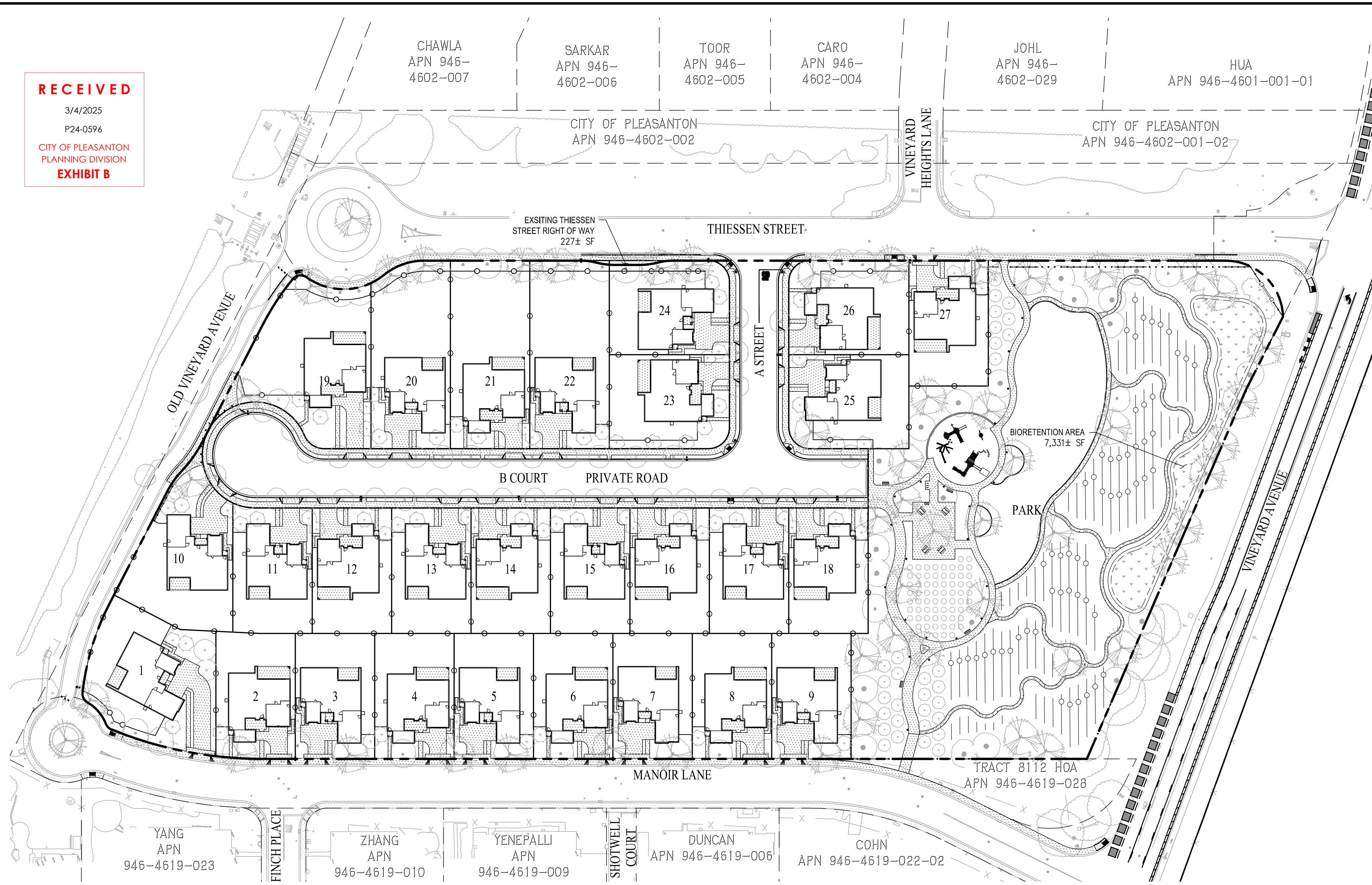


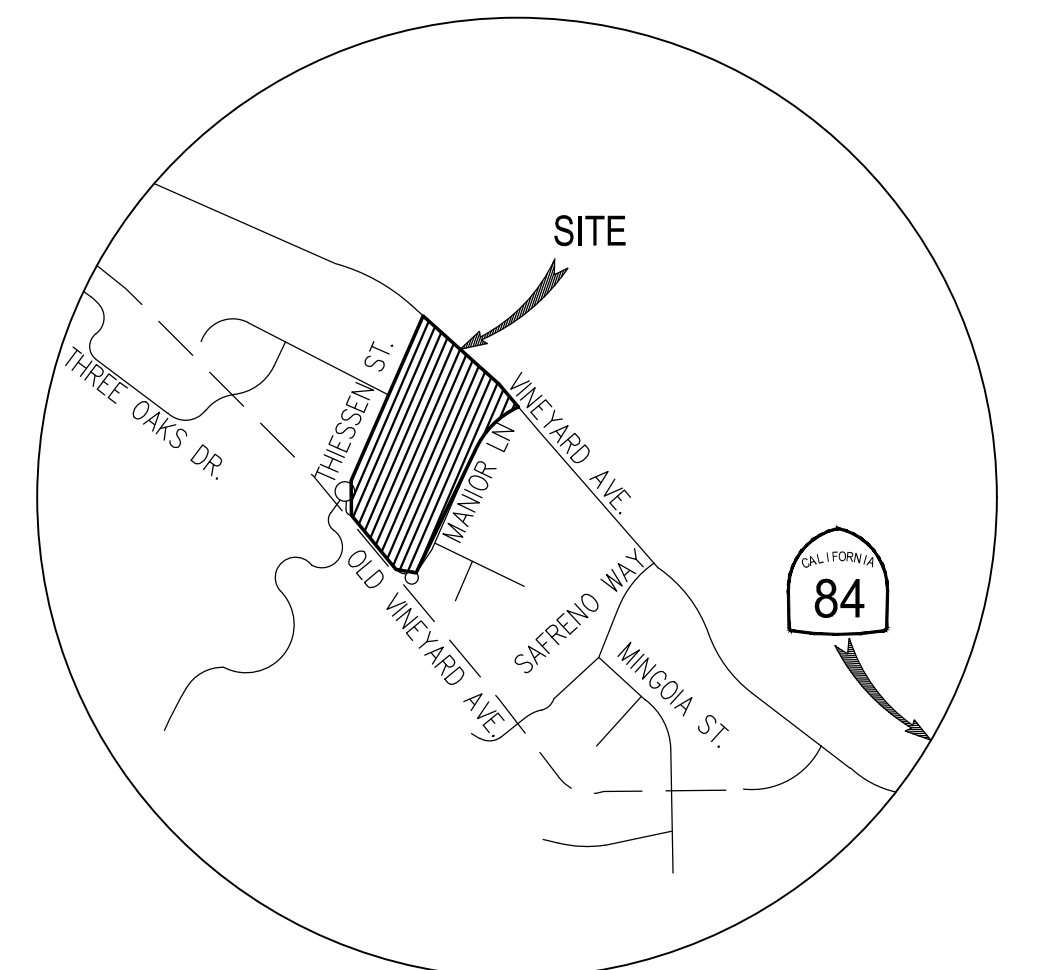
RECEIVED

3/4/2025  
P24-0596  
CITY OF PLEASANTON  
PLANNING DIVISION  
EXHIBIT B



GENERAL NOTES

- 1. OWNER/DEVELOPER: TRUMARK HOMES...
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
3. ARCHITECT: SDG ARCHITECTURE INC.
4. LANDSCAPE ARCHITECT: GATES & ASSOCIATES
5. CURRENT USE: VACANT
6. PROPOSED USE: RESIDENTIAL
7. EXISTING ZONING: PUD-ELEMENTARY SCHOOL
8. PROPOSED ZONING: R-1-8,500
9. BENCHMARK: ALAMEDA COUNTY BENCHMARK 128...
10. TOPOGRAPHY: TOPOGRAPHIC INFORMATION SHOWN BASED ON AERIAL TOPOGRAPHY SURVEY...
11. UTILITIES: A. WATER: CITY OF PLEASANTON...
15. FLOOD ZONE: LOCATED IN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 06001003376.
16. FINAL MAP: THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
17. DIMENSIONS: ALL DIMENSIONS, UTILITY INFORMATION & GRADING SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
18. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PUBLICLY OWNED.
19. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
20. SLOPE CLASSIFICATION: THE EXISTING SITE SLOPE IS LESS THAN 10% THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.



VICINITY MAP

NOT TO SCALE

LEGEND

Table with columns: EXISTING, PROPOSED, DESCRIPTION. Includes symbols for subdivision boundary, center line, lot line, right of way, curb, gutter, and sidewalk, wheel chair ramp, driveway, storm drain, storm drain manhole, catch basin, field inlet, sanitary sewer, sanitary sewer manhole, water line, water valve, fire hydrant, street light, street sign, retaining wall, and bioretention area.

SHEET INDEX

Table with columns: Sheet Number, Sheet Title. Lists sheets 1 through 13 including Title Sheet, Existing Conditions & Topography, Vesting Tentative Map, Preliminary Site Plan & Parking, Conceptual Grading & Drainage Plan, Preliminary Utility Plan, Preliminary Stormwater Treatment Plan, Preliminary Stormwater Treatment Details, Emergency Vehicle Access Plan, Preliminary Signing & Striping Plan, Context Map & Site Photos, Context Map & Site Photos, and Context Map & Site Photos.

PROJECT DATA / DEVELOPMENT STANDARDS

Table with columns: PROJECT INFORMATION, SITE ADDRESS, ASSESSOR'S PARCEL NUMBER, PROPOSED UNITS, SITE AREA, IMPERVIOUS SURFACE, ZONING, ZONING STANDARD, MIN LOT AREA, MIN LOT WIDTH, MIN LOT WIDTH (CORNER), MIN LOT DEPTH, MIN LOT FRONTAGE, MIN SETBACKS, FRONT, FRONT (GARAGE), SIDE, SIDE AGGREGATE, SIDE STREET, REAR, MAX HEIGHT, MAX DENSITY PER GP (MEDIUM DENSITY), MAX LOT COVERAGE, MIN. VEHICLE PARKING, MIN. BICYCLE PARKING.

ABBREVIATIONS

Table of abbreviations: AC (ACRE), CY (CUBIC YARD), DBH (DIAMETER AT BREST HEIGHT), D/W (DRIVEWAY), EG (EXISTING GRADE), EP (EDGE OF PAVEMENT), EX (EXISTING), FC (FACE OF CURB), FG (FINISHED GRADE), FI (FIELD INLET), GB (GRADE BREAK), GR (TOP OF GRATE ELEVATION), HP (HIGH POINT), JT (JOINT TRENCH (BY OTHERS)), LL (LOT LINE), LP (LOW POINT), LS (LANDSCAPE), MAX (MAXIMUM), MIN (MINIMUM), PL (PROPERTY LINE), PAE (PUBLIC ACCESS EASEMENT), PSE (PUBLIC SERVICE EASEMENT), R (RADIUS), RW (RIGHT-OF-WAY), SD (STORM DRAIN), SF (SQUARE FOOT), SS (SANITARY SEWER), SW (SIDEWALK), TB (TOP OF BASIN), TC (TOP OF CURB), TSM (TOP OF SOIL MIX), TYP (TYPICAL), W (WATER).

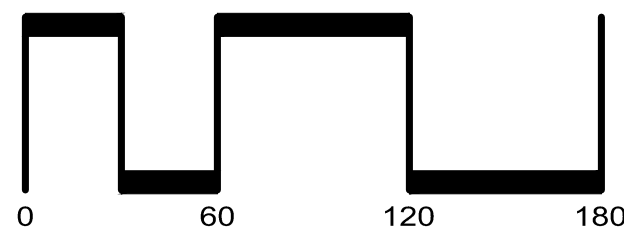
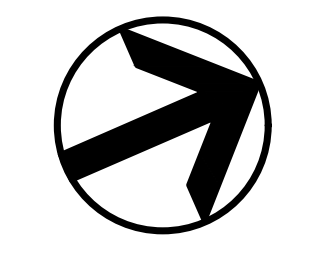
ADDITIONAL NOTES:

- 1. SEE SHEET 3, 4, AND ARCHITECTURAL PLANS FOR SQUARE FOOTAGE BREAKDOWN.
2. SEE SHEET 7 FOR IMPERVIOUS SURFACE BREAKDOWN.
3. SEE SHEET 4 FOR PARKING BREAKDOWN.

TENTATIVE MAP - TRACT 8724

TITLE SHEET
1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=60' DATE: FEBRUARY 5, 2025



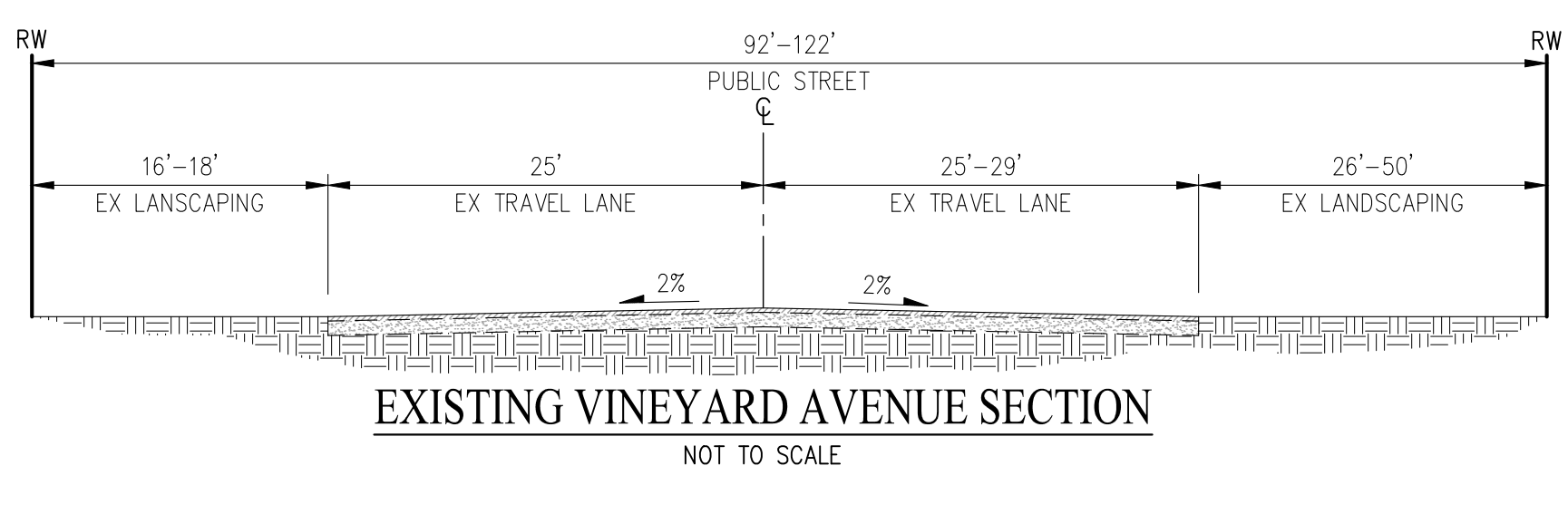
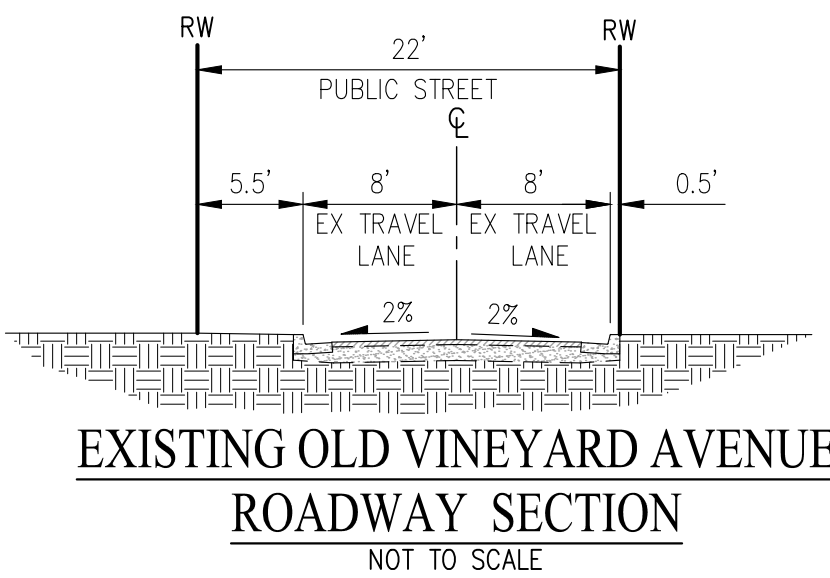
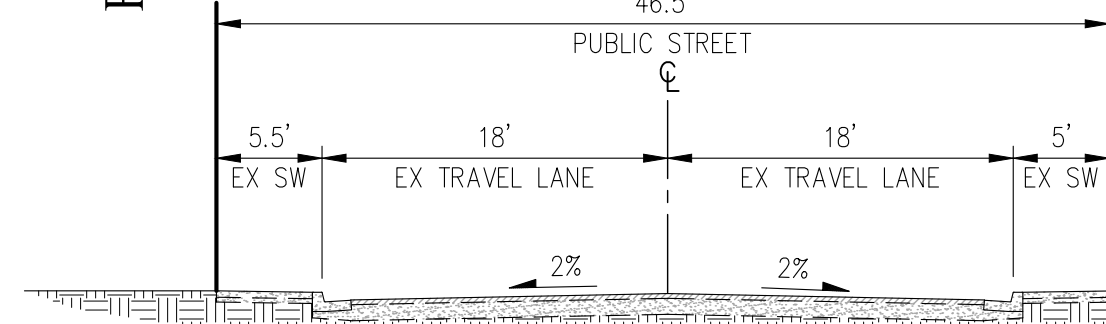
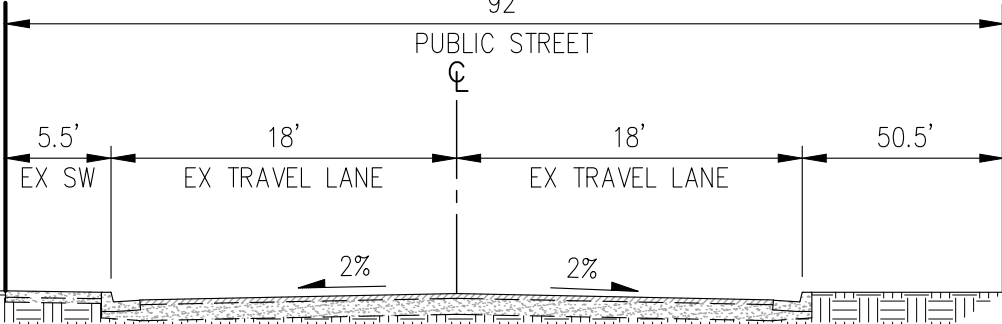
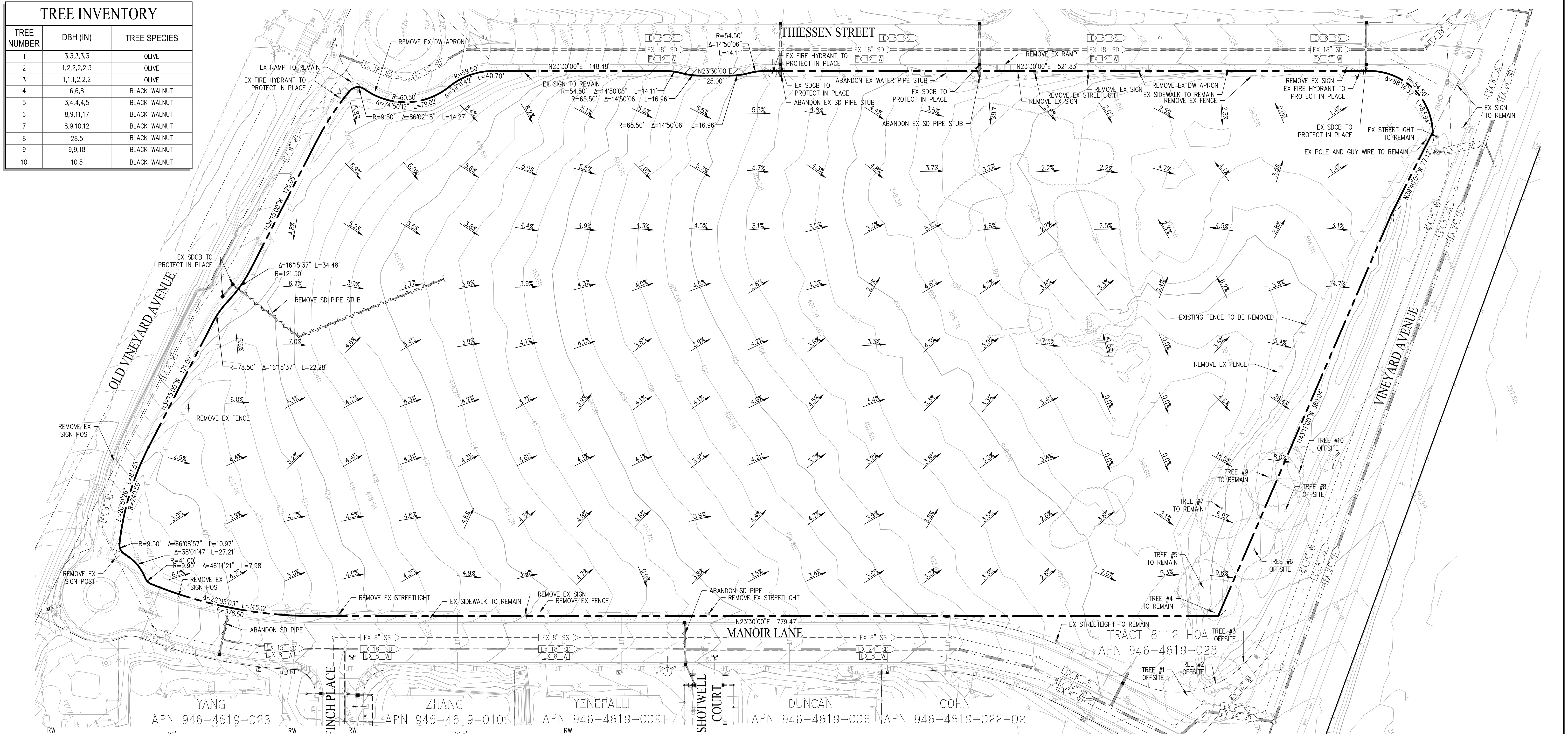
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SHEET NO.
1
OF 13 SHEETS

JOB NO.: 3876-00

**TREE INVENTORY**

TREE NUMBER	DBH (IN)	TREE SPECIES
1	3,3,3,3,3	OLIVE
2	1,2,2,2,2,3	OLIVE
3	1,1,1,2,2,2	OLIVE
4	6,6,8	BLACK WALNUT
5	3,4,4,4,5	BLACK WALNUT
6	8,9,11,17	BLACK WALNUT
7	8,9,10,12	BLACK WALNUT
8	28.5	BLACK WALNUT
9	9,9,18	BLACK WALNUT
10	10.5	BLACK WALNUT



**EXISTING CONDITIONS & TOPOGRAPHY**

SCALE: 1" = 40'

**LEGEND**

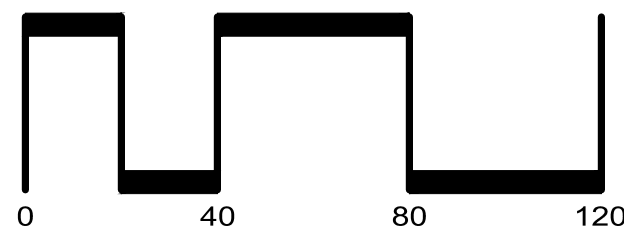
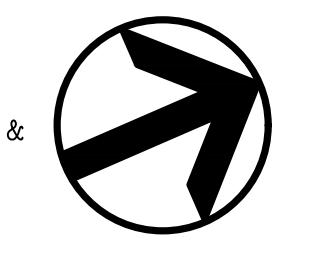
- PROPERTY BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EX 8" SS- EXISTING SANITARY SEWER
- EX 8" W- EXISTING WATER
- EX 18" SD- EXISTING STORM DRAIN
- J- EXISTING JOINT TRENCH
- P- EXISTING PIPE TO BE REMOVED
- S- EXISTING SIDEWALK TO BE REMOVED
- EXISTING STORM DRAIN FIELD INLET
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING SIGN

**NOTES:**

- THE EXISTING SITE SLOPE IS LESS THAN 10% THE AVERAGE EXISTING SITE SLOPE IS 3.8%± SOUTH TO NORTH & 0.9%± EAST TO WEST.
- ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.
- NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION - 2.70'
- TREES PER ARBORIST REPORT DATED SEPTEMBER 13, 2024. PREPARED BY JON MESERVE, HORTICULTURAL ASSOCIATES, CERTIFIED ARBORIST WE#0478A.

**TENTATIVE MAP - TRACT 8724**  
**EXISTING CONDITIONS & TOPOGRAPHY**  
**1 VINEYARD AVENUE**

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025



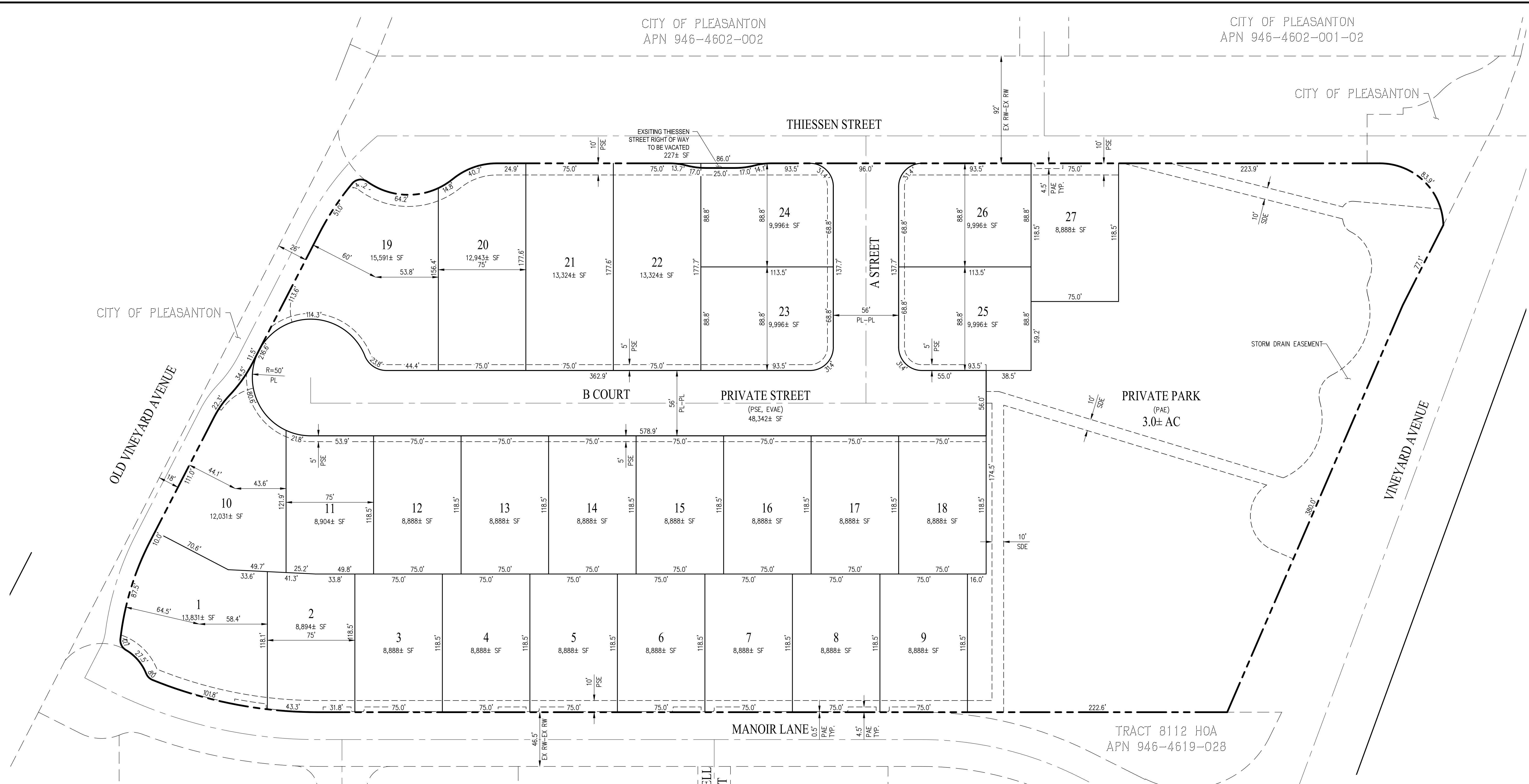
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SHEET NO.  
**2**  
 OF 13 SHEETS

JOB NO.: 3876-00

CITY OF PLEASANTON  
APN 946-4602-002

CITY OF PLEASANTON  
APN 946-4602-001-02



CITY OF PLEASANTON

CITY OF PLEASANTON

OLD VINEYARD AVENUE

VINEYARD AVENUE

YANG  
APN 946-4619-023

FINCH PLACE

ZHANG  
APN 946-4619-010

YENEPALLI  
APN 946-4619-009

SHOTWELL COURT

DUNCAN  
APN 946-4619-006

COHN  
APN 946-4619-022-0?

TRACT 8112 HOA  
APN 946-4619-028

TENTATIVE MAP - TRACT 8724

# VESTING TENTATIVE MAP

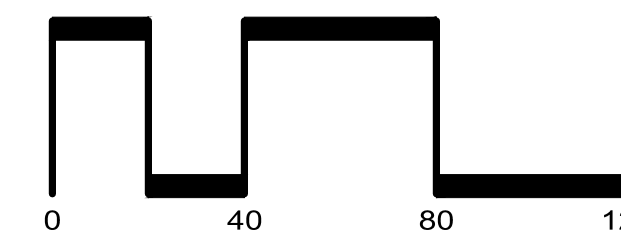
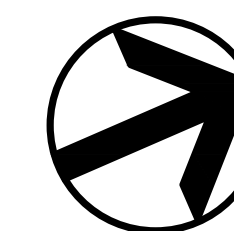
## 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=40' DATE: FEBRUARY 5, 2025

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
1	1B	3,360	13,831	24.3%
2	2A	3,555	8,894	40.0%
3	1C	3,360	8,888	37.8%
4	2B	3,555	8,888	40.0%
5	1C	3,360	8,888	37.8%
6	2A	3,555	8,888	40.0%
7	1B	3,360	8,888	37.8%
8	2C	3,555	8,888	40.0%
9	1A	3,360	8,888	37.8%
10	1A	3,360	12,031	27.9%
11	1C	3,360	8,904	37.7%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
12	2B	3,555	8,888	40.0%
13	1A	3,360	8,888	37.8%
14	2A	3,555	8,888	40.0%
15	1C	3,360	8,888	37.8%
16	2B	3,555	8,888	40.0%
17	1A	3,360	8,888	37.8%
18	2C	3,555	8,888	40.0%
19	2C	3,555	15,591	22.8%
20	1A	3,360	12,943	26.0%
21	2B	3,555	13,324	26.7%
22	1C	3,360	13,324	25.2%

LOT SUMMARY TABLE				
LOT NO.	PLAN TYPE	LIVING SPACE SF±	LOT AREA SF±	BASIC FLOOR AREA
23	2A	3,555	9,996	35.6%
24	1C	3,360	9,996	33.6%
25	1B	3,360	9,996	33.6%
26	2A	3,555	9,996	35.6%
27	2B	3,555	8,888	40.0%

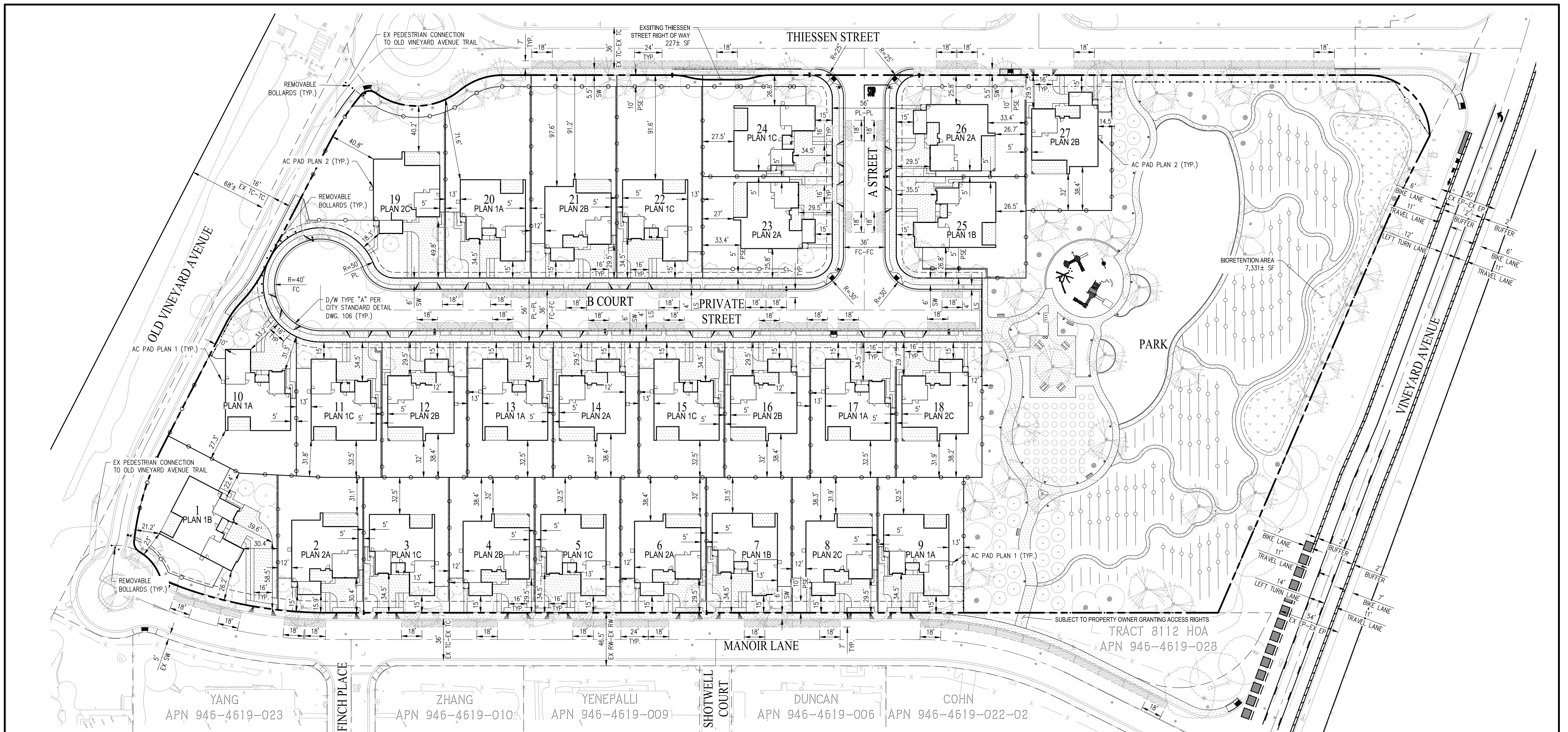


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.  
**3**  
OF 13 SHEETS

JOB NO.: 3876-00



SUBJECT TO PROPERTY OWNER GRANTING ACCESS RIGHTS  
 TRACT 8112 HOA  
 APN 946-4619-028

**ARCHITECTURAL PROGRAM**

PLAN TYPE	BUILDING FOOTPRINT (SF)	LIVING SPACE (SF)	GARAGE SPACE (SF)	ADU SPACE (SF)	GROSS SPACE (SF)	NUMBER OF PLAN TYPE	2ND FLOOR % OF FOOTPRINT	BEDS	BATHS	GARAGE STALLS	NOTES
PLAN 1A	2,923	3,360	860	611	4,220	5	59%	4	3.5	3	ATTACHED ADU
PLAN 1B	2,923	3,360	860	611	4,220	3	59%	4	3.5	3	ATTACHED ADU
PLAN 1C	2,925	3,360	860	611	4,220	6	59%	4	3.5	3	ATTACHED ADU
PLAN 2A	2,910	3,555	736	594	4,291	5	57%	5	4.5	3	ATTACHED ADU
PLAN 2B	2,899	3,555	721	594	4,276	5	57%	5	4.5	3	ATTACHED ADU
PLAN 2C	2,900	3,555	721	594	4,276	3	57%	5	4.5	3	ATTACHED ADU

**PARKING NOTES:**

- REQUIRED PARKING: PMC 18.88.030, A.1, ONE-FAMILY DWELLING UNITS SHALL HAVE AT LEAST TWO PARKING SPACES PER UNIT. 27 UNITS x 2 PARKING SPACES = 54 PARKING SPACES REQUIRED. PMC 18.88.030 A.4, AT LEAST ONE SPACE PER DWELLING UNIT SHALL BE LOCATED IN A GARAGE OR CARPORT. 27 UNITS x 1 PARKING SPACE = 27 GARAGE PARKING SPACES REQUIRED (SITE PROVIDES 81 GARAGE SPACES).
- PER PMC 18.88.030 A.1., THERE IS NO REQUIREMENT FOR GUEST PARKING FOR ONE FAMILY DWELLING UNITS.
- REQUIRED PARKING ADU'S: PMC 18.106.060, 7.C.iii, PARKING FOR AN ADU SHALL NOT BE REQUIRED IF ADU IS LOCATED IN PART OF AN EXISTING PRIMARY RESIDENCE. ALL ADU'S ARE LOCATED WITHIN A PRIMARY RESIDENCE. PARKING REQUIRED = 0.

**PRELIMINARY PARKING SUMMARY**

PARKING TYPE	REQUIRED	PROVIDED	TYPICAL DIMENSION
GARAGE	54	81	20' X 20', 14' X 20'
DRIVEWAY	0	54	16' X 30'
IN-TRACT STREET	0	27	7' X 24', 7' X 18'
THIESSEN STREET (FRONTAGE)	0	20	7' X 24', 7' X 18'
MANOIR LANE (FRONTAGE)	0	27	7' X 24', 7' X 18'
<b>TOTAL PARKING STALLS</b>	<b>54</b>	<b>209</b>	
BIKE PARKING	6	6	

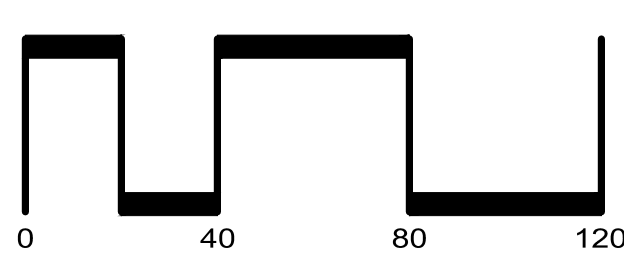
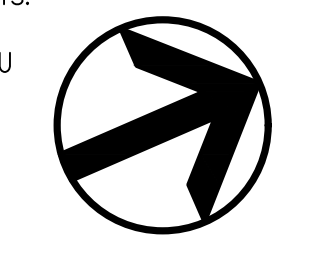
**ADDITIONAL NOTES:**

- ALL SIGNING AND STRIPING SHALL BE CAT TRACKED AND REVIEWED BY THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION.

**TENTATIVE MAP - TRACT 8724**

**PRELIMINARY SITE PLAN & PARKING**  
**1 VINEYARD AVENUE**

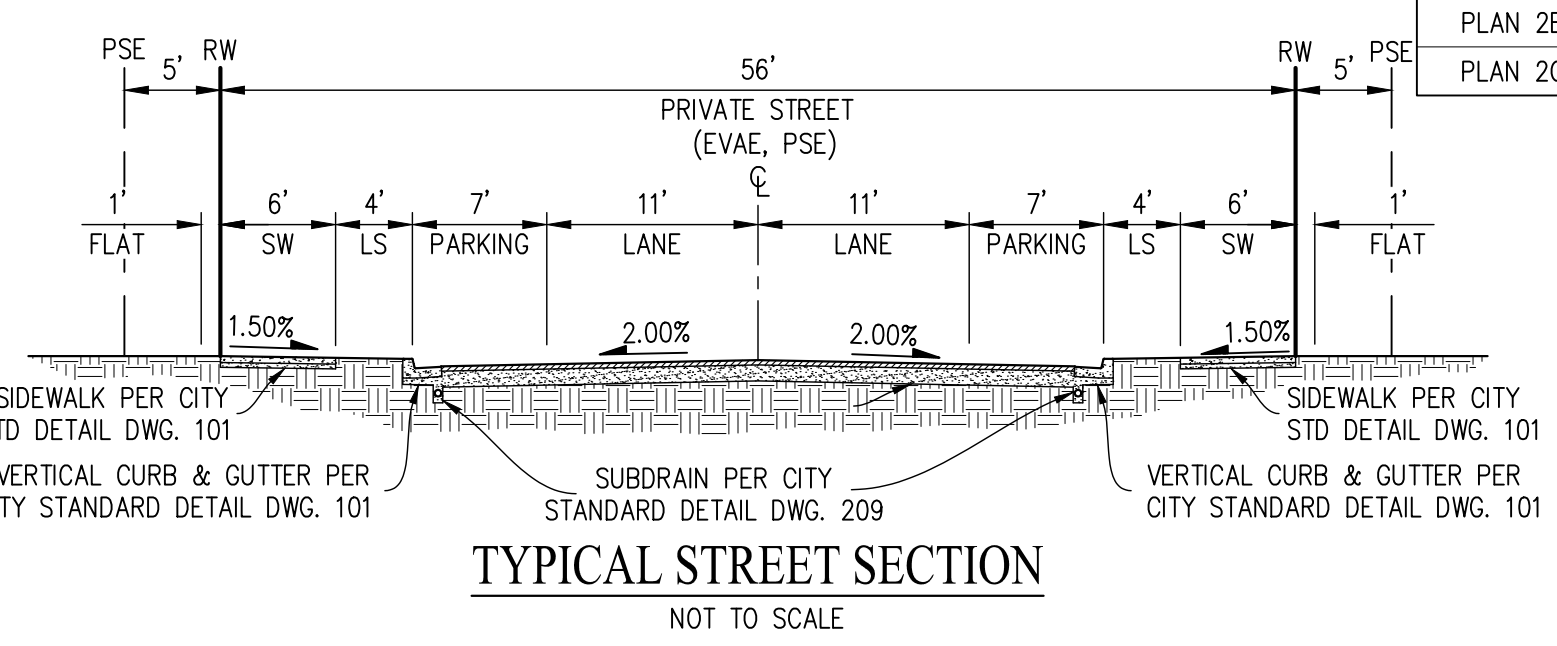
CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025



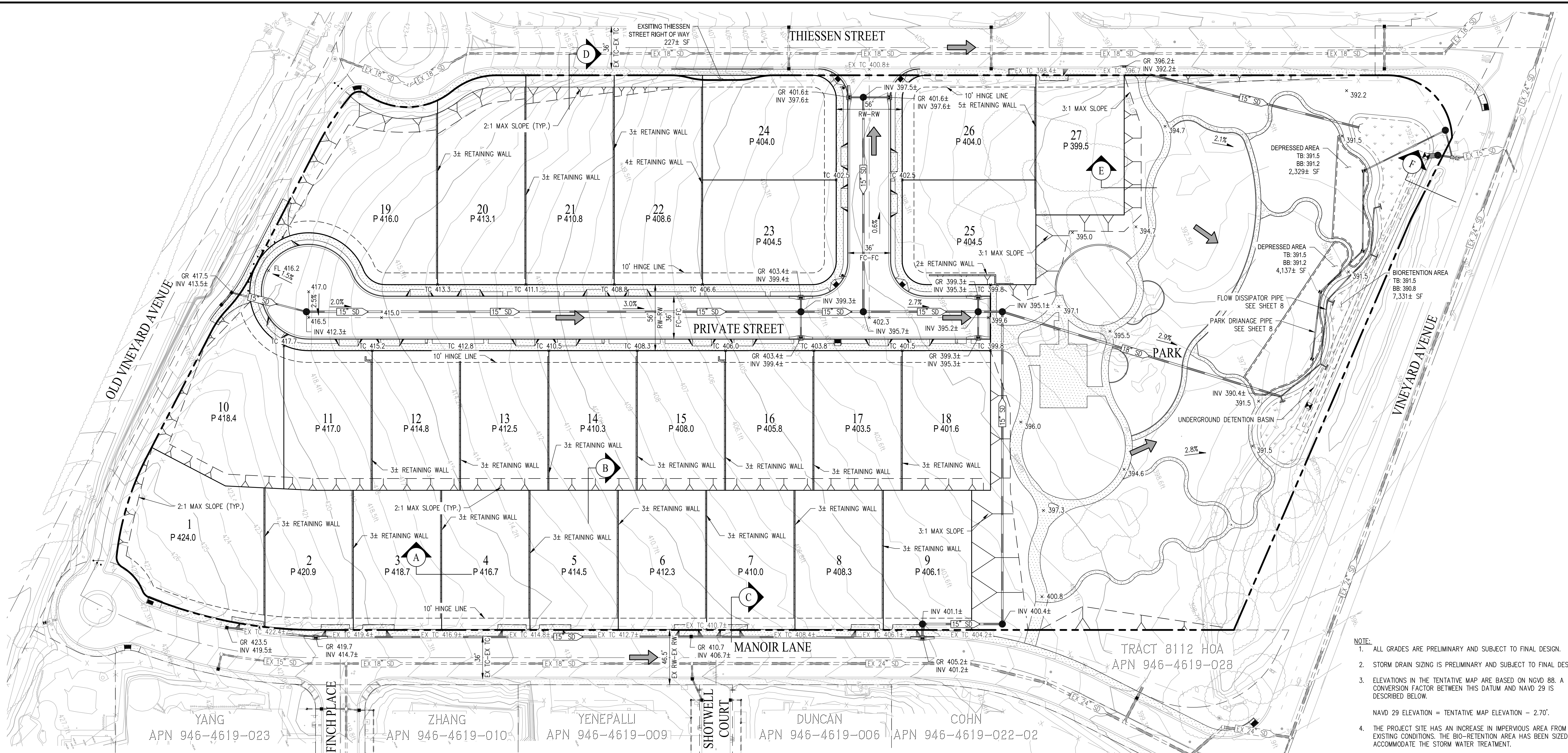
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SHEET NO.  
**4**  
 OF 13 SHEETS

JOB NO.: 3876-00



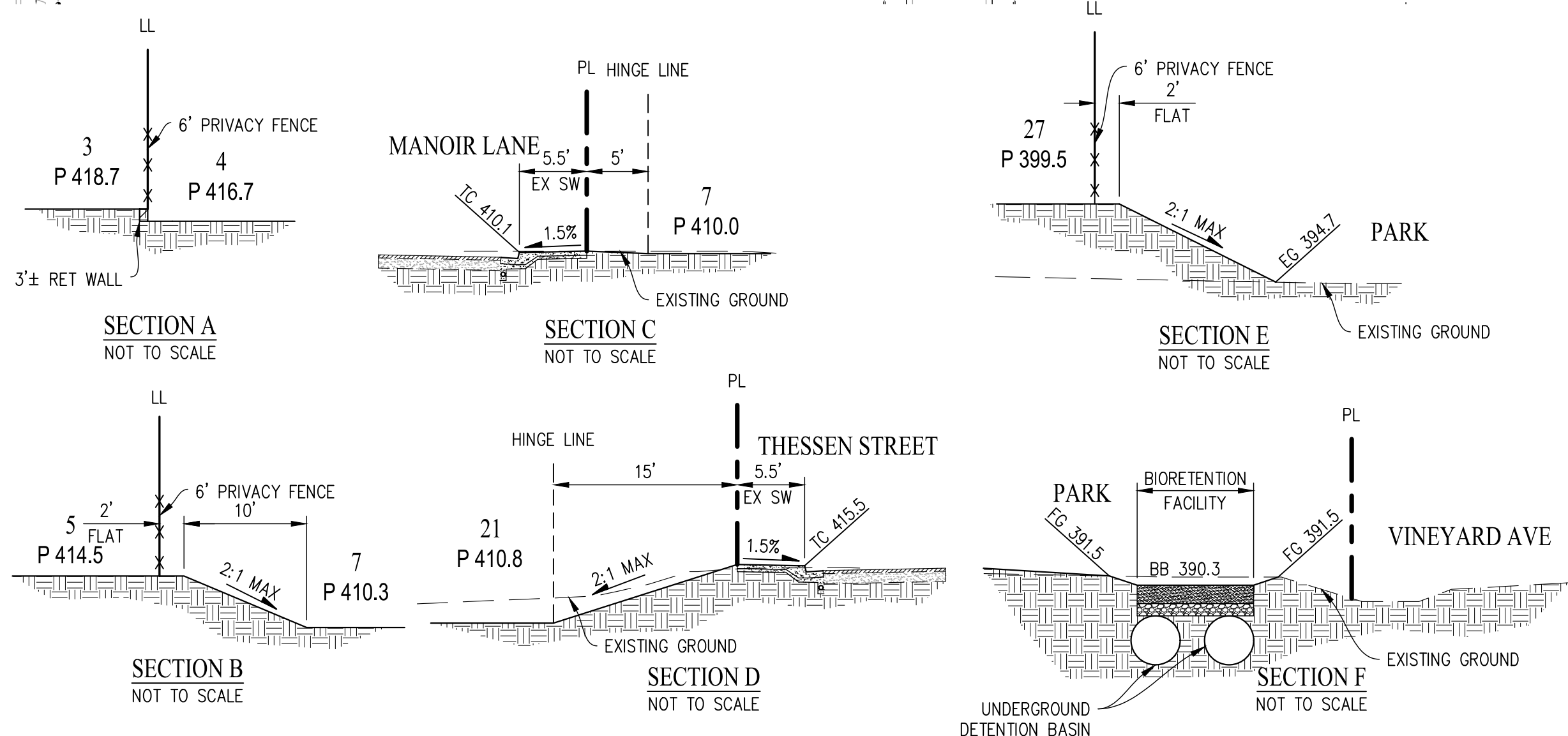
**TYPICAL STREET SECTION**  
 NOT TO SCALE



- NOTE:**
1. ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  2. STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  3. ELEVATIONS IN THE TENTATIVE MAP ARE BASED ON NGVD 88. A CONVERSION FACTOR BETWEEN THIS DATUM AND NAVD 29 IS DESCRIBED BELOW.  
NAVD 29 ELEVATION = TENTATIVE MAP ELEVATION - 2.70'.
  4. THE PROJECT SITE HAS AN INCREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS. THE BIO-RETENTION AREA HAS BEEN SIZED TO ACCOMMODATE THE STORM WATER TREATMENT.

EARTHWORK SUMMARY			
	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING*	18,268	17,841	427 (CUT)
SHRINKAGE (10% OF CUT)	0	1,827	1,827 (FILL)
UTILITY SPOILS	1,400	0	1,400 (CUT)
<b>TOTAL</b>	<b>19,668</b>	<b>19,668</b>	<b>0</b>

NOTE:  
\* ROUGH GRADING INCLUDES BIORETENTION SPOILS



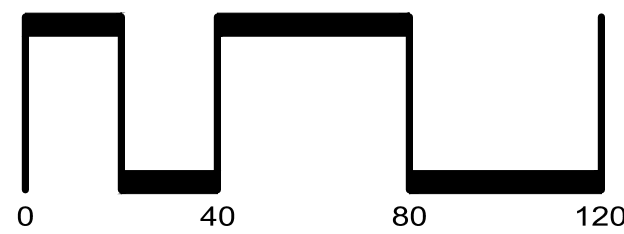
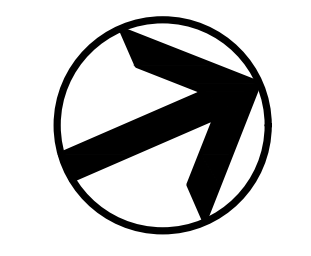
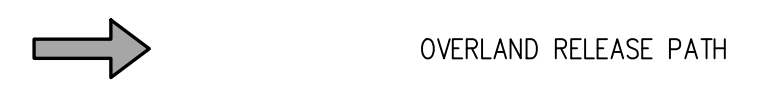
# TENTATIVE MAP - TRACT 8724

## CONCEPTUAL GRADING & DRAINAGE PLAN

### 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=40' DATE: FEBRUARY 5, 2025

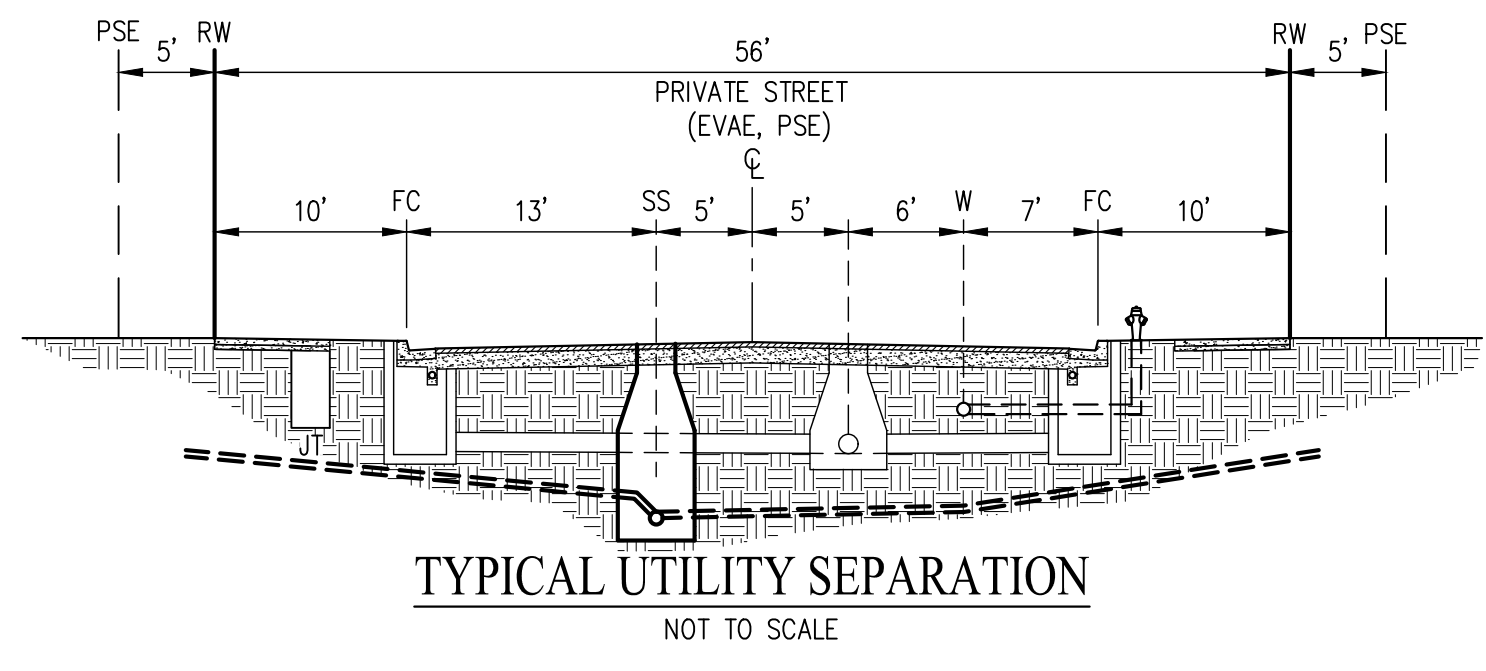
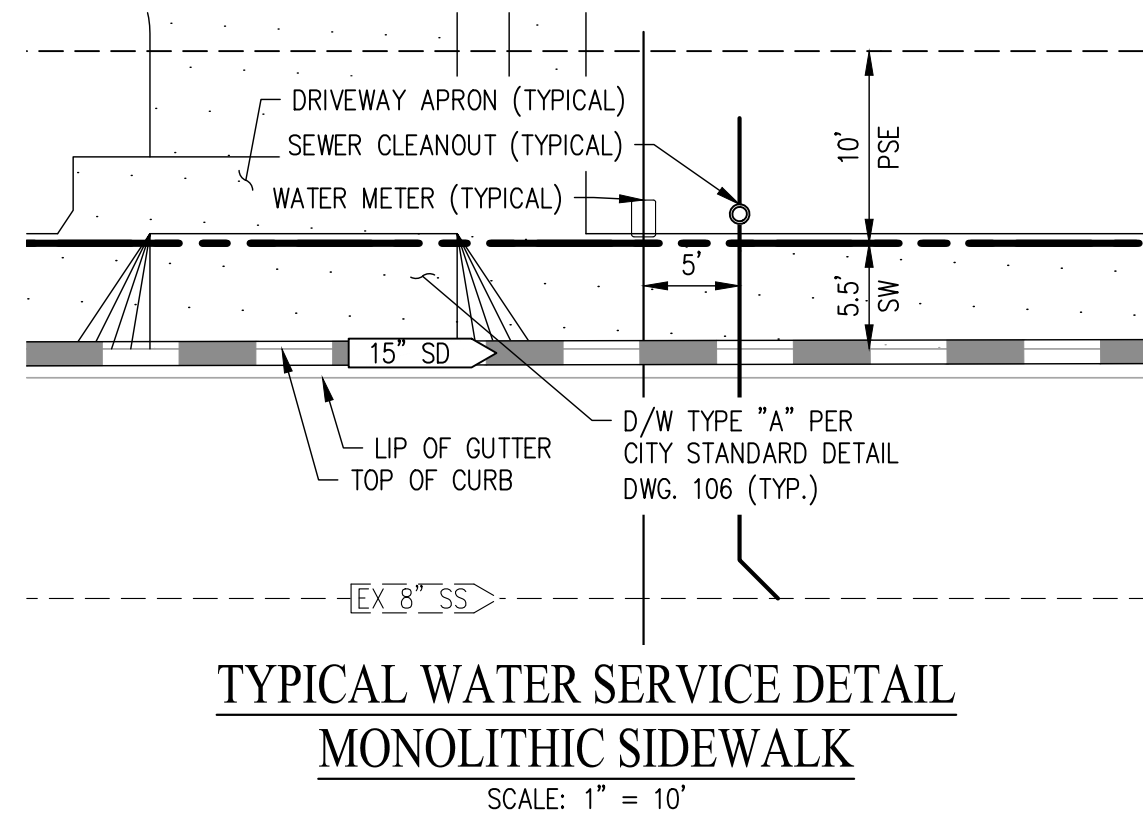
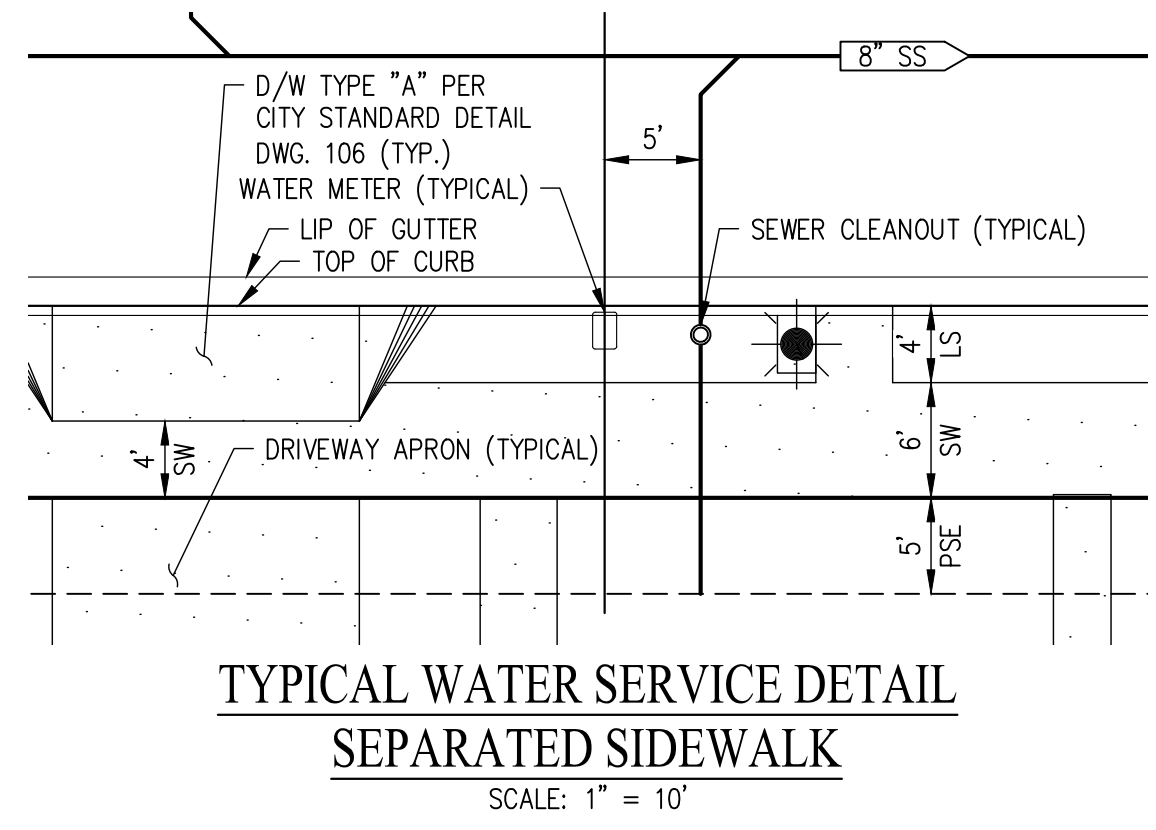
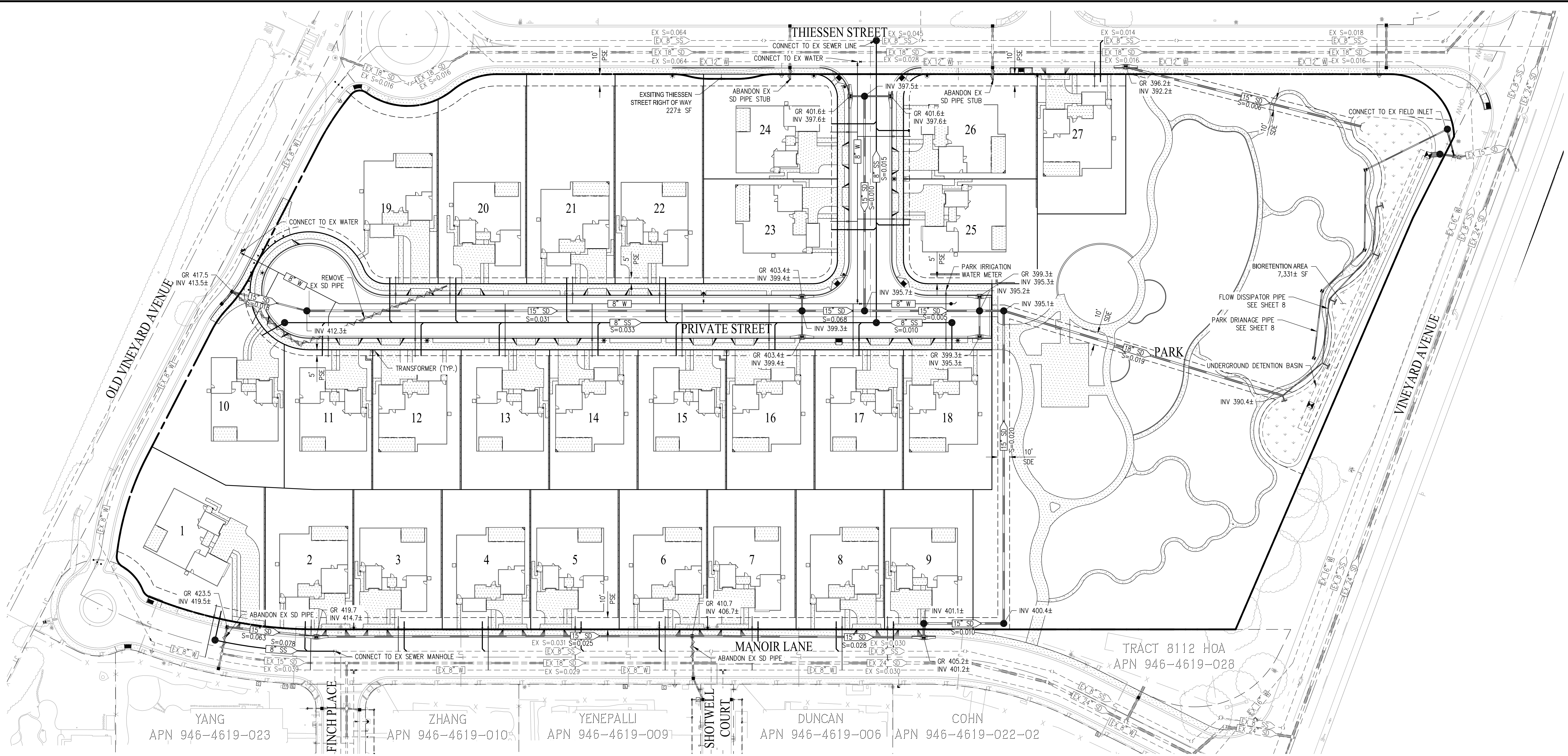
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SHEET NO.  
**5**  
OF 13 SHEETS

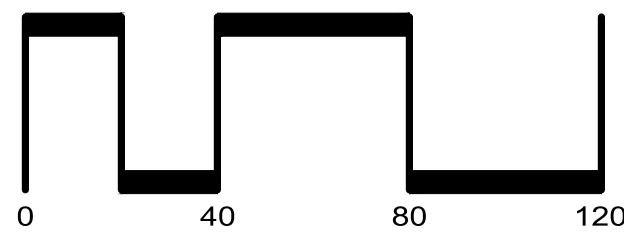
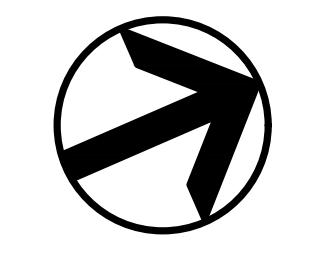
JOB NO.: 3876-00



NOTES:  
 1. ALL UTILITIES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL DESIGN.  
 2. ALL PROPOSED UTILITIES ARE PUBLIC.

TENTATIVE MAP - TRACT 8724  
**PRELIMINARY UTILITY PLAN**  
 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025









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SHEET NO.  
**6**  
 OF 13 SHEETS

JOB NO.: 3876-00

**LEGEND**

-  DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
-  DRAINAGE MANAGEMENT AREA
-  SELF RETAINING AREA
-  BIORETENTION AREA
-  PERVIOUS AREA
-  IMPERVIOUS AREA



**DRAINAGE MANAGEMENT AREA SUMMARY TABLE**

DRAINAGE MGMT AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT BASED ON FLOW AND VOLUME (SF)	TREATMENT AREA PROVIDED (SF)
DMA 1	361,934	222,355	139,579	236,313	6,816	7,331

**SELF RETAINING AREA SUMMARY TABLE**

SELF RETAINING AREA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)	TREATMENT AREA PROVIDED (SF)
DMA 2	120,736	13,783	106,953	7,374

**SITE RUNOFF AREA SUMMARY**

	ROADS		ROOF		SIDEWALK		DRIVEWAYS		IMPERVIOUS TOTAL		MAIN SITE LANDSCAPE		PARK LANDSCAPE		PERVIOUS TOTAL		SITE TOTAL*		IMPERVIOUS (%)	PERVIOUS (%)	TOTAL (%)
	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)	(SF)	(AC)			
PRE-PROJECT	32,095	0.74	0	0.00	0	0.00	0	0.00	32,095	0.74	450,845	10.35	0	0.00	450,845	10.35	482,940	11.09	6.8	93.2	100.0
POST-PROJECT	60,433	1.39	78,715	1.81	72,350	1.66	24,730	0.57	236,228	5.42	139,759	3.21	106,953	2.46	246,712	5.66	482,940	11.09	40.5	59.5	100.0

THE CALCULATIONS ARE BASED ON THE ALAMEDA COUNTYWIDE CLEAN WATER PROGRAM, C.3 STORMWATER TECHNICAL GUIDANCE VERSION 8.2, DATED MAY 19, 2024, AND THE FOLLOWING CRITERIA:  
 A) THE TREATMENT BASED ON FLOW AND VOLUME IS CALCULATED BASED THE ALAMEDA COUNTY C.3 WORKSHEET FOR CALCULATING THE COMBINATION FLOW AND VOLUME METHOD WITH A 6" PONDING DEPTH.  
 B) 10% OF THE PERVIOUS AREAS ARE INCLUDED IN THE EFFECTIVE IMPERVIOUS AREA.  
 THE PROVIDED CALCULATIONS ASSUME AN ADDITIONAL 10% IMPERVIOUS AREA PER LOT FOR LANDSCAPING FLATWORK. THE PROPOSED PONDING DEPTH AND FLOW PLATE IS BASED ON HYDRAULIC SIZING REQUIRED TO REDUCE FLOWS BELOW PRE-PROJECT LEVELS, MODELED THROUGH THE BAY AREA HYDRAULIC MODEL (BAHM). THE STORMWATER TREATMENT AND FLOW MITIGATION MEASURES SHOWN ON THIS PLAN ARE PRELIMINARY IN NATURE. THE OWNER RESERVES THE RIGHT TO CHANGE THESE CONSISTENT WITH THE PROVISIONS AND REQUIREMENTS OF THE MUNICIPAL REGIONAL PERMIT.

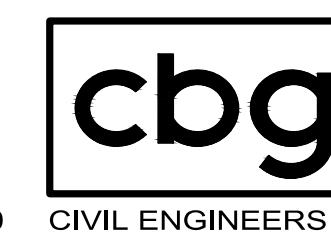
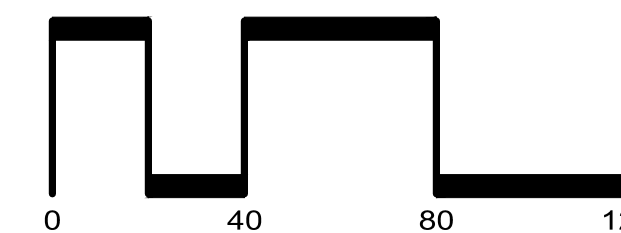
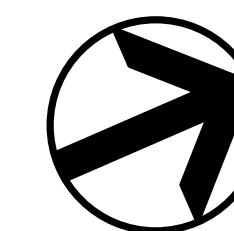
- NOTE:
- DRAINAGE AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
  - MAINTENANCE OF THE BIORETENTION AREA SHALL BE PERFORMED BY THE HOA.
  - IMPERVIOUS AREA SUMMARY CALCULATIONS INCLUDE OFFSITE AREAS TO BE TREATED BY PROJECT FACILITIES.

**PRELIMINARY STORMWATER TREATMENT PLAN**

SCALE: 1" = 40'

**TENTATIVE MAP - TRACT 8724**  
**PRELIMINARY STORMWATER TREATMENT PLAN**  
**1 VINEYARD AVENUE**

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025



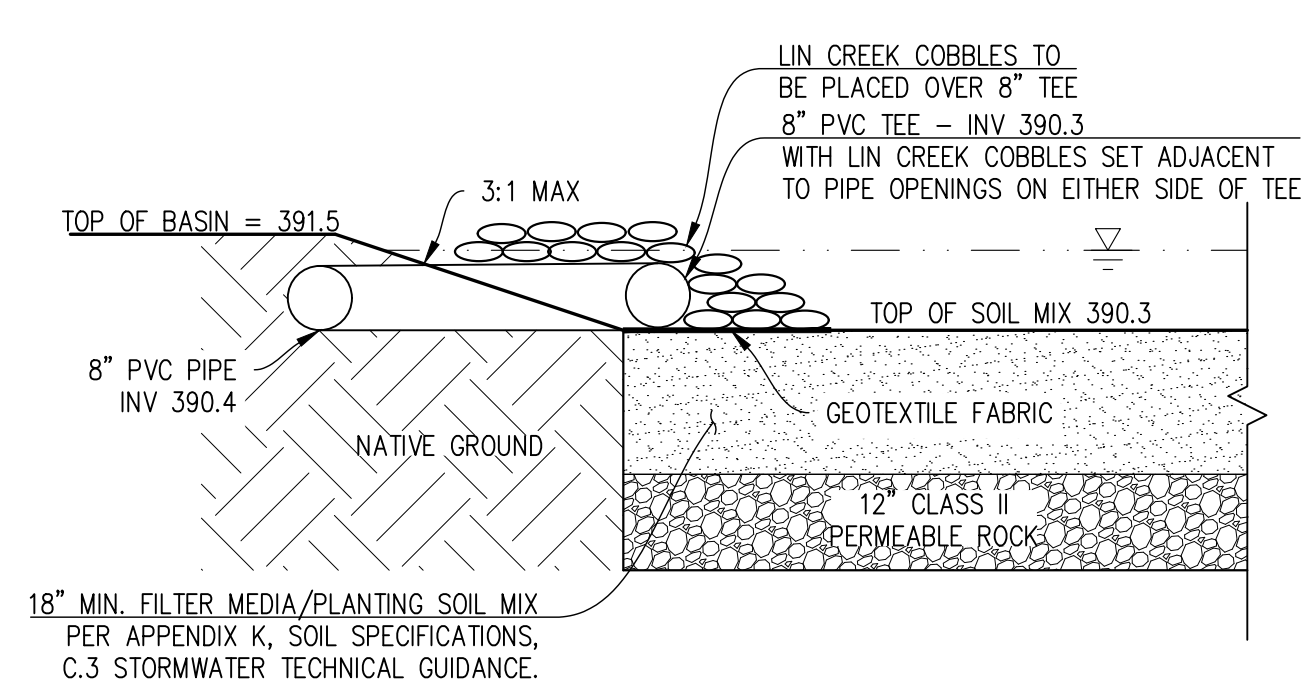
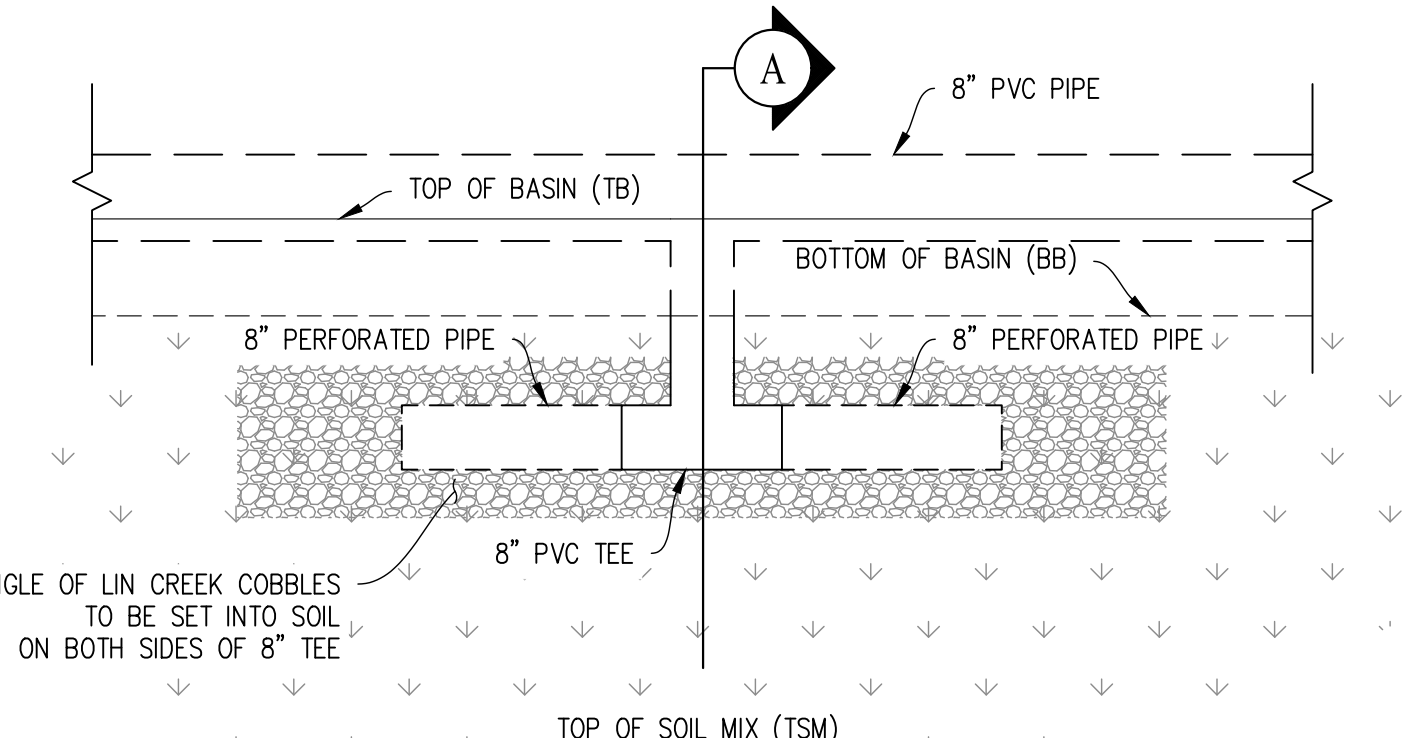
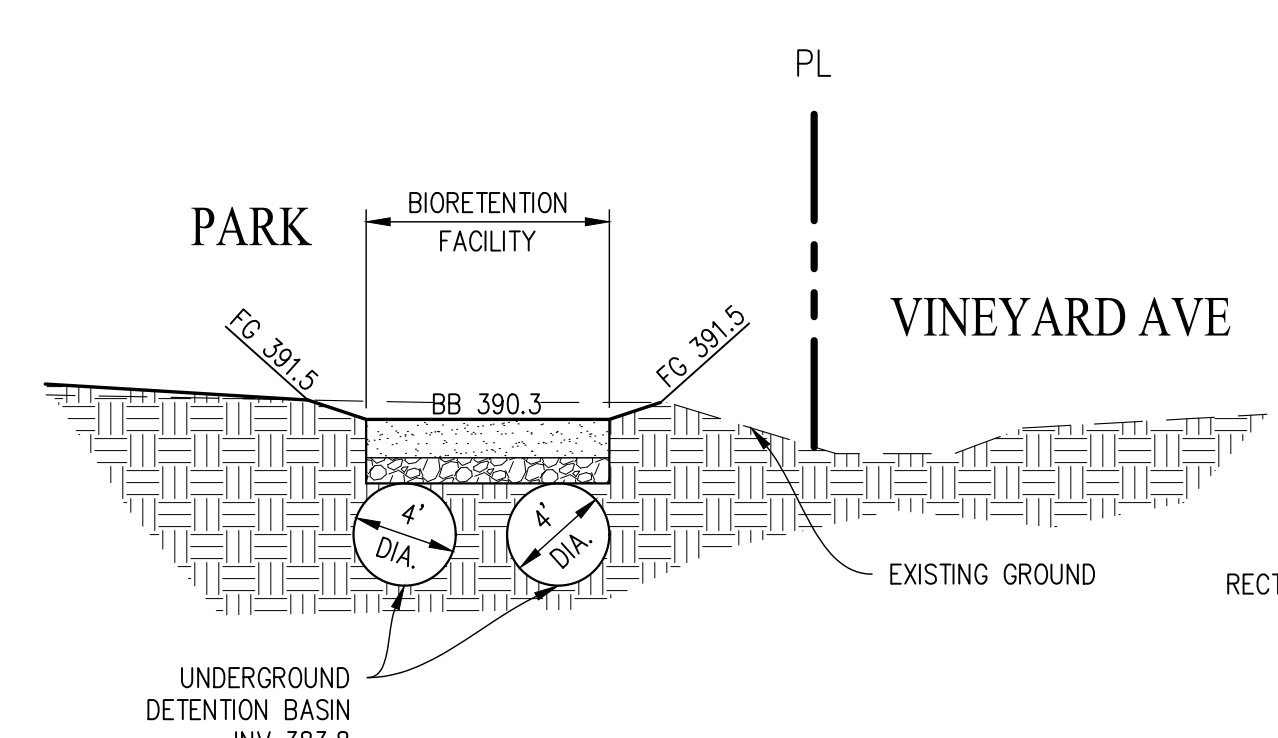
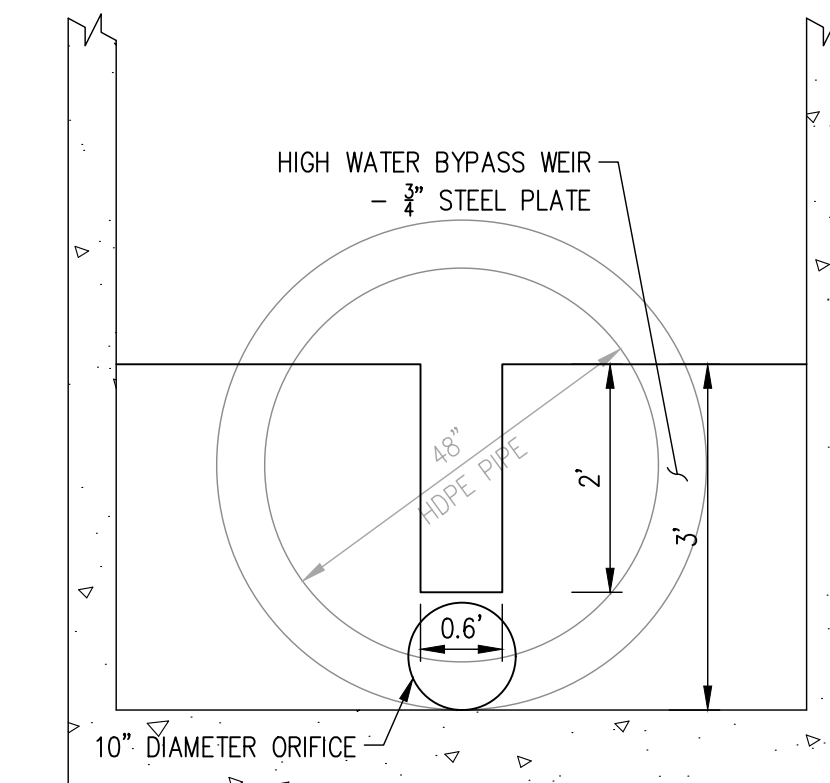
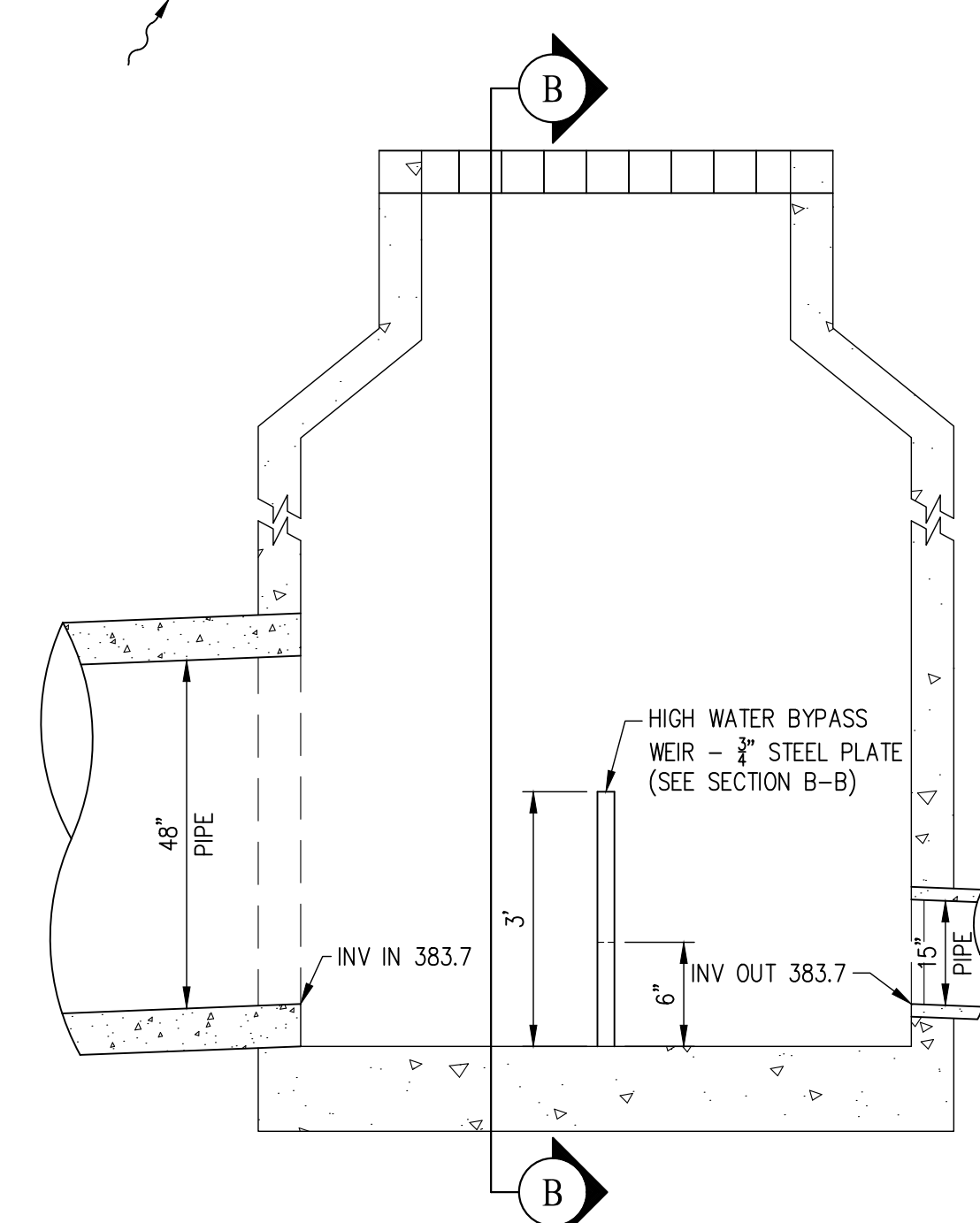
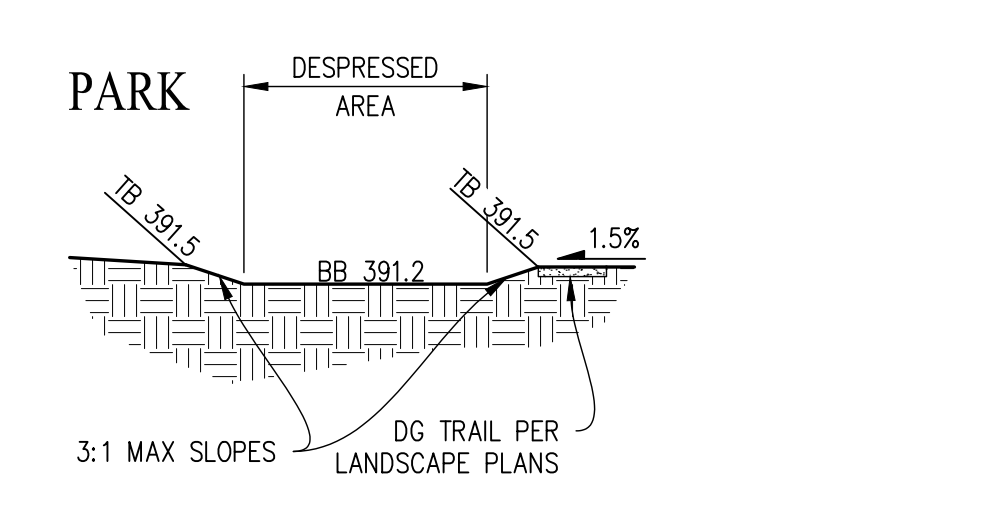
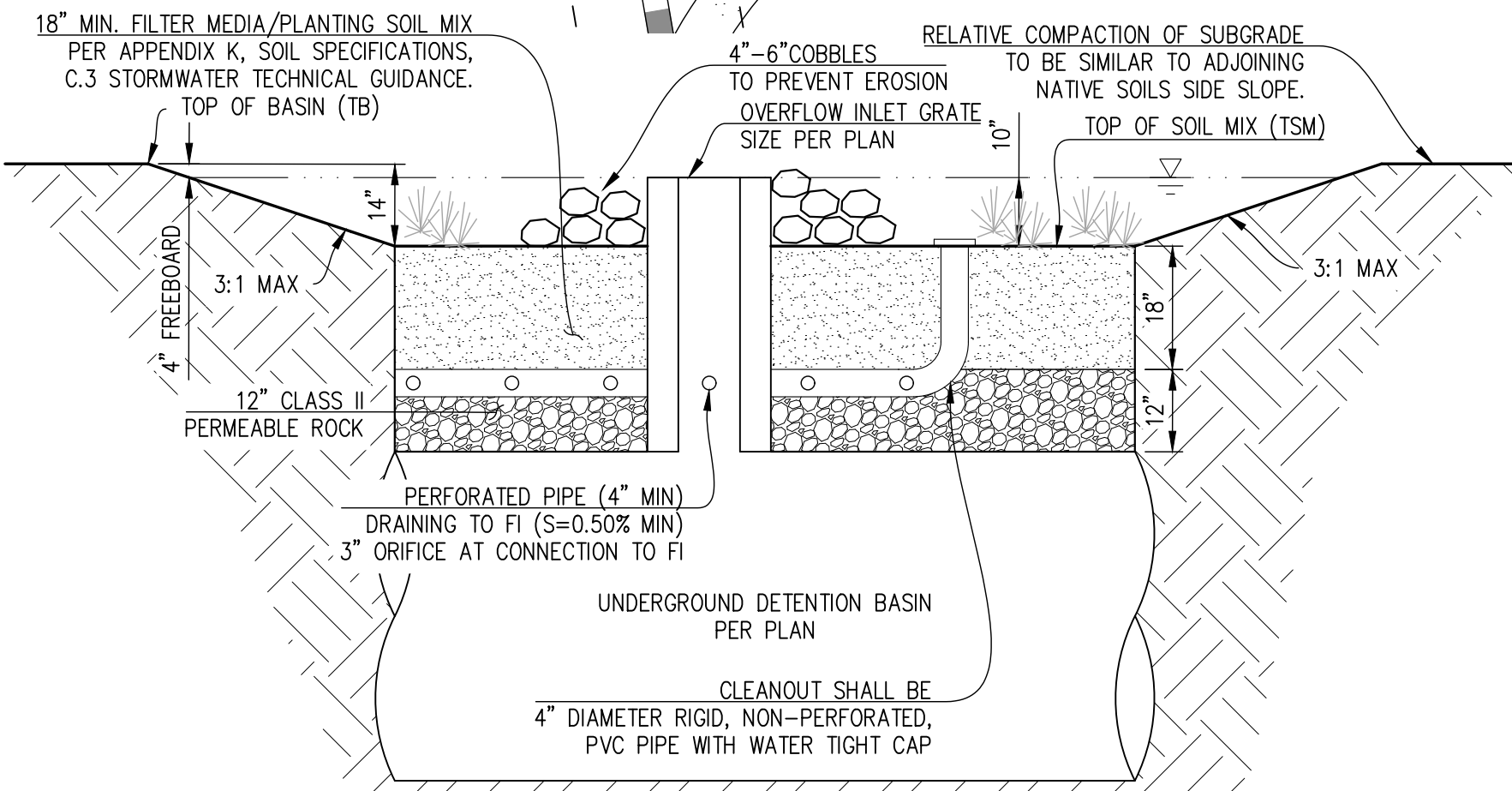
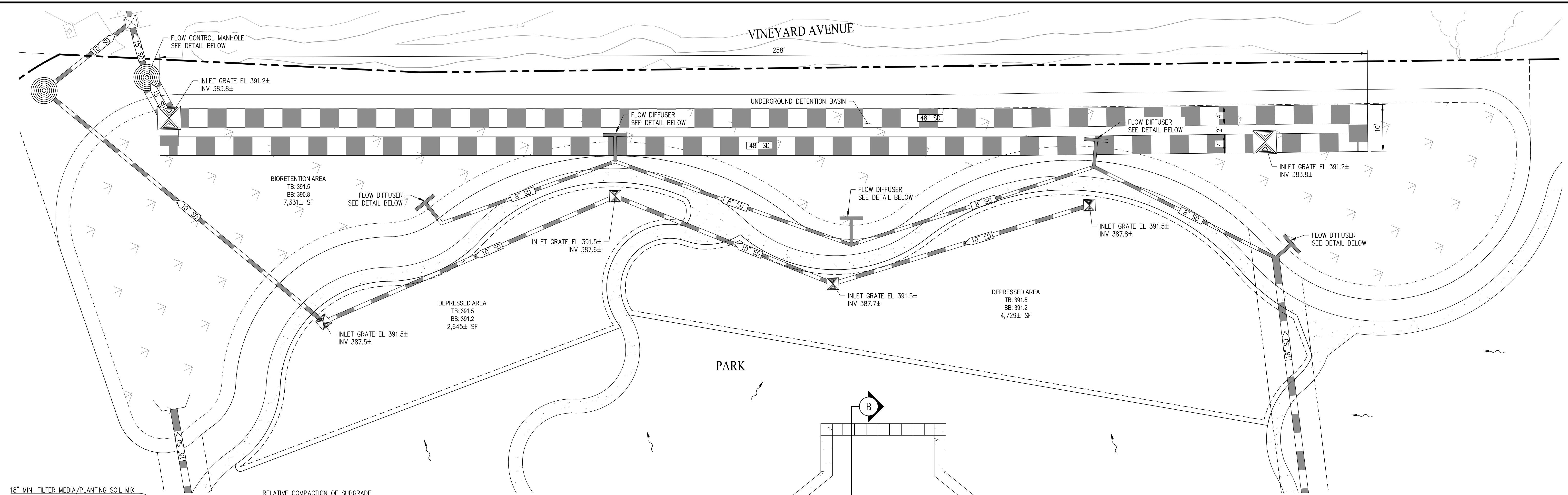
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 OF 13 SHEETS

JOB NO.: 3876-00

VINEYARD AVENUE

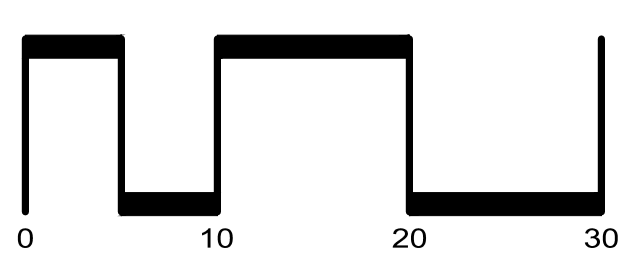
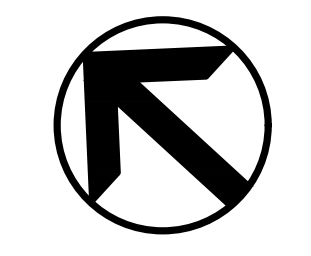
258'



TENTATIVE MAP - TRACT 8724  
**PRELIMINARY STORMWATER TREATMENT DETAILS**  
 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=10' DATE: FEBRUARY 5, 2025

**DETENTION BASIN SIZING**  
 STORAGE REQUIRED: 6,283 CF±  
 PIPE STORAGE VOLUME: 6,534 CF±  
 PIPE DIAMETER: 4 FT  
 LINEAR FOOTAGE: 520 LF±  
 BARREL SPACING: 2 FT

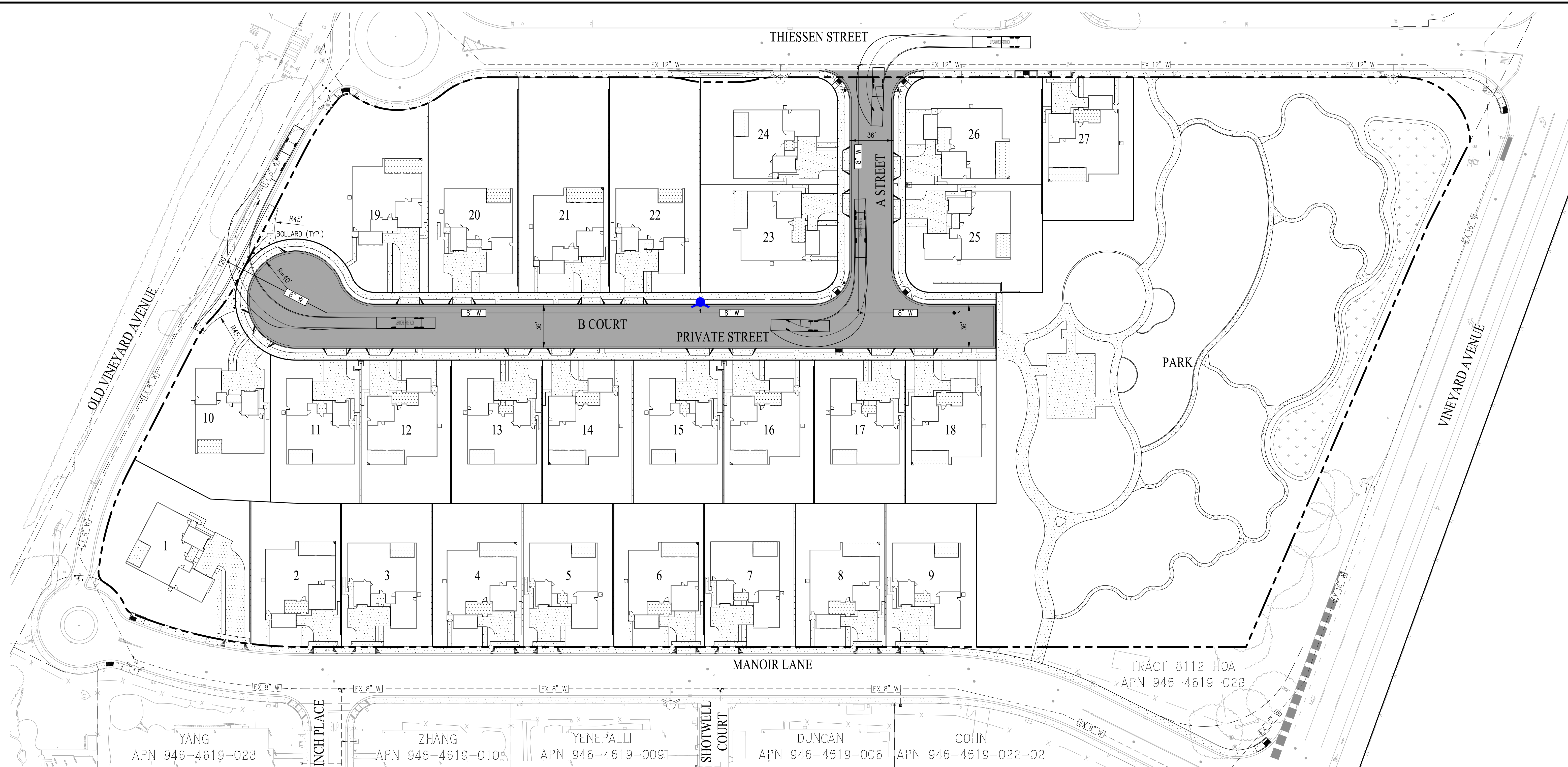


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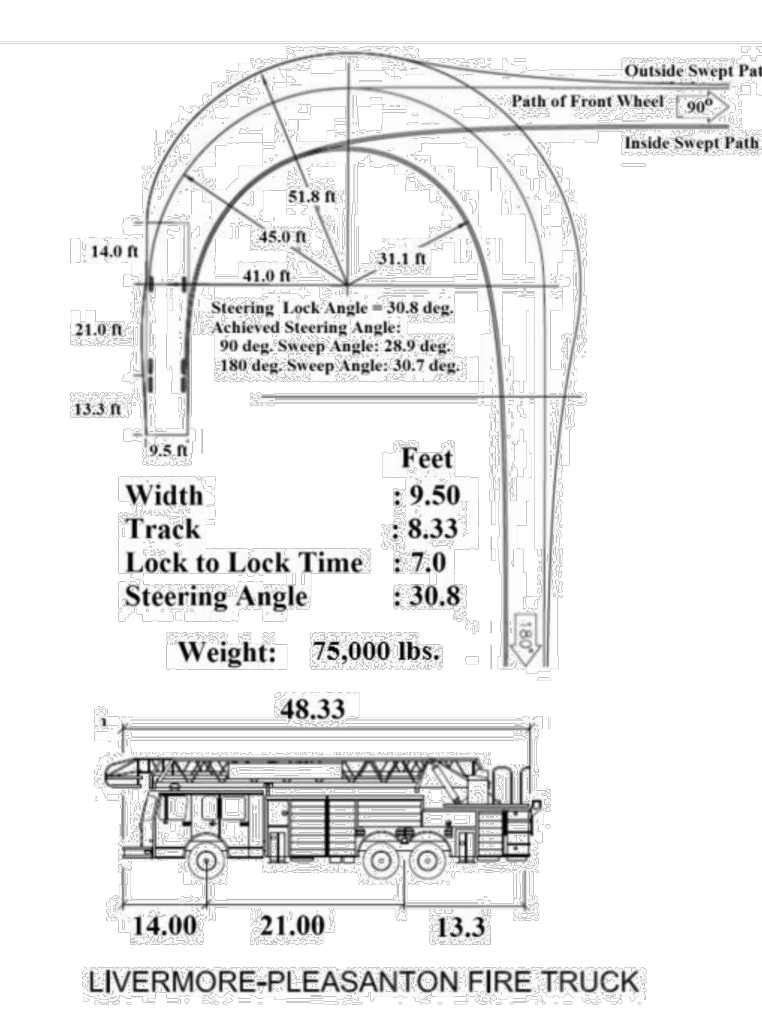
JOB NO.: 3876-00





TRACT 8112 HOA  
APN 946-4619-028

YANG APN 946-4619-023    INCH PLACE    ZHANG APN 946-4619-010    YENEPALLI APN 946-4619-009    SHOTWELL COURT    DUNCAN APN 946-4619-006    COHN APN 946-4619-022-02



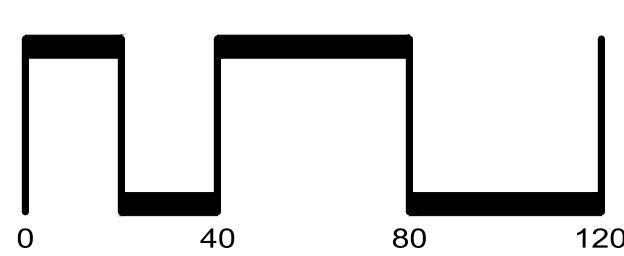
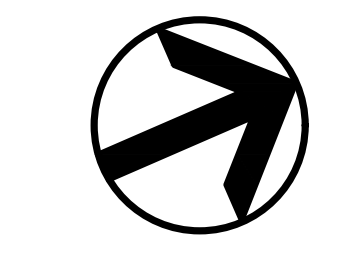
- LEGEND**
- EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED FIRE ACCESSIBLE ROADWAY

# TENTATIVE MAP - TRACT 8724

## EMERGENCY VEHICLE ACCESS PLAN

### 1 VINEYARD AVENUE

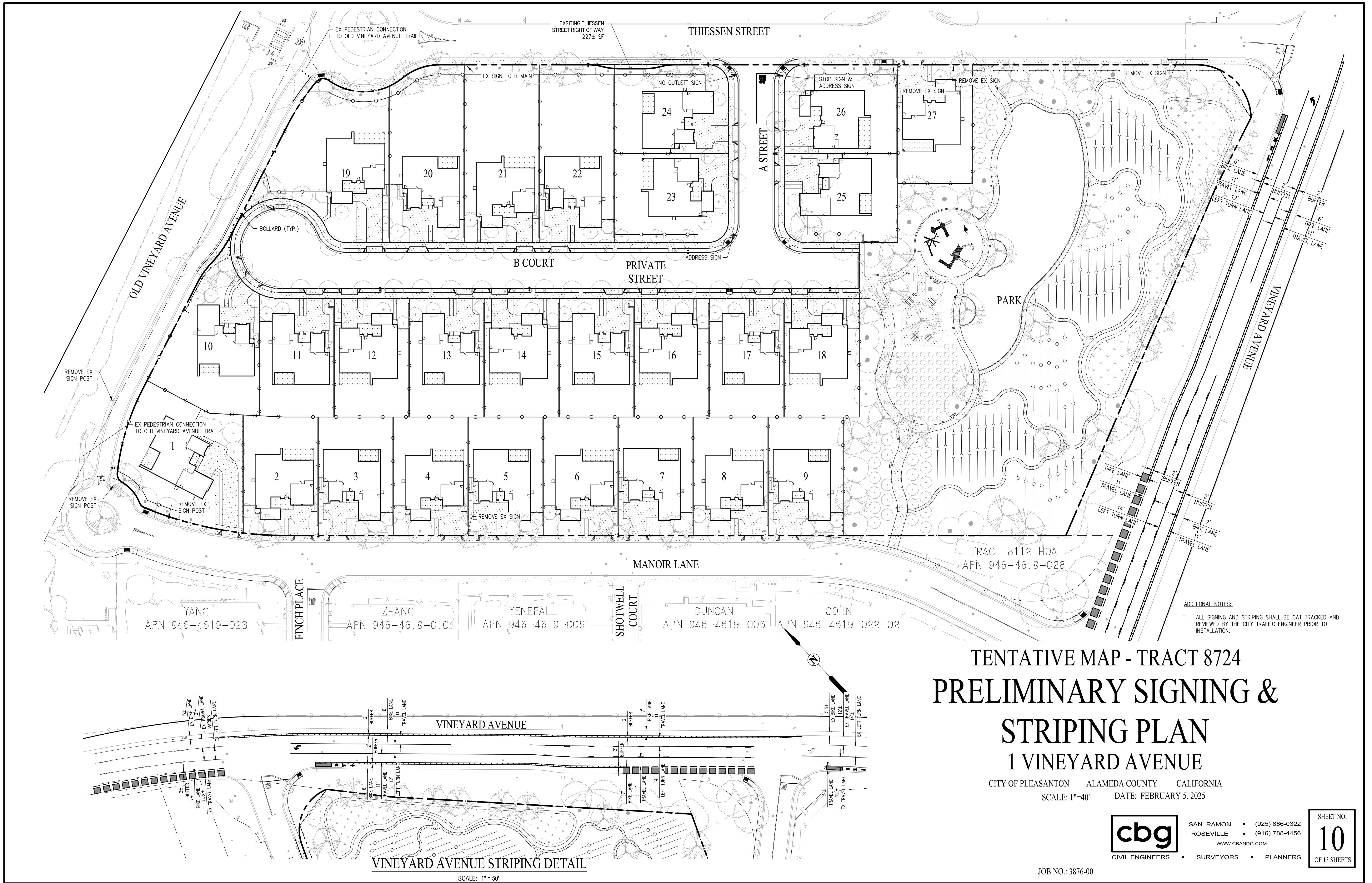
CITY OF PLEASANTON    ALAMEDA COUNTY    CALIFORNIA  
SCALE: 1"=40'    DATE: FEBRUARY 5, 2025



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JOB NO.: 3876-00



TENTATIVE MAP - TRACT 8724  
**PRELIMINARY SIGNING &  
 STRIPING PLAN**  
 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=40' DATE: FEBRUARY 5, 2025

ADDITIONAL NOTES:  
 1. ALL SIGNING AND STRIPING SHALL BE CAT TRACKED AND REVIEWED BY THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION.

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JOB NO.: 3876-00

VINEYARD AVENUE STRIPING DETAIL

SCALE: 1" = 50'

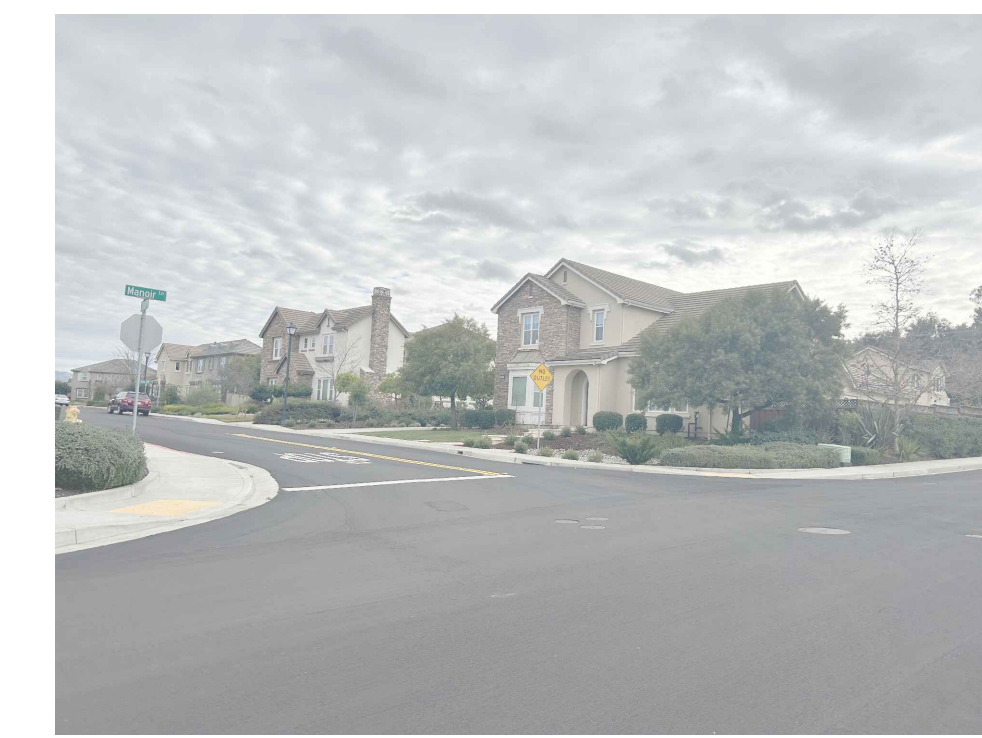


PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11

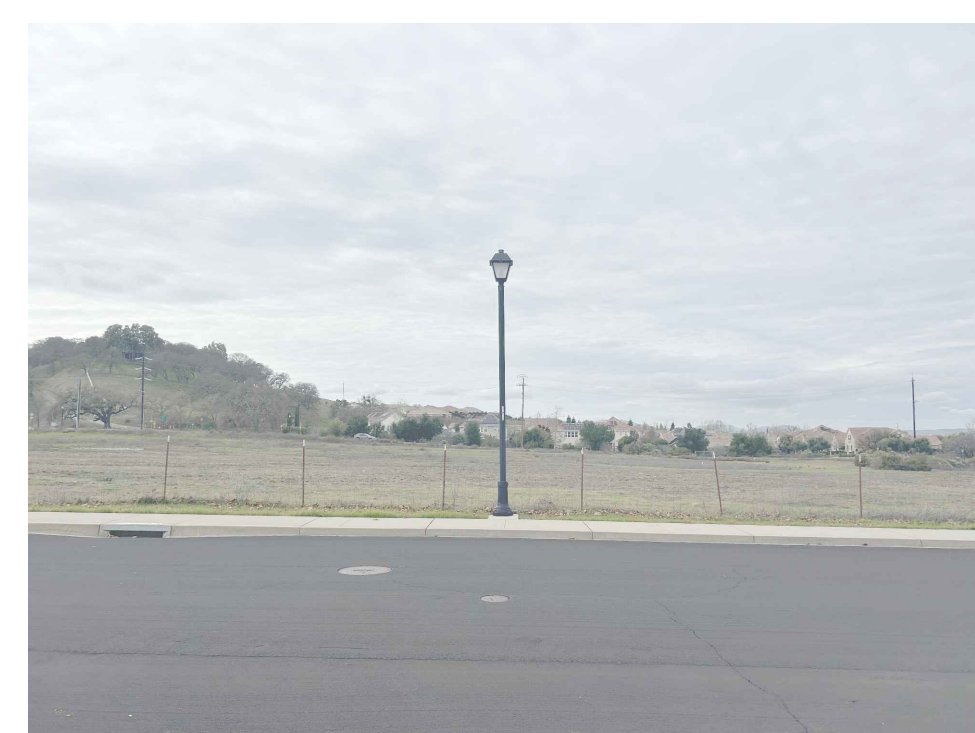


PHOTO 12



PHOTO 13

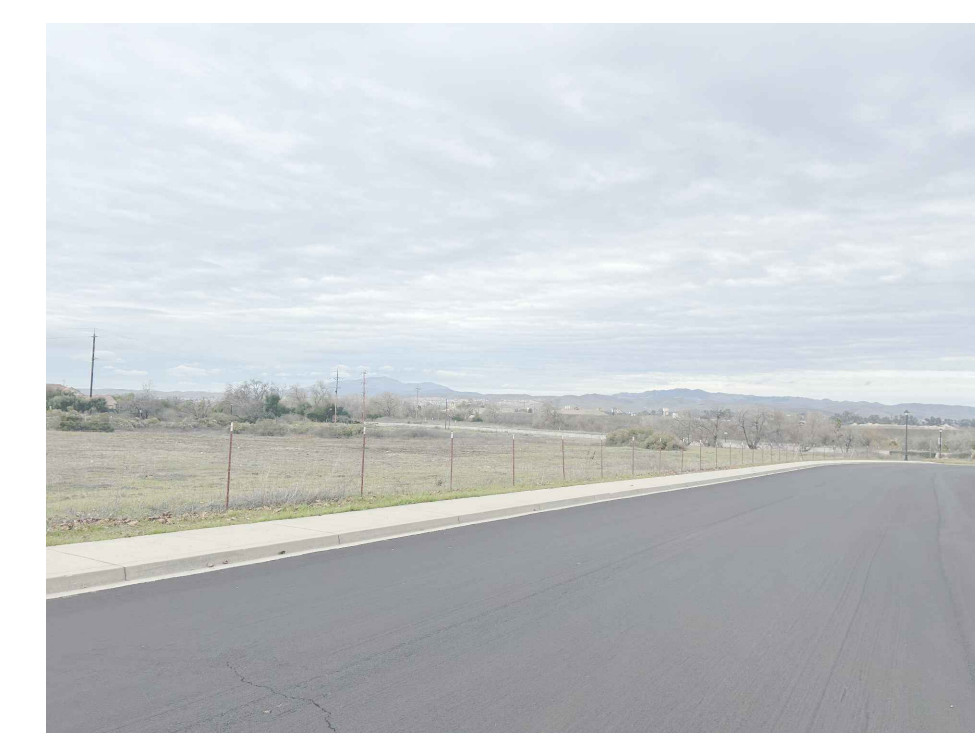


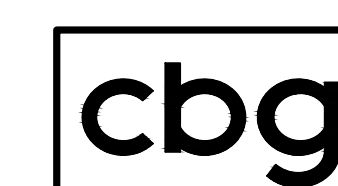
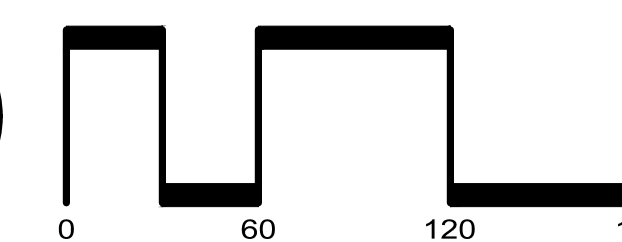
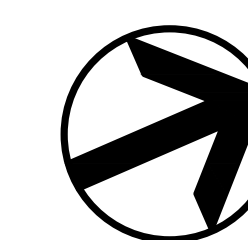
PHOTO 14

# TENTATIVE MAP - TRACT 8724

## CONTEXT MAP & SITE PHOTOS

### 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
DATE: FEBRUARY 5, 2025



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JOB NO.: 3876-00



PHOTO 15



PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19

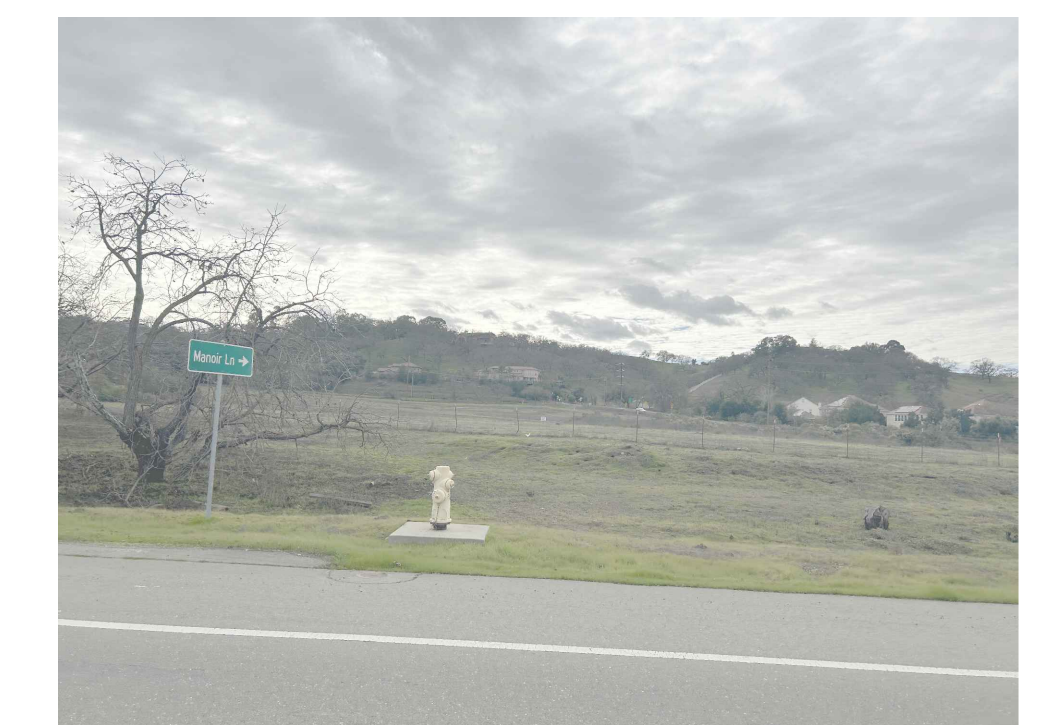


PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 26



PHOTO 27



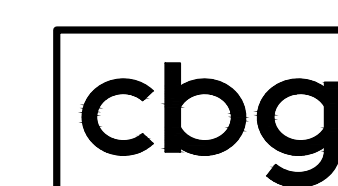
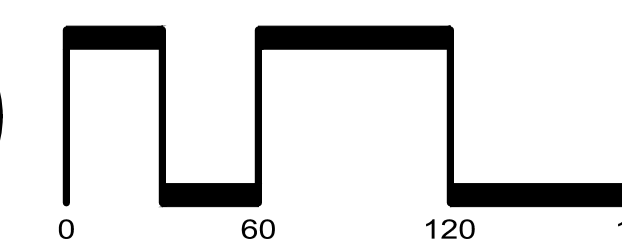
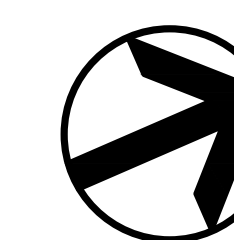
PHOTO 28

# TENTATIVE MAP - TRACT 8724

## CONTEXT MAP & SITE PHOTOS

### 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
DATE: FEBRUARY 5, 2025



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**12**  
OF 13 SHEETS

JOB NO.: 3876-00



PHOTO 28



PHOTO 29



PHOTO 30



PHOTO 31



PHOTO 32



PHOTO 33



PHOTO 7



PHOTO 34

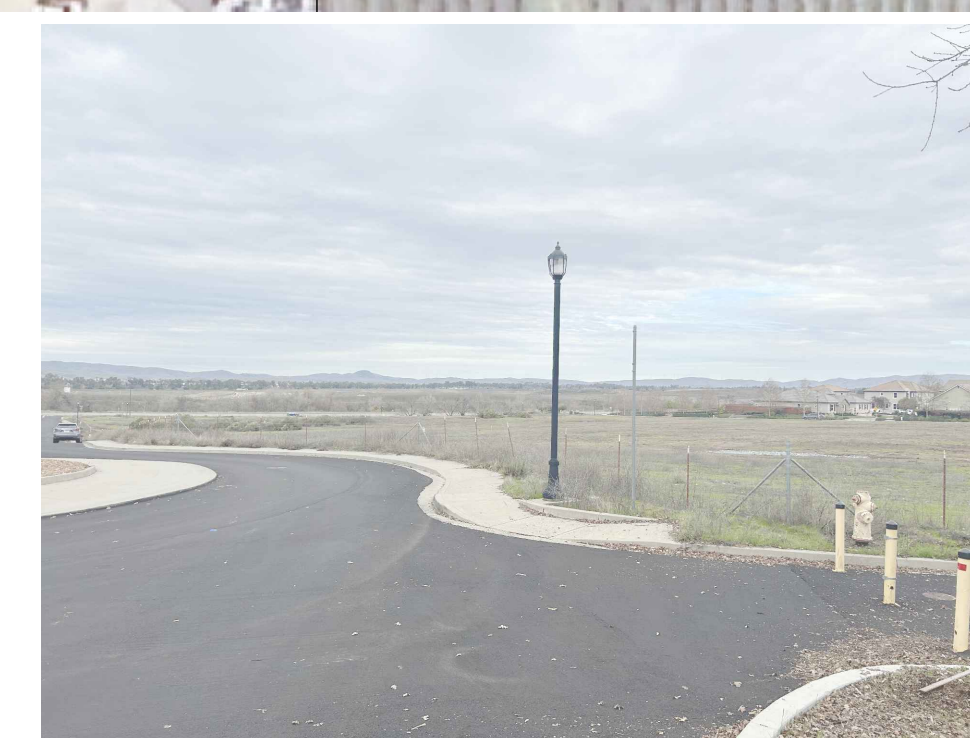


PHOTO 35



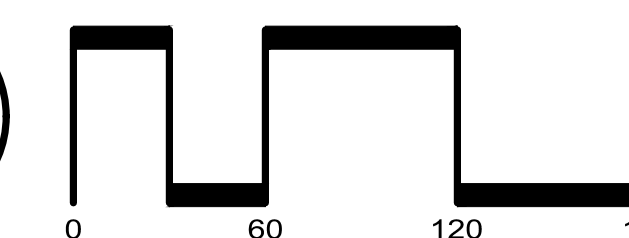
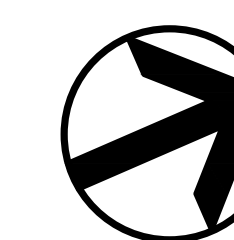
PHOTO 36

# TENTATIVE MAP - TRACT 8724

## CONTEXT MAP & SITE PHOTOS

### 1 VINEYARD AVENUE

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA  
DATE: FEBRUARY 5, 2025



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**13**  
OF 13 SHEETS

JOB NO.: 3876-00

# VINEYARD | PLEASANTON, CA

FEBRUARY 4, 2024



Trumark Homes

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925.648.8300

SDG Architects, Inc.  
3361 Walnut Blvd, Suite 120  
Brentwood, CA 94513  
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### MIX CHART

PLAN NAME	DESCRIPTION	LIVING SPACE S.F.	GARAGE S.F.	GARAGE TYPE	GROSS S.F. (LIVING + GARAGE)	PORCH S.F.	LOGGIA S.F.	ADU S.F.	ADU PORCH S.F.
PLAN 1A	4 BED + 3 BATH + PWDR + ADU	3360	860	2-CAR (2 STD.) + 1-CAR (1 STD.)	4220	93	262	611	32
PLAN 1B	4 BED + 3 BATH + PWDR + ADU	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A
PLAN 1C	4 BED + 3 BATH + PWDR + ADU	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A	73	NO CHANGE FROM 1A	NO CHANGE FROM 1A	NO CHANGE FROM 1A
PLAN 2A	5 BED + 4 BATH + PWDR + ADU	3555	736	2-CAR (2 STD.) + 1-CAR (1 STD.)	4291	227	395	594	25
PLAN 2B	5 BED + 4 BATH + PWDR + ADU	NO CHANGE FROM 2A	721	NO CHANGE FROM 2A	4276	249	NO CHANGE FROM 2A	NO CHANGE FROM 2A	NO CHANGE FROM 2A
PLAN 2C	5 BED + 4 BATH + PWDR + ADU	NO CHANGE FROM 2A	721	NO CHANGE FROM 2A	4276	249	NO CHANGE FROM 2A	NO CHANGE FROM 2A	NO CHANGE FROM 2A

#### PROJECT DATA TABLE

ADDRESS: 1 VINEYARD AVENUE, PLEASANTON, CA 94566  
 APN: 946-4691-001

CURRENT ZONING: PUD - ELEMENTARY SCHOOL  
 PROPOSED ZONING: R-1-8,500

BUILDING CODE: 2022 CALIFORNIA RESIDENTIAL CODE / PLEASANTON MUNICIPAL CODE  
 OCCUPANCY: R3 / U (SINGLE-FAMILY RESIDENTIAL)  
 CONSTRUCTION: TYPE V-B (NON-RATED)  
 FIRE SPRINKLERS: NFPA 13D

#### PROJECT DESCRIPTION

27 NEWLY CONSTRUCTED SINGLE FAMILY DWELLINGS INCLUDING AN ATTACHED ACCESSORY DWELLING UNIT LESS THAN 800 S.F., ON A PREVIOUSLY VACANT PARCEL.





373.021 Vineyard  
Pleasanton, CA  
February 4, 2025

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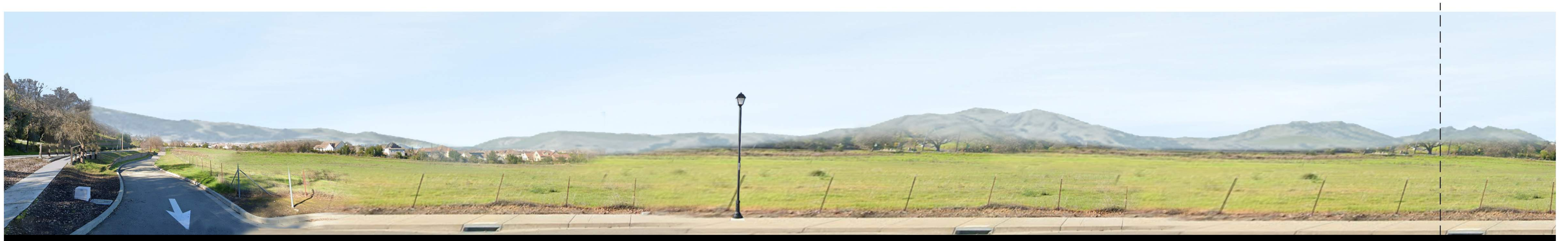
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EXISTING SITE & SURROUNDING CONTEXT  
A02

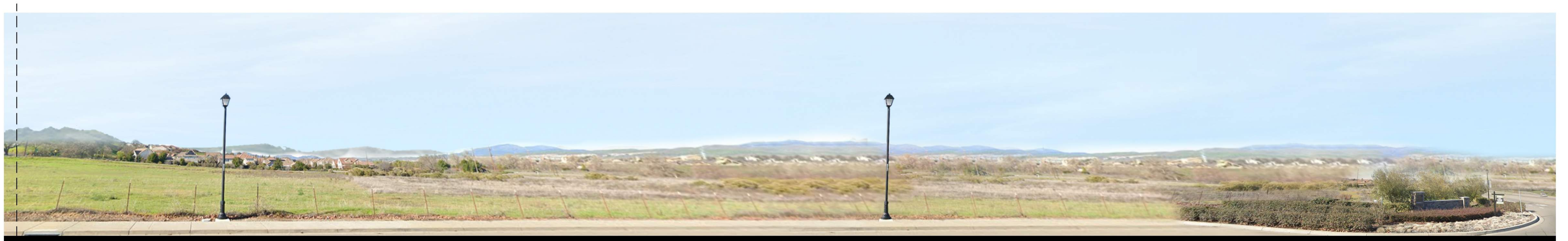
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MATCH LINE



MATCH LINE

CONCEPTUAL VIEW FROM MANOIR LANE LOOKING WEST



STREET SCENE

373.021 Vineyard  
Pleasanton, CA  
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STREETSCENE - EXISTING SITE  
A03

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MATCH LINE



MATCH LINE

CONCEPTUAL VIEW FROM MANOIR LANE LOOKING WEST



STREET SCENE

373.021 Vineyard  
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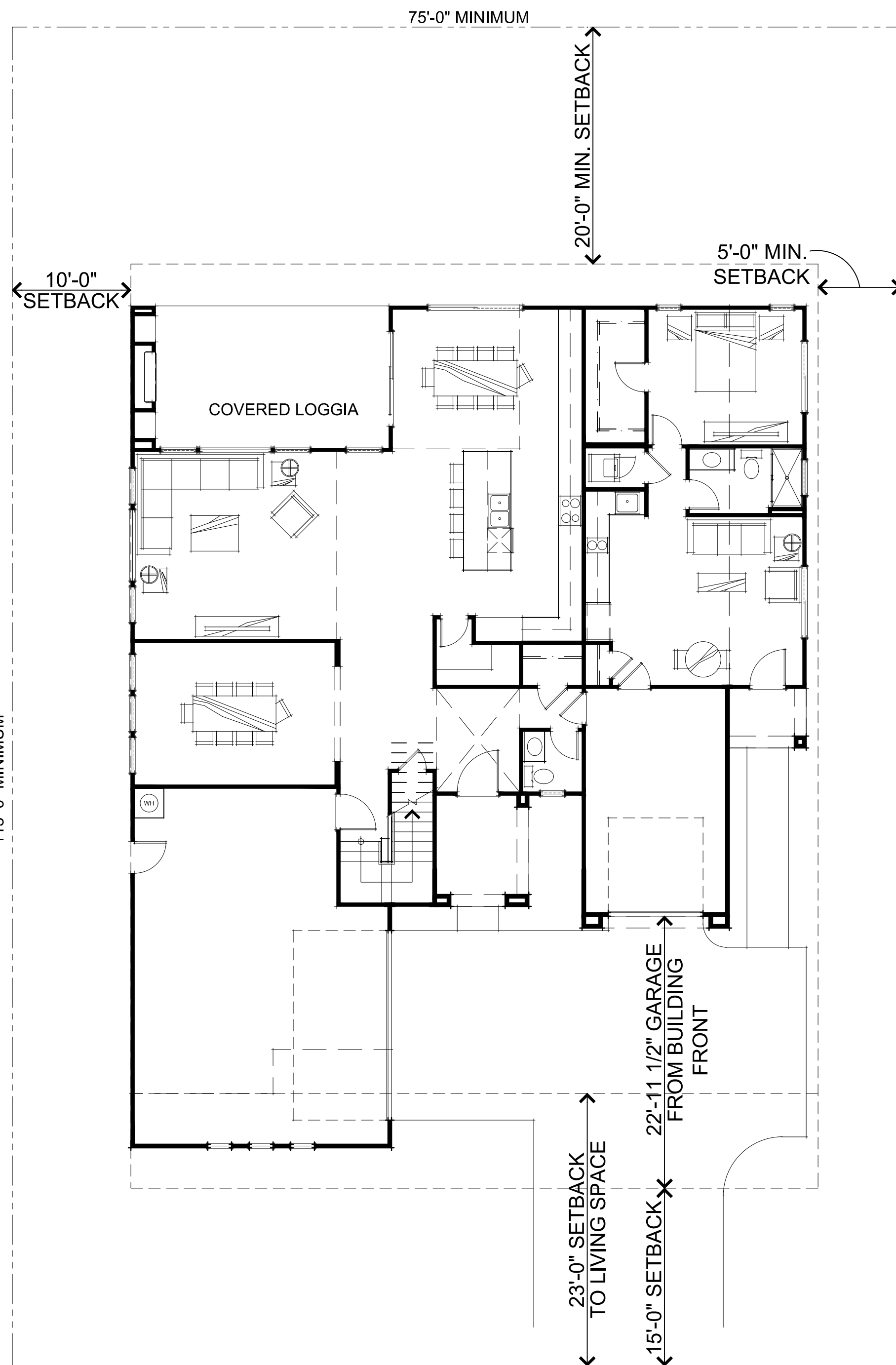
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STREETSCENE & PHOTO SIMULATION

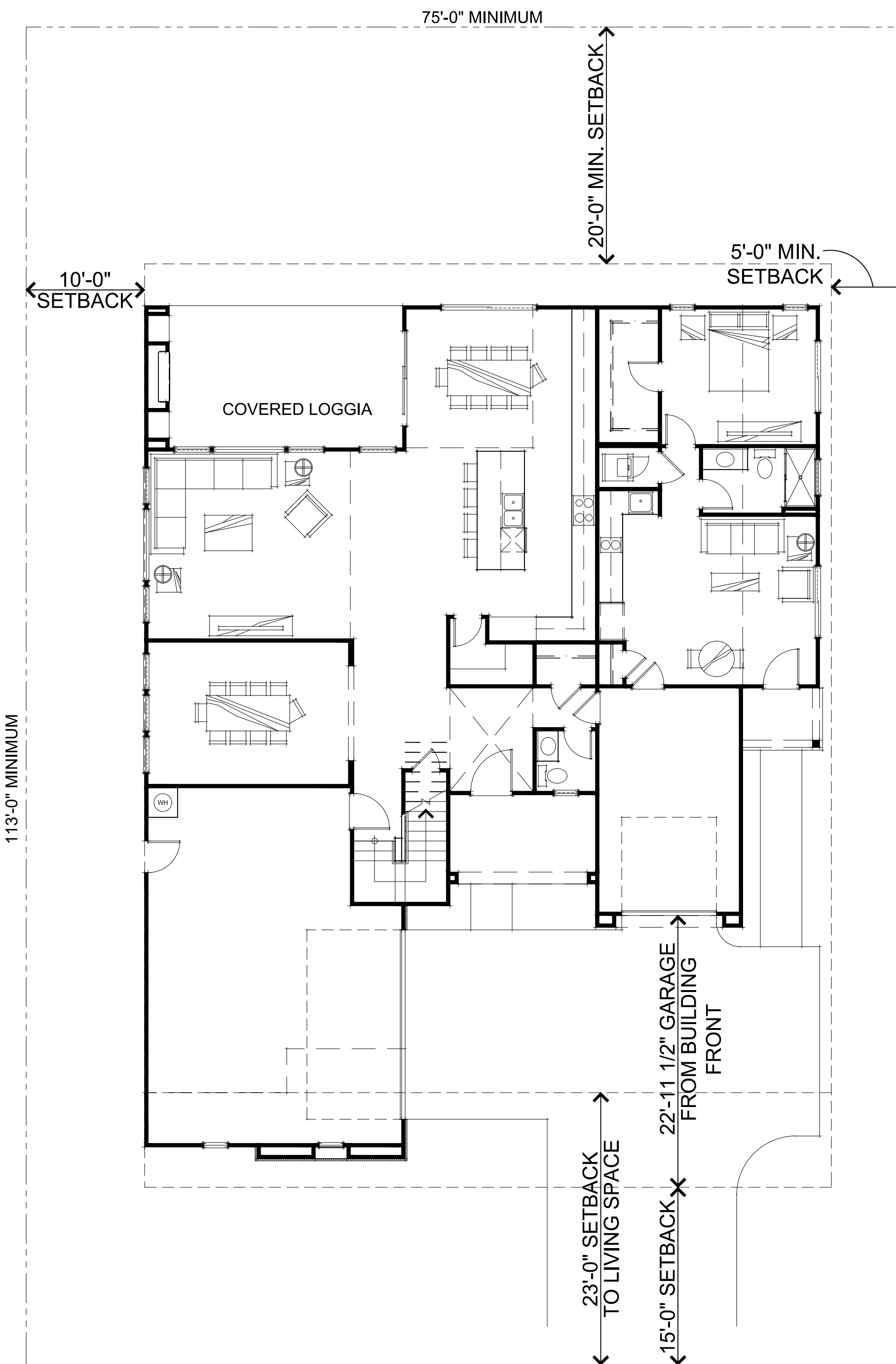
A04

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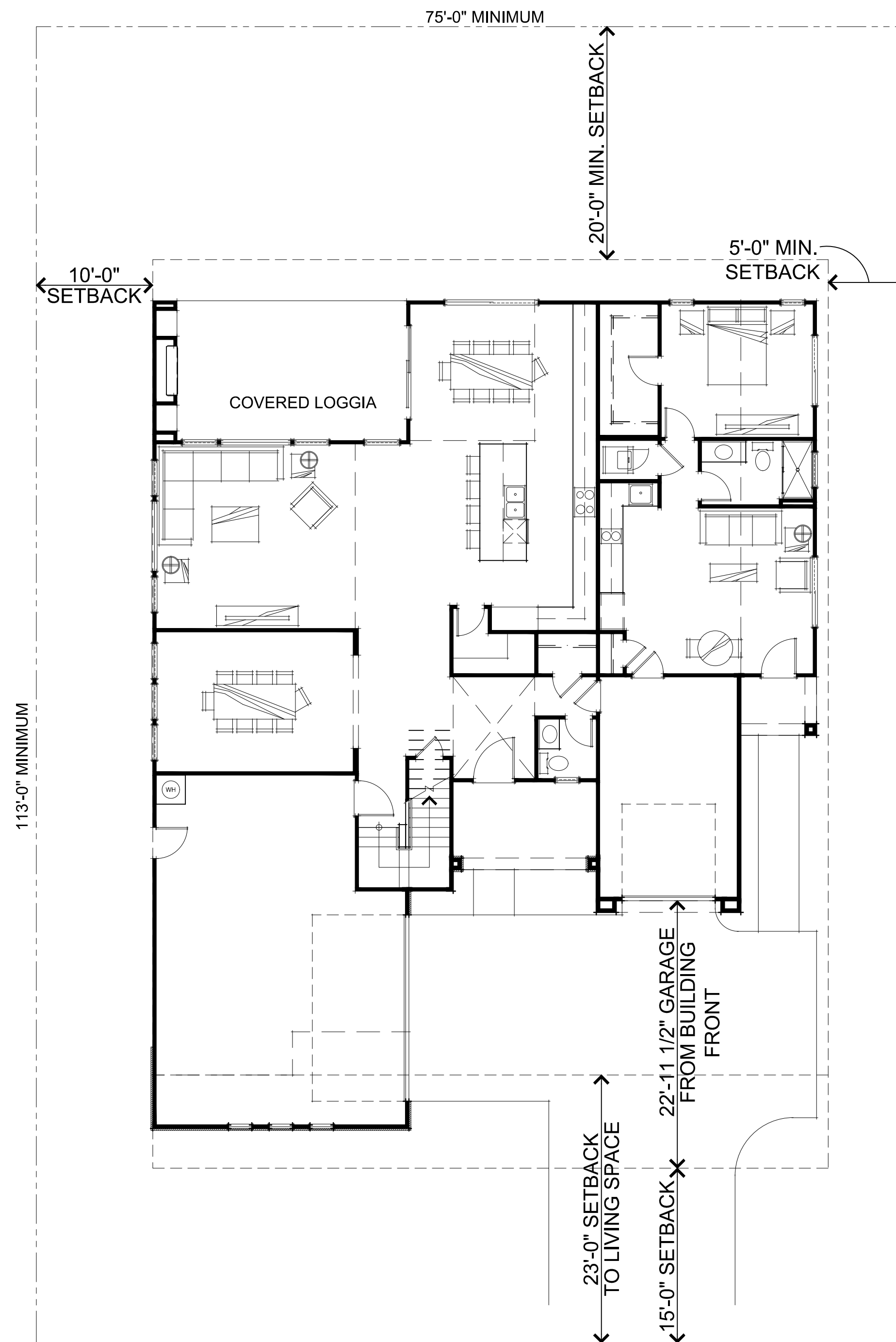




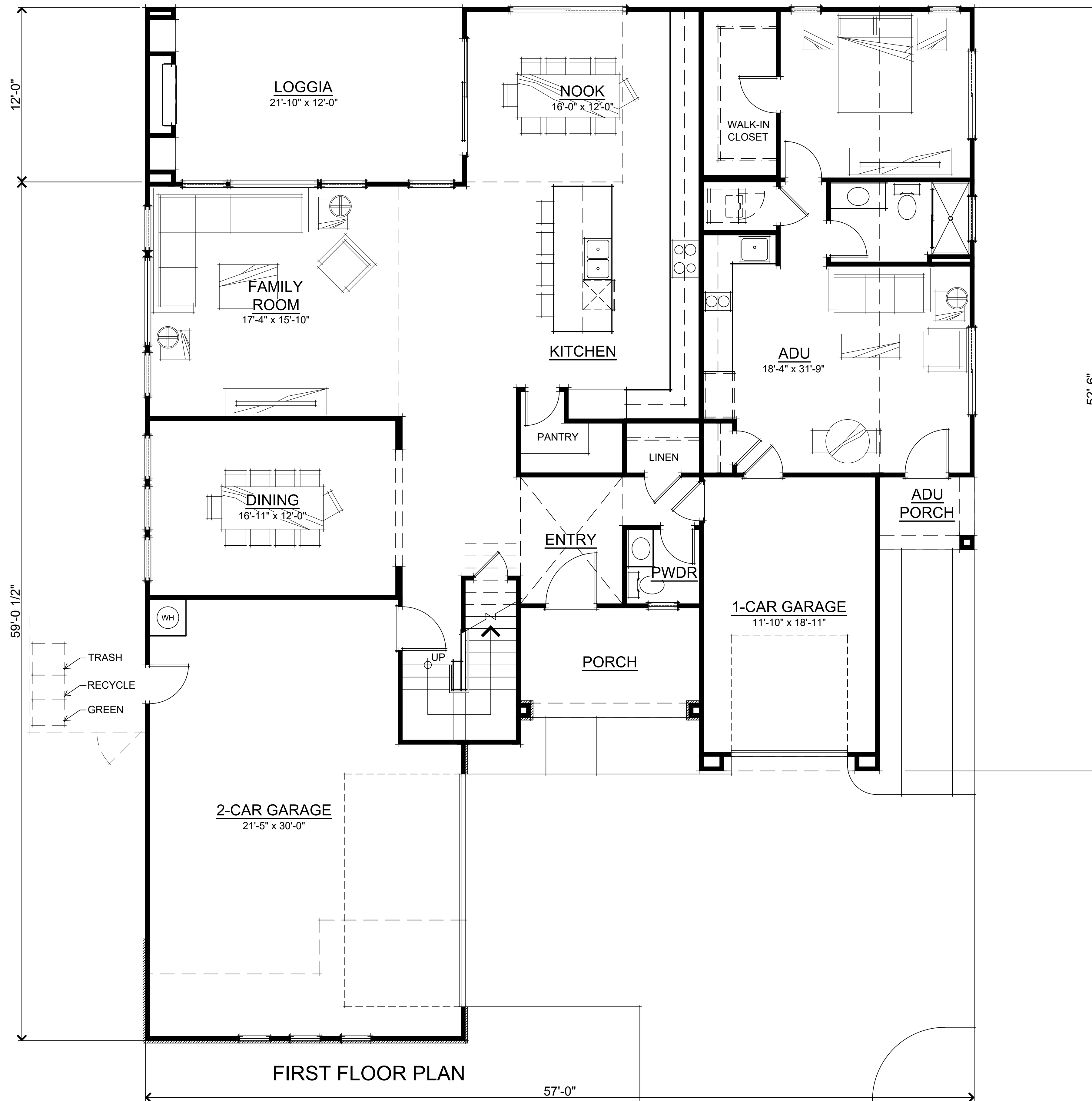
ELEVATION "C" FIRST FLOOR PLAN



ELEVATION "B" FIRST FLOOR PLAN



ELEVATION "A" FIRST FLOOR PLAN



12'-0"

59'-0 1/2"

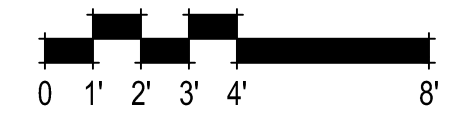
52'-6"

FIRST FLOOR PLAN

57'-0"

FOOTPRINT = 3241 SQ. FT.  
 SECOND FLOOR = 2143 SQ. FT.  
 SECOND FLOOR S.F. AS A PERCENTAGE  
 OF FOOTPRINT S.F. = 66.12%

SQUARE FOOTAGES	
FIRST FLOOR	1380 SQ. FT.
SECOND FLOOR	1980 SQ. FT.
TOTAL LIVING	3360 SQ. FT.
2-CAR GARAGE	621 SQ. FT.
1-CAR GARAGE	239 SQ. FT.
PORCH	93 SQ. FT.
LOGGIA	262 SQ. FT.
ADU	611 SQ. FT.
ADU PORCH	32 SQ. FT.



PLAN 1 FIRST FLOOR PLAN  
 A06

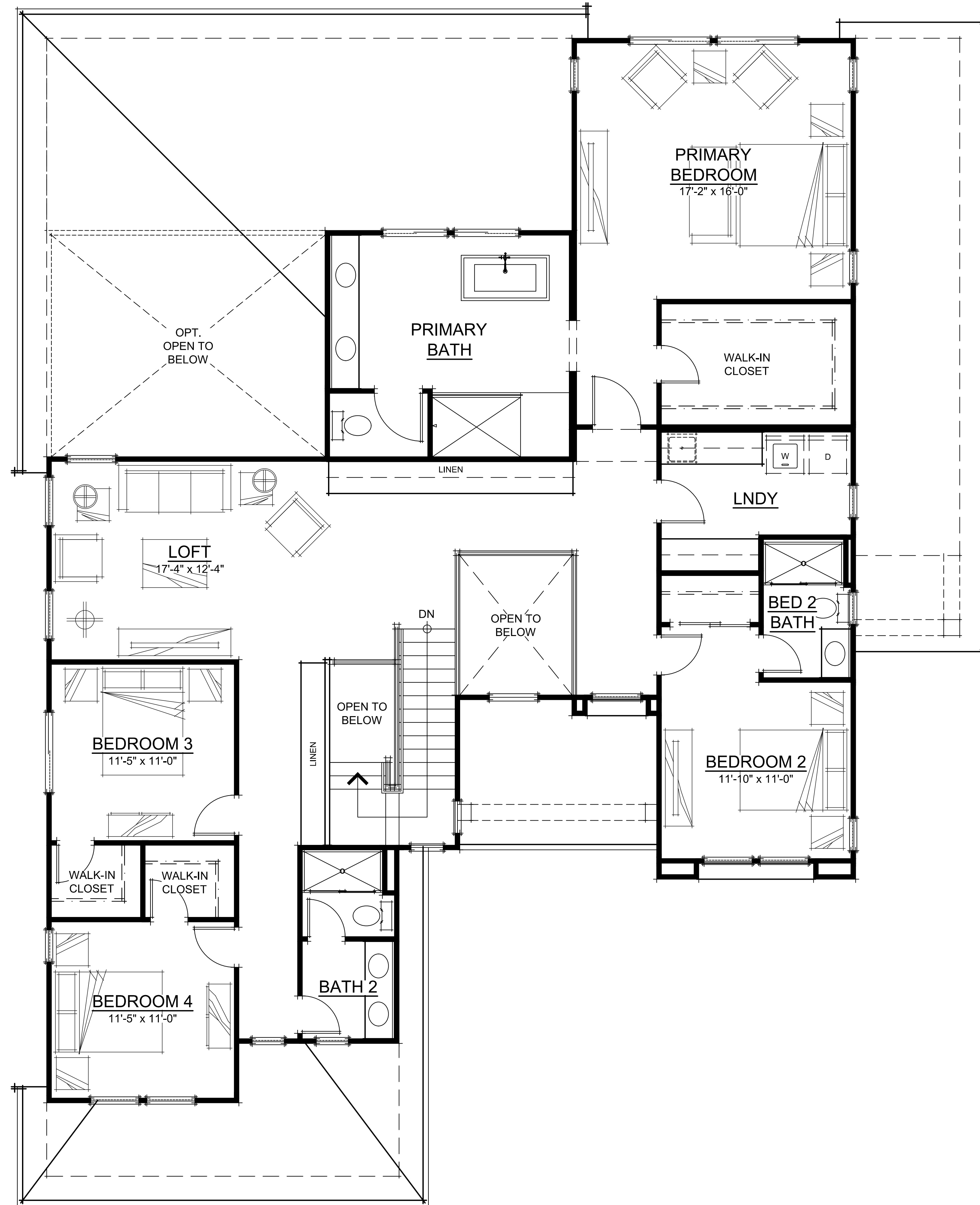
373.021 Vineyard  
 Pleasanton, CA  
 February 4, 2025

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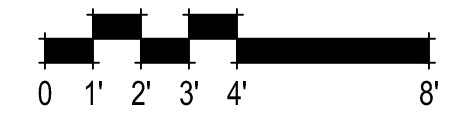
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SECOND FLOOR PLAN

FOOTPRINT = 3241 SQ. FT.  
 SECOND FLOOR = 2143 SQ. FT.  
 SECOND FLOOR S.F. AS A PERCENTAGE  
 OF FOOTPRINT S.F. = 66.12%



PLAN 1 SECOND FLOOR PLAN  
 A07

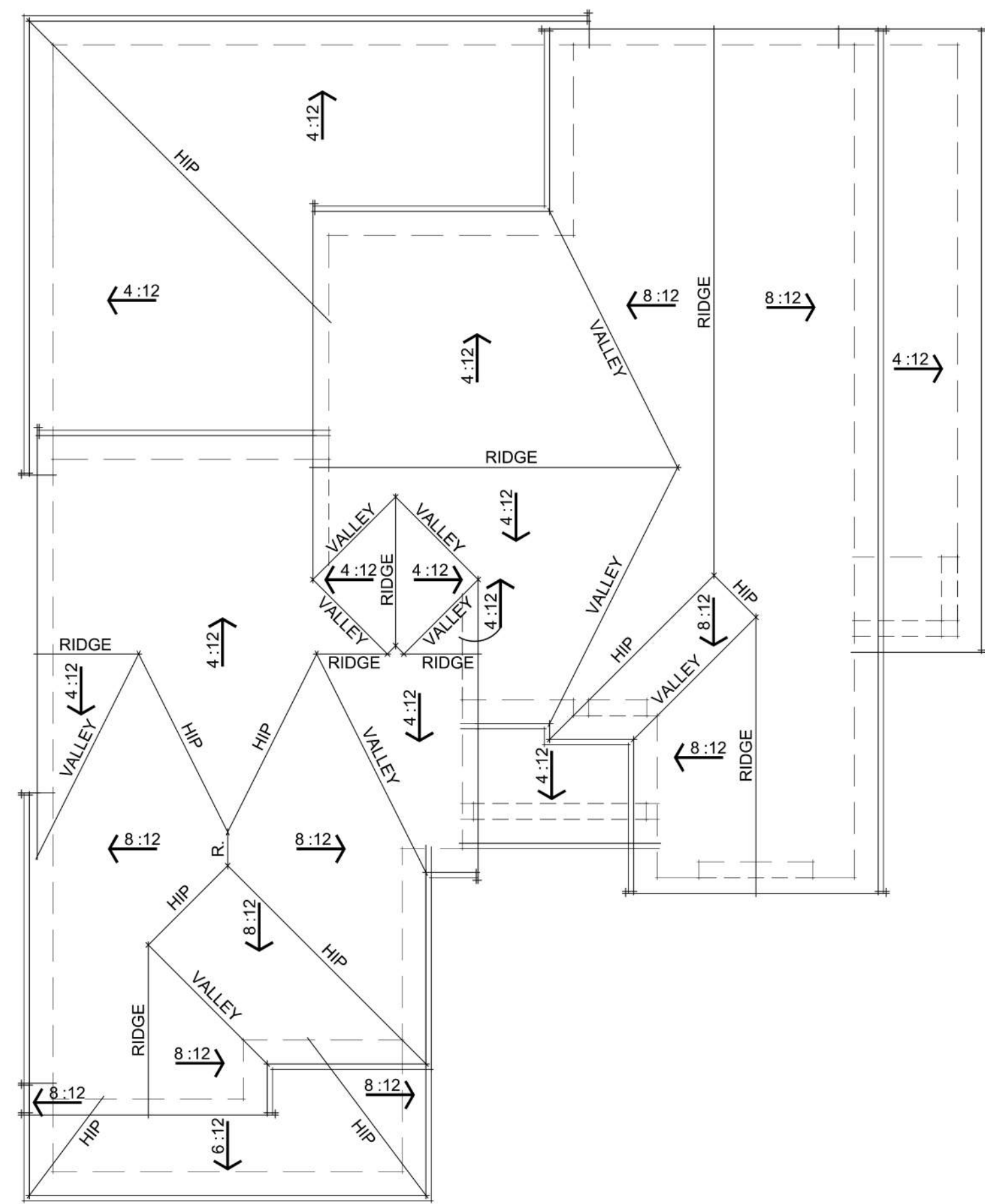
373.021 Vineyard  
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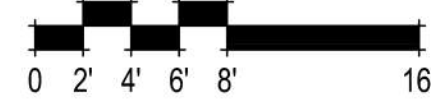
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ELEVATION "A" ROOF PLAN



ELEVATION 'A' RIGHT ELEVATION



ELEVATION 'A' FRONT ELEVATION

RIDGE HEIGHT 29'-5"

EXTERIOR MATERIALS

- CEMENT PLASTER FINISH
- STONE VENEER
- CONCRETE TILE ROOFING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR



PLAN 1 ELEVATION 'A' FRONT & RIGHT ELEV. & ROOF PLAN

A08

373.021 Vineyard  
Pleasanton, CA  
February 4, 2025

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ELEVATION 'A' LEFT ELEVATION



ELEVATION 'A' REAR ELEVATION



PLAN 1 ELEVATION 'A' REAR & LEFT ELEVATIONS

A09

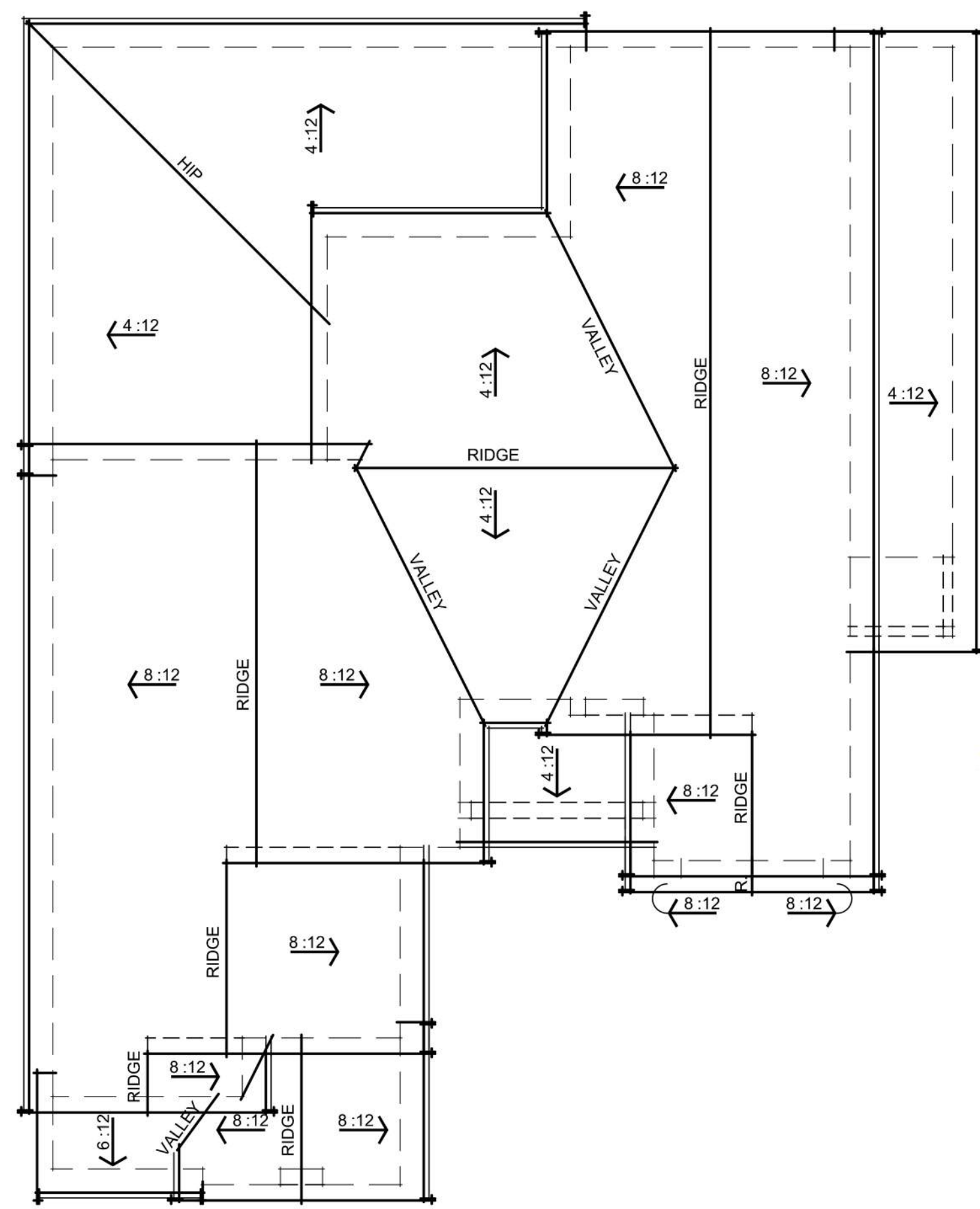
373.021 Vineyard  
Pleasanton, CA  
February 4, 2025

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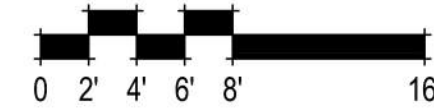
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ELEVATION "B" ROOF PLAN



ELEVATION "B" RIGHT ELEVATION

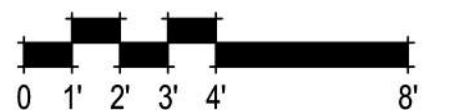


ELEVATION "B" FRONT ELEVATION

RIDGE HEIGHT 30'-9"

EXTERIOR MATERIALS

- BRICK VENEER
- CEMENT PLASTER FINISH
- CONCRETE TILE ROOFING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR



PLAN 1 ELEVATION 'B' FRONT & RIGHT ELEV. & ROOF PLAN

A10

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Pleasanton, CA  
February 4, 2025

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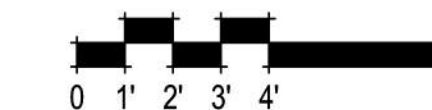




ELEVATION "B" LEFT ELEVATION



ELEVATION "B" REAR ELEVATION



PLAN 1 ELEVATION 'B' REAR & LEFT ELEVATIONS

A11

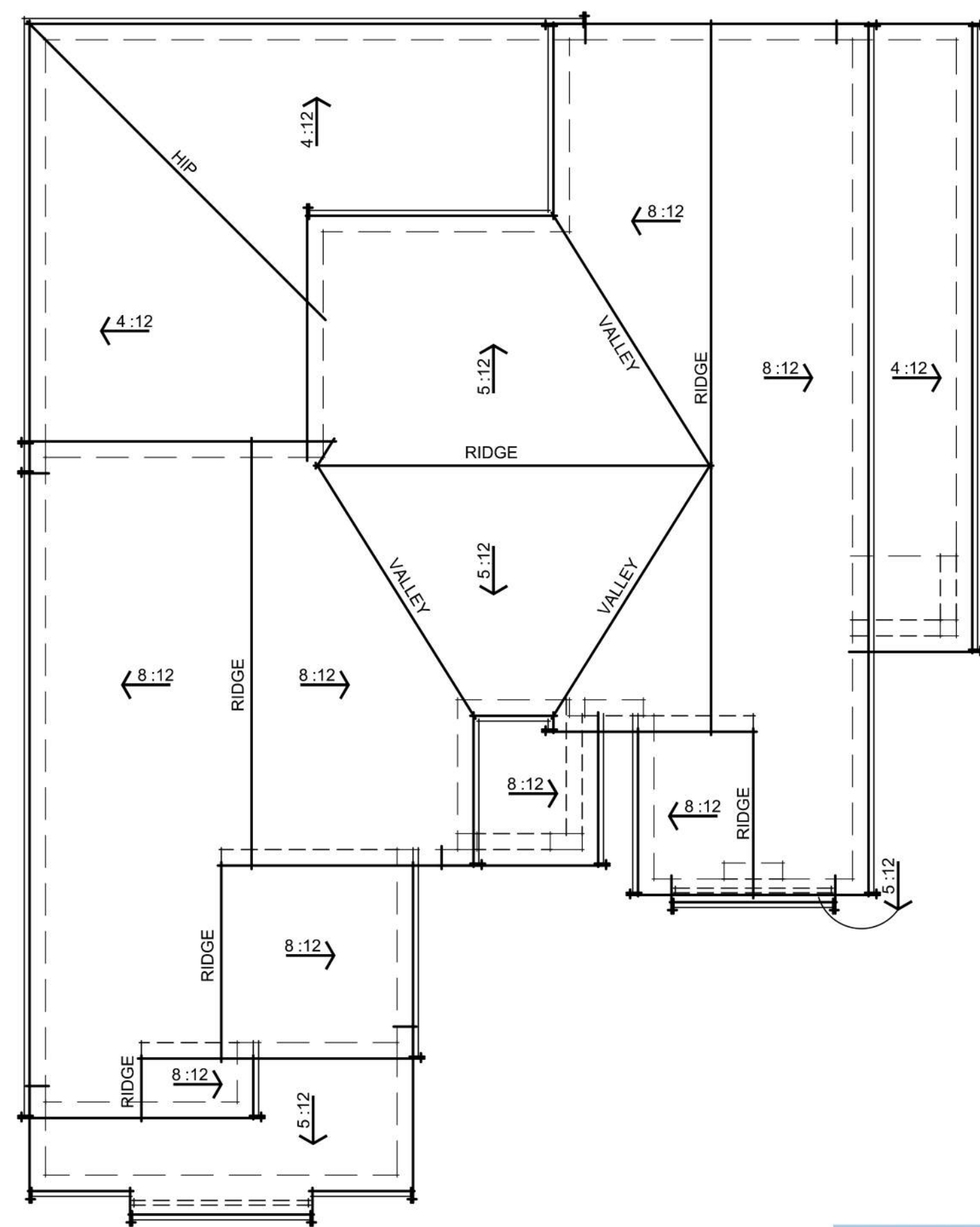
373.021 Vineyard  
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February 4, 2025

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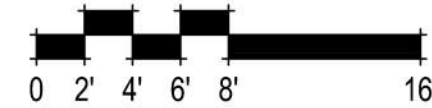
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ELEVATION "C" ROOF PLAN



ELEVATION "C" RIGHT ELEVATION

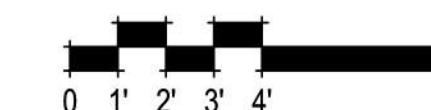


ELEVATION "C" FRONT ELEVATION

RIDGE HEIGHT 30'-6"

EXTERIOR MATERIALS

- BOARD AND BATTEN SIDING
- CONCRETE PLASTER FINISH
- CONCRETE TILE ROOFING
- 2X WOOD WINDOW TRIM @ SIDING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR
- DECORATIVE ROOF w/ KICKER



PLAN 1 ELEVATION 'C' FRONT & RIGHT ELEVATIONS & ROOF PLAN

A12

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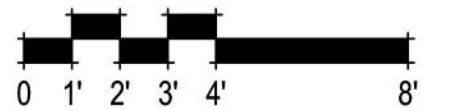




ELEVATION "C" LEFT ELEVATION



ELEVATION "C" REAR ELEVATION



PLAN 1 ELEVATION 'C' REAR & LEFT ELEVATIONS  
A13

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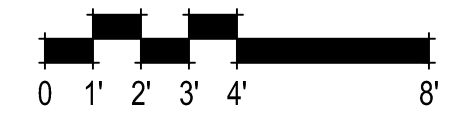




SECTION

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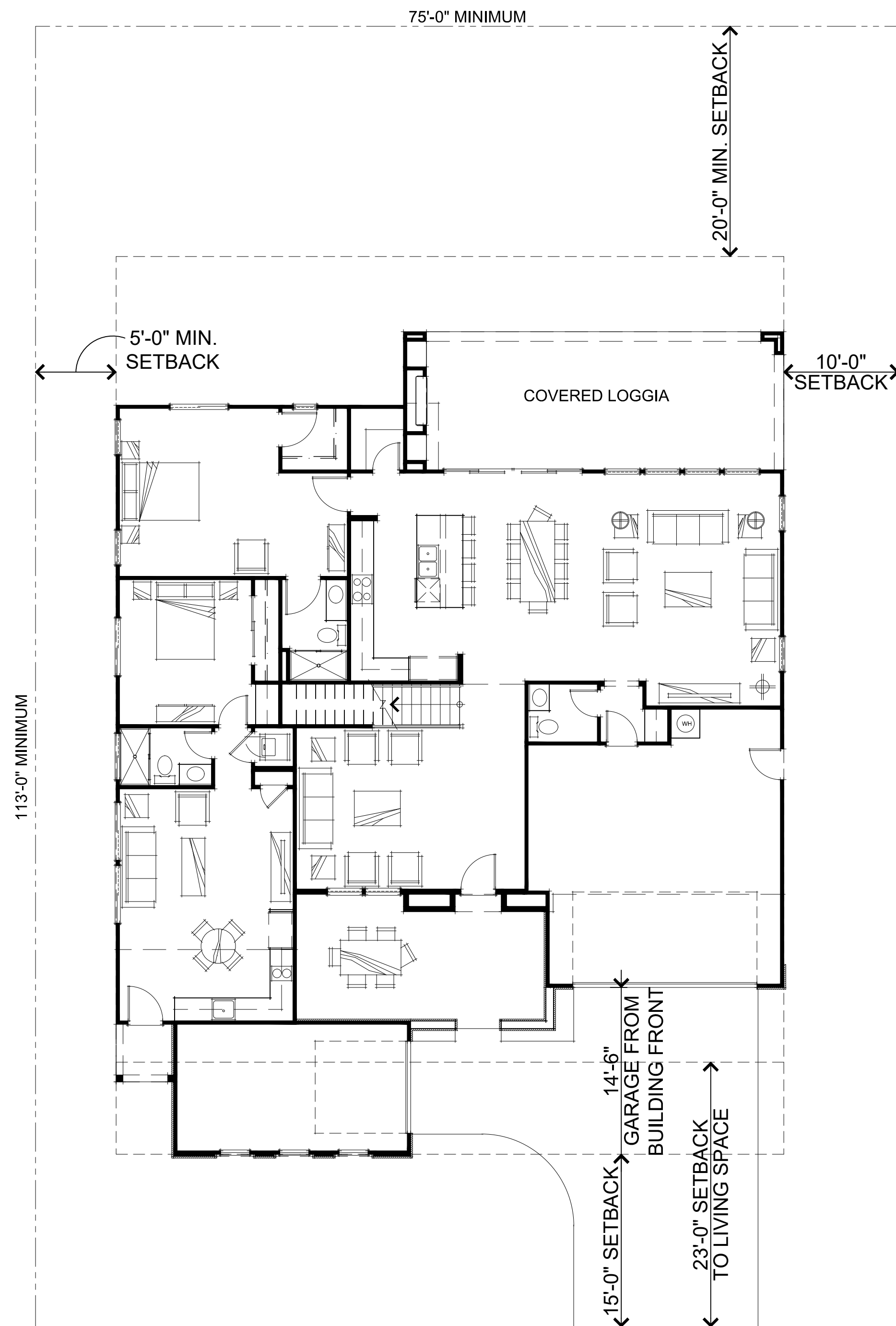
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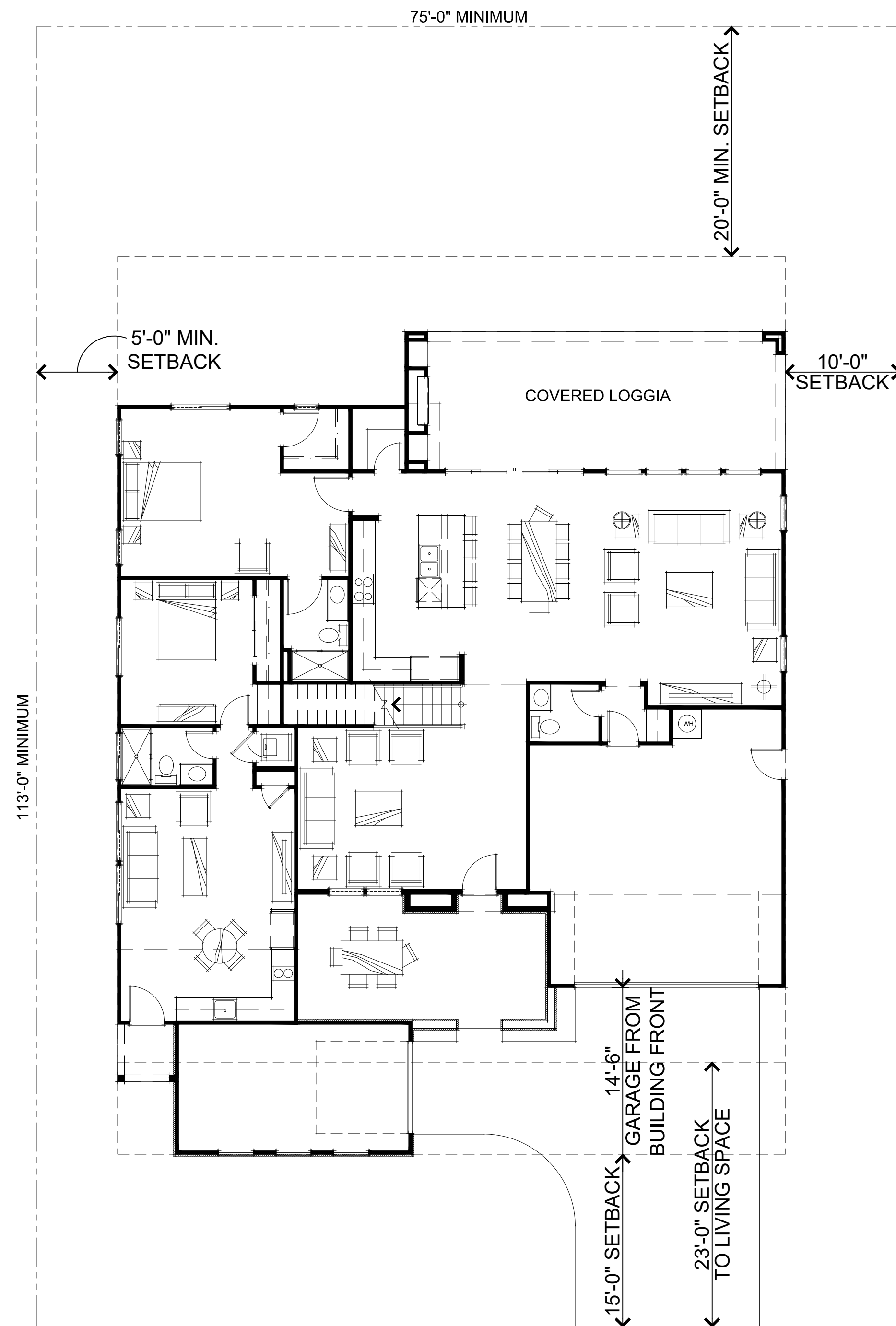
PLAN 1 SECTION  
 A14

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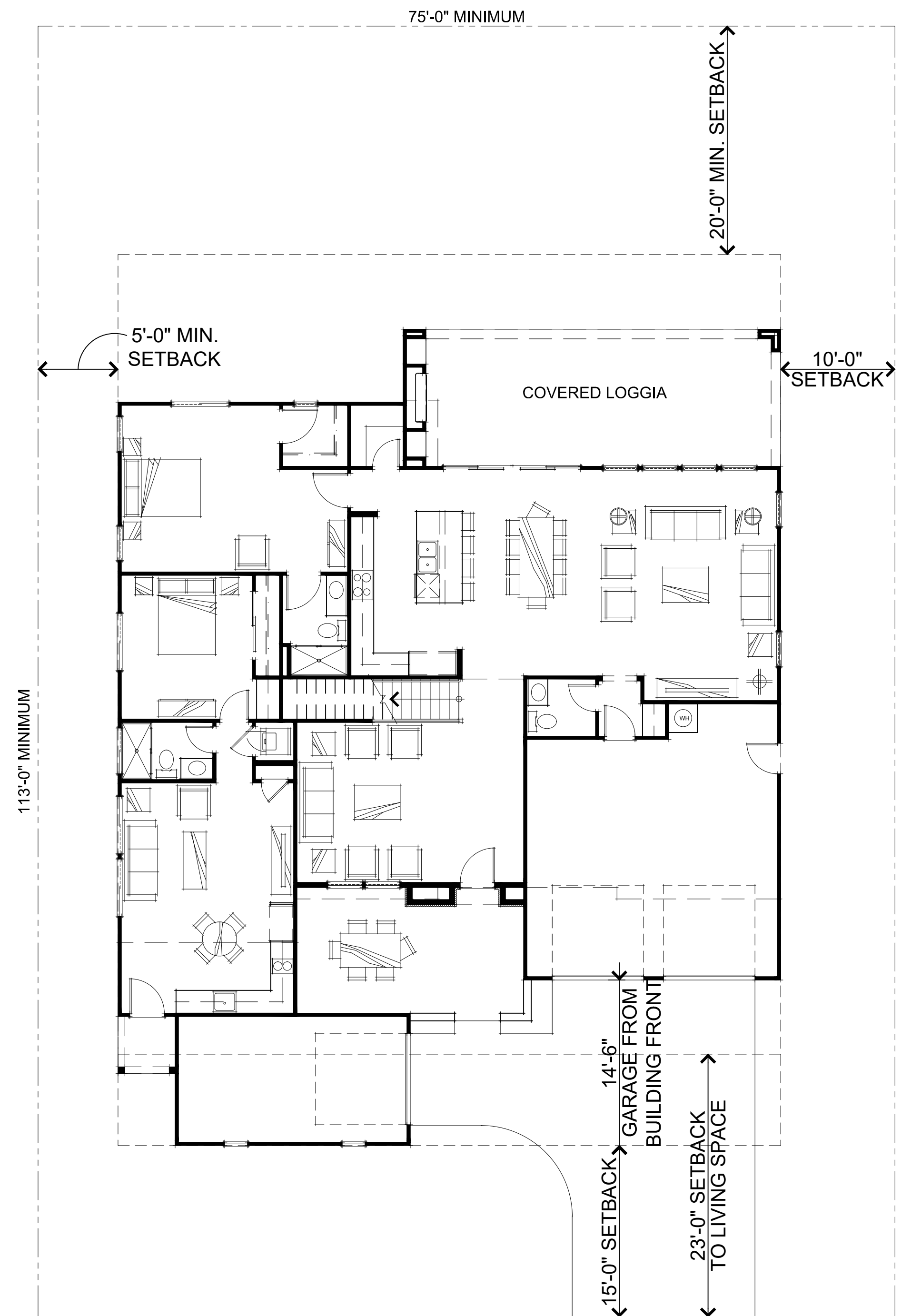




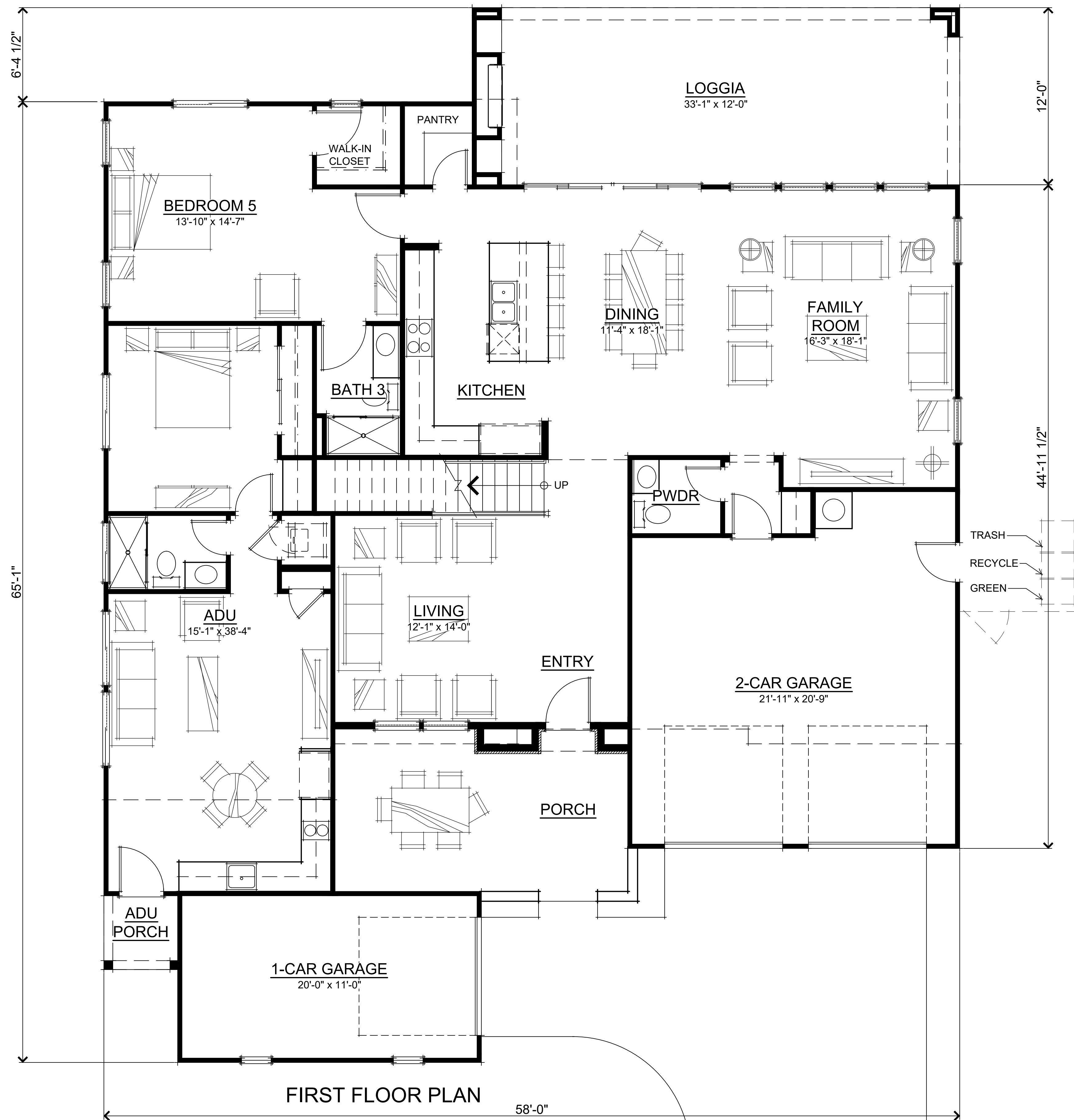
ELEVATION "C" FIRST FLOOR PLAN



ELEVATION "B" FIRST FLOOR PLAN

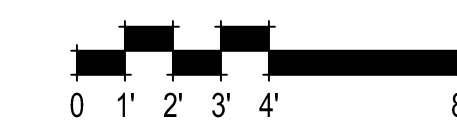


ELEVATION "A" FIRST FLOOR PLAN



FOOTPRINT = 3522 SQ. FT.  
 SECOND FLOOR = 2009 SQ. FT.  
 SECOND FLOOR S.F. AS A PERCENTAGE  
 OF FOOTPRINT S.F. = 57.04%

SQUARE FOOTAGES	
FIRST FLOOR	1546 SQ. FT.
SECOND FLOOR	2009 SQ. FT.
TOTAL LIVING	3555 SQ. FT.
2-CAR GARAGE	500 SQ. FT.
1-CAR GARAGE	235 SQ. FT.
PORCH	227 SQ. FT.
LOGGIA	395 SQ. FT.
ADU	594 SQ. FT.
ADU PORCH	25 SQ. FT.



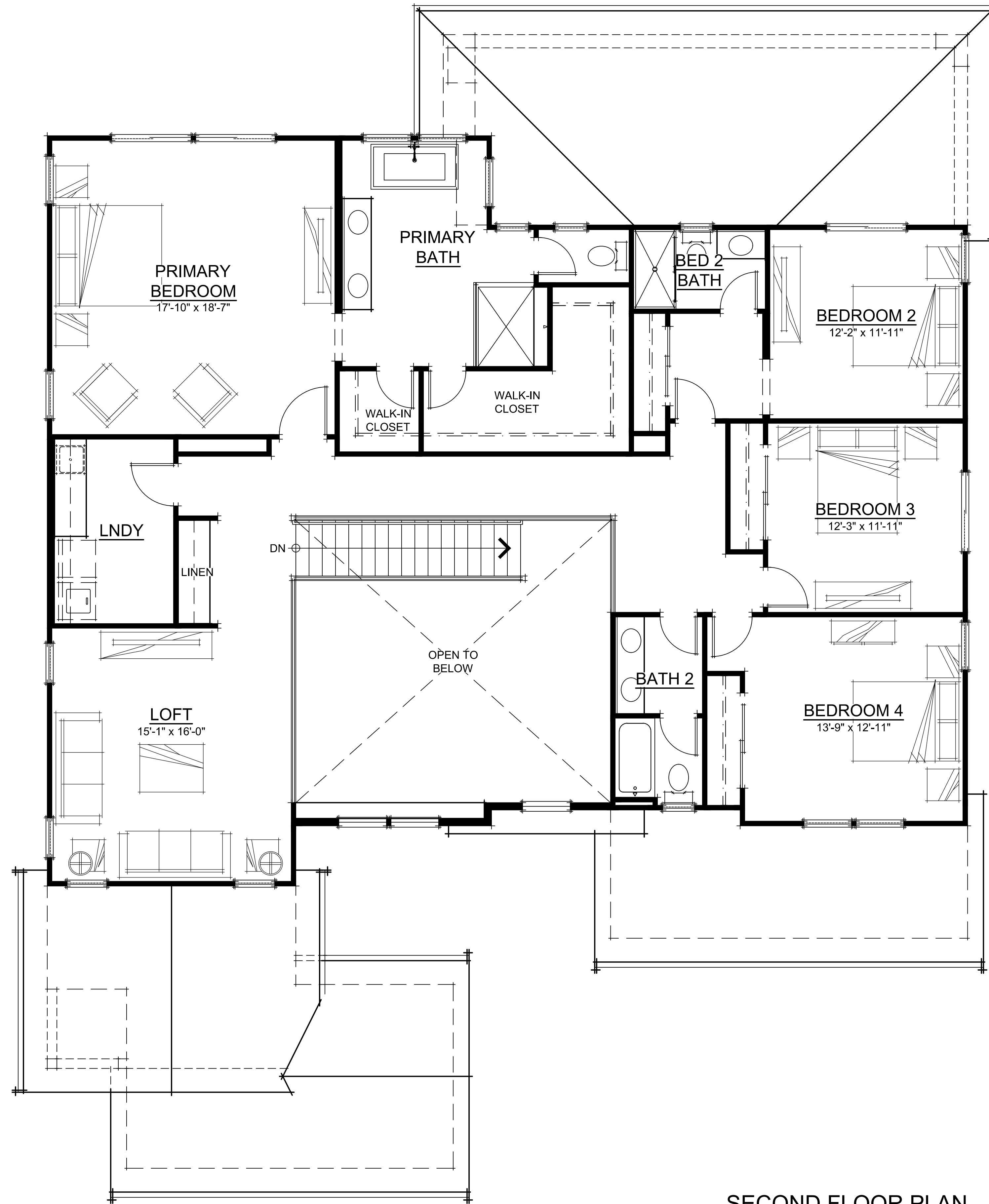
PLAN 2 FIRST FLOOR PLAN  
 A16

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SECOND FLOOR PLAN

FOOTPRINT = 3522 SQ. FT.  
 SECOND FLOOR = 2009 SQ. FT.  
 SECOND FLOOR S.F. AS A PERCENTAGE  
 OF FOOTPRINT S.F. = 57.04%



PLAN 2 SECOND FLOOR PLAN  
 A17

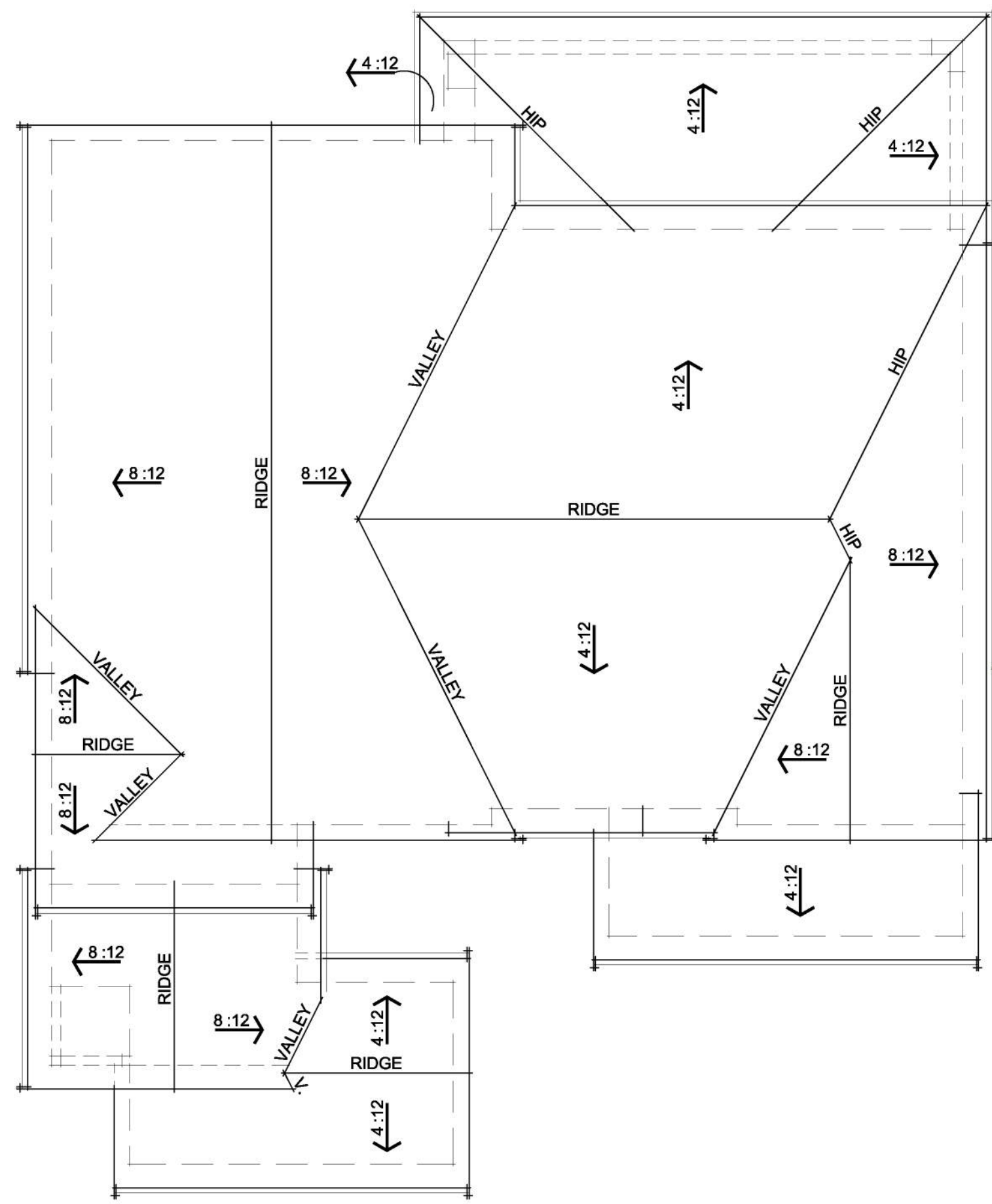
373.021 Vineyard  
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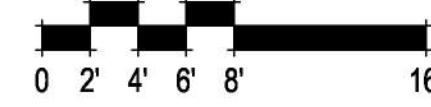
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ELEVATION "A" ROOF PLAN



ELEVATION "A" RIGHT ELEVATION

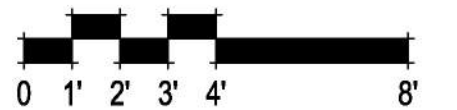


ELEVATION "A" FRONT ELEVATION

RIDGE HEIGHT 31'-5 1/2"

EXTERIOR MATERIALS

- CEMENT PLASTER FINISH
- STONE VENEER
- CONCRETE TILE ROOFING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR



PLAN 2 ELEVATION 'A' FRONT & RIGHT ELEV. & ROOF PLAN

A18

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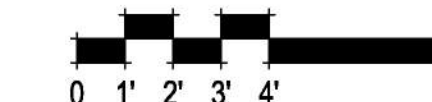




ELEVATION "A" LEFT ELEVATION



ELEVATION "A" REAR ELEVATION



PLAN 2 ELEVATION 'A' REAR & LEFT ELEVATIONS  
A19

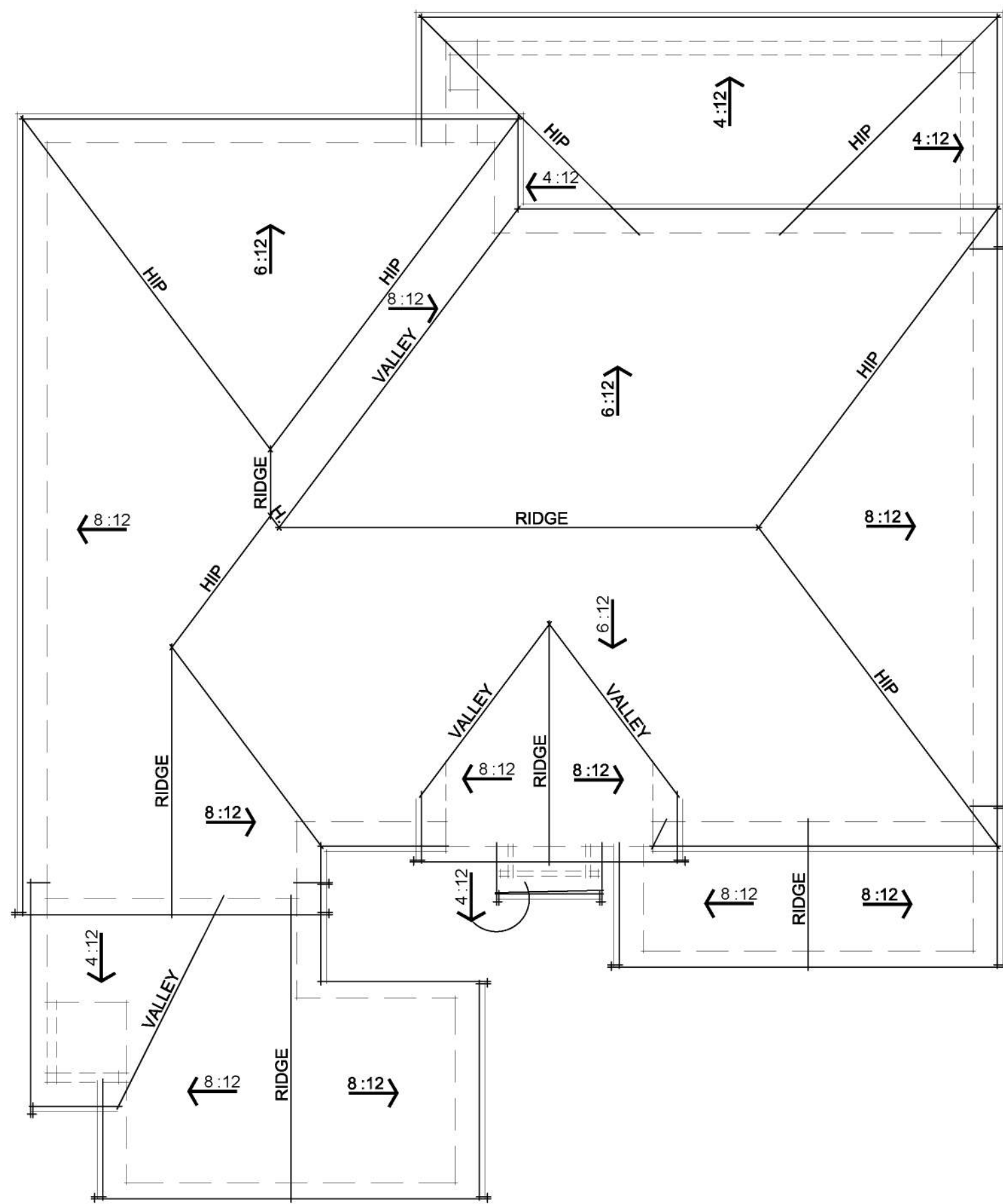
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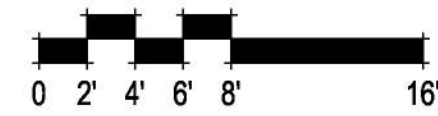
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ELEVATION "B" ROOF PLAN



ELEVATION "B" RIGHT ELEVATION

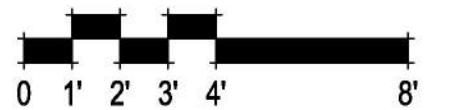


ELEVATION "B" FRONT ELEVATION

RIDGE HEIGHT 31'-2 3/4"

EXTERIOR MATERIALS

- BRICK VENEER
- CEMENT PLASTER FINISH
- CONCRETE TILE ROOFING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR
- DECORATIVE ROOF w/ KICKER



PLAN 2 ELEVATION 'B' FRONT & RIGHT ELEV. & ROOF PLAN

A20

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ELEVATION "B" LEFT ELEVATION



ELEVATION "B" REAR ELEVATION



PLAN 2 ELEVATION 'B' REAR & LEFT ELEVATIONS

A21

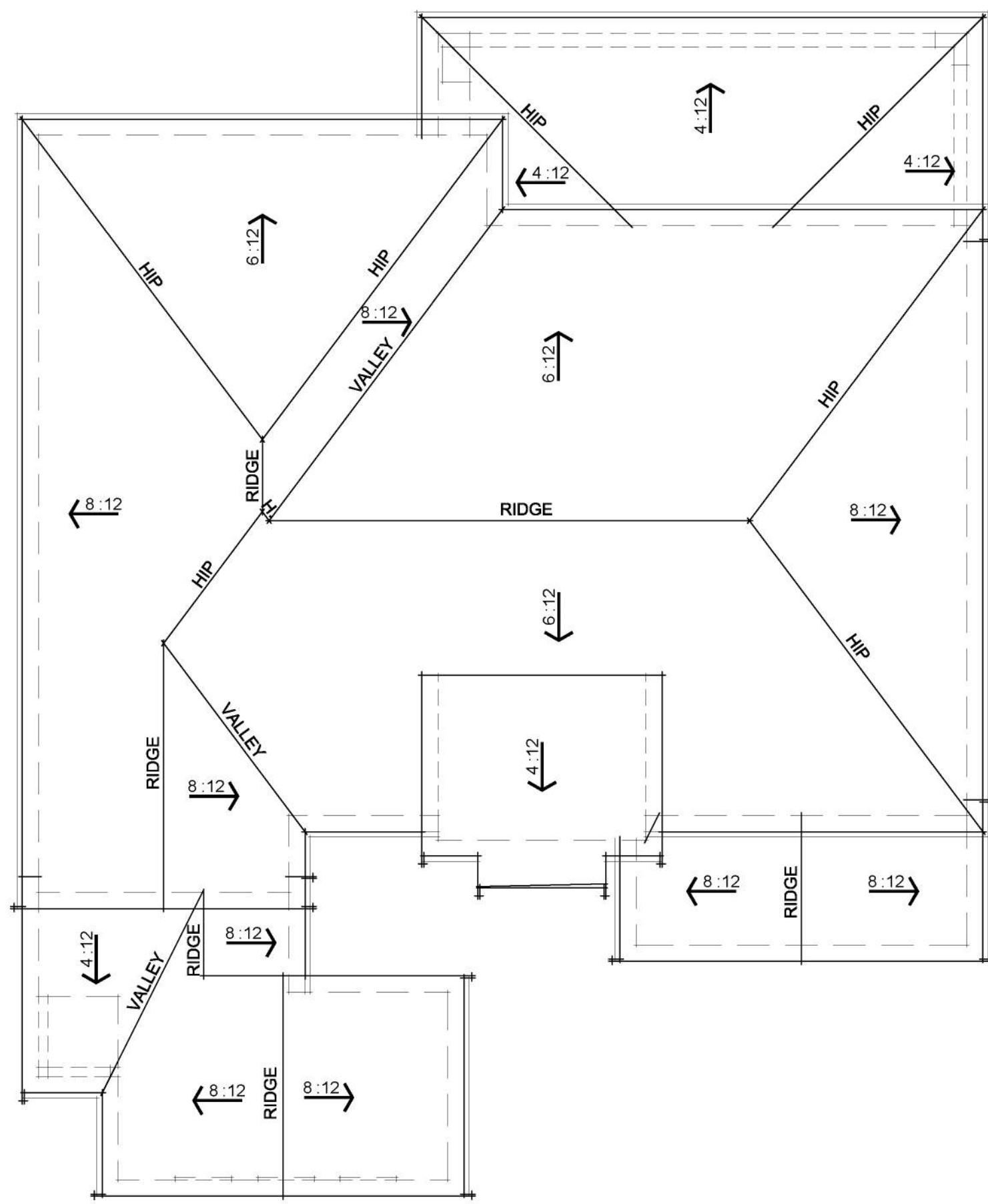
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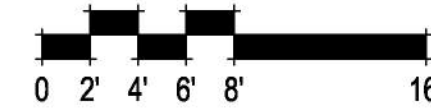
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ELEVATION "C" ROOF PLAN



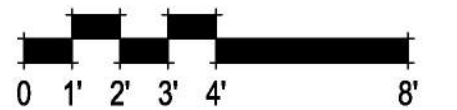
ELEVATION "C" RIGHT ELEVATION



ELEVATION "C" FRONT ELEVATION

EXTERIOR MATERIALS

- BOARD AND BATTEN SIDING
- BRICK VENEER
- CONCRETE PLASTER FINISH
- CONCRETE TILE ROOFING
- 2X WOOD WINDOW TRIM @ SIDING
- WOOD TRIM @ STUCCO
- DECORATIVE GARAGE DOOR
- DECORATIVE ROOF w/ KICKER



PLAN 2 ELEVATION 'C' FRONT & RIGHT ELEVATIONS & ROOF PLAN

A22

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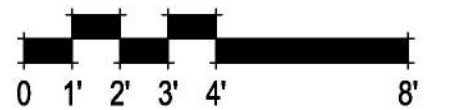




ELEVATION "C" LEFT ELEVATION



ELEVATION "C" REAR ELEVATION



PLAN 2 ELEVATION 'C' REAR & LEFT ELEVATIONS

A23

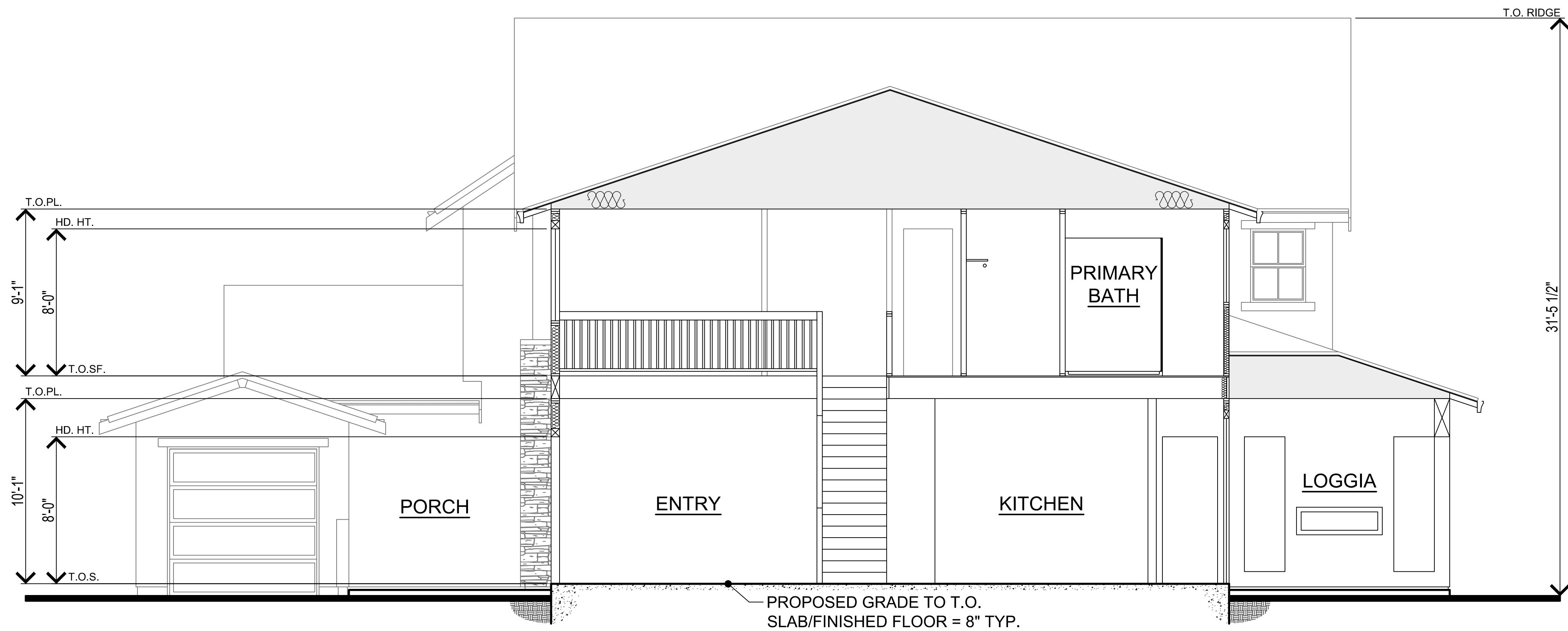
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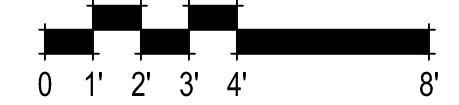




SECTION

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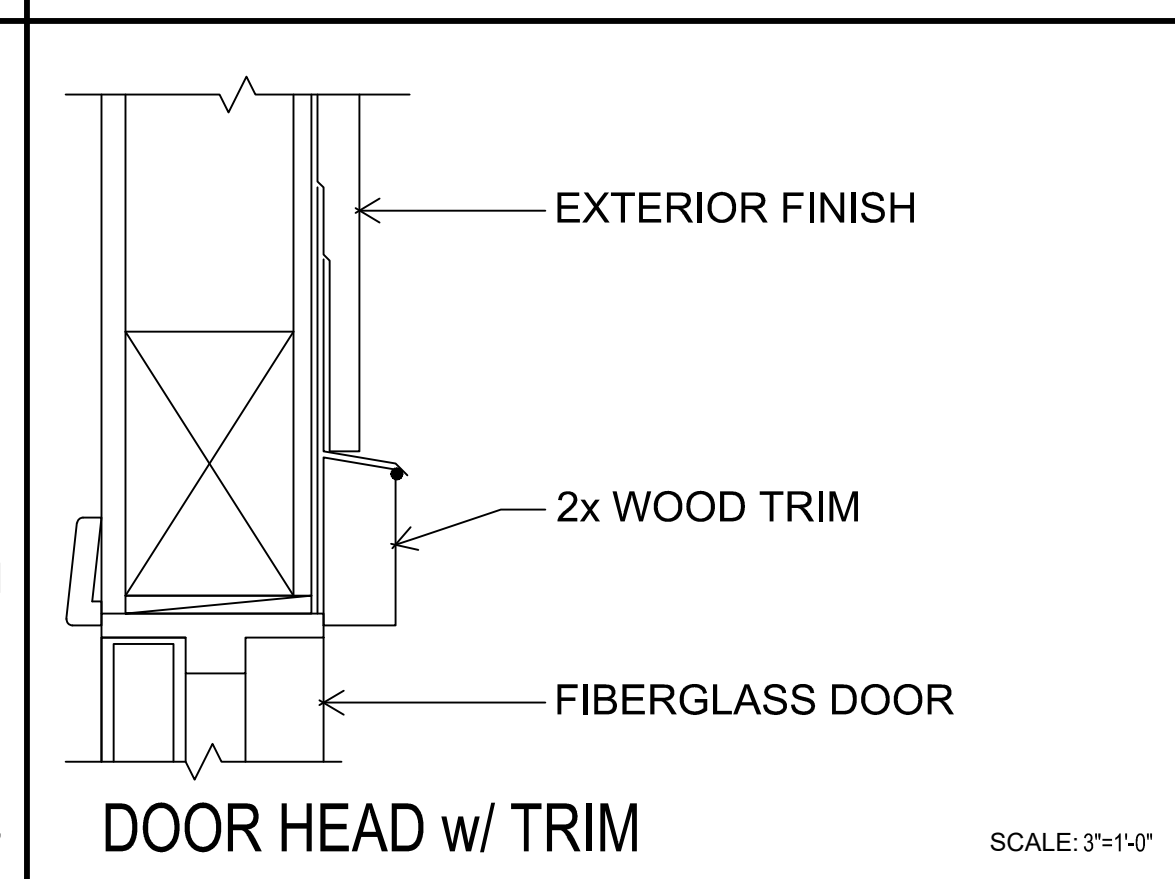
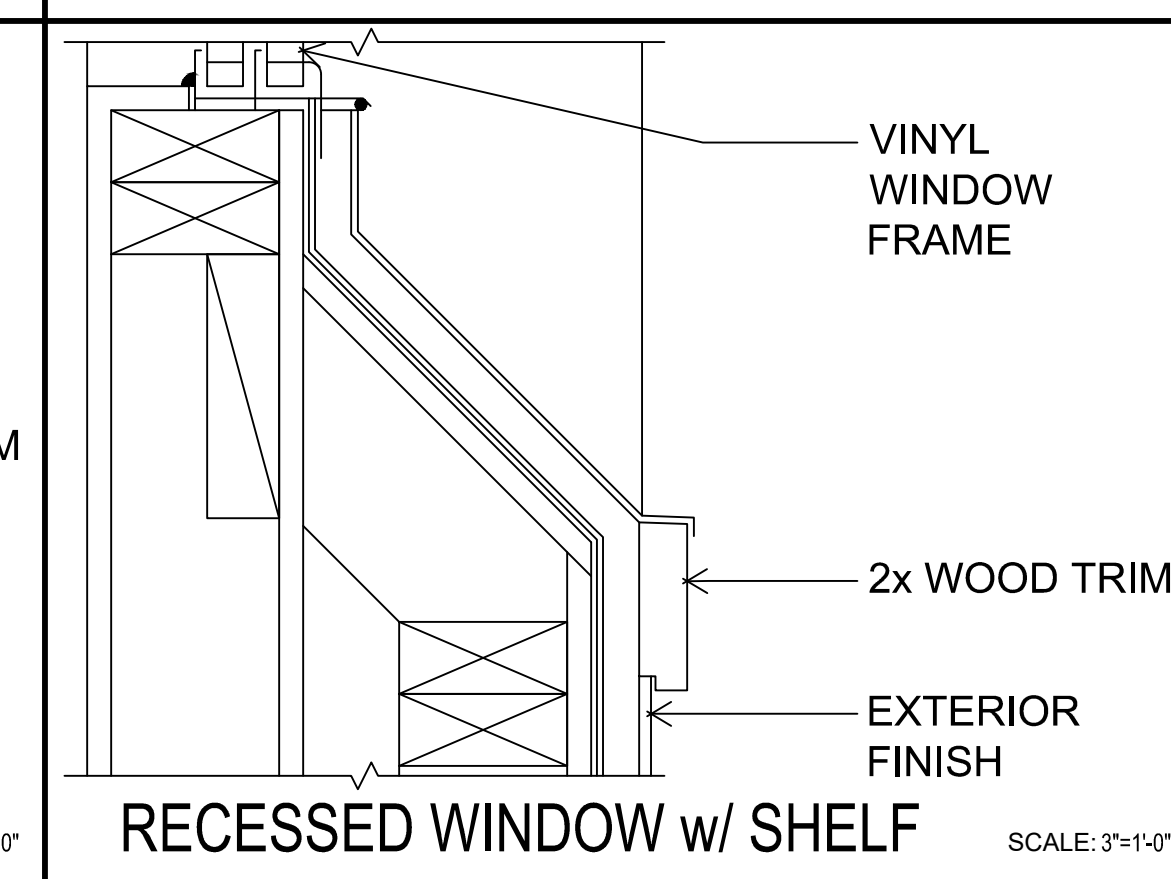
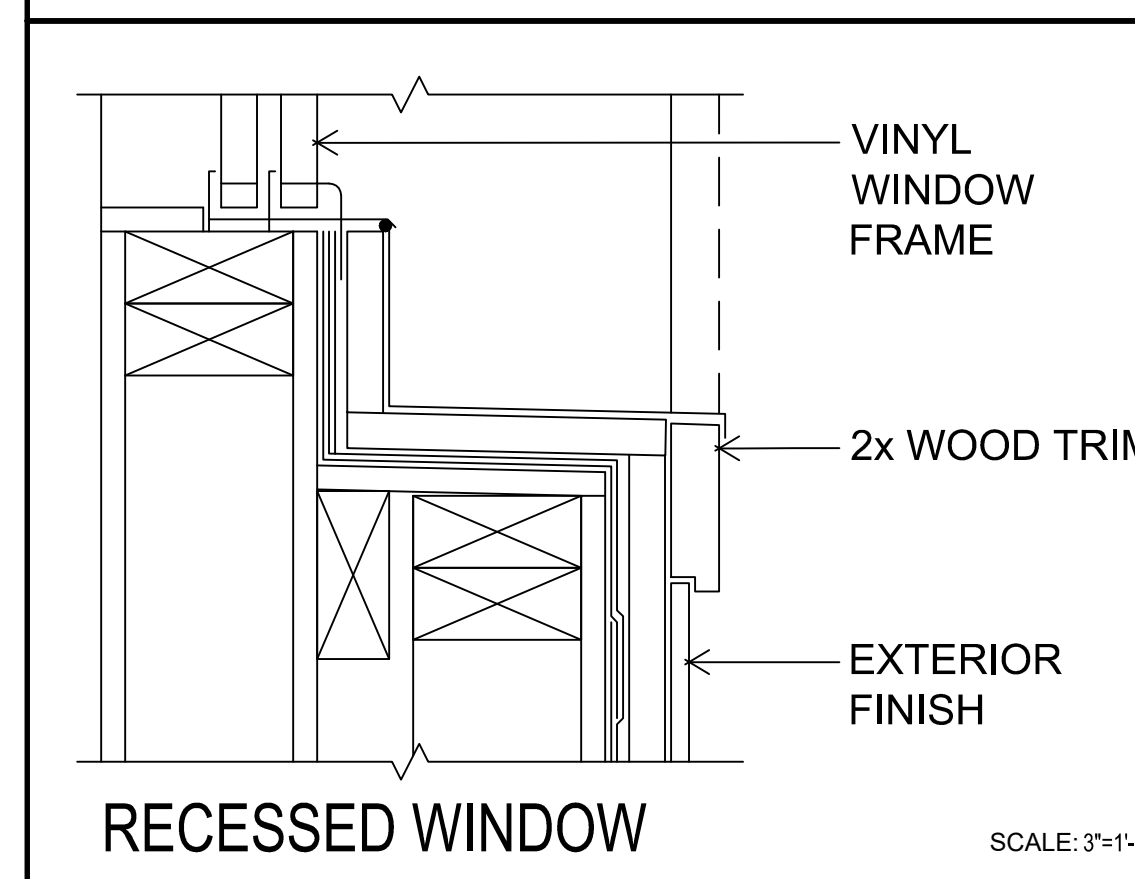
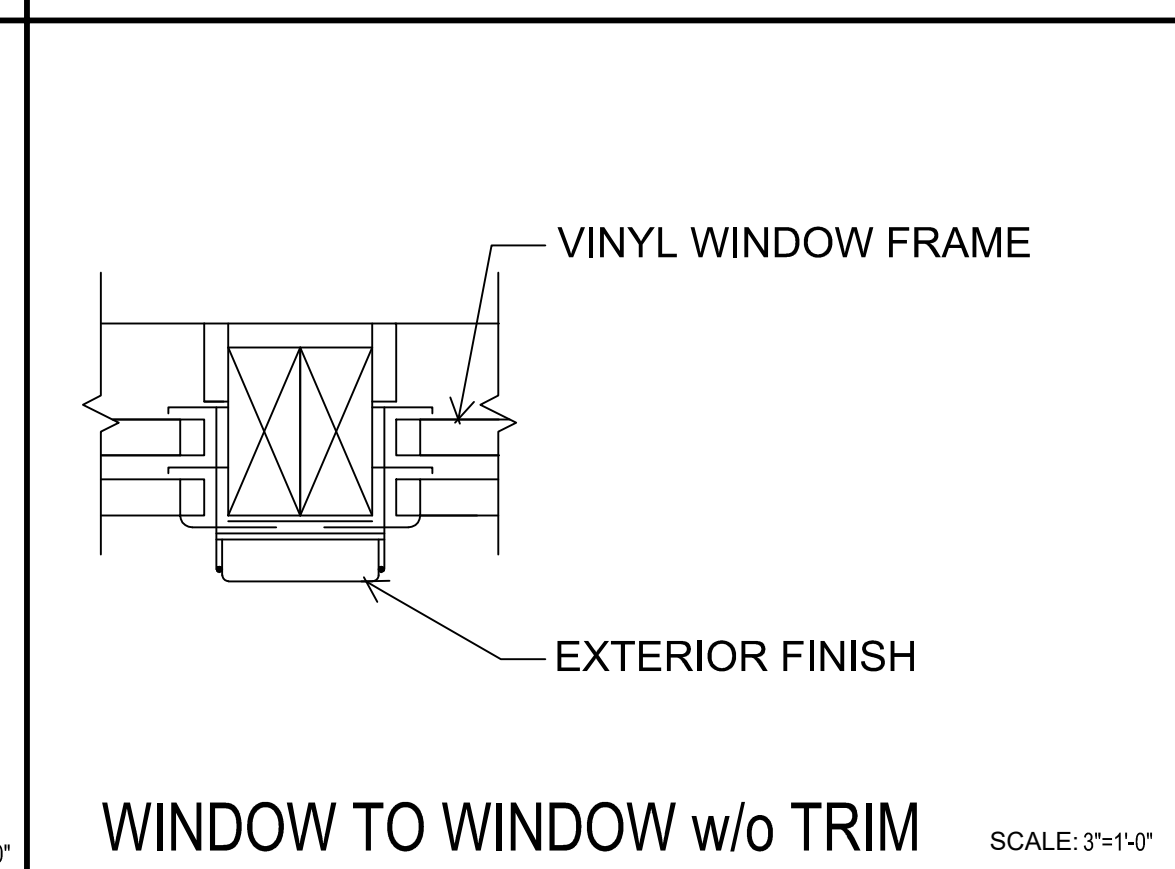
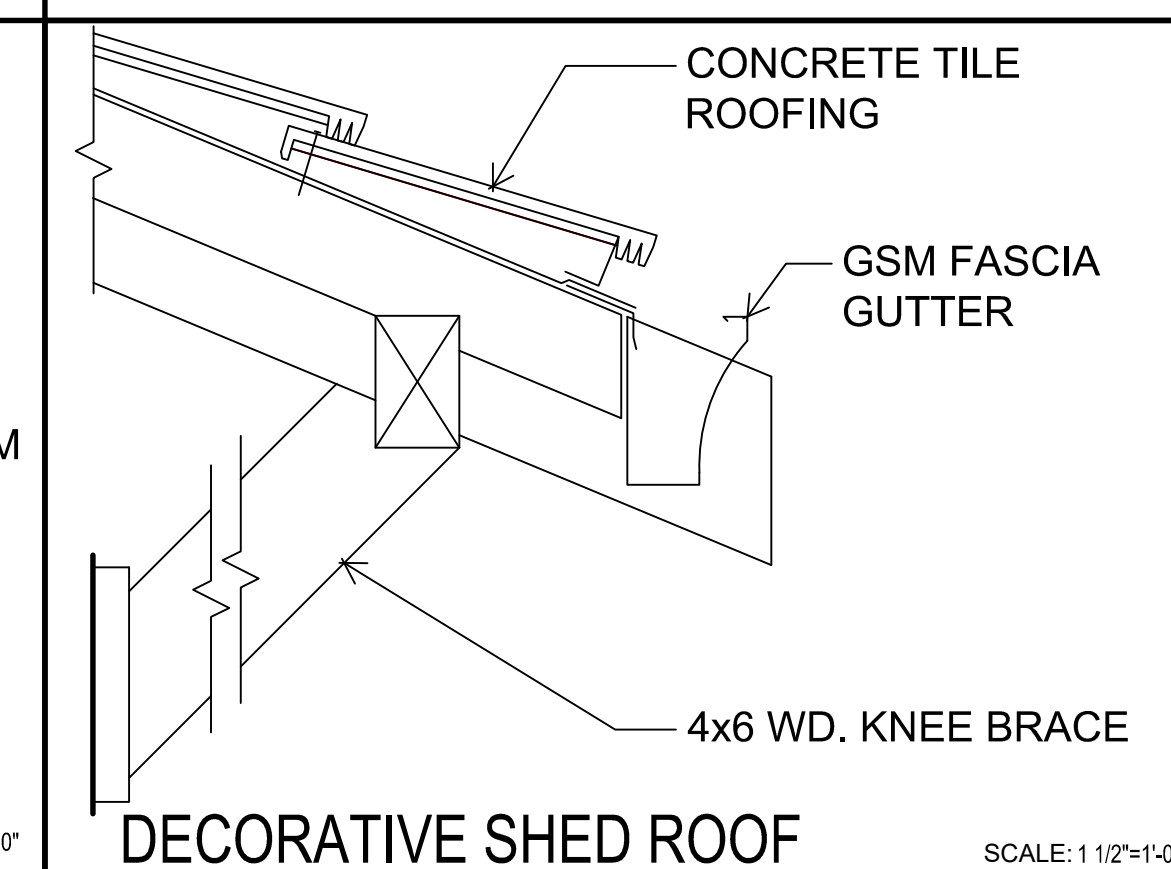
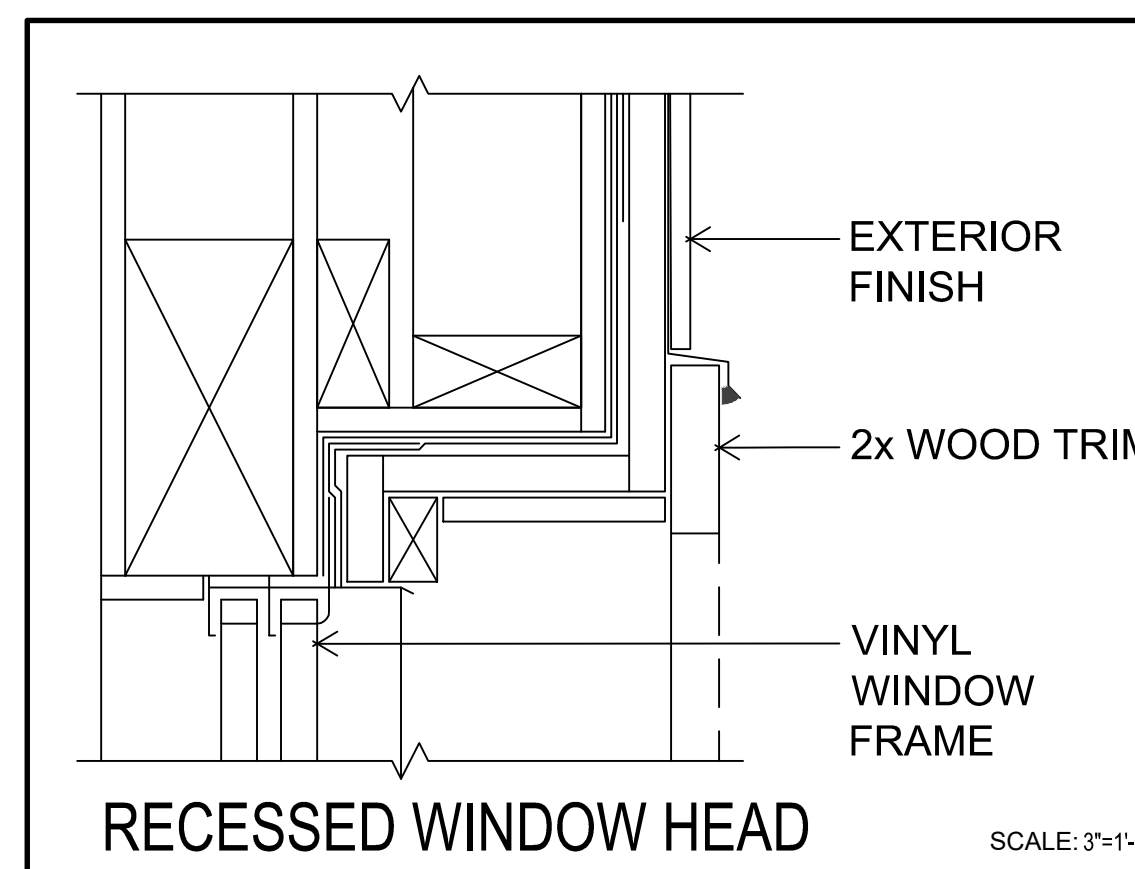
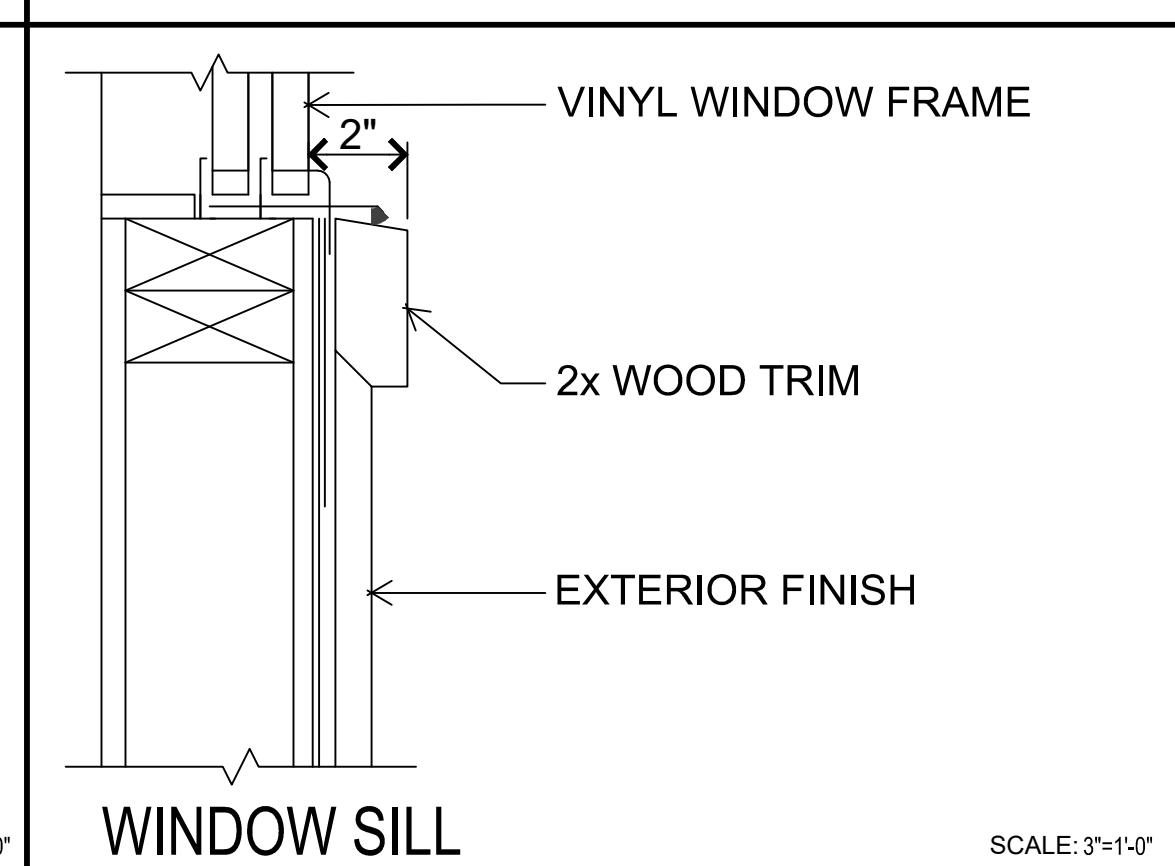
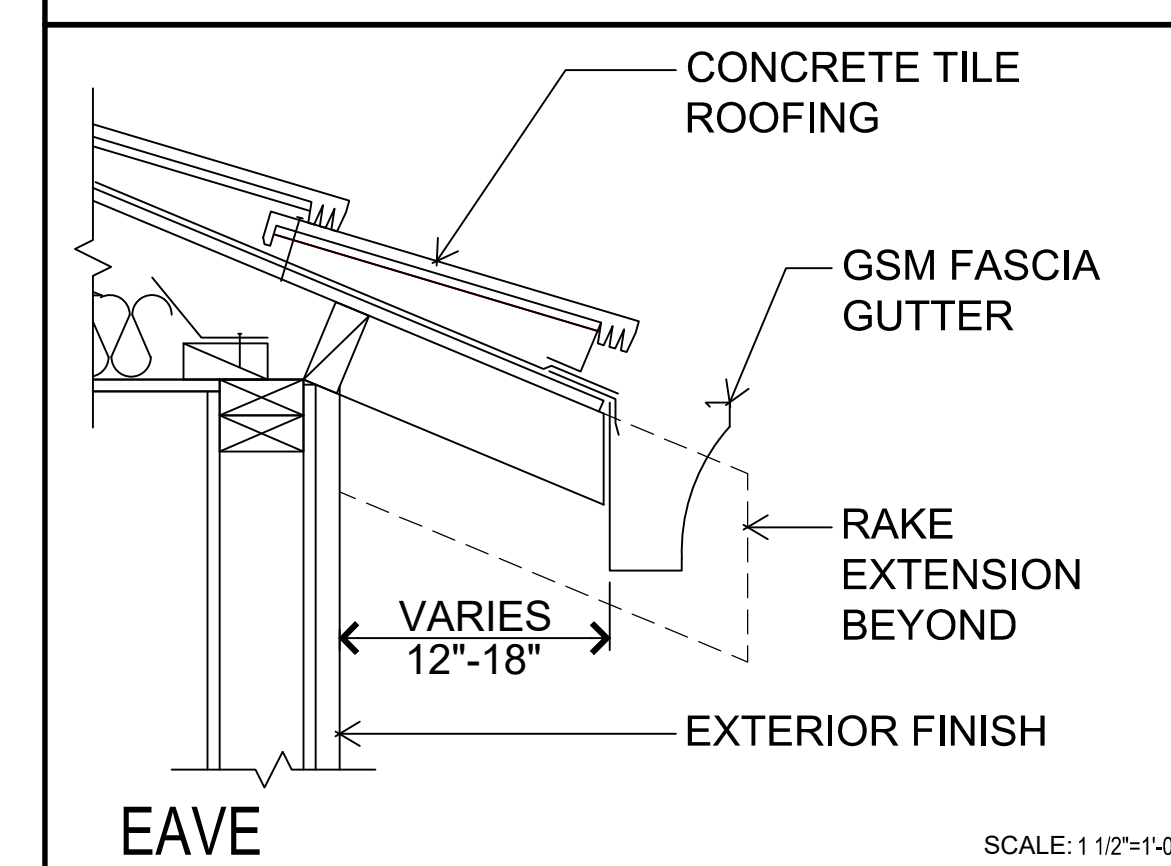
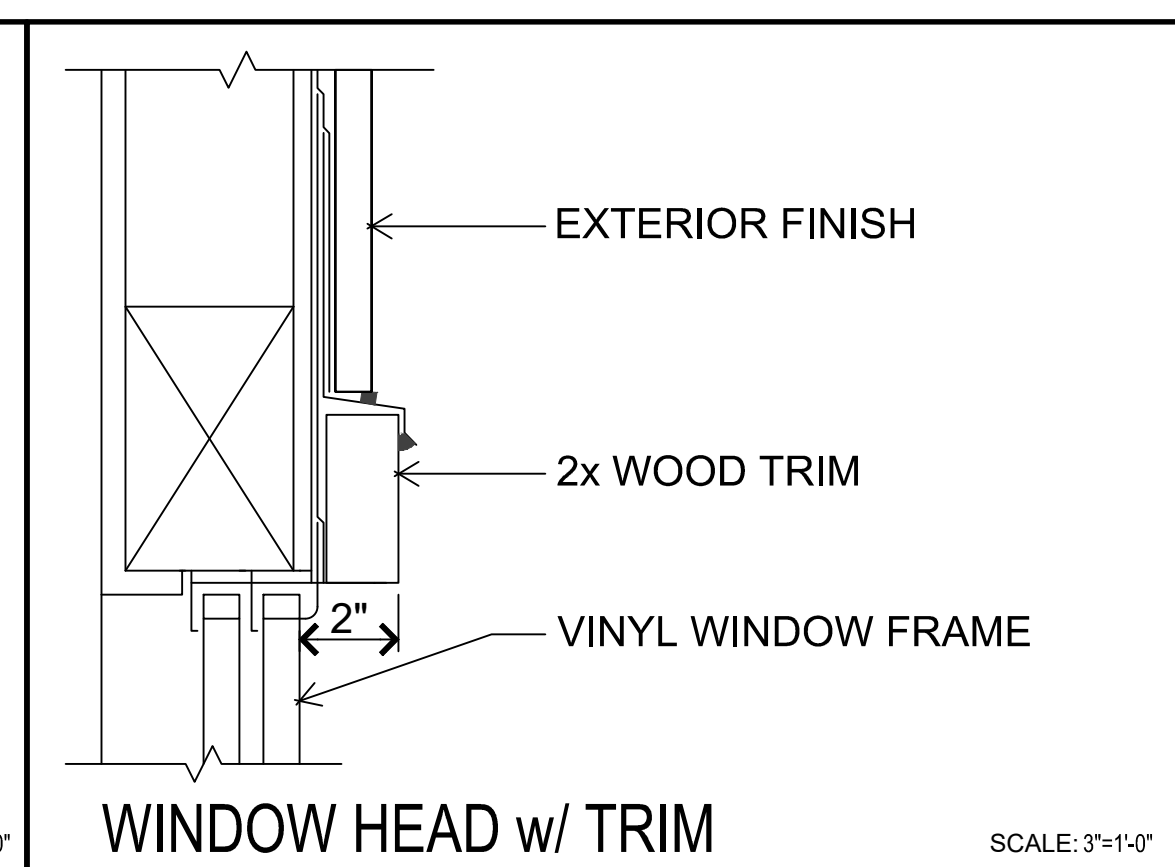
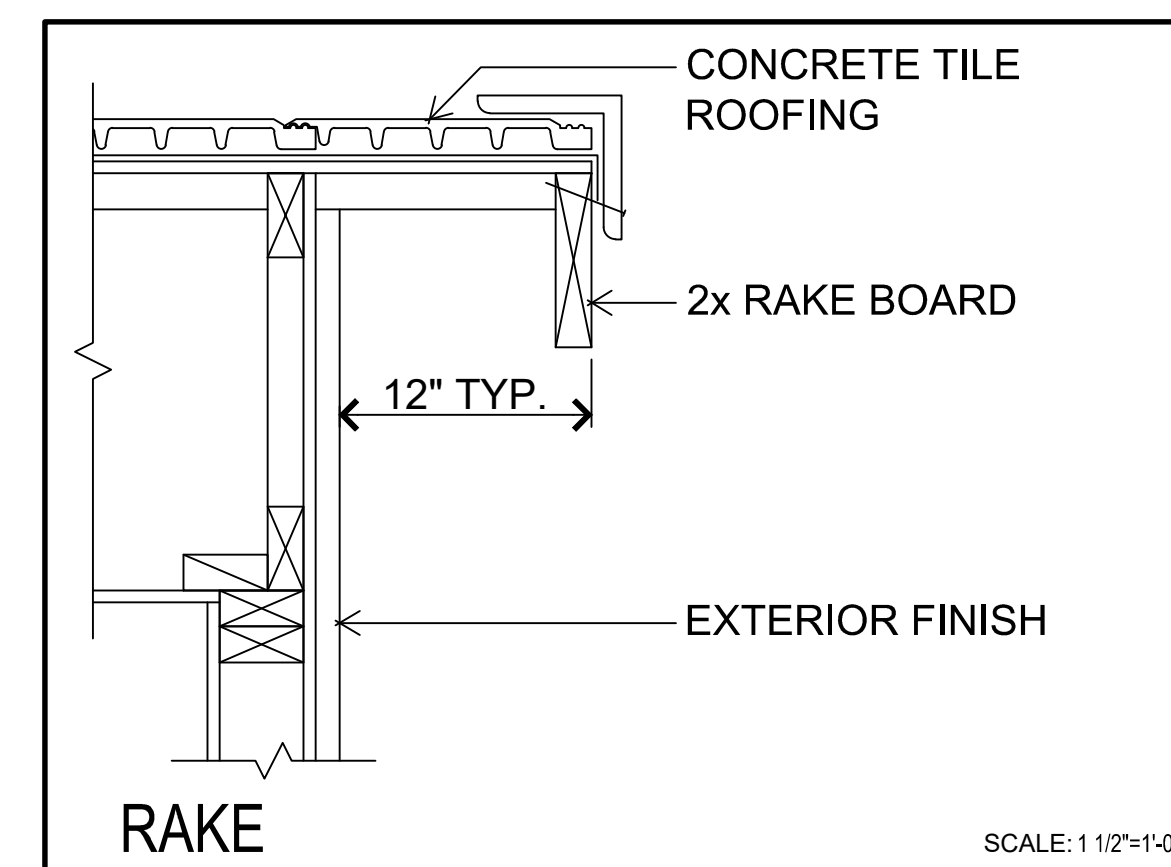
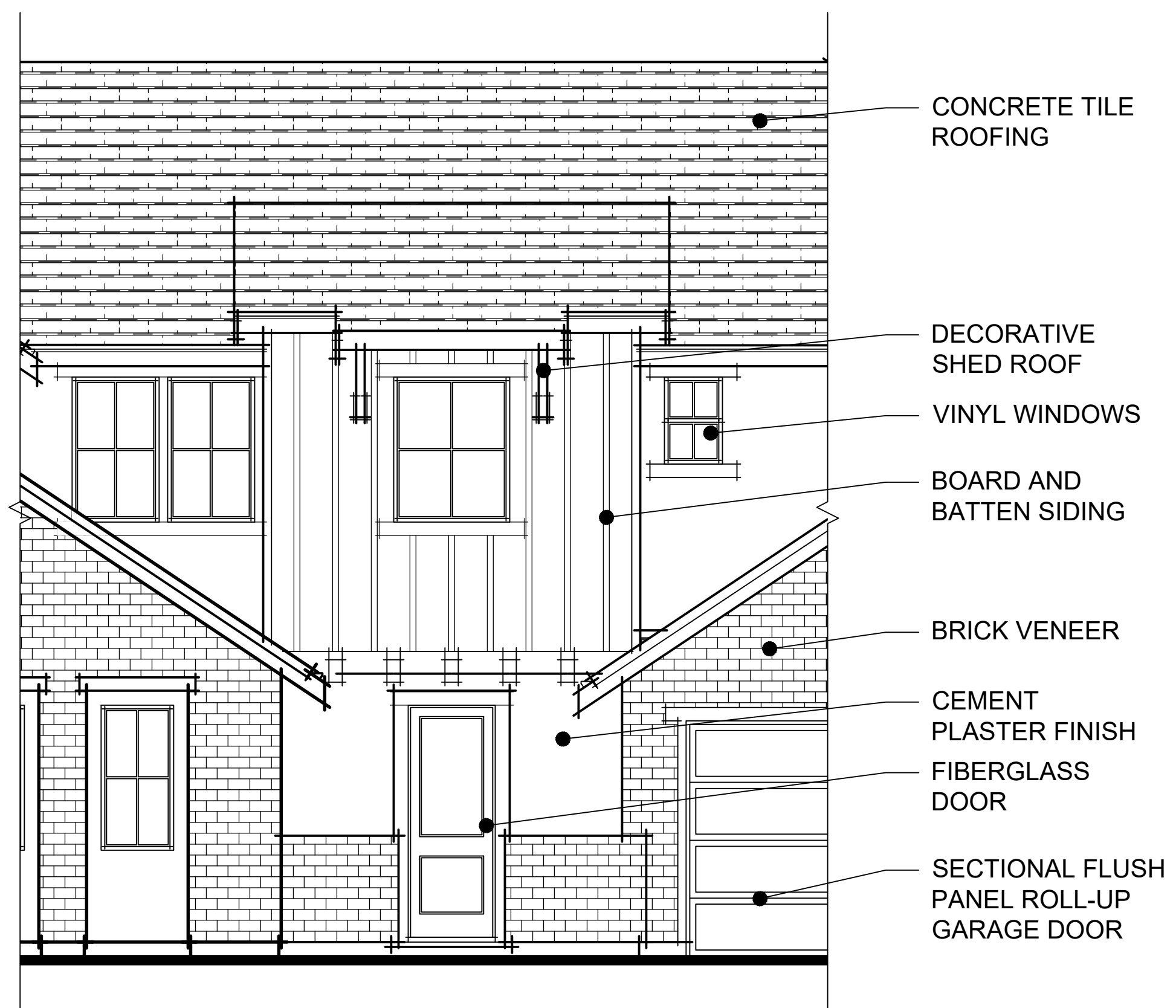
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PLAN 2 SECTION  
 A24

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SCHEME 1 - FRENCH 'A'



**Eagle Roofing**  
Bel Air - 4679 Light Gray Range



**Stucco**  
SW 0055 Light French Gray (305)



**Trim**  
SW 7626 Zurich White (259-C2)



**Fascia & Garage Door**  
SW 7505 Manor House (240-C7)



**Entry Door**  
SW 6989 Domino (252-C5)



**Eldorado Stone**  
European Ledge  
Glacier

SCHEME 2 - FRENCH 'A'



**Eagle Roofing**  
Bel Air - 4697 Slate Range



**Stucco**  
SW 7024 Functional Gray  
(241-C3)



**Trim**  
SW 7627 White Heron (259-C5)



**Fascia & Garage Door**  
SW 6006 Black Bean (252-C2)



**Entry Door**  
SW 9175 Deep Forest Brown  
(252-C4)



**Eldorado Stone**  
European Ledge  
Cottonwood

SCHEME 3 - FRENCH 'A'



**Eagle Roofing**  
Bel Air - 202 BL Concord Blend



**Stucco**  
SW 7035 Aesthetic White  
(259-C4)



**Trim**  
SW 7515 Homestead Brown  
(277-C5)



**Fascia & Garage Door**  
SW 6005 Folkstone (240-C6)



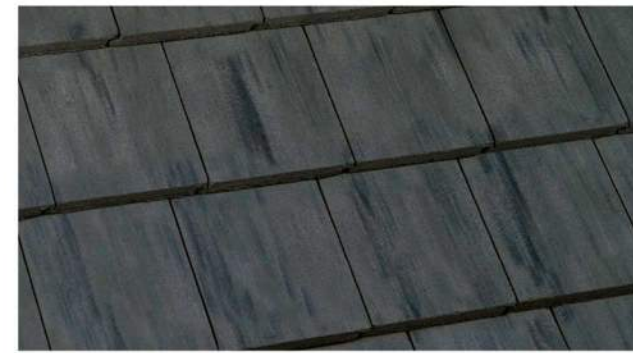
**Entry Door**  
SW 6258 Tricorn Black  
(251-C1)



**Eldorado Stone**  
European Ledge  
Sea Cliff



SCHEME 4 - FRENCH 'B'



**Eagle Roofing**  
Bel Air - 4595 Dark Charcoal



**Stucco**  
SW 7042 Shoji White (254-C4)



**Trim / Fascia  
Garage Door**  
SW 7643 Pussywillow (233-C4)



**Entry Door**  
SW 7069 Iron Ore (251-C7)



**Eldorado Brick**  
Tundrabrick  
Chalk Dust

SCHEME 5 - FRENCH 'B'



**Eagle Roofing**  
Bel Air - 4697 Slate Range



**Stucco**  
SW 9165 Gossamer Veil (238-C1)



**Trim / Fascia  
Garage Door**  
SW 7016 Mindful Gray (244-C2)



**Entry Door**  
SW 6258 Tricorn Black (251-C1)

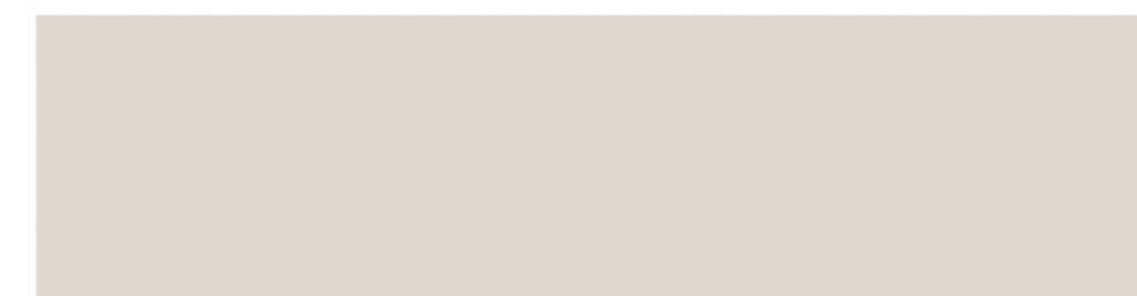


**Eldorado Brick**  
Tundrabrick  
Chalk Dust

SCHEME 6 - FRENCH 'B'



**Eagle Roofing**  
Bel Air - 4679 Light Gray Range



**Stucco**  
SW 9166 Dirft of Mist (238-C2)



**Trim / Fascia  
Garage Door**  
SW 7005 Pure White (255-C1)



**Entry Door**  
SW 6201 Thunderous (216-C6)



**Eldorado Brick**  
Tundrabrick  
Ashland

SCHEME 7 - FRENCH 'C'



**Eagle Roofing**  
Bel Air - 4697 Slate Range



**Stucco / Trim**  
SW 7551 Greek Villa (254-C1)



**Board & Batten / Trim**  
SW 7019 Gauntlet Gray (244-C6)



**Fascia**  
SW 7018 Dovetail (244-C5)



**Garage Door**  
SW 0037 Morris Room Grey (303)

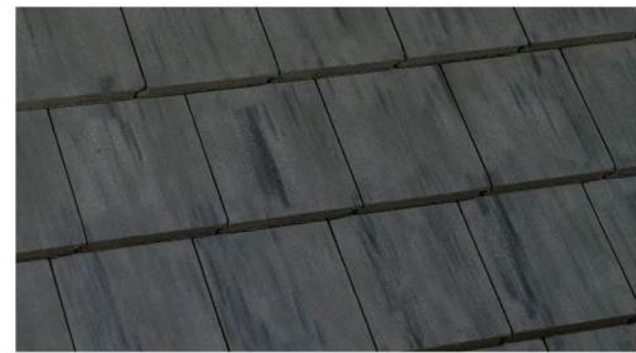


**Entry Door**  
SW 7069 Iron Ore (251-C7)



**Eldorado Brick**  
Tundrabrick  
Chalk Dust

SCHEME 8 - FRENCH 'C'



**Eagle Roofing**  
Bel Air - 4595 Dark Charcoal



**Stucco / Trim**  
SW 7009 Pearly White (254-C2)



**Board & Batten / Trim**  
SW 7067 Cityscape (236-C5)



**Fascia**  
SW 7674 Pepercorn (236-C7)



**Garage Door**  
SW 9171 Felted Wool (245-C4)



**Entry Door**  
SW 7645 Thunder Gray (278-C1)



**Eldorado Brick**  
Tundrabrick  
Chalk Dust

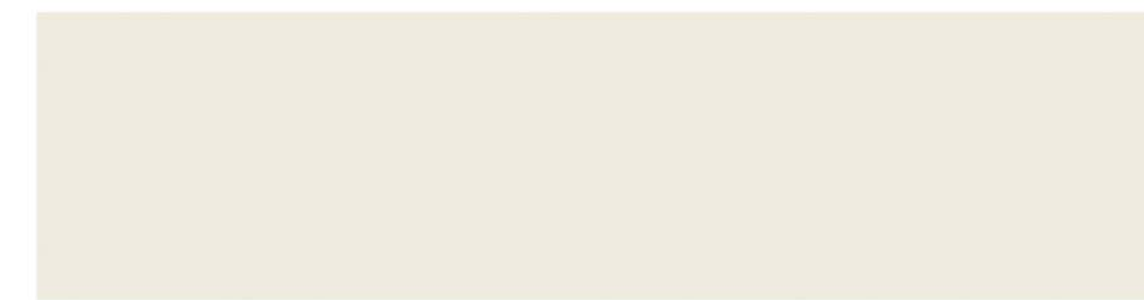
SCHEME 9 - FRENCH 'C'



**Eagle Roofing**  
Bel Air - 4595 Dark Charcoal



**Stucco / Trim**  
SW 7008 Alabaster (255-C1)



**Board & Batten / Trim**  
SW 7008 Alabaster (255-C1)



**Fascia**  
SW 2821 Downing Stone (311)



**Garage Door**  
SW 2821 Downing Stone (311)



**Entry Door**  
SW 2739 Charcoal Blue



**Eldorado Brick**  
Tundrabrick  
Chalk Dust





Trail Connection Subject To Property Owner Granting Access Rights

**LEGEND**

- 1 Central Green
- 2 Gathering Space
- 3 Orchard Trees
- 4 Tot Lot
- 5 Naturalistic Walking Paths
- 6 Lavender Field
- 7 Entry Signage
- 8 Oak Trees
- 9 Shade Trees
- 10 10' Pathway
- 11 Stormwater Quality Basin
- 12 Wood Rail Fence
- 13 Bike Racks + Trash
- 14 Vines
- 15 Existing Trees to Remain



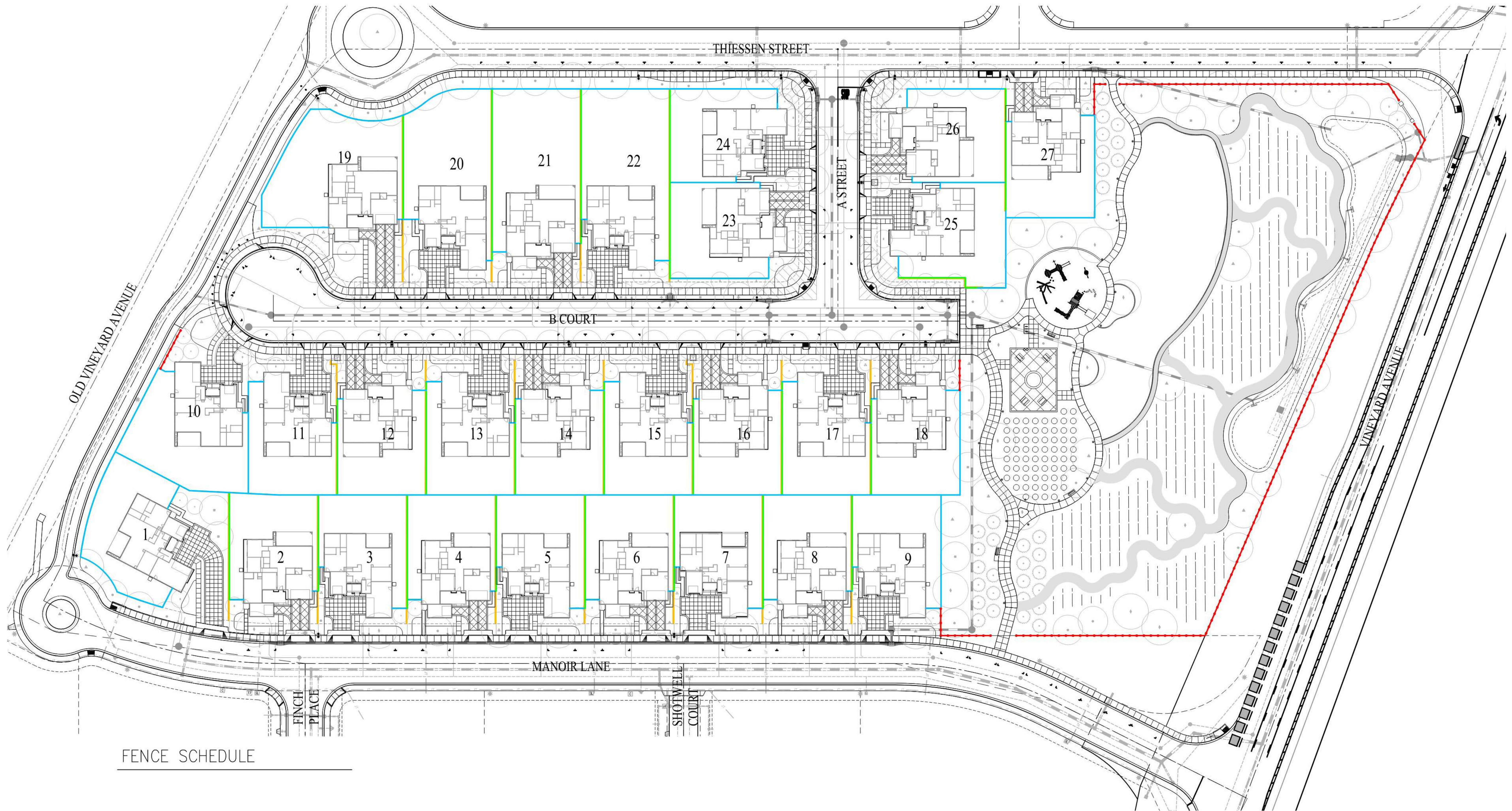
KEY MAP





TREE SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES</b>					
+	ACE	ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX STD.	M (WUCOLS IV)
⊕	ARB	ARBUTUS UNEDO 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	15 GAL (MULTI-TRUNK)	M (WUCOLS IV)
▲	CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL STD.	L (WUCOLS IV)
+	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX STD.	M (WUCOLS IV)
+	MAL	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	15 GAL STD.	M (WUCOLS IV)
▪	PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX STD.	M (WUCOLS IV)
•	PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	M (WUCOLS IV)
▲	QUE	QUERCUS DOUGLASII	BLUE OAK	24"BOX STD.	L (WUCOLS IV)
•	QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX STD.	L (WUCOLS IV)



FENCE SCHEDULE

- GOOD NEIGHBOR FENCE
- GOOD NEIGHBOR FENCE ON RETAINING WALL
- WOOD RAIL FENCE
- RETAINING WALL



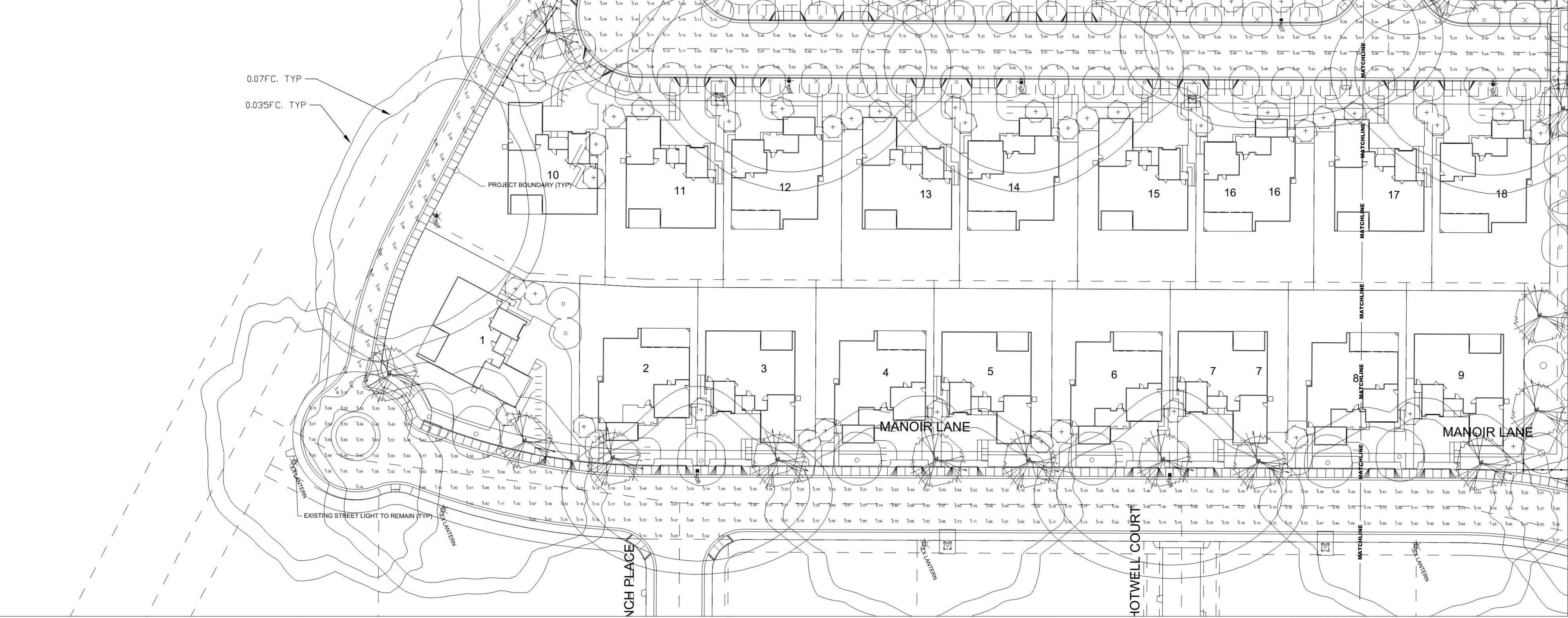
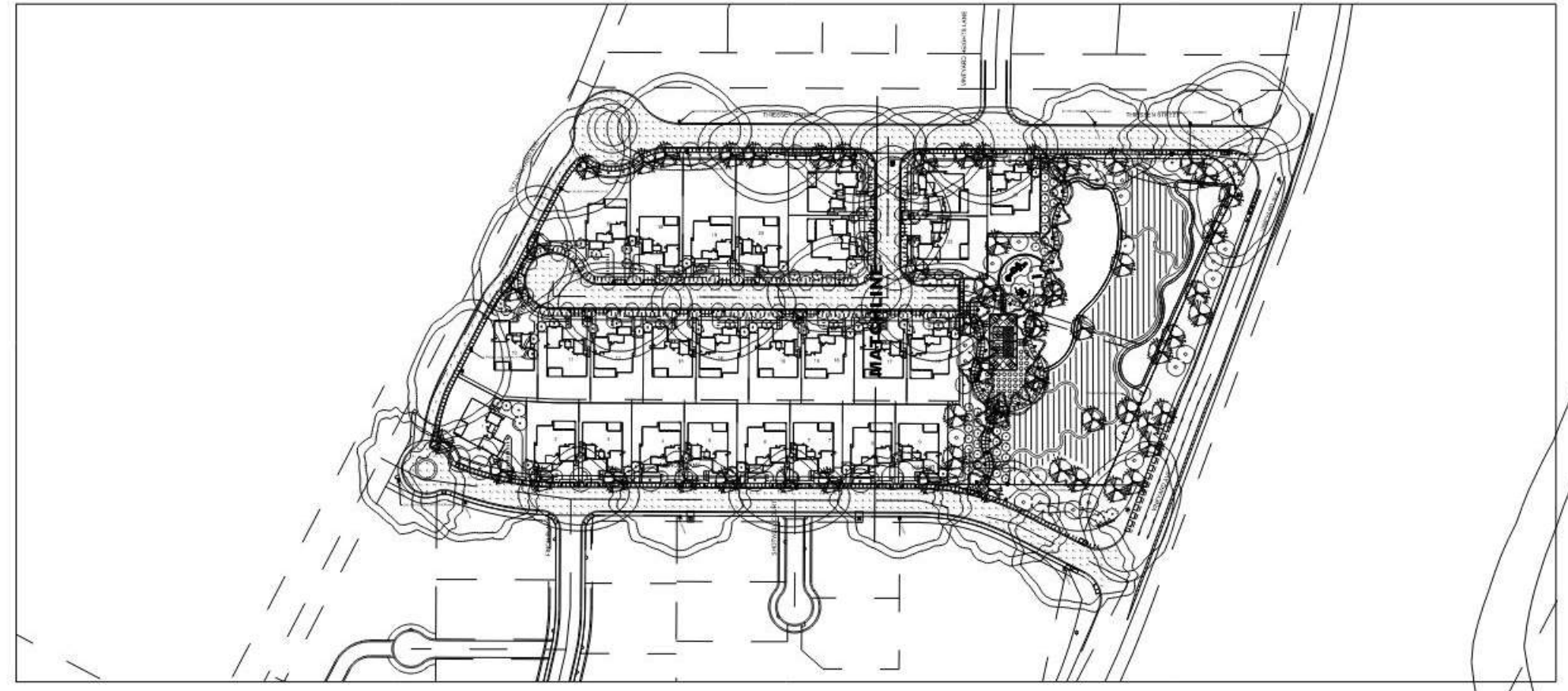
LIGHTING SCHEDULE

FOR LIGHTING DETAILS SEE SHEET L-13

- STREET LIGHT
- BOLLARD LIGHT

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	25	AA	Single	0.810	1608	17.7	GARDCO PBL-42-14L-350-WW-G2-3-UNV	PBL-14L-350-WW-G2-3-UNV.ies
	11	507	Single	0.900	5974	70.2	LUMEC Z40-65W42LED3K-G2-AC-RLE3 - 16' POLE	Z40-65W42LED3K-G2-AC-RLE3.ies
	2	508	Single	0.900	5705	46	LEOTEK PTC-S-F-T-S-60J-MV-30K-3R-XX-055 - 16' POLE	PTC-S-F-T-S-60J-MV-30K-3R-XX-055.ies
	5	EX	Single	0.900	5974	70.2	EXISTING LUMEC Z40-65W42LED3K-G2-AC-RLE3 - 16' POLE	Z40-65W42LED3K-G2-AC-RLE3.ies
	8	EX LANTERN	Single	0.900	9488	173.39	EXISTING LANTERN Z40F-100HPS-AC-3-HS - 16' POLE	S6065261.ies

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
A AND B COURTS	Illuminance	Fc	0.38	0.98	0.07	5.43	14.00
MANIOR LANE	Illuminance	Fc	0.67	2.66	0.12	5.58	22.17
OLD VINEYARD AVE	Illuminance	Fc	0.38	0.75	0.10	3.80	7.50
PARK PATHWAYS	Illuminance	Fc	2.95	9.88	0.10	29.50	98.80
THIESSEN STREET	Illuminance	Fc	0.53	2.89	0.03	17.67	96.33



0.07FC, TYP  
0.035FC, TYP

VINEY

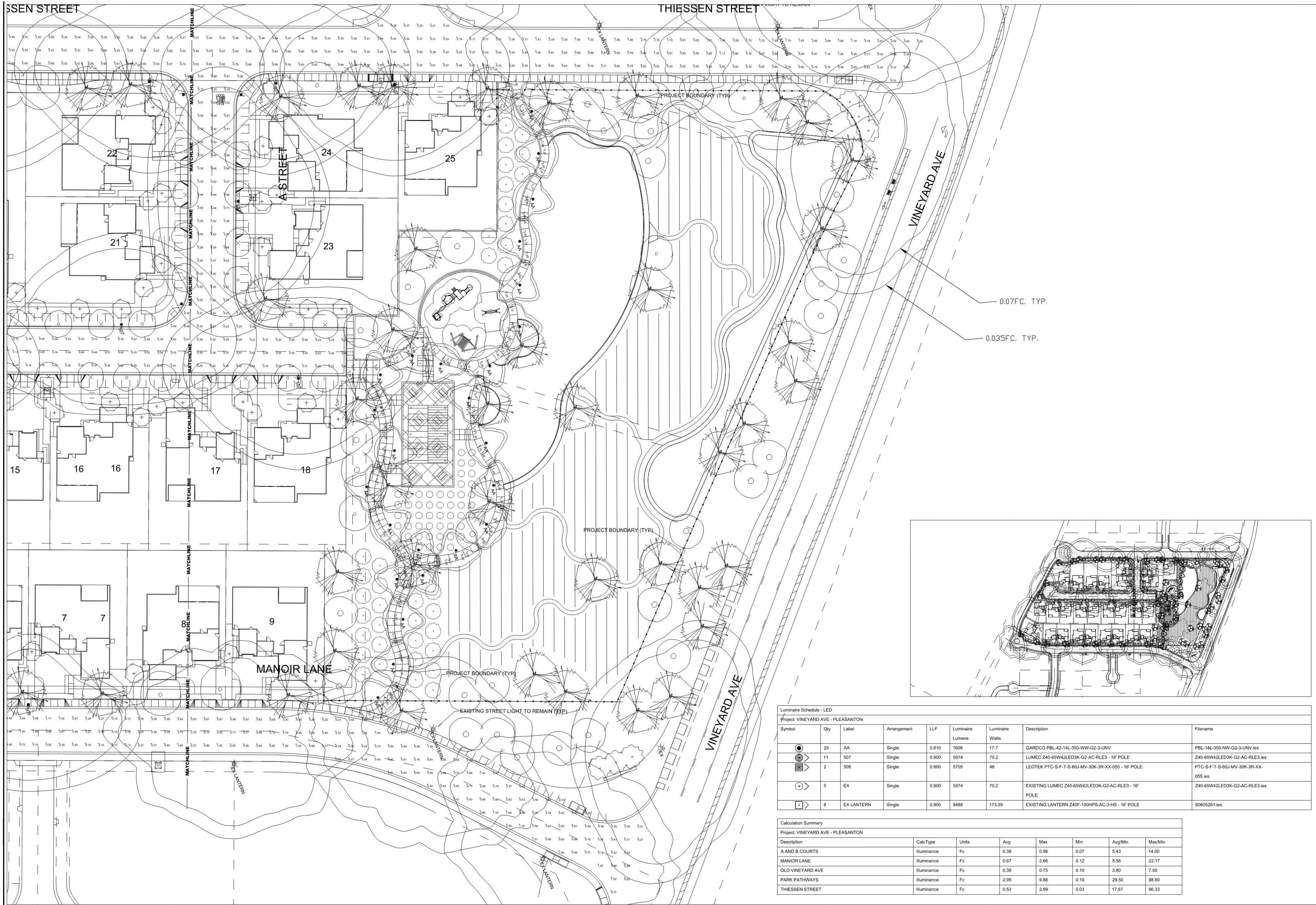
PROJECT DESCRIPTION  
1 VINEYARD AVE - SINGLE PARK  
CITY OF PLEASANTON  
DRAWING NO. - REPORT FILE  
23302REV-R2A-DWG / 23302REV-R2A-A32  
DATE  
02.05.2025  
SHEET  
1 OF 2  
SCALE  
1:30  
REVISION  
2A

REPORT FOR  
GIACALONE DESIGN SERVICES  
PROJECT REPRESENTATIVE  
MARTIN BATES ASSOCIATED  
ARCHITECTS  
RAMON ZAPATA  
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.  
1000 BAYVIEW DRIVE, SUITE 100, JACKSONVILLE, FL 32209  
904 944 1111  
www.airlighting.com

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS PUBLICLY AVAILABLE. FIELD PERFORMANCE WILL BE BASED ON THE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. Calculations have been performed according to IESNA standards and good practice. Illuminance values are based on uniform sky conditions, uniform surface reflectance, and uniform lighting fixture distribution. The data used for these calculations are based on the lighting fixture manufacturer's data. The lighting fixture manufacturer's data is based on the lighting fixture manufacturer's data. The lighting fixture manufacturer's data is based on the lighting fixture manufacturer's data.





Luminaire Schedule - LED  
Project: VINEYARD AVE - PLEASANTON

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
●	25	AA	Single	0.810	1608	17.7	GARDCO PBL-42-14L-350-WW-G2-3-UNV	PBL-14L-350-NW-G2-3-UNV.ies
⊕	11	507	Single	0.900	5974	70.2	LUMEC Z40-65W42LED3K-G2-AC-RL-E3 - 16' POLE	Z40-65W42LED3K-G2-AC-RL-E3.ies
⊕	2	508	Single	0.900	5705	46	LEOTEK PTC-S-F-T-S-60J-MV-30K-3R-XX-055 - 16' POLE	PTC-S-F-T-S-60J-MV-30K-3R-XX-055.ies
⊕	5	EX	Single	0.900	5974	70.2	EXISTING LUMEC Z40-65W42LED3K-G2-AC-RL-E3 - 16' POLE	Z40-65W42LED3K-G2-AC-RL-E3.ies
⊕	8	EX LANTERN	Single	0.900	9488	173.39	EXISTING LANTERN Z40F-100HPS-AC-3-HS - 16' POLE	S0605261.ies

Calculation Summary  
Project: VINEYARD AVE - PLEASANTON

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
A AND B COURTS	Illuminance	Fc	0.38	0.98	0.07	5.43	14.00
MANOIR LANE	Illuminance	Fc	0.67	2.66	0.12	5.58	22.17
OLD VINEYARD AVE	Illuminance	Fc	0.38	0.75	0.10	3.80	7.50
PARK PATHWAYS	Illuminance	Fc	2.95	9.88	0.10	29.50	98.80
THIESSEN STREET	Illuminance	Fc	0.53	2.89	0.03	17.67	96.33

PROJECT LOCATION:  
1 VINEYARD AVE - SINGLE PARK  
CITY OF PLEASANTON

DATE: 02.05.2025  
SCALE: 1" = 30'  
SHEET: 2 OF 2

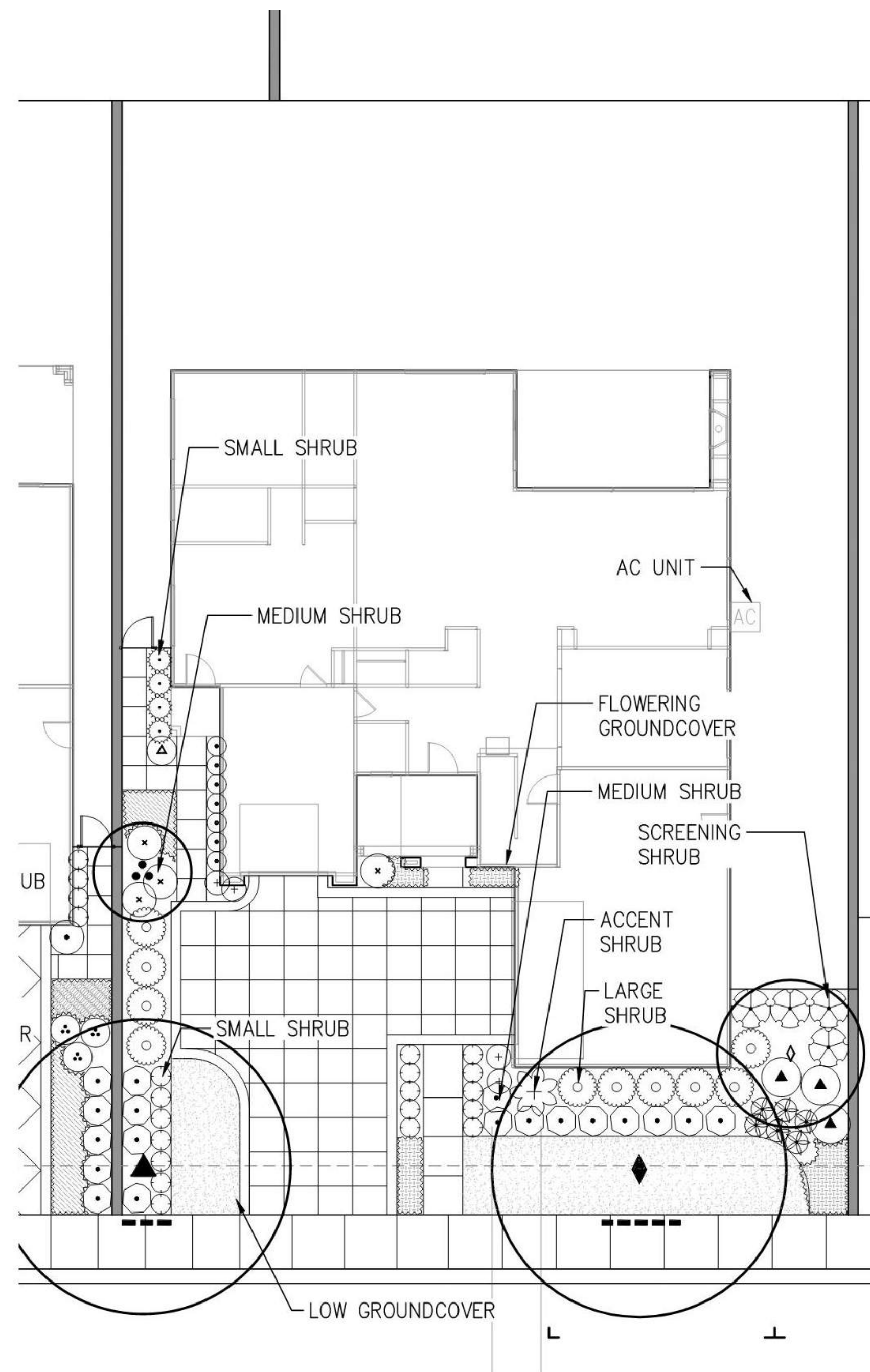
DESIGNED BY: KRISTIAN REYES  
DRAWN BY: RAMON ZAPATA  
CHECKED BY: RAMON ZAPATA

PROJECT FOR:  
GIACALONE DESIGN SERVICES

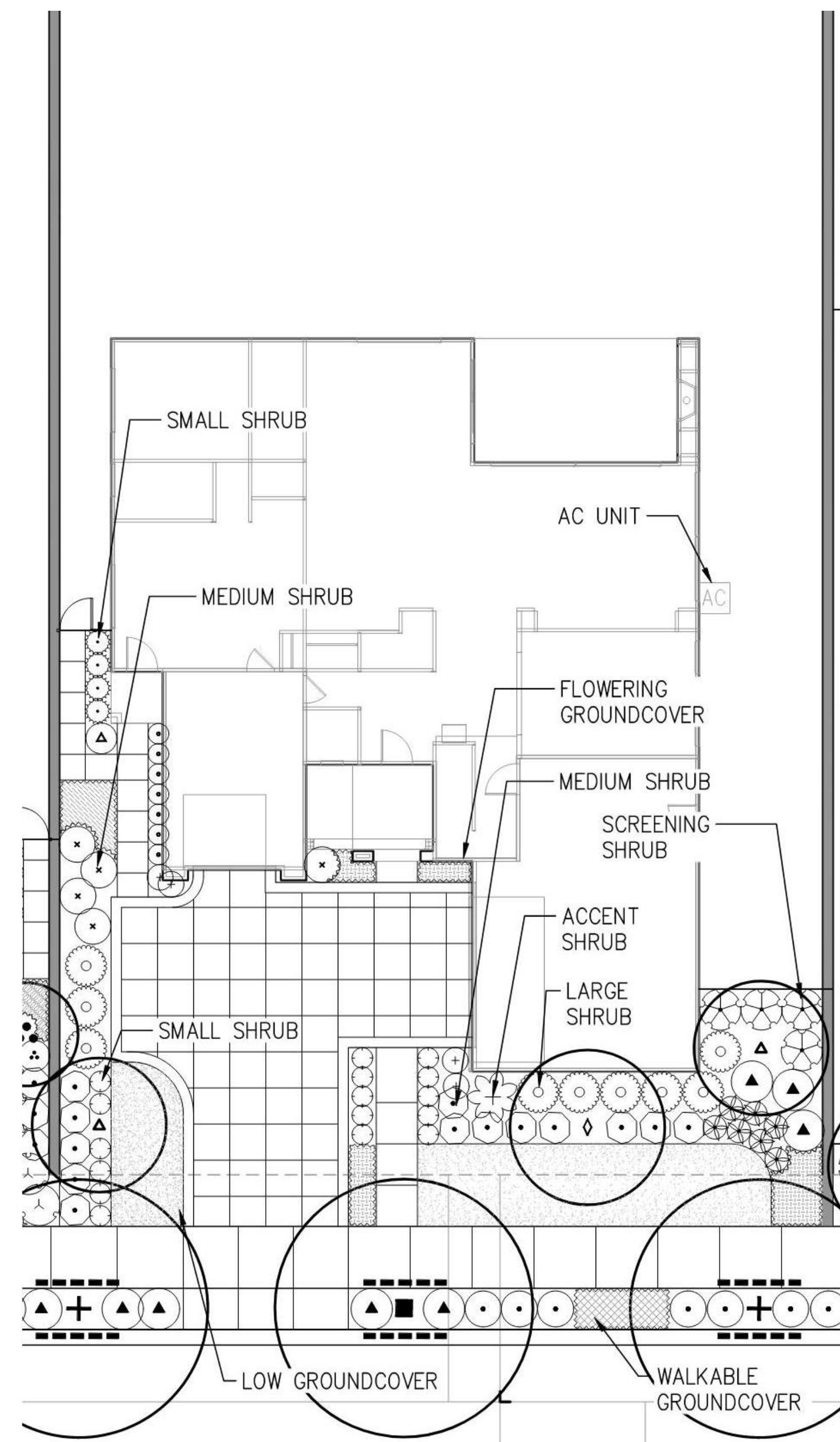
ASSOCIATED LIGHTING REPRESENTATIVES, INC.  
RAMON ZAPATA  
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.  
1000 BAYMEADOWS WAY WEST, SUITE 100, JACKSONVILLE, FL 32206  
TEL: 904.242.4444  
WWW.AIRLIGHTING.COM

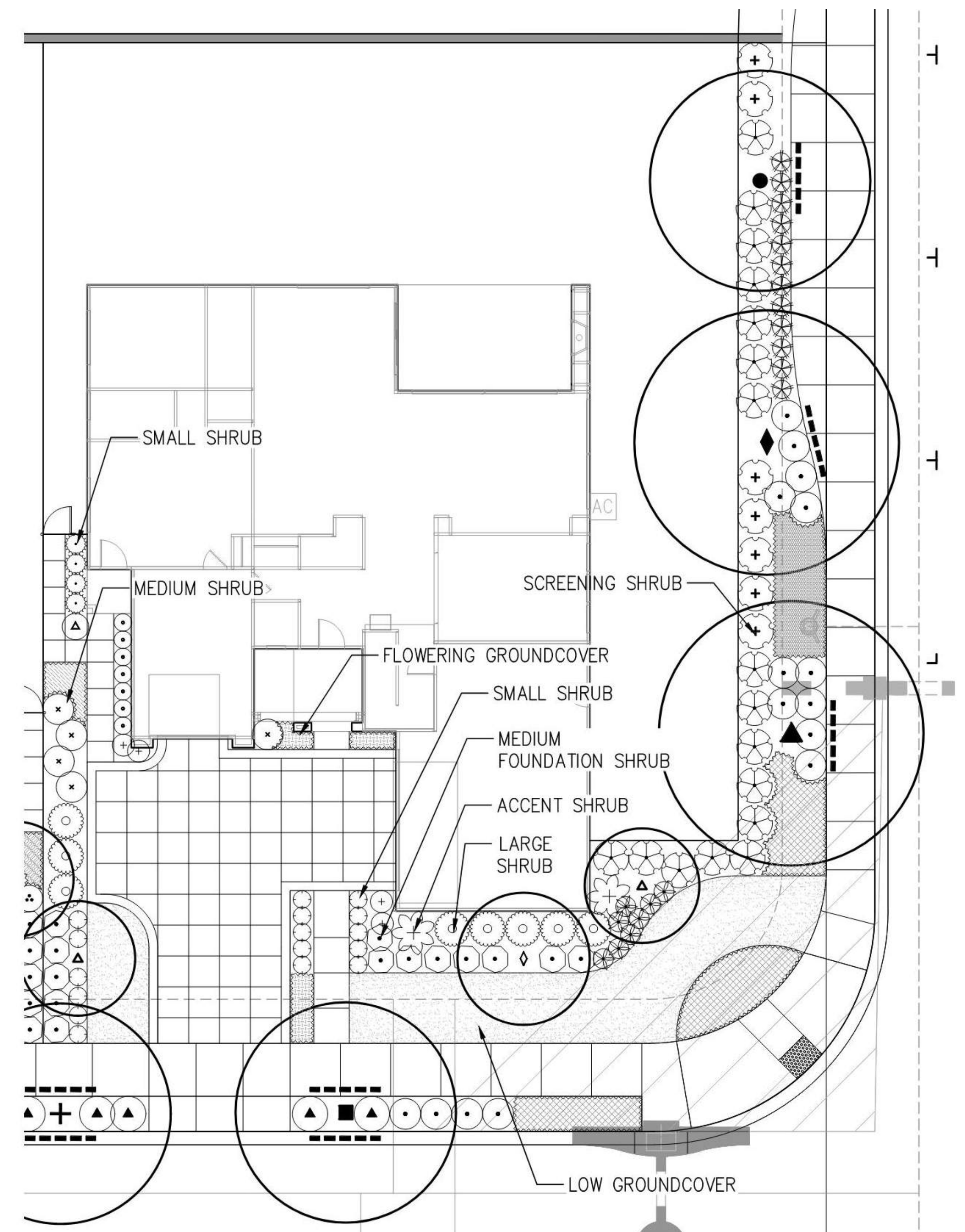
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS FROM THE MANUFACTURER'S DATA SHEET. THE DATA IS PROVIDED AS A GUIDE ONLY. CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA STANDARDS AND GOOD PRACTICES. SOME DIFFERENCES BETWEEN THE MANUFACTURER'S DATA SHEET AND THE CALCULATED RESULTS MAY OCCUR DUE TO ROUNDING OR OTHER FACTORS. THE USER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE RESULTS. THE USER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE RESULTS. THE USER ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE RESULTS.



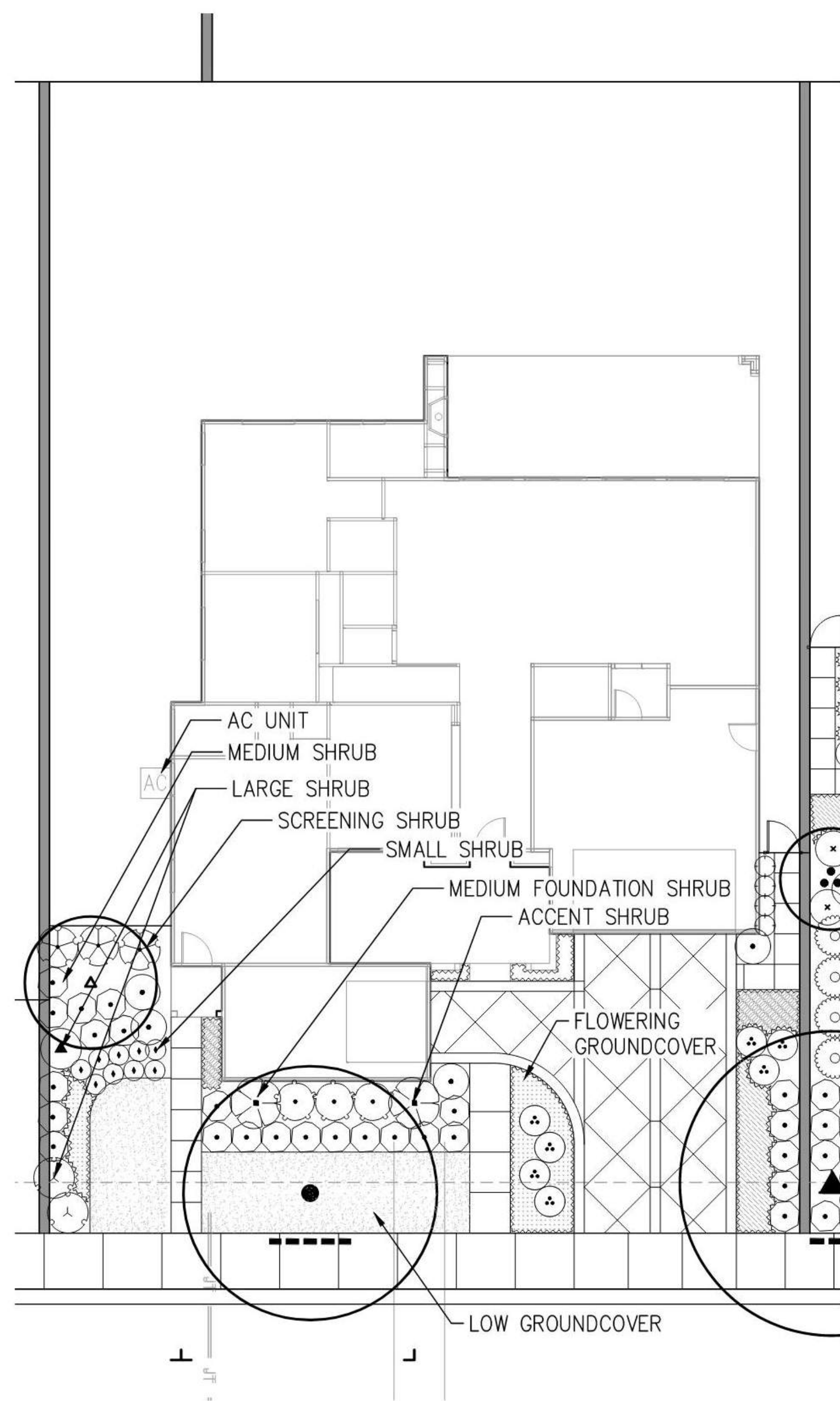
PLAN 1 - INTERIOR NO PARKWAY



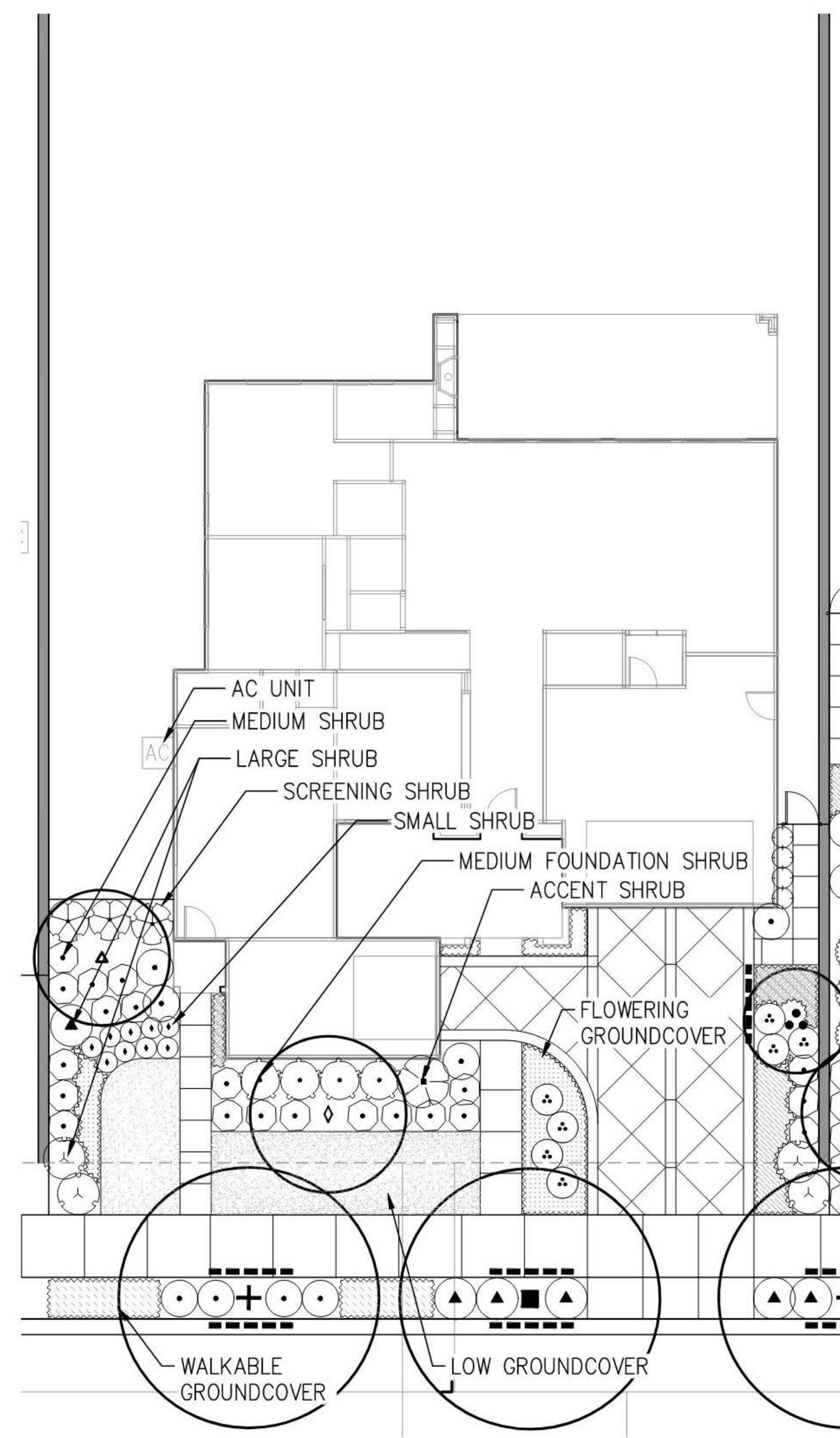
PLAN 1 - INTERIOR



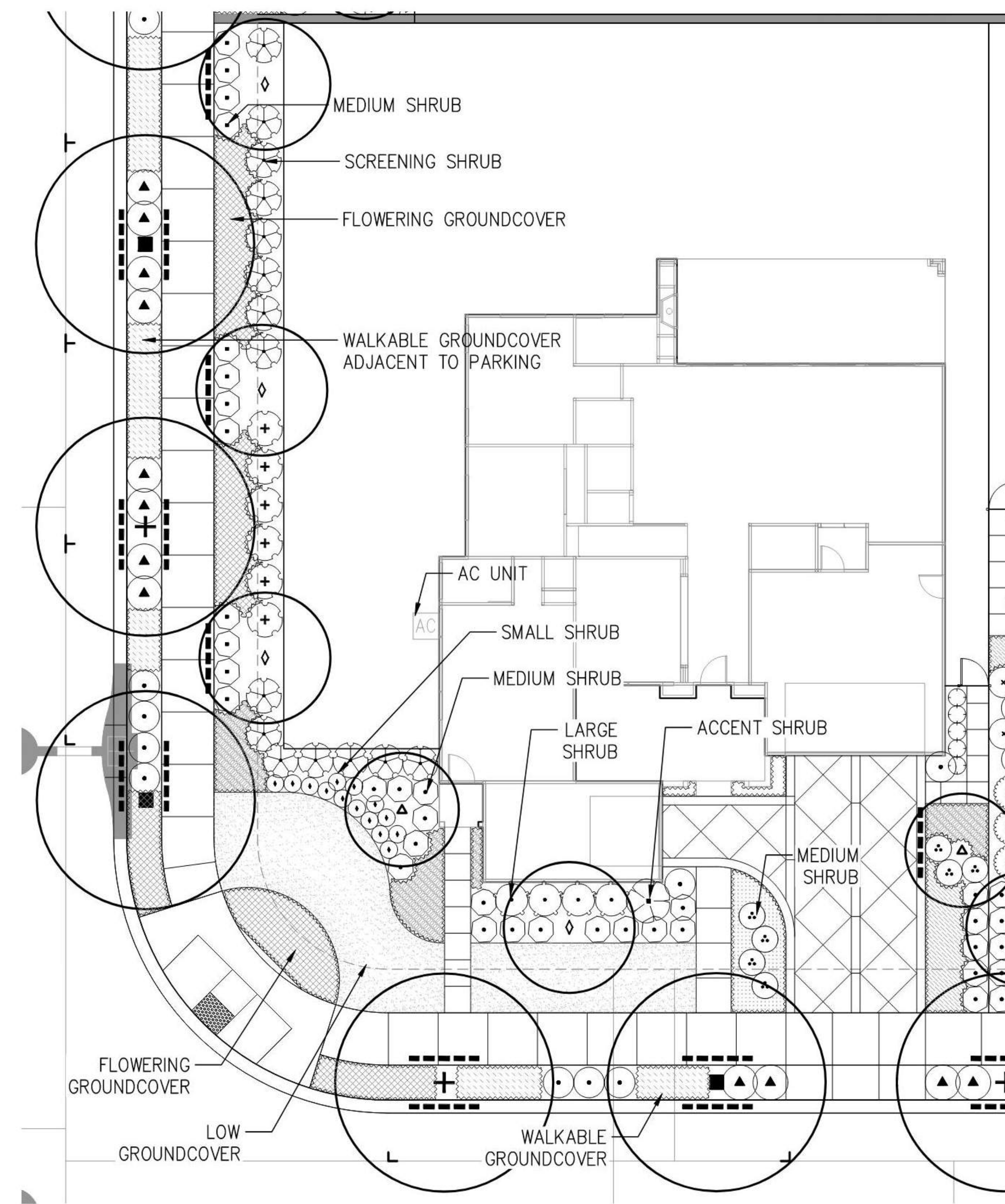
PLAN 1 - CORNER



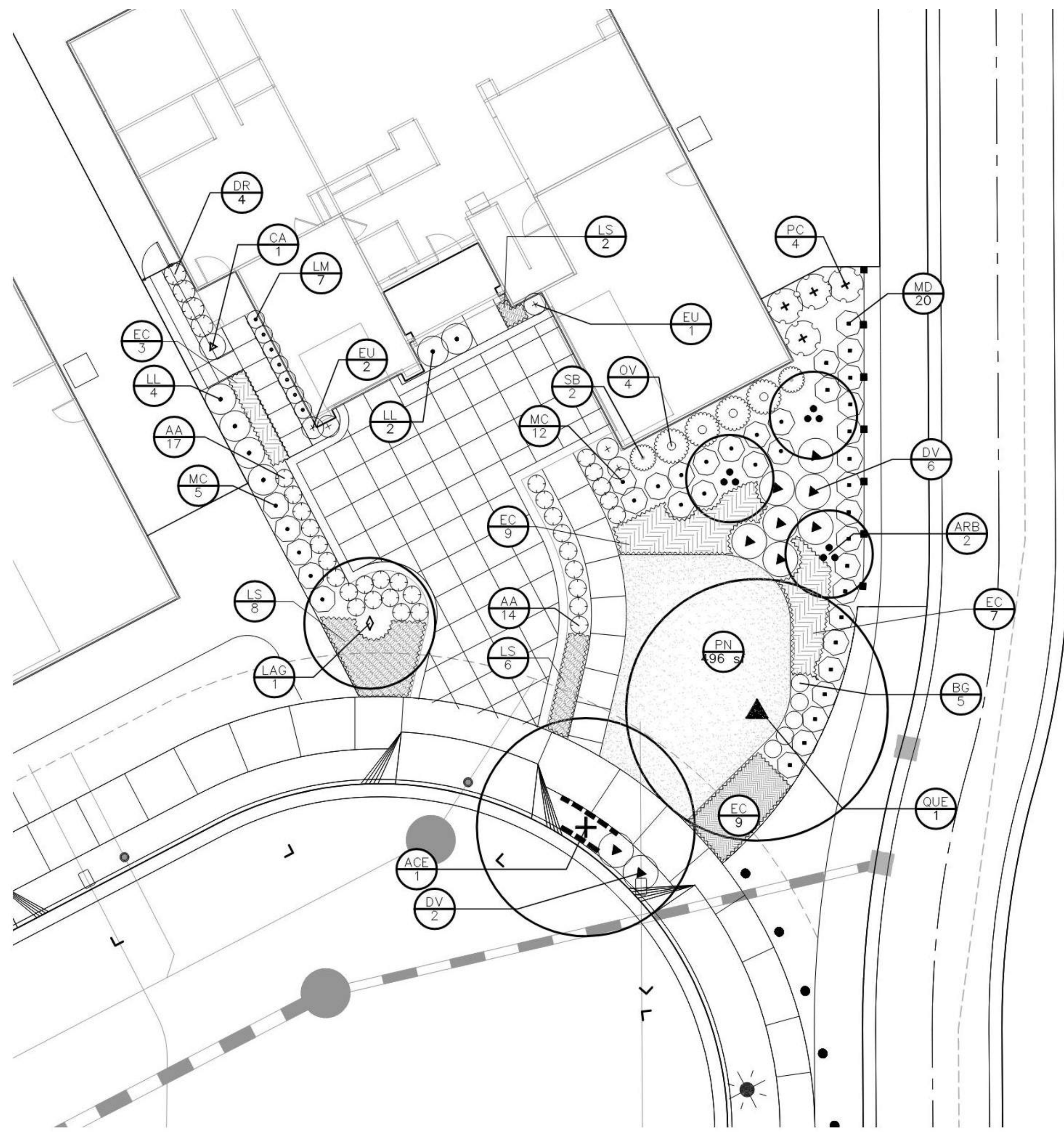
PLAN 2 - INTERIOR NO PARKWAY



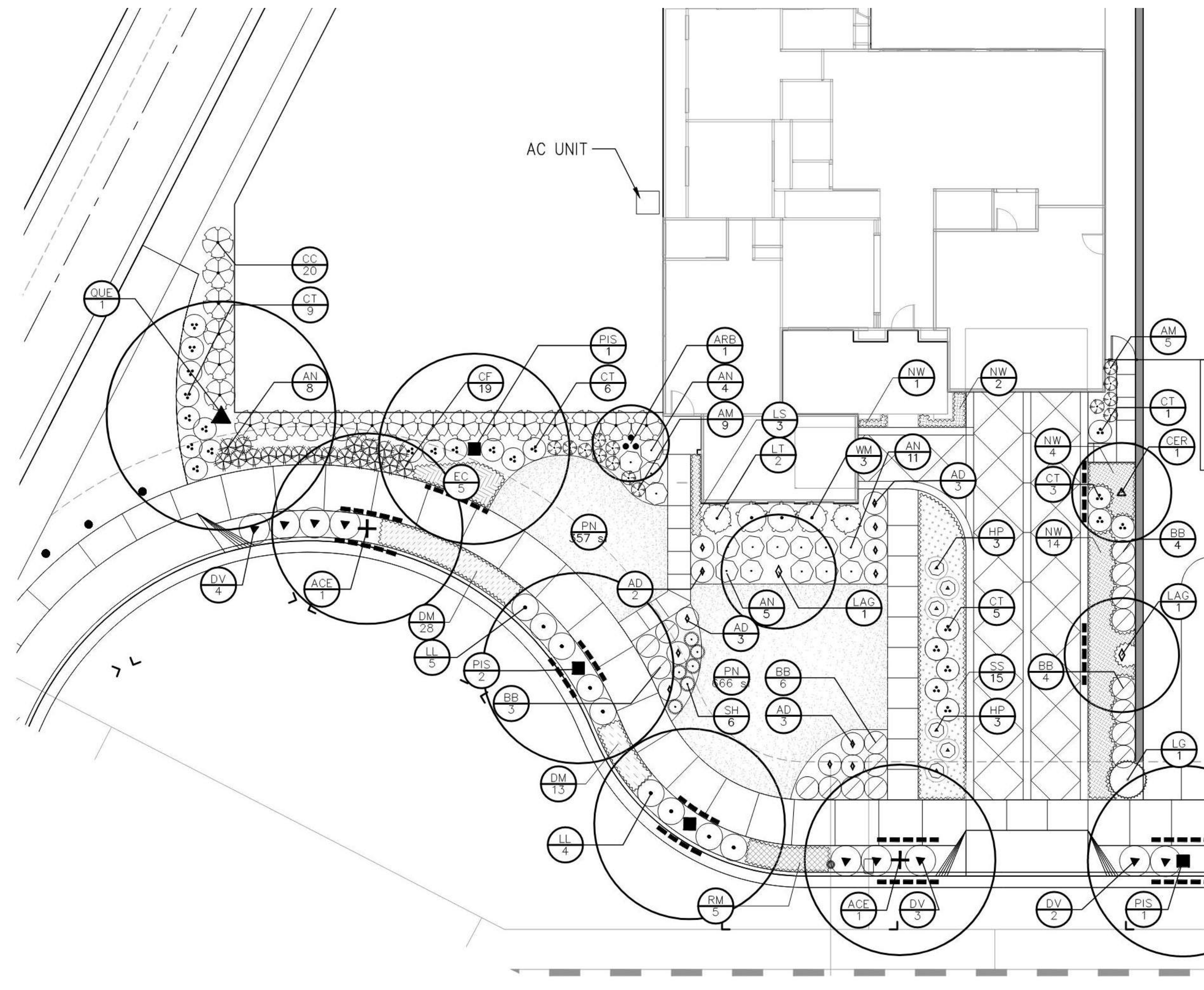
PLAN 2 - INTERIOR



PLAN 2 - CORNER



LOT 10  
PLAN 1A



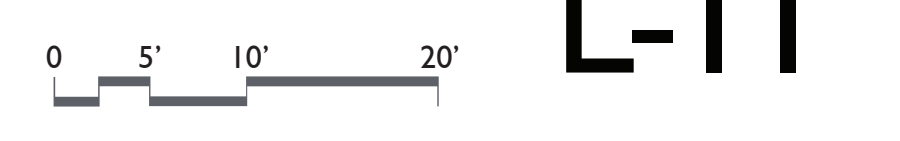
LOT 19  
PLAN 2C

# PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	ELEVATION A	ELEVATION B	ELEVATION C
<b>TREES</b>							
ACE	ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX STD.	M (WUCOLS IV)			
ARB	ARBUTUS UNEDO 'OKTOBERFEST'	OKTOBERFEST STRAWBERRY TREE	15 GAL. (MULTI-TRUNK)	M (WUCOLS IV)			
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL. STD.	L (WUCOLS IV)			
LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX STD.	M (WUCOLS IV)			
MAL	MALUS X 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	15 GAL. STD.	M (WUCOLS IV)			
PIS	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX STD.	M (WUCOLS IV)	PER PLAN	PER PLAN	PER PLAN
PLA	PLATANUS X ACERIFOLIA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24"BOX STD.	M (WUCOLS IV)	PER PLAN	PER PLAN	PER PLAN
QUE	QUERCUS DOUGLASHI	BLUE OAK	24"BOX STD.	L (WUCOLS IV)	PER PLAN	PER PLAN	PER PLAN
QUL	QUERCUS LOBATA	VALLEY OAK	24"BOX STD.	L (WUCOLS IV)	PER PLAN	PER PLAN	PER PLAN
<b>ACCENT SHRUBS</b>							
AB	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE GLOSSY ABELIA	1 GAL	L (WUCOLS IV)			
HB	HIBISCUS ROSA-SINENSIS 'BRILLIANT'	BRILLIANT CHINESE HIBISCUS	5 GAL	M (WUCOLS IV)			
LT	LAVATERA MARITIMA	TREE MALLOW	1 GAL	L (WUCOLS IV)			
LG	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	GAIETY GIRL TEA TREE	5 GAL	L (WUCOLS IV)			
PG	PUNICA GRANATUM 'NANA'	DWARF POMEGRANATE	5 GAL	L (WUCOLS IV)			
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	1 GAL	L (WUCOLS IV)			
<b>LARGE SHRUBS</b>							
OP	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL	L (WUCOLS IV)			
DV	DIETES VEGETA	AFRICAN IRIS	1 GAL	L (WUCOLS IV)			
GL	GAURA LINDHEIMERI	GAURA	1 GAL	M (WUCOLS IV)			
MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	L (WUCOLS IV)			
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	1 GAL	L (WUCOLS IV)			
TC	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	1 GAL	L (WUCOLS IV)			
<b>MEDIUM FOUNDATION SHRUBS</b>							
LC	LOROPETALUM CHINENSE RUBRUM 'SUZANNE'	SUZANNE FRINGE FLOWER	1 GAL	M (WUCOLS IV)			
MC	MYRTUS COMPACTA	COMPACT MYRTLE	1 GAL	L (WUCOLS IV)			
ND	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)			
NL	NANDINA DOMESTICA 'LEMON-LIME'	LEMON-LIME HEAVENLY BAMBOO	1 GAL	L (WUCOLS IV)			
RB	ROSMARINUS OFFICINALIS 'BLUE SPIRES'	BLUE SPIRES ROSEMARY	1 GAL	L (WUCOLS IV)			
WM	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	1 GAL	L (WUCOLS IV)			
<b>MEDIUM SHRUBS</b>							
AN	ANIGOZANTHOS X 'BUSH TANGO'	BUSH TANGO KANGAROO PAW	1 GAL	L (WUCOLS IV)			
AD	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS FERN	1 GAL	L (WUCOLS IV)			
BB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD BLUE CHIP BUTTERFLY BUSH	1 GAL	L (WUCOLS IV)			
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	L (WUCOLS IV)			
CA	CALLISTEMON VIMINALIS 'LJI'	BETTER JOHN BOTTLEBRUSH	1 GAL	L (WUCOLS IV)			
CT	CHONDRROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE RUSH	1 GAL	L (WUCOLS IV)			
HP	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS RED YUCCA	1 GAL	L (WUCOLS IV)			
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE™ MAT RUSH	1 GAL	L (WUCOLS IV)			
LP	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	1 GAL	L (WUCOLS IV)			
SM	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS GRAHAM SAGE	1 GAL	L (WUCOLS IV)			
<b>SCREEN SHRUBS</b>							
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL	L (WUCOLS IV)			
EU	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE JAPANESE EUONYMUS	1 GAL	L (WUCOLS IV)			
PM	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI YEW PODOCARPUS	5 GAL	M (WUCOLS IV)			
PC	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	1 GAL	L (WUCOLS IV)			
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	1 GAL	L (WUCOLS IV)			
VT	VIBURNUM TINUS 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	1 GAL	M (WUCOLS IV)			
<b>SMALL SHRUBS</b>							
AM	ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	L (WUCOLS IV)			
AA	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	QUEEN ANNE AFRICAN LILY	1 GAL	M (WUCOLS IV)			
BG	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL	L (WUCOLS IV)			
BT	BULBINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBINE	1 GAL	L (WUCOLS IV)			
CF	CALAMAGROSTIS FOLIOSA	REED GRASS	1 GAL	L (WUCOLS IV)			
CK	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L (WUCOLS IV)			
DR	DIANELLA REVOLUTA 'BABY BLISS'	BABY BLISS FLAX	1 GAL	L (WUCOLS IV)			
HH	HEMEROCALLIS X 'EVERGREEN YELLOW'	EVERGREEN YELLOW DAYLILY	1 GAL	M (WUCOLS IV)			
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	L (WUCOLS IV)			
JP	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL	L (WUCOLS IV)			
LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	1 GAL	L (WUCOLS IV)			
LM	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL	M (WUCOLS IV)			
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L (WUCOLS IV)			
SH	SALVIA X SYLVESTRIS 'BLUE HILL'	BLUE HILL SAGE	1 GAL	L (WUCOLS IV)			
<b>FLOWERING GROUND COVER</b>							
EC	EPILOBIUM CANUM LATIFOLIUM 'EVERETT'S CHOICE'	EVERETT'S CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)			
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L (WUCOLS IV)			
LS	LANTANA SELLOWIANA	TRAILING LANTANA	1 GAL	L (WUCOLS IV)			
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L (WUCOLS IV)			
RM	ROSA X 'MEIDRIFORA'	CORAL DRIFT®GROUND COVER ROSE	2 GAL	M (WUCOLS IV)			
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	L (WUCOLS IV)			
SS	SENEGIO SERPENS	BLUE CHALKSTICKS	1 GAL	L (WUCOLS IV)			
<b>LOW GROUND COVER</b>							
DM	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	1 GAL	L (WUCOLS IV)			
MP	MYOPORUM PARVIFOLIUM 'PINK'	PINK TRAILING MYOPORUM	1 GAL	L (WUCOLS IV)			
PN	PHYLLODOLPHUS 'KURAFIA S1'	KURAFIA	SOD	L (WUCOLS IV)			

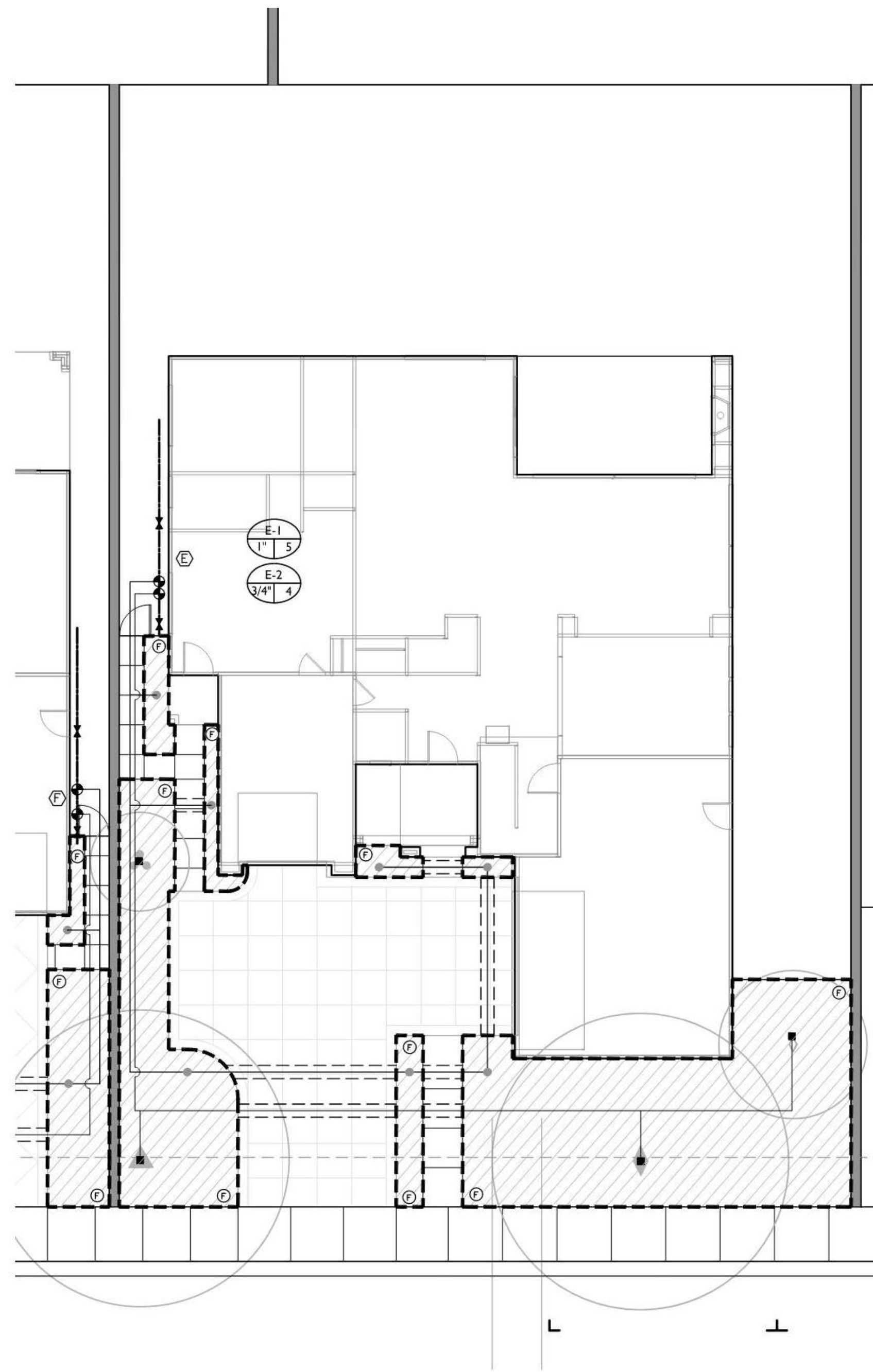


LOT 1  
PLAN 1B

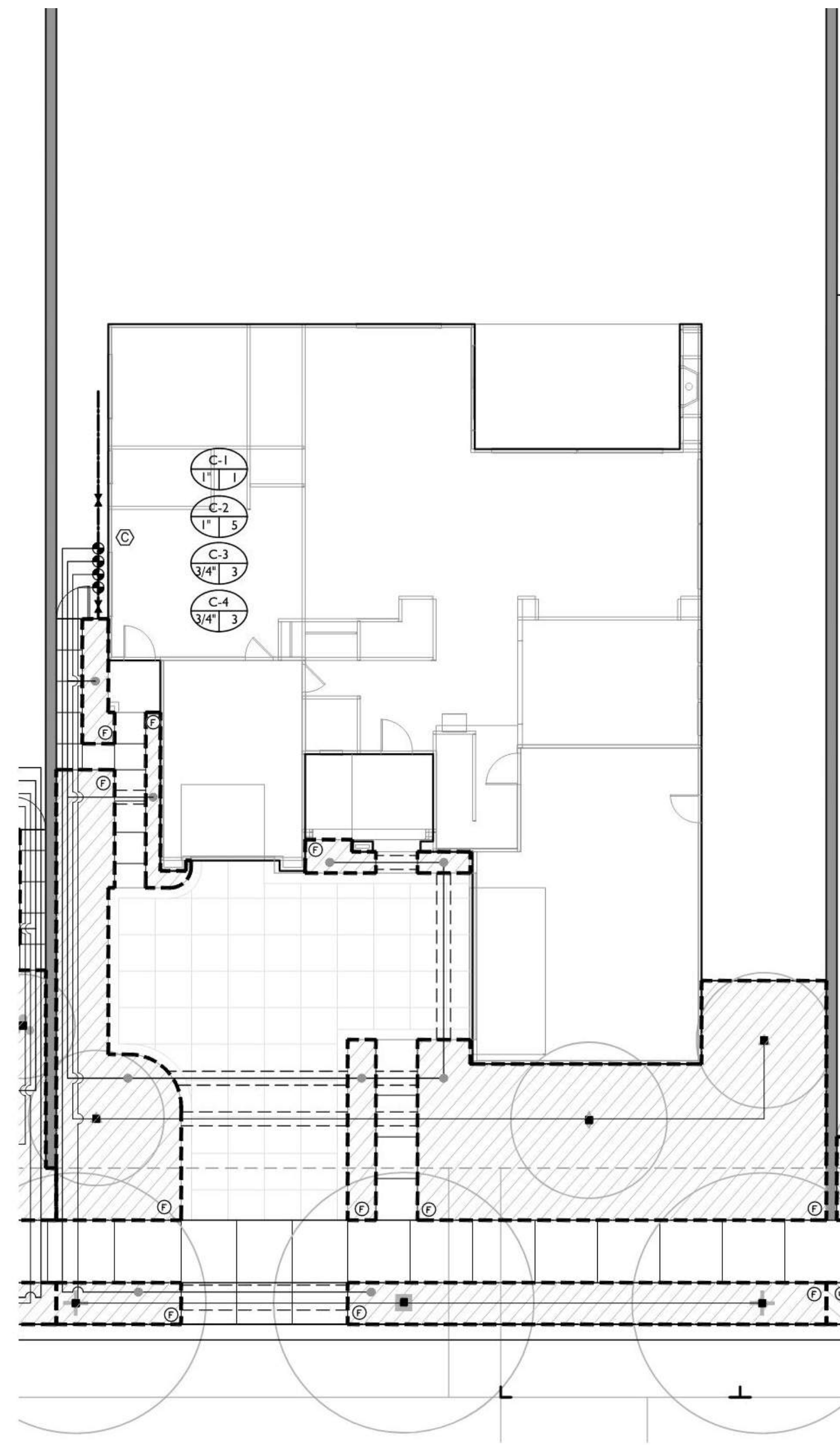


VINEYARD AVENUE PLEASANTON, CALIFORNIA

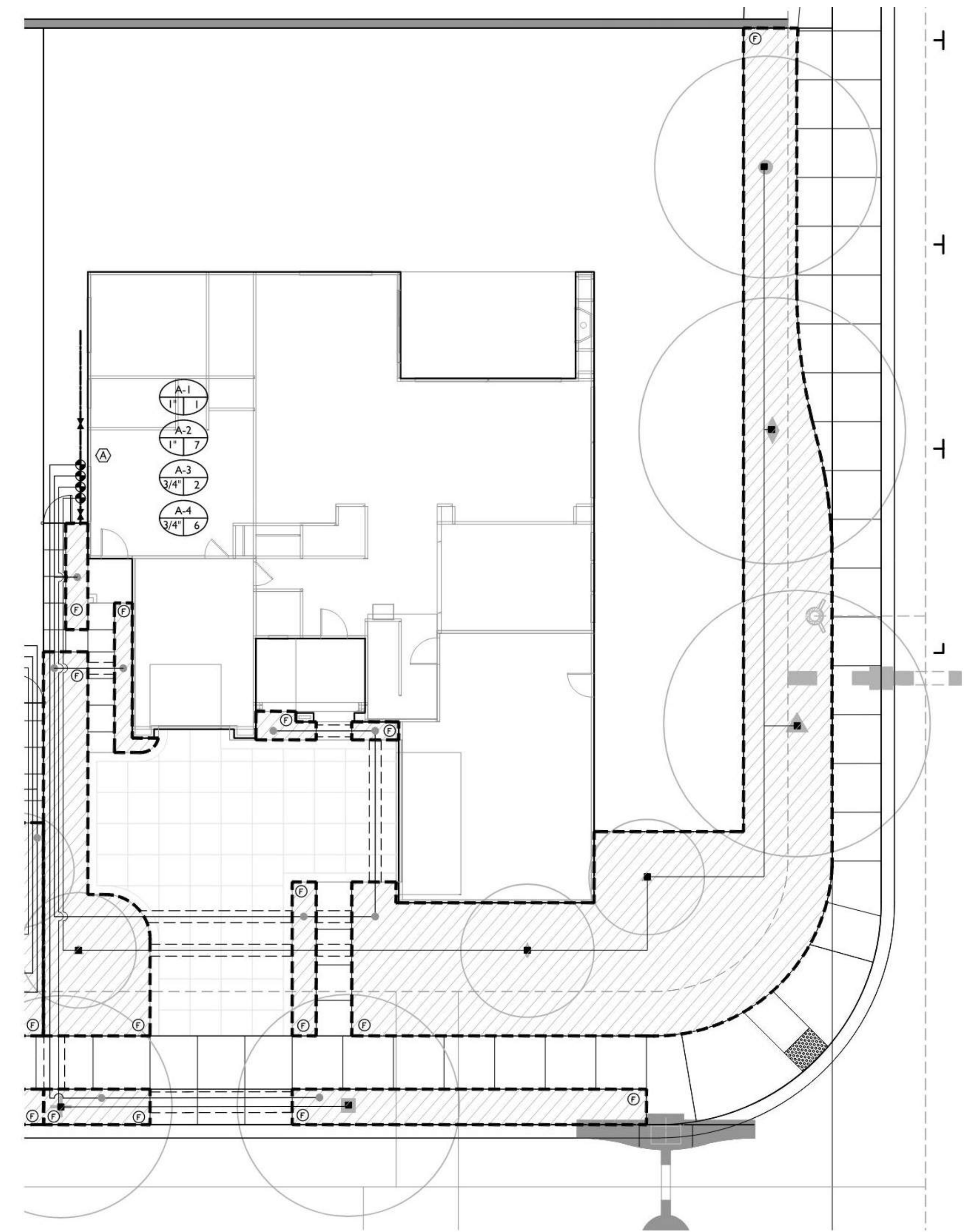
PLANTING ATYPICALS  
FEBRUARY 2025



PLAN 1 - INTERIOR NO PARKWAY



PLAN 1 - INTERIOR



PLAN 1 - CORNER

**DRIP NOTES**

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
3. PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
4. REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
6. ALL TREE BUBBLERS ARE ON SEPARATE VALVES

**EMITTER SCHEDULE**

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

**POC NOTES**

THE FOLLOWING APPLIES TO EACH POINT OF CONNECTION (POC):

THE CONTROLLER SHALL TIE-IN DOWNSTREAM OF THE EXISTING 1" DOMESTIC METER (INSTALLED PER ENGINEER PLANS) AND INSTALL A LINE-SIZED GATE VALVE PER PLANS. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION OF EXISTING EQUIPMENT. REFER TO THE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEMS ARE DESIGN FOR A MAXIMUM DEMAND OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 40 PSI AT THE POC (DOWNSTREAM OF METER AT THE CONNECTION TO THE DOMESTIC WATER LINE). THE CONTRACTOR MUST FIELD VERIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING IF THE MEASURED PRESSURE IS LESS THAN 40 PSI. IF NOTIFICATION IS NOT RECEIVED PRIOR TO START OF INSTALLATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERATION.

**CONTROLLER NOTES**

CONTRACTOR SHALL INSTALL ONE (1) WALL MOUNTED CONTROLLER ON THE EXTERIOR WALL OF EACH HOME GARAGE ON THE INTERIOR OF THE FENCE AS SHOWN ON PLANS AND ONE (1) RAIN SENSOR UNDER THE SOUTHEAST SOUTH EAVE OF EACH HOME ON THE GARAGE SIDE. REFER TO THE IRRIGATION LEGEND, NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

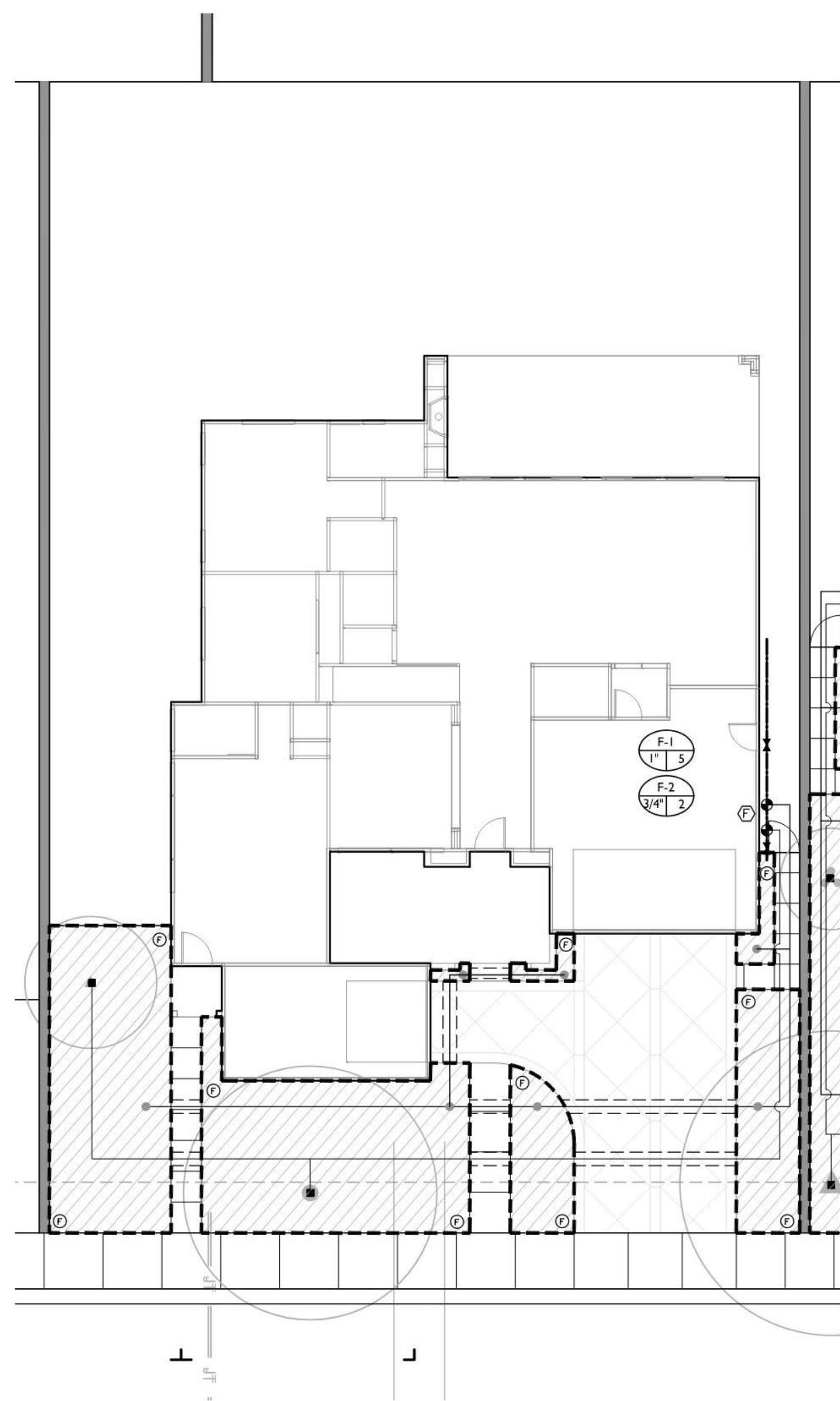
CONTRACTOR SHALL RUN CONTROL WIRES (ONE FROM EACH STATION) AND ONE COMMON WIRE FROM THE CONTROLLER TO THE FRONT YARD. WIRES NOT USED MAY BE USED FOR FUTURE NEEDS (IF APPLICABLE). INSTALL WIRES WITHIN CONDUIT AT ALL PAVEMENT UNDERCROSSINGS PER IRRIGATION LEGEND.

**LATERAL LINE SIZING CHART**

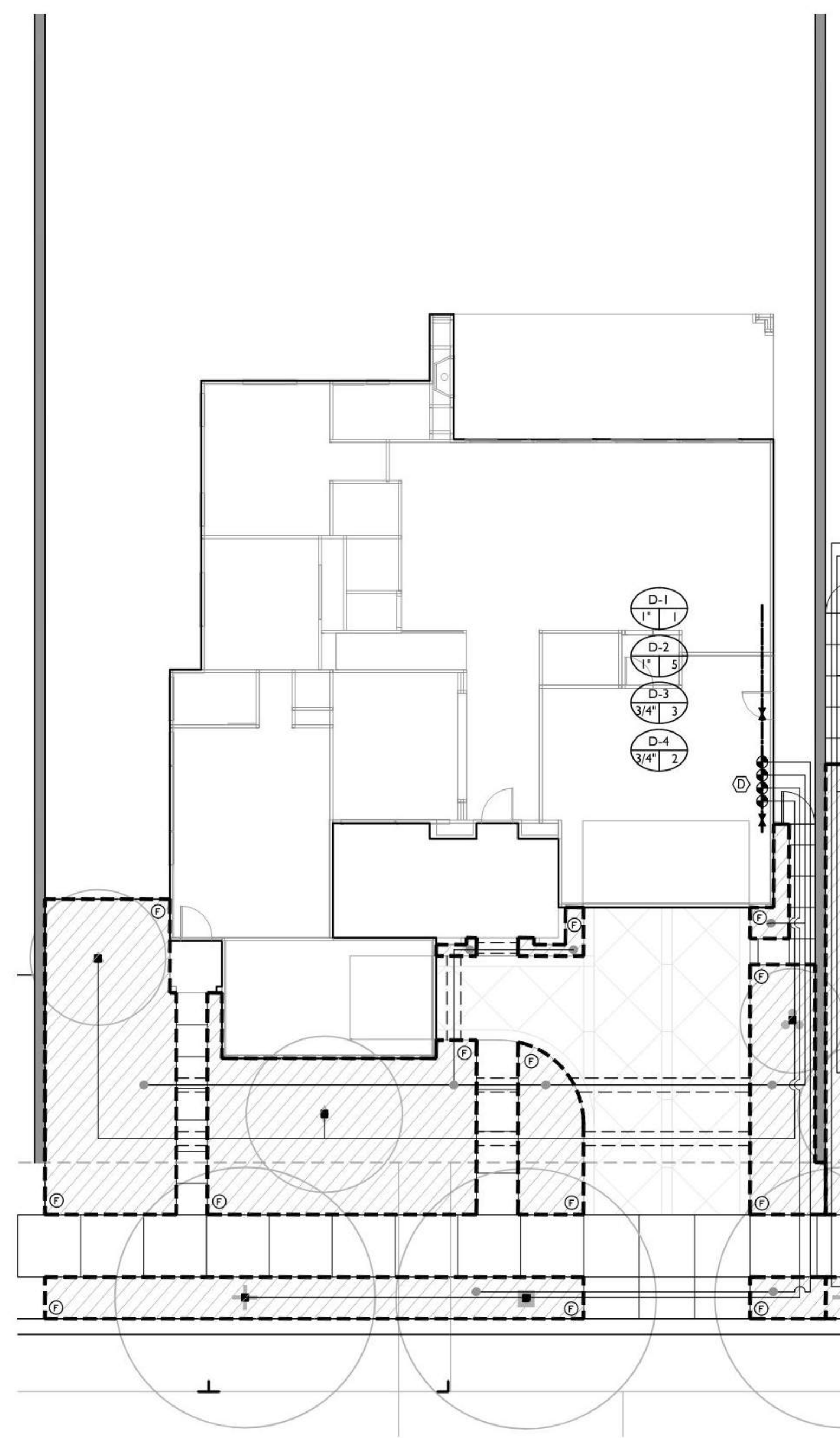
SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE

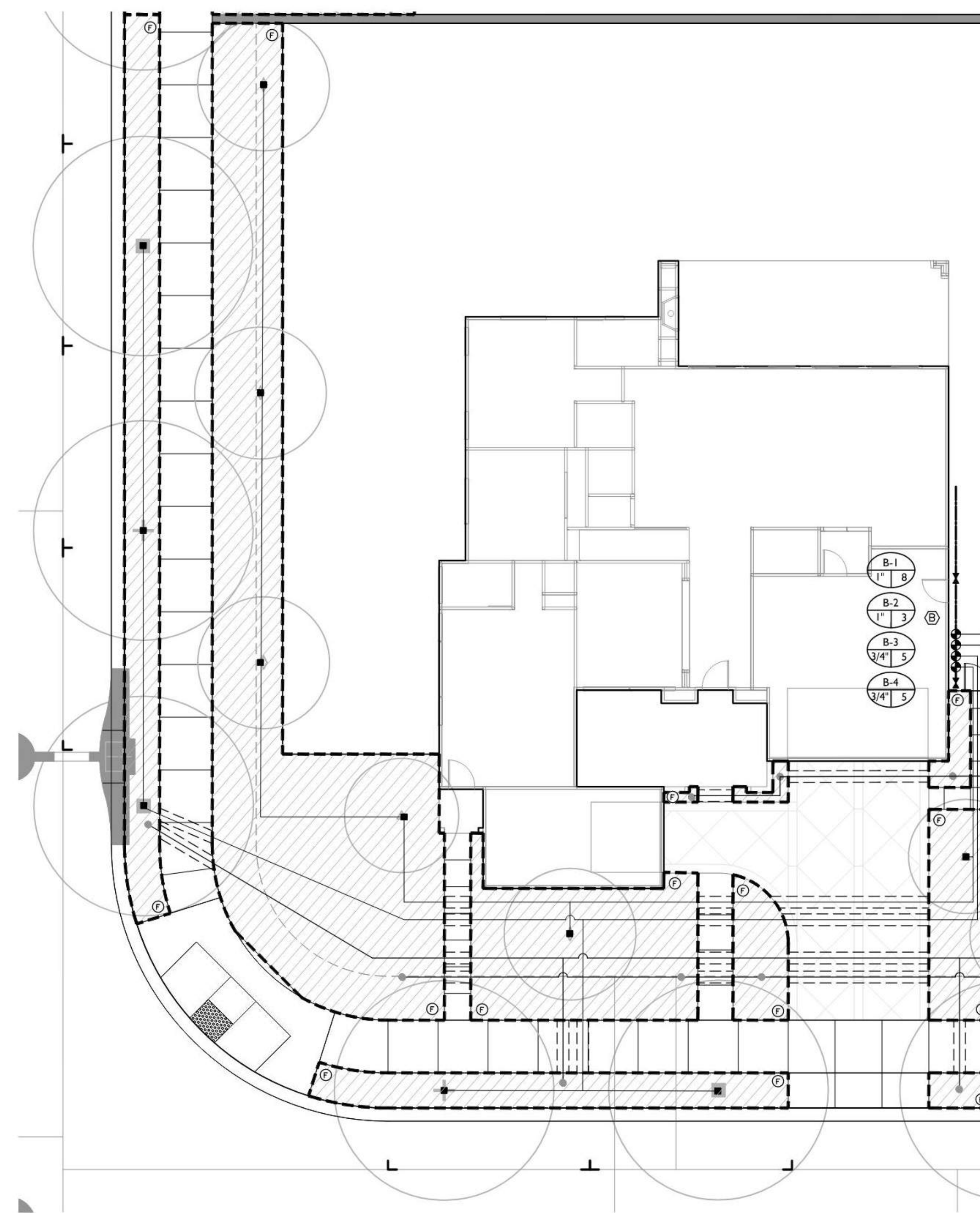




PLAN 2 - INTERIOR NO PARKWAY



PLAN 2 - INTERIOR



PLAN 2 - CORNER

**DRIP NOTES**

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
3. PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
4. REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
6. ALL TREE BUBBLERS ARE ON SEPARATE VALVES

**EMITTER SCHEDULE**

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

**POC NOTES**

THE FOLLOWING APPLIES TO EACH POINT OF CONNECTION (POC):

THE CONTROLLER SHALL TIE-IN DOWNSTREAM OF THE EXISTING 1" DOMESTIC METER (INSTALLED PER ENGINEER PLANS) AND INSTALL A LINE-SIZED GATE VALVE PER PLANS. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION OF EXISTING EQUIPMENT. REFER TO THE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEMS ARE DESIGN FOR A MAXIMUM DEMAND OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 40 PSI AT THE POC (DOWNSTREAM OF METER AT THE CONNECTION TO THE DOMESTIC WATER LINE). THE CONTRACTOR MUST FIELD VERIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING IF THE MEASURED PRESSURE IS LESS THAN 40 PSI. IF NOTIFICATION IS NOT RECEIVED PRIOR TO START OF INSTALLATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERATION.

**CONTROLLER NOTES**

CONTRACTOR SHALL INSTALL ONE (1) WALL MOUNTED CONTROLLER ON THE EXTERIOR WALL OF EACH HOME GARAGE ON THE INTERIOR OF THE FENCE AS SHOWN ON PLANS AND ONE (1) RAIN SENSOR UNDER THE SOUTHEAST SOUTH EAVE OF EACH HOME ON THE GARAGE SIDE. REFER TO THE IRRIGATION LEGEND, NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

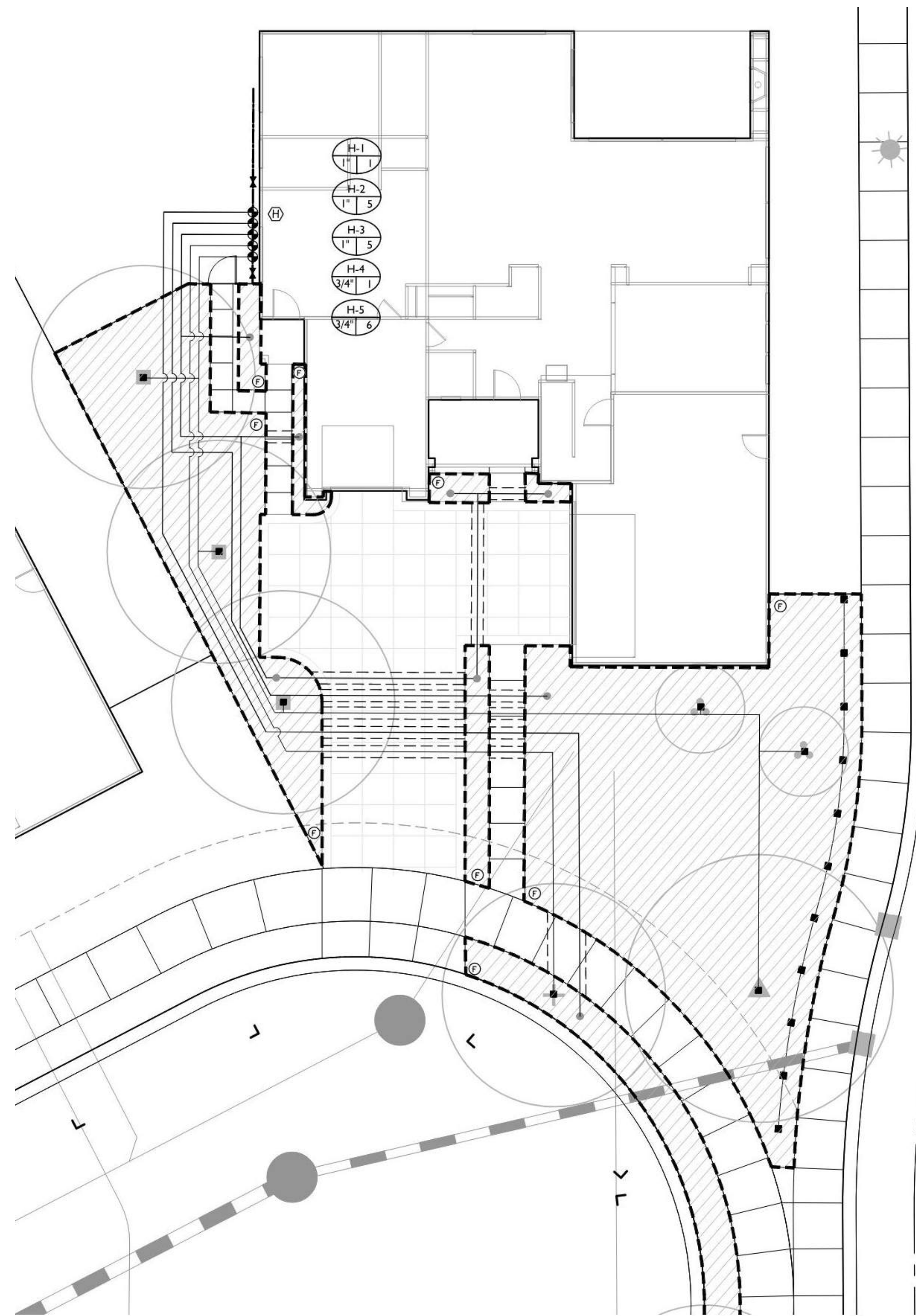
CONTRACTOR SHALL RUN CONTROL WIRES (ONE FROM EACH STATION) AND ONE COMMON WIRE FROM THE CONTROLLER TO THE FRONT YARD. WIRES NOT USED MAY BE USED FOR FUTURE NEEDS (IF APPLICABLE). INSTALL WIRES WITHIN CONDUIT AT ALL PAVEMENT UNDERCROSSINGS PER IRRIGATION LEGEND.

**LATERAL LINE SIZING CHART**

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE





LOT 10  
PLAN 1A

DRIP NOTES

1. THE IRRIGATION CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL SHRUBS AND GROUND COVER AS NOTED ON THE IRRIGATION PLANS.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE. LENGTHS OF MICRO TUBING SHALL BE EQUAL TO EACH OTHER AND SECURED, AS NOTED IN THE DETAILS.
3. PROVIDE AN END FLUSH FITTING AT THE END OF EACH DRIP SUPPLY LINE PER DETAILS.
4. REFER TO PLANTING PLAN AND EMITTER SCHEDULE TO ESTIMATE THE QUANTITY AND FLOW OF EMITTERS REQUIRED PER PLANT BASED UPON CONTAINER SIZE.
5. REFER TO DRIP IRRIGATION DETAILS FOR FURTHER INFORMATION.
6. ALL TREE BUBBLERS ARE ON SEPARATE VALVES

EMITTER SCHEDULE

CONTAINER SIZE	EMITTER FLOW	QTY OF EMITTERS PER PLANT	REMARKS
1 GALLON	1.0 GPH	2	EQUALLY SPACED AROUND ROOTBALL (ALL SIZES)
2 GALLON	1.0 GPH	2	
5 GALLON	1.0 GPH	3	
15 GALLON	1.0 GPH	4	

POC NOTES

THE FOLLOWING APPLIES TO EACH POINT OF CONNECTION (POC):

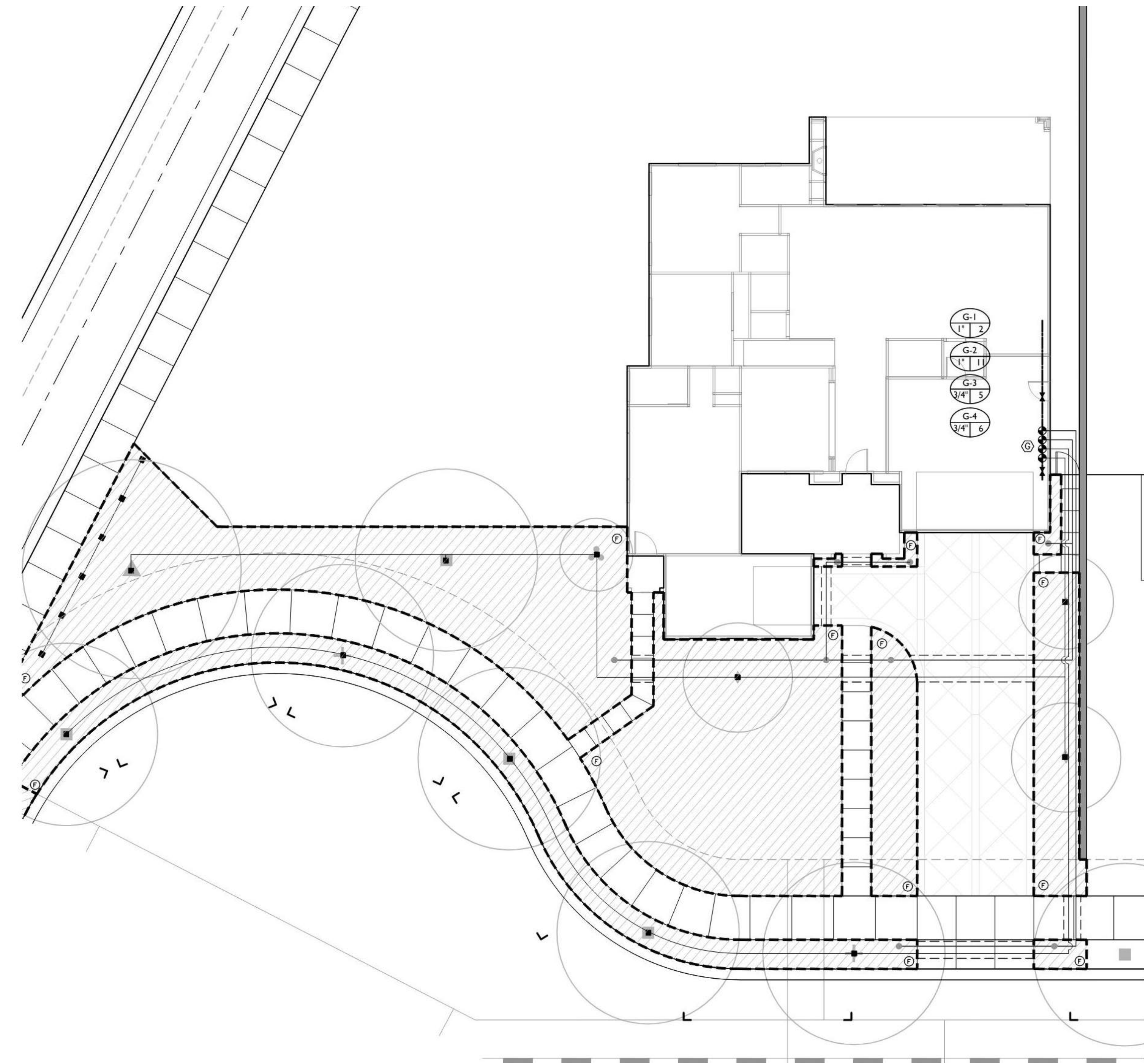
THE CONTROLLER SHALL TIE-IN DOWNSTREAM OF THE EXISTING 1" DOMESTIC METER (INSTALLED PER ENGINEER PLANS) AND INSTALL A LINE-SIZED GATE VALVE PER PLANS. THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION OF EXISTING EQUIPMENT. REFER TO THE CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEMS ARE DESIGN FOR A MAXIMUM DEMAND OF 10 GPM WITH A MINIMUM STATIC PRESSURE OF 40 PSI AT THE POC (DOWNSTREAM OF METER AT THE CONNECTION TO THE DOMESTIC WATER LINE). THE CONTRACTOR MUST FIELD VERIFY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT IN WRITING IF THE MEASURED PRESSURE IS LESS THAN 40 PSI. IF NOTIFICATION IS NOT RECEIVED PRIOR TO START OF INSTALLATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM OPERATION.

CONTROLLER NOTES

CONTRACTOR SHALL INSTALL ONE (1) WALL MOUNTED CONTROLLER ON THE EXTERIOR WALL OF EACH HOME GARAGE ON THE INTERIOR OF THE FENCE AS SHOWN ON PLANS AND ONE (1) RAIN SENSOR UNDER THE SOUTHEAST SOUTH EAVE OF EACH HOME ON THE GARAGE SIDE. REFER TO THE IRRIGATION LEGEND, NOTES AND DETAILS FOR ADDITIONAL INFORMATION. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CONTRACTOR SHALL RUN CONTROL WIRES (ONE FROM EACH STATION) AND ONE COMMON WIRE FROM THE CONTROLLER TO THE FRONT YARD. WIRES NOT USED MAY BE USED FOR FUTURE NEEDS (IF APPLICABLE). INSTALL WIRES WITHIN CONDUIT AT ALL PAVEMENT UNDERCROSSINGS PER IRRIGATION LEGEND.



LOT 19  
PLAN 2C

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	PSI	GPM
■	RAINBIRD	RWS-B-C-1401	RAINBIRD BUBBLER TUBE ASSEMBLY—TWO PER TREE	15-30 PSI	0.25/0.25
(NOT SHOWN)	RAINBIRD	XB-10PC	SHRUB & GROUND COVER DRIP EMITTER IRRIGATION: DIFFUSER BUG CAP TO 1/2" XQ SERIES DISTRIBUTION TUBING, TO XERI BUG EMITTER, CONNECT EMITTER TO DISTRIBUTION TUBING (LISTED BELOW) PER DETAILS 1-4 L5.3 AND MANUFACTURER'S DETAILS AND SPECIFICATIONS. *REFER TO THE DRIP EMITTER SCHEDULE FOR REQUIRED EMITTERS TO EACH PLANT. REFER TO THE DRIP IRRIGATION NOTES FOR ADDITIONAL INFORMATION.		
⊕	RAINBIRD OR APP EQUAL	MANUAL FLUSH VALVE	1/2" PVC COMPACT BALL VALVE AT DRIPLINE LATERAL END, SEE DETAIL 2-L5.3		
⊙	RAINBIRD	075-ASVF	RAINBIRD 3/4" ELECTRIC ANTI-SIPHON VALVE WITH PRF-RBY-075-200MX FILTER INSTALLED UPSTREAM OF VALVE.		
⊗	WATTS	LFFBV-1"	LEAD FREE THREADED BRASS BALL VALVE		
⊕ CONTROLLERS A-X	RAINBIRD	TM2-6-120V	RAINBIRD 6 STATION OUTDOOR WALL MOUNT CONTROLLER TO BE INSTALLED ON THE EXTERIOR WALL OF EACH HOME GARAGE. CONTRACTOR IS RESPONSIBLE TO FULLY COORDINATE ALL WIRING INCLUDING ELECTRICAL CONNECTION. FINAL LOCATION MUST BE APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SERVICE WITH 120 VAC ELECTRICAL PROVIDED TO THIS LOCATION BY ELECTRICAL CONTRACTOR. INCLUDE LNK WIFI MODULE AND WR2RFC - WR2 WIRELESS RAIN/FREEZE SENSOR COMBO, MOUNT AT SOUTHWEST EAVE OF EACH HOME.		

	MAIN LINE: 1" SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
	LATERAL LINE PIPE: CLASS 200 PVC WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 3/4"-1" SIZE (FLOW 0-10 GPM), UNLESS NOTED OTHERWISE. IF SITE CONDITIONS RESULT IN A MODIFICATION TO THE IRRIGATION LAYOUT WHERE THE FLOW EXCEEDS 10 GPM THROUGH THE PIPE, INSTALL 1" CLASS 200 PVC PIPE (15 GPM MAX.). 12" COVER.
	3/4" DISTRIBUTION TUBING, RAINBIRD XBS940G BLACK STRIPE DISTRIBUTION TUBING OR APPROVED EQUAL. DO NOT EXCEED 8.0 GPM THROUGH TUBING. INSTALL ADDITIONAL VALVE(S) OR ADDITIONAL DISTRIBUTION TUBING TO KEEP FLOWS < 8.0 GPM, IF NEEDED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION. DOTS INDICATE PVC PIPE TO DISTRIBUTION TUBING & DRIPLINE CONNECTION POINT. PVC PIPE, DISTRIBUTION TUBING LISTED ABOVE. REFER TO DETAILS.
	* IRRIGATION PIPE SLEEVES, SCHEDULE 40 PVC, AT ALL UNDER-PAVEMENT IRRIGATION WATER LINE CROSSINGS. SIZE 2X IRRIGATION PIPE DIAMETER.
	* IRRIGATION WIRE CONDUIT, 1" GREY SCHEDULE 40 PVC, AT ALL UNDER-PAVEMENT IRRIGATION CONTROLLER WIRE CROSSINGS. CONDUIT IN ADDITION TO THAT SHOWN ON THE PLANS MAY BE REQUIRED.

\*THE CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING UNDERNEATH ALL PAVEMENT. SOME SLEEVING SHOWN ON THE PLANS DIAGRAMMATICALLY (NOT SHOWN IN ACTUAL LOCATION) AND SOME MAY BE REQUIRED THAT IS NOT SHOWN. REFER TO IRRIGATION NOTE #9 FOR ADDITIONAL INFORMATION.

DRIP NOTES

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2 GALLON	1.0 GPH	2	
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15 GALLON	1.0 GPH	4	

LATERAL LINE SIZING CHART

SPRINKLER TYPE	GPM	PIPE SIZE	NO. OF BUBBLERS*
TREE BUBBLERS 0.50 GPM	1-9	3/4"	1-10
	9.5-15	1"	11-20
	15.5-24	1 1/4"	21-40
DRIPLINE VARIES	1-9	3/4"	N/A
	10-15	1"	
	16-24	1 1/4"	

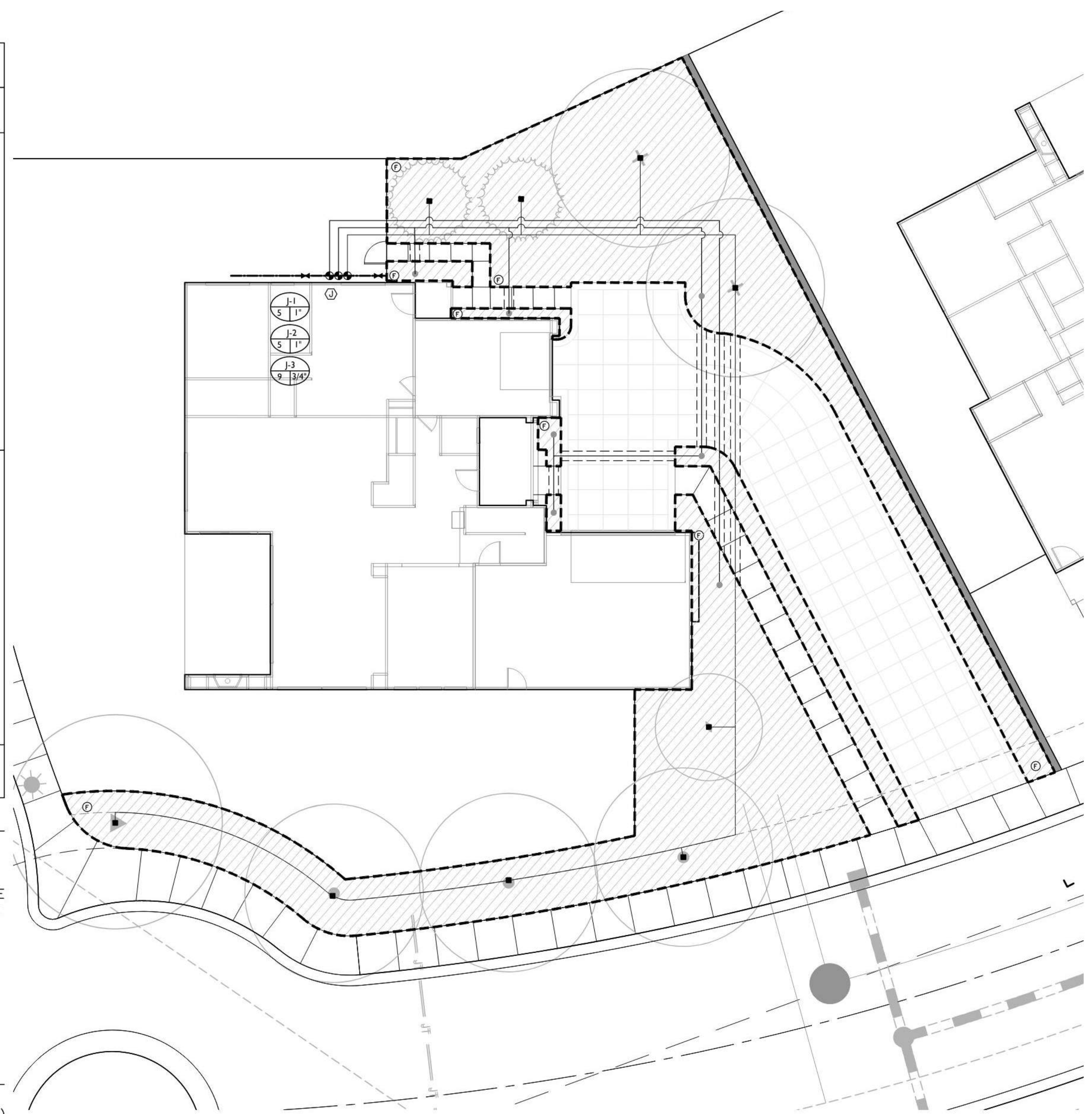
\* QUANTITY INDICATES NO. OF BUBBLERS, NOT NO. OF TREES. THERE ARE TWO BUBBLERS PER TREE

POC NOTES

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- CONTRACTOR SHALL RUN CONTROL WIRES (ONE FROM EACH STATION) AND ONE COMMON WIRE FROM THE CONTROLLER TO THE FRONT YARD. WIRES NOT USED MAY BE USED FOR FUTURE NEEDS (IF APPLICABLE). INSTALL WIRES WITHIN CONDUIT AT ALL PAVEMENT UNDERCROSSINGS PER IRRIGATION LEGEND.



LOT 1  
PLAN 1B

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 2 - Lot 19

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
G-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	614	152	4,343	0.013	5.81	17%
G-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,865	707	20,263	0.062	27.09	80%
G-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	884	0.003	1.18	1%
G-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	1,061	0.003	1.42	2%
<b>TOTALS</b>							<b>3,589</b>	<b>927</b>	<b>26,551</b>	<b>0.08</b>	<b>35.50</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				

MAWA	GALLONS/YR	56,542
	ACRE FEET/YR	0.17
	HCF/YR	75.59

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	26,551
	ACRE FEET/YR	0.08
	HCF/YR	35.50

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.9%	0.20	YES

<b>ETAF Calculations</b>	
<b>REGULAR LANDSCAPE AREAS</b>	
TOTAL ETAF x AREA	927
TOTAL AREA	3,589
AVG. ETAF	25.83%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 1 - Lot 10

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
H-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	221	55	1,563	0.005	2.09	8%
H-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,488	367	10,524	0.032	14.07	57%
H-3	SHRUBS	LOW	0.2	DRIP	0.81	0.25	830	205	5,870	0.018	7.85	32%
H-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	10	6	177	0.001	0.24	0%
H-5	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	1,061	0.003	1.42	2%
<b>TOTALS</b>							<b>2,609</b>	<b>670</b>	<b>19,195</b>	<b>0.06</b>	<b>25.66</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				

MAWA	GALLONS/YR	41,103
	ACRE FEET/YR	0.13
	HCF/YR	54.95

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	19,195
	ACRE FEET/YR	0.06
	HCF/YR	25.66

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

<b>ETAF Calculations</b>	
<b>REGULAR LANDSCAPE AREAS</b>	
TOTAL ETAF x AREA	670
TOTAL AREA	2,609
AVG. ETAF	25.69%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 2 - Lot 4

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
F-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,068	264	7,554	0.023	10.10	98%
F-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	354	0.001	0.47	2%
<b>TOTALS</b>							<b>1,088</b>	<b>276</b>	<b>7,907</b>	<b>0.02</b>	<b>10.57</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				

MAWA	GALLONS/YR	17,141
	ACRE FEET/YR	0.05
	HCF/YR	22.92

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	7,907
	ACRE FEET/YR	0.02
	HCF/YR	10.57

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

<b>ETAF Calculations</b>	
<b>REGULAR LANDSCAPE AREAS</b>	
TOTAL ETAF x AREA	276
TOTAL AREA	1,088
AVG. ETAF	25.37%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 1 - Lot 5

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
E-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,162	287	8,218	0.025	10.99	97%
E-2	TREES	MOD	0.5	BUBBLER	0.81	0.62	40	25	707	0.002	0.95	3%
<b>TOTALS</b>							<b>1,202</b>	<b>312</b>	<b>8,926</b>	<b>0.03</b>	<b>11.93</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				

MAWA	GALLONS/YR	18,937
	ACRE FEET/YR	0.06
	HCF/YR	25.32

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETo)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	8,926
	ACRE FEET/YR	0.03
	HCF/YR	11.93

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.21	YES

<b>ETAF Calculations</b>	
<b>REGULAR LANDSCAPE AREAS</b>	
TOTAL ETAF x AREA	312
TOTAL AREA	1,202
AVG. ETAF	25.92%



L-16

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 1 - Lot 22

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
C-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	232	57	1,641	0.005	2.19	16%
C-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,162	287	8,218	0.025	10.99	80%
C-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	30	19	530	0.002	0.71	2%
C-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	30	19	530	0.002	0.71	2%
<b>TOTALS</b>							<b>1,454</b>	<b>381</b>	<b>10,920</b>	<b>0.03</b>	<b>14.60</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				<b>0%</b>

MAWA	GALLONS/YR	22,907
	ACRE FEET/YR	0.07
	HCF/YR	30.62

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	10,920
	ACRE FEET/YR	0.03
	HCF/YR	14.60

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.3%	0.20	YES

<b>ETAF Calculations</b>	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	381
TOTAL AREA	1,454
AVG. ETAF	26.22%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 2 - Lot 23

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
B-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	2,092	517	14,796	0.045	19.78	73%
B-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	657	162	4,647	0.014	6.21	23%
B-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	884	0.003	1.18	2%
B-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	50	31	884	0.003	1.18	2%
<b>TOTALS</b>							<b>2,849</b>	<b>740</b>	<b>21,211</b>	<b>0.07</b>	<b>28.36</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				<b>0%</b>

MAWA	GALLONS/YR	44,884
	ACRE FEET/YR	0.14
	HCF/YR	60.00

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	21,211
	ACRE FEET/YR	0.07
	HCF/YR	28.36

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.6%	0.20	YES

<b>ETAF Calculations</b>	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	740
TOTAL AREA	2,849
AVG. ETAF	25.99%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 2 - Lot 21

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
D-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	236	58	1,669	0.005	2.23	17%
D-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,068	264	7,554	0.023	10.10	79%
D-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	30	19	530	0.002	0.71	2%
D-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	354	0.001	0.47	1%
<b>TOTALS</b>							<b>1,354</b>	<b>353</b>	<b>10,107</b>	<b>0.03</b>	<b>13.51</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				<b>0%</b>

MAWA	GALLONS/YR	21,331
	ACRE FEET/YR	0.07
	HCF/YR	28.52

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	10,107
	ACRE FEET/YR	0.03
	HCF/YR	13.51

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
79.2%	0.20	YES

<b>ETAF Calculations</b>	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	353
TOTAL AREA	1,354
AVG. ETAF	26.06%

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 1 - Lot 24

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
A-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	207	51	1,464	0.004	1.96	11%
A-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,675	414	11,847	0.036	15.84	85%
A-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	20	12	354	0.001	0.47	1%
A-4	TREES	MOD	0.5	BUBBLER	0.81	0.62	60	37	1,061	0.003	1.42	3%
<b>TOTALS</b>							<b>1,962</b>	<b>514</b>	<b>14,725</b>	<b>0.05</b>	<b>19.69</b>	<b>100%</b>

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>				<b>0%</b>

MAWA	GALLONS/YR	30,910
	ACRE FEET/YR	0.09
	HCF/YR	41.32

<b>MAWA FORMULA</b>
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION  
0.55= ET ADJUSTMENT FACTOR  
LA=LANDSCAPED AREA (SQUARE FEET)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

<b>ETWU FORMULA</b>
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION  
PF = PLANT FACTOR FOR HYDROZONES  
HA = HYDROZONE AREA (SQ.FT)  
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETWU	GALLONS/YR	14,725
	ACRE FEET/YR	0.05
	HCF/YR	19.69

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.2%	0.21	YES

<b>ETAF Calculations</b>	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	514
TOTAL AREA	1,962
AVG. ETAF	26.20%



L-17



VINEYARD AVENUE

PLEASANTON, CALIFORNIA

IRRIGATION WELO CALCS  
FEBRUARY 2025

**WATER EFFICIENT LANDSCAPE WORKSHEET**

WATER TYPE	POTABLE
SITE ETO=	46.2

Pleasanton, CA

PLAN 1 - Lot 1

**REGULAR LANDSCAPE AREAS**

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
J-1	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,830	452	12,943	0.040	17.30	52%
J-2	SHRUBS	LOW	0.2	DRIP	0.81	0.25	1,569	387	11,097	0.034	14.84	45%
J-3	TREES	MOD	0.5	BUBBLER	0.81	0.62	90	56	1,591	0.005	2.13	3%
<b>TOTALS</b>							<b>3,489</b>	<b>895</b>	<b>25,631</b>	<b>0.08</b>	<b>34.27</b>	<b>100%</b>

**SPECIAL LANDSCAPE AREAS**

HYDROZONE #	HYDROZONE NAME	1	0	0%
<b>TOTALS</b>		1	0	0%

MAWA	GALLONS/YR	54,966
	ACRE FEET/YR	0.17
	HCF/YR	73.48

ETWU	GALLONS/YR	25,631
	ACRE FEET/YR	0.08
	HCF/YR	34.27

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.22	YES

ETAF Calculations	
<b>REGULAR LANDSCAPE AREAS</b>	
TOTAL ETAF x AREA	895
TOTAL AREA	3,489
AVG. ETAF	25.65%

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR	
MAWA = (ET <sub>o</sub> )(0.62)[(LA x 0.55) + (0.45 x SLA)]	

ET<sub>o</sub> = REFERENCE EVAPOTRANSPIRATION  
 0.55 = ET ADJUSTMENT FACTOR  
 LA = LANDSCAPED AREA (SQUARE FEET)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ. FT/YR)

ETWU FORMULA	
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR	
ETWU = (ET <sub>o</sub> )(.62)(ETAF x LA)	

ET<sub>o</sub> = REFERENCE EVAPOTRANSPIRATION  
 PF = PLANT FACTOR FOR HYDROZONES  
 HA = HYDROZONE AREA (SQ. FT)  
 0.62 = CONVERSION FACTOR (GALLONS/SQ. FT/YR)  
  
 IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP  
 IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

**TREES**



*Quercus Lobata*  
Valley Oak



*Quercus douglasii*  
Blue Oak



*Platanus acerifolia 'Columbia'*  
London Plane Tree



*Acer buergerianum*  
Trident Maple



*Pistacia chinensis 'Keith Davey'*  
Chinese Pistache



*Cercis Occidentalis*  
Western Redbud



*Lagerstromia Indicia*  
Crape Myrtle



*Arbutus unedo 'Oktoberfest'*  
Dwarf Strawberry Tree

**SHRUBS**



*Achillea millefolium*  
Moonshine Yarrow



*Juniperus scopulorum*  
Blue Arrow Juniper



*Myrtus communis*  
Compact myrtle



*Nepeta faassenii*  
Walker's Low



*Lomandra Longifolia*  
Breeze Mat Rush



*Gaura lindheimeri*  
Gaura



*Hesperaloe parviflora*  
Brakelights



*Senecio Serpens*  
Blue Chalksticks



*Juncus Patens 'Elk Blue'*  
California Gray Rush



*Anigozanthos 'Bush Tango'*  
Kangaroo Paw



*Asparagus densiflorus*  
Foxtail Fern



*Phyla nodiflora*  
Kurapia



*Carex tumulicola*  
Foothill Sedge



*Muhlenbergia rigens*  
Deergrass



*Dietes Vegata*  
Fortnight Lily



*Lavandula angustifolia*  
Hidcote Lavender



*Hemerocallis*  
Evergreen Yellow



*Epilobium canum*  
Everett's Choice



*Dymondia margaretae*  
Silver Carpet



*Calamagrostis x acutiflora*  
Karl Foerster Grass



*Punica granatum 'Nana'*  
Dwarf Pomeranate



*Teucrium fruticans*  
Compact Germander



*Euonymus japonicas*  
Green Spire Euonymus



*Bouteloua gracilis*  
Blonde Ambition



*Myoporum Parvifolium*  
Pink myoporum



*Erigeron karvinskianus*  
Santa Barbara Daisy



*Agapanthus*  
Queen Anne



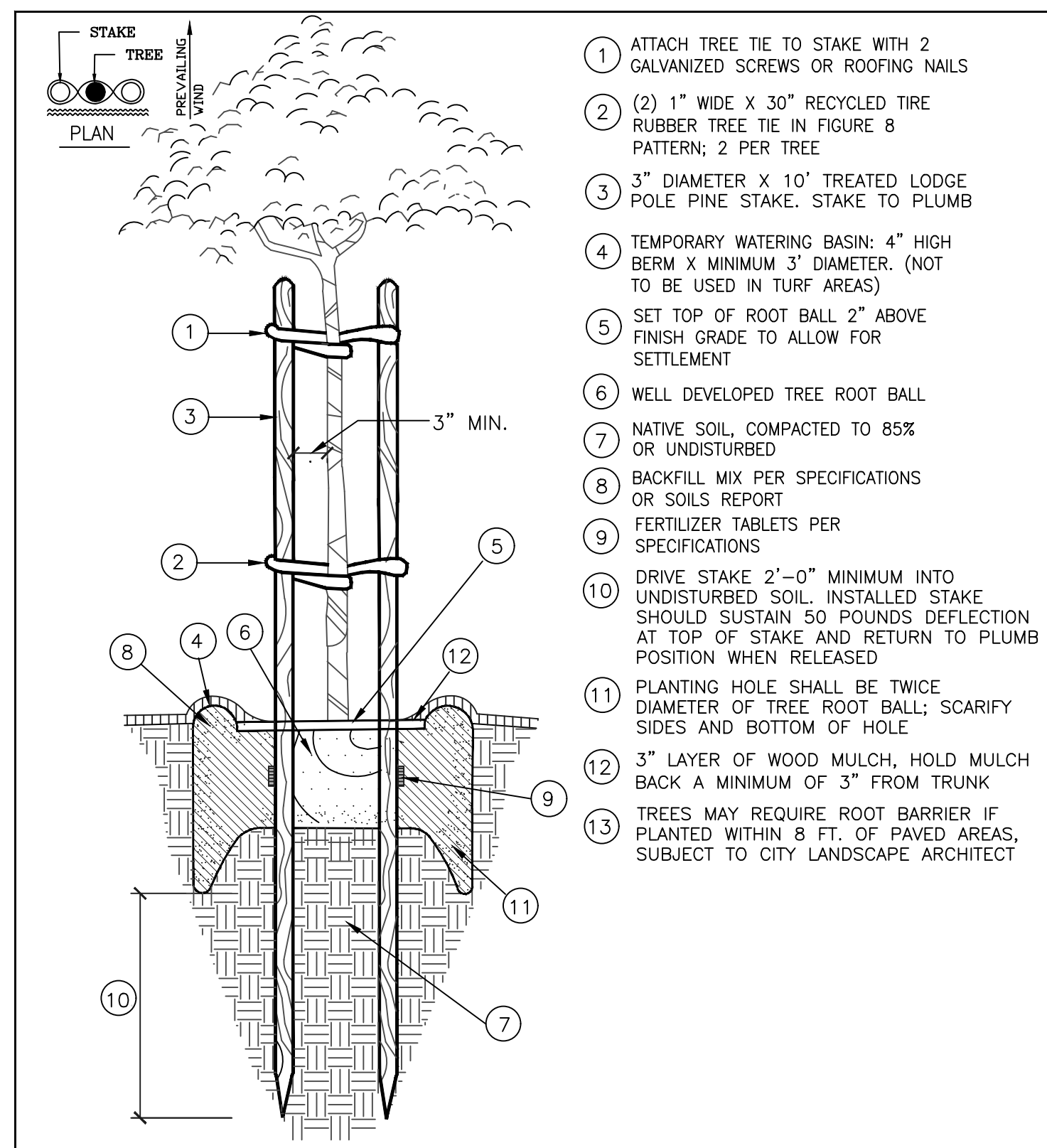
*Salvia microphylla*  
'Hot Lips' Sage



*Leucophyllum langmaniae*  
Lynn's Legacy Sage



*Chondropetalum tectorum*  
Cape Rush



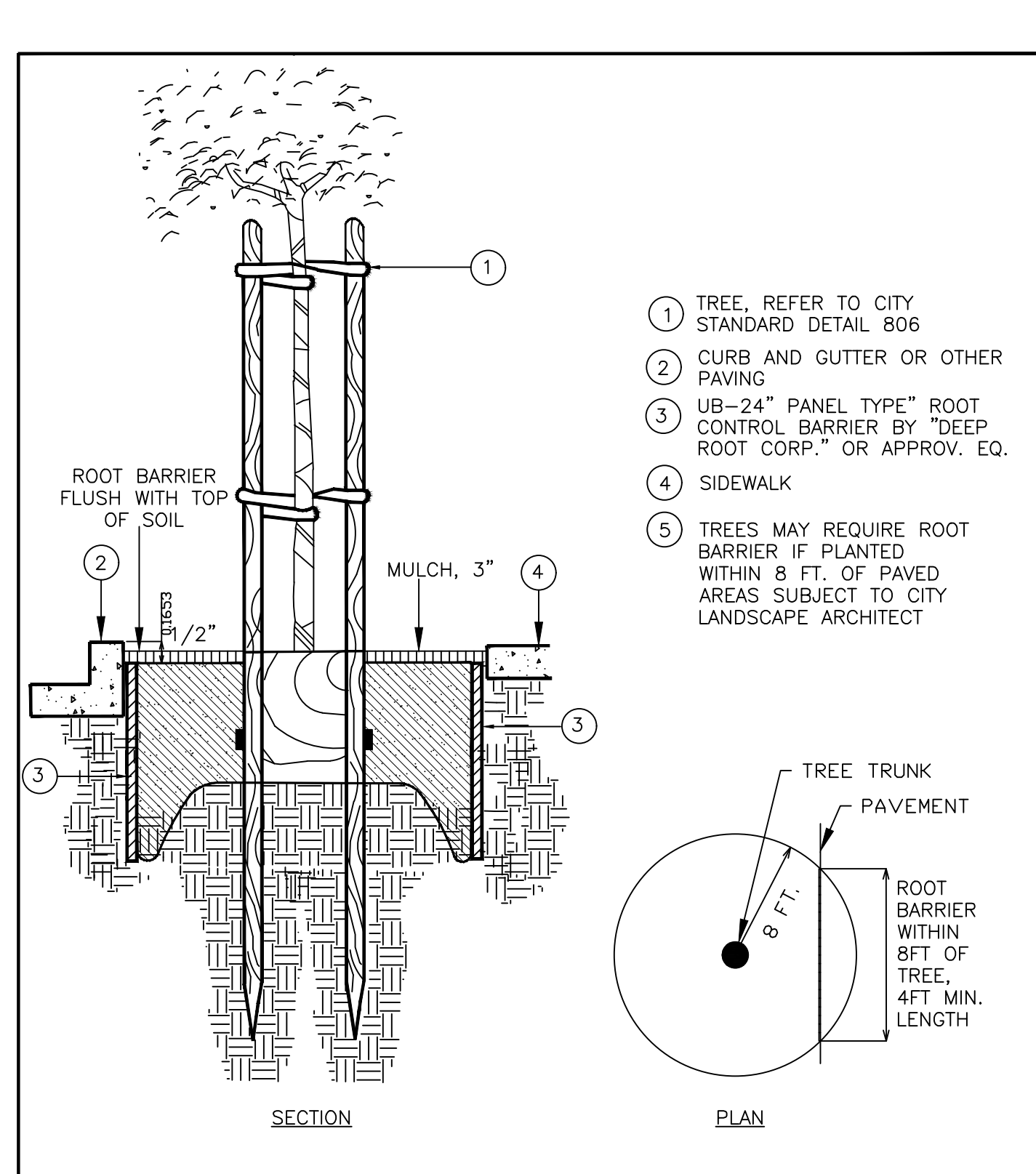
- 1 ATTACH TREE TIE TO STAKE WITH 2 GALVANIZED SCREWS OR ROOFING NAILS
- 2 (2) 1" WIDE X 30" RECYCLED TIRE RUBBER TREE TIE IN FIGURE 8 PATTERN; 2 PER TREE
- 3 3" DIAMETER X 10' TREATED LODGE POLE PINE STAKE, STAKE TO PLUMB
- 4 TEMPORARY WATERING BASIN: 4" HIGH BERM X MINIMUM 3" DIAMETER. (NOT TO BE USED IN TURF AREAS)
- 5 SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT
- 6 WELL DEVELOPED TREE ROOT BALL
- 7 NATIVE SOIL, COMPACTED TO 85% OR UNDISTURBED
- 8 BACKFILL MIX PER SPECIFICATIONS OR SOILS REPORT
- 9 FERTILIZER TABLETS PER SPECIFICATIONS
- 10 DRIVE STAKE 2'-0" MINIMUM INTO UNDISTURBED SOIL. INSTALLED STAKE SHOULD SUSTAIN 50 POUNDS DEFLECTION AT TOP OF STAKE AND RETURN TO PLUMB POSITION WHEN RELEASED
- 11 PLANTING HOLE SHALL BE TWICE DIAMETER OF TREE ROOT BALL; SCARIFY SIDES AND BOTTOM OF HOLE
- 12 3" LAYER OF WOOD MULCH, HOLD MULCH BACK A MINIMUM OF 3" FROM TRUNK
- 13 TREES MAY REQUIRE ROOT BARRIER IF PLANTED WITHIN 8 FT. OF PAVED AREAS, SUBJECT TO CITY LANDSCAPE ARCHITECT

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
TREE PLANTING DETAIL

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 806

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: NTS



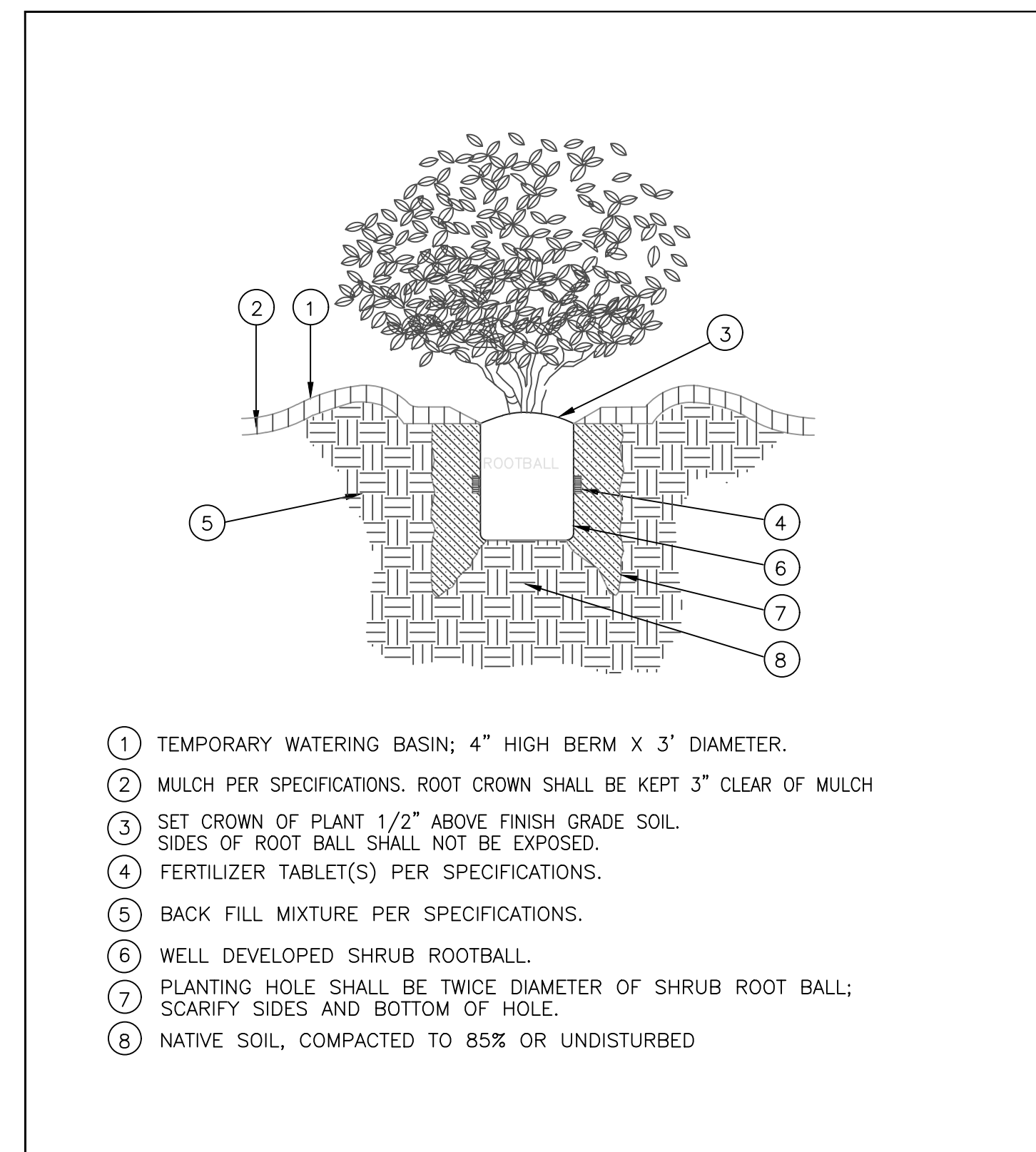
- 1 TREE, REFER TO CITY STANDARD DETAIL 806
- 2 CURB AND GUTTER OR OTHER PAVING
- 3 UB-24" PANEL TYPE" ROOT CONTROL BARRIER BY "DEEP ROOT CORP." OR APPROV. EQ.
- 4 SIDEWALK
- 5 TREES MAY REQUIRE ROOT BARRIER IF PLANTED WITHIN 8 FT. OF PAVED AREAS SUBJECT TO CITY LANDSCAPE ARCHITECT

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
ROOT BARRIER DETAIL

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 807

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: NTS



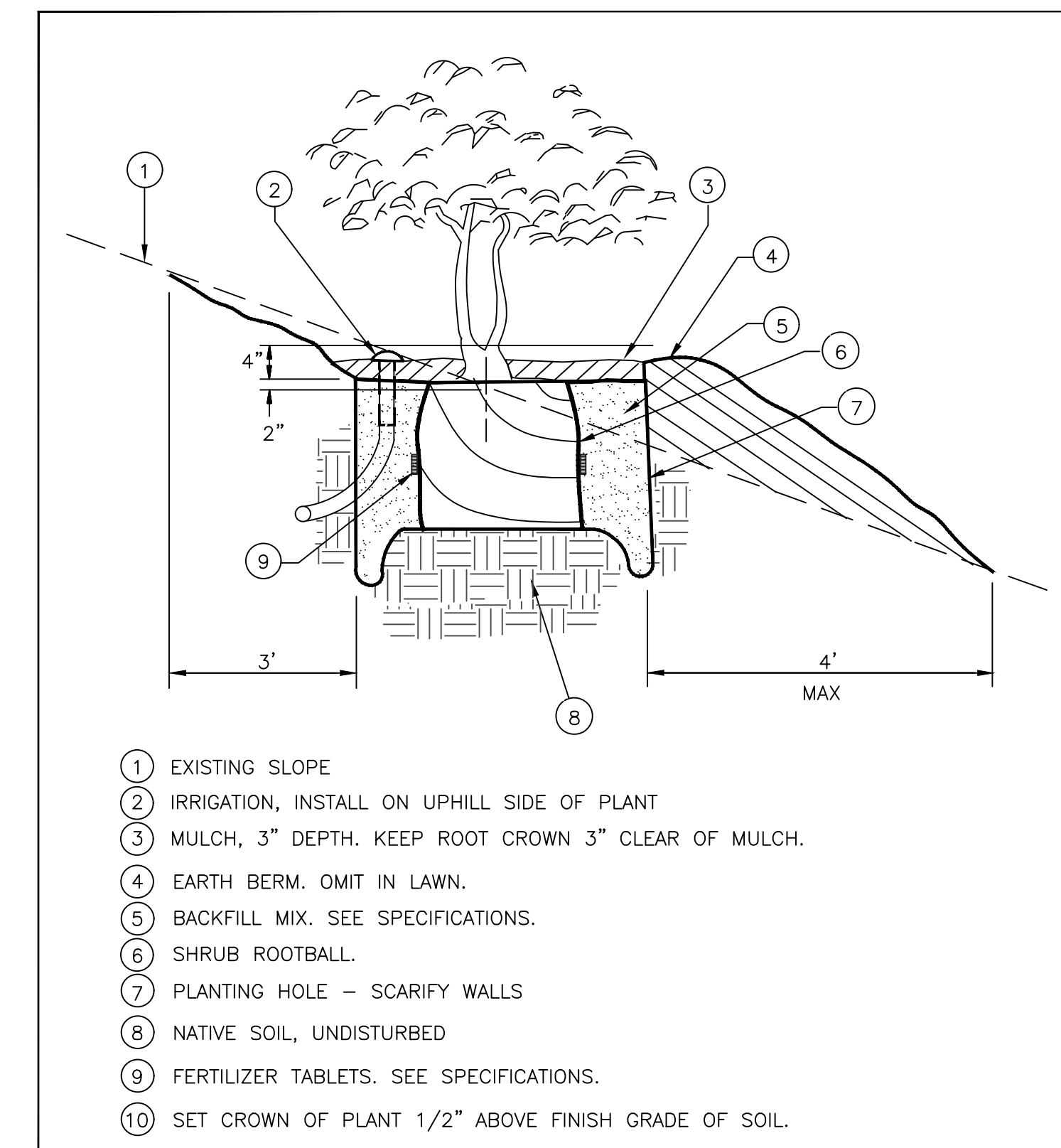
- 1 TEMPORARY WATERING BASIN; 4" HIGH BERM X 3" DIAMETER.
- 2 MULCH PER SPECIFICATIONS, ROOT CROWN SHALL BE KEPT 3" CLEAR OF MULCH
- 3 SET CROWN OF PLANT 1/2" ABOVE FINISH GRADE SOIL. SIDES OF ROOT BALL SHALL NOT BE EXPOSED.
- 4 FERTILIZER TABLET(S) PER SPECIFICATIONS.
- 5 BACK FILL MIXTURE PER SPECIFICATIONS.
- 6 WELL DEVELOPED SHRUB ROOTBALL.
- 7 PLANTING HOLE SHALL BE TWICE DIAMETER OF SHRUB ROOT BALL; SCARIFY SIDES AND BOTTOM OF HOLE.
- 8 NATIVE SOIL, COMPACTED TO 85% OR UNDISTURBED

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
SHRUB PLANTING DETAIL

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 809

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: NTS



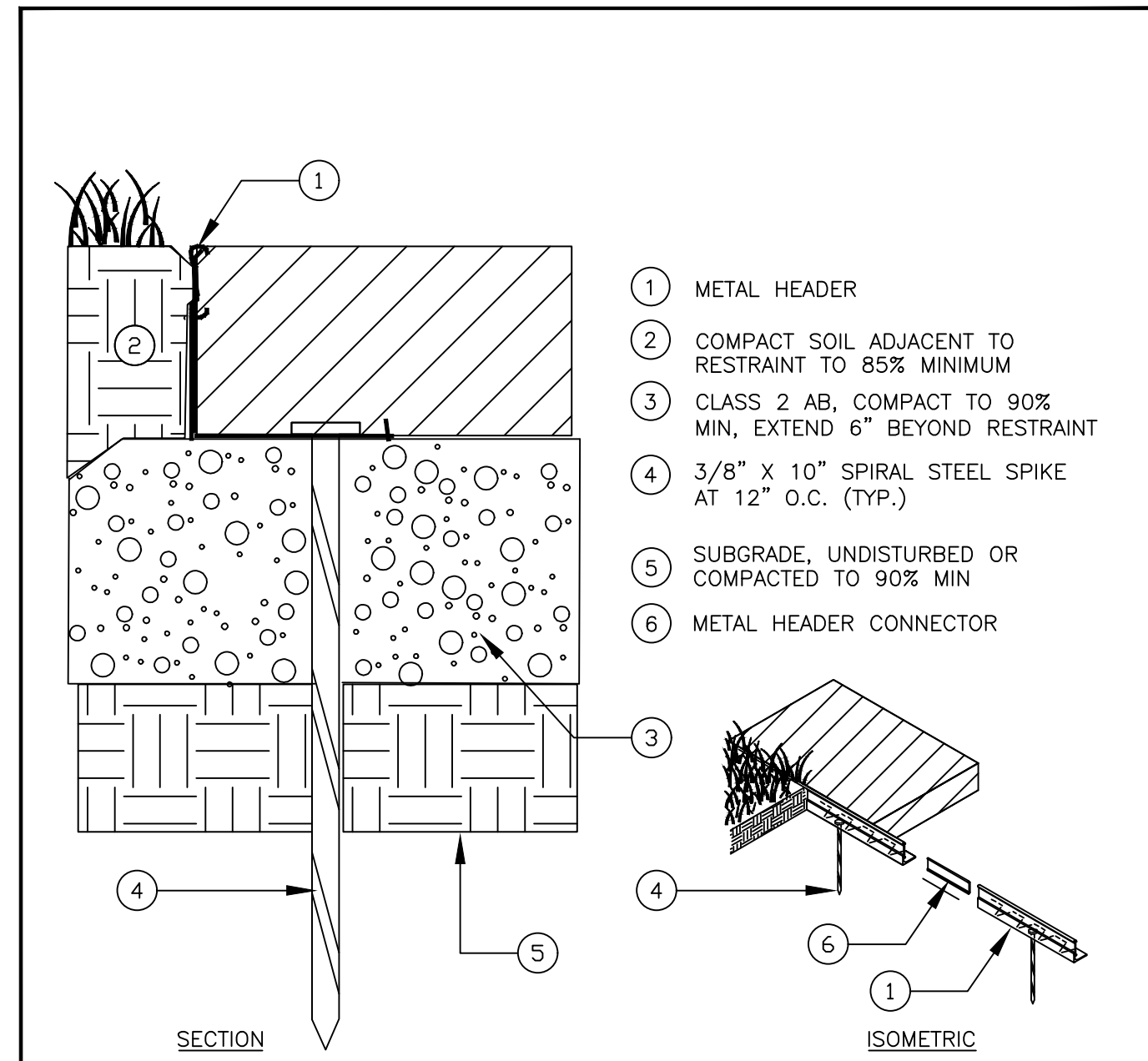
- 1 EXISTING SLOPE
- 2 IRRIGATION, INSTALL ON UPHILL SIDE OF PLANT
- 3 MULCH, 3" DEPTH. KEEP ROOT CROWN 3" CLEAR OF MULCH.
- 4 EARTH BERM. OMIT IN LAWN.
- 5 BACKFILL MIX. SEE SPECIFICATIONS.
- 6 SHRUB ROOTBALL.
- 7 PLANTING HOLE - SCARIFY WALLS
- 8 NATIVE SOIL, UNDISTURBED
- 9 FERTILIZER TABLETS. SEE SPECIFICATIONS.
- 10 SET CROWN OF PLANT 1/2" ABOVE FINISH GRADE OF SOIL.

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
SHRUB PLANTING ON SLOPES

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 818

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: N.T.S.



- 1 METAL HEADER
- 2 COMPACT SOIL ADJACENT TO RESTRAINT TO 85% MINIMUM
- 3 CLASS 2 AB, COMPACT TO 90% MIN, EXTEND 6" BEYOND RESTRAINT
- 4 3/8" X 10" SPIRAL STEEL SPIKE AT 12" O.C. (TYP.)
- 5 SUBGRADE, UNDISTURBED OR COMPACTED TO 90% MIN
- 6 METAL HEADER CONNECTOR

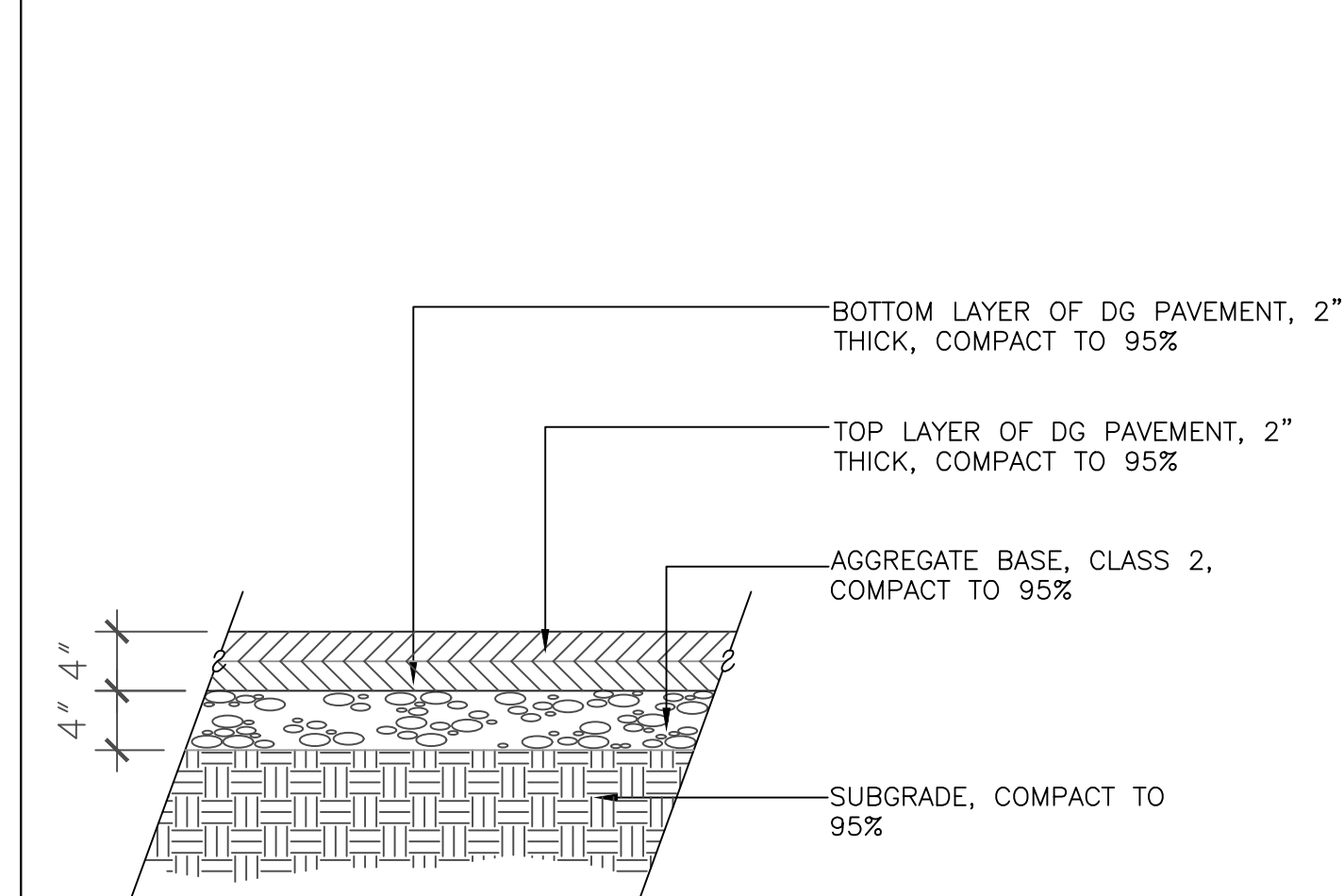
NOTES:  
1. INSTALL PER MANUFACTURER'S RECOMMENDATION.  
2. CONNECT 8'-0" SECTIONS WITH 4" SLIDING CONNECTOR.  
3. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
METAL HEADERBOARD

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 813

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: N.T.S.



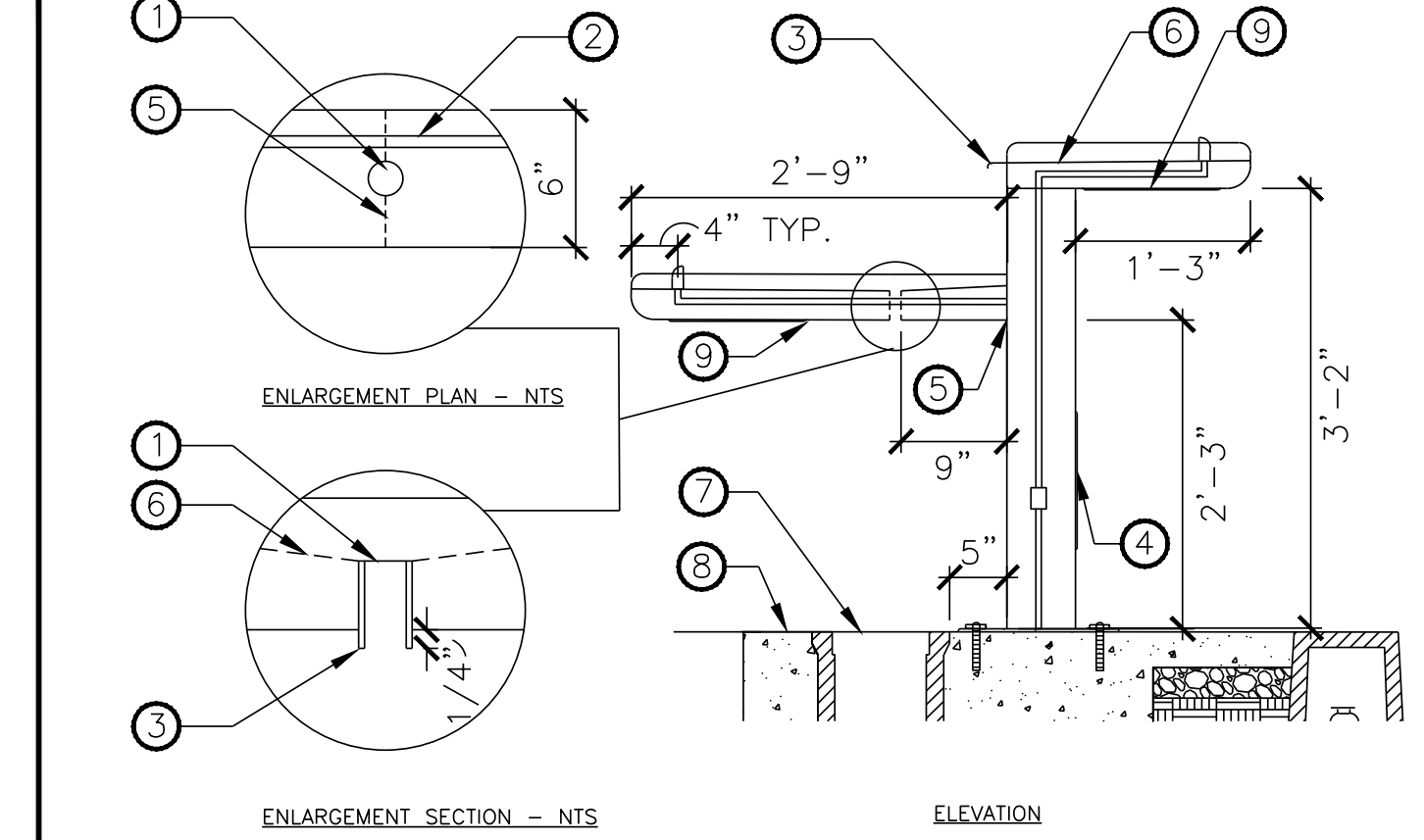
- NOTES:  
1. BOTTOM LAYER OF DG PAVING SHALL BE COMPACTED BEFORE INSTALLATION OF TOP LAYER.  
2. INSTALL HEADERBOARD PER CITY STANDARD DETAIL 813 ON ALL EDGES OF DG THAT ARE NOT ADJACENT TO PAVING OR CURBS. DG SHALL BE FLUSH WITH ADJACENT PAVING AND CURB.

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
DECOMPOSED GRANITE PAVING

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 808

DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: NTS



- 1 1-1/2" ROUND DRAIN HOLE, CENTERED IN TROUGH
- 2 SUPPLY LINE, TYPE K COPPER, 1/2"
- 3 DRIP EDGE, GRIND SMOOTH
- 4 ACCESS PANEL, 1/8" STAINLESS STEEL, 5.5" X 20", VANDAL RESISTANT SCREWS AT CORNERS
- 5 CONTINUOUS BEAD WELD, GRIND SMOOTH
- 6 TROUGH, SLOPE TO DRAIN HOLE
- 7 DRAIN INLET, CENTER ON TROUGH
- 8 FOR BELOW GRADE IMPROVEMENTS REFER TO DETAIL 830A
- 9 ACCESS PANEL, 1/8" SS, 5.5" X 12", VANDAL RESISTANT SCREWS AT CORNERS

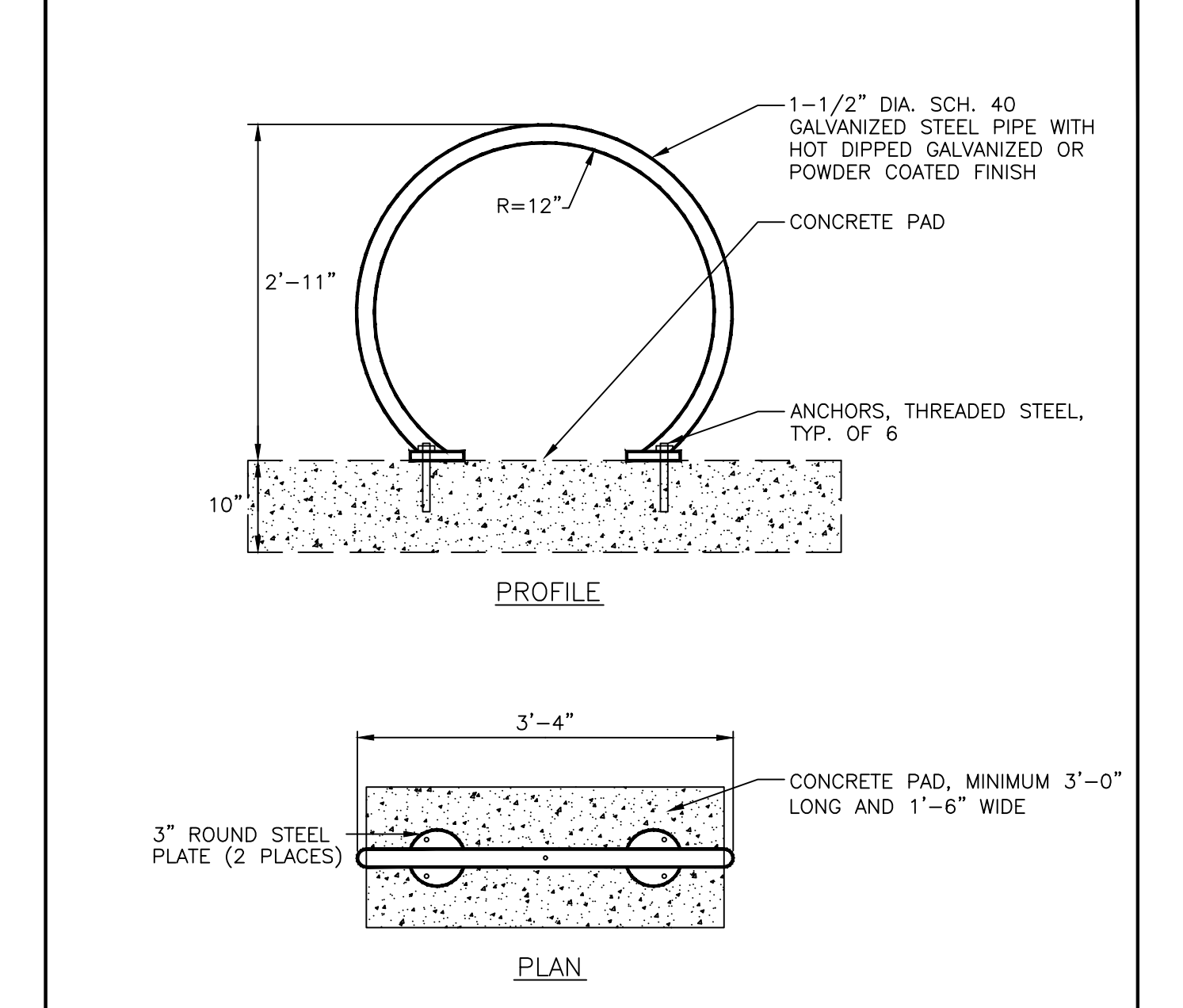
NOTE:  
ALL DIMENSIONS, MATERIALS AND NOTES NOT SHOWN ON THIS DETAIL SHALL BE CONSISTENT WITH THE STANDARD DRINKING FOUNTAIN. REFER TO DETAIL 825.

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
HI-LO DRINKING FOUNTAIN

PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 826

DRAWN BY: SH  
CHECKED BY: MG  
SCALE: NTS



- NOTES:  
1. BIKE RACK SHALL BE SURFACE MOUNT.

CITY OF PLEASANTON  
STANDARD DETAILS  
LANDSCAPE  
BICYCLE RACK

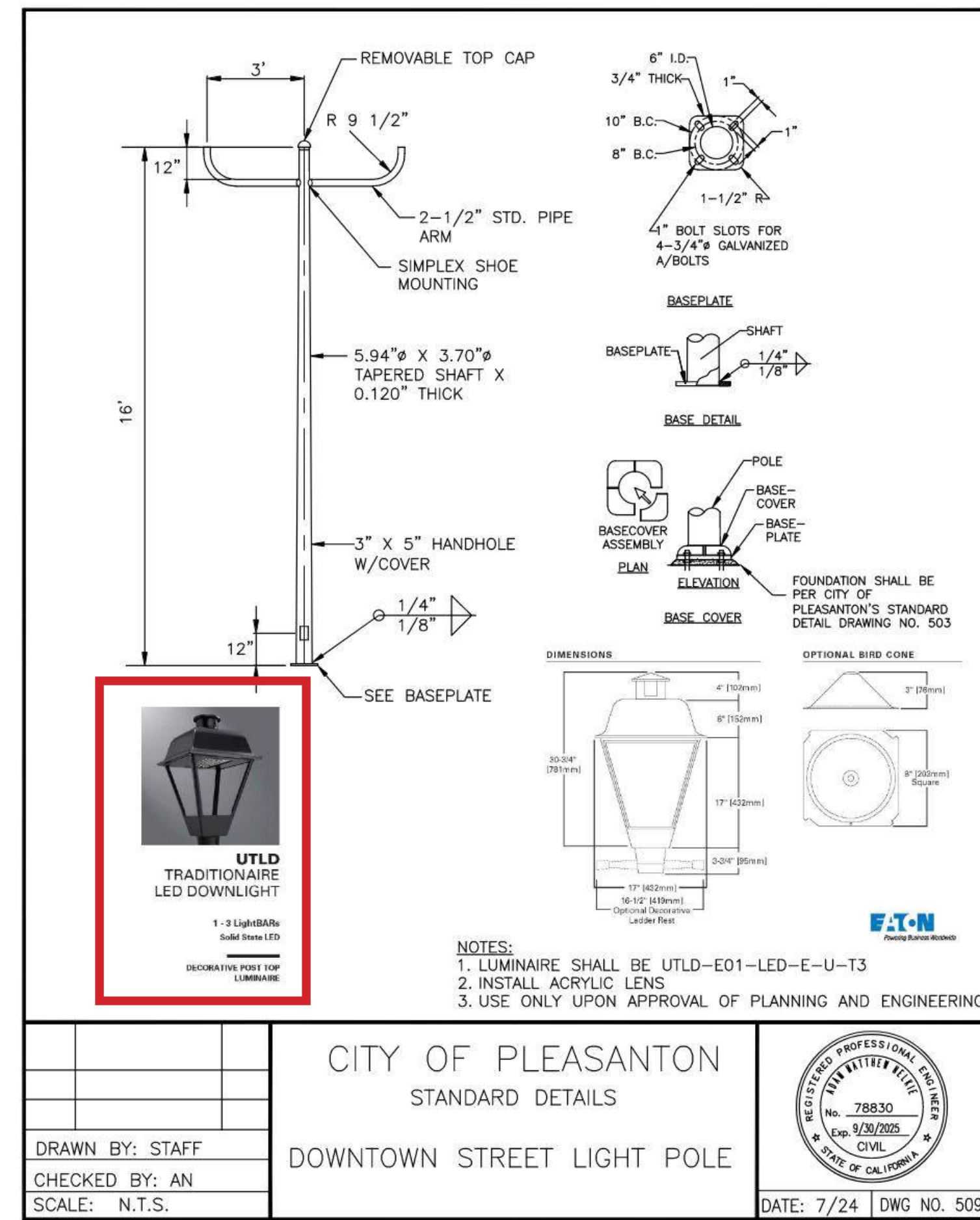
PROFESSIONAL SEAL: 78830, Exp. 9/30/2025, CIVIL, STATE OF CALIFORNIA

DATE: 7/24 DWG NO. 828

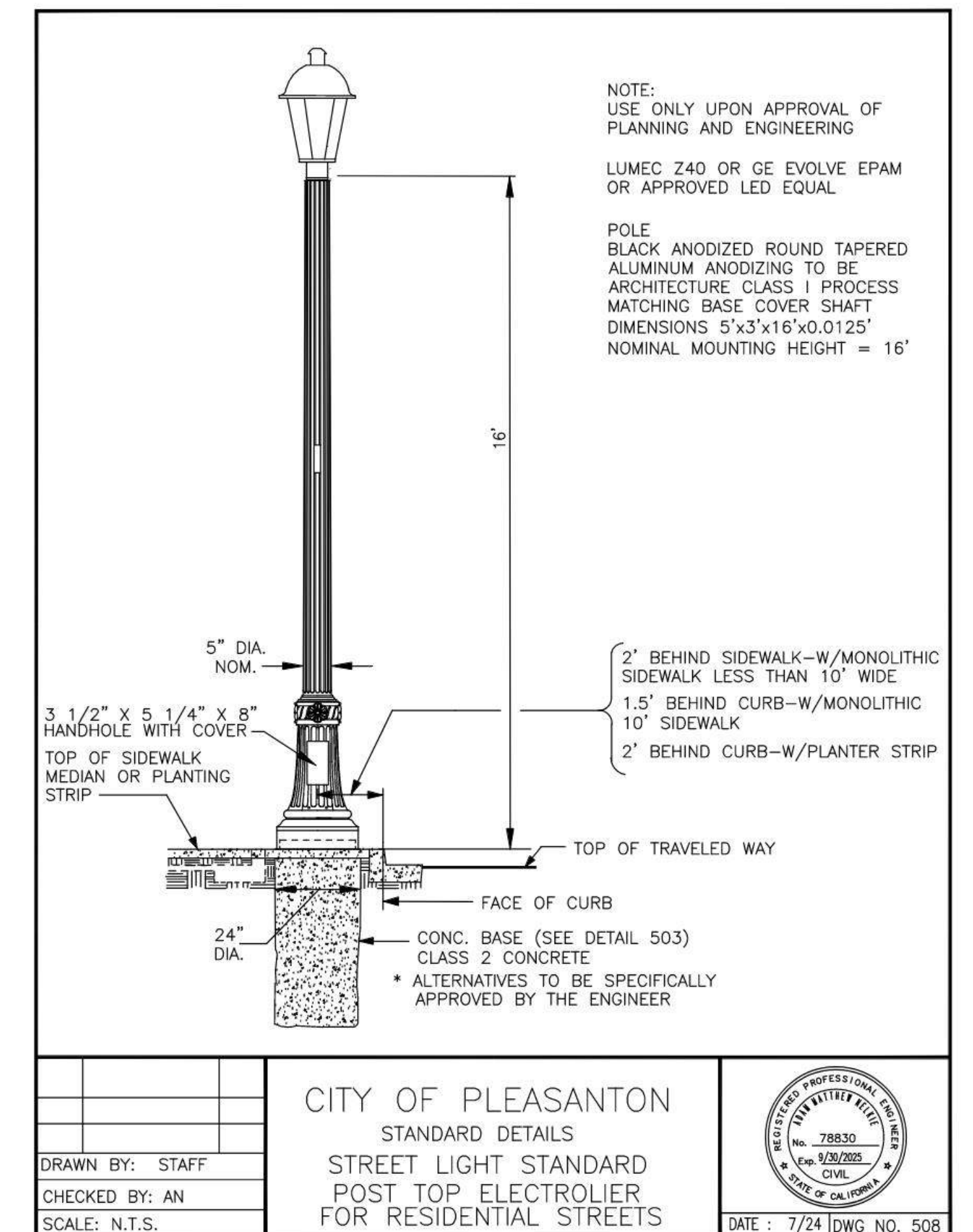
DRAWN BY: STAFF  
CHECKED BY: AN  
SCALE: N.T.S.



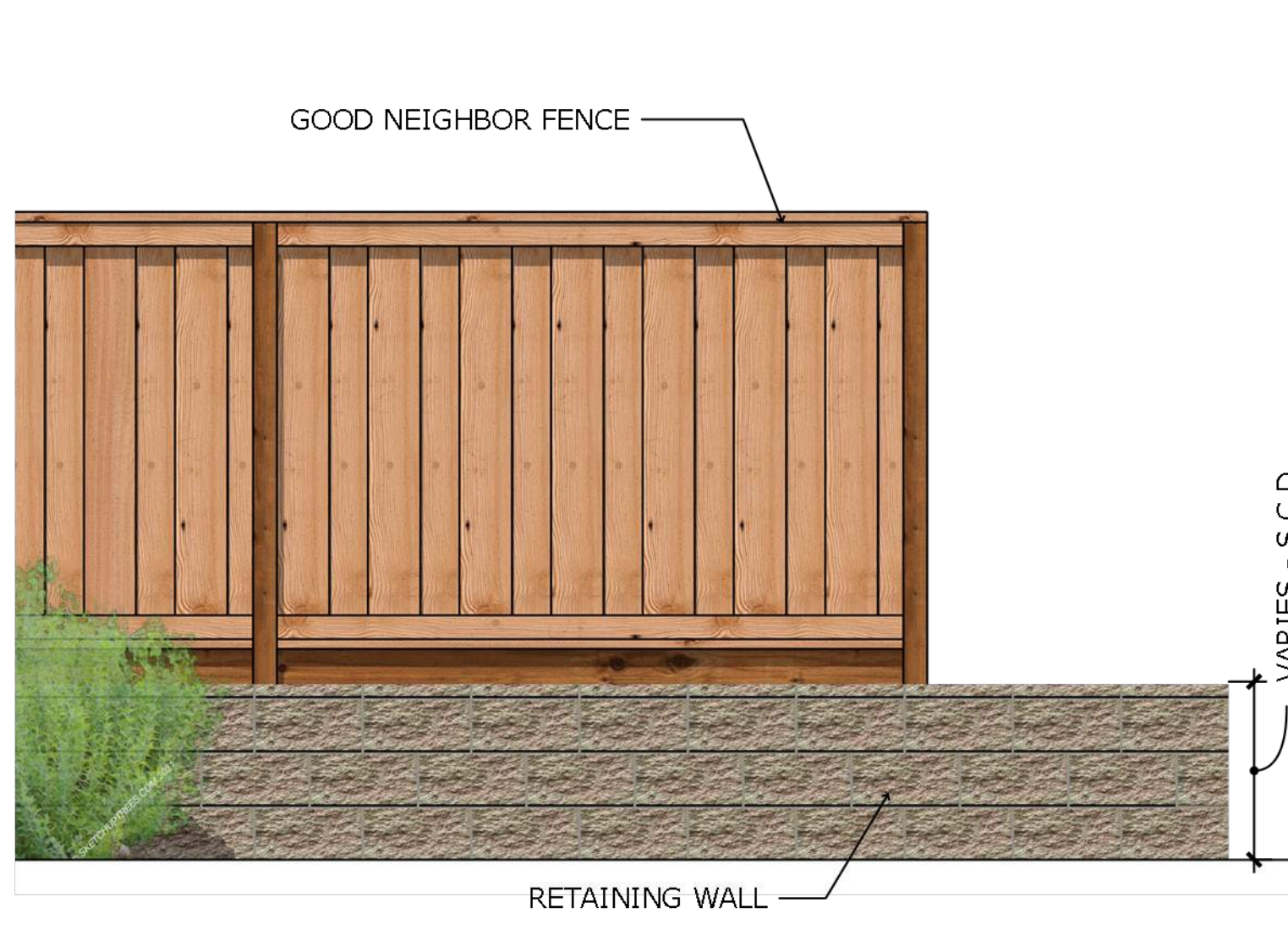
**LIGHT BOLLARD**  
MFR: SIGNIFY  
MODEL: PUREFORM LED



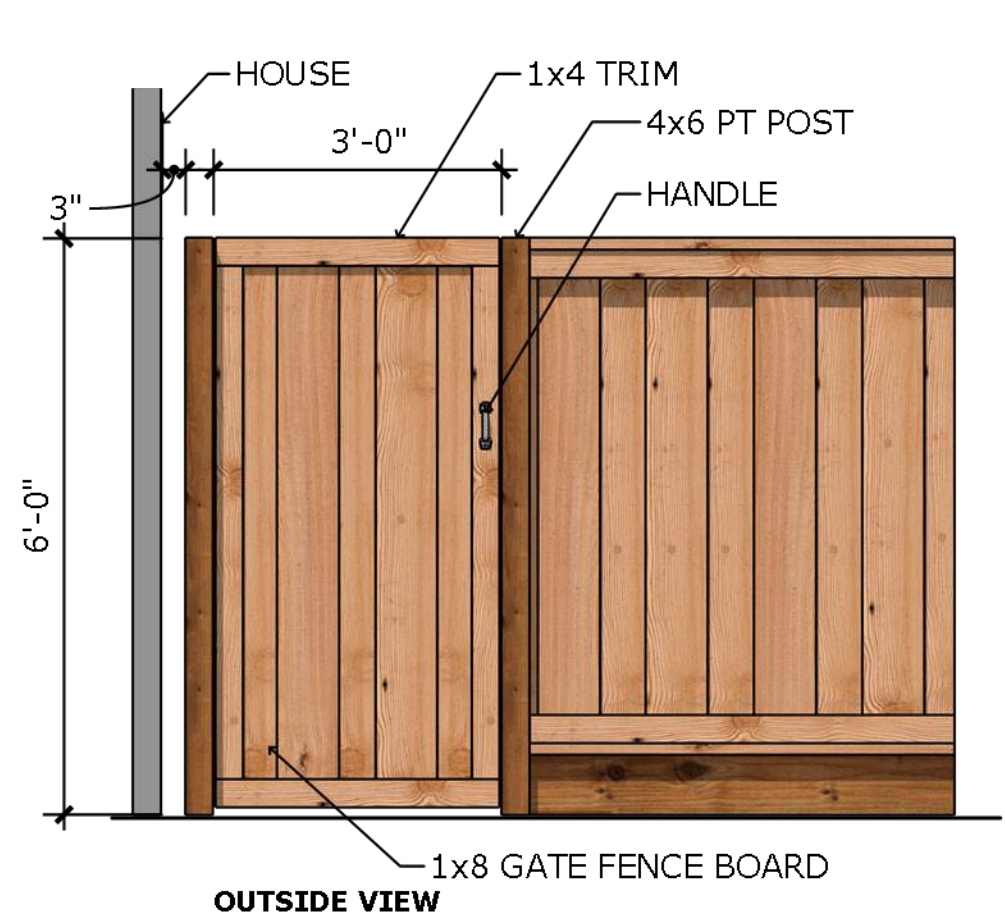
**STREET LIGHT LUMINAIRE**



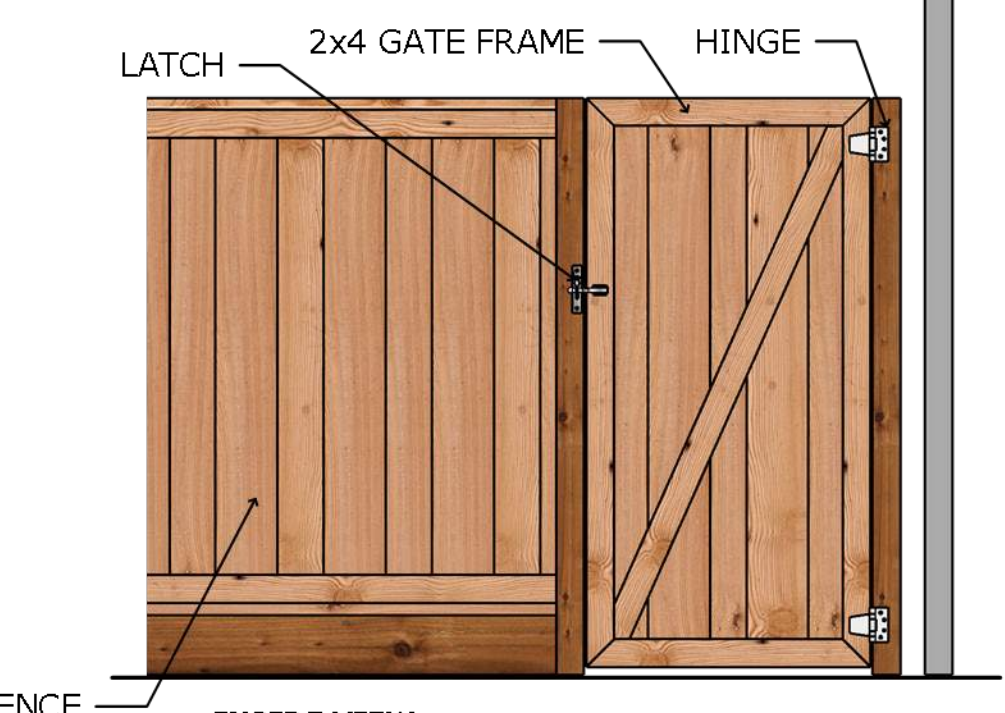
**STREET LIGHT POLE**



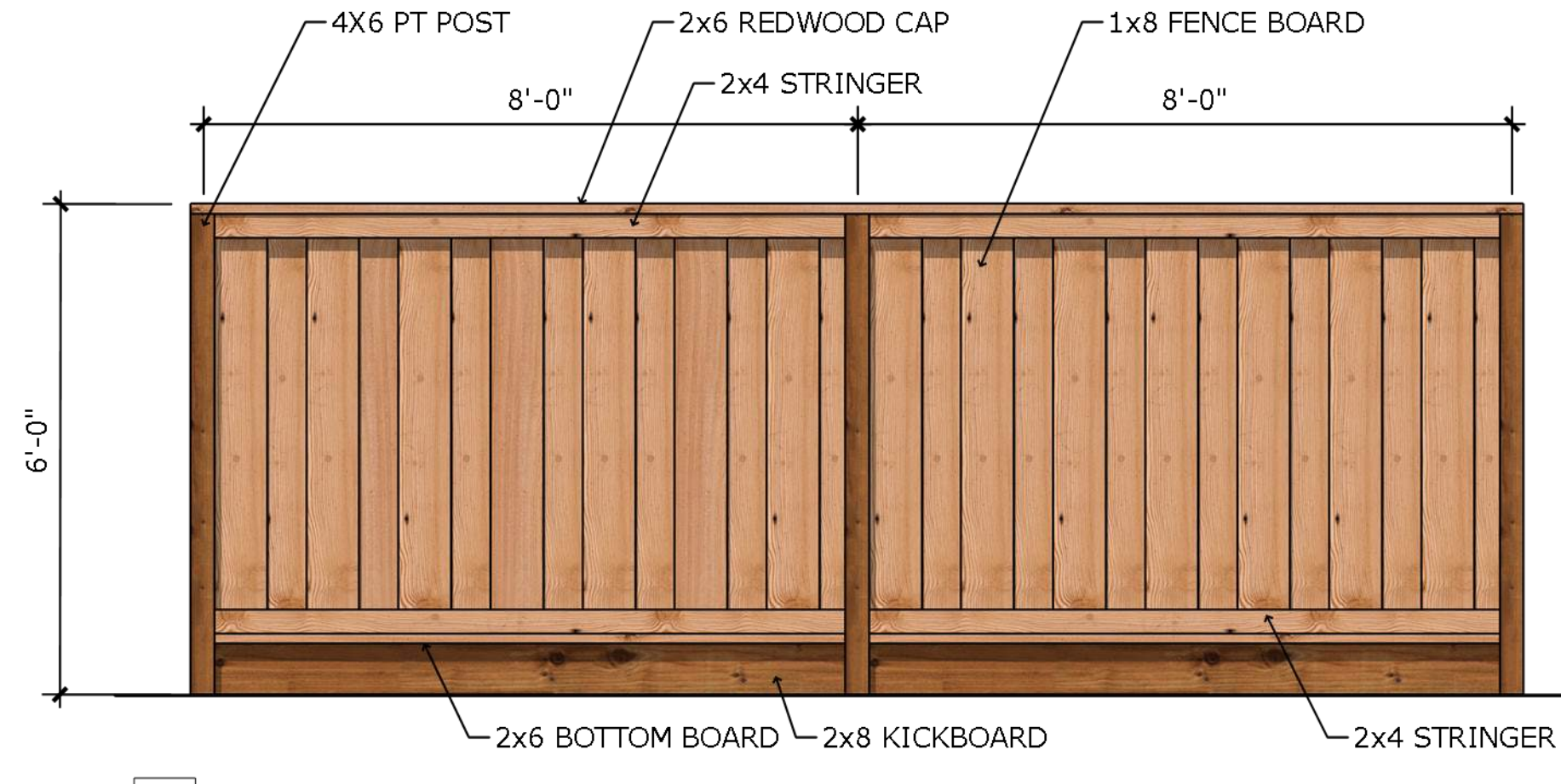
**A GOOD NEIGHBOR FENCE ON RETAINING WALL**  
11 scale: 1/2"=1'



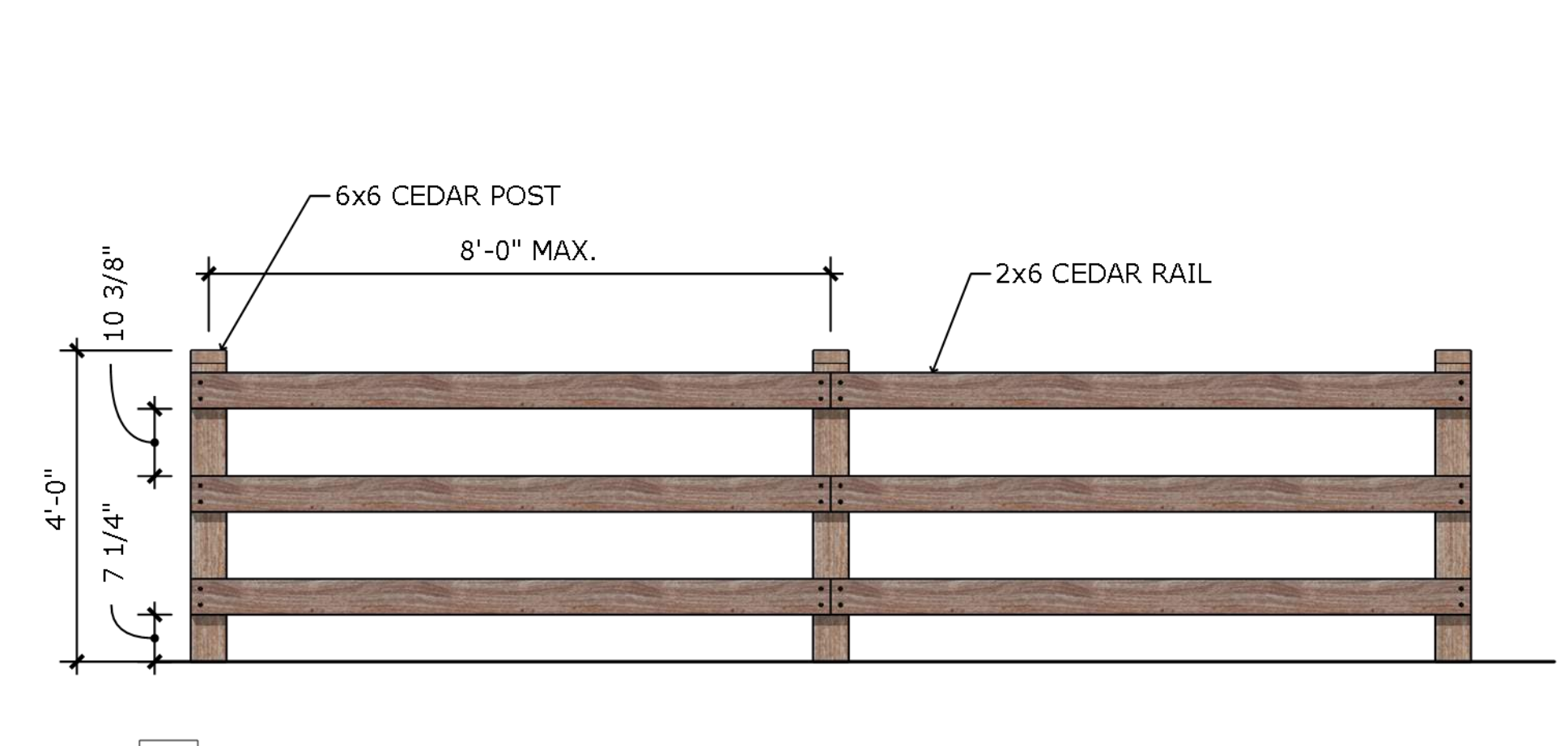
**A WOOD GATE**  
9 scale: 1/2"=1'



**A WOOD GATE**  
9 scale: 1/2"=1'



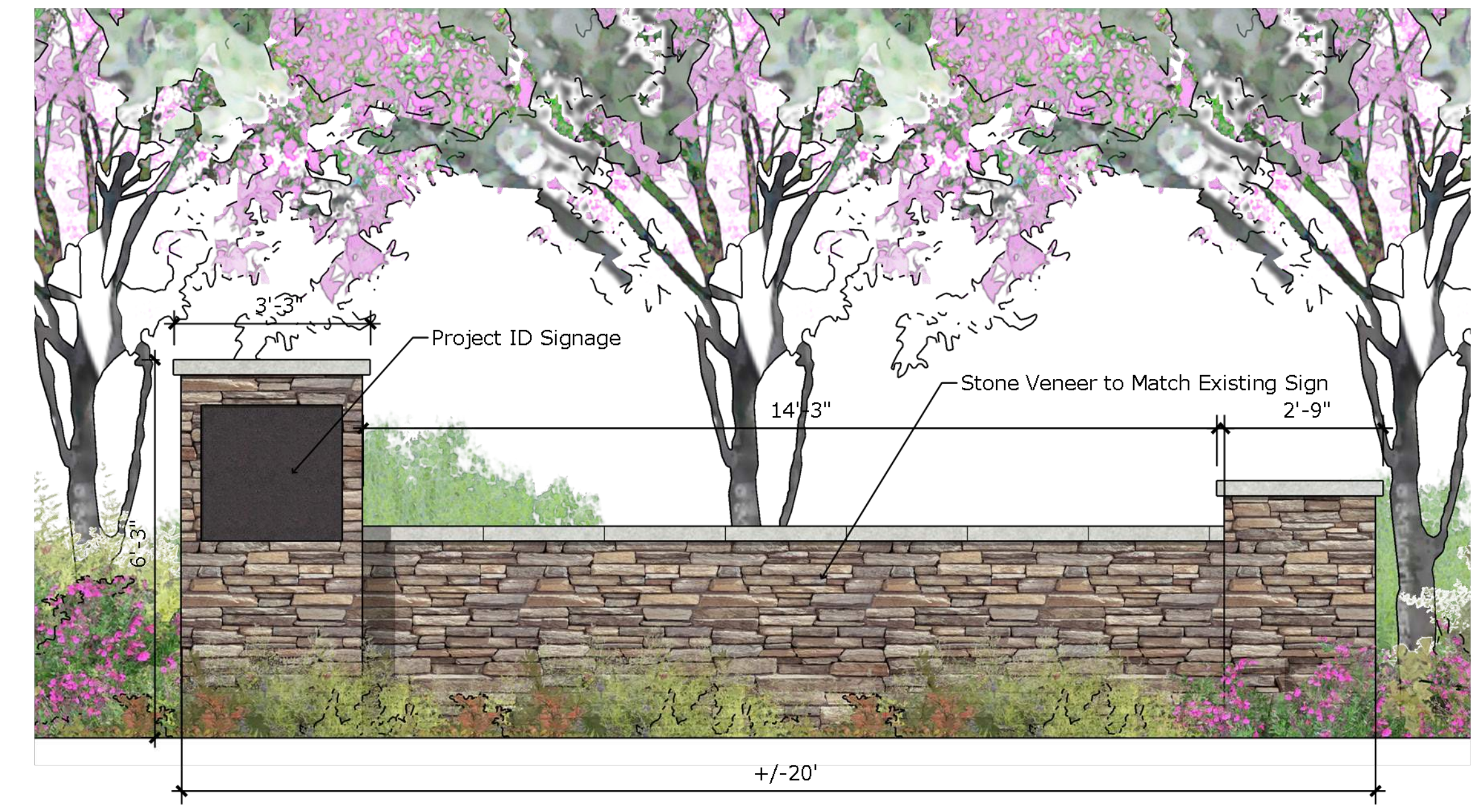
**A GOOD NEIGHBOR FENCE**  
7 scale: 1/2"=1'



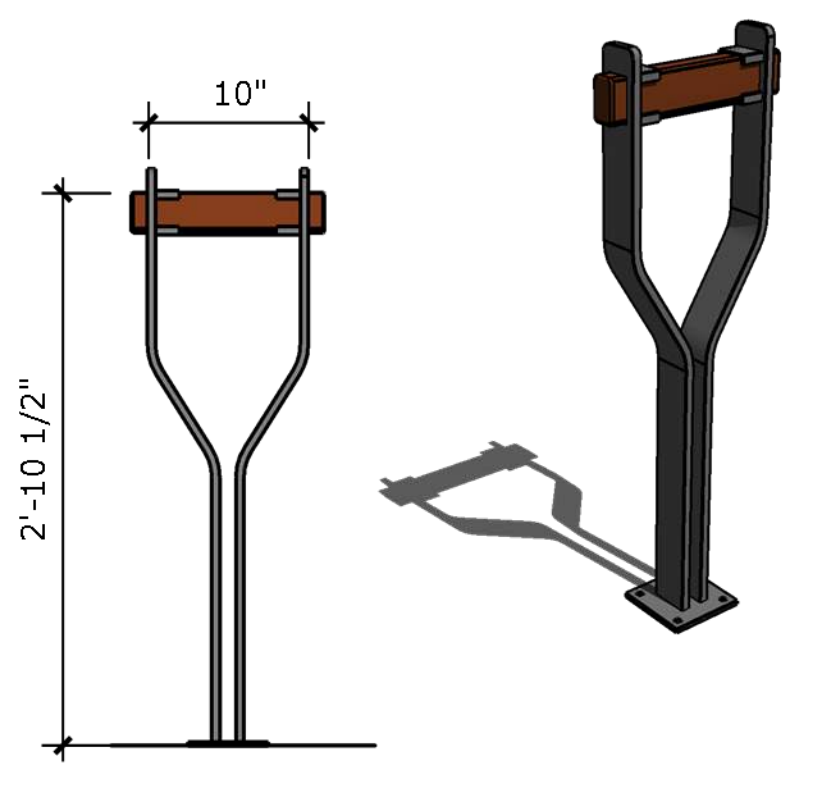
**A RAIL FENCE**  
3 scale: 1/2"=1'



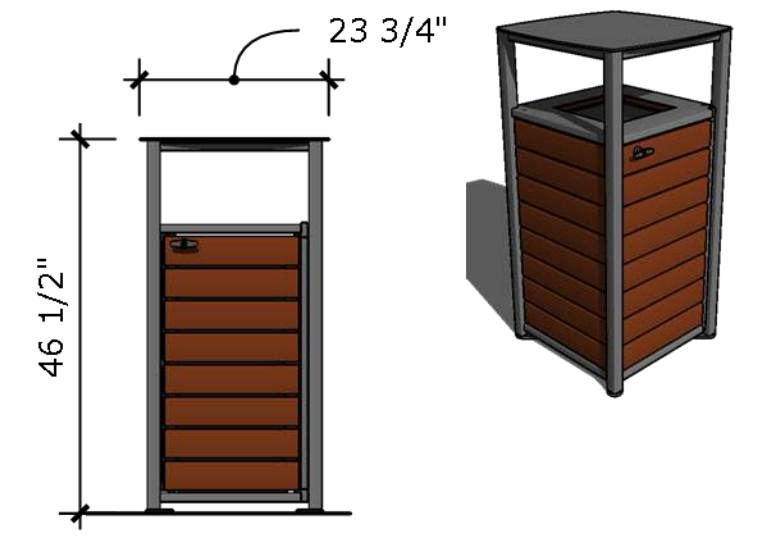
**A RETAINING WALL**  
6 scale: 1/2"=1'



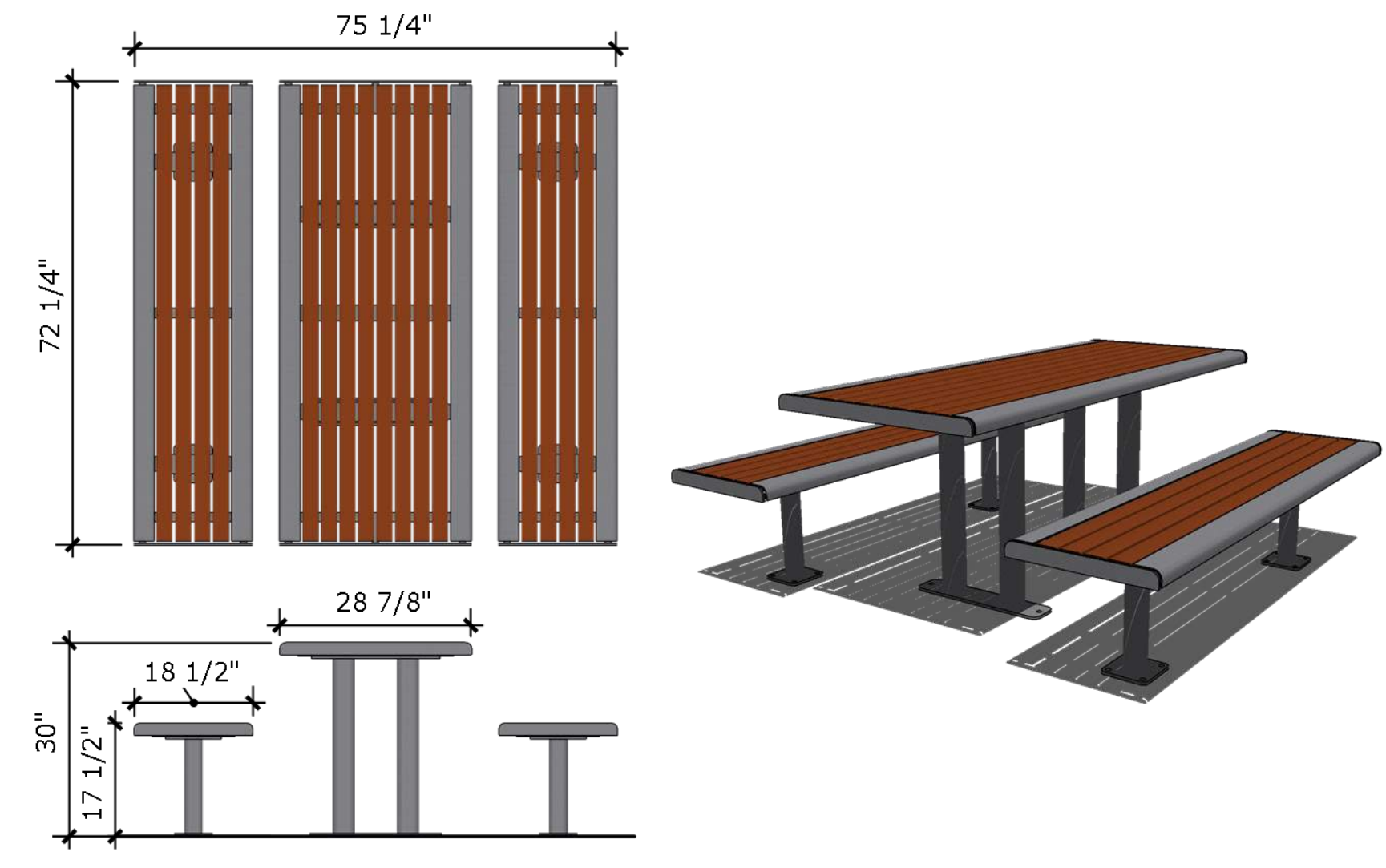
**A ENTRY SIGN**  
2 scale: 1/2"=1'



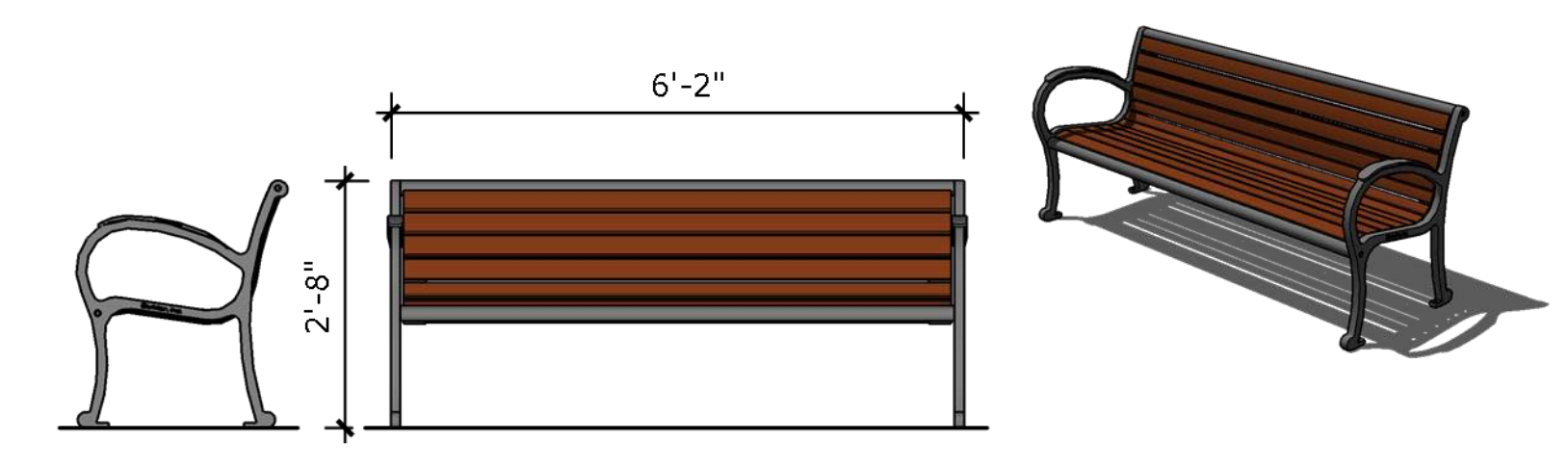
**A BIKE RACK**  
10 scale: 3/8"=1'



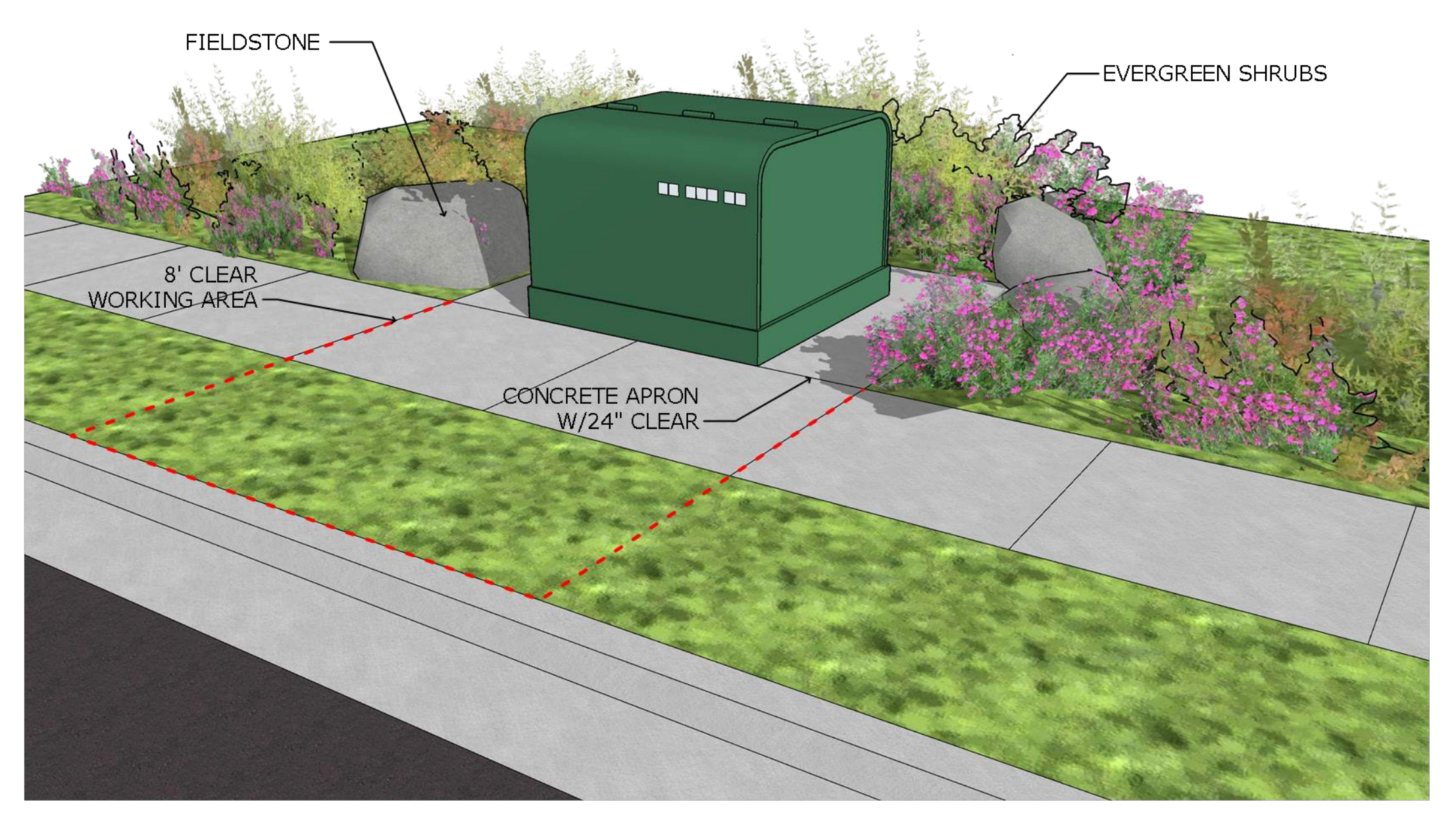
**A TRASH RECEPTACLE**  
8 scale: 3/8"=1'



**A PICNIC TABLE**  
5 scale: 1/2"=1'



**A BENCH**  
4 scale: 1/2"=1'



**A UTILITY SCREENING**  
1 scale: N.T.S.





Playground Design Option 1

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**Lappset Flora**  
Natural, rustic aesthetic with a touch of whimsy provides age-appropriate play experiences that create a unique sense of place, and fun memories to last a lifetime.



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Climb, swing, and trapeze through the forest with these wishbone style climbers. Customizable for every space, these unique natural play elements add height and creativity to every play space.



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Round timber log steppers create patterns and spaces accessible for all. These simple log rounds provide a direct physical connection to nature. Jump, hop, and step from piece to piece.



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Branching logs provide a simple yet engaging play feature, offering refuge and mystery in their interlaced branches. Climb through and create your own adventure.

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