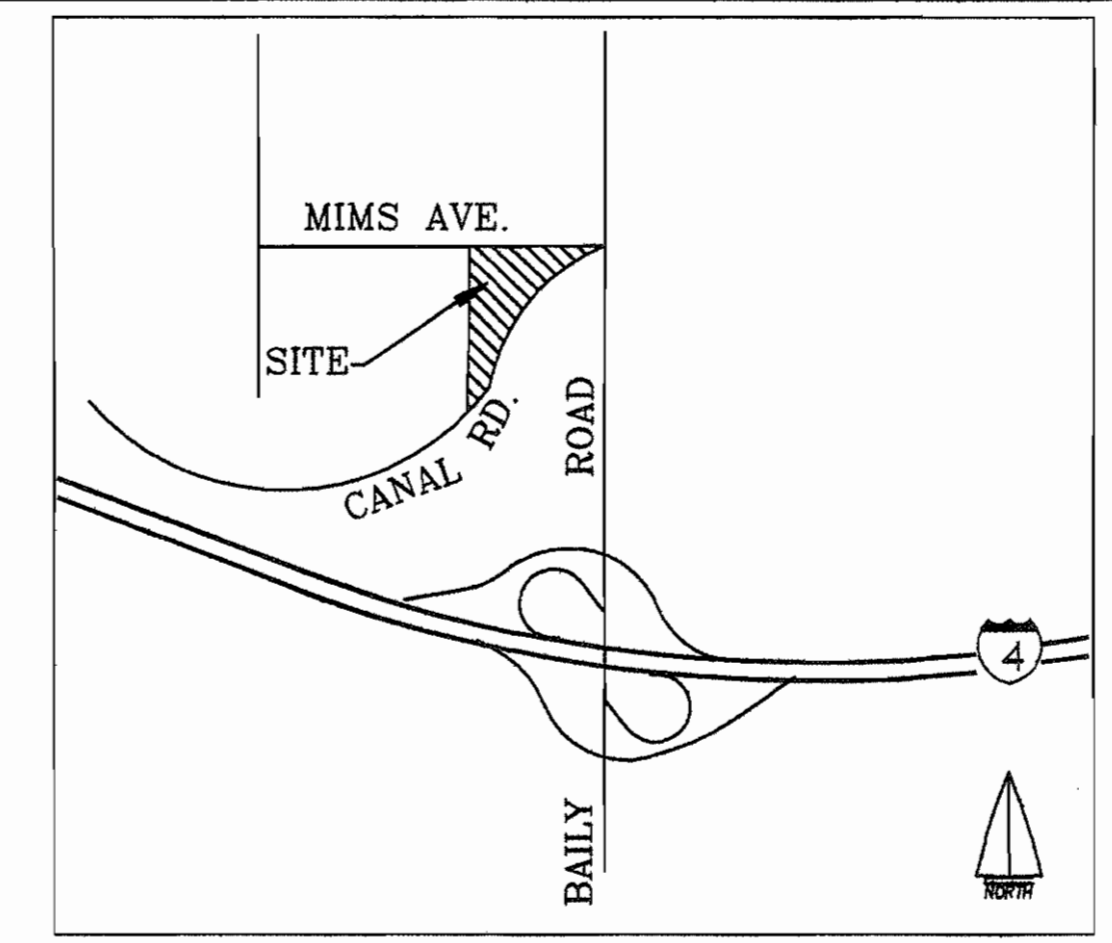


J & J MANNING  
097-270-077

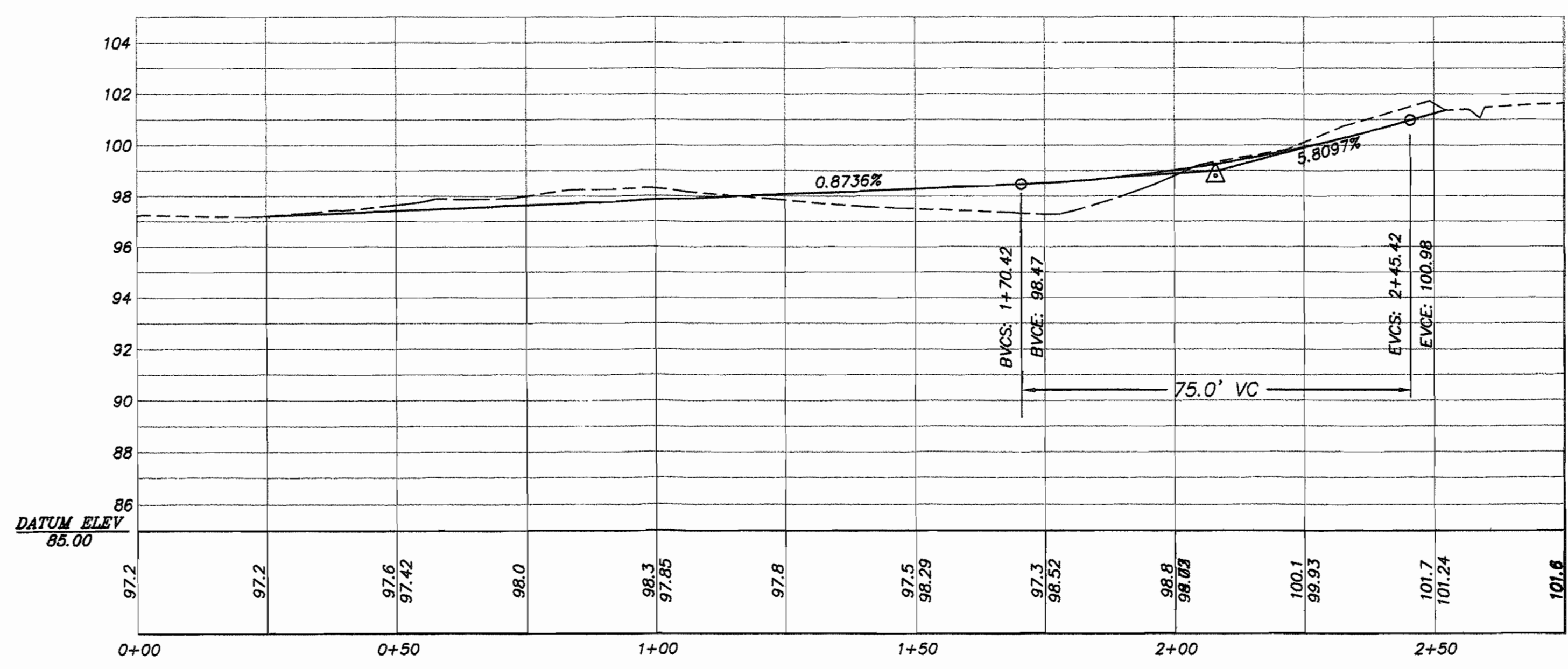


VICINITY MAP  
**LUCKY STAR TOWNHOMES**  
210 AMERSON AVE.  
BAY POINT, CALIFORNIA

ALL OF LOT #78 AS SHOWN ON THE PLAT OF GARDENLAND,  
RECORDED IN BOOK 18, MAP 55, IN THE OFFICIAL HALL OF  
RECORDS FOR THE CITY OF SACRAMENTO, CA

SCALE: 1' = 20'

*LOT AREA = 24,147 Sq. Ft.  
Landscape Area = 8,500 +/-*



<b>DEVELOPER:</b>	MR. XIE WEI 6559 LAS POSITAS RD. LIVERMORE, CA 94551 PH. (925) 980-5287
<b>ENGINEER:</b>	HP ENGINEERING & CONSTRUCTION 629 COMMONS DRIVE SACRAMENTO, CALIFORNIA 95825 PH. (916) 925-1625 FAX (916) 925-1625
<b>ASSESSOR'S PARCEL NUMBER:</b>	097-270-071 & PORTION OF 074
<b>ACREAGE:</b>	0.52± ACRE
<b>EXISTING USE:</b>	VACANT
<b>PROPOSED USE:</b>	10 MULTI FAMILY RESIDENCES
<b>EXISTING ZONING:</b>	D-1
<b>PROPOSED ZONING:</b>	D-1
<b>LOT SIZE:</b>	MINIMUM LOT SIZE AS SHOWN
<b>PROPOSED IMPROVEMENTS:</b>	CONTRA COSTA COUNTY
<b>SEWER:</b>	DELTA-DIABLO SANITATION DISTRICT
<b>WATER SUPPLY:</b>	SOUTHERN CALIF. WATER COMPANY
<b>DRAINAGE:</b>	CONTRA COSTA COUNTY
<b>FIRE PROTECTION:</b>	CONTRA COSTA COUNTY F.P.D.
<b>TELEPHONE SERVICE:</b>	AT&T
<b>ELECTRICAL SERVICE:</b>	PG&E
<b>GAS SUPPLY:</b>	P.G. & E.
<b>SCHOOL DISTRICT:</b>	NORTH SAC. ELEMENTARY SCHOOL DISTRICT
<b>PARK DISTRICT:</b>	CITY OF SACRAMENTO DISTRICT

NO	DESCRIPTION	APPD.	DATE

**BENCHMARK:**  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

**DESIGNED BY:** H.P.  
**DRAWN BY:** H.P.  
**REVISED BY:** H.P.

**H.P. ENGINEERING AND CONSTRUCTION**  
629 COMMONS DRIVE  
SACRAMENTO, CA. 95825  
TELEPHONE: (916) 925-1625

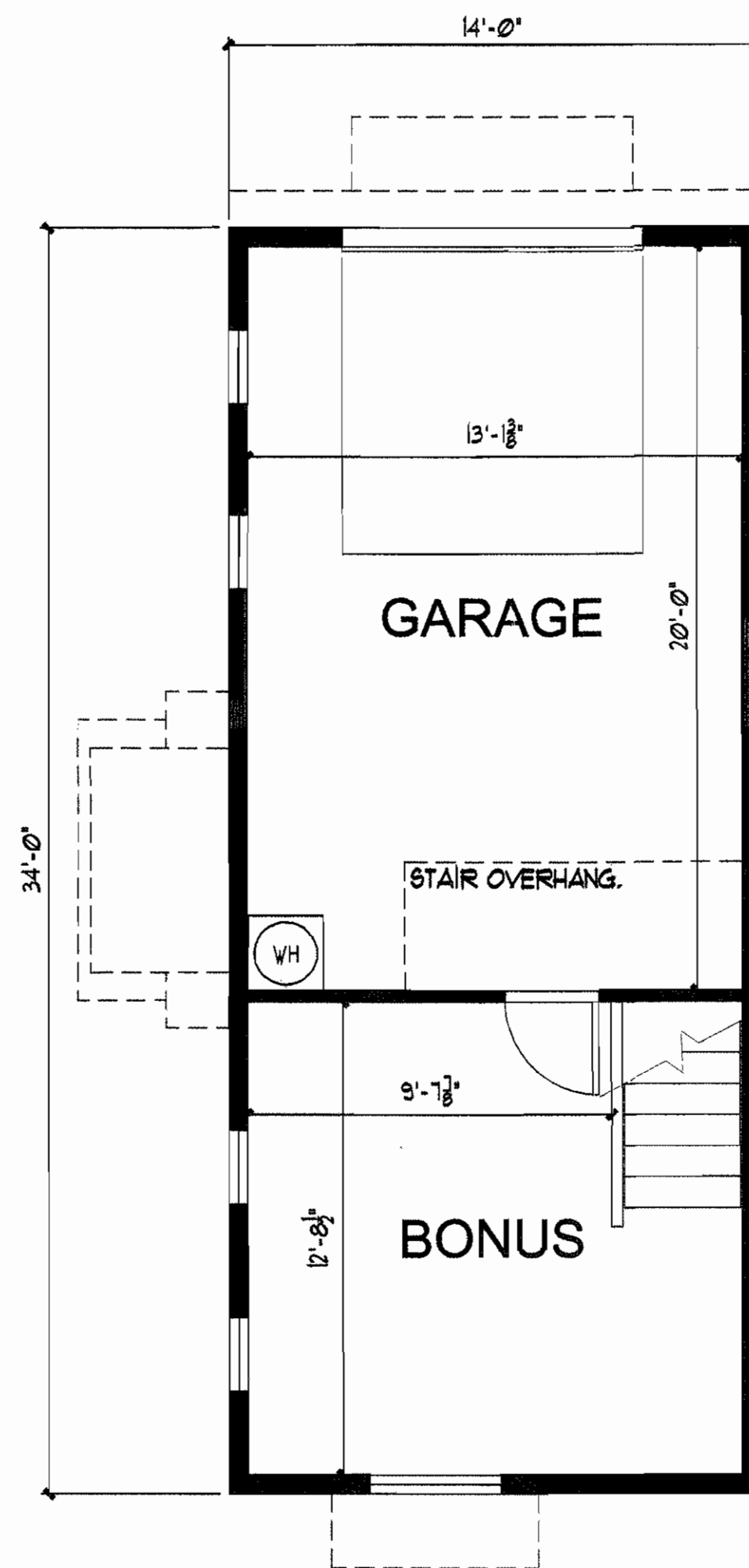


IMPROVEMENT PLAN FOR: MR. XIE WEI  
LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

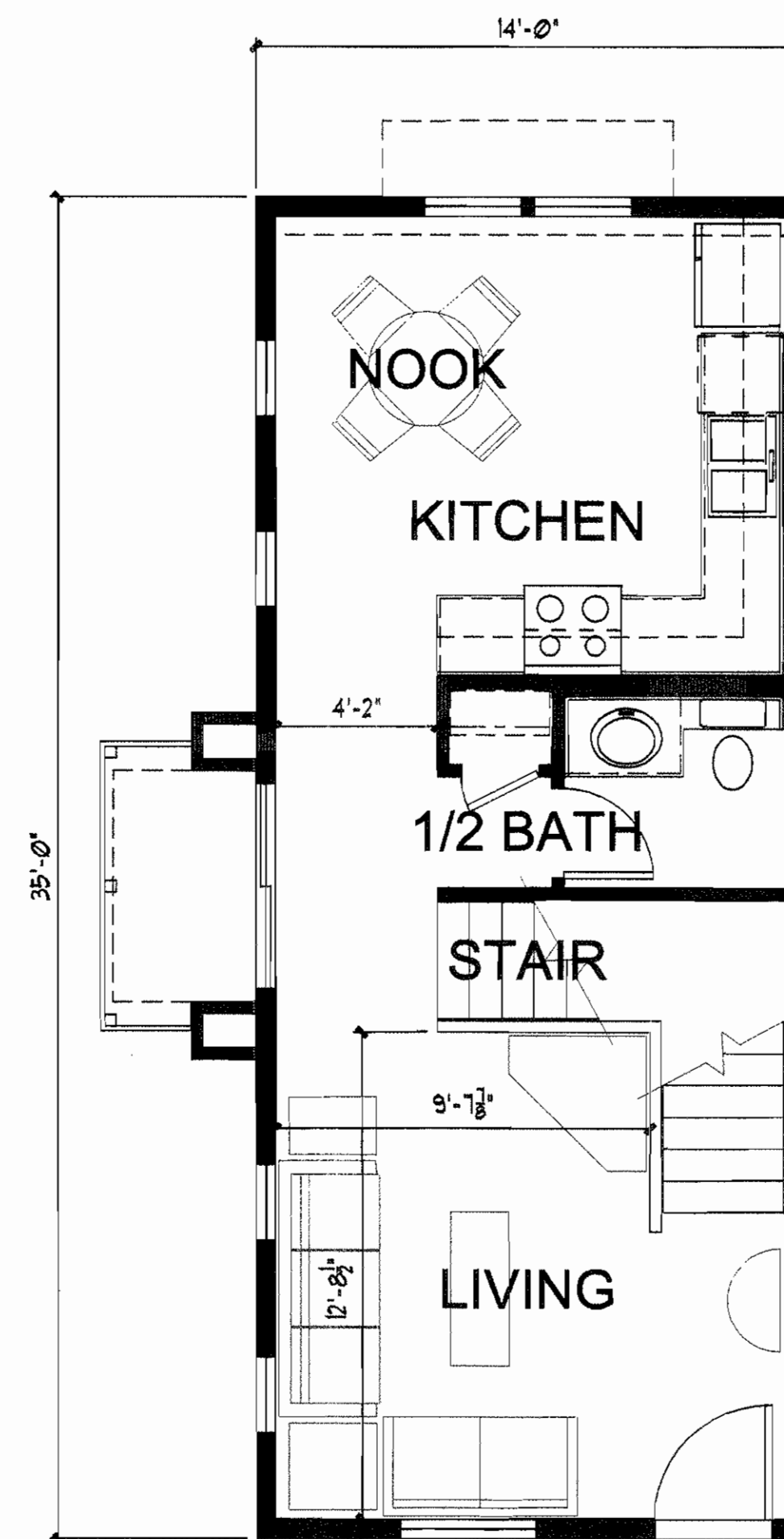
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SN 9145  
097-270-071 & 074

C-1  
2

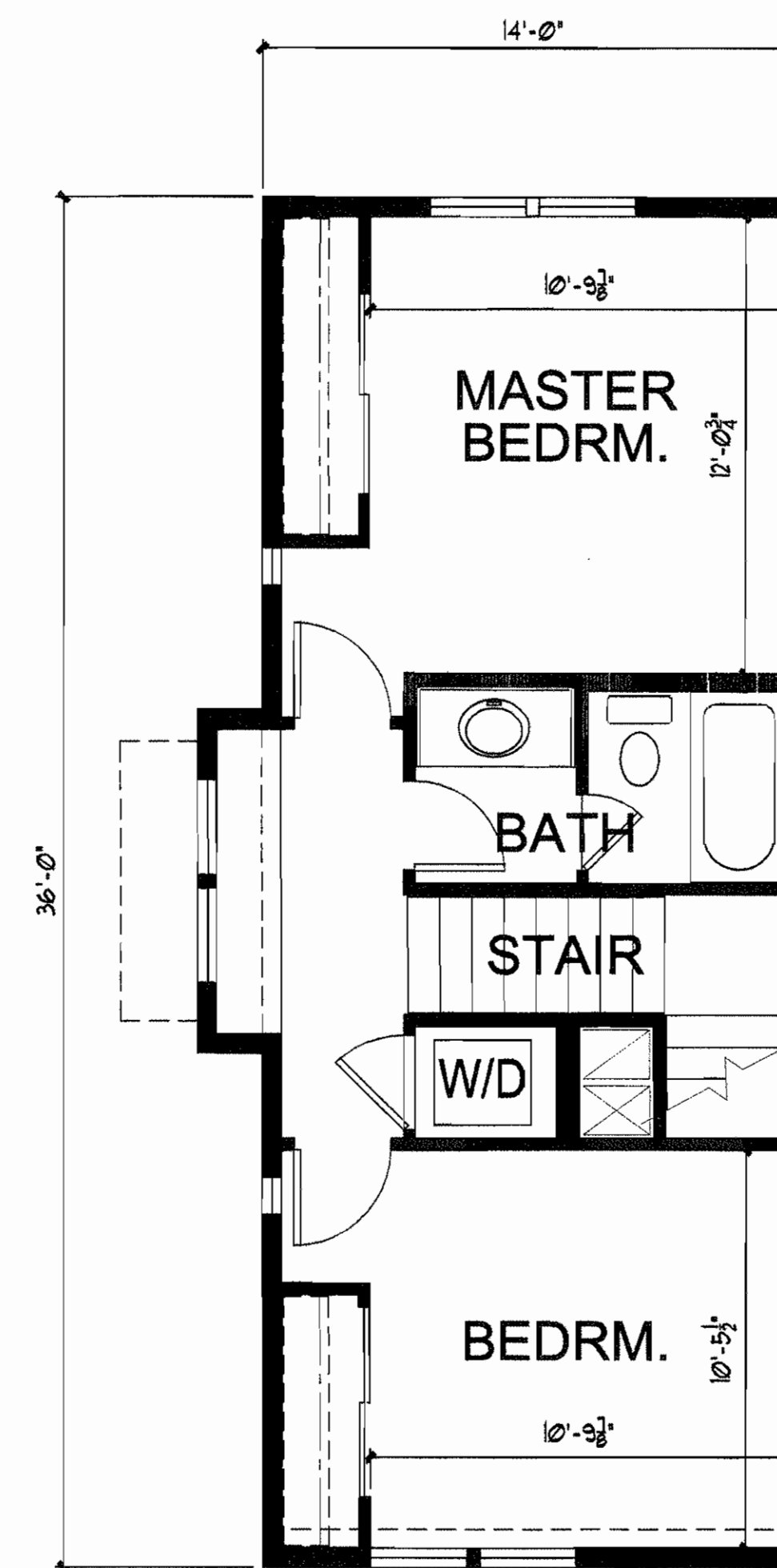
BAY POINT



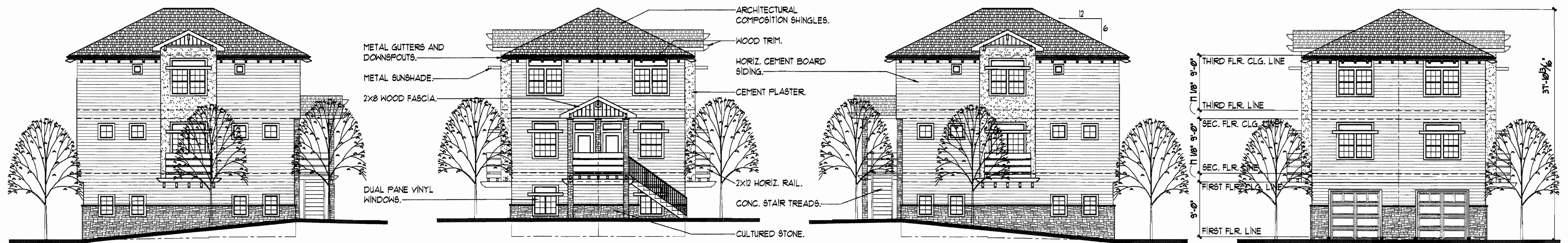
**UNIT "A" - FIRST FLR. PLAN**  
189 SF - (1,198 TOTAL SF) SCALE: 1/4" = 1'-0"



**UNIT "A" - SECOND FLR. PLAN**  
490 SF SCALE: 1/4" = 1'-0"



**UNIT "A" - THIRD FLR. PLAN**  
519 SF SCALE: 1/4" = 1'-0"



**EAST ELEVATION**

**NORTH ELEVATION**

**WEST ELEVATION**

**SOUTH ELEVATION**

**EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"

**BUILDING 1**  
2 UNITS = 2,396 SF TOTAL

NO.	DESCRIPTION	APPD.	DATE

BENCHMARK:  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

DESIGNED BY:  
DRAWN BY:  
REVISED BY:

**H.P.**

**ENGINEERING AND CONSTRUCTION**  
629 COMMONS DRIVE  
SACRAMENTO, CA. 95825

TELEPHONE: (916) 925-1625



IMPROVEMENT PLAN FOR: MR. XIE WEI  
LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

SN 9145

097-270-071 & 074

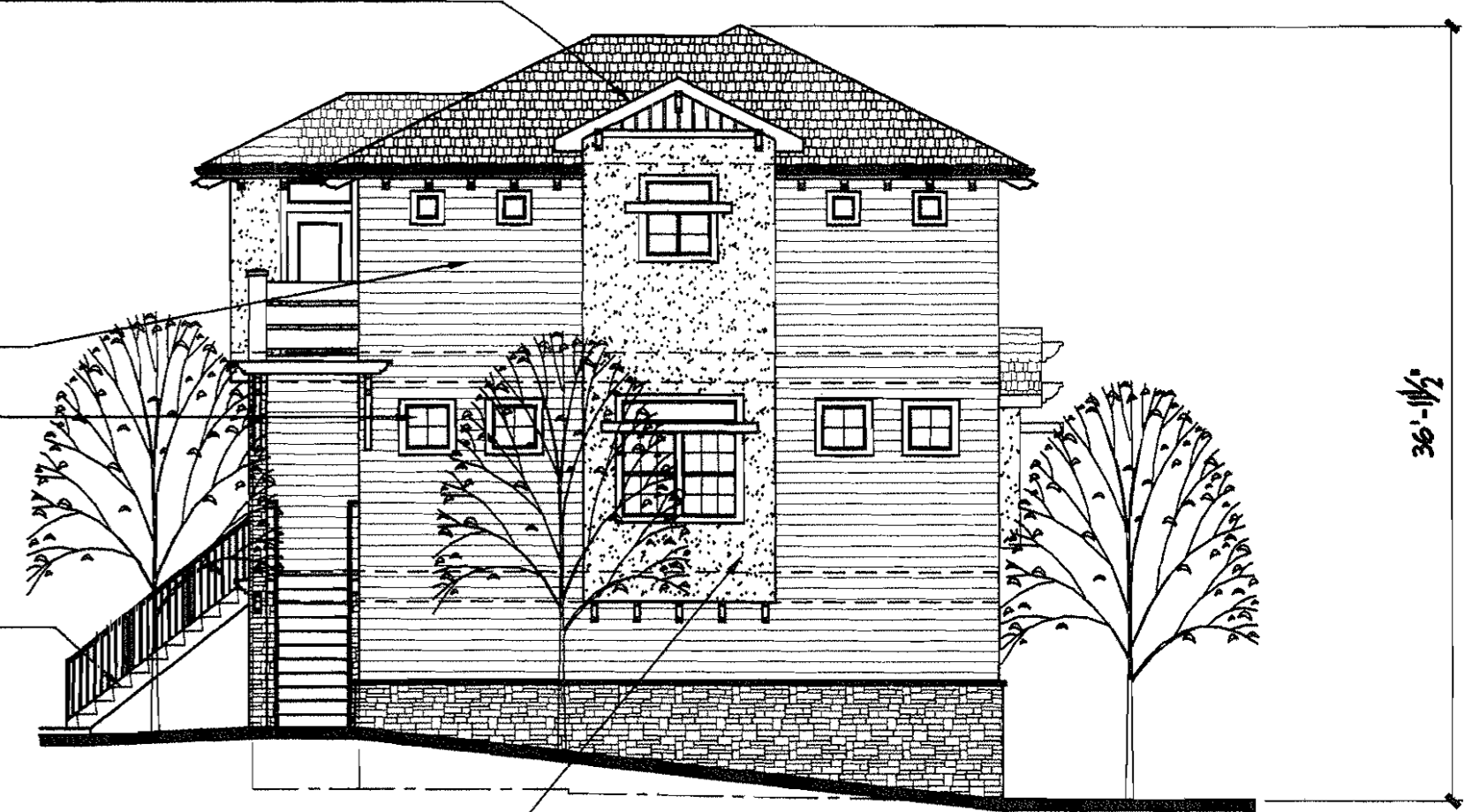
**A1.0**

DF  
**4**



EAST ELEVATION

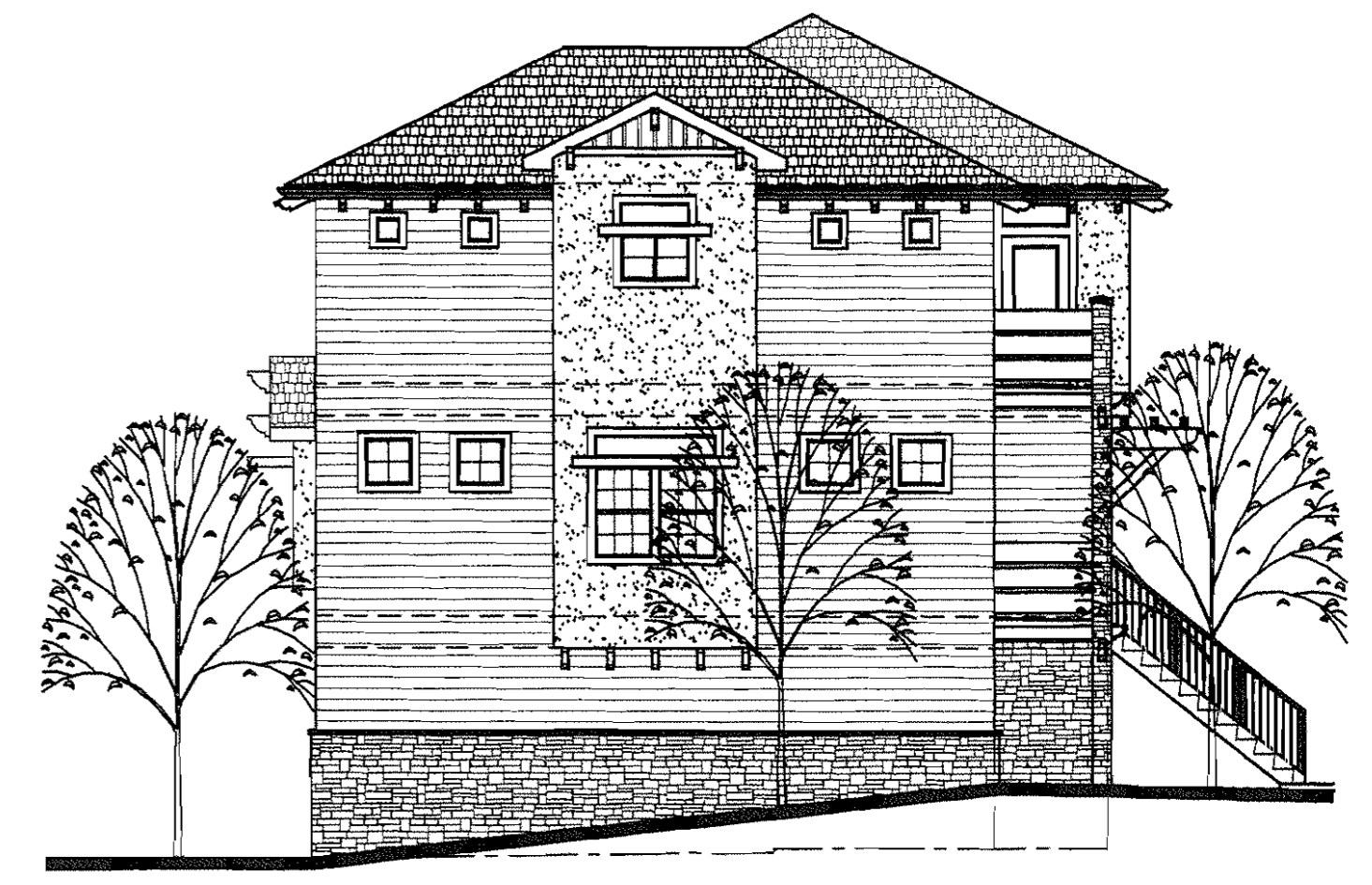
- 2x8 WOOD FASCIA.
- ARCHITECTURAL COMPOSITION SHINGLES.
- METAL GUTTERS AND DOWNSPOUTS.
- WOOD TRIM.
- HORIZ. CEMENT BOARD SIDING.
- DUAL PANE VINYL WINDOWS.
- 2x12 HORIZ. RAIL.
- CONC. STAIR TREADS.
- CULTURED STONE.
- CEMENT PLASTER.
- METAL SUNSHADE.



NORTH ELEVATION



SOUTH ELEVATION



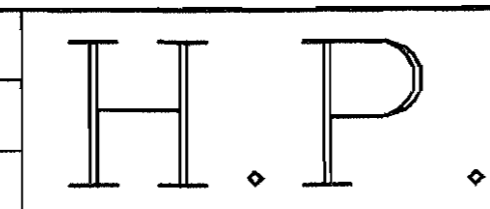
WEST ELEVATION

EXTERIOR ELEVATIONS  
SCALE: 1/8" = 1'-0"  
**BUILDING 2**

NO	DESCRIPTION	APPD.	DATE

BENCHMARK:  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

DESIGNED BY:  
DRAWN BY:  
REVISED BY:



**ENGINEERING AND CONSTRUCTION**  
629 COMMONS DRIVE  
SACRAMENTO, CA. 95825  
TELEPHONE:(916)926-1625




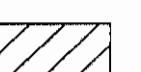

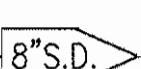
IMPROVEMENT PLAN FOR: MR. XIE WEI  
LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

SN 9145

097-270-071 & 074

A2.1 OF 4

Project Name: LUCKY STAR TOWNHOMES Date: 7/23/06  
Address/Location: 210 Amerson Ave., Bay Point, CA 94565 APN: 097-270-071  
Total Project Area (in sq. ft.) exclude areas of site to remain undeveloped: 21,650 Impervious: 13640 Pervious: 8,010

- LEGEND:**
-  BIO-RETENTION AREA
  -  IMPERVIOUS TRIBUTARY AREA
  -  UNIT PAVER AREA
  -  8" S.D. STORM DRAIN LINE

**Table 1. Pervious Areas**

Area ID	Surface	Self-retaining Area (sq. ft.)	Non-self-retaining Area (sq. ft.)	"C" <sup>1</sup> Factor	Size * C
P-1	BIO-RET		565	0.11	57
P-2	BIO-RET		250	0.11	25
P-3	BIO-RET		205	0.11	21
P-4	BIO-RET		210	0.11	21
P-5	BIO-RET		235	0.11	24
P-6	BIO-RET		620	0.11	62
P-7	BIO-RET		610	0.11	61
P-8	BIO-RET		830	0.11	83
P-9	UNIT PAVERS		4,170	0.6	2,502
P-10	BIO-RET		310	0.11	31
<b>Totals</b>			<b>8,005</b>		<b>2,886</b>

**Runoff factors for non-self-retaining pervious areas**

Surface	"C" <sup>1</sup>
Turf	0.1
Landscape	0.1
Crushed aggregate	0.1
Pervious Concrete	0.6
Pervious Asphalt	0.55

**Table 2. Impervious Areas Draining to Planters, Swales, and Bioretention Areas**

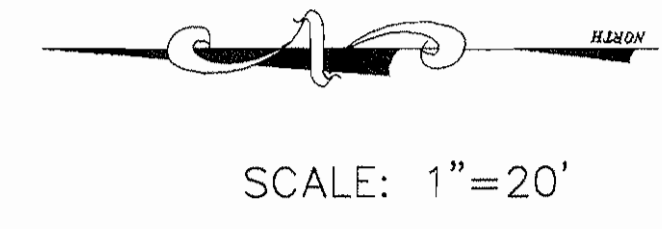
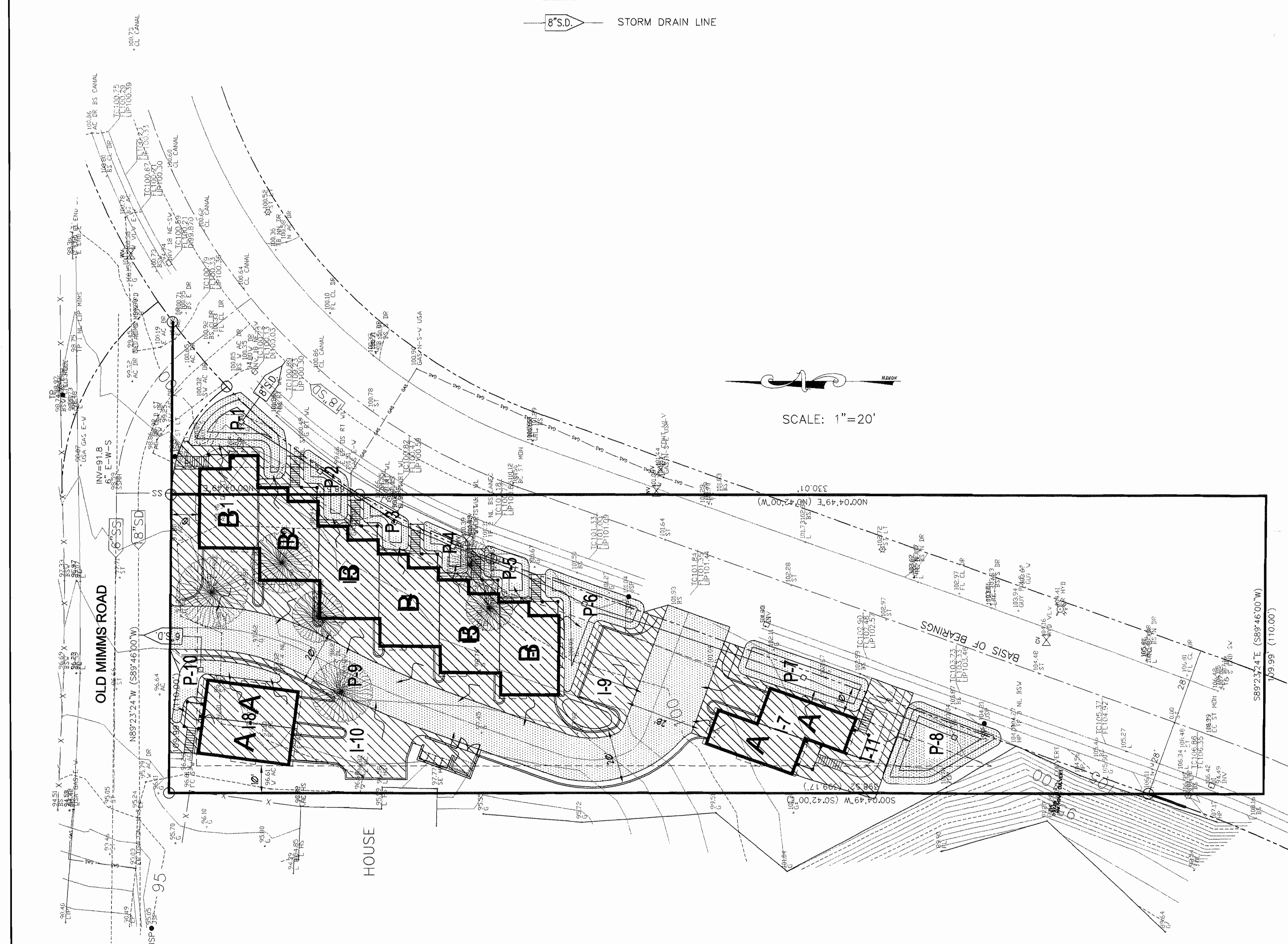
Area ID	Surface	Size (square feet)	Type and ID# of BMP to be used	Area Served by BMP (SF)	Sizing Factor (=0.04)	Minimum Surface Area	Surface Area as designed
I-1	ROOF & CONCRETE	895	P-1 BIO-RET	895	0.04	36	565
I-2	ROOF & CONCRETE	905	P-1 BIO-RET	905	0.04	36	250
I-3	ROOF & CONCRETE	845	P-2 BIO-RET	845	0.04	34	205
I-4	ROOF & CONCRETE	860	P-3 BIO-RET	860	0.04	34	210
I-5	ROOF & CONCRETE	870	P-4 BIO-RET	870	0.04	35	235
I-6	ROOF & CONCRETE	900	P-5 BIO-RET	900	0.04	36	620
I-7	ROOF & CONCRETE	1,400	P-7 BIO-RET	1,400	0.04	56	610
I-8	ROOF & CONCRETE	1,100	P-10 BIO-RET	1,100	0.04	44	310
I-9	ROOF & CONCRETE	3,340	P-6 & P-9 BIO-RET	3,340	0.04	134	790
I-10	ROOF & CONCRETE	1,625	P-9 BIO-RET	1,625	0.04	65	4000
I-11	ROOF & CONCRETE	900	P0-8 BIO-RET	900	0.04	36	830
						0	0
						0	0
<b>Total</b>		<b>13,640</b>				<b>13,640</b>	

**Table 3. Impervious Areas Draining to Infiltration Basins, Infiltration Trenches, and Dry Wells**

Area ID (as indicated on site drawing)	Percent Directly Connected Impervious Area	Amount of Area (SF)	BMP ID# and Type	Area served by BMP (SF)	Required Water Quality Volume (CF)	Proposed depth (ft.)	Porosity of fill (Rock = 35%; Basin = 100%)	Minimum required BMP Surface Area (SF)	Proposed Surface Area (SF)	Infiltration Rate (in./hr)	Time to drain (hours)
					0						
					0						
					0						
					0						
					0						
<b>Total</b>					<b>0</b>						

Sizing of Conventional BMPs to Serve Entire Site:

Volume-based BMPs	Table 1: Self-Retaining Areas	Table 2: flow-volume-based BMPs	Table 3: Area served by BMPs	Total	Percent Remaining	Required DCIA of Remaining Area	Required Water Quality Volume
OR	0	13,640	0	13,640	0	8,010	0%
Flow-Based BMPs	0	5,010	36%	0.613			



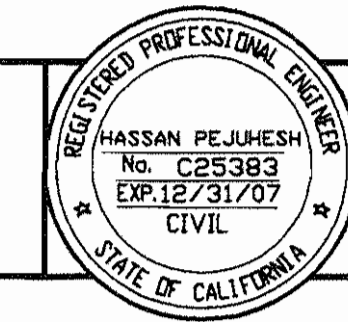
**REVISIONS**

NO	DESCRIPTION	APPD.	DATE

**BENCHMARK:**  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

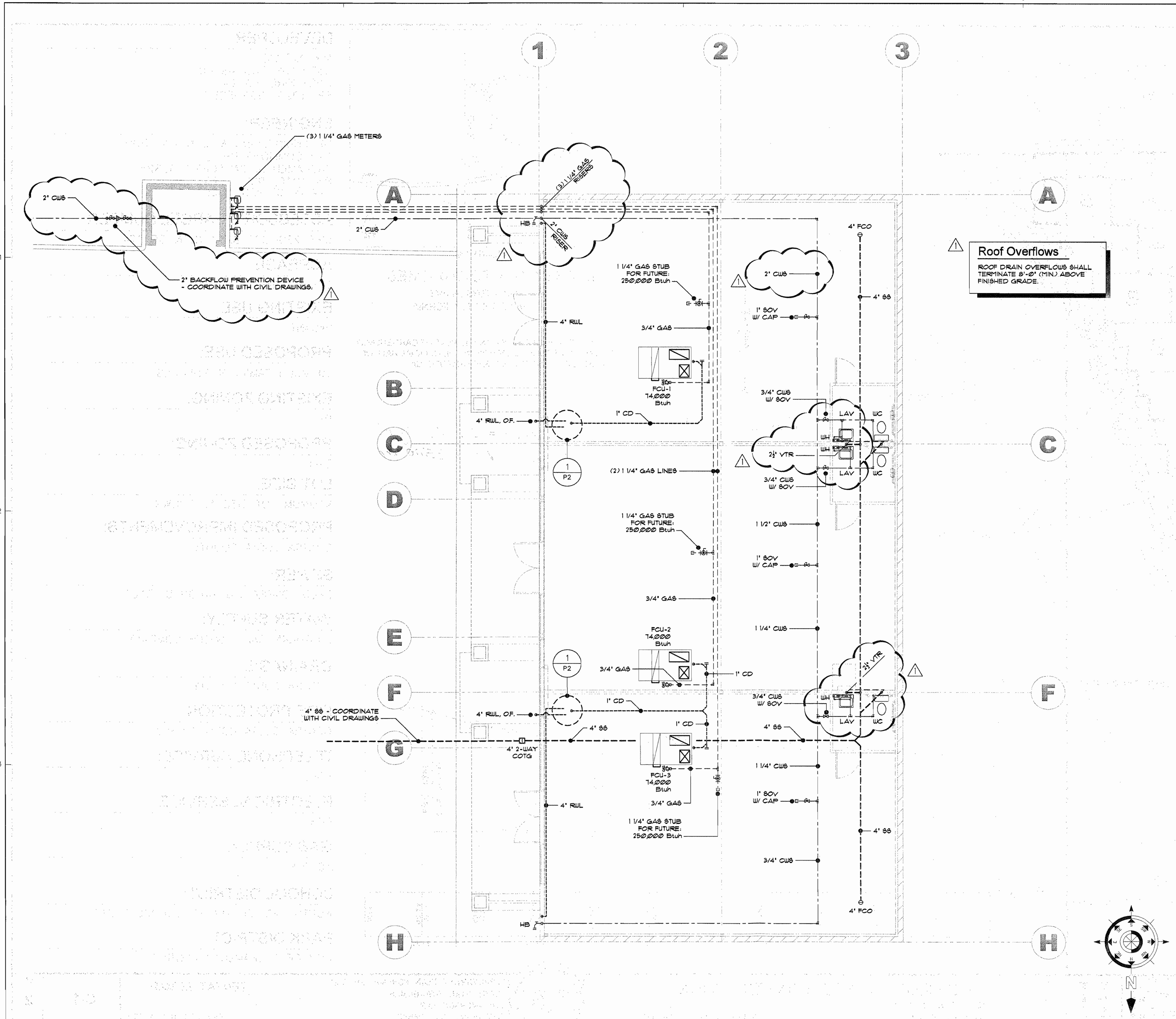
DESIGNED BY: H.P.  
DRAWN BY: H.P.  
REVISED BY: H.P.

**H.P. ENGINEERING AND CONSTRUCTION**  
629 COMMONS DRIVE  
SACRAMENTO, CA. 95825  
TELEPHONE: (916) 925-1625



IMPROVEMENT PLAN FOR: MR. XIE WEI  
LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

SITE PLAN AND PROFILES  
SN 9145  
097-270-071 & 074



**Plumbing Notes**

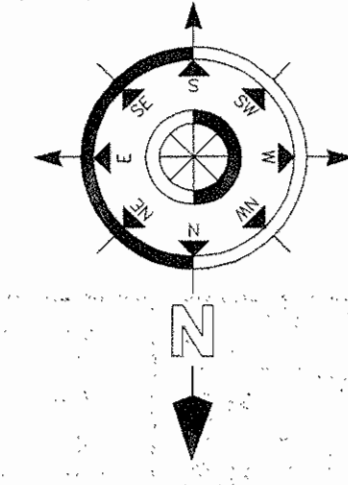
- SEE SHEET P2 FOR PLUMBING NOTES, SCHEDULES AND DETAILS.
- TERMINATE CONDENSATE DRAINS (CD) AT ROOF DRAINS - VERIFY THAT CONDENSATE DOES NOT SPILL OVER A PUBLIC WALKWAY.
- PROVIDE A JOINT UTILITY TRENCH FOR THE WATER AND GAS LINES IF APPROVED BY THE CITY OF SACRAMENTO.

**Roof Overflows**  
 ROOF DRAIN OVERFLOWS SHALL TERMINATE 8'-0" (MIN.) ABOVE FINISHED GRADE.

**Plumbing Legend**

SYMBOL	ABRV.	DESCRIPTION
---	CW	COLD WATER LINE
---	HW	HOT WATER LINE
---	V	VENT LINE/BRANCH
---	VTR	VENT-THRU-ROOF
---	SS	SANITARY SEWER LINE
---	D	DRAIN LINE-LABELED ON PLANS
---	CD	CONDENSATE DRAIN
---	RS/RL	REFRIGERATION SUCTION & LIQUID LINE(S)
---	G	GAS LINE
---	FCO	FLOOR CLEAN-OUT
---	COTG	CLEAN-OUT TO GRADE
---	FCO COTG	FLOOR CLEAN-OUT CLEAN-OUT TO GRADE
---	WCO	WALL CLEAN-OUT
---	GV SOV	GATE VALVE SHUT-OFF VALVE
---	GV SOV	GV/SOV IN GROUND SERVICE BOX WITH COVER
---	CV	CHECK VALVE (ONE-WAY)
---	GV/SOV W/ METER	GV/SOV W/ METER IN GROUND SERVICE BOX WITH COVER
---	M	METER - TYPE PER PLAN
---	GV BV	GLOBE VALVE BALL VALVE
---	HB	HOSE BIB W/ VACUUM BREAKER
---	---	PLUMBING LINE DROP
---	---	PLUMBING LINE RISER
---	---	7" PLUMBING CONNECTION
---	---	1" PLUMBING CONNECTION
---	---	1/2" PLUMBING CONNECTION
---	---	1/4" PLUMBING CONNECTION
---	FS	12"x12" FLOOR SINK
---	FS	8"x4" FLOOR SINK
---	FD	FLOOR DRAIN
---	TP	TRAP PRIMER VALVE
---	CP	CIRCULATING PUMP
---	WHA	WATER HAMMER ARRESTER

- PLUMBING NOTES:**
- ALL COLD WATER, HOT WATER, AND CONDENSATE DRAIN LINES SHALL BE TYPE "L" COPPER UNLESS NOTED OTHERWISE (2001 CPC Section 604.2).
  - ALL GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK) OR YELLOW BRASS (CONTAINING <75% COPPER) PER 2001 CPC Section 1210.1.
  - SANITARY SEWER LINES IN AND/OR UNDER THE BUILDING STRUCTURE SHALL BE CAST IRON. ABS AND PVC WASTE & VENT LINES SHALL BE LIMITED TO RESIDENTIAL BUILDINGS NOT EXCEEDING THREE FLOORS ABOVE GRADE, OR PER LOCAL ORDINANCES. REFER TO 2001 CPC Section 701 FOR ADDITIONAL REQUIREMENTS.
  - WASTE VENT PIPING SHALL BE CAST IRON IN AND/OR UNDER THE BUILDING STRUCTURE. ABS AND PVC WASTE & VENT LINES SHALL BE LIMITED TO RESIDENTIAL BUILDINGS NOT EXCEEDING THREE FLOORS ABOVE GRADE, OR PER LOCAL ORDINANCES. REFER TO 2001 CPC Section 903 FOR ADDITIONAL REQUIREMENTS.
  - HORIZONTAL DRAINAGE PIPING SHALL HAVE A MINIMUM SLOPE OF 2% AS PER CPC 708.0.



3/16" = 1'-0"

**The McDermott Group**

McDermott Design  
 MECHANICAL ENGINEERING  
 BUILDING DESIGN

Valley Energy Consultants  
 TITLE 24 ENERGY COMPLIANCE  
 ENERGY CONSULTING  
 MECHANICAL ENGINEERING  
 ENERGY COMPLIANCE CONSULTING  
 BUILDING DESIGN

10308 PLACER LANE  
 SUITE 200  
 SACRAMENTO, CA 95827  
 Phone: (916) 364-1786 Fax: (916) 364-1789  
 Email: mcdesign@themcdermottgroup.com

REVISION	REVISION
5/1/06 MPM	

CLIENT:  
**H.P. Engineering**  
 629 Commons Drive  
 Sacramento, CA 95825  
 Vce: (916) 681-7820  
 Fax: (916) 925-1627

PROJECT:  
**Retail Center**  
 2820 Northgate Blvd.  
 Sacramento, CA 95833

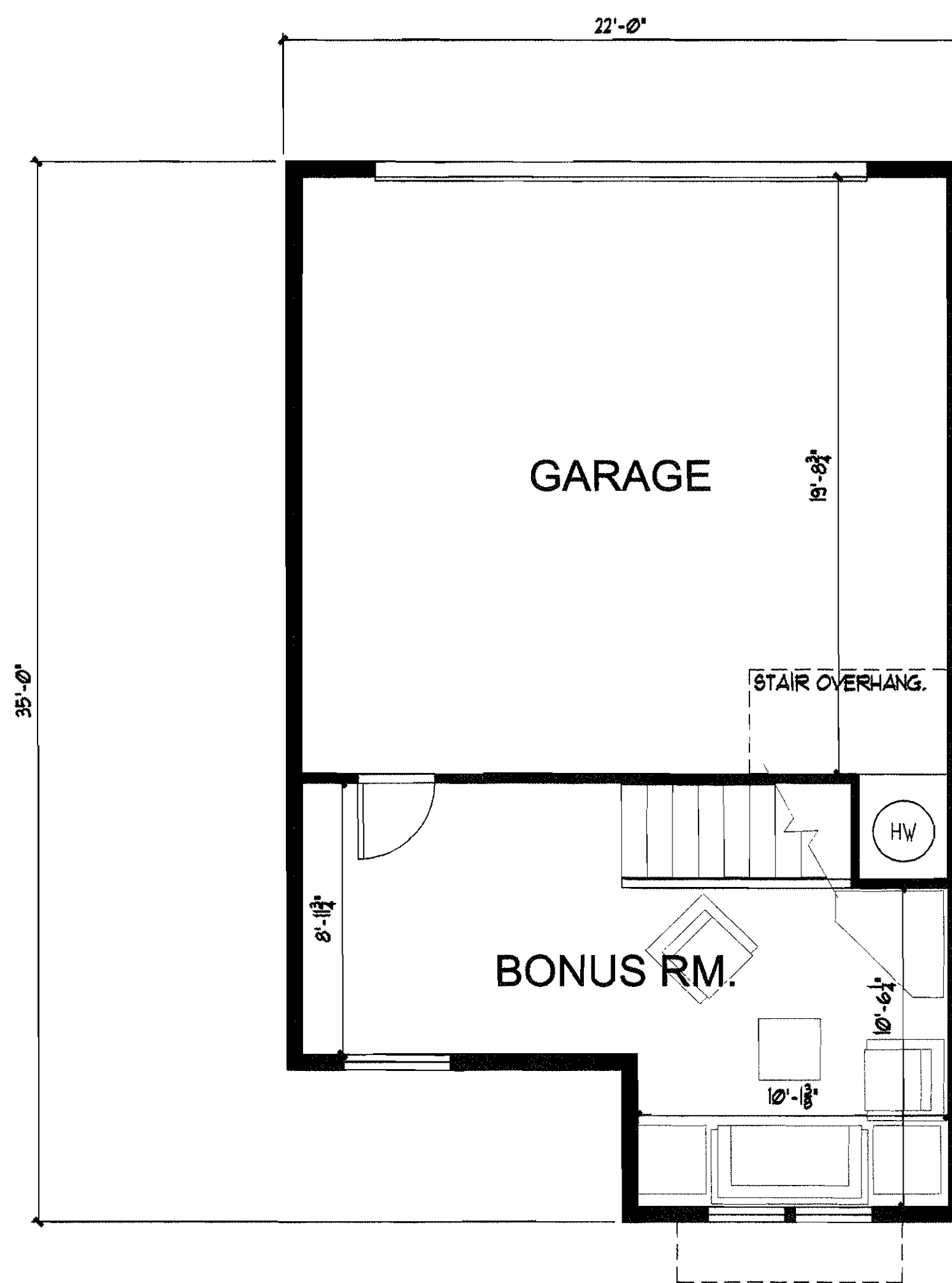
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**Plumbing Plan**

KEY MAP:

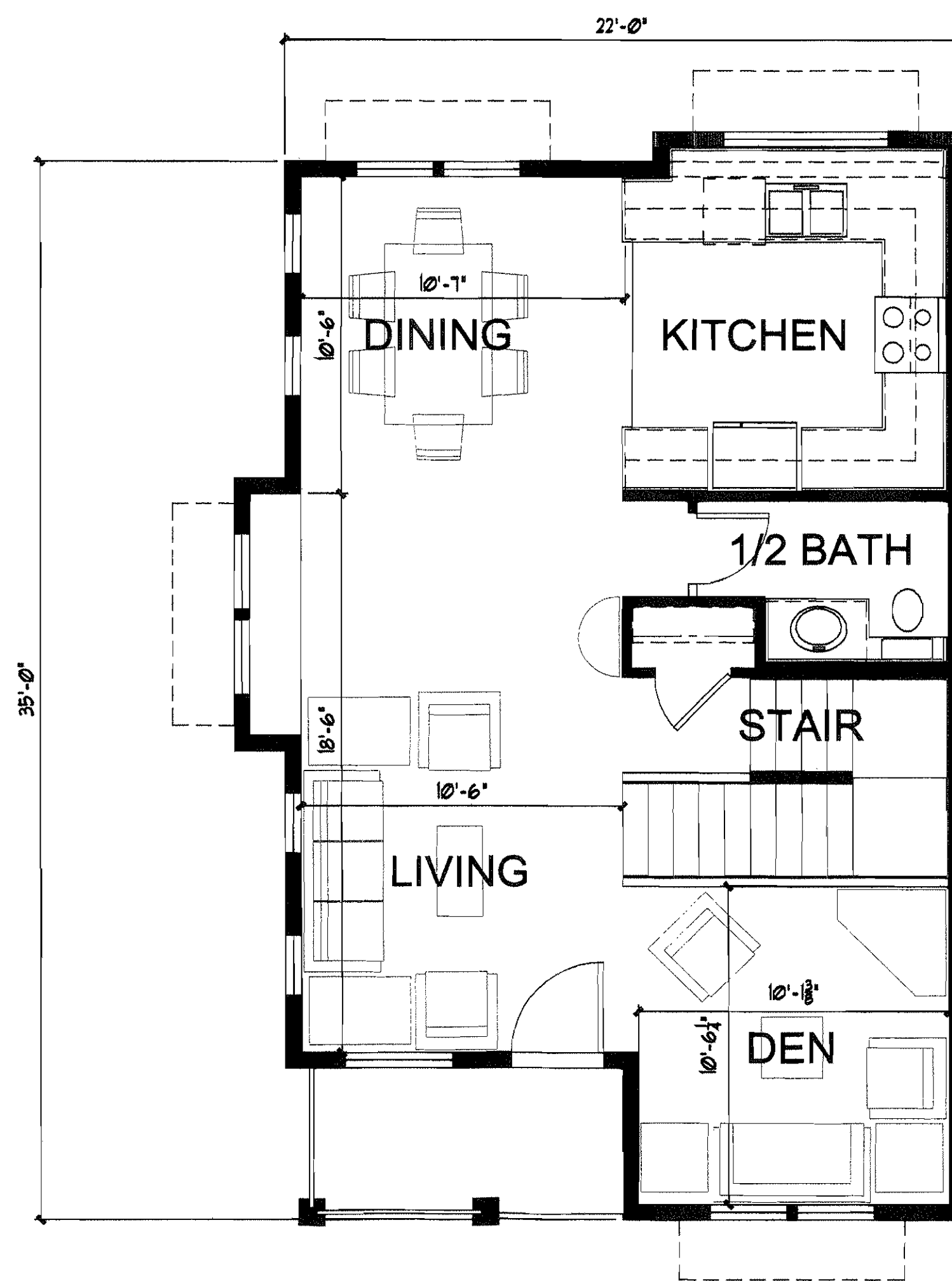
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 CHECKED BY: MPM  
 DATE: 1/5/06  
 PROJECT NUMBER: 05143  
 FILE NUMBER: 05143/P1

STAMP:  
 REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL P. McDERMOTT  
 M 30514  
 Exp. 6/30/08  
 MECHANICAL  
 STATE OF CALIFORNIA

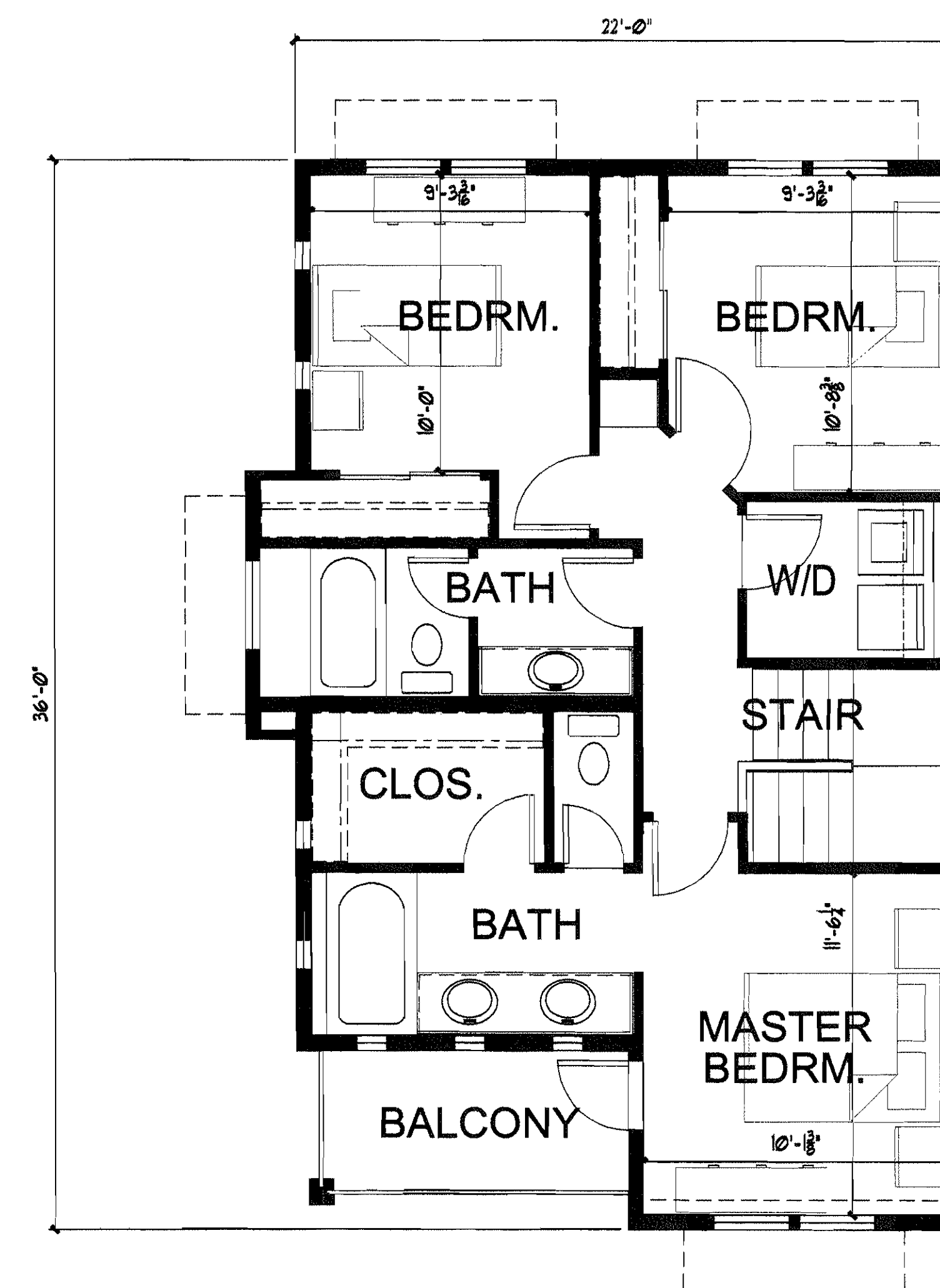
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**P1**



UNIT "B" - FIRST FLR. PLAN  
258 SF - (1,699 TOTAL SF) SCALE: 1/4" = 1'-0"



UNIT "B" - SECOND FLR. PLAN  
715 SF SCALE: 1/4" = 1'-0"



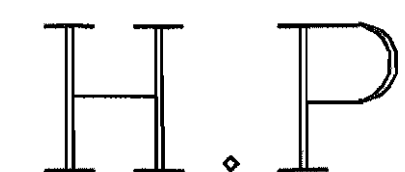
UNIT "B" - THIRD FLR. PLAN  
726 SF SCALE: 1/4" = 1'-0"

**BUILDING 2**  
6 UNITS = 10,194 SF TOTAL

NO.	DESCRIPTION	APPD.	DATE

BENCHMARK:  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

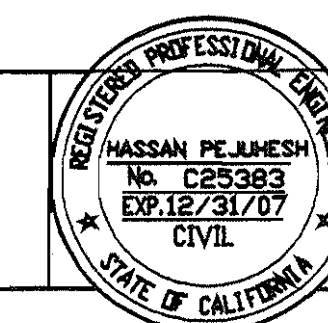
DESIGNED BY:  
DRAWN BY:  
REVISED BY:



**ENGINEERING AND CONSTRUCTION**

629 COMMONS DRIVE  
SACRAMENTO, CA. 95825

TELEPHONE:(916)925-1625



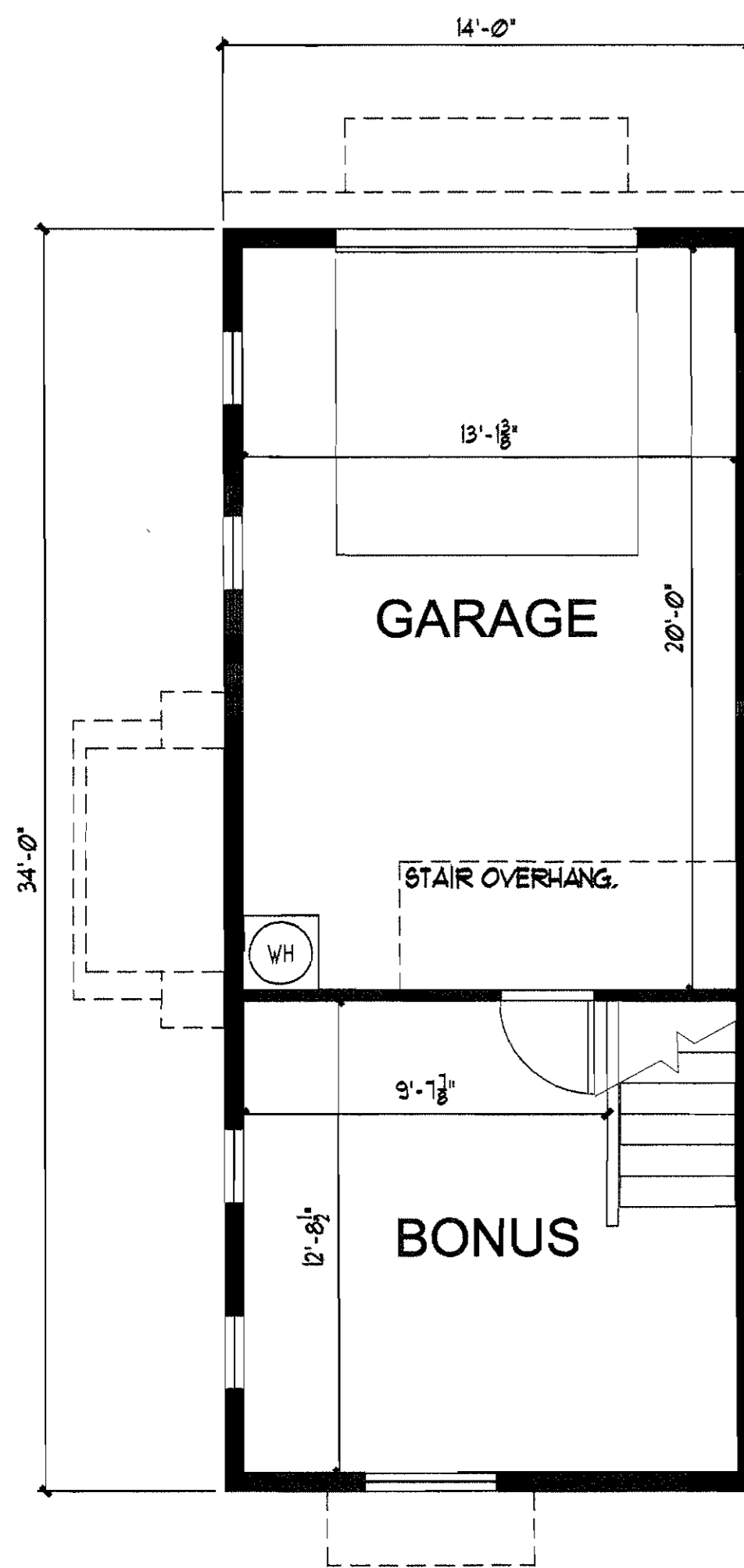
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LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

SN 9145

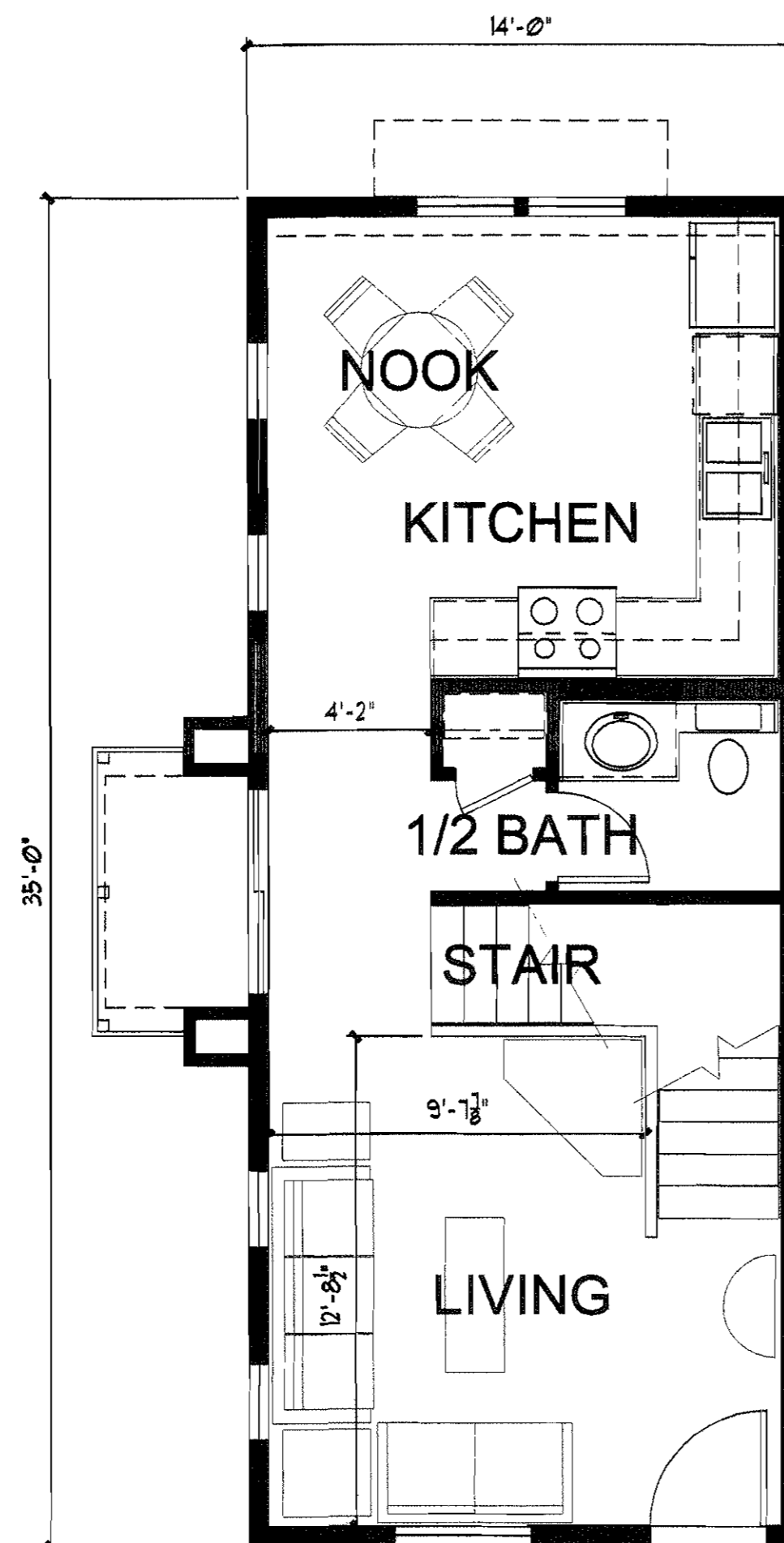
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OF  
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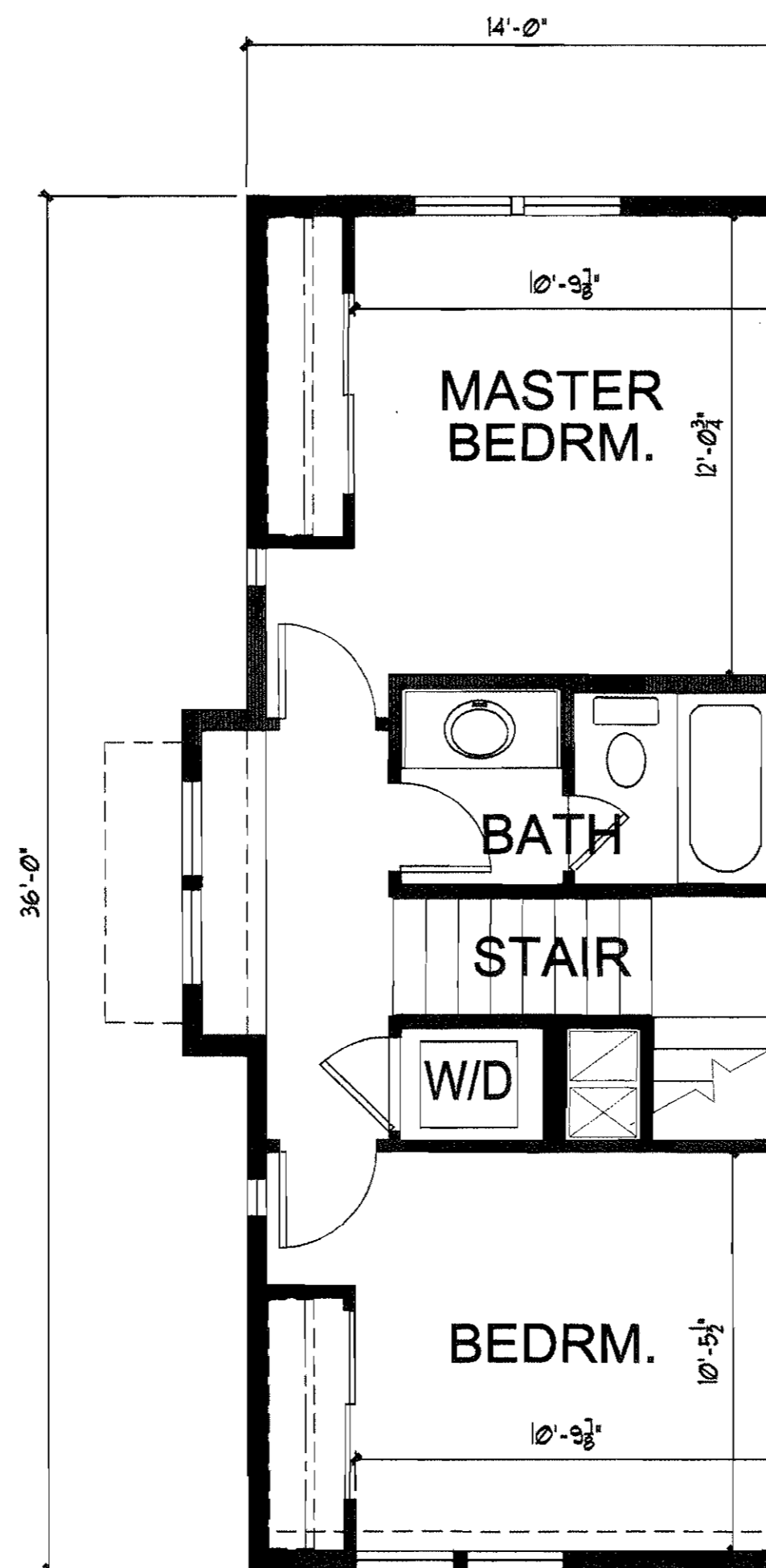
097-270-071 & 074



**UNIT "A" - FIRST FLR. PLAN**  
189 SF - (1,198 TOTAL SF) SCALE: 1/4" = 1'-0"



**UNIT "A" - SECOND FLR. PLAN**  
490 SF SCALE: 1/4" = 1'-0"



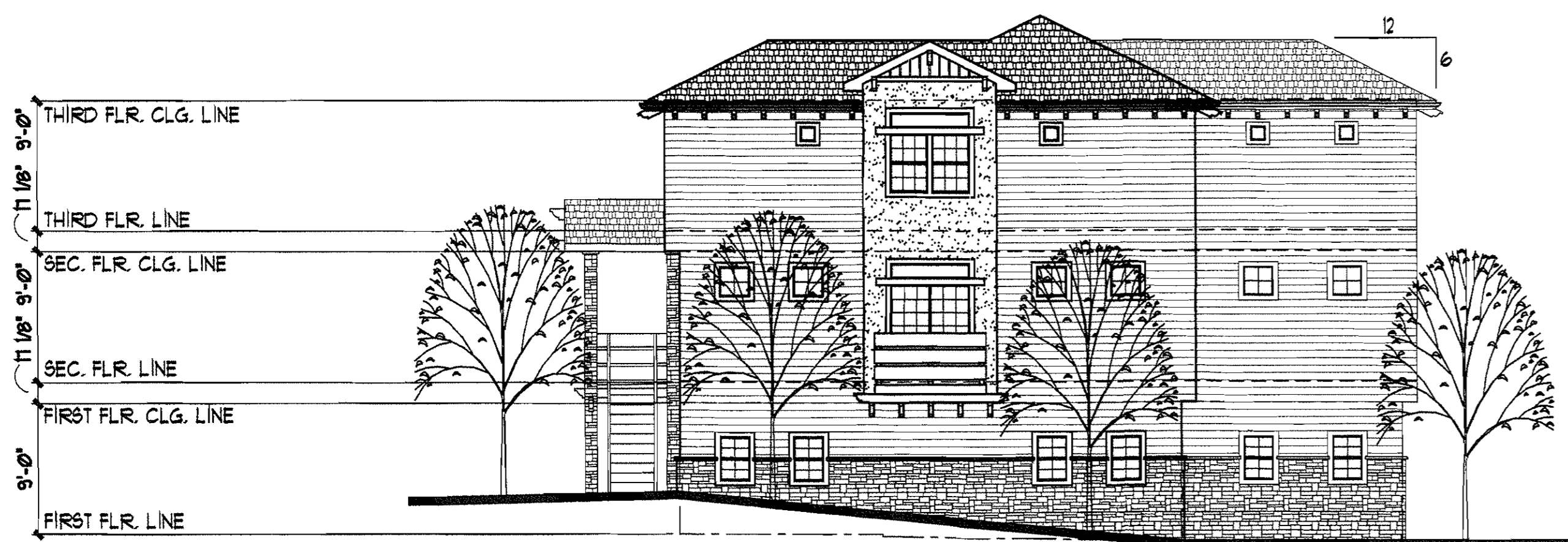
**UNIT "A" - THIRD FLR. PLAN**  
519 SF SCALE: 1/4" = 1'-0"



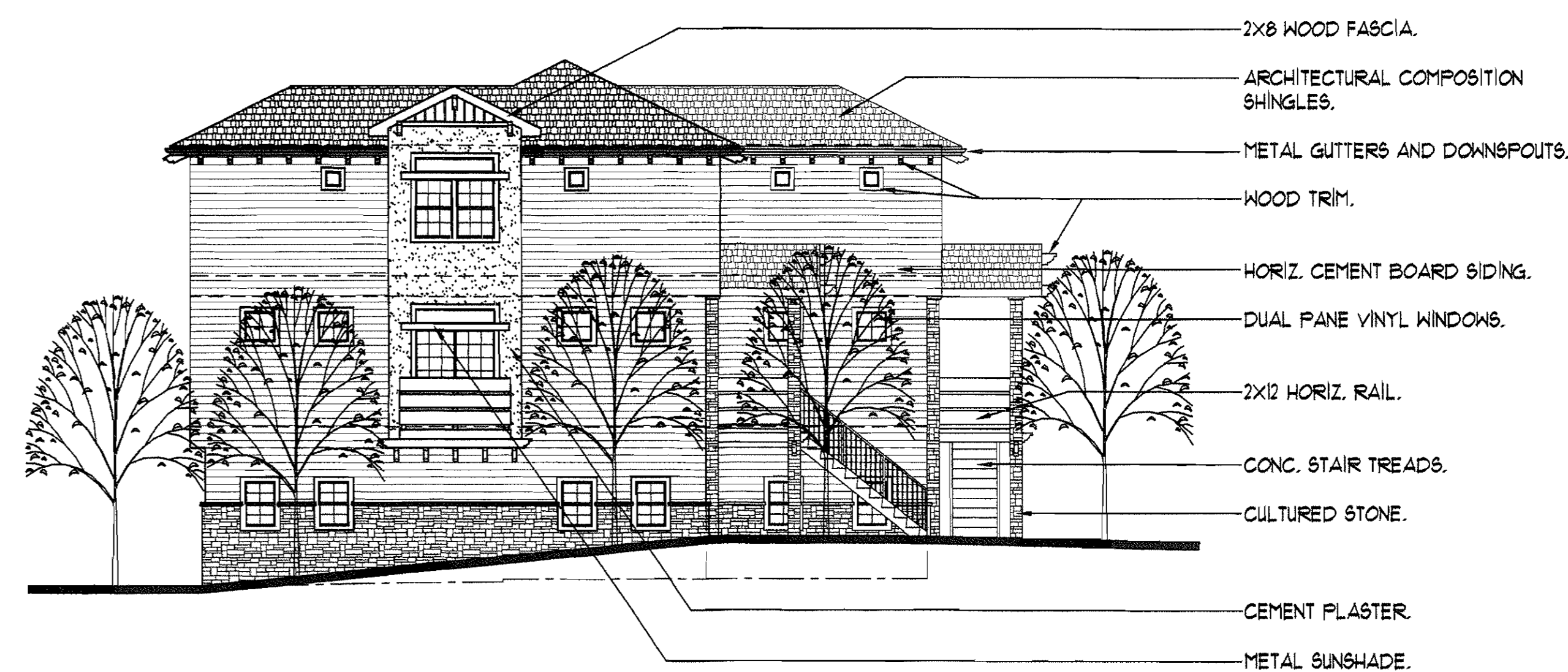
**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

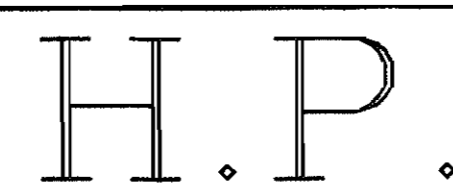
**EXTERIOR ELEVATIONS**  
SCALE: 1/8" = 1'-0"

**BUILDING 3**  
2 UNITS = 2,396 SF TOTAL

NO.	DESCRIPTION	APPD.	DATE

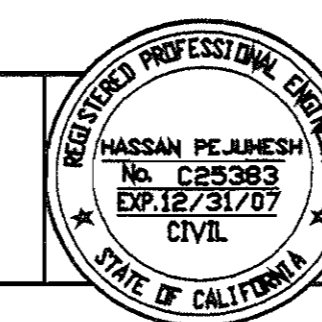
BENCHMARK:  
P3716+33.00 EBMUD  
CONVERTED TO NGVD-29.

DESIGNED BY:  
DRAWN BY:  
REVISED BY:



**ENGINEERING AND CONSTRUCTION**  
629 COMMONS DRIVE  
SACRAMENTO, CA. 95825

TELEPHONE: (916) 925-1625



IMPROVEMENT PLAN FOR: MR. XIE WEI  
LUCKY STAR TOWNHOMES  
210 AMERSON AVE.  
BAY POINT, CA 94565

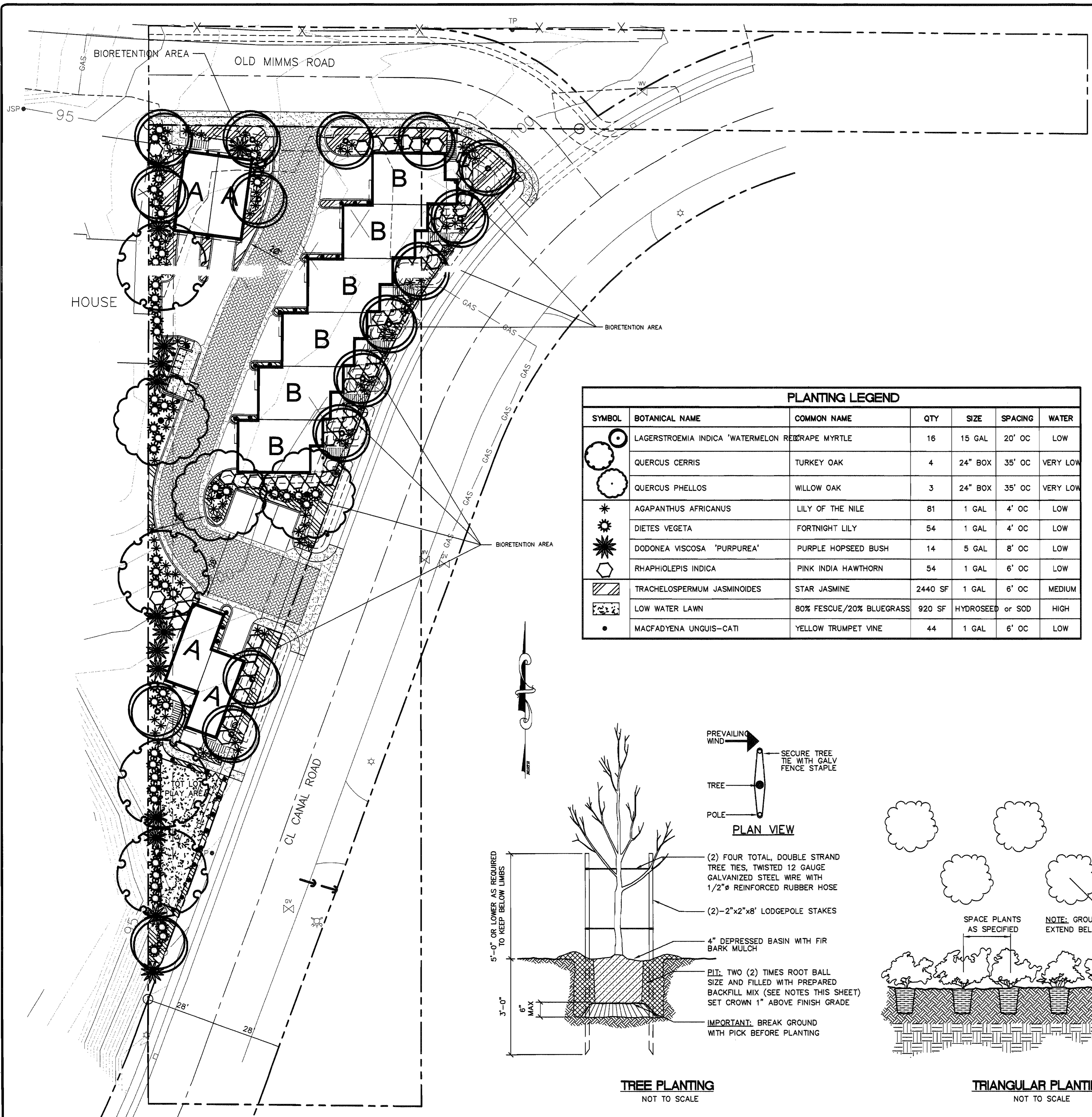
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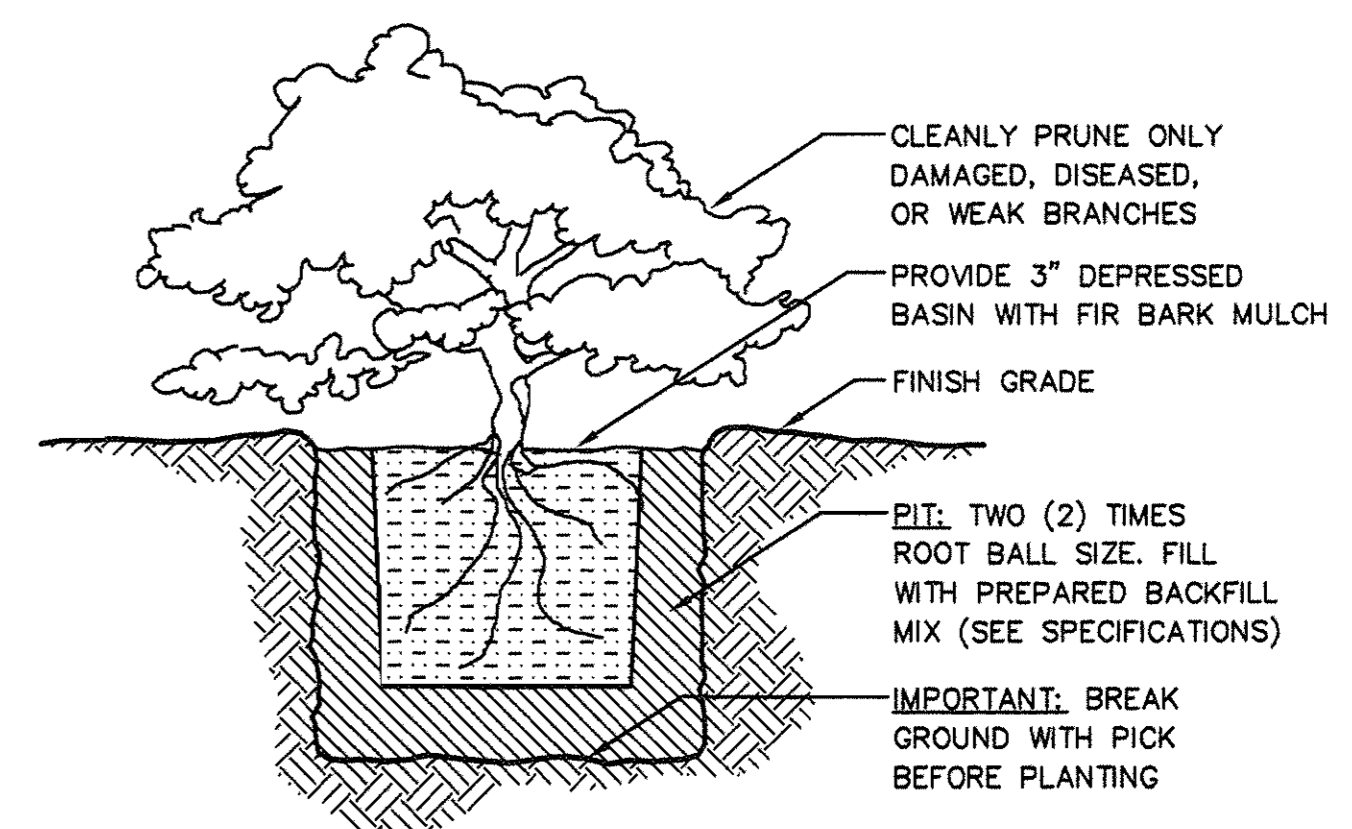
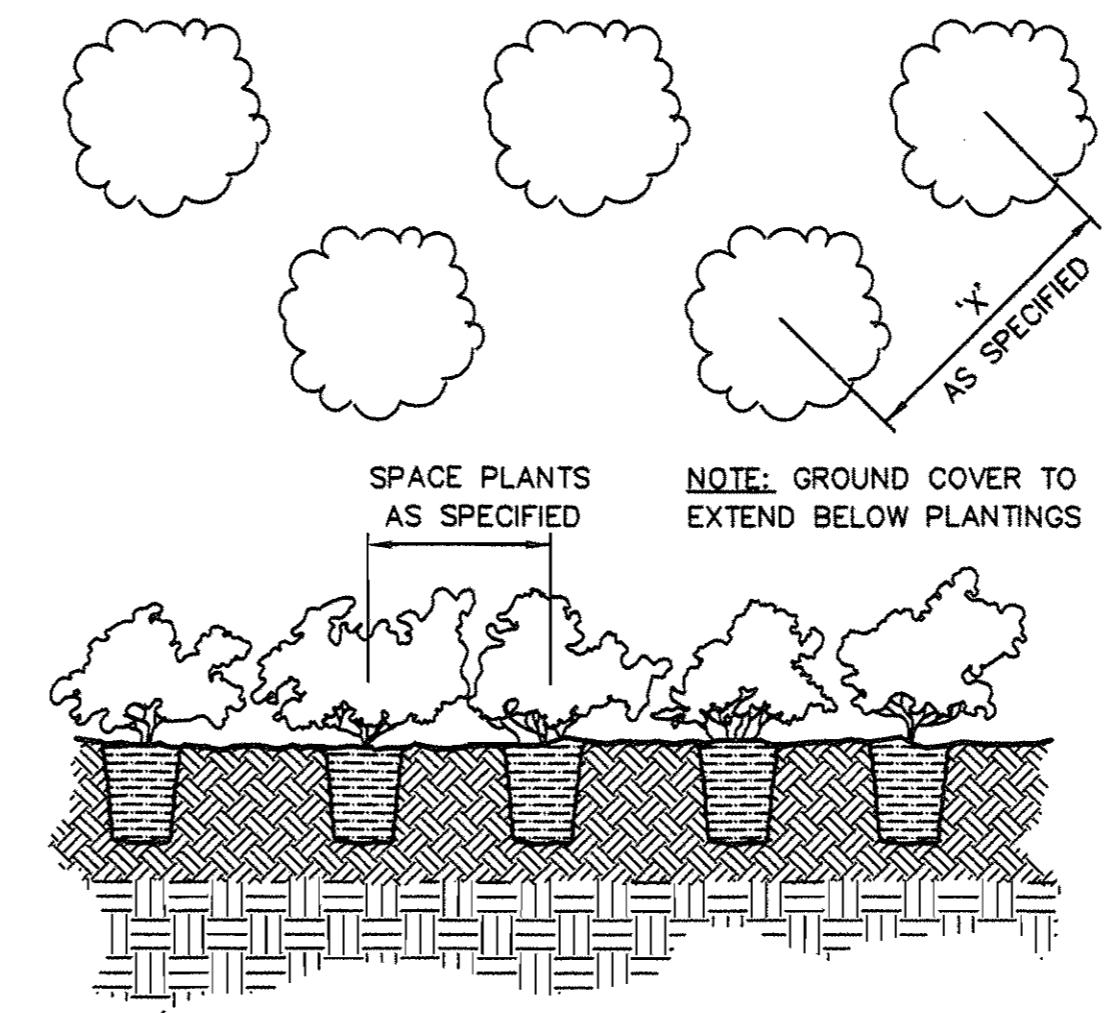
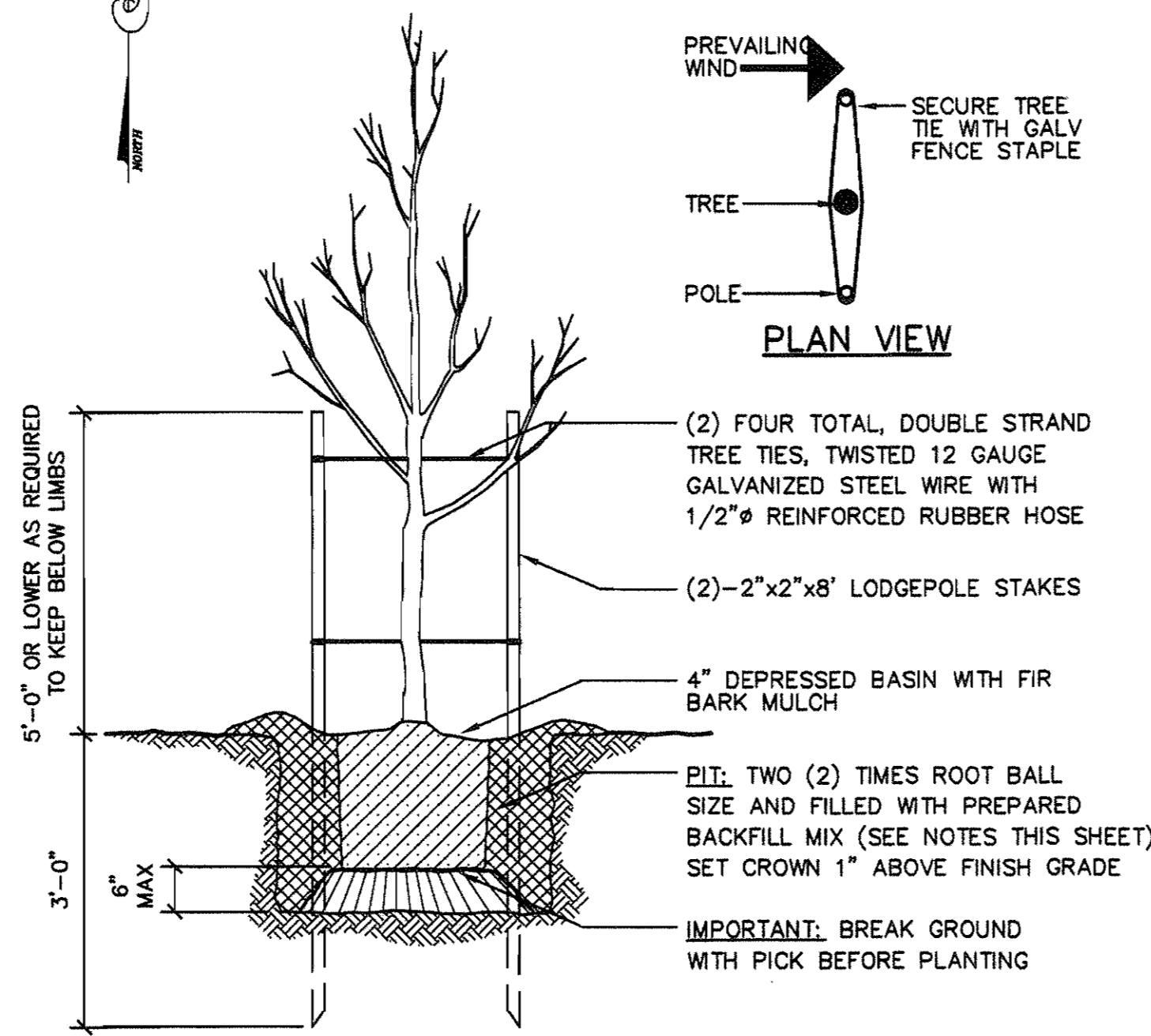
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097-270-071 & 074

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PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER
○	LAGERSTROEMIA INDICA 'WATERMELON RED'	RAPE MYRTLE	16	15 GAL	20' OC	LOW
○	QUERCUS CERRIS	TURKEY OAK	4	24" BOX	35' OC	VERY LOW
○	QUERCUS PHELLOS	WILLOW OAK	3	24" BOX	35' OC	VERY LOW
*	AGAPANTHUS AFRICANUS	LILY OF THE NILE	81	1 GAL	4' OC	LOW
*	DIETES VEGETA	FORTNIGHT LILY	54	1 GAL	4' OC	LOW
*	DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	14	5 GAL	8' OC	LOW
○	RHAPHIOLEPIS INDICA	PINK INDIA HAWTHORN	54	1 GAL	6' OC	LOW
▨	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	2440 SF	1 GAL	6' OC	MEDIUM
▨	LOW WATER LAWN	80% FESCUE/20% BLUEGRASS	920 SF	HYDROSEED or SOD		HIGH
●	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	44	1 GAL	6' OC	LOW



**LANDSCAPE NOTES**

- PLANTS TO BE SOUND, HEALTHY, VIGOROUS WITH NORMAL TOP AND ROOT SYSTEMS, FREE FROM DISEASE, INSECTS PESTS OR THEIR EGGS, GROWN IN SAME OR COLDER CLIMATE ZONE AS PROJECT. NURSERY GROWN STOCK, FRESHLY DUG. NO HELED-IN, COLD STORAGE OR COLLECTED STOCK. SPECIES AND SIZE AS INDICATED.
- PROVIDE FACILITIES TO PROTECT ALL PERSONS ON PREMISES. PROVIDE PROTECTIVE FENCES AND/OR WATCHMEN TO PROTECT WORK FROM VANDALISM. CONTRACTOR TO BE RESPONSIBLE FOR VANDALISM UNTIL FINAL ACCEPTANCE.
- NOTIFY LANDSCAPE ARCHITECT OF SOURCE OF PLANTS AT LEAST 30 DAYS PRIOR TO PLANTING TO PERMIT LANDSCAPE ARCHITECT TO INSPECT SOURCE QUALIFICATIONS.
- HANDLE PLANTS SO THAT ROOT OR BALLS ARE ADEQUATELY PROTECTED FROM BREAKAGE OF ROOTS AND DRYING FROM SUN OR WIND. ENSURE TOPS AND ROOTS OF PLANTS ARE NOT PERMITTED TO DRY OUT. PROTECT FROM DRYING DURING TRANSPORTATION. PROTECT TOPS FROM DAMAGE, DAMAGED PLANTS WILL BE REJECTED. DO NOT PRUNE TREES OR SHRUBS AT NURSERY.
- IN THE EVENT OF UNDERGROUND OBSTRUCTIONS SECURE ALTERNATE LOCATIONS FROM LANDSCAPE ARCHITECT. MAKE SAID CHANGES AT NO EXTRA COST.
- EXCAVATE PITS AS NECESSARY AND IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK. PITS TO BE CIRCULAR IN SHAPE WITH VERTICAL SIDES AND AT LEAST 1 FOOT (REACT) IN DIAMETER THAN THE BALL DIAMETER. PIT TO BE SUFFICIENT DEPTH TO PROVIDE 6 INCHES OF PLANTING SOIL UNDER BALL.
- PLANT GROUND COVER IN INDIVIDUAL HOLES OF REQUIRED SIZE.
- SET PLANTS STRAIGHT AND PLUMB AND AT SUCH LEVEL THAT AFTER SETTLEMENT THAT THEY BEAR THE SAME RELATIONSHIP OF FINISHED GRADE AS THEY DID IN THEIR FORMER SETTING. TAMP SOIL IN PIT TO PREVENT VOIDS. REMOVE ANY BURLAP FROM TOPS OF BALL, BUT NOT SIDES OR BOTTOM.
- BACKFILL PITS IN TWO COURSES, THOROUGHLY WATER EACH COURSE. AFTER PLANTING IS COMPLETE FLOOD PIT AGAIN SO THAT BACKFILL IS THOROUGHLY SATURATED AND SETTLED.
- REMOVE DEAD OR DAMAGED BRANCHES FROM PLANTS. THIN DECIDUOUS MATERIAL TO ABOUT TWO-THIRDS OF INITIAL BRANCHING.
- WATER EACH PLANT A MINIMUM OF ONCE A WEEK UNTIL FINAL ACCEPTANCE.
- BEGIN MAINTENANCE AFTER EACH PORTION HAS BEEN PLANTED AND CONTINUE UNTIL FINAL ACCEPTANCE.
- REPLACE UNACCEPTABLE MATERIAL WITH MATERIAL IDENTICAL TO ORIGINAL.
- CONTRACTOR SHALL TEST ALL PLANTING PITS FOR DRAINAGE BY FILLING WITH WATER. ANY PLANTING PIT WHICH DOES NOT DRAIN COMPLETELY IN TWO HOURS OR LESS SHALL HAVE CORRECTIVE DRAINAGE MEASURES IMPLEMENTED. THESE INCLUDE:
  - DRILLING/AUGURING THROUGH IMPERMEABLE LAYERS TO A FAST DRAINING SOIL LAYER AND BACKFILL WITH SAND, GRAVEL OR OTHER APPROVED MATERIAL.
  - INSTALL DRAINAGE TO CARRY EXCESS WATER TO NEARBY OUTLET.
  - METHODS AS DETERMINED IN THE FIELD BY THE CLIENT.
- TREES CLOSER THAN FIVE FEET TO WALKS AND ASPHALT SHALL REQUIRE ROOT BARRIERS INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- GUARANTEE ALL TREES FOR A PERIOD OF THREE MONTHS. ALL GROUND COVER SHALL BE GUARANTEED FOR A PERIOD OF THIRTY DAYS. THE GUARANTEE PERIOD SHALL COMMENCE UPON APPROVAL OF THE WORK IN TOTAL. ALL PLANT MATERIAL THAT IS NOT HEALTHY SHALL BE REPLACED WITHIN THE GUARANTEE PERIOD.
- BROADCAST THE FOLLOWING UNIFORMLY IN ALL PLANTING AREAS:
  - 3 CUBIC YARDS OF NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD SAWDUST, FIR SAWDUST OR FINELY GROUND BARK PER 1000 SF.
  - 20 POUNDS 6-20-20 N-P-K FERTILIZER PER 1000 SF.
  - 1 POUND AMMONIUM SULFATE PER 1000 SF.
  - INCORPORATE TO A DEPTH OF 8" BY MEANS OF ROTOTILLER.
- APPLY MULCH TO A DEPTH OF 3" IN ALL PLANTED AREAS. MULCH TO BE UNTREATED 90 PERCENT BARK BASE PRODUCT, 1/4 INCH - 5/8 INCH SIZE, COMMONLY KNOWN AS PATHWAY OR MINIATURE COVER. TO BE UNIFORM IN COLOR, CLEAN AND FREE FROM WEED SEEDS.

**PRELIMINARY LANDSCAPE PLAN, LEGEND, NOTES & DETAILS**  
**CANAL ROAD and OLD MIMMS ROAD**  
**BAY POINT, CALIFORNIA**

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DATE	COMMENT
07/09/06	INITIAL SUBMITTAL

JOB NO. 26-032-100  
 BY K. NECE  
 FILE BAYPOINT-PRE  
 SCALE 1" = 20'-0"  
 SHEET NO. **L1**  
 OF 1 SHEETS