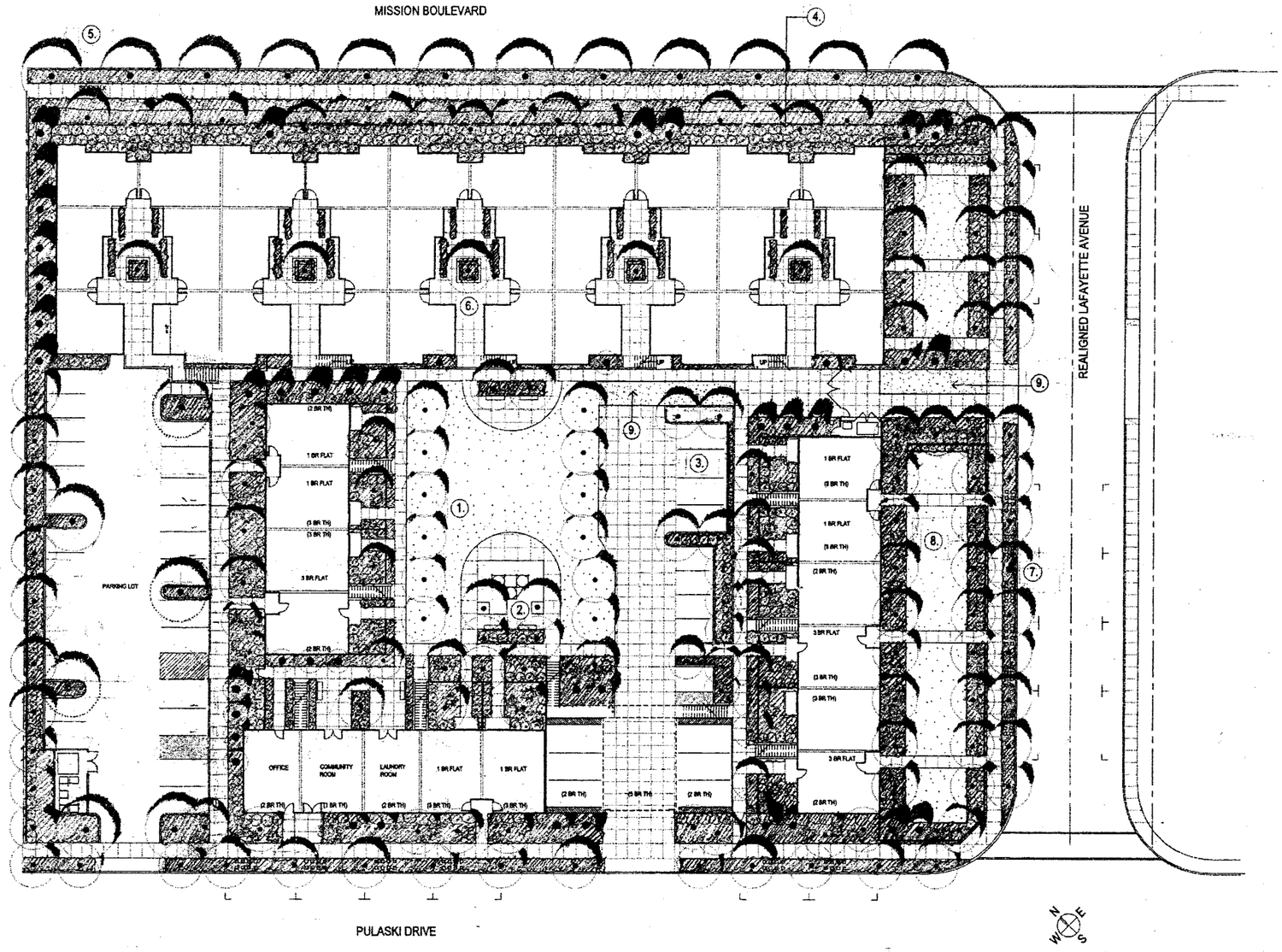

PROPOSED PLANT MATERIALS INCLUDE:

Tall narrow trees:
Armstrong Maples – Acer rubrum 'Armstrong'.

Large Street Trees along Mission Boulevard:
London Plane Trees – Platanus acerifolia 'Bloodgood'
or
Chinese Hackberry – Celtis sinensis

Trees on berm along Mission Blvd next to parking podium.
Chinese Pistache – Pistachia chinensis.

Trees for Entry Terraces on parking podium:
Bronze Loquat – Eriobotrya deflexa
Southern Magnolia – Magnolia grandiflora varieties

Trees along Lafayette Avenue and adjacent front yards:
Aristocrat Flowering Pears – Pyrus c. 'Aristocrat'

Medium sized trees used through-out the project:
Brisbane Box – Tristania conferta
Fruitless Purple leafed Plum – Prunus cerasifera 'Krauter Vesuvius'
Raywood Ash – Fraxinus a. 'Raywood'
Silver Dollar Eucalyptus – Eucalyptus polyanthemos

Shrubs:
Blue Hibiscus – Alyogyne huegelii
Bottlebrush – Callistemon citrinus
Escallonia – Escallonia varieties
Fortnight Lily – Dietes varieties
Golden Shrub Daisy – Euryops pectinatus
Pineapple Guava – Feijoa sellowiana
New Zealand Flax – Phormium varieties
Rockroses – Cistus varieties
Sages – Salvia varieties
Variegated Tobira – Pittosporum tobira Variegata

Vines:
Blood Red Trumpet Vine – Distictis buccinatoria
Bougainvillea – Bogainvillea varieties

Ground Covers:
Sun:
Gazania – Gazania 'Mitsuwa' varieties
Trailing Lantana – Lantana montevidensis
Shade:
St. Johnswort – Hypericum calycinum
Lawn: Water conserving fescue varieties

LANDSCAPE IRRIGATION SYSTEM

The landscape irrigation system will be a zoned, time-clock controlled system in compliance with the City of Hayward's Landscape Water Use objectives and within the Landscape Water Allowance budget. This will be accomplished by using water conserving plant selection, as well as zoned design of the irrigation system. A monthly irrigation water schedule based on the areas evaporative transpiration date (ET) will be developed for use in the system's timeclock controller. The irrigation design will be in conformance with the City of Hayward's landscape irrigation guidelines and submittals.

KEY: PLAN ITEMS

1. Central Courtyard: Lawn casual play and gathering area.
2. Children's Play Area on safety play surface.
3. Car parking and adjacent terrace paving.
4. Shrub covered berm next to car park podium.
5. Large street trees and sidewalk next to Mission Boulevard.
6. Entry terraces for residential units over parking podium.
7. Pre-cast pavers next to Lafayette Avenue parking.
8. Fenced front yards with lawns next to Lafayette Avenue.
9. Lawn area with subsurface vehicle support system for emergency vehicle access.

PLANNING SUBMITTAL REVISIONS

MAY 20, 2004

Pyatok Architects Inc.
Architecture
Planning
Research
1611 Telegraph Avenue
Second Floor
Oakland, CA 94612
Tel - (510) 465-7010
Fax - (510) 465-8575

Rich Seyfarth
Landscape Architect
ASLA
2927 Newbury
Berkeley, CA
94703
510 548-6677

SARA CONNER PLACE FAMILY APARTMENTS

MISSION BOULEVARD, HAYWARD, CALIFORNIA

EDEN HOUSING, HAYWARD, CALIFORNIA

SCHEMATIC DESIGN
1/16" = 1'-0"

LANDSCAPE PLAN

REV	DATE	FOR

PROJECT NUMBER
0308

ISSUE DATE
06 APRIL 2004

L1.1