

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 33'-0" FROM BART DRIPLINE STREET 5'-0" FROM PROPERTY LINE

OPEN SPACE
 PRIVATE OPEN SPACE PROVIDED FOR EACH UNIT ON TERRACE / BALCONY
 USABLE 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	28	31	44	104	38%
3 BR	6	0	28	34	12%
TOTAL	98	88	94	280	

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	101,325	114,241	433,141 S.F.

PARKING SUMMARY

TYPE OF STALLS	PHASE 1A	PHASE 1B	AFFRD HSG	PHASE 2
SURFACE	268	195	87	0
GARAGE	277	277	277	277
TOTAL	545	472	364	277

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

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

ARCHITECT

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

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



CONCEPTUAL RENDERING: PARTIAL ELEVATION ALONG EAST 12TH STREET

FRUITVALE BART HOUSING PHASE II OAKLAND, CA

SHEET INDEX

Sheet #	Title
T1.0	PROJECT INFORMATION
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A0.2	SITE PHOTOS - 2 OF 2
A0.3	TREE SURVEY
T 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

VICINITY MAP



PLOTTED: FRIDAY, APRIL 23, 2010 12:25:31 PM. BKGND: \\HKIT\BKF\PROJECTS\60111\FRUITVALE\DRAWINGS\T1.0\T1.0.DWG. PLOT DATE: 04/23/2010 12:25:31 PM. PLOT TIME: 04/23/2010 12:25:31 PM. PLOT USER: RICHARD CALDWELL. PLOT DEVICE: HP DesignJet 2450. PLOT SCALE: 1.0000. PLOT SHEET: 1 OF 1. PLOT STATUS: SUCCESS.



PROJECT INFO.
 April 23, 2010 • Job #60111

FRUITVALE BART HOUSING, OAKLAND CA
 Signature Properties T1.0



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

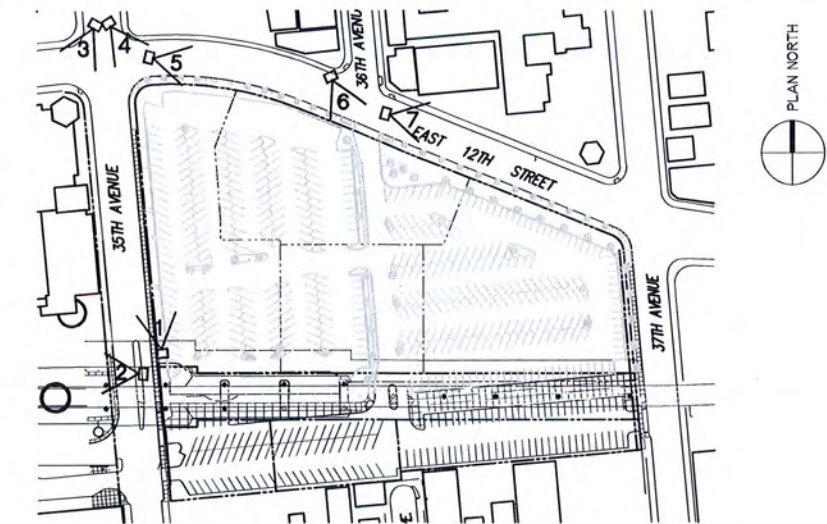


PHOTO LOCATION PLAN

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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

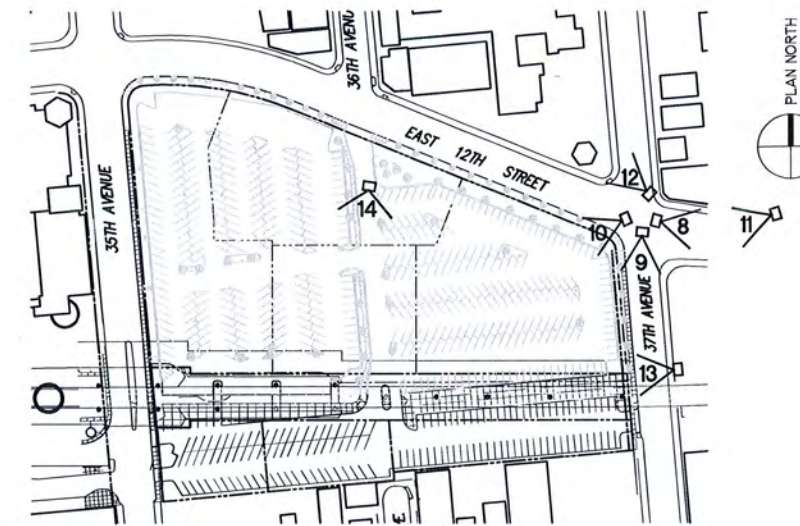
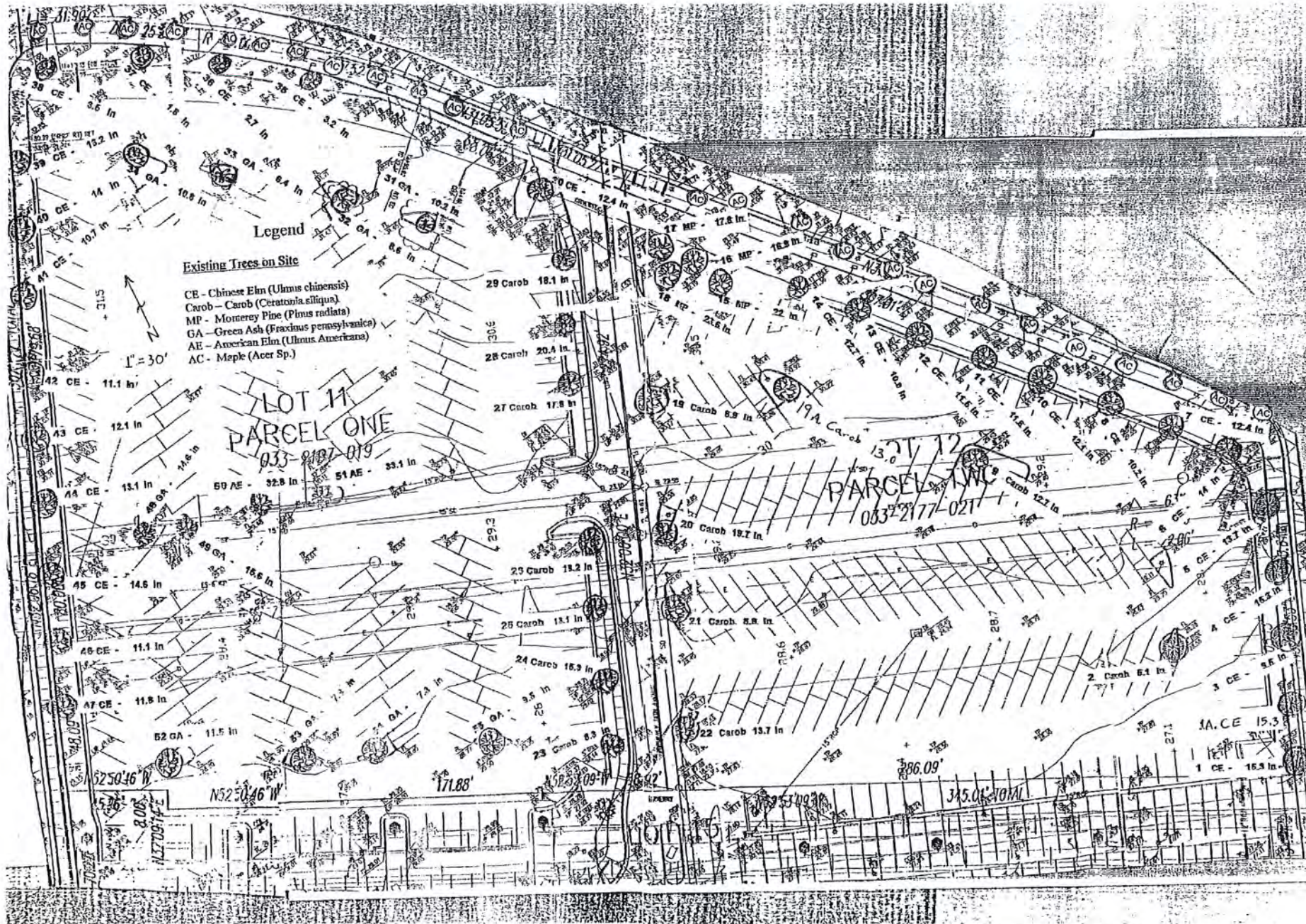


PHOTO LOCATION PLAN

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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 -	8.5	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

255 SUDBURY DRIVE, SUITE 200
OAKLAND, CA 94605
650/482-6300
650/482-6399 (FAX)



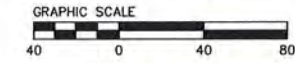
CALIFORNIA

FRUITVALE BART HOUSING
CONCEPTUAL PLAN
SITE UTILITY AND GRADING PLAN

CITY OF OAKLAND
ALAMEDA COUNTY

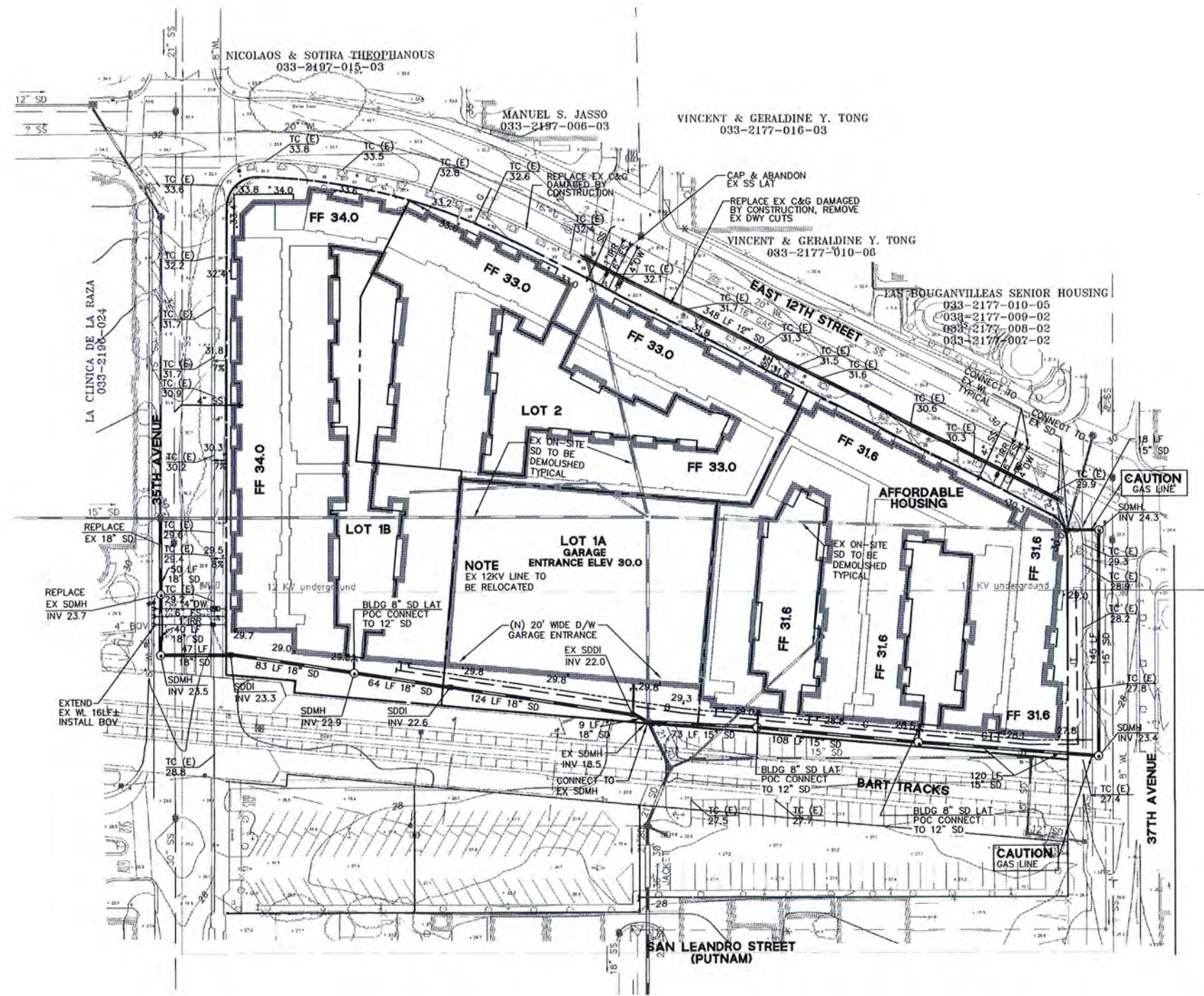
Revisions	
No.	Description

Date 11/13/09
 Scale 1"=40'
 Design OUS
 Drawn OUS
 Approved TRM
 Job No. 20060216
 Sheet Number:



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.



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PLOT DATE: 11-16-09 PLOTTED BY: bam





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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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 ORIPLINE
 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	10,581	VARIES
AFFRD HSG	108.8	10,231	75
TOTAL	100.5	27,587	

BUILDING DATA

	GARAGE STORIES	RESIDENTIAL STORIES	CONST. TYPE *	MAXIMUM HEIGHT	PROPOSED HEIGHT
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 I= CONCRETE
 VA= ONE-HOUR RATED WOOD (SPRINKLERED)

UNIT MIX

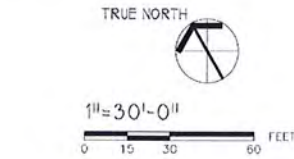
UNIT TYPE	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL	%
STUDIO	16	12	0	28	10%
1 BR	48	45	22	115	42%
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GROSS BUILDING AREAS

LEVEL	PHASE 1A	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL
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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



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PHASE 2 - (MKT. RT.)
 4 STORIES - TYPE VA
 S - 12 (14%)
 1BR - 45 (51%)
 2BR - 31 (35%)
 88 TOTAL

AFFORDABLE HOUSING
 4 STORIES - TYPE VA
 1BR - 22 (23%)
 2BR - 44 (47%)
 3BR - 28 (30%)
 94 TOTAL

PHASE 1B - (MKT. RT.)
 4 STORIES - TYPE VA
 S - 16 (17%)
 1BR - 48 (52%)
 2BR - 29 (31%)
 93 TOTAL

TOTAL MARKET RATE
 S - 28 (5%)
 1BR - 93 (51%)
 2BR - 60 (33%)
 81 TOTAL

PHASE 1A
 5 STORIES - TYPE 1A
 GARAGE
 277 PARKING STALLS

SITE AREA / DENSITY

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PHASE 1A	0.58	25,446	0.00	0.00
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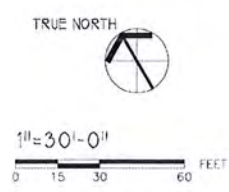
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4	20,200	26,954	25,415	28,658	101,227 S.F.
5	20,200	0	0	0	20,200 S.F.
6	20,200	0	0	0	20,200 S.F.
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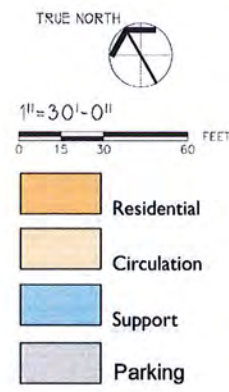
UNIT TYPE	PHASE 1B	PHASE 2	AFFRD HSG	TOTAL	X
STUDIO	16	12	0	28	10X
1 BR	48	45	22	115	42X
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GROSS BUILDING AREAS

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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.

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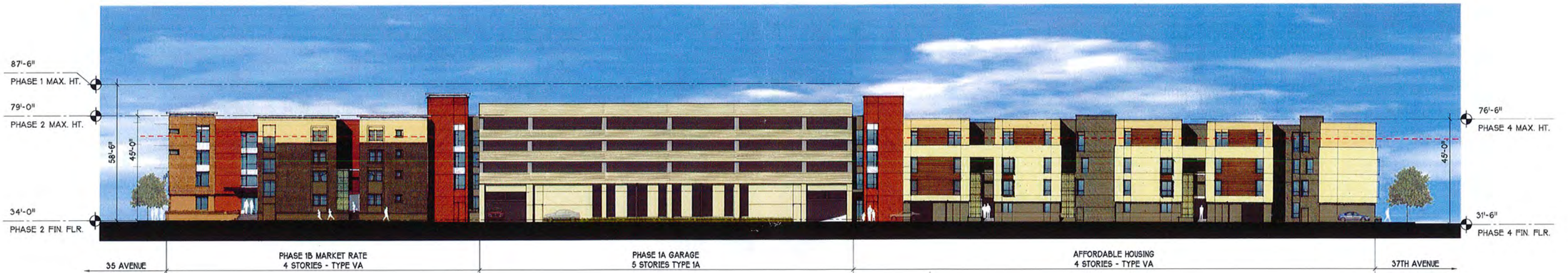
1 EAST 12 STREET ELEVATION
SCALE : 1" = 20'-0"



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

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

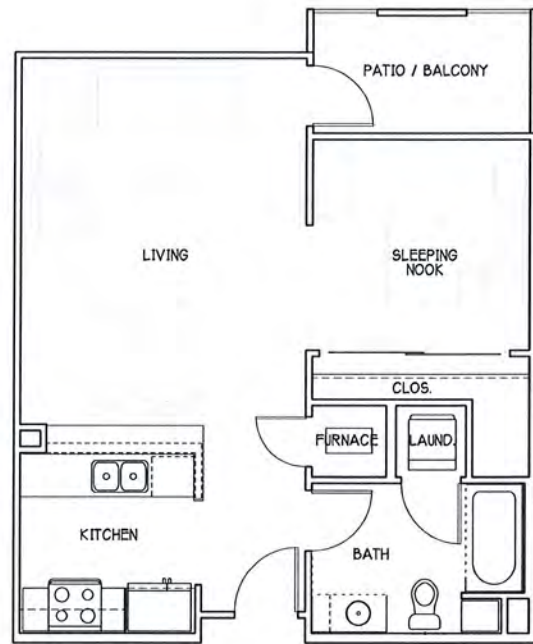


2 37TH AVENUE STREET ELEVATION
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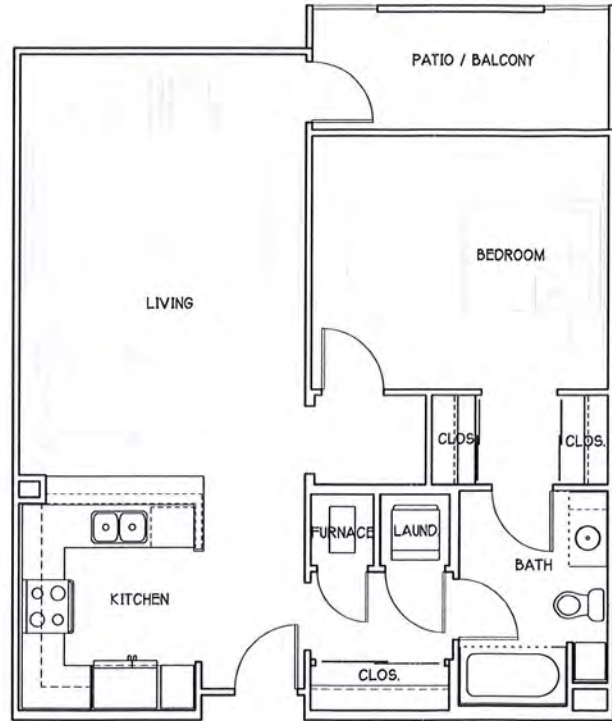
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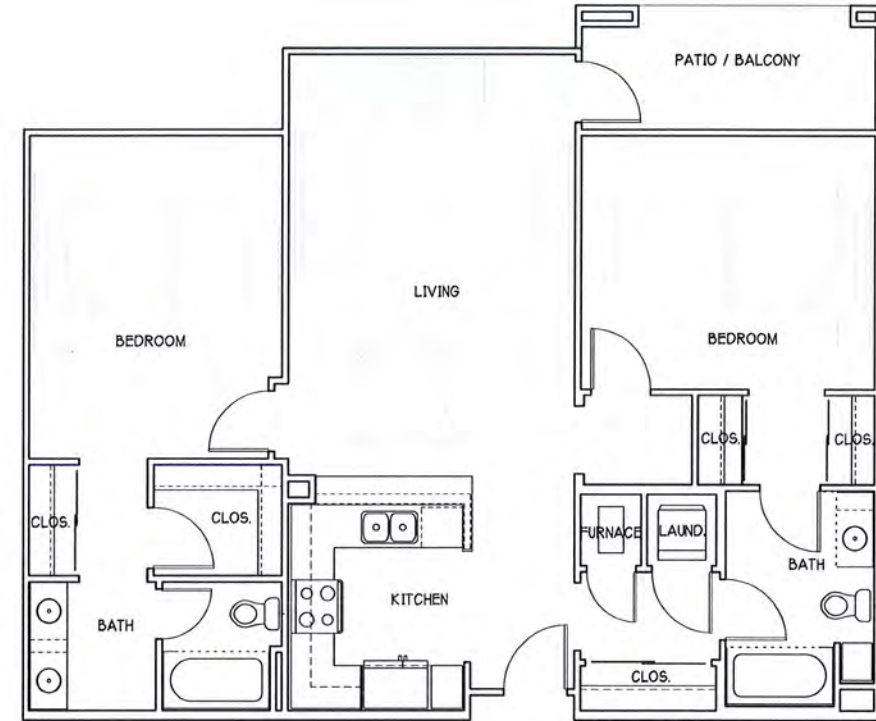
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1 TYPICAL STUDIO
SCALE: 1/4" = 1'-0"
634 S.F. GROSS
568 S.F. NET useable



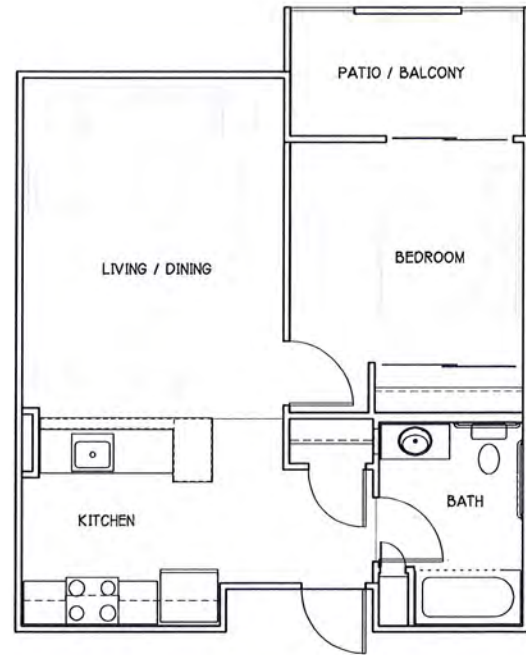
2 TYPICAL ONE BEDROOM
SCALE: 1/4" = 1'-0"
828 S.F. GROSS
747 S.F. NET useable



3 TYPICAL TWO BEDROOM
SCALE: 1/4" = 1'-0"
1,167 S.F. GROSS
1,053 S.F. NET useable

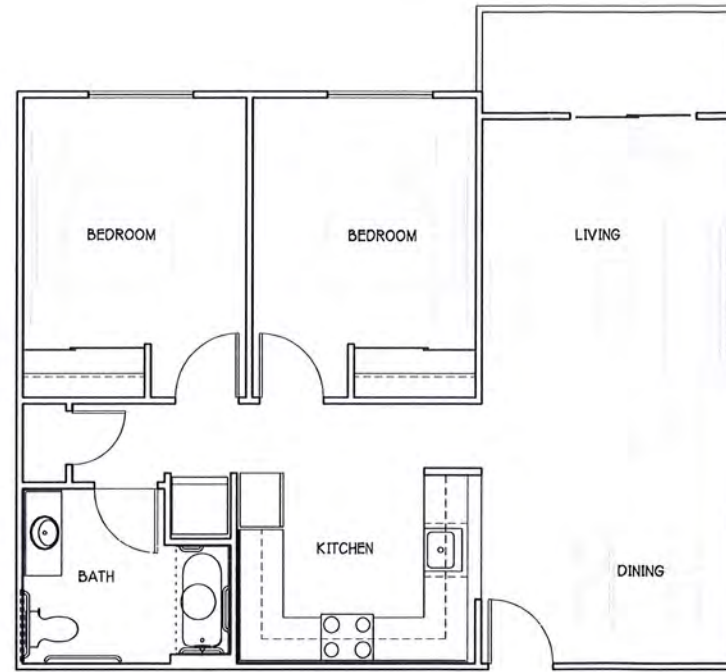


PRINTED: MONDAY, NOVEMBER 15, 2009 12:28:05 PM REGISTRATION: HKIT0111-080909/FRUITVALE HOUSING/UNIT1111/0111_A05.1_TYPICAL_T1111.dwg DATE PLOTTED: 11/15/09 12:28:05 PM PLOTTED BY: HKIT0111-080909/FRUITVALE HOUSING/UNIT1111/0111_A05.1_TYPICAL_T1111.dwg DATE PLOTTED: 11/15/09 12:28:05 PM PLOTTED BY: HKIT0111-080909/FRUITVALE HOUSING/UNIT1111/0111_A05.1_TYPICAL_T1111.dwg DATE PLOTTED: 11/15/09 12:28:05 PM PLOTTED BY: HKIT0111-080909/FRUITVALE HOUSING/UNIT1111/0111_A05.1_TYPICAL_T1111.dwg



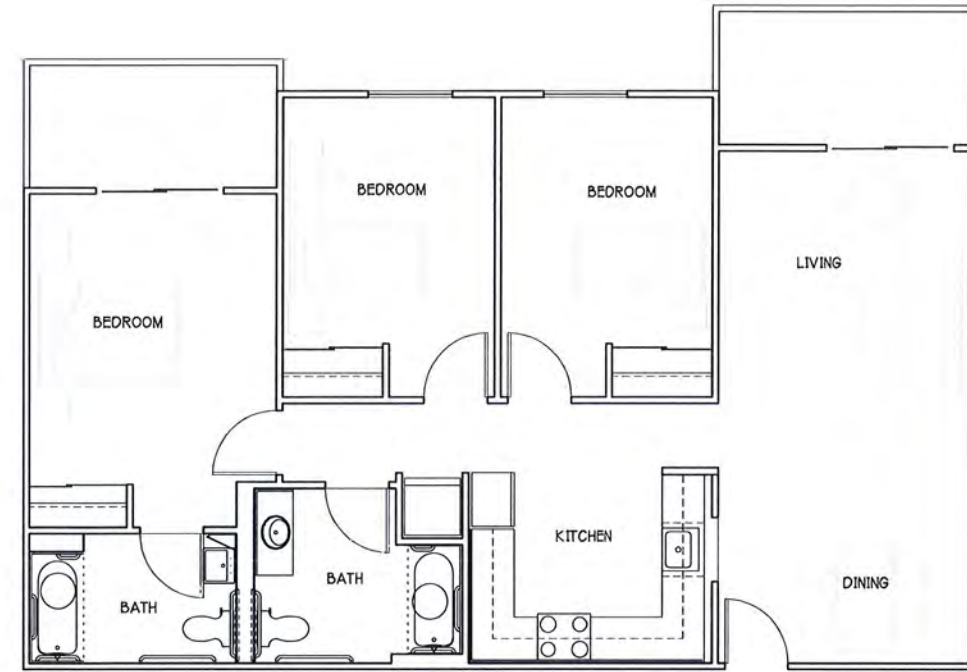
1 **TYPICAL ONE BEDROOM**
SCALE : 1/4" = 1'-0"

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

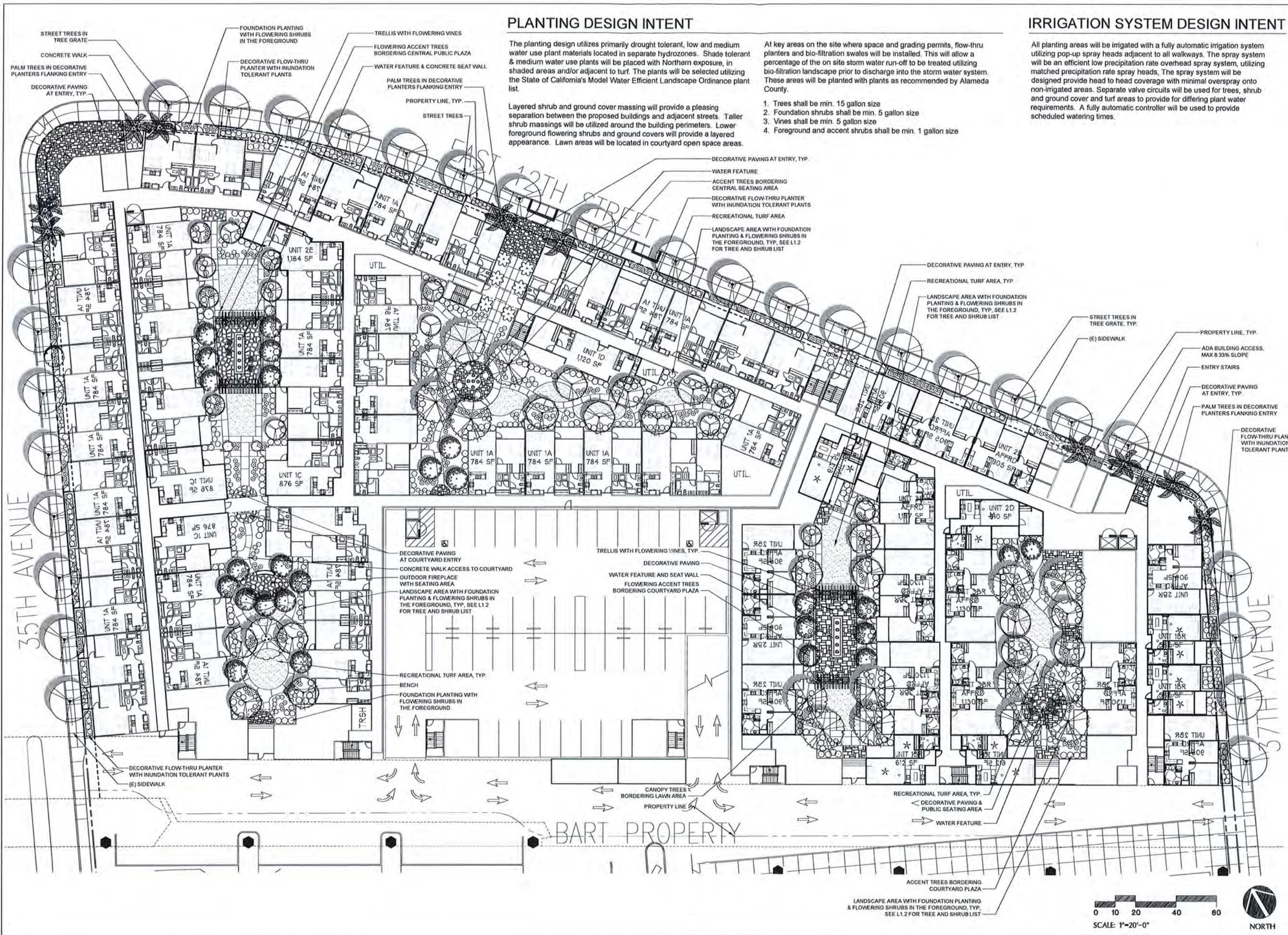


3 **TYPICAL THREE BEDROOM**
SCALE : 1/4" = 1'-0"

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



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PLANTING DESIGN INTENT

The planting design utilizes primarily drought tolerant, low and medium water use plant materials located in separate hydrozones. Shade tolerant and 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:
SIGNATURE PROPERTIES
4670 Willow Road
SUITE# 200
PLEASANTON
CALIFORNIA
LANDSCAPE ARCHITECT
LIC. NO. 4651-1122



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PROJECT NAME/LOCATION:
FRUITVALE BART HOUSING
CALIFORNIA
OAKLAND
DRAWING TITLE:
PRELIMINARY LANDSCAPE IMPROVEMENTS

REVISIONS	NO.	DESCRIPTION	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
ANIGOSANTHOS 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 'GOED'	GOED 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 MALLOW	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	TAWHIWIHI	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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MANAGED BY: SVD
DRAWN BY: AKN
CHECKED BY: SVD

PROJECT NAME/LOCATION:
FRUITVALE BART HOUSING
CALIFORNIA
OAKLAND
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