ANNE PHILLIPS ARCHITECTURE



Summary of Design Changes

October 20, 2015

For the Planning Board meeting scheduled for November 9, 2015, the following is a list of design changes that were made to the Eagle Street Family Housing project since the planning commission hearing on June 8, 2015. All of the changes were made in response to specific comments from neighbors, the Alameda Historical Society representative, planning board members and/or planning department staff.

- 1. Eliminated the bridge between building B and Building C.
- 2. Moved the trash room from the front of the Everett St. building to the parking lot.
- 3. Re-located the front doors of the units to the street side on Eagle St. by re-designing the majority of the unit floor plans.
- 4. Introduced 4 entry stairways on Eagle Street that access 7 units on the second floor.
- 5. Changed the building configuration on Eagle St. from two buildings to three to break down the scale. Building A was split into 2 buildings. There are now a total of 4 buildings, which have been relabeled as buildings A, B, C, and D.
- 6. In order to achieve 3, 4 and 5 above it was necessary to change Building D on Everett St. from a 2 story to a 3 story building. The floor plans for all units in Building D have been redesigned.
- 7. Moved Buildings B and C towards Eagle Ave. 5 feet to create more usable open space and play space.
- 8. Moved Building A 5 ft. to the west and Buildings C & D towards Everett St. 1'-8 ½" to provide a 10 ft. clearance between exterior stairs in response to building code requirements. This also provides better access to the shared common spaces and facilities for the residents.
- 9. Created more porches with front entry doors on the Eagle Street and Everett frontages, (from 3 to 7).
- 10. Added pitched roofs to the 3 story buildings on Eagle Ave.
- 11. Added historic detailing to all buildings.
- 12. Created a larger patio adjacent to the community room.
- 13. Created more generous common areas.
- 14. Reduced number of parking spaces from 30 to 28.
- 15. Added 5 more stairways to the rear of the 4 buildings to respond to building code requirements, which also provides better access to the shared common spaces and facilities for the residents on upper floors.
- 16. Added a "tower" roof feature to the corner bay at Eagle and Everett.
- 17. Added unique detailing to each of the pediments on the 3 story buildings on Eagle.
- 18. Reduced the railing height to a more historic level (30") and added a perforated metal panel above to comply with the building code.
- 19. Added additional trim to the porch roofs and building eaves.

EAGLE AVENUE

PROJECT DATA



A1.0 A2.0 A2.1	PROJECT DATA / SUMMARY INFORMATION / DRAWING INDEX SITE PLAN SITE PLAN WITH DENSITY BONUS	ASSESSOR'S PARCEL N ZONING DISTRICT: CONSTRUCTION TYPE:		070-0193-011 NP-R TYPE VB SPRINKLI	ERED
L1 L2 L3 L4	PRELIMINARY LANDSCAPE PLAN PRELIMINARY PLANT PALETTE ENLARGED LANDSCAPE PLAN ENLARGED LANDSCAPE PLAN	MAIN OCCUPANCY GOTHER ACCESSORY OF LOT AREA: BUILDING GROSS AREA	CCUPANCIES:	R-2 B 36,000 SQ. FT. / 0 27,492 SQ. FT.	0.83 ACRES
R1 R2 R3 R3.5	COLOR RENDERINGS COLOR RENDERINGS COLOR RENDERINGS COLOR RENDERINGS COLOR RENDERINGS	BUILDING HEIGHT: PARKING:	STANDARD : COMPACT : ADA:	43' - 0" 12 14 2	
R5 R6 R6.5 R7	COLOR RENDERINGS COLOR RENDERINGS COLOR RENDERINGS COLOR RENDERINGS	BICYCLE PARKING:	TOTAL LONG TERM SPACES : SHORT TERM SPACES :	28 26 6	
	BUILDING ELEVATIONS BUILDING ELEVATIONS 1ST FLOOR PLAN 2ND FLOOR PLAN 3RD FLOOR PLAN	BUILDING FOOTPRIN	TOTAL T:	32 11,827 SQ. FT.	
A6.1 A10.1 A11	ROOF PLAN WINDOW / STOREFRONT TYPES & DETAILS TOPOGRAPHIC SURVEY (FOR REFERENCE ONLY) DENSITY BONUS APPLICATION BASE SITE PLAN DIAGRAM	UNIT COUNT:	1ST FLOOI 2ND FLOOI TOTA	₹ 10	
		UNIT MIX:	1 BEDROOM 2 BEDROOM 3 BEDROOM	л 10 л 6	units units
			TOTA	L 22	units

PROJECT DIRECTORY		
OWNER:	HOUSING AUTHORITY OF THE CITY OF ALAMEDA	
	701 ATLANTIC AVE. ALAMEDA, CA 94501-2161 Phone (510) 747-4321 Fax (510) 522-7848	
	PROJECT MANAGER: VICTORIA JOHNSON vjohnson@alamedahsg.org CLAUDIA YOUNG cyoung@alamedahsg.org	
ARCHITECT:	ANNE PHILLIPS ARCHITECTURE CONTACT: TZE-YAN SZETO	
	3032 MAGNOLIA STREET OAKLAND, CA 94608 Phone (510) 841-7056, EXT. 110 tze-yan@aparch.com	
CIVIL ENGINEER:	LUK AND ASSOCIATES CONTACT: CHRIS WOOD 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 Phone (510)724-3388	

(510)724-3383

chris@lukassociates.com

CONTACT: STEVE DEJESSE

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OAKLAND, CA 94612

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Phone (510) 834-1629 #102

STRUCTURAL INGRAHAM DEJESSE ASSOCIATES

LANDSCAPE BAY TREE DESIGN GROSS AREA ACCESSIBLE ADAPTABLE CONTACT: LISA HOWARD ARCHITECT: 2 BEDROOM / TOWNHOUSE A101 1 BA 1,192 SF BEDROOM / FLAT A102 1 BA 615 SF 2313 VALLEY STREET A201 BEDROOM / FLAT 615 SF BERKELEY, CA 94702 Phone (510)644-1320 B101 B BEDROOM / FLAT 1 BA 1,235 SF lisa@baytreedesign.com 2 BEDROOM / TOWNHOUSE 1 BA 1,180 SF BEDROOM / FLAT 1 BA 583 SF MECHANICAL FARD ENGINEERS B104 BEDROOM / FLAT 1 BA 613 SF CONTACT: SAED SAIIDNIA PLUMBING 2 BEDROOM / TOWNHOUSE B201 1.236 SF 1 BA B202 BEDROOM / TOWNHOUSE 1 BA 1,208 SF 309 LENNON LANE, SUITE 200 2 BEDROOM / TOWNHOUSE WALNUT CREEK, CA 94598 B203 1 BA 1,204 SF Phone (925) 932-5505, EXT. 212 B204 2 BEDROOM / TOWNHOUSE 1 BA 1,226 SF saed@fard.com C101 BEDROOM / FLAT 613 SF BEDROOM / FLAT 1 BA 613 SF FLECTRICAL FARD ENGINEERS B BEDROOM / TOWNHOUSE 1 BA + 1 POWDER 1.144 SF CONTACT: ZACK SARHAN ENGINEER BEDROOM / TOWNHOUSE 1 BA + 1 POWDER 1,240 SF BEDROOM / TOWNHOUSE C105 1 BA + 1 POWDER 1,340 SF 309 LENNON LANE, SUITE 200 C201 BEDROOM / TOWNHOUSE WALNUT CREEK, CA 94598 1 BA 1.232 SE 2 BEDROOM / TOWNHOUSE Phone (925) 932-5505, EXT. 211 C202 1 BA 1,236 SF zack@fard.com 2 BEDROOM / FLAT 929 SF D201 B BEDROOM / TOWNHOUSE 1,258 SF 1 BA + 1 POWDER 2 BEDROOM / FLAT 1,226 SF

UNIT MATRIX

CODE INFORMATION

DRAWING INDEX

2013 UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS): FOR

FAIR HOUSING GUIDELINES: FOR COMMON AREAS AND VISITABLE/ADAPTABLE UNITS
2013 CALIFORNIA BUILDING CODE: INCLUDING CHAPTER 11B FOR

COMMON AREAS AND ACCESSIBLE UNITS, AND CHAPTER 11A FOR NON-ACCESSIBLE AND ADAPTABLE UNITS

2013 CALIFORNIA FIRE CODE

1,272 SF

2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE

2013 CALIFORNIA ELECTRICAL CODE

2013 CALIFORNIA REFERENCED STANDARDS CODE

2010 CALIFORNIA ENERGY CODE

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE -RESIDENTIAL MANDATORY MEASURES

2010 ADA: TITLE III PUBLIC AREAS AND ACCESSIBLE UNITS CITY OF ALAMEDA MUNICIPAL CODE

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2437 EAGLE AVENUE

VICNITY MAP

3032 MAGNOLIA STREET OAKLAND CA 94608 t 5 1 0 . 8 4 1 . 7 0 5 6

www.aparch.com

AVENUE HOUSING EAGLE 4 AMED/ GLE 2437

04.15.2015 PLANNING PERMIT 05.20.2015 PLANNING RESUBMIT 08.04.2015 PLANNING RESUBMIT 11.09.2015 PLANNING RESUBMIT

03.23.2015

DRT

PROJECT DATA & SUMMARY INFORMATION MAPS

DATE:	
DRAWN BY:	TS TH
JOB:	14-12

A1.0





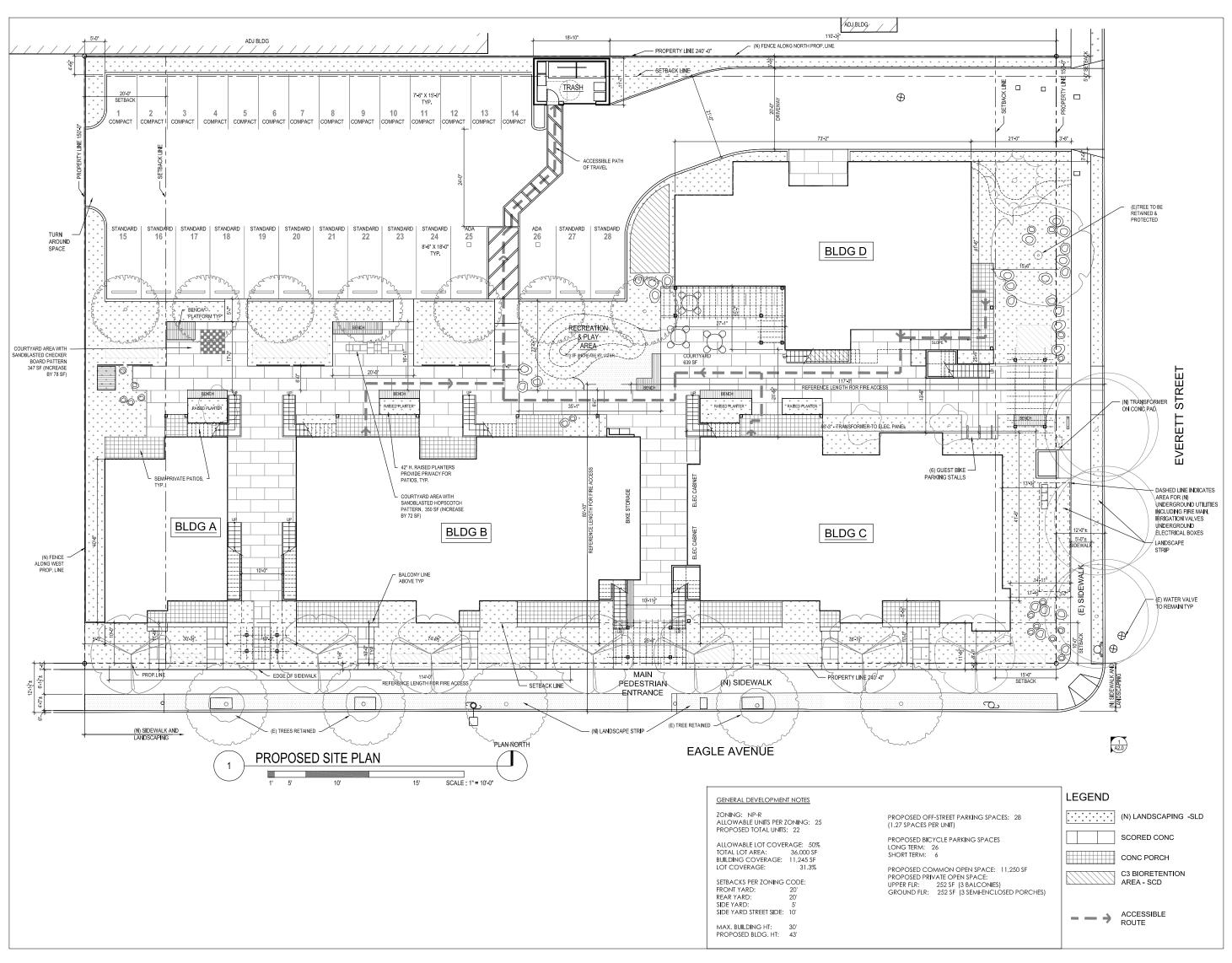
03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

SITE PLAN

 DATE:
 TS TH

 JOB:
 14-12

A2.0





03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

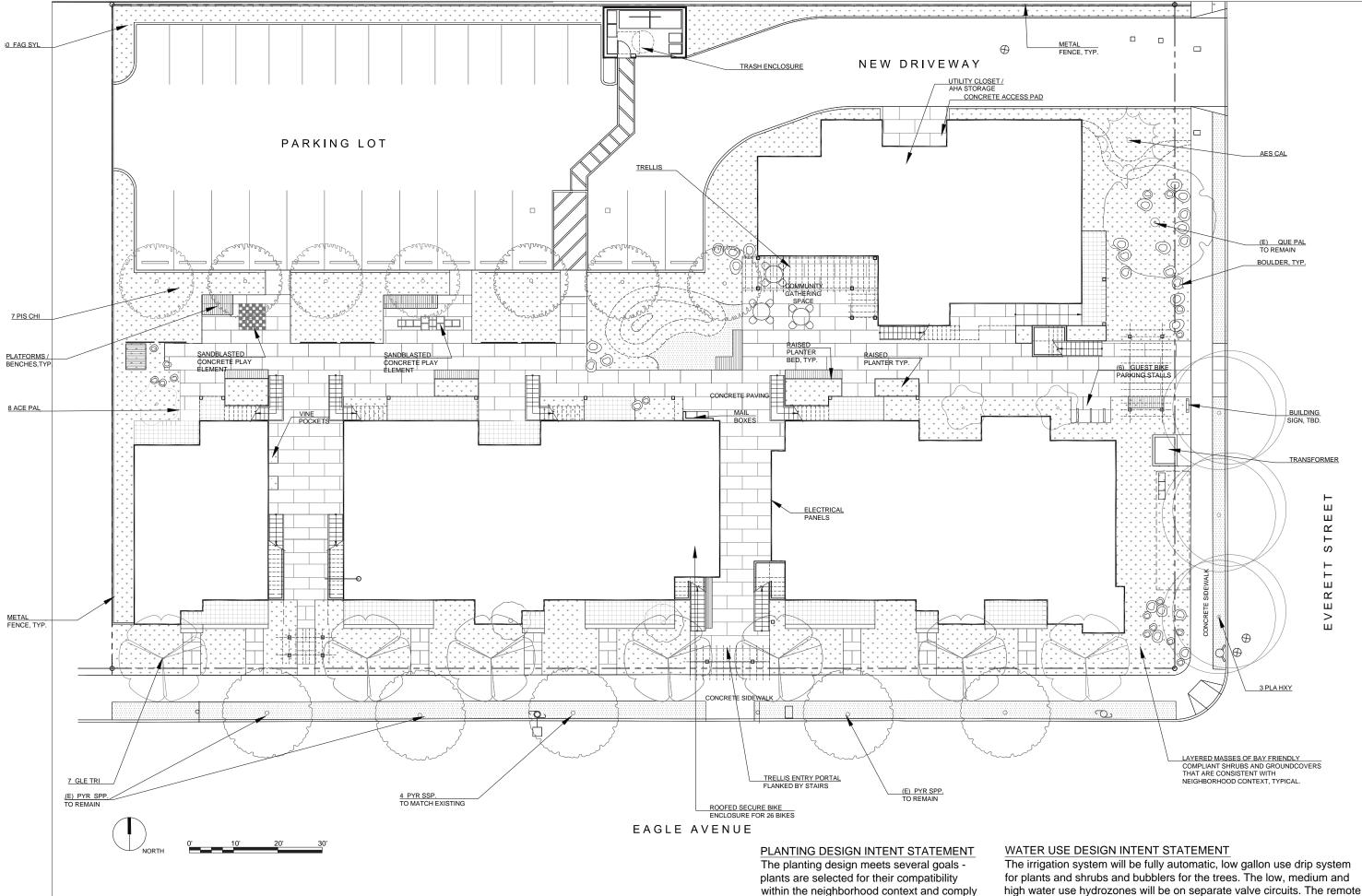
SITE PLAN WITH DENSITY BONUS

 DATE:

 DRAWN BY:
 TS TH

 JOB:
 14-12

A2.1



with Bay-Friendly landscape guidelines. The

plants were identified for their durability and low maintenance characteristics. The plant

interest, texture and shade for the residents.

California's Model Water Efficient Landscape

materials will provide privacy, seasonal

The planting design complies with

Ordinance.

The irrigation system will be fully automatic, low gallon use drip system for plants and shrubs and bubblers for the trees. The low, medium and high water use hydrozones will be on separate valve circuits. The remote control valves will have intergral pressure regulators and ensure constant application rates to minimize over or under watering. The electronic irrigation controller will be weather based and make automatic adjustments based on current climate along with multiple programs and application cycles/start times. A rain switch will be installed to prevent irrigation during rainy periods. A flow sensor and master valve will be connected to he controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.



BAY TREE DESIGN ...

berkeley, california 510 644.1320 www.haylrendexign.com info@baytrendexign.com

EAGLE HOUSING 2437 EAGLE AVENUE ALAMEDA CA 94501

DR	03.23.2015
PLANNING PERMIT	04.15.2015
RESUBMITTAL	11.09.2015

PRELIMINARY LANDSCAPE PLAN

DATE:	09.22.2015
DRAWN BY:	ER LF
JOB:	14-12

L1

PLANT LIST

QUAN		GOTANICAI NAME			CA MATIME	MINI OITE
		BOTANICAL NAME				
TREE						24" BOX
()				_		24 00%
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phy		Aesculus californica			X	
J. [V.L		
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$\langle \rangle$			Honey Locust			24" BOX
						24 BUX
or proper						
		Pistacia chinensis 'Keith Davey'	Chinese Pistache 'Keith Davey'			24° BOX
The same						
_						
$(\cdot ,)$		Platanus x hispanica 'Yarwood'	London Plane Tree "Yarwood"	747		24" BOX
(-)	PYR SPP.	Pyrus calleryana 'Aristocral'	Flowering Pear 'Aristocrat'	100		24" BOX
SHRU	IBS & GF	ROUNDCOVERS				
			Abelia			5 GAL -
		Acacia cognata 'Mini Cog'	Little River Wattle			
		Aesculus californica	Buckeye		. ×	15 GAL
		Alce species Arctostaphylos species	Aloe Manzanita	VL-M	×	
		Baccharis pilularis 'Twin Peaks'			×	5 GAL
			Bush Anemone		×	
		Ceanothus species Cedrus atlantica 'Pendula'		M		
		Cercis occidentalis			8	
			Mountain Ironwood Flowering Quince		×	
			Rockrase			5 GAL
			New Zealand Cabbage Tree			
			Australian fuchsia Italian Cypress			5 GAL
		Dodonaea viscosa 'Purpurea'	Purple Hop Bush			
		Eriogonum species Feijos sellowiana	Buckwheat Pineapple guava		×	
	FRA CAL	Frangula californica 'Mound San Brui			×	
		Garrya elliptica	Coast Silklassel	L	×	
			Shurb grevillea Australian Tea Tree			
			Chinese Firecracker	i.		
		Mahonia aquifolium 'Orange Flame'	Oregon Grape			5 GAL
				3.6		
			Tobina			
		Punica granatum 'Nana' Rhaphiolepis indica 'Clara'	Dwarf Pomenganate Indian Hawthorne			5 GAL
		Rhus integrifolia			31	
		Rhus ovata Ribes sanguineum	Sugar Bosh Pink Flowering Currant		×	
			Evergreen Huckleberry	7.6	ŝ	
PERE		& GROUNDCOVERS				
		Achillea millefolium Anigozanthos spp.	Yarrow Kangaroo Paw	LM	×	
			Pacific Mist Manzanita		X	
		Aspiditra elatior 'Ashai'	Cast-Iron Plant			
		Aspidara etator Asnai Crocosmia x crocsmilflora Cuphea micropetala	Montbretia	L L		
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ВАМЕ	CRO CRO CUP MIC CUP CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CONTROL CUP CONTROL CONTRO	Crocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Ecigeno karvinskianus Iris Pacific Coast Hybrid Juncus paties Lavandula species Libertia species Libertia species Palomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Hrutington Carpet' Rosmarinus officinalis Barbocus' Rosmarinus officinalis Barbocus' Salvia Cohelles Salvia Charlas' Choice' Salvia Isucamtha Sedum Herbafreude 'Auturn Joy' Senecio mandralisicase blue Stachys byzantina Taucrium Futicans	Monthretia Candy Corn Plant Fortnight lily Pridie of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratils Jerusalem Sage Fiax Western sword Fern Rosemary - Ground cover Rosemary Rosemary Rosemary Sage Cohulius Sage Dara's Choice Sage Mexican Sage Stonecrop Challksticks Lumb's Ear Bush Germander	L M L M L L L L L L L L L L L L L L L L	×	1GAL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 6 GAL 7 GAL 7 GAL 7 GAL 8
ВАМЕ	CRO CRO CUP MIC CUP MIC CUP MIC CUP MIC CUP MIC SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIB SPP POL MUN ROS OFF ROS HUN ROS OFF SAL CPP SAL COH SAL LEU SED HAJ SEN MAL STA BYZ TEU SPP ZAN AET BAM MUL CAL FOL CA	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus patien Lavandula species Libertia species Libertia species Palomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Hrutington Carpet' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Salvia cohuliteralis Salvia Choice' Salvia leucamita Sedum Herbaffreude 'Auturn Joy' Senecio mandraliscae blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo mulitplex Alphonse Karr Calamagrostis foliosa	Monthretia Candy Corn Plant Fortnight lily Pridie of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sage Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Sage Cohulia Sage Dara's Choice Sage Mexican Sage Stonecrop Challksticka Lumb's Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Medoccino Reed Grass	L M L U U U U U U U U U U U U U U U U U	x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 G
ВАМЕ	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR RIR PCH JUN PAT LAV SPP LIB SPP OXA SPP PHL FRU PHO SPP POL MUN ROS HUN ROS HUN ROS OFF ROS OF	Crocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Echium candicans Erigeron karvinskianus Iris Paoffe Coast Hyrbrid Juncus patiens Lavandula species Libertia species Oxalis species Phlomis fruticosa Phornium hybrids Polystichum munitum Rosmarinus "Huntington Carpet" Rosmarinus officinalis Barbecus Rosmarinus officinalis Barbecus Rosmarinus officinalis Barbecus Salvia cochulterais Salvia Choice' Salvia fundamana Sedum Herbstreude "Auturn Joy' Senecio mandraliscase blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo mulitplex Alphonse Karr Calamagrostis foliosa Carex divulsa	Monthretia Candy Corn Plant Fortnight lily Pridie of Madeira Santa Barbura Daisy Pacific Coast tris California Gray Rush Lavender Libertia Ozallis Jerusalem Sage Flax Western sword Fern Rosemary - Ground cover Rosemary Rosemary Bosemary Rosemary Sage Cohulia Sage Darás Choice Sage Mexican Sage Stonectop Chalikaticia Lumb's Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sage	L M L L L L L L L L L L L L L L L L L L	x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 5 GAL 6 GAL 1 GAL 7 GAL 7 GAL 8
ВАМЕ	CRO CRO CUP MIC OUP MI	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus patien Lavandula species Libertia species Libertia species Palomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Hrutington Carpet' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Salvia cohuliteralis Salvia Choice' Salvia leucamita Sedum Herbaffreude 'Auturn Joy' Senecio mandraliscae blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo mulitplex Alphonse Karr Calamagrostis foliosa	Monthretia Candy Corn Plant Fortnight lily Pridie of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sage Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Sage Cohulia Sage Dara's Choice Sage Mexican Sage Stonecrop Challksticka Lumb's Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Medoccino Reed Grass	L M L U U U U U U U U U U U U U U U U U	x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 GAL 2 GAL 1 G
BAME	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIB SPP OXA SPP PHO SPP POL MUN ROS OFF SAL SPP SAL SPP SAL SPP SAL SPP SAL SPP SAL EU SED HAJ SEN MAL STA BYZ TEU SPP ZAN AET SOOS & GAN TO CAR DIV CAR TEX GHO TEX SPP SAL DROS OFF SAL SPP SAL SP	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeno karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Useria species Useria species Oxalis species Phomism hybrids Polystohum munitum Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbecue' Rosmarinus officinalis Blue Spires' Salvia species Salvia cohullensis Salvia cohullensis Salvia functionalis	Monthretis Candy Corn Plant Fortnight Illy Pride of Madeira Santa Barbara Daisy Pacific Coast Iris California Gray Fush Lavender Libertis Oxalis Jerusalem Sage Fisk Western sword Fern Rosemary - Ground cover Rosemary Fosemary Sage Cahulia Sage Dara's Choice Sage Mexican Sage Stonecrop Chalikaticia Lumb's Ear Bush Germander Calle Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sedge Callin Sedge Small Cape Rush Idaho Fescue	L M L M L L L L L L L L L L L L L L L L	x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1
ВАМЕ	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR RIR PCH JUN PAT LAV SPP LIB SPP POL MUN ROS OFF ROS OFF SAL SPP PAL COH SAL DRO SAL DRO SAL SPP ZAN AET SAL DRO CAL FOL CAR TEX CHO CAR TEX CHO TEX CAR TEX CHO TEX CH	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Levendula species Libertia species Diotalis species Palomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Hrutington Carpet' Rosmarinus Hrutington Carpet' Rosmarinus officinalis Basrbocus' Rosmarinus officinalis Basrbocus' Salvia Cohelies Salvia cohulileratis Salvia Choice' Salvia Ieucamtha Sedum Herbafreude 'Auturn Joy' Senecio mandralisicase blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo multiplex Alphonse Karr Calamagroatis foliosa Carex divulsa Carex toxensis Chondropetalum tectorum Festuca idahoansis' Siskiyou Blue' Helicictorichos sempervines	Monthretia Condy Com Plant Fortnight lily Pridia of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sigo Fiax Western sword Fern Rosemary - Ground cover Rosemary Ro	L M L U U U U U U U U U U U U U U U U U	x x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL 1 GAL
BAME	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIE SPP OXA SPP PHL FRU PHL SPP POL MUN ROS OFF SAL COH SAL DRO SAL CHE SED HAJ SEN MAL STA BYZ TEU SPP ZAN AET SOOS & BAM MUL CAL FOL CAR DIV CAR TEX CHO TEC SIDA HEL SEM LES CON TES IDA	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeno karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Useria species Useria species Oxalis species Phomism hybrids Polystohum munitum Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbecue' Rosmarinus officinalis Blue Spires' Salvia species Salvia cohullensis Salvia cohullensis Salvia functionalis	Monthretis Candy Corn Plant Fortnight Illy Pride of Madeira Santa Barbara Daisy Pacific Coast Iris California Gray Fush Lavender Libertis Oxalis Jerusalem Sage Fisk Western sword Fern Rosemary - Ground cover Rosemary Fosemary Sage Cahulia Sage Dara's Choice Sage Mexican Sage Stonecrop Chalikaticia Lumb's Ear Bush Germander Calle Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sedge Callin Sedge Small Cape Rush Idaho Fescue	L M L M L L L L L L L L L L L L L L L L	x x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1
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BAME	CRO CRO CUP MIG DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIB SPP OXA SPP POL MUN ROS HON ROS HON ROS HON ROS HON ROS HOR SAL DRO CAL FUL EU SPP ZAN AET BAM MULL CAR TEX CHO TEC FES IDA HEL SEM LEY CON MUH RIG	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeno karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Useria species Useria species Oxalis species Phomium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbecue' Salvia species Salvia cohulieralis Salvia cohulieralis Salvia species Salvia species Salvia species Salvia species Salvia species Salvia pecies Salvia pecies Salvia pecies Salvia pecies Salvia pecies Salvia funcia (Choice) Salvia flueratina Salvia (Dara Choice) Salvia flueratina Salvia (Dara S	Monthretis Candy Corn Plant Fortnight Illy Pridie of Madeira Santa Barbara Daisty Pacific Coast Iris California Gray Flush Lavender Libertis Oxalis Jerusalem Sage Fix Western sword Ferr Rosemary Ground cover Rosemary Sage Chalits Sage Dara's Choice Sage Mexican Sage Stonecrop Chaliksticka Lumb's Ear Bush Germander Calla Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sedge Catis Sage Smaß Cape Ruish Idaho Fescue Blue Oat Grass Bush Carnyon Prince Wild Rye Deer Grass	L M L M L L L L L L L L L L L L L L L L	x x x	16AL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL 5 GAL 6 GAL 1 GAL 5 GAL 6 GAL 7
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	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIE SPP OXA SPP PHL FRU PHL FRU PHL SPP OXA SPP SAL COH SAL CH S	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigero karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Oxalis species Phlomis fruticosa Phormium hybrids Polystohum munitum Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbocue' Rosmarinus officinalis Buse Spires' Salvia species Salvia in Salvia Choice' Salvia Isucantha Sadvia Choice' Salvia flaucantha Sadvia choice 'Auturn Joy' Senecio mandraliscae blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo multiplex Alphonse Karr Calamagrastis foliosa Carex drivista Carex drivista Carex drivista Lavandula Salvia Choice' Muhlenbergia rigens Campsis radicans Gelsemisum sempervirens Loricora hispidula var. vocilans Gelsemisum sempervirens Lonicora hispidula var. vocilans	Monthretia Candy Corn Plant Fortnight Illy Pride of Madeira Santa Barbara Dailsy Pacific Coast Iris California Gray Fush Lavender Libertia Oxalis Jerusalem Sago Fiax Western sword Fem Rosemary - Ground cover Rosemary - Ground cover Rosemary Sage Dara's Choice Sage Mexican Sago Stonectop Chalkisticka Lumb's Ear Bush Germander Callis Illy Alphonse Kerr bamboo Cape Mendocino Reed Grass Berkeley Sego Catin Sedge Small Cape Rush Idaho Fescue Blue Oat Grass Blue Oat Grass Bush Carpo Prince Wild Rye Deer Grass Trumpel Vine Carolina Jessamine California Honoysuckie Passolorivine	L M L M L L L L L L L L L L L L L L L L	x x x	16AL 5 GAL 5 GAL 1 GAL 5 GAL 6 GAL 1
	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIB SPP POL MUN ROS HUN ROS HUN ROS OFF SAL SPP SAL COH SAL DRY SAL SPP ZAN AET 3008 & BAM MUL CAR TEX EM MUL CAR TEX CHO TEC FES IDA HEL SEM LEY CON MUH RIG S CAM RAD GEL SEM LON HIS PAS SPP ROS BAN ROB BAN ROB GEL SEM LON HIS SPAS SPP ROS BAN ROB BAN ROB BAN ROB GEL SEM LON HIS SPAS SPP ROS BAN ROB BAN ROB BAN ROB GEL SEM LON HIS SPAS SPP ROS BAN ROB BA	Grocosmia x crocsmillora Cuphea micropetalla Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus paters Levendula species Libertia species Libertia species Plomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbecus' Rosmarinus officinalis Barbecus' Rosmarinus officinalis Barbecus' Rosmarinus officinalis Barbecus' Salvia cohulilensis Salvia cohulilensis Salvia cohulilensis Salvia pacies Salvia pac	Monthretia Candy Corn Plant Fortnight lily Pridia of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sige Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Rosemary Sage Cohulia Sage Darris Choice Sage Mexican Sage Stonecrop Chaffickia Lumba Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Mendoctino Reed Grass Berkeley Sedge Cattin Sedge Small Cape Rush Idaho Fescue Blue Gat Grass Carryon Prince Wild Rye Deer Grass Trumpet Vine Carolina Jessamine California Honeysuckle PasslonVvine Lady Banka Rose Tromness Blackberry	L M L U U U U U U U U U U U U U U U U U	× × × × × × × ×	16AL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 6 GAL 7
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VINES	CRO CRO COUP MIC OUP M	Grocosmia x crocsmillora Cuphea micropetula Dietes species Echum candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Lavandula species Oxalis species Phomium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Salvia cohulleralis Salvia Cholico' Salvia laucantha Sedum Horbartrude' Auturn Joy' Senecio mandraliscae blue Stachys byzantha Toucrium fruticans Zantedeschia aethiopia GRASSES Bamboo mulitplex Alphonaa Karr Calamagroatis foliosa Carex divulsa Canox toxensis Chondropetallum tectorum Featuca idahoensis "Siskiyou Blue" Helictobrichon sempervirens Loymus condatus "Canyon Prince' Muhlenbergia rigens Campais radicans Gelsenium sempervirens Loricora hispitulav var. vocilans Passillora caerulea 'Constance Elliof Rossa banksiae Rubus ursinus Wild Treasura' Vitis californica 'Roger's Red'	Monthretia Candy Corn Plant Fortnight lily Pridia of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sige Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Rosemary Sage Cohulia Sage Darris Choice Sage Mexican Sage Stonecrop Chaffickia Lumba Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Mendoctino Reed Grass Berkeley Sedge Cattin Sedge Small Cape Rush Idaho Fescue Blue Gat Grass Carryon Prince Wild Rye Deer Grass Trumpet Vine Carolina Jessamine California Honeysuckle PasslonVvine Lady Banka Rose Tromness Blackberry	L M L U U U U U U U U U U U U U U U U U	× × × × × × × ×	16AL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 6 GAL 7
VINES	CRO CRO CUP MIC DIE SPP ECH FAR IRI PCH JUN PAT LAV SPP LIE SPP OXA SPP PHL FRU LIB SPP OXA SPP PHL FRU SPP AS AL COH SAL CH SAL DRO SAL CAL EU SED HAJ SEN MAL STA BYZ TEU SPP ZAN AET SAL COH CAR DIV CAR TEX CHO TES CON MUH RIG	Grocosmia x crocsmillora Cuphea micropetalla Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus paters Levendula species Libertia species Libertia species Plomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbecus' Rosmarinus officinalis Barbecus' Rosmarinus officinalis Barbecus' Rosmarinus officinalis Barbecus' Salvia cohulilensis Salvia cohulilensis Salvia cohulilensis Salvia pacies Salvia pac	Monthretia Candy Corn Plant Fortnight lily Pridia of Madeira Santa Barbara Daisty Pacific Coast tris California Gray Rush Lavende Libertia Oratis Jerusalem Sige Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Rosemary Sage Cohulia Sage Darris Choice Sage Mexican Sage Stonecrop Chaffickia Lumba Ear Bush Germander Callis lily Alphonse Karr bamboo Cape Mendoctino Reed Grass Berkeley Sedge Cattin Sedge Small Cape Rush Idaho Fescue Blue Gat Grass Carryon Prince Wild Rye Deer Grass Trumpet Vine Carolina Jessamine California Honeysuckle PasslonVvine Lady Banka Rose Tromness Blackberry	L M L U U U U U U U U U U U U U U U U U	× × × × × × × ×	1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 6 GAL 7 GAL
VINES	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR RIR PCH JUN PAT LAV SPP LIB SPP POL MUN ROS HOR ROS HOR ROS HOR SAL SPP PAL COH SAL COH SAL COH SAL COH SAL COH SAL COH CAS HOR CAS HO	Crocosmia x crocsmillora Cuphea micropetala Dietes species Echium candicans Ecigeron karvinskianus Iris Pacific Coast Hybrid Juncus paters Levendula species Libertia species Libertia species Palomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Hrutington Carpet' Rosmarinus Hrutington Carpet' Rosmarinus officinalis Barbocus' Rosmarinus officinalis Barbocus' Rosmarinus officinalis Barbocus' Salvia cohuliteralis Salvia Choicis Salvia (Dacis' Choicis Salvia leucamtha Sedum Herbafreude 'Auturn Joy' Senecio mandralisicase blue Stachys byzantina Teucrium fruticans Zantedeschia aethiopia GRASSES Bamboo multiplex Alphonas Karr Calamagroatis foliosa Carex divulsa Carex toxensis Chondropetalum tectorum Featuca idahoensis 'Siskiyou Blue' Hellictorichon sempervirens Loymus condatus 'Canyon Prince' Muhlenbergia rigens Campsis radicans Gelsenium sempervirens Loniorar hispiculav aur. vocilans Passillora caerulea 'Constance Elliot Rosa barksiae Passillora caerulea 'Constance Elliot Rosa barksiae Passillora Carrica 'Roger's Red' IN AREAS Carex turnulicola Cercis occidentalis	Monthretia Candy Corn Plant Fortnight Illy Pridia of Madeira Santa Barbara Dailsy Pacific Coast tris California Gray Rush Lavender Libertia Oratils Jerusalem Sage Fiax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Ro	L M L U U U U U U U U U U U U U U U U U	X X X X	16AL 5 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 7
VINES	CRO CRO CUP MIC DIE SPP ECH FAS ERI KAR RIR PCH JUN PAT LAV SPP LIB SPP POL MUN ROS HOR ROS HOR ROS HOR SAL SPP PAL COH SAL COH SAL COH SAL COH SAL COH SAL COH CAS HOR CAS HO	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeron karninksianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Oxalis species Pholmis futicosa Phormism hybrids Polystchum munitum Rosmarinus Huntington Carpet' Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbocue' Rosmarinus officinalis Blue Spires' Salvia species Salvia fundational Salvia Para's Choice' Salvia flues Salvia fundational Salvia Para's Choice Salvia flues Salvia fundational Salvia Para's Choice Salvia flues Salvia fundational Salvia Sal	Monthretis Candy Corn Plant Fortnight Illy Pridie of Madeira Santa Barbara Daisy Pacific Coast Iris California Gray Fush Lavender Libertis Oxalis Jerusalem Sage Fisk Western sword Fern Rosemary - Ground cover Rosemary Sage Cahilla Saige Dara's Choice Sage Mexican Sage Stonecrop Chalikaticka Lumb's Ear Bush Germander Calis Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sedge Catin Sedge Smaß Cape Rush Idaho Fescue Blue Oat Grass Caryon Prince Wild Rye Deer Grass Trumpet Vine Carolina Jessamine California Honoysuckie Passion'Vine Lady Banka Rose Thorniess Blackbetry California Wild Grape Berkeley Sedge Western Redbud Smaß Cape Rush Idaho Fescue Blue Gart Grass Blue Gart Grass Blue Gart Grass Blue Gart Grass Sage California Honoysuckie Deer Grass Trumpet Vine Carolina Jessamine California Wild Grape	L M L U U U U U U U U U U U U U U U U U	X X X X	16AL 5 GAL 5 GAL 1 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 5 GAL 5 GAL 6 GAL 6 GAL 7
VINES	CRO CRO CUP MIG DIE SPP ECH FAS ERI KAR IRI PCH JUN PAT LAV SPP LIB SPP OXA SPP POL MUN ROS OFF SAL SPP SAL DRO SAL LEU SED HAJ SEN MAL SEN MAL STA BYP ZAN AET BOOS & GAM RAD GEL SEM LON HIS ROS HOFF ROS OFF SAL SPP SAL BYP SAL DRO SAL LEU SED HAJ SEN MAL SEN M	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Oxalis species Phormism hybrids Polystohum munitum Rosmarinus Huntington Carpet' Rosmarinus Huntington Carpet' Rosmarinus Officinalis Barbocue' Rosmarinus officinalis Blue Spires' Salvia species Salvia cohullensis Salvia is echillensis Salvia is echillensis Salvia is pecies Salvia species Salvia species Salvia species Salvia species Salvia species Salvia is echillensis Salvia is cohullensis Salvia fora's Choice' Salvia fluera's Choice' Salvia fluera's Choice Salvia flu	Monthretis Condy Corn Plant Fortnight Illy Pride of Madeira Santa Barbara Daisy Pacific Coast Iris California Gray Fush Lavender Libertis Oxalis Jerusalem Sage Fisix Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Sage Cahulia Sage Dara's Choice Sage Mexican Sage Stonecrop Chalikaticia Lumb's Ear Bush Germander Callis Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Berkeley Sedge Cattin Sedge Small Gape Rush Idaho Fescue Blue Oat Grass Caryon Prince Wild Rye Deer Grass Trumpet Vine Carolina Jeosamine California Honoysuckie PassionVvine Lady Banka Rose Trornless Blackbetry California Wild Grape Berkeley Sedge Berkeley Sedge Cattin Sedge Stage Gape Rush Idaho Fescue Blue Oat Grass Blue Gat Grass Gallfornia Honoysuckie Lady Banka Rose Trumpet Vine Carolina Jeogamine California Honoysuckie Lady Banka Rose Triornless Blackbetry California Grap Rush Douglas Iris California Gray Fush	L M L M L L L L L L L L L L L L L L L L	x	1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 6 GAL 7 GAL
VINES	CRO CRO CUP MIG CUP	Grocosmia x crocsmillora Cuphea micropetula Dietes species Echum candicans Echgeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Lavandula species Diomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Blue Spires' Salvia cohulilensis Salvia cohulilensis Salvia i Daris Choico' Salvia laucantha Sedum Harbarfoude 'Auturm Joy' Senecio mandraliscae blue Stachys byzantha Teucrium fruticans Zantedeschia aethiopia GRASSES Barboo mulitiplex Alphonse Karr Calamagrostis foliosa Carex (drubsa Carex toxensis Chondropetalium tectorum Featura idahonoris' Siskiyou Blue' Helictotrichon sempervirens Loymus condatus 'Canyon Prince' Muhlenbergia rigens Campsis radicans Gelsemium sempervirens Lonicora hispicida var. vocilans Passiliora caerulea 'Constance Elliof Rosa banksiae Rubus ursinus Wild Treaswra' Vitis californica 'Roger's Red' IN AREAS Carex turnulicola Cercis occidentalis Centra condatus 'Canyon Prince' NA REAS Carex turnulicola Cercis occidentalis Cercis occidentalis Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince'	Monthretis Candy Corn Plant Fortnight Illy Pridie of Madeira Santa Barbara Daisly Pacific Coast Iris California Gray Flush Lavender Lavend	L M L U U U U U U U U U U U U U U U U U	X X X X X	16AL 5 GAL 5 GAL 1 GAL 5 GAL
VINES	CRO CRO CUP MIG DIE SPP ECH FAR BRI FCH JUN PAT LAV SPP LIB SPP OXA SPP PHL FRU PHO SPP OXA SPP PO CAM SPP PO CAM SPP SAL COH SAL DRO SAL LEU SED HAJ SEN MAL SEN MAL STA BYP SAL CH SAL FOL CAR TOW CAR TEX GHO TEC FES IDA HEL SEM HEL SEM LEY CON MUH RIG CAM RAD GEL SEM SAL SPP ROS BAN RUB URS VIT CRR ETENTIO CAR TUM CCR COC CHO TEC CER OCC CHO TEC LIN PAT LEY CON	Grocosmia x crocsmillora Cuphea micropetala Dietes species Echum candicans Echigeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Ubertia species Pholomis futicosa Phormium hybrids Polystohum munitum Rosmarinus Huntington Carpet' Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbocue' Rosmarinus officinalis Buse Spires' Salvia species Salvia (bara's Choice' Salvia species Salvia futicosa Patensia species Salvia futicosa Salvia futicosa Patensia species Salvia futicosa Carex texenais Chondropetalum futicosa Campais radicans Gelsemium sempervirens Lonicora hispidula var. vocillans Passiflora caerulas "Constance Elliot Rosa banksiae Rubus urishus Wild Treasara" Vitis californica Roger's Red' NAREAS Carex turmulicosa Carex	Monthretis Candy Corn Plant Fortnight Illy Pride of Madeira Santa Barbara Daisy Pacific Coast Iris California Gray Rush Lavender Libertis Oxalis Jerusalem Sage Flax Western sword Fern Rosemary - Ground cover Rosemary - Ground cover Rosemary Sage Cohulia Sage Dara's Choice Sage Mexican Sage Stonecrop Chalksticks Lumb's Ear Bush Germander Callis Illy Alphonse Karr bamboo Cape Mendocino Reed Grass Brikeley Sege Cattin Sedge Small Cape Rush Idaho Fescue Blue Oat Grass Blue Oat Grass Brikeley Sege Cattin Sedge Small Cape Rush Lody Banka Rose Trumpat Vine Carlolina Jessamine California Honoysuckle PassionVine Lady Banka Rose Thomies Blackberry California Wild Grape Berkeley Sedge Western Redbud Small Cape Rush Douglas Iris California Gray Rush California Pop Pince Wild Rye Mestern Redbud Small Cape Rush Douglas Iris California Gray Rush Canyon Prince Wild Rye Mat Rush Mat Rush	L M L U L L L L L L L L L L L L L L L L	x	1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 6 GAL 6 GAL 6 GAL 7 GAL
VINES	CRO CRO CUP MIG. CUP	Grocosmia x crocsmillora Cuphea micropetula Dietes species Echum candicans Echgeron karvinskianus Iris Pacific Coast Hybrid Juncus patens Lavandula species Lavandula species Lavandula species Lavandula species Diomis fruticosa Phormium hybrids Polystichum munitum Rosmarinus Huntington Carpet' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Barbecue' Rosmarinus officinalis Blue Spires' Salvia cohulilensis Salvia cohulilensis Salvia i Daris Choico' Salvia laucantha Sedum Harbarfoude 'Auturm Joy' Senecio mandraliscae blue Stachys byzantha Teucrium fruticans Zantedeschia aethiopia GRASSES Barboo mulitiplex Alphonse Karr Calamagrostis foliosa Carex (drubsa Carex toxensis Chondropetalium tectorum Featura idahonoris' Siskiyou Blue' Helictotrichon sempervirens Loymus condatus 'Canyon Prince' Muhlenbergia rigens Campsis radicans Gelsemium sempervirens Lonicora hispicida var. vocilans Passiliora caerulea 'Constance Elliof Rosa banksiae Rubus ursinus Wild Treaswra' Vitis californica 'Roger's Red' IN AREAS Carex turnulicola Cercis occidentalis Centra condatus 'Canyon Prince' NA REAS Carex turnulicola Cercis occidentalis Cercis occidentalis Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince' Leymus condatus 'Canyon Prince'	Monthretis Candy Corn Plant Fortnight Illy Pridie of Madeira Santa Barbara Daisly Pacific Coast Iris California Gray Flush Lavender Lavend	L M L U U U U U U U U U U U U U U U U U	X	1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL 1 GAL 5 GAL































BAY TREE DESIGN ...

berkeley, california 510 644 1370 www.baytreedexign.com

EAGLE HOUSING 2437 EAGLE AVENUE ALAMEDA CA 94501

DRT	03.23.2015
PLANNING PERMIT	04.15.2015
RESUBMITTAL	11.09.2015

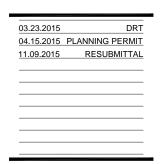
PRELIMINARY PLANT PALETTE

09.22.2015
ER LF
14-12



BAY TREE DESIGN ...

2437 EAGLE AVENUE ALAMEDA CA 94501 **EAGLE HOUSING**



ENLARGED LANDSCAPE PLAN

DATE:	09.22.2015
DRAWN BY:	ER LF
JOB:	14-12



NATURE PLAY AREA, TYP. SEE PRECEDENT IMAGES





BAY TREE DESIGN ...

EAGLE HOUSING 2437 EAGLE AVENUE ALAMEDA CA 94501

ENLARGED LANDSCAPE PLAN

03.23.2015

04.15.2015 PLANNING PERMIT 11.09.2015 RESUBMITTAL

DATE:	09.22.2015
DRAWN BY:	ER LF
JOB:	14-12



CENTRAL AREA AND SPINE ENLARGED SITE PLAN











2437 Eagle Avenue, Alameda



Neighboring Houses on Eagle Ave.





2437 Eagle Avenue, Alameda



Corner of Eagle Ave. and Everett St.





2437 Eagle Avenue, Alameda



Eagle Avenue





2437 Eagle Avenue, Alameda



Eagle Avenue (with landscaping at sidewalk shown)





2437 Eagle Avenue, Alameda



Pedestrian Entry on Eagle Ave.





2437 Eagle Avenue, Alameda



Everett St.





2437 Eagle Avenue, Alameda



Parking Lot





2437 Eagle Avenue, Alameda



Parking Lot (with landscaping at parking lot shown)





2437 Eagle Avenue, Alameda



Community Building







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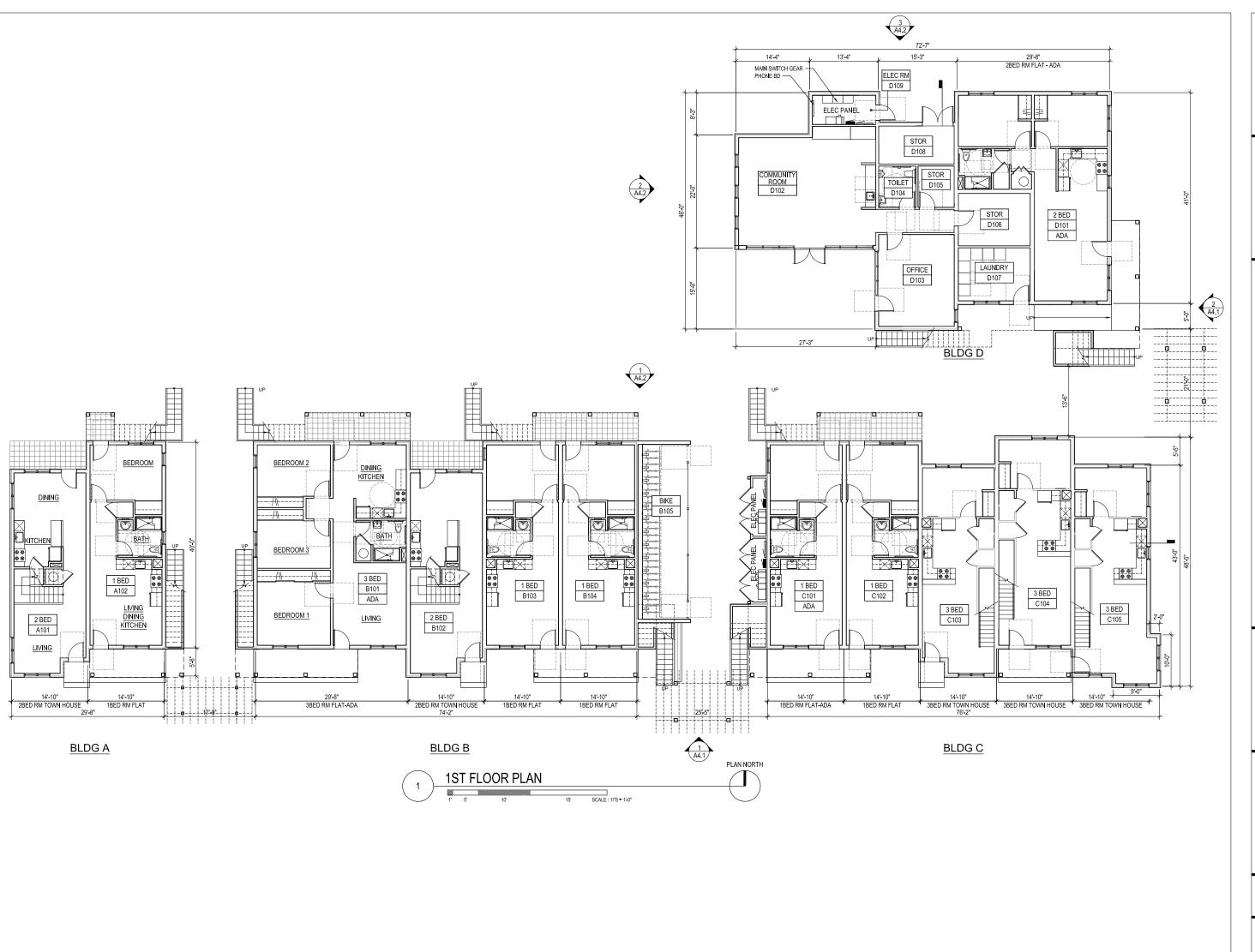
03.23.2015 DRT 04.15.2015 PLANNING PERMIT 05.20.2015 PLANNING RESUBMIT 08.04.2015 PLANNING RESUBMIT 11.09.2015 PLANNING RESUBMIT

> BUILDING **ELEVATIONS**

DATE: DRAWN BY: TS TH 14-12 JOB:

A4.1







03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

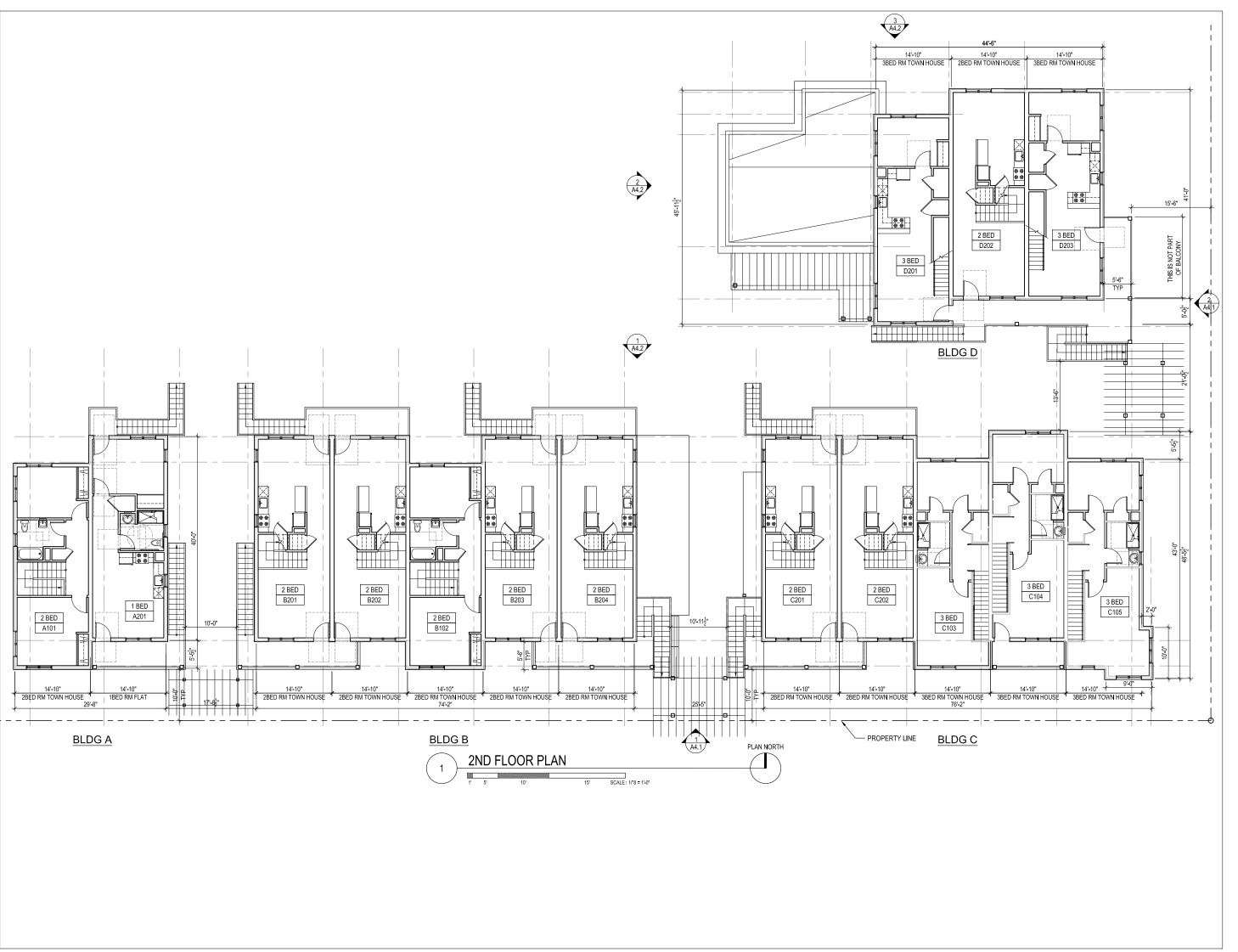
1ST FLOOR PLAN

 DATE:

 DRAWN BY:
 TS TH

 JOB:
 14-12

A5.1





03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

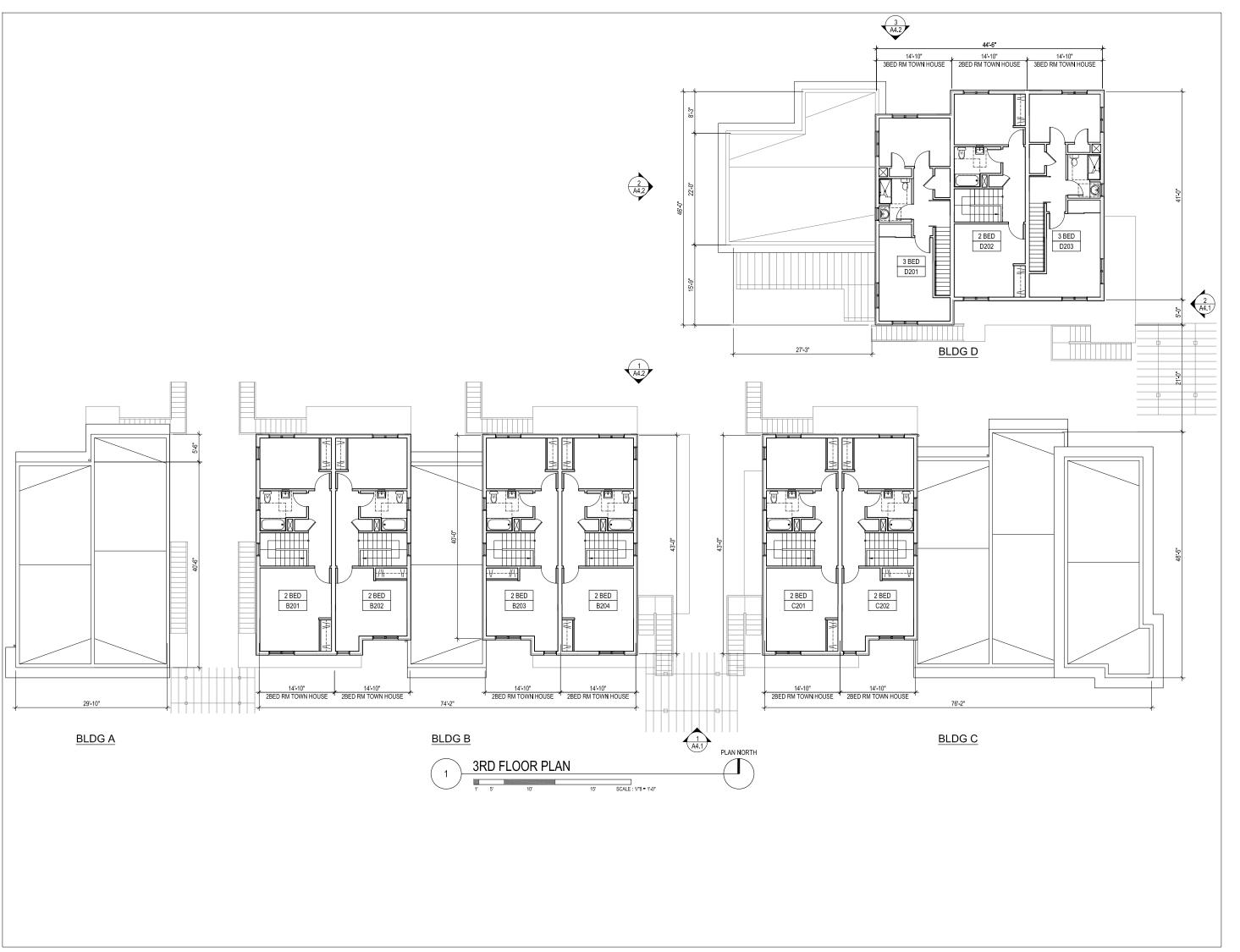
2ND FLOOR PLAN

 DATE:

 DRAWN BY:
 TS TH

 JOB:
 14-12

A5.2





03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

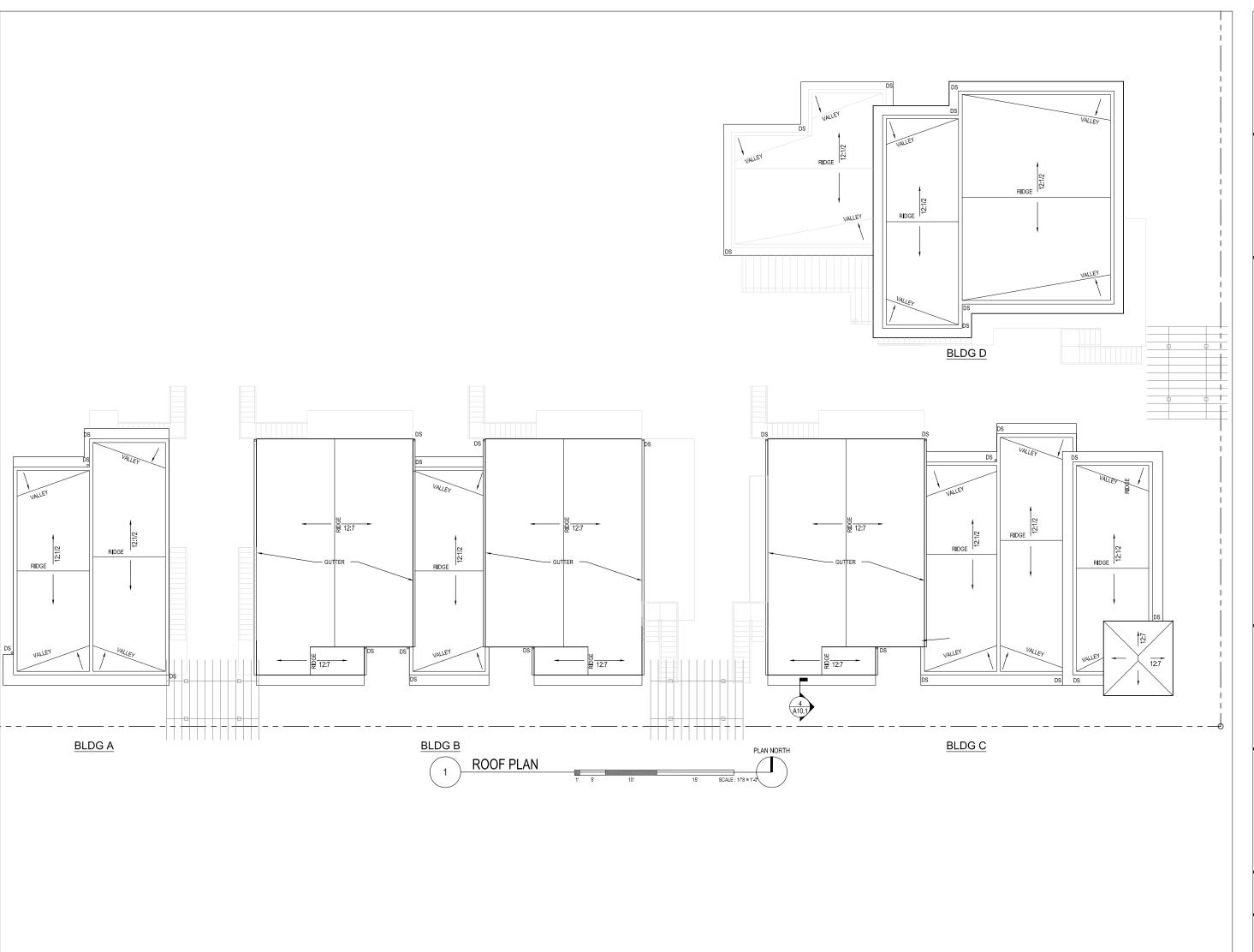
3RD FLOOR PLAN

 DATE:

 DRAWN BY:
 TS TH

 JOB:
 14-12

A5.3



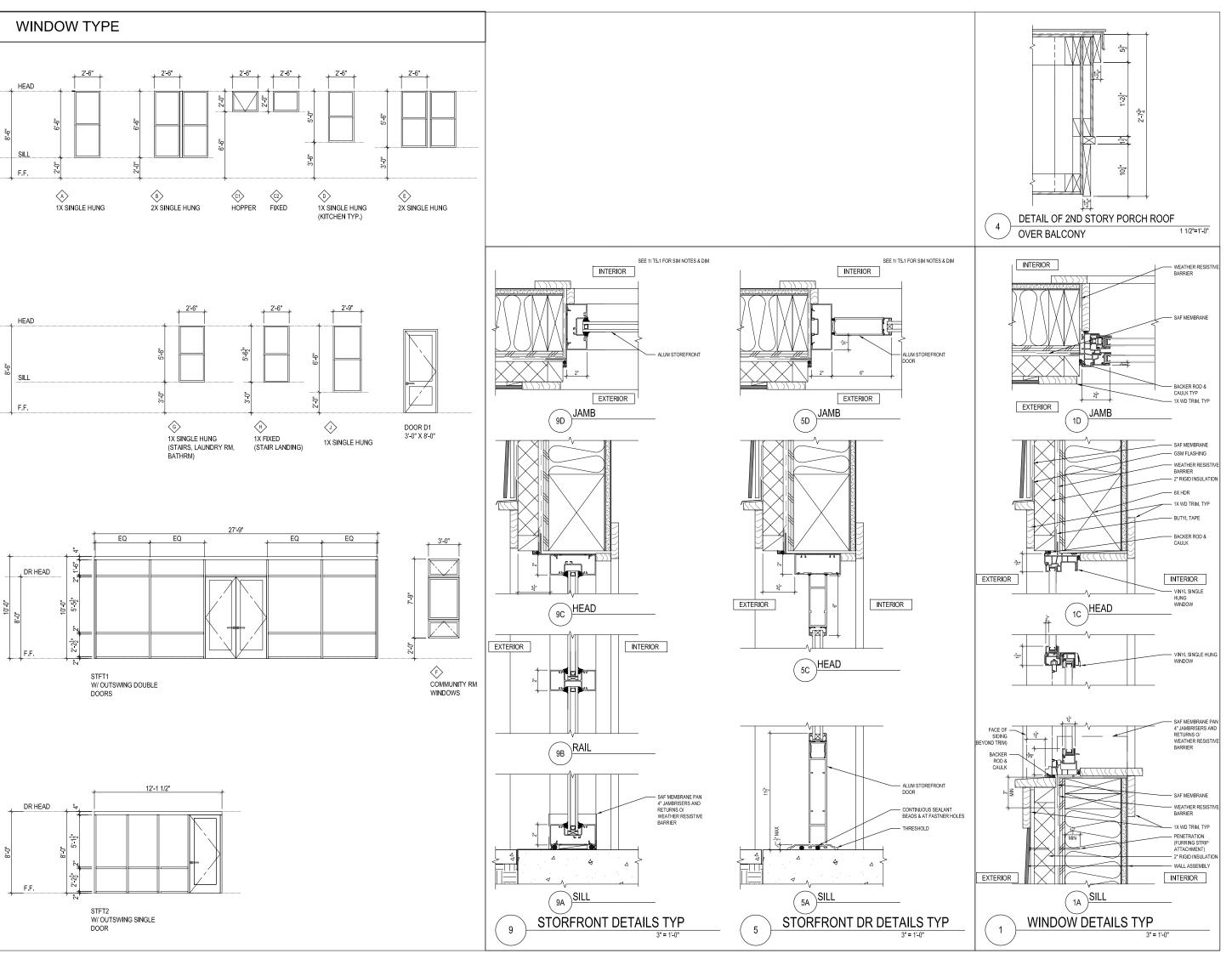


03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

ROOF PLAN

DATE:	
DRAWN BY:	TS TH
JOB:	14-12
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A6.1





03.23.2015 DRT
04.15.2015 PLANNING PERMIT
05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

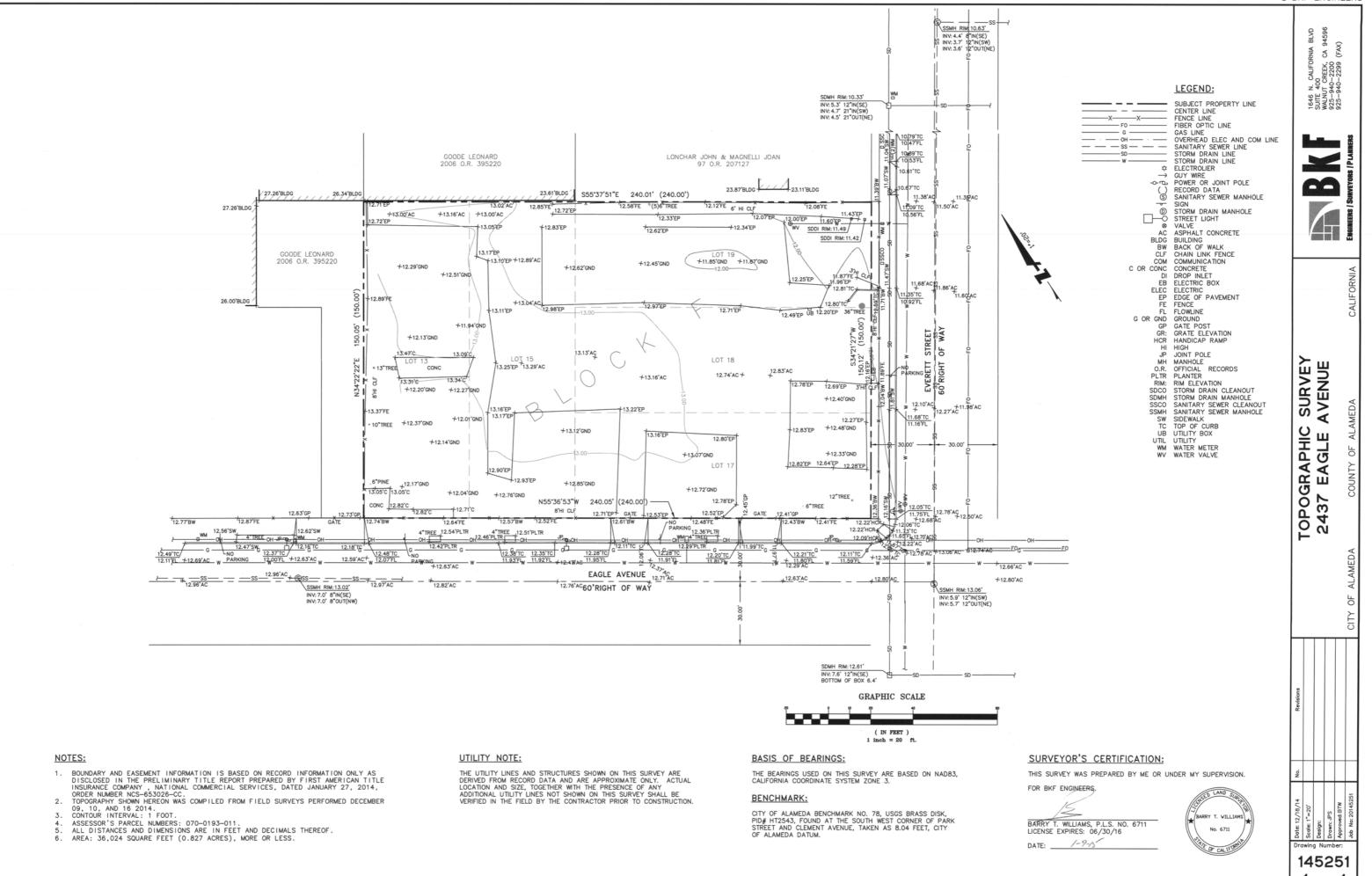
WINDOW /
STOREFRONT
TYPES
& DETAILS

 DATE:

 DRAWN BY:
 TS TH

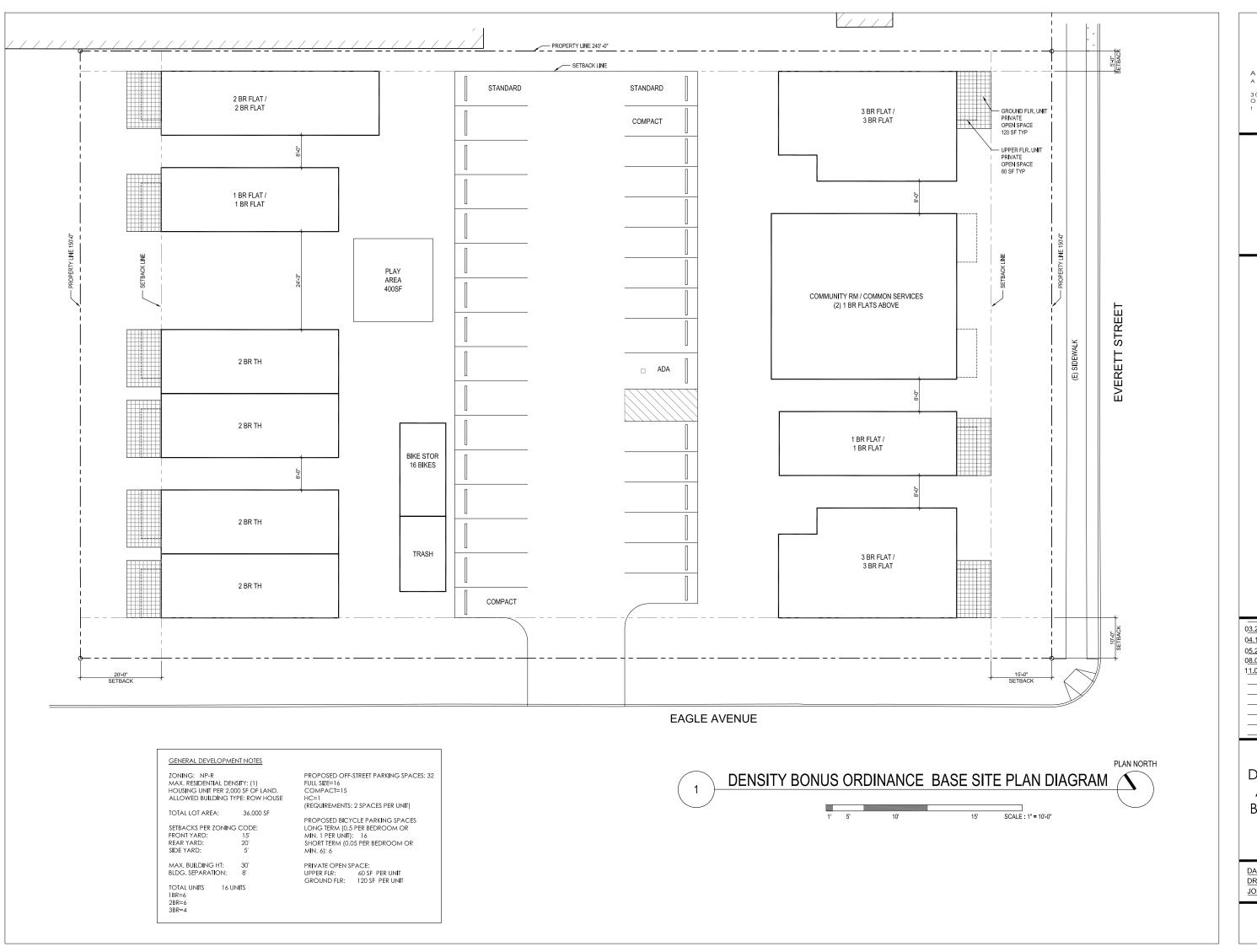
 JOB:
 14-12

A10.1



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COMBING NAME: K:\Suri4\14622



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OAKLAND CA 94608
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EAGLE HOUSING 2437 EAGLE AVENUE ALAMEDA CA 94501

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05.20.2015 PLANNING RESUBMIT
08.04.2015 PLANNING RESUBMIT
11.09.2015 PLANNING RESUBMIT

DENSITY BONUS APPLICATION BASE SITE PLAN DIAGRAM

DATE:	
DRAWN BY:	TS TH
JOB:	14-12
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A11