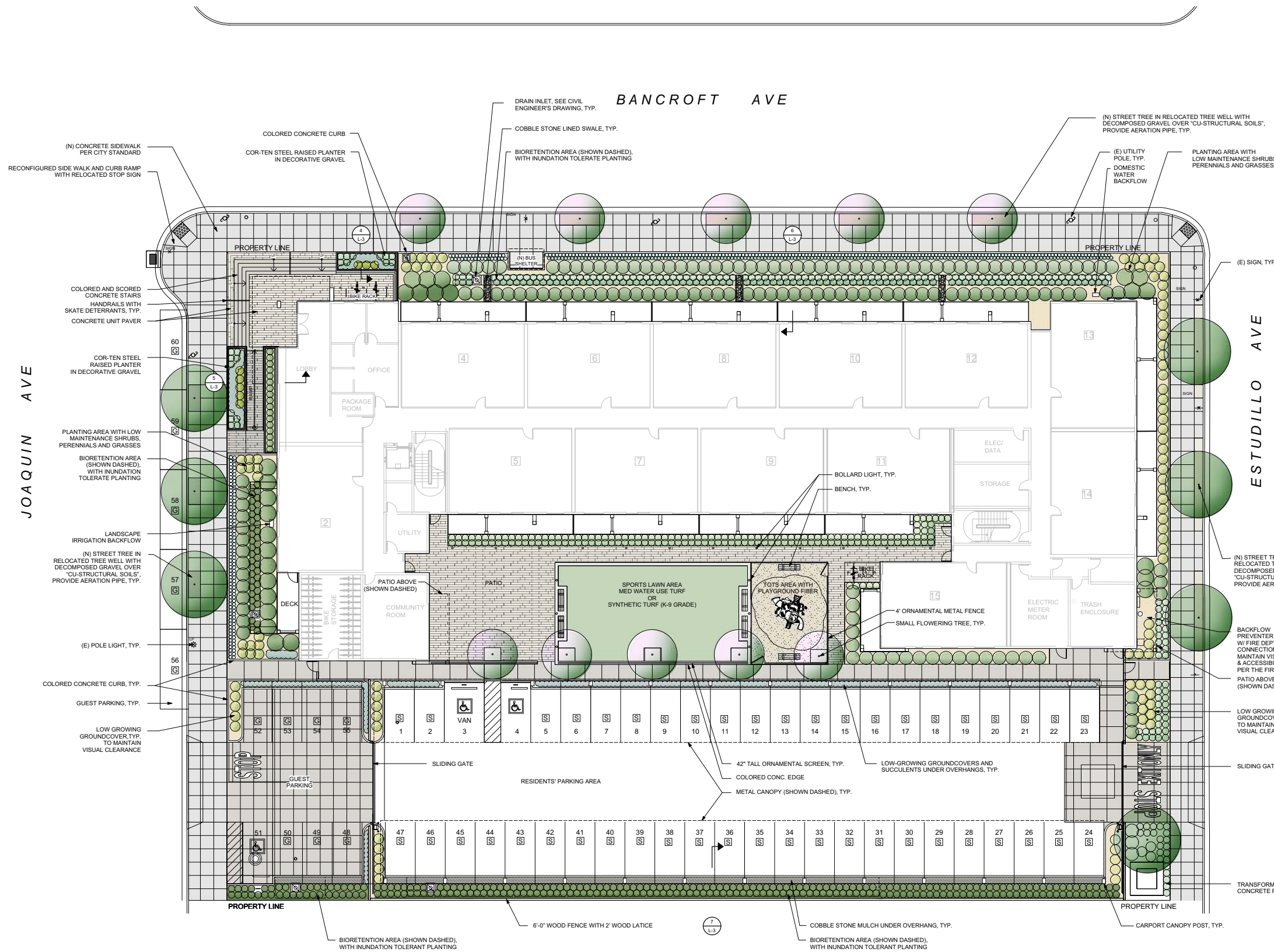


EXHIBIT P - LANDSCAPING MATERIALS PLAN - GROUND FLOOR



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PROJECT NAME
1388 BANCROFT

1388 BANCROFT AVENUE
SAN LEANDRO, CA 94577
APN: 77-524-12-4



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1	08/14/2018	ENTITLEMENT SET	
2	08/21/2018	REVISION 1	

BACKFLOW PREVENTER W/ FIRE DEPT. CONNECTION, MAINTAIN VISIBILITY & ACCESSIBILITY PER THE FIRE DEPT.
PATIO ABOVE (SHOWN DASHED)

LOW GROWING GROUNDCOVER, TYP. TO MAINTAIN VISUAL CLEARANCE

SLIDING GATE

DATE: 6/7/18
SCALE: AS NOTED

PROJECT NUMBER: 1653
COMPUTER FILE: 1653_D08a_060718
PROJECT NAME: 1300 BANCROFT

DESCRIPTION
LANDSCAPE MATERIALS PLAN - GROUND FLOOR

SHEET NUMBER
L1.1

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SITE PLAN / GROUND FLOOR

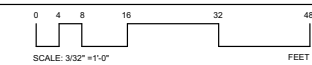
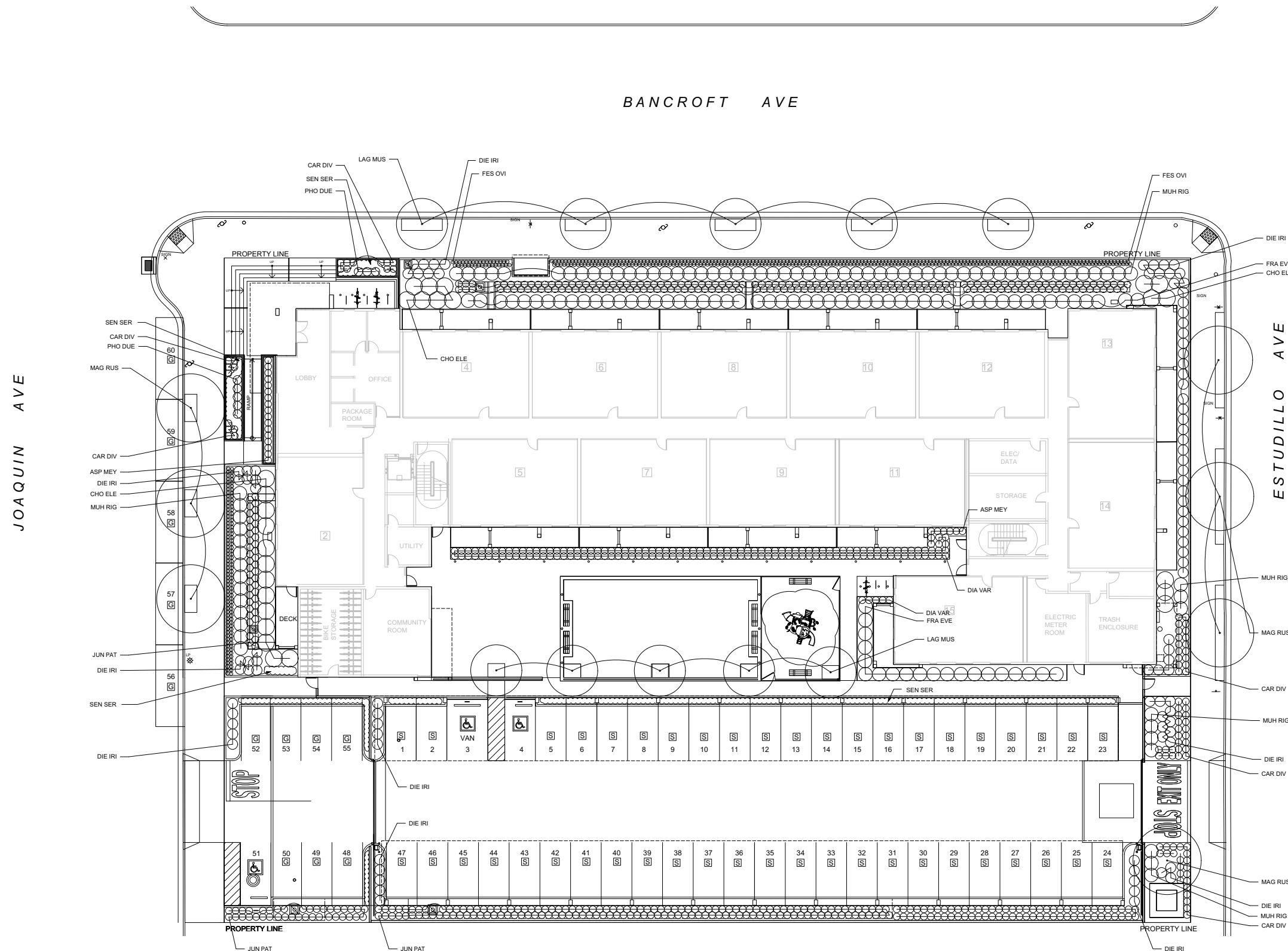


EXHIBIT R - PLANTING PLAN - GROUND FLOOR



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PROJECT NAME
1388 BANCROFT

1388 BANCROFT AVENUE
SAN LEANDRO, CA 94577
APN: 77-524-12-4



NO.	DATE	ISSUES AND REVISIONS	BY
1	08/14/2018	ENTITLEMENT SET	
2	08/21/2018	REVISION 1	

DATE: 6/7/18
SCALE: AS NOTED
PROJECT NUMBER: 1653
COMPUTER FILE: 1653_DDBase_060718
PROJECT NAME: 1300 BANCROFT

DESCRIPTION
**PLANTING PLAN
GROUND FLOOR**

SHEET NUMBER
L2.1

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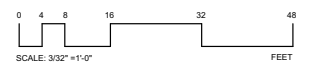


EXHIBIT S - PLANTING PLAN - ROOF TOP

PLANTING LEGEND									
Symbol	Latin Name	Common Name	Size	Mature Size	Water Use Rating	Native Plant	Fire-Prone Listed	Remarks	
LAG MUS	Laurostroemia 'Muskogee'	Crape Myrtle	24" Box	20' x 15'	L	N	N	Standard	
MAG RUS	Magnolia grandiflora 'Russell'	Russell Southern Magnolia	24" Box	25' X 50'	M	N	N		
Shrubs									
FRA EVE	Franoula californica 'Eve Case'	Coffeeberry	5 Gal.	4' x 4'	L	Y	N		
Perennials									
DIA VAR	Dianella tasmanica 'Variegata'	Variegated Flax Lily	1 Gal.	1' x 3 3/8"	M				
DIE IRI	Dietes indicodes	Fortnight Lily	1 Gal.	3' x 3'	L	N	N		
RUN PAT	Juncus patens	California Gray Rush	1 Gal.	2' x 2'	L	Y	N	2' O.C.	
PHO DUE	Phormium 'Duet'	Duet Flax	5 Gal.	2' x 2 1/2'	L	N	N		
SEN SER	Senecio serpens	Blue Chalk Stick	1 Gal.	12"x24"	L	N	N	24" O.C.	
Ferns									
ASP MEY	Asparagus meyeri	Foxtail Fern	1 Gal.	2' x 2'	M	N	N		
Grasses									
CAR DIV	Carex divulata	Berkeley Sedge	1 Gal.	1'-6" x 2'-0"	L	N	N		
CHO ELE	Chorizanthe elephantinum	Large Crane Rush	15 Gal.	5' x 6'	L	N	N		
MUH RIG	Muhlenbergia rigens	Deer Grass	1 Gal.	4' x 4'	L	Y	N		

VEGETATED ROOF PLANTING LEGEND

MIXED SEDUM
 SEDUM ACRE
 SEDUM SPURIMUM
 SEDUM ALBUM MURALE
 SEDUM 'JOHN CREECH'
 SEDUM OREGANUM
 SEDUM KAMTCHATICUM
 SEDUM REFLEXUM 'BLUE SPRUCE'
 SEDUM RUPESTRE 'VARIEGATED'
 SEDUM 'CAPE BLANCO'

IRRIGATION SPECIFICATION

THIS SPECIFICATION IS TO ESTABLISH PERFORMANCE STANDARDS FOR BIDDER-DESIGNED IRRIGATION SYSTEM.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT 40-50 PSI AT POINT OF CONNECTION. TOTAL DEMAND FOR ANY ONE STATION SHALL NOT EXCEED 10 G.P.M.

IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMEN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.

CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND UNDER GROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. VERIFY POINT OF CONNECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR TO GUARANTEE COMPLETE IRRIGATION COVERAGE. THE CONTRACTOR SHALL SIZE AND LOCATE LATERAL LINES AND SLEEVE AS REQUIRED. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A THREE INCH HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE EIGHTEEN INCHES OF COVER OVER MAIN LINES AND CONTROL WIRE AND TWELVE INCHES OF COVER OVER LATERAL LINES. SLEEVED LINES SHALL HAVE A MINIMUM COVER OF TWELVE INCHES. BACKFILL TRENCHES WITH MATERIAL FREE OF ROCKS.

INSTALL BACKFLOW PREVENTER PER MANUFACTURER'S SPECIFICATIONS. BACKFLOW PREVENTER SHALL BE INSTALLED PLUMB AND IN ALIGNMENT WITH ADJACENT PAVEMENT EDGES OR STRUCTURES.

USE ONLY ONE TYPE SERIES HEAD ON ANY CIRCUIT. DO NOT MIX HEAD TYPES OR MANUFACTURERS.

FLUSH MAIN SUPPLY LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS OR EMITTERS.

IRRIGATION CONTROL WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE TO BE WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES TO BE A COLOR OTHER THAN WHITE. SPLICES ARE TO BE MADE WITHIN A VALVE BOX USING A CRIMP TYPE COPPER WIRE CONNECTOR WITH A HEAT SHRINK WATERPROOF JACKET. IN-LINE SPLICES SHALL BE SOLDERED. LEAVE 24" WIRE COLS AT EACH REMOTE CONTROL VALVE WIRE CONNECTION TO ALLOW VALVE BONNET REMOVAL WITHOUT DISCONNECTING CONTROL WIRES.)

INSTALL REMOTE CONTROL VALVE BOXES ONE HALF INCH ABOVE GRADE, NOT NECESSARILY PLUMB. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES TO BE PLASTIC WITH A BOLT DOWN LID.

VERIFY CONTROLLER LOCATION WITH OWNER. CONTRACTOR TO SUPPLY POWER TO CONTROLLER UNLESS OTHERWISE NOTED. EXCAVATIONS TO BE BACKFILLED TO 90% COMPACTION MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK. CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.

COMPONENT SCHEDULE:

BACK FLOW PREVENTER : REDUCED PRESSURE BACKFLOW PREVENTER, MODEL 975X2 (LEAD FREE) OR APPROVED EQUAL.

CONTROL VALVES : EV-100 BY RAIN BIRD OR APPROVED EQUAL, BY WILKINS, W/ POLAR PARKA FOR FREEZE PROTECTION, VERIFY SIZE

SUPPLY LINES : SCH 40 P.V.C. PIPE

LATERAL LINES : SCH 40 P.V.C. PIPE

CONTROLLER : EZ-1 BY RAIN BIRD OR APPROVED EQUAL

CONTRACTOR TO MAKE MINOR ADJUSTMENTS IN HEAD LOCATIONS AND ADJUST HEAD TYPE FOR RADIUS (AND ARC IF APPLICABLE) TO PROVIDE OPTIMUM COVERAGE AND TO MINIMIZE SPRAYING ONTO PAVEMENT, BUILDINGS OR STRUCTURES.

EMITTERS

MISTING HEADS TO BE 'MAXJET' TYPE AVAILABLE THROUGH 'AUTOMATIC RAIN PH# 415-454-4313 SPRAY TYPE SYSTEM TO BE USED IN GROUND COVER AREAS WHERE PLANT SPACING IS 24" O.C. OR LESS.

EMITTER LINES TO RECEIVE IN-LINE FILTER MODEL #39-0 BY 'AMIAZ' IN VALVE BOXES. USE IN-LINE PRESSURE REGULATORS AS REQUIRED.

EMITTER LINES TO BE ALGAE RESISTANT TYPE WHEN ABOVE GRADE. SECURE TO FINISH GRADE WITH 9" GALVANIZED ALUMINUM MESH STAPLES.

FITTINGS AT EMITTER LINES TO BE COMPRESSION TYPE BY 'AGRICULTURAL PRODUCTS INC.'

EMITTERS TO BE RAMBLUG BY 'RAIN BIRD', MODEL PCC-1, PC-6-1, BY 'SALCO' OR MODEL DPC-4, 6, 8 BY 'R.I.F.' O.E.

LOCATE EMITTER DISCHARGE WITHIN THE WATERING BASIN AT EACH PLANT.

1 GALLON AND FLAT-STOCK TO RECEIVE 1 G.P.H.

5 GALLON 5 G.P.H.

15 GALLON 7 G.P.H.

24" BOX 7 G.P.H.

1/4" TUBING TO RECEIVE E.O.V.C. BUG CAPS AND TUBING STAKES AT THE DISCHARGE ENDS BY 'SALCO'. TUBING LENGTHS TO BE NO GREATER THAN 6'-0".

PLANTING NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY, THE PLAN WILL GOVERN.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

REMOVE ALL EXISTING WEEDS, BROOM AND BRAMBLE BY THE ROOTS, AND DISPOSE OF AWAY FROM THE SITE.

PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8".

A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

SOIL PERMEABILITY RATE IN INCHES PER HOUR
 SOIL TEXTURE TEST
 CATION EXCHANGE CAPACITY
 SOIL FERTILITY (including tests for nitrogen, potassium, phosphorous, pH, organic matter and electrical conductivity)

RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

PLANTING AREAS, AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

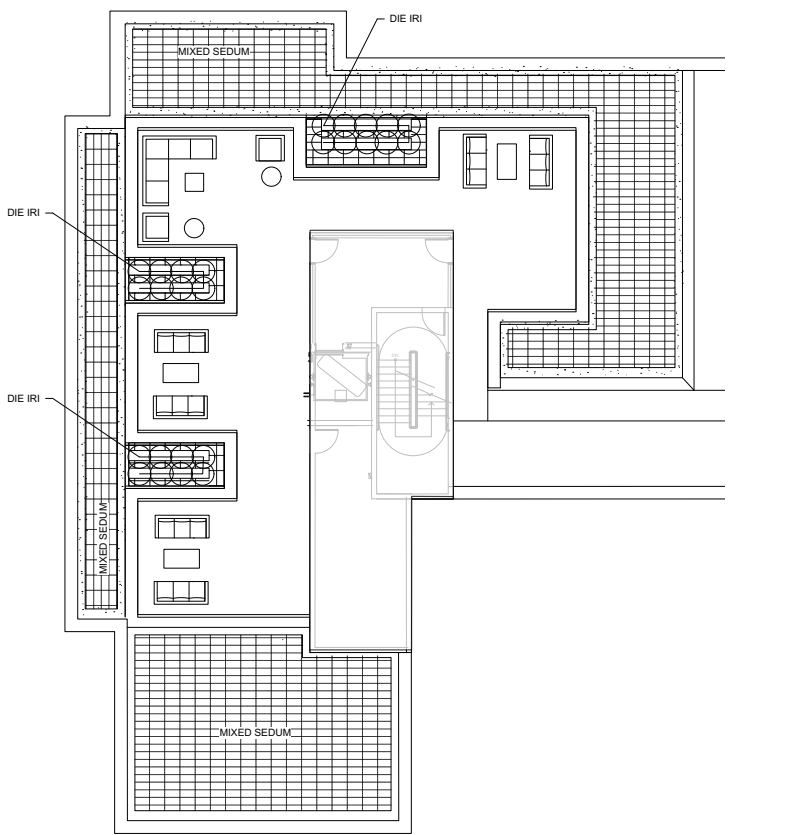
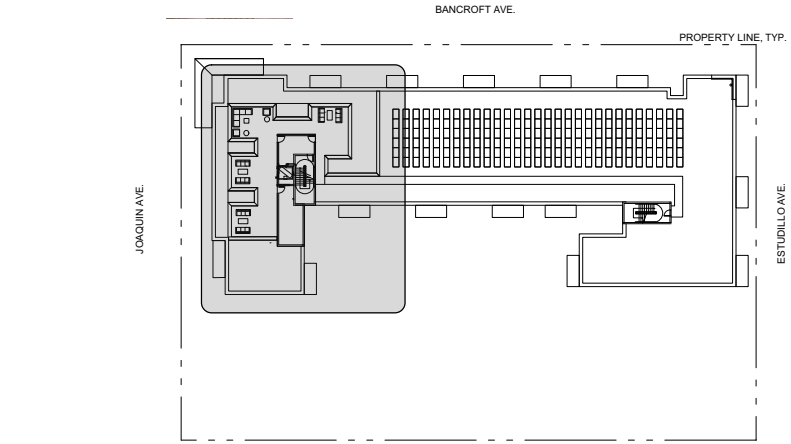
TOPSOIL TO BE GENERAL LANDSCAPE AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE 'WALT WHITMAN' BY AMERICAN SOIL AND STONE PRODUCTS. GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 10% TOPSOIL, 75% NATIVE SOIL, 10% COMPOST. EXCESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.

SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT. PRIOR TO MULCHING. MULCH WITH A 3" FOREST FLOOR MULCH FROM AMERICAN SOIL PRODUCTS. AROUND ALL PLANTINGS. 8CY/1000. HOLD 6" AWAY FROM STEM OR TRUNK.

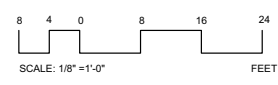
STAKE OR GUY TREES PER DETAILS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.



ROOF TOP



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NO.	DATE	ISSUES AND REVISIONS	BY
1.	05/16/2018	ENTITLEMENT SET	
2.	08/21/2018	REVISION 1	

DATE 6/7/18
 SCALE AS NOTED

PROJECT NUMBER 1653
 COMPUTER FILE 1653 DDBase_060718
 PROJECT NAME 1300 BANCROFT

DESCRIPTION
PLANTING PLAN
ROOF TOP

SHEET NUMBER
L2.2

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EXHIBIT T - LANDSCAPE SECTIONS, ELEVATIONS AND DETAILS

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DATE 6/7/18
SCALE AS NOTED

PROJECT NUMBER 1653
COMPUTER FILE 1653_DD_Dbs_060718

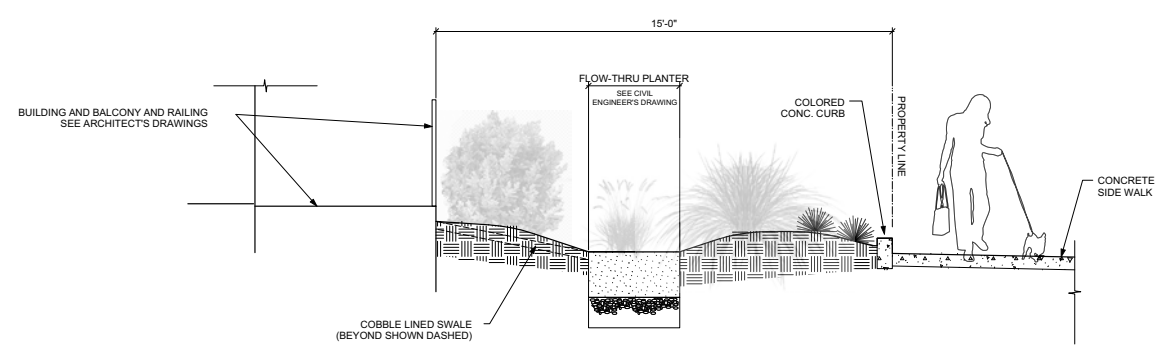
PROJECT NAME 1300 BANCROFT

DESCRIPTION
**LANDSCAPE SECTIONS,
ELEVATIONS & DETAILS**

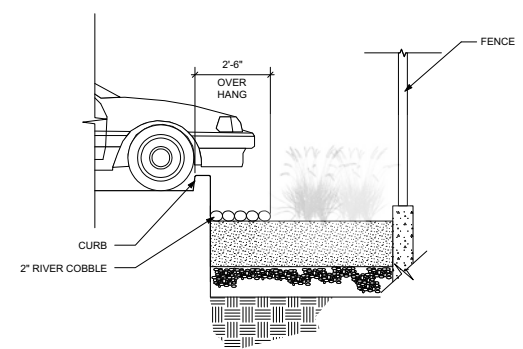
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L3.1

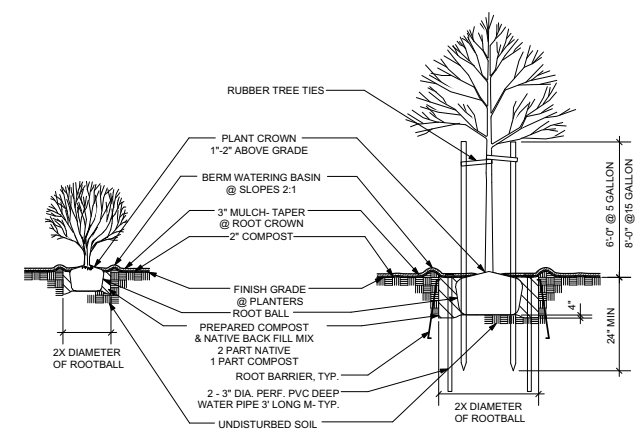
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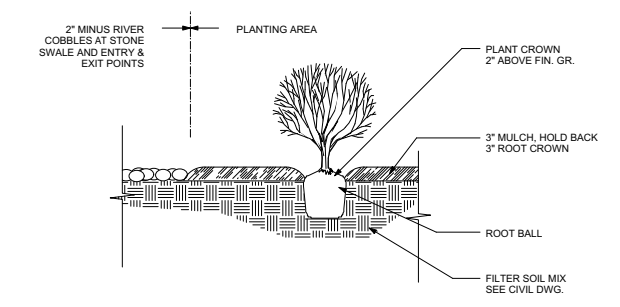
6 SECTION @ FLO THRU PLANTER
SCALE: 1/2" = 1'-0"



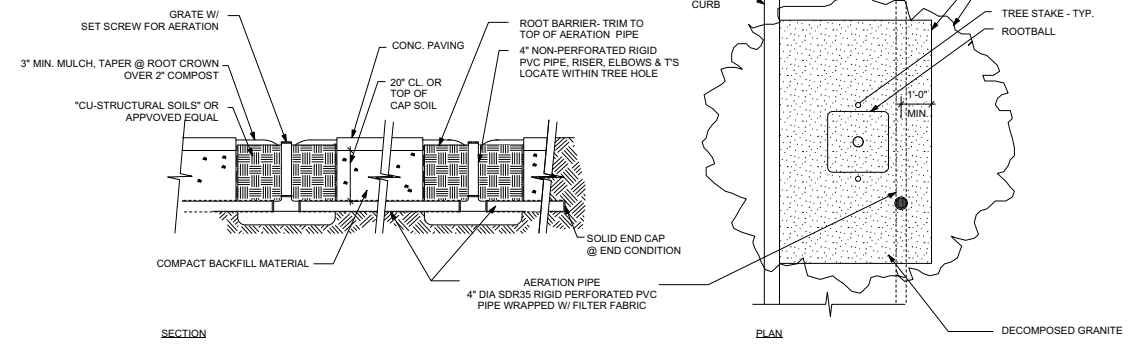
7 SECTION @ BIORETENTION @ PARKING AREA
SCALE: 1/2" = 1'-0"



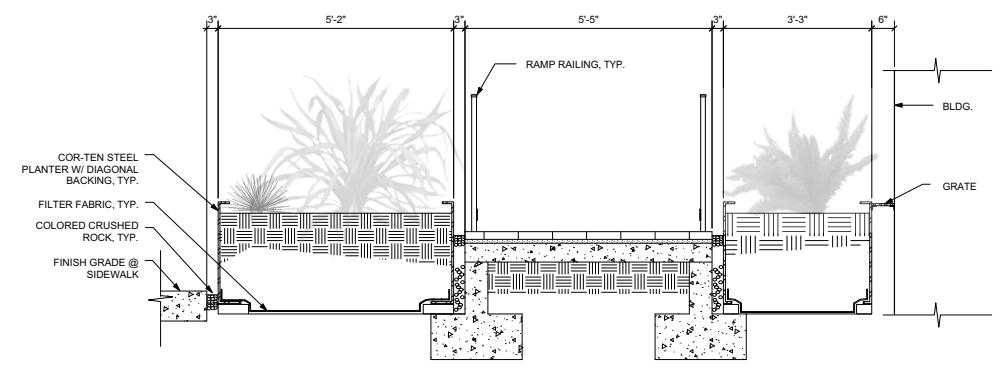
1 TYP. PLANTING DETAIL
NTS



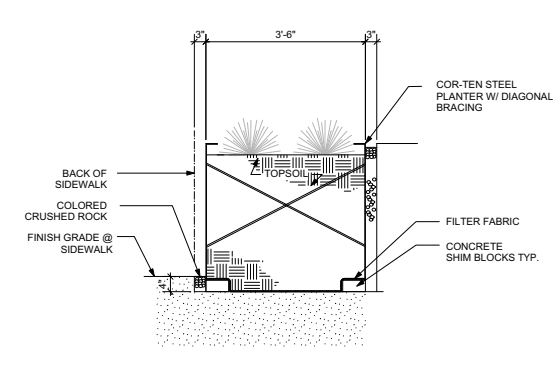
2 PLANTING @ BIORETENTION AREA
NTS



3 STREET TREE PLANTING
NTS



5 PLANTER & RAMP SECTION SECTION
SCALE: 3/4" = 1'-0"



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

