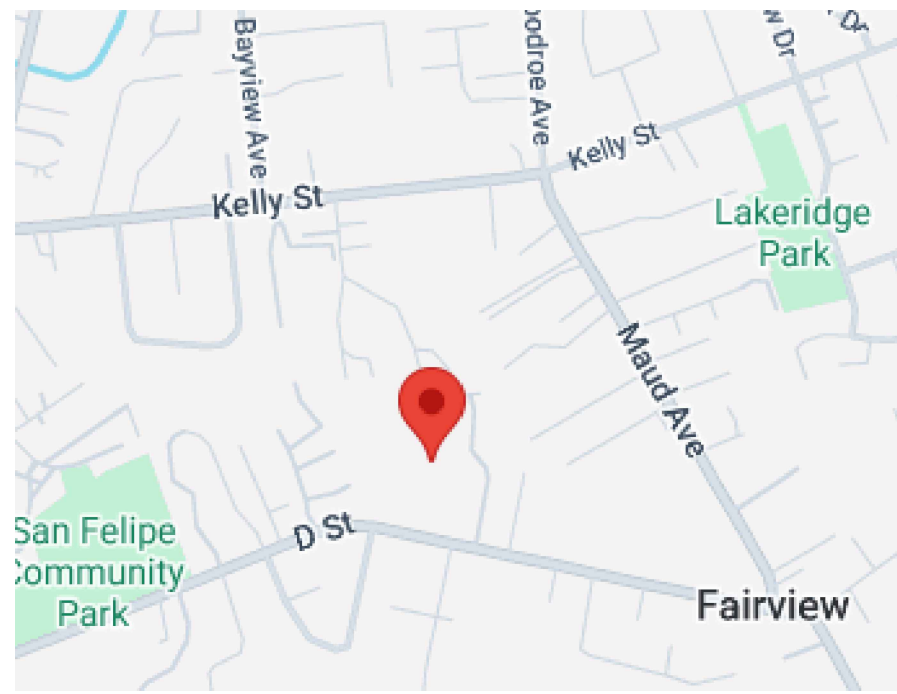
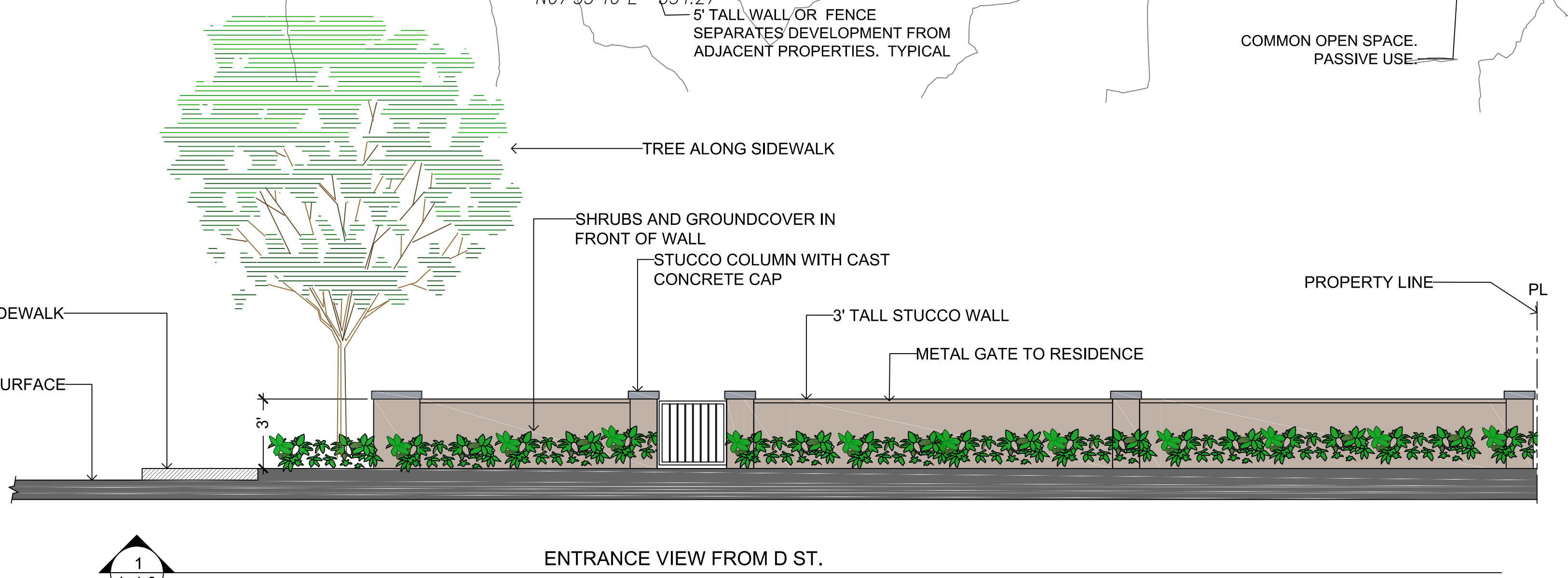


2492 D STREET CONCEPTUAL LANDSCAPE PLAN



VICINITY MAP

- SHEET INDEX**
- L-1.0 CONCEPTUAL LANDSCAPE PLAN
 - L-1.1 TREE PLANTING SCHEME
 - L-2.0 PLANTING LEGEND AND PLANT MATERIAL IMAGES
 - L-2.1 CONCEPTUAL PLANTING PLAN
 - L-2.2 CONCEPTUAL PLANTING PLAN
 - L-2.3 CONCEPTUAL PLANTING PLAN
 - L-2.4 CONCEPTUAL PLANTING PLAN



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NEW DEVELOPMENT

2492 D ST.
HAYWARD CA
ALAMEDA COUNTY

APN: 416-200-22-6

SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

REVISION DATE	PC COMMENTS	NO.
12/10/2025	PC COMMENTS	1

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LANDSCAPE ARCHITECT
CA LIC # 4987

DATE: 11/15/2025

SCALE: 1" = 20'-0"

DRAWN BY: AH

PROJECT #: 25053

SHEET

L-1.0

TOTAL SHEETS: 7

TREE LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	WUCOLS	FORM	Mature Size (HxW)	GROWTH RATE	FOLIAGE TYPE
	x Chitalpa tashkentensis 'Pink Dawn' - Chitalpa	10	24" BOX	L	STANDARD	35' X 25'	FAST 36" / year	DECIDUOUS
	Arbutus x 'Marina' - Marina Arbutus	8	24" BOX	L	STANDARD	40' X 30'	MODERATE 24" - 36" / year	EVERGREEN
	Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive	4	24" BOX	L	STANDARD	30' X 35'	MODERATE 24" / year	EVERGREEN
	Lagerstroemia indica 'Muskogee' - Crape Myrtle	16	24" BOX	L	STANDARD	25' X 25'	MODERATE 24" - 36" / year	DECIDUOUS
	Pistacia chinensis 'Keith Davey' - Male Chinese Pistache	5	24" BOX	L	STANDARD	40' X 35'	MODERATE 24" / year	DECIDUOUS
	Citrus - Lemon Tree	13	15 gallon	M	Natural	15' x 15'	SLOW 12" / year	EVERGREEN

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE.



x Chitalpa tashkentensis 'Pink Dawn' - Chitalpa

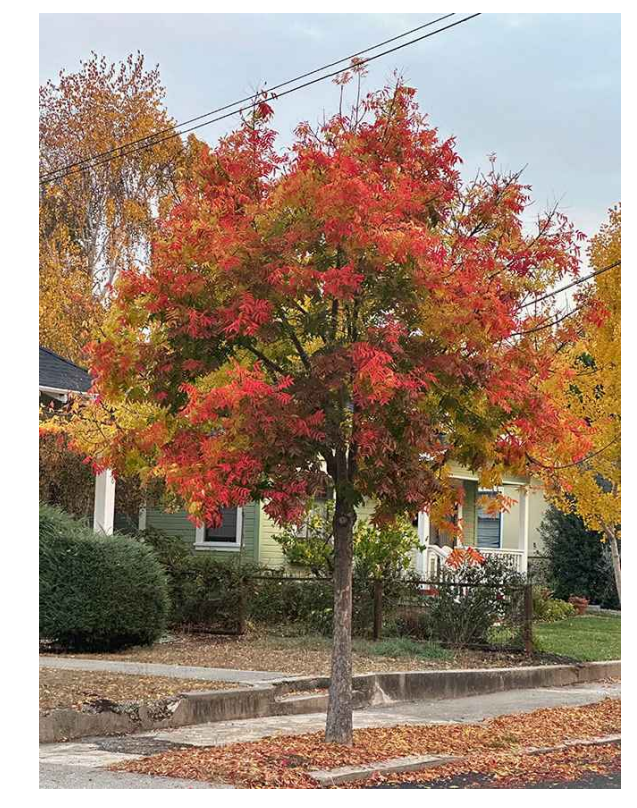
Arbutus x 'Marina' - Marina Arbutus



Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive



Lagerstroemia indica 'Muskogee' - Crape Myrtle



Pistacia chinensis 'Keith Davey' - Male Chinese Pistache



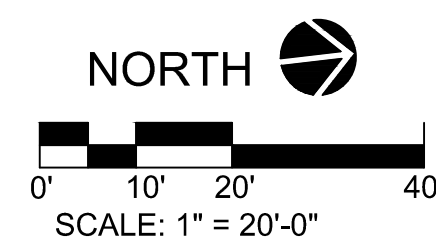
Citrus - Lemon Tree

NEW DEVELOPMENT

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ALAMEDA COUNTY
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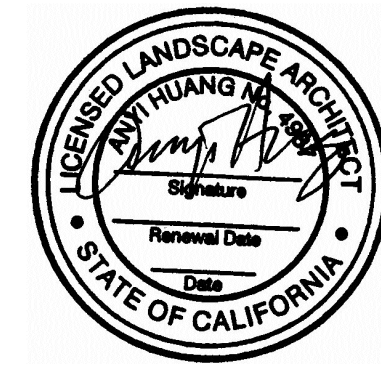
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TREE PLANTING SCHEME



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CA LIC # 4987



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PROJECT # 25053

SHEET

L-1.1

TOTAL SHEETS: 7

MASTER PLANT LIST

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY	SIZE	WUCOLS	NOTE	Mature Size (HxW)
Trees						
T1	x Chitalpa tashkentensis 'Pink Dawn' - Chitalpa	10	24" box	L	standard	35' X 25'
T2	Arbutus x 'Marina' - Marina Arbutus	8	24" box	L	standard	40' X 30'
T3	Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive	4	24" box	L	standard	30' X 35'
T4	Lagerstroemia indica 'Muskogee' - Crape Myrtle	16	24" box	L	standard	25' X 25'
T5	Pistacia chinensis 'Keith Davey' - Male Chinese Pistache	5	24" box	L	standard	40' X 35'
T6	Citrus - Lemon	13	15 gallon	M		15' X 15'
Shrubs						
AH	Arctostaphylos d. 'Howard McMinn' - Manzanita	46	5 gallon	L		4' x 8'
Ce	Ceanothus 'Anchor Bay' - Wild Lilac	73	5 gallon	L		1' x 5'
He	Heteromeles arbutifolia - Toyon	36	15 gallon	L		14' x 8'
Mv	Melaleuca viminalis 'Little John' - Little John Bottlebrush	9	5 gallon	L		3' x 4'
OI	Olea europaea 'Petite Olive' - Petite Olive	33	5 gallon	L		3' x 4'
Pr	Prunus caroliniana - Cherry Laurel	19	15 gallon	L		16' x 12'
Perennials						
Kn	Kniphofia hybrids 'Bee's Sunset' - Torch Lily	19	5 gallon	L		3' x 3'
Ln	Lantana 'New Gold' - Yellow Lantana	66	1 gallon	L		2' x 5'
Ro	Rosmarinus officinalis 'Huntington Carpet' - Rosemary	18	1 gallon	L		1' x 5'
Nf	Nepeta x faassenii - Cat Mint	16	1 gallon	L		1' x 2'
Sm	Salvia microphylla 'Hot Lips' - Hot Lips Salvia	65	5 gallon	L		3' x 3'
SL	Salvia leucantha 'Santa Barbara' - Mexican Sage	122	5 gallon	L		3' x 4'
Sb	Stachys byzantina - Lamb's Ear	75	1 gallon	L		1' x 2'
Ornamental Grass						
cx	Carex tumulicola - Foothill Sedge	118	1 gallon	L		1' x 2'
Lm	Lomandra longifolia 'Breeze' - Dwarf Mat Rush	239	5 gallon	L		2' x 3'
LP	Lomandra l. 'Platinum Beauty' - Platinum Beauty Lomandra	47	5 gallon	L		3' x 3'
Mu	Muhlenbergia rigens - Deer Grass	16	5 gallon	L		4' x 4'
Bioretention Area (**)						
Ch	Chondropetalum tectorum - Cape Rush	18	5 gallon	L		3' x 3'
	Hydroseed with seed mix suitable for Biofiltration area	—	sod	L		
	Hydroseed at slope repair area.	—	sod	L		

WUCOLS CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MODERATE WATER USE.
 SOURCE BOOK: SUNSET WESTERN GARDEN BOOK, MWEL0 2015
 ** C.3. STORMWATER TECHNICAL GUIDANCE VERSION 8

HYDROSEED NOTE:

- HYDROSEEDING:**
SEEDING SHALL BE CARRIED OUT BY MEANS OF A PROPER HYDROSEEDER WHERE APPROVED SLURRY OF SEEDS, MULCH, FERTILIZERS, BINDERS AND ORGANIC MATTER ARE SPRAY ONTO THE PREPARED SOIL SURFACE.
- SLOPE REPAIR SEEDING RATE AND SEED MIX PROPORTION, OUNCE PER 1000 SF.**
 - Festuca californica - California Fescue - 1 oz.
 - Nassella pulchra - Purple Needle Grass - 5 oz.
- HYDROSEED IN BIOFILTRATION SEEDING RATE AND SEED MIX PROPORTION, ONCE PER 1000 SF :**
 - Nassella pulchra - Purple needlegrass -3 oz.
 - Festuca rubra - Molate Fescue - 1 oz.
 - Hordeum californicum - California Barley -1 oz
 - Hodreum brachyantherum - Meadow Barley -1 oz
- THE AREAS TO BE HYDROSEEDED SHALL BE UNIFORM AND SHALL CONFORM WITH THE FINISH GRADE AND CROSS SECTION SHOWN ON THE GRADING PLAN , SEE CIVIL GRADING AND DRAINAGE PLAN. VERTICAL STRIATIONS OR GROOVES SHALL BE ABSENT. ROUGH TEXTURED SURFACE SHALL BE PREPARED. AN ACCEPTABLE TREATMENT IS TO PROVIDE HORIZONTAL GROOVING WITH SEMICIRCULAR OR 'v' SHAPED GROOVE, 20mm DEEP, AT AN INTERVAL OF 200mm DOWN SLOPE ON ALL CUT SLOPES. ANY SURFACE RILLS IN EXCESS OF 25mm SHALL BE RECTIFIED. LARGE CLOUDS OF EARTH OR STONE GREATER THAN 50mm SHALL BE REMOVED.
- THE CONTRACTOR SHALL ENSURE THE FULL ESTABLISHMENT OF GROUND COVER BY TAKING THE NECESSARY MAINTENANCE PROCEDURES SUCH AS REGULAR WATERING, FERTILIZING, AND RESEEDING OF FAILED AREAS. THE CONTRACTOR SHALL GUARANTEE THE SUCCESS OF THE SEEDING WORK. ANY DEAD GRASS OR BARE SPOT LARGER THAN 35mm DIAMETER SHALL BE IMMEDIATELY REPLACED OR RESPRAYED AT CONTRACTOR'S OWN EXPENSE.

PLANTING NOTES

- BEFORE PLANTING TILL THE FOLLOWING MATERIALS INTO THE TOP 6" OF SOIL (FOR EACH 1,000 S.F.):
 - 4 CUBIC YARDS NITROGEN FORTIFIED COMPOST
 - 10 LB FERTILIZER (N16/P6/K8) W/ 2% IRON
 - 5 LB SULFATE OF AMMONIA
- MULCH ALL PLANTED AREAS WITH A 3" THICK LAYER OF MEDIUM RECYCLED WOOD CHIPS EXCEPT IN FLOW-THROUGH PLANTERS AND SOD AREA. IN FLOW-THROUGH PLANTERS, APPLY 3" THICK LAYER OF NON-FLOATING MULCH (LIN CREEK PEBBLES 1/2" SIZE).
- FOR TREES, NURSERY STAKES SHALL BE REMOVED AT THE TIME OF PLANTING. STAKE EACH TREE USING 2 LODGE POLES AND RUBBER TREE TIES.
- THE LANDSCAPE ARCHITECT AND THE OWNER RESERVE THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL, IF SUCH MATERIAL DOES NOT MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI). PLANT MATERIALS SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.12014. PLANT MATERIALS SHALL BE GUARANTEED AGAINST LATENT DEFECTS, INJURIES, PESTS, DISEASES OR DEATH OF PLANTS DUE TO IMPROPER PLANTING. THE CONTRACTOR SHALL PROMPTLY REPLACE PLANTS THAT HAVE DIED OR ARE NOT IN A VIGOROUS, HEALTHY CONDITION WITH PLANTS OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AT NO EXPENSE TO THE OWNER.
- LANDSCAPE ARCHITECT TO APPROVE PLANT LOCATIONS PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUOUSLY MAINTAIN GRADES, PLANT MATERIAL, AND IRRIGATION THROUGH THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE PROTECTION OF THE IMPROVEMENTS. DAMAGED AREAS, SUCH AS SPRINKLER HEADS OR PLANT MATERIALS, SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.

TREES



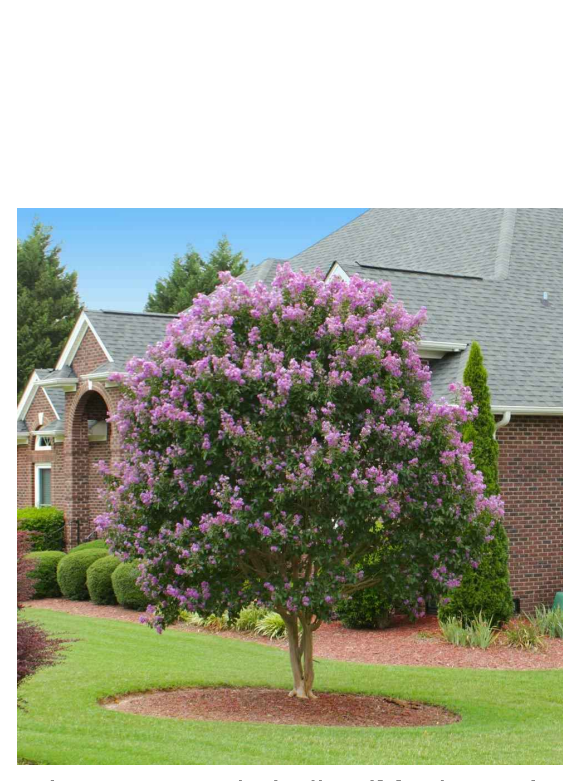
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Arbutus x 'Marina' - Marina Arbutus



Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive



Lagerstroemia indica 'Muskogee' - Crape Myrtle



Pistacia chinensis 'Keith Davey' - Male Chinese Pistache



Citrus - Lemon Tree

SHURBS



AH Arctostaphylos d. 'Howard McMinn' - Manzanita



Ce Ceanothus 'Anchor Bay' - Wild Lilac



He Heteromeles arbutifolia - Toyon



Mv Melaleuca viminalis 'Little John' - Little John Bottlebrush



OI Olea europaea 'Petite Olive' - Petite Olive

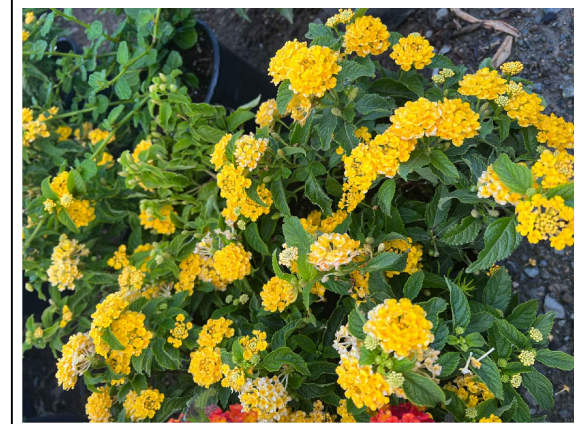


Pr Prunus caroliniana - Cherry Laurel

PERENNIALS



Kn Kniphofia hybrids 'Bee's Sunset' - Torch Lily



Ln Lantana 'New Gold' - Yellow Lantana



Ro Rosmarinus officinalis 'Huntington Carpet' - Rosemary



Nf Nepeta x faassenii - Cat Mint



Sm Salvia microphylla 'Hot Lips' - Hot Lips Salvia



SL Salvia leucantha 'Santa Barbara' - Mexican Sage



Sb Stachys byzantina - Lamb's Ear

ORNAMENTAL GRASSES



cx Carex tumulicola - Foothill Sedge



Lm Lomandra longifolia 'Breeze' - Dwarf Mat Rush



LP Lomandra l. 'Platinum Beauty' - Platinum Beauty Lomandra

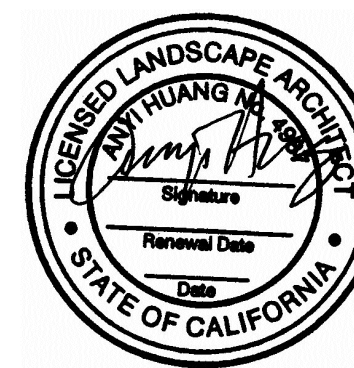


Mu Muhlenbergia rigens - Deer Grass



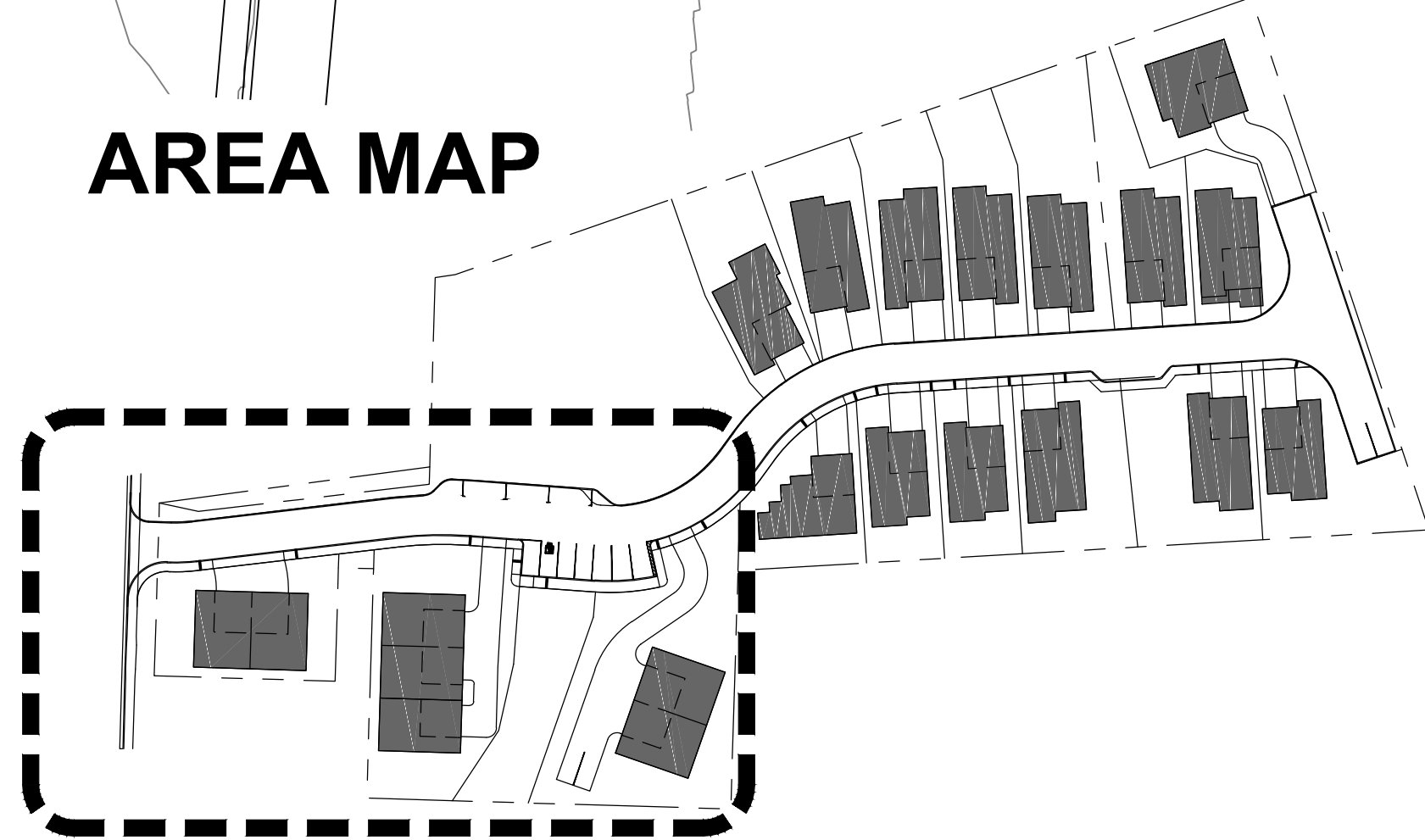
Ch Chondropetalum tectorum - Cape Rush

REVISION DATE	NO.
12/10/2025	1





AREA MAP



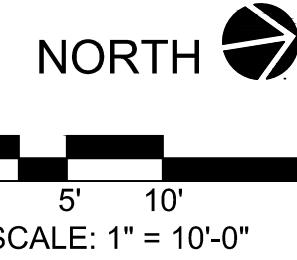
PLANT LEGEND

- Trees**
- T1 x Chitalpa tashkentensis 'Pink Dawn' - Chitalpa
 - T2 Arbutus x 'Marina' - Marina Arbutus
 - T3 Olea europaea 'Swan Hill' - Swan Hill Fruitless Olive
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 - T5 Pistacia chinensis 'Keith Davey' - Male Chinese Pistache
- Shrubs**
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 - Ce Ceanothus 'Anchor Bay' - Wild Lilac
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- Perennials**
- Kn Kniphofia hybrids 'Bee's Sunset' - Torch Lily
 - Ln Lantana 'New Gold' - Yellow Lantana
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 - Sm Salvia microphylla 'Hot Lips' - Hot Lips Salvia
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 - Sb Stachys byzantina - Lamb's Ear
- Ornamental Grass**
- cx Carex tumulicola - Foothill Sedge
 - Lm Lomandra longifolia 'Breeze' - Dwarf Mat Rush
 - LP Lomandra l. 'Platinum Beauty' - Platinum Beauty Lomandra
 - Mu Muhlenbergia rigens - Deer Grass
- Bioretention Area (**)**
- Ch Chondropetalum tectorum - Cape Rush

SHEET TITLE:

CONCEPTUAL PLANTING PLAN



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ANYI HUANG
LANDSCAPE ARCHITECT
CA LIC # 4987



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SHEET

L-2.1

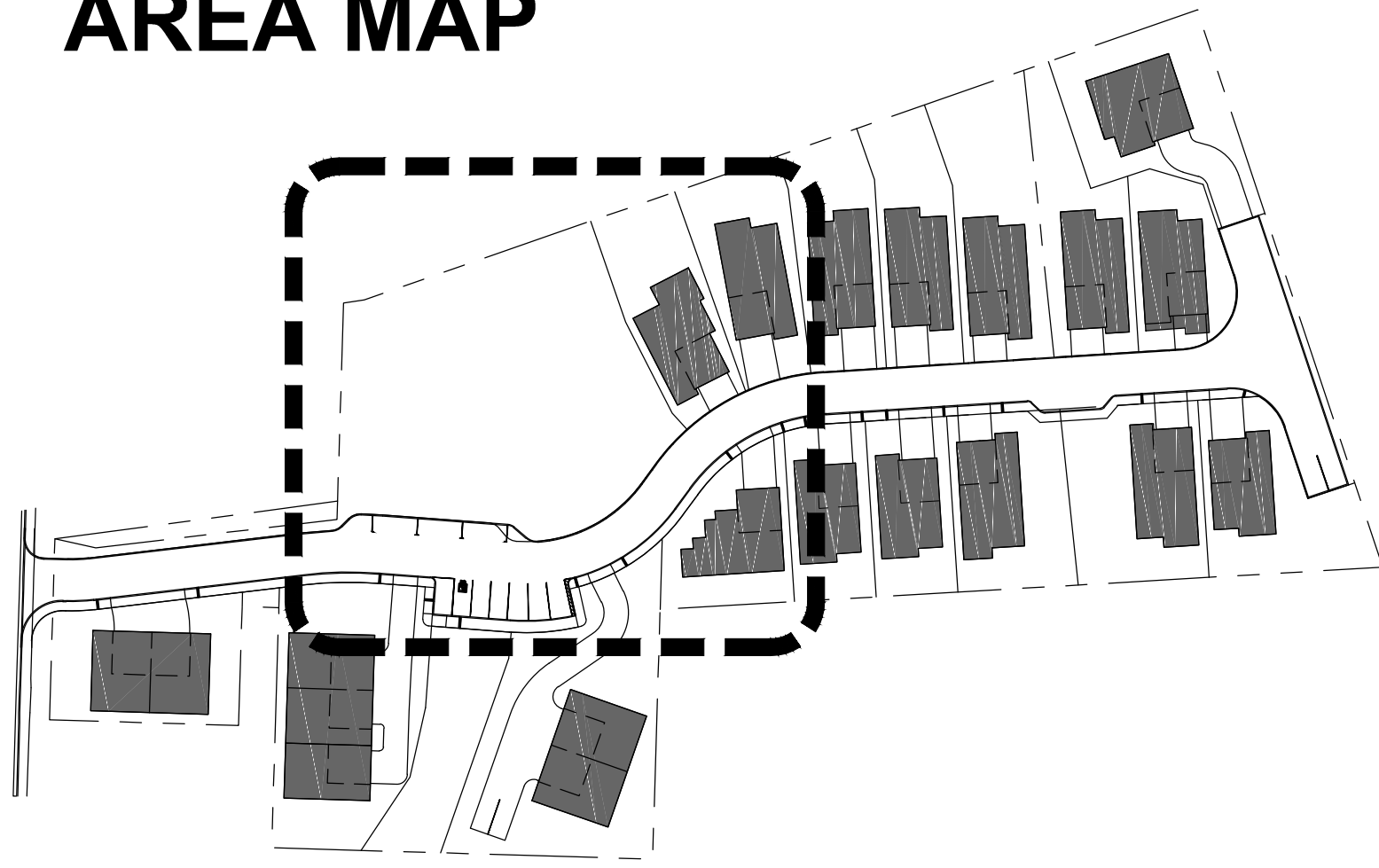
TOTAL SHEETS: 7

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NEW DEVELOPMENT

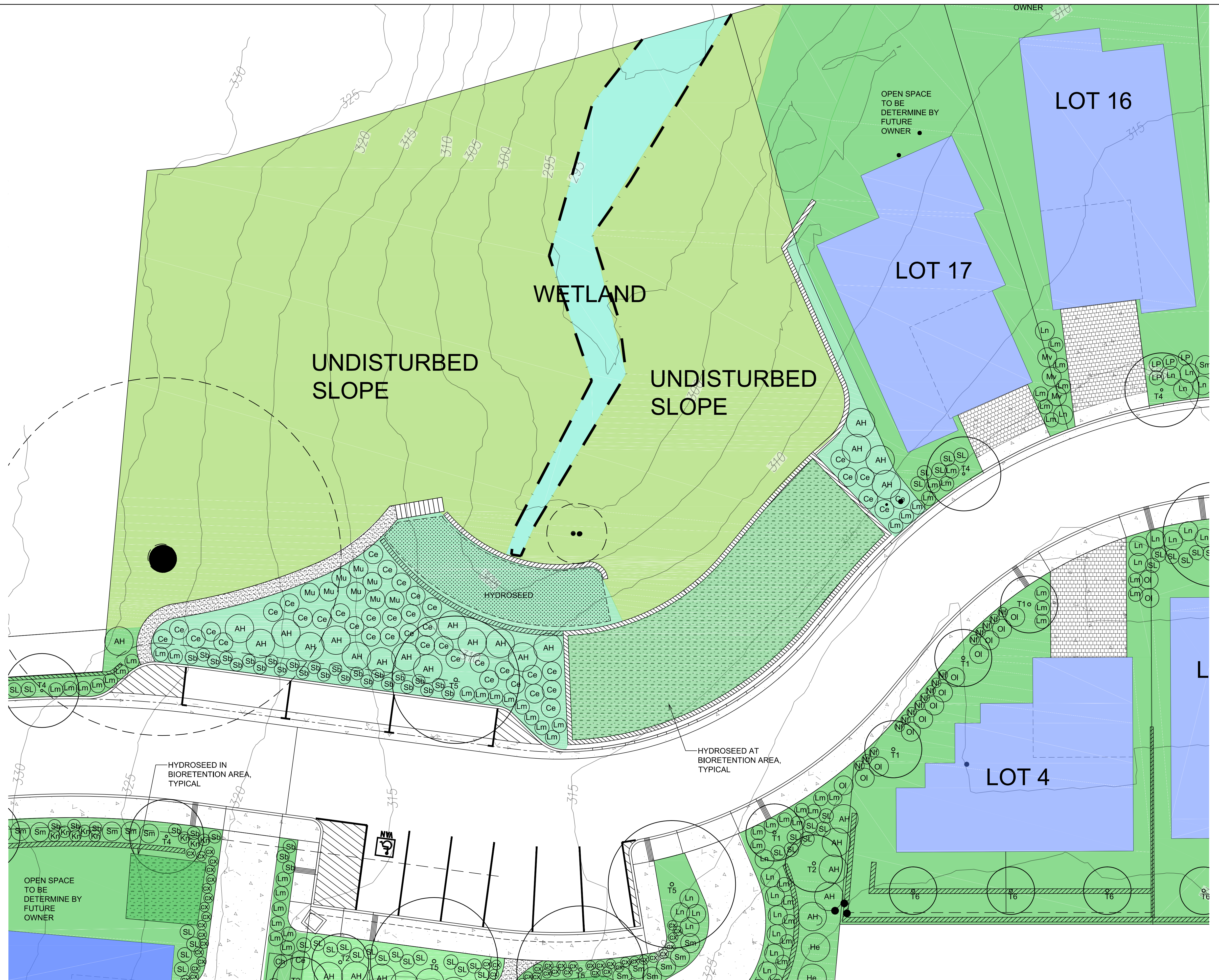
2492 D ST.
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ALAMEDA COUNTY
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AREA MAP

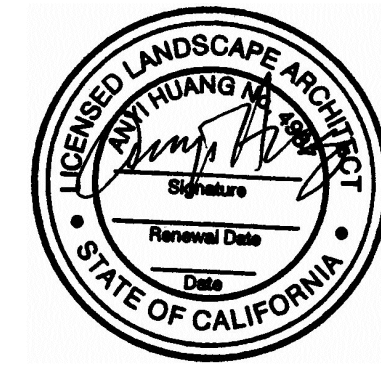


PLANT LEGEND

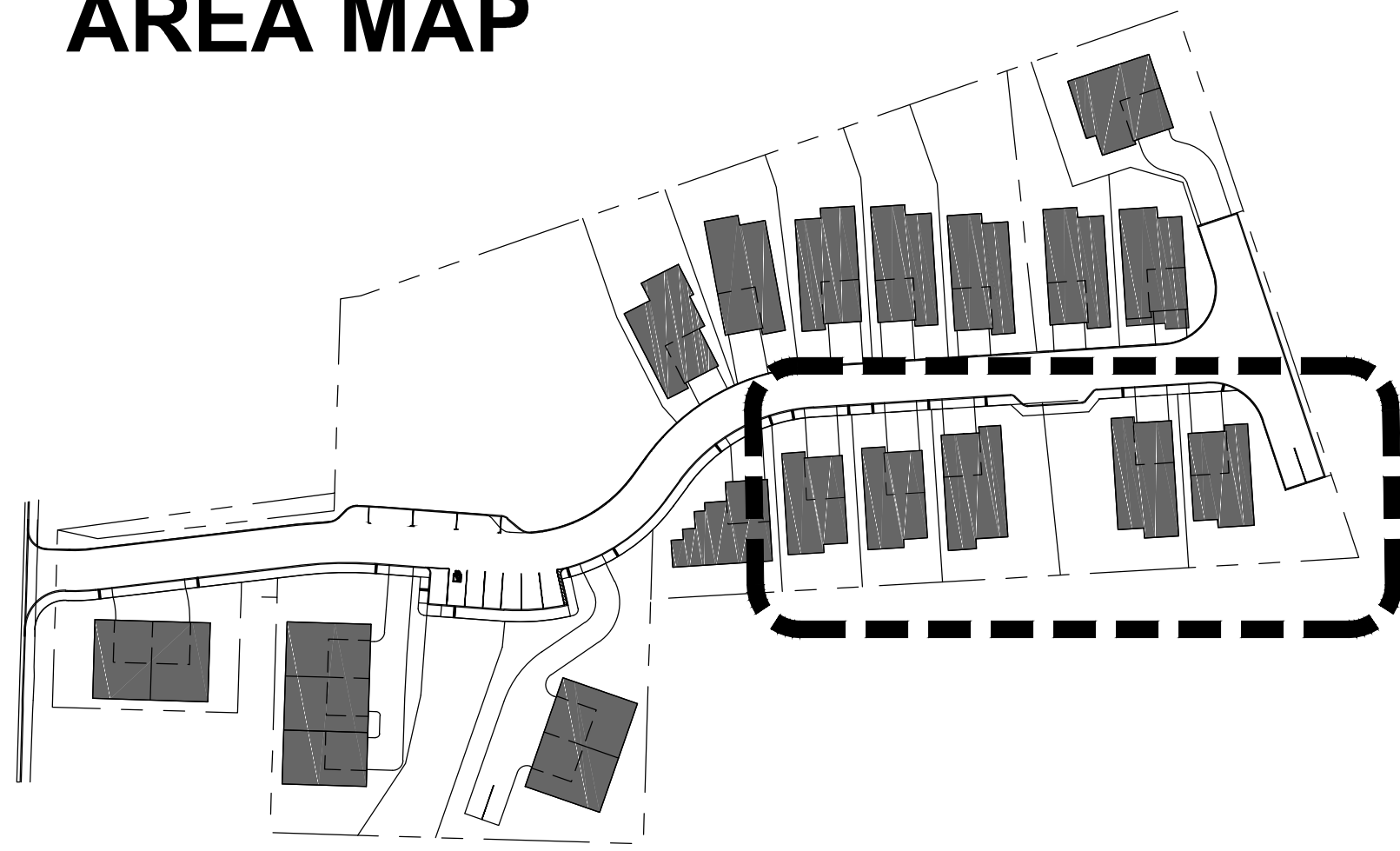
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- Shrubs**
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 - Mv Melaleuca viminalis 'Little John' - Little John Bottlebrush
 - OI Olea europaea 'Petite Olive' - Petite Olive
 - Pr Prunus caroliniana - Cherry Laurel
- Perennials**
- Kn Kniphofia hybrids 'Bee's Sunset' - Torch Lily
 - Ln Lantana 'New Gold' - Yellow Lantana
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 - Nf Nepeta x faassenii - Cat Mint
 - Sm Salvia microphylla 'Hot Lips' - Hot Lips Salvia
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 - Mu Muhlenbergia rigens - Deer Grass
- Bioretention Area (**)**
- Ch Chondropetalum tectorum - Cape Rush



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12/10/2025	1
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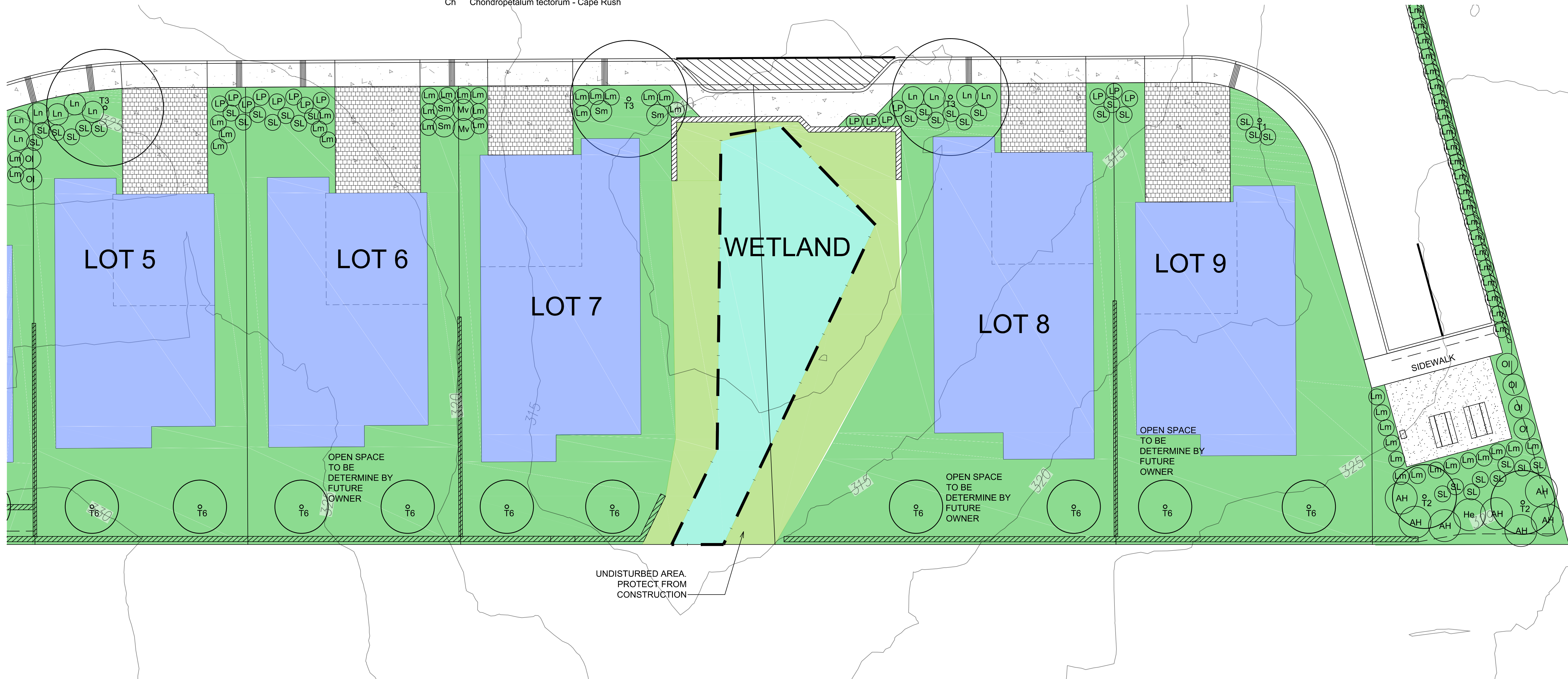


AREA MAP



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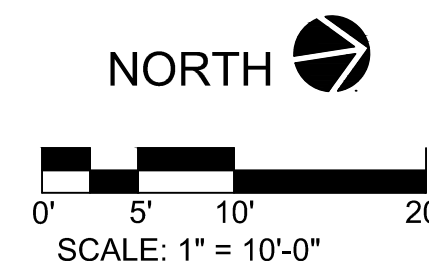
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 LANDSCAPE ARCHITECT
 CA LIC # 4987



DATE:
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 1" = 10'-0"
 DRAWN BY:
 AH
 PROJECT #
 25053

SHEET

L-2.3

TOTAL SHEETS: 7

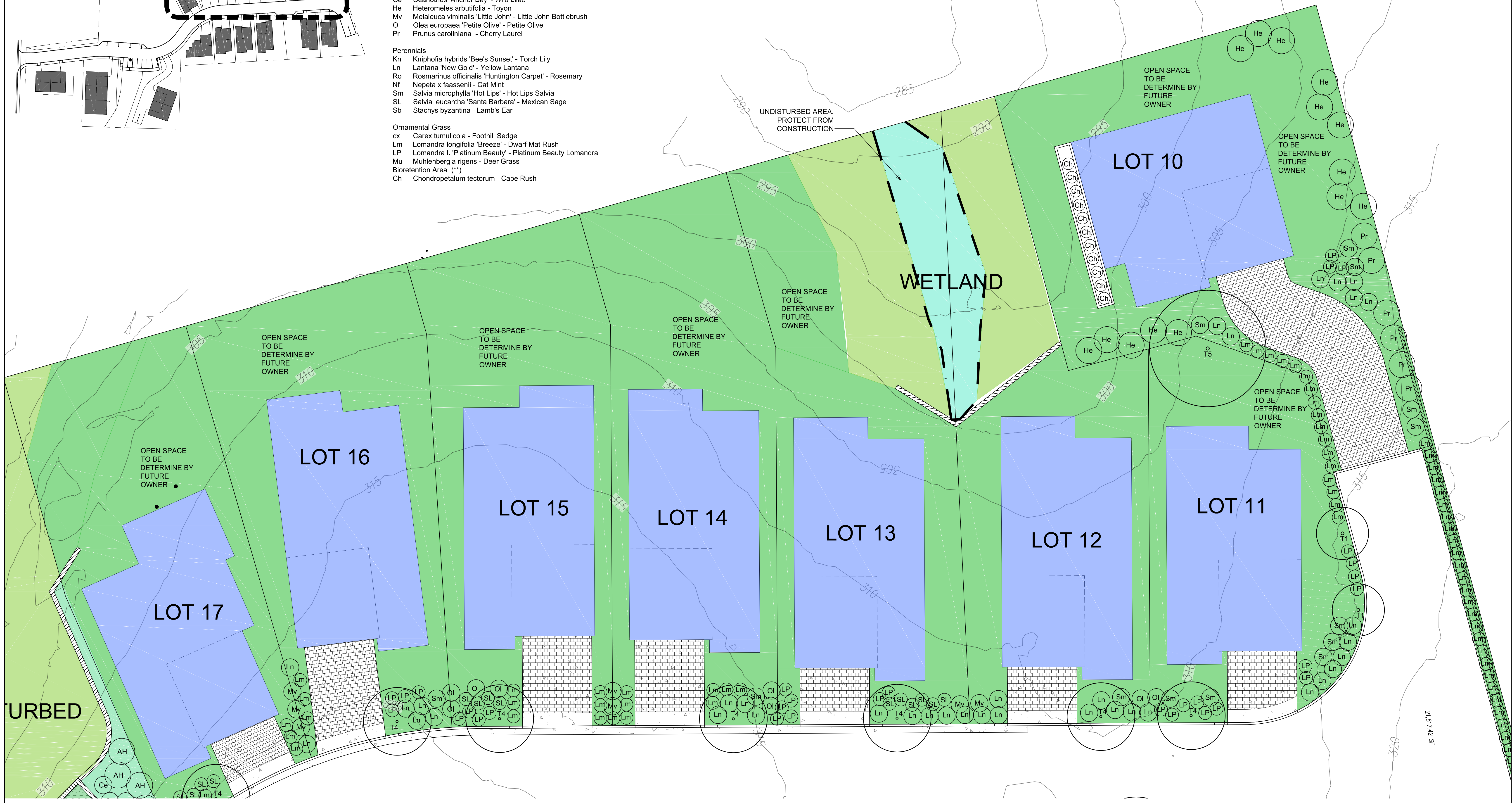
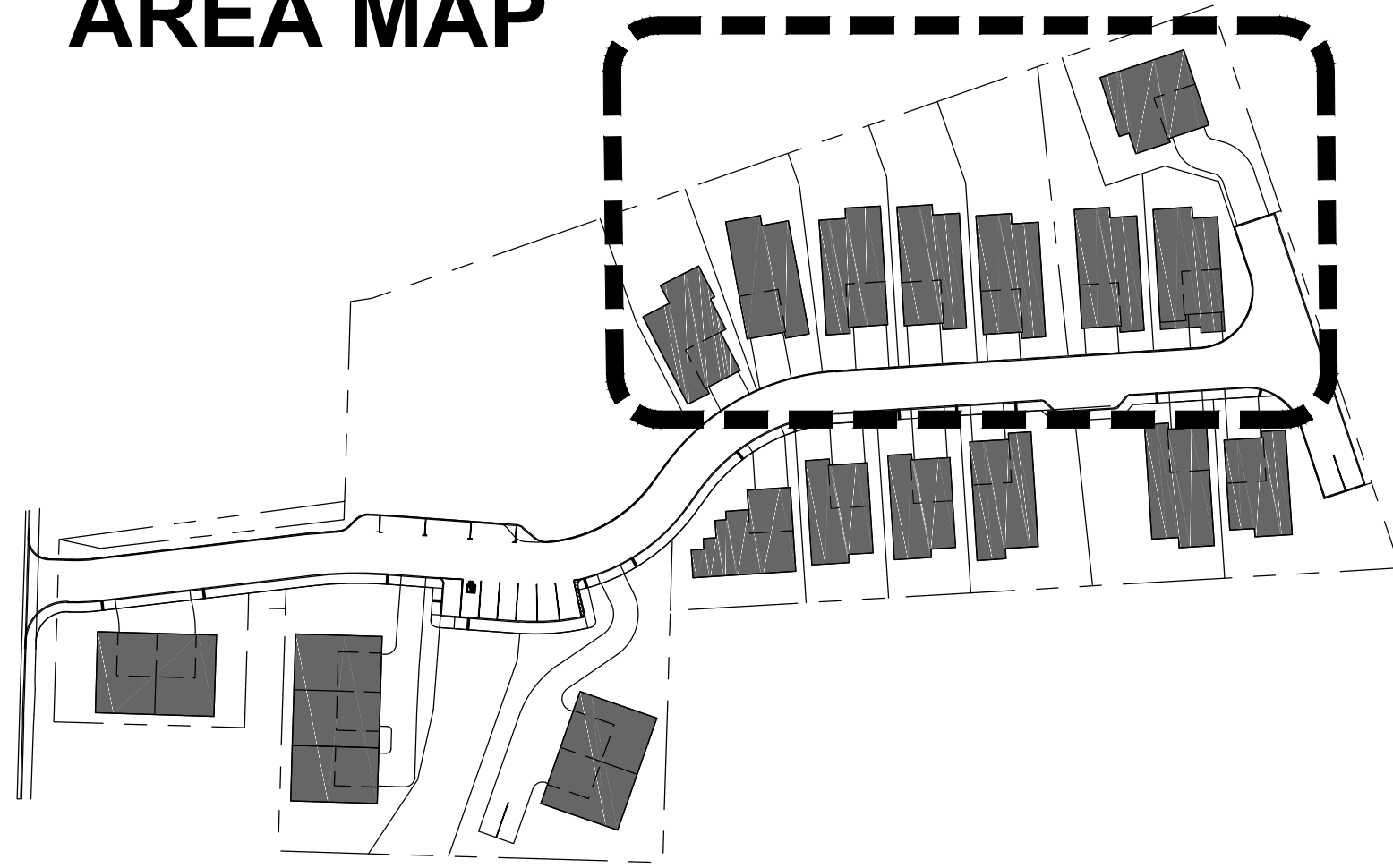
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NORTH

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DRAWN BY: AH

PROJECT #: 25053

SHEET **L-2.4**

TOTAL SHEETS: 7