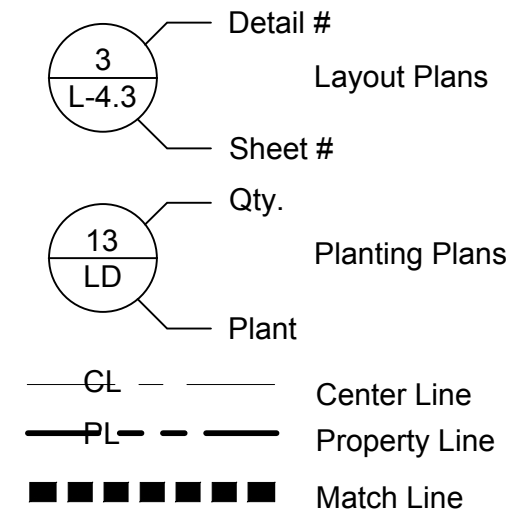
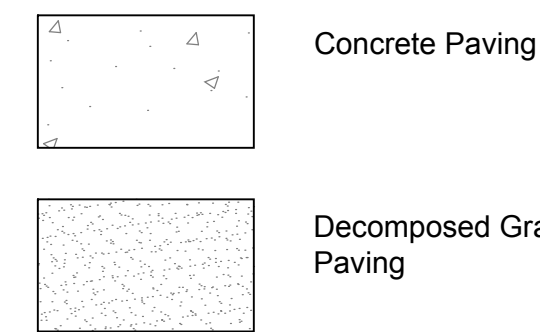


LAYOUT LEGEND



AD	Area Drain
BOC	Back of Curb
BC	Back of Curb
CL	Center Line
CO	Clean Out
CP	Center Point
DIA	Diameter
DI	Drain Inlet
EQ	Equal
EJ	Expansion Joint
FOC	Face of Curb
FC	Face of Curb
GALV	Galvanized
MA	Mulch Area
MAX	Maximum
MIN	Minimum
PA	Planting Area
PL	Property Line
POC	Point of connection
PREF	Perforated
PREP	Perpendicular
PT	Pressure Treated
RDRW	Redwood
RW	Right of Way
ROW	Right of Way
SAD	See Architect's Drawings
SCD	See Civil Engineer's Drawings
SED	See Electrical Engineer's Drawings
SHT	Sheet
SP	Start Point
SSD	See Structural Engineer's Drawings
TBD	To Be Determined
TYP	Typical



LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.
- The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.
- All work is to be in compliance with the City of Mountain View's Conditions of Approval, standard plans and specifications.
- Consultants List
Architect:
Hunt Hale Jones Architects
444 Spear Street #105
San Francisco, CA 94105
(415) 512-1300

Civil Engineer:
Apex Engineering & Land Surveying
817 Arnold Drive
Martinez, CA 94553
(925) 476 8499

FINE GRADING NOTES:

- The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.
- See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.
- Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
- The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.
- All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non-mechanically compacted soil is available for water absorption and root growth in planted areas.
- Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.
- Minimum paving slope to be typically 1 percent. Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
- Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.
- Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:

- Project information sheet that contains:
 - Date,
 - Project name,
 - Project applicant name, telephone and mailing address,
 - Project address and location,
 - Property owner name, telephone, and mailing address.
- Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
 - Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
 - A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
- Irrigation scheduling parameters used to set he controller.
- Landscape and irrigation maintenance schedule.
- Irrigation audit report.
- Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

SHEET SCHEDULE

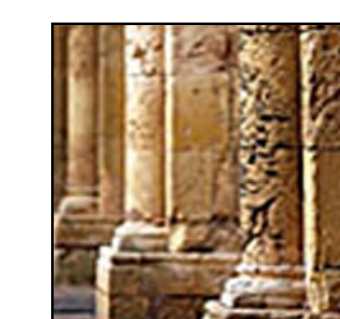
L-1.0	NOTES AND LEGENDS
L-3.1	LAYOUT PLAN: GROUND FLOOR
L-3.2	LAYOUT PLAN: SECOND FLOOR
L-4.1	DETAILS: FIRST FLOOR
L-4.2	DETAILS: SECOND FLOOR
L-4.3	DETAILS: SITE FURNITURE
L-5.0	IRRIGATION NOTES
L-5.1	HYDROZONE PLAN
L-6.0	PLANTING NOTES AND LEGENDS
L-6.1	PLANTING PLAN: GROUND FLOOR
L-6.2	PLANTING PLAN: SECOND FLOOR
L-6.3	PLANT PALETTE
L-6.4	PLANT PALETTE
L-6.5	PLANTING DETAILS

NOTES AND LEGEND PRELIMINARY LANDSCAPE PLAN

268 Parrott Street

268 Parrott Street
San Leandro, California

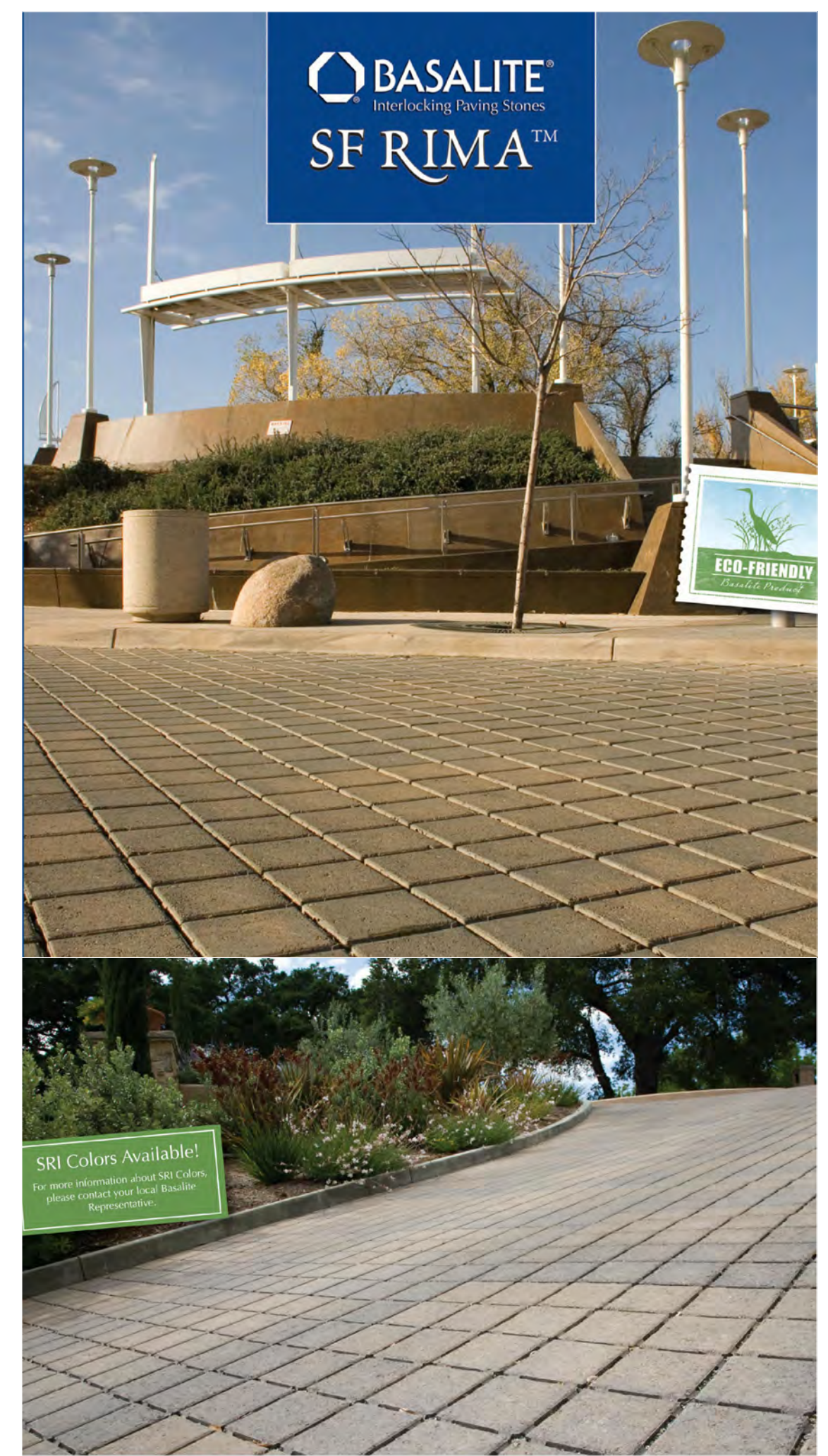
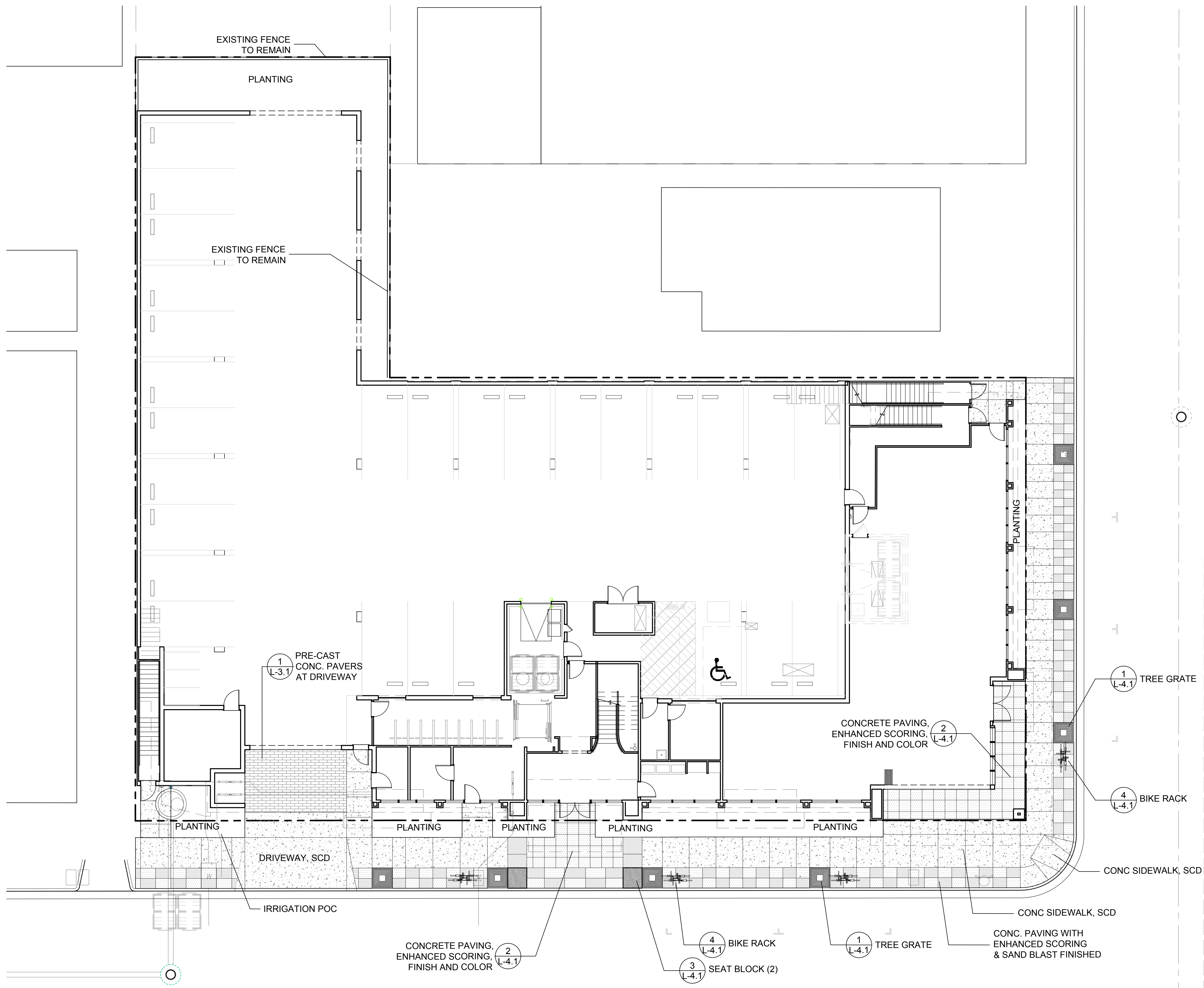
Date: January 4, 2019
Job: 18-171



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L-1.0



BASALITE™
Interlocking Paving Stones
SF RIMA™

SRI Colors Available!
For more information about SRI Colors, please contact your local Basalite representative.

SF RIMA™

SF RIMA™ permeable pavers are designed with the environment in mind, by reducing storm water runoff, decreasing flooding, and relieving storm water systems. SF RIMA's unique design allows it to be installed with spacer on stone for water drainage or spacer on spacer for turf growth. Both beautiful and practical, SF RIMA can turn any residential landscape project into a beautiful, eco-friendly environment.

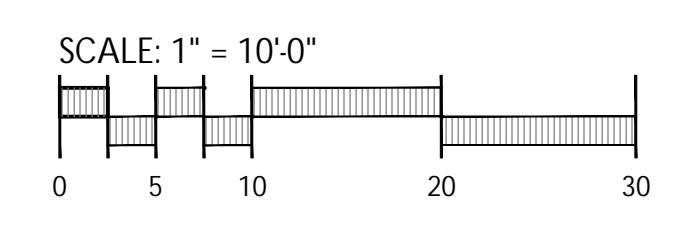
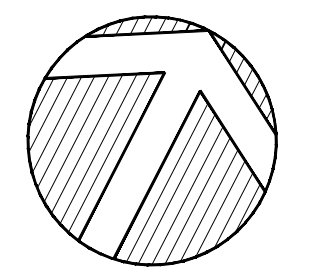
<p>Specifications</p> <p>Size: 16" x 16" x 1.5" Load/Spacer: 1800 Sq. Ft./Pallet: 34</p>	<p>Colors</p> <p>Tan Charcoal</p> <p>Tumbled Tan Charcoal</p> <p><small>SF RIMA Colors are available in 16" x 16" and 24" x 24" sizes. All colors are available in a wide range of finishes. For more information, please contact your local Basalite representative.</small></p>
<p>Patterns</p> <p>Tuff Check With large joints, space on spacer. Ideal with a 24" x 24" spacer. Stone requirement: 26.4 sq/yard. Chain joint is 12".</p> <p>Wave Drainage Installed in 2x2 grid assembly with spacer on spacer. Stone must be set on a 24" x 24" spacer. Stone requirement: 22.8 sq/yard. Chain joint is 12".</p> <p>Running Bond Installed in 2x2 grid assembly with spacer on spacer. Stone must be set on a 24" x 24" spacer. Stone requirement: 22.8 sq/yard. Chain joint is 12".</p>	

1 PRE-CAST CONC. PAVERS
SCALE: NA

LAYOUT PLAN: FIRST FLOOR PRELIMINARY LANDSCAPE PLAN

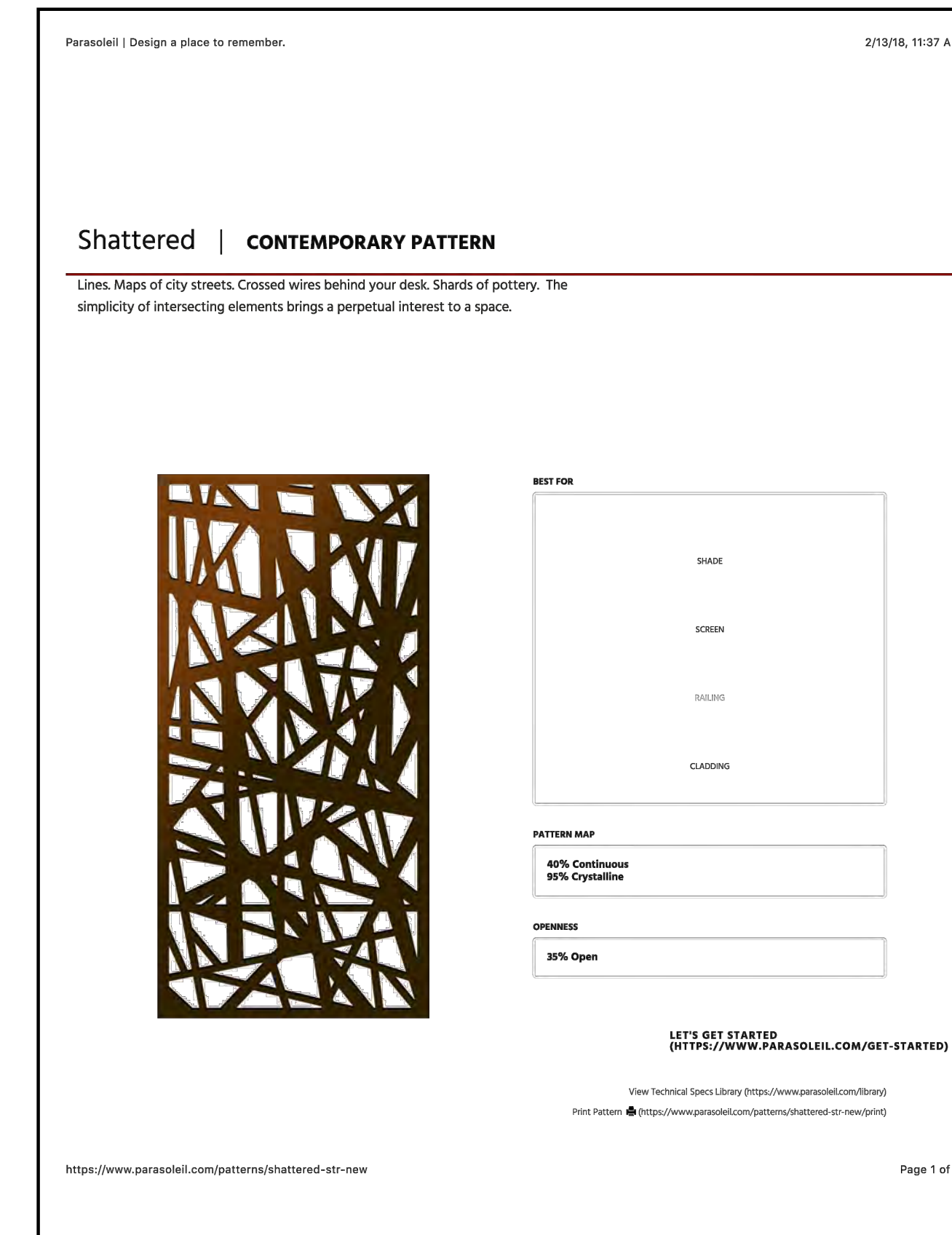
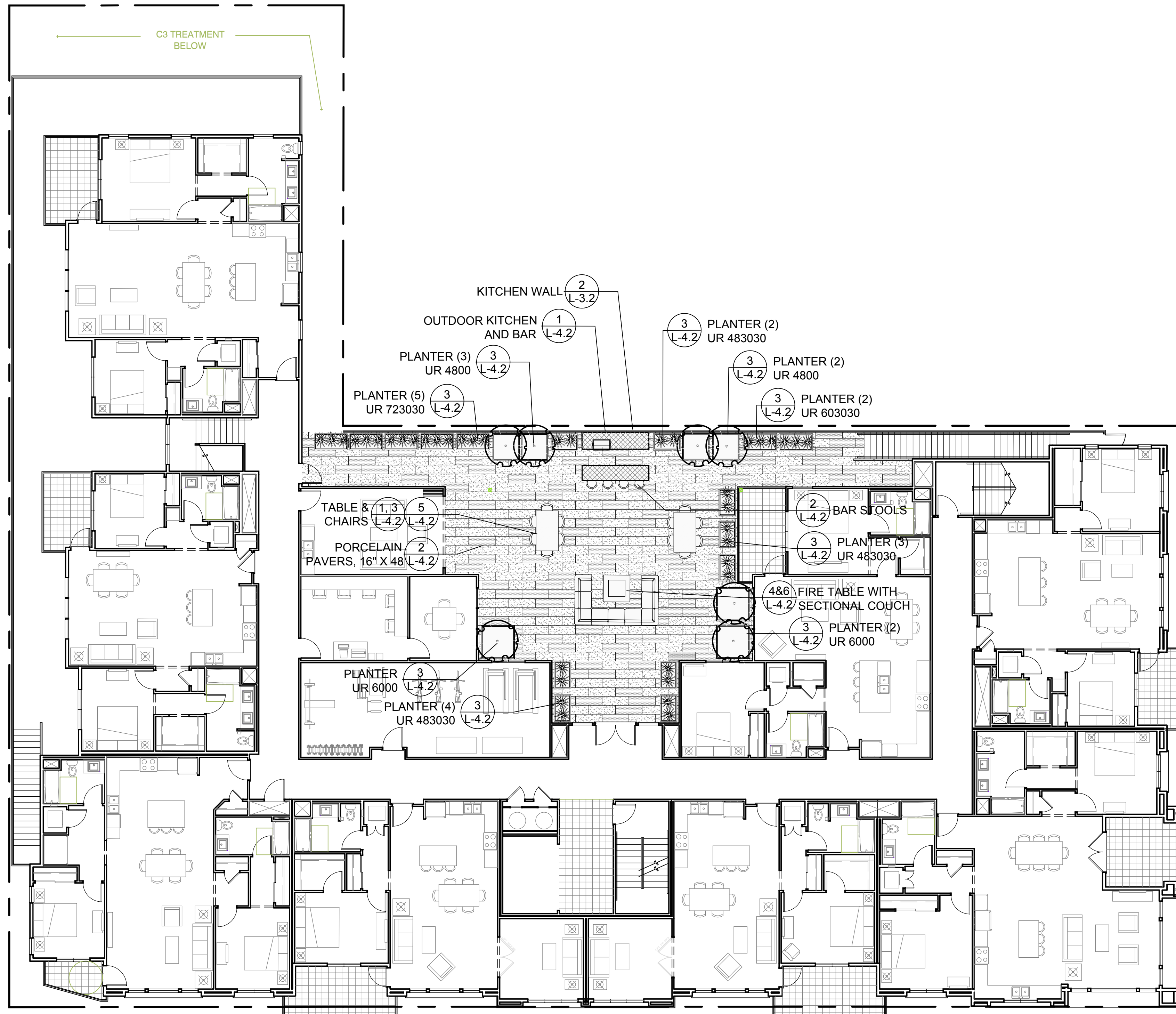
268 Parrott Street
268 Parrott Street
San Leandro, California

Date: January 4, 2019
Job: 18-171

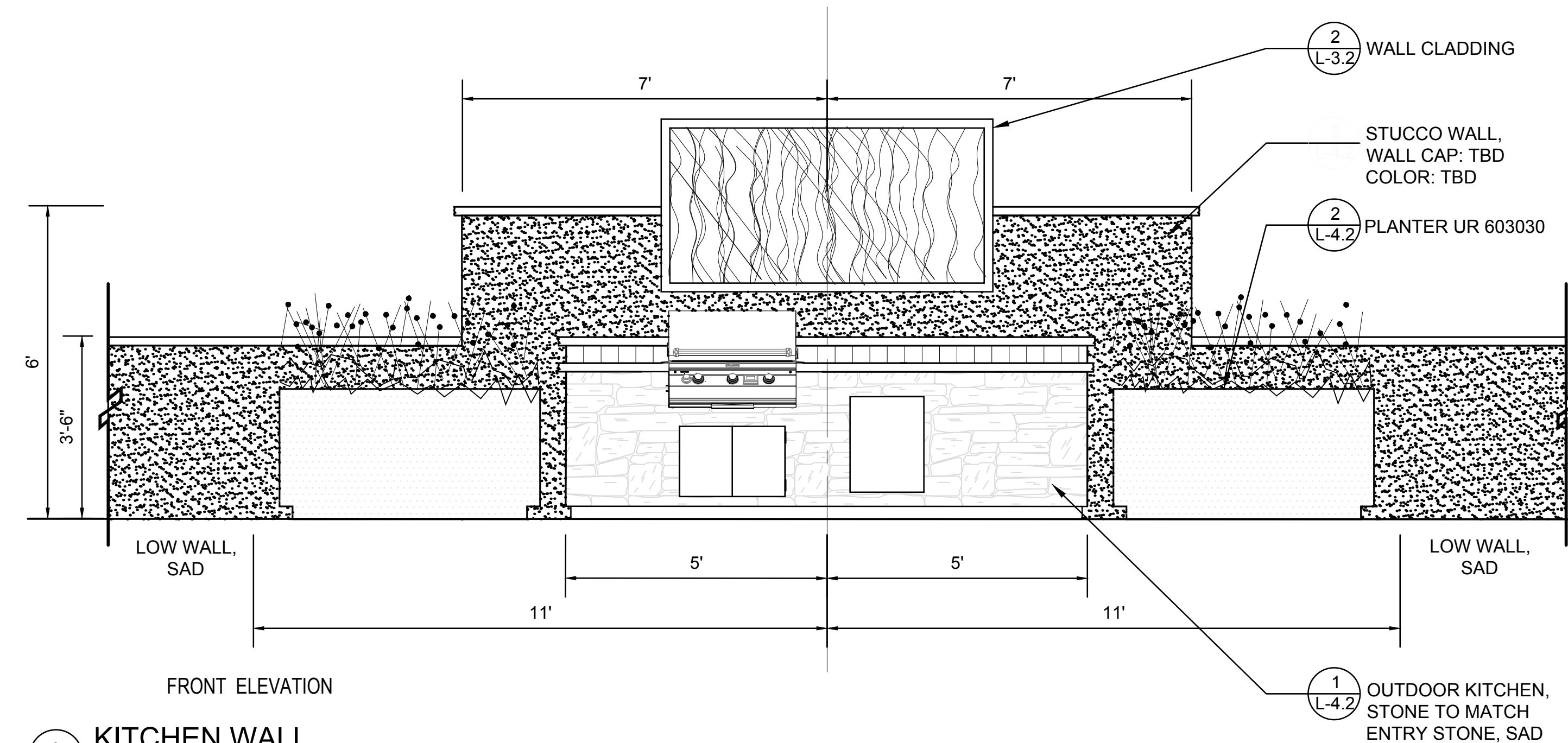


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L-3.1



2 WALL CLADDING
SCALE: NA



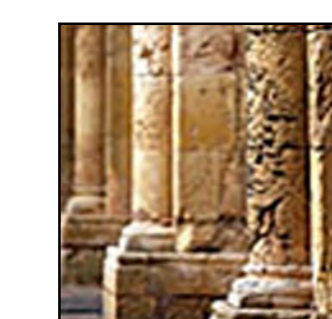
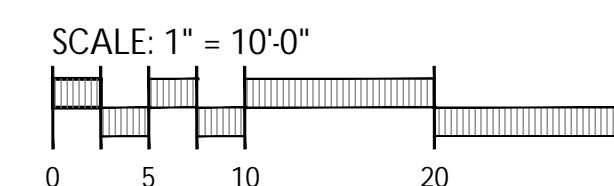
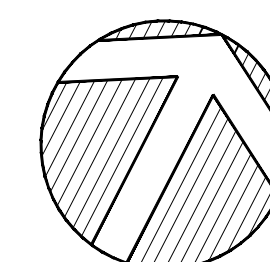
1 KITCHEN WALL
SCALE: 1/2"=1'-0"

LAYOUT PLAN: SECOND FLOOR PRELIMINARY LANDSCAPE PLAN

268 Parrott Street

268 Parrott Street
San Leandro, California

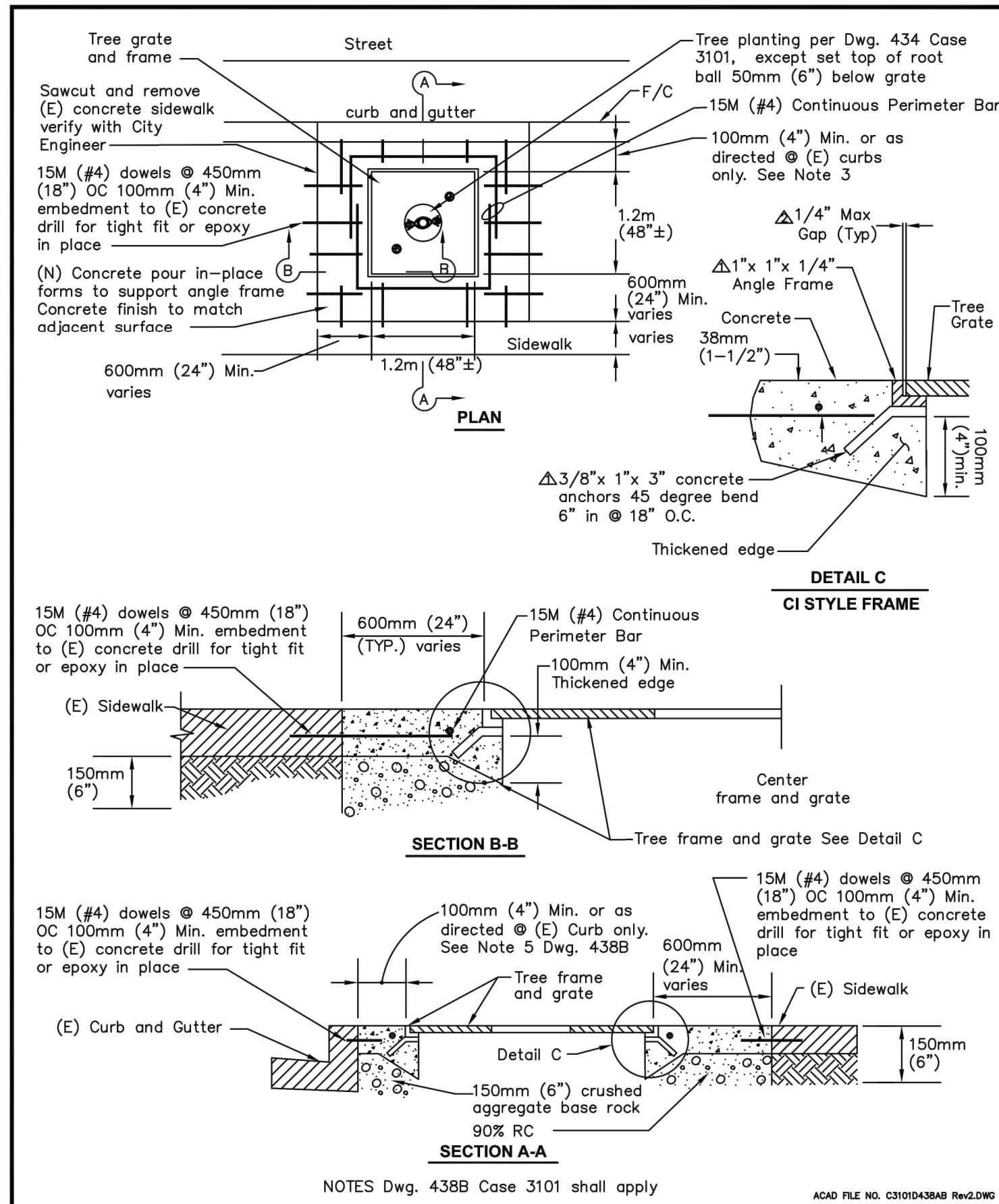
Date: January 4, 2019
Job: 18-171



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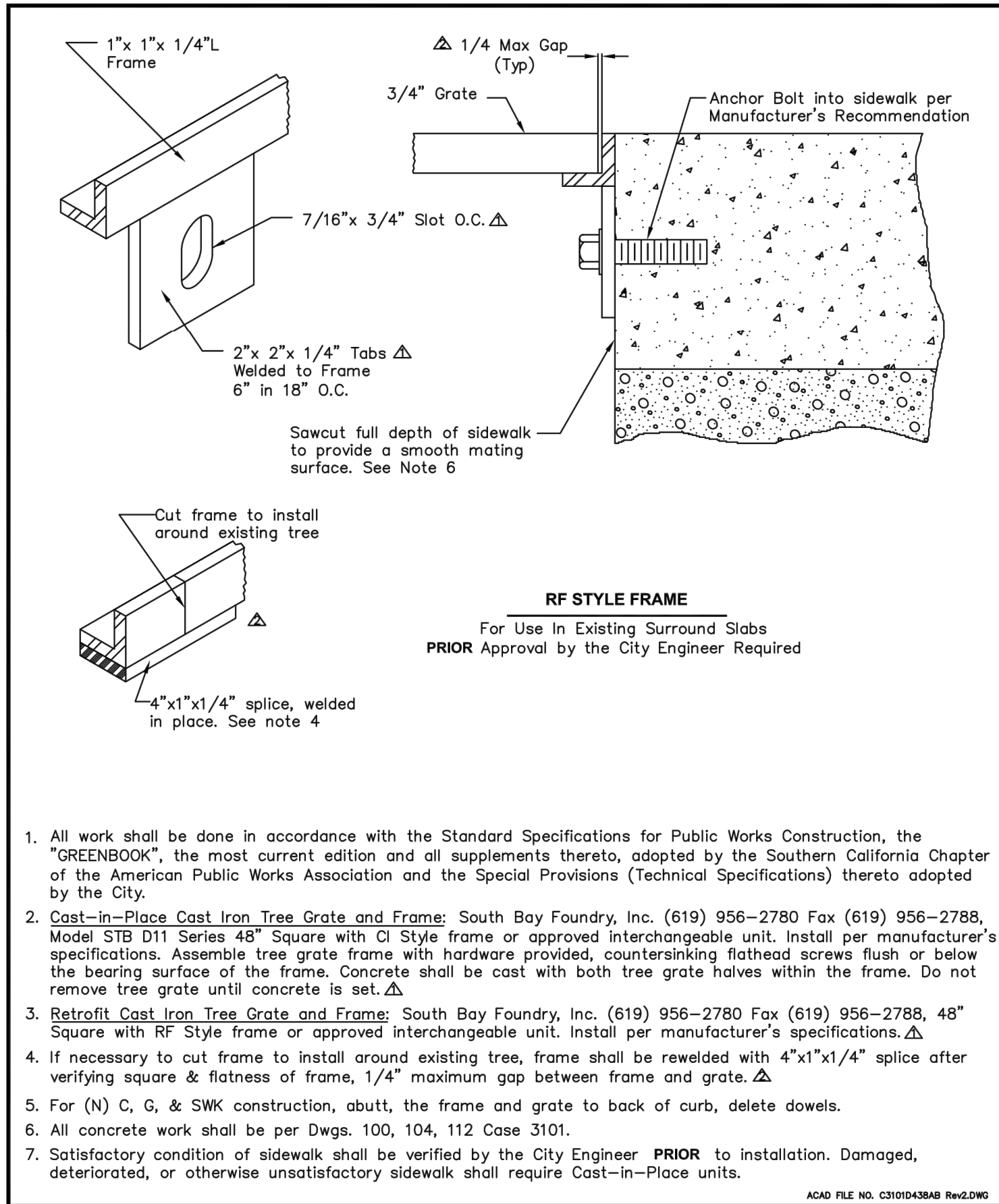
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L-3.2



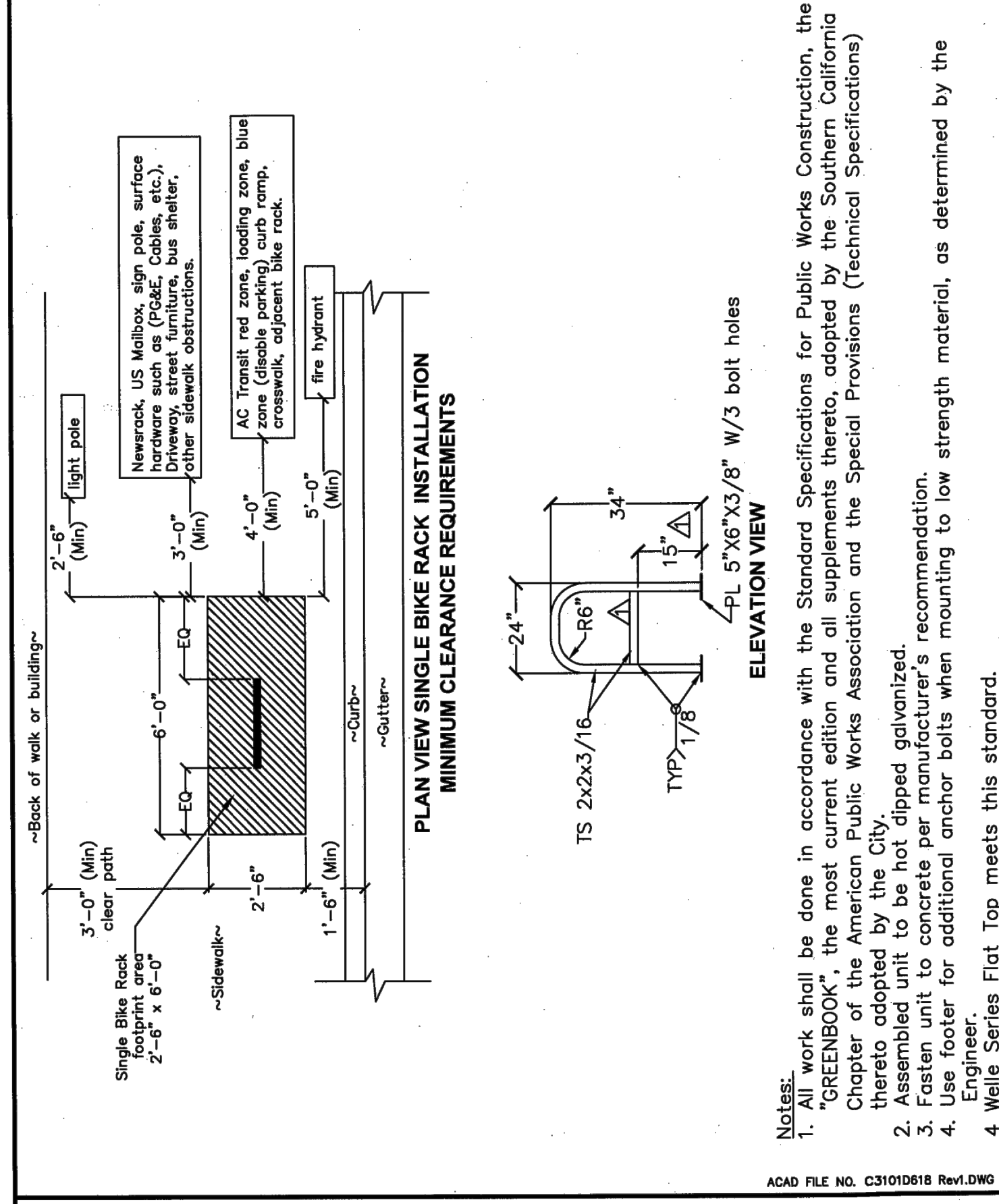
CITY OF SAN LEANDRO * STANDARD PLANS			
NO.	REVISIONS	DATE	BY
1	REVISOR & SPECS	9/23/09	AMS
2	ADD MAX GAP & Rev NAME	11/17/08	AMS

APPROVED	<i>[Signature]</i>	Kenneth Joseph, City Engineer R.C.E. No. 34870 Expires 9/30/09
DRAWN	GF/MLWH/VL	CHECKED KJ/KRC DATE Sept. 2005 SCALE NONE SHEET 1 OF 2 DWG. NO. 438A CASE 3101



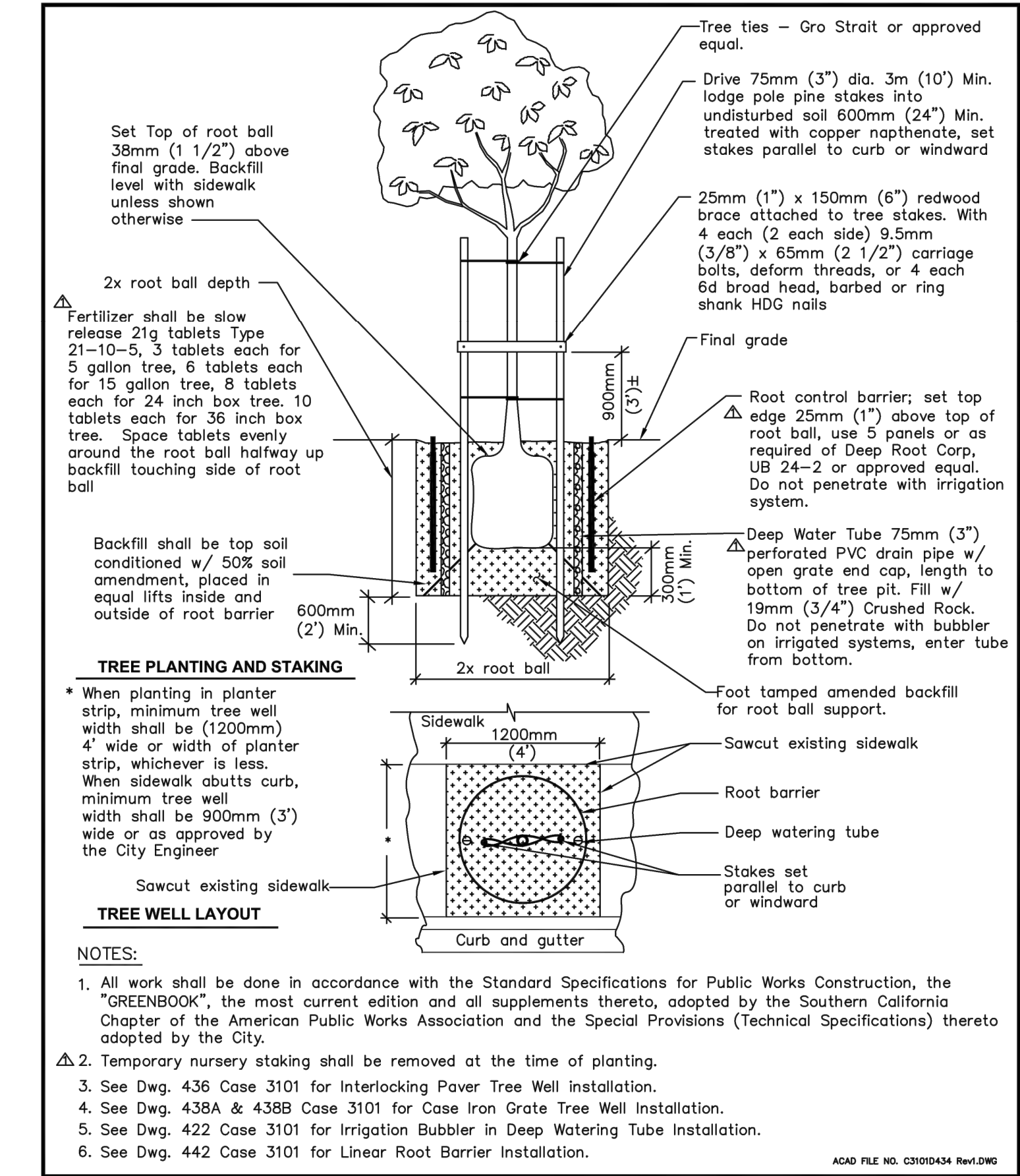
CITY OF SAN LEANDRO * STANDARD PLANS			
NO.	REVISIONS	DATE	BY
1	REVISOR & SPECS	9/23/09	AMS
2	ADD MAX GAP & Rev NAME	11/17/08	AMS

APPROVED	<i>[Signature]</i>	Kenneth Joseph, City Engineer R.C.E. No. 34870 Expires 9/30/09
DRAWN	GF/MLWH/VL	CHECKED KJ/KRC DATE Sept. 2005 SCALE NONE SHEET 2 OF 2 DWG. NO. 438B CASE 3101



CITY OF SAN LEANDRO * STANDARD PLANS			
NO.	REVISIONS	DATE	BY
1	ADD CROSS BAR @ 10'	1/28/15	AD

APPROVED	<i>[Signature]</i>	Nick Tom, City Engineer R.C.E. No. 54859 Expires 12/31/15
DRAWN	AMS	CHECKED KC/NT DATE OCT 2009 SCALE NONE SHEET 1 OF 1 DWG. NO. 618 CASE 3101



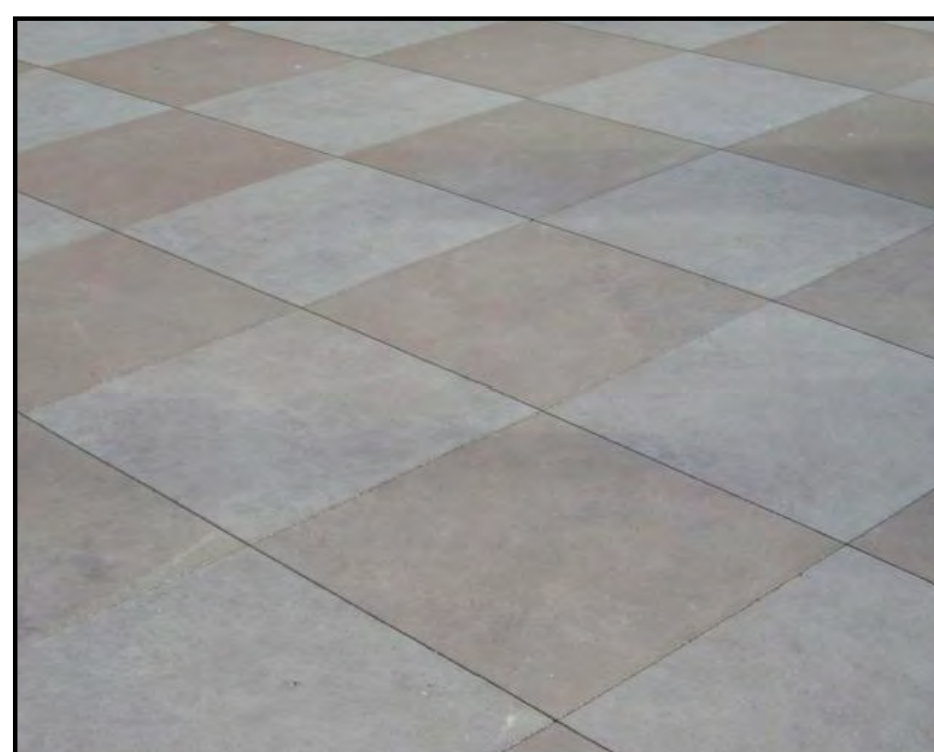
CITY OF SAN LEANDRO * STANDARD PLANS			
NO.	REVISIONS	DATE	BY
1	ADD Note 3, Rev numbering information	10/25/08	AMS
2	Rev. Water Note, Root Ball & Deep		

APPROVED	<i>[Signature]</i>	Kenneth Joseph, City Engineer R.C.E. No. 34870 Expires 9/30/09
DRAWN	GF/MLWH/VL	CHECKED KJ/KRC DATE May 2002 SCALE NONE SHEET 1 OF 1 DWG. NO. 434 CASE 3101

1 TREE GRATE SCALE: NA

4 BIKE RACK SCALE: NA

5 TREE STAKING DETAIL (STREET TREES) SCALE: NA



CONCRETE PAVING; INTEGRAL COLOR; TBD PATTERN: ALTERNATE MEDIUM AND LIGHT SAND BLAST FINISH TO CREATE TWO COLORS

2 ENTRY PAVING SCALE: NA



CONCRETE SEAT BLOCK; INTEGRAL COLOR; TBD FINISH: MEDIUM SAND BLAST WITH IPE SEATING SURFACE

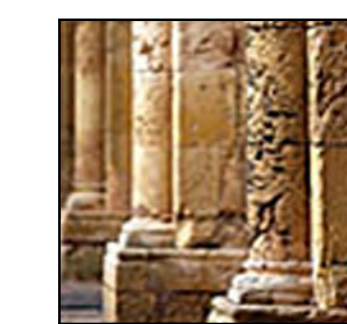
3 SEAT BLOCK SCALE: NA

268 Parrott Street

268 Parrott Street
San Leandro, California

DETAILS: FIRST FLOOR PRELIMINARY LANDSCAPE PLAN

Date: January 4, 2019
Job: 18-171



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L-4.1

