



VIEW OF PLAZA ALONG E. 14TH STREET

VILLAGE MARKETPLACE

SAN LEANDRO, CALIFORNIA

NOVEMBER 7, 2011



The Village Marketplace

A Neighborhood Center

The Vision:

A Mediterranean designed structure featuring a smooth stucco exterior skin, barrel tile roof, patterned murals of a market scene, and pre-cast stone arch features. Soft Tuscan hues accent a colorful landscape site which displays piazzas, a playful water feature, and colored awnings, creating the beginnings of a special place.

Hanging baskets of mixed flowers are scattered throughout the site including the surface parking area. These baskets are changed out every season giving our customer a delightful place to shop.

The piazzas are tiled, hardscaped, surfaces and encourage patrons and passerby alike to enjoy the space. Tables are available for food service and tenants are chosen to reflect the neighborhood's requirement for convenient, fun, shopping, and entertainment, and are displayed in exciting architecture.

A specialty food market is the centerpiece of our "Village" activity. Premium coffee and pastries lend an air of relaxed moments around the piazza and fountain.

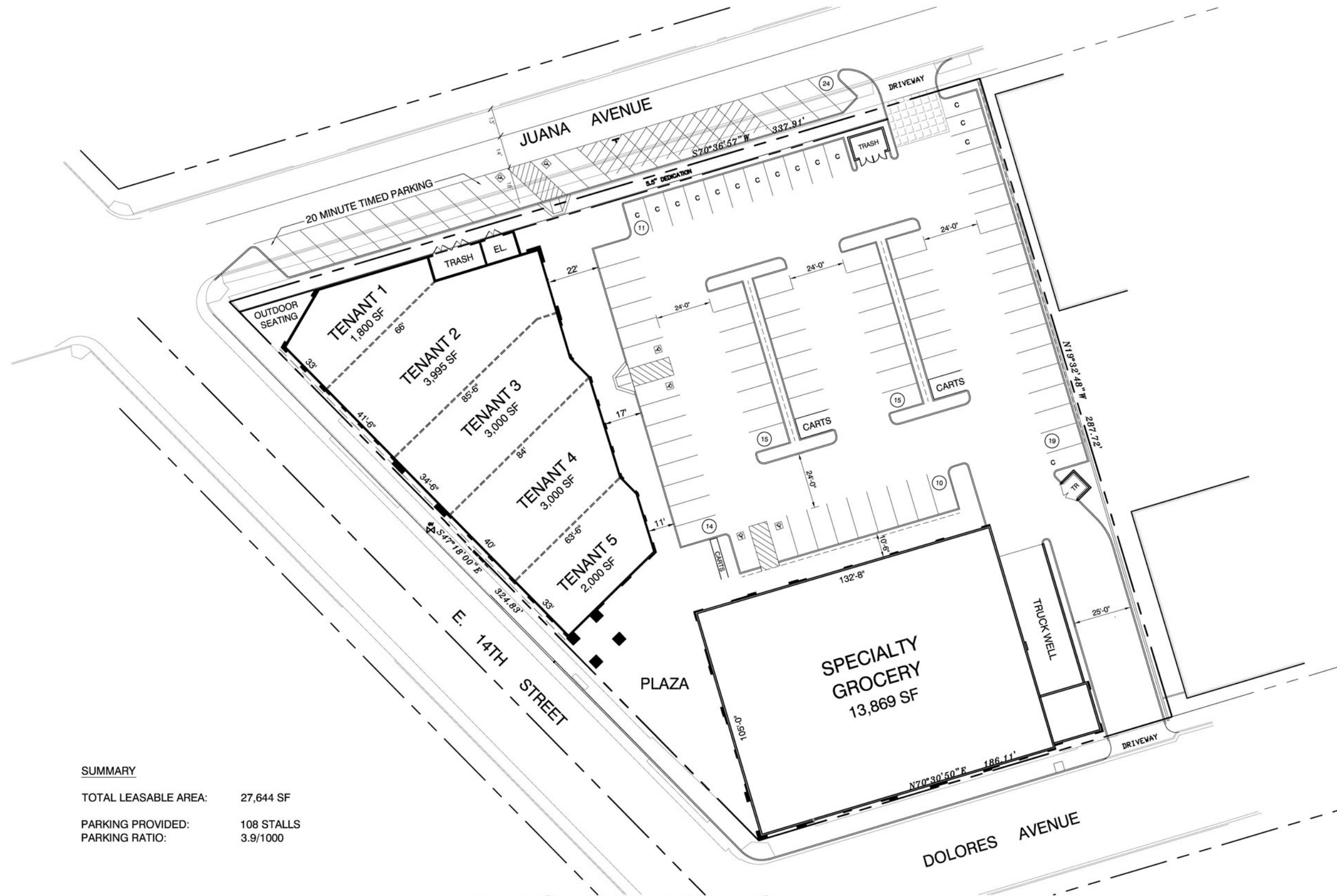
A restaurant is chosen for its neighborhood friendly atmosphere and good food. Food, friendly service, and pleasant surroundings, offer our patron an "Entertaining" experience. Table service in the piazza is encouraged by our exceptional weather pattern. The "Marketplace" is convenient, inviting a shopping experience in creatively designed Mediterranean style buildings with landscaping complimentary to the site and its location within the heart of our downtown commercial center.

The "Village Marketplace" encourages cross shopping so that our downtown available parking inventory is shared in a responsible and productive manner. The center is adequately parked to support the tenant level of parking required. Any new development within the downtown commercial district must offer an exciting site plan and a quality architectural commitment. Interesting architectural features encourage our community to want to spend more time downtown because it is an attractive place to spend time.

A connection to the nearby neighborhoods, welcoming all forms of mobility: cars, walking, biking, and public transportation, are important to the success of the "Village Marketplace". The necessary automobiles will be accommodated at the center behind the building, allowing storefronts to be at the edge of the sidewalks for maximum tenant exposure and customer excitement. Creative signage design and lighting will give each tenant their own individuality.

It is important to keep in mind, "The Village Marketplace", is located along East 14th street, a major arterial street in San Leandro. To help make the "Marketplace" successful, this fast moving street must be made comfortable for our cross traffic car and pedestrian connections to other parts of our city. On-street parking, wide sidewalks, and large trees at the street edge, will help buffer the pedestrian from fast moving traffic and integrate the shopper into our storefronts.

The "Village Marketplace" will be a part of the downtown, not just a project within the city center. The Marketplace will pay attention to the many details that excite and welcome customers. It is a pivotal project that builds upon the budding renaissance of Downtown San Leandro.

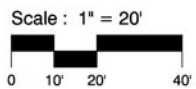


SUMMARY

TOTAL LEASABLE AREA: 27,644 SF
 PARKING PROVIDED: 108 STALLS
 PARKING RATIO: 3.9/1000

**VILLAGE MARKETPLACE
 SAN LEANDRO, CALIFORNIA**

SITE PLAN



DATE: OCTOBER 31, 2011
 MCG JOB #: 10119.01

DATE	REVISIONS

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NORTH ELEVATION AT CORNER OF JUANA AND E. 14TH. STREET



SOUTH ELEVATION AT PLAZA



WEST ELEVATION ALONG EAST 14TH STREET

VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

DATE: OCTOBER 31, 2011
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SHOPS BUILDING
CONCEPTUAL ELEVATIONS

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



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NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

VILLAGE MARKETPLACE SAN LEANDRO, CALIFORNIA

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CONCEPTUAL ELEVATIONS
FRESH & EASY MARKET

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



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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 turf and ground cover areas and drip irrigation bubblers to 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 8,000 sf shall have a dedicated water meter for irrigation. A Water Efficient Landscape Statement shall be included with hydrosone information table, water budget calculations and irrigation operation schedule.

A state of the art ET based self adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrosone (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 devices. 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 100% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

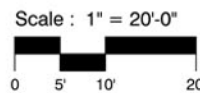
The drip system will incorporate pressure compensating drip bubblers with 1/2" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.

Plant List

Trees		
Lagerstroemia i. 'Tocconia'	Crape Myrtle	15 gallon
Lophostemon confertus	Brisbane Box	15 gallon
Melaleuca quinquenervia	Cajuput Tree	15 gallon
Pistacia chinensis	Chinese Pistache	15 gallon
Platanus a. 'Columbar'	Sycamore	15 gallon
Shrubs		
Arctostaphylos d. 'Howard McMini'	McMini's Manzanita	5 gallon
Diets vegeta	Fortnight Lily	5 gallon
Hemerocallis sp.	Orange and Red daylily	1 gallon
Heuchera micrantha 'Palace Purple'	Purple Heuchera	1 gallon
Lavatera thuringiaca 'Rosera'	Tree Mallow	5 gallon
Phormium t. 'Dart'	New Zealand Flax	5 gallon
Raphiolepis i. 'Jack Evans'	Indian Hawthorn	5 gallon
Westringia fruticosa	Coast Rosemary	5 gallon
Groundcovers		
Anigozanthos hybrids 'Bash Gold & Bash Ranger'	Kangaroo Paw	1 gallon
Arctostaphylos uva-ursi 'Point Reyes'	Bearberry	1 gallon
Carex tumicola	Berkeley Sedge	1 gallon
Geranium sanguineum	Cranesbill	1 gallon
Juncus sp.	Rush	1 gallon
Lampranthus auranticus	Ice Plant	Flats
Limonium Perezii	Sea Lavender	1 gallon
Trachelospermum asiaticum	Asiatic Jasmine	Flats
Vines		
Bougainvillea 'Barbara Kiser'	Bougainvillea	15 gallon
Distictis buccinatoria	Blood-red Trumpet Vine	15 gallon

**VILLAGE MARKETPLACE
SAN LEANDRO, CALIFORNIA**

**LANDSCAPE CONCEPT
Scheme K.6**



DATE: OCTOBER 28, 2011
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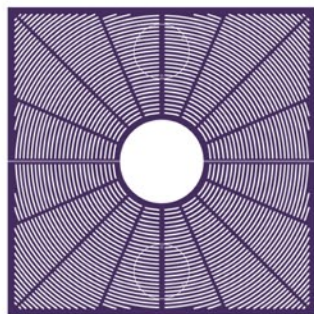
BUS SHELTER



BENCH



POTS



TREE GRATE



LIGHT WITH HANGING BASKETS



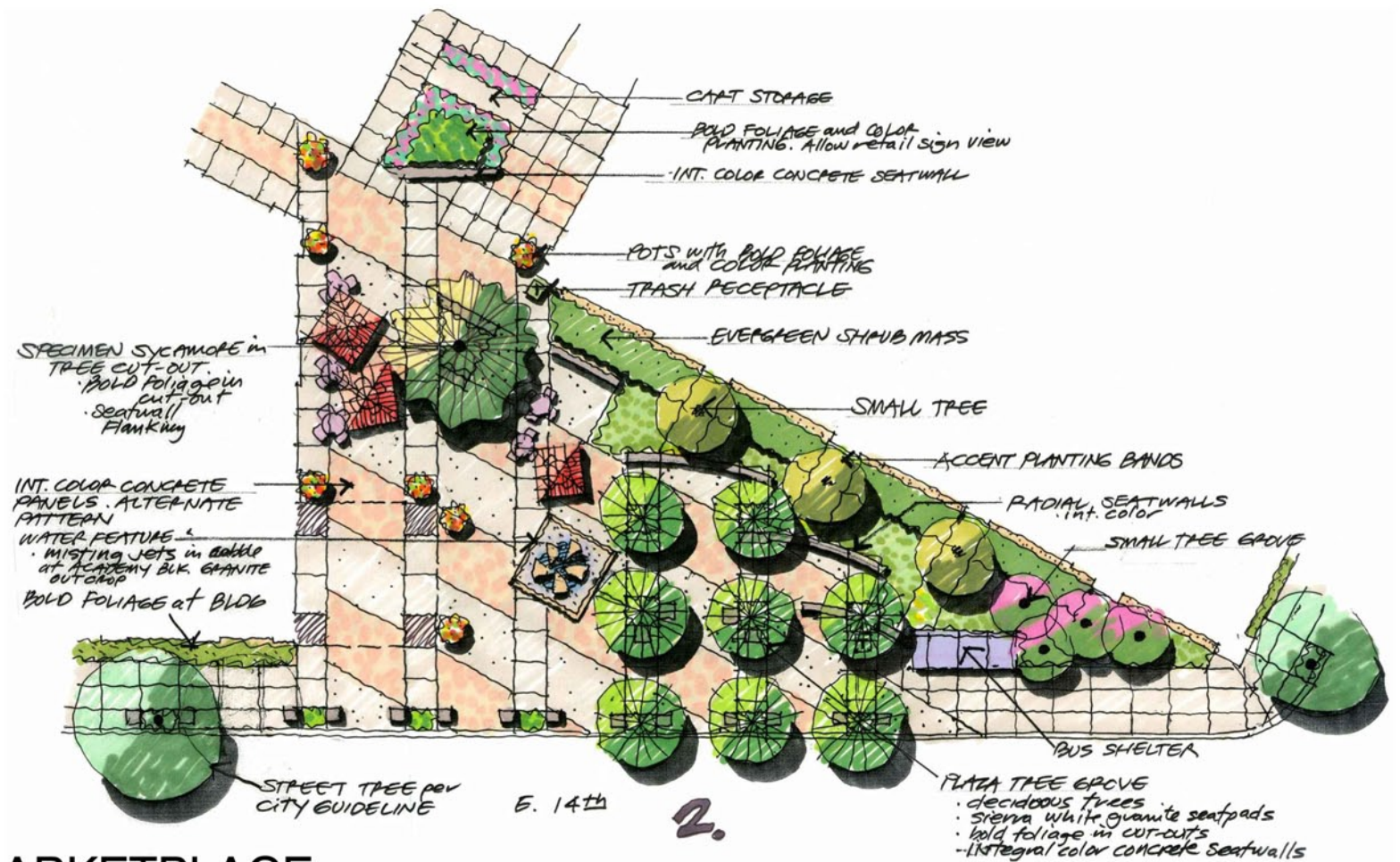
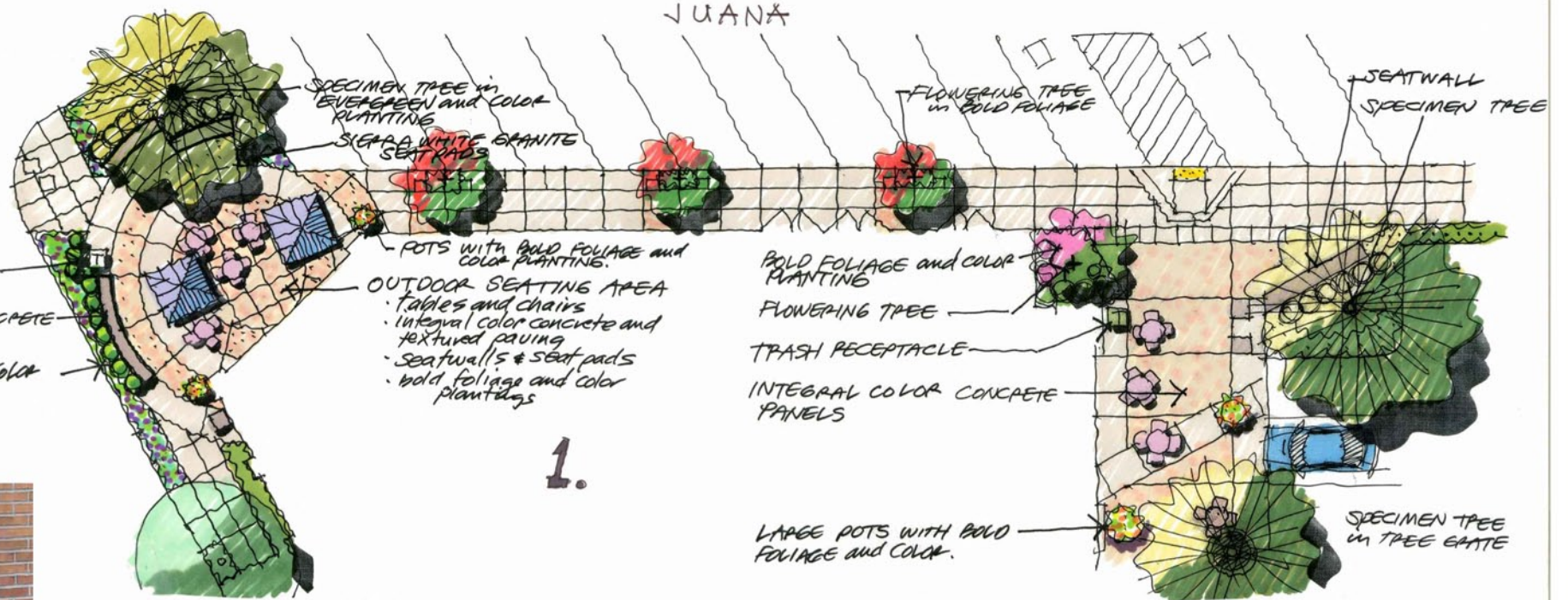
BIKE RACK



GRANITE SEATPADS



TRASH RECEPTACLE



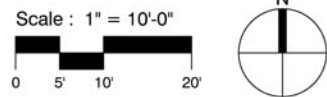
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SITE EXAMPLES AND ENLARGEMENTS
Scheme K.6



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TREES



TUSCARORA CRAPE MYRTLE



BRISBANE BOX MYRTLE



CAJEPUT TREE



CHINESE PISTACHE



LONDON PLANE TREE

SHRUBS, GROUNDCOVERS AND VINES



KANGAROO PAW



BEARBERRY



MCMINN MANZANITA



BERKELEY SEDGE



FORTNIGHT LILY



BLOOD-RED TRUMPET VINE



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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