

PARKING CALCULATIONS

BUILDING "A"			
CLASSIFICATION	NET AREA	LOAD FACTOR	PARKING REQUIRED
BREEZEWAY LOBBY	1,125	ASSEMBLY 1 PARKING SPACE FOR EACH 100 SQ/FT	11.2 11 PARKING SPACES
WINE TASTING	5,251	BAR 1 PARKING SPACE FOR EACH 60 SQ/FT	87.5 88 PARKING SPACES
RETAIL	882	RETAIL 1 PARKING SPACE FOR EACH 300 SQ/FT	2.9 3 PARKING SPACES
STORAGE	450	STORAGE 1 PARKING SPACE FOR EACH 1,000 SQ/FT	0.4 0 PARKING SPACE
BACK BAR	479	KITCHEN 1 PARKING SPACE FOR EACH 200 SQ/FT	2.3 2 PARKING SPACE
102 TOTAL PARKING SPACES REQUIRED FOR BUILDING "A"			

BUILDING "B"			
CLASSIFICATION	NET AREA	LOAD FACTOR	PARKING REQUIRED
GOLF SHOP	1,431 SQ/FT	RETAIL 1 PARKING SPACE FOR EACH 300 SQ/FT	4.7 5 PARKING SPACES
BANQUET ROOM	3612 SQ/FT	ASSEMBLY 1 PARKING SPACE FOR EACH 60 SQ/FT	60.2 60 PARKING SPACES
STAGING AREA	287 SQ/FT	KITCHEN 1 PARKING SPACE FOR EACH 200 SQ/FT	1.4 1 PARKING SPACE
66 TOTAL PARKING SPACES REQUIRED FOR BUILDING "B"			

BUILDING "C"			
CLASSIFICATION	NET AREA	LOAD FACTOR	PARKING REQUIRED
RESTAURANT SEATING	3,296	ASSEMBLY 1 PARKING SPACE FOR EACH 60 SQ/FT	54.9 55 PARKING SPACES
KITCHEN	979 SQ/FT	KITCHEN 1 PARKING SPACE FOR EACH 200 SQ/FT	4.8 5 PARKING SPACES
BACK BAR	468 SQ/FT	KITCHEN 1 PARKING SPACE FOR EACH 200 SQ/FT	2.3 2 PARKING SPACE
62 TOTAL PARKING SPACES REQUIRED FOR BUILDING "C"			

BUILDING "D"			
CLASSIFICATION	NET AREA	LOAD FACTOR	PARKING REQUIRED
MANUFACTURING	5,837 SQ/FT	MANUFACTURING 1 PARKING SPACE FOR EACH 1,000 SQ/FT	5.8 6 PARKING SPACES
OFFICE	612 SQ/FT	OFFICE 1 PARKING SPACE FOR EACH 250 SQ/FT	2.4 2 PARKING SPACES
RETAIL	1,441 SQ/FT	RETAIL 1 PARKING SPACE FOR EACH 300 SQ/FT	4.8 5 PARKING SPACES
12 TOTAL PARKING SPACES REQUIRED FOR BUILDING "D"			

TOTAL PARKING SPACES REQUIRED	
BUILDING "A"	102 PARKING SPACES REQUIRED
BUILDING "B"	66 PARKING SPACES REQUIRED
BUILDING "C"	62 PARKING SPACES REQUIRED
BUILDING "D"	12 PARKING SPACES REQUIRED
242 TOTAL PARKING SPACES REQUIRED	
171 TOTAL PARKING SPACES PROVIDED	
71 SHARED PARKING SPACES	



AVAANTI VINEYARD

PROJECT DIR.

OWNER
UDAY GURRAM
1698 ORVIETO COURT
PLEASANTON, CA 94566
(510) 386-0775

ARCHITECT
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CA 94526
(925) 820-8233
CONTACT: BILL WOOD

CIVIL ENGINEER
ALEXANDER AND ASSOCIATES INC.
147 OLD BERNAL AVE. SUITE 10
PLEASANTON, CA 94566
(925) 462-2255
CONTACT: DARRYL ALEXANDER

LANDSCAPE ARCHITECT
CAMP AND CAMP ASSOCIATES
2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
(925) 941-6490
CONTACT: TERRY CAMP

BUILDING DATA

LEGAL OWNER:
UDAY GURRAM
1698 ORVIETO COURT
PLEASANTON, CA 94566

PROJECT ADDRESS:
9846 REUSS ROAD
LIVERMORE, CA 94550
APN #: 99A-2003-19

ZONING:
PD-2068

WINERY OCCUPANCY GROUPS:
A-2 & F-1

RESIDENCE OCCUPANCY GROUP:
R-3

WINERY FLOOR AREA:
BREEZEWAY LOBBY 1,175 S.F.
BUILDING A (WINE TASTING) 8,002 S.F.
BUILDING B (BANQUET/GOLF SHOP) 6,048 S.F.
BUILDING C (RESTAURANT) 6,002 S.F.
BUILDING D (WINE PROCESSING) 9,007 S.F.
TOTAL: 30,234 S.F.

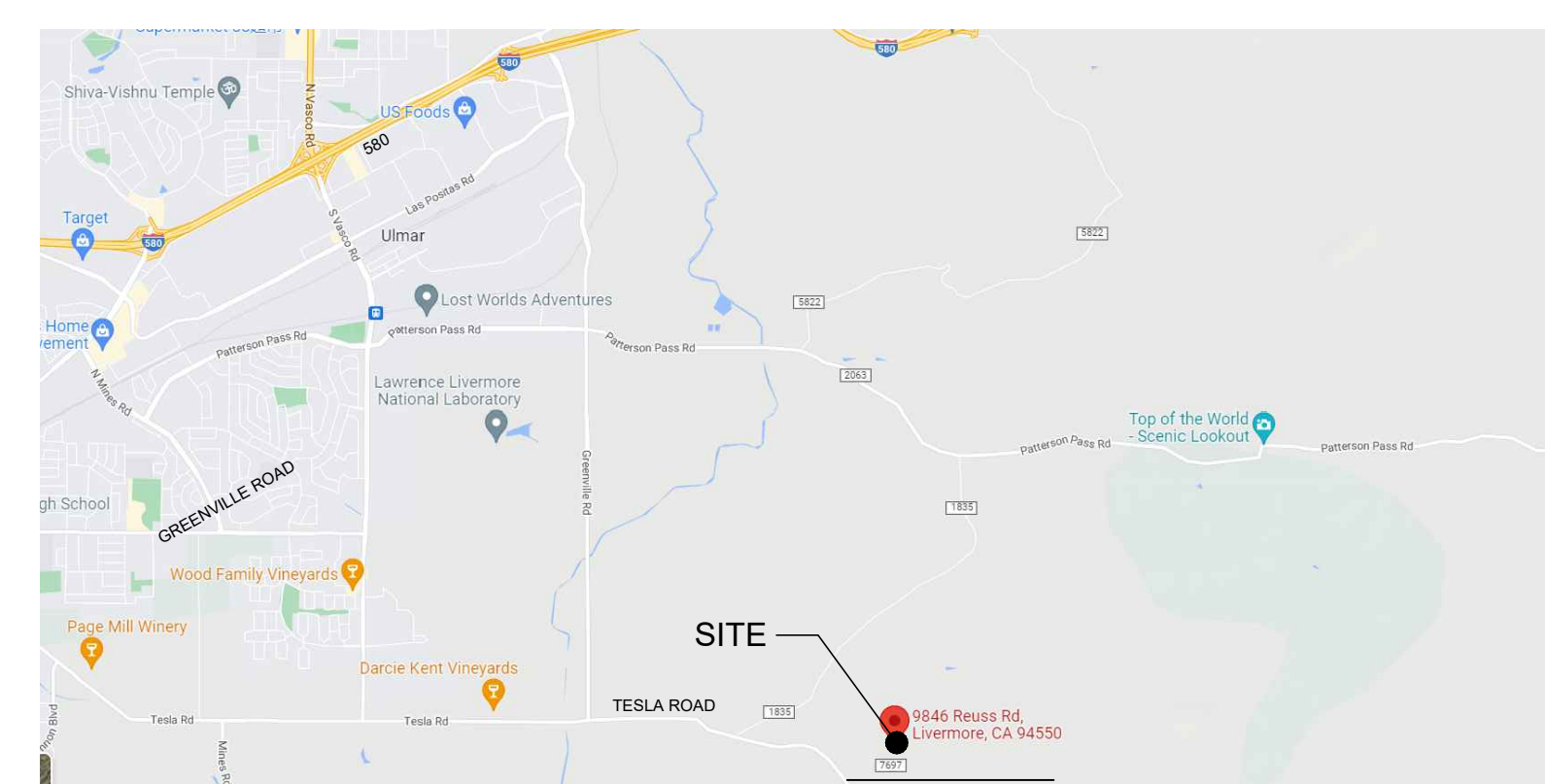
RESIDENCE FLOOR AREA:
RESIDENCE FIRST FLOOR 6,556 S.F.
RESIDENCE SECOND FLOOR 2,911 S.F.
RESIDENCE TOTAL AREA 9,467 S.F.

RESIDENCE 4 - CAR GARAGE 1,127 S.F.

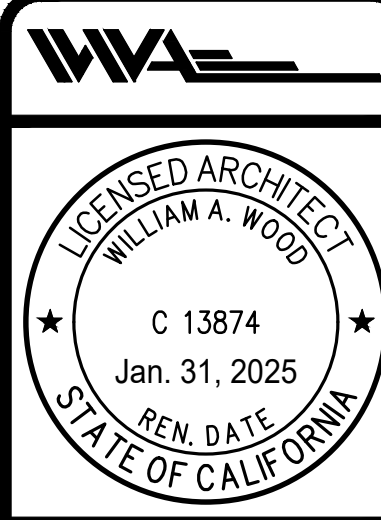
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A8	WINERY EXTERIOR ELEVATIONS		

VICINITY MAP



REVISIONS	DATE



AVAANTI VINEYARD
9846 REUSS ROAD
LIVERMORE, CA 94550

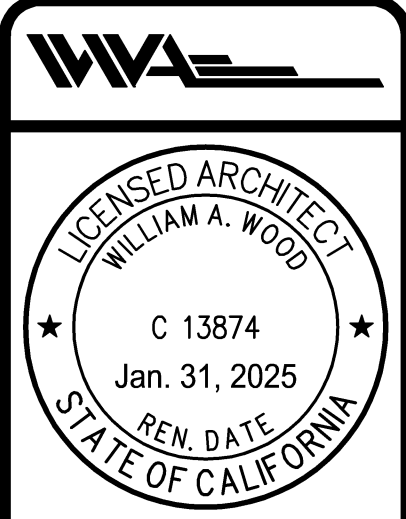
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301 Hartz Avenue, Suite 203
Danville, CA 94526
(925) 820-8233

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DATE	7-17-24
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	CS1
OF SHEETS	

PLOT DATE: Jul 11, 2024 - 5:23PM CS1-Cover Sheet.dwg

REVISIONS	DATE

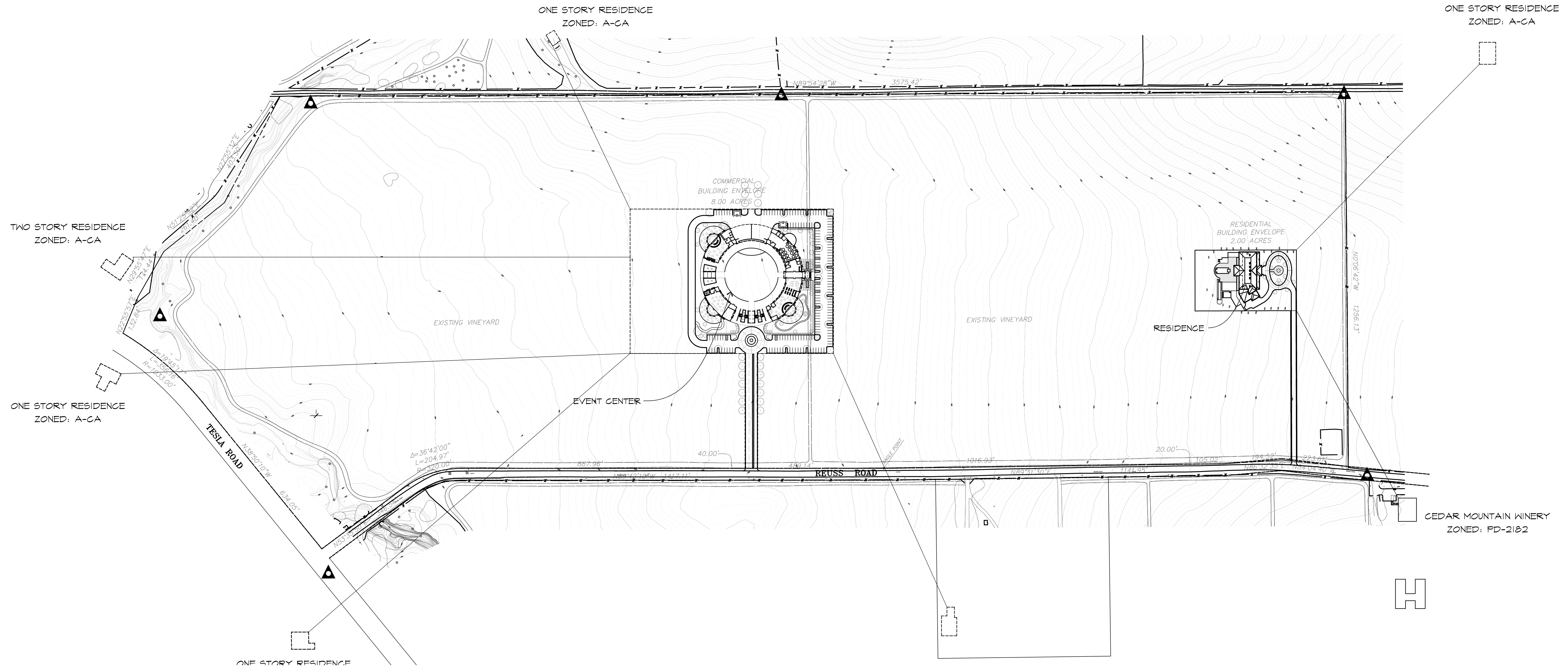


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DRAWN	JJ
CHECKED	WW
DATE	3-15-25
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	A1
OF SHEETS	



OVERALL SITE PLAN

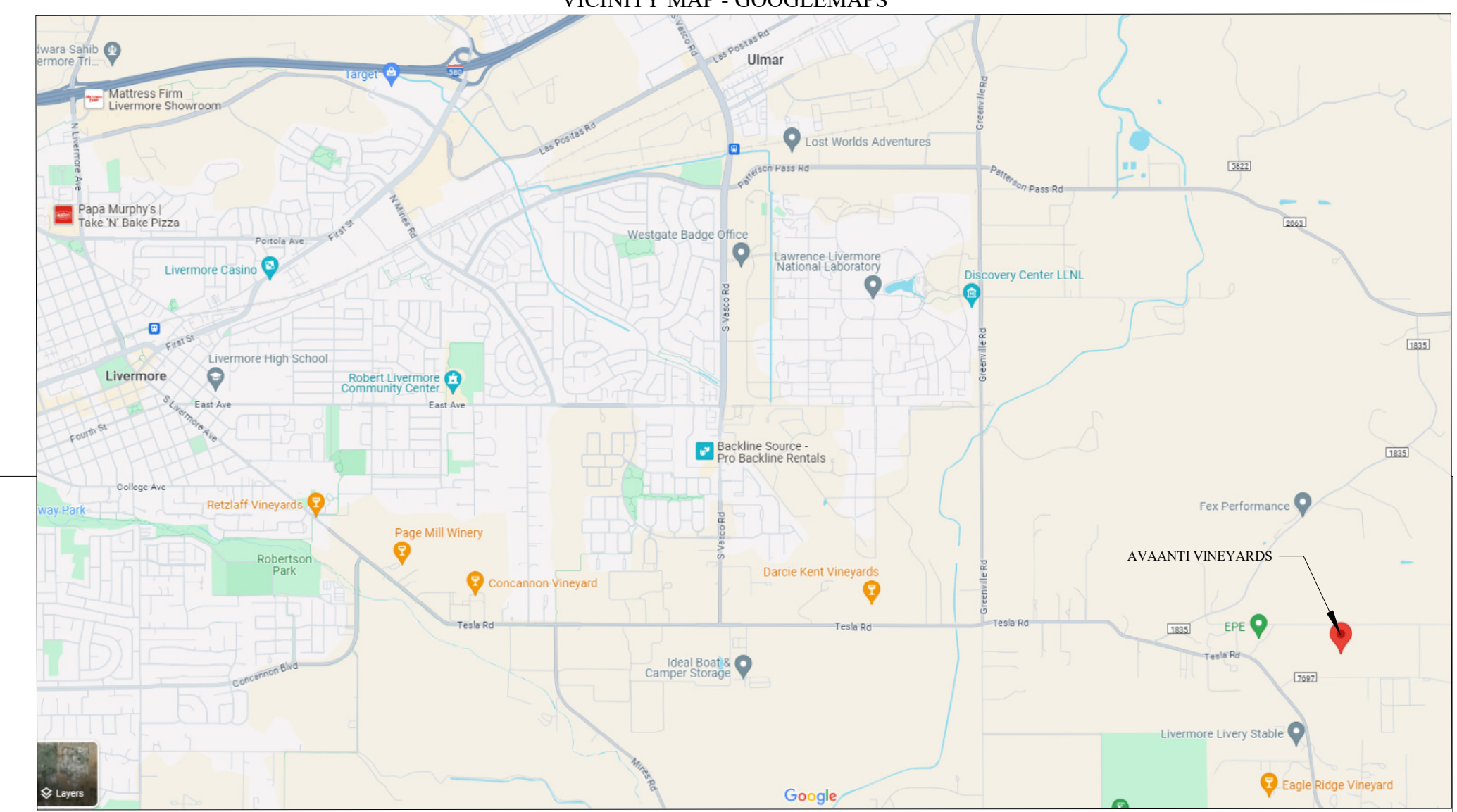
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PLOT DATE: Apr 27, 2025 - 6:04pm A1 site Plan 2.dwg

AVAANTI VINEYARDS

PRELIMINARY ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN

VICINITY MAP - GOOGLMAPS



PROJECT SCOPE:

COMMERCIAL PROJECT SCOPE:
THE PROPOSED COMMERCIAL BUILDING WILL INCLUDE A WINE TASTING AND RETAIL AREA, RETAIL GOLF SHOP WITH ASSOCIATED SMALL GOLF COURSE, A RESTAURANT WITH LUNCH AND DINNER SERVICES, A SPECIAL EVENTS BANQUET HALL, AND WINE MAKING FACILITY.

ASSOCIATED SANITARY WASTEWATER GENERATED ONSITE IS ESTIMATED TO RESULT IN AN "EQUALIZED" DESIGN FLOW OF APPROX. 5,500 GALLONS PER DAY. AN ADVANCED TREATMENT SYSTEM IS PROPOSED TO PROVIDE SIGNIFICANT REDUCTION IN WASTE STRENGTH AND NITROGEN LOADING PRIOR TO DISPERSAL IN A TIME DOSED PRESSURIZED SUBSURFACE DRIP FIELD. ROUTINE MONITORING AND MAINTENANCE WILL BE REQUIRED FOR THE LIFE OF THE SYSTEM.

ASSOCIATED PROCESS WINERY WASTEWATER WILL BE COLLECTED IN AN ONSITE "HOLD AND HAUL" SYSTEM AND TRANSPORTED OFFSITE TO AN APPROVED POTW FACILITY.

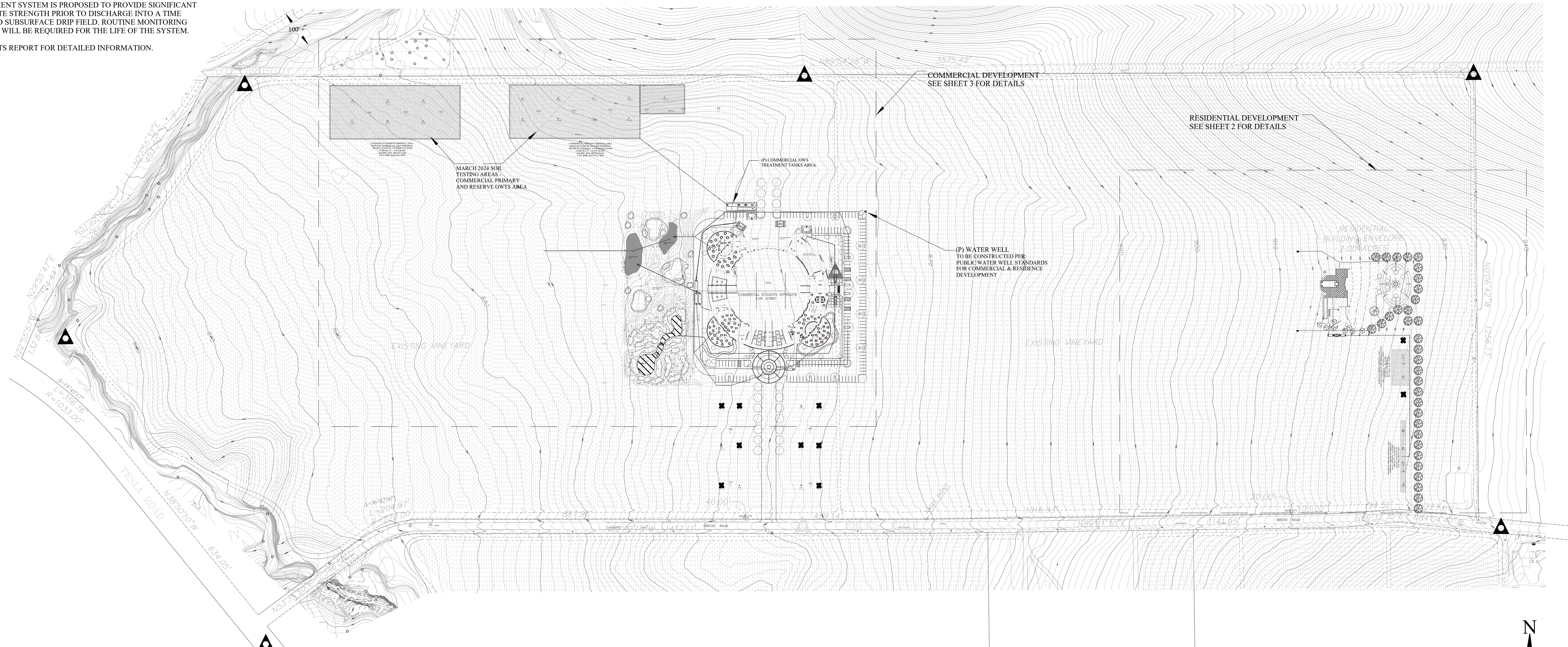
SEE PLANS AND OWTS REPORT FOR DETAILED INFORMATION.

RESIDENTIAL PROJECT SCOPE:
A NEW 10 BEDROOM RESIDENCE IS PROPOSED IN THE SOUTHEAST AREA OF THE PROPERTY.

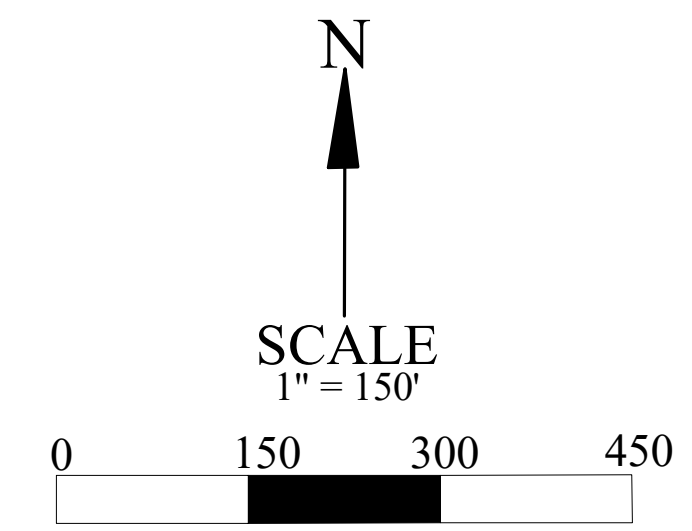
ASSOCIATED SANITARY WASTEWATER GENERATED ONSITE IS ESTIMATED TO RESULT IN A PEAK DAILY DESIGN FLOW OF 975 GALLONS PER DAY. AN ADVANCED TREATMENT SYSTEM IS PROPOSED TO PROVIDE SIGNIFICANT REDUCTION IN WASTE STRENGTH PRIOR TO DISCHARGE INTO A TIME DOSED PRESSURIZED SUBSURFACE DRIP FIELD. ROUTINE MONITORING AND MAINTENANCE WILL BE REQUIRED FOR THE LIFE OF THE SYSTEM.

SEE PLANS AND OWTS REPORT FOR DETAILED INFORMATION.

COMMERCIAL BUILDING ENVELOPE
8.00 ACRES



SITE PLAN PROVIDED BY WILLIAM WOOD ARCHITECTS. SURVEY AND TOPOGRAPHICAL DATA PROVIDED BY ALEXANDER & ASSOCIATES INC. SURVEY CONDUCTED IN AUGUST OF 2022. EX WASTEWATER DESIGN LLC HAS PREPARED THESE PLANS UTILIZING THIS INFORMATION FOR WASTEWATER DESIGN PURPOSES ONLY. THESE PLANS ARE PRELIMINARY AND "NOT FOR CONSTRUCTION". THESE PLANS SHALL NOT BE DUPLICATED, PUBLISHED, OR OTHERWISE USED WITHOUT WRITTEN CONSENT OF EX WASTEWATER DESIGN LLC.



OVERALL SITE PLAN
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AVAANTI VINEYARDS

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EX WASTEWATER DESIGN LLC

REVISION:

SHEET 1 OF 5

AVAANTI VINEYARDS - SINGLE FAMILY RESIDENCE

PRELIMINARY ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN

SCALE: 1" = 50'



SUBSURFACE DRIP DISPERSAL AREA LANDSCAPING/PLANTING GUIDELINES:

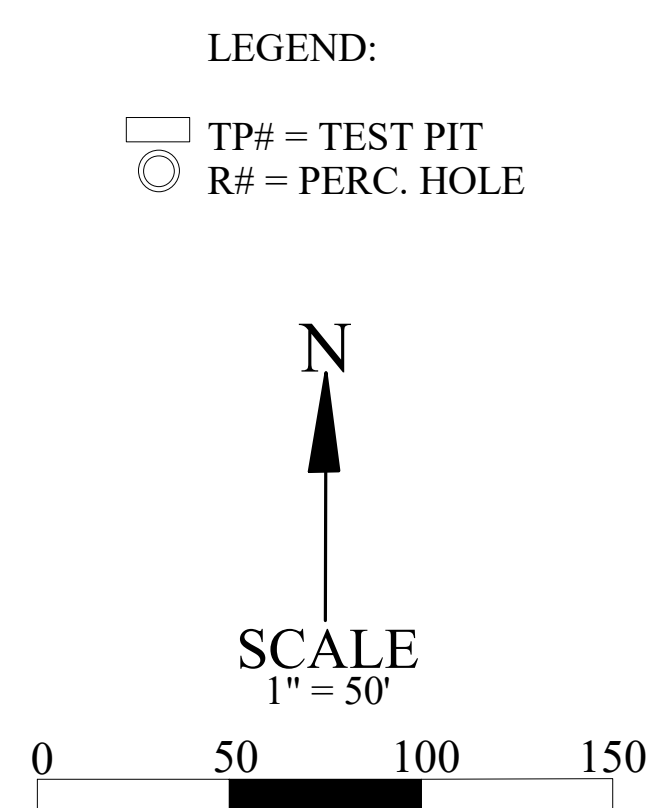
IN GENERAL, PLANTS HELP THE DISPERSAL FIELD FUNCTION AT ITS BEST BY REMOVING MOISTURE AND NUTRIENTS FROM THE SOIL. PLANT COVER IS ALSO ESSENTIAL AS EROSION CONTROL. AT A MINIMUM THE DISPERSAL FIELD SHOULD BE PLANTED WITH A DENSE COVER OF DROUGHT TOLERANT GRASSES.

WHEN CONSULTING WITH A LANDSCAPE PROFESSIONAL, THE BEST CHOICES FOR PLANTING OVER A SUBSURFACE DISPERSAL FIELD IS DROUGHT TOLERANT GRASSES, SHALLOW ROOTED HERBACEOUS PLANTS, SUCH AS FLOWERING PERENNIALS AND ANNUALS, OR OTHER GROUND COVERS THAT ARE NOT EXCESSIVELY WATER LOVING AND HAVE NON-INVASIVE ROOT SYSTEMS.

TREES AND SHRUBS SHOULD NOT BE PLANTED IN THE SUBSURFACE DRIP DISPERSAL AREA AND THERE SHALL BE NO IRRIGATION USED IN OR AROUND THE IMMEDIATE AREA. SUPPLEMENTAL IRRIGATION DURING DRY WEATHER PERIODS MAY BE SUPPLEMENTED VIA HAND WATERING OR OVERHEAD SPRINKLERS SET ON WEATHER BASED TIMER SYSTEM.

ALL WATER IRRIGATION PIPING SHALL BE INSTALLED A MINIMUM OF 10 FEET OUTSIDE THE SUBSURFACE DRIP DISPERSAL AREA.

EX WASTEWATER DESIGN SHALL COORDINATE WITH PROJECT LANDSCAPE ARCHITECT AND CIVIL ENGINEER TO ENSURE ALL PROPOSED LANDSCAPING AND GRADING PLANS DO NOT NEGATIVELY IMPACT THE PROPOSED ONSITE WASTEWATER SYSTEM.



RESIDENCE SITE PLAN
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EX
 WASTEWATER
 DESIGN LLC

REVISION:

SHEET
2 OF 5

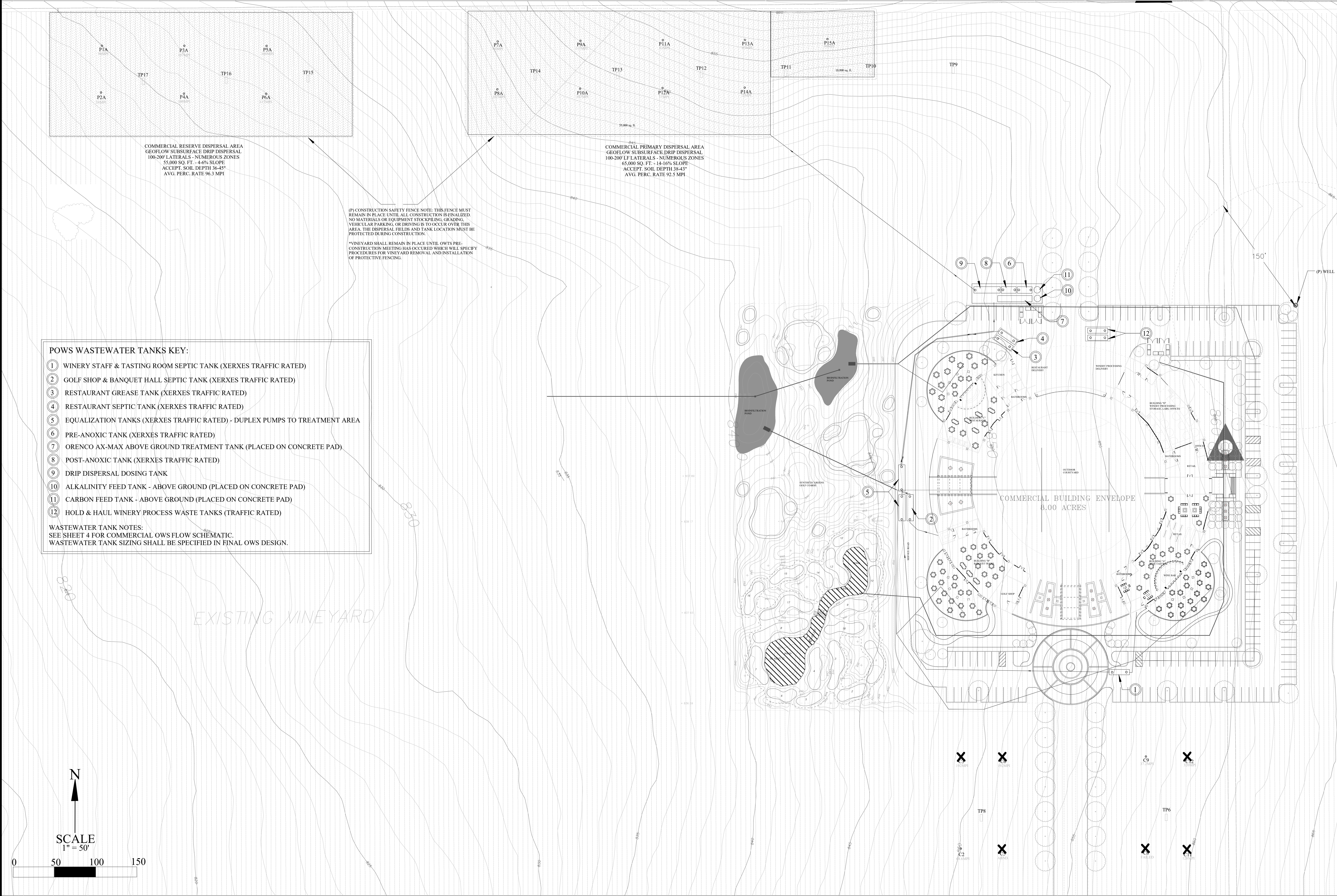
LEGEND:

- TP# = TEST PIT
- C/P# = PERC. HOLE
- C/P# FAILED/TOO SLOW PERC. HOLE

AVAANTI VINEYARDS - COMMERCIAL DEVELOPMENT

PRELIMINARY ONSITE WASTEWATER TREATMENT SYSTEM SITE PLAN

SCALE: 1" = 50'



COMMERCIAL RESERVE DISPERSAL AREA
GEOFLOW SUBSURFACE DRIP DISPERSAL
100-200' LATERALS - NUMEROUS ZONES
55,000 SQ. FT. - 4-6% SLOPE
ACCEPT. SOIL DEPTH 36-45"
AVG. PERC. RATE 96.3 MPI

COMMERCIAL PRIMARY DISPERSAL AREA
GEOFLOW SUBSURFACE DRIP DISPERSAL
100-200' LATERALS - NUMEROUS ZONES
65,000 SQ. FT. - 14-16% SLOPE
ACCEPT. SOIL DEPTH 38-43"
AVG. PERC. RATE 92.5 MPI

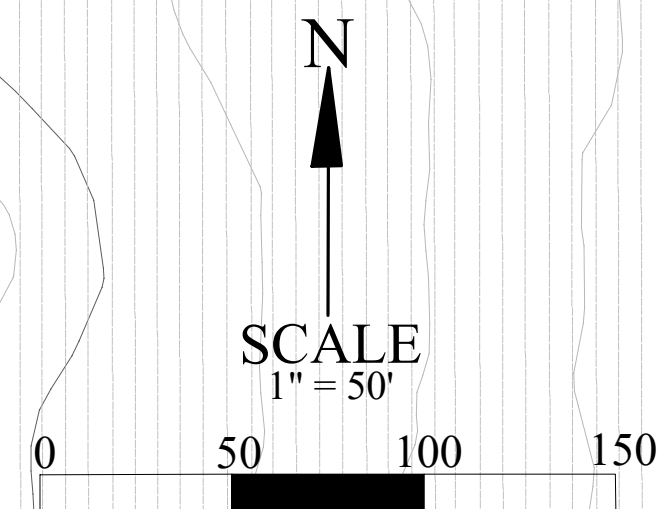
(P) CONSTRUCTION SAFETY FENCE NOTE: THIS FENCE MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS FINALIZED. NO MATERIALS OR EQUIPMENT STOCKPILING, GRADING, VEHICULAR PARKING, OR DRIVING IS TO OCCUR OVER THIS AREA. THE DISPERSAL FIELDS AND TANK LOCATION MUST BE PROTECTED DURING CONSTRUCTION.

*VINEYARD SHALL REMAIN IN PLACE UNTIL OWTS PRE-CONSTRUCTION MEETING HAS OCCURED WHICH WILL SPECIFY PROCEDURES FOR VINEYARD REMOVAL AND INSTALLATION OF PROTECTIVE FENCING.

POWS WASTEWATER TANKS KEY:

- 1 WINERY STAFF & TASTING ROOM SEPTIC TANK (XERXES TRAFFIC RATED)
- 2 GOLF SHOP & BANQUET HALL SEPTIC TANK (XERXES TRAFFIC RATED)
- 3 RESTAURANT GREASE TANK (XERXES TRAFFIC RATED)
- 4 RESTAURANT SEPTIC TANK (XERXES TRAFFIC RATED)
- 5 EQUALIZATION TANKS (XERXES TRAFFIC RATED) - DUPLEX PUMPS TO TREATMENT AREA
- 6 PRE-ANOXIC TANK (XERXES TRAFFIC RATED)
- 7 ORENCO AX-MAX ABOVE GROUND TREATMENT TANK (PLACED ON CONCRETE PAD)
- 8 POST-ANOXIC TANK (XERXES TRAFFIC RATED)
- 9 DRIP DISPERSAL DOSING TANK
- 10 ALKALINITY FEED TANK - ABOVE GROUND (PLACED ON CONCRETE PAD)
- 11 CARBON FEED TANK - ABOVE GROUND (PLACED ON CONCRETE PAD)
- 12 HOLD & HAUL WINERY PROCESS WASTE TANKS (TRAFFIC RATED)

WASTEWATER TANK NOTES:
SEE SHEET 4 FOR COMMERCIAL OWS FLOW SCHEMATIC.
WASTEWATER TANK SIZING SHALL BE SPECIFIED IN FINAL OWS DESIGN.



COMMERCIAL SITE PLAN
9846 REUSS RD., LIVERMORE, CA
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AVAANTI VINEYARDS

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EX WASTEWATER DESIGN LLC

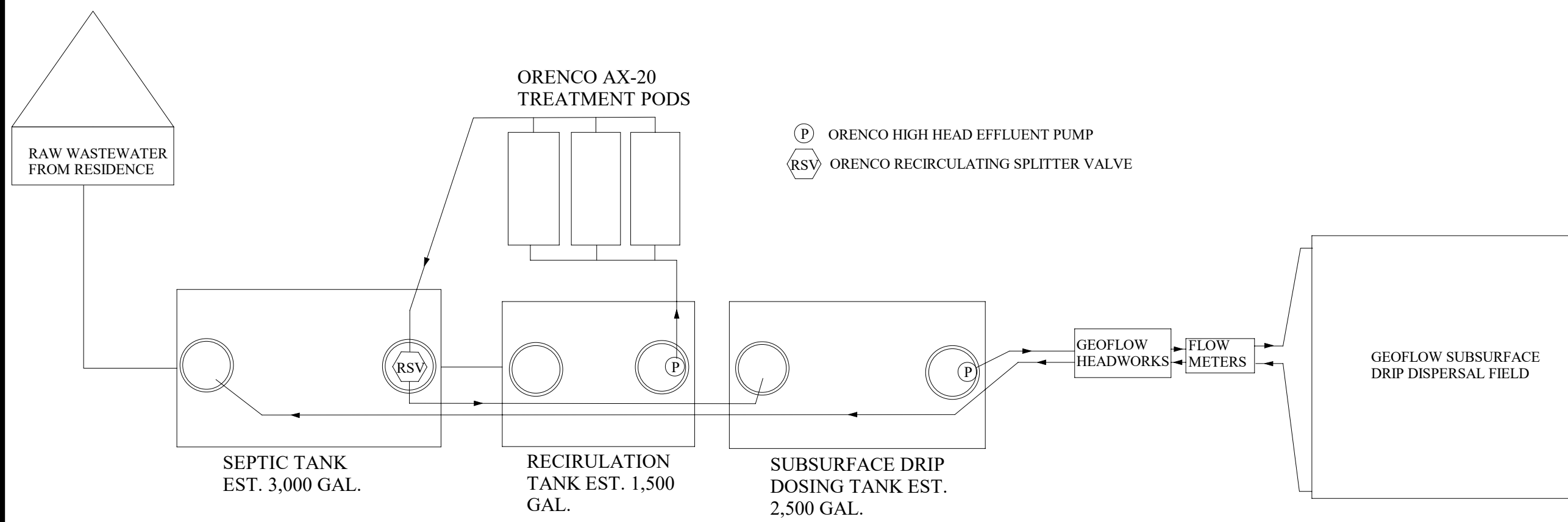
REVISION:

SHEET 3 OF 5

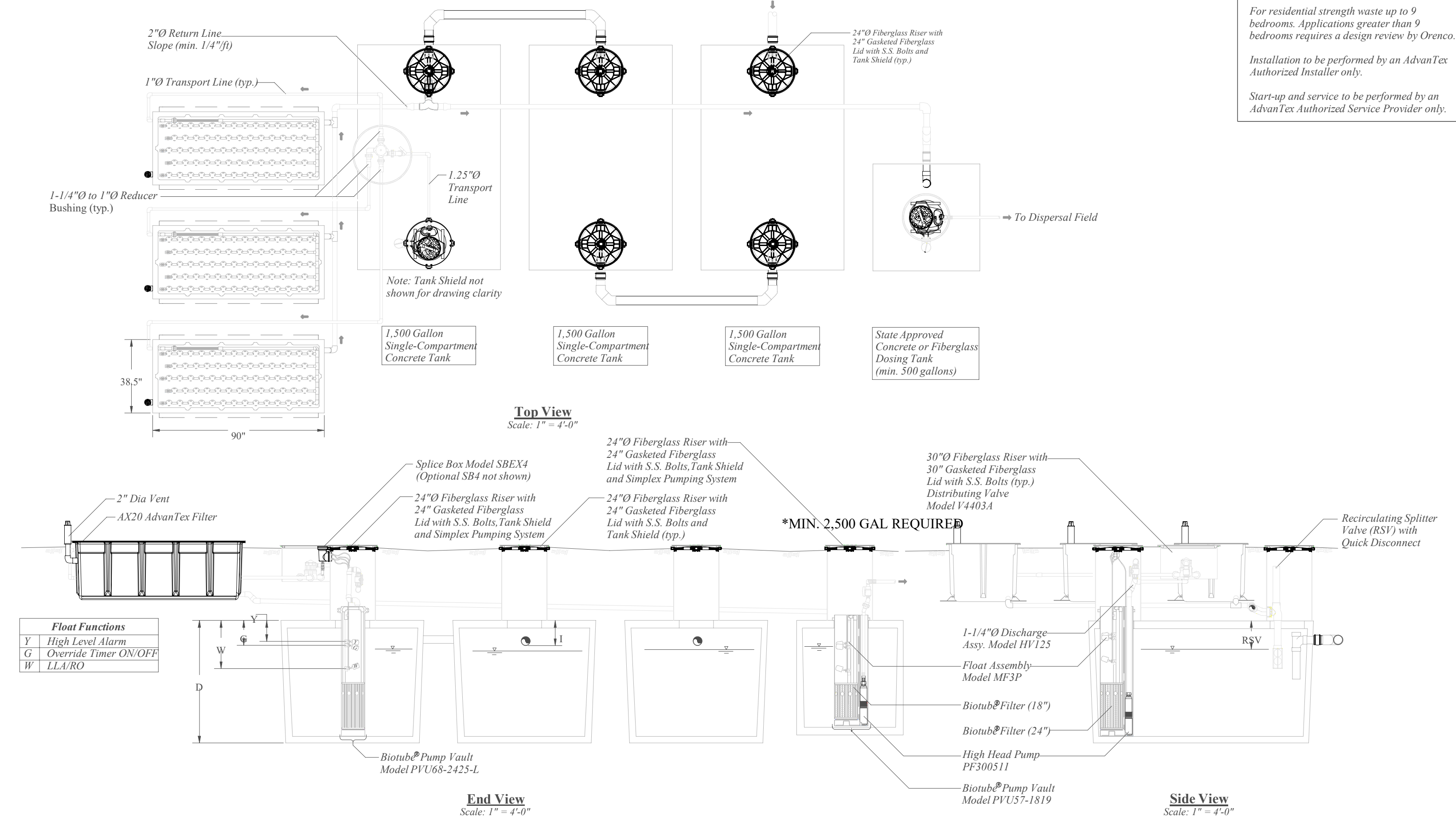
COMMERCIAL & RESIDENTIAL CONCEPTUAL TREATMENT SYSTEM DETAILS

CONCEPTUAL RESIDENCE TREATMENT SYSTEM - "PRELIMINARY"

RESIDENCE OWS FLOW SCHEMATIC



AdvanTex® AX20 3 Pod Mode 1B w/Concrete Tank



Design Notes

For residential strength waste up to 9 bedrooms. Applications greater than 9 bedrooms requires a design review by Orenco.

Installation to be performed by an AdvanTex Authorized Installer only.

Start-up and service to be performed by an AdvanTex Authorized Service Provider only.

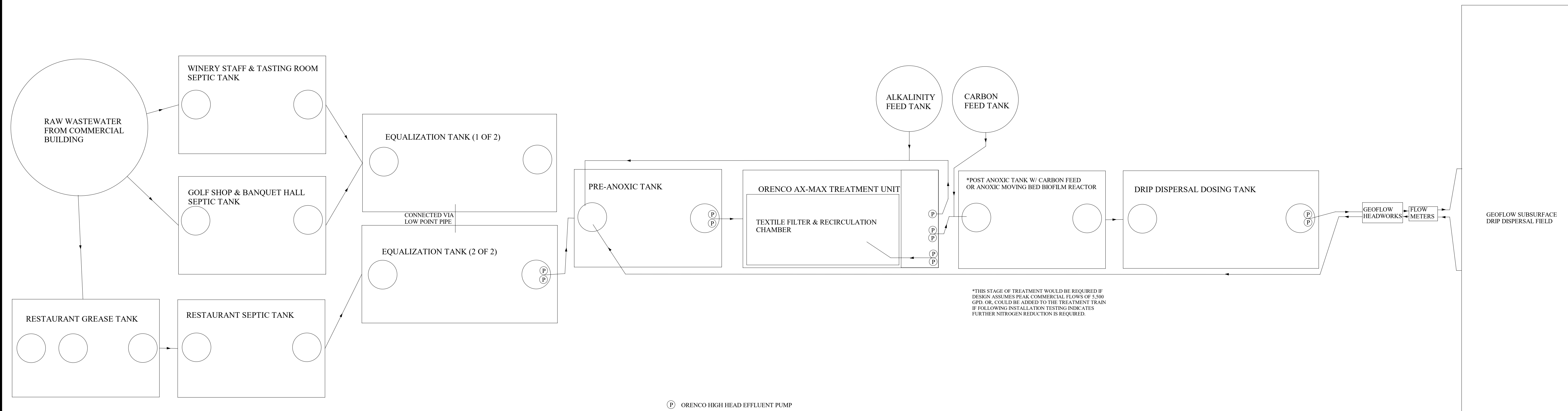


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Portions of all of this Proposed System Configuration Drawing, as appropriate, may be reproduced and integrated into the site-specific layout and configuration of a system by its designer.

Disclaimer: This Proposed System Configuration Drawing is provided solely as a design aid and illustrates one possible configuration of a system that would comply with Orenco's design criteria for the requirements and/or specifications that have been communicated to Orenco (based on third-party standards testing protocols and performance reports, as applicable). Design decisions, including the actual layout and configuration of the system and its viability for the project, are all the sole discretion of the system's designer.

AX20 3 Pod Mode 1B	Drawn By: BAS	Scale: 1" = 4'-0"
Design Aid	Reviewed By:	Sheet: 1 OF 1
	File Name: NDW-ATX-STD-16.dwg	Rev: 5.0 Date: 8/11/2022

COMMERCIAL OWS FLOW SCHEMATIC



OWTS DETAILS
9846 REUSS RD., LIVERMORE, CA
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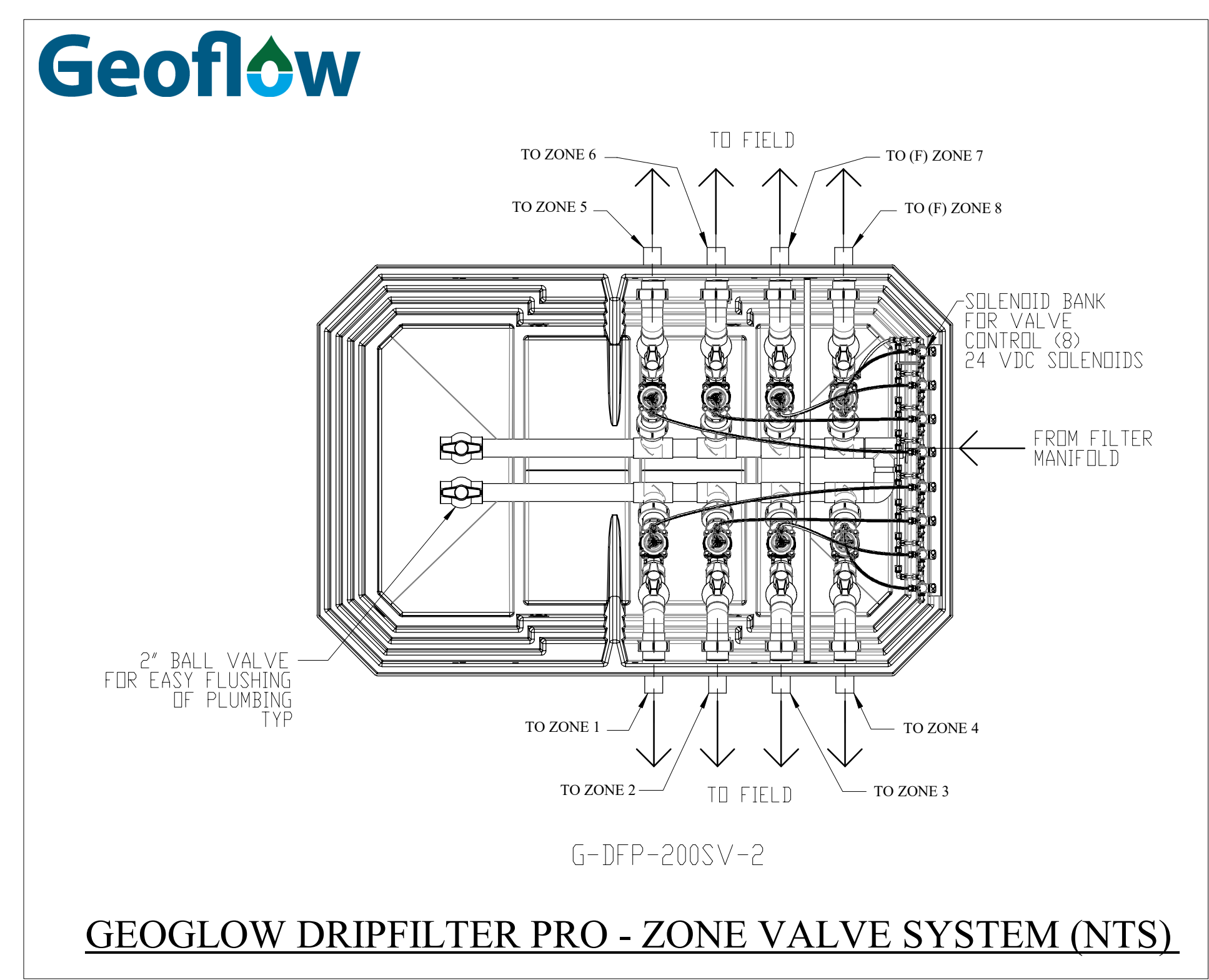
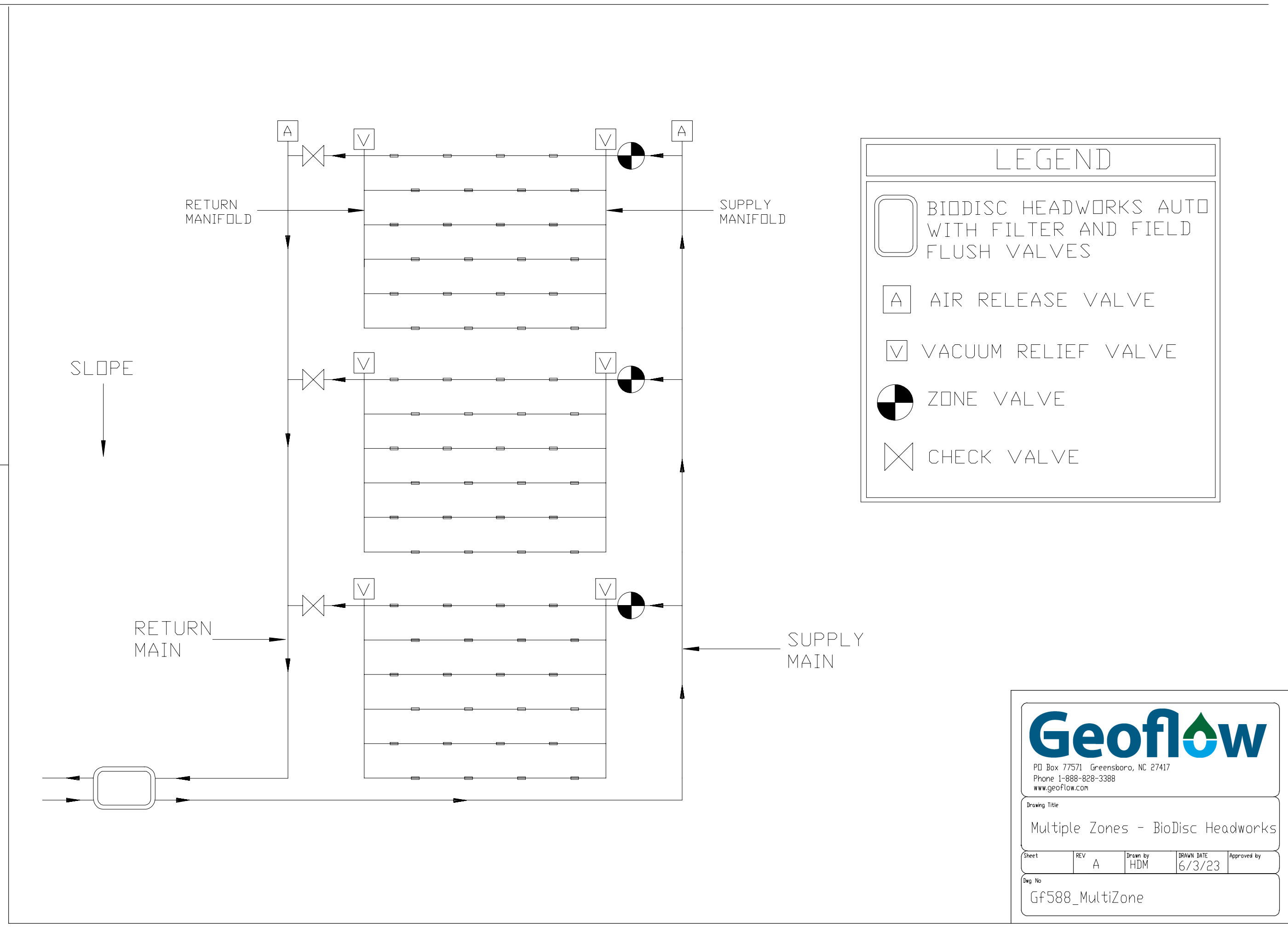
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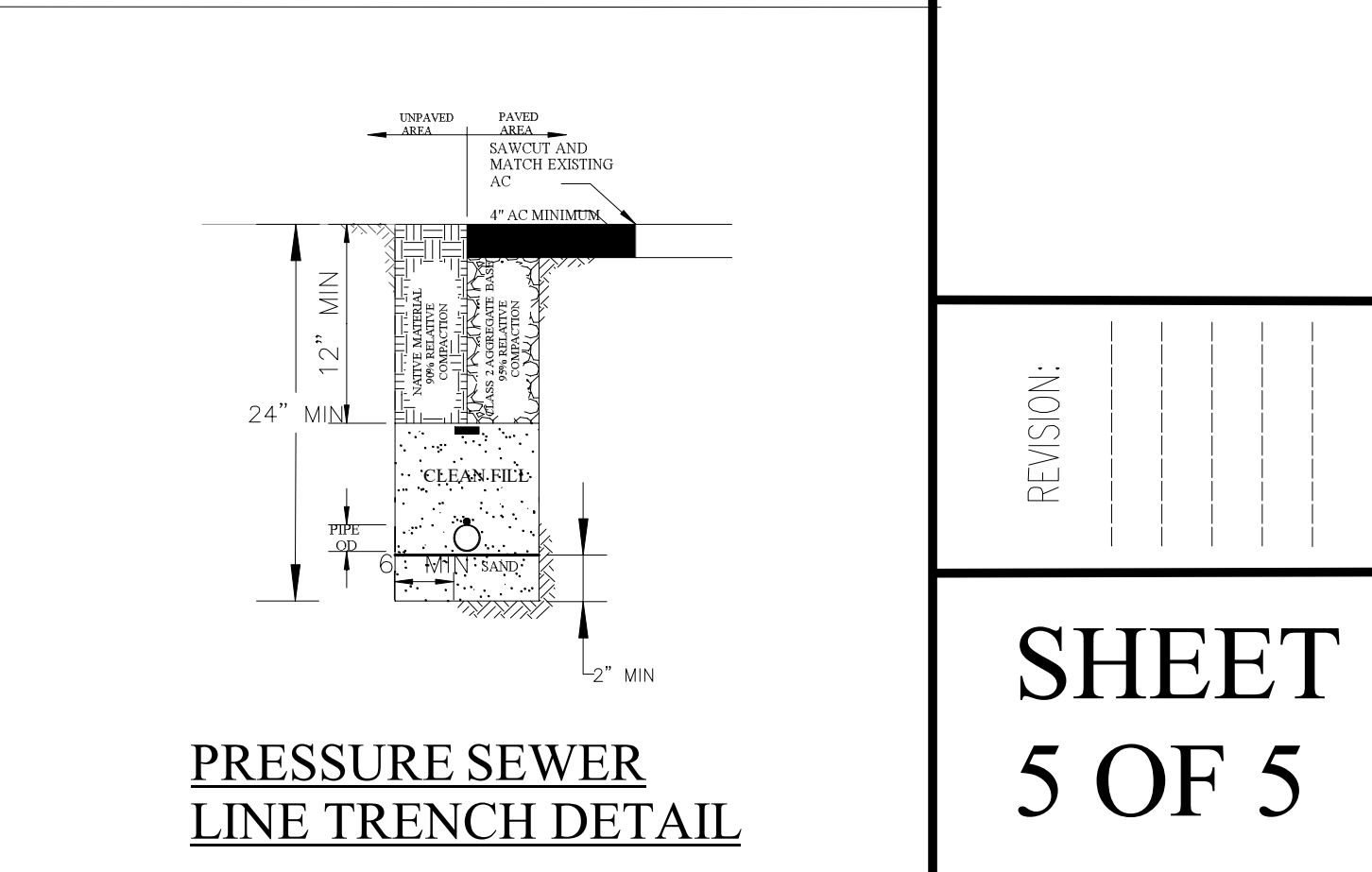
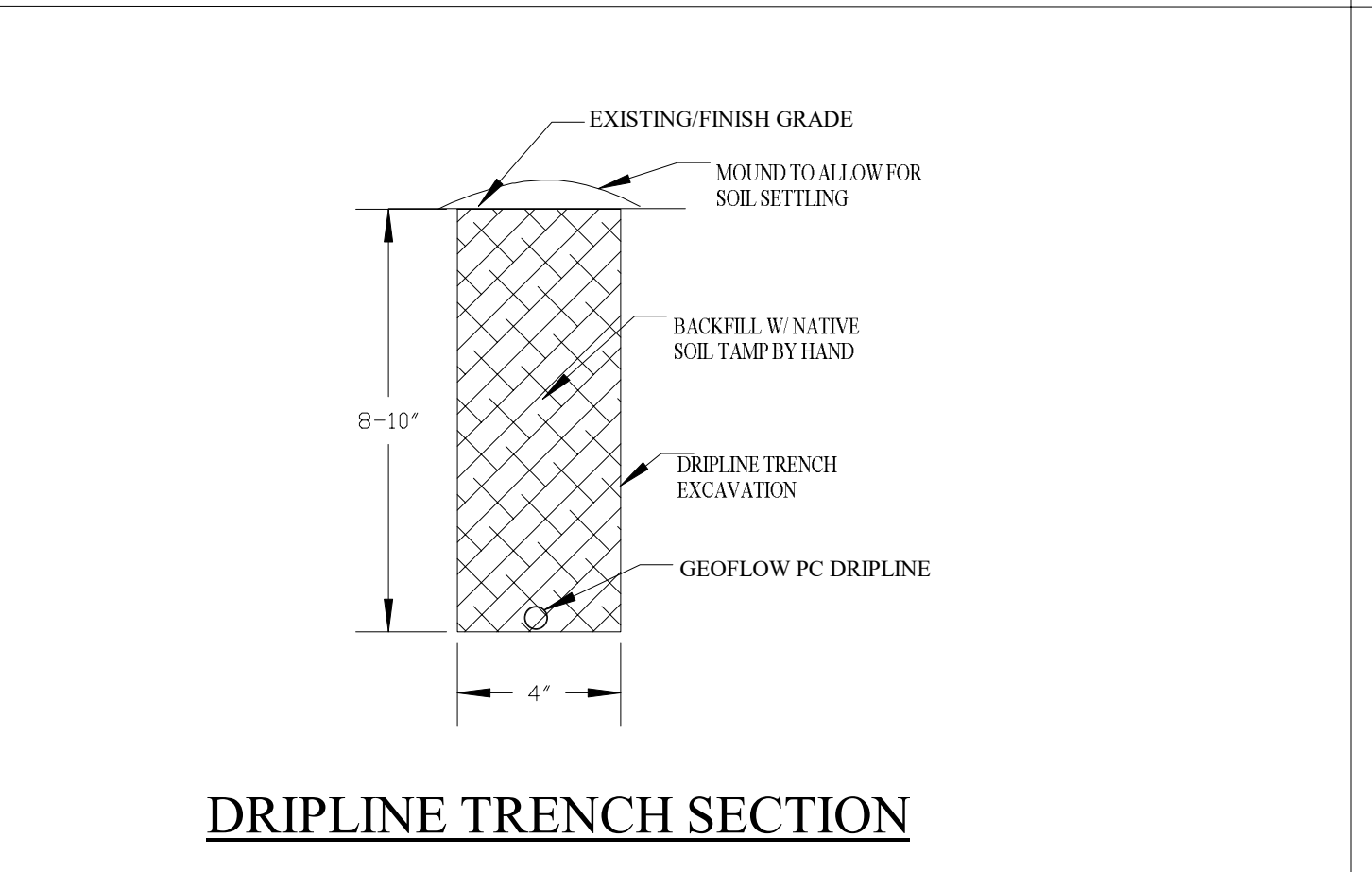
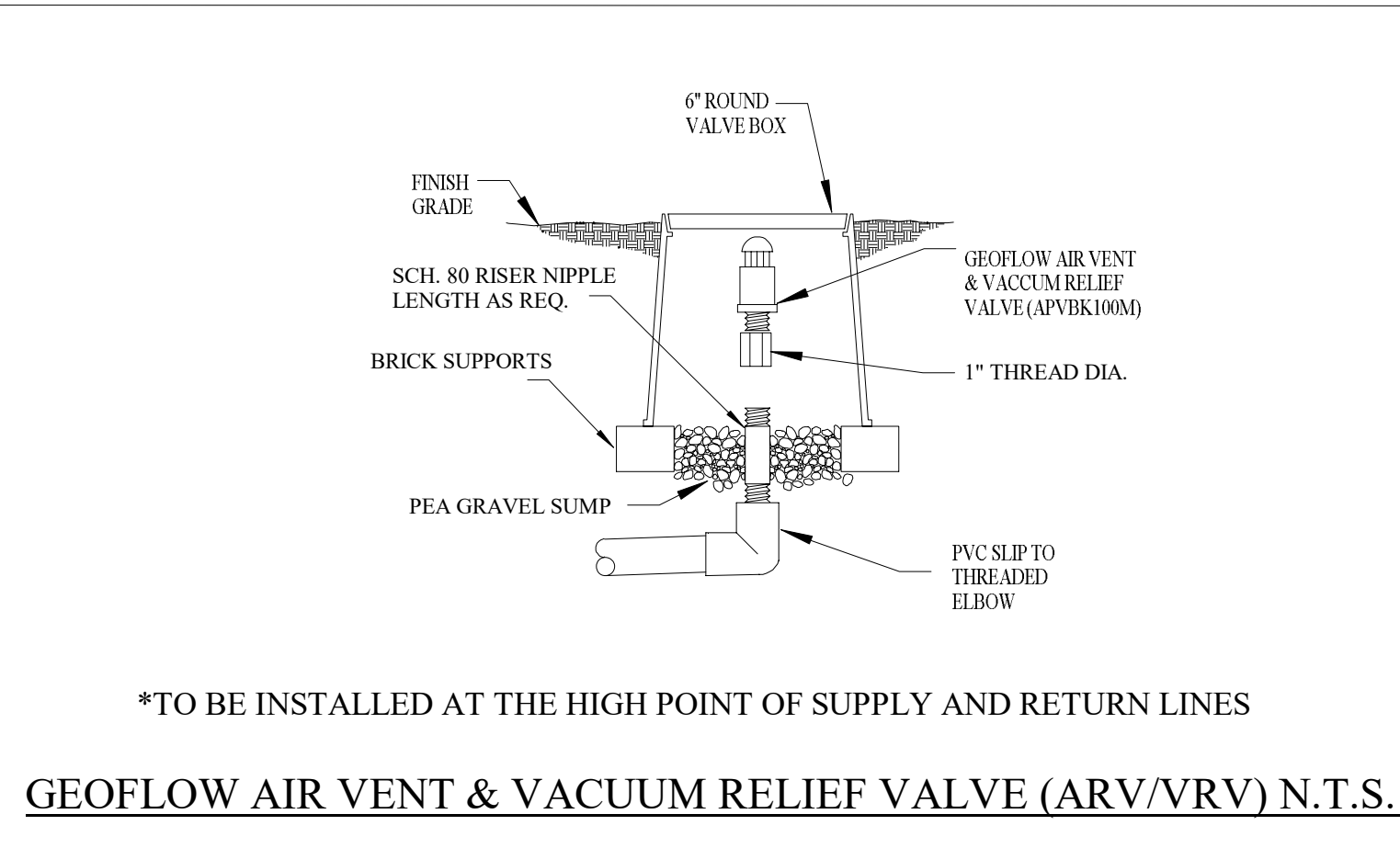
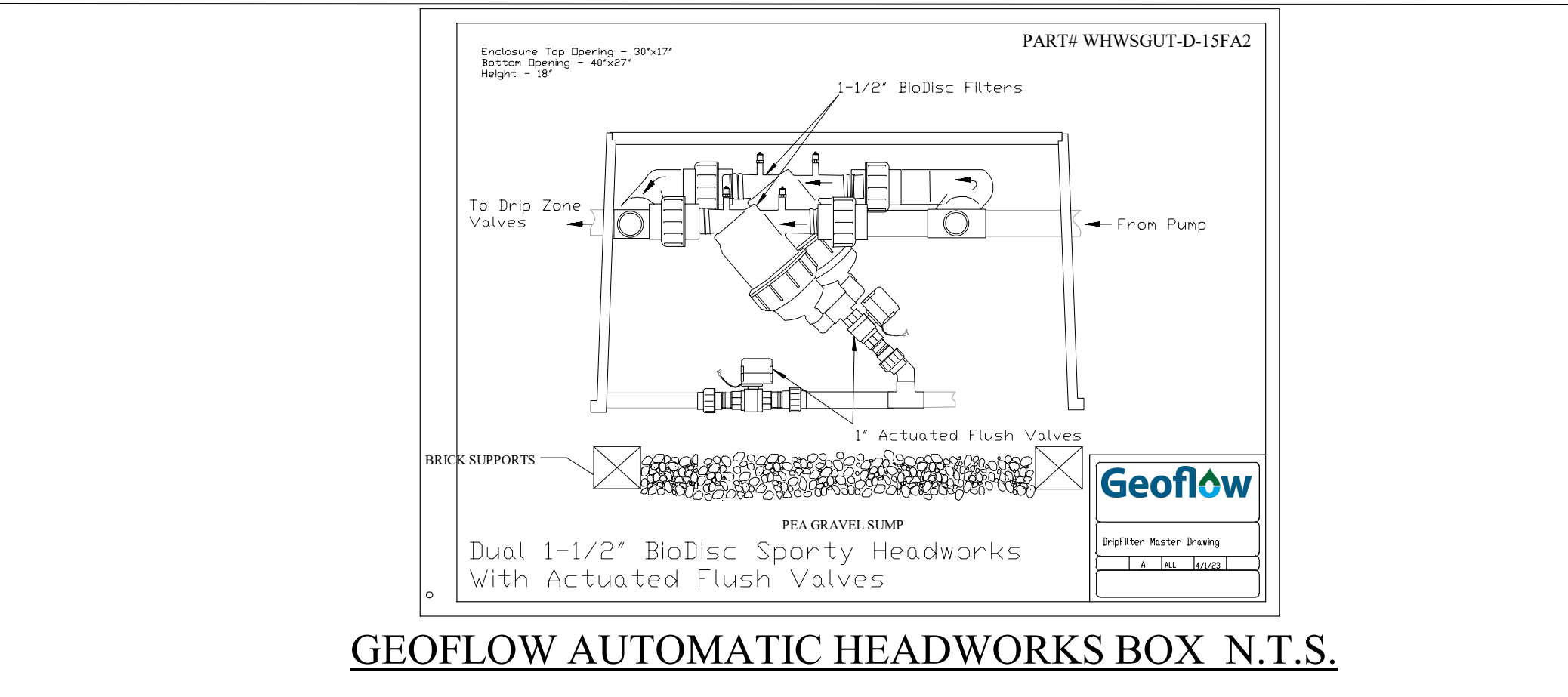
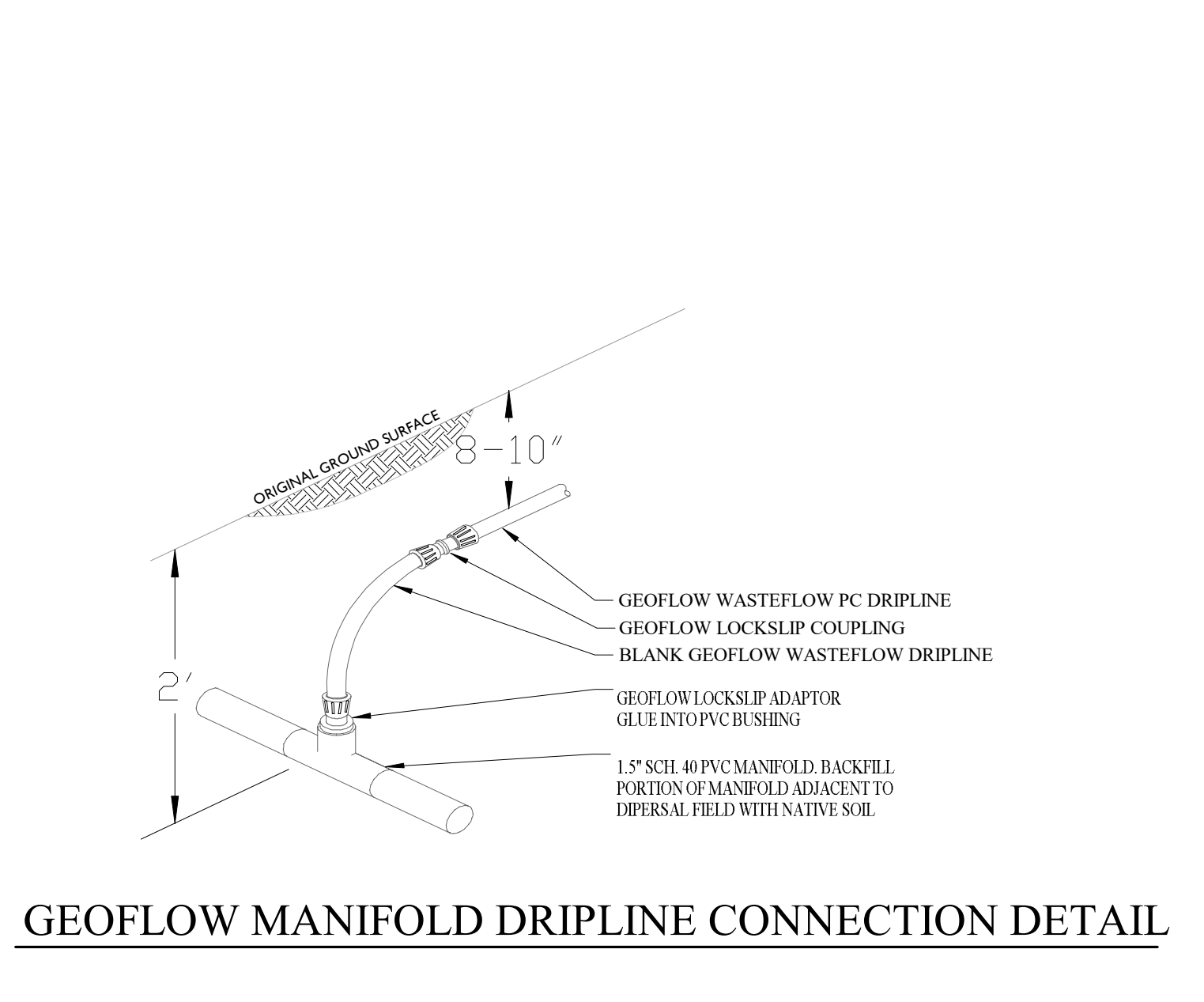
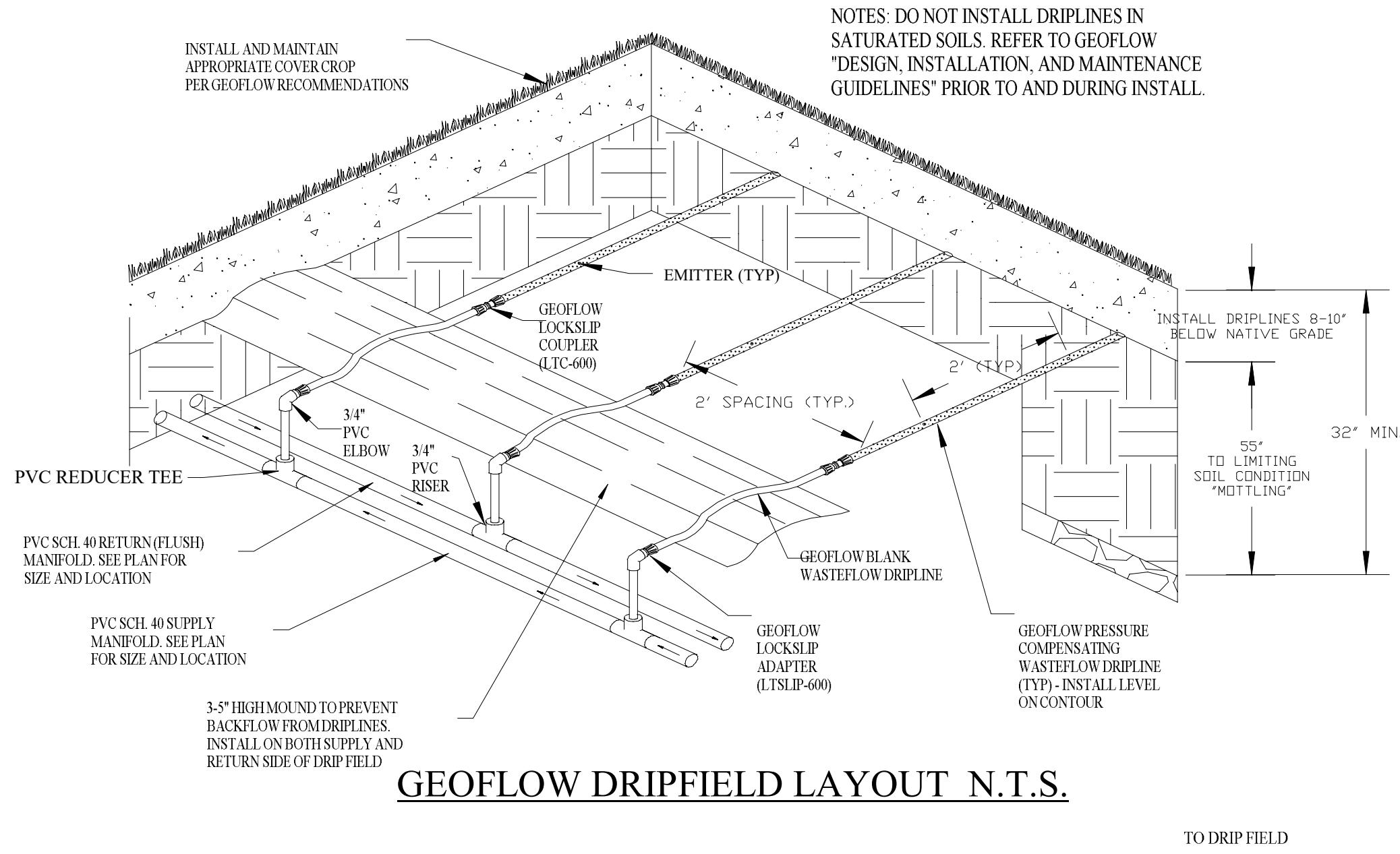
SHEET 4 OF 5

SUBSURFACE DRIP DETAILS - "PRELIMINARY"



OWTS DETAILS
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EX WASTEWATER DESIGN LLC

REVISION:

IMPROVEMENTS FOR 9846 REUSS ROAD LIVERMORE AVAANTI VINEYARD

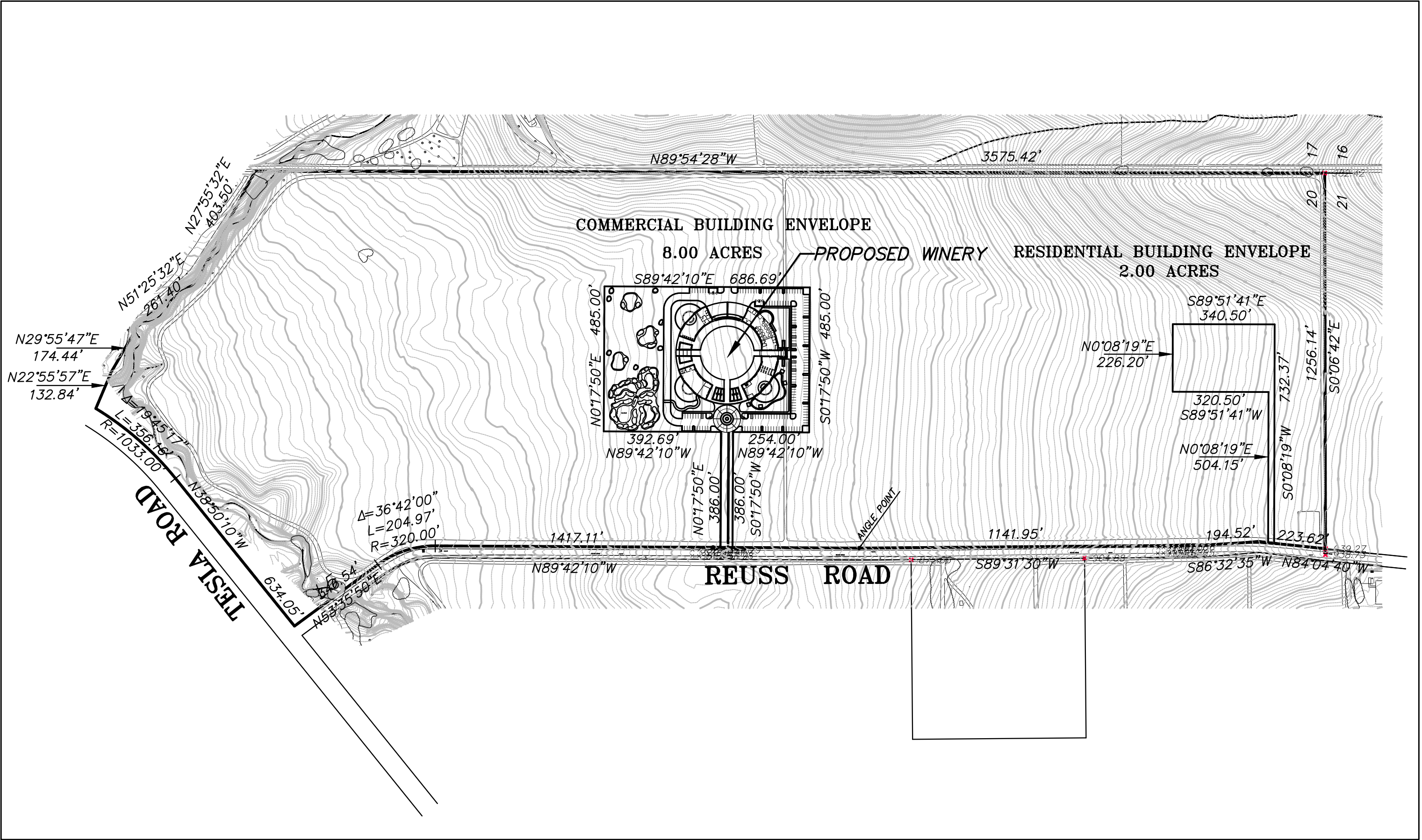


SHEET INDEX

1	COVER SHEET
2	GRADING AND DRAINAGE PLAN

GENERAL GRADING NOTES

1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY EARTHWORK.
2. AN ENCROACHMENT PERMIT SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK WITHIN PUBLIC RIGHT OF WAY.
3. ALL GRADING SHALL CONFORM TO THE COUNTY SPECIFICATIONS AND IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY DATED THE SOILS ENGINEER WILL PROVIDE ON-SITE OBSERVATION AND SOILS TESTING DURING THE GRADING OPERATION.
4. EMBANKMENT CONSTRUCTION SHALL CONFORM TO SECTION 19-6 OF THE STATE STANDARD SPECIFICATIONS.
5. THE MINIMUM FILL DENSITY COMPACTION WILL BE IN ACCORDANCE WITH ASTM D-1557-78.
6. GRADES SHALL NOT BE MORE THAN 0.1 FEET LOWER NOR 0.1 FEET HIGHER THAN THE ELEVATION INDICATED ON THIS PLAN.
7. EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RUN-ON AND RUNOFF CONTROL, EFFECTIVE SITE MANAGEMENT, AND NON STORM WATER MANAGEMENT THROUGH ALL PHASES OF CONSTRUCTION SHALL BE UTILIZED AT THE SITE AT ALL TIMES, YEAR ROUND, UNTIL THE SITE IS FULLY STABILIZED BY LANDSCAPING OR THE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. THE APPROXIMATE QUANTITY OF CUT IS CUBIC YARDS & FILL IS CUBIC YARDS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR VERIFICATION OF ABOVE EARTHWORK QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
10. ALL EXISTING CESSPOOLS, FOUNDATIONS, BASEMENTS, TANKS OR OTHER UNDERGROUND STRUCTURES, IF ENCOUNTERED, SHALL BE REMOVED AND THE RESULTING DEPRESSIONS BACKFILLED AND COMPACTED UNDER OBSERVATION BY THE SOILS ENGINEER.
11. ANY EXISTING WELLS ON PROPERTY BEING DEVELOPED SHALL BE SEALED AND ABANDONED IN ACCORDANCE WITH APPLICABLE GROUNDWATER PROTECTION ORDINANCE. THE OWNER OR OTHER RESPONSIBLE PARTY SHALL CALL ZONE 7 AT 484-2600 FOR ADDITIONAL INFORMATION. ZONE 7 INSPECTOR SHALL WITNESS THE SEALING AND ABANDONMENT.
12. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE APPROVAL BY THE COUNTY ENGINEER.
13. TOPSOIL SHALL BE STOCKPILED AS DIRECTED BY THE SOILS ENGINEER. PRIOR TO COMPLETION OF GRADING, THE STOCKPILE SHALL BE REMOVED FROM THE GRADING AREA.
14. ALL FILL SLOPES SHALL BE 2:1 MAXIMUM AND CUT SLOPES TO BE 2:1 MAXIMUM, UNLESS OTHERWISE NOTED.
15. GRADE BREAKS AT TOPS AND TOES OF CUT AND FILL SLOPES SHALL BE ROUNDED TO PRESENT A SMOOTH NATURAL APPEARANCE.
16. CONTRACTOR TO RESTORE SLOPES AND LANDSCAPE ON OFFSITE WORK TO THE SATISFACTION OF THE PROPERTY OWNERS.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO THE START OF CONSTRUCTION REQUIRING FIELD STAKING.
18. CONSTRUCTION WATER TO BE RECLAIMED WATER OBTAINED FROM DUBLIN - SAN RAMON SERVICES DISTRICT IF POSSIBLE OR THE CITY OF PLEASANTON.
19. SUBDRAIN PIPE SHALL BE PERFORATED PVC (SDR 35) WITH A BLANKET OF FILTERING MATERIAL. PRECISE SIZE AND LOCATION TO BE DETERMINED IN THE FIELD BY THE SOILS ENGINEER.
20. PRIOR TO COMPLETION OF SUBGRADE PREPARATION, R-VALUE TESTS BY THE SOILS ENGINEER WILL BE REQUIRED AT LOCATIONS SPECIFIED BY THE COUNTY ENGINEER TO VERIFY THE PAVEMENT DESIGN REQUIREMENTS.



LOT AREA
112.33 ac.

DISTURBED AREA
8.0 ac.

IMPERVIOUS AREA
NEW BUILDINGS = 29,667 SF
PAVED AREA = 147,169 SF
TOTAL = 176,836 SF (4.06 ac.)

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON WERE BASED ON PARCEL MAP 7949 (272 PM 1), ALAMEDA COUNTY RECORDS.

BASIS OF ELEVATIONS
ELEVATIONS SHOWN HEREON WERE DERIVED FROM A GPS RTK SURVEY CONDUCTED IN AUGUST OF 2022. VERTICAL DATUM IS BASED ON NAVD88 (GEOID 12B).

HAUL ROUTE

1. ACCESS TO THE DEVELOPMENT BY CONSTRUCTION EQUIPMENT, MATERIAL DELIVERIES AND OTHER HEAVY LOADS SHALL BE LIMITED BY THE DEVELOPER TO THE FOLLOWING ROUTE: HWY 580, GREENVILLE RD, TESLA RD., REUSS RD.

ENGINEER CERTIFICATE

PLANS PREPARED UNDER THE SUPERVISION OF:

Rob Diestler

ROBERT D. DIESTLER RCE NO 66722, EXPIRES 09/30/24

ALAMEDA COUNTY PUBLIC WORKS AGENCY
IMPROVEMENT PLANS REVIEWED BY:

BY: WILLIAM LEPERE P.E., DEPUTY DIRECTOR
CONSTRUCTION AND DEVELOPMENT SERVICES DEPARTMENT
ALAMEDA COUNTY PUBLIC WORKS AGENCY

DATE:

NO.	BY	DATE	REVISIONS

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

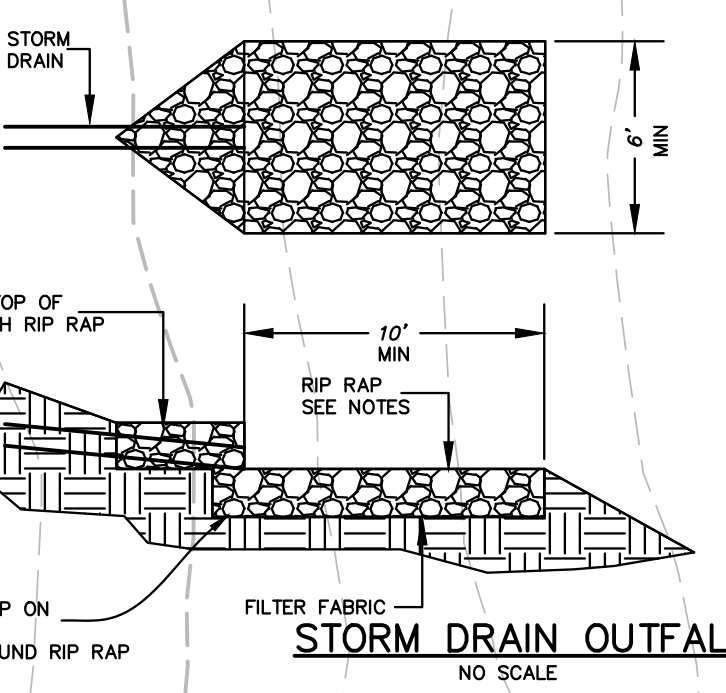
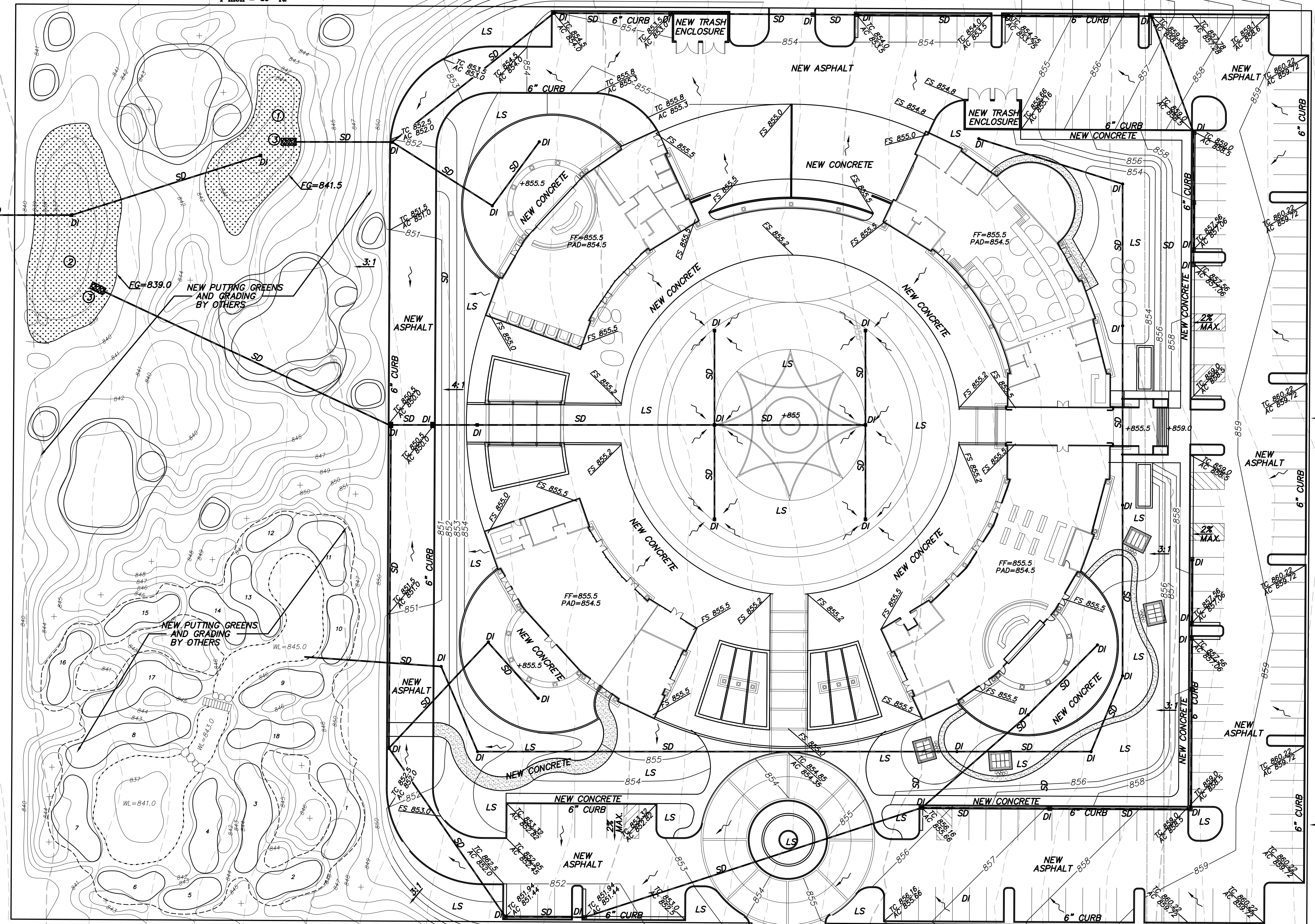
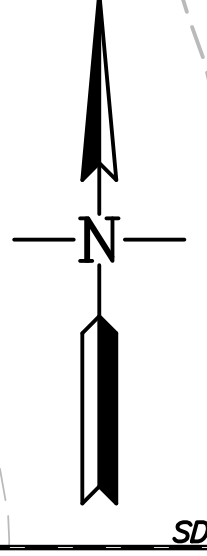
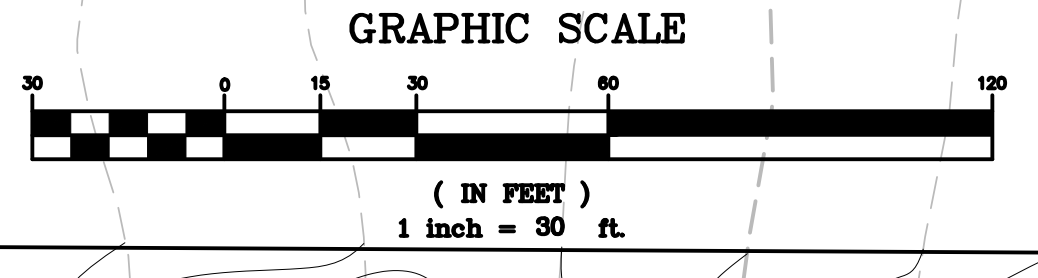
SURVEYORS
ENGINEERS
PLANNERS

DRAWN BY:	RD
DESIGNED BY:	RD
CHECKED BY:	DA
SCALE:	

PROJECT NAME
COVER SHEET
9846 REUSS ROAD
LIVERMORE
ALAMEDA COUNTY, CALIFORNIA

JOB NO.:	22443
DISK NO.:	
FILE NO.:	22443
DATE:	3-8-23

SHEET NO.: **C1**
OF 2 SHEETS

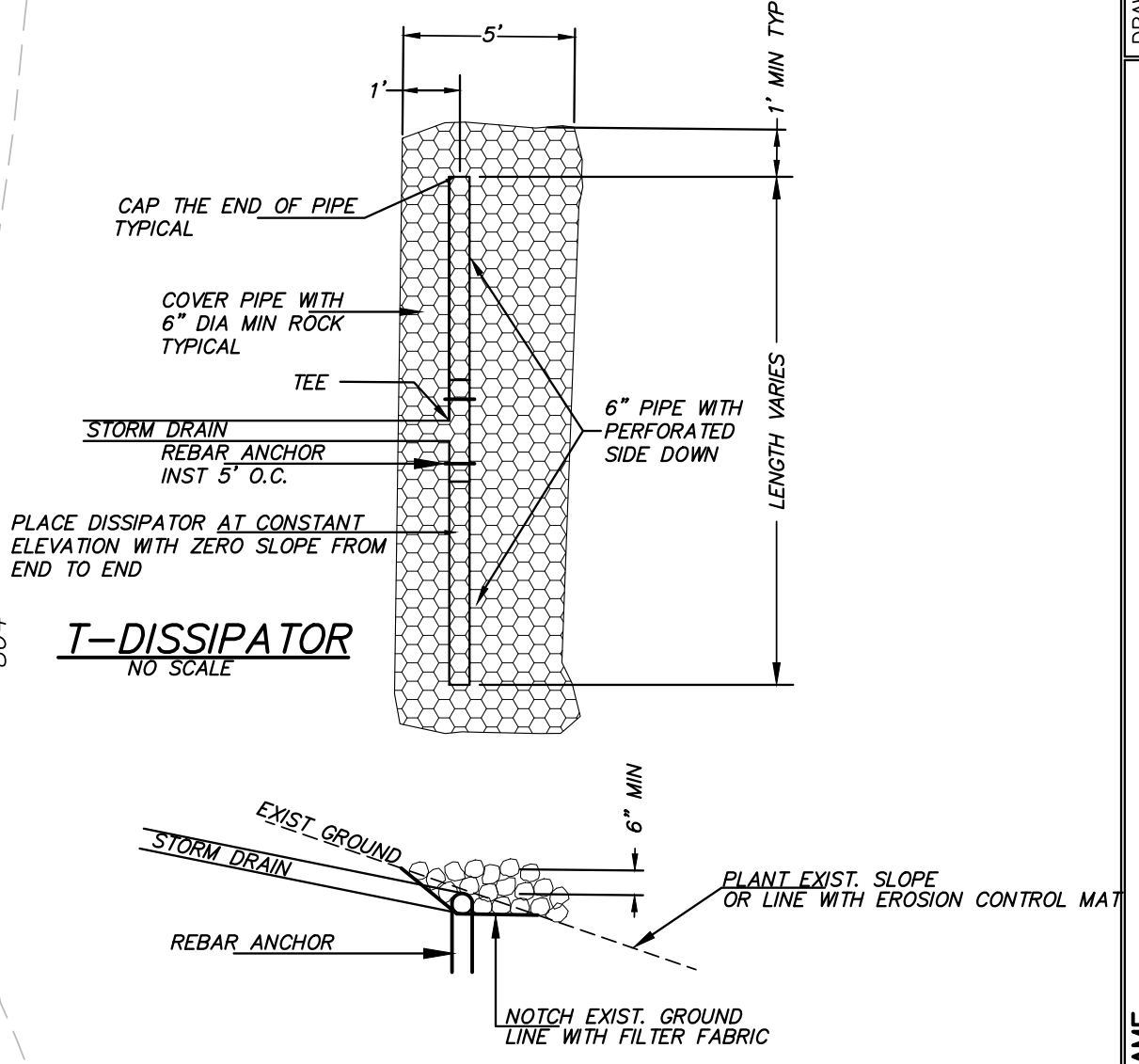


- NOTES**
- 1 RIP RAP MAY BE FIELD STONE OR ROUGH QUARRY STONE.
 2. MINIMUM DEPTH SHALL BE 1/2 TIMES THE AVERAGE STONE SIZE.
 3. ROCKS SHALL BE PLACED SO AS TO PROVIDE A MINIMUM OF VOIDS.
 4. SURFACE ROCKS SHALL PROTRUDE 1/2 THEIR VERTICAL DIMENSION.
 5. ROCK CLASSIFICATION SHALL BE NO. 2 UNLESS OTHERWISE SPECIFIED.

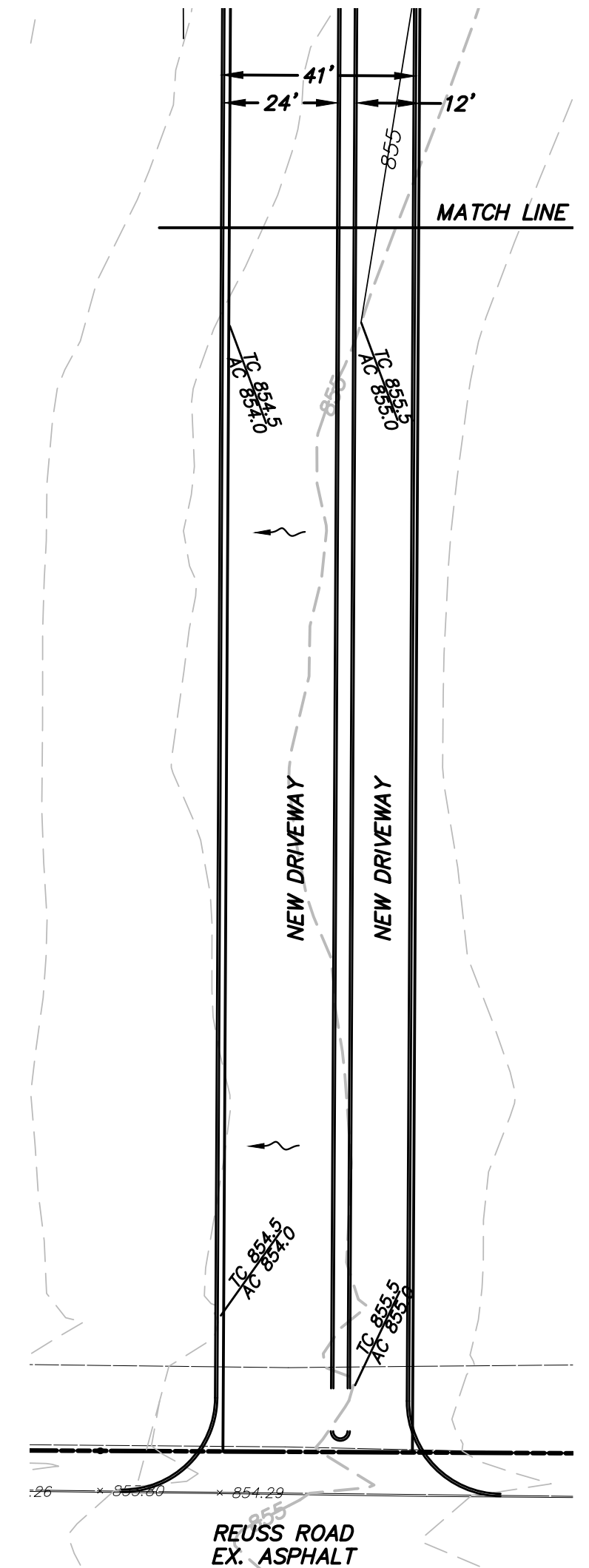
- PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE
- SEE ARCHITECT'S PLAN FOR PARKING DIMENSIONS & STRIPING
- INST 4" PVC SUBDRAIN BEHIND RET-WALL UNDER THE DIRECTION OF THE SOIL ENGINEER. CONNECT TO STORMDRAIN. -TYPICAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION

- 1 BIO-RETENTION AREA AREA=2,400 SF PER COUNTY STD
- 2 BIO-RETENTION AREA AREA=4,500 SF PER COUNTY STD
- 3 STORM DRAIN OUTFALL DETAIL THIS SHEET

- 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)
 - TOP OF CURB
 - GA GARAGE FINISHED FLOOR
 - HP HIGHPOINT
 - HW 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
 - 4" PERIMETER DRAIN
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING INDEX CONTOUR
 - NEW DESIGN CONTOUR
 - SWALE
 - PROPERTY LINE



PROJECT NAME
GRADING PLAN
9846 REUSS ROAD
LIVERMORE
ALAMEDA COUNTY, CALIFORNIA

DESIGNER
ALEXANDER & ASSOCIATES INC.
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2655

PLANNERS

DATE
08/30/24

SCALE
AS SHOWN

REVISIONS

NO.	BY	DATE	REVISIONS

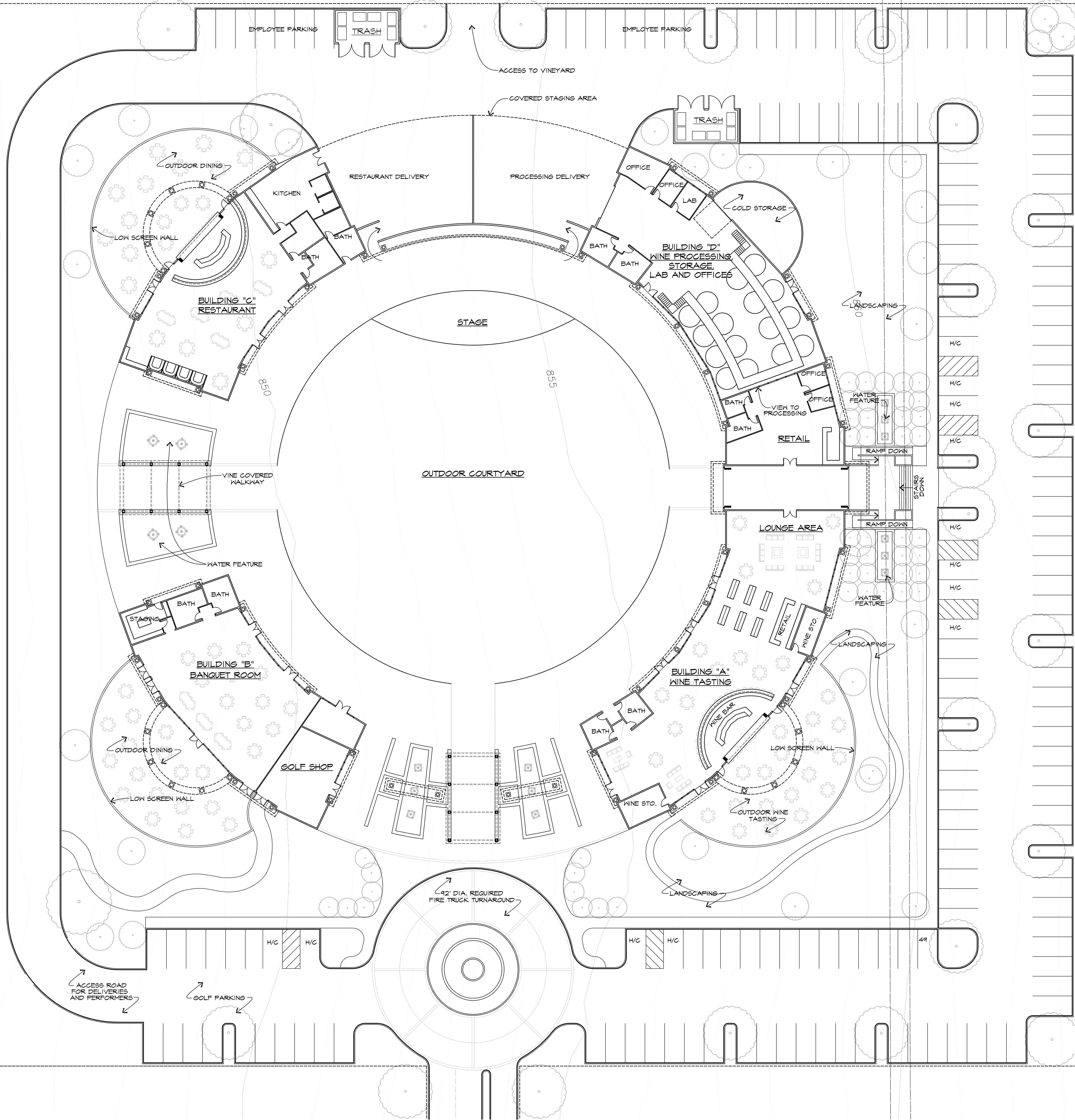
JOB NO.: 22443
DISK NO.: 22443
FILE NO.: 22443
DATE: 3-8-23

SHEET NO.: 2 OF 2 SHEETS

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. DIESTLER
No. C 66722
EXPIRES 08/30/24
CIVIL
STATE OF CALIFORNIA

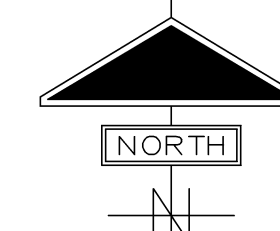
Rob Diestler

8.00 ACRES



SITE PLAN

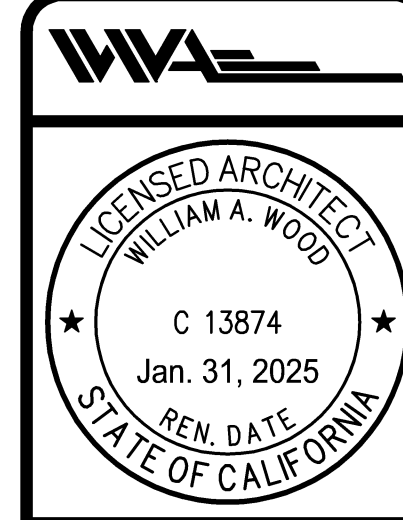
SCALE: 1" = 20'-0"



PARKING CALCULATIONS:

STANDARD PARKING SPACES:	154
ACCESSIBLE PARKING SPACES:	12
TOTAL PARKING SPACES:	171

REVISIONS	DATE



AVANTI VINEYARD
 9846 REUSS ROAD
 LIVERMORE, CA 94550

WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

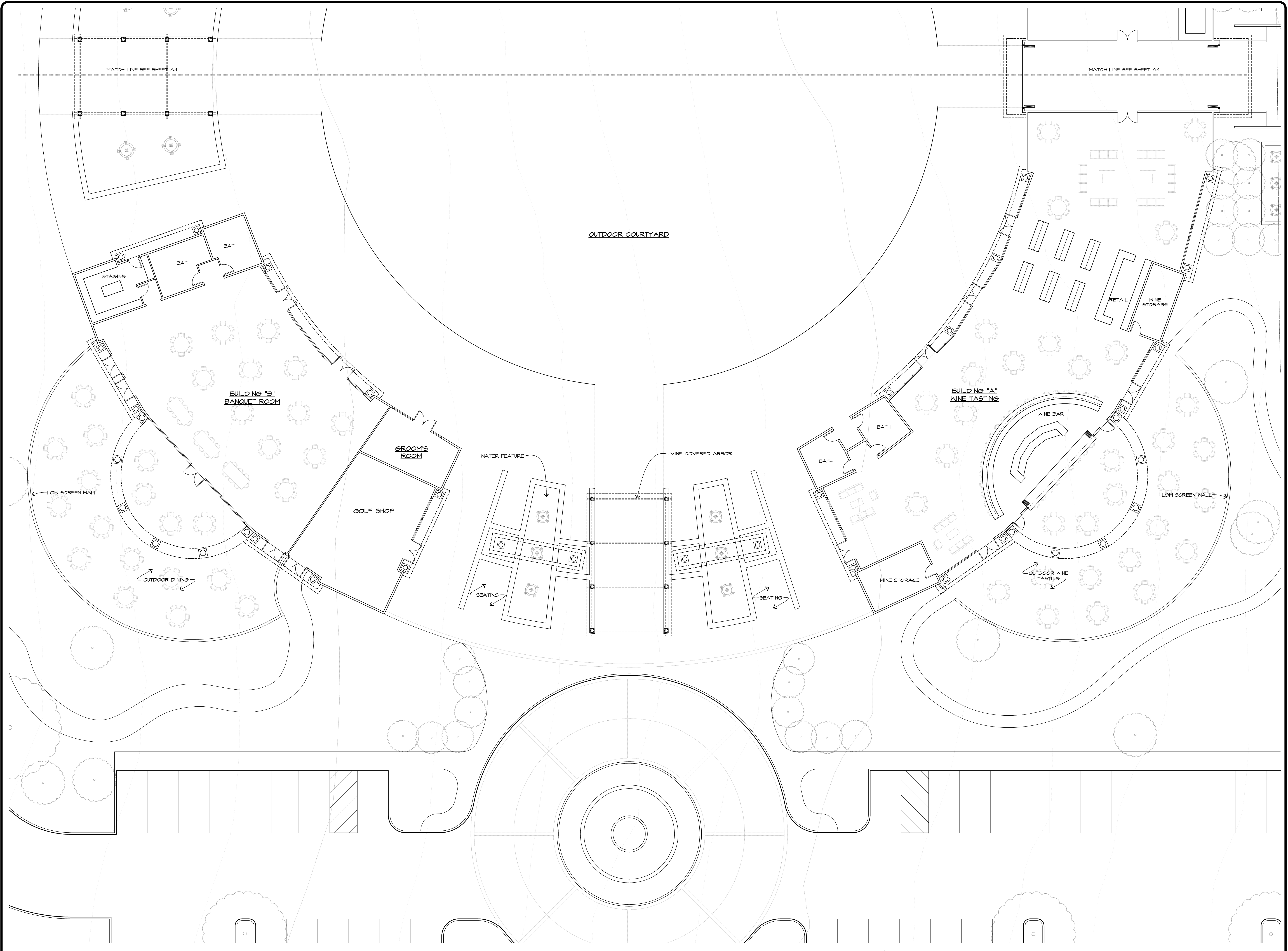
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DRAWN	JJ
CHECKED	WW
DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

A2

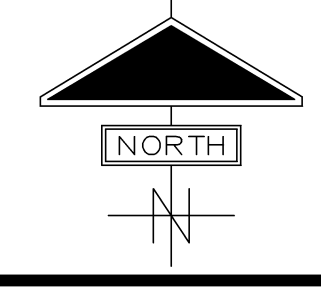
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PLOT DATE: Apr. 27, 2023 - 6:00pm. A1 site Plan 2.dwg

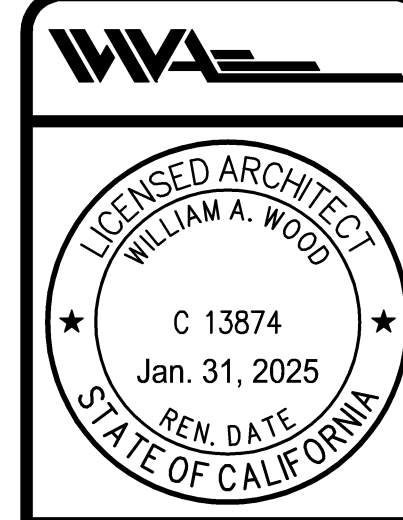


SITE PLAN

SCALE: 1" = 10'-0"



REVISIONS	DATE



AVANTI VINEYARD
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 LIVERMORE, CA 94550

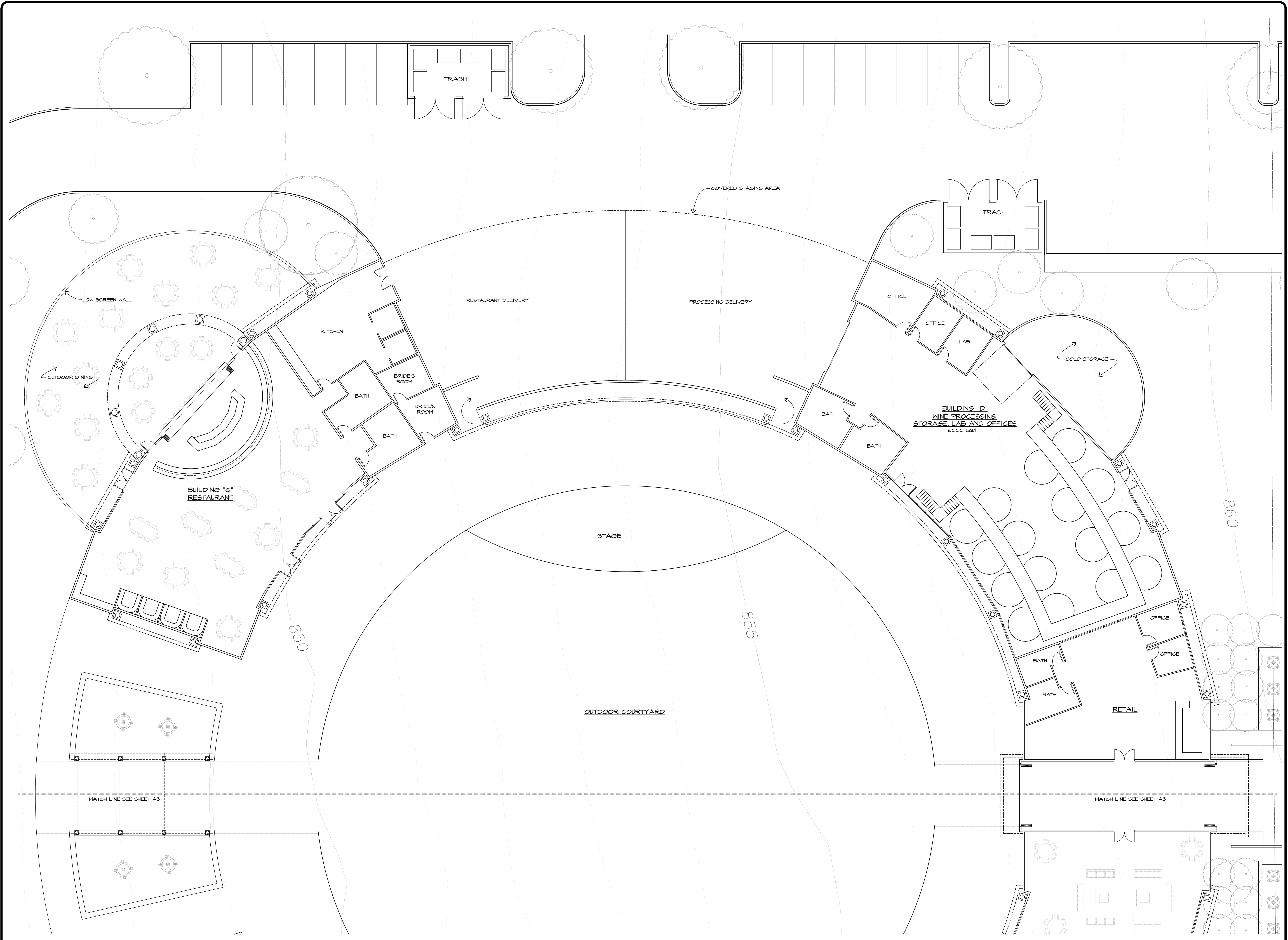
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DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

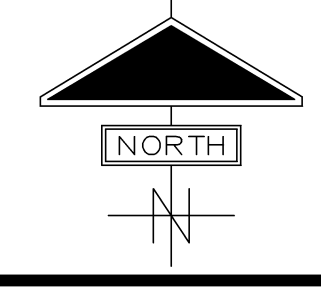
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PLOT DATE: Apr 27, 2023 - 9:50pm. All site Plan 2.dwg

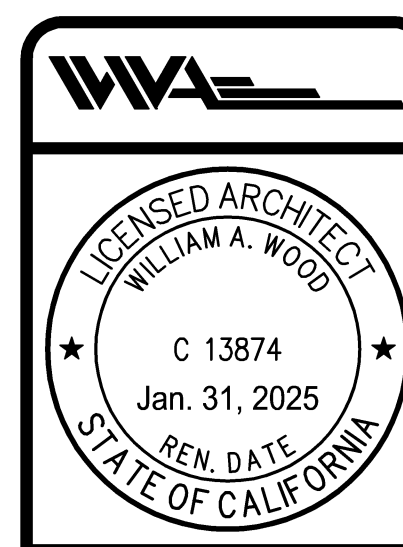


SITE PLAN

SCALE: 1" = 10'-0"



REVISIONS	DATE



AVANTI VINEYARD
 9846 REUSS ROAD
 LIVERMORE, CA 94550

WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

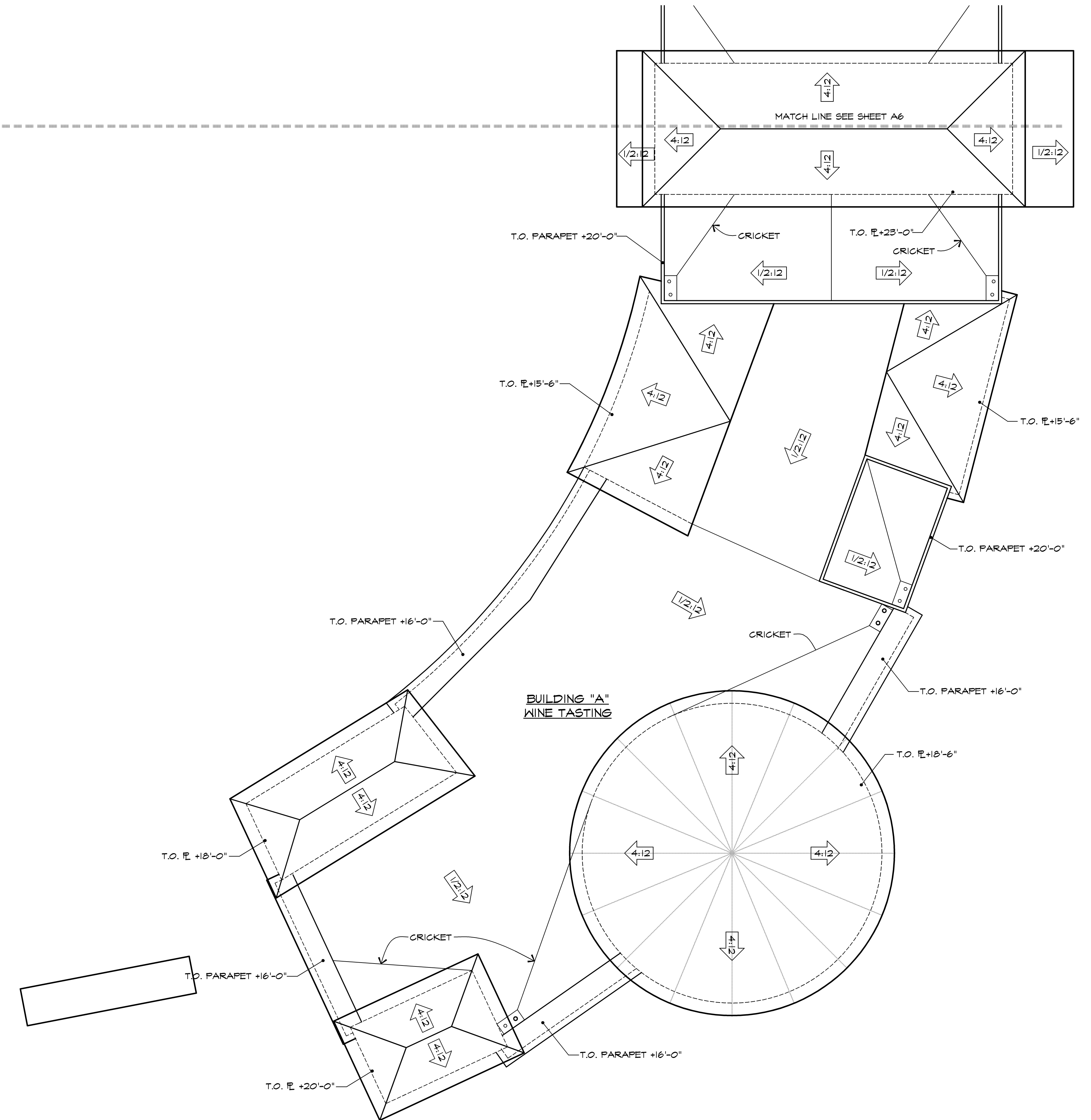
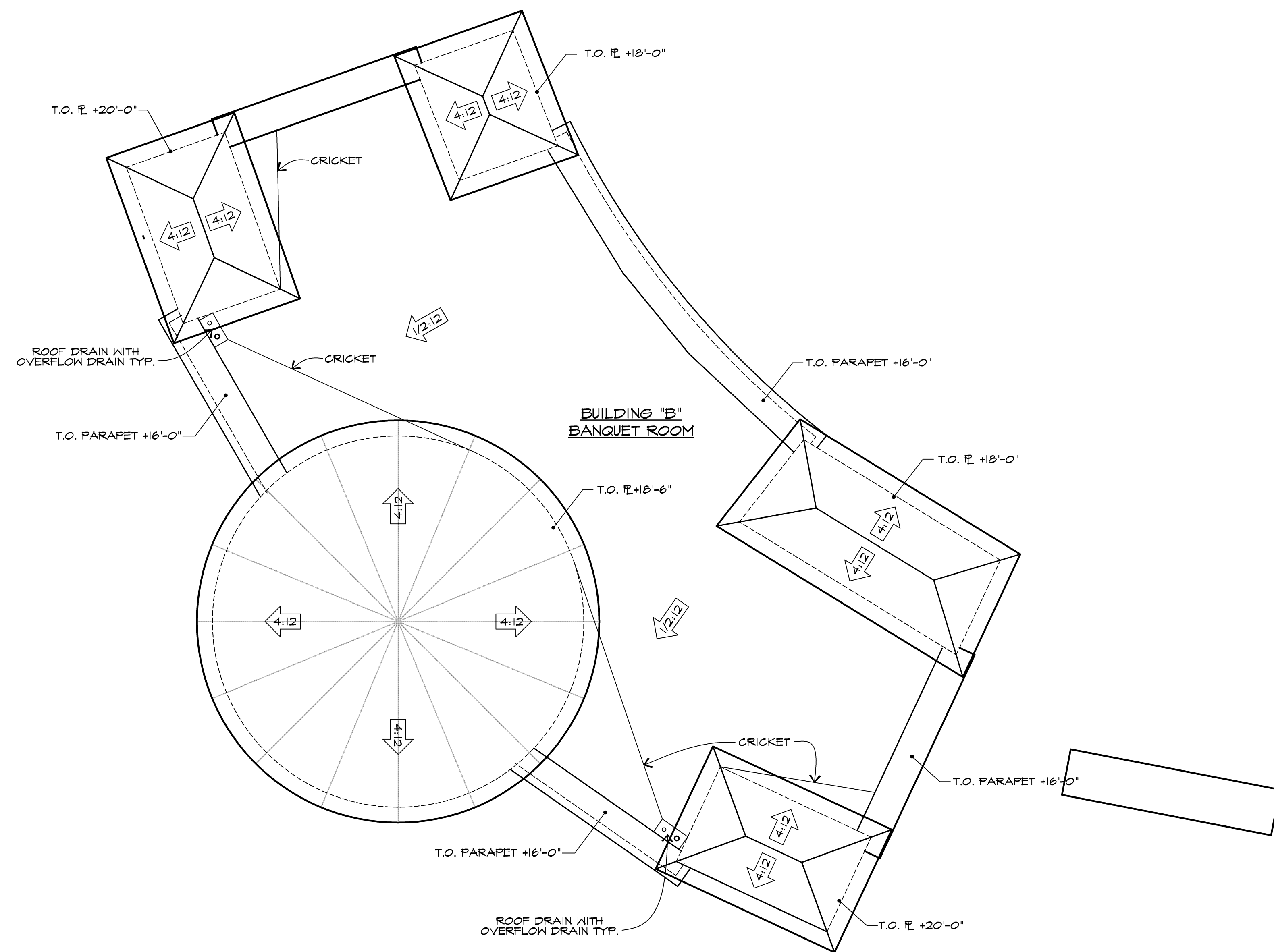
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CHECKED	WW
DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

A4
 OF SHEETS

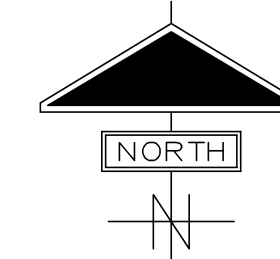
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MATCH LINE SEE SHEET A6

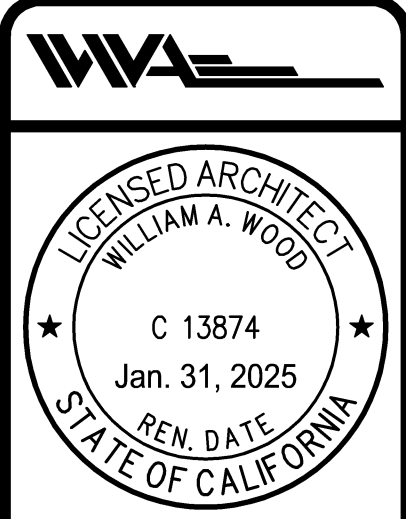


PARTIAL ROOF PLAN

SCALE: 1" = 10'-0"



REVISIONS	DATE



AVANTI VINEYARD
 9846 REUSS ROAD
 LIVERMORE, CA 94550

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 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

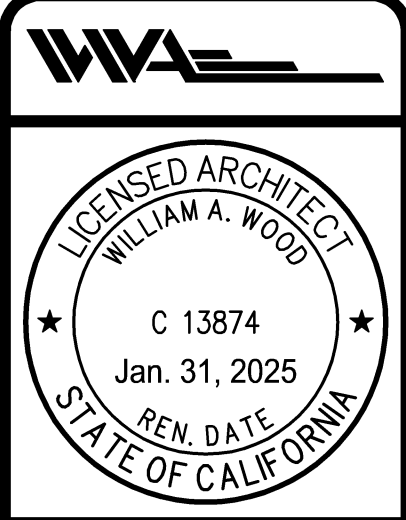
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DRAWN	JJ
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DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	A5
OF SHEETS	

PLOT DATE: Apr 27, 2023 - 6:14pm A:\roof Plans.dwg

REVISIONS	DATE

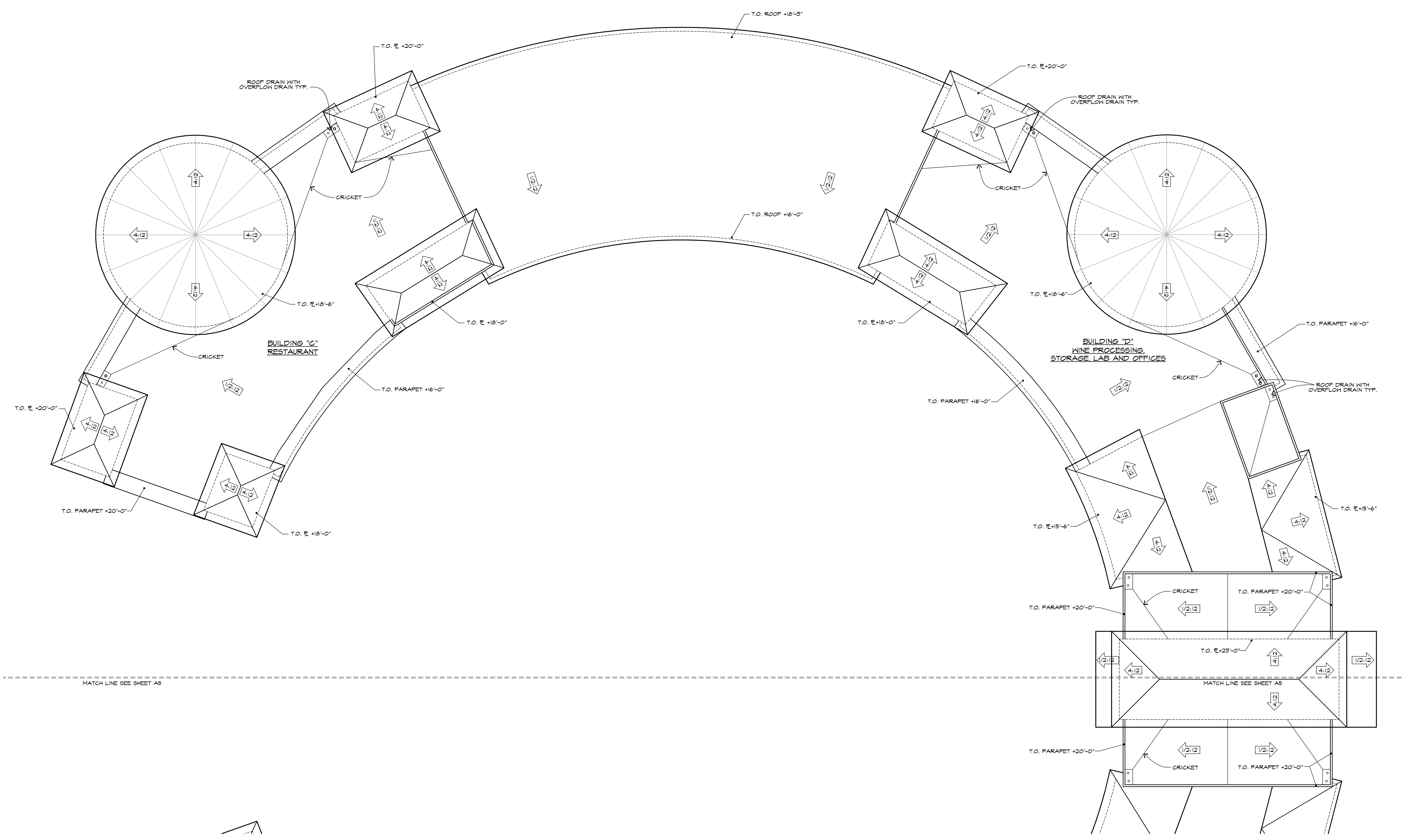


AVANTI VINEYARD
 9846 REUSS ROAD
 LIVERMORE, CA 94550

WILLIAM WOOD ARCHITECTS
 301 HARTZ AVENUE, SUITE 203
 DANVILLE, CALIFORNIA 94526
 (925) 820-8233

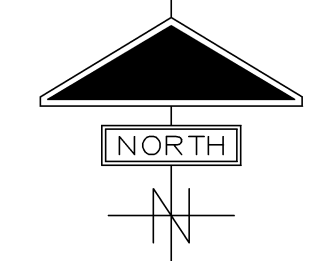
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DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	A6
OF SHEETS	

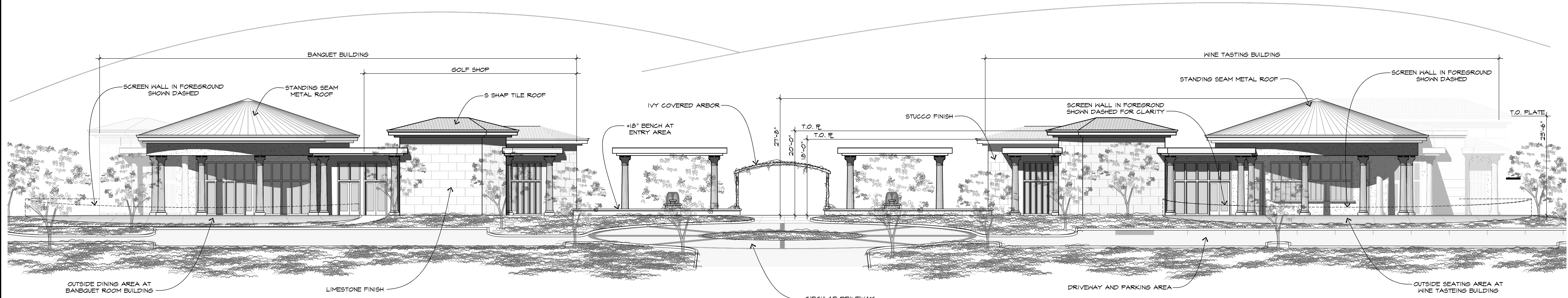


PARTIAL ROOF PLAN

SCALE: 1" = 10'-0"

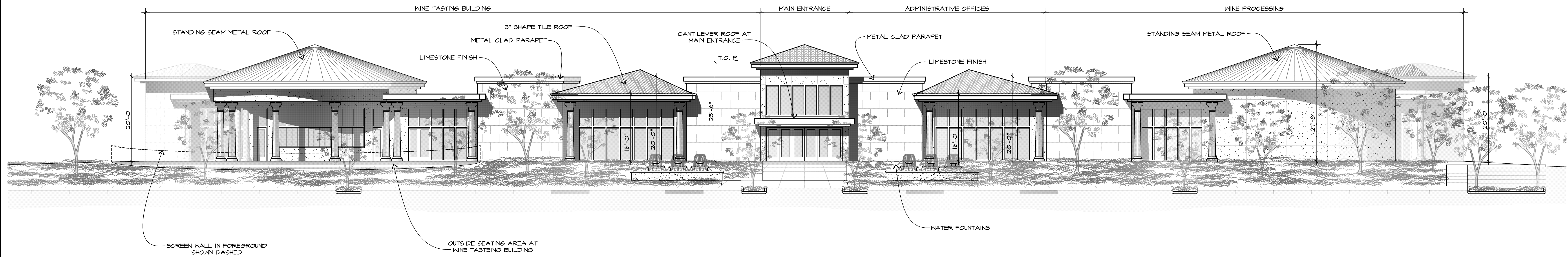


PLOT DATE: Apr 27, 2023 - 9:59pm Al roof Plans.dwg



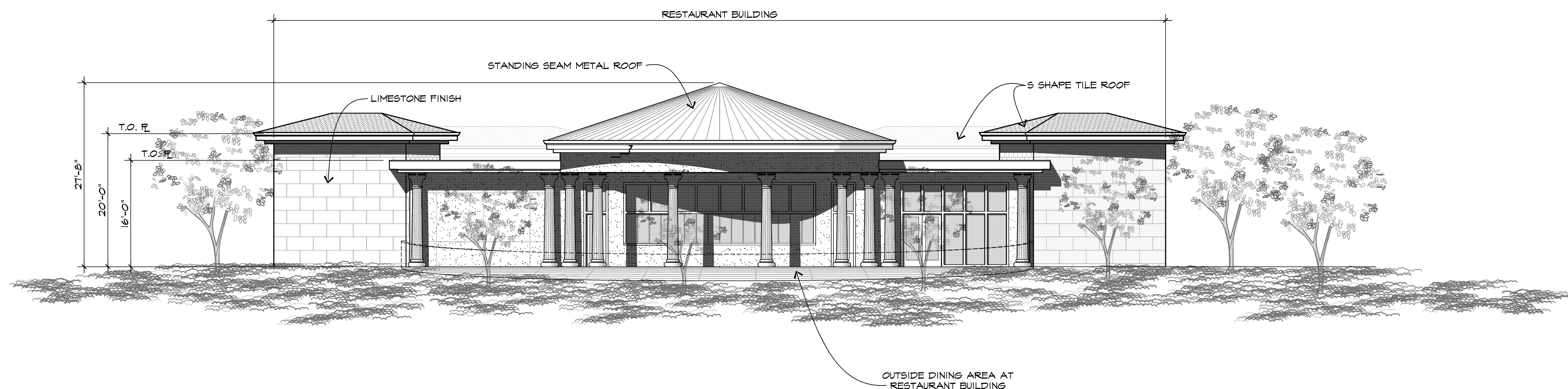
**BUILDING A AND B
SOUTH ELEVATION**

SCALE: 1" = 10'-0"



**BUILDING A AND D
EAST ELEVATION**

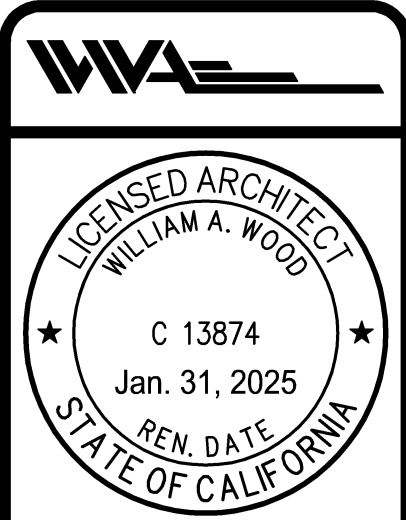
SCALE: 1" = 10'-0"



**BUILDING C
NORTH WEST ELEVATION (RESTAURANT)**

SCALE: 1" = 10'-0"

REVISIONS	DATE

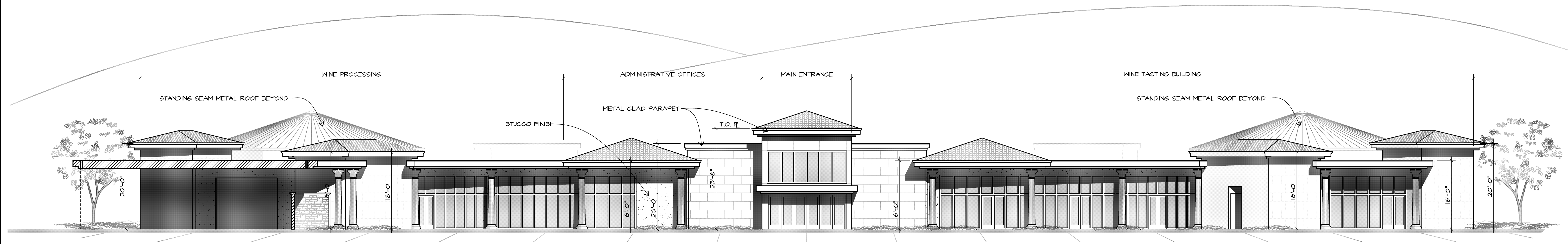


AVANTI VINEYARD
9846 REUSS ROAD
LIVERMORE, CA 94550

WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

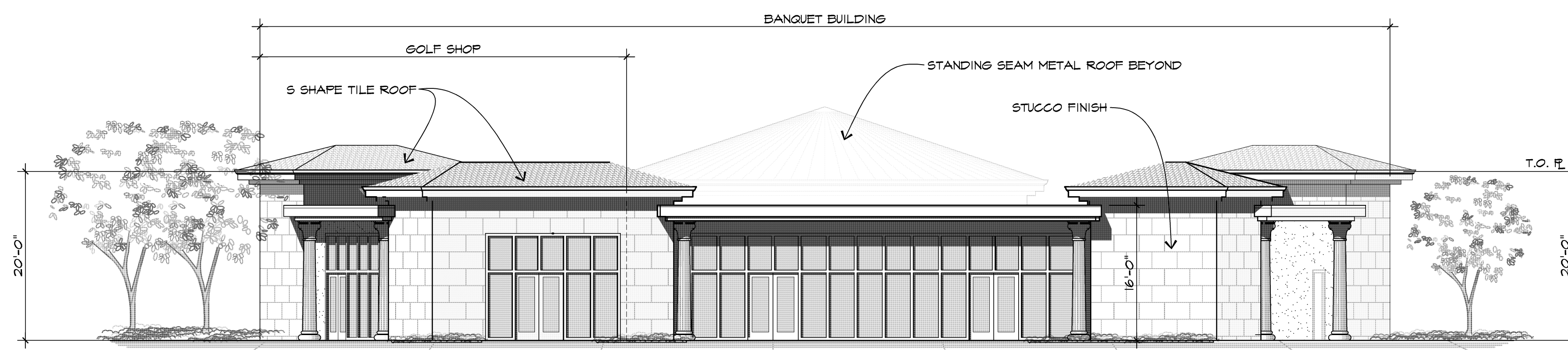
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CHECKED	WW
DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	A7
OF SHEETS	

PLOT DATE: Apr 27, 2023 - 4:46pm A1 s16 Plan 2.dwg
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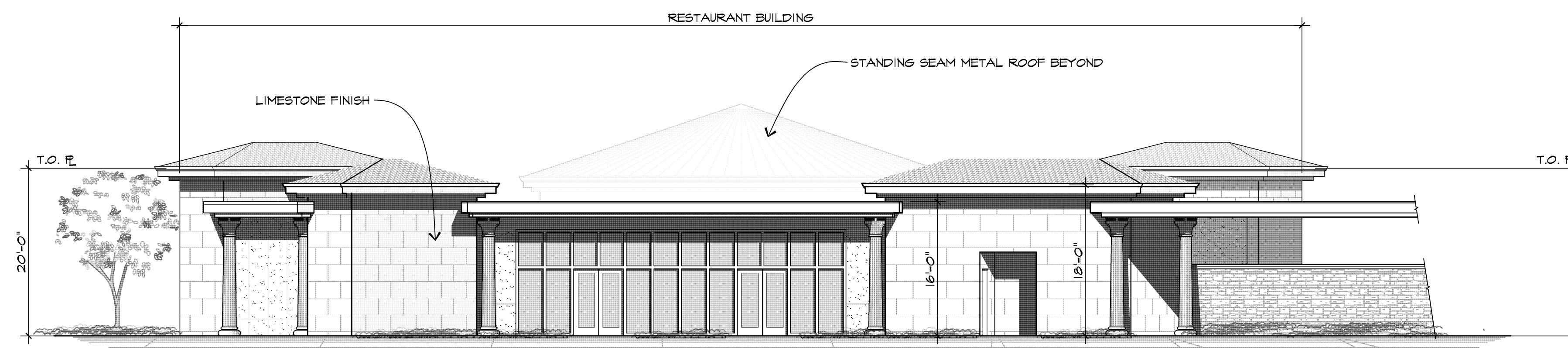
**BUILDING A AND D
INTERIOR WEST ELEVATION**

SCALE: 1" = 10'-0"



**BUILDING B
INTERIOR NORTHEAST ELEVATION (BANQUET/GOLF SHOP BUILDING)**

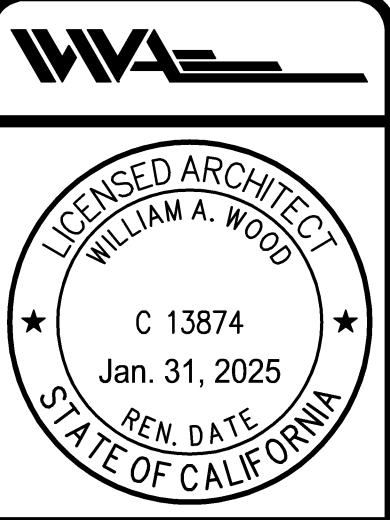
SCALE: 1" = 10'-0"



**BUILDING C
INTERIOR SOUTHEAST ELEVATION (RESTAURANT BUILDING)**

SCALE: 1" = 10'-0"

REVISIONS	DATE



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9846 REUSS ROAD
LIVERMORE, CA 94550

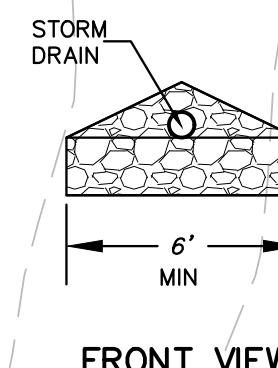
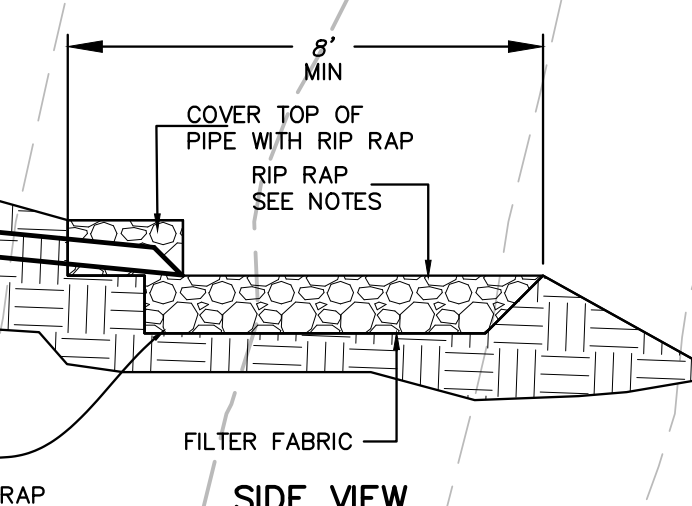
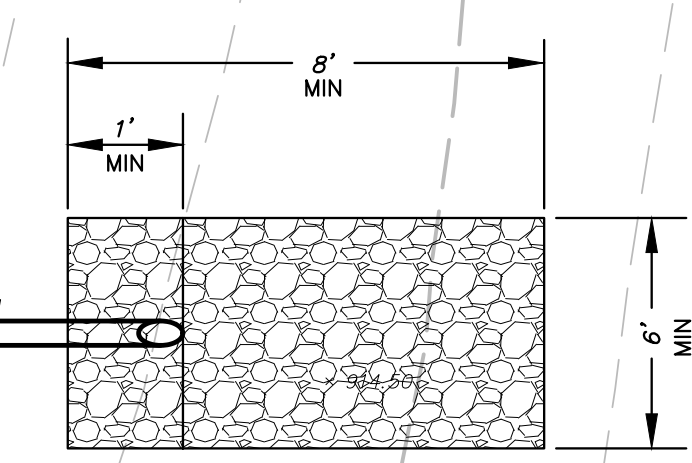
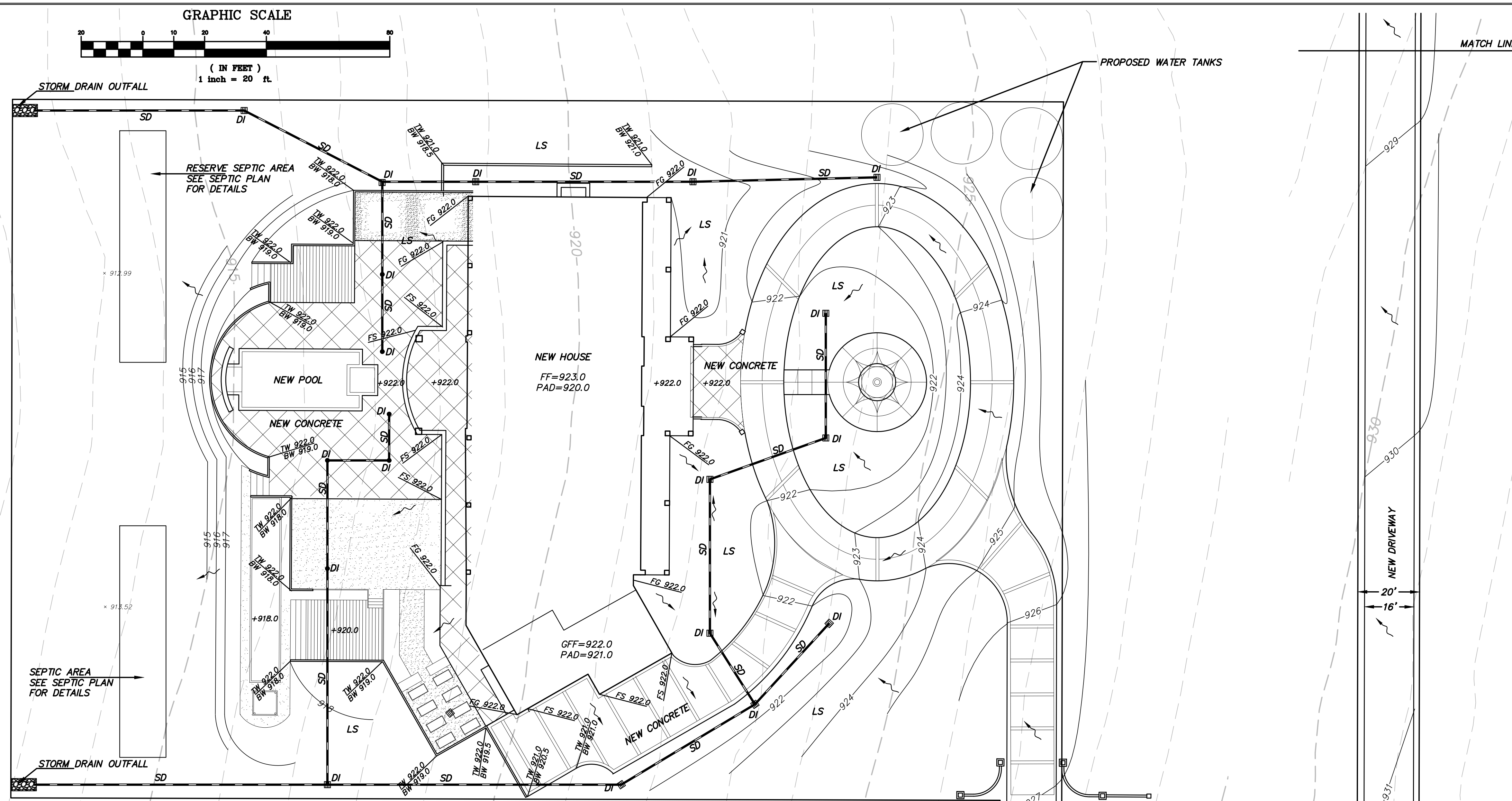
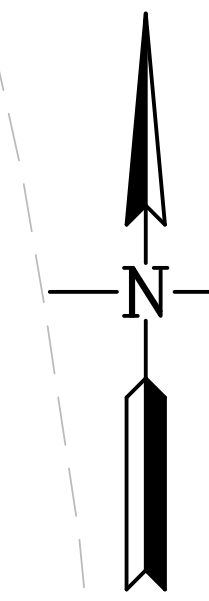
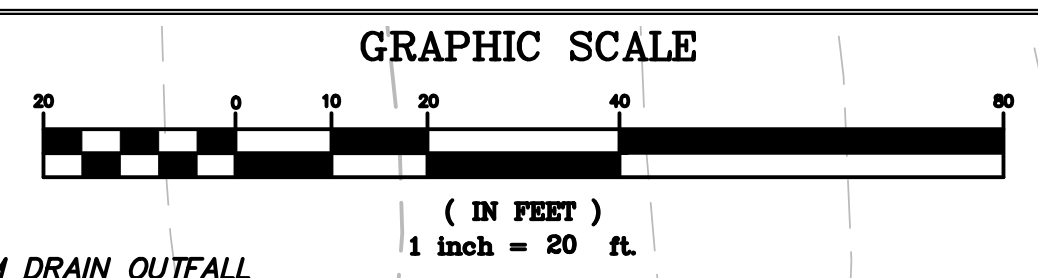
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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DRAWN	JJ
CHECKED	WW
DATE	3-15-23
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

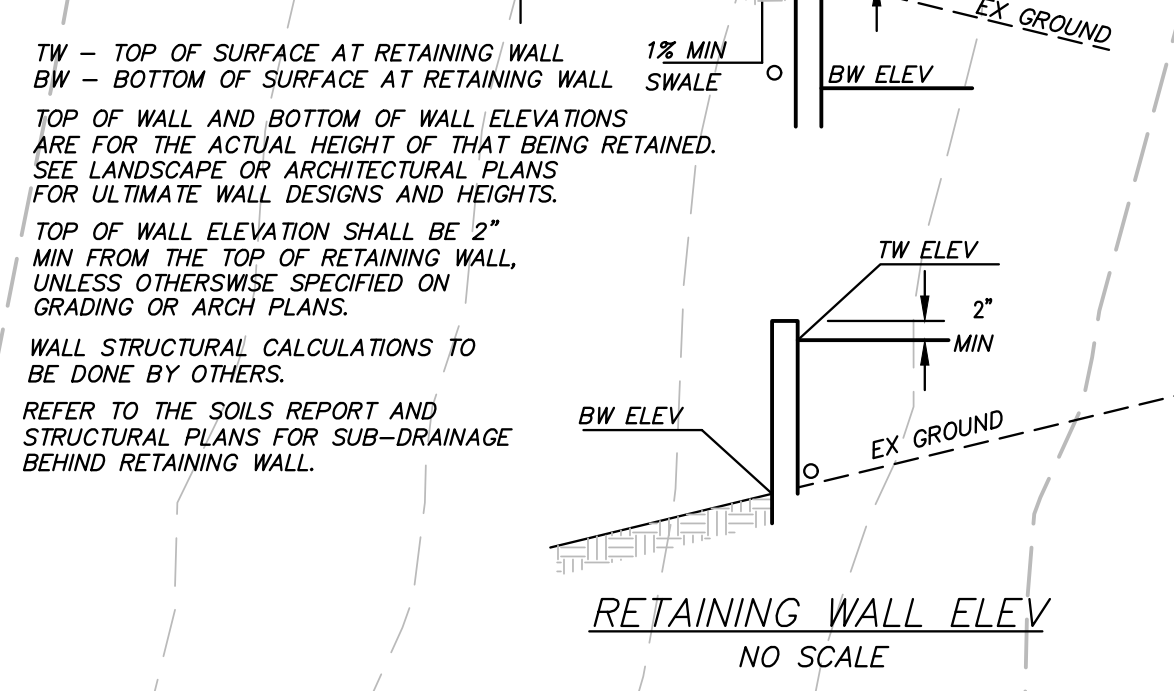
A8
OF SHEETS

PLOT DATE: Apr 27, 2023 - 4:58pm A:\also Plan 2.dwg



STORM DRAIN OUTFALL
NO SCALE

- NOTES
- 1 RIP RAP SHALL BE 4"-6" FIELD STONE OR ROUGH QUARRY STONE.
 2. MINIMUM DEPTH SHALL BE 1 1/2 TIMES THE AVERAGE STONE SIZE.
 3. ROCKS SHALL BE PLACED SO AS TO PROVIDE A MINIMUM OF VOIDS.
 4. SURFACE ROCKS SHALL PROTRUDE 1/2 THEIR VERTICAL DIMENSION.
 5. END OF STORM DRAIN PIPE TO HAVE A 45° BEVEL CUT OR 2" TEE.

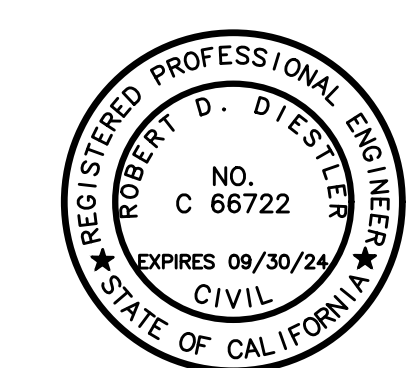


TW - TOP OF SURFACE AT RETAINING WALL
 BW - BOTTOM OF SURFACE AT RETAINING WALL
 TOP OF WALL AND BOTTOM OF WALL ELEVATIONS ARE FOR THE ACTUAL HEIGHT OF THAT BEING RETAINED. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR ULTIMATE WALL DESIGNS AND HEIGHTS.
 TOP OF WALL ELEVATION SHALL BE 2" MIN FROM THE TOP OF RETAINING WALL, UNLESS OTHERWISE SPECIFIED ON GRADING OR ARCH PLANS.
 WALL STRUCTURAL CALCULATIONS TO BE DONE BY OTHERS. REFER TO THE SOILS REPORT AND STRUCTURAL PLANS FOR SUB-DRAINAGE BEHIND RETAINING WALL.

- GARAGE FLOOR TO SLOPE TOWARDS THE FRONT AT 1% MIN.
- PAD TO FINISH FLOOR DISTANCE TO BE VERIFIED BEFORE CONSTRUCTION.
- SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION THIS PLAN IS INTENDED FOR GRADING AND DRAINAGE
- INST 4" PVC SUBDRAIN BEHIND RET-WALL UNDER THE DIRECTION OF THE SOIL ENGINEER. CONNECT TO STORMDRAIN. TYPICAL LOCATION TO BE DETERMINED AT TIME OF CONSTRUCTION

- LEGEND**
- > DRAINAGE ARROW INDICATES DIRECTION OF DRAINAGE
 - SD — STORM DRAIN
 - 4" PERIMETER DRAIN
 - 101- EXISTING INTERMEDIATE CONTOUR
 - 100- EXISTING INDEX CONTOUR
 - 100- NEW DESIGN CONTOUR
 - SWALE
 - PROPERTY LINE
 - ✕ REMOVE EX-TREE

- 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)
 - FL FINISHED FLOOR
 - FG FINISHED GRADE (UN-PAVED SURFACE)
 - FS FINISHED SURFACE (PAVED SURFACE)
 - GR TOP OF GRADE
 - GFF GARAGE FINISHED FLOOR
 - HP HIGHPOINT
 - HW INVERT
 - LS LANDSCAPING
 - PA PLANTER AREA
 - SW STORM WATER INLET
 - TC TOP OF CURB
 - TG TOP OF GRADE
 - TW TOP OF RETAINING WALL
 - PERF. PERFORATED
 - (E) EXISTING
 - (N) NEW



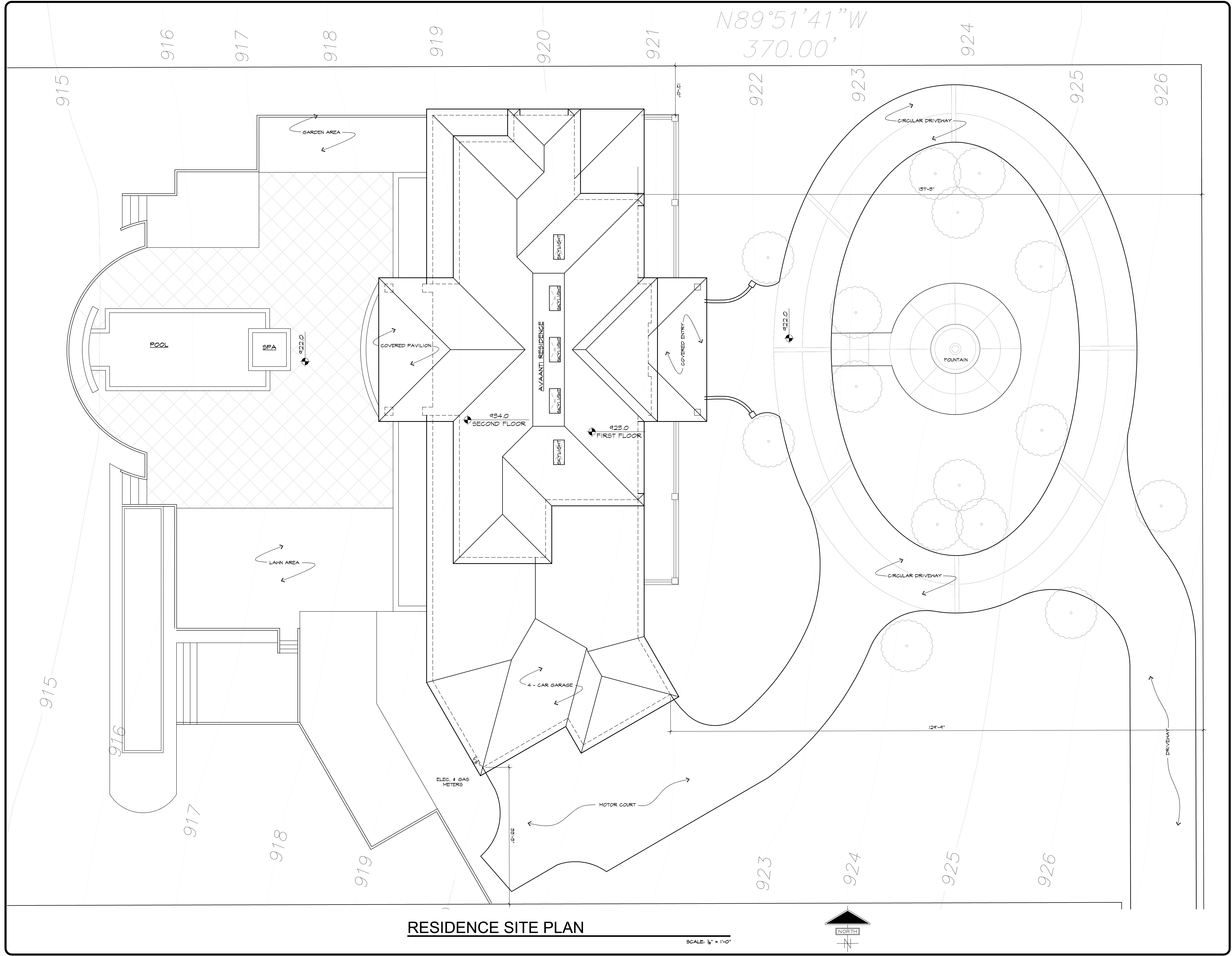
ALEXANDER & ASSOCIATES INC.
 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2855

GRADING PLAN
9846 REUSS ROAD
 LIVERMORE
 ALAMEDA COUNTY, CALIFORNIA

DESIGNED BY:	RD
CHECKED BY:	RD
SCALE:	DA

JOB NO.: 22443
 DISK NO.: C 66722
 FILE NO.: 22443
 DATE: 09/30/24
 SHEET NO.: 3-8-23

OF 2 SHEETS

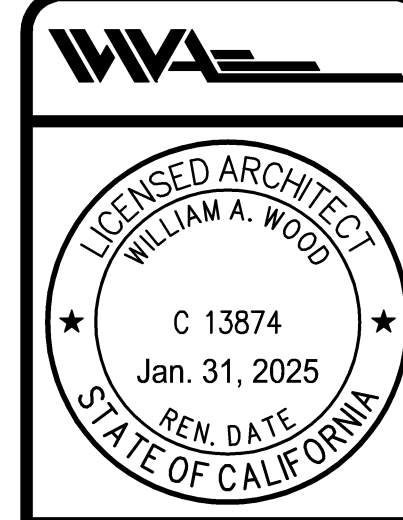


N89°51'41"W
370.00'

RESIDENCE SITE PLAN

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

REVISIONS	DATE



AVAANTI VINEYARD
9846 REUSS ROAD
LIVERMORE, CA 94550

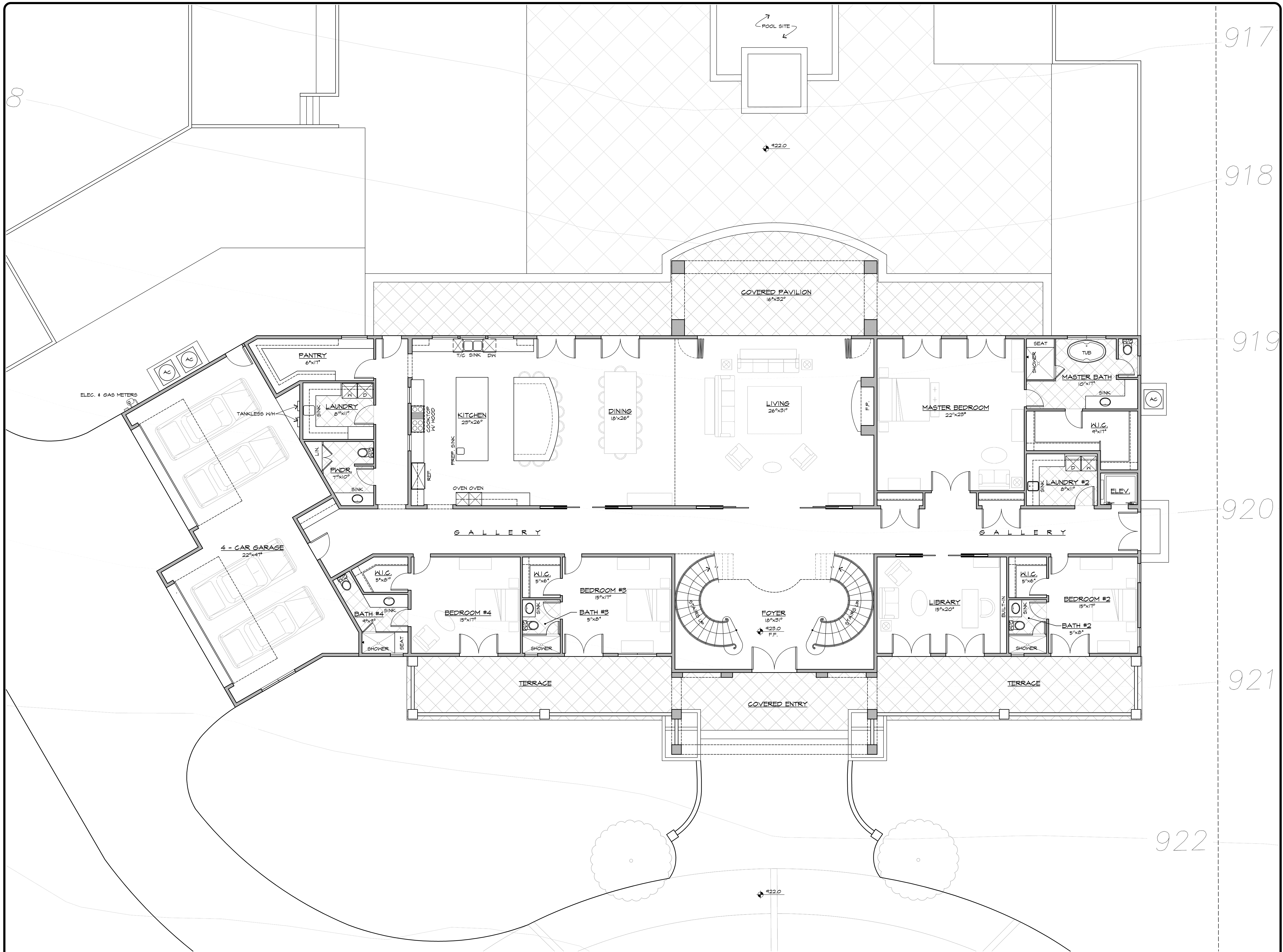
WILLIAM WOOD ARCHITECTS
301 HARTZ AVENUE, SUITE 203
DANVILLE, CALIFORNIA 94526
(925) 820-8233

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DRAWN JJ
CHECKED WW
DATE 7-17-24
SCALE AS SHOWN
JOB NO. 22.1050C
SHEET A9
OF SHEETS

PLOT DATE: Jul 11, 2024 - 5:23PM CSI Cover Sheet.dwg

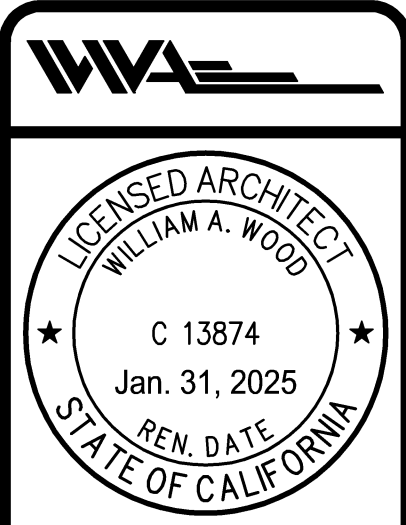


FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

917
918
919
920
921
922

REVISIONS	DATE



AVANTI VINEYARD
9846 REUSS ROAD
LIVERMORE, CA 94550

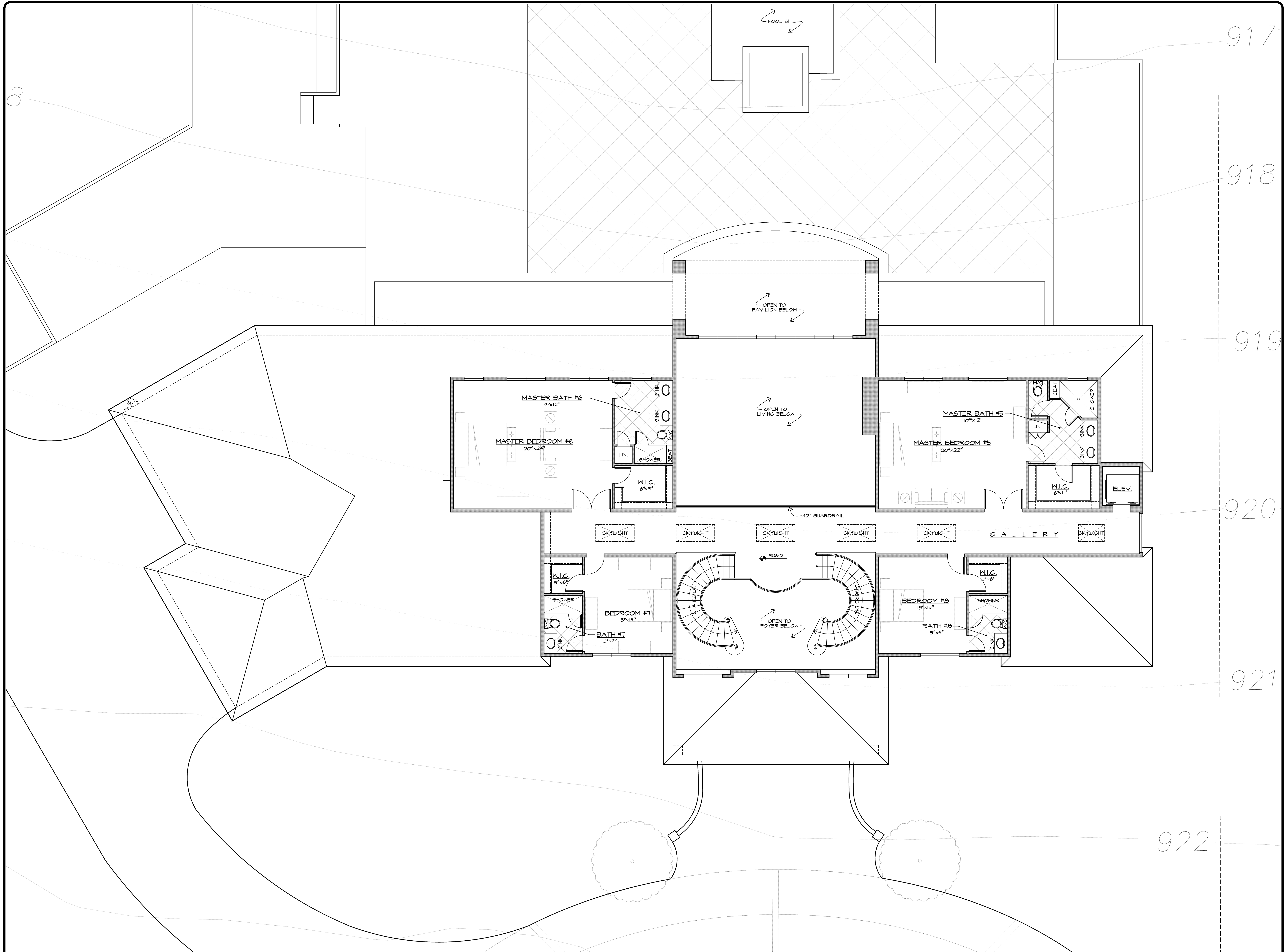
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DATE	7-17-24
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JOB NO.	22.1050C
SHEET	

A10
OF SHEETS

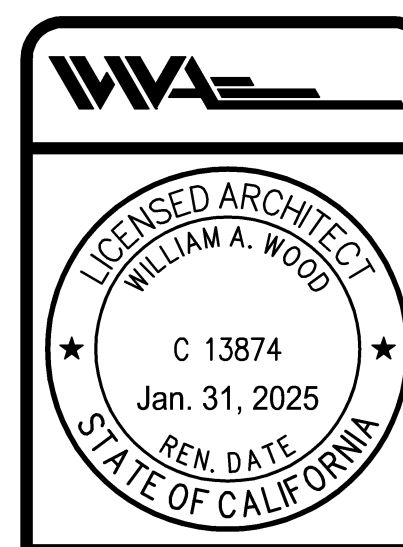
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SECOND FLOOR PLAN

SCALE: 3/8" = 1'-0"

REVISIONS	DATE

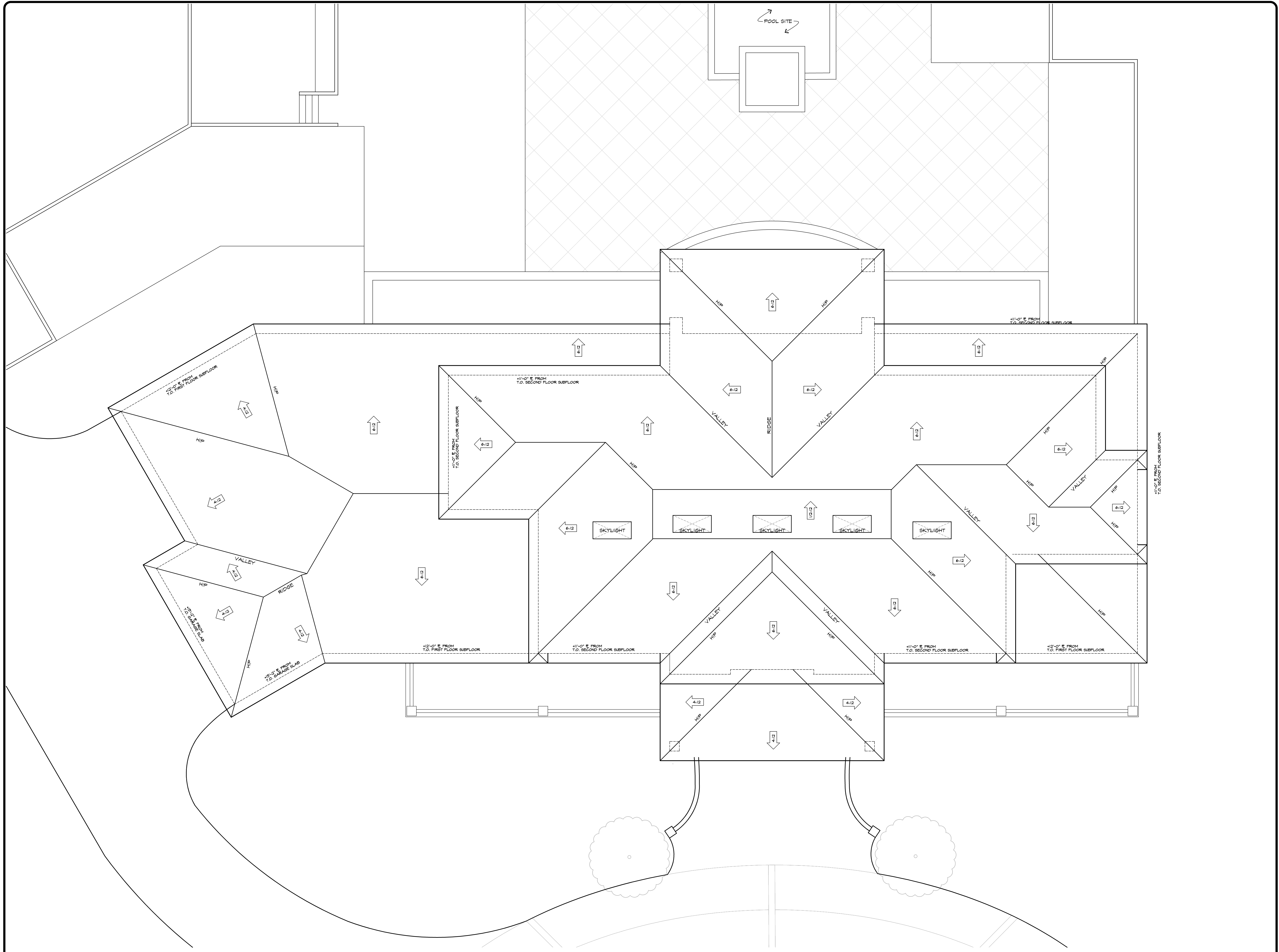


AVANTI VINEYARD
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DRAWN JJ
CHECKED WW
DATE 7-17-24
SCALE AS SHOWN
JOB NO. 22.1050C
SHEET A11
OF SHEETS

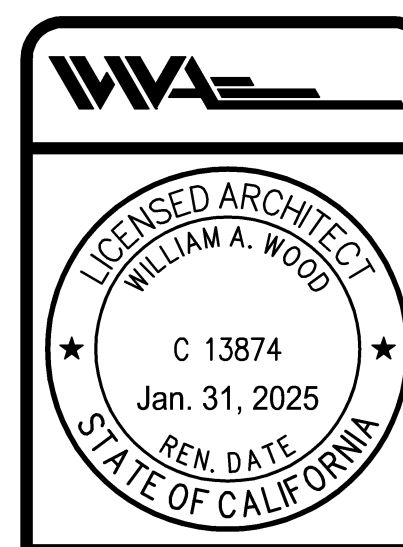
PLOT DATE: Jul 17, 2024 - 5:23PM CSI Cover Sheet.dwg



ROOF PLAN

SCALE: 3/8" = 1'-0"

REVISIONS	DATE



AVANTI VINEYARD
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 LIVERMORE, CA 94550

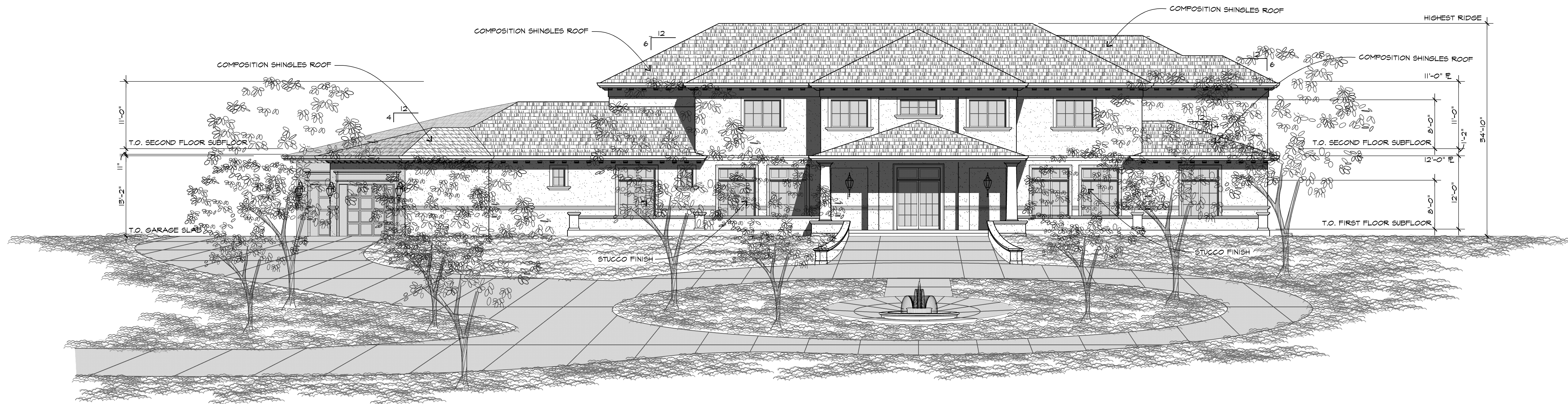
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DRAWN	JJ
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DATE	7-17-24
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

A12
 OF SHEETS

PLOT DATE: Oct 11, 2024 - 2:46pm A6 Roof Plan.dwg



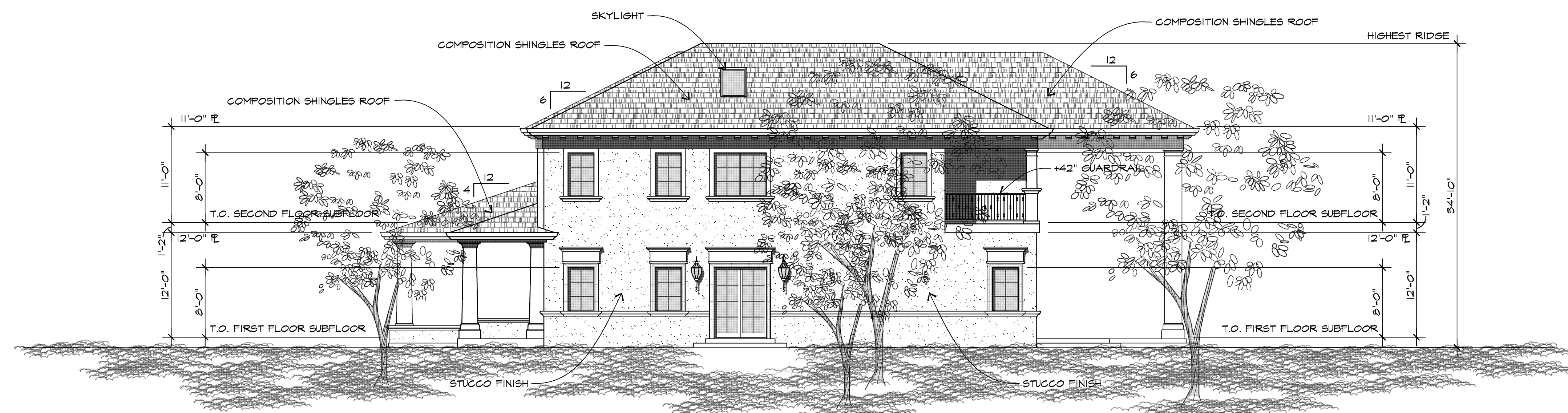
FRONT ELEVATION

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



REAR ELEVATION

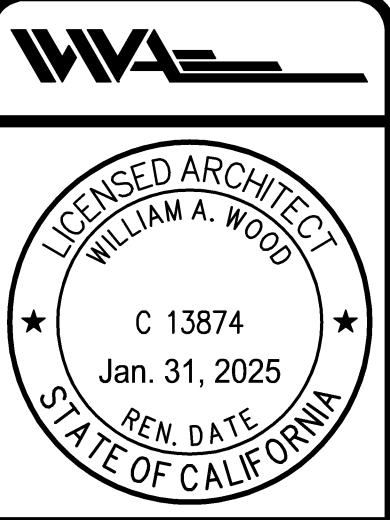
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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

REVISIONS	DATE



AVANTI VINEYARD

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LIVERMORE, CA 94550

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DATE	7-17-24
SCALE	AS SHOWN
JOB NO.	22.1050C
SHEET	

A13

PLOT DATE: JUL 17, 2024 - 5:23PM CSI Cover Sheet.dwg

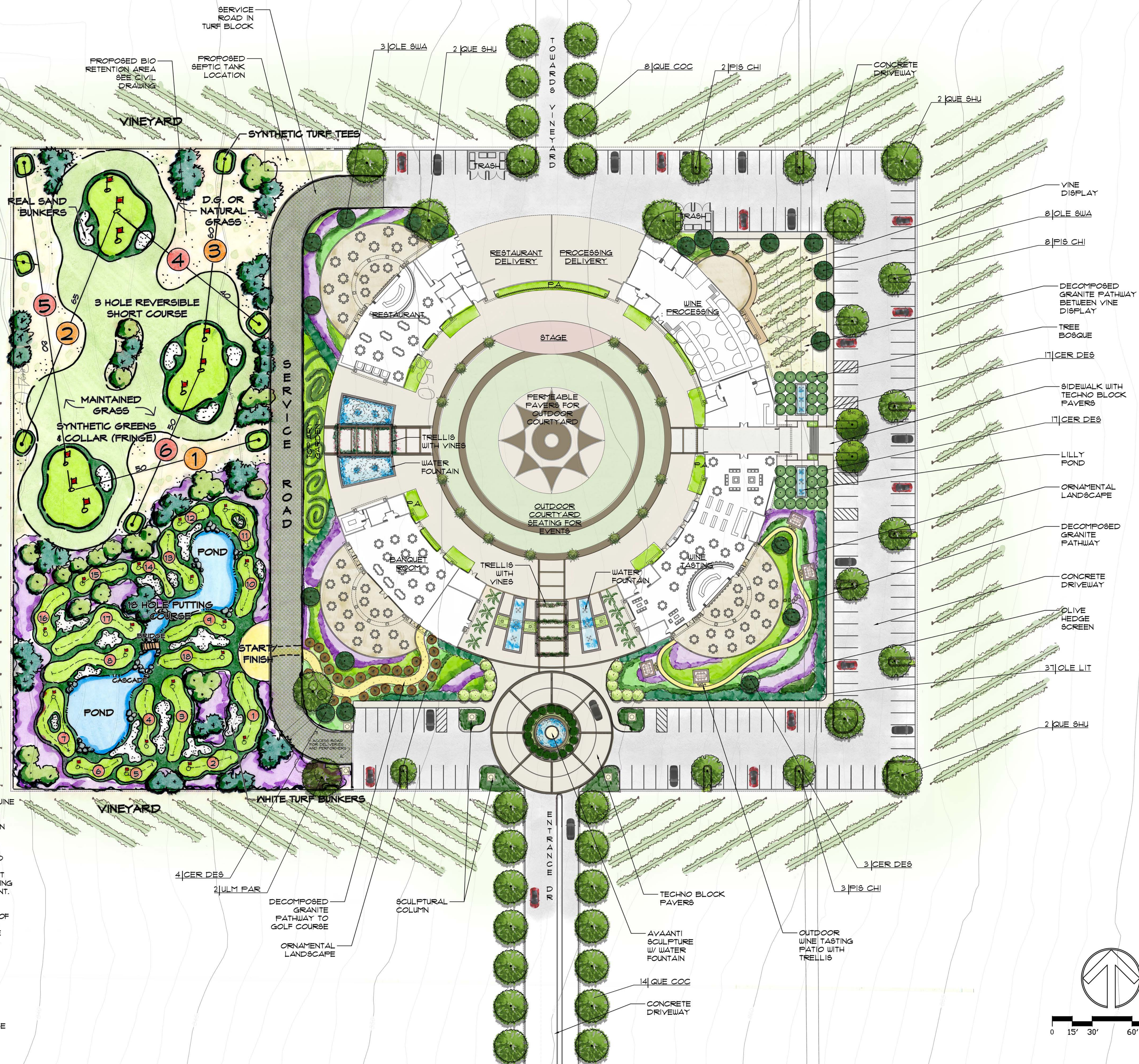
AVAANTI VINEYARDS
 9846 REUSS RD
 LIVERMORE, CA 94550

WINERY CONCEPTUAL LANDSCAPE LAYOUT PLAN



REVISIONS:
 • 04/27/2023
 •
 •
 •
 •
 DATE: 03/06/2023
 SCALE: 1" = 30'-0"
 JOB: 22-065

SHEET
L-1.0

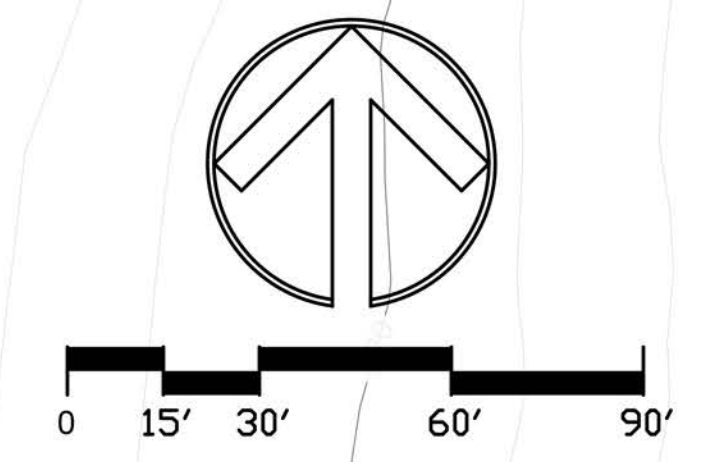


NOTE:
 SET ON A FLAT SITE IN LIVERMORE, CA, AVAANTI VINEYARDS BOASTS PANORAMIC VIEWS OF MT. HAMILTON, PAIRED WITH THE WINE TASTING EXPERIENCE. THE EIGHT-ACRE COMMERCIAL BUILDING ENVELOPE PROPOSES A WINERY WITH AMENITIES SUCH AS WINE TASTING, PROCESSING, RESTAURANT, BANQUET FACILITY, AND AN 18-HOLE GOLF PUTTING COURSE & A SIX-HOLE SHORT COURSE.

THESE AMENITIES ARE SURROUNDED BY CALIFORNIA NATIVE AND DROUGHT-TOLERANT LANDSCAPES TO SUPPORT CALIFORNIA WATER-WISE IRRIGATION. A LANDSCAPE PLANTED WITH DROUGHT TOLERANT SPECIES CREATES A STRONG SENSE OF PLACE HELPING TO CONNECT WITH A MORE DEEPLY TO ITS NATURAL ENVIRONMENT. THE NATIVE PLANTS IN OUR PLANT PALETTE WEAVES A UNIQUE BIOLOGICAL WEB REINFORCING THE SITE'S ENVIRONMENTAL HISTORY AND CULTURE. THESE SMALL HABITATS BECOME PART OF A LARGER COLLECTIVE, THAT NURTURES AND SUSTAINS A LIVING LANDSCAPE WHILE ENHANCING A SENSE OF SANCTUARY FOR THE USER, AS WELL AS THE NATIVE POPULATION OF PLANTS, INSECTS, BIRDS, AND OTHER ANIMALS.

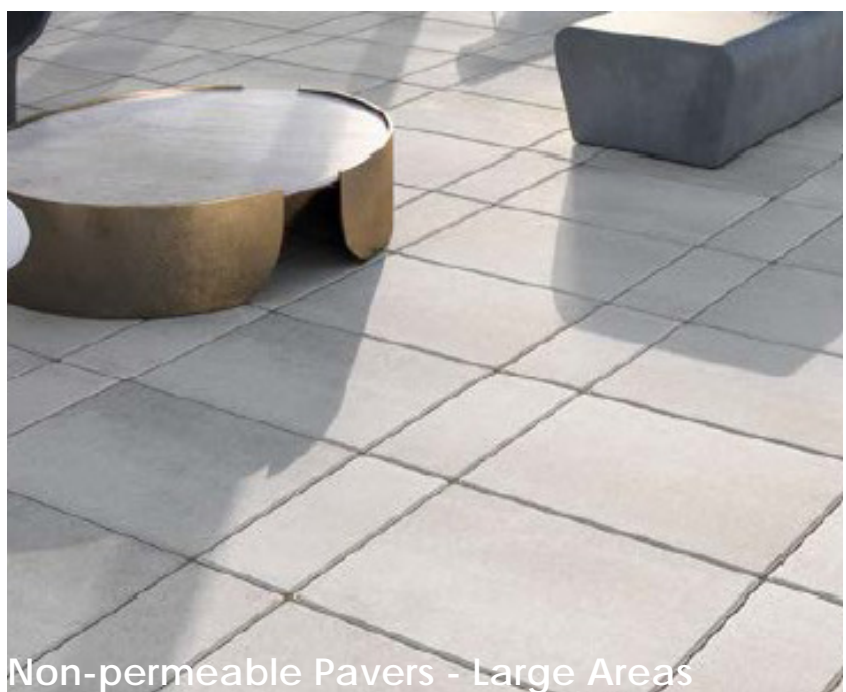
AN AUTOMATIC LOW-WATER-USE IRRIGATION SYSTEM PROVIDES WATER TO ALL PLANTING AREAS, COMPLYING WITH MUELO. THE SYSTEM IS EQUIPPED WITH A WEATHER-BASED AUTOMATIC CONTROLLER ACHIEVING AN EFFECTIVE AND EFFICIENT WATER DELIVERY SYSTEM.

A W.E.L.O. COMPLIANT LANDSCAPE AND IRRIGATION PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE.



Site Paving

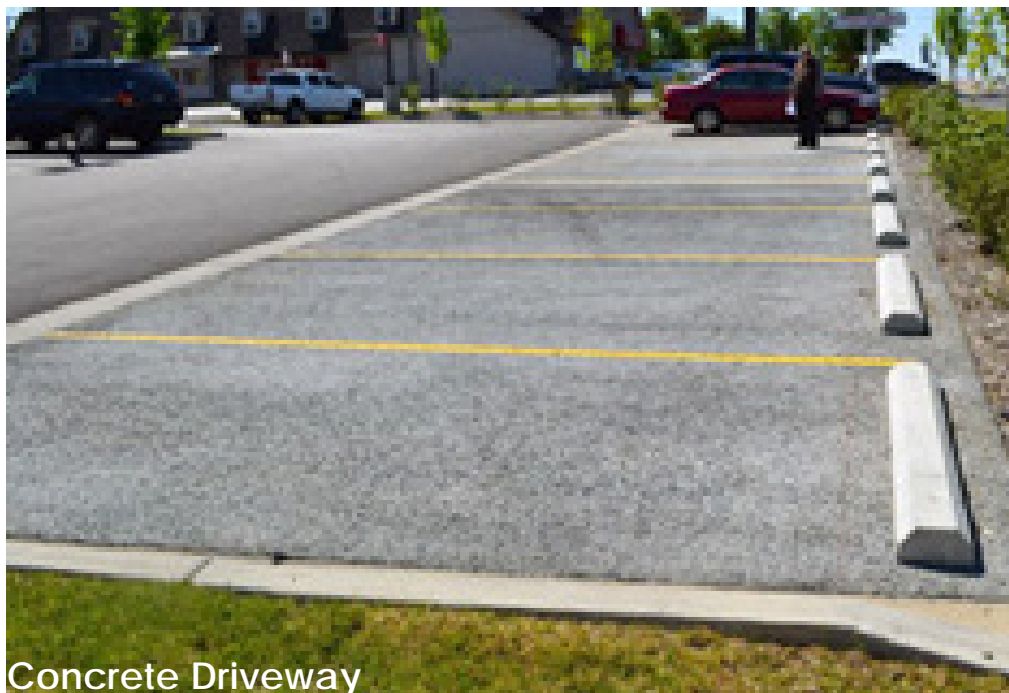
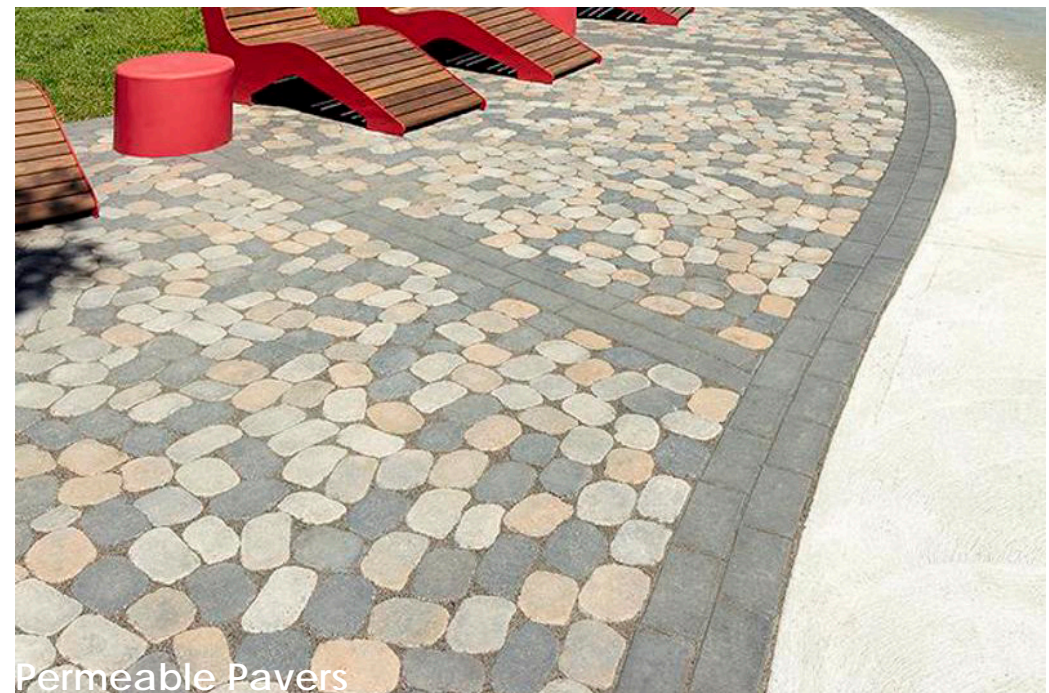
Non Permeable Paving



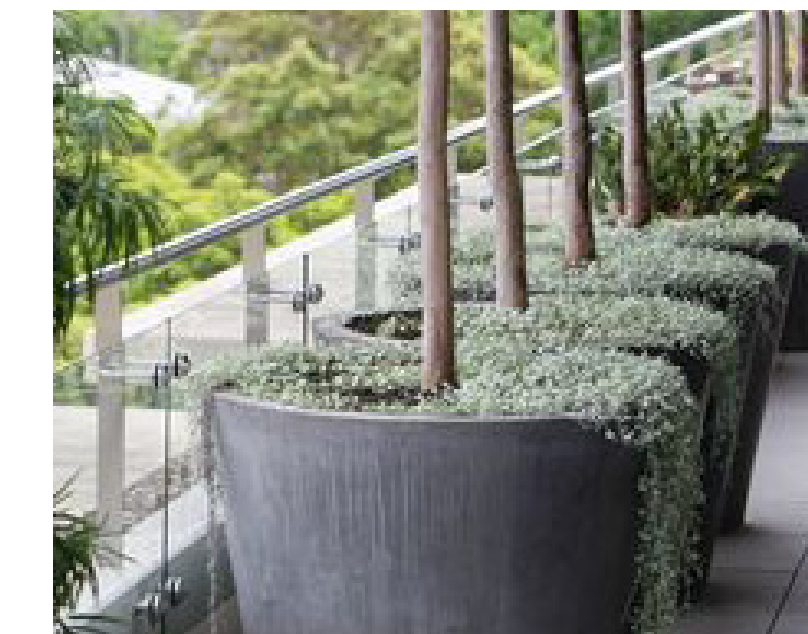
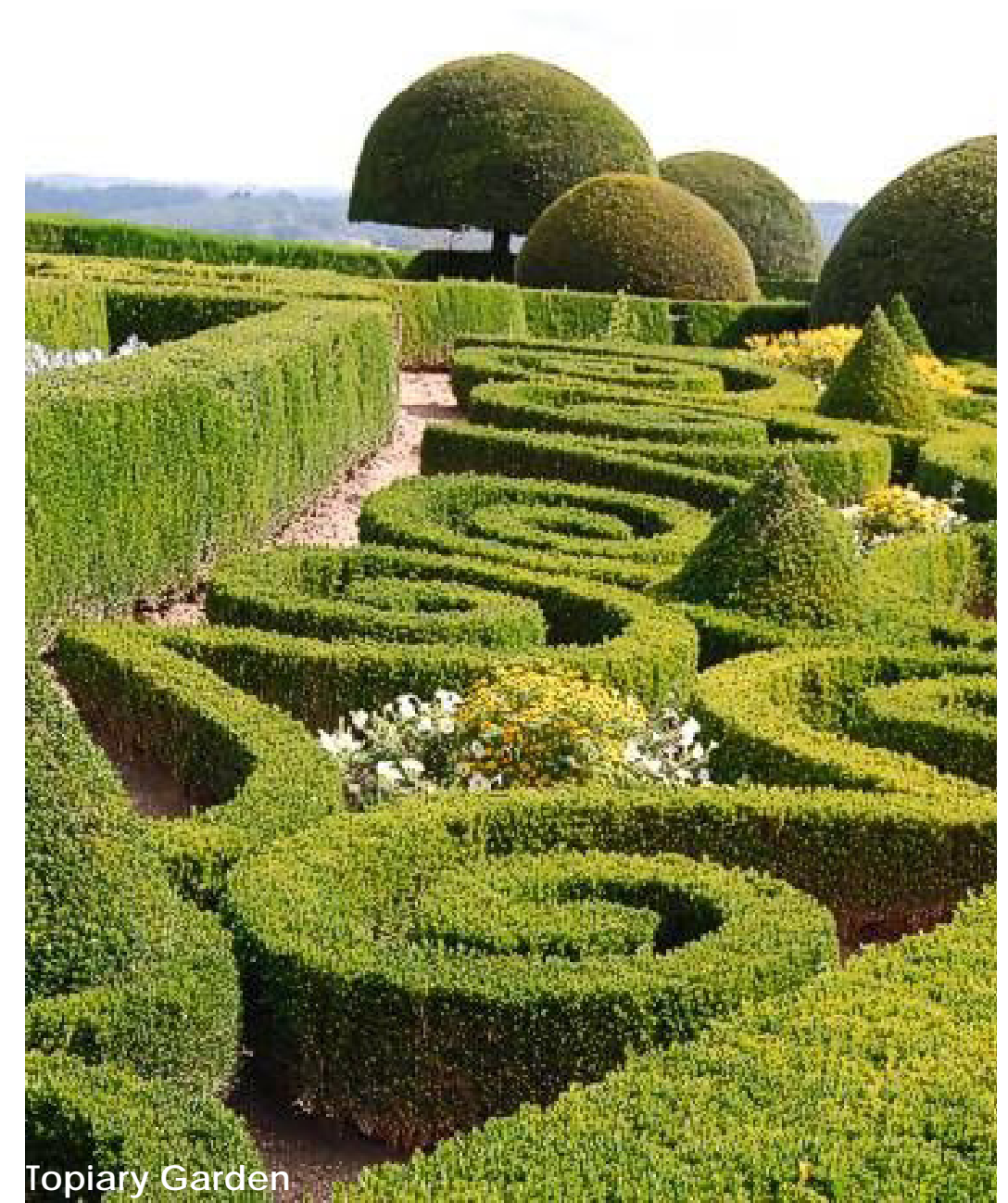
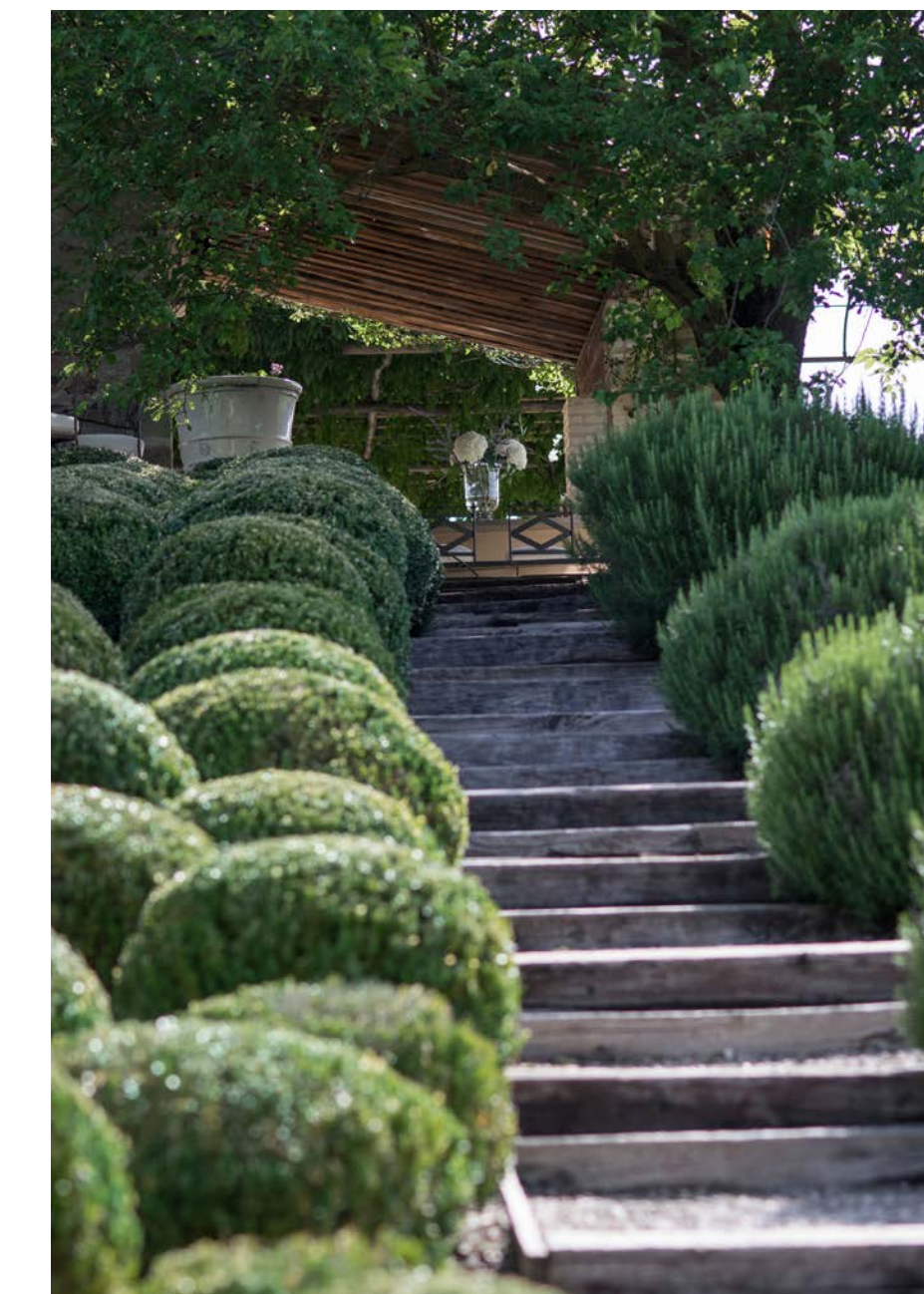
Stepping Stone Paving



Permeable Paving



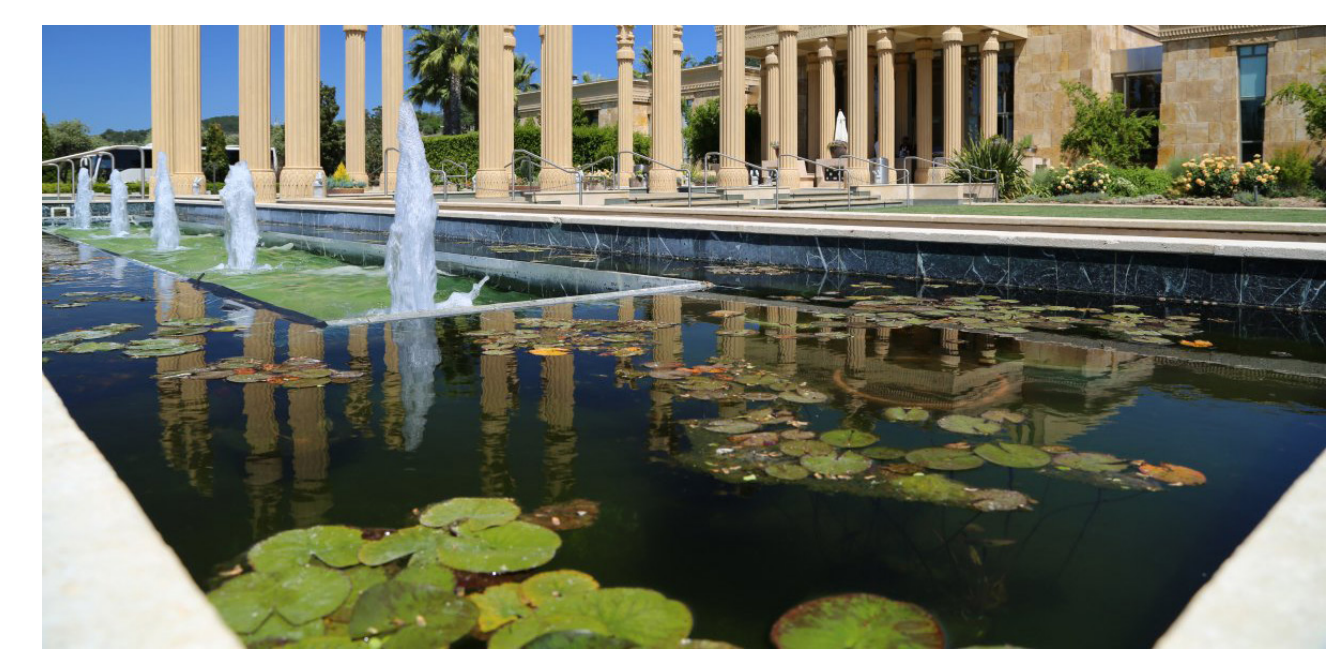
Ornamental Landscape



Shade Structure / Trellis



Water Features



Monumental Sign



Golf Paving Materials



Wine Tasting & Demonstration



2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
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EMAIL: tc@campandcamp.com

AVAANTI VINEYARDS
9846 REUSS RD
LIVERMORE, CA 94550

WINERY
MATERIAL BOARD



REVISIONS:
•
•
•
•
DATE: 03/06/2023
SCALE:
JOB: 22-065
SHEET
L-1.1

AVAANTI VINEYARDS
 9846 REUSS RD
 LIVERMORE, CA 94550

RESIDENCE
 CONCEPTUAL
 LANDSCAPE
 LAYOUT PLAN



REVISIONS:
 • 04/27/2023
 • 06/20/2023
 • 05/09/2024

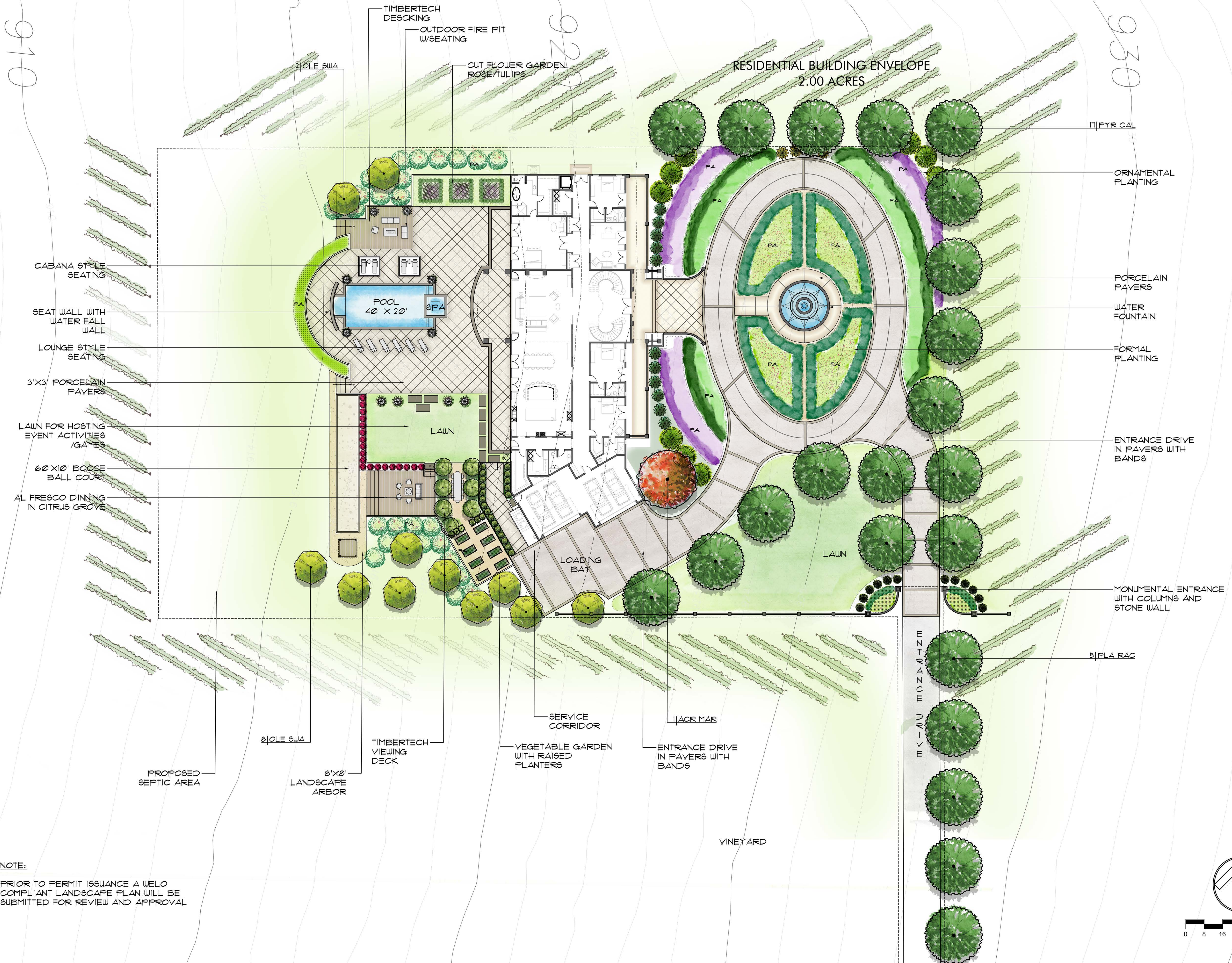
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 JOB: 22-065

SHEET
L-2.0

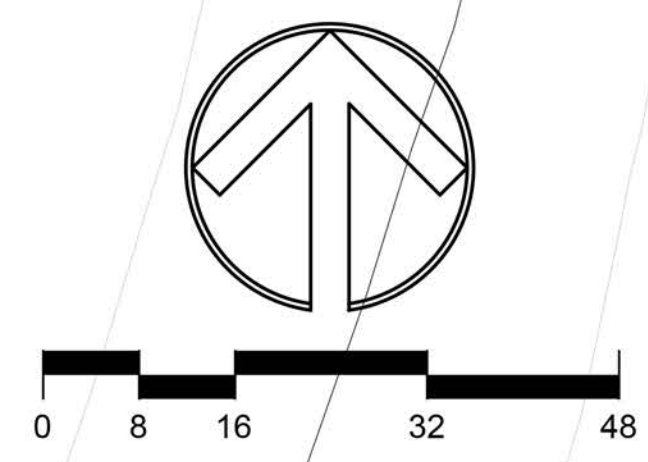
910

920

930



NOTE:
 PRIOR TO PERMIT ISSUANCE A WELO
 COMPLIANT LANDSCAPE PLAN WILL BE
 SUBMITTED FOR REVIEW AND APPROVAL



Site Paving



Concrete Driveway with Paver Bands



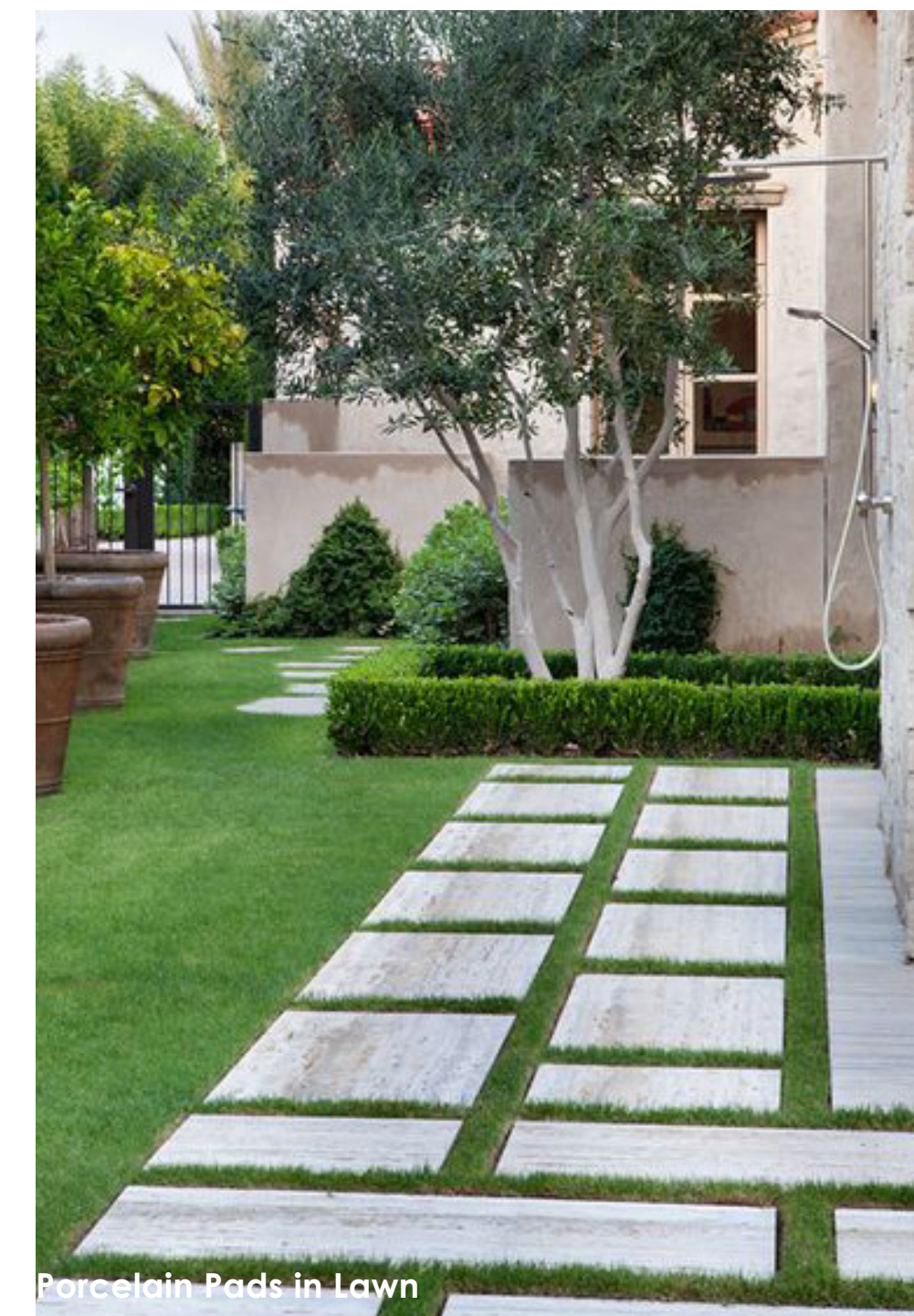
Porcelain Pavers



Planting Edge Detail



Timbertech Deck



Porcelain Pads in Lawn



Two tone Porcelain Step



Decomposed Granite Walkway

Ornamental Landscape



Ornamental Landscape



AI Fresco Dining



Ornamental Landscape



Ornamental Landscape



Ornamental Landscape



Ornamental Landscape

Ornamental Landscape



Cut Flower Garden



Cut Flower Garden

Bocce Ball Court



Bocce Ball Court with Arbor

Outdoor Lounge



Cabana Style Seating



Lounge Style Seating



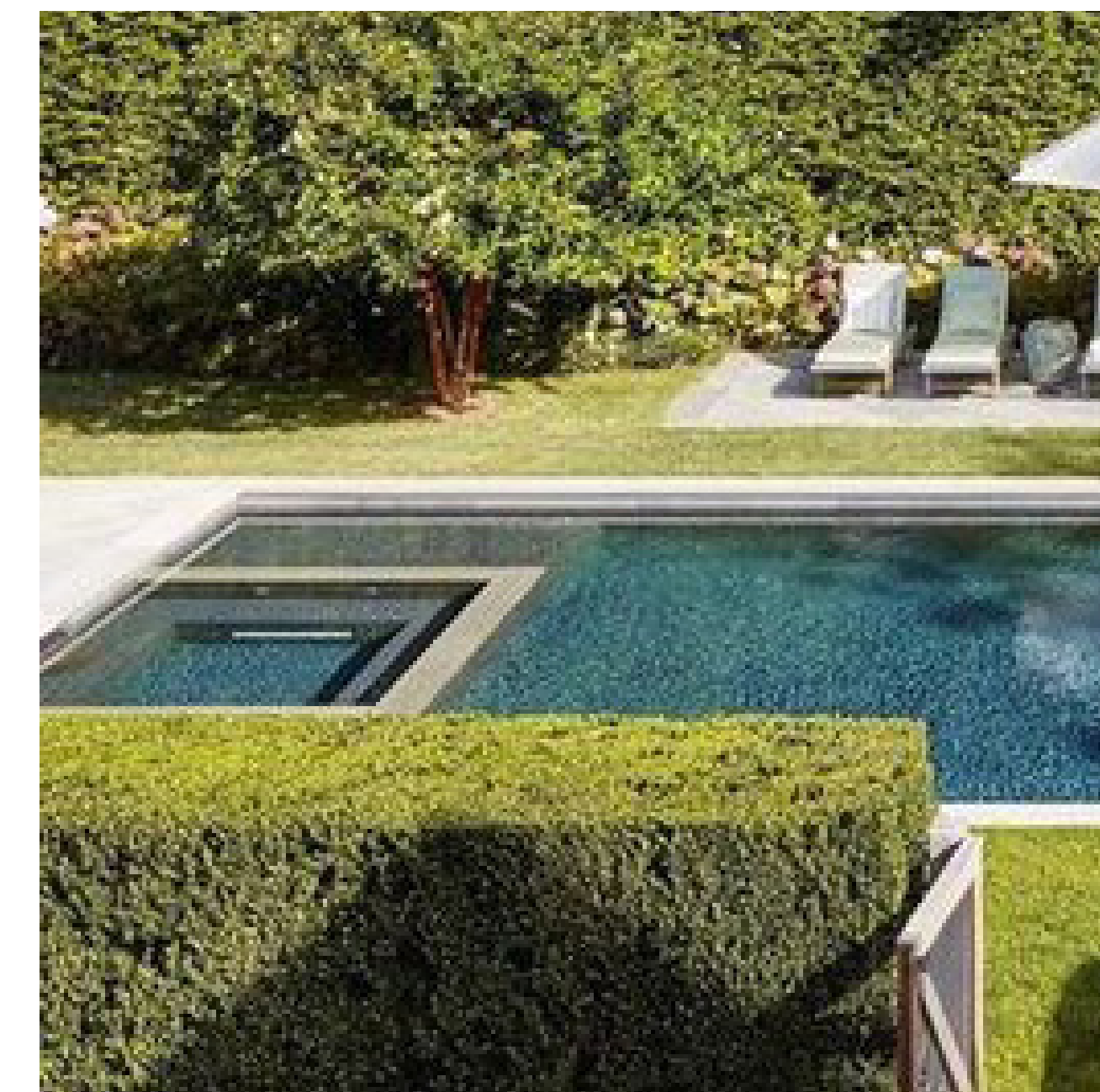
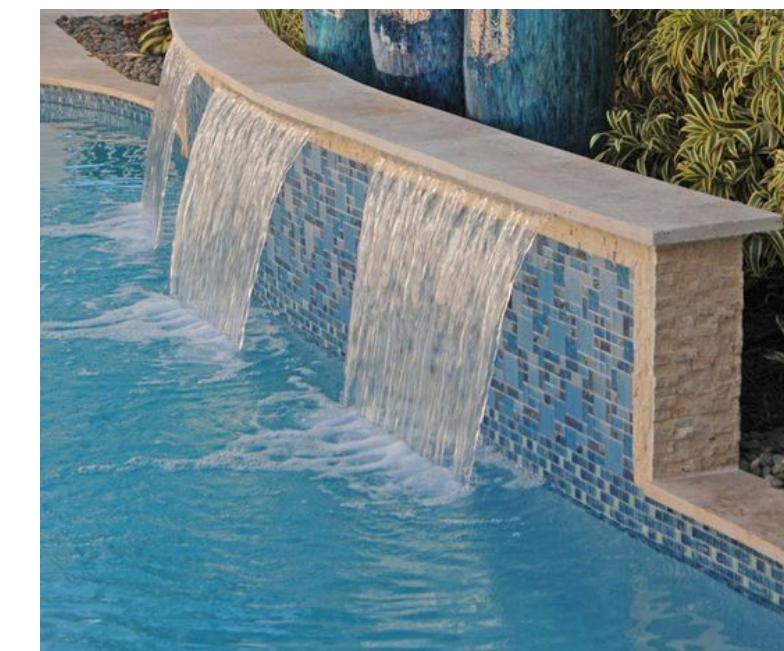
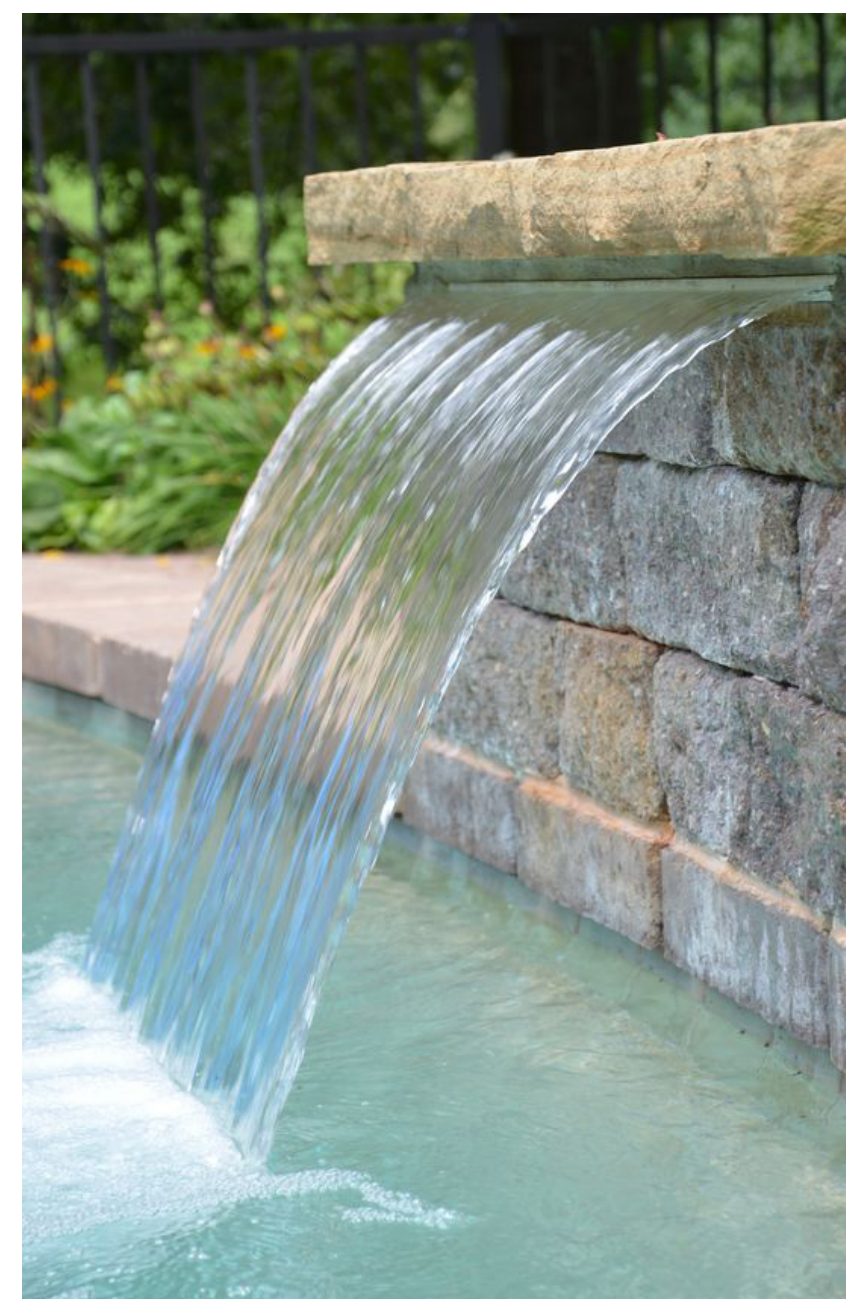
Outdoor Lawn



Outdoor Lawn Activities



Pool and Spa



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WALNUT CREEK, CA 94597
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AVAANTI VINEYARDS
9846 REUSS RD
LIVERMORE, CA 94550

RESIDENCE
MATERIAL BOARD



REVISIONS:
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•
•

DATE: 03/06/2023
SCALE:
JOB: 22-065

SHEET
L-2.1

PLANT LIST - AVAANTI VINEYARD

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	CA NATIVE	MATURE HEIGHT	MATURE WIDTH	UNDER OAK	UNDER REDWOOD	NOTES
TREES											
ACE MAR	Acer macrophyllum	Big Leaf Maple		36" Box	M	*	45'	45'			perimeter, parking lot, shade tree
ARB COM	Arbutus unedo 'Compacta'	Compact Strawberry Tree		24" Box	L		10'	10'	*		front bank, entry path, patio, focal point
ARB MAR	Arbutus x 'Marina'	Marina Strawberry Tree		24" Box	L	*	30'	30'	*	*	Border, Windbreak, Shade
BRA POP	Brachychiton populneus	Bottle Tree		24" Box	L		30'	25'			perimeter, parking lot, driveway, golf course
CER OCC	Cercis occidentalis	Western Redbud		24" Box	L	*	15'	10'	*		ornamental, foundational, landscape beds
CER DES	Cercidium x 'Desert Museum'	Desert Museum Palo Verde		24" Box	L	*	25'	25'			ornamental, accent, entrance, massing
COR CIT	Corymbia citriodora	Lemon Eucalyptus		36" Box	L		10'	5'			groups, clusters, fragrant
CUP GLA	Cupressus sempervirens 'Glauca'	Blue Italian Cypress		24" Box	L		60'	6'			privacy screen, driveway, vineyard, golf course
LAG NAT	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle		24" Box	L		20'	20'			driveway, entrances, ornamental
OLE SWA	Olea europaea 'Swan Hill'	Swan Hill Olives Tree		24" Box	L		20'	20'			ornamental, hedge, vineyard, backyard
PLA RAC	Platanus racemosa	Western Sycamore		36" BOX	M	*	70'	50'			near golf puttings
PIS CHI	Pistacia chinensis 'Red Push'	Red Push Chinese Pistache		24" Box	L		40'	30'			parking lots, walkways
PRU CAR	Prunus caroliniana	Carolina laurel cherry		24" Box	L		30'	25'			tall screen, privacy,
PYR CAL	Pyrus calleryana 'Capital'	Callery Pear		36" Box	M		30'	12'			street tree, golf course, entrance
QUE COC	Quercus coccinea	Scarlet Oak		36" Box	M		50'	40'			parking lots, walkways, perimeter
QUE SHU	Quercus shumardii	Shumard Red Oak		36" Box	M		50'	40'			parking lots, walkways, perimeter
ULM PAR	Ulmus parvifolia	Chinese Elm		24" Box	L		40'	30'			parking lots, walkways, perimeter
UMB CAL	Umbellularia californica	California Laurel		24" Box	M	*	35'	35'			parking lots, walkways, perimeter, privacy
SHRUBS & PERENNIALS											
ACA COG	Acacia cognata 'Cousin Itt'	Little River Wattle		5 Gal	L		3'	6'			Border, Container, Hillside, Massing
ARC HOW	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita		15 Gal	L	*	10'	12'	*		sculptural, informal hedge, slopes
ARC HOW	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita		15 Gal	L	*	15'	15'	*		Hedges, Deer Resistant, Bird Gardens
ARM MAR	Armeria maritima rubrifolia	Red Leaf Thrift		1 Gal	L	*	1'	1'			Border, Container, Ground Cover, Edging
CAR CAL	Carpenteria californica	Bush Anemone		5 gal	M	*	8'	8'			Privacy Screen, Hedge, Olf Course, Perimeter
CEA CON	Ceanothus 'Concha'	California Mountain Lilac		15 Gal	L	*	6'	6'	*		Beds, Hedge, Wall Side Border, Screening
CEA YAN	Ceanothus grseus horizontalis 'Yankee Point'	Yankee Point California Lilac		15 Gal	L	*	3'	8'	*		Mixed Borders, Mounding, Slopes, Massing
CIS PUR	Cistus x purpureus	Orchid Rockrose		5 Gal	L		4'	6'			Border, Container, Hedge, Ornamental
DIE IRI	Dietes iridiodes	Fortnight Lily		5 Gal	L		3'	4'			Border, Container, Hedge, Poolside
DOD PUR	Dodonaea viscosa 'Purpurea'	Purple Leaved Hopseed Bush		15 Gal	L		15'	15'			Border, Espalier, Hedge, Privacy Screen, Windbreak
HET ARB	Heteromeles arbutifolia	Toyon		15 Gal	L	*	8'	5'	*		Banks, Slopes, Hedge, Screen
LAV BIC	Lavatera bicolor	Mallow		5 Gal	L	*	8'	4'			Banks, Slopes, Container, Borders, Ornamental
LAV INT	Lavandula x intermedia 'Hidcote Giant'	Hidcote Giant Lavender		5 Gal	L		3'	4'			Border, Container, Hedge, Accent
LIR MUS	Liriope muscari 'Silvery Sunproof'	Silvery Sunproof Lilyturf		5 Gal	M		2'	2'			Border, Container, Poolside, Ground Cover, Edging
NAN DOM	Nandina domestica	Heavenly Bamboo		5 Gal	L		4'	3'			Border, Container, Hedge, Poolside
NAN HAR	Nandina 'Harbor Dwarf'	Harbor Dwarf Heavenly Bamboo		5 Gal	L		2'	2'			Border, Container, Hedge, Edging
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive		15 Gal	L		6'	6'			Border, Container, Hedge
PHO DUE	Phormium 'Duet'	Duet New Zealand Flax		5 Gal	L		4'	4'			Mixed Borders, Mounding, Slopes, Massing
PHO SUN	Phormium 'Sundowner'	Sundowner New Zealand Flax		5 Gal	L		8'	6'			Mixed Planting
RHA EVE	Rhamnus californica 'Eve Case'	Eve Case Coffeeberry		5 Gal	L	*	6'	6'	*		Edgeing, Hedges, Groundcovers, Deer Resistant
RIB KIN	Ribes sanguineum 'King Edward VII'	King Edward VII Red Flowering Currant		5 Gal	L	*	6'	6'	*	*	Border, Hedge, Mixed Planting
ROS OFF	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary		5 Gal	L		6'	4'			Border, Container, Hedge
SAL GRE	Salvia greggii	Autumn Sage		1 Gal	L		3'	3'	*		Beds ,Patio, Container, Borders
TRI LAN	Trichostema lanatum	Woolly blue curls		1 Gal	VL	*	4'	4'			Beds ,Patio, Container, Borders
GRASSES											
BOU GRA	Bouteloua gracilis 'Blonde Ambition'	Blue Grama		5 Gal	L	*	2'	2'			medows, prairie areas, ornamental bed
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		5 Gal	L		3'	6'			Ornamental, Massing, Borders, Parking lot
CHO TEC	Chondropetalum tectorum	Small Cape Rush		5 Gal	L		3'	3'			Border, Poolside, Walkways
DES CES	Deschampsia cespitosa 'Northern Lights'	Northern Lights Tufted Hair Grass		1 Gal	L	*	4'	2'			Ornamental, Massing, Borders, Container
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Matt Rush		5 Gal	L		3'	3'			Border, Ground Cover, Ornamental
LOM PLA	Lomandra longifolia 'Platinum Beauty'	Variiegated Matt Rush		5 Gal	L		3'	3'			Accent, Container, Mass Planting, Poolside, Slope
MIS GRA	Miscanthus sinensis 'Gracillimus'	Maiden Grass		5 Gal	M		8'	5'			Borders, Perennial beds, foliage grass
MUH CAP	Muhlenbergia capillaris	Pink Muhlygrass		5 Gal	L		3'	3'			Banks, Slopes, Borders, Parking Lots
MUH RIG	Muhlenbergia rigens	Deer Grass		5 Gal	L		5'	4'	*		Banks, Slopes, Borders, Parking Lots
NAS TEN	Nassella tenuissima	Mexican Feather Grass		1 Gal	VL		2'	2'			Accent, Container, Mass Planting, Poolside, Slope
PAN VIR	Panicum virgatum 'Heavy Metal'	Heavy Metal Blue Switch Grass		1 Gal	M		5'	2'			Accent, Container, Mass Planting, Poolside, Slope
PEN ALO	Pennisetum alopecuroides	Fountain Grass		1 Gal	L		5'	5'			Specimen, Grouping, Ornamental, Foundational
PEN HAM	Pennisetum 'Hamelyn'	Dwarf Fountain Grass		1 Gal	L		3'	3'			Beds, borders, Patio, Ponds, Stream, Container
PEN RUB	Pennisetum 'Rubrum'	Purple Fountain Grass		1 Gal	L		5'	3'			Ornamental, Openareas, specimen, Massing
GROUND COVER											
BAC PIL	Baccharis pilularis 'Pigeon Point'	Pigeon Point Dwarf Coyote Bush	60" O.C.	1 Gal	L	*	2'	6'			Groundcover, Parking lots, borders, massing
CEA CAR	Ceanothus griseus horizontalis	Carmel Creeper	48" O.C.	5 Gal	L	*	3'	10'			Banks, Slopes, Wall Side Borders, Ground Cover
COT LOW	Cotoneaster 'Lowfast'	Bearberry Cotoneaster	60" O.C.	1 Gal	L		2'	10'			Mass Planting, Border Edging, Groundcover
LAN MON	Lantana montevidensis	Purple Trailing Lantana	36" O.C.	1 Gal	L		2'	4'			Beds, Borders, Baskets, Patio, Fence, Walls
LAN NEW	Lantana 'New Gold'	New Gold Lantana	24" O.C.	1 Gal	L		2'	2'			Border, Container, Ground Cover, Hillside, Hanging Basket
MYO PAR	Myoporum parvifolium	Prostrate Myoporum	60" O.C.	1 Gal	L		1'	6'			groundcover, Massing, Slopes, Banks
ROS HUN	Rosmarinus 'Huntington Carpet'	Huntington Carpet Rosemary	60" O.C.	1 Gal	L		2'	8'			Border, Container, Ground Cover, Hillside
PALMS											
ARC CUN	Archontophoenix cunninghamiana	King Palm		36" Box	M		60'	12'			Entrance, Driveway



2520 CAMINO DIABLO
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AVAANTI VINEYARDS
9846 REUSS RD
LIVERMORE, CA 94550

PLANTING LIST



REVISIONS:
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DATE: 03/06/2023

SCALE:

JOB: 22-065

SHEET

L-3.0

TREES



Acer macrophyllum
Big Leaf Maple



Arbutus unedo 'Compacta'
Compact Strawberry Tree



Arbutus x 'Marina'
Marina Strawberry Tree



Brachycton populneus
Bottle Tree



Cercis occidentalis
Western Redbud



Cercidium x 'Desert Museum'
Desert Museum Palo Verde



Corymbia citriodora
Lemon Eucalyptus



Cupressus sempervirens 'Glauca'
Blue Italian Cypress



Lagerstroemia indica x 'Natchez'
Natchez Crape Myrtle

TREES



Olea europaea 'Swan Hill'
Swan Hill Olives Tree



Platanus racemosa
Western Sycamore



Pistacia chinensis 'Red Push'
Red Push Chinese Pistache



Prunus caroliniana
Carolina laurel cherry



Pyrus calleryana 'Capital'
Callery Pear



Quercus coccinea
Scarlet Oak



Quercus shumardii
Shumard Red Oak



Ulmus parvifolia
Chinese Elm



Umbellularia californica
California Laurel

SHRUBS



Acacia cognata 'Cousin Itt'
Little River Wattle



Arctostaphylos 'Howard McMinn'
Howard McMinn Manzanita



Arctostaphylos 'Dr. Hurd'
Dr. Hurd Manzanita



Armeria maritima rubrifolia
Red Leaf Thrift



Carpenteria californica
Bush Anemone



Ceanothus 'Concha'
California Mountain Lilac



Ceanothus griseus horizontalis
'Yankee Point'
Yankee Point California Lilac



Cistus x *purpureus*
Orchid Rockrose



Diets iridiodes
Fortnight Lily

SHRUBS



Dodonaea viscosa 'Purpurea'
Purple Leaved Hopseed Bush



Heteromeles arbutifolia
Toyon



Lavatera bicolor
Mallow



Lavandula x *intermedia* 'Hidcote Giant'
Hidcote Giant Lavender



Liriope muscari 'Silvery Sunproof'
Silvery Sunproof Lilyturf



Nandina domestica
Heavenly Bamboo



Nandina 'Harbor Dwarf'
Harbor Dwarf Heavenly Bamboo



Olea europaea 'Little Ollie'
Little Ollie Olive



Phormium 'Duet'
Duet New Zealand Flax

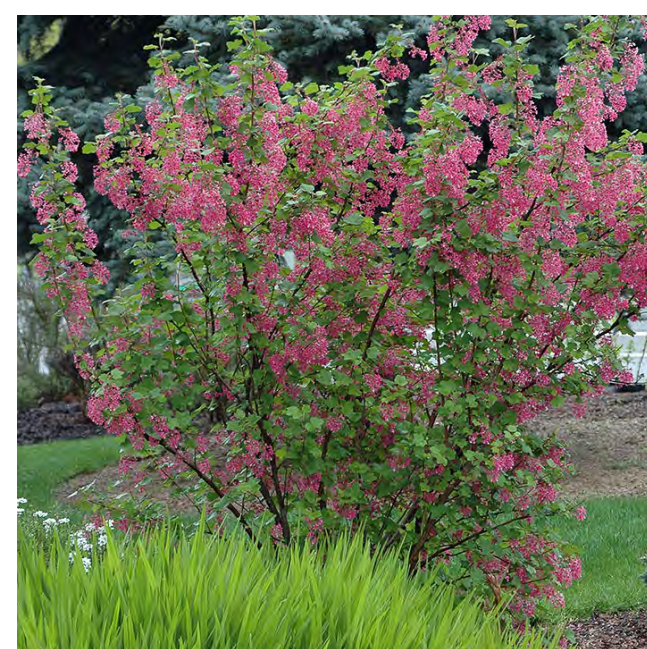
SHRUBS



Phormium 'Sundowner'
Sundowner New Zealand Flax



Rhamnus californica 'Eve Case'
Eve Case Coffeeberry



Ribes sanguineum 'King Edward VII'
King Edward VII Red Flowering Currant



Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



Salvia greggii
Autumn Sage



Trichostema lanatum
Woolly blue curls

GRASS



Bouteloua gracilis 'Blonde Ambition'
Blue Grama



Calamagrostis x *acutiflora* 'Karl Foerster'
Karl Foerster Feather Reed Grass

GRASS



Chondropetalum tectorum
Small Cape Rush



Deschampsia cespitosa 'Northern Lights'
Northern Lights Tufted Hair Grass



Lomandra longifolia 'Breeze'
Dwarf Matt Rush



Lomandra longifolia 'Platinum Beauty'
Vanegated Matt Rush



Miscanthus sinensis 'Gracillimus'
Maiden Grass



Muhlenbergia capillaris
Pink Muhlygrass



Muhlenbergia rigens
Deer Grass



Nassella tenuissima
Mexican Feather Grass



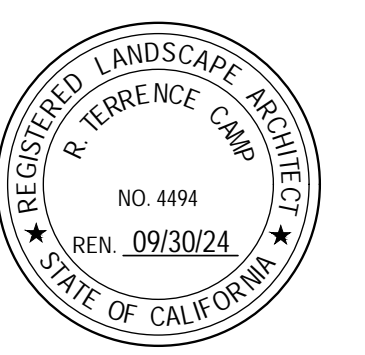
Heavy Metal Blue Switch Grass
Pink Muhlygrass



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EMAIL: tc@campandcamp.com

AVAANTI VINEYARDS
9846 REUSS RD
LIVERMORE, CA 94550

PLANT IMAGES



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GRASS



Pennisetum alopecuroides
Fountain Grass



Pennisetum 'Hamelyn'
Dwarf Fountain Grass



Pennisetum 'Rubrum'
Purple Fountain Grass

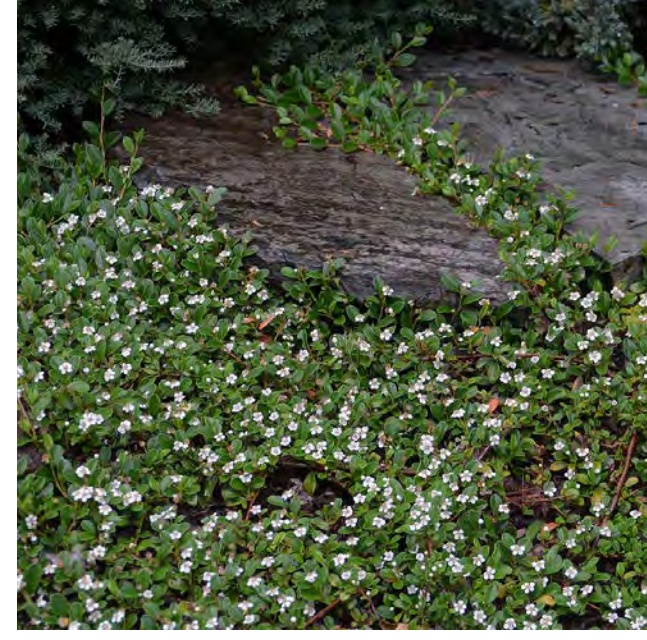
GROUND COVER



Baccharis pilularis 'Pigeon Point'
Pigeon Point Dwarf Coyote Bush



Ceanothus griseus horizontalis
Camel Creeper



Cotoneaster 'Lowfast'
Bearberry Cotoneaster



Lantana montevidensis
Purple Trailing Lantana



Lantana 'New Gold'
New Gold Lantana



Myoporum parvifolium
Prostrate Myoporum



Rosmarinus 'Huntington Carpet'
Dwarf Fountain Grass

PALM



Archontophoenix cunninghamiana
King Palm

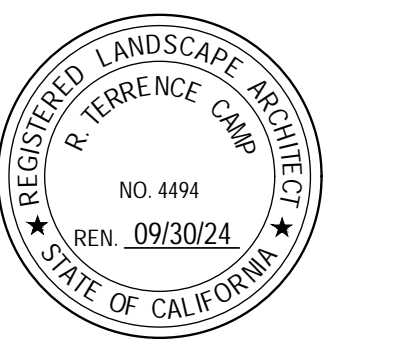
PLANTING NOTES:

1. THE SCOPE OF WORK INCLUDES FURNISHING ALL MATERIALS NECESSARY FOR THE INSTALLATION OF THE PLANTING, BACKFILL, IRRIGATION AND DRAINAGE WORK OUTLINED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
2. IF A DISCREPANCY BETWEEN THESE PLANS AND ACTUAL ON-SITE CONDITIONS OCCURS, THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH HIS WORK, FOR A DECISION.
3. ALL PLANTS WILL BE INSPECTED FOR ACCEPTABLE FORM AND CONDITION BY LANDSCAPE ARCHITECT. UNACCEPTABLE PLANTS WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL PLANTS SHALL BE TAGGED WITH THE NAME OF THE PLANT IN ACCORDANCE WITH THE STANDARDS OF PRACTICE RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES.
4. ALL PLANTS BROUGHT ONTO THE SITE SHALL BE WATERED AND PROTECTED FROM EXCESSIVE WIND, SUN, FROST, PHYSICAL DAMAGE AND THEFT UNTIL PLANTED.
5. PRIOR TO COMMENCEMENT OF PLANTING PROCEDURES, SOIL MUST BE INSPECTED FOR THE FOLLOWING:
 - A. ROUGH GRADING: SUCH THAT ALL STONES OVER 1" DIAMETER AND POCKETS OF ROAD BASE, ASPHALT, GRAVEL AND CONCRETE HAVE BEEN REMOVED AND PLANTING AREAS SLOPE TOWARD DRAINS AND AWAY FROM STRUCTURES.
 - B. AMENDMENT: AMENDMENTS HAVE BEEN INCORPORATED INTO THE SOIL PER THE SOILS TEST.
 - C. WEEDS: ALL WEEDS HAVE BEEN REMOVED FROM ALL PLANTING AREAS AND PERNICIOUS WEEDS HAVE BEEN TREATED WITH APPROPRIATE HERBICIDES OR APPROVED EQUAL.
6. ALL ASPHALT, BASE COURSE AND OTHER DEBRIS ARE TO BE REMOVED COMPLETELY BELOW PLANTING AREAS. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING TOP SOIL AS NECESSARY FOR ALL PLANTING AREAS.
7. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE OF ALL PLANTINGS, SUFFICIENT TO INSURE HEALTHY GROWTH.
8. DIG PLANTING PITS 3 TIMES THE WIDTH OF TREE ROOTBALL AND 2 TIMES THE WIDTH OF SHRUB ROOT BALL. BACKFILL PITS WITH 10% NATIVE ON-SITE SOIL AND 30% NITROLIZED SHAVINGS OR EQUIVALENT.

BACKFILL:

 - 10% NATIVE SOIL BY VOLUME
 - 30% NITROLIZED SHAVINGS OR EQUIVALENT
 - 16 LBS. GRO-POWER PLUS, PER CUBIC YARD MIX
 - OTHER AMENDMENTS PER SOIL ANALYSIS
 - GROW-POWER PLANTING TABLETS
9. ALL TREES TO BE STAKED AS SHOWN IN THE TREE PLANTING DETAIL.
10. CONTRACTOR SHALL ENSURE TREES DO NOT CONFLICT WITH UTILITIES.
11. AN AUTOMATIC LOW WATER USE IRRIGATION SYSTEM IS TO BE PROVIDED TO WATER ALL PLANTING AREAS WHICH SHALL COMPLY WITH MUELO. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MUELO REQUIREMENTS, INCLUDING WEATHER-BASED AUTOMATIC CONTROLLER WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF DRIP IRRIGATION BUBBLERS TO TREES, SHRUBS AND PERENNIALS.
12. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH EITHER 3" LAYER OF CHIPPED MULCH OR 2" LAYER OF ROCK MULCH, PER PLANS
13. AFTER PLANTING HAS BEEN APPROVED BY LANDSCAPE ARCHITECT, ALL PLANT TAGS ARE TO BE REMOVED.

PLANT IMAGES



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