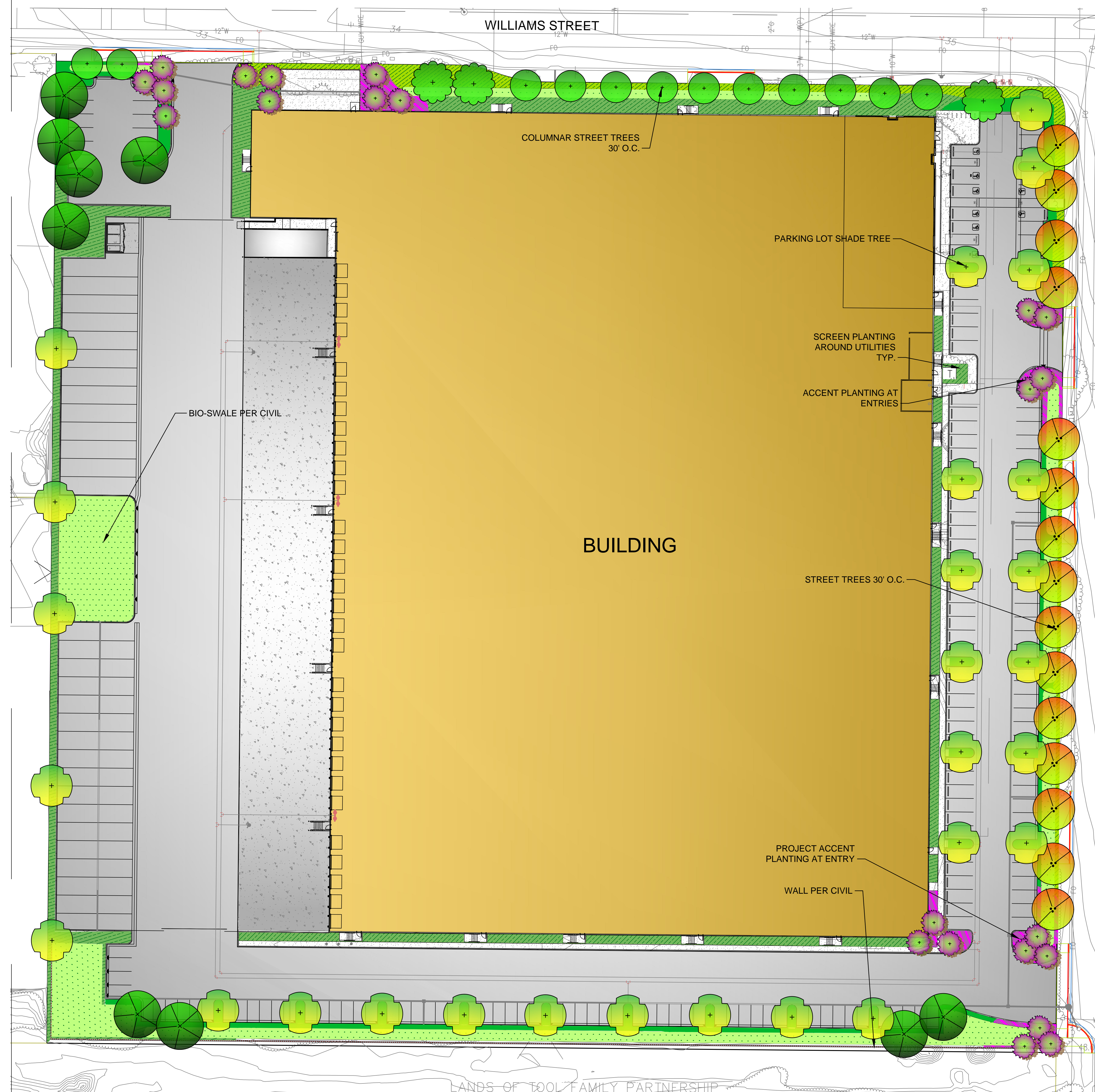


Appendix SITE

Project Landscape Plan



LANDSCAPE LEGEND

- SMALL FLW. ACCENT TREE STANDARD TRUNK
- EXISTING STREET TREE
- MEDIUM DECIDUOUS SHADE TREE
- MEDIUM EVERGREEN TREE
- DECIDUOUS STREET TREE
- COLUMNAR DECIDUOUS STREET TREE
- PARKING LOT PLANTING: LOW TO MEDIUM SHRUBS, PERENNIAL ACCENTS
- STREETScape PLANTING: 30" MIN. HEIGHT FLOWERING SCREEN SHRUBS SOME PERENNIALS WITH SUCCULENT ACCENTS. MEDIUM DENSITY PLANTING
- PROJECT ACCENT PLANTING: ORNAMENTAL GRASSES AND PERENNIALS AND OR SUCCULENTS. HIGH DENSITY PLANTING
- FOUNDATION /SCREEN PLANTING: MEDIUM TO TALL SHRUBS, LOW DENSITY SPACING. SOLID SPACING WHERE PLANTED AS A SCREEN
- BIO-SWALE - NATIVE SEEDED GRASSES NON-IRRIGATED

PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME /ZONE	MATURE HABIT H X W
TREES					
	LAURUS N. 'SARATOGA'	BAY LAUREL	15 GAL.	L	20' X 20'
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GA.	L	20' X 20'
	LAGERSTROEMIA I. 'BILOXI'	CRAPE MYRTLE	15 GA.	L	20' X 12' STANDARD
	PRUNUS C. 'KRAUTER VESUVIUS'	FLW. PLUM	15 GA.	L	20' X 15'
N	CERCIS OCCIDENTALIS	REDBUD	15 GAL.	L	15' X 12'
	MALUS SPP.	CRABAPPLE	15 GAL.	L	15' X 10'
LARGE SHRUBS					
	ACACIA CULTRIFORMIS	KNIFE ACACIA	5 GAL.	L	10' X 10' (PLANT 12' O.C.)
	XYLOSMA SENTICOSA	SHINY XLOSMA	5 GAL.	L	8' X 8' (PLANT 9' O.C.)
N	CEANOTHUS 'RAY HARTMAN'	CEANOTHUS	5 GAL.	L	15' X 15' (PLANT 16' O.C.)
	CHILOPSIS LINEARIS	DESERT WILLOW	5 GAL.	L	10' X 10' (PLANT 11' O.C.)
DROUGHT TOLERANT SHRUBS					
N	CALOCEPHALUS BROWNII	CUSHION BUSH	5 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	L	6' X 6' (PLANT 6' O.C.)
N	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	L	5' X 6' (PLANT 7' O.C.)
N	AGAVE SPECIES	AGAVE	5 GAL.	L	VARIABLE (PLANT 4' O.C.)
N	PEROVSKIA A. 'BLUE SPIRE'	RUSSIAN SAGE	5 GAL.	L	3' X 3' (PLANT 5' O.C.)
N	BACCHARIS 'CENTENNIAL'	COYOTE BRUSH	5 GAL.	L	2' X 6' (PLANT 7' O.C.)
	SANTOLINA CHAMAECYPARRISUS	LAVENDER COTTON	5 GAL.	L	2' X 3' (PLANT 4' O.C.)
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL.	L	3' X 4' (PLANT 5' O.C.)
N	ACACIA REDOLENS	PROSTRATE ACACIA	5 GAL.	L	6' X 5' (PLANT 6' O.C.)
	OLEA 'LITTLE OLLIE'	DW FRUITLESS OLIVE	5 GAL.	L	6' X 6' (PLANT 7' O.C.)
GRASS OR GRASS LIKE ACCENTS					
N	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	2' X 2' (PLANT 3' O.C.)
	PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.	L	3' X 3' (PLANT 4' O.C.)
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4' (PLANT 5' O.C.)
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.	L	2' X 3' (PLANT 4' O.C.)
PERENNIALS					
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL.	L	1' X 3'
N	NEPATA 'WALKERS LOW'	CATMINT	1 GAL.	L	1' X 2'
N	EPILOBIUM CALIFORNICUM	CALIFORNIA FUSCHIA	1 GAL.	L	1' X 3'
N	SEDUM SPECIES	SEDUM	1 GAL.	L	VARIABLE
N	ERIGONUM G. RUBESCENS	BUCKWHEAT	1 GAL.	L	2' X 2'
	AGAVE D. 'VARIEGATA'	AGAVE	1 GAL.	L	2' X 3'
BIO SWALE GRASSES					
BIO-SWALE NATIVE GRASS TO BE "NATIVE PRESERVATION SEED MIX" AS AVAILABLE FROM DELTA BLUEGRASS CO. OR EQUAL. TEMPORARY IRRIGATION TO BE PROVIDED FOR ESTABLISHMENT IF REQUIRED BY TIME OF YEAR TO BE PLANTED.					

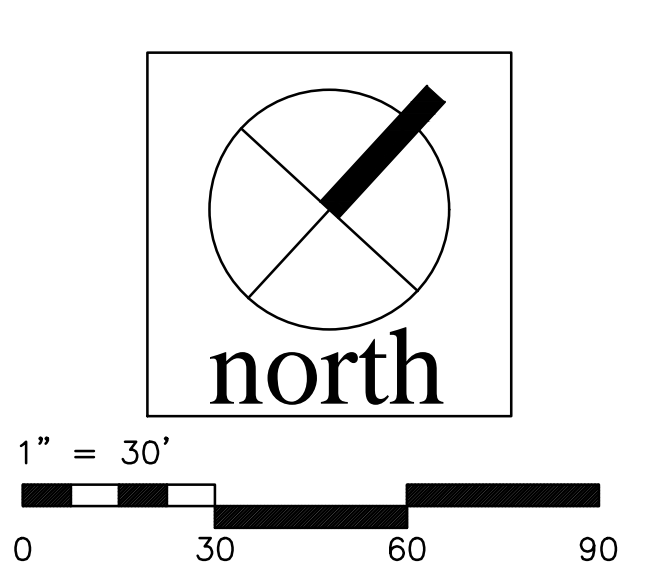
LANDSCAPE CALCULATIONS
 TOTAL SITE AREA : 426,747 S.F. (9.8 ACRES)
 LANDSCAPE AREA REQUIRED (5% OF SITE): 21,337 S.F.
 LANDSCAPE AREA PROVIDED (8%): 34,283 S.F. (including bio-swales)
 TOTAL AUTO PARKING SPACES PROVIDED: 171
 TOTAL TRUCK TRAILER PARKING SPACES PROVIDED: 30
 PARKING AREA TREES REQUIRED 1/6 SPACES: 34
 PARKING AREA TREES PROVIDED: 37
 EXISTING TREES TO BE REMOVED: 21
 TREES TO BE ADDED TO MITIGATE EX. TREE REMOVAL: 25
 STREET TREES 1/30 L.F. (27 PROVIDED)

WATER EFFICIENT LANDSCAPE REQUIREMENTS
 ALL IRRIGATION EITHER PERMANENT OR TEMPORARY SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY IRRIGATED SHRUBS AND TREES SHALL BE DRIP IRRIGATED. AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING IRRIGATION ZONES PER PLANT WATER REQUIREMENTS RAIN SENSOR SENSOR TO BE SPECIFIED SOIL AMENDMENTS TO BE INCORPORATED PLANTER SURFACE AREAS TO BE MULCHED WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

IRRIGATION
 ALL IRRIGATION IS TO BE POINT SOURCE DRIP OR DEEP ROOT BUBBLER IRRIGATION PROVIDED PER PANT. IRRIGATION WILL MEET THE MWEL0 AND ARTICLE 19 OF THE ZONING CODE. IRRIGATION PLANS AND DETAILS TO BE SUBMITTED WITH PERMIT DRAWINGS.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

Blair



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 STRUCTURAL
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 PLUMBING
 ELECTRICAL
 LANDSCAPE GreenDesign
 FIRE PROTECTION
 SOILS ENGINEER

Title:
PRELIMINARY LANDSCAPE PLAN
 Project Number: 19571
 Drawn by: M.D
 Date: 12/11/2020
 Revision:
 REVISED 3-16-21
 REVISED 8-24-21
 REVISED 9-13-21
 REVISED 11-15-21
 REVISED 12-27-21

Sheet:
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