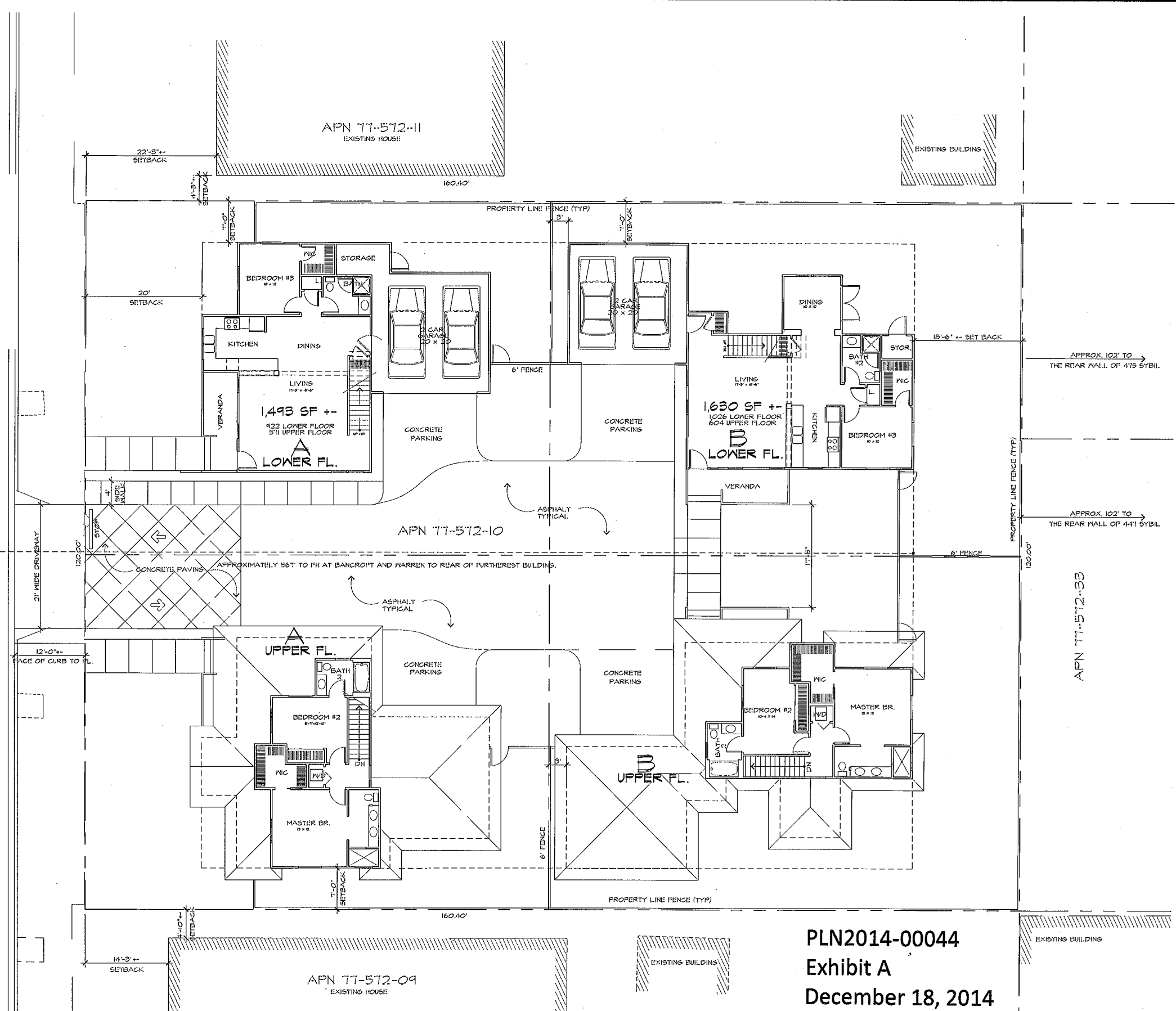


WARREN AVENUE

APPROXIMATELY 410' TO FH AT BANCROFT AND WARREN.



PLN2014-00044
 Exhibit A
 December 18, 2014

.44 AC NET - 4 UNITS = 9.09 U/A

revisions	by

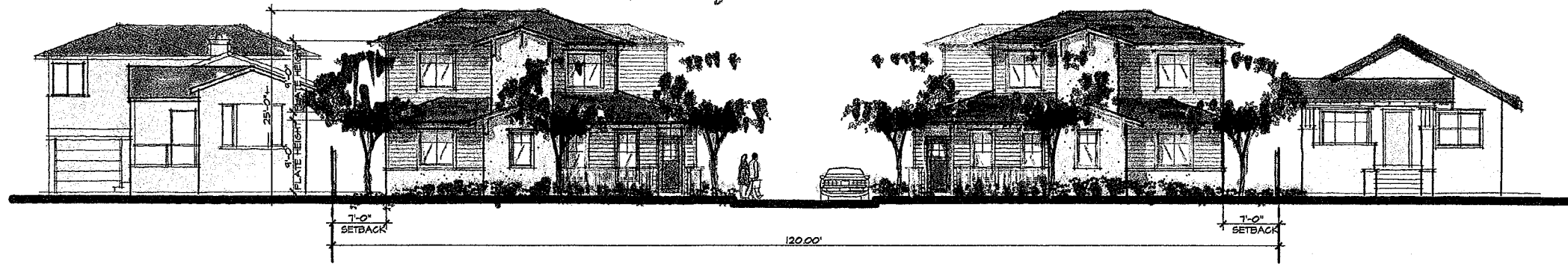
HDO
 architects-planners, inc.
 2950 camino diablo
 suite 110
 walnut creek, ca
 94597
 (925) 256-6042

WARREN AVENUE
 APN: 77-572-10
 SAN LEANDRO, CALIFORNIA
 FOR:
 JOHN CANNIZZARO

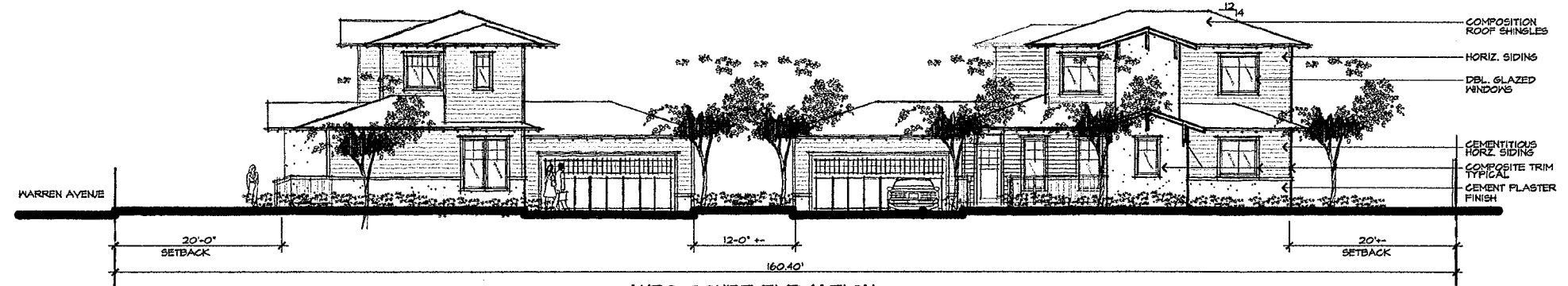
drawing
**SITE/UNIT
 PLANS**

drawn	RH
checked	RH
date	12/01/2014
scale	1/8" = 1'-0"
job no.	1406
sheet	

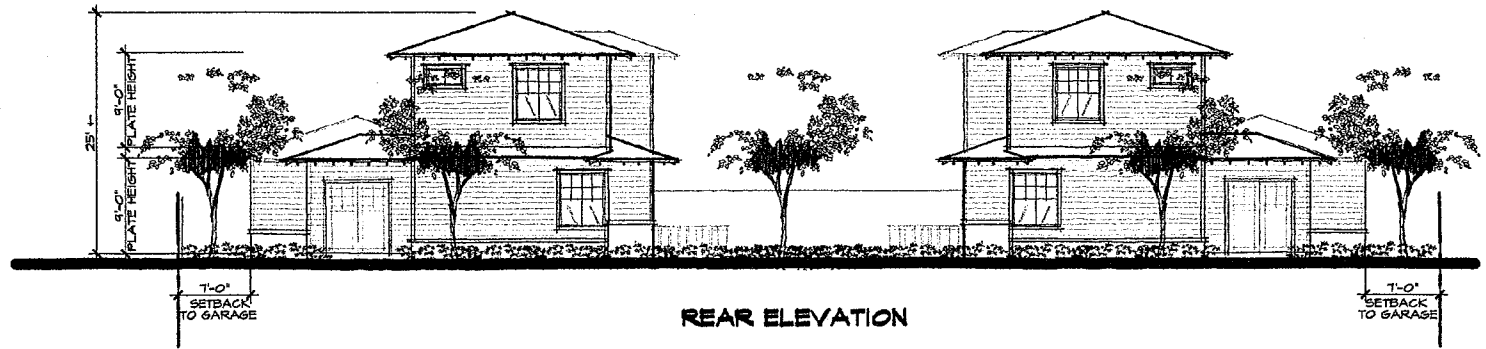
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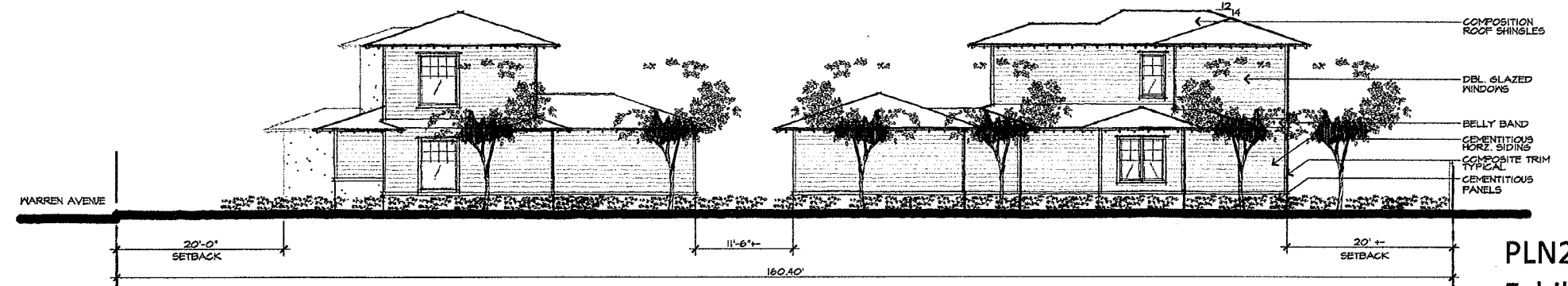
WARREN AVENUE ELEVATION



AUTO COURT ELEVATION



REAR ELEVATION

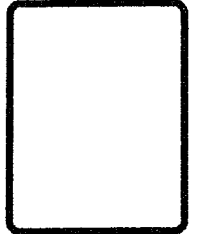


EAST ELEVATION - WEST ELEVATION SIMILAR

PLN2014-00044
 Exhibit B
 December 18, 2014

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 2450 Camino Diablo
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 Walnut Creek, CA
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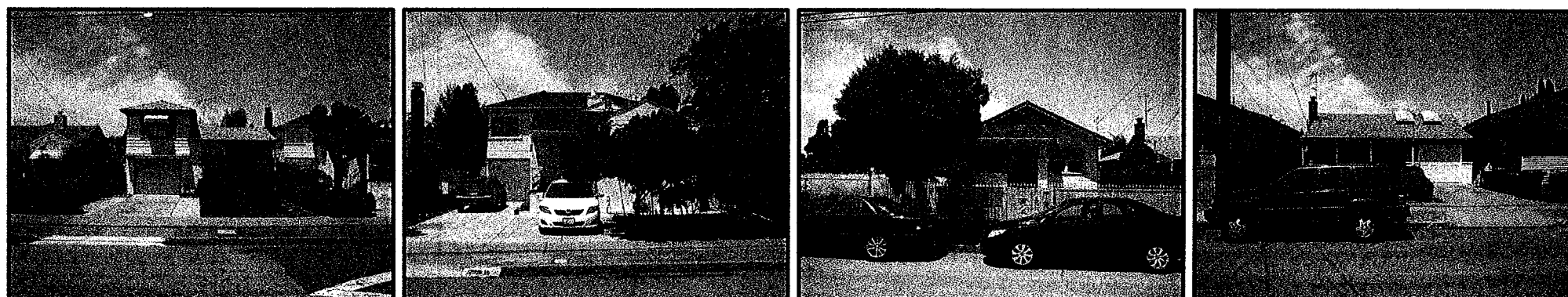


WARREN AVENUE
 APN: 77-572-10
 SAN LEANDRO, CALIFORNIA
 FOR:
JOHN CANNIZARO

drawing
EXTERIOR ELEVATIONS

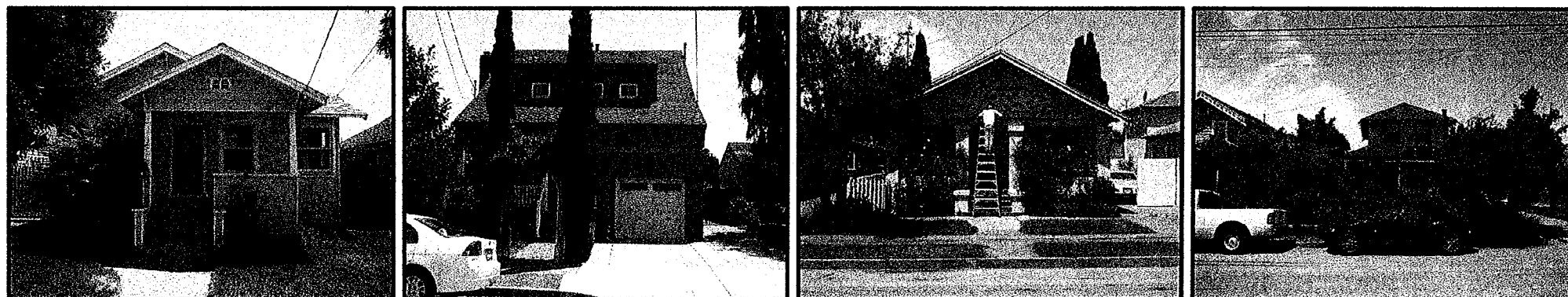
drawn	RH
checked	RH
date	9/8/2014
scale	1/8" = 1'-0"
job no.	1408
sheet	

A-2



396 WARREN

471 WARREN



WARREN AVENUE

PLN2014-00044
 Exhibit C
 December 18, 2014

revisions	by

HDO
 architects-planners, inc.
 2450 Camino Diablo
 Suite 110
 Walnut Creek, CA
 94597
 (925) 256-6042



WARREN AVENUE
 APN: 77-572-10
 SAN LEANDRO, CALIFORNIA
 FOR:
 JOHN CANNIZZO



drawn	RH
checked	RH
date	9/2/2014
scale	
job no.	1426
sheet	

A-3

LANDIBLE

4701 Doyle Street, Suite 3
Emeryville, CA 94608
Tel. 415.306.2098
LANDIBLE.COM

WARREN AVENUE
SAN LEANDRO, CA
Client: John Cannizzaro

IRRIGATION & WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation systems for each dwelling will be designed to meet current Municipal Code of San Leandro and State Model Water Efficient Landscape Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively and efficiently providing the landscape with water by means of drip irrigation to groundcover, shrub, vine and tree planting areas as applicable.

Irrigation systems shall be designed to accommodate recycled water were available either currently or in the future as directed by the local water supplier. Recycled water systems shall be designed in accordance with all local and State laws.

Irrigation systems for landscapes greater than 5,000 sq. ft. shall have a dedicated water meter for irrigation.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically suspend or alter irrigation operation during unfavorable weather. Each valve will be grouped in hydrozone according to water needs. This system shall include flow sensors as applicable for a higher level of water conservation.

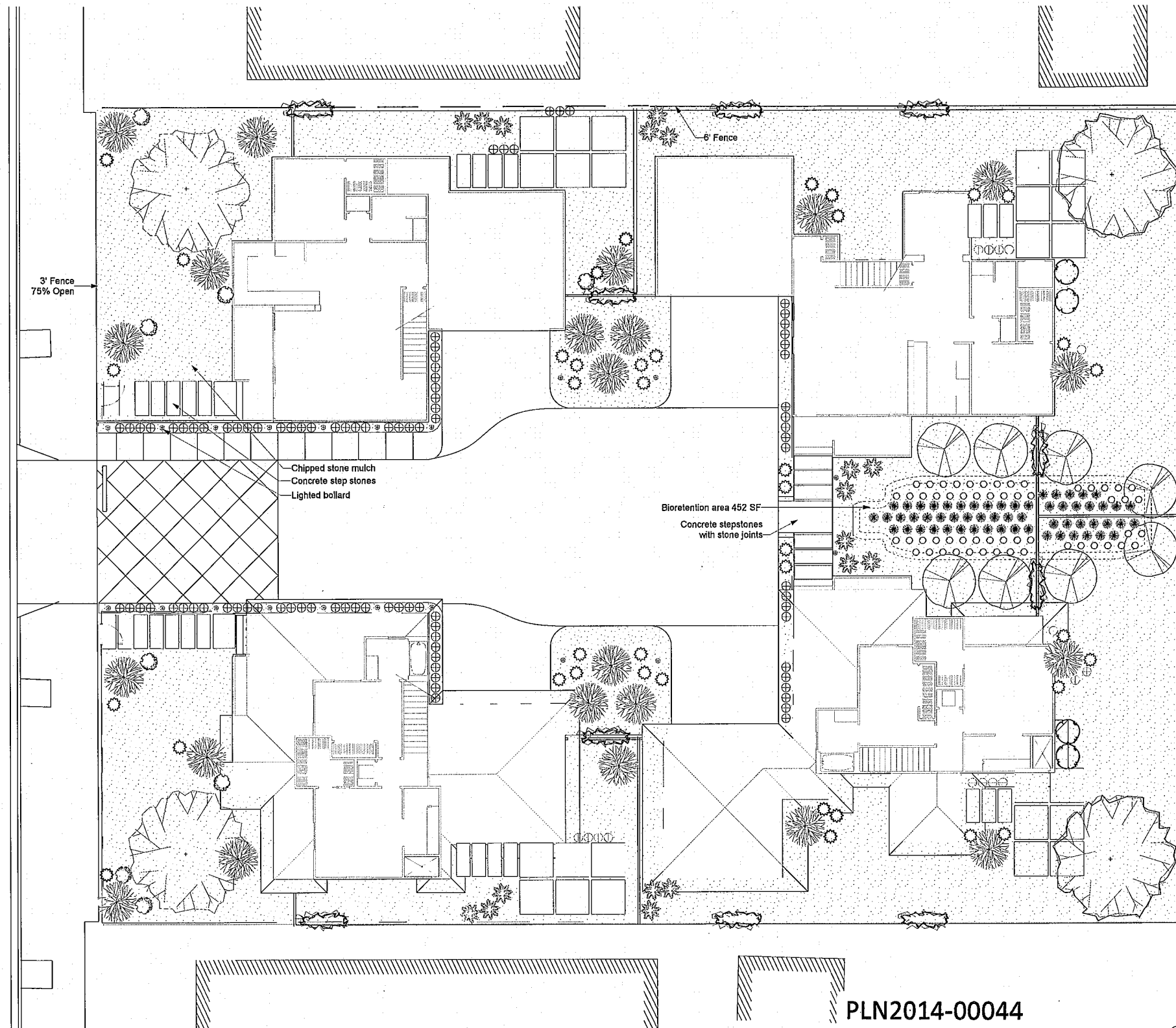
Tree irrigation will be on a separate valve dedicated to trees to allow for deep watering to promote a deeper root structure.

Groundcover areas less than 8' wide in any direction and/or within twenty-four (24) inches of any non-permeable surface shall be irrigated with drip, drip line, or other low flow non-spray technology.

The drip systems will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant and shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

Bioretention area to have supplement irrigation to maintain emergent species during extreme drought.

PLANT LIST	Qty	Latin Name	Common Name	Size
	109	<i>Geranium incanum</i>	Cranesbill Geranium	flats or 4" pots
	22	<i>Phormium 'Pink Stripe'</i>	Pink Stripe New Zealand Flax	---
	59	<i>Juncus patens 'Elk Blue'</i>	Elk Blue California Gray Rush	1 Gallon
	8	<i>Salvia leucophylla 'Point Sal Spread'</i>	Point Sal Purple Sage	1 gallon
	56	<i>Penstemon barbatus 'Elfin Pink'</i>	Elfin Pink Beardtongue	1 Gallon
	39	<i>Phormium 'Duet'</i>	Dwarf New Zealand Flax 'Duet'	1 gallon
	18	<i>Dietsa iridioides 'John's Runner'</i>	African Iris	1 gallon
	4	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	Krauter Vesuvius Purple Leaf Plum	5 gallon
	8	<i>Correa x 'Dusky Bells'</i>	Dusky Bells Australian Fuchsia	1 gallon
	4	<i>Sarcococca confusa</i>	Sweet Box	1 gallon
	10	<i>Bougainvillea 'Barbare Kerst'</i>	Bougainvillea	1 gallon



PLN2014-00044
Exhibit D
December 18, 2014

No. Issue Date

Issue Note:

Project ID: WRN
Scale: 1/8" = 1'-0"
Drawn By: MM
Reviewed By: MM
Plot Date: 12/04/2014

Sheet Title:

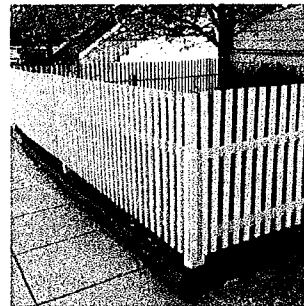
LANDSCAPE PLAN

Sheet No.:

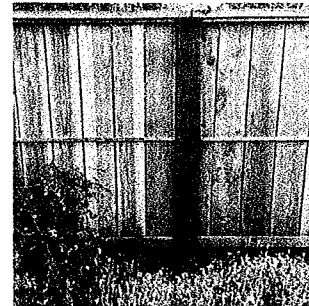
L1.0

revisions	by

FENCES



Front 3' tall picket, wood



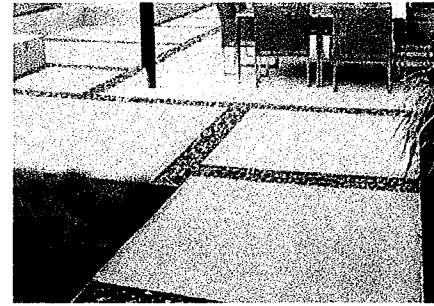
Back 6' tall privacy fence, wood

LIGHTS



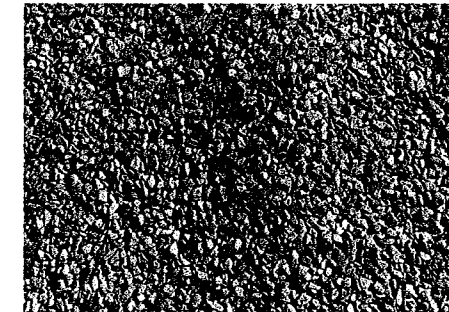
Bollards

CONCRETE STEP STONES



Limited areas of concrete

CHIPPED STONE MULCH

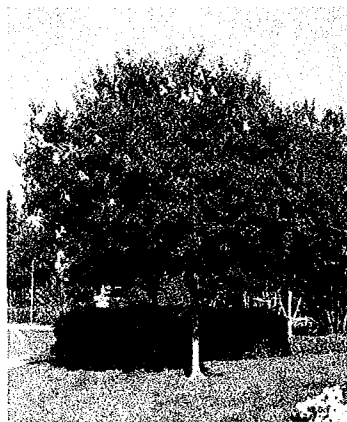


Stone mulch replaces lawn

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 2850 camino diablo
 suite 110
 walnut creek, ca
 94597
 (925) 258-6042

LANDIBLE
 landscape architecture
 4701 Doyle St. #3
 Emeryville, CA 94608
 415.306.2098

TREES

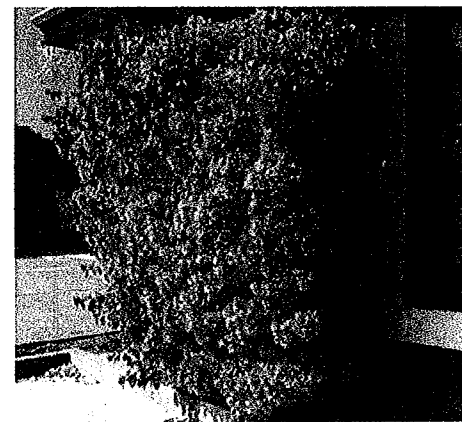


Muskogee Crape Myrtle



Krauter Vesuvius
 Purple Leaf Plum

VINE



Bougainvillea

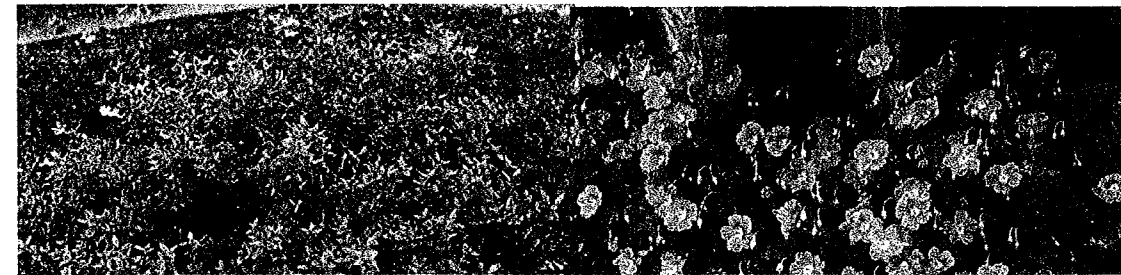
SHRUBS



Pink Stripe New Zealand Flax

Duet Dwarf Variegated New Zealand Flax

GROUNDCOVERS



WARREN AVENUE
 APN: 77-572-10
 SAN LEANDRO, CALIFORNIA
 FOR:
JOHN CANNIZZARO

drawing

checked
 MM
 date
 9/15/2014 - Rev 1
 scale
 job no.
 1406
 sheet

PLN2014-00044
 Exhibit E
 December 18, 2014

L-2

RECORD BOUNDARY AND TOPOGRAPHIC SURVEY

WARREN AVENUE

CITY OF SAN LEANDRO
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

BANCROFT AVE

APN 77-572-09

EX HOUSE

APN 77-572-33

JEFFERSON BUILDING INC

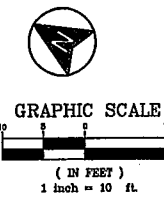
WARREN AVE (NO ADDRESS)
APN 77-572-10

APN 77-572-11

EX HOUSE

WARREN AVE

E. 14TH ST



LEGEND

- | EXISTING | ITEM |
|----------|--------------------------|
| --- | BOUNDARY |
| - - - | R/W |
| - - - | ADJACENT PROPERTY LINE |
| - - - | CENTERLINE |
| | BUILDING LINE |
| ==== | CURB & GUTTER |
| —x—x— | FENCE LINE |
| —o—o— | OVERHEAD ELECTRICAL LINE |
| ▨ | PAVEMENT |
| ▩ | CONCRETE |
| ⊙ | POWER POLE |
| □ WM | WATER METER |

ABBREVIATIONS

- | | |
|------|------------------|
| BW | — BOTTOM OF WALL |
| CONC | — CONCRETE |
| MON | — MONUMENT |
| TW | — TOP OF WALL |
| TYP | — TYPICAL |

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE MAP OF TRACT 4287 TAKEN AS NORTH 70°35'00" WEST

BASIS OF ELEVATIONS

CITY OF SAN LEANDRO BM SET NAIL IN NW CURB RETURN AT INTERSECTION OF BANCROFT AND WARREN ELEVATION=60.38 (NGVD 29)



817 Arnold Drive Ste. 50
Marchez, CA 94553
Ph: (925) 476-9499
www.apexce.net



NO.	REVISIONS	BY	APP	DATE

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
WARREN AVENUE, SAN LEANDRO, CA

PLN2014-00044
Exhibit F
December 18, 2014

SHEET	1 OF 1
DATE	05-05-14