**	2		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
TBD	D9.1 Detached Garage				2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
TBD	**E3. Rain Screen Wall System**					2		
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
TBD	**E6. Vegetated Roof**		2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
No	F1.2 Ceilings	0				1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
Yes	F2.2 Ceilings	1			1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
TBD	G1.1 Insulated Hot Water Pipes			1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2					2	
Yes	G2.2 WaterSense Bathroom Faucets	1					1	
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1					1	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2012 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				1			
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2			
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	**H8. No Fireplace or Sealed Gas Fireplace**				1			
TBD	**H9. Humidity Control Systems**				1			
TBD	**H10. Register Design Per ACCA Manual T**			1				
I. RENEWABLE ENERGY								
TBD	**I1. Pre-Plumbing for Solar Water Heating**			1				
TBD	**I2. Preparation for Future Photovoltaic Installation**			1				
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				
J. BUILDING PERFORMANCE AND TESTING								
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1			
TBD	**J2. Supply and Return Air Flow Testing**			1	1			
TBD	**J3. Mechanical Ventilation Testing and Low Leakage**				1			
TBD	**J4. Combustion Appliance Safety Testing**				1			
2008	**J5. Building Performance Exceeds Title 24 Part 6**							
15.00%	J5.1 Home Outperforms Title 24 Part 6	25		60				
TBD	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**			1				
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1				
TBD	**J8. ENERGY STAR for Homes**			1				
No	**J9. EPA Indoor airPlus Certification**	0			1			
TBD	**J10. Blower Door Testing**				2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways				1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			

Single Family New Home	Version 6.0							
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
TBD	K5.1 Doors				1			
TBD	K5.2 Cabinets and Countertops				2			
TBD	K5.3 Interior Trim and Shelving				2			
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2			
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0			1			
L. FLOORING								
TBD	**L1. Environmentally Preferable Flooring**					3		
TBD	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**				3			
TBD	**L3. Durable Flooring**					1		
Yes	**L4. Thermal Mass Flooring**	1		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1					1	
TBD	**M2. CEE-Rated Clothes Washer**			1			2	
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
TBD	N1.2 Designated Brownfield Site		1		1			
TBD	N1.3 Conserve Resources by Increasing Density			2		2		
TBD	N1.4 Cluster Homes for Land Preservation		1			1		
	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
TBD	**N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop**		2					
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
TBD	N3.2 Connection to Pedestrian Pathways		1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
TBD	N5.3 Porches Oriented to Street and Public Space		1					
TBD	N5.4 Social Gathering Space		1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units		1		1			
TBD	N7.2 Full-Function Independent Rental Unit		1					
O. OTHER								
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R	
TBD	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**			0.5		1	0.5	
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5	
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5	
TBD	**O5. Home System Monitors**			1			1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R	
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					1		
Summary								
	Total Available Points in Specific Categories	341	26	131	53	83	48	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
	Total Points Achieved	**53.0**	**2.0**	**30.0**	**6.0**	**9.0**	**6.0**	

November 30, 2015

Amanda Gagliardi
1027 Rose Ave.
Pleasanton, CA 94566

Subject: **Tree Report**
1027 Rose Ave, Pleasanton

Dear Ms. Gagliardi:

You are planning to build a new home on the lot at the subject address. Currently, the lot remains undeveloped with three trees growing on the site. The City of Pleasanton requires that a Tree Report be prepared as part of project submittals. You asked HortScience, Inc. to visit the site, inspect the trees, and assess the potential impacts to the trees. This letter responds to that request.

Description of Trees
Trees were evaluated on November 23, 2015. Approximate tree locations are shown on the ***Tree Location Map*** (see Attachments). Trees had been previously tagged, and we attached new tags #97-99. Following are descriptions of each tree.

English walnut #97
The tree was located on the south end of the lot nearest to the street. The tree was in fair condition (Photo 1) with a slightly thin crown and twig dieback throughout. It was mature in development with a 25" diameter trunk (measured at 4.5' above the ground). Multiple trunks emerged at 4' above ground. An old branch failure on the east side of the tree left a wound with decay at 10'.

Photo 1: English walnut #97

English walnut #98
This tree was located in the middle of the property. It was mature in development with a 37" diameter trunk and fair form and poor structure (Photo 2). Multiple trunks emerged at 4' above the ground. The tree had a history of branch failure, including a large limb at the attachment on the southeast side of the trunk. Bark was missing and wood was decayed below the wound. The crown was thin with twig and branch dieback.

Photo 2: English walnut #98

Plum #99
This tree was located towards the north end of the site near a carport. The tree was in poor condition with poor form and structure (Photo 3). Multiple trunks emerged at the base, and the crown was thin with dead branches throughout the canopy.

Photo 3: Plum #99

Evaluation of Plans and Recommendations
Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. Trees were semi-mature to mature in development and conditions of trees varied from fair to poor.

Impacts from construction were evaluated using the site plan provided by the client and prepared by Terry J Townsend Architect, dated October 15, 2015. The plan proposes the construction of private residence.

Both English walnuts #97 and 98 are within the building footprint and cannot be retained.

Plum #99 may be directly impacted by construction of the rear unit and/or patio area. Regardless of impacts, the plum is in poor condition and should be removed.

Base on my evaluation of the plans, trees #97, 98, and 99 are recommended for removal. No trees are recommended for preservation.

Appraisal of Value
The City of Pleasanton requires that the value of trees be established and included as part of a **Tree Report**. In appraising the value of the valley oaks, I employed the standard methods found in ***Guide for Plant Appraisal***, 9th edition (published in 2000 by the International Society of Arboriculture, Savoy IL). In addition, I referred to ***Species Classification and Group Assignment*** (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. The species factor considers the adaptability and appropriateness of the plant in the East Bay area. The ***Species Classification and Group Assignment*** lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the tree and reflects the condition as documented during my April 25 site visit. The location factor considers the site, placement and contribution of the tree in its surrounding landscape.

Considering the four factors noted above, I established the value of the English walnut #97 to be $2,250, and English walnut #98 to be $2,300 (see attached Tree Appraisal).

Summary
In summary, two on-site English walnuts and one plum are recommended for removal. No trees are recommended for preservation.

If you have any questions regarding my observations or recommendations, please feel free to contact me.

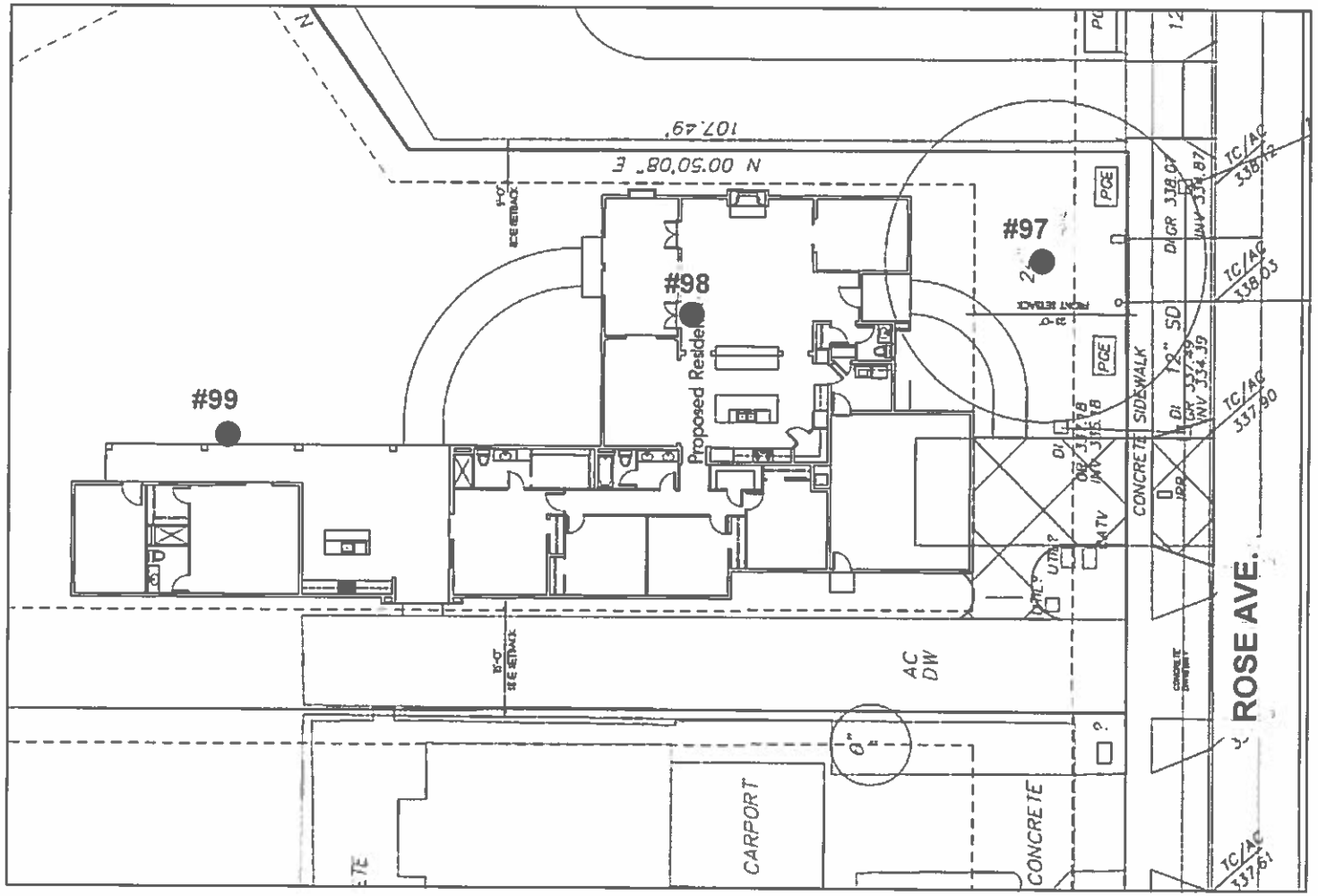
Sincerely,

Deanne Ecklund

Deanne Ecklund
Consulting Arborist
Certified Arborist #WE-9067A

Attached: ***Tree Location Map***
Tree Assessment
Tree Appraisal Worksheet

Tree Location Map



Gagliardi Residence
1027 Rose Ave.
Pleasanton

Notes

- Site Plan prepared by Terry J. Townsend architect
- Numbered tree locations are approximate.

November 2015

No scale

HORT SCIENCE

325 Ray St.
Pleasanton, California 94566
Phone 925.484.0211

Tree Assessment

Gagliardi Residence
1027 Rose Ave.
Pleasanton, CA

November 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Heritage?	Comments
97	English walnut	25	3	Moderate	Yes	Old tag #6; multiple branch attachments at 4'; history of branch failure at 10' with decay on east; large lateral limbs; twig dieback.
98	English walnut	37	2	Low	Yes	Old tag #77; limb failure on SE; bark missing and decayed wood on SE half of trunk; history of branch failure at 4' on W; large lateral branch broken on W; branch dieback on S.
99	Plum	8,6,5,2,2,2,2	2	Low	No	Old tag # 78; sucker growth at base; mutliple branching at base; vertical cracks on branch W; poor form and structure; limb dieback.

Tree Appraisal

Gagliardi Residence
1027 Rose Ave.
Pleasanton, CA

November 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Appraised Value
97	English walnut	25	Yes	2250
98	English walnut	37	Yes	2300
99	Plum	8,6,5,2,2,2,2	No	550

PUD-112
1027 Rose Avenue
Design Guidelines

The purpose of the Design Guidelines is to provide design criteria for new homes and additions/remodel of the existing home approved as PUD-112. These guidelines are intended for use by residents, architects, civil engineers and landscape architects to ensure the compatibility of the proposed new residences with the surrounding neighborhood and with one another.

A design review approval by the City of Pleasanton is required prior to obtaining a building permit.

Setbacks, Building Height, and Floor Area Ratio (FAR)

	Lot 1	**Lot 2**	**Lot 3**	**Lot 4**
Front Setback	23 feet	23 feet	23 feet	23 feet
Street Side Setback	NA	15 feet	NA	NA
Interior Side Setback	10 feet	10 feet	West: 15 feet East: 5 feet	West: 15 feet East: 5 feet
Rear Setback	20 feet	20 feet	20 feet	20 feet
FAR	40%	40%	25%	25%

Notes:

1. FAR -- Excludes 600 square feet of garage space.
2. Height Limit - All lots: 30 feet from finish grade to highest peak of roof. Chimneys are excluded from the maximum height limit.
3. Accessory Structures – All lots shall meet or exceed R-1-10,000 standards.

Design Criteria -- Lots 1, 2 and 4:

The predonimant style in the neighborhood can be classified as Rural Ranch Architecture. One and Two-Story homes are allowed. The second story should be set back from the lower floor at the front elevation.

Roofs: Features and materials of this style include gable and cross-gable roofs of low to medium slope. Material can be flat conrete tile or composition shingle. Dormers or shed roofs can be placed on one story elements. Covered Porches are encouraged.

Walls: Material should be horizontal siding and can have shingle siding accents.

Windows: Windows should be primarily vertical in proportion, i.e. single or double hung. A series of windows can be placed together for wider spans. All windows should be recessed a minimum of 2 inches and trimmed with wood.

Accent: Shutters, vents, corbels, knee braces, and wood posts are encouraged.

Additional Materials: Masonry as a third material is encouraged to break up wall masses. Masonry can be used on entire wall faces as an accent feature, or partially on walls. Masonry can include stone or brick. Limestone, coolstone and similar materials are prohibited of the façade.

Colors: Warm earthtones are encouraged. These can include beiges, sand, browns, and grays. Stark White on walls is prohibited. White can be used only as a trim color.

Green Building/Cal Green: Homes must comply with current standards for both Green Building and Cal Green. A minimum 50 points is required for the Build-it-Green Checklist.

Landscaping: Landscaping must comply with Bay Area Basics and meet the State of California low water regulations. One (1) 24" box street tree is required for Lots 1 and 4. Three (3) street trees are required for Lot 2. Street trees shall be similar to other neighborhood trees and will be planted when the specific lots are developed.

Design Criteria -- Lot 3:

Lot 3 includes the original Nolan Farms Residence. The architecture of this home can also be considered Rural Ranch. It consists of horizontal wood siding at the walls. The roof is comprised of low to medium sloped gables and hips and includes composition shingles. Wood trim is present around doors and windows, and the home includes a brick fireplace and chimney. The home also incorporates a covered porch at the front entry. Windows are currently vinyl framed, horizontal sliders.

Any alteration or addition must comply with the setback and height limits specified above, whether currently compliant or not. A second story addition is allowed, but must be set back from the front façade. In addition, the following apply:

Roofs: Gable and hipped forms of low to medium slope should be used. Material can be flat conrete tile or composition shingle. Dormers or shed roofs can be placed on one story elements. Retaining the covered front porch is encouraged.

Walls: Material should be horizontal siding.

Windows: Existing horizontal sliding windows can be retained if that area is not affected by any addition/alteration. However, it is highly recommended existing windows be replaced for consistency. New windows should be vertical in proportion, i.e. single or double hung. A series of windows can be placed together for wider spans. All new windows should be recessed a minimum of 2 inches and trimmed with wood.

Accent: Shutters, vents, corbels, knee braces, and wood posts are encouraged.

Additional Materials: Brick can be added to new areas to tie into the existing material used at the front. Limestone, coolstone and similar materials are prohibited of the façade.

Colors: Although the current body color is white, only warm earthtones will be allowed if any addition/alteration occurs. These can include beiges, sand, browns, and grays. Stark White on walls is prohibited. If an addition/ateration occurs, new white applications can be used only as a trim color.

Green Building/Cal Green: Homes must comply with current standards for both Green Building and Cal Green. A minimum 50 points is required for the Build-it-Green Checklist.

Landscaping: Landscaping must comply with Bay Area Basics and meet the State of California low water regulations. One (1) 24" box street tree is required for Lot 3 if an addition or significant alteration occurs.