



THE VILLAGE

1550 E. 14TH STREET
SAN LEANDRO, CALIFORNIA

PLANNING SUBMITTAL SEPTEMBER 3, 2013

VICINITY MAP



WATER EFFICIENT LANDSCAPE STATEMENT

The Irrigation system shall be designed to meet current water efficiency standards and State Model Water Efficient Landscape Ordinance (MWELO) as required by local jurisdiction while achieving the goal of effectively and efficiently providing the landscape with water by means of high efficiency spray irrigation to the soil and ground cover areas and drip irrigation bubblers for restricted shrub planting and shrub mass planting areas as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the local water purveyor. Recycled water systems shall be designed in accordance with local and state codes.

Irrigation systems for landscapes greater than 5000 sq ft shall have a dedicated water meter for irrigation.

A Water Efficient Landscape Worksheet shall be included with hydrozone information table, water budget calculations and irrigation operation schedules.

A valve of the air ET based self adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to the trees and provide deep watering to promote a deeper root structure.

Spray irrigation systems for groundcover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensation diaphragms. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles deliver water at minimum 10% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip system will incorporate pressure compensating drip bubblers with 1/2" drip tubes to each plant which delivers water at 50% efficiency at an application rate that matches the soil type.

PLANT LIST

TREE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AC	Acacia 7' New World	New World Acacia	8 gal.	As shown	Med
CT	Chicago Weenawee	Chicago	8 gal.	As shown	Low
LI	Leguminosae x Plant	Grass Plant	8 gal.	As shown	Low
LN	Larrea tridentata	Sweet Bay	8 gal.	As shown	Low
MD	Melaleuca quinquangulata	Cajuput Tree	8 gal.	As shown	Med
PL	Platanus occidentalis (the usual existing)	Sycamore	8 gal.	As shown	Med
TU	Tibouchina surinensis	Princess Flower	8 gal.	As shown	Med
SHRUB					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
CH	Chondropetalum lacoumii	Cape Rush	3 gal.	2'-0"	Med
DR	Dracaena fragilis	Fortnight Lily	3 gal.	3'-0"	Low
HP	Heuchera n. 'Palace Purple'	Purple Heuchera	1 gal.	3'-0"	Med
JA	Jasminum sp.	Shrub	1 gal.	2'-0"	Med
LP	Lonicera periclymenum	Red Lavender	1 gal.	2'-0"	Low
PT	Platanus 1. 'Dwarf'	New Zealand Star	3 gal.	3'-0"	Med
SA	Sarcocornia l. 'Lamb Evans'	Indian Hawthorn	3 gal.	3'-0"	Low
GROUNDCOVERS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AK	Argemone 'Blue Gold' 4' Bush Ranger	Kingsize Flax	1 gal.	1'-0"	Med
CA	Carex lasiocarpa	Dwarfing Sedge	1 gal.	1'-0"	Med
BC	Begonia maculata	Beige Begonia Daring	1 gal.	8" O.C.	Low
BE	Begonia 'Ivory'	White Begonia	1 gal.	8" O.C.	Med
GA	Gaillardia 'Redhead'	Gaillardia	1 gal.	8" O.C.	Med
LC	Lupinus s. 'Canyon Prince'	Wild Lupine	1 gal.	3'-0"	Low
TR	Thymus serpyllifolius	Spanish Honey Flower	1 gal.	24" O.C.	Med
GD	Geum 'Doronicum'	Ice Plant	1 gal.	8" O.C.	Low
VINE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	8 gal.	As shown	Low
TP	Thunbergia argentea	Gold Chalice	8 gal.	As shown	Low



VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

DATE: SEPTEMBER 3, 2013
MCG JOB #: 10119.01

DATE: REVISIONS:

LANDSCAPE CONCEPT Scheme K.6

Scale: 1" = 20'-0"



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NORTHWEST AT CORNER

WEST ELEVATION ALONG EAST 14TH STREET

SOUTH ELEVATION



EAST ELEVATION AT PARKING AREA



NORTH ELEVATION ALONG JUANA AVENUE

VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

A4

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SM

MULTI-TENANT BUILDING
CONCEPTUAL ELEVATIONS

Scale : 1/8"=1'-0"



DATE: AUGUST 19 2,13
MCG JOB #: 10119.01

DATE	REVISIONS

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

A4

DATE: AUGUST 19 2, 13
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DATE	REVISIONS

MULTI-TENANT BUILDING
CONCEPTUAL ELEVATIONS

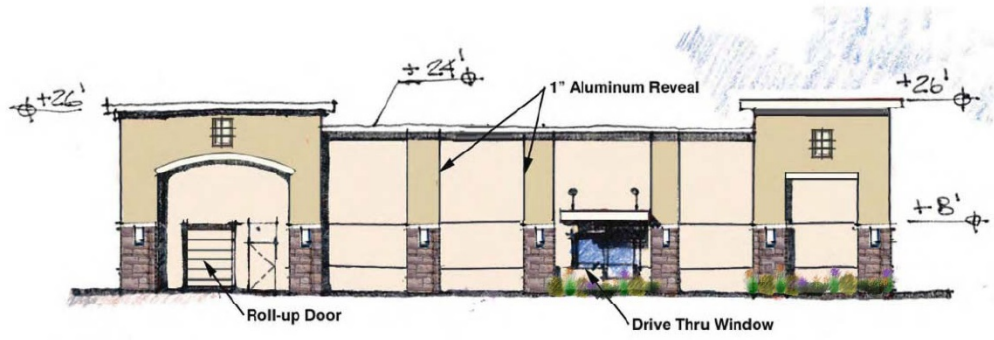
Scale : 1/8"=1'-0"



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EAST ELEVATION

MATERIALS LEGEND

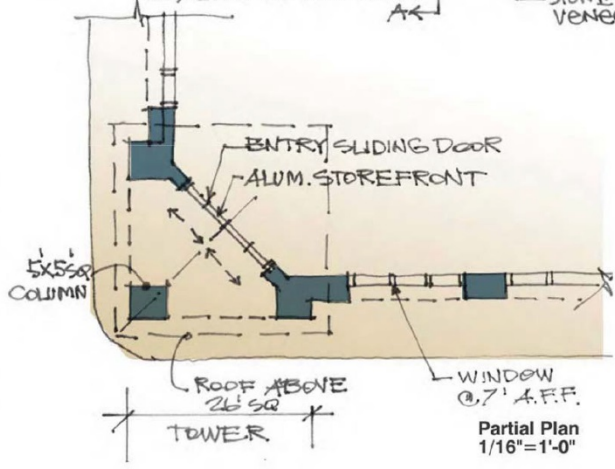
-  El Dorado Stone:
"York Limestone"
-  Benjamin Moore:
"Philadelphia Cream"
HC-30
-  Benjamin Moore:
"Philadelphia Cream - 50%"
HC-30
-  Benjamin Moore:
"Floral White"
OC-29
-  US Tile:
"Old World Blend"
One Piece 'S' Tile



NORTH ELEVATIONS
Juana Street Elevation



SOUTH ELEVATION



Partial Plan
1/16"=1'-0"



WEST ELEVATION
E. 14th Street Facing Elevation

MATERIALS LEGEND

	El Dorado Stone: "York Limestone"
	Benjamin Moore: "Philadelphia Cream" HC-30
	Benjamin Moore: "Philadelphia Cream - 50%" HC-30
	Benjamin Moore: "Floral White" OC-29
	US Tile: "Old World Blend" One Piece 'S' Tile

**ARCHITECTURAL
DIMENSIONS**

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PROJECT INFO.

CVS Pharmacy
San Leandro, California

JOB NO.
ARM 039
DATE.
09/06/13

DRAWING NO.
X-10B

WATER EFFICIENT LANDSCAPE STATEMENT

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CT	Chicago Weenawee	Chicago	8 gal.	As shown	Low
LI	Leguminosae x Plant	Grass Plant	8 gal.	As shown	Low
LN	Larix laricina	Swiss Red	8 gal.	As shown	Low
MD	Malvaceae quinquepartita	Cashew Tree	8 gal.	As shown	Med
PL	Platanus occidentalis (the sycamore)	Sycamore	8 gal.	As shown	Med
TU	Tibouchina surinensis	Princess Flower	8 gal.	As shown	Med
SHRUB					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
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DR	Dracaena fragilis	Fortnight Lily	3 gal.	3'-0"	Low
HP	Heuchera n. 'Palace Purple'	Purple Heuchera	1 gal.	3'-0"	Med
JA	Jasminum sp.	Shrub	1 gal.	2'-0"	Med
LP	Lonicera periclymenum	Red Lavender	1 gal.	2'-0"	Low
PT	Platanus 1. 'Dwarf'	New Zealand Star	3 gal.	3'-0"	Med
SA	Sapindaceae L. 'Lamb Evans'	Indian Hawthorn	3 gal.	3'-0"	Low
GROUNDCOVERS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
AK	Argemone 'Blue Gold' 4' Bush Ranger	Kingson Flax	1 gal.	1'-0"	Med
CA	Carex lasiocarpa	Beakwing Sedge	1 gal.	1'-0"	Med
BC	Begonia maculata	Beck's Begonia Daisy	1 gal.	8" O.C.	Low
BE	Begonia 'Ivory'	Horseshoe	1 gal.	8" O.C.	Med
GA	Gaillardia 'Redhead'	Orange	1 gal.	8" O.C.	Med
LC	Lupinus s. 'Canyon Prince'	Wild Lupine	1 gal.	3'-0"	Low
TR	Thymus serpyllifolius	Spanish Honey Flower	1 gal.	24" O.C.	Med
GD	Geum 'Garden of Eatin'	Red Plant	1 gal.	8" O.C.	Low
VINE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	WATER REQ.
BK	Bougainvillea 'Barbara Karst'	Bougainvillea	8 gal.	As shown	Low
TP	Thunbergia 'Orange King'	Orange King	8 gal.	As shown	Low



VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

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LANDSCAPE CONCEPT
Scheme K.6

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TREES



MIAMI CRAPE MYRTLE



CHITALPA



CAJEPUT TREE



SWEET BAY



LONDON PLANE TREE



PRINCESS FLOWER

SHRUBS, GROUNDCOVERS AND VINES



KANGAROO PAW



BEARBERRY



MCMINN MANZANITA



BERKELEY SEDGE



FORTNIGHT LILY



BLOOD-RED TRUMPET VINE



HORSETAIL



ORANGE & RED DAYLILIES



RUSH



PURPLE HEUCHERA



TREE MALLOW



PINK CRANESBILL



ICE PLANT



SEA LAVENDER



NEW ZEALAND FLAX



INDIAN HAWTHORN



COAST ROSEMARY

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PLANT PALETTE
Scheme K.6



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BIKE PARKING OPTIONS FOR CITY CONSIDERATION

**VILLAGE MARKETPLACE
SAN LEANDRO, CALIFORNIA**

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**BIKE PARKING ALTERNATIVES
Scheme K.6**



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