

PLANTING & WATER EFFICIENCY DESIGN INTENT STATEMENT

THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".

THE PLANTING DESIGN MINIMIZES TURF/LAWN AREAS AND UTILIZES PRIMARILY LOW WATER USE & NATIVE PLANT SPECIES AND ORNAMENTAL PLANTS ADAPTED TO LOCAL CLIMATIC CONDITIONS. PLANTS ARE GROUPED BY HYDROZONE, & EXPOSURE. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

TREE SPECIES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.

VEGETATED SWALES AND BIO-TREATMENT AREAS WILL BE PLANTED WITH APPROVED GRASSES, SHRUBS & TREES THAT ARE ADAPTED TO BIO-SWALE CONDITIONS, PER THE ALAMEDA COUNTY PLANT LIST FOR LANDSCAPE BASED STORMWATER MEASURES.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED IN CONJUNCTION WITH THE IRRIGATION SYSTEM FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPES ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTING & IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S 2010 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS III. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.

IRRIGATION DESIGN INTENT STATEMENT

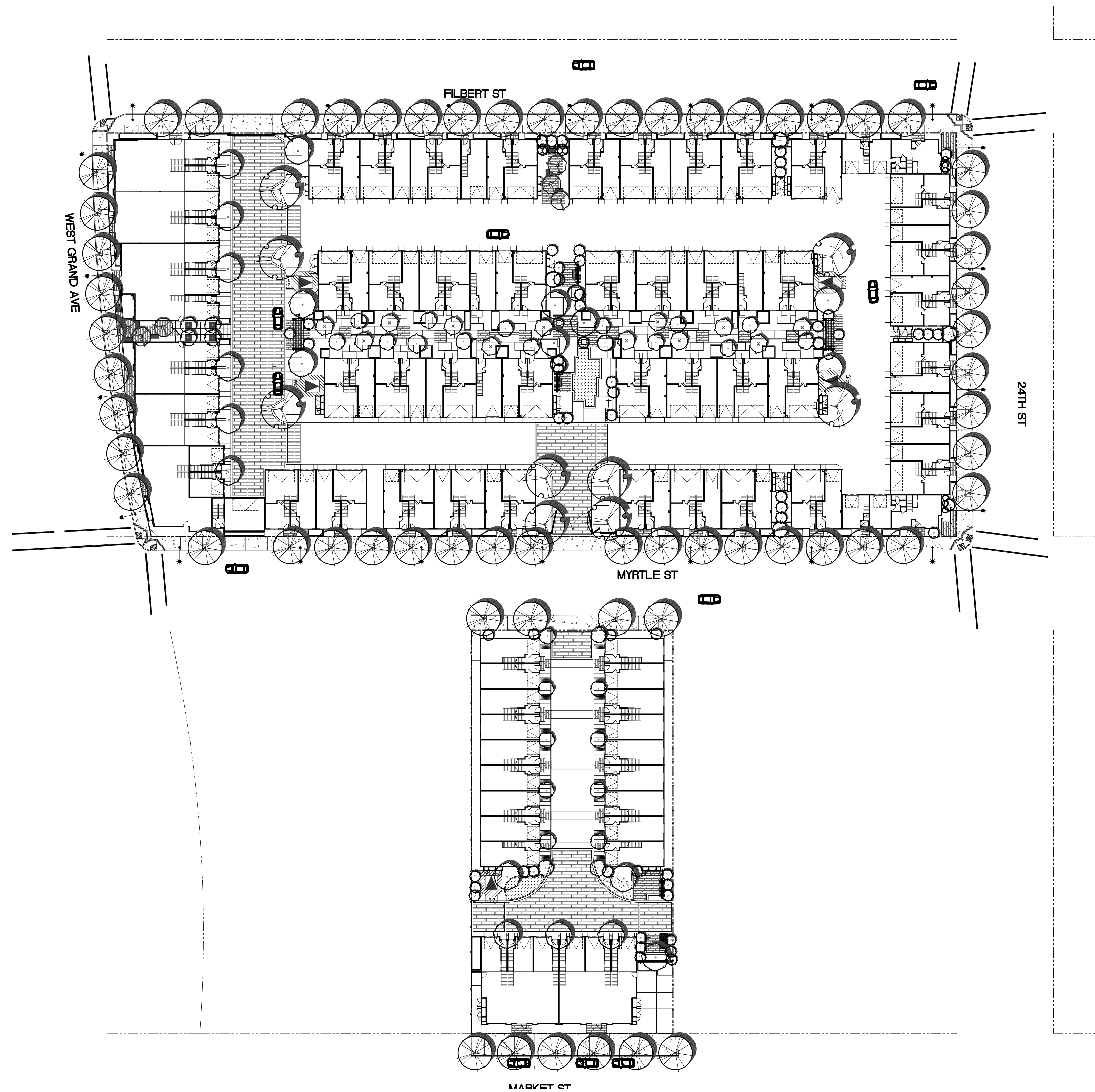
THE IRRIGATION SYSTEMS WILL UTILIZE A COMBINATION OF PRESSURE COMPENSATING LOW VOLUME DRIP EMITTERS, PRESSURE COMPENSATING LOW FLOW BUBBLERS & SPRAY HEADS. THE LOW, MEDIUM AND HIGH WATER USE PLANTS WILL BE ON SEPARATE VALVE CIRCUITS. PLANT SPECIES WILL BE GROUPED BY HYDROZONE AS STATED ABOVE.

ALL NEW TREES WILL BE IRRIGATED WITH DEEP WATERING BUBBLERS. ANY LAWN AREAS WILL BE IRRIGATED WITH LOW GALLON USE SPRAY HEADS WITH MATCHED PRECIPITATION RATE HEADS. ADJACENT PAVING WILL BE DESIGNED TO DRAIN ENTIRELY TO THE LANDSCAPE AREAS SHOULD ANY OVER-SPRAY OCCUR.

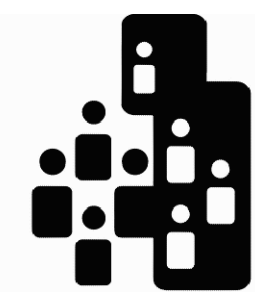
SMART E.T. BASED IRRIGATION CONTROLLERS SHALL BE UTILIZED TO OPTIMIZE EFFICIENT WATER APPLICATION. SMART CONTROLLERS AUTOMATICALLY ADJUST THEIR DAILY WATER SCHEDULE PROGRAMMING BASED UPON THE LOCAL CLIMATE AT THE PROJECT SITE. SMART CONTROLLERS RECEIVE WIRELESS DATA DAILY FROM THE IRRIGATION MANUFACTURERS WEATHER DATA SERVICE. A RAIN SWITCH WILL BE INSTALLED TO PREVENT IRRIGATION DURING RAINY PERIODS.

A FLOW SENSOR AND MASTER VALVE WILL BE CONNECTED TO THE SMART CONTROLLER TO ALLOW AUTOMATIC SHUT OFF OF ANY VALVE CIRCUIT OR MAIN LINE IN THE EVENT OF A PIPE BRAKE TO PREVENT WATER WASTE.

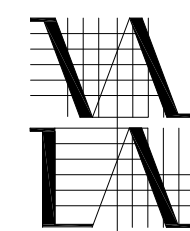
THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH THE 2010 CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE.



WEST GRAND AVE - OAKLAND 2
CITY VENTURES
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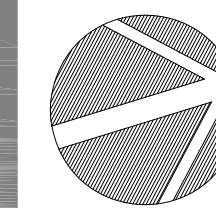
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LANDSCAPE ARCHITECTS, INC.
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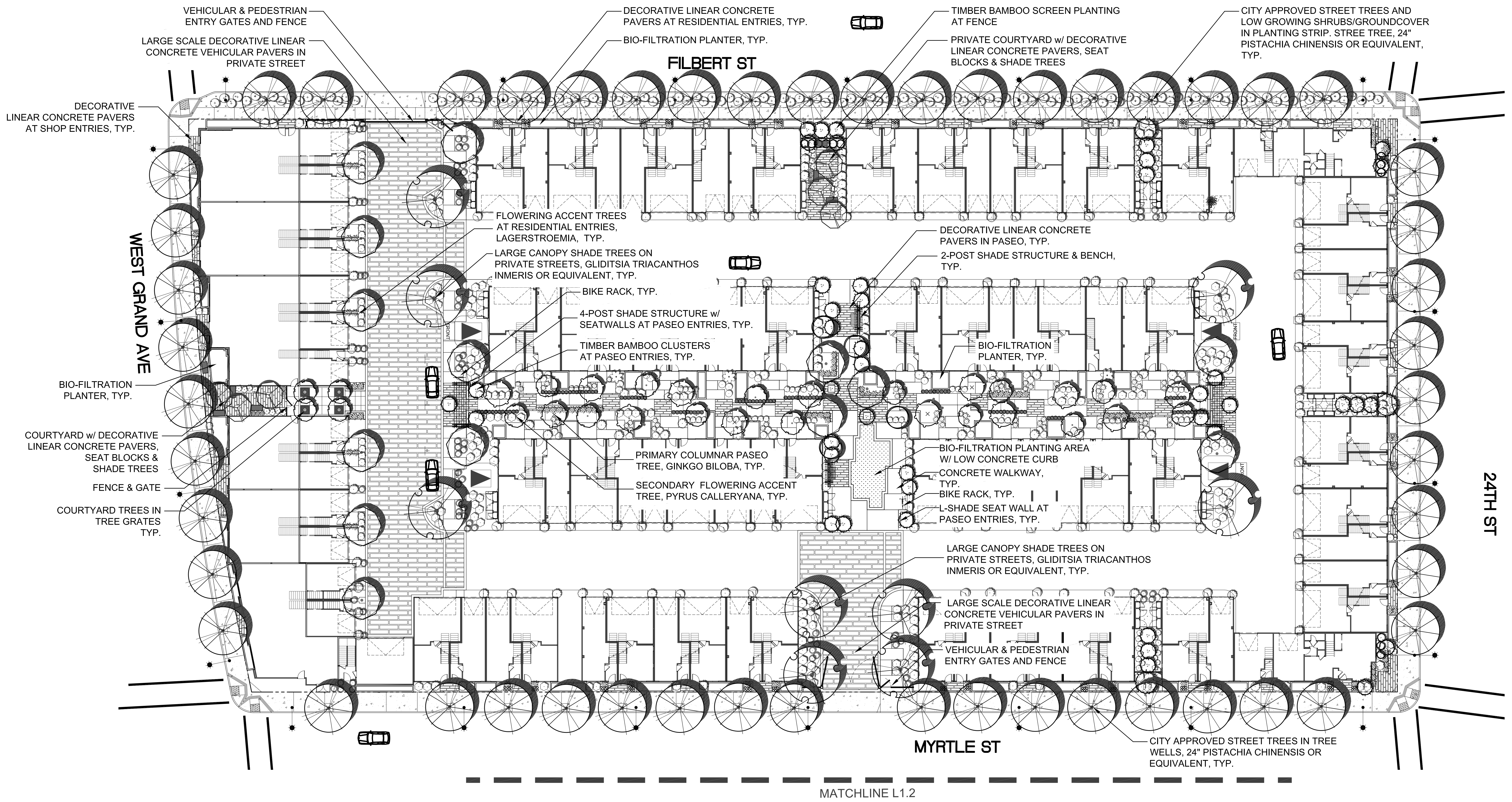


OVERALL LANDSCAPE
PLAN
L1.0

SCALE: 1" = 40'-0"



DATE: 03.13.2015
PROJECT: 317035.00

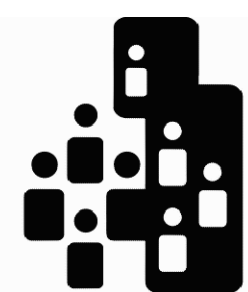


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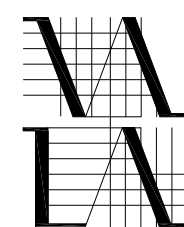
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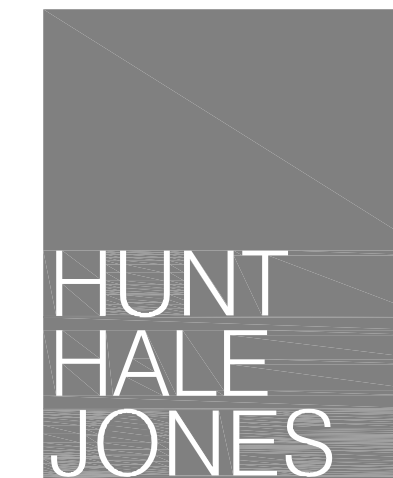
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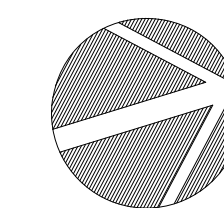


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WEST GRAND PARCEL LANDSCAPE PLAN

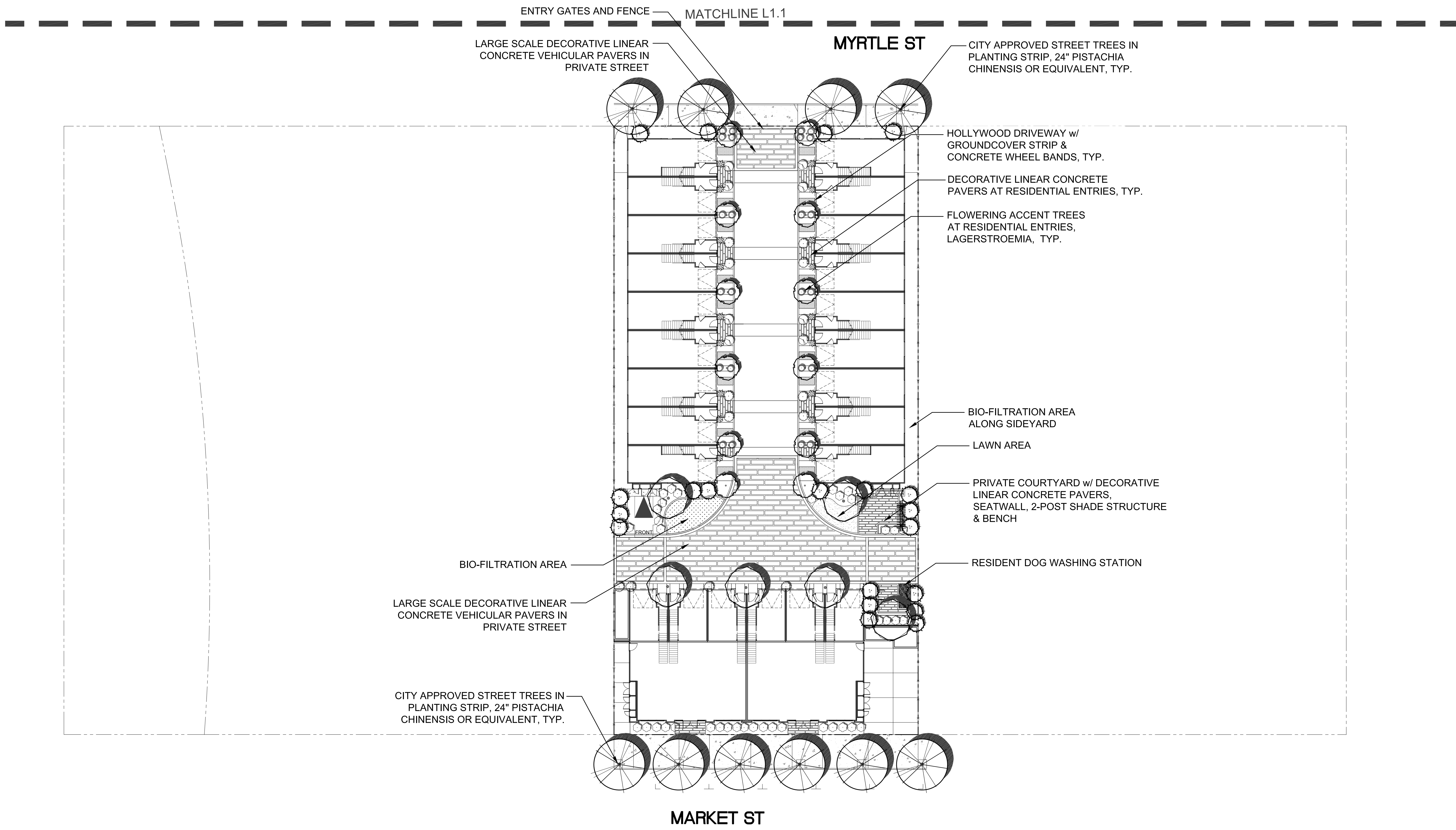
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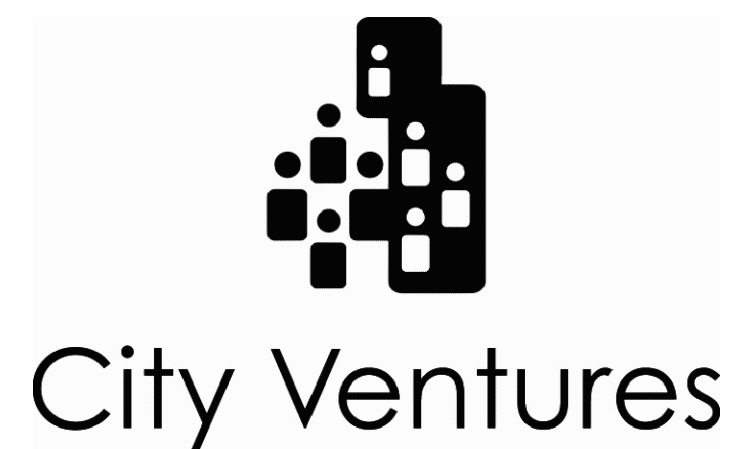
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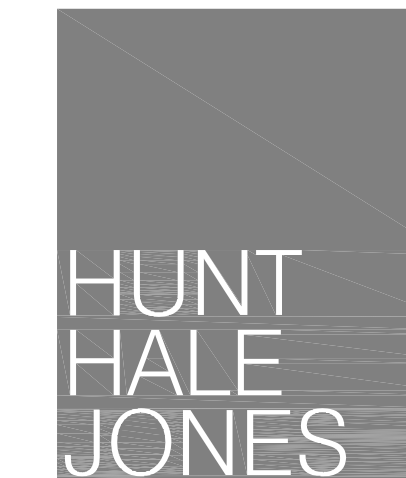
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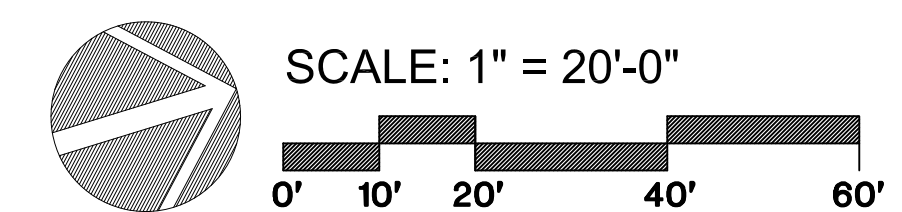


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MARKET STREET PARCEL
 LANDSCAPE PLAN

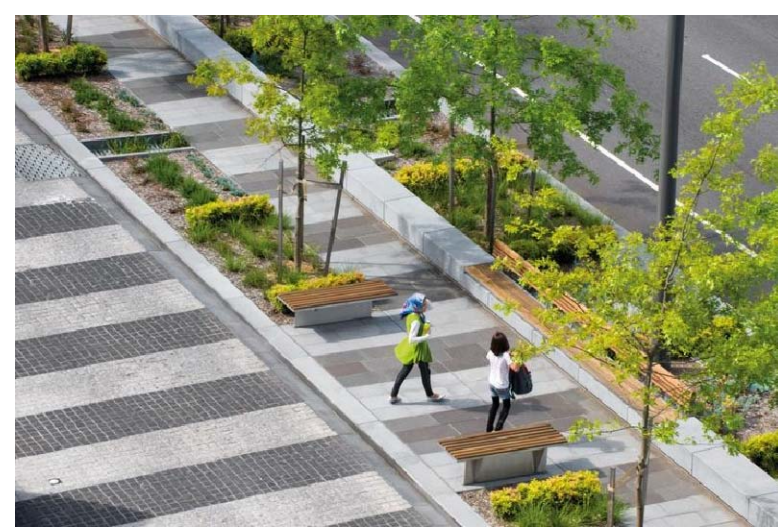
L1.2



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LINEAR PEDESTRIAN PAVERS, ALTERNATING CONCRETE COLORS/ TEXTURES & ALTERNATING HARDSCAPE WITH SOFTSCAPE



FENCING



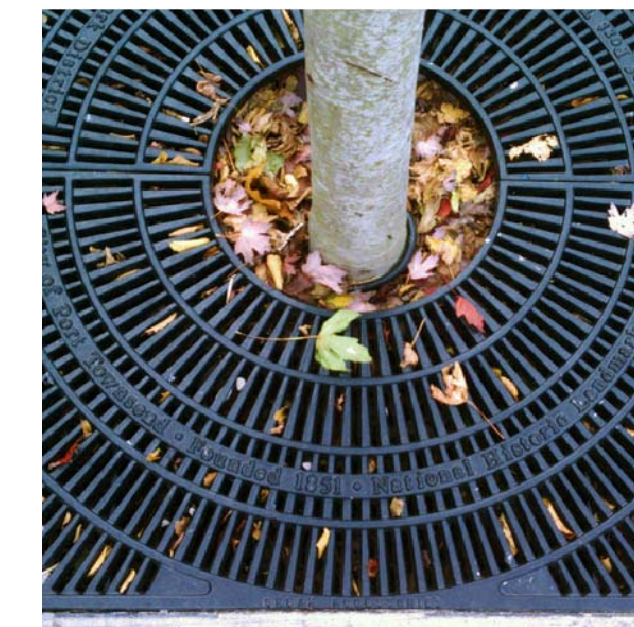
BENCHES



SEAT WALLS



TRASH RECEPTACLE



TREE GRATE



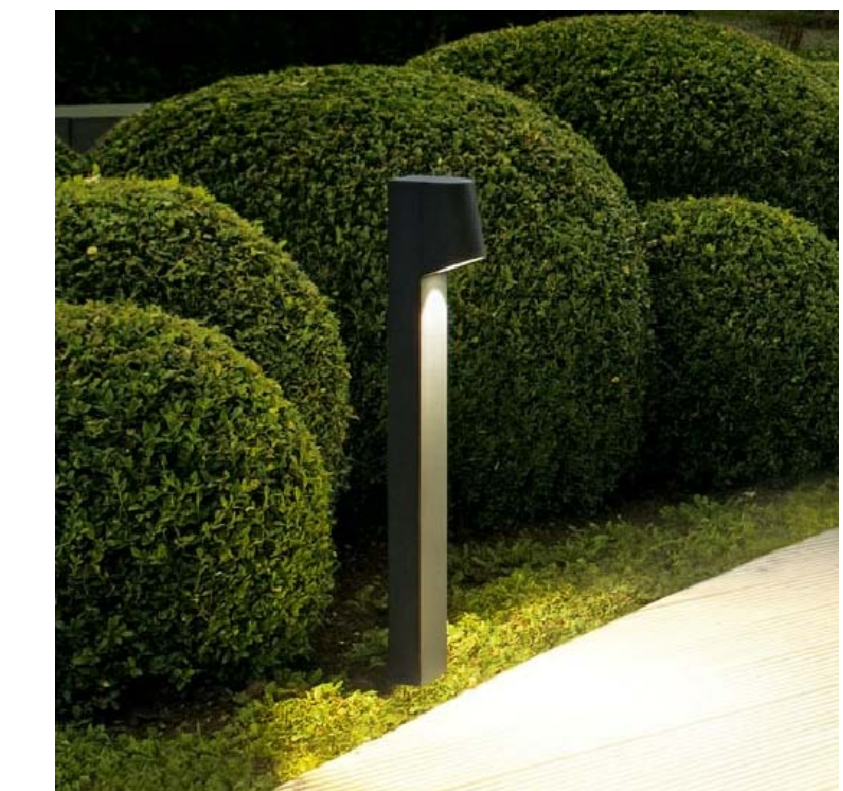
BIKE RACK



SHADE STRUCTURES



LARGE SCALE PERMEABLE VEHICULAR PAVERS IN DRIVE AISLE



BOLLARD LIGHTING



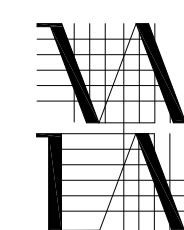
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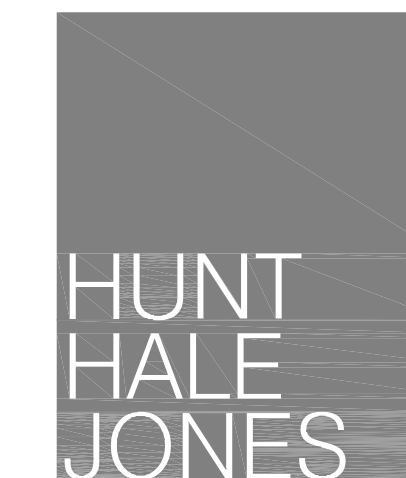


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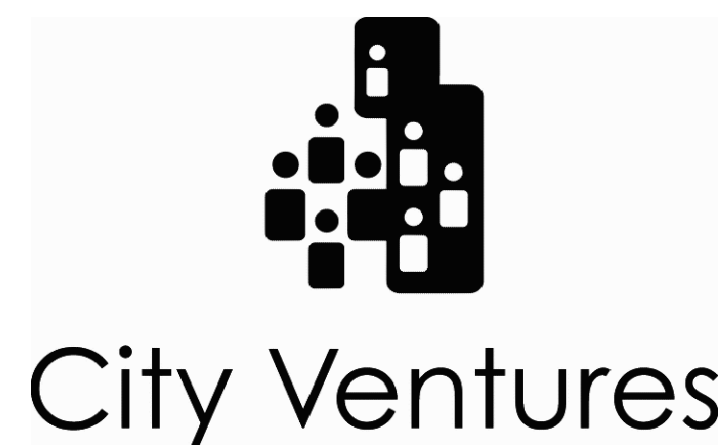
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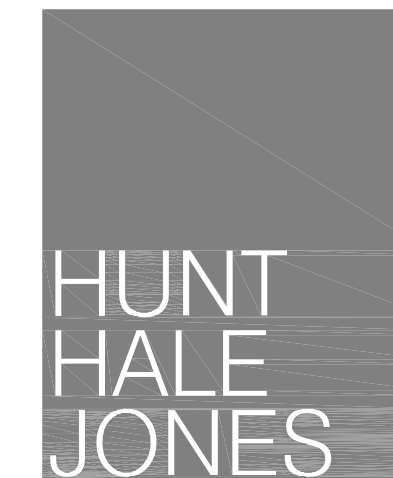
CONCEPTUAL PLANT PALETTE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | CONT | WUCOLS WATER USE | | | | | | | | | | | | | |
|-------|---------|---|-----------------------------------|---------|------------------|---------|--|-------------------------------|--------|----|----------------------|--|---------------------------------|-------------|---|--|--|--|
| | ACE PAL | ACER PALMATUM 'SANGO KAKU' | CORAL BARK MAPLE | 25" BOX | M | CAL CAN | CALYCANTHUS OCCIDENTALIS | SPICEBUSH | 5 GAL | L | PHO TT | PHORMIUM TENAX 'TOM THUMB' | DWARF GREEN FLAX | 1 GAL | L | | | |
| | ACE RUB | ACER RUBRUM | RED MAPLE | 24" BOX | M | CAR CAL | CARPENTERIA CALIFORNICA | BUSH ANEMONE | 5 GAL | L | PHO WAV | PHORMIUM TENAX 'YELLOW WAVE' | NEW ZEALAND FLAX | 5 GAL | L | | | |
| | ARB UNE | ARBUTUS UNEDO | STRAWBERRY TREE | 15 GAL | L | CAR PAN | CAREX PANSA | SANDDUNE SEDGE | FLAT | L | PHO MQ | PHORMIUM 'MAORI QUEEN' | NEW ZEALAND FLAX | 5 GAL | L | | | |
| | ARB HYB | ARBUTUS X 'MARINA' | ARBUTUS STANDARD | 15 GAL | L | CHO TEC | CHONDROPETALUM TECTORUM | CAP RUSH | 5 GAL | L | PIT CM | PITTIOSPORUM TOBIRA 'CREAM DE MINT' TM | CREAM DE MINT DWARF MOCK ORANGE | 5 GAL | L | | | |
| | CEL SIN | CELTIS SINENSIS | CHINESE HACKBERRY | 24" BOX | L | COL PUL | COLEONEMA PULCHRUM | PINK BREATH OF HEAVEN | 5 GAL | M | PIT WHE | PITTIOSPORUM TOBIRA 'WHEELERS DWARF' | WHEELER'S DWARF MOCK ORANGE | 5 GAL | M | | | |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 5 GAL | L | DIA SPE | DIANELLA SPECIES | DIANELLA | 1 GAL | M | PRU CAR | PRUNUS CAROLINIANA 'BRIGHT-N-TIGHT' | CAROLINA LAUREL CHERRY | 15 GAL | L | | | |
| | FRA OXY | FRAXINUS OXYCARPA 'RAYWOOD' | RAYWOOD ASH | 24" BOX | M | DIE BIC | DIETES BICOLOR | FORTNIGHT LILY | 1 GAL | L | ROS IC2 | ROSA FLORIBUNDA 'ICEBERG' | ROSE | 5 GAL | M | | | |
| | GLI TRI | GLIDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | THORNLESS HONEY LOCUST | 24" BOX | M | DOD PUR | DODONAEA VISCOSA 'PURPUREA' | PURPLE LEAFED HOPSEED BUSH | 5 GAL | L | ROS RED | ROSA FLOWER CARPET RED | GROUND COVER ROSE | 2 GAL | M | | | |
| | GIN BIL | GINKGO BILOBA - SARATOGA, AUTUMN GOLD | GINKGO | 24" BOX | M | ERI WAY | ERIGERON GLAUCUS 'WAYNE RODERICK' | SEASIDE DAISY | 1 GAL | L | ROS IC3 | ROSA ICEBERG (STANDARD) | ROSE | 15 GAL STD | M | | | |
| | LAG HOP | LAGERSTROEMIA FAURIEI 'HOPI' | CREPE MYRTLE | 15 GAL | L | ERI KAR | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL | L | ROS FLC | ROSA X 'FLOWER CARPET APPLEBLOSSOM' TM | GROUND COVER ROSE | 2 GAL | M | | | |
| | LAG FAU | LAGERSTROEMIA INDICA 'L. FAURIEI' | CRAPE MYRTLE | 15 GAL | L | ERY BOW | ERYSIMUM 'BOWLES MAUVE' | WALLFLOWER | 5 GAL | L | ROS FL6 | ROSA X 'FLOWER CARPET WHITE' | GROUND COVER ROSE | 2 GAL | M | | | |
| | LAG MUS | LAGERSTROEMIA INDICA 'MUSKOGEE' | CREPE MYRTLE | 15 GAL | L | ERY APR | ERYSIMUM X 'APRICOT TWIST' | APRICOT TWIST WALLFLOWER | 5 GAL | L | SAN VIR | SANTOLINA VIRENS | GREEN LAVENDER COTTON | 1 GAL | L | | | |
| | LAG ZUN | LAGERSTROEMIA X 'ZUNI' | JAPANESE CRAPE MYRTLE MULTI-TRUNK | 15 GAL | L | ESC COM | ESCALLONIA 'COMPAKTA' | ESCALLONIA | 5 GAL | M | SIS BEL | SISYRINCHIUM BELLUM | BLUE EYED GRASS | 1 GAL | L | | | |
| | LAU SAR | LAURUS NOBILIS 'SARATOGA' | SWEET BAY | 15 GAL | L | EUP RED | EUPHORBIA X MARTINII 'RED MARTIN' | EUPHORBIA | 5 GAL | L | SOL RAN | SOLANUM RANTONNETII (STANDARD) | PARAGUAY NIGHTSHADE | 15 GAL STD. | L | | | |
| | TRI CON | LOPHOSTEMON CONFERTUS | BRISBANE BOX | 15 GAL | L | DIA SPE | DIANELLA SPECIES | DIANELLA | 1 GAL | M | TAG LEM | TAGETES LEMMONII | COPPER CANYON DAISY | 1 GAL | L | | | |
| | MAG LIT | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | DWARF MAGNOLIA | 15 GAL | M | FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 1 GAL | L | TIB UR2 | TIBOUCHINA URVILLEANA | PRINCESS FLOWER | 5 GAL | M | | | |
| | MAG SOU | MAGNOLIA SOULANGIANA 'LILLIPUTIAN' | MUTLI-TRUNK LILLIPUTIAN MAGNOLIA | 24" BOX | M | FES IDA | FESTUCA IDAHOENSIS | IDAHO FESCUE | 1 GAL | L | VAC OVA | VACCINIUM OVATUM | EVERGREEN HUCKLEBERRY | 5 GAL | L | | | |
| | MAG STE | MAGNOLIA STELLATA | STAR MAGNOLIA MULTI-TRUNK | 15 GAL | M | FES MAI | FESTUCA MAIREI | ATLAS FESCUE | 5 GAL | L | VIB SPE | VIBURNUM SPECIES | VIRBURNUM | 5 GAL | M | | | |
| | MAY BOA | MAYTENUS BOARIA 'GREEN SHOWERS' | MAYTEN TREE | 15 GAL | L | FES OVI | FESTUCA OVINA GLAUCA 'ELIJAH BLUE' | BLUE FESCUE | 1 GAL | L | WES FRU | WESTRINGIA FRUTICOSA | COAST ROSEMARY | 5 GAL | L | | | |
| | PIS CHI | PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 24" BOX | L | FUC GAR | FUCHSIA HYBRIDA 'GARTENMEISTER BONSTEDT' | FUCHSIA | 5 GAL | M | WES MOR | WESTRINGIA FRUTICOSA 'MORNING LIGHT' | MORNING LIGHT COAST ROSEMARY | 5 GAL | L | | | |
| | PLA ACE | PLATANUS x ACERIFOLIA 'YARWOOD' | LONDON PLANE TREE | 24" BOX | M | GRE NOE | GREVILLEA HYBRID 'NOELLII' | GREVILLEA | 5 GAL | L | GROUND COVERS | | | | | | | |
| | PRU CHA | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 15 GAL | M | HEB NOE | HEBE SPECIOSA | SHOWY HEBE | 5 GAL | M | APT COR | APTENIA CORDIFOLIA | HEARTS AND FLOWERS | 1 GAL | L | | | |
| | PYR ARI | PYRUS CALLERYANA 'ARISTOCRAT' | ARISTOCRAT PEAR | 24" BOX | M | HEB SPE | HEBE SPECIOSA | SHOWY HEBE | 5 GAL | M | ARC EME | ARCTOSTAPHYLOS 'EMERALD CARPET' | EMERALD CARPET MANZANITA | 1 GAL | L | | | |
| | RHU LAN | RHUS LANCEA | AFRICAN SUMAC | 24" BOX | L | HEB AUT | HEBE X 'AUTUMN GLORY' | AUTUMN GLORY HEBE | 5 GAL | M | COP PET | COPROSMA PETRIEII 'VERDE VISTA' | VERDE VISTA COPROSMA | 1 GAL | L | | | |
| | ROB IDA | ROBINIA X AMBIGUA 'IDAHOENSIS' | IDAHO LOCUST | 24" BOX | M | HEB COE | HEBE 'COED' | HEBE | 5 GAL | M | COT LOW | COTONEASTER DAMERII 'LOWFAST' | BEARBERRY COTONEASTER | 1 GAL | L | | | |
| | CHI TAS | X CHITALPA TASHKENTENSIS 'PINK DAWN' | PINK DAWN CHITALPA | 15 GAL | L | HEL SEM | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 1 GAL | L | ECH ELE | ECHEVERIA ELEGANS | HEN AND CHICKS | 1 GAL | L | | | |
| | TRI LAU | TRISTANIOPSIS LAURINA 'ELEGANT' | WATER GUM | 15 GAL | L | HEM HYB | HEMEROCALLIS HYBRID | FLOWERING DAYLILY | 1 GAL | L | FRA CHI | FRAGARIA CHILOENSIS | BEACH STRAWBERRY | FLATS | M | | | |
| | | | | | | HEU SAC | HEUCHERA X 'SANTA ANA CARDINAL' | CORAL BELLS | 1 GAL | M | MYO PRO | MYOPORUM P. 'PROSTRATUM' | MYOPORUM | FLATS | L | | | |
| | | | | | | IMP CYL | IMPERATA CYLINDRICA 'RED BARON' | BLOOD GRASS | 1 GAL | H | VINES | | | | | | | |
| | | | | | | JUN PAT | JUNCUS PATENS | CALIFORNIA GREY RUSH | 1 GAL | L | Cly CAL | CLYTOSTOMA CALLISTEGIODES | VIOLET TRUMPET VINE | 15 GAL | L | | | |
| | | | | | | LAV ASS | LAVATERA ASSURGENTIFLORA | MALLOW | 5 GAL | L | HAR VIO | HARDENBERGIA V. 'HAPPY WANDERER' | LILAC VINE | 15 GAL | M | | | |
| | | | | | | LIR GIG | LIRIOPE GIGANTEA | GIANT LIRIOPE | 5 GAL | M | ROS BAN | ROSA BANKSIAE 'LUTEA' | YELLOW BANKS ROSE | 15 GAL | L | | | |
| | | | | | | LOR CHI | LOROPETALUM CHINENSE | GREEN FINGE FLOWER | 5 GAL | L | | | | | | | | |
| | | | | | | MIM AUR | MIMULUS AURANTIACUS | MONKEY FLOWER | 1 GAL | L | | | | | | | | |
| | | | | | | MIM CAR | MIMULUS CARDINALIS | SCARLET MONKEY FLOWER | 1 GAL | L | | | | | | | | |
| | | | | | | MUG SPE | MUHLENBERGIA SPECIES | MUHLI GRASS | 5 GAL | L | | | | | | | | |
| | | | | | | OLE LIT | OLEA EUROPAEA 'LITTLE OLLIE' STANDARD | LITTLE OLLIE OLIVE - STANDARD | 15 GAL | VL | | | | | | | | |
| | | | | | | NAN DOM | NANDINA DOMESTICA | HEAVENLY BAMBOO | 5 GAL | L | | | | | | | | |
| | | | | | | OPH PLA | OPHIPOGON PLANISCAPUS 'NIGRENSIS' | BLACK MONDO GRASS | 1 GAL | M | | | | | | | | |
| | | | | | | PEN WH2 | PENNISETUM SETACEUM 'WHITE' | WHITE FOUNTAIN GRASS | 5 GAL | L | | | | | | | | |
| | | | | | | PER ATR | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL | M | | | | | | | | |

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CONCEPTUAL PLANT
 LIST
 L3.0

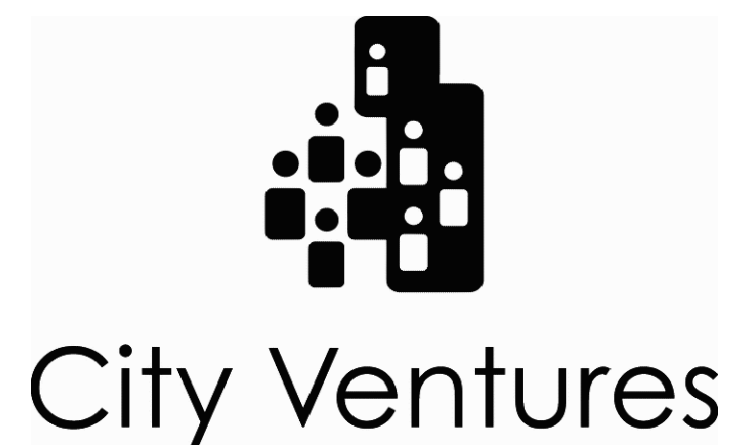
DATE: 03.13.2015
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CONCEPTUAL TREE IMAGERY

CONCEPTUAL SHRUBS & GROUNDCOVER IMAGERY

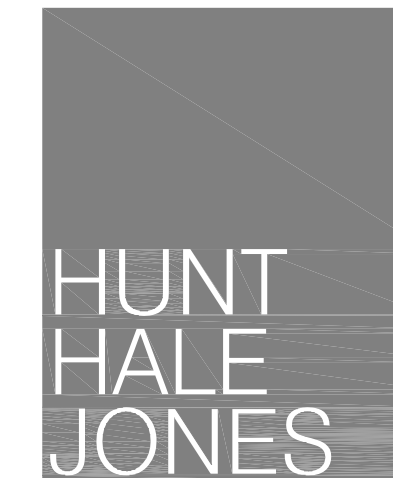


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CONCEPTUAL PLANT
 IMAGERY
 L3.1
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