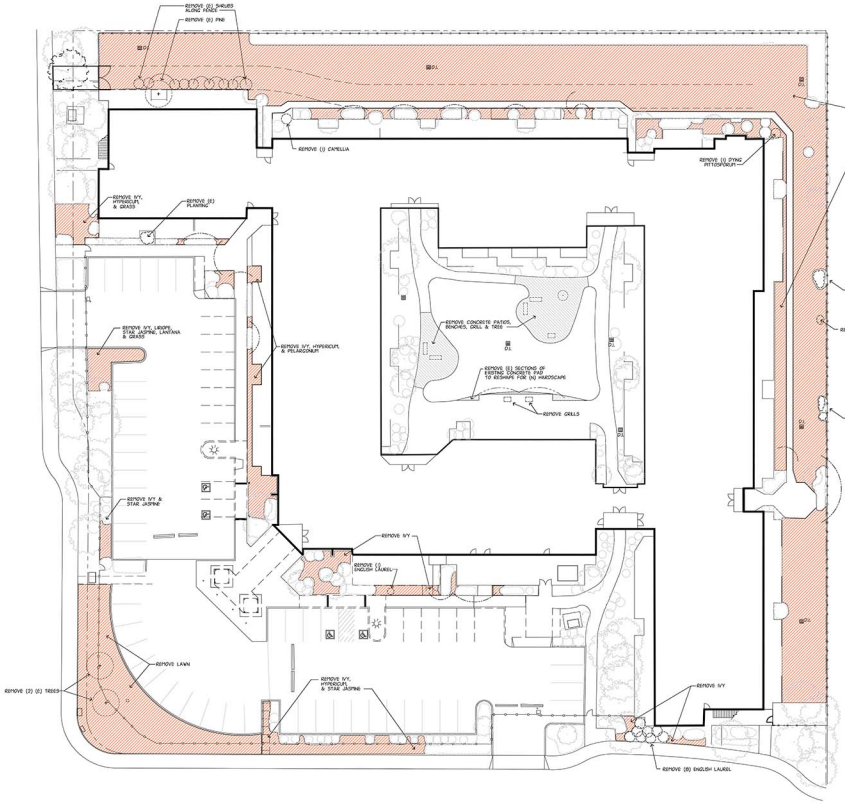

DEMOLITION PLAN

SCALE: 1/16" = 1'-0"

SOIL IMPROVEMENT SPECIFICATIONS

ADD 1 CUBIC YARD NITROGEN-ORGANIC FIR BARK AND 10 lbs. LIME PER 1000 S.F. TILLED INTO TOP 6" OF SOIL.

IN DRIBAS AREAS PLANTED WITH PLUGS ADD 20 lbs. 6-20-20 FERTILIZER PER 1000 S.F. PRIOR TO TILLING.

TOP DRESS WITH 2-3" [CHARCOAL TONE CHIPPED BARK] OR EQUIVALENT AFTER PLANTING.

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FAX (415) 457-6936

CHARLES PICK, ARCHITECT

DATE/REVISION

PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 4-24-11
PROGRESS SET 5-31-11
PROGRESS SET 6-26-11
PERMIT REVISED 7-11-11

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1500 Bridge Court
San Rafael, Calif 94903
415.234.0135
415.234.0136
bda@bda-landscape.com

Landscape Architecture & Environmental Planning

PROJECT NAME:

EXTERIOR IMPROVEMENTS
EDEN LODGE
APARTMENTS
FOR EDEN HOUSING

PROJECT LOCATION:

400 SPRINGLAKE DR.
SAN LEANDRO, CALIF
94578

SHEET TITLE:

SITE DEMOLITION PLAN

L0.1

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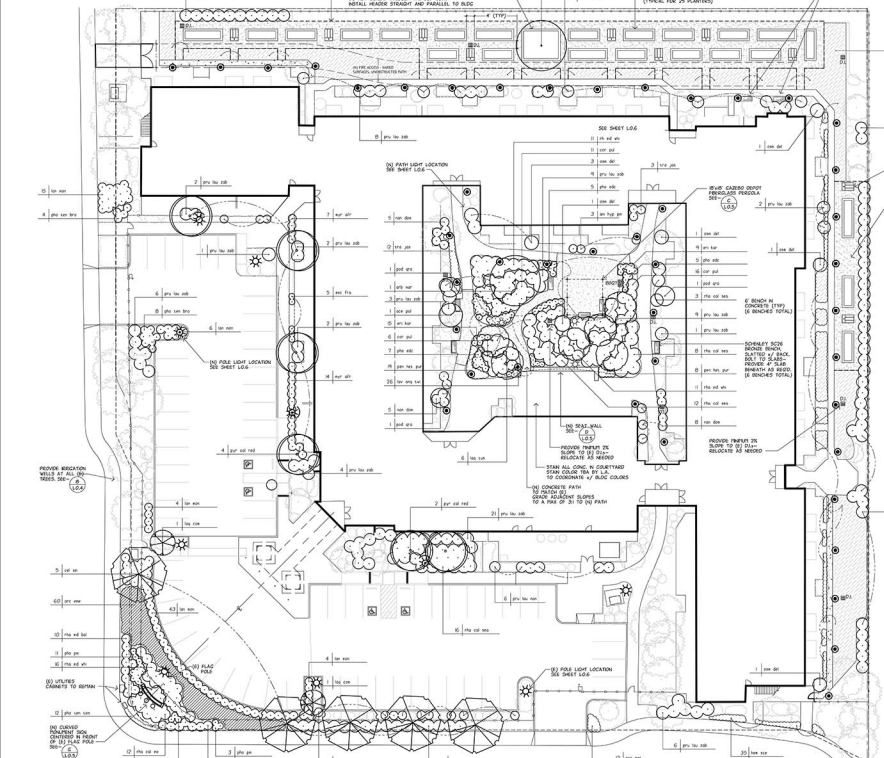


PROJECT INFORMATION

NAME OF APPLICANT: EDEN LODGE LLP
STREET ADDRESS: 400 SPRINGLAKE DRIVE
SAN LEANDRO, CALIF. 94578
TOTAL AREA TO BE LANDSCAPED: 11674 square feet
WATER SUPPLY TYPE: POTABLE
NAME OF WATER PROVIDER: EAST BAY MUNICIPAL UTILITIES DISTRICT

LANDSCAPE DOCUMENTATION PACKAGE CHECK LIST

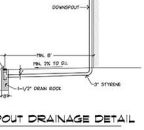
1. PROJECT INFORMATION-SEE SHEET L0-2
2. LANDSCAPE DESIGN PLAN-SEE SHEET L0.2
3. IRRIGATION DESIGN PLAN-SEE SHEET L0.3
4. WATER TRANSIENT PLAN-SEE SHEET L0.4
5. SOIL TRANSIENT REPORT-SEE SHEET L0.4
6. GRADING DESIGN PLAN-SEE NOTES, SHEET L0.2

CONTACT INFORMATION

PROJECT APPLICANT:
PROPERTY OWNER: EDEN LODGE
APPLICANT SIGNATURE: _____ DATE: _____

WATCH INDICATES D.G. PATHS
AROUND PLANTERS. GOLD
DECOMPOSED GRANITE WITH
ROCKY MOUNTAIN ROCK PRESSURE
SOLUTIONS, INC (Rockmountain)
OR APPROVED EQUIVALENT, INSTALLED
PER TRANSFACTORS SPECIFICATIONS.

TRANSFACTORS'S REPRESENTATIVE:
ROCKY MOUNTAIN
ROCKY SOLUTIONS
888.222.4347



DOWNSPOUT DRAINAGE DETAIL

NOT TO SCALE

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 10 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1-8(A), AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

BRIAN J. BINNETT
LICENSED LANDSCAPE ARCHITECT C-2984

PLANT LEGEND

ABBREV.	QTY	SIZE	PLANT NAME	COMMON NAME	ø OC	WATER USE
ag pm	2	5 gal.	Agapanthus 'Peter Pan'	Lily	30"	M
ag hyp pm	2	5 gal.	Arctotheca hypoleucana 'Terra's Pride'	Cape Fellow	4'	L/M
arc ewe	60	1 gal.	Arctostaphylos 'Emerald Carpet'	Carpet Manzanita	5'	L/M
car pul	33	1 gal.	Carex pubinella	Australian Fuchsia	5'	M
ph tur	24	1 gal.	Phormium tenax/cultivars	Sacra Barbara Flax	3'	M
ewc fra	5	5 gal.	Escallonia 'Frisbee'	Escallonia	5'	L/M
ewc rosa	4	5 gal.	Escallonia 'Newport Dwarf'	Escallonia	5'	M
fra rub ed	5,474	plugs	Fragaria chiloensis 'Pacifica'	California Red Fescue	1'	M
lan cam	12	1 gal.	Lantana camara 'Miss Alice'	Lantana	6'	L/M
lan sno	12	1 gal.	Lantana montevidensis	Lantana	4'	M
lav ang ven	26	1 gal.	Lavandula angustifolia 'Twickle Purple'	Lavender	3'	L/M
pur ell	21	5 gal.	Pyrus ellrana	Allegra Pear	4'	L/M
nan dom	18	5 gal.	Nandina domestica	Heavenly Bamboo	3'	M
ces del	8	5 gal.	Ceanothus delicatus	Delicate Ceanothus	5'	M
pen tet. pur	27	1 gal.	Pennisetum setaceum purpu	Pennisetum	2'	L/M
phm tub	7	1 gal.	Phormium 'Old Copper'	New Zealand Flax	3'	L/M
phg pm	7	1 gal.	Phormium 'Pink Panther'	New Zealand Flax	3'	L/M
phg tan bra	4	1 gal.	Phormium tenax 'Tandaroa Baby'	New Zealand Flax	3'	L/M
phg tan sno	2	1 gal.	Phormium tenax 'Yon Mount'	New Zealand Flax	3'	L/M
pru lus non	6	5 gal.	Prunus laurocerasus 'Mano'	English Laurel	4'	L/M
pru lus zab	84	5 gal.	Prunus laurocerasus 'Zabeliana'	Zabel Laurel	6'	L/M
rha ala ph	46	5 gal.	Rhamnus alaternus 'John Edwards'	Italian Buckthorn	5'	L/M
rha cal ind	12	1 gal.	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5'	L/M
rha cal sem	56	1 gal.	Rhamnus californica 'Seaview'	Coffeeberry	5'	L/M
rha ind alb	35	1 gal.	Rhaphiolepis indica 'White Enchantress'	Indian Hawthorn	4'	L/M
rha ind bal	7	1 gal.	Rhaphiolepis indica 'Balerina'	Indian Hawthorn	4'	L/M
tra jas	5	1 gal.	Trachelospermum jasminoides	Star Jasmine	4'	M
vib cor	1	5 gal.	Viburnum carlesphalum	Fragrant Snowball	10'	M

a Available from Californian Farms, Inc. Elk Grove, California

TREE LEGEND

ABBREV.	QTY	SIZE	PLANT NAME	COMMON NAME	WATER USE
arb ext	4	24" Box	Arbutus 'Marina'	Arbutus	L/M
ace pal	3	15 gal.	Acer palmatum	Japanese Maple	M
ag ill	1	15 gal.	Agonis flexuosa	Peppermint Willow	M
lag cam	2	15 gal.	Lagerstroemia 'Catawba'	Crape Myrtle	M
lag tus	6	15 gal.	Lagerstroemia 'Tuskegee'	Crape Myrtle	M
pod gra	3	15 gal.	Podocarpus gracilior	Fern Pine	M
pyr cal red	6	15 gal.	Pyrus calleryana 'Bradford'	Flowering Pear	M

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CHARLES PICK, ARCHITECT

DATE/REVISION

PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 4-26-11
PROGRESS SET 5-31-11
PROGRESS SET 6-26-11
PERMIT REVISED 7-11-11

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San Rafael, CA 94901
415 454 5115
Fax 415 454 5116
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Landscape Architecture & Environmental Planning

PROJECT NAME:

EXTERIOR IMPROVEMENTS
EDEN LODGE
APARTMENTS
FOR EDEN HOUSING

PROJECT LOCATION:

400 SPRINGLAKE DR.
SAN LEANDRO, CALIF
94578

SHEET TITLE:

LANDSCAPE
RENOVATION PLAN

L0.2

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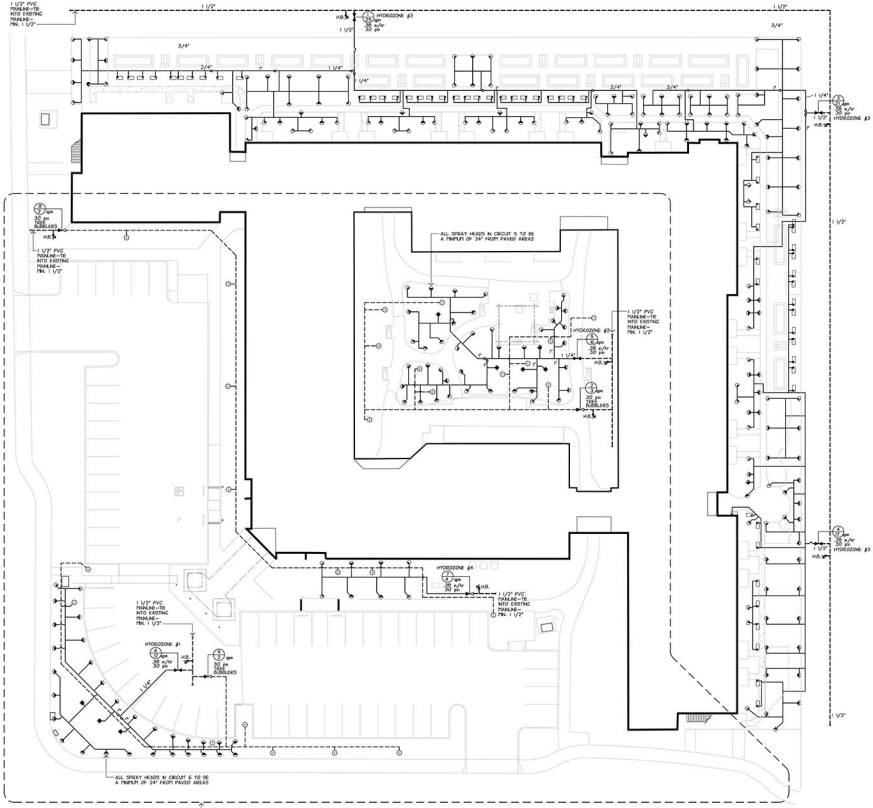

IRRIGATION PLAN

SCALE: 1/16" = 1'-0"

IRRIGATION MATERIALS LIST

SYM.	MANUF.	QTY.	MODEL
C	HUNTER	1	MODEL ICC-100E1 12 STATION CONTROLLER LOCATION TYBO BY L.A.
	HUNTER	239	MODEL MP1000 OR MP2000 ROTATOR HEAD AS SPCFD
	HUNTER	3	1 1/2" SOLENOID VALVES , MODEL ICVC, PER L.O.3, DET-3
	HUNTER	4	1" SOLENOID VALVE, MODEL ICVC, PER L.O.3, DET-4
	HUNTER	65	MODEL PRS30 SS OR PRS30 SS LEFT OR RIGHT STRIP
H.B.		4	HOSE BIBB
	RAINBIRD	25	I-40 - .25 GPM TREE BUBBLER

AS NOTED: SCH. 40 MAINLINE 1 1/2" SCH. 40 PVC MAINLINE

AS NOTED: IRRIGATION LATERALS
SIZE & WALL THICKNESS PER DWG. & NOTES

AS NOTED: TREE BUBBLER LATERALS
SIZE & WALL THICKNESS PER DWG. & NOTES

IRRIGATION NOTES

1. MAINLINES TO BE 1 1/2" SCH 40 PVC, PIN 24" DEPTH.
2. LATERALS TO BE SCHEDULE 40 PVC, SIZED AS SPECIFIED BELOW, PIN. 18" DEPTH.
3. PROVIDE 1-1/2" PIN. MAINLINE STUB & TIN. 1 ADDL CONTROLLER WIRE TO EACH VALVE LOCATION.
4. LATERALS UNDER PAVEMENT TO BE SCH. 40 IN OVERSIZED SCH. 40 SLEEVES. INCREASE PIPE SIZING AS REQUIRED TO AVOID FLOWS OVER 5 PER SECOND.
5. BUBBLER LATERALS TO BE 1/2" PIN. TO INDIVIDUAL HEADS AND 3/4" PIN. BEST OF LINE UNLESS OTHERWISE NOTED.
6. MP SERIES POP-UP LATERALS TO BE 1/2" PIN. TO INDIVIDUAL HEADS AND 1 PIN. BEST OF LINE UNLESS OTHERWISE NOTED.
7. ALL VALVES TO BE PLACED IN ONE OR MORE VALVE BOXES AT CONTRACTOR'S DISCRETION.
8. MAINLINE PRESSURE OF 80 PSI ASSUMED AT METER. CONTACT LANDSCAPE ARCHITECT IMMEDIATELY IF THIS RATE NOT AVAILABLE.
9. PIPE LAYOUT AND SCHEMATIC. LOCATE ALL VALVES, PIPE ELLS AND TEES IN PLANTING BEDS. LOCATE PIPE RUNS IN PLANTING BEDS WHERE POSSIBLE. AVOID TRENCHING UNDER PAVEMENT. AVOID TRENCHING WITHIN DRIPLINES OF EXISTING TREES.
10. INSTALL PROTECTIVE FENCING AT DRIPLINES OF (3) TREES PRIOR TO TRENCHING. BORE AS REQUIRED FOR PIPE CROSSINGS WITHIN DRIPLINES AND UNDER (3) SIDEWALKS.
11. THE MATERIALS LIST IS PROVIDED FOR CONVENIENCE OF CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES. AND IF A DISCREPANCY EXISTS, THE QUANTITIES SHOWN GRAPHICALLY ON THE PLAN SHALL DIVISION.
12. WIRE NEW VALVES TO EXISTING CONTROLLER AND PROGRAM PER IRRIGATION SCHEDULE, SHEET L0.4
13. HUNTER WIRELESS VALVE SYSTEM MAY BE USED IF EXISTING WIRING IS NOT SUFFICIENT OR AVAILABLE.
14. HUNTER "RAIN CLIK" RAIN SENSOR TO BE INSTALLED AT EXISTING CONTROLLER
15. ANY SPRAYHEADS MORE THAN 4' FROM THE EDGES OF SURROUNDING PAVING MAY BE MOUNTED ON RISERS RATHER THAN IN POP-UPS.
16. ON (8) IRRIGATION LINES TO BE RETAINED, REPLACE EXISTING HEADS w/ APPROXIMATELY SIZED HUNTER HEADS OR EQUIVALENT TO PROVIDE CONSISTENT ± 0" FOR HEAD COVERAGE.

IRRIGATION RENOVATION SPECIFICATIONS

1. EXISTING VALVES, LATERALS, RISERS AND POP-UPS TO BE MAINTAINED WHERE FUNCTIONAL.
2. EXISTING IRRIGATION HEADS TO BE REPLACED WITH HUNTER MP SERIES IRRIGATION HEADS PER THE FOLLOWING SCHEDULE:
   - 8'-9' RADIUS MP1000
   - 12'-21' RADIUS MP2000
   - 22'-30' RADIUS MP3000
3. HEAD LOCATIONS TO BE MOVED AND/OR ADDED AS REQUIRED TO:
   a. PROVIDE HEAD TO HEAD COVERAGE
   b. PREVENT OVERSPRAY AGAINST BUILDINGS
   c. SEPARATE TURF AND SHRUB CIRCUITS
   d. PROVIDE POP UP HEADS WITHIN 4' OF PAVED SURFACES
4. STANDING RISERS WITHIN 12' OF LAWN OR PAVED AREAS TO BE REPLACED WITH HUNTER 12" POP-UPS.

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS AND THE WATER EFFICIENT LANDSCAPE ORDINANCE, AND THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

BRIAN J. BENNETT
LICENSED LANDSCAPE ARCHITECT C-2984

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CHARLES PICK, ARCHITECT

LEGEND

DATE/REVISION

PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 4-24-11
PROGRESS SET 5-31-11
PROGRESS SET 6-28-11
PERMIT REVISED 7-11-11

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Grass Valley, CA 95949
530 272 8011
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bda@bisnetdesign.com

Bisnett Design Associates
Landscape Architecture & Environmental Planning

PROJECT NAME:

EXTERIOR IMPROVEMENTS
EDEN LODGE
APARTMENTS
FOR EDEN HOUSING

PROJECT LOCATION:

400 SPRINGLAKE DR.
SAN LEANDRO, CALIF
94578

SHEET TITLE:

IRRIGATION
RENOVATION PLAN

L0.3

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PLANTING

GENERAL:

REVISIONS: The Contractor shall specifically request two working days in advance the following reviews prior to progressing with the work: plant material approval and layout, substantial completion, and final review.

MATERIALS: Shall be subject to approval by Landscape Architect.

SUBSTITUTIONS: Contractor shall submit a complete list of materials he/she shall submit to contractor for certification of the quantity and species of plant material ordered, the nursery supplier and a list of plant materials not available. Landscape Architect must approve substitutions prior to installation.

GUARANTEE: Contractor shall furnish and install all plants shown schematically on the drawings. Plant list is for convenience only. Contractor shall be responsible for the quantity shown on the drawings.

BEST EFFORTS: All container-grown plant material shall be grown in the container for at least one year prior to the planting, and shall be well established in the container. Contractor shall allow one percent of the plant material to be substandard in size, or not well established in the container, and replace the substandard plants the year following final acceptance of the project to be defective, declining, root bound or otherwise deficient due to abnormal root growth, shall be replaced by the Contractor with specimens equivalent in development to adjacent specimens.

TREES: All trees shall have straight, uniformly tapered trunks of sufficient caliper with all lower branching and cuts showing healing tissue. Trees unable to stand upright without support shall be rejected. Sucker basal and lateral growth shall be removed.

HEALTH: Foliage, roots and stems of all plants shall be vigorous, healthy and normal for species. All plants to be free of insects, mites, diseases, mechanical injuries, scars, abrasions and sunburn.

GARGE SPECIES: All plant material determined by the Landscape Architect to be of a species whose cultivar variety specified within the first year following acceptance of the project, shall be replaced by the Contractor with specimens equivalent in development to adjacent plantings.

SOIL PREPARATION:

DESCRIPTION: Work in this section includes the installation of topsoil and soil amendments, finish grading, fertilizer, and the disposal of surplus soil off site.

REVIEWS: The Contractor shall specifically request two working days in advance the following review prior to progressing with the work: rough grading, planting pits for tree trees, finish grade.

MATERIALS: Shall be subject to approval by Landscape Architect. Contractor shall submit a statement stating quantity, volume, composition and origin for all amendments, chemicals and imports before use or material is used on the site.

PRODUCT SPECIFICATIONS:

NATIVE SOIL: Shall be the soil existing on the site prior to work after all rocks over one-and-one-half inches in diameter and all foreign matter have been removed.

TOPSOIL: Shall be a fertile, friable, and dark-colored loam capable of promoting the growth of healthy, vigorous, root-bearing plants. Free of stones, lumps, plants, roots, or other debris, or which will not break up during installation. Soil shall conform to USDA classification for sandy loam.

FERTILIZER: For container-grown plant stock use controlled-release "Biosolids" fertilizer pellets, 10-grams 16-16-8 NPK with sulphur, iron, magnesium and zinc. For ground cover and lawn areas use water-based non-clogging fertilizer, 16-4-12 NPK with iron.

PLANTER SOIL MIX: To be a bulk UC-type planting mix or equivalent as approved by Landscape Architect.

PRE-EMERGENTS: Apply Treflan, Bonsbar C or approved equivalent to area of work after planting as per manufacturers specifications. Contractor shall provide a 90 day maintenance guarantee.

WEED FUNGICIDES: Fresh repellable of all California natives with Bonsbar as per manufacturers instructions or approved alternative during transplanting.

PESTICIDES: Shall be "Organic Grade" NOP or approved equivalent as per manufacturers instructions to all trees immediately after planting.

WARRANTY: The contractor shall be responsible for all plant material and workmanship for a period of 90 days, except as noted, following date of substantial completion. At the end of the period any plant that is dead or has not shown satisfactory growth due to Contractor's installation or negligence shall be replaced at Contractor's expense with plants of the family specified. Contractor shall not be held liable for plants damaged or destroyed by vandalism or acts of God.

TIME LIMITS: The maintenance period shall commence from the date of substantial completion and extend for 90 days thereafter.

REQUIREMENTS: All planting areas shall be kept weed-free at all times during the maintenance period. Disease, insect and pest control shall be the Contractor's responsibility. All planting areas shall be kept free of trash, weeds, and debris. Contractor shall provide adequate protection against rodent damage. Pruning, if needed and irrigation system adjusted as necessary to maximize performance. Erosion, or settlement of soil, and plantings shall be replaced by Contractor, and dead or dying plants replaced promptly as their condition becomes apparent.

DAMAGE & REPLACEMENT: Upon installation under this contract damaged by vandalism, unauthorized removal or other prior to substantial completion shall be replaced by Contractor without cost to Owner. Subsequent to substantial completion, losses due to vandalism, unauthorized removal or other prior to Final Acceptance, shall be replaced in kind by Contractor, losses due to vandalism, vehicular traffic, and/or theft shall be the responsibility of the Owner to repair or replace.

SUBSTANTIAL COMPLETION: Occurs at time when Landscape Architect certifies all major planting, including seed and plugs and all other work is satisfactorily completed, with the exception of minor items compiled by the Landscape Architect for prompt completion by Contractor.

EXECUTION:

SOIL TESTS: The soil preparation requirement shown below is preliminary for bidding purposes only. A soils test shall be provided by the contractor at time of construction. Soil preparation requirements shall be modified to comply with actual soil preparation recommendations in the soils report. A copy of the soils report shall be submitted prior to approval of the soil amendments per these specifications.

LIMITS AND GRADES: The Contractor shall specifically request two working days in advance prior to progressing with the work: rough grading, planting pits for tree trees, finish grade. Do not begin planting operations until grades are complete. Contractor shall complete the rough grading as necessary to round top and toe of all slopes and to provide natural contours between newly graded areas and the surrounding topography.

SOIL FUNCTIONS: Subgrade shall be ripped or tilled until its loosen and friable to depth of six inches. Topsoil shall be free of stones, lumps, plants, roots, or other debris and shall be spread so that topsoil to be spread, thoroughly water settled, and brought to smooth even grade in accordance with paragraph entitled "FINISH GRADING".

AMENDMENT PLACEMENT: Areas to be planted with perennials or plant materials from the flats or six-packs shall have a minimum of four (4) cubic yards of approved amendment per 1000 square feet tilled thoroughly into the top six inches of native soil. Areas to be planted with shrubs or trees shall have a minimum of two (2) cubic yards per 1000 square feet of native soil. Add a homogenous mixture of soil and amendment has been detailed. Lawn areas shall have a minimum of three inches of approved amendment similarly installed. Fertilizer shall be applied over amended areas at the rate of twenty pounds per one thousand square feet prior to tilling.

BACKFILL OF PLANT PITS: Backfill for plant pits shall be one part approved amendment to two parts existing soil for trees and one part approved amendment to one part existing soil for shrubs. Place amendment and soil mixture in three parts ensuring well for other plantings. Plant pits shall have their sides made rough prior to planting conception or glazing. Plant pits shall be dug to twice the width and 1-1/2 times the depth of the rootball all around. Pits shall be filled with amended backfill to height required for planting. Filled with water, and permitted to drain. Verify plantings are at or slightly above finish grade.

FERTILIZER: Container plants shall receive fertilization at the rate of one packet per container gallon. Specimen plants shall receive fertilization at the above rate or at 5 packets per caliper inch, whichever is less. Place fertilizer pellets in rootball halfway up (or at) varying depths for fifteen gallon and boxed specimens without touching sides of rootball.

Acid loving plants of family ericaceae such as Rhododendron, Azalea, Pieris, Camellia and Erica shall receive acid fertilizer per manufacturers specifications.

TRANSPLANTING PROCEDURES:

1) Soak area within drip line of plant thoroughly, 48 hours before transplanting small specimen and 96 hours before transplanting large specimen trees. Verify that plant is not drought stressed and moisture remains throughout root zone.

2) Prepare planting hole as per regular planting specifications.

3) Prune back 30%-50% of tree foliage, depending on type of planting and season.

4) Spray remaining foliage with "Wilfoil" or approved equal anti-desiccant.

5) Place root ball on firm soil to prevent settlement. Use mechanical equipment and lifts, with sling if necessary, and place in plant pits. Do not allow rootballs to break.

6) Place rootball at or above grade. Trees should be placed with crowns minimum 2" above finish grade. Verify plantings are at or slightly above finish grade.

7) Backfill around rootball and build watering basin.

8) Soak thoroughly.

9) Place mulch to prevent movement or rootball as per tree detail.

FINISH GRADING: Finish grade shall allow positive drainage, and shall remove all rocks and clods over 1" in diameter from surface. All erosion damage occurring during construction period shall be repaired, and all areas should be smooth and evenly graded. Unless otherwise noted, all soil finish grades shall be one inch below finish elevation of walks, pavement and curbs. Grade all finish surfaces smooth and even with positive drainage to swales or drain inlets.

IRRIGATION

GENERAL:

DESCRIPTION: Work in this section includes installation of a complete automatic irrigation system, including trenching, piping, valves, back-flow protection device, controller, pressure regulators, sprinklers, emitters and other components and incidentals related thereto.

QUALITY ASSURANCE: Provide materials of quality specified or better. All materials shall be clearly marked by manufacturer on material, containers, or certificates of compliance.

PIPE AND FITTINGS: Mainlines to be Schedule 40 Polyvinyl chloride pipe (PVC). Lateral lines to be sch 40 PVC. Sleeves to be Schedule 40 PVC. Use Schedule 80 PVC for nipples, unions, and threaded connections. Do not use on glue pipe. All fittings shall be Schedule 40 heavy wall or thicker. Use solvent as recommended by pipe manufacturer. Use Teflon tape on all threaded joints. For above ground mainline connections use galvanized pipes, fittings and galvanized nipples. Use galvanized or brass with clear coverall protection for exposed parts. Use schedule 80 nipples with marlex ells. Single swing.

CONTROL WIRE: To be 16 gauge, 24 volt solid UA approved for direct burial. Splices shall be made in valve boxes using approved waterproof connectors. Provide sufficient length to prevent damage during backfill.

VALVE BOXES: Shall be precast concrete or plastic of type that will withstand traffic loads. Free of cracks and structural defects. Boxes subject to vehicular traffic shall be concrete and have heavy-duty steel covers.

IRRIGATION EQUIPMENT: Refer to drawings. Substitutions must be approved in advance in writing by Landscape Architect.

EXECUTION:

GENERAL: Contractor shall install all irrigation features to their finish grade and at depths indicated. All rough grading to be finished or accomodated before trenching begins.

PLANS: Drawings are diagrammatic and show general layout. Note that the drawings are diagrammatic. Swing joints, offsets and all fittings are not shown. Pipelines shown parallel on the drawing may be installed in a common trench. Where pipelines are shown parallel or adjacent to shrub or ground cover areas they shall be installed in those areas. Do not install pipelines in planting areas where practicable. Install pipelines in parkway areas between the curb and the town area. Changes in depth of pipe shall be accomplished with 45 degree fittings. Mainlines to be buried to 24" minimum depth, laterals to 18" minimum, except where otherwise noted.

TRENCHING: Shall be sufficient to provide a minimum depth of 18" of fill for pipe length. Manifolds to be constructed to allow valves and boxes to be arranged neatly, uniformly and parallel with adjacent surfaces where appropriate.

THRUST BLOCKS: Contractor to install thrust blocks on mains at all right angle bends, changes in grade and other points as recommended by manufacturer to protect pipe from damage where project pressure exceeds 70 psi.

CONTROL WIRE: Control wire to be taped to irrigation line every 10 feet where practicable and placed in class 200 or heavier PVC conduit where it crosses under paved areas.

ADJUSTMENTS: Contractor to adjust arc, radius, height and distribution of all sprinkler heads for maximum performance of system without additional cost to owner.

BACKFILL: Shall be free of rocks and other imported topsoil. Use no debris in backfill. No rocks greater than 1" diameter may be in direct contact with pipe. Compact backfill to prevent settling.

FINISH GRADE: Set all heads at finish grade on polyethylene cut-off risers on swing joints as noted. Top of all valve boxes shall be set at finish grade.

INSTALLATION: Contractor to clearly lay out and sequence stations so they are installed around the site. Contractor shall submit forms as necessary to execute the contractor guarantee, and shall provide owner with same. Contractor to provide owner with a complete set of operating instructions for the irrigation system and controller.

AS-BUILTS: Contractor shall keep a complete set of drawings in the system as they are made throughout the project, and shall provide owner with same on completion of project. Features below ground shall be identified with as least two measurements from permanent structures such as walks, walls, or buildings.

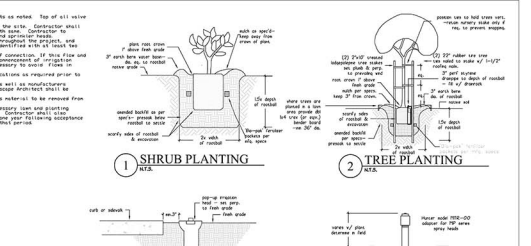
INSTALLATION: System design is based on 50 gpm and 60 psi being available at the point of connection. If this flow and pressure is not available the Landscape Architect shall be notified in writing prior to commencement of irrigation work. Flows of water in pipes not to exceed 5 feet per second. Pipe to be upsized where necessary to avoid flows in excess of 5 feet per second.

UTILITIES: Contractor shall verify location of all on-site utilities and make all notifications as required prior to trenching. Restoration of damaged utilities is the Contractor's responsibility.

CODES: Irrigation system to be installed in accordance with all applicable local codes as well as manufacturers specifications. Where local codes are more stringent than the Contractor herein, Contractor shall notify Owner in writing prior to installation.

CLEAN-UP: Site to be kept neat and debris-free throughout course of project. All surplus material to be removed from site and all areas disturbed by construction to be left in a presentable condition.

GUARANTEE: Contractor shall fill and repair all depressions and replace as necessary lawn and planting affected by settling or irrigation trenches for one year following acceptance of the job. Contractor shall also guarantee all workmanship and materials against defects for one year from date of final acceptance. Upon completion of project, one shall replace and repair any defects at his expense that may be found in that period.



IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD					
Valve	gpm	minutes of operation			total gallons
		M	TH	WE	TH SA SU week season
Winter Schedule					
1	25	30			750
2	18	30			180
3	21	30			630
4	17	30			510
5	16	30			480
6	12	30			360
7	4	90			240
8	4	90			240
9	4	90			240 3360 4920
Spring Schedule					
1	25	30	30		1500
2	3	60	60		360
3	21	30	30		1260
4	17	30	30		1020
5	16	30	30		960
6	12	30	30		720
7	4	90	90		720
8	4	90	90		720
9	4	90	90		720 2400 8760 11640
Summer Schedule					
1	25	30	30	30	2250
2	3	60	60	60	540
3	21	30	30	30	1890
4	17	30	30	30	1530
5	16	30	30	30	1440
6	12	30	30	30	1080
7	4	90	90	90	1080
8	4	90	90	90	1080
9	4	90	90	90	1080 2400 6960 12840
Fall Schedule					
1	25	30	30		1500
2	3	60	60		360
3	21	30	30		1260
4	17	30	30		1020
5	16	30	30		960
6	12	30	30		720
7	4	90	60		480
8	4	90	60		480
9	4	90	60		480 2400 5760
Total Water Use (gallons per year)					34620

IRRIGATION SCHEDULE - MATURE PLANTINGS					
Valve	gpm	minutes of operation			total gallons
		M	TH	WE	TH SA SU week season
Winter Schedule					
1	25				0
2	18				0
3	21				0
4	17				0
5	16				0
6	12				0
7	4				0
8	4				0
9	4				0 0 0
Spring Schedule					
1	25	30			1500
2	3	30			270
3	21	30			1260
4	17	30			1020
5	16	30			960
6	12	30			540
7	4	90			540
8	4	90			540
9	4	90			540 0 0 0
Summer Schedule					
1	25	30	45		2250
2	3	30	90		540
3	21	30	45		1890
4	17	30	45		1530
5	16	30	45		1440
6	12	30	45		1080
7	4	90	90		720
8	4	90	90		720
9	4	90	90		720 360 6912 13752
Fall Schedule					
1	25	30	45		1125
2	3	30	60		270
3	21	30	45		945
4	17	30	30		510
5	16	30	30		480
6	12	30	30		360
7	4	90	60		360
8	4	90	60		360
9	4	90	60		360 180 3060 6816
Total Water Use (gallons per year)					38874

WATER MANAGEMENT PLAN

Annual Precipitation 26.3 inches

INFORMATION TABLE					
Hydrozone	Zone	Irrigation Method	Area (square feet)	% of Landscape Area
low/moderate water use plants	1 zone	drip	3022	21%
low/moderate water use plants	2 rotor		3401	23%
low/moderate water use plants	3 rotor		7208	50%
low/moderate water use plants	4 rotor		920	6%
Total			14550	100%

MAXIMUM APPLIED WATER ALLOWANCE

MAWA=(ETo)(0.62)(0.7xLA)+(0.3xSLA)

ETo	41.0 inches/year
LA	14550 square feet
SLA	0
Maximum Water Allowance	**263,554 gallons per year**

ESTIMATED TOTAL WATER USE

ETWU=(ETo)(0.62)[(PF*HA)/IE+(SLA*1)] 0.71

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Area (square feet)	PF x HA (square feet)	water requirement (inches per year)
low	2	0.20	3401	680.2	12.54
2	low/moderate	0.5	3401	1701	23.9
3	low/moderate	0.5	7208	3602	23.9
4	low/moderate	0.5	920	460	25.9
			sum	6070	

ETWU	**243,479 gallons per year**

Maintenance Notes: Irrigation System to be inspected annually by licensed landscape architect, licensed landscape contractor or certified irrigation designer.

Weekly: Irrigation system to be inspected weekly for proper operation of all sprinkler heads and emitters.

Quarterly: Irrigation valve controller settings to be set per Irrigation Schedule. Use "Mature Plantings" schedule following two years of growth.

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bda
Bisnett Design Associates
Landscape Architecture & Environmental Planning

DATE/REVISION

PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 5-1-11
PROGRESS SET 6-26-11
PERMIT REVISED 7-11-11

PROJECT NAME:

EXTERIOR IMPROVEMENTS
EDEN LODGE
APARTMENTS
FOR EDEN HOUSING

PROJECT LOCATION:

400 SPRINGLAKE DR.
SAN LEANDRO, CALIF
94578

SHEET TITLE:

SPECIFICATIONS & DETAILS

L0.4

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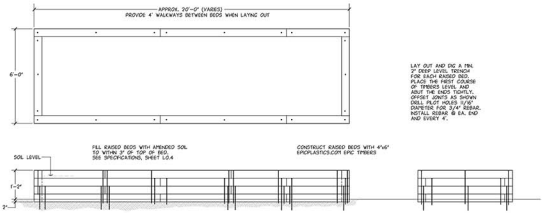
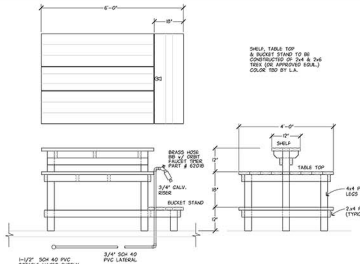


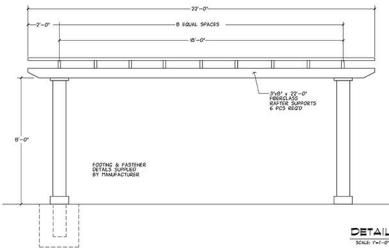
DETAIL A RAISED PLANTER BEDS

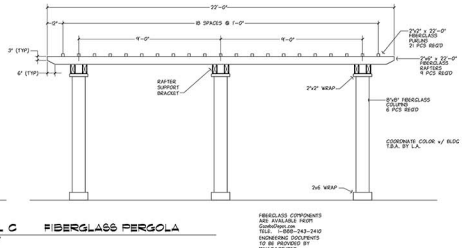
SCALE: 1/2"=1'-0"



DETAIL B GARDEN TABLE

SCALE: 3/4"=1'-0"

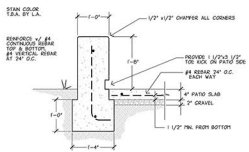




DETAIL C FIBERGLASS PERGOLA

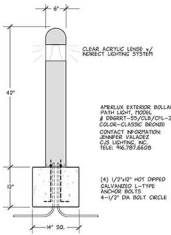
SCALE: 1"=1'-0"

FIBERGLASS COMPONENTS ARE AVAILABLE FROM CoastalOrder.com TELE: 1-888-243-2410 ENGINEERING DOCUMENTS TO BE PROVIDED BY MANUFACTURER



DETAIL D SEAT WALL

SCALE: 1"=1'-0"



DETAIL E BOLLARD LIGHT

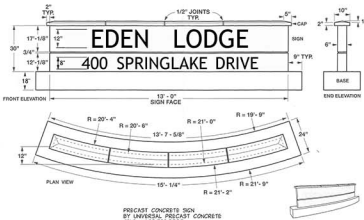
SCALE: 3/4"=1'-0"

CONCRETE COLORS:
SIGN- TBD
CAP- TBD
BASE- TBD

LETTERS-RECESSED 1/2"
PANTED- COLOR TBD

FONT-OPTIMA BOLD
FINISH/ TEXTURE- TBD

SIGN COLORS TO BE COORDINATED w/ (E4) BUILDING COLORS.



PRECAST CONCRETE SIGN BY UNIVERSAL PRECAST CONCRETE TELE: 408.748.8888

DETAIL G CURVED MONUMENT SIGN

NOT TO SCALE

BASIS
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SAN RAFAEL, CA 94915
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CHARLES PICK, ARCHITECT

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PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 4-24-11
PROGRESS SET 5-31-11
PROGRESS SET 6-26-11
PERMIT REVISED 7-11-11

bda Bisnett Design Associates
14244 Ramona Road
Chino Hills, CA 91709
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909.393.8477 fax
bda@bisnettdesign.com
Landscape Architecture & Environmental Planning

PROJECT NAME:

EXTERIOR IMPROVEMENTS
EDEN LODGE
APARTMENTS
FOR EDEN HOUSING

PROJECT LOCATION:

400 SPRINGLAKE DR.
SAN LEANDRO, CALIF
94578

SHEET TITLE:

CONSTRUCTION DETAILS

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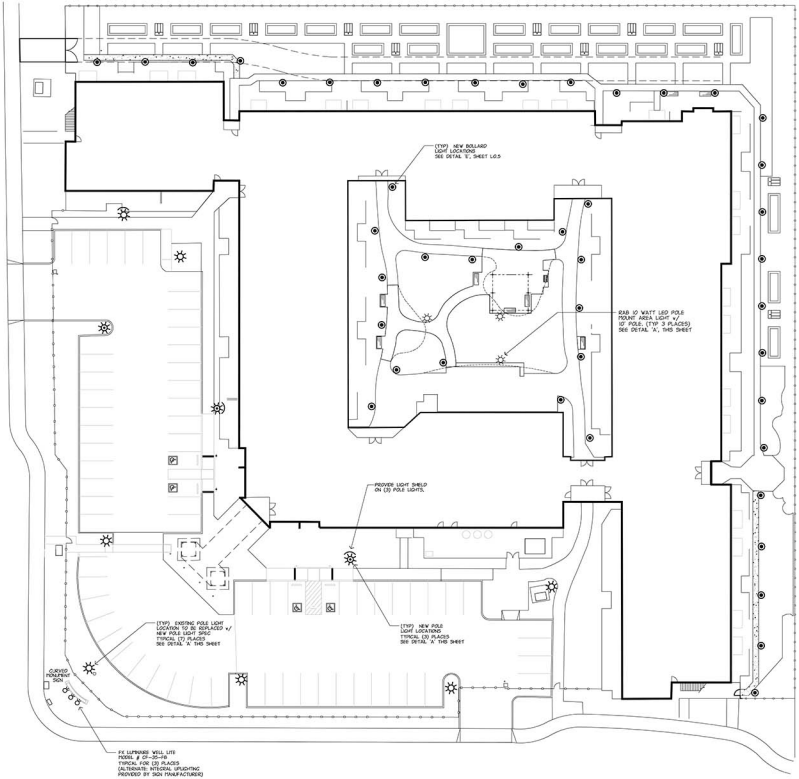
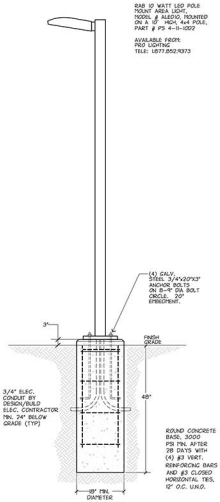


LIGHTING PLAN
SCALE: 1/16" = 1'-0"



DETAIL 'A'
POLE LIGHT
NOT TO SCALE
TYPICAL FOR (6) PLACES

NORTH

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LEGEND

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PERMIT 11-1-10
FOR CONSTRUCTION 11-23-10
PROGRESS SET 4-24-11
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PROGRESS SET 6-26-11
PERMIT REVISED 7-11-11

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Landscape Architecture & Environmental Planning

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SHEET TITLE:

LIGHTING
RENOVATION PLAN

L0.6

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