PROJECT DATA

SITE AREA / DENSITY

	ACRES	LOT SQ. FT.	UNITS	DENSITY UNITS / ACRE
PHASE 1A	0.58	25,446	0.00	0.00
PHASE 1B (M.R.)	0.92	40,157	93	100.88
PHASE 2 (M.R.)	0.88	38,260	88	100.19
AFFRD HSG	1.03	44,881	94	91.23
TOTAL	3.4	148,744	275	80.53

LOT COVERAGE (BUILDING)	66.7%
AREA OF SITE LANDSCAPING (S.F.)	37,132
PERCENTAGE SITE LANDSCAPING	25%

SETBACKS	BART	30'-0" FROM BART DRIPLINE
	STREET	5'-0" FROM PROPERTY LINE

OPEN SPACE

PRIVATE OPEN SPACE PROVIDED FOR EACH UNIT ON TERRACE / BALCONY
USEABLE PUBLIC OPEN SPACE PROVIDED IN COURTYARDS

(S.F.)	PUBLIC PER UNIT	PUBLIC TOTAL	PRIVATE PER UNIT
PHASE 1A	0.0	0	0
PHASE 1B (M.R.)	75.2	6,995	VARIES
PHASE 2 (M.R.)	117.7	10,361	VARIES
AFFRD HSG	108.8	10,231	75
TOTAL	100.3	27,587	

BUILDING DATA

	GARAGE STORIES	RESIDENTIAL STORIES	CONST. TYPE *	MAXIMUM HEIGHT	PROPOSED HEIGHT
PHASE 1A	5	0	I	UNLIMITED	58'-6"
PHASE 1B (M.R.)	0	4	VA	50'	45'
PHASE 2 (M.R.)	0	4	VA	50'	45'
AFFRD HSG	0	4	VA	50'	45'

* CONST. TYPES

I= CONCRETE
VA= ONE-HOUR RATED WOOD (SPRINKLERED)

UNIT MIX

UNIT TYPE	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL	%
STUDIO	16	12	0	28	10%
1 BR	48	45	22	115	42%
2 BR	29	31	44	104	38%
3 BR	0	0	28	28	10%
TOTAL	93	88	94	275	

GROSS BUILDING AREAS

LEVEL	PHASE 1A	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL	
1	20,200	25,612	25,081	28,267	99,160	S.F.
2	10,100	26,954	25,415	28,658	91,127	S.F.
3	20,200	26,954	25,415	28,658	101,227	S.F.
4	20,200	26,954	25,415	28,658	101,227	S.F.
5	20,200	0	0	0	20,200	S.F.
6	20,200	0	0	0	20,200	S.F.
TOTALS	111,100	106,474	101,326	114,241	433,141	S.F.

PARKING SUMMARY

TYPE OF STALLS	PHASE 1A	PHASE 1B	AFFRD HSG	PHASE 2
SURFACE	288	195	87	0
GARAGE	277	277	277	277
TOTAL	565	472	364	277

CONCEPTUAL RENDERING: PARTIAL ELEVATION ALONG EAST 12TH STREET

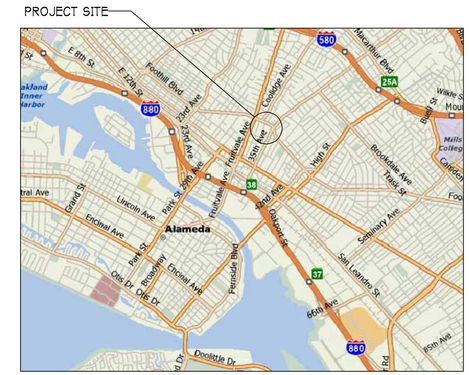
SHEET INDEX

Sheet #	Title
T1.0	PROJECT INFORMATION
A0.1	SITE PHOTOS - 1 OF 2
A0.2	SITE PHOTOS - 2 OF 2
A0.3	TREE SURVEY
1 OF 1	CONCEPTUAL SITE UTILITY AND GRADING PLAN
A1.0	SITE PLAN / FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	THIRD / FOURTH FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A5.0	TYPICAL UNIT PLANS: MARKET RATE
A5.1	TYPICAL UNIT PLANS: AFFORDABLE
L1.1	PRELIMINARY LANDSCAPE SITE PLAN
L1.2	PRELIMINARY LANDSCAPE PLANT LIST

FRUITVALE BART HOUSING PHASE II
OAKLAND, CA

VICINITY MAP

PROJECT SITE



PROJECT DEVELOPER

Signature Properties, Inc.
4670 Willow Road., Suite 200
Pleasanton, CA 94588
CONTACT: Patrick Van Ness
PHONE: (925) 463-1122 / FAX: (925) 463-0832

ARCHITECT

HKIT
538 Ninth Street, Suite 240
Oakland, CA 94607
CONTACT: Richard Caldwell
PHONE: (510) 625-9800 / FAX: (510) 625-9801

SURVEYOR / CIVIL ENGINEER

BKF Engineers / Surveyors / Planners
255 Shoreline Drive, Suite 200
Redwood City, CA 94588
CONTACT: Thomas Morse
PHONE: (650) 482-6300 / FAX: (650) 482-6399

LANDSCAPE ARCHITECT

Van Doren Abed Landscape Architects, Inc.
81 Fourteenth Street
San Francisco, CA 94103
CONTACT: Shari Van Dorn
PHONE: (415) 864-1921 / FAX: (415) 864-4796

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PLOTTED: FRIDAY, APRIL 23, 2010 12:25:51 PM BEGIN_LIST DWG_FILE: H:\60111.SIGPROP.FRUITVALE HOUSING\60111FRV.PLOTS\091113_ENTITLEMENTS+A\CURRENT+A\NEW DATE ONLY - 10X42\60111 _T01_00 PROJECT INFO.DWG XREF_FILES: DATE.DWG 1 xref's END_LIST

PHOTO #1: FACING NORTH ON 35TH AVENUE (FRUITVALE VILLAGE ON THE LEFT, PROJECT SITE ON THE RIGHT)

PHOTO #2: FACING WEST ACROSS 35TH AVENUE (BART ON THE LEFT, FRUITVALE VILLAGE ON THE RIGHT)

PHOTO #3: FACING SOUTHWEST ACROSS 35TH AVENUE AND EAST 12TH STREET

PHOTO #4: FACING SOUTHEAST ACROSS 35TH AVENUE AND EAST 12TH STREET

PHOTO #5: FACING EAST ALONG EAST 12TH STREET

PHOTO #6: FACING SOUTHEAST ALONG EAST 12TH STREET

PHOTO #7: FACING EAST ACROSS EAST 12TH STREET

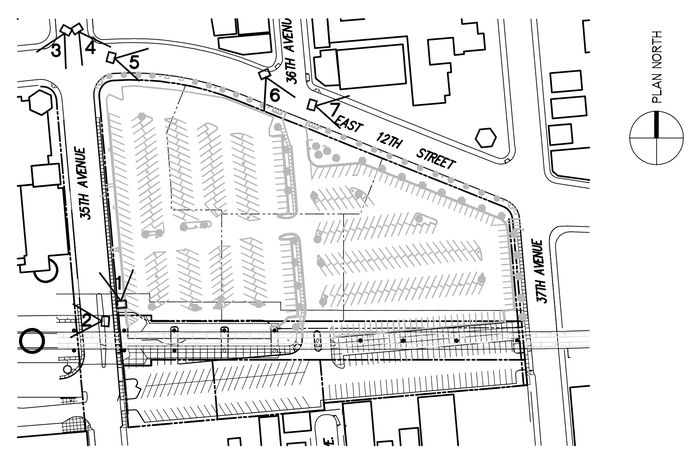

PHOTO LOCATION PLAN

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HKIT ARCHITECTS

SITE PHOTOS (1 OF 2)

April 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA

Signature Properties

A0.1

PHOTO #8: FACING EAST ACROSS 37TH AVENUE DOWN EAST 12TH STREET

PHOTO #9: FACING SOUTH ALONG 37TH AVENUE

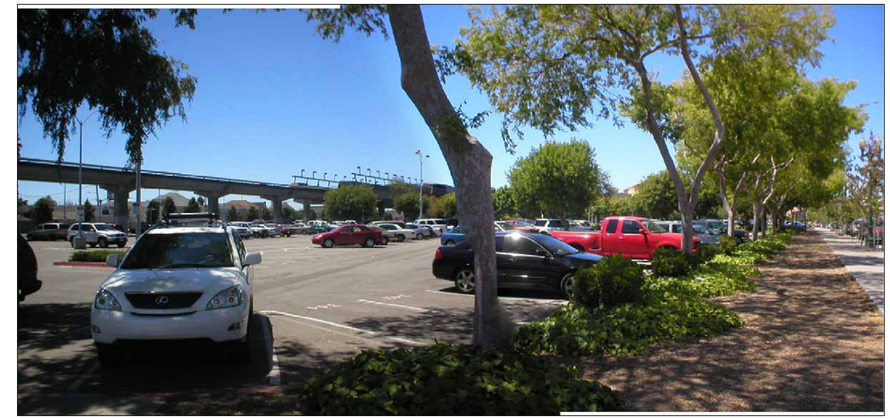


PHOTO #10: FACING SOUTHWEST FROM CORNER OF 37TH AVENUE AND EAST 12TH STREET

PHOTO #11: FACING WEST ALONG EAST 12TH STREET

PHOTO #12: FACING NORTHWEST ACROSS 37TH AVENUE

PHOTO #13: FACING WEST ALONG BART TRACKS

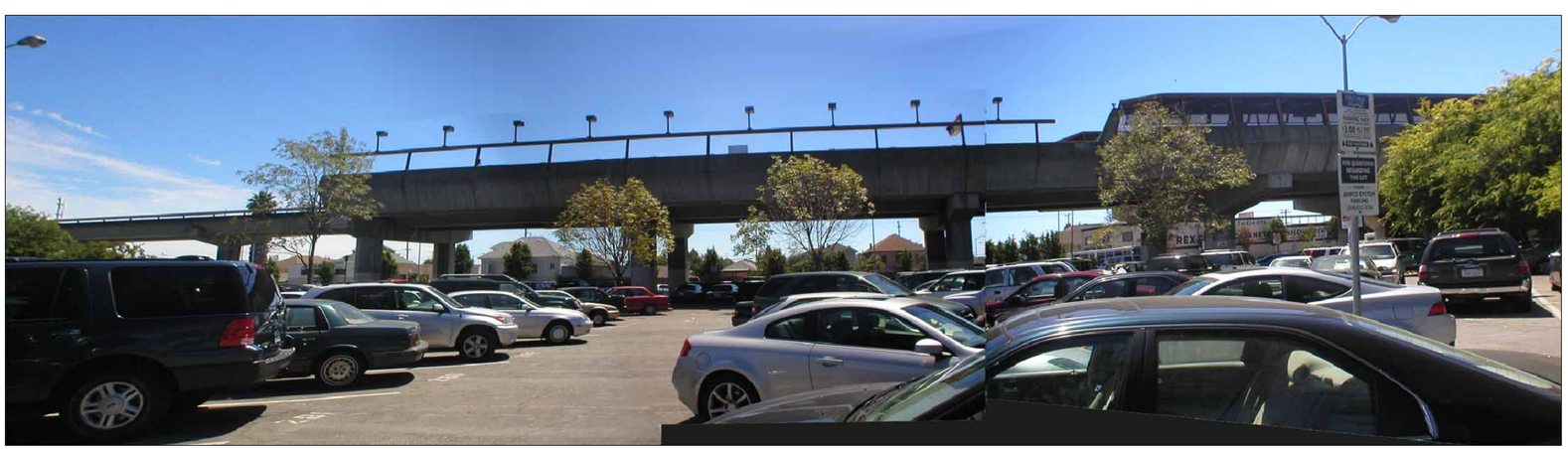


PHOTO #14: FACING SOUTH TOWARDS BART TRACKS

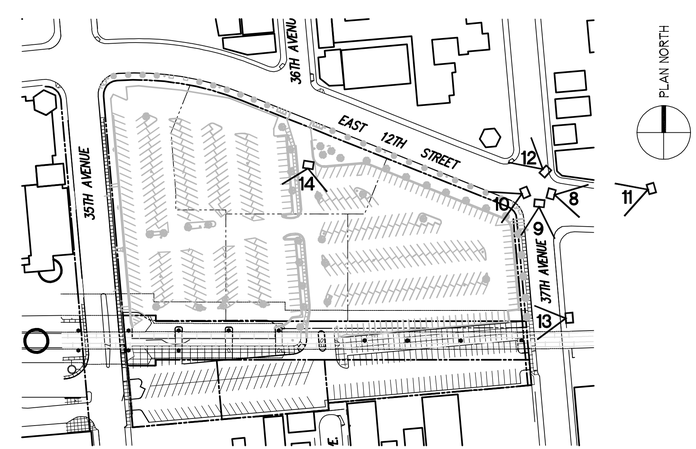


PHOTO LOCATION PLAN

© COPYRIGHT 2008 HKIT ARCHITECTS

HKIT ARCHITECTS

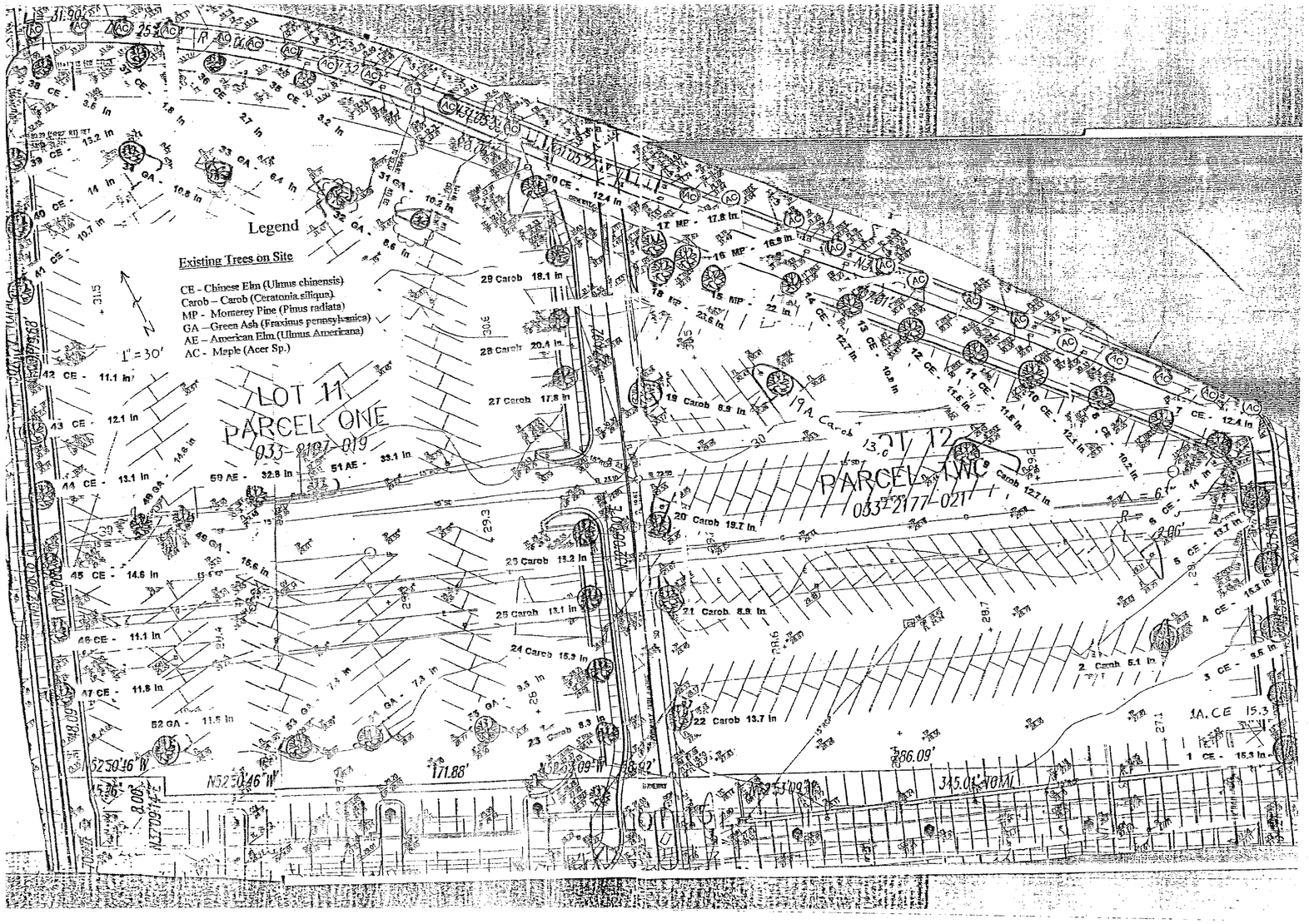
SITE PHOTOS (2 OF 2)

April 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA

Signature Properties

A0.2



Tree #	Tree species	DBH (in)	protected by oakland tree ord.
1	CE -	15.3	yes
1A	CE -	15.3	yes
2	Carob	5.1	no
3	CE -	9.5	yes
4	CE -	15.3	yes
5	CE -	13.7	yes
6	CE -	14	yes
7	CE -	12.4	yes
8	CE -	10.2	yes
9	Carob	12.7	yes
10	CE -	12.1	yes
11	CE -	11.8	yes
12	CE -	11.5	yes
13	CE -	10.8	yes
14	CE -	12.7	yes
15	MP -	22	no
16	MP -	16.9	no
17	MP -	17.8	no
18	MP -	23.6	no
19	Carob	8.9	no
19A	Carob	13	yes
20	Carob	19.7	yes
21	Carob	8.9	no
22	Carob	13.7	yes
23	Carob	8.3	no
24	Carob	15.3	yes
25	Carob	13.1	yes
26	Carob	16.2	yes
27	Carob	17.8	yes
28	Carob	20.4	yes
29	Carob	18.1	yes
30	CE -	12.4	yes
31	GA -	10.2	yes
32	GA -	8.6	no
33	GA -	6.4	no
34	GA -	10.8	yes
35	CE -	3.2	no
36	CE -	2.7	no
37	CE -	1.8	no
38	CE -	3.5	no
39	CE -	16.2	yes
40	CE -	14	yes
41	CE -	10.7	yes
42	CE -	11.1	yes
43	CE -	12.1	yes
44	CE -	13.1	yes
45	CE -	14.6	yes
46	CE -	11.1	yes
47	CE -	11.8	yes
48	GA -	14.6	yes
49	GA -	15.6	yes
50	AE -	32.8	yes
51	AE -	33.1	yes
52	GA -	11.5	yes
53	GA -	7.6	no
54	GA -	7.3	no
55	GA -	9.5	yes
Totals	57		41 are protected by tree ordinance

Of these 57 trees listed 41 are protected by tree ordinance.
Also 25 small maple (AC) tree along E12th in sidewalk cutouts not protected

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HKIT ARCHITECTS

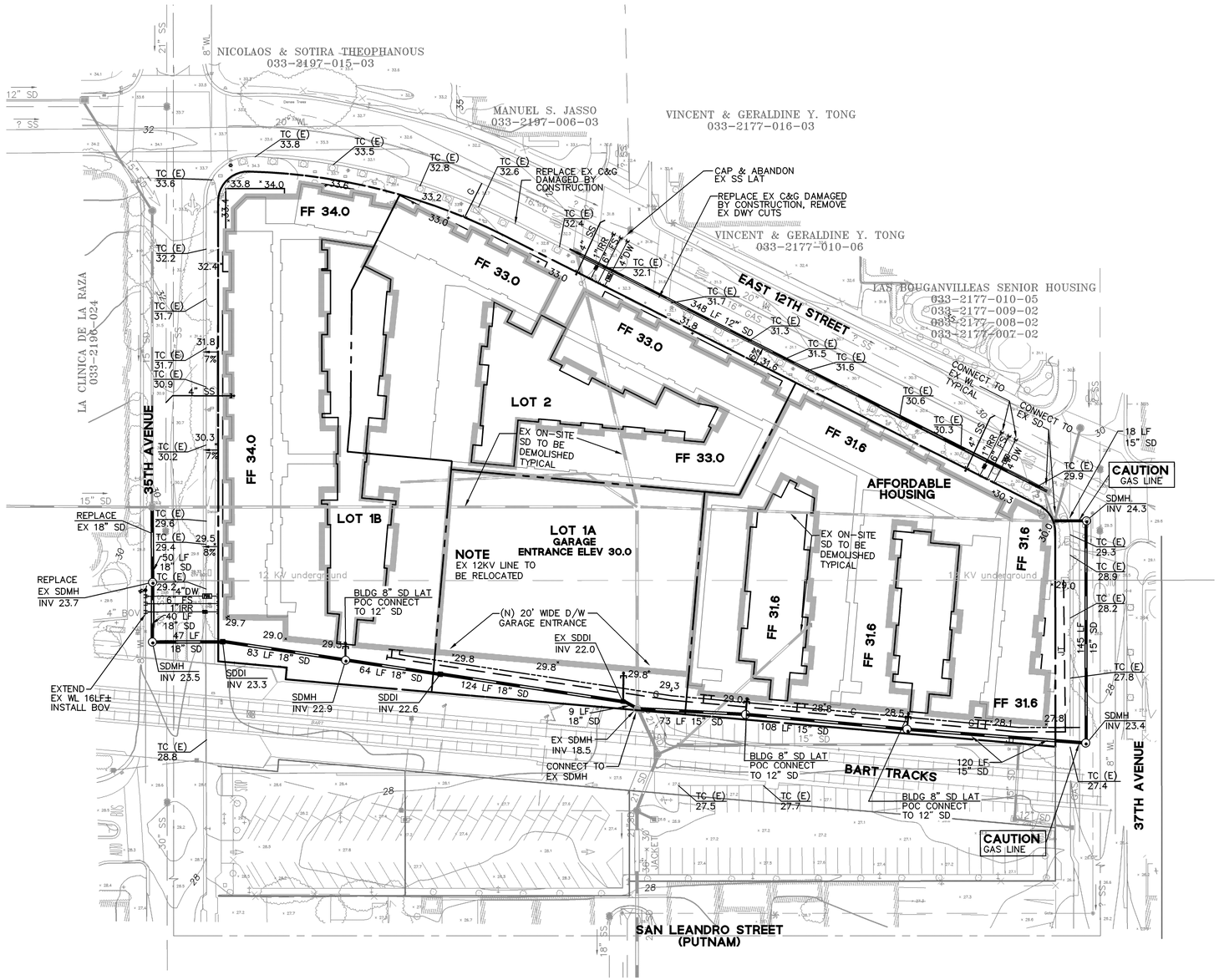
TREE SURVEY

April 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A0.3

© BKF ENGINEERS



GRAPHIC SCALE
40 0 40 80

UTILITY NOTES:

1. ALL EXISTING UTILITIES ON SITE SHALL BE REMOVED OR ABANDONED. CONTACT UTILITY PROVIDER BEFORE MODIFYING EXISTING UTILITIES.
2. PROPOSED DRAINAGE INLETS SHALL CONFORM TO CITY OF OAKLAND STANDARD DRAWINGS D-3 AND D-4, TYPE "A" AND "B" WHERE APPLICABLE.
3. PROPOSED SANITARY SEWER CLEANOUTS SHALL BE TWO WAY CLEANOUTS.
4. PROPOSED STORM DRAIN MANHOLES SHALL CONFORM TO CITY OF OAKLAND STANDARD DRAWING D-11. LIDS ARE AVAILABLE FROM PHOENIX IRON WORKS.

255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
BKF ENGINEERS / SURVEYORS / PLANNERS

FRUITVALE BART HOUSING
CONCEPTUAL PLAN
SITE UTILITY AND GRADING PLAN
ALAMEDA COUNTY
CITY OF OAKLAND CALIFORNIA

Revisions

No.	

Date	11/13/09
Scale	1"=40'
Design	OJS
Drawn	OJS
Approved	TRM
Job No	2060216

Sheet Number: 1 OF 1

REGISTERED PROFESSIONAL ENGINEER THOMAS R. MOOSE No. 49457 EXP. 09/30/10 CIVIL STATE OF CALIFORNIA

LICENSED LAND SURVEYOR MICHAEL A. SHOUP 7616 EXPIRES 12-31-10 STATE OF CALIFORNIA

DRAWING NAME: J:\Eng06\060216\DWG\CONCEPTUAL PLAN\PLOT SHEETS\09_1113-FBCPUTGD.dwg
PLOT DATE: 11-16-09 PLOTTED BY: som

SITE AREA / DENSITY

	ACRES	LOT SQ. FT.	UNITS	DENSITY UNITS / ACRE
PHASE 1A	0.58	25,446	0.00	0.00
PHASE 1B (M.R.)	0.92	40,157	93	100.88
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TOTAL	3.4	148,744	275	80.53

LOT COVERAGE (BUILDING) 66.7%
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PERCENTAGE SITE LANDSCAPING 25%

SETBACKS BART 30'-0" FROM BART DRIPLINE
STREET 5'-0" FROM PROPERTY LINE

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USEABLE PUBLIC OPEN SPACE PROVIDED IN COURTYARDS

(S.F.)	PUBLIC PER UNIT	PUBLIC TOTAL	PRIVATE PER UNIT
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AFFRD HSG	108.8	10,231	75
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	GARAGE STORIES	RESIDENTIAL STORIES	CONST. TYPE *	MAXIMUM HEIGHT	PROPOSED HEIGHT
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* CONST. TYPES
I= CONCRETE
VA= ONE-HOUR RATED WOOD (SPRINKLERED)

UNIT MIX

UNIT TYPE	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL	%
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1 BR	48	45	22	115	42%
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LEVEL	PHASE 1A	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL
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TYPE OF STALLS	PHASE 1A	PHASE 1B	AFFRD HSG	PHASE 2
SURFACE	288	195	87	0
GARAGE	277	277	277	277
TOTAL	565	472	364	277

TRUE NORTH

1"=30'-0"
0 15 30 60 FEET

Residential
Circulation
Support
Parking

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HKIT ARCHITECTS

2ND FLOOR PLAN

APRIL 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A1.1

SITE AREA / DENSITY

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HKIT ARCHITECTS

SITE PLAN / 1ST FLOOR PLAN

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A1.0

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TRUE NORTH

1" = 30'-0"
0 15 30 60 FEET

Residential
Circulation
Support
Parking

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HKIT ARCHITECTS

3RD & 4TH FLOOR PLAN

APRIL 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A1.2

1 EAST 12 STREET ELEVATION
SCALE : 1" = 20'-0"

2 35TH AVENUE STREET ELEVATION
SCALE : 1" = 20'-0"

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ELEVATIONS

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A3.0

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1 — **BART ALLEY ELEVATION**
SCALE : 1" = 20'-0"

2 — **37TH AVENUE STREET ELEVATION**
SCALE : 1" = 20'-0"

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HKIT ARCHITECTS

ELEVATIONS

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A3.1

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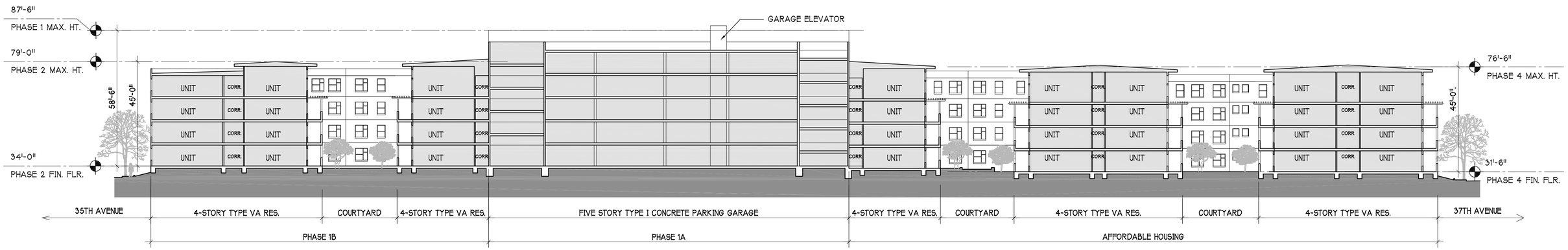
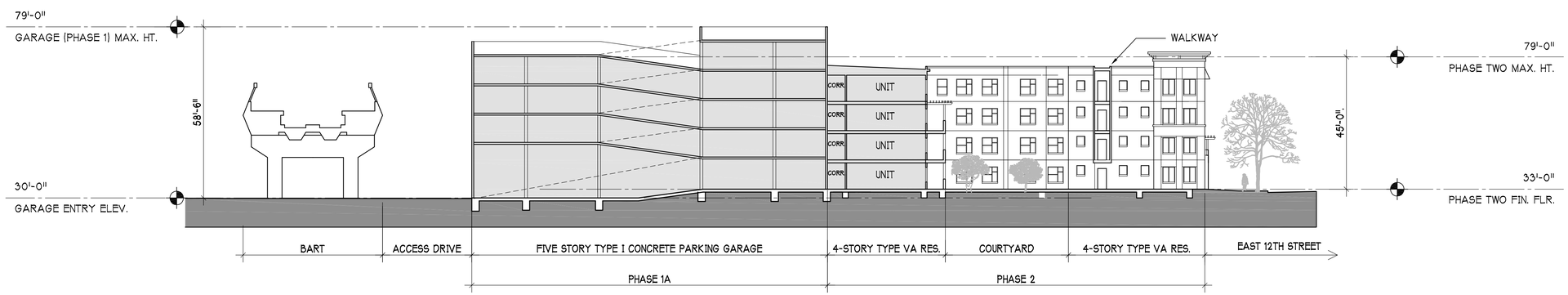


1 — EAST-WEST BUILDING SECTION (FACING NORTH)
SCALE : 1" = 20'-0"

0 10 20 40 FEET



2 — NORTH-SOUTH BUILDING SECTION (FACING WEST)
SCALE : 1" = 20'-0"

0 10 20 40 FEET

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HKIT ARCHITECTS

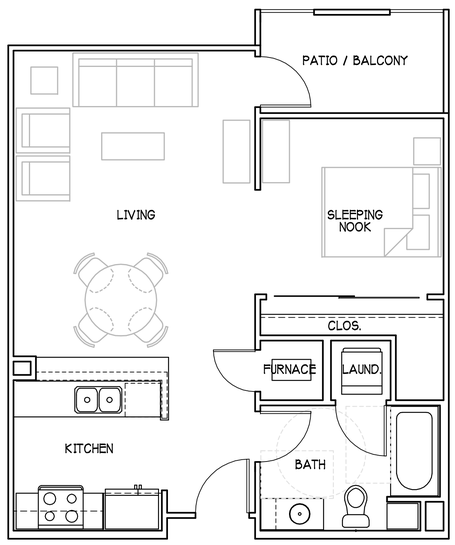
BUILDING SECTIONS

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

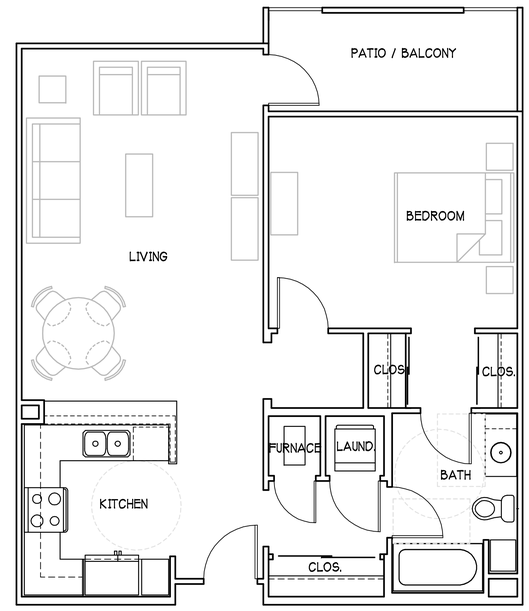
A4.0

PLOTTED: FRIDAY, NOVEMBER 13, 2009 - 11:49:36 AM BEGIN_LIST DWG_FILE: H:\60111.SIGPROP.FRUITVALE HOUSING\60111\A04.00 BUILDING SECTIONS.DWG XREF_FILES: DATE.DWG SECT_BLDG.DWG FLOR_22.DWG
UNIT 1A.DWG UNIT 2A.DWG UNIT 2B.DWG UNIT SA.DWG ELEVATOR.DWG UNIT_AFF_1BR.DWG UNIT_AFF_2BR.DWG UNIT_AFF_3BR.DWG UNIT 1B.DWG UNIT 2C.DWG UNIT 1C.DWG
UNIT 2E.DWG UNIT_AFF_2B.DWG UNIT_AFF_1B_END.DWG UNIT_AFF_2C_END.DWG UNIT_AFF_3B.DWG UNIT_AFF_2D.DWG UNIT 2D.DWG PROPLINES.DWG 23 xrefs END_LIST



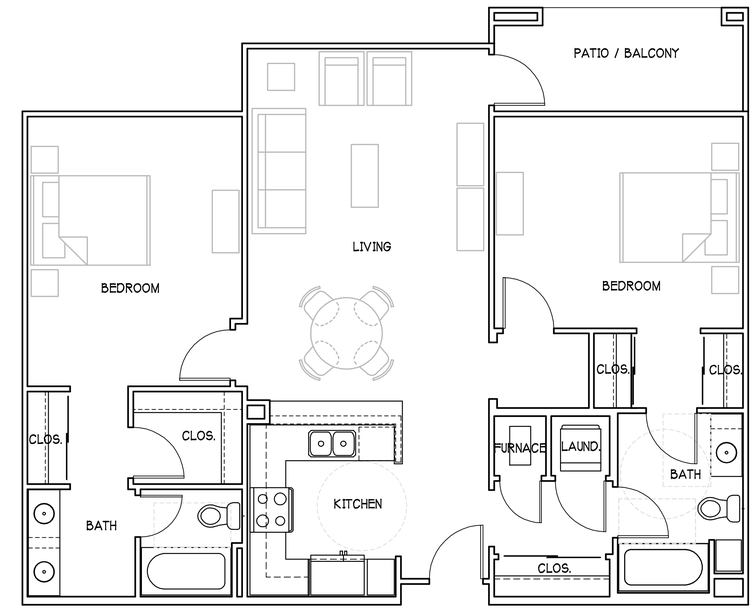
1 TYPICAL STUDIO
SCALE : 1/4" = 1'-0"

634 S.F. GROSS
568 S.F. NET useable



2 TYPICAL ONE BEDROOM
SCALE : 1/4" = 1'-0"

828 S.F. GROSS
747 S.F. NET useable



3 TYPICAL TWO BEDROOM
SCALE : 1/4" = 1'-0"

1,167 S.F. GROSS
1,053 S.F. NET useable

0 2 4 8 FEET

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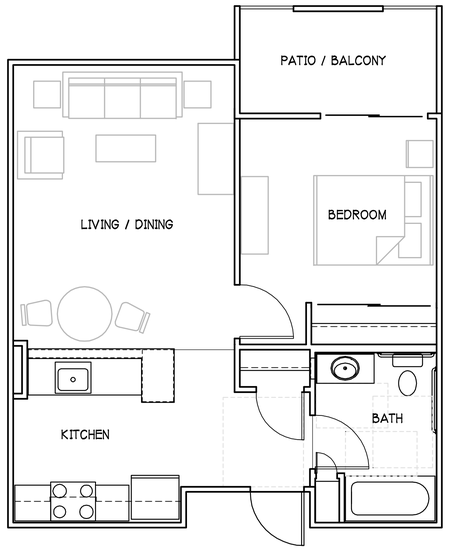
TYPICAL UNIT PLANS

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

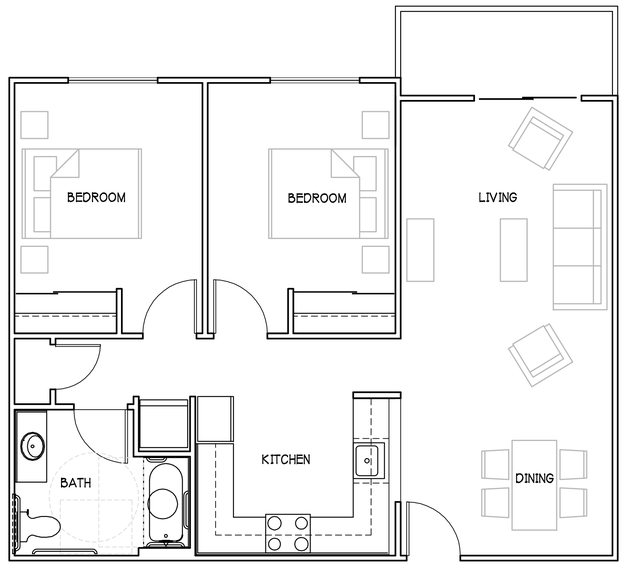
A5.0

PLOTTED: FRIDAY, NOVEMBER 13, 2009 11:48:53 AM BEGIN_LIST DWG_FILE: H:\60111.SIGPROP.FRUITVALE HOUSING\60111FA\60111 ADD_OD TYPICAL UNIT PLANS.DWG XREF_FILES: H:\60111.SIGPROP.FRUITVALE HOUSING\60111FA\UNIT 1A.DWG H:\60111.SIGPROP.FRUITVALE HOUSING\60111FA\UNIT 2A.DWG UNIT 2B.DWG UNIT 2C.DWG UNIT 2D.DWG UNIT 2E.DWG UNIT 2F.DWG UNIT 2G.DWG UNIT 2H.DWG U



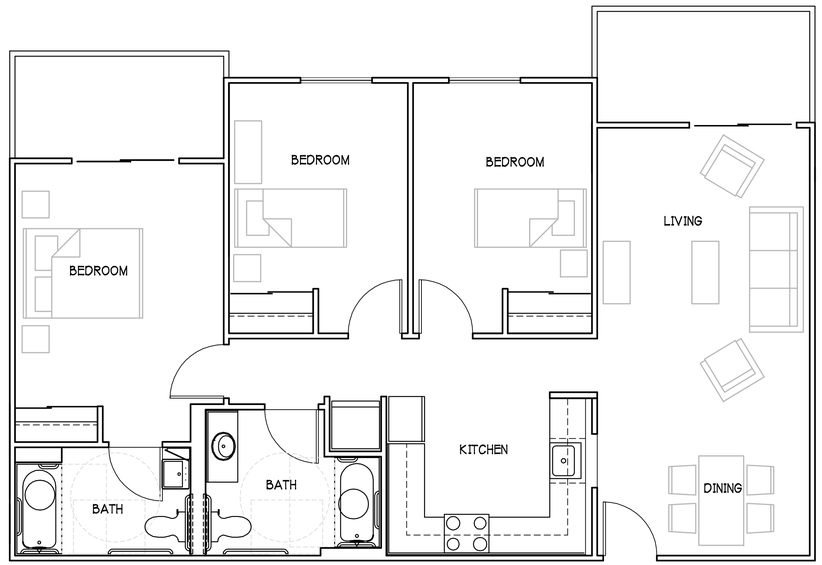
1 TYPICAL ONE BEDROOM
SCALE : 1/4" = 1'-0"

587 S.F. GROSS
557 S.F. NET useable



2 TYPICAL TWO BEDROOM
SCALE : 1/4" = 1'-0"

906 S.F. GROSS
871 S.F. NET useable



3 TYPICAL THREE BEDROOM
SCALE : 1/4" = 1'-0"

1,131 S.F. GROSS
1,089 S.F. NET useable

0 2 4 8 FEET

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TYPICAL UNIT PLANS (AFFORDABLE)

APRIL 23, 2010 ● Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
Signature Properties

A5.1

PLOTTED: MONDAY, NOVEMBER 16, 2009 12:30:05 PM BEGIN_LIST DWG_FILE: H:\60111.SIGPROP.FRUITVALE HOUSING\60111FR\60111 ADS_01 TYPICAL AFFD UNIT PLANS.DWG XREF_FILES: DATE.DWG UNIT_AFF_1BR.DWG UNIT_AFF_2BR.DWG UNIT_AFF_3BR.DWG 4 xrefs END_LIST

PLANTING DESIGN INTENT

The planting design utilizes primarily drought tolerant, low and medium water use plant materials located in separate hydrozones. Shade tolerant & medium water use plants will be placed with Northern exposure, in shaded areas and/or adjacent to turf. The plants will be selected utilizing the State of California's Model Water Efficient Landscape Ordinance plant list.

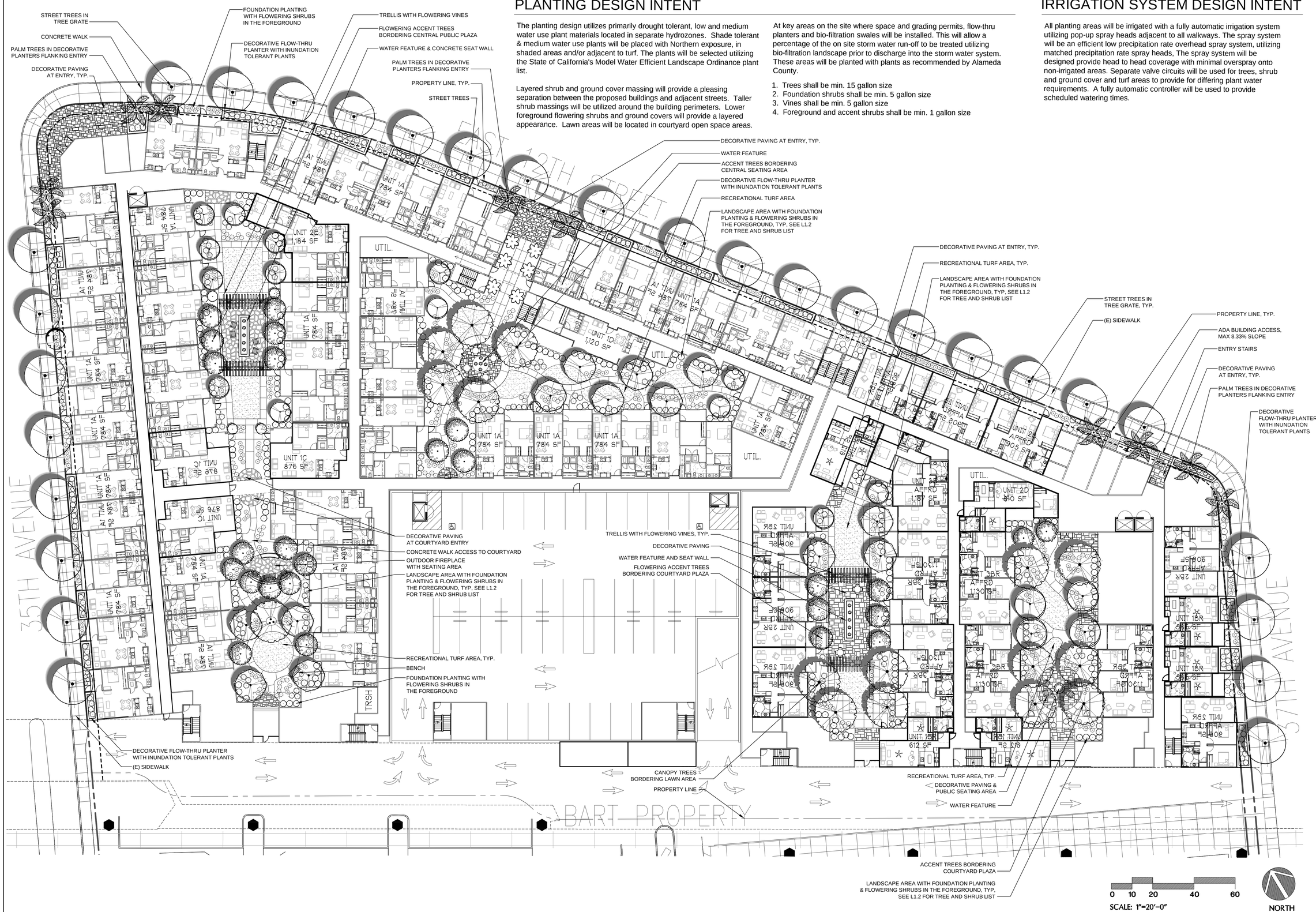
Layered shrub and ground cover massing will provide a pleasing separation between the proposed buildings and adjacent streets. Taller shrub massings will be utilized around the building perimeters. Lower foreground flowering shrubs and ground covers will provide a layered appearance. Lawn areas will be located in courtyard open space areas.

At key areas on the site where space and grading permits, flow-thru planters and bio-filtration swales will be installed. This will allow a percentage of the on site storm water run-off to be treated utilizing bio-filtration landscape prior to discharge into the storm water system. These areas will be planted with plants as recommended by Alameda County.

1. Trees shall be min. 15 gallon size
2. Foundation shrubs shall be min. 5 gallon size
3. Vines shall be min. 5 gallon size
4. Foreground and accent shrubs shall be min. 1 gallon size

IRRIGATION SYSTEM DESIGN INTENT

All planting areas will be irrigated with a fully automatic irrigation system utilizing pop-up spray heads adjacent to all walkways. The spray system will be an efficient low precipitation rate overhead spray system, utilizing matched precipitation rate spray heads, The spray system will be designed provide head to head coverage with minimal overspray onto non-irrigated areas. Separate valve circuits will be used for trees, shrub and ground cover and turf areas to provide for differing plant water requirements. A fully automatic controller will be used to provide scheduled watering times.



CLIENT:
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PROJECT MANAGER: SYD
DRAWN BY: AKC
CHECKED BY: SYD

PROJECT NAME/LOCATION:
FRUITVALE BART HOUSING
OAKLAND CALIFORNIA

DRAWING TITLE:
PRELIMINARY LANDSCAPE IMPROVEMENTS

REVISIONS: NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
PRELIMINARY SITE PLAN

SCALE: 1"=20'-0"

ISSUE DATE: APR. 23, 2010

PROJECT NO.: V0812

SHEET NO.: L1.1 OF

PRELIMINARY TREE LIST

TREES	COMMON	CONT
ACER PALMATUM `SANGO KAKU`	CORAL BARK MAPLE	24"BO
BETULA PENDULA	EUROPEAN WHITE BIRCH	24"BO
CHITALPA TASHKENTENSIS	CHITALPA	36"BO
CRATAEGUS CORDATA	WASHINGTON THORN	15 GAL
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL
FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH	24"BO
GINKGO BILOBA - PRINCETON SENTRY	GINKGO	24"BO
LAGERSTROEMIA INDICA `MUSKOGEE`	CREPE MYRTLE STANDARD	15 GAL
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BO
MAGNOLIA GRANDIFLORA `SAMUEL SOMMER` TM	SOUTHERN MAGNOLIA	24"BO
MALUS HYBRID `PINK SPIRES`	PINK SPIRES CRAB	15 GAL
PHOENIX DACTYLIFERA	DATE PALM	24"BO
PLATANUS ACERIFOLIA `COLUMBIA`	LONDON PLANE TREE	24"BO
PRUNUS YEDOENSIS `AKEBONO`	FLOWERING CHERRY	24"BO
PYRUS CALLERYANA `CHANTICLEER`	CHANTICLEER PEAR	15 GAL
PYRUS KAWAKAMII	EVERGREEN PEAR	24"BO
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL
ROBINIA X AMBIGUA `IDAHOENSIS`	IDAHO LOCUST	24"BO
TRISTANIOPSIS LAURINA	WATER GUM	24"BO
ULMUS PARVIFOLIA `TRUE GREEN`	TRUE GREEN ELM	24"BO
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	15 GAL

PRELIMINARY SHRUB & VINE LIST

SHRUBS	COMMON	CONT
ABELIA GRANDIFLORA `EDWARD GOUCHER`	GLOSSY ABELIA	5 GAL
AGAPANTHUS AFRICANUS	LILY OF THE NILE	1 GAL
ANIGOZANTHOS HYBRID `BIG RED`	BIG RED KANGAROO PAW	1 GAL
ANISODONTEA HYPOMANDARUM	BUSH MALLOW	5 GAL
AZALEA KURUME HYBRID `CORAL BELLS`	KURUME AZALEA	5 GAL
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	5 GAL
BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	5 GAL
CAMELLIA JAPONICA `DEBUTANTE`	PINK CAMELLIA	5 GAL
CHOISYA TERNATA	MEXICAN ORANGE	5 GAL
CLYTOSTOMA CALLISTEGIOIDES	STAKED LAVENDER TRUMPET VINE	15 GAL
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL
CYPERUS PAPYRUS `COMPACT`	COMPACT PAPYRUS	5 GAL
DIETES BICOLOR	FORTNIGHT LILY	5 GAL
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL
ERYSIMUM HYBRID `BOWLES MAUVE`	LAVENDER WALLFLOWER	1 GAL
ESCALLONIA EXONIENSIS `COMPACTA`	COMPACT PINK ESCALLONIA	5 GAL
EUGENIA MYRTIFOLIA	CATALINA CHERRY	5 GAL
FESTUCA OVINA GLAUCA `SELECTION`	BLUE FESCUE	1 GAL
FUCHSIA HYBRIDA `GARTENMEISTER BONSTEDT`	FUCHSIA	5 GAL
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	15 GAL
GREVILLEA HYBRID `NOELLII`	GREVILLEA	5 GAL
HARDENBERGIA VIOLACEA `HAPPY WANDERER`	STAKED LILAC VINE	15 GAL
HEBE `COED`	COED HEBE	5 GAL
HEMEROCALLIS HYBRID `ICY LEMON`	PALE YELLOW DAYLILY	1 GAL
HEUCHERA SANGUINEA `SANTA ANA CARDINAL`	CORAL BELLS	1 GAL
JASMINUM POLYANTHUM	STAKED PINK JASMINE	15 GAL
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL
LAVATERA THURINGIACA	TREE MALLLOW	5 GAL
LIGUSTRUM TEXANUM	TEXAS PRIVET	5 GAL
LIMONIUM PEREZII	STATICE	1 GAL
LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL
LOROPETALUM CHINENSE `SIZZLING PINK`	SIZZLING PINK FRINGE FLOWER	5 GAL
MYRTUS COMMUNIS `COMPACTA`	DWARF MYRTLE	5 GAL
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL
NEPETA X FAASSENII	CATMINT	1 GAL
NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	5 GAL
PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL
PITTOSPORUM TENUIFOLIUM	TAWHIWHI	5 GAL
PRUNUS CAROLINIANA `BRIGHT `N TIGHT` TM	BRIGHT `N TIGHT CAROLINA LAUREL	5 GAL
ROSA BANKSIAE `LUTEA`	STAKED BANK`S YELLOW ROSE	15 GAL
ROSA FLORIBUNDA `ICEBERG`	ICEBERG ROSE (FL)	5 GAL
ROSA HYBRIDS `FLOWER CARPET CORAL`		1 GAL
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	5 GAL
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL
WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL

CLIENT:
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PLEASANTON
CALIFORNIA
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81 FOURTEENTH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-9721 FAX (415) 864-6796

PROJECT MANAGER: SYD
DRAWN BY: DA
CHECKED BY: SYD

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PROJECT NAME/LOCATION:
FRUITVALE BART HOUSING
OAKLAND CALIFORNIA

DRAWING TITLE:
PRELIMINARY LANDSCAPE IMPROVEMENTS

REVISIONS:

NO.	DESCRIPTION	BY:	DATE

SHEET TITLE:
PRELIMINARY PLANT LIST

SCALE: NA

ISSUE DATE: APR. 23, 2010

PROJECT NO.: V0812

SHEET NO.: L1.2
OF