

Northwesterly Elevation, Doolittle Drive



Southwesterly Elevation, Doolittle Drive



Perspective - 1

1700 DOOLITTLE DRIVE

San Leandro, CA

#21747 | 11.08.2023



Preliminary Landscape Plan

SYMBOL	CODE	QTY	SCIENTIFIC / COMMON NAME	SIZE	SPACING
TREES					
	CER FOR	1	Cercis canadensis 'Forest Honey' / Redbud	15 gal	H
	LAO HUS	2	Lagerströmia + Nostalgia / Nostalgia Grape Hyacinth	24" box	L
	PE KB	2	Platanus alberta 'Cath' / Chinese Plane	24" box	L
	QUE AGR	2	Quercus agrifolia / Coast Live Oak	15 gal	L
	ZEL VE	12	Zelkova serrata 'Village Green' / Served Zelkova	15 gal	H
SHRUBS					
	ARC SN	12	Arctostaphylos 'Sweet' / Sweet Manzanita	8 gal	L
	CAL KAR	24	Calamagrostis + d. 'Sun Forest' / Feather Reed Grass	1 gal	L
	CAL LIT	22	Callitriche virginica 'Bella' / Dwarf Blackberry	1 gal	L
	CEA GCH	20	Ceanothus + 'Luna Pelon' / Sky Leaf Mountain Blue	3 gal	L
	ORE SCA	24	Oreocarya + 'Sausal' / Sausal Spruce	1 gal	L
	HES PAR	20	Hesperaloe parviflora 'Brakefighter' / Crimson Yucca	1 gal	L
	LOM BRE	100	Lonicera longifolia 'Green' / Green Hot Rush	1 gal	L
	MAN CAP	40	Manisuris capitata / Pink Holly Olive	1 gal	L
	MAN FIS	40	Manisuris rigida / Deer Holly	1 gal	L
	NAN GCH	50	Nandina domestica Compacta / Dwarf Heavenly Bamboo	1 gal	L
	PHO MAO	44	Phormium + 'Moon Queen' / Moon Queen New Zealand Flax	1 gal	L
	RHA DAL	6	Rhododaphne indica 'Bolander' / Bolander Indian Hawthorn	3 gal	L
	RHA LMB	6	Rhododaphne indica 'Lamb' / Lamb Hawthorn	3 gal	L
VINES					
	PG AM	H	Passiflora / Creeping Fig	3 gal	H
GROUND COVERS					
	CEA ANC	8	Ceanothus griseus 'Anchor Bay' / Anchor Bay Ceanothus	1 gal	60" sq. L
	HTO PLC	84	Hypnum + 'Peach Creek' / Peach Creek Hypnum	1 gal	60" sq. L
	ROS ROS	60	Rosa + 'Mantara' / Coral Silk Granddaddy Rose	1 gal	36" sq. L
	ROS DMA	6	Rosa + 'Mantara' / Coral Silk Granddaddy Rose	1 gal	48" sq. L
SOILS					
	DO	2,437 sf	Decorative granite, composite to 100% 3" depth installed over permeable weed fabric	2" Depth	
	SCD DO	4,264 sf	Soil from area around building	Available from Duro Bluegrass	
	SCD PES	619 sf	Soil from area around building	Available from Duro Bluegrass	

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	FULL COVER	THREE-QUARTER COVER	HALF COVER
PE KB	0 (162) = 0	0 (132) = 0	1 (162) = 162
QUE AGR	0 (162) = 0	4 (132) = 528	2 (162) = 324
ZEL VE	6 (162) = 972	2 (132) = 264	4 (162) = 648

PARKING LOT AREA: 25,420 sq. ft.
 SHADE REQUIRED (50%): 12,710 sq. ft.
 TOTAL SHADE: 13,530 sq. ft.
 PERCENT SHADE: 53%

LANDSCAPE AREA CALCULATION

TOTAL SITE AREA: 3.66 acres
 LANDSCAPED PORTION OF SITE: 0.50 acres (13%)

PARKING LOT TREE CALCULATION

City of San Leandro code requires one tree in parking lot per six parking spaces.
 80 spaces in parking lot = minimum 13 trees required in parking lot.
 Current plan has 14 parking lot trees, exceeding minimum requirement.



PLANTING STATEMENT

This landscape plan includes low- and medium- water use shade trees along the street frontage and throughout the parking lot.

The understory plant palette consists of low water use shrubs, groundcover, and ornamental grasses that are considered low maintenance, long-lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant species vary in form, texture, and color. Treatment basins will be planted with a biofiltration soil selected for stormwater treatment.

Shrubs and groundcover will be no less than 1 gallon size. Trees will be no less than 15-gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

All planting areas shall receive a minimum 3" layer of 'Holt-On' 1/4" bark mulch. Shredded redwood 'Santa Hair' is not acceptable.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection with dedicated irrigation water meter, backflow preventer, master valve, and flow sensor. Irrigation water will be potable water supplied by East Bay Municipal Utility District.

The irrigation system will consist of low volume inline drip irrigation at shrub and groundcover plantings, bubbler irrigation at tree plantings, and low-precipitation overhead rotary spray irrigation at treatment basins. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with present weather conditions based on evapotranspiration. Maximum water allowance will be determined by state code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and soil needs into groups.

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LANDSCAPE ARCHITECTURE

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SAN LEANDRO, CA

PRELIMINARY LANDSCAPE PLAN