Cherukuri Residence at

2523 Yolanda Court
Pleasanton, CA

P14-1164
PUD-01-19M
EXHIBIT B

RECEIVED
SEP 27 2014
CITY OF PLEASANTON
PLANNING DIVISION

Project Team

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gkarchitect@comcast.net

Surveyor & Civil Engineer
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(925) 462-2255

Landscape Designer
Helping Hands Landscape Design, Inc.
1288 Quarry Lance, Suite E
Pleasanton, CA 94566
(925) 846-2933

Abbreviations

A.B.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
ADDL.	ADDITIONAL
AGG.	AGGREGATE
ALT.	ALTERNATE
ARCH	ARCHITECT OR ARCHITECTURAL
B.F.F.	BELOW FINISHED FLOOR
BDRM.	BEDROOM
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
C.J.	CEILING JOISTS
CMU	CONCRETE MASONRY UNITS
CALCS.	CALCULATIONS
CLG.	CEILING
CLR.	CLEAR OR CLEARANCE
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUATION OR CONTINUOUS
CONTR.	CONTRACTOR
COR.	CORNER
D.F.	DOUGLAS FIR
DL	DEAD LOAD
D.S.	DOWNSPOUT
DBL.	DOUBLE
DET	DETAIL
DIA. OR Ø	DIAMETER
DIM.	DIMENSION
DN.	DOWN
(E)	EXISTING
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
E.W.	EDGE WAL
EA.	EACH
E.S.	EACH SIDE
EQ.	EQUAL
E.W.	EACH WAY
EXT.	EXTERIOR
F.F.	FINISHED FLOOR
F.J.	FLOOR JOIST
FLR.	FLOOR
F.S.	FAR SIDE
FDN.	FOUNDATION
FP.	FIREPLACE
FT.	FLOOR TRUSS
FTG.	FOOTING
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GALV.	GALVANIZED
GLU-LAM, GLB.	GLUE LAMINATED BEAM
GYP. BD.	GYPSUM BOARD
HD	HOLDDOWN
HORIZ.	HORIZONTAL
HDR.	HEADER
HGR.	HANGER
INFO.	INFORMATION
INSUL.	INSULATION OR INSULATED
INT.	INTERIOR
INTER.	INTERSECTION
JT.	JOINT
LB. OR #	POUND OR NUMBER
LL	LIVE LOAD
LNG.	LONG OR LENGTH
LSL	TIMBER STRAND
L'WT. OR LIT.	LIGHTWEIGHT
LVL	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MB.	MACHINE BOLT
M.E.P.	MECHANICAL, ELECTRICAL AND PLUMBING
MFR. OR MANF.	MANUFACTURER
MIN.	MINIMUM
M.	MICROLLAM
MSTR.	MASTER
N/	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OPT.	OPTIONAL
PSF	POUNDS PER SQUARE FOOT
PSL	PARALLAM
P.T.	PRESSURE TREATED
PARL	PARALLEL
PERF.	PERFORATED
PERP.	PERPENDICULAR
PLHT.	PLATE HEIGHT
PLYWD. OR PLY.	PLYWOOD
PR.	PAIR
R.	RISER
REC'DN. OR REC.	RECOMMENDATIONS
REINF.	REINFORCING
REQ'D.	REQUIRED
REBAR	REINFORCING BARS)
R.J.	ROOF JOIST
RM.	ROOM
RRL	ROOF RAFTER
R/F/P	REMOVE & REPLACE
RT	ROOF TRUSS
RWD.	REDWOOD
S.L.D	SEE LANDSCAPE DRAWINGS
S.S.D	SEE STRUCTURAL DRAWINGS
SCHD	SCHEDULE
S.O.G.	SLAB ON GRADE
SH.	SHEARWALL
T/P	TOP PLATE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT	VERTICAL
V/F	VERIFY IN FIELD
W/	WITH
W.W.M.	WELDED WIRE MESH
WD	WOOD
WP.	WATERPROOF

General Notes

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE:
   2013 CALIFORNIA BUILDING CODE
   2013 CALIFORNIA RESIDENTIAL CODE
   2013 CALIFORNIA ELECTRIC CODE
   2013 CALIFORNIA PLUMBING CODE
   2013 CALIFORNIA MECHANICAL CODE
   2013 CALIFORNIA FIRE CODE
   2013 CALIFORNIA ENERGY CODE
   AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.
2. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
3. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
4. DRILLED HOLES FOR THE EPOXY TO BE INSPECTED BY THE CITY INSPECTOR PRIOR TO INSTALLATION OF THE EPOXY AND BOLTS. FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS
5. THE CONTRACTOR SHALL PROVIDE VERIFICATION OF COMPLIANCE WITH CALIFORNIA GREEN BUILDING CODE SECTIONS 4.504.
6. UPON REQUEST BY THE CITY, DOCUMENTATION SHALL BE PROVIDED THAT SHOWS COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. THE DOCUMENTS REQUESTED SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE CITY WHICH DEMONSTRATES

Project Data

APN	946-4608-4
LOT AREA:	15,166 Sq. Ft.
FIRST FLOOR	3,822 Sq. Ft.
SECOND FLOOR (INCLUDING STAIRS)	1,140 Sq. Ft.
TOTAL FLOOR AREA	4,962 Sq. Ft.
FLOOR AREA RATIO	31.1%
GARAGE	804 Sq. Ft.
COVERED FRONT PORCH	334 Sq. Ft.
FIRST FLOOR & GARAGE AREA	4,631 Sq. Ft.

Description of Application

SCOPE OF WORK CONSISTS OF:
A NEW SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE CAR GARAGE & COVERED FRONT PORCH

Building Data

1. EXISTING OCCUPANCY: R3 & U
2. TYPE OF CONSTRUCTION: TYPE VB
3. SPRINKLERED: YES
4. STORIES: TWO

Sheet Index

CS	Cover Sheet
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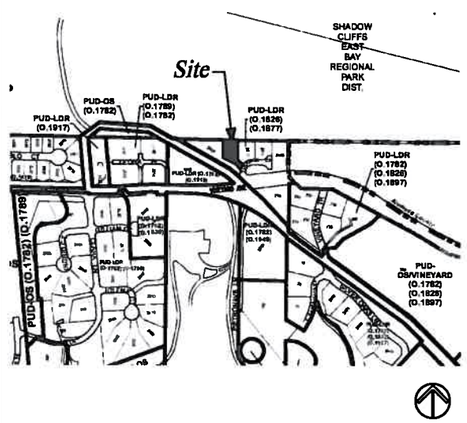
A5	Exterior Elevations
A6	Rendered Exterior Elevations
L1	Planting Plan
L2	Irrigation Plan
GP	Green Points Worksheet

Vicinity Map



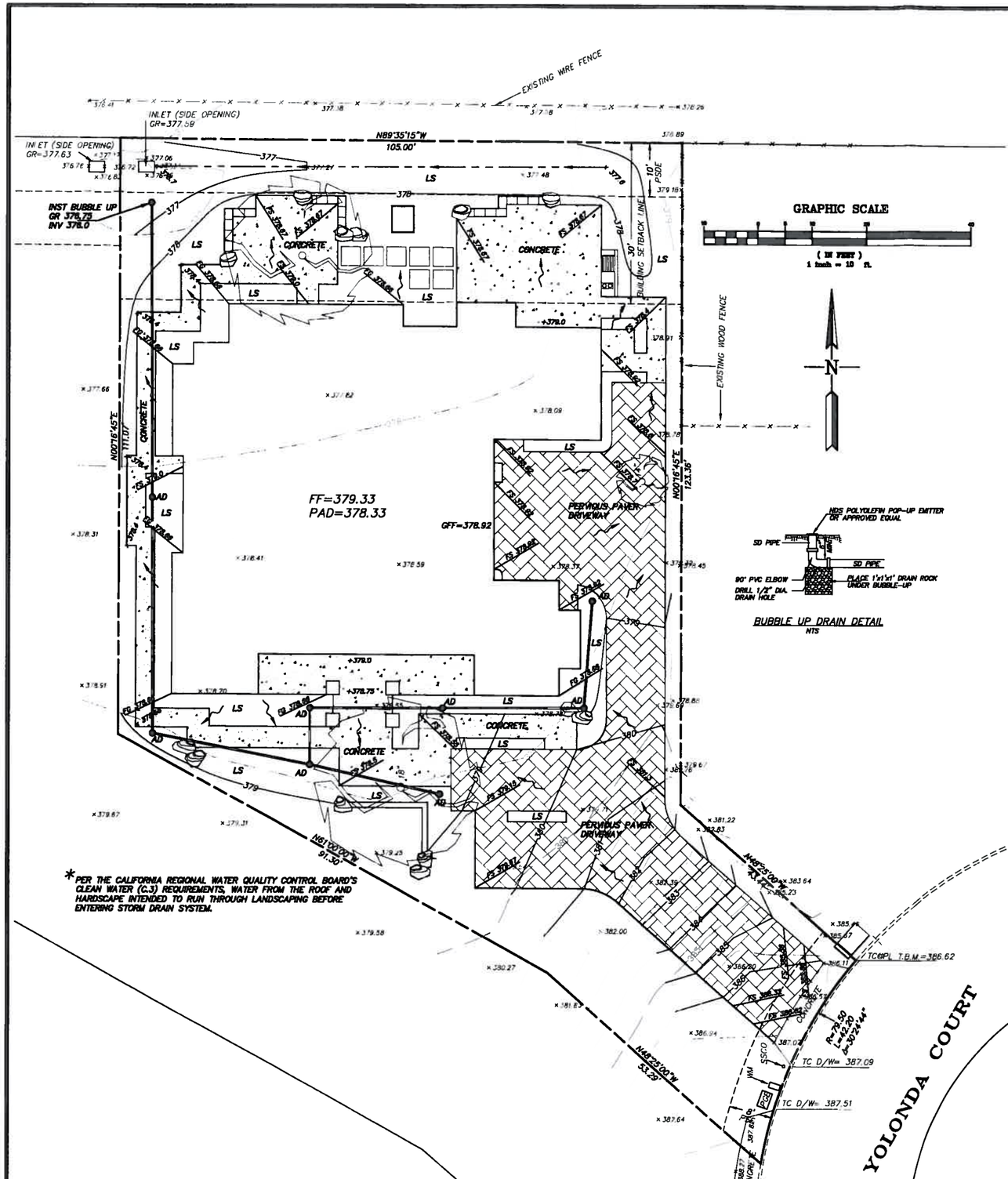
Conditions of Approval

Revisions		
△	Description	Date

Cover Sheet

Sheet
CS

Date 9-10-14



* PER THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S CLEAN WATER (C.3) REQUIREMENTS, WATER FROM THE ROOF AND HARDSCAPE INTENDED TO RUN THROUGH LANDSCAPING BEFORE ENTERING STORM DRAIN SYSTEM.

BUBBLE UP DRAIN DETAIL
NTS

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 DISCHARGE TO SPLASH BLOCKS, AND DIRECTED AWAY FROM THE FOUNDATION.
4. SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE FOR: 5% MIN. FOR 5' MIN. (NATIVE SOIL OR LANDSCAPED AREAS) 2% MIN. FOR 5' MIN. (PAVED SURFACES)
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE AND BE CONVEYED TO AREA DRAINS.
6. AREA DRAINS SHALL HAVE A MINIMUM 8 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.

The Following (a) and (b) shall be provided to the building inspector before and foundation inspection will be performed. Item (c) shall be provided before the shear and roof inspection. Item (d) shall be provided before a frame inspection will be performed.

a. A Licensed Land Surveyor must verify building setbacks to property lines and also pad elevation(s). This verification must b in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

b. When Fill is employed under the building a soils engineer must verify pad compaction. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of foundation inspection.

c. A Licensed Land Surveyor must verify finish floor elevations. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of shear and roof inspection.

d. A Licensed Land Surveyor must verify the highest elevation of the highest point of any roof ridge of roof projection. This verification must be in the form of a professional report, stamped and signed by the registered professional. This report must be submitted to the field inspector at the time of frame inspection.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE BASED ON TRACT 7499 (275 M 64), ALAMEDA COUNTY RECORDS.

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON WERE BASED ON THE IMPROVEMENT PLANS FOR TRACT 7499.

NOTES:

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

IMPERMEABLE AREA = 6,858 SQ FT

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE

ABBREVIATIONS

AD	AREA DRAIN
CO	CLEAN-OUT
DI	DRAIN INLET (HANSON P18 OR EQUAL)
BW	BOTTOM OF RETAINING WALL
FF	FINISHED FLOOR
FL	FLOWLINE
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	TOP OF GRATE
HP	HIGHPOINT
INV	INVERT
GFF	GARAGE FINISHED FLOOR
LS	LANDSCAPED AREA
PA	PLANTER AREA
SWI	STORM WATER INLET
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF RETAINING WALL

LEGEND

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

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESSLER
NO. C 66722
EXPIRES 06/30/15
CIVIL
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS	APP'D

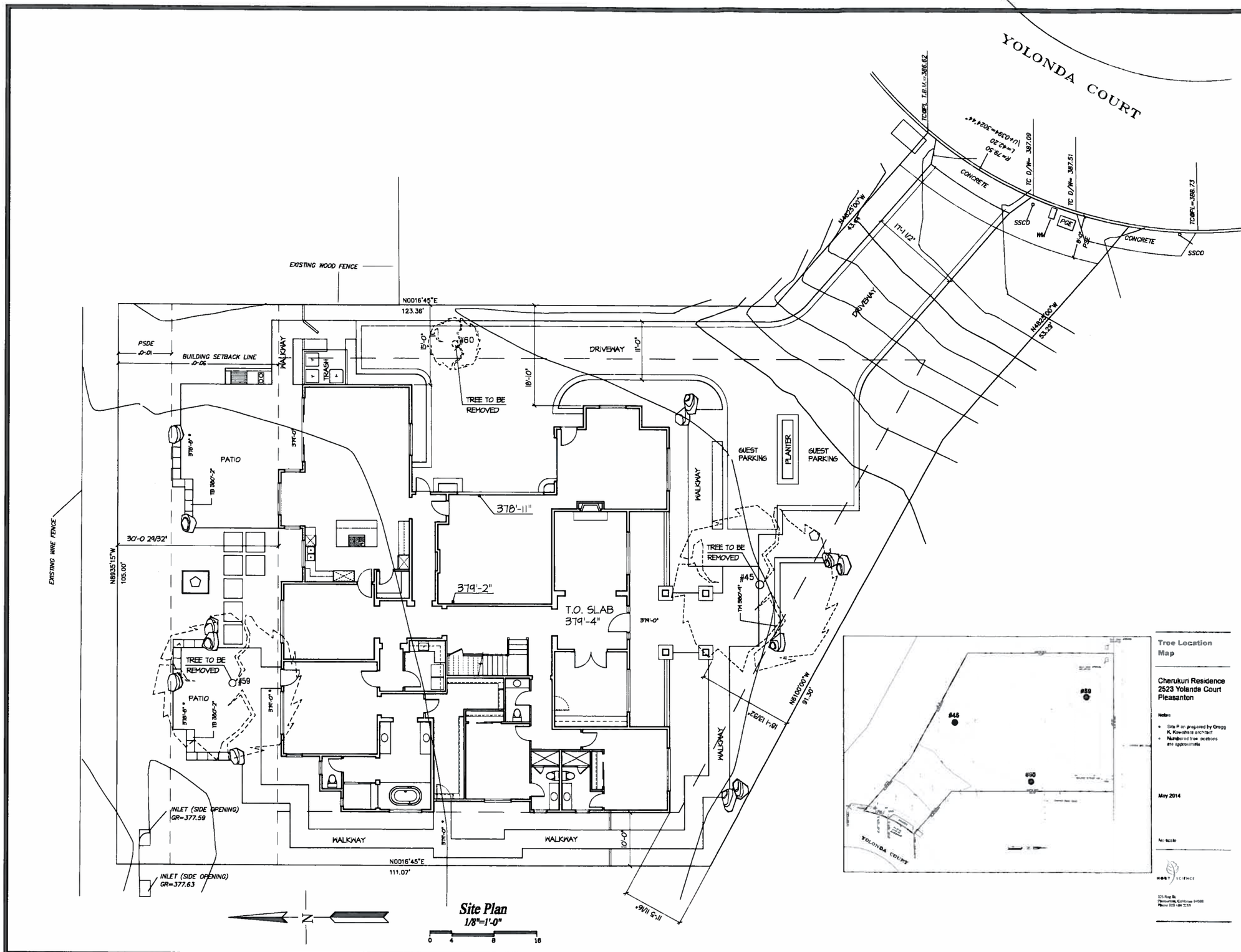
ALEXANDER & ASSOCIATES INC.
ARCHITECTURE ENGINEERING PLANNING
147 OLD BERNAL AVE. SUITE 16, PLEASANTON, CALIFORNIA (925) 463-8255

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

PROJECT NAME
GRADING AND DRAINAGE PLAN
2523 YOLANDA CT. TRACT 7499
CITY OF PLEASANTON
ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 13298
DISK NO.: P-LDD3
FILE NO.: 13298CAD
DATE: 6-20-14

SHEET NO.: C1
OF 1 SHEETS



Tree Location Map

Cherukuri Residence
2523 Yolanda Court
Pleasanton

Notes

- Site Plan prepared by Gregg K. Kawahara architect
- Numbered tree locations are approximate

May 2014

No scale

HORTSCIENCE

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Pleasanton, California 94566
Phone 925 484 2211

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architect
5822 Dressler Circle Livermore, CA 94550
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2523 Yolanda Court
Pleasanton, CA

SITE NOTES

1. THE SITE PLAN IS NOT A SURVEY AND IS BASED ON INFORMATION PROVIDED BY ALEXANDER ASSOCIATES.
2. 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 SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT
3. SEE GRADING & DRAINAGE PLAN FOR INFORMATION REGARDING DRAINAGE, PERVIOUS PAVING, & IMPERVIOUS PAVING.
4. SEE LANDSCAPE PLANS FOR PLANTING INFORMATION & MORE DETAILED INFORMATION REGARDING HARDSCAPE & LANDSCAPING FEATURES.
5. SEE TREE REPORT PREPARED BY HORTSCIENCE REGARDING THE THREE EXISTING TREES THAT ARE TO BE REMOVED.

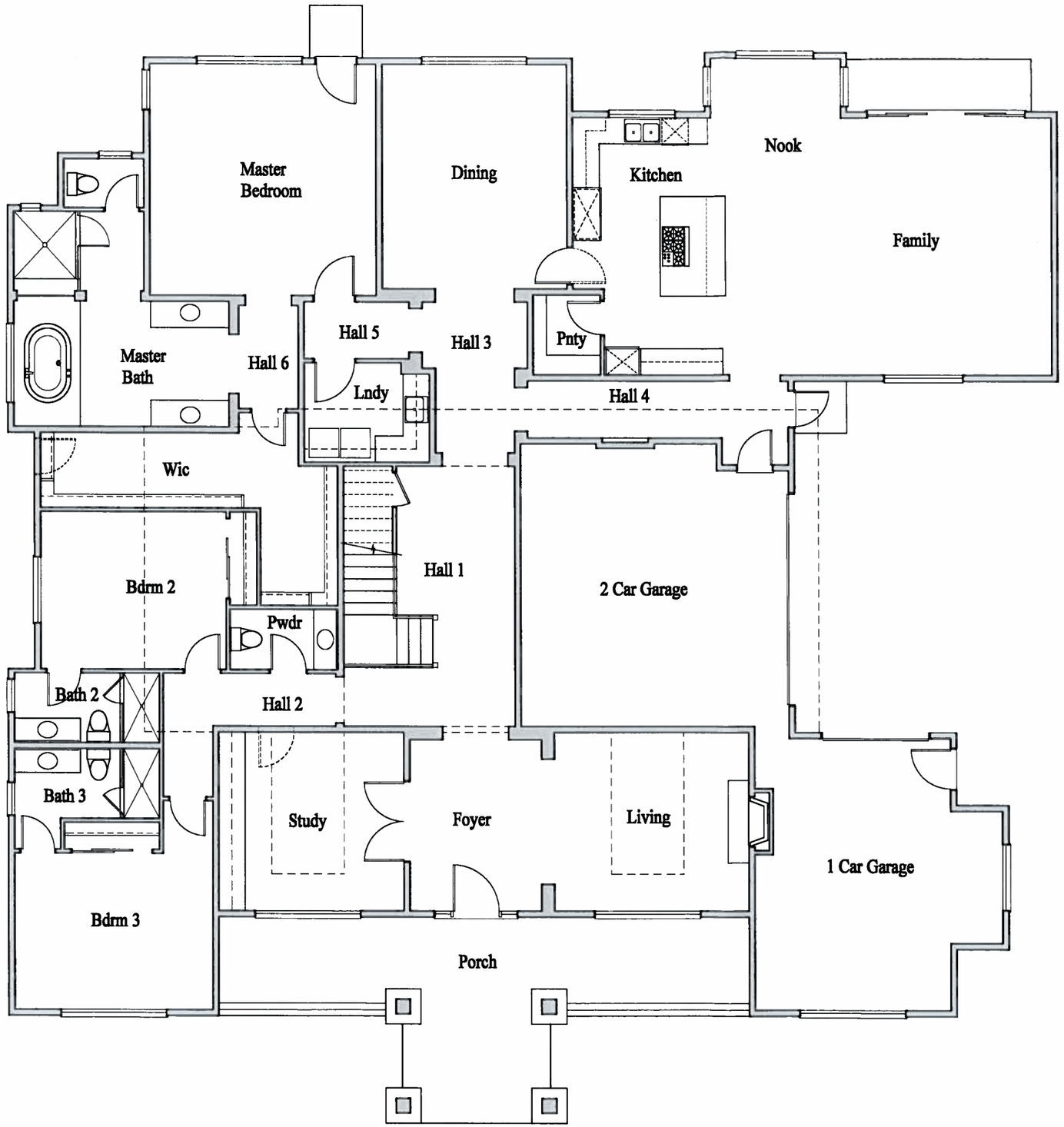
REVISIONS

△	Description	Date

Site Plan & Tree Location Map

A1

Date 9-10-14



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REVISIONS

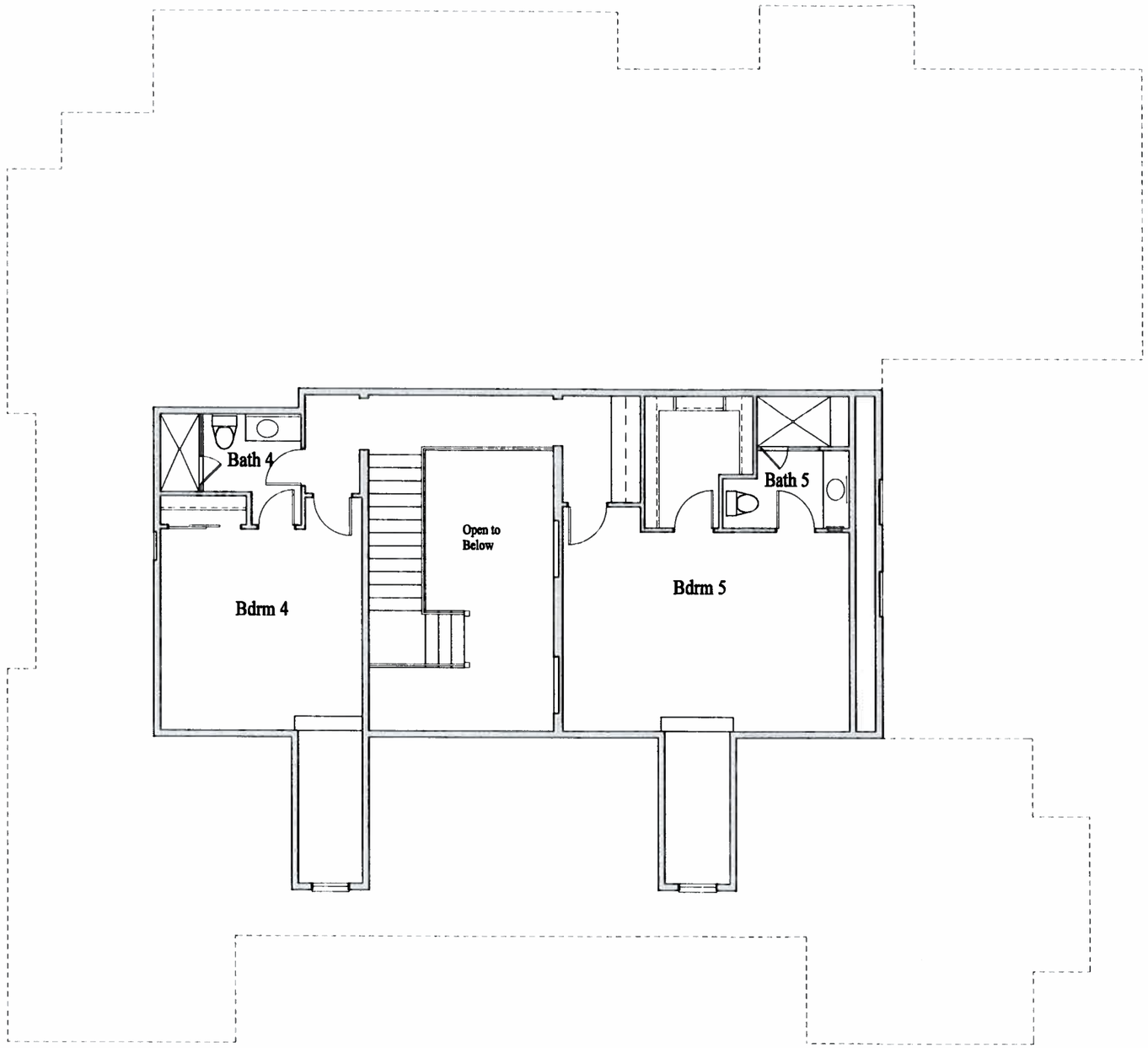
△	Description	Date

First Floor Plan

Scale: 1/4"=1'-0"

Sheet
A2

Date 9-10-14



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REVISIONS

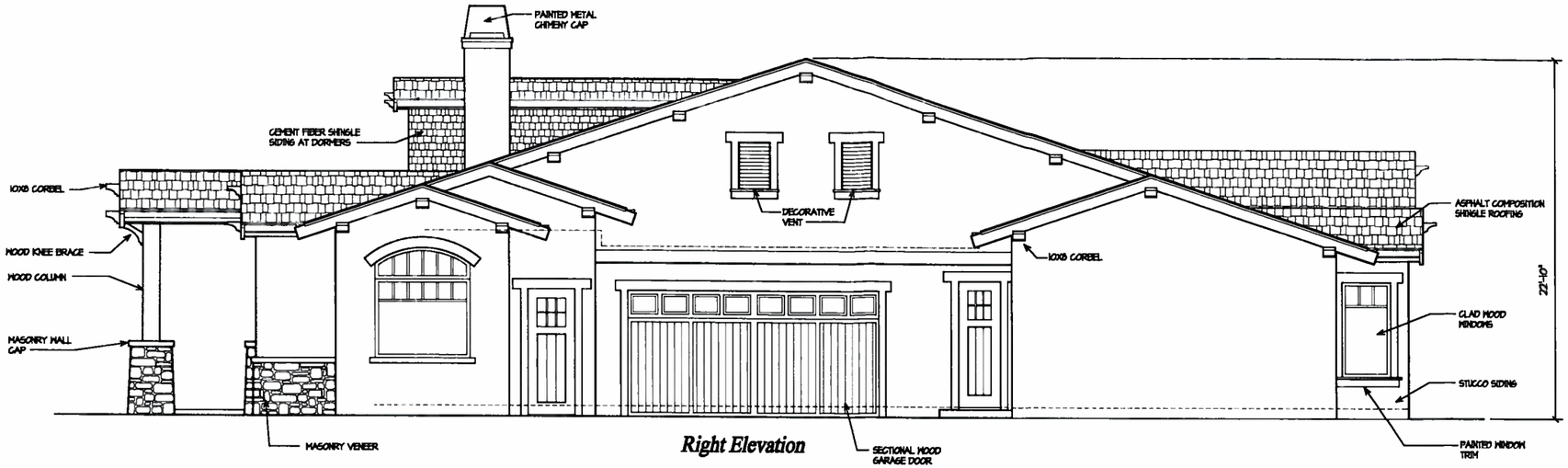
△	Description	Date

Second Floor Plan

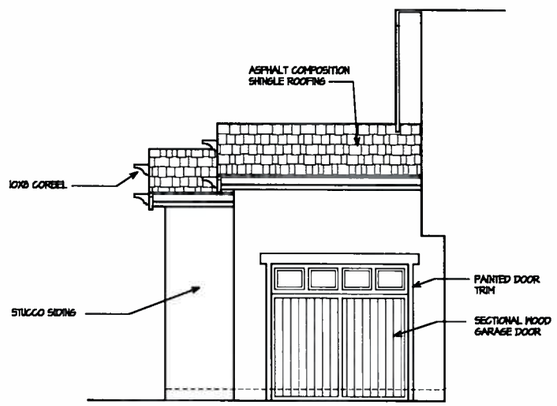
Scale: 1/4"=1'-0"

Sheet
A3

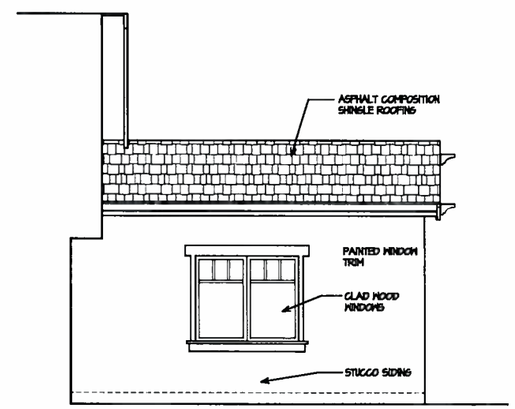
Date 9-29-14



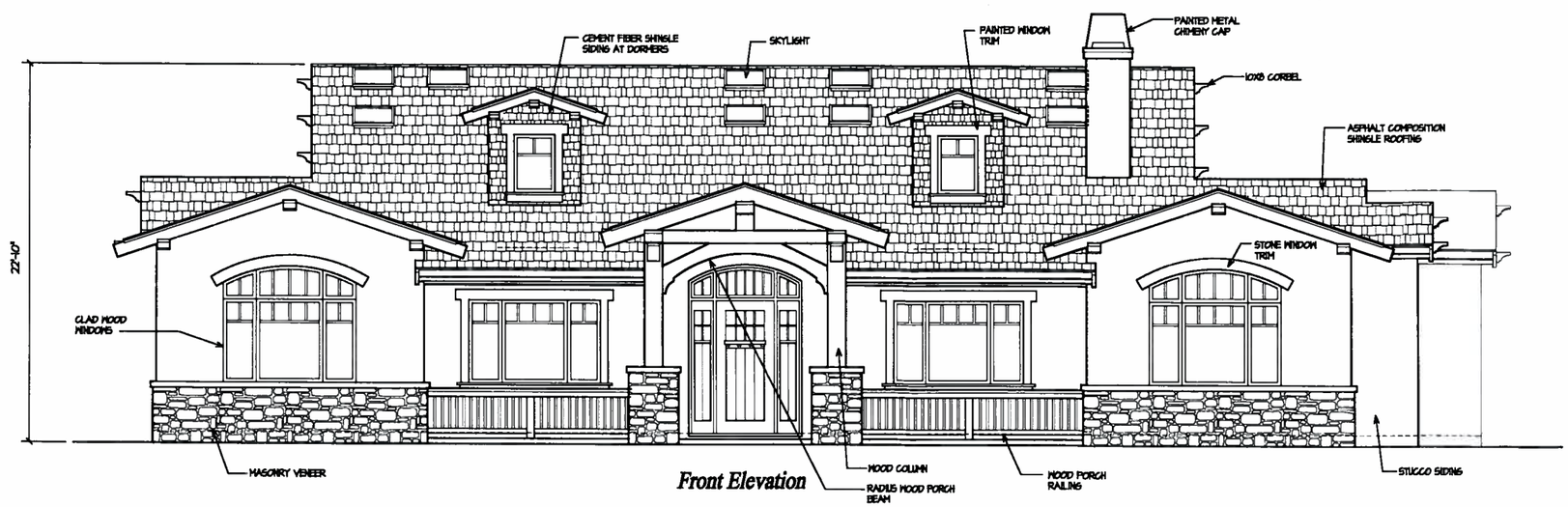
Right Elevation



Partial Garage Elevation



Partial Family Elevation



Front Elevation

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EXTERIOR ELEVATION NOTES

1. STUCCO SHALL BE PAINTED SHERWIN WILLIAMS EMPIRE GOLD SW0012
2. SHINGLE SIDING SHALL BE CEMENT FIBER PAINTED SHERWIN WILLIAMS HOPSACK SW6109
3. WINDOW TRIM, EAVES, RAKES & WOOD DOORS SHALL BE PAINTED KELLY MOORE KM648-D
4. MASONRY VENEER SHALL BE ELDORADO STONE PADOVA FIELDLEDGE
5. MASONRY SILL, CAPS & ARCHED WINDOW HEADER MOLDING SHALL BE ELDORADO STONE EARTH CHISELED EDGE.
6. WINDOWS, FRENCH DOORS & SLIDING GLASS DOORS SHALL BE JELDWEN SITELINE EX SAGE BROWN
7. GARAGE DOORS SHALL BE WOOD SECTIONAL, PAINTED SHERWIN WILLIAMS EMPIRE GOLD SW0012
8. FRONT ENTRY DOOR, SIDELITES & TRANSOM SHALL BE CRAFTSMAN IN WOOD KNOTTY ALDER WITH NEVADA FINISH
9. CHIMNEY SHALL BE STUCCO PAINTED SHERWIN WILLIAMS HOPSACK SW 6109

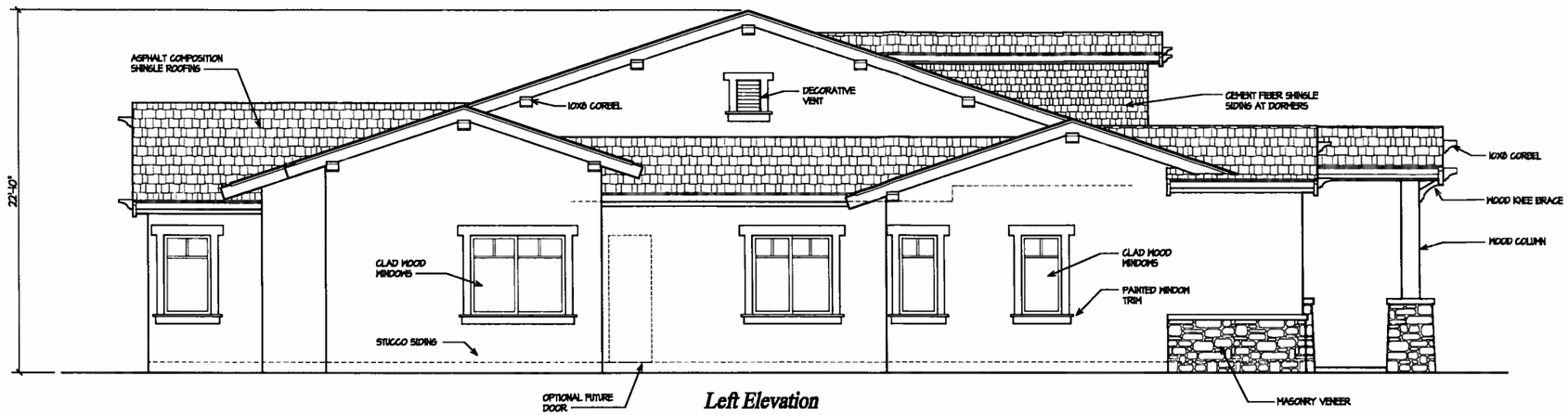
REVISIONS		
△	Description	Date

Exterior Elevations

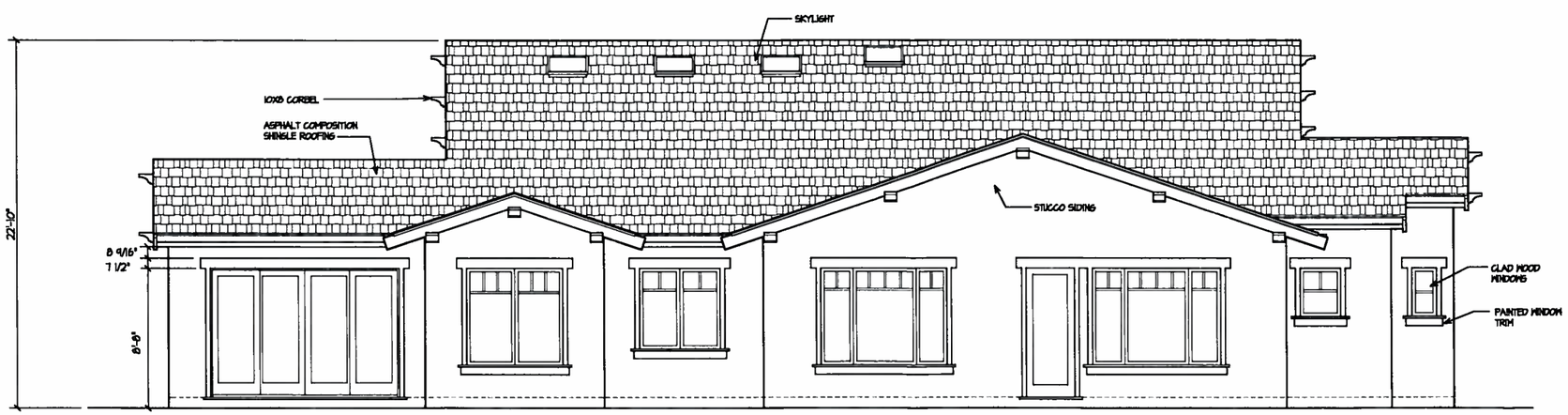
Scale: 1/4"=1'-0"

Sheet
A4

Date 9-10-14



Left Elevation



Rear Elevation

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2523 Yolanda Court
Pleasanton, CA

EXTERIOR ELEVATION NOTES

1. STUCCO SHALL BE PAINTED SHERWIN WILLIAMS EMPIRE GOLD SW0012
2. SHINGLE SIDING SHALL BE CEMENT FIBER PAINTED SHERWIN WILLIAMS HOPSACK SW6104
3. WINDOW TRIM, EAVES, RAKES & WOOD DOORS SHALL BE PAINTED KELLY MOORE KM648-D
4. MASONRY VENEER SHALL BE ELDORADO STONE PADOVA FIELDLEDGE
5. MASONRY SILL, CAPS & ARCHED WINDOW HEADER MOLDING SHALL BE ELDORADO STONE EARTH CHISELED EDGE.
6. WINDOWS, FRENCH DOORS & SLIDING GLASS DOORS SHALL BE JELDWEN SITELINE EX SAGE BROWN
7. GARAGE DOORS SHALL BE WOOD SECTIONAL, PAINTED SHERWIN WILLIAMS EMPIRE GOLD SW0012
8. FRONT ENTRY DOOR, SIDELITES & TRANSOM SHALL BE CRAFTSMAN IN WOOD KNOTTY ALDER WITH NEVADA FINISH
9. CHIMNEY SHALL BE STUCCO PAINTED SHERWIN WILLIAMS HOPSACK SW 6104

REVISIONS

△	Description	Date

Exterior Elevations

Scale: 1/4"=1'-0"

Sheet
A5

Date 9-10-14

Front Right Perspective

Rear Left Perspective

PLANT LEGEND

SYMBOL	SIZE	QTY	BOTANICAL NAME	COMMON NAME	WATER NEEDS	EMITTER QTY	EMITTER SIZE
TREES							
APP COL	15G	1	APPLE 'GOLDEN DELICIOUS'	NON	MODERATE	(3)	2G
ARB MAR	15G	3	ARBUTUS MARINA	STRAWBERRY MADRONE	LOW	(3)	2G
ARB UNE	24" BOX	4	ARBUTUS UNEDO '_ MULTI.	NON	LOW	(3)	2G
LAG CAT	15G	2	LAGERSTROEMIA I. 'CATAWBA'	CRAPE MYRTLE-DK. PURPLE	LOW	(3)	2G
CER CAN	15G	3	CERCIS C. TEXENSIS 'OKLAHOMA' STD	EASTERN REDBUD	VERY LOW	(3)	2G
COT COG	15G	2	COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE	LOW	(3)	2G
OLE EUR	36" BOX	2	OLEA EUROPAEA 'SIMAN HILL LB.	OLIVE	VERY LOW	(4)	2G
POM WON	15G	1	POMEGRANATE 'WONDERFUL	NON	LOW	(3)	2G
PRU NEW	15G	2	PRUNUS CERASIFERA 'NEWPORT'	FLOWERING PLUM	LOW	(3)	2G
QUE AGR	24" BOX	2	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW	(4)	2G
SHRUBS							
ALY HUE	5G	6	ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	(2)	1G
AZA FOR	5G	4	AZALEA INDICA 'FORMOSA'	NON	MODERATE	(2)	1G
BER CRI	5G	43	BERBERIS T. 'CRIMSON PYGMY' DWARF	RED-LEAF JAPANESE BARBERRY	MODERATE	(2)	1G
BUD BLU	1G	1	BUDDLEIA H. LO & BEHOLD 'BLUE CHIP'	BUTTERFLY BUSH	MODERATE	(2)	1G
CEA CON	5G	2	CEANOTHUS 'CONCHA'	WILD LILAC	VERY LOW	(2)	1G
CIS SAL	5G	13	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	LOW	(2)	1G
COL SUN	5G	8	COLEONEMA P. 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	MODERATE	(2)	1G
EUP DEA	5G	23	EUPHORBIA 'DEANS HYBRID'	NON	LOW	(2)	1G
LAV ASS	5G	4	LAVATERA ASSURGENTIFLORA	TREE MALLOW	LOW	(2)	1G
LOR CHI	5G	1	LORIOPETALUM CHINENSE 'PLUM DELIGHT'	NON	LOW	(2)	1G
MIS VAR	5G	3	MISCANTHUS SINENSIS 'VARIEGATUS'	EULALIA	MODERATE	(2)	1G
MYR CAL	5G	5	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	LOW	(2)	1G
NAN NAN	5G	7	NANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO	LOW	(2)	1G
NAS TEN	5G	18	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	LOW	(2)	1G
PEN ORI	5G	46	PENNISETUM ORIENTALE	FOUNTAIN GRASS	MODERATE	(2)	1G
PHO ATR	5G	5	PHORMIUM T. 'ATROPURPUREUM'	NEW ZEALAND FLAX	LOW	(2)	1G
PIT TOB	5G	18	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'		MODERATE	(2)	1G
PIT TOB	5G	1	PITTOSPORUM TOBIRA 'VARIEGATA'	NON	LOW	(2)	1G
PHO JES	5G	7	PHORMIUM HYBRID 'JESTER'	NEW ZEALAND FLAX	LOW	(2)	1G
POD MAK	5G	7	PODOCARPUS MACROPHYLLA 'MAKI'	SHRUBBY YEW PINE	MODERATE	(2)	1G
ROS LAV	5G	19	ROSA 'LAVA FLOW'	ROSE-RED	MODERATE	(2)	1G
ROS TEA	5G	8	ROSA 'TEA ROSE'	TEA ROSE	MODERATE	(2)	1G
SAR RUS	5G	3	SARCOCOCCA RUSCIFOLIA	NON	LOW	(2)	1G
STI GIG	5G	4	STIPA GIGANTEA	GIANT FEATHER GRASS	VERY LOW	(2)	1G
WES FRU	5G	5	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	LOW	(2)	1G
PERENNIALS							
CAR COM	1G	38	CAREX COMANS	NEW ZEALAND HAIR SEDGE	MODERATE	(1)	1G
ERI KAR	1G	2	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	(1)	1G
HEL SEM	1G	32	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	(1)	1G
IRI BEA	1G	13	IRIS BEARDED	NON	LOW	(1)	1G
IRI DOU	1G	9	IRIS DOUGLASIANA	NON	LOW	(1)	1G
KNI UVI	1G	7	KNIPHOFIA UVARIA	RED-HOT POKER PLANT	LOW	(1)	1G
LAV MUN	1G	7	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	LOW	(1)	1G
NEP MUS	1G	20	NEPETA MUSSINII 'BLUE WONDER'	CATMINT	LOW	(1)	1G
PEN GLO	1G	21	PENSTEMON GLOXINIOIDES	GARDEN PENSTEMON	MODERATE	(1)	1G
SAL LEU	1G	5	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	(1)	1G
VINES & GROUNDCOVER							
ARC EME	1G	9	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	MODERATE	(1)	1G
CLY CAL	5G	2	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	MODERATE	(2)	1G
SOL JAS	5G	5	SOLANUM JASMINOIDES	POTATO VINE	MODERATE	(2)	1G

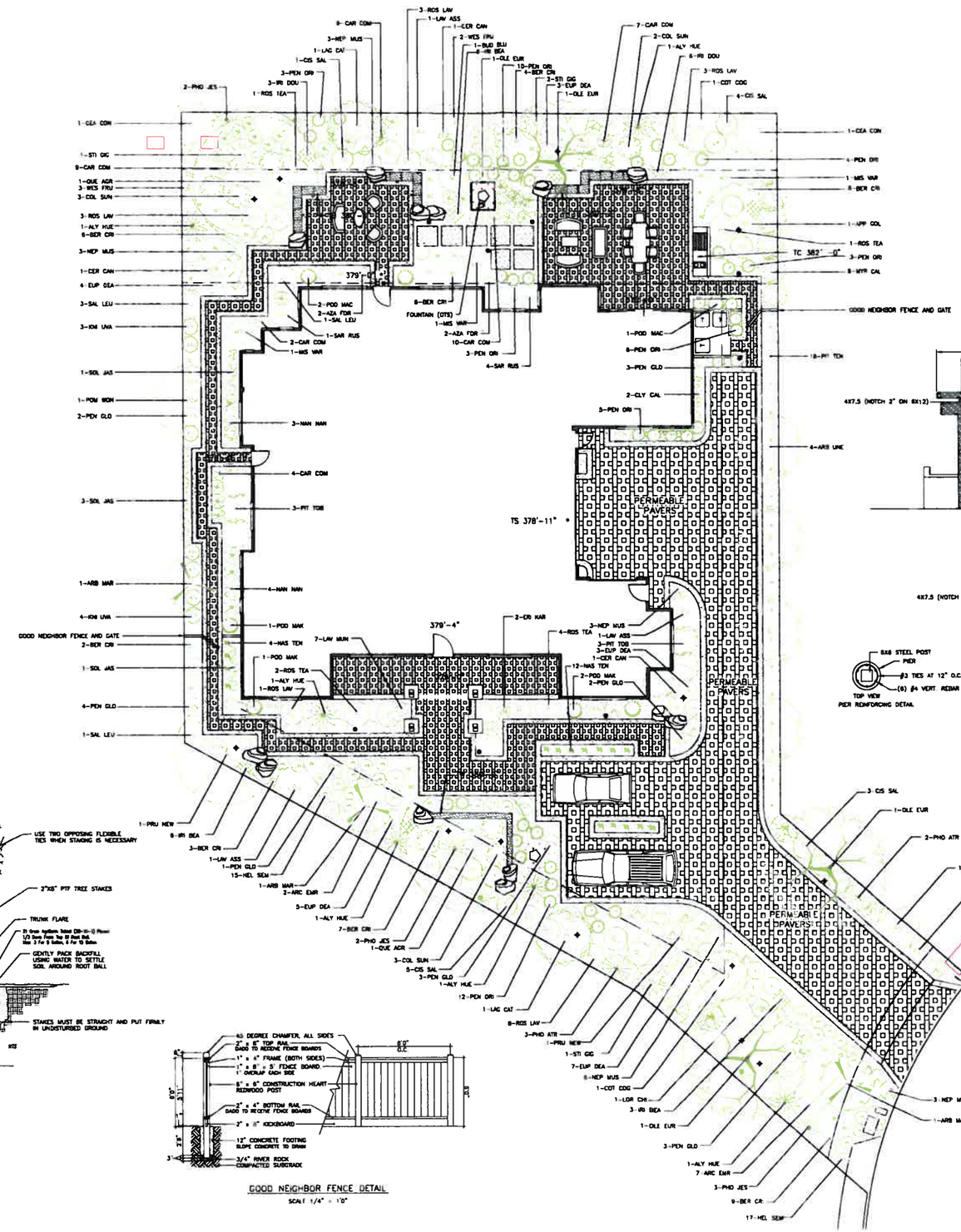
LIGHTING LEGEND

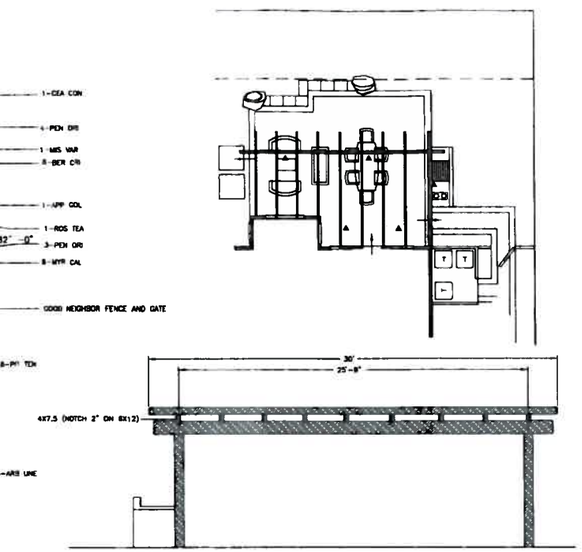
SYM.	QTY	MODEL NAME	PART NO.	VOLT.	MAX. WATT.	LAMP	FINISH
✦	12	UNIQUE - STARBURST	STAR-12-LS27	12	6 W. FLEX	FLEX MR16, 5 W. LED	WB
●	8	UNIQUE - MERCURY 4	M4-12-L3	12	2 W. FLEX	FLEX T3, 2 W. LED	COPPER
▲	5	UNIQUE - COMET	COMT-12-LS27	12	15	FLEX MR16, 5 W. LED	WB
■	4	UNIQUE - GEMINI	GEM-12-L3	12	2 W. FLEX	FLEX T3, 2 W. LED	WB
◆	1	UNIQUE - ATLANTIS18	AT16-12-LA27	12	4 W. FLEX	FLEX MR16, 4 W. LED	NB

PLAMP INCLUDED — ALL LIGHTS TO HAVE APPROPRIATE SHIELDS

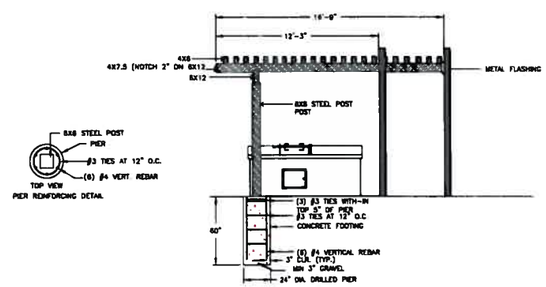
LANDSCAPE NOTES:

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

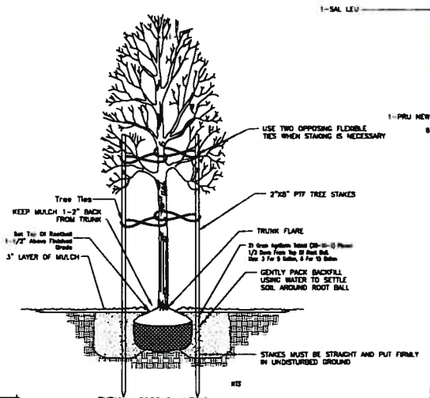




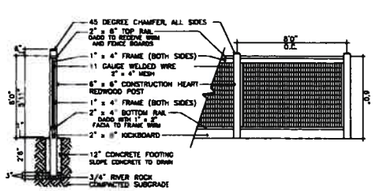
FRONT ELEVATION



SIDE ELEVATION



TYPICAL TREE PLANTING



VIEW FENCE DETAIL

SCALE 1/4" = 1'0"

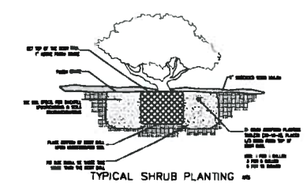
GOOD NEIGHBOR FENCE DETAIL

SCALE 1/4" = 1'0"

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.



TYPICAL SHRUB PLANTING

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

SCALE: 1"=10'-0"	
④	BL
③	BL
②	BL
①	BL
REVISIONS	BY
DATE:	

SHEET NO:
L-1
OF 2 SHEETS

PLANTING PLAN

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

THE RESIDENCE OF
RAVI CHERUKURI
2523 YOLANDA CT
PLEASANTON, CA

SHEET NO:
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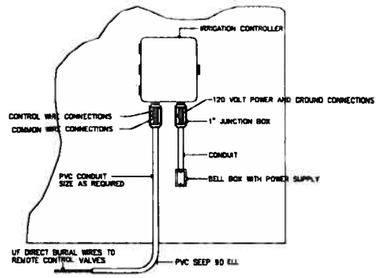
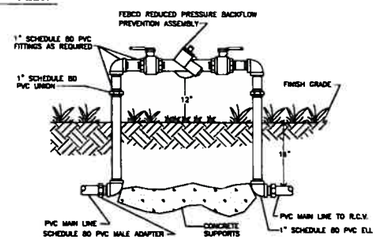


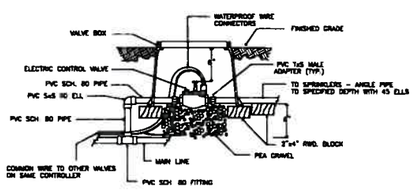
WALL MOUNT AUTOMATIC CONTROLLER

NOT TO SCALE



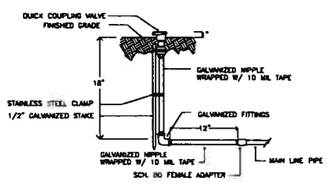
REDUCED PRESSURE BACKFLOW ASSEMBLY

NOT TO SCALE



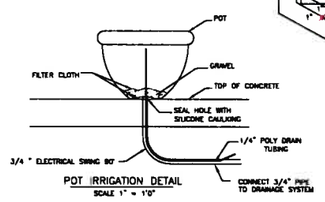
ELECTRIC CONTROL VALVE

NOT TO SCALE



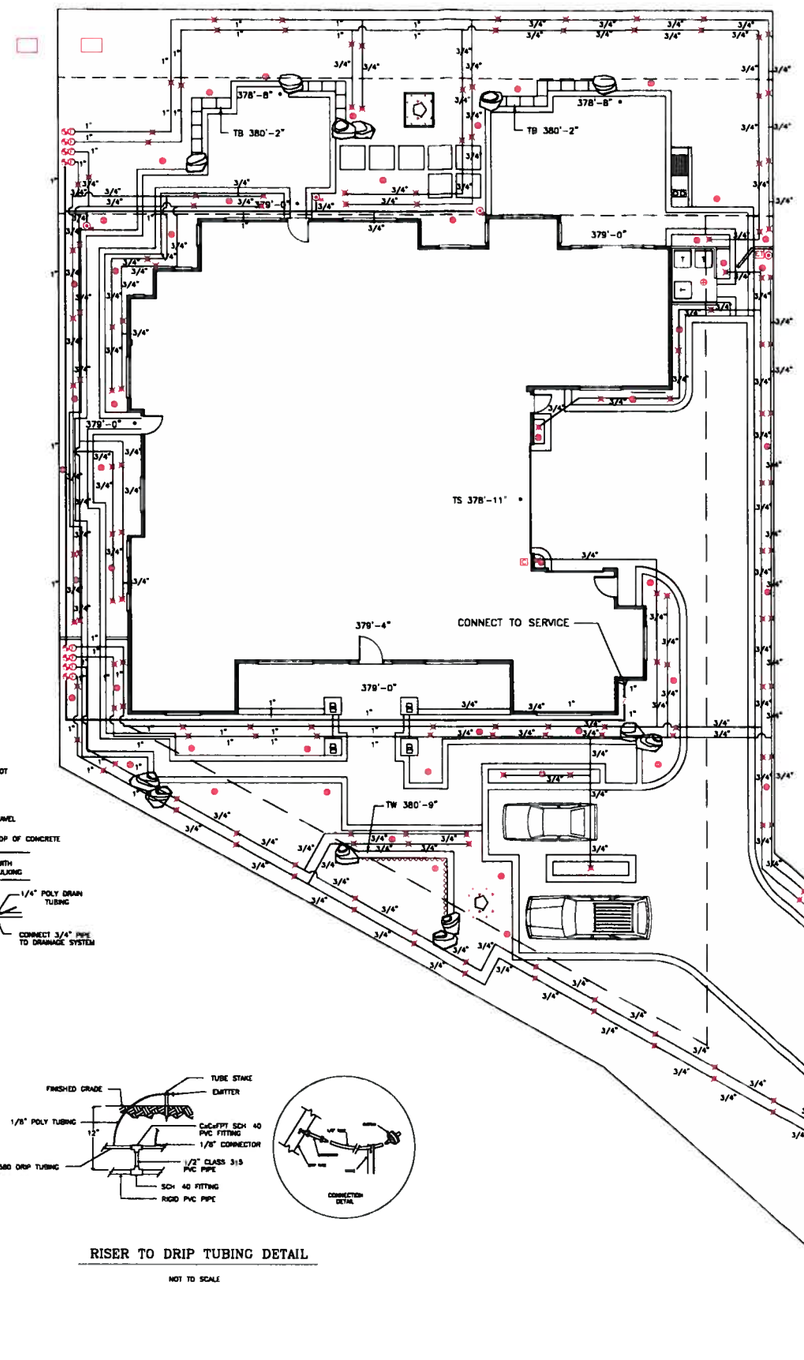
QUICK COUPLING VALVE

NOT TO SCALE



POT IRRIGATION DETAIL

SCALE 1" = 1'0"



RISER TO DRIP TUBING DETAIL

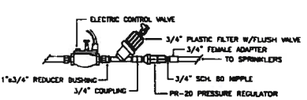
NOT TO SCALE

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	CONTROLLER HUNTER PCC-9i WITH ET SYSTEM MODULE
	HUNTER ET SENSOR
	REMOTE CONTROL VALVE WEATHERMATIC 21024E-10
	BACKFLOW ASSEMBLY FEBCO 825Y
	AMIAD FILTER / SENNINGER PRESSURE REGULATOR
	QUICK COUPLER 3/4" RAINBIRD 33DRC
	DRIP STUB-UP FOR CONNECTION TO POLY PIPE
	MAIN LINE P.V.C. SCH 40
	LATERAL LINE - P.V.C. CLASS 200 (CLASS 315 FOR 1/2")
	6" DRAIN BASIN WITH GRATE
	3" DRAIN GRATE
	4" PERFORATED DRAIN PIPE AT THE BASE OF ALL RETAINING WALLS
	IN-LINE CHECK VALVE
	AUTOMATIC RAIN SHUTOFF

IRRIGATION NOTES:

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



DRIP VALVE ASSEMBLY

NOT TO SCALE

NOTE:

MHLD RECOMMENDS INSTALLATION OF PERFORATED DRAIN AROUND THE PERIMETER OF THE HOUSE TO HELP MEDIGATE ANY POTENTIAL STANDING OR GROUND WATER SEEPAGE THAT MAY CAUSE DAMAGE I.E. BUCKLING FLOORS FOUNDATIONS SETTLING ETC HOMEOWNER SHOULD CONSULT WITH CONTRACTOR PRIOR TO CONSTRUCTION

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

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT

SCALE: 1"=10'-0"	
4	BL
3	BL
2	BL
1	BL
REVISIONS	BY
DATE:	

SHEET NO:
L-2
OF 2 SHEETS

IRRIGATION PLAN

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1228 QUARRY LANE, SUITE E, PLEASANTON, CA 94566
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L-2
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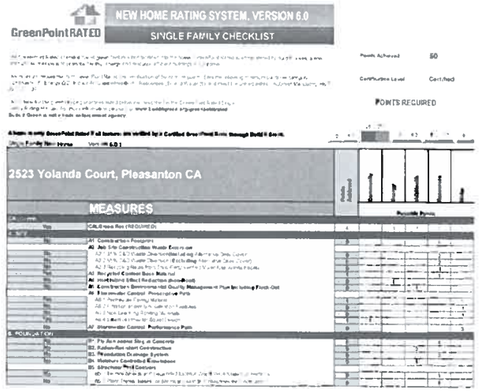

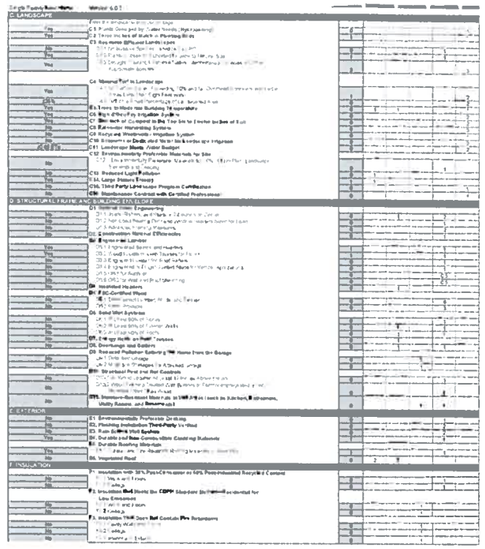

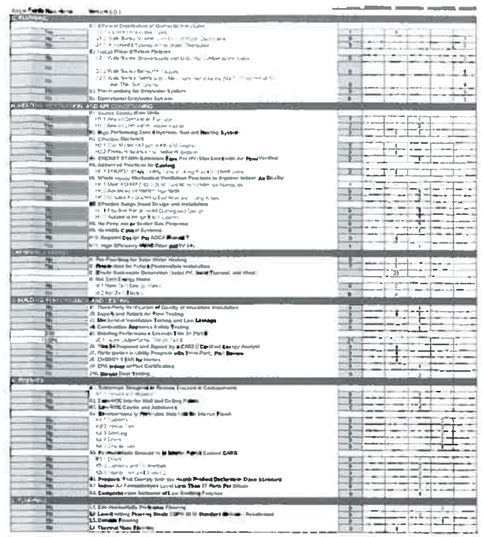

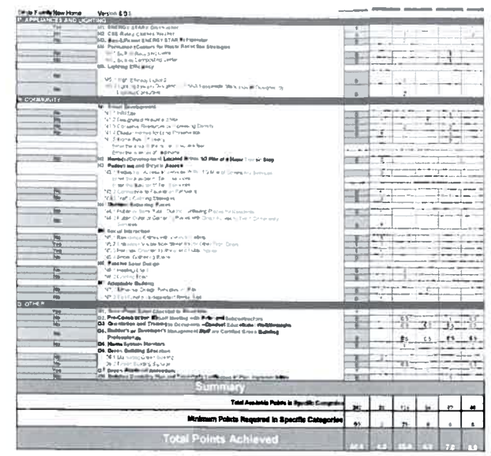

2523 YOLANDA COURT
PLEASANTON, CA

GREEN POINTS WORKSHEETS

GP