

Pine Street Apartments

Project Team

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Abbreviations

A.B.	ANCHOR BOLT	MAX.	MAXIMUM
AD	AREA DRAIN	MB.	MACHINE BOLT
A.F.F.	ABOVE FINISHED FLOOR	M.E.P.	MECH., ELECT. AND PLUMBING
ADD'L.	ADDITIONAL	MFR. OR MANUF.	MANUFACTURER
AGG.	AGGREGATE	MIN.	MINIMUM
ALT.	ALTERNATE	ML.	MICROLLAM
ARCH.	ARCHITECT OR ARCHITECTURAL	MSTR.	MASTER
B.F.F.	BELOW FINISHED FLOOR	(N)	NEW
BDRM.	BEDROOM	N.L.C.	NOT IN CONTRACT
BLK.	BLOCK	NG	NATURAL GRADE
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BM.	BEAM	O/J	ON CENTER
BOT.	BOTTOM	O.C.	OPTIONAL
BORW.	BOTTOM OF RETAINING WALL	OPT.	OPTIONAL
BTWN.	BETWEEN	PSF	POUNDS PER SQUARE FOOT
CJ	CONTROL JOINT	PSL	PARALLAM
CMU	CONCRETE MASONRY UNIT(S)	PT	PAPER TOWEL DISPENSER
CLCS.	CALCULATIONS	P.T.	PRESSURE TREATED
CLG.	CEILING	PAR.	PARALLEL
CLR.	CLEAR OR CLEARANCE	PERF.	PERFORATED
CO	CLEAN OUT	PERP.	PERPENDICULAR
COL.	COLUMN	PL	PLANTER
CONC.	CONCRETE	PL.H.T.	PLATE HEIGHT
CONT.	CONTINUOUS	PLYWD. OR PLY.	PLYWOOD
CONTR.	CONTRACTOR	PR.	PAIR
COR.	CORNER	R.	RISER
D.F.	DOUGLAS FIR	RECOM. OR REC.	RECOMMENDATIONS
DL	DEAD LOAD	REINF.	REINFORCING
D.S.	DOWNSPOUT	REQD.	REQUIRED
DBL.	DOUBLE	REBAR	REINFORCING BAR(S)
DET.	DETAIL	RJ.	ROOF JOIST
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	RR.	ROOF RAFTER
DN.	DOWN	RT.	ROOF TRUSS
(E)	EXISTING	RWD.	REDWOOD
E.I.	EXPANSION JOINT	S	SOAP DISPENSER
ELEV.	ELEVATION	SC	SEAT COVER DISPENSER
E.N.	EDGE NAIL	SCD	SEE CIVIL DRAWINGS
EA.	EACH	SED	SEE ELECTRICAL DRAWINGS
E.S.	EACH SIDE	SLD	SEE LANDSCAPE DRAWINGS
EQ.	EQUAL	SMD	SEE MECHANICAL DRAWINGS
E.W.	EACH WAY	SSD	SEE STRUCTURAL DRAWINGS
EXT.	EXTERIOR	SCHED.	SCHEDULE
F.F.	FINISHED FLOOR	SLAB ON GRADE	SLAB ON GRADE
FG	FINISH GRADE	S.O.G.	SLAB ON GRADE
FJ	FLOOR JOIST	SW.	SHEARWALL
FL	FLUORESCENT FLOOR	T	TREAD
FR.	FAR SIDE	TOB	TOP OF BEAM
FS.	FOUNDATION	TOC	TOP OF CONCRETE OR CURB
FP.	FIREPLACE	TOFF	TOP OF FINISH FLOOR
FT.	FLOOR TRUSS	TOH	TOP OF HARDSCAPE
FTG.	FOOTING	TOG	TOP OF GRATE
G.S.M.	GALVANIZED SHEET METAL	TOGB	TOP OF GRADE BEAM
GA.	GAUGE	T.O.P.	TOP OF PARAPET
GALV.	GALVANIZED	T.O.R.S.	TOP OF ROOF SHEATHING
GLU-LAM, GLB.	GLUE LAMINATED BEAM	TORW	TOP OF RETAINING WALL
GYP. BD.	GYP/SUM BOARD	TOS	TOP OF SLAB
HD	HOLDDOWN	TOSF	TOP OF SUBFLOOR
HORIZ.	HORIZONTAL	TOSW	TOP OF STEM WALL
HDR.	HEADER	TOP PL.	TOP PLATE
HGR.	HANGER	TP	TOILET PAPER DISPENSER
INFO.	INFORMATION	TYP.	TYPICAL
INSUL.	INSULATION OR INSULATED	U	URINAL
INT.	INTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
INTER.	INTERSECTION	VERT	VERTICAL
JT.	JOINT	VF	VERIFY IN FIELD
LA	LANDSCAPE AREA	VVO	VERIFY WITH OWNER
LAV	LAVATORY	W/	WITH
LB. OR #	POUND OR NUMBER	WC	WATER CLOSET
LC.	LONG OR LENGTH	WD.	WOOD
LS.	TIMBER STRAND	WP.	WATERPROOF
LTW/ OR LW.	LIGHTWEIGHT	WRB	WATER RESISTIVE BARRIER
LVL	LAMINATED VENEER LUMBER	W.W.M.	WELDED WIRE MESH

Project Description

TO MERGE TWO EXISTING PARCELS INTO ONE PROPERTY AND PROVIDE FIVE APARTMENT UNITS. THE BUILDING FRONTING PINE STREET (BUILDING A) SHALL HAVE TWO UNITS. THE REAR BUILDING (BUILDING B) SHALL HAVE THREE UNITS.

THE EXISTING PROPERTY IS VACANT. EXISTING FEATURES PROPOSED TO BE REMOVED ARE TWO TREES AND A UTILITY POLE.

Site Information

EXISTING PROPERTY CONDITION	VACANT
SITE AREA	13,138 S.F.
ZONING & GENERAL PLAN DESIGNATIONS	T4N
ZONING	UH-3 (14 TO 18 UNITS / ACRE)
GENERAL PLAN DESIGNATION	
ALLOWABLE DWELLING UNITS	
MAXIMUM UNIT CALCULATION	
LOT AREA	13,138 S.F.
AREA OF RIGHT OF WAY TO CENTER LINE	4,204 S.F.
TOTAL AREA FOR MAXIMUM ALLOWABLE UNITS CALC.	17,342 S.F.
ACREAGE FOR MAXIMUM ALLOWABLE UNITS CALC.	0.39 AC
MAX. ALLOWABLE DWELLING UNITS: 34 x 18 = 7.02	7 UNITS
MINIMUM UNIT CALCULATION	
LOT AREA	13,138 S.F.
ACREAGE	0.30 AC
MIN. ALLOWABLE DWELLING UNITS: 30 x 14 = 4.2	4 UNITS

Development Code Req'ts

BUILDING REQUIREMENTS	
FRONT SETBACK MIN.	MATCH ADJACENT PROPERTY (15')
SIDE SETBACK MIN.	5' SINGLE STORY, 7.5' TWO STORY
MIN. BUILDING SEPARATION	8' SINGLE STORY, 15' TWO STORY
REAR SETBACK MIN.	5'
REQ'D FRONTAGE OPTIONS	PORCH OR STOOP
TOWNHOUSE BUILDING TYPE REQUIREMENTS	
OPEN SPACE	100 S.F. MIN W/ 8' MIN DIMENSION
MAIN BODY WIDTH	18' MIN, 36' MAX PER UNIT
FRONTAGE STOOP REQUIREMENTS FOR APARTMENTS 1 & 2	
WIDTH - CLEAR	5' MIN & 8' MAX
DEPTH - CLEAR	5' MIN & 8' MAX
RESIDENT AUTOMOBILE PARKING REQUIREMENTS	
RESIDENT PARKING	TWO PARKING SPACES PER 2+ BDRM UNIT
MIN. TWO CAR GARAGE PARKING DIMENSIONS	19'-0" X 19'-0"
GUEST AUTOMOBILE PARKING REQUIREMENTS	
GUEST PARKING	ONE SPACE PER 4 UNITS
PARKING SPACE CALC: 5 UNITS / 4 = 1.25	ONE SPACE REQUIRED
NOTE: PER CBC 1102A.11, BUILDING 'B' IS A COVERED MULTIFAMILY BUILDING AND REQUIRED TO PROVIDE ACCESSIBLE FEATURES, INCLUDING PARKING. THE GUEST PARKING SPACE SHALL BE A VAN ACCESSIBLE SPACE. SEE SITE PLAN.	
BICYCLE PARKING REQUIREMENTS	
15 BEDROOMS / 4 = 3.75	ONE STALL PER 4 BEDROOMS
	4 BICYCLE SPACES REQ'D
	4 BICYCLE LOCKERS TO BE PROVIDED. SEE SITE PLAN.

Proposed Building Information

FLOOR AREAS BY USE	
LIVING SPACES	
APARTMENT 1	1,646 S.F.
APARTMENT 2	1,662 S.F.
APARTMENT 3	1,415 S.F.
APARTMENT 4	1,282 S.F.
APARTMENT 5	1,373 S.F.
TOTAL LIVING AREA	7,378 S.F.
GARAGES	
APARTMENT 1	342 S.F.
APARTMENT 2	402 S.F.
APARTMENT 3	408 S.F.
APARTMENT 4	341 S.F.
APARTMENT 5	342 S.F.
TOTAL GARAGE AREA	1,800 S.F.
STOOPS & COVERED DECKS	
APARTMENT 1	212 S.F.
APARTMENT 2	174 S.F.
APARTMENT 3	149 S.F.
APARTMENT 4	25 S.F.
APARTMENT 5	35 S.F.
TOTAL STOOPS & COVERED DECKS AREA	545 S.F.
COMMON AMENITIES	
BUILDING 'B' BREEZEWAY	227 S.F.
TRASH	175 S.F.
TOTAL COMMON AMENITIES AREAS	402 S.F.
UTILITY CLOSETS	
FIRE SPRINKLER RISER CLOSETS	35 S.F.
TOTAL FLOOR AREA	10,300 S.F.
BUILDING HEIGHTS	
BUILDING 'A'	34'-10"
BUILDING 'B'	26'-1"
SETBACKS	
BUILDING 'A' SETBACKS	
FRONT FIRST & SECOND FLOOR SETBACK	15'-0"
RIGHT SIDE FIRST FLOOR SETBACK	14'-10"
RIGHT SIDE SECOND FLOOR SETBACK	24'-10"
LEFT SIDE FIRST & SECOND FLOOR SETBACK	32'-6"
REAR FIRST FLOOR SETBACK	71'-6"
REAR SECOND FLOOR SETBACK	70'-6"
BUILDING 'B' SETBACKS	
FRONT FIRST FLOOR SETBACK	77'-6"
FRONT SECOND FLOOR SETBACK	75'-0"
RIGHT SIDE FIRST FLOOR SETBACK	6'-0"
RIGHT SIDE SECOND FLOOR SETBACK	7'-6"
LEFT SIDE FIRST & SECOND FLOOR SETBACK	10'-11"
REAR FIRST FLOOR SETBACK	6'-4"
REAR SECOND FLOOR SETBACK	10'-4"
BUILDING 'A' FRONT STOOP SETBACK	10'-0"
BUILDING 'B' REAR STOOP SETBACK	8'-10"
DISTANCE BETWEEN BUILDINGS	
FIRST FLOORS	24'-0"
SECOND FLOORS	20'-6"

Proposed Site Information

IMPERVIOUS SURFACES	
EXISTING IMPERVIOUS SURFACE AREA	0 S.F.
NEW IMPERVIOUS SURFACE AREA	7,541 S.F.
SITE % OF IMPERVIOUS SURFACES	58%
LANDSCAPE AREA	3,278 S.F.
LOT COVERAGE - FIRST FLR AREA / LOT AREA	34% S.F.
BUILDING 'A' GROSS FLOOR AREA PER CBC 202	
FIRST FLOOR AREA	1,815 S.F.
SECOND FLOOR AREA	1,643 S.F.
THIRD FLOOR AREA	450 S.F.
TOTAL FLOOR AREA	4,450 S.F.
BUILDING 'B' GROSS FLOOR AREA PER CBC 202	
FIRST FLOOR AREA	3,310 S.F.
SECOND FLOOR AREA	2,546 S.F.
TOTAL FLOOR AREA	5,906 S.F.

Building Code Information

OCCUPANCY CLASSIFICATION	R-2
TYPE OF CONSTRUCTION	VB, SPRINKLERED PER NFPA 13R
ALLOWABLE BUILDING HEIGHT	60'
ALLOWABLE STORIES ABOVE GRADE	3
ALLOWABLE AREA	7,000 S.F.

Unit Open Space Information

APARTMENT #	SIZE	DESCRIPTION
1	131 S.F.	SECOND FLOOR DECK
2	130 S.F.	SECOND FLOOR DECK
3	101 S.F.	SECOND FLOOR DECK
4	108 S.F.	YARD
5	117 S.F.	YARD

Vicinity Map



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Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments

Livermore, CA

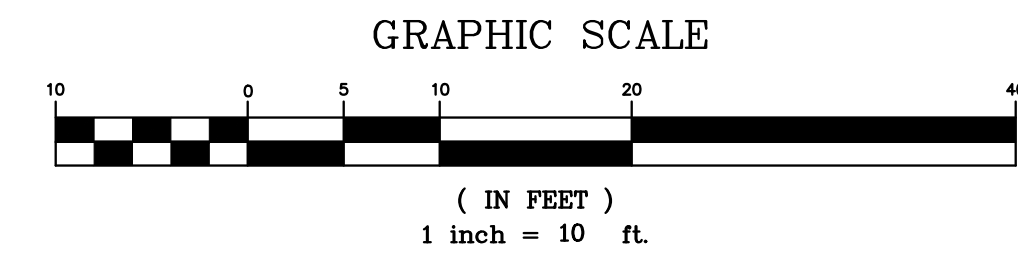
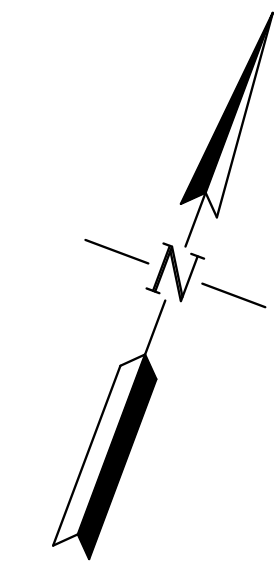
Derong Investment 1 LLC

Cover Sheet & Data Tables

Sheet

CS

Date 3-20-23



BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON WERE TAKEN FROM
 PARCEL MAP 10065 (332 PM 49).

BASIS OF ELEVATIONS
 ELEVATIONS SHOWN HEREON WERE BASED ON THE CITY OF
 LIVERMORE SECTIONAL MAPS SURVEY OF 1939-1940 BY THE
 FEDERAL WORKS AGENCY WORK PROJECTS ADMINISTRATION.
 MONUMENT @ NORTH "M" & PINE, ELEV. = 462.793' (29 DATUM)

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
 BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
 THE REQUIREMENTS OF THE PROFESSIONAL LAND
 SURVEYOR'S ACT AT THE REQUEST OF WEIZHEN DENG
 IN OCTOBER OF 2017.

DARRYL ALEXANDER DATE
 L.S. NO. 5071
 LICENSE EXPIRES JUNE 30, 2019



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

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

REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME

ALEXANDER & ASSOCIATES INC.
 SURVEYORS ENGINEERS PLANNERS
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566
 surveyor@trivalley.com (925) 462-2255

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

SHEET TITLE
**TOPOGRAPHIC SURVEY
 PINE STREET
 LIVERMORE, CALIFORNIA**

JOB NO.: 17273
 DISK NO.:
 FILE NO.: 17273CAD
 DATE: OCT 2017
 SHEET NO.: 1
 OF 1 SHEETS

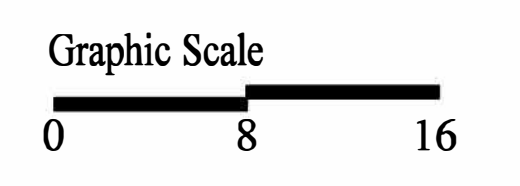
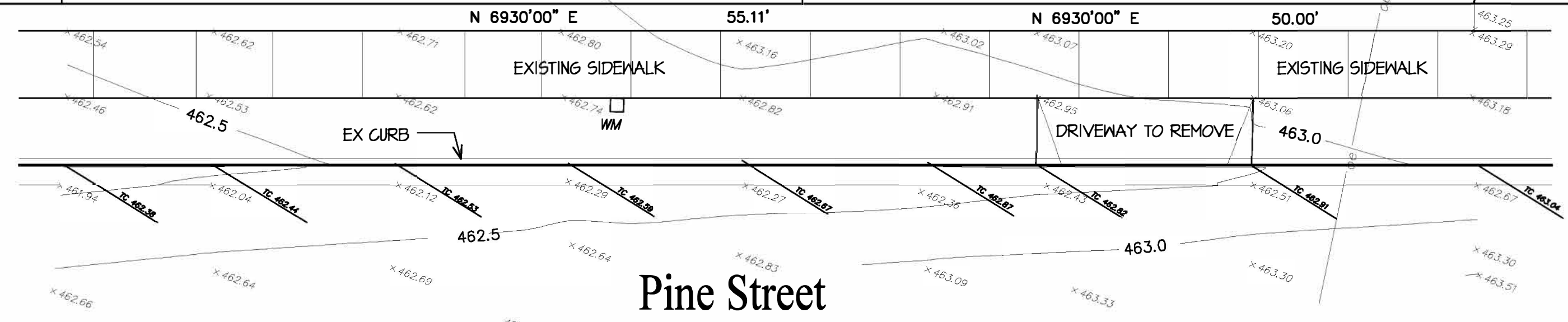
Multi-Family Residential T4N Zoning

Exist. Single Family Residential RL Zoning

Yard of Single Family Residence T4N Zoning

Exist. Single Family Residential RL Zoning

Exist Duplex T4N Zoning



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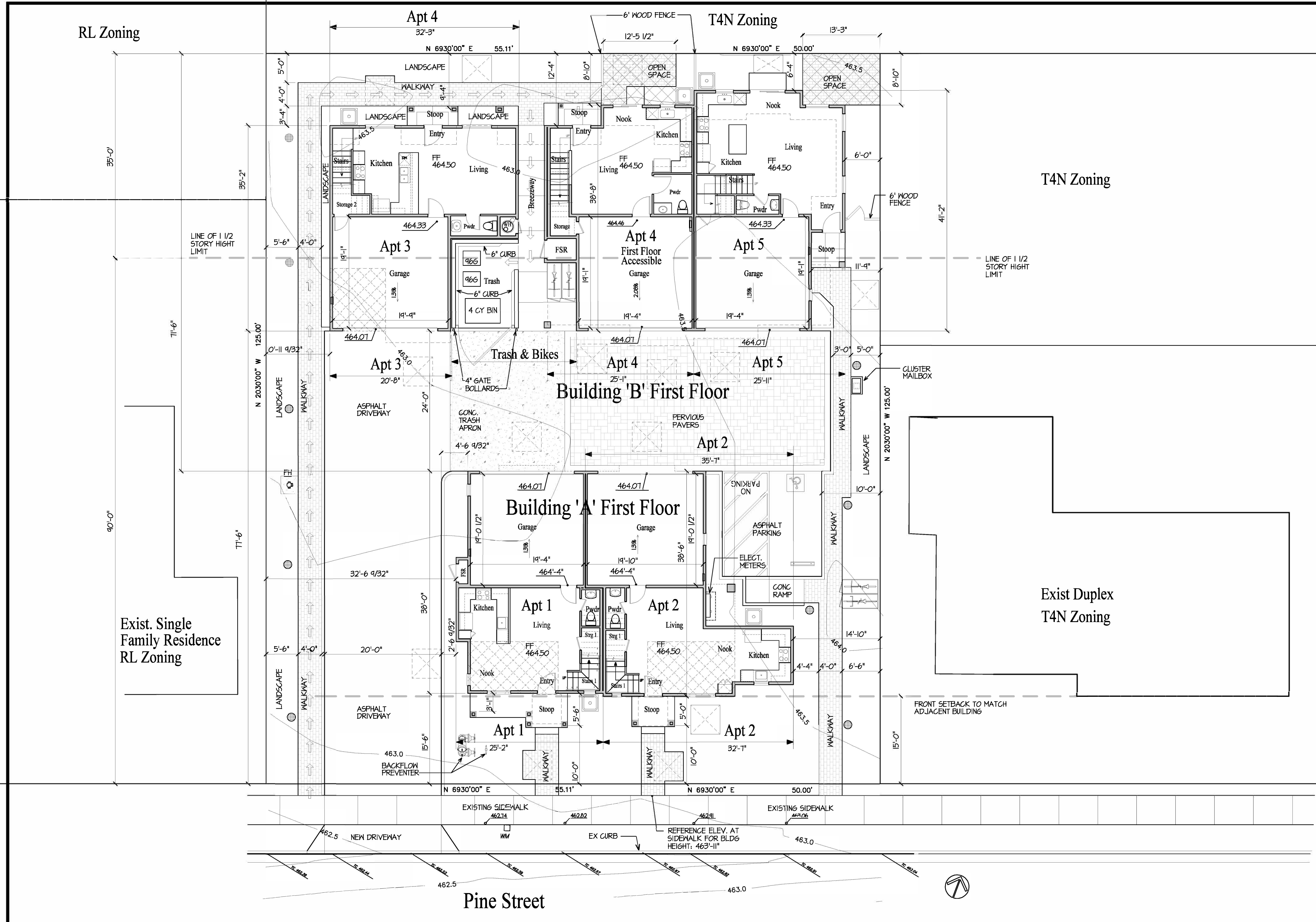
Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

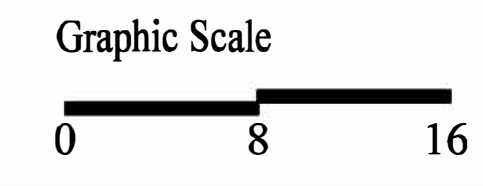
Existing & Demo Site Plan,
Adjacent Uses
Scale: 1"=8'-0"

Sheet
A1.1
Date 3-20-23



- ### SITE NOTES
1. THE SITE PLAN IS NOT A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE SURVEYOR, ALEXANDER ASSOCIATES. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT THE ARCHITECT.
 2. USE OF THE SITE PLAN FOR ANY USE BEYOND THE SCOPE OF WORK OF THE ARCHITECT AND NOT AUTHORED, DRAWN OR PERFORMED BY THE ARCHITECT IS WITHOUT THE ARCHITECT'S AUTHORIZATION, IS AT THE USER'S RISK AND THE USER HOLDS THE ARCHITECT HARMLESS, RELEASES THE ARCHITECT FROM ALL LIABILITY, INCLUDING THIRD PARTY CLAIMS.
 3. SEE GRADING & DRAINAGE PLAN FOR INFORMATION REGARDING DRAINAGE, PERVIOUS PAVING, & IMPERVIOUS PAVING.
 4. SEE LANDSCAPE PLANS FOR PLANTING INFORMATION & MORE DETAILED INFORMATION REGARDING HARDSCAPE & LANDSCAPING FEATURES.
 5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. FINISH GRADE SHALL DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS & THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SHALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING.
 6. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.
 7. STORMWATER FROM ROOF DOWNSPOUTS SHALL DISCHARGE ACCORDING TO THE GRADING & DRAINAGE PLANS.
 8. SURFACE WATER SHALES SHALL HAVE A 1% MINIMUM SLOPE.

- ### Symbols
- PRIVATE OPEN SPACE AT GROUND LEVEL
 - PRIVATE OPEN SPACE AT SECOND FLOOR
 - CONDENSOR
 - ACCESSIBLE PATH OF TRAVEL
 - BIKE LOCKER SEE SHEET AFI
 - 96 GALLON TRASH CART, SEE SHEET AFI
 - 4 CUBIC YARD TRASH BIN, SEE SHEET AFI
 - LADDER PAD AREA ON HARDSCAPE
 - LADDER PAD IN LANDSCAPING



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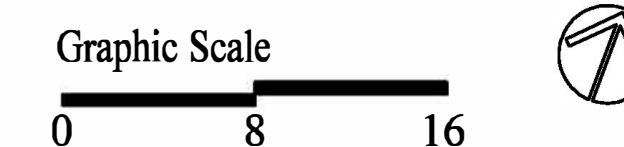
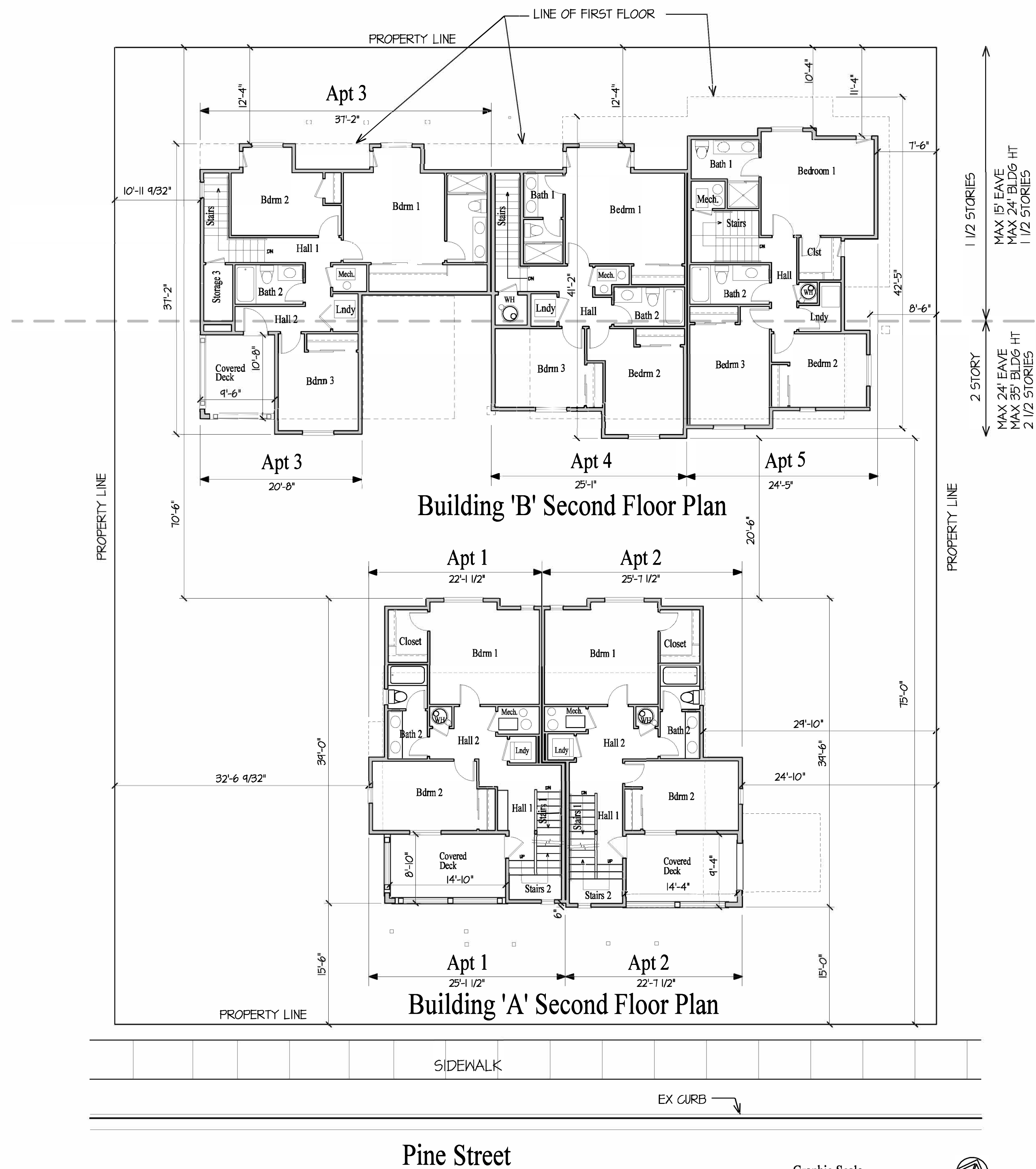
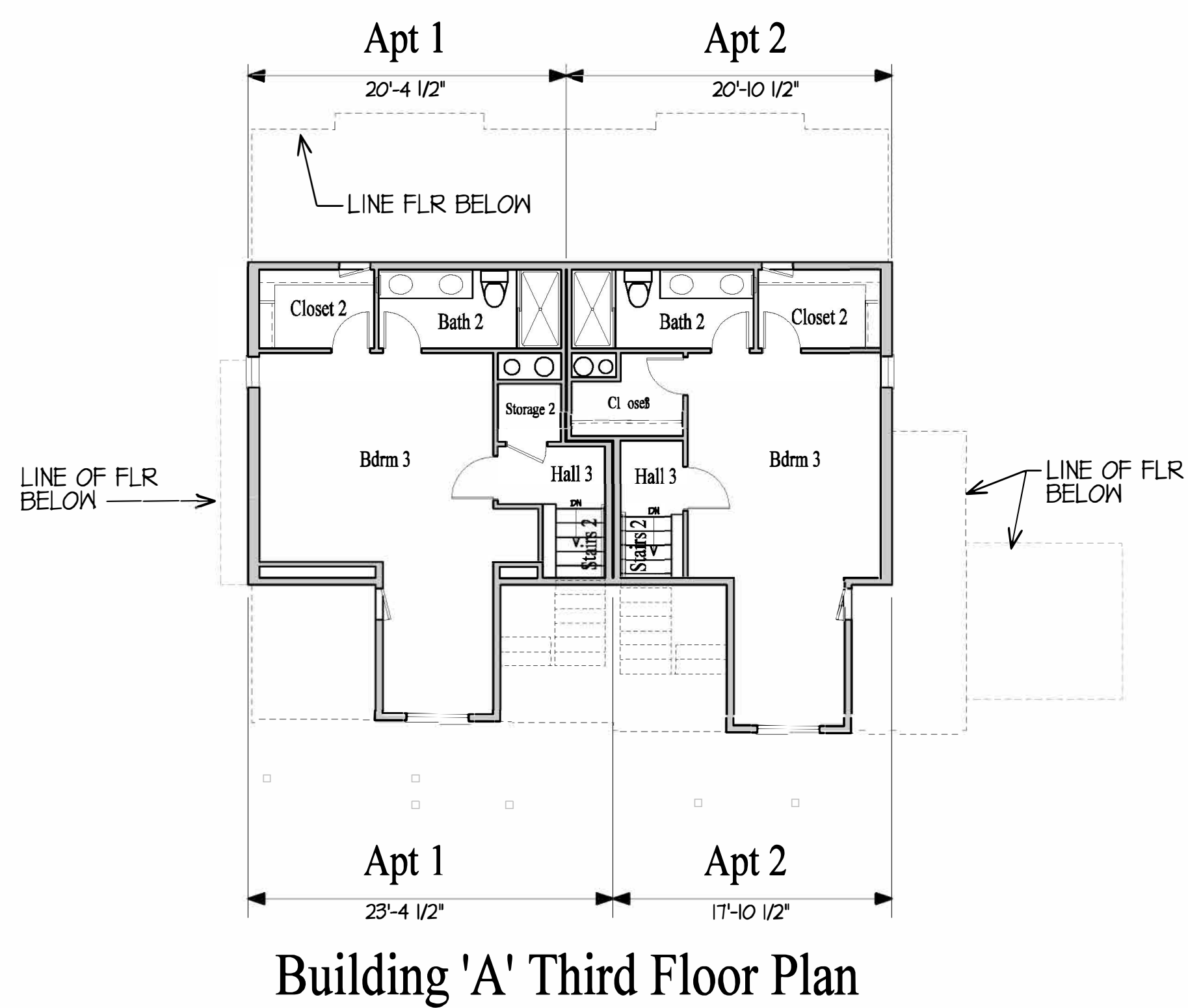
Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Proposed Site Plan & First Floor Plans
Scale: 1"=8'-0"

Sheet
A1.2
Date 3-20-23



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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

Proposed Second & Third Floor Plans

Scale: 1"=8'-0"

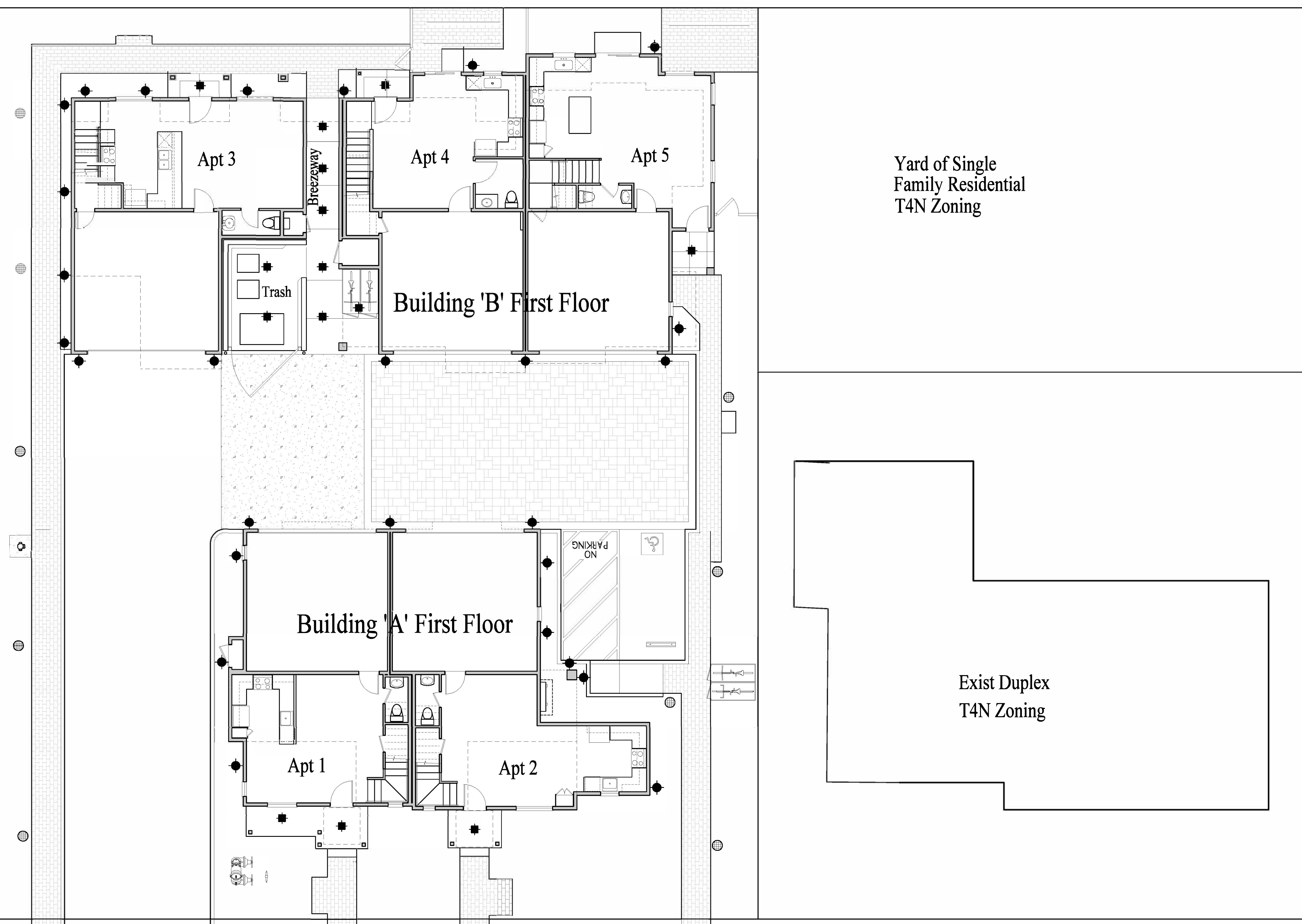
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A1.3

Date 3-20-03

Exist. Multi Family Residential
T4N Zoning

Exist. Single
Family Residential
RL Zoning



Yard of Single
Family Residential
T4N Zoning

Exist. Single
Family Residential
RL Zoning

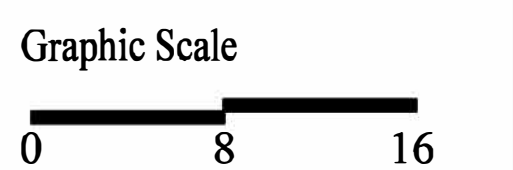
Exist Duplex
T4N Zoning

Pine Street



Symbols

- BOLLARD LIGHT, SEE SHEET L4
- ◆ WALL MOUNTED LIGHT FIXTURE, SEE SHEET AF3.
- RECESSED CEILING LIGHT FIXTURE, SEE SHEET AF3.



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Pine St. Apartments

Livermore, CA

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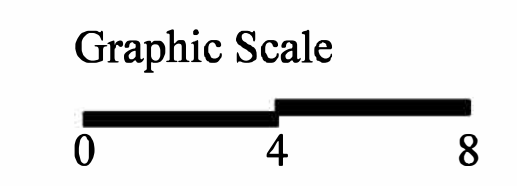
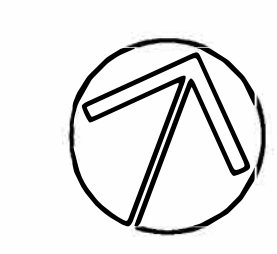
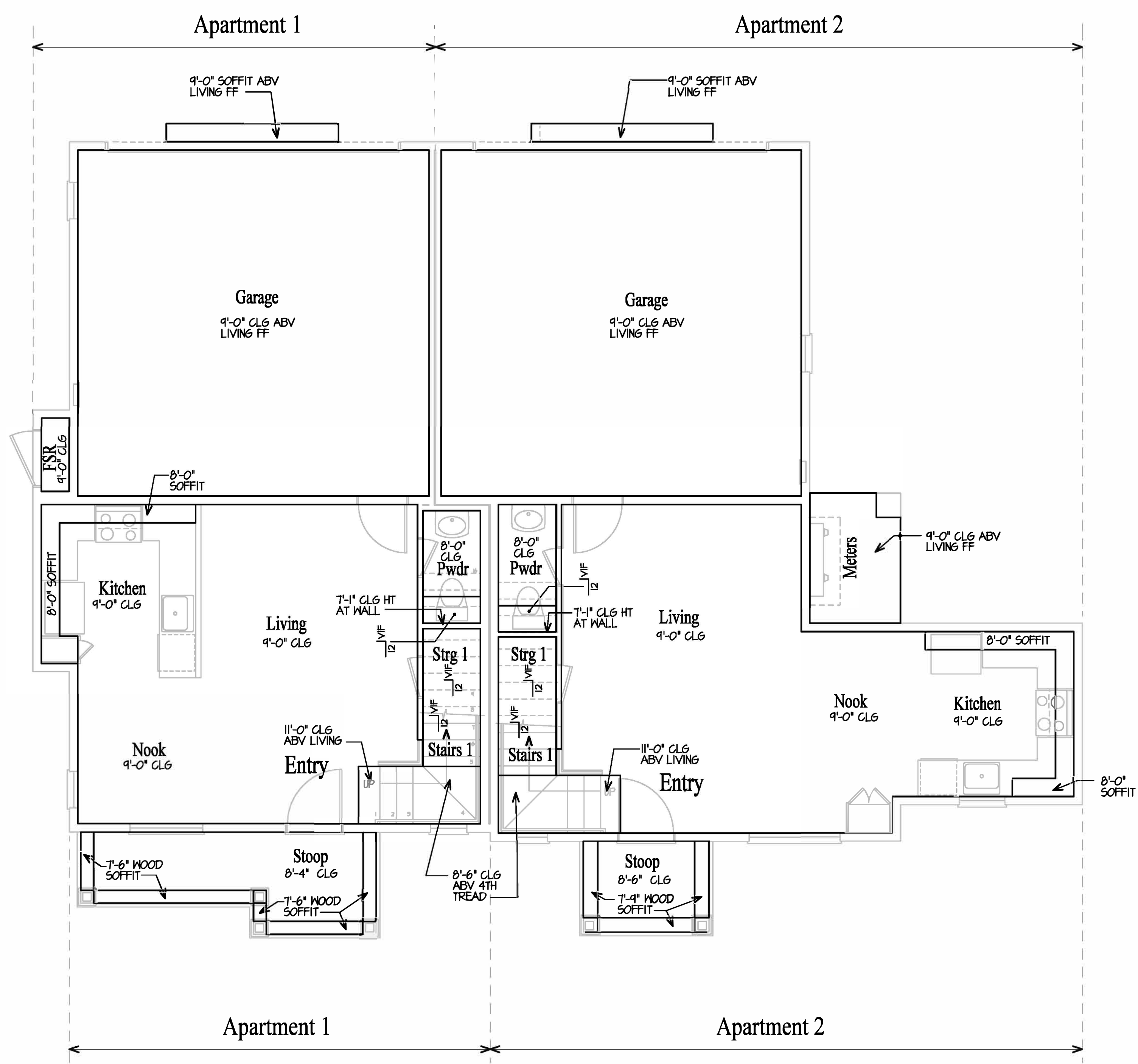
Proposed Site Lighting Plan

Scale: 1"=8'-0"

Sheet

A1.4

Date 3-20-23



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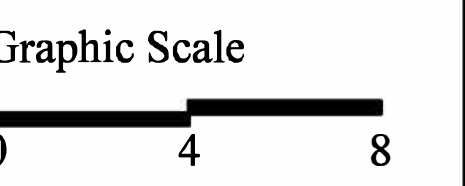
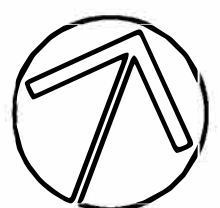
Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building A, Apartments 1& 2
First Floor Ceiling Plans
Scale: 1/4"=1'-0"

Sheet
AA1.1
Date 3-20-23



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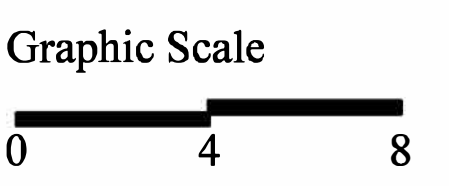
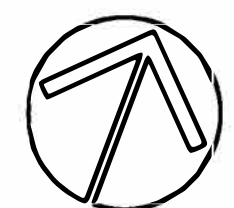
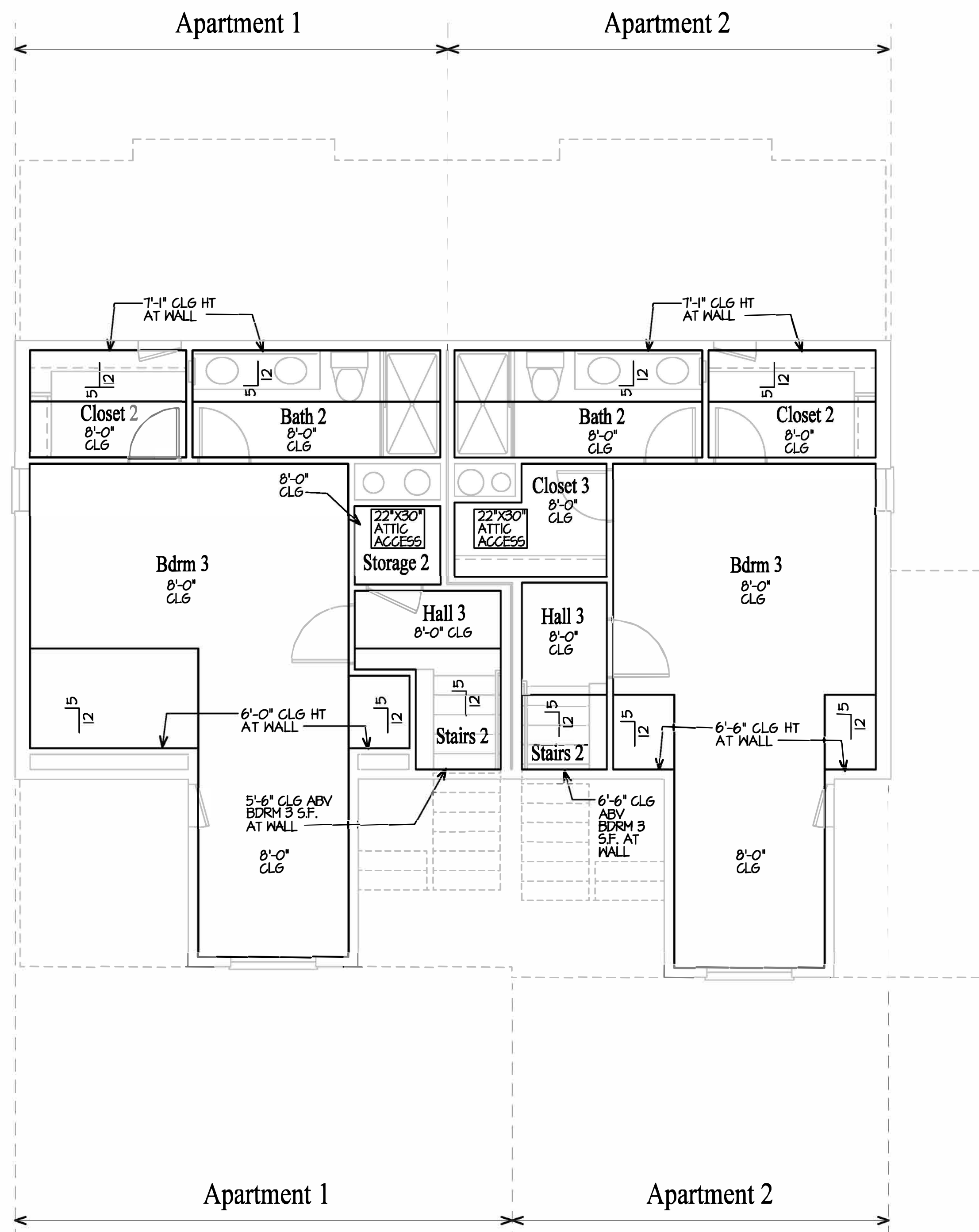
REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building A, Apartments 1& 2
Second Floor Ceiling Plans

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

Sheet
AA1.2
Date 3-20-23



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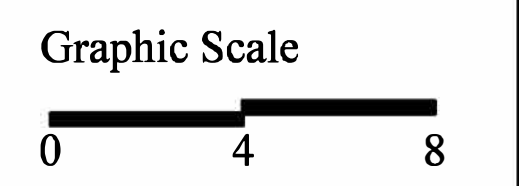
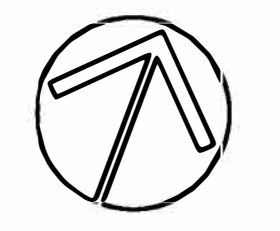
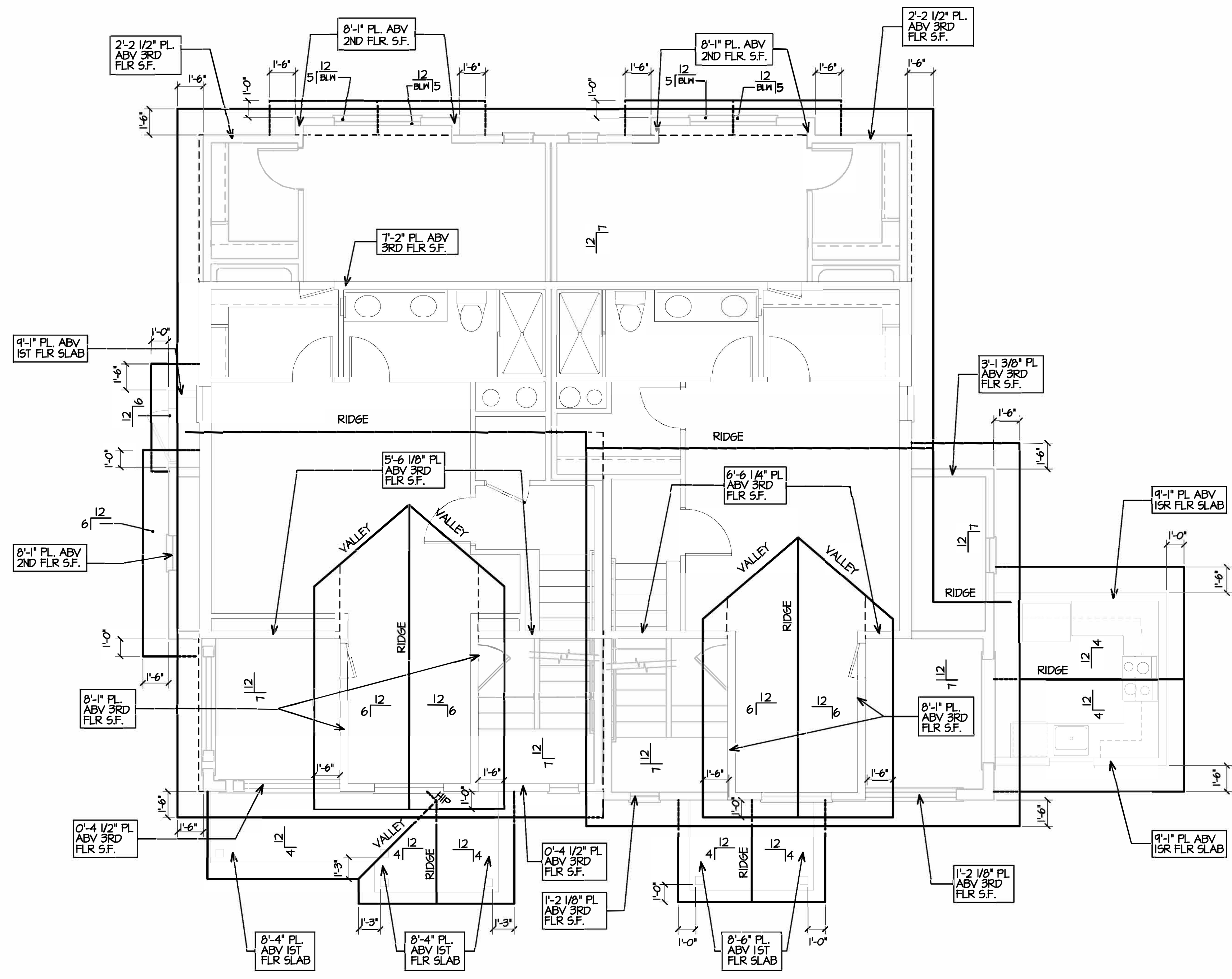
REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building A, Apartments 1 & 2
Third Floor Ceiling Plans

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

Sheet
AA1.3
Date 3-20-23



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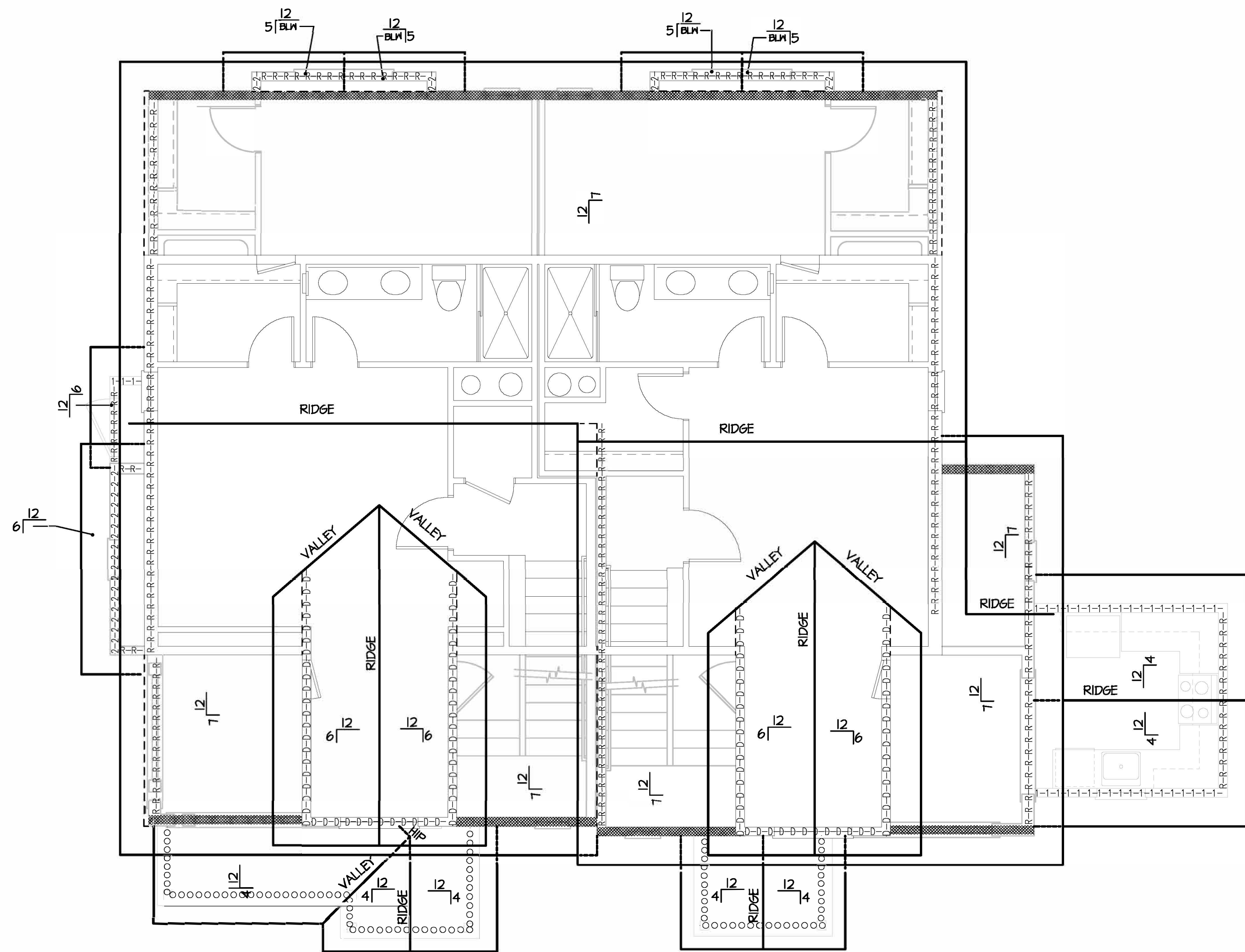
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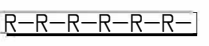
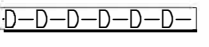
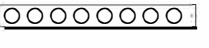
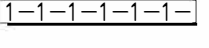
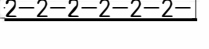

Pine St. Apartments
 Livermore, CA Derong Investment 1 LLC

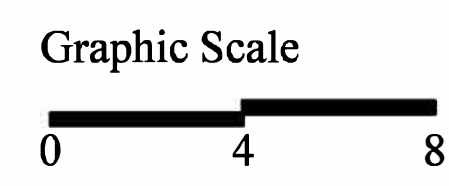
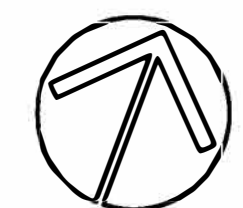
Building A, Apartments 1 & 2
 Roof Plan
 Scale: 1/4"=1'-0"

Sheet
AA1.4
 Date 3-20-23



Exterior Wall Legend

-  EXTERIOR RAKED WALL - ALL FLOORS
-  EXTERIOR DORMER WALL - RAKED AND FLAT PLATE
-  FIRST FLOOR PORCH OR STOOP - OPEN WITH BEAMS OR SOFFITS
-  EXTERIOR FIRST FLOOR WALL
-  EXTERIOR SECOND FLOOR WALL
-  EXTERIOR WALLS WITH WALL PLATES NOT MORE THAN 4'-0" ABOVE THE THIRD STORY, CONFORMING WITH HALF STORY PER LDC 11.01.020. SEE ROOF PLAN FOR HEIGHTS OF WALLS.



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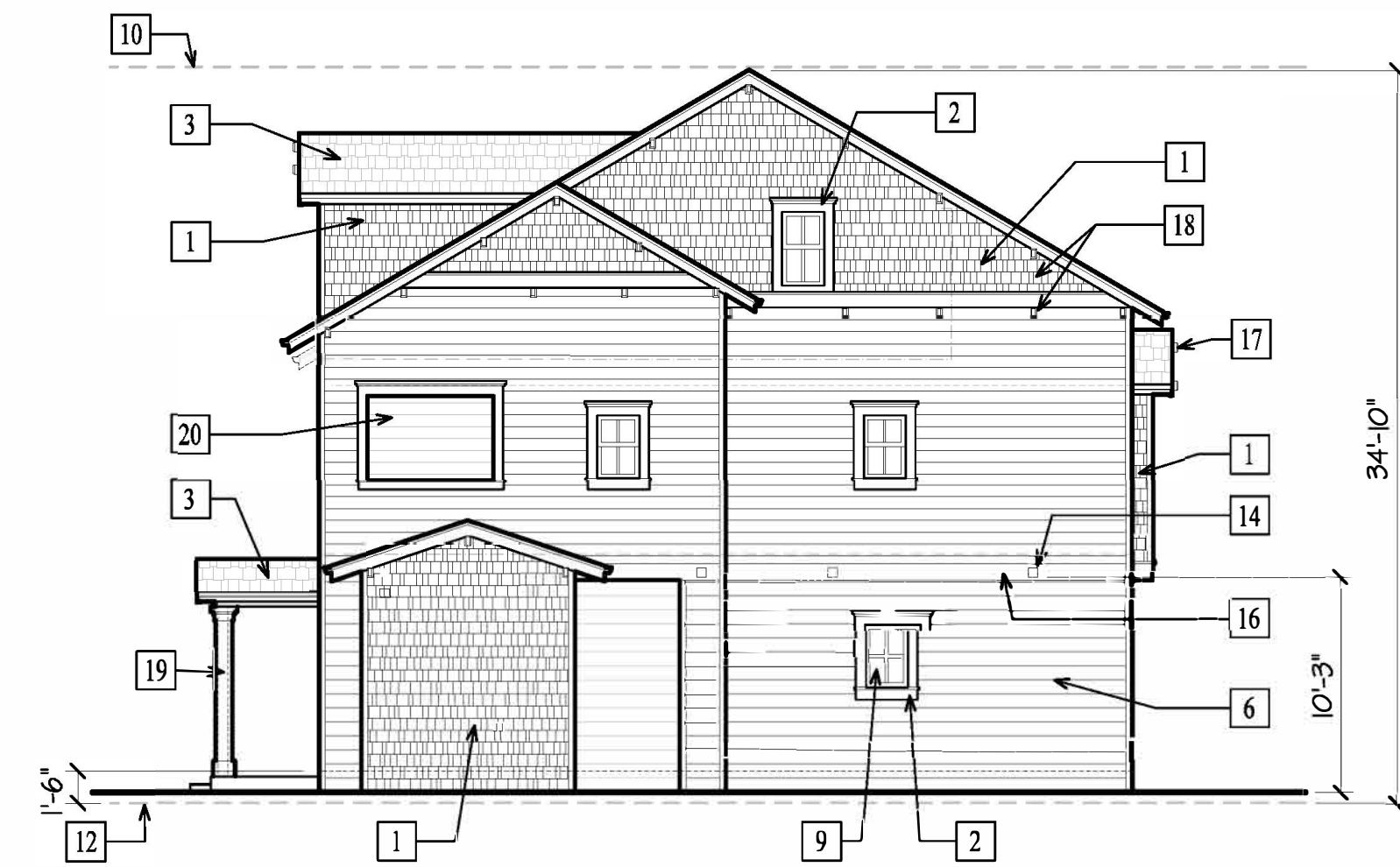
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△	Description	Date

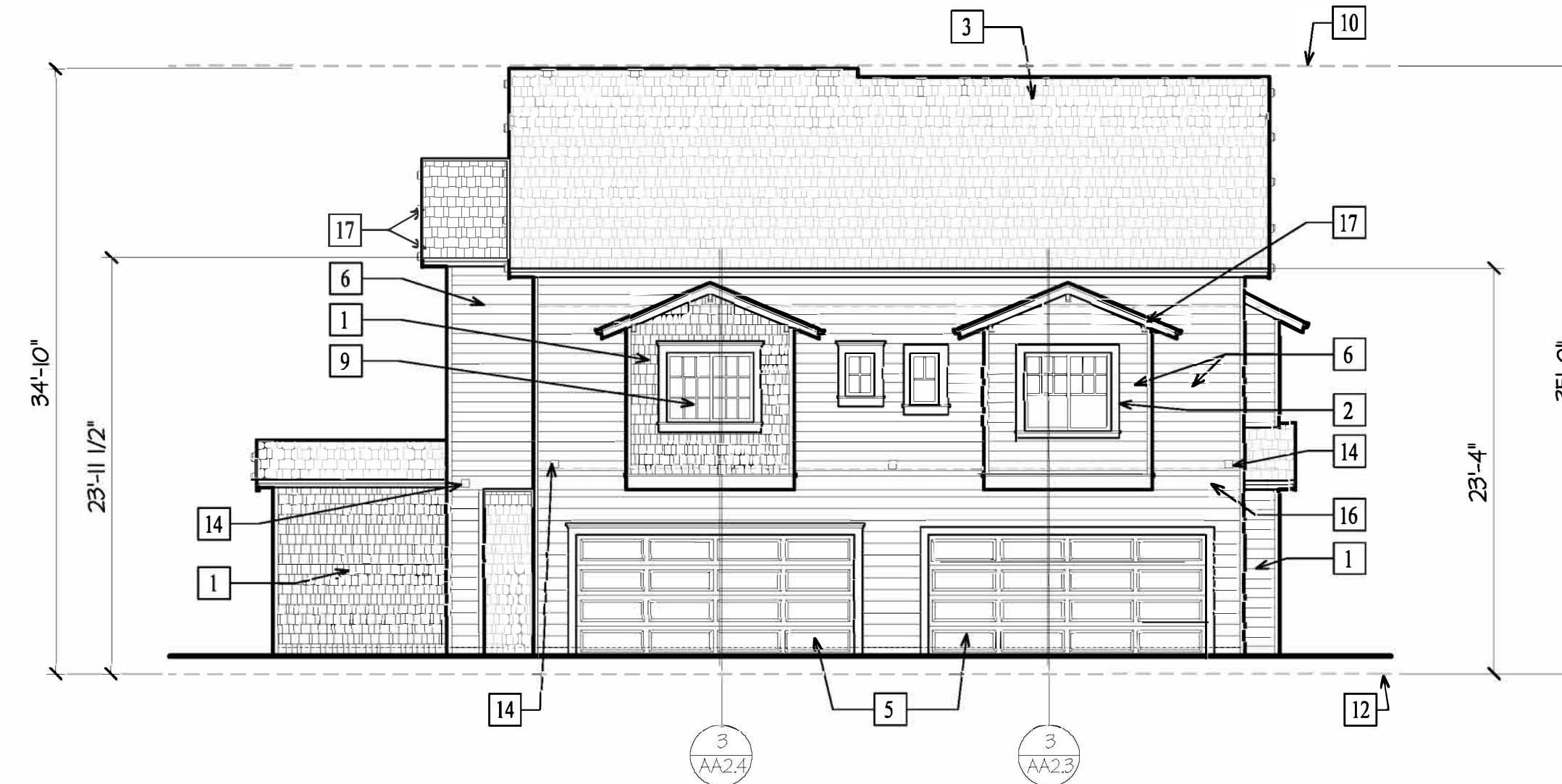
Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building A, Apartments 1 & 2
Exterior Wall Exhibit
Scale: 1/4"=1'-0"

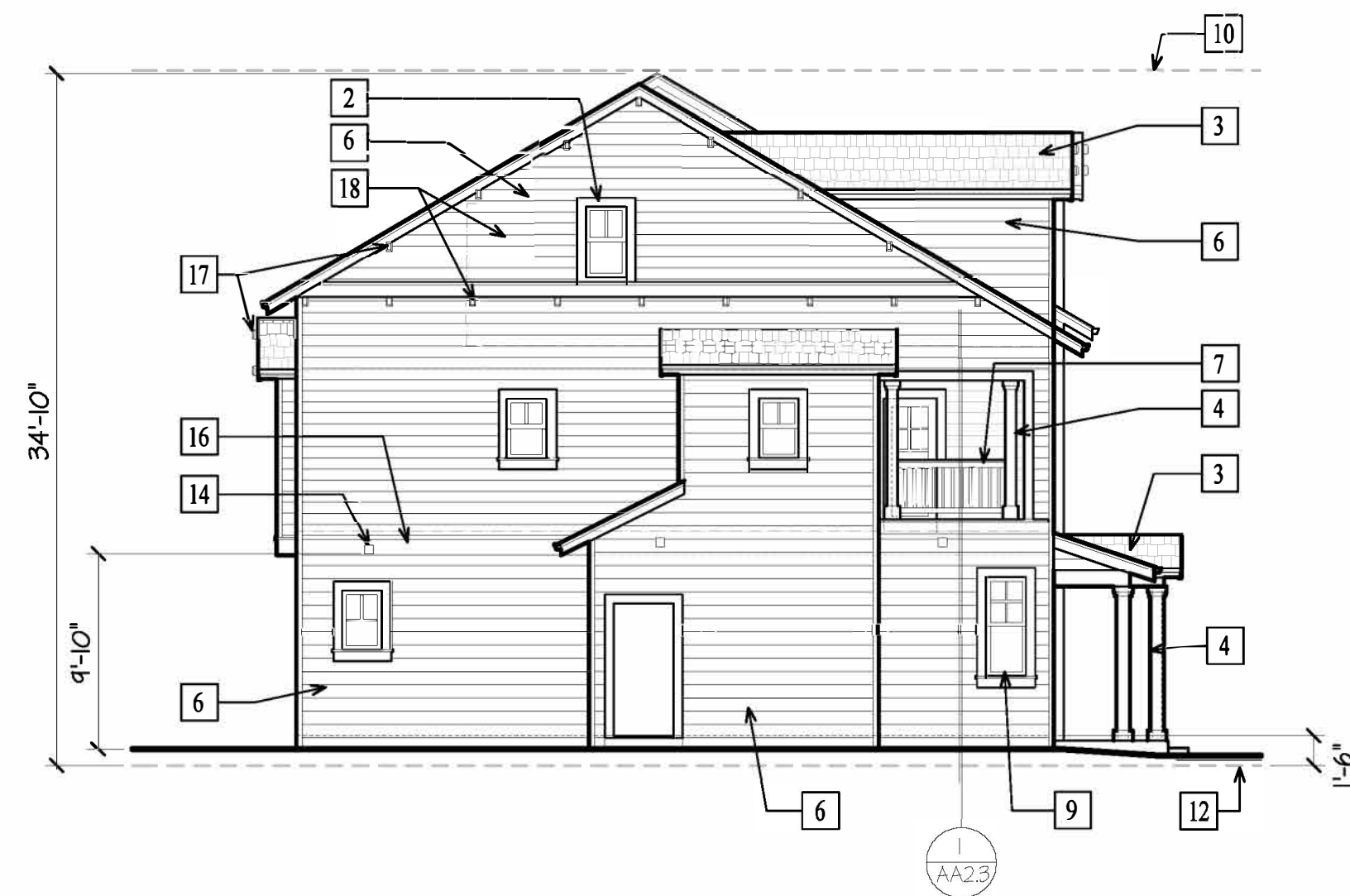
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AA1.5
Date 3-20-23



East Elevation



North Elevation



West Elevation



South Elevation

Elevation Keynotes Legend

- 1 CEMENT FIBER SHINGLE SIDING
- 2 2X PAINTED WOOD WINDOW OR DOOR TRIM
- 3 ASPHALT COMPOSITION SHINGLE ROOFING
- 4 6" SQ. PAINTED WOOD WRAPPED COLUMN
- 5 METAL SECTIONAL GARAGE DOOR
- 6 CEMENT FIBER DUTCH LAP SIDING
- 7 PAINTED WOOD GUARDRAIL
- 8 PAINTED METAL RAILING
- 9 VINYL WINDOWS
- 10 35' HEIGHT LIMIT
- 11 METAL RAILING PAINTED
- 12 SIDEWALK ELEVATION FOR HEIGHT BASIS
- 13 ADDRESS SIGNAGE, SEE SHEET AFI
- 14 WALL MOUNTED LIGHT FIXTURE, SEE SHEET AFI
- 15 NOT USED
- 16 HORIZONTAL TRIM
- 17 4XB CORBELS
- 18 3" GABLE PROJECTION W/ 4XB CORBELS
- 19 8" SQ. PAINTED WOOD WRAPPED COLUMN
- 20 WALL OPENING AT COVERED DECK

Graphic Scale



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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

Building 'A' Proposed Elevations

Scale: 1"=8'-0"

Sheet

AA2.1

Date 3-20-23



East Elevation



North Elevation

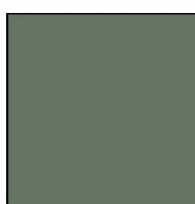



West Elevation

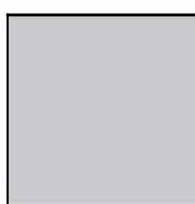
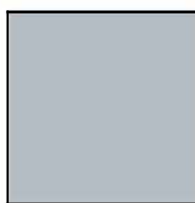
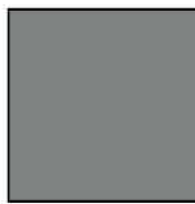
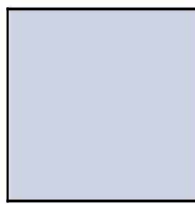
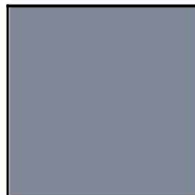


South Elevation

Entry Door Colors Legend

- D1  SHERWIN WILLIAMS ROSEMARY SW6187
- D2  SHERWIN WILLIAMS RAINSTORM SW6230

Siding & Garage Doors Colors Legend

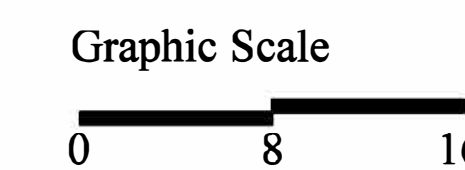
- 1  SHERWIN WILLIAMS GRAY SCREEN SW1071
- 2  SHERWIN WILLIAMS UNCERTAIN GRAY SW6234
- 3  SHERWIN WILLIAMS CITYSCAPE SW1067
- 4  SHERWIN WILLIAMS UPWARD SW6234
- 5  SHERWIN WILLIAMS STORM CLOUD SW6241

Trim, Columns & Wood Railings Colors Legend

- 6  SHERWIN WILLIAMS EXTRA WHITE SW1006

Metal Railing Colors Legend

- D2  SHERWIN WILLIAMS RAINSTORM SW6230



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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

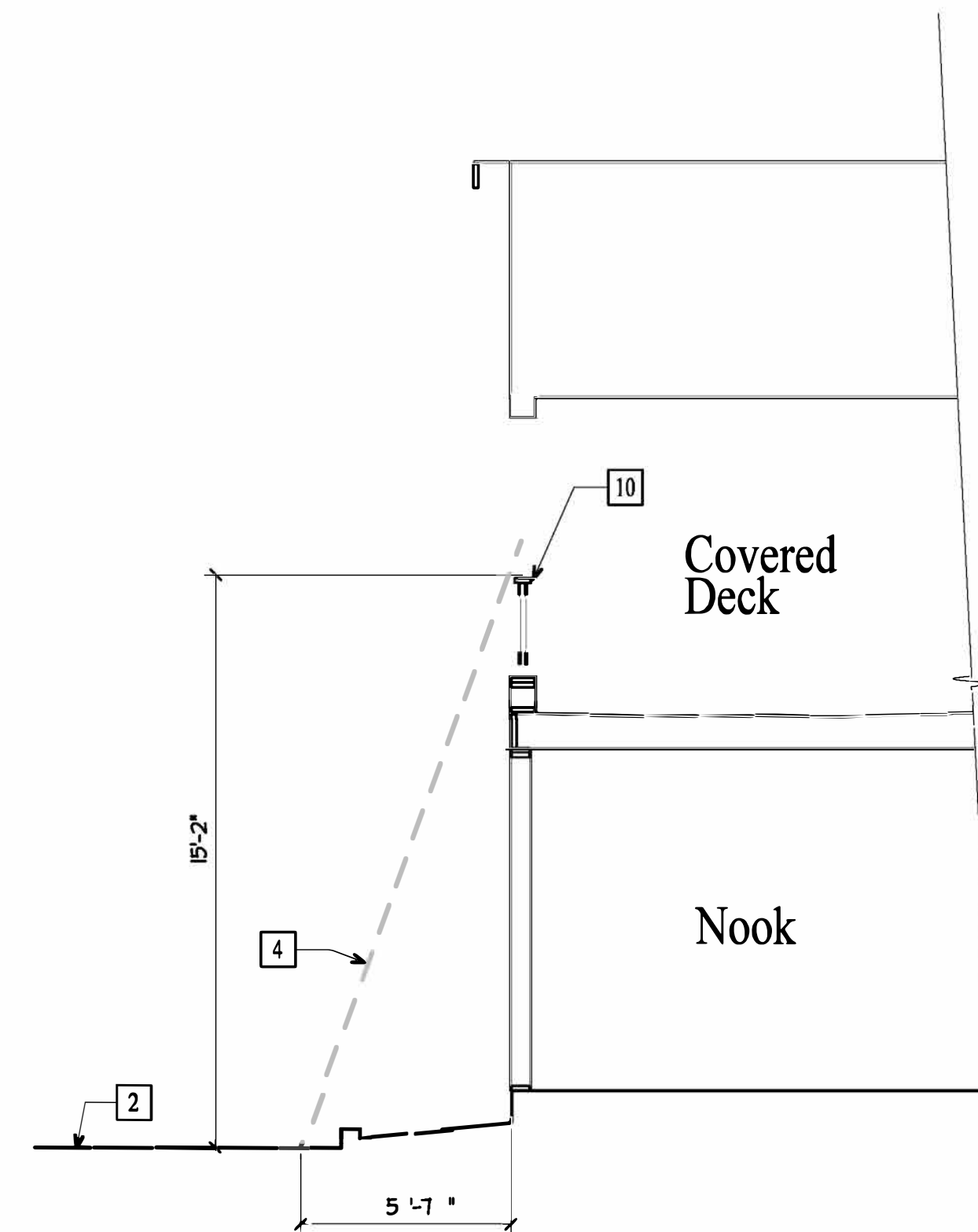
Building 'A' Proposed Color Locations

Scale: 1"=8'-0"

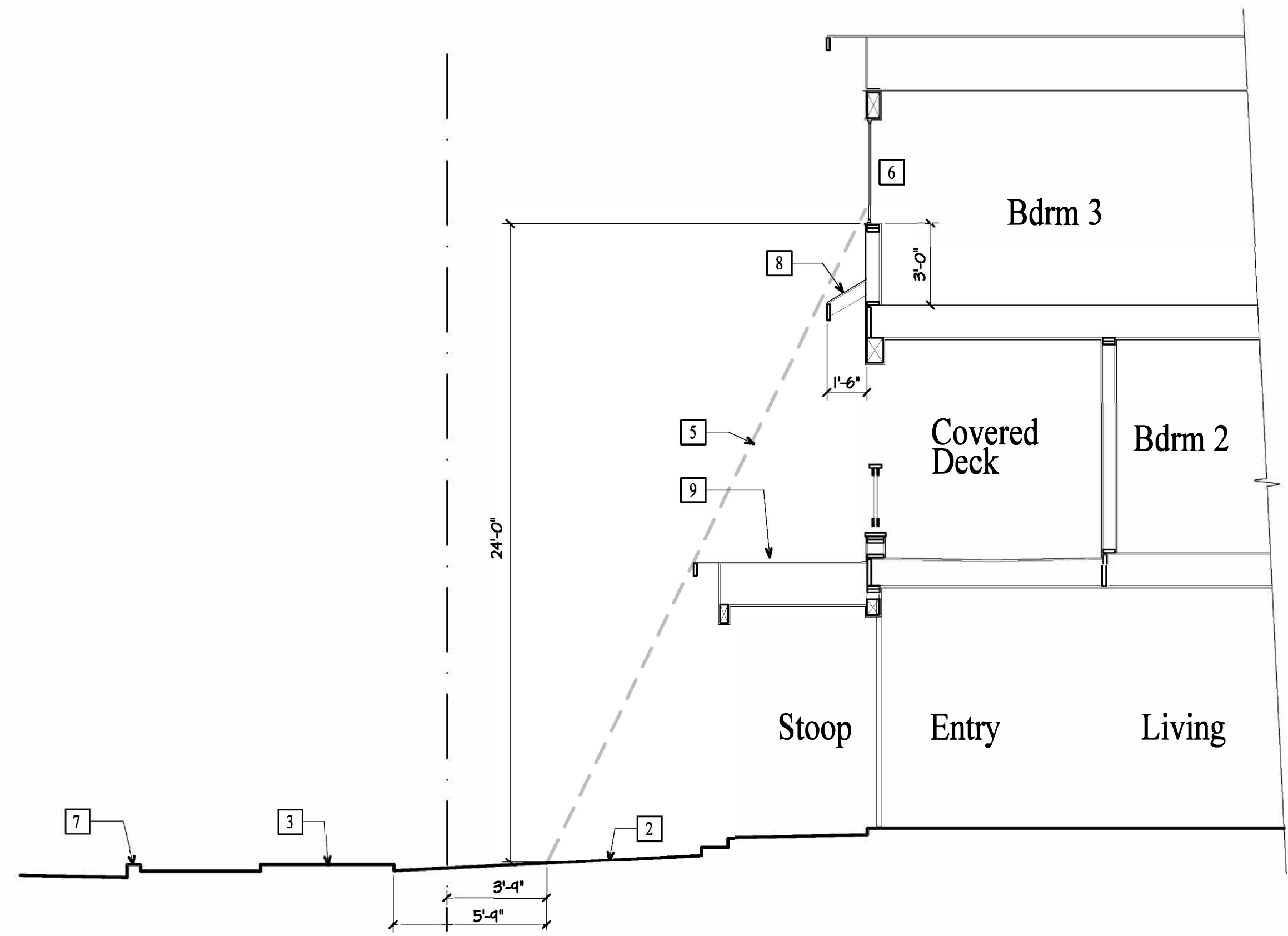
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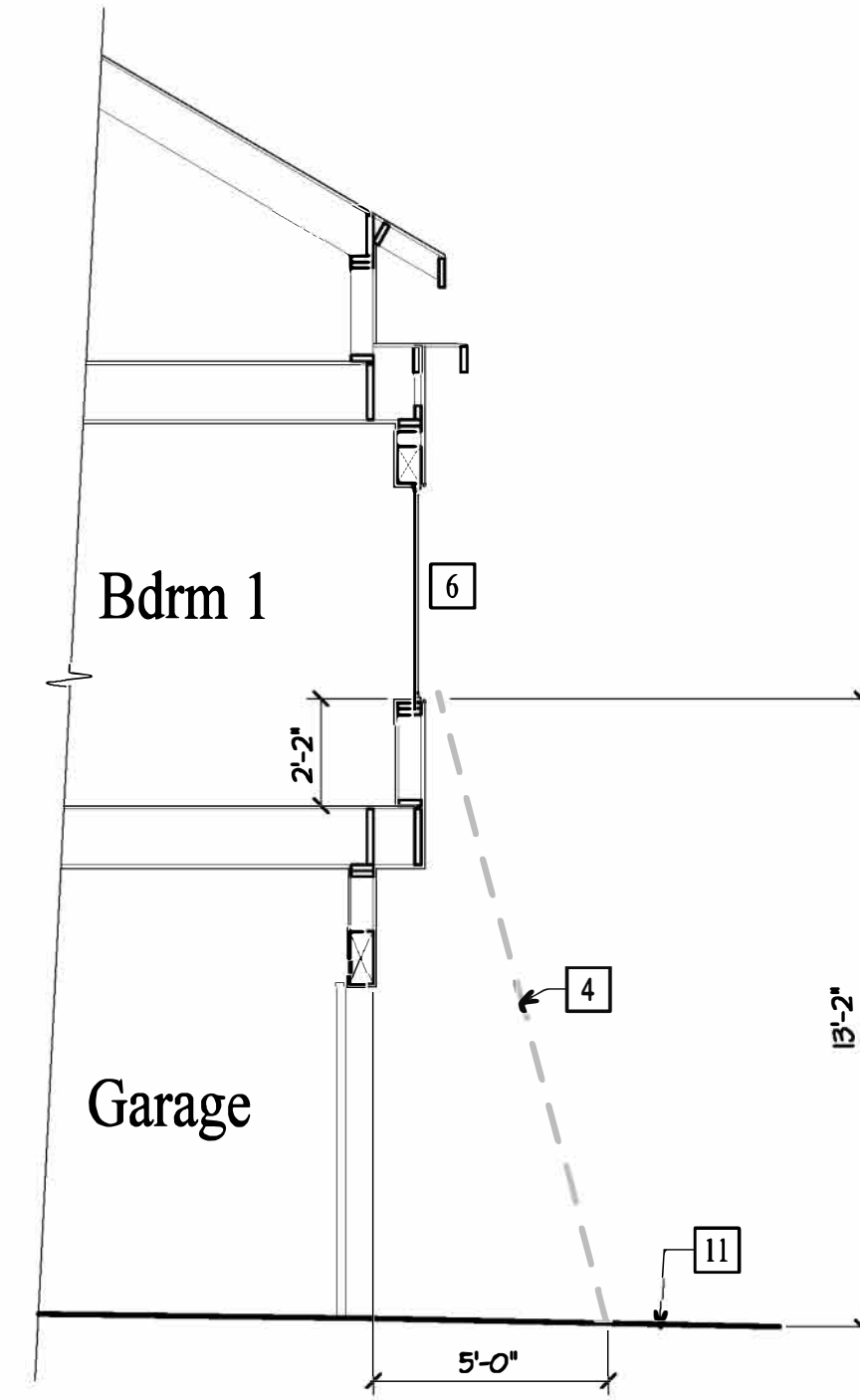
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① Apt. 1, Bdrm 2



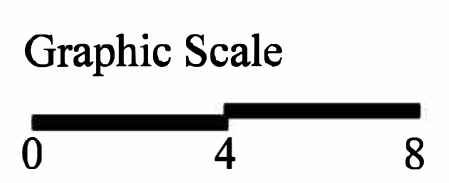
② Apt. 1, Bdrm 3



③ Apt. 1, Bdrm 1

Keynotes Legend

- ① FRONT PROPERTY LINE
- ② FINISH GRADE
- ③ SIDEWALK
- ④ 75° DEGREE INCLINATION ANGLE FOR GROUND LADDER
- ⑤ 65° DEGREE INCLINATION ANGLE FOR GROUND LADDER
- ⑥ EGRESS WINDOW
- ⑦ CURB AT PINE STREET
- ⑧ 7:12 ROOF SLOPE
- ⑨ RIDGE AT GABLE ROOF OVER STOOP
- ⑩ 42" HIGH GUARDRAIL
- ⑪ DRIVEWAY



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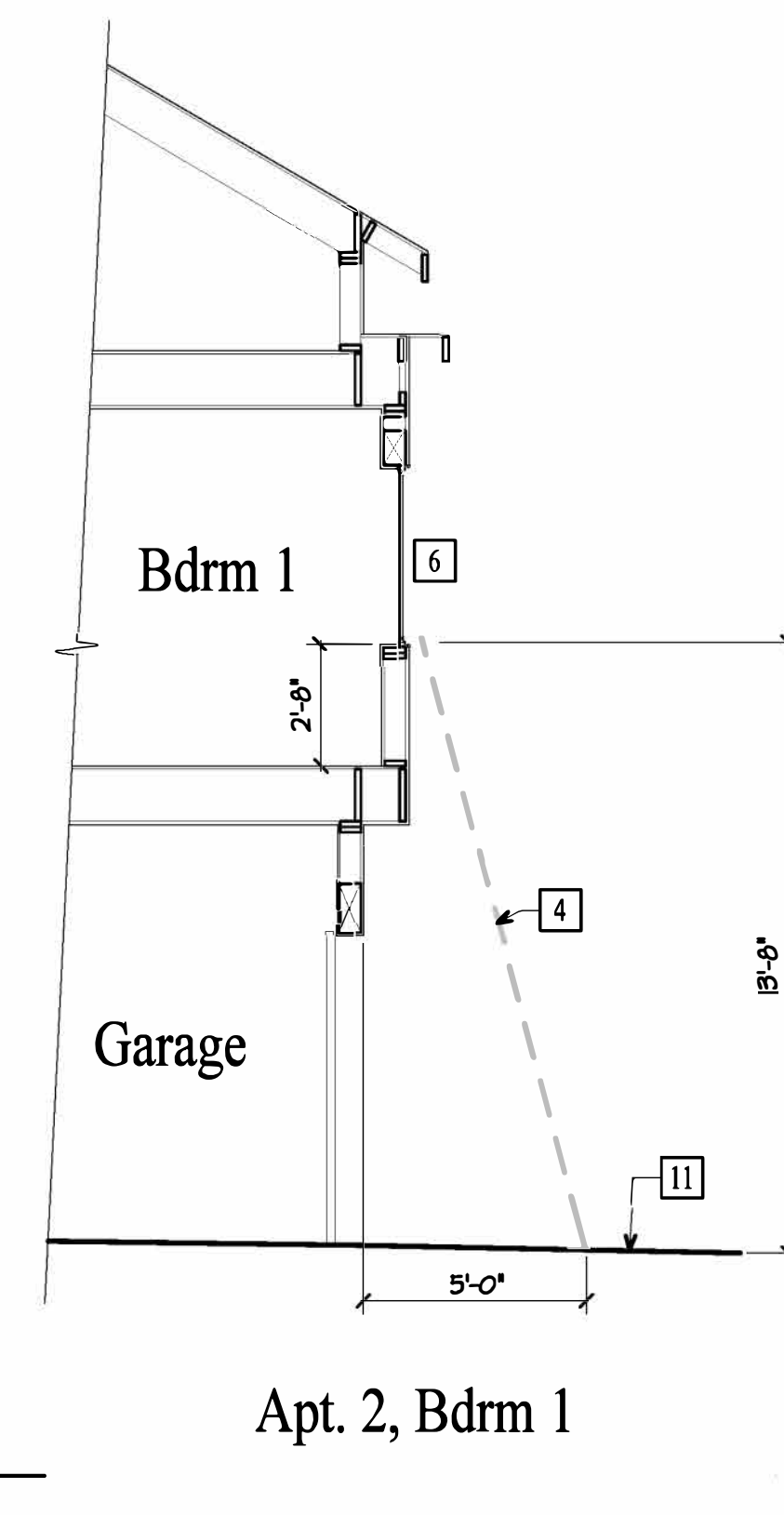
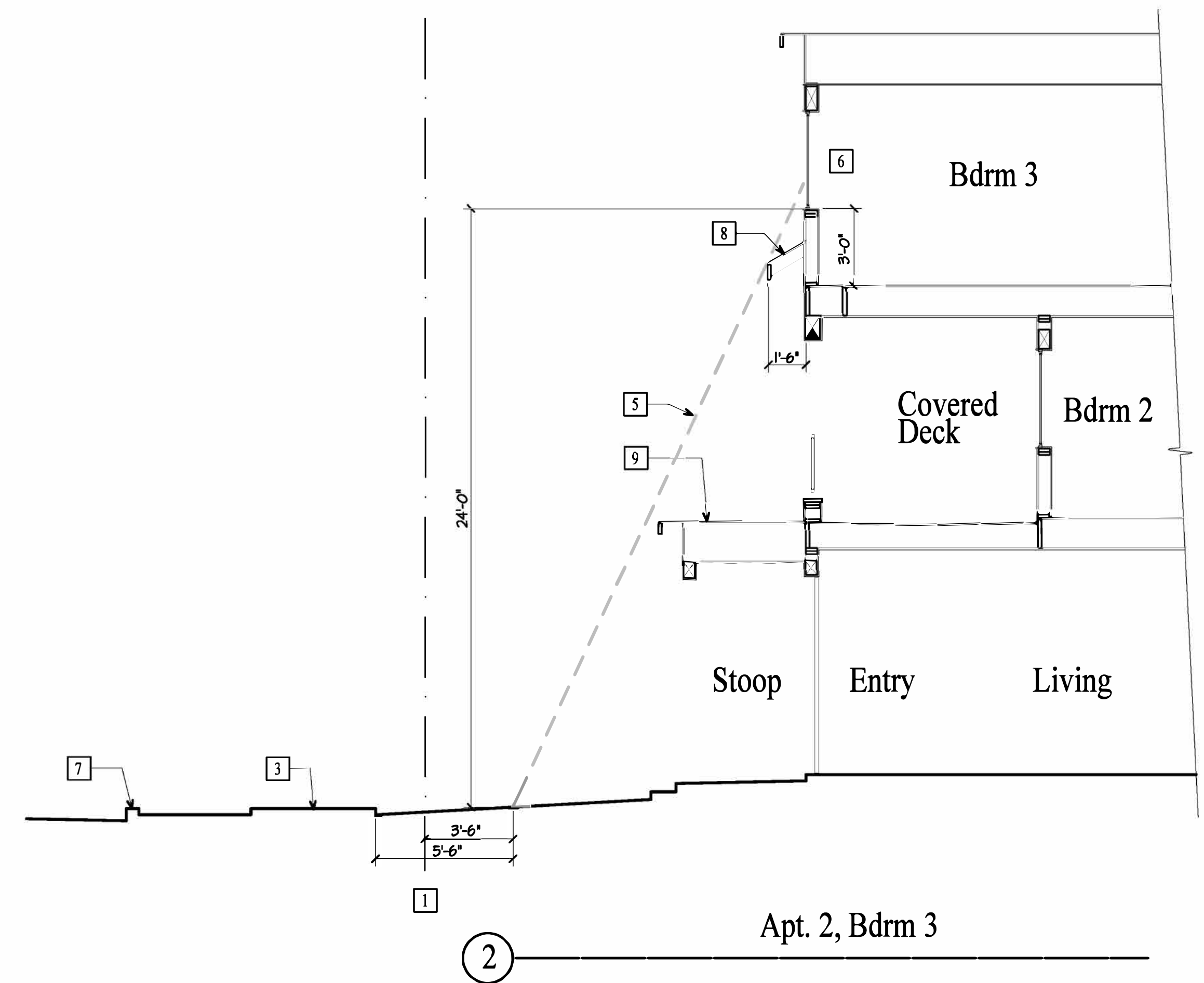
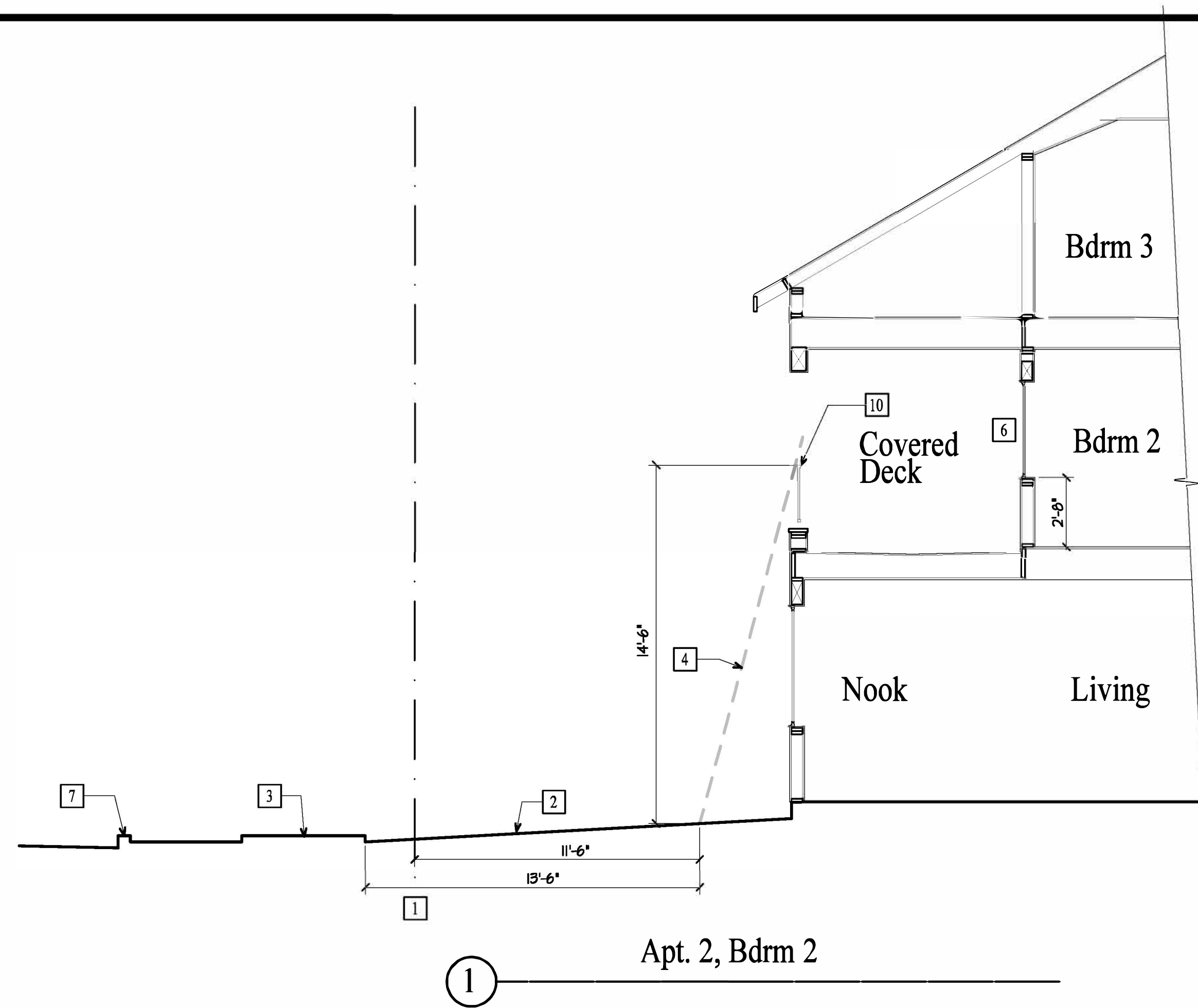
Consultant:

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△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Apartment 1
Ladder Access at Bedroom Windows
Scale: 1/4"=1'-0"

Sheet
AA2.3
Date 3-20-23



Keynotes Legend

- 1 FRONT PROPERTY LINE
- 2 FINISH GRADE
- 3 SIDEWALK
- 4 75° DEGREE INCLINATION ANGLE FOR GROUND LADDER
- 5 65° DEGREE INCLINATION ANGLE FOR GROUND LADDER
- 6 EGRESS WINDOW
- 7 CURB AT PINE STREET
- 8 7:12 ROOF SLOPE
- 9 RIDGE AT GABLE ROOF OVER STOOP
- 10 42" HIGH GUARDRAIL
- 11 DRIVEWAY

Graphic Scale



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△	Description	Date

Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

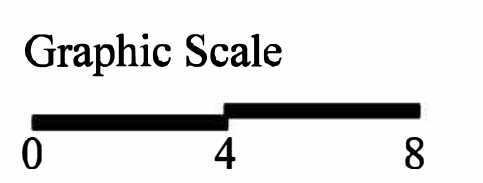
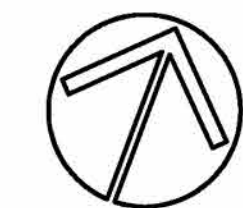
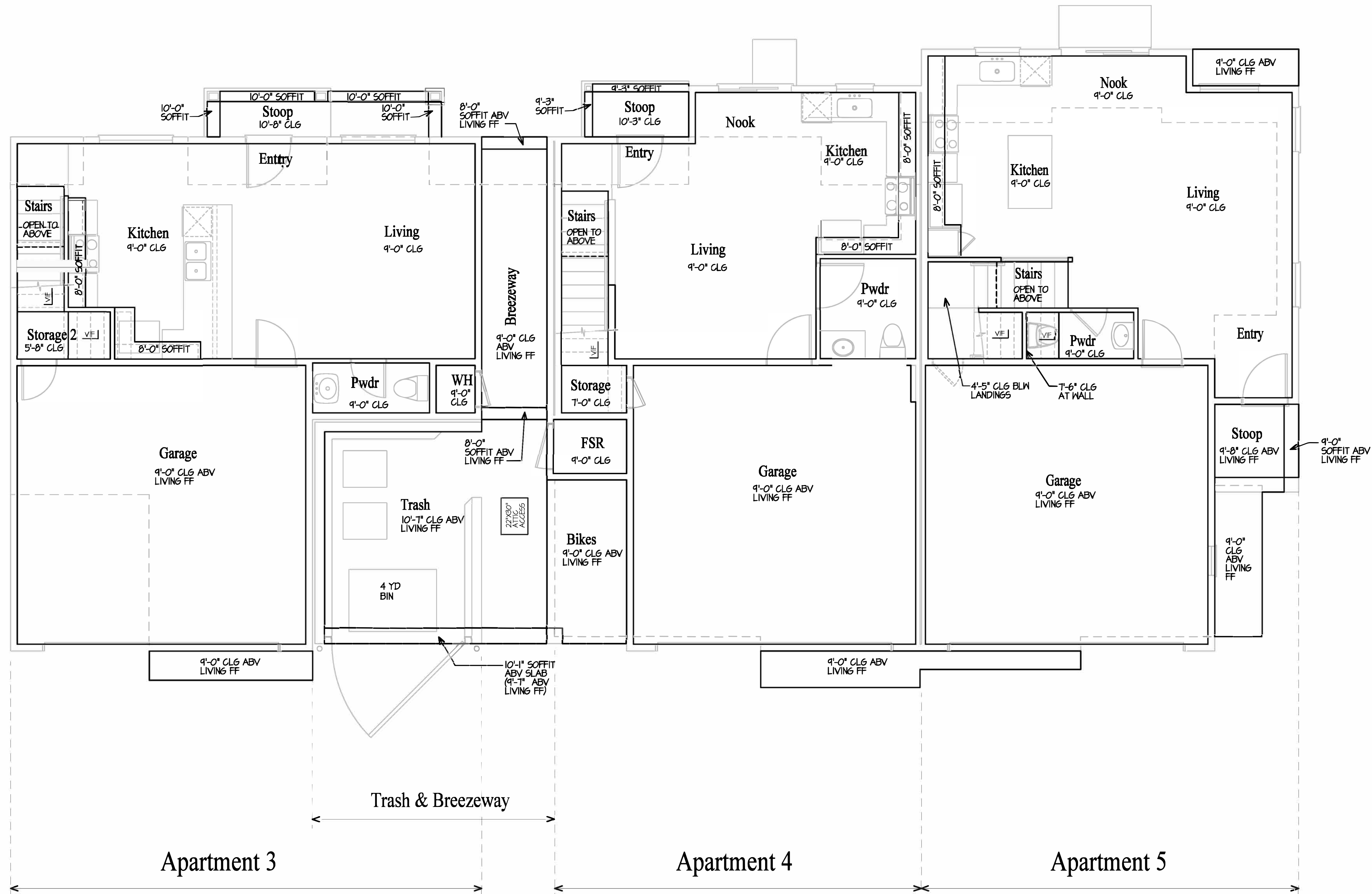
Apartment 2
Ladder Access at Bedroom Windows

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

Sheet

AA2.4

Date 3-20-23



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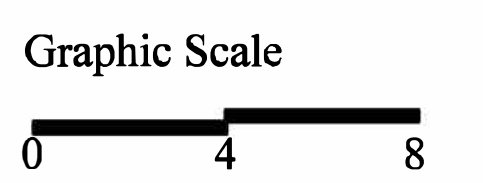
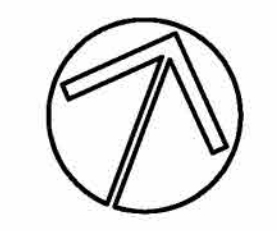
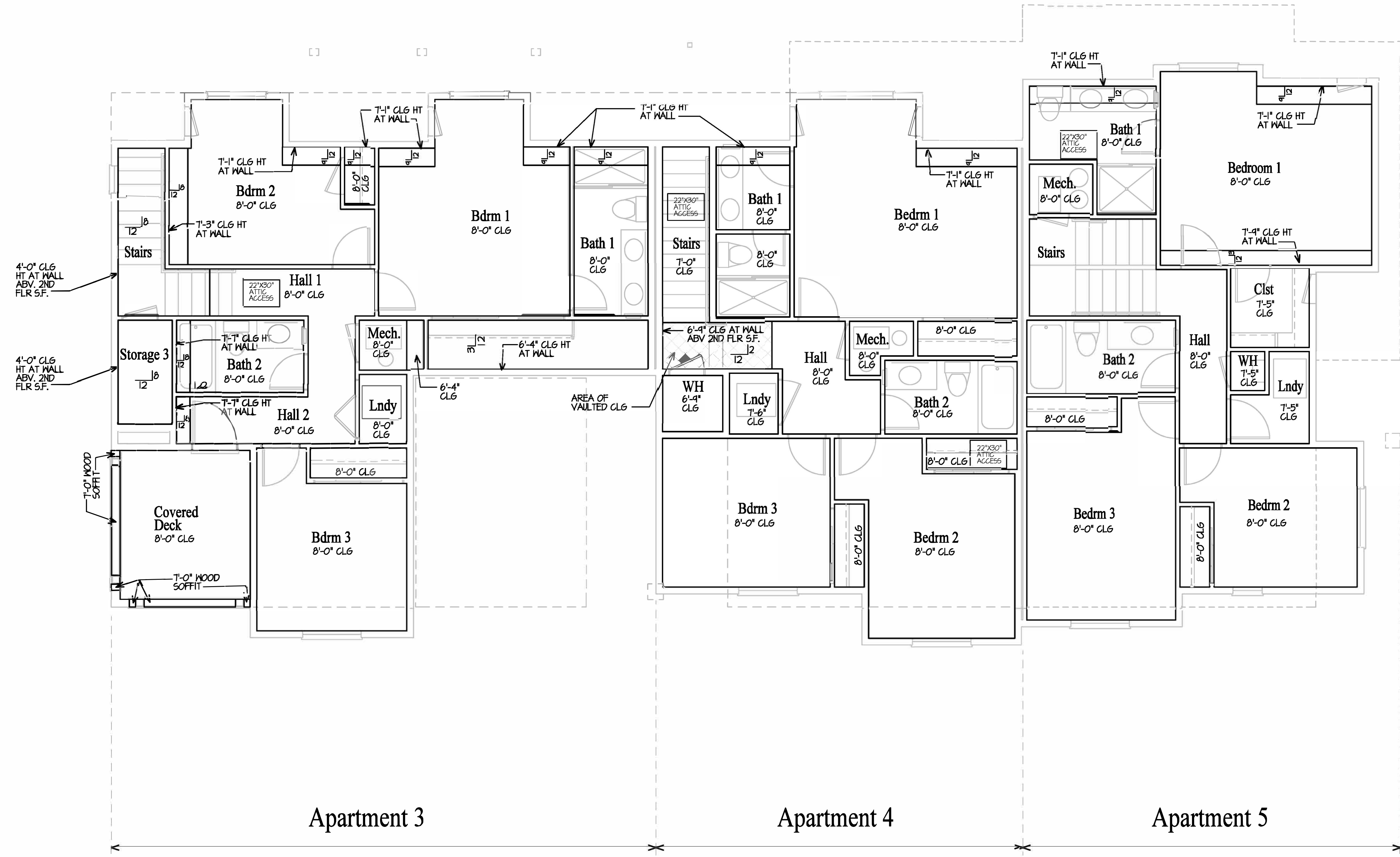
Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building B, Apartments 3, 4 & 5
First Floor Ceiling Plan
Scale: 1/4"=1'-0"

Sheet
AB1.1
Date 3-20-23



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Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building B, Apartments 3, 4 & 5
Second Floor Ceiling Plan
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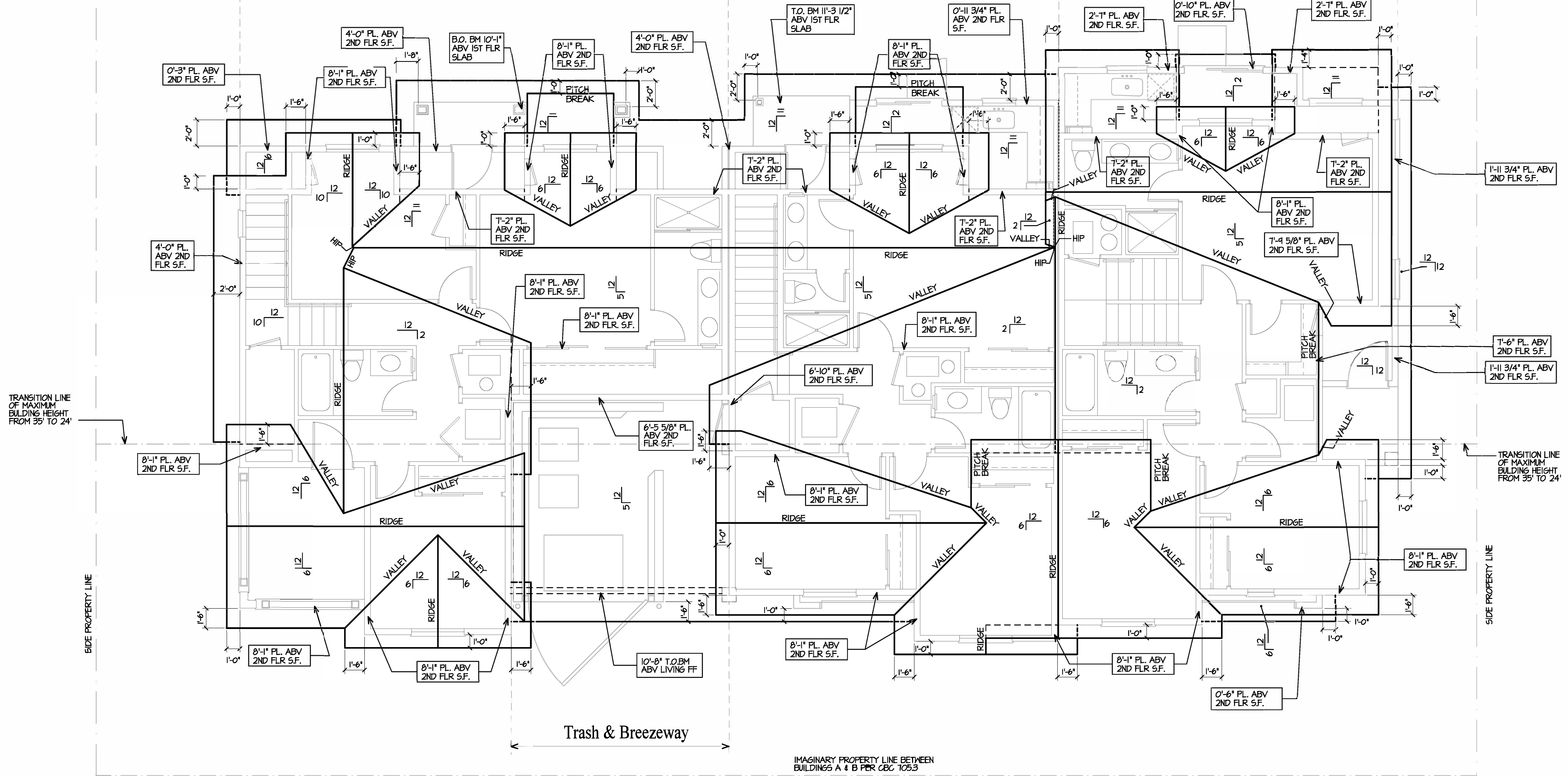
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Date 3-20-23

Apartment 3

Apartment 4

Apartment 5

REAR PROPERTY LINE



TRANSITION LINE OF MAXIMUM BUILDING HEIGHT FROM 35' TO 24'

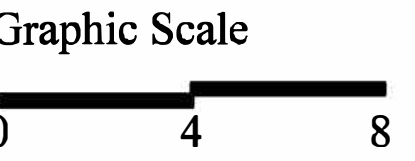
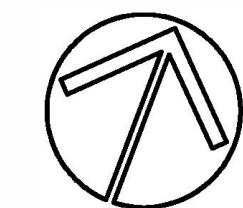
TRANSITION LINE OF MAXIMUM BUILDING HEIGHT FROM 35' TO 24'

SIDE PROPERTY LINE

SIDE PROPERTY LINE

Trash & Breezeway

IMAGINARY PROPERTY LINE BETWEEN BUILDINGS A & B PER CBC 105.3



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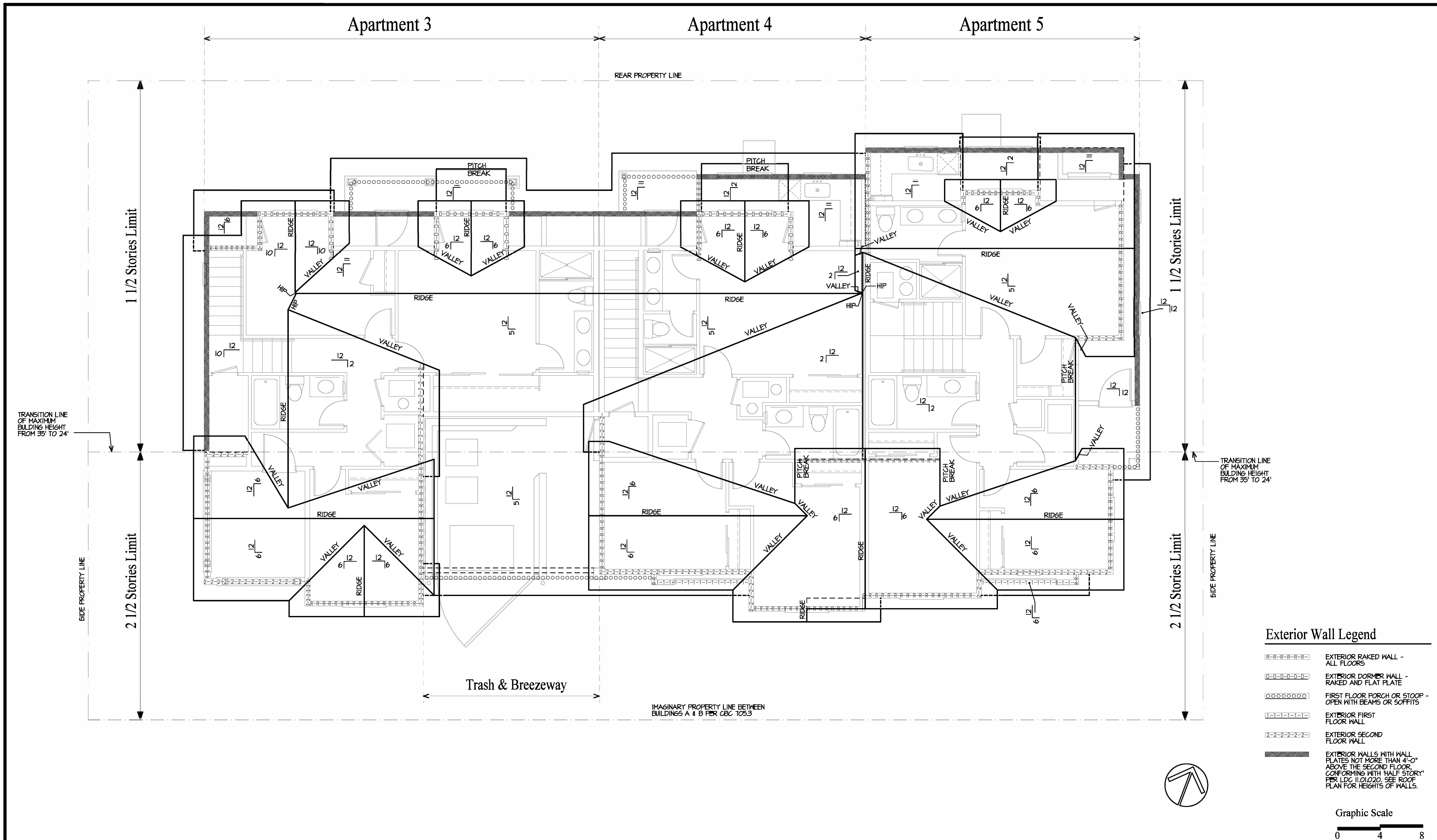
Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
 Livermore, CA Derong Investment 1 LLC

Building B, Apartments 3, 4 & 5
 Roof Plan
 Scale: 1/4"=1'-0"

Sheet
AB1.3
 Date 3-20-23



Exterior Wall Legend

- EXTERIOR RAKED WALL - ALL FLOORS
- EXTERIOR DORMER WALL - RAKED AND FLAT PLATE
- FIRST FLOOR PORCH OR STOOP - OPEN WITH BEAMS OR SOFFITS
- EXTERIOR FIRST FLOOR WALL
- EXTERIOR SECOND FLOOR WALL
- EXTERIOR WALLS WITH WALL PLATES NOT MORE THAN 4'-0" ABOVE THE SECOND FLOOR, CONFORMING WITH HALF STORY PER LDC 11.01.020, SEE ROOF PLAN FOR HEIGHTS OF WALLS.

Graphic Scale



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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

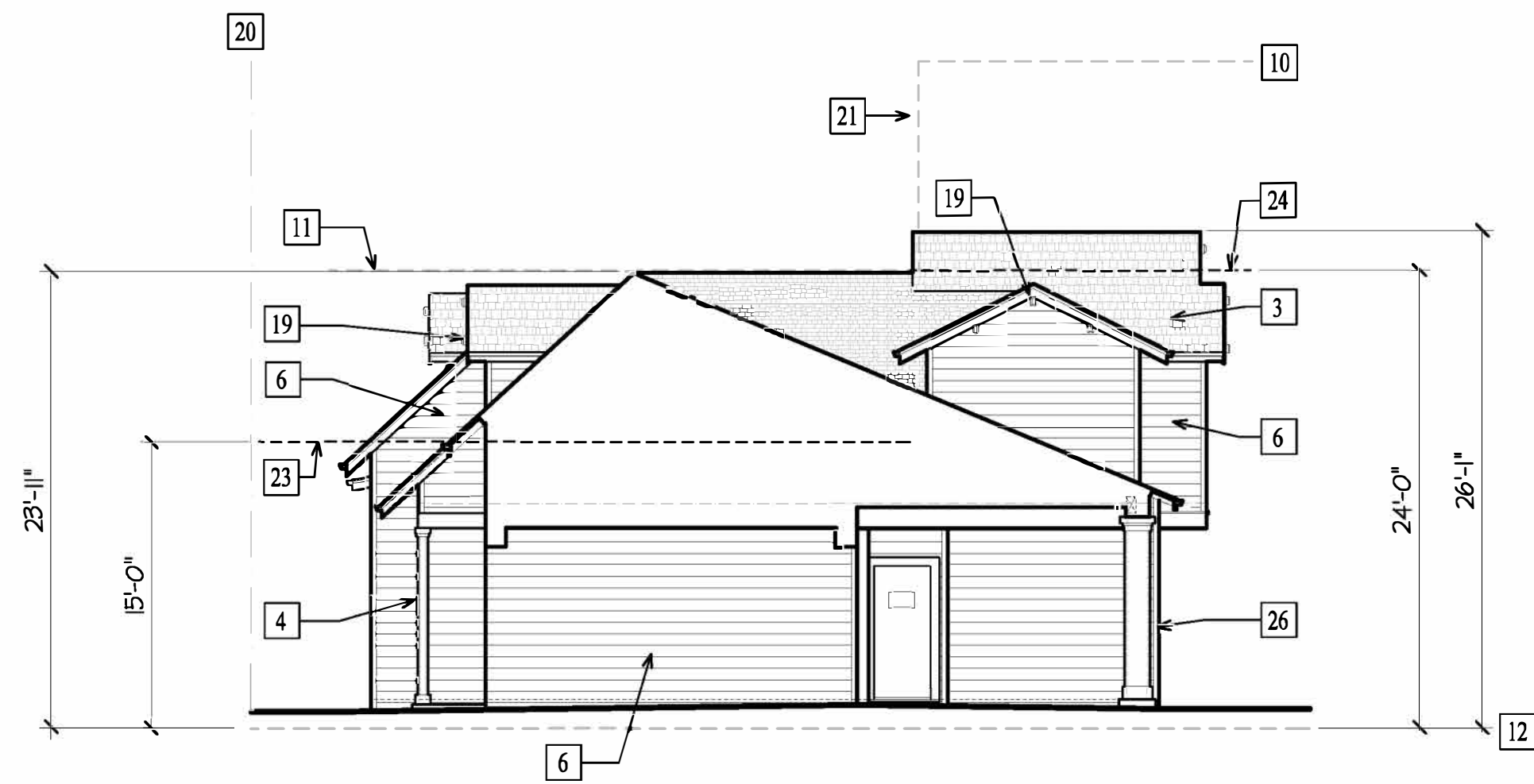
Building B, Apartments 3, 4 & 5
Exterior Wall Exhibit

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

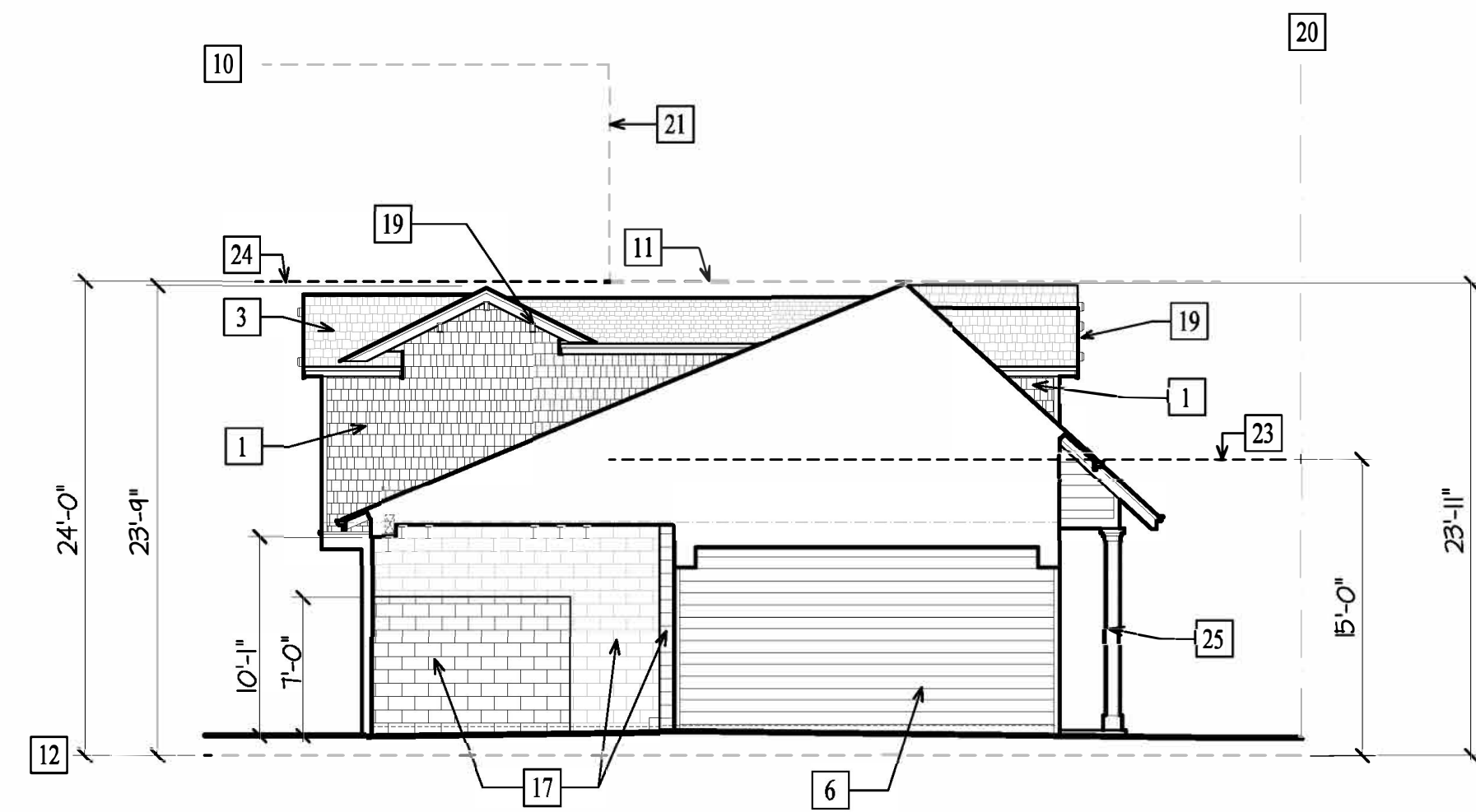
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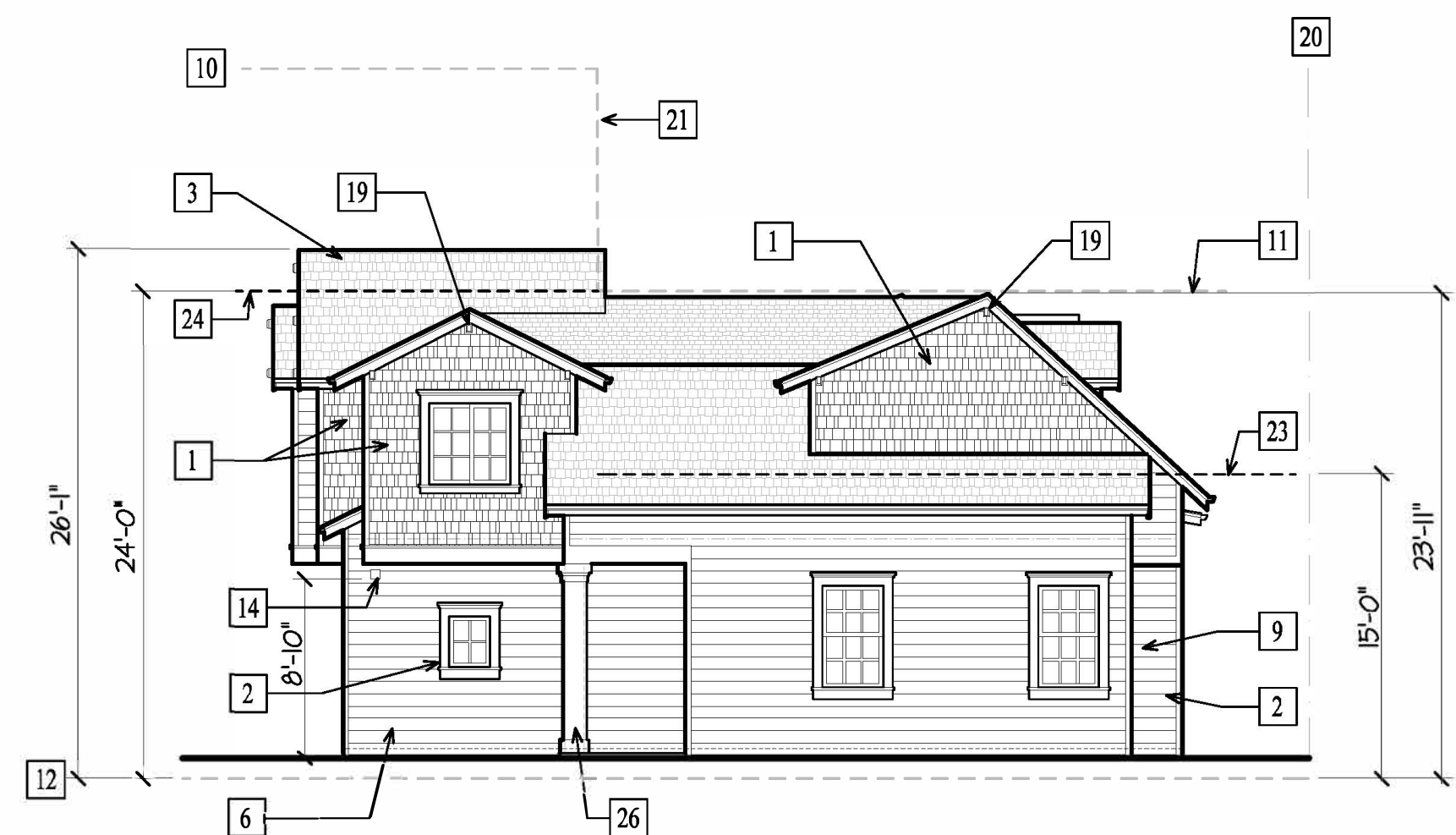
Date 3-20-23



Breezeway West Elevation



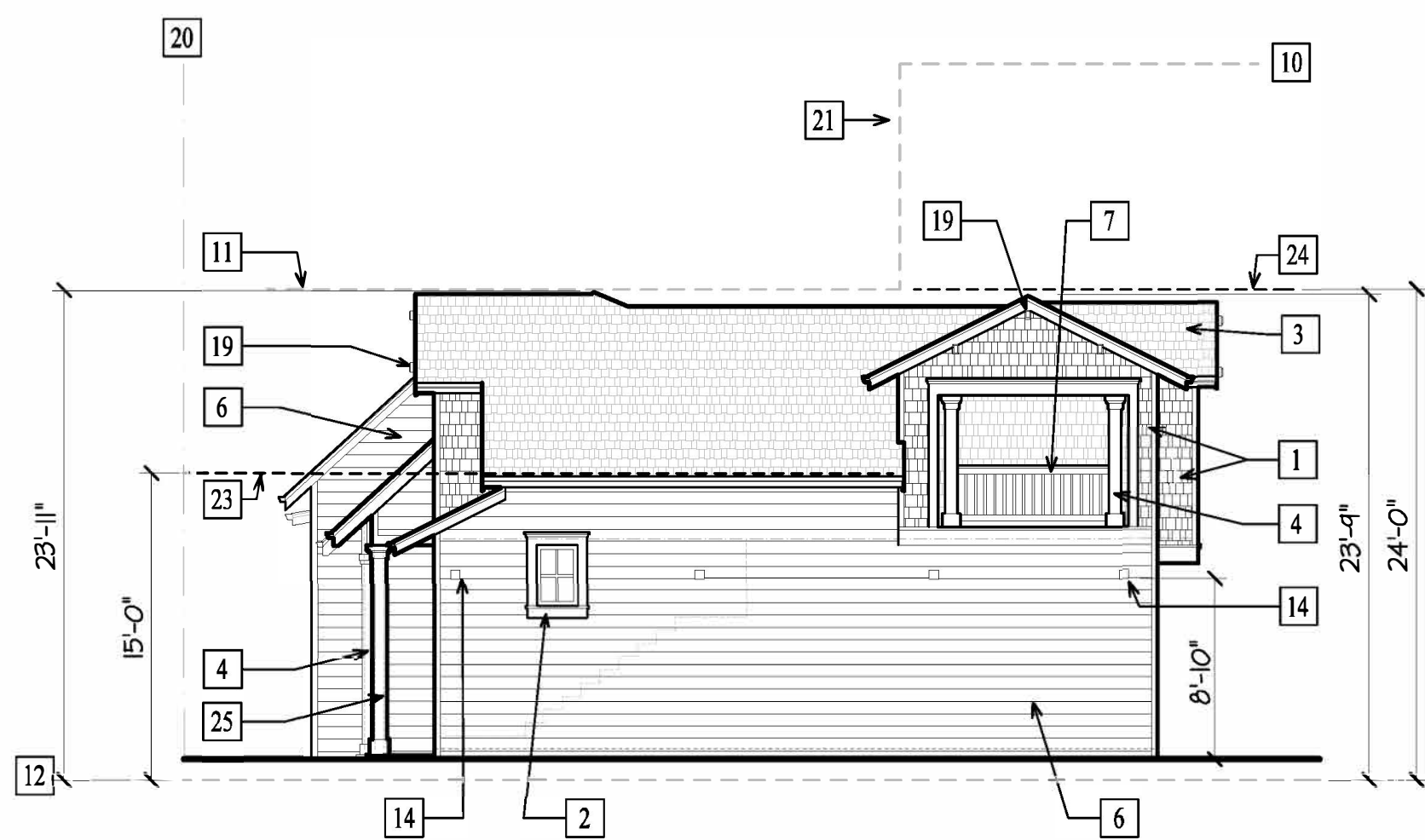
Breezeway East Elevation



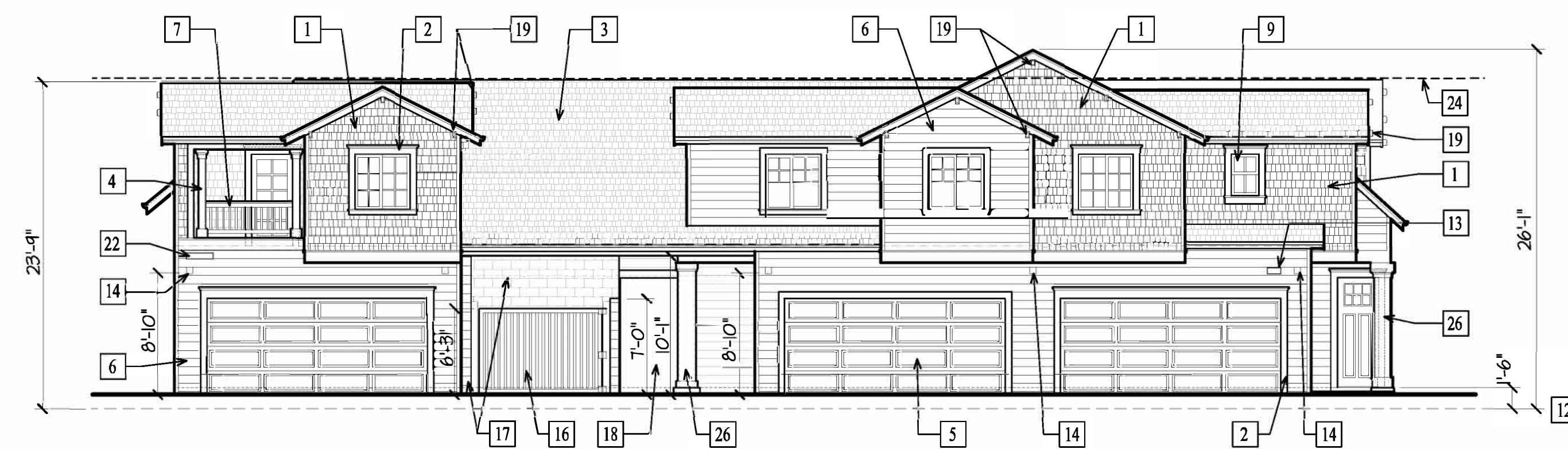
East Elevation



North Elevation



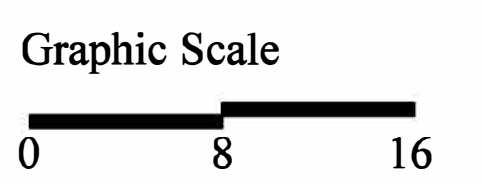
West Elevation



South Elevation

Elevation Keynotes Legend

- 1 CEMENT FIBER SHINGLE SIDING
- 2 2X PAINTED WOOD WINDOW OR DOOR TRIM
- 3 ASPHALT COMPOSITION SHINGLE ROOFING
- 4 6" SQ. PAINTED WOOD WRAPPED COLUMN
- 5 METAL SECTIONAL GARAGE DOOR
- 6 CEMENT FIBER LAP SIDING
- 7 PAINTED WOOD GUARDRAIL
- 8 PAINTED METAL RAILING
- 9 VINYL WINDOWS
- 10 35' HEIGHT LIMIT
- 11 24' HEIGHT LIMIT
- 12 SIDENALK ELEVATION FOR HEIGHT BASIS
- 13 ADDRESS SIGNAGE, SEE SHEET AFI
- 14 WALL MOUNTED LIGHT FIXTURE, SEE SHEET AFI
- 15 NOT USED
- 16 PAINTED METAL TRASH ENCLOSURE DOOR W/ CANE BOLT
- 17 PAINTED CONCRETE BLOCK
- 18 BREEZEWAY
- 19 4X8 CORBELS
- 20 REAR PROPERTY LINE
- 21 MAX. BUILDING HEIGHT TRANSITION LINE FROM 35' TO 24'
- 22 DIRECTIONAL SIGNAGE TO APARTMENTS 3 & 4, SEE SHEET AFI
- 23 15' MAXIMUM EAVE HEIGHT AT 1 1/2 STORY PORTION
- 24 24' MAXIMUM EAVE HEIGHT AT 2 1/2 STORY PORTION
- 25 10'X6" PAINTED WOOD WRAPPED COLUMN
- 26 12" SQ. PAINTED WOOD WRAPPED COLUMN



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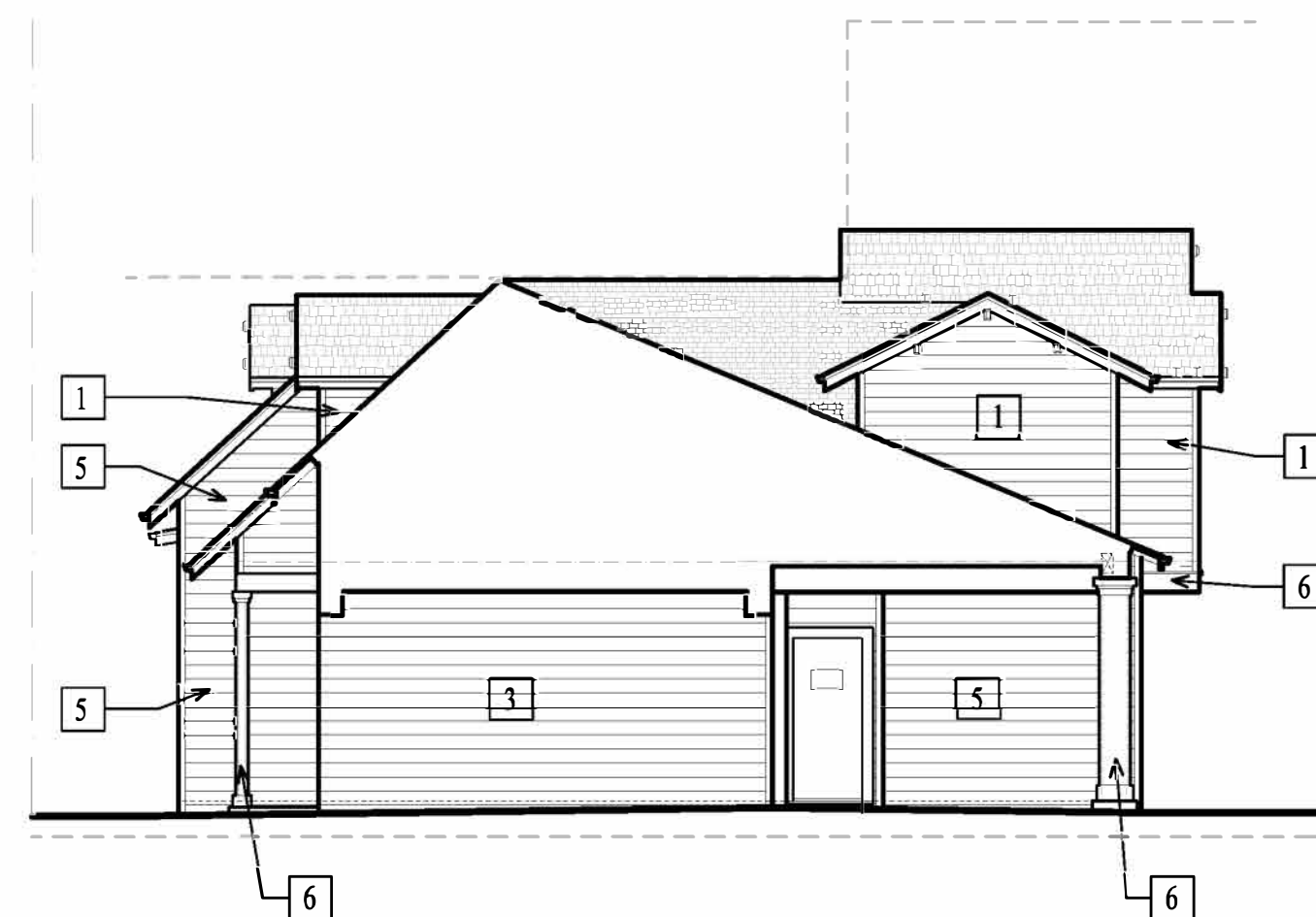
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REVISIONS		
△	Description	Date

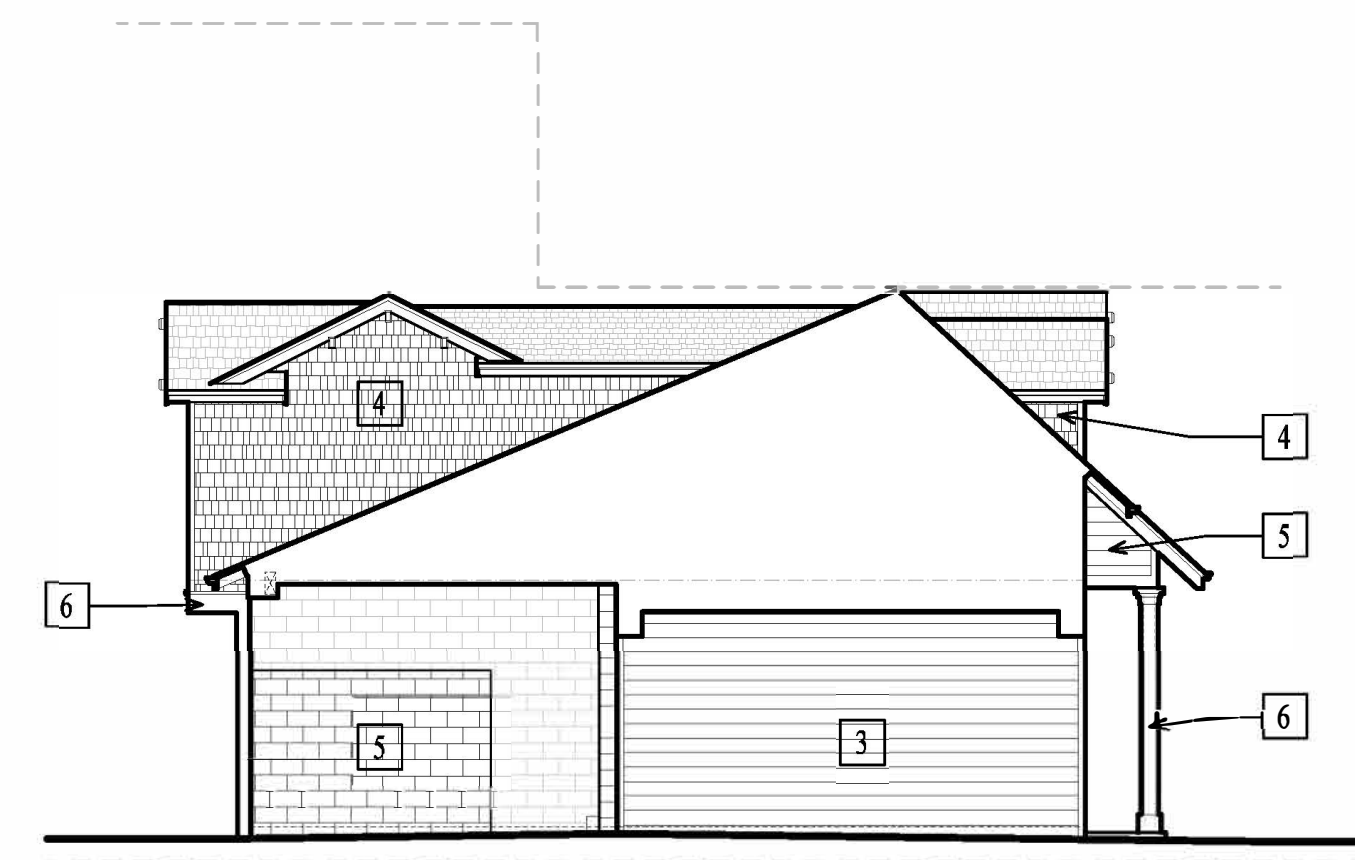
Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Building 'B' Proposed Elevations
Scale: 1"=8'-0"

Sheet
AB2.1
Date 3-20-23



Breezeway West Elevation



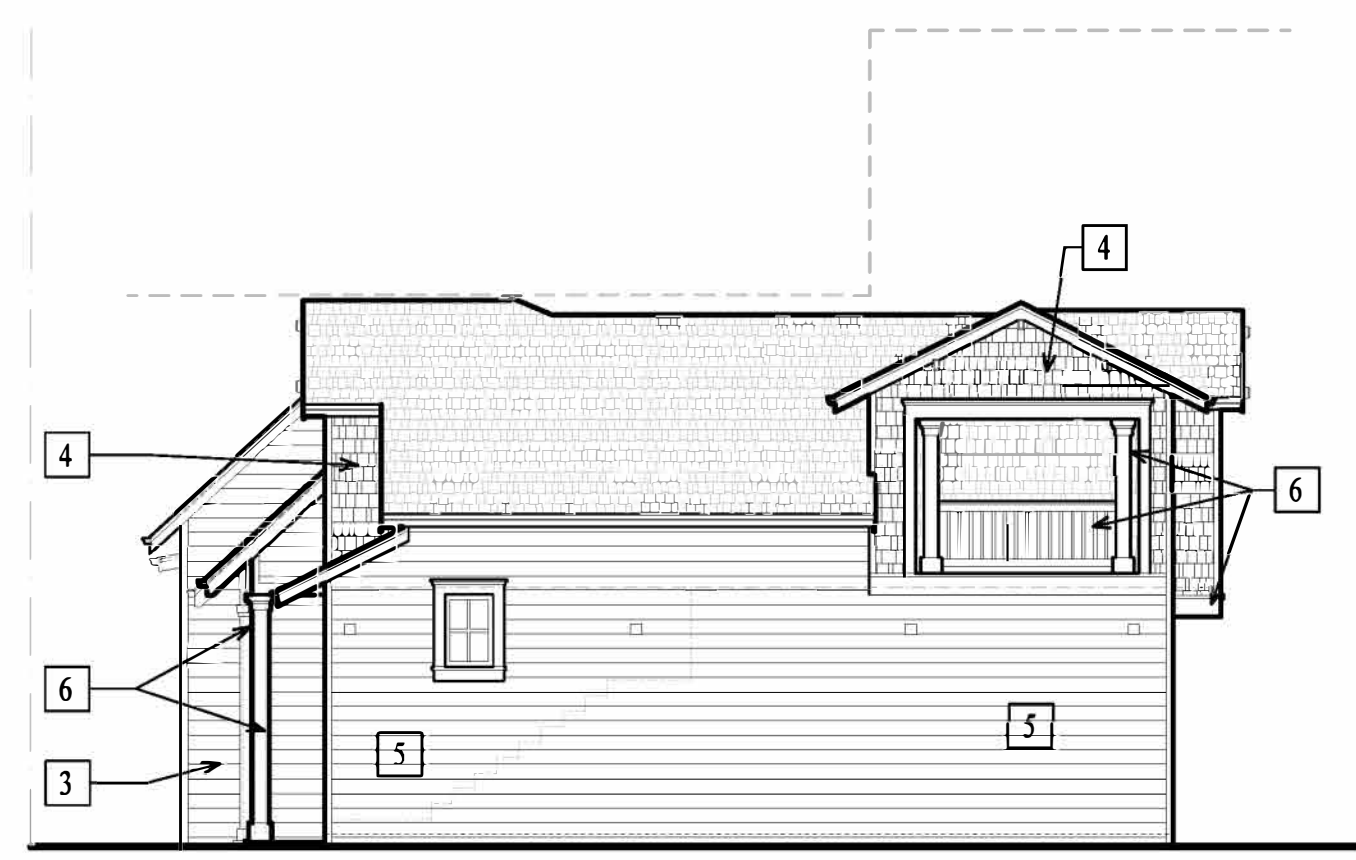
Breezeway East Elevation



East Elevation



North Elevation



West Elevation

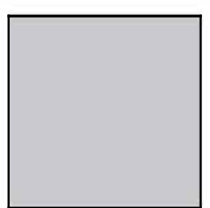
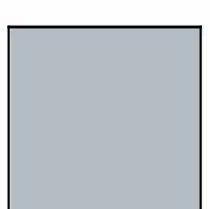
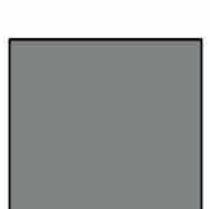
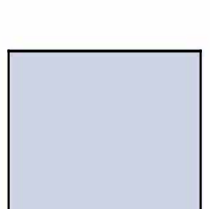
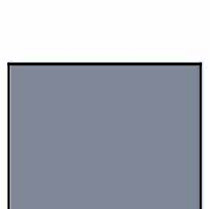


South Elevation

Entry Door Colors Legend

- D1  SHERWIN WILLIAMS ROSEMARY SW6181
- D2  SHERWIN WILLIAMS RAINSTORM SW6230
- D3  SHERWIN WILLIAMS URBANE BRONZE SW7048

Siding & Garage Doors Colors Legend

- 1  SHERWIN WILLIAMS GRAY SCREEN SW7071
- 2  SHERWIN WILLIAMS UNCERTAIN GRAY SW6234
- 3  SHERWIN WILLIAMS CITYSCAPE SW7067
- 4  SHERWIN WILLIAMS UPWARD SW6239
- 5  SHERWIN WILLIAMS STORM CLOUD SW6244

Trim, Columns & Wood Railings Colors Legend

- 6  SHERWIN WILLIAMS EXTRA WHITE SW7006

Graphic Scale



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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

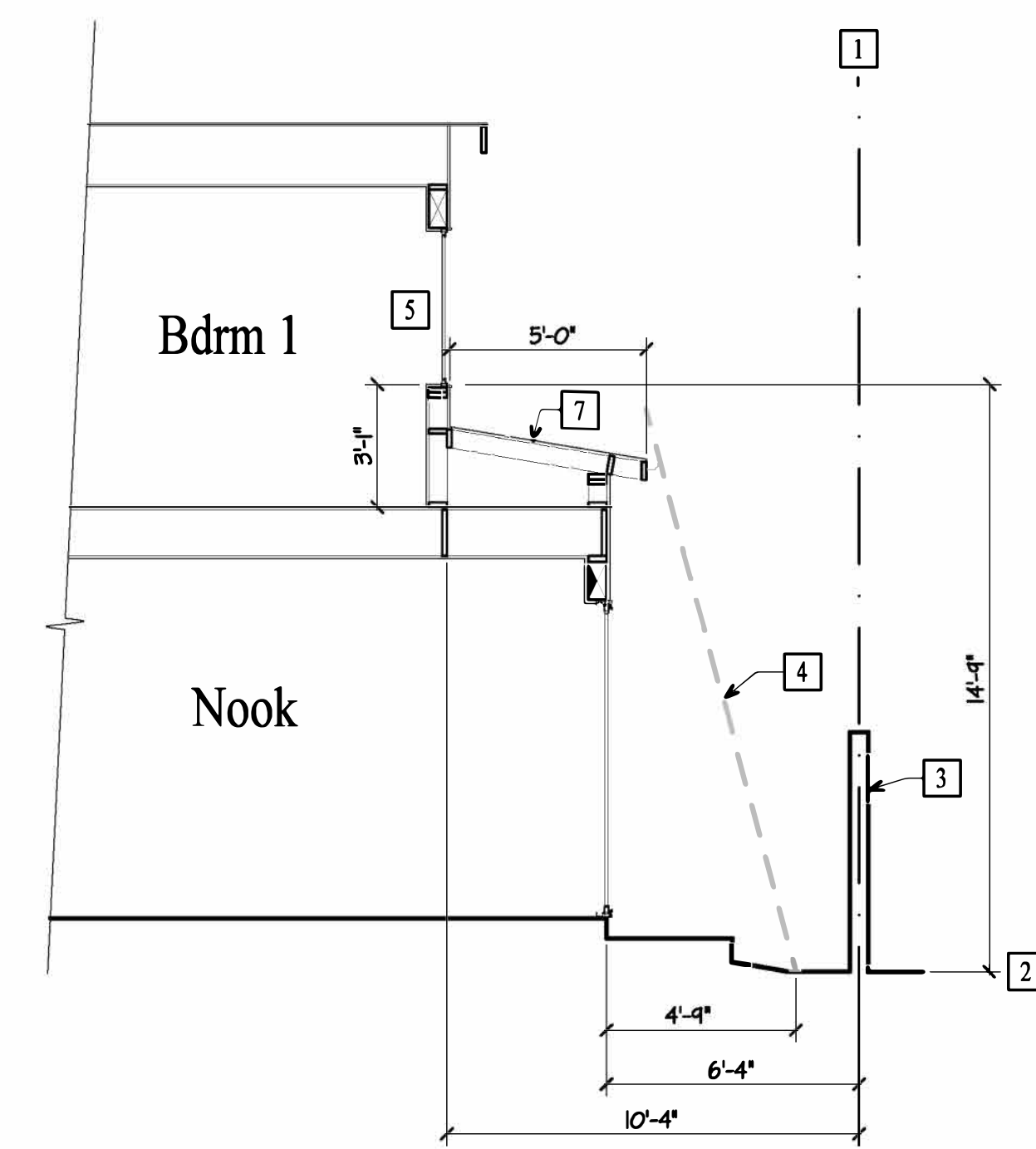
Building 'B' Proposed Color Locations

Scale: 1"=8'-0"

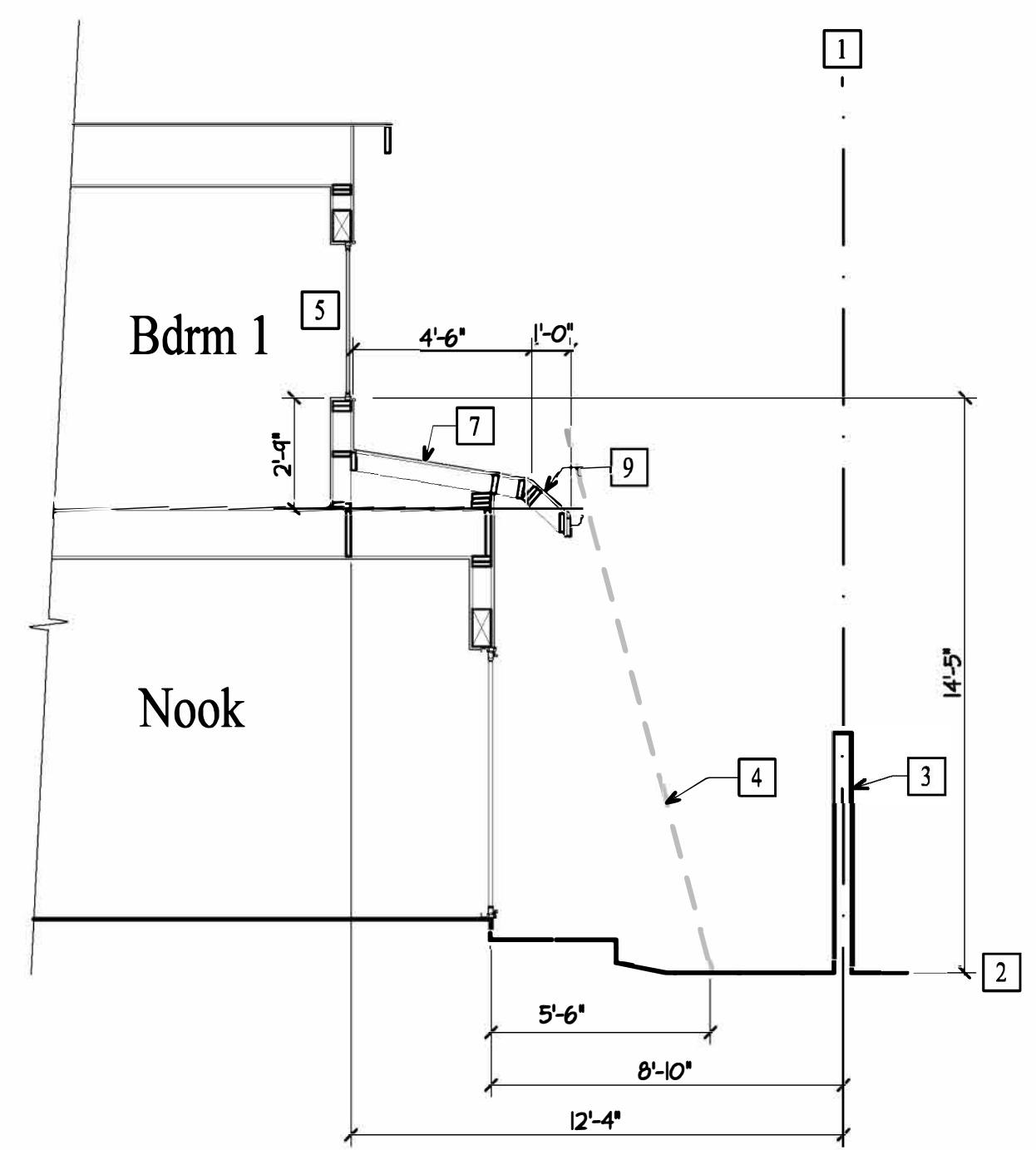
Sheet

AB2.2

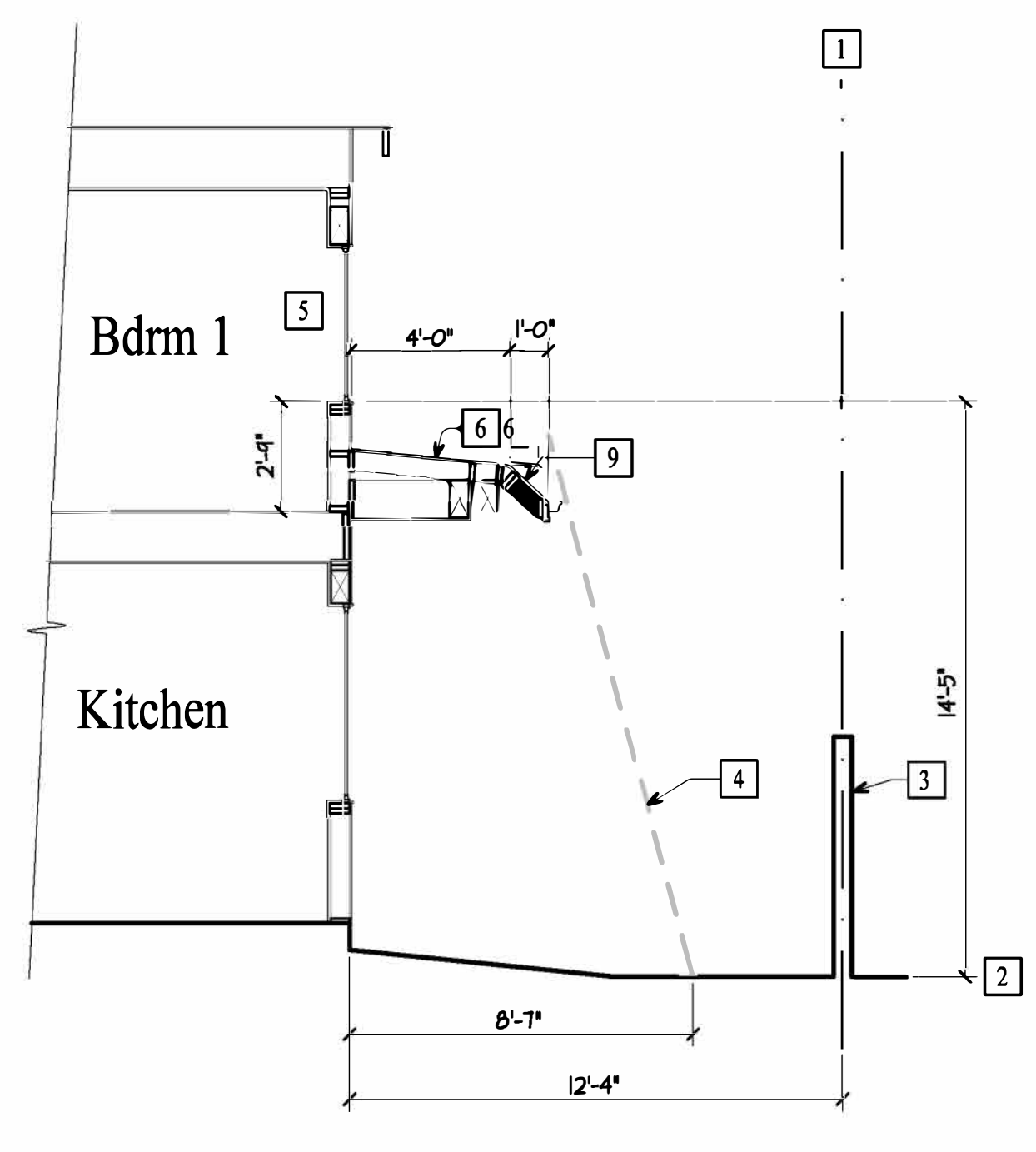
Date 3-20-23



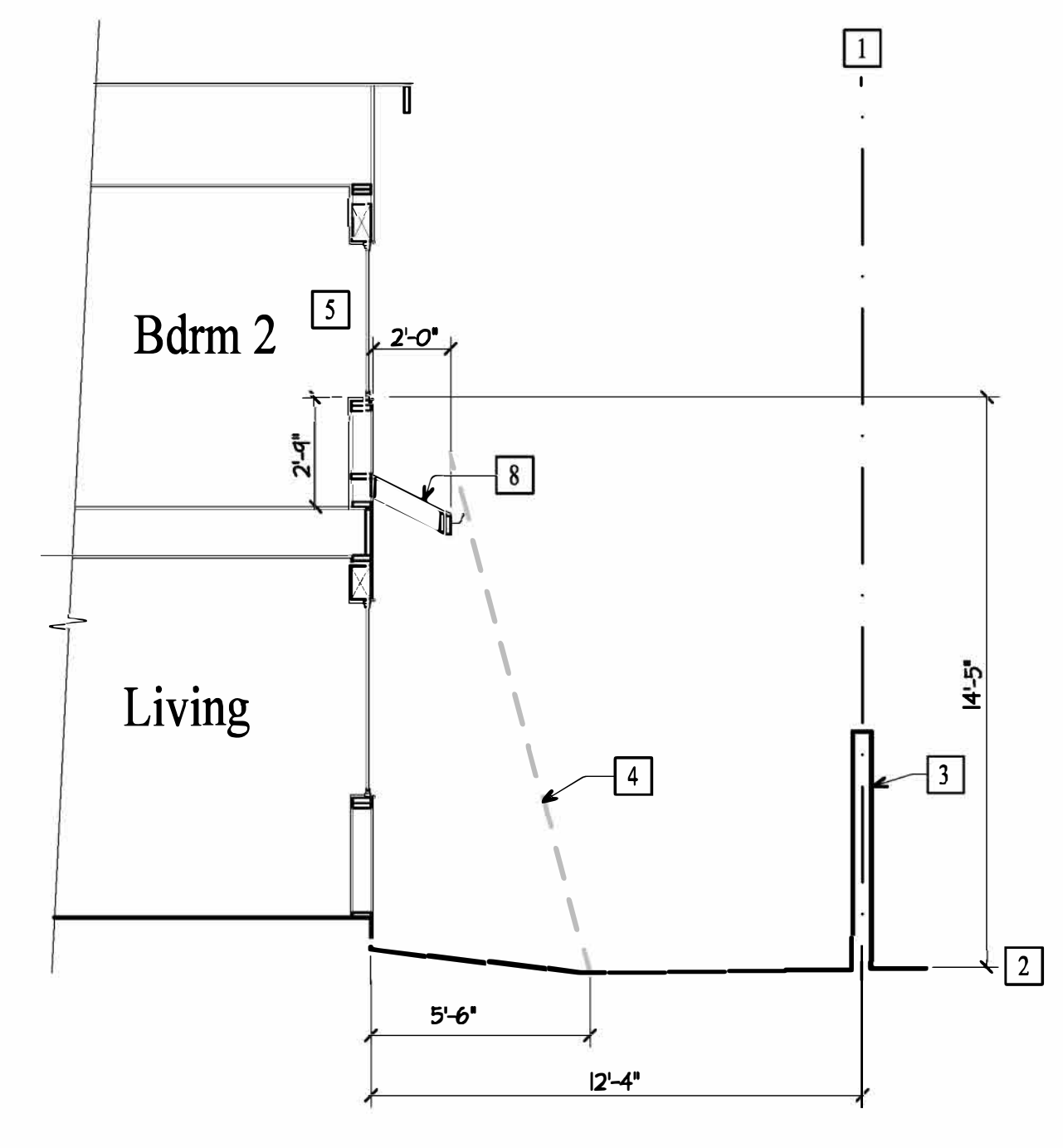
① Apt. 5, Bdrm 1



② Apt. 4, Bdrm 1



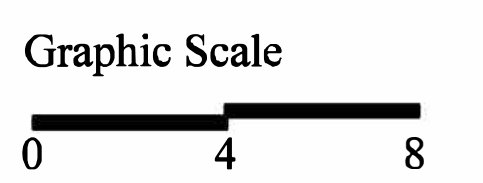
③ Apt. 3, Bdrm 1



④ Apt. 3, Bdrm 2

Keynotes Legend

① REAR PROPERTY LINE	⑥ 1:12 ROOF SLOPE
② FINISH GRADE	⑦ 2:12 ROOF SLOPE
③ 6' TALL WOOD FENCE	⑧ 6:12 ROOF SLOPE
④ 75° DEGREE INCLINATION ANGLE FOR GROUND LADDER	⑨ 11:12 ROOF SLOPE
⑤ EGRESS WINDOW	



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Consultant:

REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC


Building B, Apartments 3, 4 & 5
Ladder Access at Dormers Exhibits
Scale: 1/4"=1'-0"

Sheet
AB2.3
Date 3-20-23

Caster Carts

Toter **caster carts** are ideal for maneuvering the heaviest of loads. Added **caster wheels** eliminate the need to tilt the cart to roll, helping stabilize heavy loads.

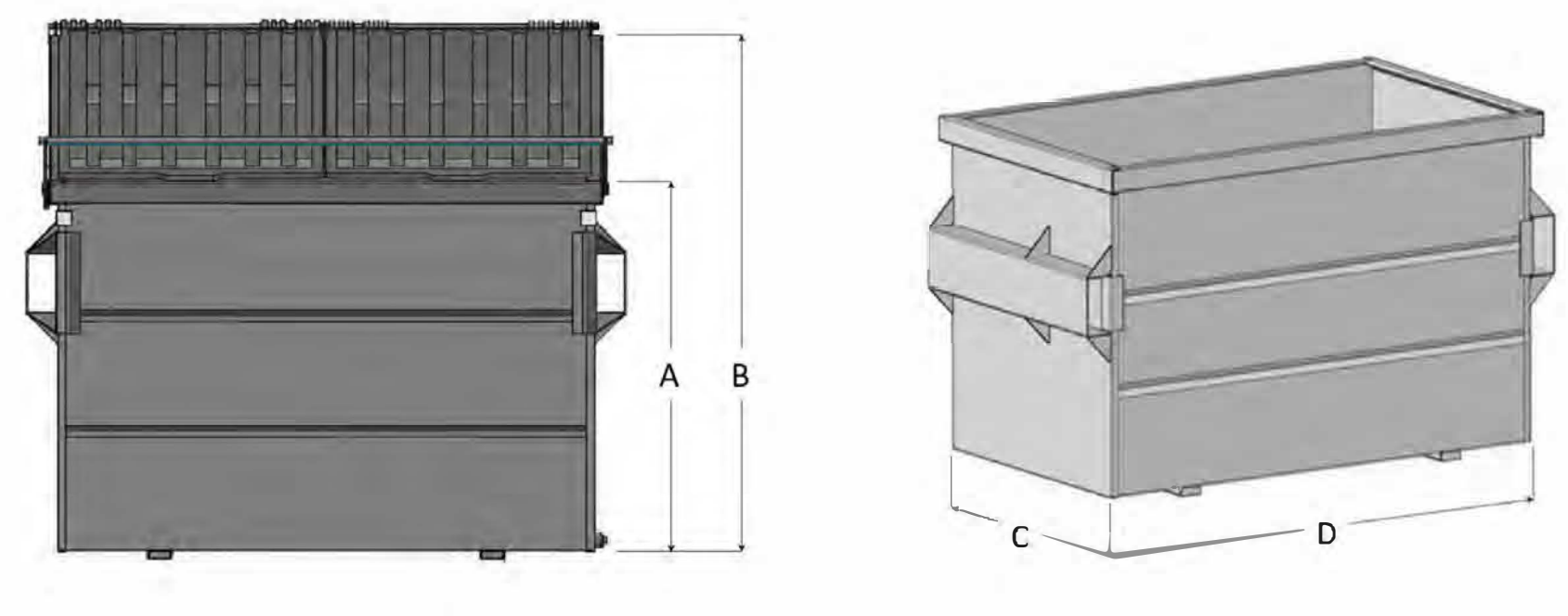
Part	Size	Dimensions (L x W x H)	Wheel Size	Load Rating
ACC32	32 Gallons	24.25" x 19.75" x 41.50"	Wheel 6" / Caster 4"	122 lbs. / 53.3 kg
ACC64	64 Gallons	31.75" x 24.25" x 44.38"	Wheel 10" / Caster 4"	224 lbs. / 101.6 kg
ACC96	96 Gallons	35.75" x 29.75" x 46.00"	Wheel 10" / Caster 4"	335 lbs. / 152.0 kg



Trash Cart Dimensions

FEL SIZE	FRONT HEIGHT	BACK HEIGHT	DEPTH	WIDTH
	A	B	C	D
1YD	28"	28"	24"	72"
2YD	34.5"	41.5"	34.75"	72"
3YD	42"	51"	41.75"	72"
4YD	46.5"	57.5"	50.75"	72"
6YD	50"	69"	66"	72"
7YD	57"	73"	72"	72"


*Casters add 8" to height

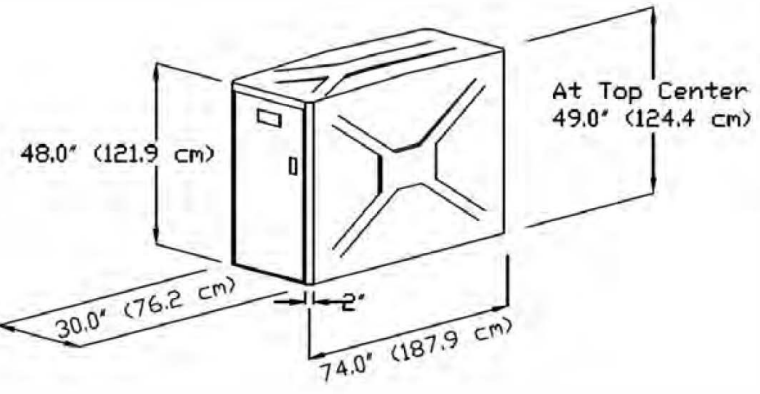
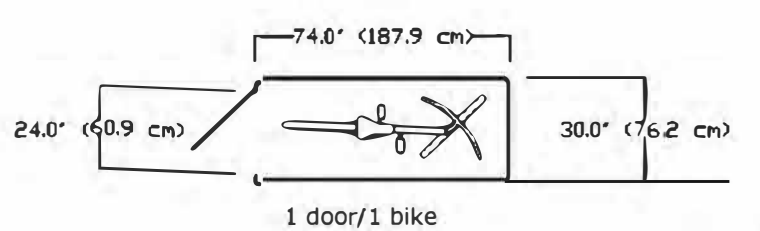


Trash Bin Dimensions



Bike-Shell™ Model 301



Product Bike-Shell™ Model 301

Capacity 1 door/1 Bike

Materials Locker shall be manufactured of molded fiberglass reinforced plastic composite with a smooth "X" and "M" pattern on stippled walls and top, with smooth door frame and stippled door. Material shall be E-glass and polyester resin at 35% ratio.

Tensile Strength, 18,000 psi. Locker shall be one piece with no external or internal frame and no seams or joints on tops or side walls. Material shall withstand over 300 lb/sqft on roof and 200 lb/sqft on walls/doors.

NO ON SITE ASSEMBLY SHALL BE REQUIRED.

Roof shall be crowned for water run-off and all corners shall have a smooth radiused finish. Finish of UV stabilized gelcoat does not need painting, allows solvent removal of graffiti and is resistant to impact and UV damage.



Hardware High quality custom continuous door hinge will not rust. All fasteners on locking system shall be zinc plated or better. Locker shall anchor in all four corners through base flanges using expansion anchors. See last page for anchoring details.

Locks 2 Standard Lock Options (No charge)
 •Fort Lock 7 pin turnbier Pop Out™ handle locks with three keys and removable lock cylinders. Internal locking hardware consists of three plated hardened steel cams controlling an extruded aluminum locking bar which engages the door frame over three foot span.
 •Heavy duty stainless steel Padlock/U- Lock handle will accommodate high security padlocks and U-Locks. For U-Locks from 1/2" to 3/4" Diameter. Padlocks and U-Locks not included.

Colors Standard Color
 Medium Grey

Please call for custom color, or color match information

American Bicycle Security Company
 P.O. Box 7359
 Ventura, CA 93006
 Ph: (800) 245-3723 or (805) 933-3688
 Fax: (805) 933-1865
www.amerbike.com
 Email: turtle@amerbike.com

Bike Locker



Typical Address Signage

- NOTES:
- 4" TALL CHARACTERS
 - LED BACKLIGHT
 - SIGNAGE TYPE TO BE USED FOR DIRECTIONAL SIGN TO APARTMENTS 4 & 5

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Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Fixtures & Equipment
Trash Containers , Adress Signage &
Bike Lockers

Sheet
AF1
Date 3-20-23



Model 475DA Reduced Pressure Detector Assembly

Application
Designed for installation on water lines in fire protection systems to protect against both backflow and backpressure of contaminated water into the potable water supply. The Model 475DA/475DAV shall provide protection where a potential health hazard exists, incorporates metered by-pass to detect leaks and unauthorized water use.

- Standards Compliance**
- ASSE® Listed 1047 (4" thru 8")
 - AWWA Compliant C550
 - UL® Classified (4" thru 10")
 - C-UL® Classified (4" thru 10")
 - FM® Approved (4" thru 8")
 - NYC MEA 170-02-M VOL 2 (4" thru 8")
 - Approved by the Foundation for Cross Connection Control and Hydraulic Research at the University of Southern California (4" thru 8")
 - Meets the requirements of NSF/ANSI 61* (0.25% MAX. WEIGHTED AVERAGE LEAD CONTENT)

Materials

Main valve body: Ductile Iron ASTM A 536 Grade 4
Access covers: Ductile Iron ASTM A 536 Grade 4
Coatings: FDA Approved fusion epoxy finish
Fasteners: Stainless Steel, 300 Series
Elastomers: EPDM (FDA approved)
Polymers: NORLYL™ (FDA approved)
Springs: Stainless Steel, 300 series

Features

Sizes: 4", 6", 8", 10"
Maximum working water pressure: 175 PSI
Maximum working water temperature: 140°F
Hydrostatic test pressure: 350 PSI
End connections: (Grooved for steel pipe) AWWA C606 (Flanged) ANSI B16.1 Class 125

Relief Valve discharge port:
2 1/2" - 6" - 2.75 sq. in.
8" - 10" - 3.69 sq. in.

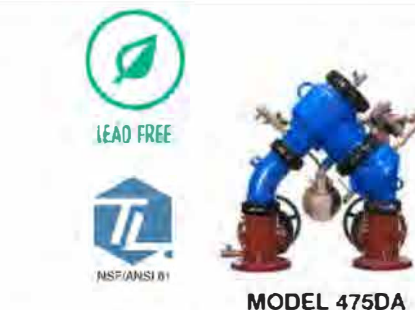
Dimensions & Weights (do not include pkg.)

MODELS 475DA & 475DAV SIZE	WEIGHT								
	LESS SHUT-OFF VALVES		WITH OS&Y GATES (OSY)		WITH BFLY VALVES (BFLY)		WITH BFLY VALVES (BFLY)		
	lbs.	kg.	lbs.	kg.	lbs.	kg.	lbs.	kg.	
4"	113	51	303	137	275	127	183	83	161
6"	187	85	487	221	455	211	291	132	261
8"	421	191	897	407	843	382	611	277	565
10"	439	199	1113	505	1055	473	1713	323	655

DIMENSIONS (approximate)

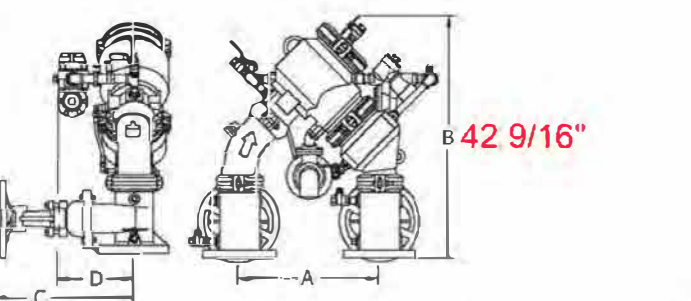
MODELS 475DA & 475DAV SIZE	A		B WITH GATE VALVES		B WITH BFLY VALVES		C LESS GATE VALVES		C OS&Y OPEN		C OS&Y CLOSED		D	
	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm	in.	mm
4" 475DA	18 5/16	465	30	762	27 3/4	706	21	533	22 3/4	578	18 1/4	465	9	229
4" 475DAV	18 1/8	459	35 1/2	902	38	965	20	508	22 3/4	578	18 1/4	465	9	229
6" 475DA	18 11/16	475	35 1/2	902	32 1/8	818	21	533	30 1/8	765	23 3/4	603	10 1/4	265
6" 475DAV	18 1/2	467	35 1/2	902	32 1/8	818	21	533	30 1/8	765	23 3/4	603	10 1/4	265
8" 475DA	21	533	42	1067	42 9/16	1083	21	533	30 1/8	765	23 3/4	603	10 1/4	265
8" 475DAV	21	533	42	1067	42 9/16	1083	21	533	30 1/8	765	23 3/4	603	10 1/4	265
10" 475DA	23	584	53 1/2	1358	53 1/2	1358	21	533	30 1/8	765	23 3/4	603	12	305
10" 475DAV	23	584	53 1/2	1358	53 1/2	1358	21	533	30 1/8	765	23 3/4	603	12	305
10" 475DAV	23	584	53 1/2	1358	53 1/2	1358	21	533	30 1/8	765	23 3/4	603	12	305

Zurn Industries, LLC | Wilkins
1747 Commerce Way, Paso Robles, CA U.S.A. 93446 Ph. 855-863-9876, Fax 805-238-5766
In Canada | Zurn Industries Limited
7800 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, 877-892-5216
www.zurn.com



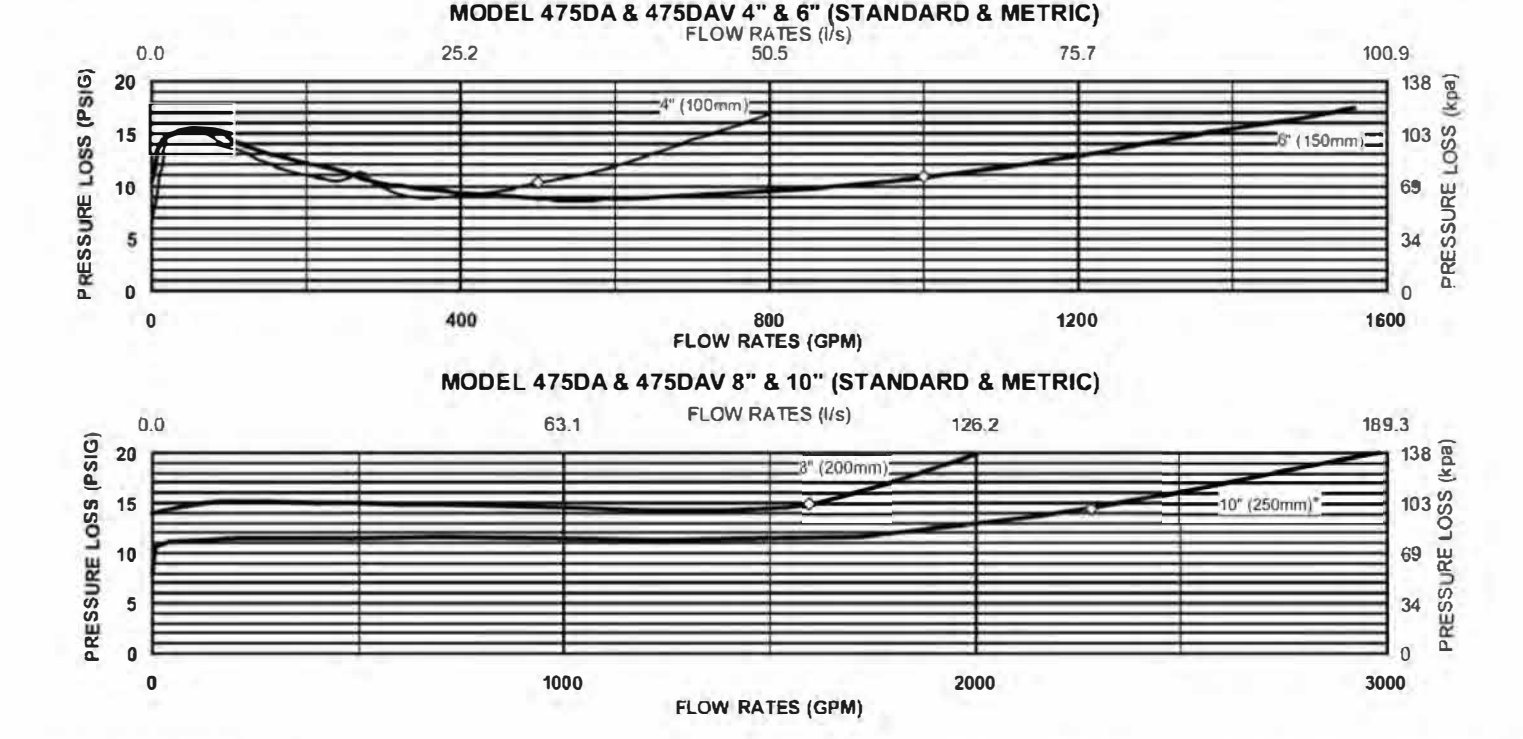
MODEL 475DA

- Options**
(Suffixes can be combined)
- with OS & Y gate valves (standard)
 - L - less shut-off valves (grooved body connections)
 - LM - less water meter
 - with gpm meter (standard)
 - with cu ft/min meter
 - V - vertical flow up configuration
 - G - with groove end gate valves
 - FG - with flanged inlet gate connection and grooved outlet gate connection
 - BG - with grooved end butterfly valves with integral supervisory switches
 - BF - with flanged end butterfly valves with integral supervisory switches
 - PI - with post indicator gate valve
 - 509 - with AWWA C509 gate valves
- Accessories**
- Air gap (see spec sheet BF-AG)
 - Repair kit (rubber only)
 - Thermal expansion tank (Model XT)
 - Valve setter (Model FLS or MJS or MJFS)
 - Gate valve tamper switch (OSY-40)
 - QT-SET Quick Test Fitting Set



42 9/16"

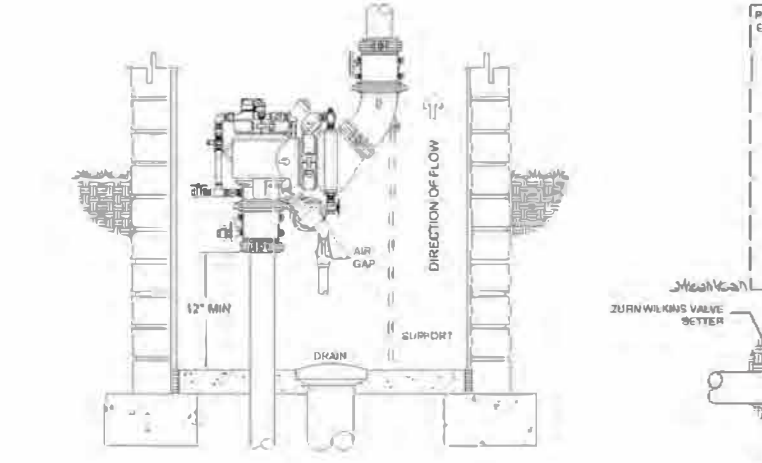
Flow Characteristics



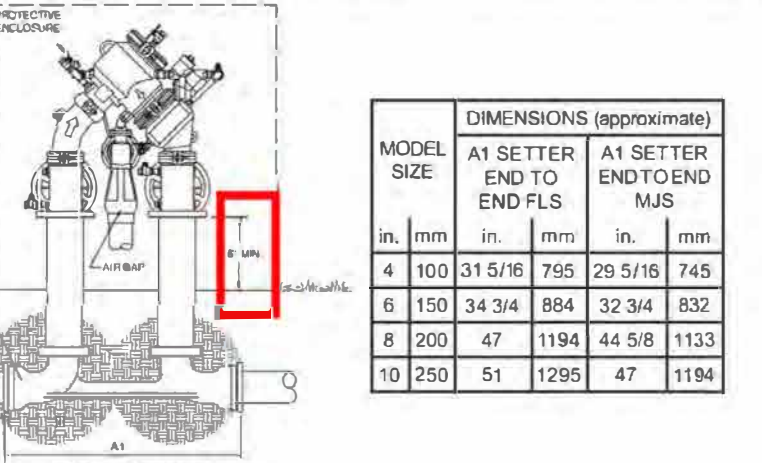
Capacity thru Schedule 40 Pipe (GPM)

Pipe size	5 ft/sec	7.5 ft/sec	10 ft/sec	15 ft/sec
2 1/2"	75	112	149	224
3"	115	173	230	346
4"	198	298	397	595
6"	450	675	900	1351
8"	780	1169	1559	2339
10"	1229	1843	2458	3687

Typical Installation
Local codes shall govern installation requirements. To be installed in accordance with the manufacturer's instructions and the latest edition of the Uniform Plumbing Code. Unless otherwise specified, the assembly shall be mounted above adequate drains with sufficient side clearance for testing and maintenance. The installation shall be made so that no part of the unit can be submerged.



VERTICAL INSTALLATION



OUTDOOR INSTALLATION

Specifications
The Reduced Pressure Detector Assembly shall be certified to NSF/ANSI 61, ASSE® Listed 1047, and supplied with full port OS & Y gate valves. The main body and access covers shall be epoxy coated ductile iron (ASTM A 536 Grade 4), the seat ring and check valve shall be NORLYL™, the stem shall be stainless steel (ASTM A 276) and the seat disc elastomers shall be EPDM. The first and second checks shall be accessible for maintenance without removing the relief valve or the entire device from the line. If installed indoors, the installation shall be supplied with an air gap adapter. The Reduced Pressure Detector Assembly shall be a ZURN WILKINS Model 475DA or 475DAV.

Zurn Industries, LLC | Wilkins
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www.zurn.com

8" Backflow Preventer

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Consultant:


REVISIONS		
△	Description	Date

Pine St. Apartments
Livermore, CA Derong Investment 1 LLC

Fixtures & Equipment
Domestic Backflow Preventer

Sheet
AF2
Date 3-20-23

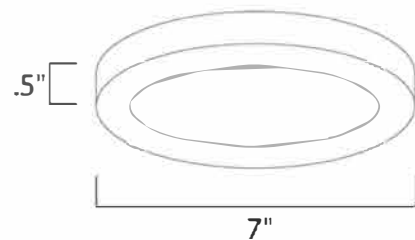
Wafer | 57712WTBK Job Name: Job Type: Quantity: Comments:



PRODUCT DESCRIPTION
Wafer was designed for the discriminate consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum. Wafer brings ultimate heat dissipation to its edge II technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.

MEASUREMENTS
DIMENSION : 7" L x 7" W x 0.5" H
HANGING WEIGHT : 1.1 lb

LAMPING
INPUT VOLTAGE : 120V
LUMENS : 1,050 Rated (900 Del.)
BULB : 1 x 15W LED PCB Integrated, 15w Total
BULB INCLUDED : (Integrated)
DIMMABLE : Electronic Low Voltage (ELV)
CRI : 90+ CRI
COLOR_TEMP : 3000K



FINISH
Black

GLASS
White WT

MATERIAL
PMMA Acrylic, Aluminum

RATINGS
cETLus
Wet Location
Energy Star
JAS Listed ADA

ADDITIONAL
RATED LIFE 50000 Hours
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)
PHOTOMETRIC: Report Found Online

Always consult a qualified electrician before installing any lighting product.

Ceiling Mounted Light Fixture

Pathfinder | 52120BK Job Name: Job Type: Quantity: Comments:



PRODUCT DESCRIPTION
With solid Die-Cast Aluminum construction and powered by a range voltage input driver, Pathfinder is a high performance down light for commercial and residential installations. Available in Black, Architectural Bronze, or Metallic Silver there is sure to be a style to fit most any installation.

MEASUREMENTS
DIMENSION : 5.5" W x 5.5" H x 4" Ext
BACK PLATE : 5.5" W x 5.5" H x 2.75" HCO
HANGING WEIGHT : 2.2 lb

LAMPING
INPUT VOLTAGE : 120-277V
LUMENS : 880 Rated (820 Del.)
BULB : 1 x 15W LED PCB Integrated, 15w Total
BULB INCLUDED : (Integrated)
DIMMABLE : Dimmable of 120V with ELV
CRI : 80 CRI
COLOR_TEMP : 3000K
LIGHTING_DIRECTION : Down

FINISH
Black

MATERIAL
Die Cast Aluminum

RATINGS
cETLus
Wet Location
For Outdoor DARKSKY

ADDITIONAL
INSTALL UP/DOWN: Up/Down
OPERATING TEMPERATURE:
-20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM LIGHTING

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH WINDLAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
4209 SHIRLEY DR. | ATLANTA, GA 30336
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

Wall Mounted Light Fixture

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Consultant:

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Pine St. Apartments

Livermore, CA

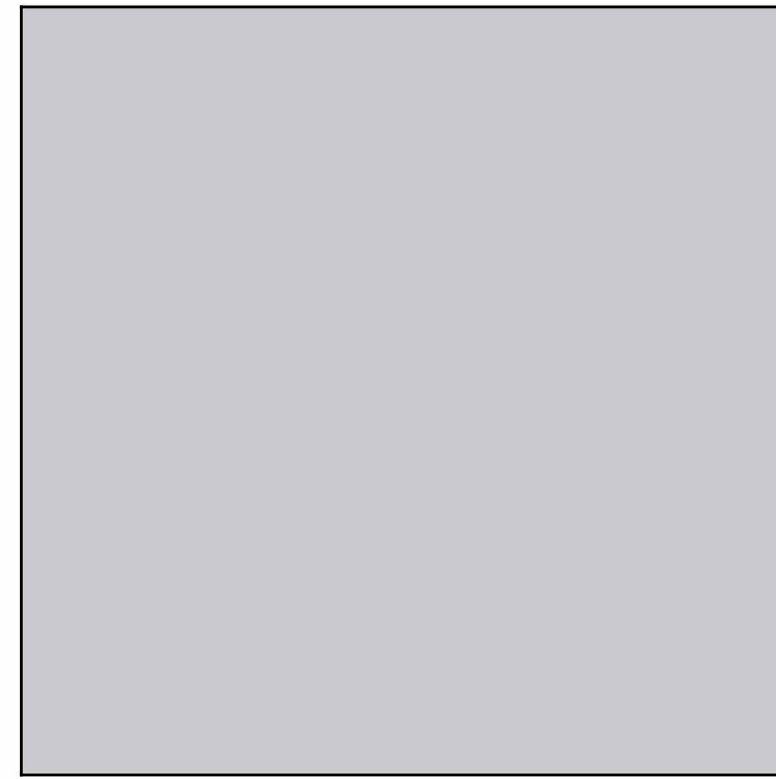
Derong Investment 1 LLC

Fixtures & Equipment
Light Fixtures

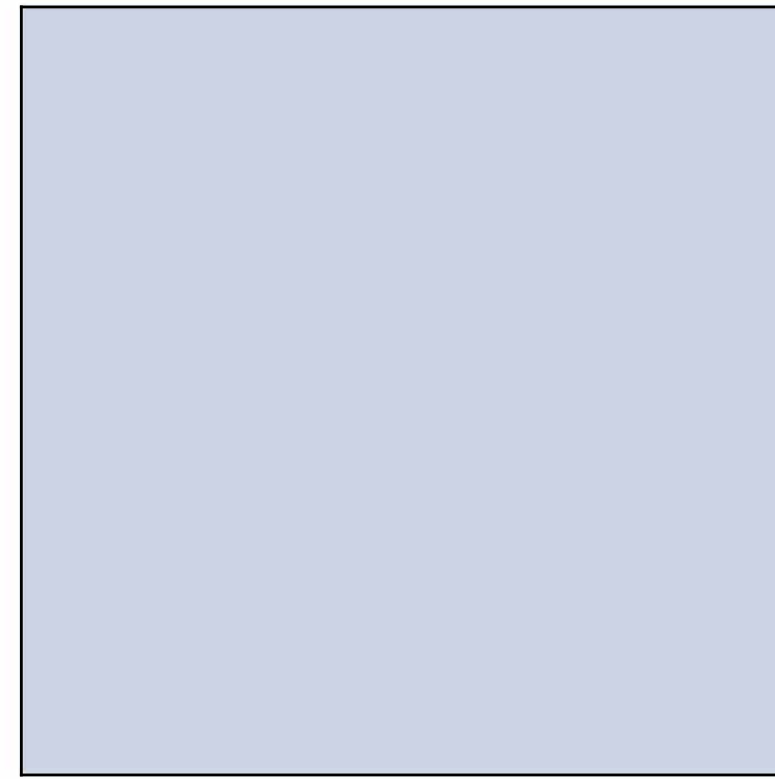
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AF3

Date 3-20-23



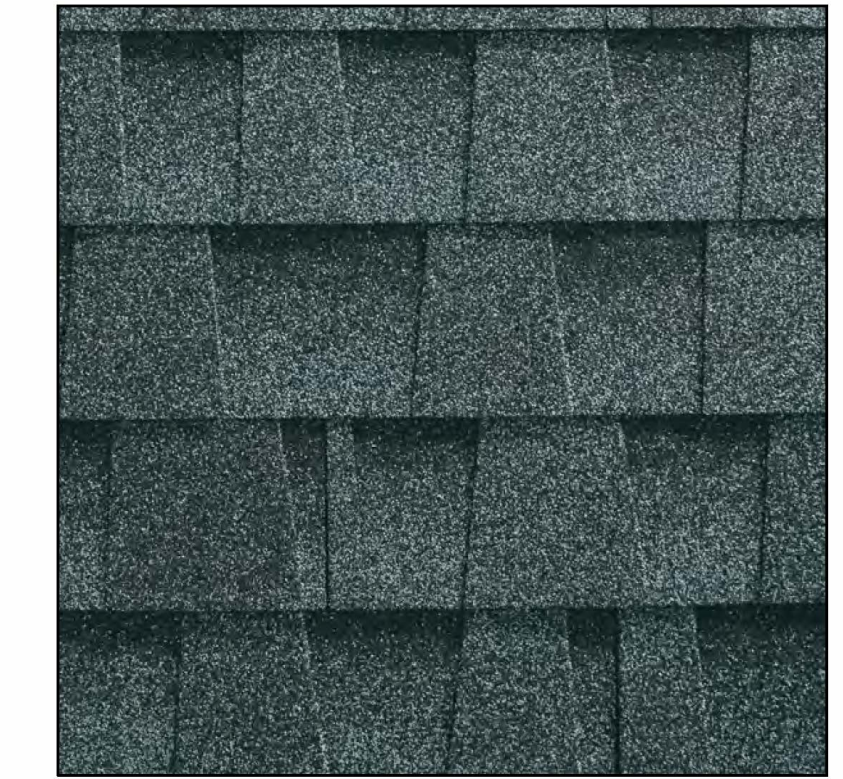
Siding Color 1 & Garage Door:
Sherwin Williams Gray Screen
SW 7071



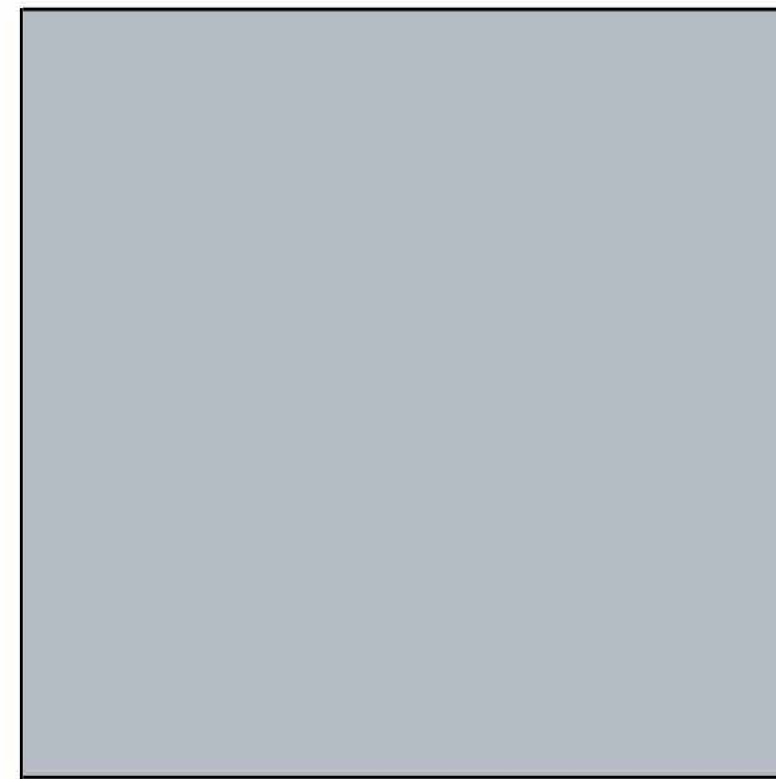
Siding Color 4 & Garage Door:
Sherwin Williams Upward
SW 6239



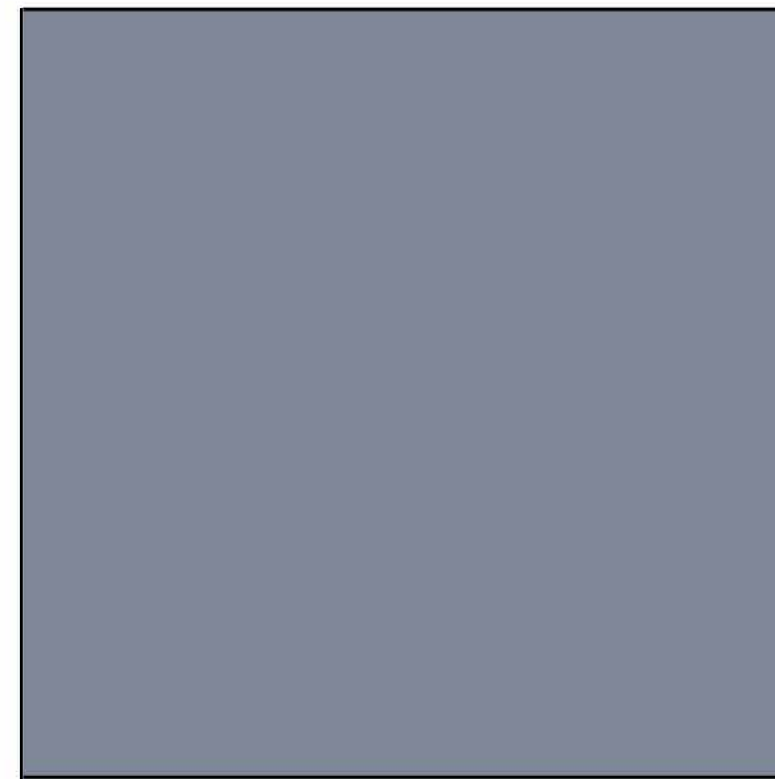
Entry Door Color 1:
Sherwin Williams Rosemary
SW 6187



Roofing:
GAF Timberline Reflector Series
Asphalt Composition Shingles
Stone Gray



Siding Color 2:
Sherwin Williams Uncertain Gray
SW 6234



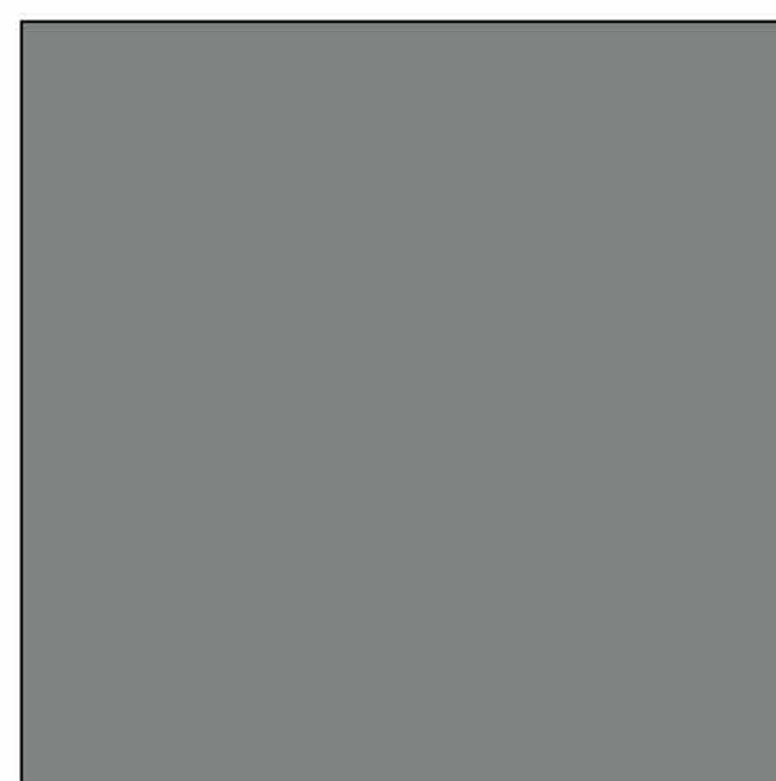
Siding Color 5:
Sherwin Williams Storm Cloud
SW 6249



Entry Door Color 2:
Sherwin Williams Rainstorm
SW 6230



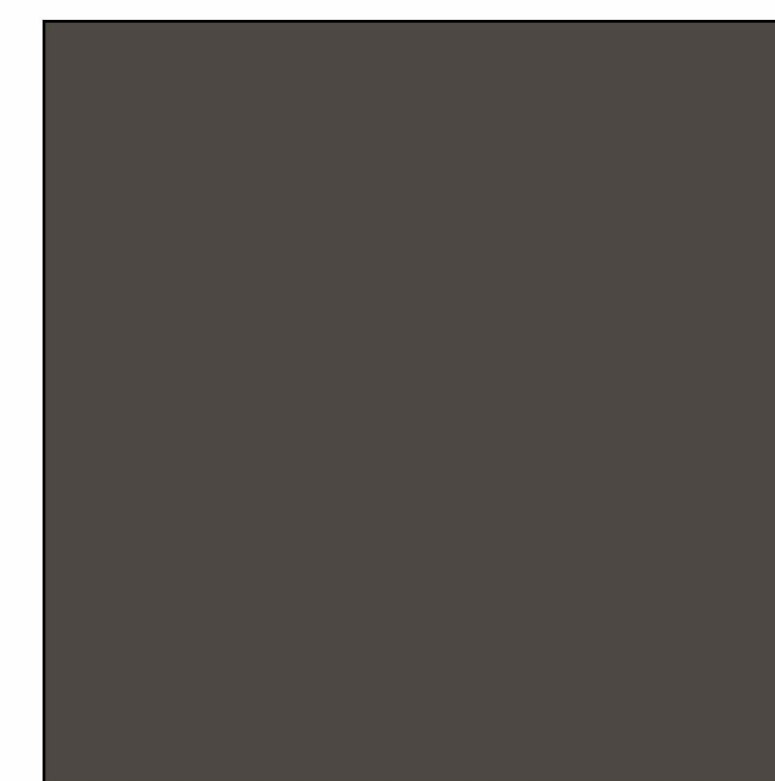
Trim, Columns & Wood Railings:
Sherwin Williams Extra White
SW 7006



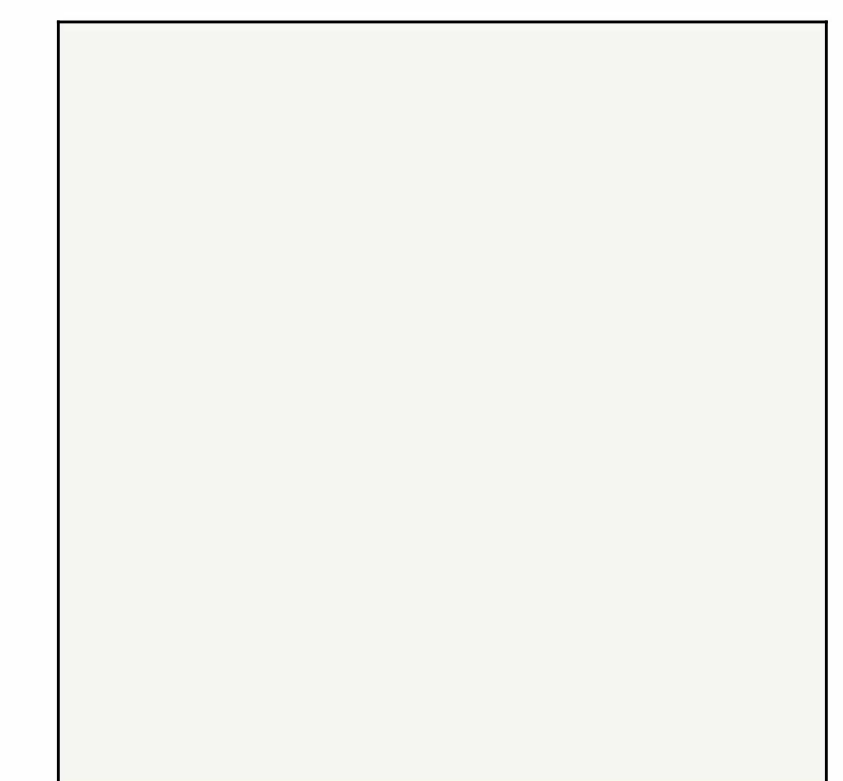
Siding Color 3 & Metal Railings
Sherwin Williams Cityscape
SW 7067



Metal Railing:
Sherwin Williams Rainstorm
SW 6320



Entry Door Color 3:
Sherwin Williams Urbane Bronze
SW 7048



Windows, Sliding Glass Doors &
French Doors:
Milgard White Vinyl

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Pine St. Apartments

Livermore, CA

Derong Investment 1 LLC

Colors & Materials

Sheet

ACM1

Date 3-20-23



North Rendering



South Rendering



East Rendering 1



East Rendering 2



West Rendering

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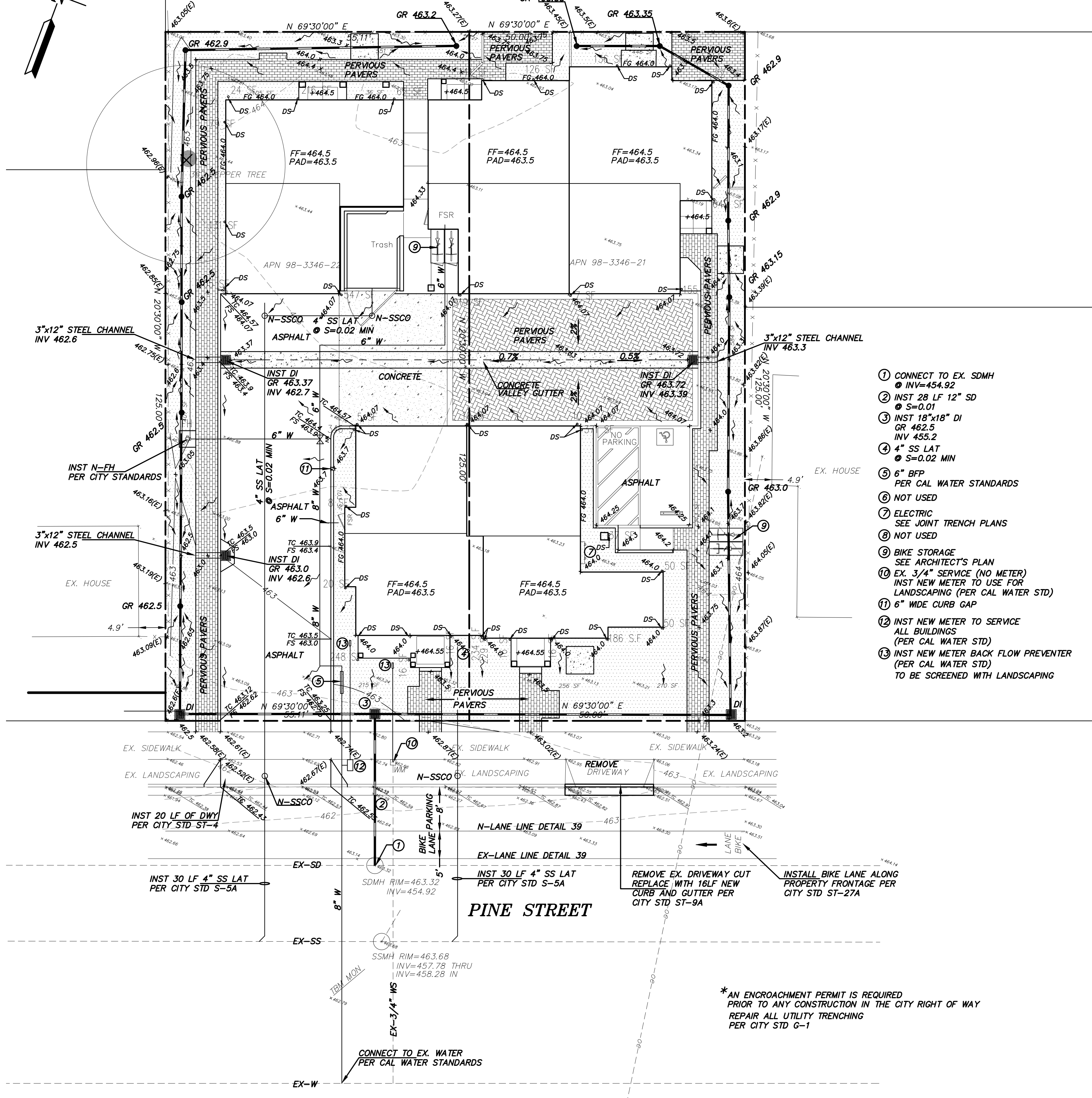
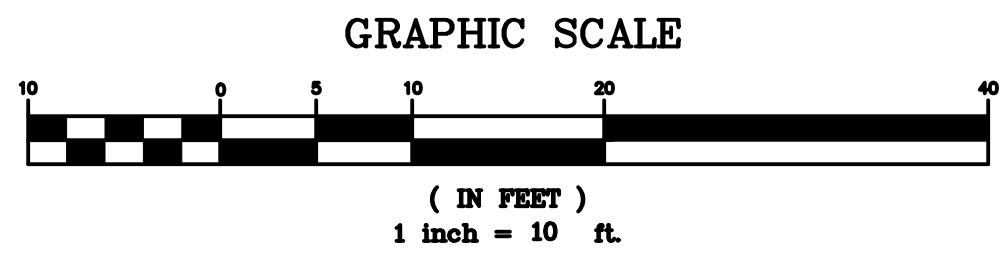
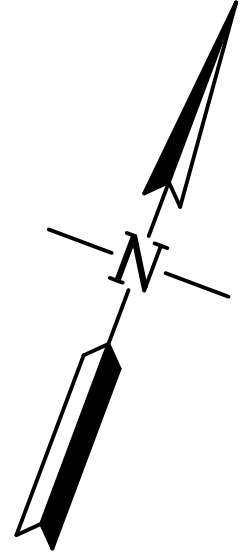
Derong Investment 1 LLC

Renderings

Sheet

AR1

Date 3-20-23



GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO THE CITY OF LIVERMORE STANDARDS.
2. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF THE SOILS ENGINEER.
3. ALL DOWNSPOUTS SHALL HAVE A MINIMUM 3" DIAMETER SOLID DRAIN LINES AND SHALL DISCHARGE TO SPLASH BLOCKS.
4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM 2% SLOPE FOR MINIMUM DISTANCE OF 10 FEET WHERE POSSIBLE AND 1% THEREAFTER ON SOIL. ON PAVED SURFACES WATER SHALL DRAIN AWAY FROM STRUCTURE WITH A 1% MIN. SLOPE FOR 5 FEET MIN.
5. SURFACE WATER SWALES SHALL HAVE A 1% MINIMUM SLOPE.
6. AREA DRAINS SHALL HAVE A MINIMUM 6 INCHES DIAMETER GRATE OPENING.
7. ALL DRAIN LINES SHALL HAVE A 1% MINIMUM SLOPE.
8. EROSION CONTROL PLANS SHALL BE SUBMITTED FOR APPROVAL TO THE BUILDING DEPARTMENT BY SEPTEMBER 15 IF WORK CONTINUES INTO THE RAINY SEASON.
9. THIS PLAN TO BE USED FOR GRADING, DRAINAGE AND UTILITIES ONLY. REFER TO ARCHITECTURAL PLANS FOR OTHER INFORMATION.
10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER CONTINUOUSLY THROUGHOUT THE PROJECT. THE STREET SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL ALSO PROVIDE DUST CONTROL MEASURES TO THE SATISFACTION OF THE CITY. FAILURE TO COMPLY WITH ORDINANCES WILL RESULT IN A SUSPENSION OF WORK UNTIL COMPLIANCE IS VERIFIED.
11. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTING, MAINTAINING, AND REPAIRING STORM DRAIN, PERIMETER DRAIN, DOWNSPOUTS, AND DRAINAGE SWALES.
12. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PERMIT CENTER, LOCATED AT 1052 SOUTH LIVERMORE AVE., PRIOR TO THE START OF ANY IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY.
13. REPLACE ALL DEFECTIVE CURB, GUTTER, SIDEWALK, AND DRIVEWAY AS DIRECTED BY THE CITY ENGINEER.
14. ALL UTILITY SERVICES SHALL BE UNDERGROUND.
15. PAD COMPACTION AND PAD ELEVATION CERTIFICATION LETTERS MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE REQUEST OF FOUNDATION INSPECTION.
16. DUST SHALL BE CONTROLLED AT ALL TIMES. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAW CUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM, AND PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN THE AREAS THAT ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE TAKEN FROM PARCEL MAP 10065 (332 PM 49).

BASIS OF ELEVATIONS

ELEVATIONS SHOWN HEREON WERE BASED ON THE CITY OF LIVERMORE SECTIONAL MAPS SURVEY OF 1839-1840 BY THE FEDERAL WORKS AGENCY WORK PROJECTS ADMINISTRATION.

MONUMENT @ NORTH "M" & PINE, ELEV. = 462.793' (29 DATUM)

NOTES:

ALL UNDERGROUND UTILITIES ARE TAKEN FROM AVAILABLE PUBLIC RECORDS, INQI FIELD LOCATED.

LOT AREAS

13,138 S.F.

DISTURBED AREA

13,138 S.F.

NEW IMPERVIOUS AREA

7,949 S.F.

PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.

* PAD COMPACTION AND PAD ELEVATION CERTIFICATION LETTERS MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO REQUEST OF FOUNDATION INSPECTION.

ABBREVIATIONS

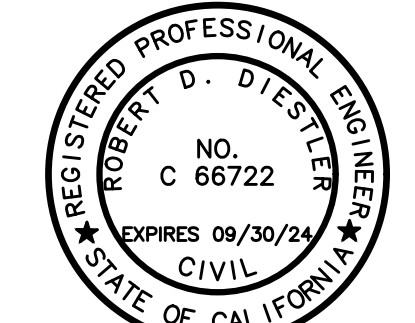
- AD AREA DRAIN (HANSON P6 OR APPROVED EQUAL)
- BW BOTTOM OF RETAINING WALL
- CO CLEAN-OUT
- DI DRAIN INLET (HANSON P18 OR EQUAL)
- DS DOWNSPOUT
- ED EMERGENCY DRAIN (HANSON P6 OR APPROVED EQUAL)
- FF FINISHED FLOOR
- FL FLOWLINE
- FG FINISHED GRADE (UN-PAVED SURFACE)
- FS FINISHED SURFACE (PAVED SURFACE)
- GR TOP OF GRATE
- GFF GARAGE FINISHED FLOOR
- HP HIGHPOINT
- INV INVERT
- LS LANDSCAPING
- PA PLANTER AREA
- SW STORM WATER INLET
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF RETAINING WALL
- PERF. PERFORATED
- (E) EXISTING
- (N) NEW

LEGEND

- > DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
- STORM DRAIN
- PERIMETER DRAIN
- 100 EX CONTOUR
- 100 NEW CONTOUR
- SWALE
- PROPERTY LINE
- ✗ REMOVE EXIST. TREE

- 1 CONNECT TO EX. SDMH @ INV=454.92
- 2 INST 28 LF 12" SD @ S=0.01
- 3 INST 18"x18" DI GR 462.5 INV 455.2
- 4 4" SS LAT @ S=0.02 MIN
- 5 6" BFP PER CAL WATER STANDARDS
- 6 NOT USED
- 7 ELECTRIC SEE JOINT TRENCH PLANS
- 8 NOT USED
- 9 BIKE STORAGE SEE ARCHITECT'S PLAN
- 10 EX. 3/4" SERVICE (NO METER) INST NEW METER TO USE FOR LANDSCAPING (PER CAL WATER STD)
- 11 6" WIDE CURB GAP
- 12 INST NEW METER TO SERVICE ALL BUILDINGS (PER CAL WATER STD)
- 13 INST NEW METER BACK FLOW PREVENTER (PER CAL WATER STD) TO BE SCREENED WITH LANDSCAPING

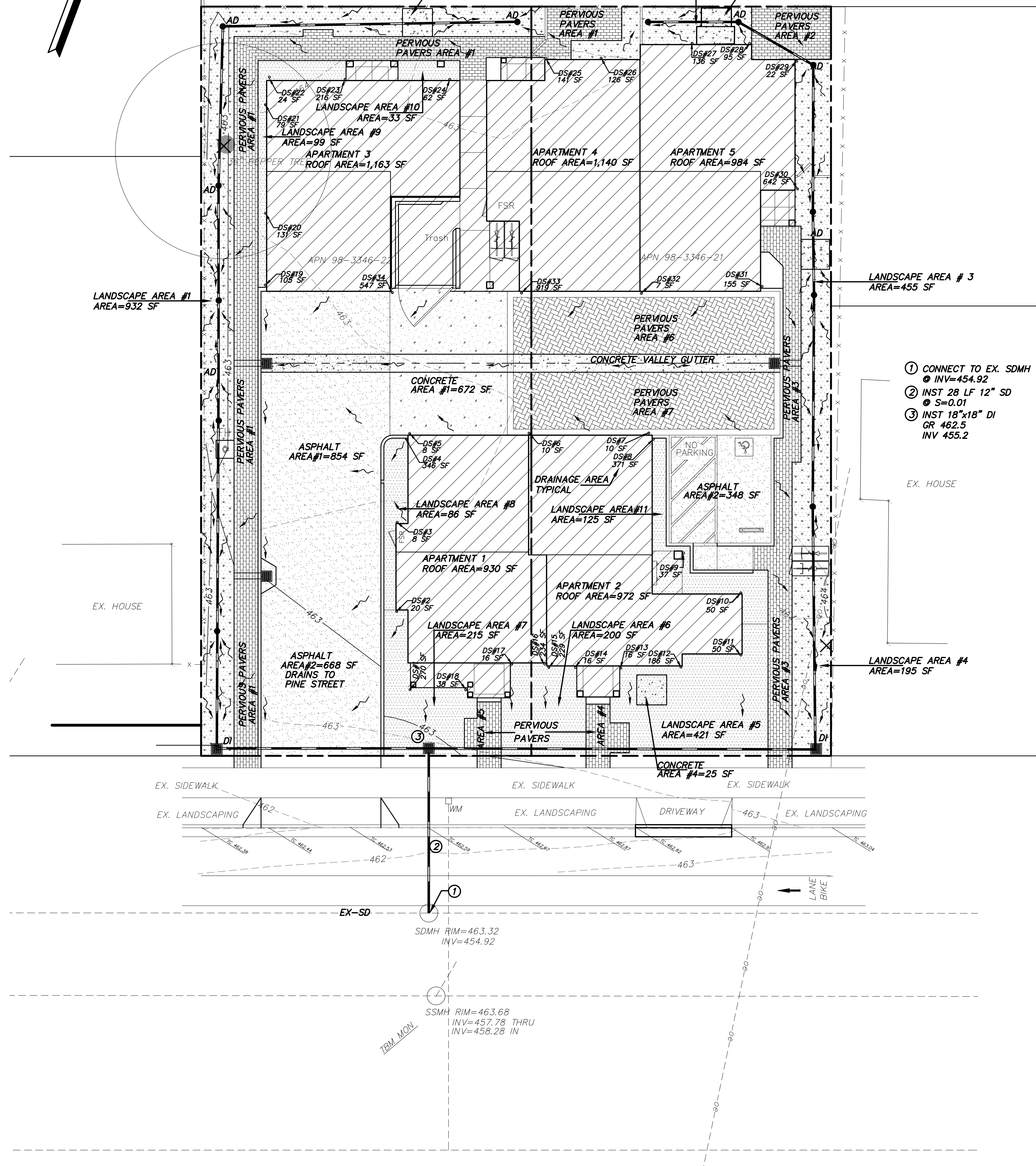
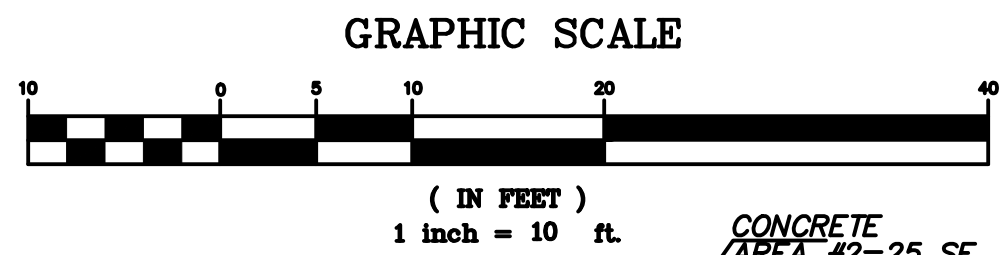
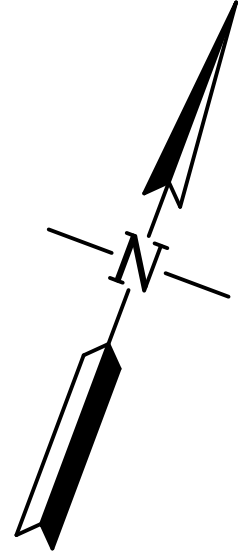
*AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION IN THE CITY RIGHT OF WAY REPAIR ALL UTILITY TRENCHING PER CITY STD G-1



Rob Diestler

PROJECT NAME		GRADING PLAN	
PARCELS 2 & 3 OF PM 10065		CITY OF LIVERMORE	
ALAMEDA COUNTY, CALIFORNIA		ALAMEDA COUNTY, CALIFORNIA	
JOB NO.: 19084	DISK NO.:	FILE NO.: 19084	DATE: 3-20-23
SHEET NO.:			
C1		OF 2 SHEETS	

ALEXANDER & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2855



ROOF AREAS

DRAINAGE AREA	AREA SF	DRAINS TO
DS#1	248	LANDSCAPE AREA#7
DS#2	20	LANDSCAPE AREA#7
DS#3	8	LANDSCAPE AREA#8
DS#4	346	LANDSCAPE AREA#8
DS#5	8	LANDSCAPE AREA#1
DS#6	10	LANDSCAPE AREA#1
DS#7	10	LANDSCAPE AREA#1
DS#8	371	LANDSCAPE AREA#11
DS#9	37	LANDSCAPE AREA#11
DS#10	50	LANDSCAPE AREA#11
DS#11	50	LANDSCAPE AREA#5
DS#12	186	LANDSCAPE AREA#5
DS#13	16	LANDSCAPE AREA#5
DS#14	16	LANDSCAPE AREA#6
DS#15	229	LANDSCAPE AREA#6
DS#16	234	LANDSCAPE AREA#6
DS#17	16	LANDSCAPE AREA#6
DS#18	16	LANDSCAPE AREA#7
DS#19	105	LANDSCAPE AREA#1
DS#20	131	LANDSCAPE AREA#1
DS#21	79	LANDSCAPE AREA#1
DS#22	24	LANDSCAPE AREA#9
DS#23	216	LANDSCAPE AREA#9
DS#24	62	LANDSCAPE AREA#10
DS#25	141	LANDSCAPE AREA#1
DS#26	126	LANDSCAPE AREA#2
DS#27	136	LANDSCAPE AREA#2
DS#28	95	LANDSCAPE AREA#2
DS#29	22	LANDSCAPE AREA#3
DS#30	642	LANDSCAPE AREA#3
DS#31	155	LANDSCAPE AREA#3
DS#32	7	LANDSCAPE AREA#3
DS#33	919	LANDSCAPE AREA#1
DS#34	547	LANDSCAPE AREA#1
TOTAL ROOF AREA	5278	5322

HARDSCAPE AREAS

DRAINAGE AREA	AREA SF	DRAINS TO
CONCRETE#1	672	LANDSCAPE AREA#1
CONCRETE#2	25	LANDSCAPE AREA#1
CONCRETE#3	35	LANDSCAPE AREA#2
CONCRETE#4	25	LANDSCAPE AREA#5
ASPHALT#1	854	LANDSCAPE AREA#1
ASPHALT#2	348	LANDSCAPE AREA#3
ASPHALT#3	668	PINE ST.
TOTAL IMP. AREA	2627	

PERVIOUS PAVERS

PAVRR AREA	AREA SF	DRAINS TO
PAVRR#1	773	SELF TREATING
PAVRR#2	117	SELF TREATING
PAVRR#3	335	SELF TREATING
PAVRR#4	50	SELF TREATING
PAVRR#5	47	SELF TREATING
PAVRR#6	413	SELF TREATING
PAVRR#7	413	SELF TREATING
TOTAL AREA	2148	

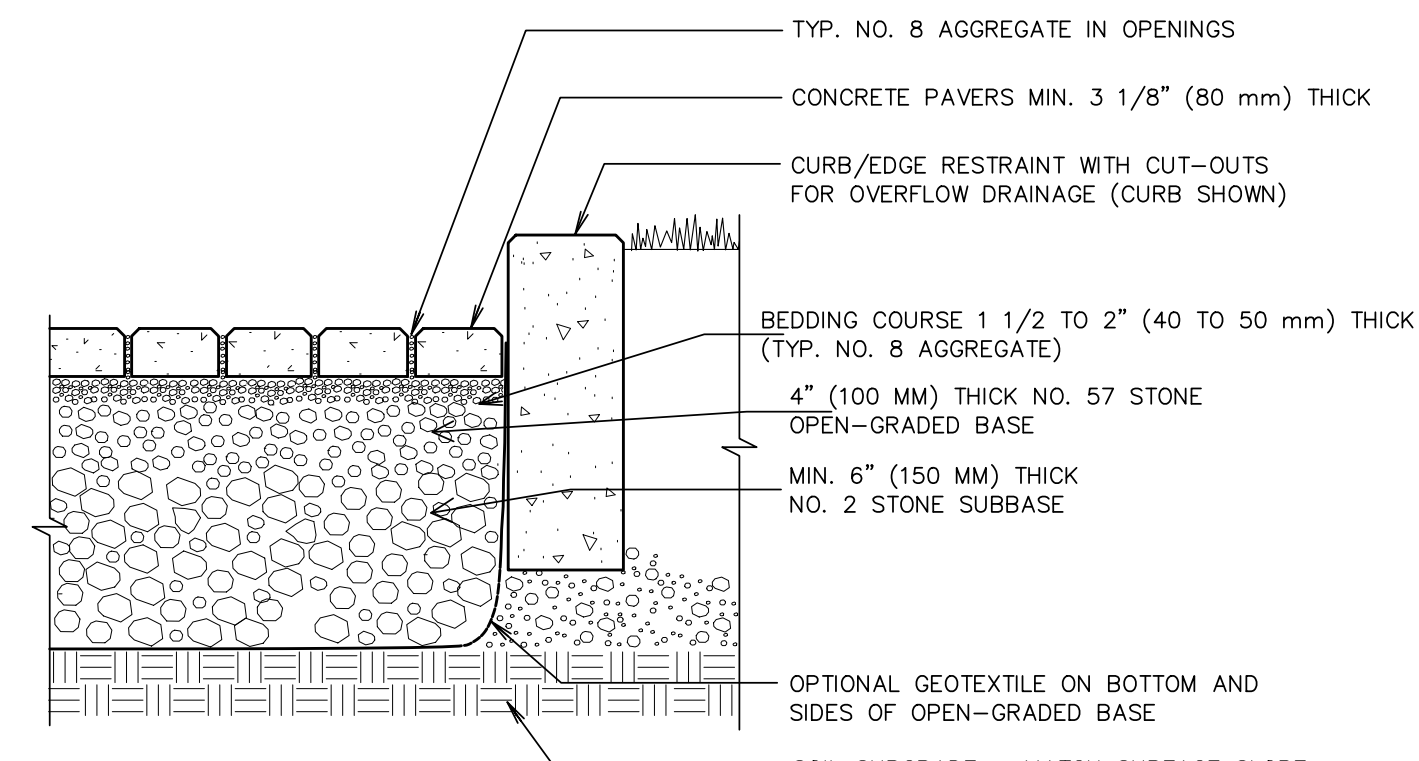
LANDSCAPE AREAS

DRAINAGE AREAS	AREA SF
LANDSCAPE AREA#1=932 SF	
DS#5	8
DS#6	10
DS#7	10
DS#25	141
DS#33	919
DS#34	547
CONCRETE#1	672
CONCRETE#2	25
ASPHALT#1	854
TOTAL AREA	3186
LANDSCAPE AREA#2=172 SF	
DS#26	126
DS#27	136
DS#28	95
CONCRETE#3	35
TOTAL AREA	392
LANDSCAPE AREA#3=455 SF	
DS#29	22
DS#30	642
DS#31	155
DS#32	7
ASPHALT#2	348
TOTAL AREA	1174
LANDSCAPE AREA#5=421 SF	
DS#8	371
DS#9	37
DS#10	50
TOTAL AREA	458

LANDSCAPE AREA#6=200 SF

DRAINAGE AREAS	AREA SF
DS#14	16
DS#15	229
DS#16	234
DS#17	16
TOTAL AREA	495
LANDSCAPE AREA#7=257 SF 215 SF	
DS#1	248
DS#2	20
DS#18	16
TOTAL AREA	284
LANDSCAPE AREA#8=86 SF	
DS#3	8
DS#4	346
TOTAL AREA	354
LANDSCAPE AREA#9=99 SF	
DS#22	24
DS#23	216
TOTAL AREA	240
LANDSCAPE AREA#10=33 SF	
DS#26	126
TOTAL AREA	126
LANDSCAPE AREA#11=125 SF	
DS#8	371
DS#9	37
DS#10	50
TOTAL AREA	458

- CONNECT TO EX. SDMH @ INV=454.92
- INST 28 LF 12" SD @ S=0.01
- INST 18"x18" DI GR 462.5 INV 455.2



NOTES:
 1. 2 3/8" (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

PERVIOUS PAVEMENT DETAIL

LQT AREAS
 13,138 S.F.
 DISTURBED AREA
 13,138 S.F.
 NEW IMPERVIOUS AREA
 7,949 S.F.

ABBREVIATIONS

AD	AREA DRAIN (HANSON P6 OR APPROVED EQUAL)
BW	BOTTOM OF RETAINING WALL
CO	CLEAN-OUT
DI	DRAIN INLET (HANSON P18 OR EQUAL)
DS	DOWNSPOUT
ED	EMERGENCY DRAIN (HANSON P6 OR APPROVED EQUAL)
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FL	FLOWLINE
FG	FINISHED GRADE (UN-PAVED SURFACE)
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GR	TOP OF GRATE
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LS	LANDSCAPING
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PERF.	PERFORATED
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LEGEND

	DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
	STORM DRAIN
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	EX CONTOUR
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	REMOVE EXIST. TREE



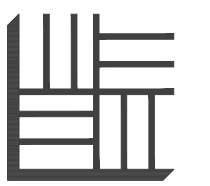
Rob Diestler

ALEXANDER & ASSOCIATES INC.
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2855

PROJECT NAME DRAINAGE EXHIBIT
PARCELS 2 & 3 OF PM 10065
 CITY OF LIVERMORE
 ALAMEDA COUNTY, CALIFORNIA

JOB NO.: 19084
DISK NO.:
FILE NO.: 19084
DATE: 3-20-23

SHEET NO.: 2 OF 2 SHEETS



Pine Street
Apartments

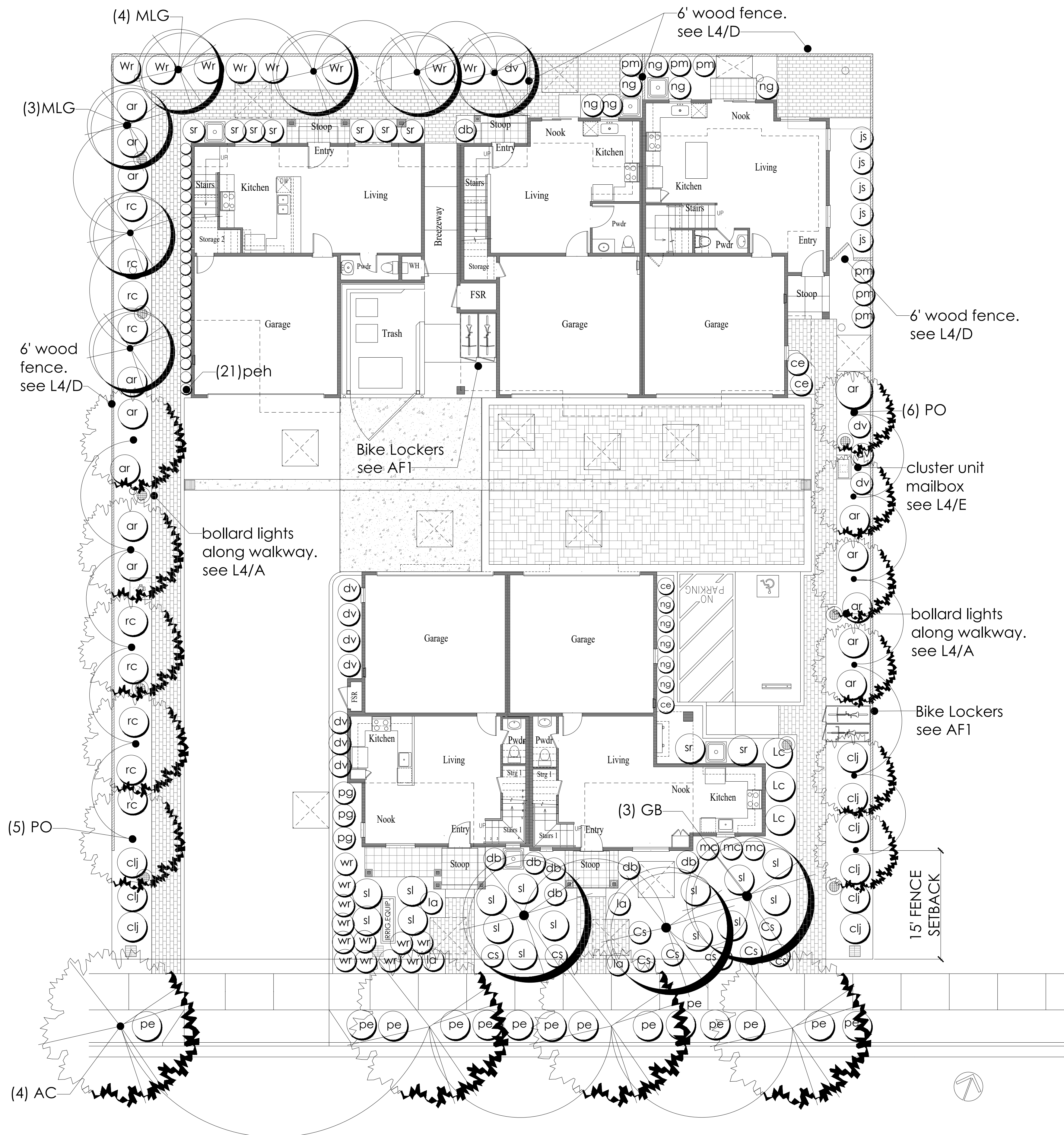
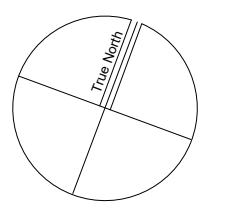


Landscape
Plan

Revisions

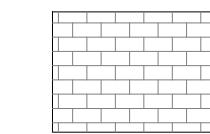
PLANNING SUBMIT	12.28.20
PLANNING SUBMIT	04.01.22
PLANNING SUBMIT	03.20.23

Project No.	-
Date	10.29.19
Drawn By	GGI
Scale	1/8" = 1'-0"

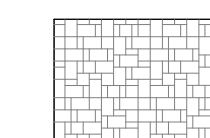


General Legend

- PERMEABLE PAVERS BY CAL STONE OR APPROVED EQUAL.
- THE FOLLOWING GRAPHIC SYMBOLS MAY BE SLIGHTLY *DIFFERENT* PAVERS/PATTERNS AND NOT NECESSARILY REPRESENTATIVE OF THE ACTUAL PAVER OR PATTERN.
- FOR EXACT PATTERN LAYOUT SEE MANUFACTURER'S WEBSITE: <https://calstone.com/paving-stones/permeable-mission>
- SEE L3/C FOR WALKWAY DETAIL.



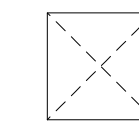
WALKWAYS:
'MISSION PERMEABLE PAVER', RUNNING BOND PATTERN
COLOR: GREY, CHARCOAL, TAN. SEE L3/C DETAIL.



DRIVEWAY & APT. 4 & 5 OPEN SPACE: 'MISSION PERMEABLE PAVER',
PINWHEEL OR BOOMERANG PATTERN
COLOR: GREY, CHARCOAL, TAN
NOTE: SEE CIVIL PLANS FOR DRIVEWAY PERMEABLE PAVER DETAIL.



BOLLARD LIGHTS ALONG WALKWAYS.
TYPICAL OF 9.
SEE L4/A FOR SPEC SHEET.



FIRE LADDER PAD LOCATIONS

Plant Legend

Sym.	Qty.	Size	Botanical Name	Common Name	Comments	Water Usage
Trees						
AC	4	24" box	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	*or City specified street tree	Medium
GB	3	24" box	<i>Ginkgo b.</i> 'Golden Colonnade'	G.C. Maidenhair Tree	6'-8" min. planted ht. Dbl. stake	Medium
MLG	7	24" box	<i>Magnolia</i> 'Little Gem'	Little Gem Magnolia	6'-8" min. planted ht. Dbl. stake	Medium
PO	11	24" box	<i>Podocarpus macrophylla</i> std.	Yew Pine	6'-8" min. planted ht. Dbl. stake	Medium
Shrubs and Perennials						
ar	14	5 gal	<i>Arctostaphylos</i> 'Howard McMinn'	Howard McMinn Manzanita	Native. Pollinator	Low
ce	4	5 gal	<i>Cordylone</i> 'Electric Pink'	Electric Pink Dracena		Low
clj	9	5 gal	<i>Callistemon</i> 'Little John'	Little John Bottlebrush		Low
cs	9	5 gal	<i>Cistus</i> 'Santa Cruz'	Santa Cruz Rockrose		Low
dv	10	5 gal	<i>Dietes vegeta</i> variegata	Variegated Fortnight Lily		Low
db	6	5 gal	<i>Dietes</i> bicolor	Yellow Fortnight Lily		Low
js	5	15 gal	<i>Juniperus</i> 'Skyrocket'	Skyrocket Juniper		Low
la	4	5 gal	<i>Lavendula a.</i> 'Hidcote'	Hidcote English Lavender	Pollinator	Low
Lc	3	5 gal	<i>Loropetalum c.</i> 'Purple Diamond'	P.D. Fringe Flower		Low
mc	6	5 gal	<i>Myrtus communis</i>	Common Myrtle		Low
ng	11	5 gal	<i>Nandina</i> 'Gulf Stream'	G.S. Heavenly Bamboo		Low
pe	14	5 gal	<i>Pennisetum alopecuroides</i>	Fountain Grass		Low
peh	21	5 gal	<i>Pennisetum a.</i> 'Hameln'	Hameln Fountain Grass		Low
pa	3	5 gal	<i>Punica granatum</i> 'nana'	Dwarf Pomegranate		Low
pm	6	15 gal	<i>Podocarpus m.</i> 'Maki'	Dwarf Yew Pine		Medium
rc	9	5 gal	<i>Rhamnus calif.</i> 'Mnd San Bruno'	MSB Coffeeberry	Native. Pollinator	Low
sl	15	5 gal	<i>Salvia leucantha</i> 'Santa Barbara'	Dwarf Mexican Sage	Pollinator	Low
sr	9	5 gal	<i>Sarcococa rustifolia</i>	Fragrant Sarcococa		Low
wr	20	5 gal	<i>Westringia r.</i> 'Smokey'	Smokey Coast Rosemary	Pollinator	Low

WATER EFFICIENT LANDSCAPE ORDINANCE STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."
 GREG G. ING, PROJECT LANDSCAPE ARCHITECT

1 25
1.8 3/4" DRIP NORTH PL

2 25
1.5 3/4" DRIP SIDEYD

3 25
1.0 3/4" DRIP EAST PL

4 25
5.0 3/4" DRIP TREES

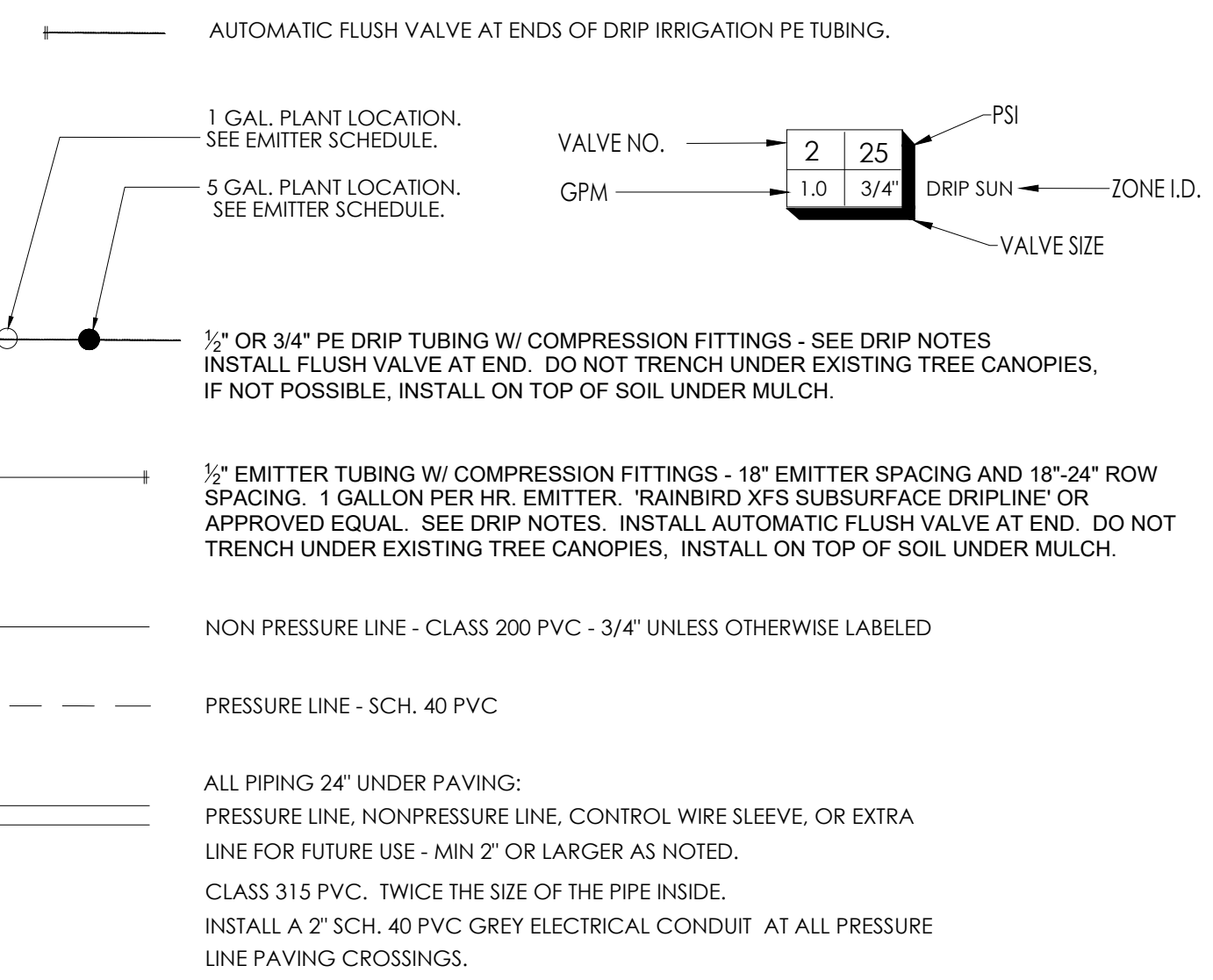
5 25
2.7 3/4" DRIP WEST PL

6 25
7.1 3/4" DRIP FRONTAGE

POINT OF CONNECTION AT SERVICE LINE FROM METER TO BLDG. VERIFY LOCATION IN THE FIELD.

IRRIGATION LEGEND

KEY	MANUF.	MODEL NO.	DESCRIPTION
	AGRIFIM	PC PLUS	PRESSURE COMPENSATING EMITTER. SEE EMITTER SCHEDULE.
☉	RAINBIRD	XCZ-075/100 PRF	3/4" OR 1" CONTROL ZONE KIT FOR DRIP IRRIGATION. LOW FLOW ELECTRIC VALVE W/ PRESSURE REGULATOR AND FILTER. INSTALL BELOW GRADE IN A VALVE BOX.
Q	RAINBIRD	44DLRC	1" QUICK COUPLER WITH LOCKING COVER AND 2 PIECE BODY - PROVIDE ONE VALVE KEY AND ONE HOSE SWIVEL.
⚡	FEBCO	825Y	1" REDUCED PRESSURE BACKFLOW PREVENTER. INSTALL AS PER LOCAL PLUMBING CODES. INSTALL WITH PROTECTION CAGE.
⚡	-	-	BRASS SHUT OFF VALVE - SAME SIZE AS MAINLINE. INSTALL BELOW GRADE IN A VALVE BOX.
F	HUNTER	FLOW-SYNC	FLOW SENSOR. SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX BELOW GRADE.
IC	HUNTER	IC-600-M	6 STATION, ICORE WALL MOUNTED CONTROLLER FOR COMMON AREAS. SEE NOTE #11.
S	HUNTER	WSS	WIRELESS SOLAR SYNC. MOUNT IN COMMON AREA NEAR SO. BLDG. WALL. SEE PLAN.
IM	-	-	3/4" DEDICATED IRRIGATION METER. INSTALL BELOW GRADE IN STANDARD METER BOX.



EMITTER SCHEDULE:

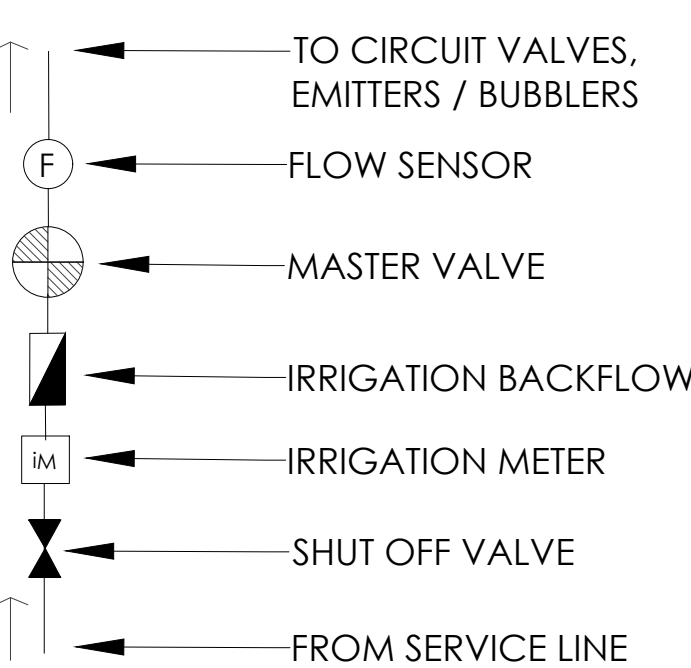
PLANT SIZE	NO. OF EMITTERS	EMITTER	PLANT SIZE	DESCRIPTION
1 GAL.	3	1 GPH		GROUND COVER, SMALL SHRUBS
5 GAL.	3	2 GPH		MEDIUM SHRUBS
15 GAL.	3	4 GPH		TREES
24" BOX	4	4 GPH		TREES

DRIP IRRIGATION NOTES

- COVER TUBING WITH SOIL AND MULCH (MULCH ONLY UNDER EXISTING TREES) AND INSTALL. FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
- RUN LARGE TUBING CLOSE TO PLANTS TO MINIMIZE LENGTH OF SMALLER 1/2" TUBING. SECURE EMITTERS DIRECTLY ON 1/2" TUBING AT PLANT ROOTBALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/2" TUBING FROM EMITTERS TO PLANT ROOT BALL EDGES. INSTALL STAKES ON 1/2" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH. IN EXISTING TREE AREAS COVER WITH MULCH ONLY.
- INSTALL PRESSURE COMPENSATING EMITTERS (MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOTBALL EDGE, NOT RIGHT AT STEM. USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS) THAT CAN ACCOMMODATE 1/2" TUBING. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.
- WHEN LOCATING EMITTERS AROUND A NEW PLANT INSTALL THREE EMITTERS ON THE ROOTBALL, BUT CLOSE TO THE EDGE OF THE ROOTBALL, EVENLY SPACED ALL AROUND THE PLANT.
- AS THE PLANT AND PLANT ROOTBALL INCREASES IN SIZE, THE LOCATION OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED AROUND THE ROOT ZONE.
- INSTALL RAINBIRD DIFFUSER BUG CAPS ON ALL EMITTERS (EXCEPT IN LINE EMITTERS) OR END OF EACH 1/2" TUBE.

IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CALL 811 UNDERGROUND SERVICE ALERT AND OWNER FOR AS-BUILT DOCUMENTS FOR LAYOUT OF UTILITIES AND TAKE PRECAUTIONS TO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
- STATIC PRESSURE: APPROX. PSI AS NOTED BY THIS SYSTEM IS DESIGNED TO OPERATE WITH A MAX 7.1 GPM AT MIN 40 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN. IF STATIC PRESSURE EXCEEDS 85 PSI AT THE POINT OF CONNECTION AN ADJUSTABLE PRESSURE REGULATOR WILL BE NECESSARY.
- THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREE. STAKE 8'-10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINES IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE. STAKE TREE LOCATIONS PRIOR TO INSTALLING IRRIGATION.
- CONTROLLER TO BE SET TO WATER BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M.
- THE IRRIGATION SYSTEM SHALL BE INSPECTED BI-MONTHLY FOR THE LIFE OF THE SYSTEM. THIS 'WET CHECK' INSPECTION CONSISTS OF OPERATING THE VALVES AND OBSERVING THE PERFORMANCE OF EACH IRRIGATION ZONE.
- THE IRRIGATION SYSTEM SHALL BE KEPT CLEAN AND PROPERLY ADJUSTED. DAMAGED EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL EQUIPMENT TO MAINTAIN THE ORIGINAL DESIGN INTEGRITY.
- CONTRACTOR TO PRESSURIZE AND TEST THE ENTIRE SYSTEM FOR LEAKS. CHECK THE WATER USE TWICE A MONTH TO NOTICE SPIKES IN WATER USE THAT COULD INDICATE A LEAK OR MALFUNCTION.
- DON'T TRENCH UNDER EXISTING TREE CANOPIES.
- THE SYSTEM TO BE INSTALLED AS PER LOCAL BUILDING AND PLUMBING CODES.
- INSTALL IN LINE CHECK VALVES TO PREVENT LOW HEAD/EMITTER DRAINAGE.
- IRRIGATION CONTROLLER: AUTOMATIC CONTROLLER TO BE WEATHER BASED SYSTEM WITH RAIN SENSOR AND SOLAR SYNC WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. IT ALSO SHALL HAVE FLOW SENSOR AND MASTER VALVE COMPATIBILITY.



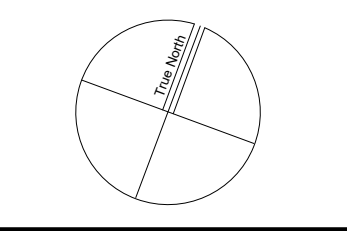
BLOW UP DIAGRAM OF IRRIGATION EQUIPMENT @ P.O.C.



Revisions

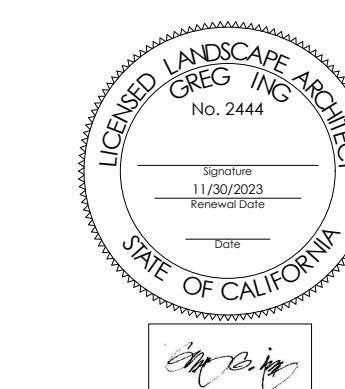
PLANNING SUBMIT	12.28.20
PLANNING SUBMIT	04.01.22
PLANNING SUBMIT	03.20.23

Project No.	-
Date	10.29.19
Drawn By	GGI
Scale	1/8" = 1'-0"





Pine Street Apartments

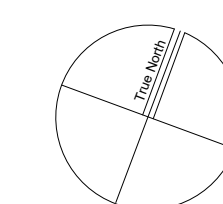


Hydrozone Plan & WELO

Revisions

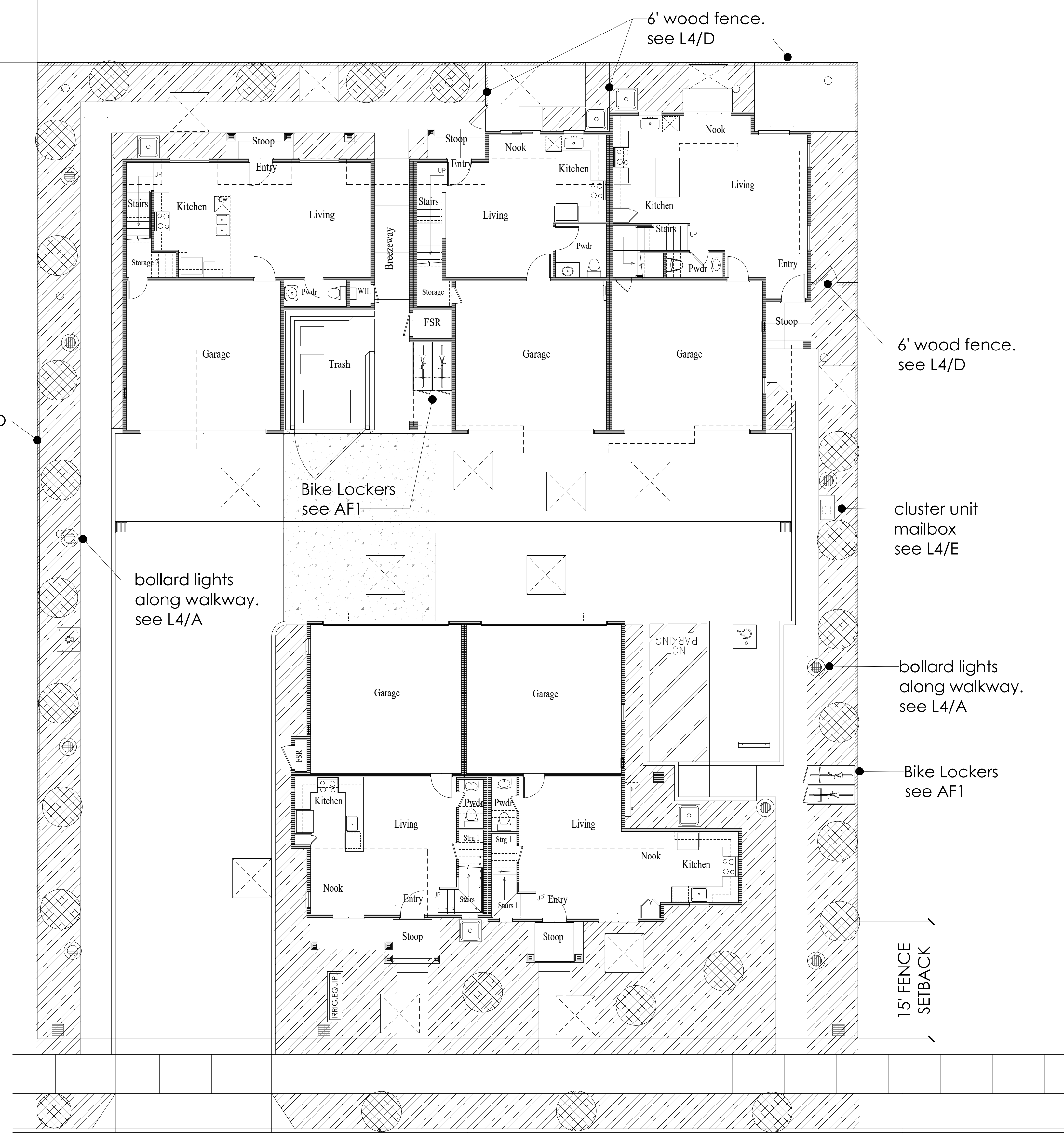
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Drawn By	GGI
Scale	1/8" = 1'-0"



L3

of -



Hydrozone Data

Hydrozone	Zone/Valve	Description	Irrigation Method	Area	Area Percentage
L	1,2,3,5,6	Shrubs/Perennials	Drip	2818 s.f.	85%
M	4	Trees	Drip	500 s.f.	15%

Hydrozone Legend

	HYDROZONE L SHRUBS & GRDCOVER LOW WATER USE
	HYDROZONE M TREES MEDIUM WATER USE

WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 12/26/20
Project: Pine Street Apartments
Address: 1899 Pine St., Livermore, CA
Total Planted Area (sq. ft.) 3,318

HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irrig. Method	Irrig. Efficiency IE	ETAF PF/IE	LDSQP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)
Regular Landscape Areas									
1	1,2,3,5,6	Drip, low water, shrub	0.25	Drip	0.81	0.3086			25,449
2	4	Drip, med water, trees	0.5	Drip	0.81	0.6173			9,032
3									
4									
5									
6									
7									
8									34,481
Totals									0
ETWU Total									34,481
Maximum Allowed Water Allowance (MAWA)									63,404

Special Landscape Areas									
Totals									0
ETWU Total									34,481
Maximum Allowed Water Allowance (MAWA)									63,404

Residential ETAF for MAWA calc.	0.55	MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
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ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,178
Total Area	3,318
Average ETAF	0.35

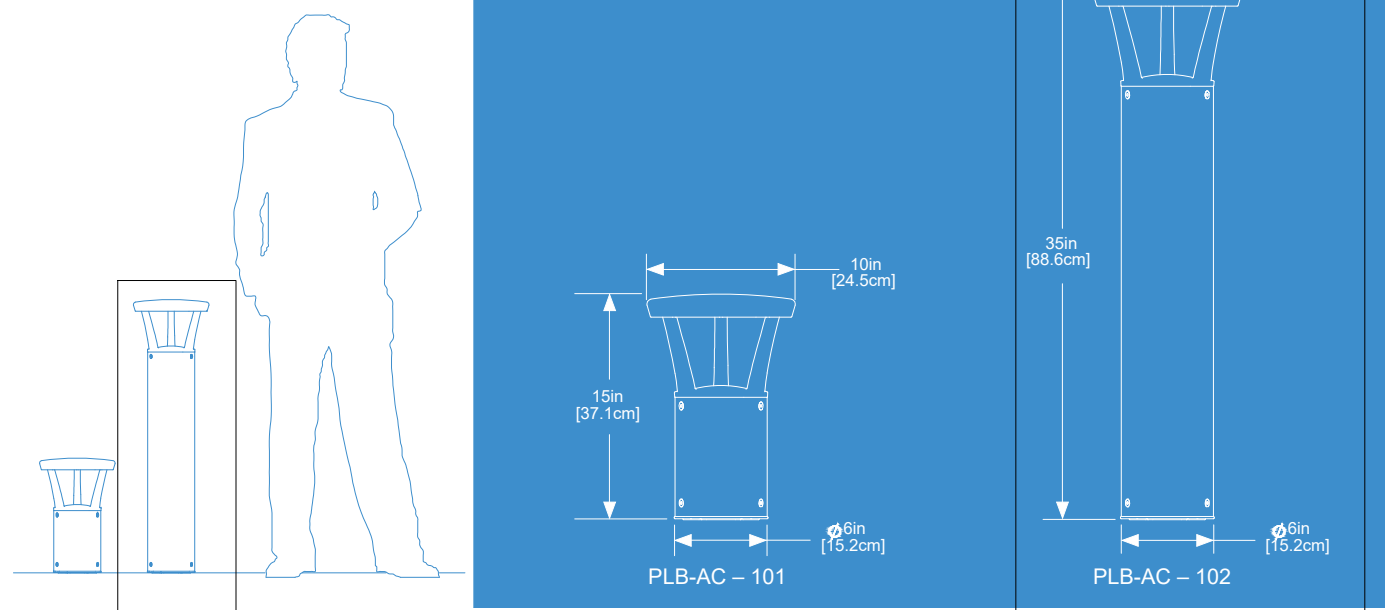
All Landscape Areas	
Total ETAF x Area	1,178
Total Area	3,318
Site-wide ETAF	0.35

Average total ETAF must be .55 or less for residential



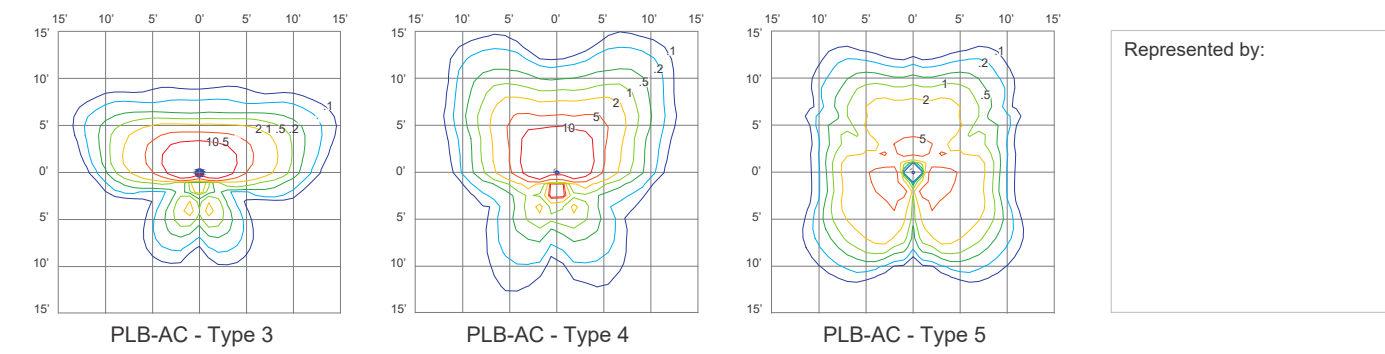
PLB-AC Series

HIGH EFFICIENCY LED BOLLARD



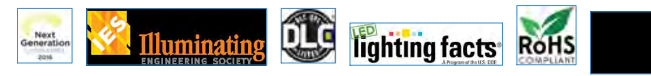
PHOTOMETRICS (IES files available on

If you have any questions, please don't hesitate to call us toll free at 1-844-279-8754 (USA & Canada).



Series	Height	Finish	Distribution	LED Color	Voltage	Options
PLB-AC	101 - 14'	BK - Black	ASM - Type 3	30K - 3000K	UV7 - Universal Voltage (700mA)	SEC - Security Fasteners
	102 - 36'	BZ - Bronze	FT - Type 4	43K - 4500K		AMB - Amber Turtle
		SV - Silver	SYM - Type 5			PA - Pre-Ship Anchor Bolts
		WH - White				
		CC - Custom				

Notes:
 - Specifications subject to change without notice
 - All light levels in foot candles (fc) with 4500K color temperature and 560 lumen output
 - To convert to lux multiply light level by 10.7



First Light Technologies Ltd. | www.firstlighttechnologies.com | 1.844.279.8754
 PLB-AC: 70-0025 30 October 2019 | © Copyright First Light Technologies Ltd.

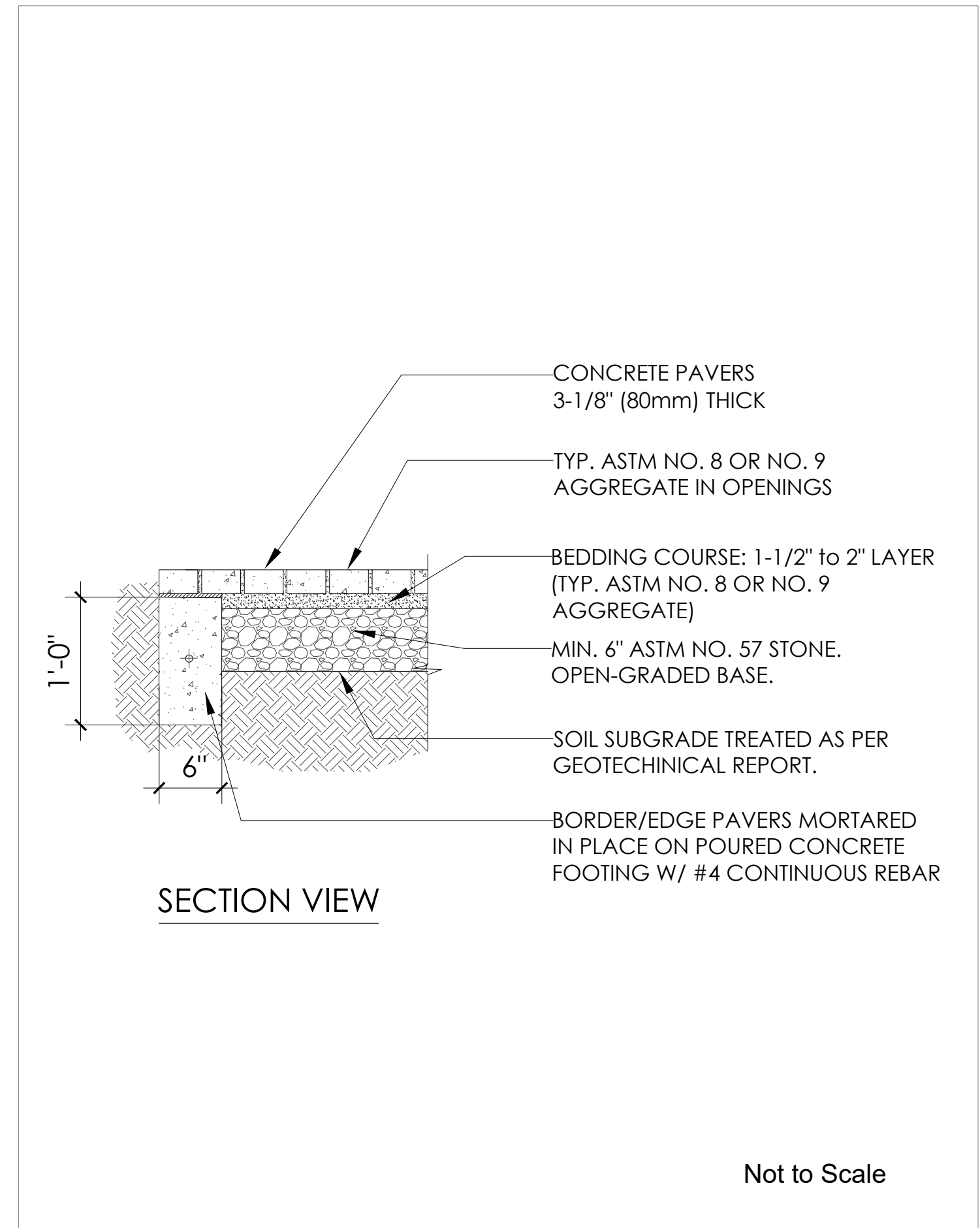
Available thru First Light Technologies or approved equal.
 See architectural plan for exterior wall fixtures.



WALKWAYS:
 'MISSION PERMEABLE PAVER', RUNNING BOND PATTERN
 COLOR: GREY, CHARCOAL, TAN

DRIVEWAY & APT. 4 & 5 OPEN SPACE: 'MISSION PERMEABLE PAVER',
 PINWHEEL & OR BOOMERANG PATTERN
 COLOR: GREY, CHARCOAL, TAN
NOTE: SEE CIVIL PLANS FOR DRIVEWAY PERMEABLE PAVER DETAIL.

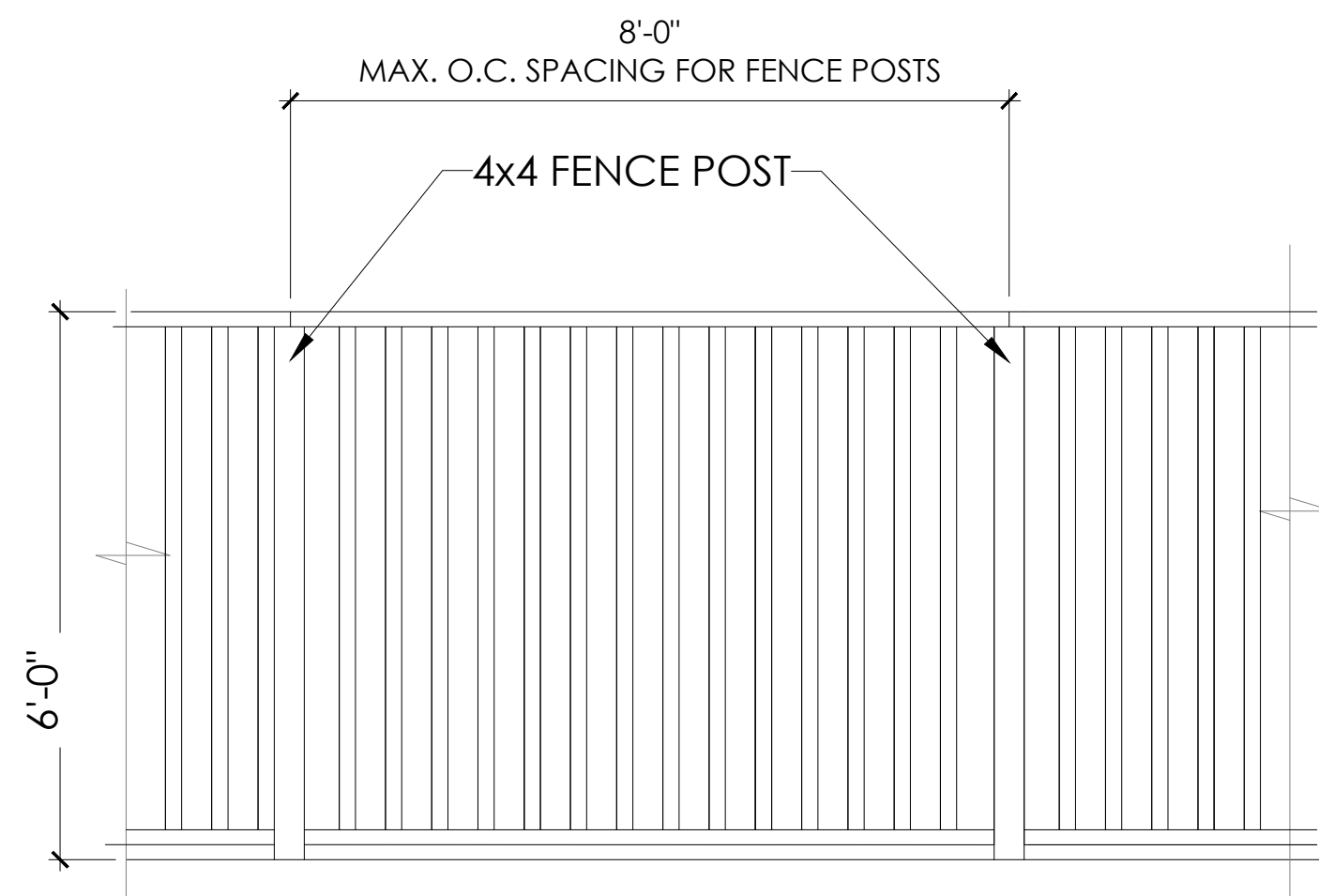
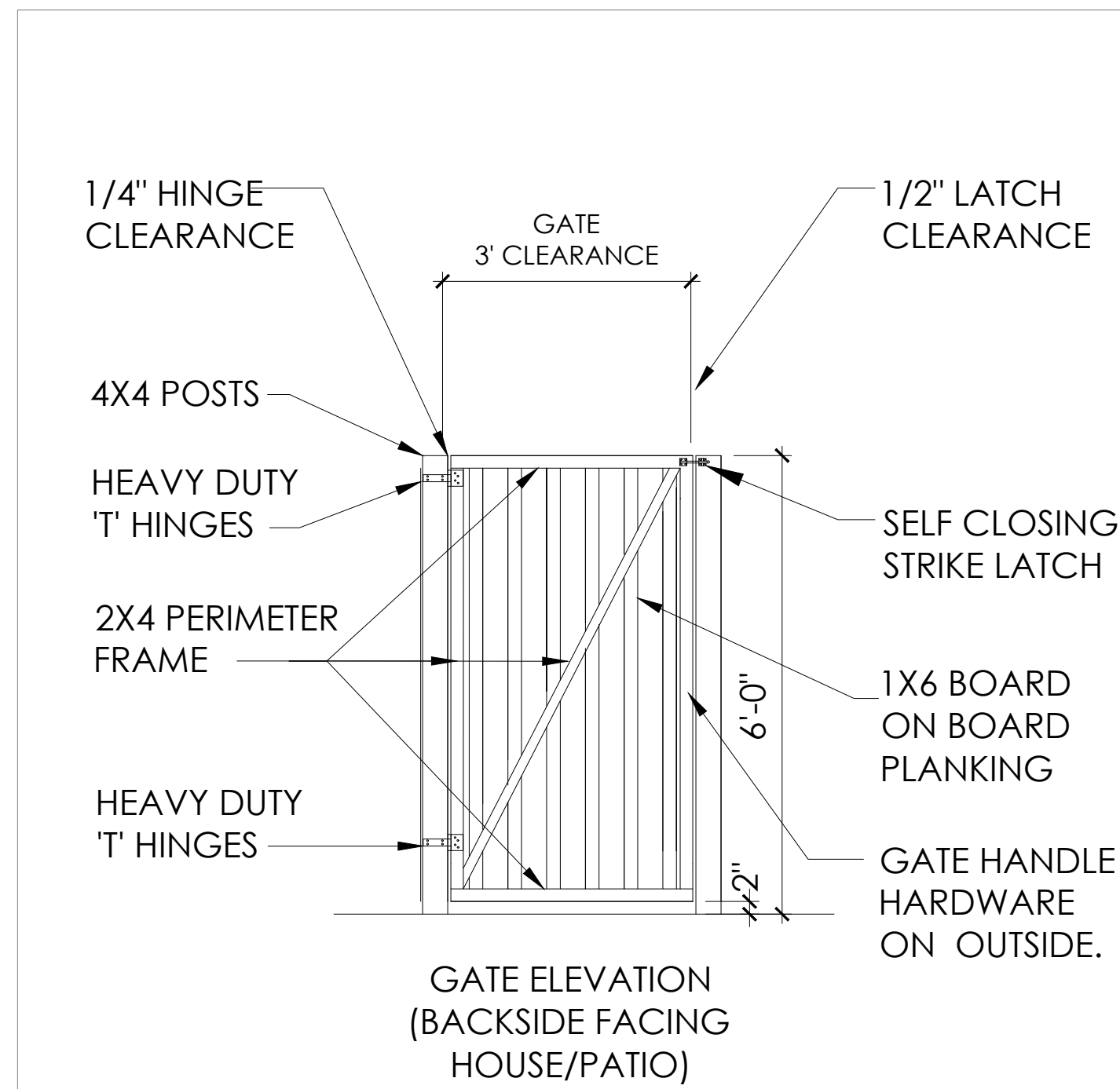
- PERMEABLE PAVERS BY CAL STONE OR APPROVED EQUAL.
- SEE MANUFACTURER'S WEBSITE FOR PATTERN LAYOUT: www.calstone.com



A Typical Bollard Light for Walkway

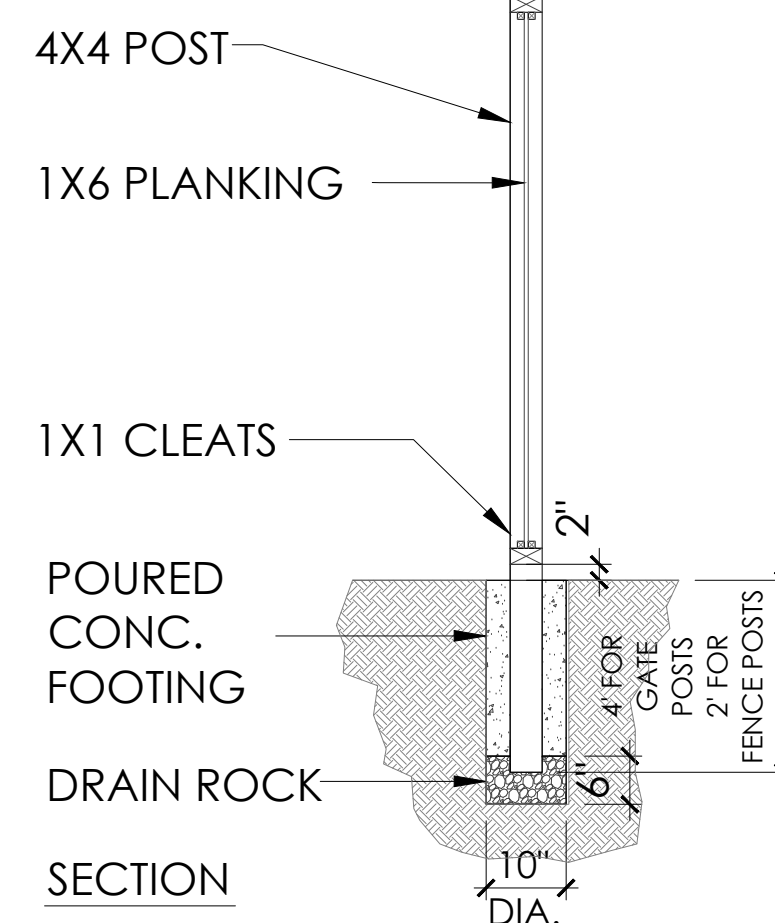
B

C Permeable Pavers (walkways)



WOOD FENCE & GATE ELEVATION

- NOTES:
1. ALL FENCING AND GATE WOOD SHALL BE MIN. CONSTRUCTION HEART REDWOOD. POSTS TO BE PRESSURE TREATED.
 2. ALL HARDWARE TO BE NON CORROSIVE (I.E. STAINLESS STEEL, ALUMINUM OR HOT DIPPED GALVANIZED).



Not to Scale



ADA compliant.
 Available thru Salsbury Industries or approved equal.

D Property Line Fence & Unit Gate

E Mailbox Cluster Units - Pedestal Mount



Greg G. Ing
 & Associates
 Landscape Architecture

15559 Union Ave. #305
 Los Gatos, California 95032
 408.476.8682

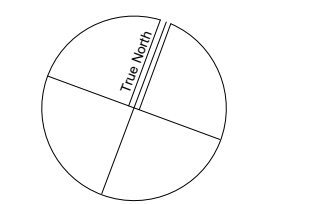
Pine Street Apartments



Site Amenities Plan

Revisions	
PLANNING SUBMIT	11.04.19
PLANNING SUBMIT	12.28.20
PLANNING SUBMIT	04.01.22

Project No.	-
Date	11.04.19
Drawn By	GGI
Scale	1" = 16'-0"



L4