DOCKETED	
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Organization:	DayZenLLC
Submitter Role:	Applicant Representative
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Docketed Date:	3/1/2023

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS							
NO.	MAINTENANCE TASK	FREQUENCY OF TASK					
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS					
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS					
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS					
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY					
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS					
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS					
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS					
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS					
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY DEFORE THE WET					
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	- ANNUALLY, BEFORE THE WET SEASON BEGINS					
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON					

STANDARD STORMWATER CONTROL NOTES:

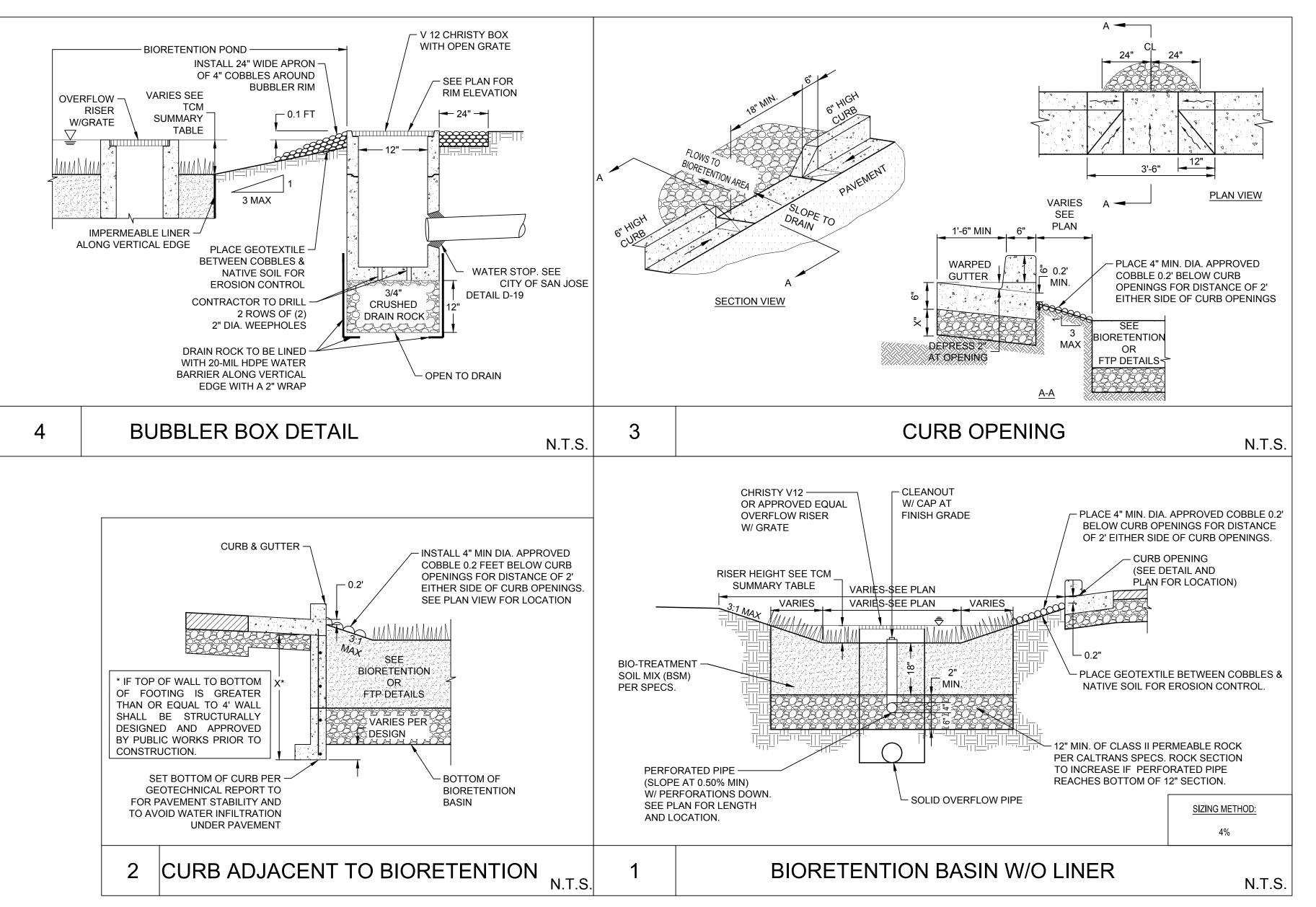
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/ EXJCPB461/FILES/SCVURPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.
- **BIORETENTION & FLOW-THROUGH PLANTER NOTES:** SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- . CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- 6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA # TCM # Location Treatment Type LiD or Non-LiD Sizing Method Area Area (s.f.) Drainage Area (s.f.) City (Other)			1	1	1	1	1		1			Bioretention		Self Retainii	ng / Treating
1	OMA#	TCM#	Location	Treatment Type	1	Sizing Method	Area	Area	Area (Other)	Treated by LID or Non-	Area Required	Area Provided	Riser Height	Storage Depth Required (ft)	Storage Depth Provided (ft)
2 2 Orsite Underdrain LID Method ** 101,419 77,892 23,727 10,48% 3,108 3,351 6 3 3 Onsite Bioretention unlined w/ underdrain LID Method ** 49,770 34,934 14,836 5,13% 1,397 1,829 6 4 4 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 13,427 10,920 2,507 1,38% 437 749 6 5 5 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method **	1	1	Onsite		LID	l	181,807	150,365	31,442	18.72%	6,015	8,343	6		
Method ** 49,770 34,934 14,836 5,13% 1,397 1,829 6 4 4 Onsite Bioretention unlined w/ underdrain Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 13,427 10,920 2,507 1,38% 437 749 6 5 5 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 11,691 9,200 2,491 1,20% 368 446 6 6 6 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 7,346 7,061 285 0,76% 282 285 6 7 7 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 14,408 13,835 573 1,48% 553 573 6 8 8 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 20,895 20,061 834 2,15% 802 834 6 9 9 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 28,819 27,358 1,461 2,97% 1,094 1,461 6 10 10 Onsite Bioretention unlined w/ underdrain Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 27,479 13,168 14,311 2,83% 527 533 6 11 11 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 27,479 13,168 14,311 2,83% 527 533 6 12 12 Onsite Bioretention unlined w/ underdrain LID 2C. Flow: 4% Method ** 39,785 35,610 4,175 4,10% 1,424 1,764 6 13 Onsite Self-retaining areas LID N/A 34,227 8,314 25,913 3,53%	2	2	Onsite		LID	l	101,419	77,692	23,727	10.45%	3,108	3,351	6		
Method ** 13,427 10,920 2,507 1,36% 437 749 6	3	3	Onsite		LID	l	49,770	34,934	14,836	5.13%	1,397	1,829	6		
Social England Computer Com	4	4	Onsite		LID	l	13,427	10,920	2,507	1.38%	437	749	6		
This is a consist of the property of the pro	5	5	Onsite		LID	l	11,691	9,200	2,491	1.20%	368	446	6		
Nethod ** 14,408 13,835 573 1,48% 553 573 6	6	6	Onsite		LID	l	7,346	7,061	285	0.76%	282	285	6		
8 Onsite underdrain LID Method *** 20,895 20,061 834 2.15% 802 834 6 9 9 Onsite Bioretention unlined w/underdrain LID 2C. Flow: 4% Method *** 28,819 27,358 1,461 2.97% 1,094 1,461 6 10 10 Onsite Bioretention unlined w/underdrain LID 2C. Flow: 4% Method *** 27,479 13,168 14,311 2.83% 527 533 6 11 11 Onsite Bioretention unlined w/underdrain LID 2C. Flow: 4% Method *** 157,887 135,422 22,465 16,26% 5,417 6,114 6 12 12 Onsite Bioretention unlined w/underdrain LID 2C. Flow: 4% Method ** 39,785 35,610 4,175 4,10% 1,424 1,764 6 13 Onsite Self-retaining areas LID N/A 34,227 8,314 25,913 3,53% 14 Onsite Self-retaining areas	7	7	Onsite		LID	l	1 4, 4 08	13,835	573	1.48%	553	573	6		
9	8	8	Onsite		LID	l	20,895	20,061	834	2.15%	802	834	6		
10	9	9	Onsite		LID	l	28,819	27,358	1,461	2.97%	1,094	1,461	6		
11	10	10	Onsite		LID	1	27,479	13,168	14,311	2.83%	527	533	6		
12 Onsite Underdrain LID Method ** 39,785 35,610 4,175 4,10% 1,424 1,764 6 13 Onsite Self-retaining areas LID N/A 34,227 8,314 25,913 3,53% 1 14 Onsite Self-retaining areas LID N/A 44,644 12,069 32,575 4,60%	11	11	Onsite		LID	l	157,887	135,422	22,465	16.26%	5,417	6,114	6		
13 Onsite Self-retaining areas LID N/A 34,227 8,314 25,913 3.53% 14 Onsite Self-retaining areas LID N/A 44,644 12,069 32,575 4.60%	12	12	Onsite		LID	l	39,785	35,610	4,175	4.10%	1,424	1,764	6		
	13		Onsite	Self-retaining areas	LID	N/A	34,227	8.31 4	25.913	3.53%				0.25	0.25
15 Onsite Colf-tracting group IID N/A 160.724 0 160.724 17.400/	14		Onsite	Self-retaining areas	LID	N/A	44,644	12,069	32.575	4.60%				0.25	0.25
15 Offsite Self-treating areas LID NVA 109,724 0 109,724 17,46%	15		Onsite	Self-treating areas	LID	N/A	169,724	0	169,724	17.48%					
16 Onsite Self-retaining areas LID N/A 67,604 32,598 35,006 6.96%	16		Onsite	Self-retaining areas	LID	N/A	67,604	32,598	35,006	6.96%				0.25	0.25



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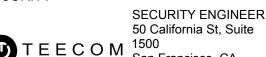
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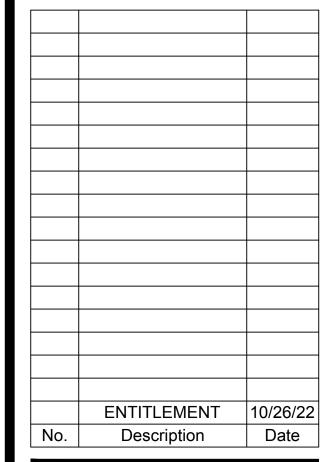
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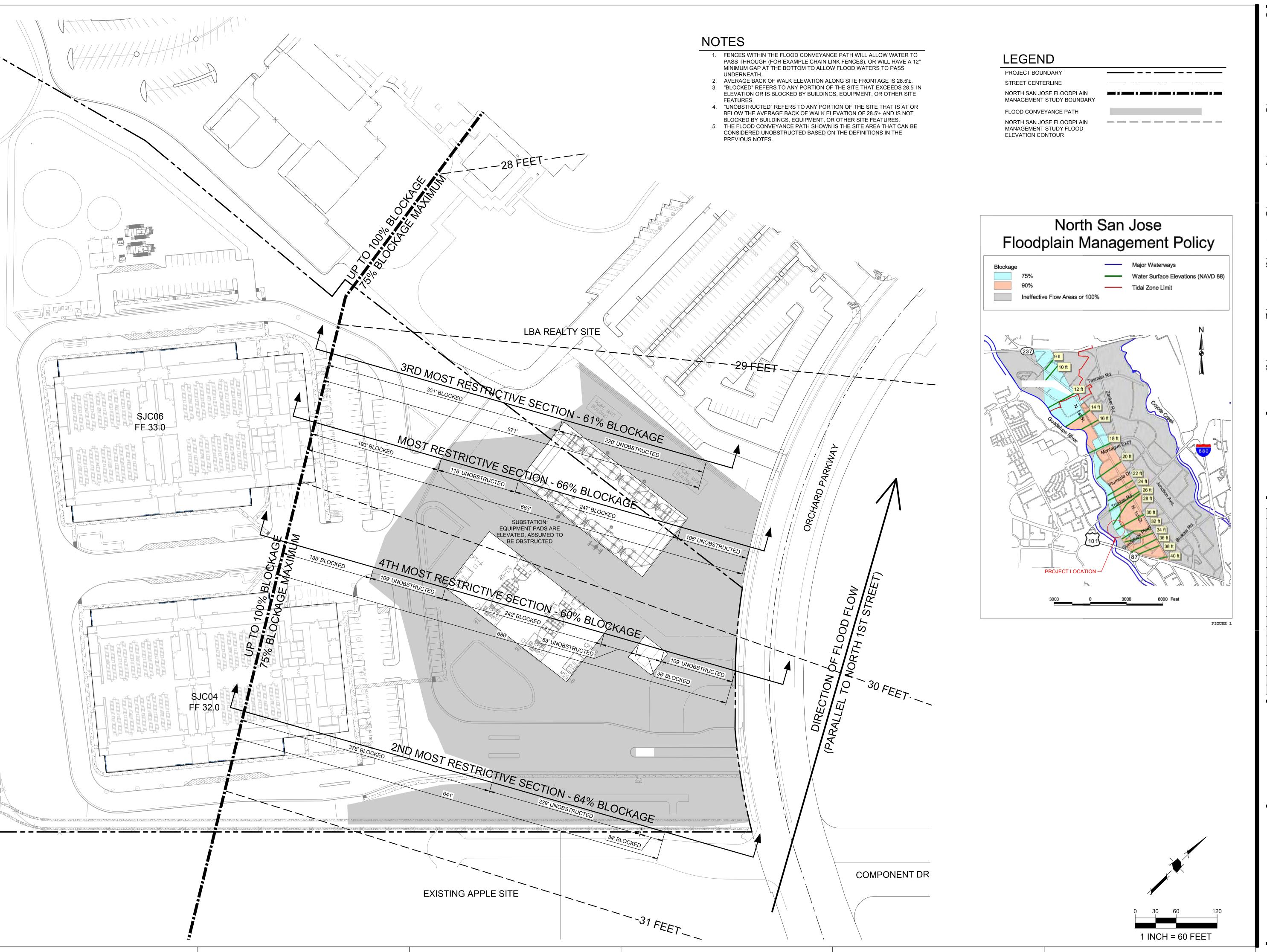
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STORMWATER CONTROL PLAN

SCALE: Scale as Noted

^{**} Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)





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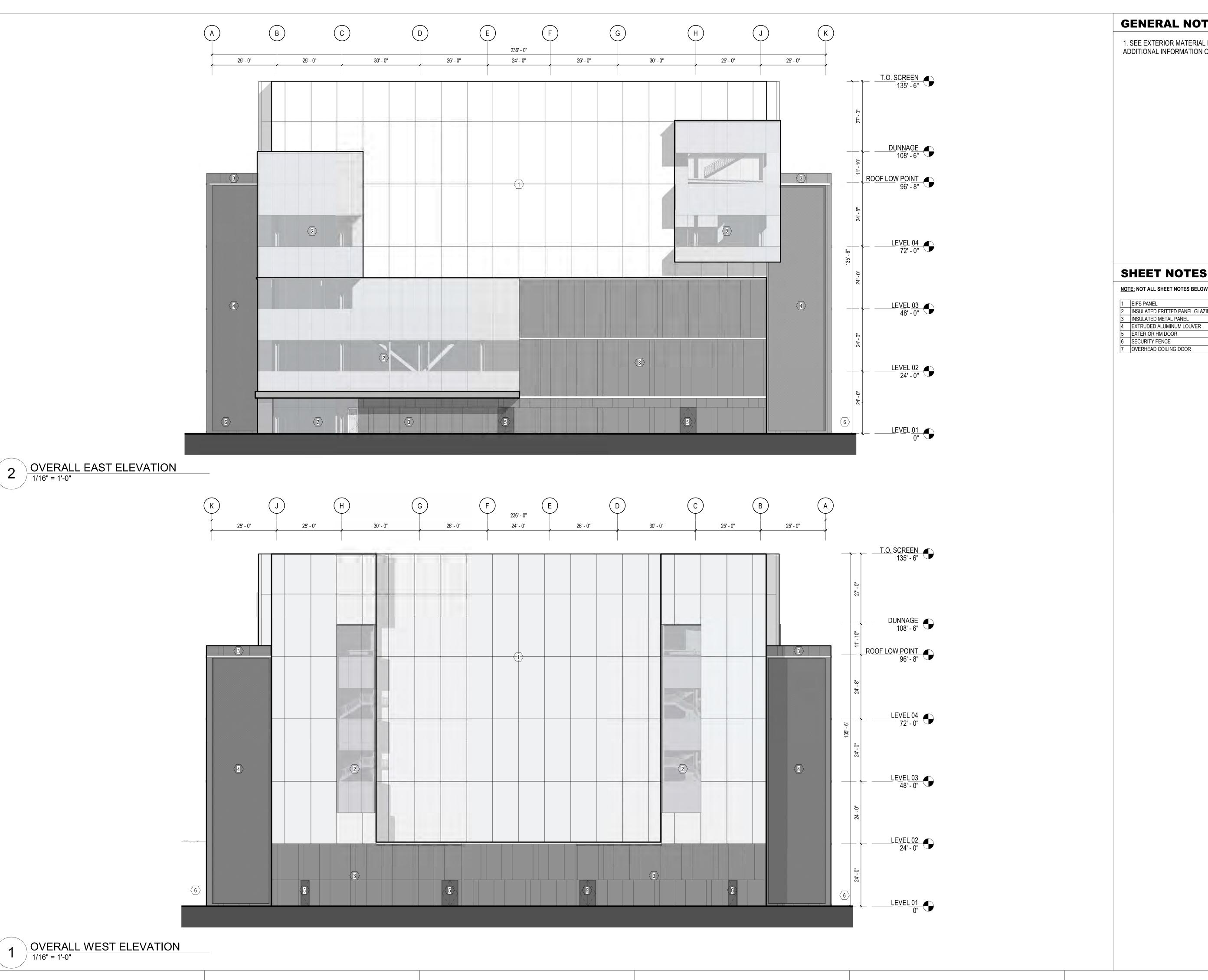
ENTITLEMENT 10/26/22 Description

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FLOOD SECTIONS

SCALE: Scale as Noted



GENERAL NOTES

1. SEE EXTERIOR MATERIAL PALETTE SHEET FOR ADDITIONAL INFORMATION ON FINISHES.

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NOTE: NOT ALL SHEET NOTES BELOW MAY BE USED ON THIS SHEET

2 INSULATED FRITTED PANEL GLAZING

4 EXTRUDED ALUMINUM LOUVER 5 EXTERIOR HM DOOR

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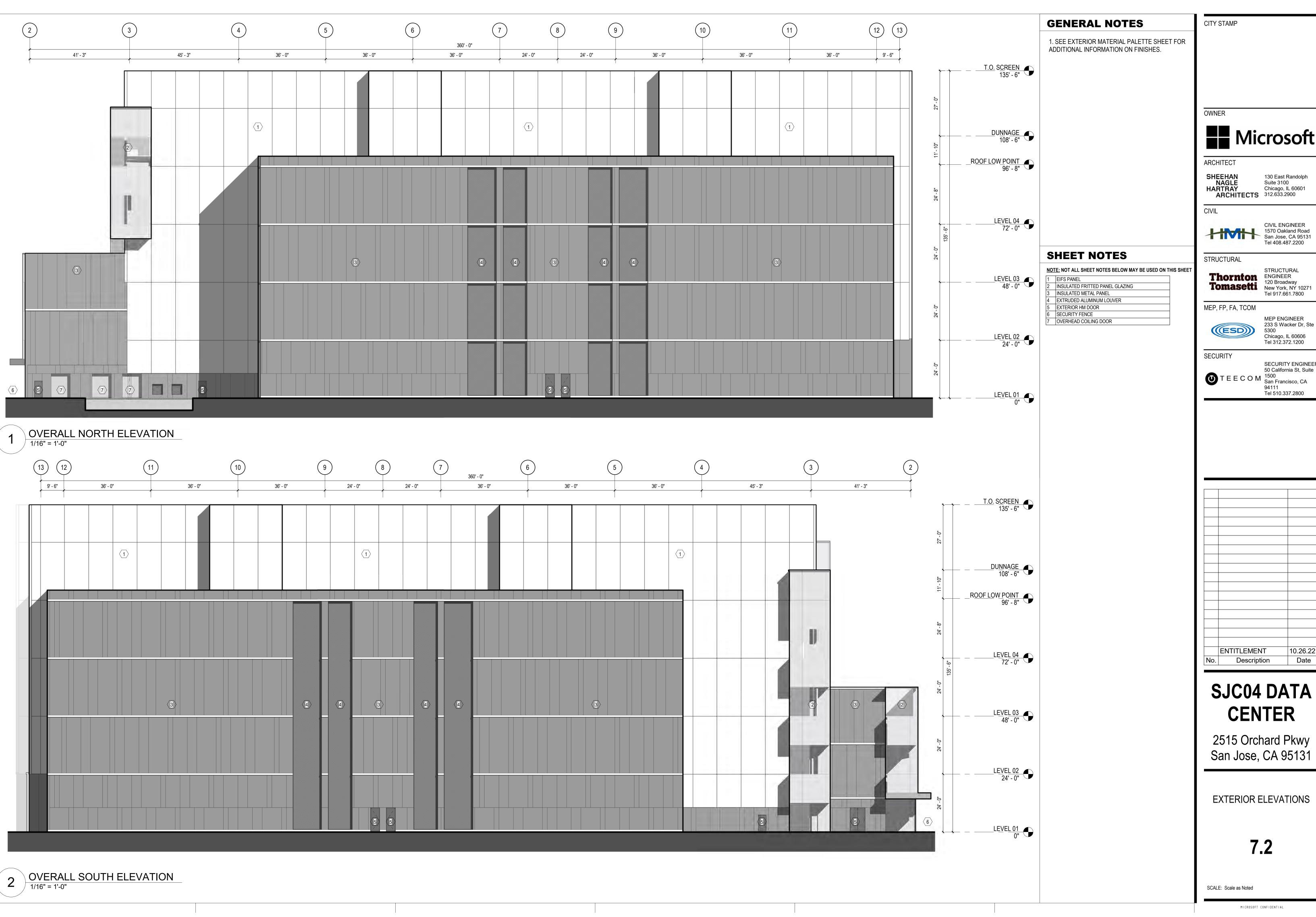
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EXTERIOR ELEVATIONS

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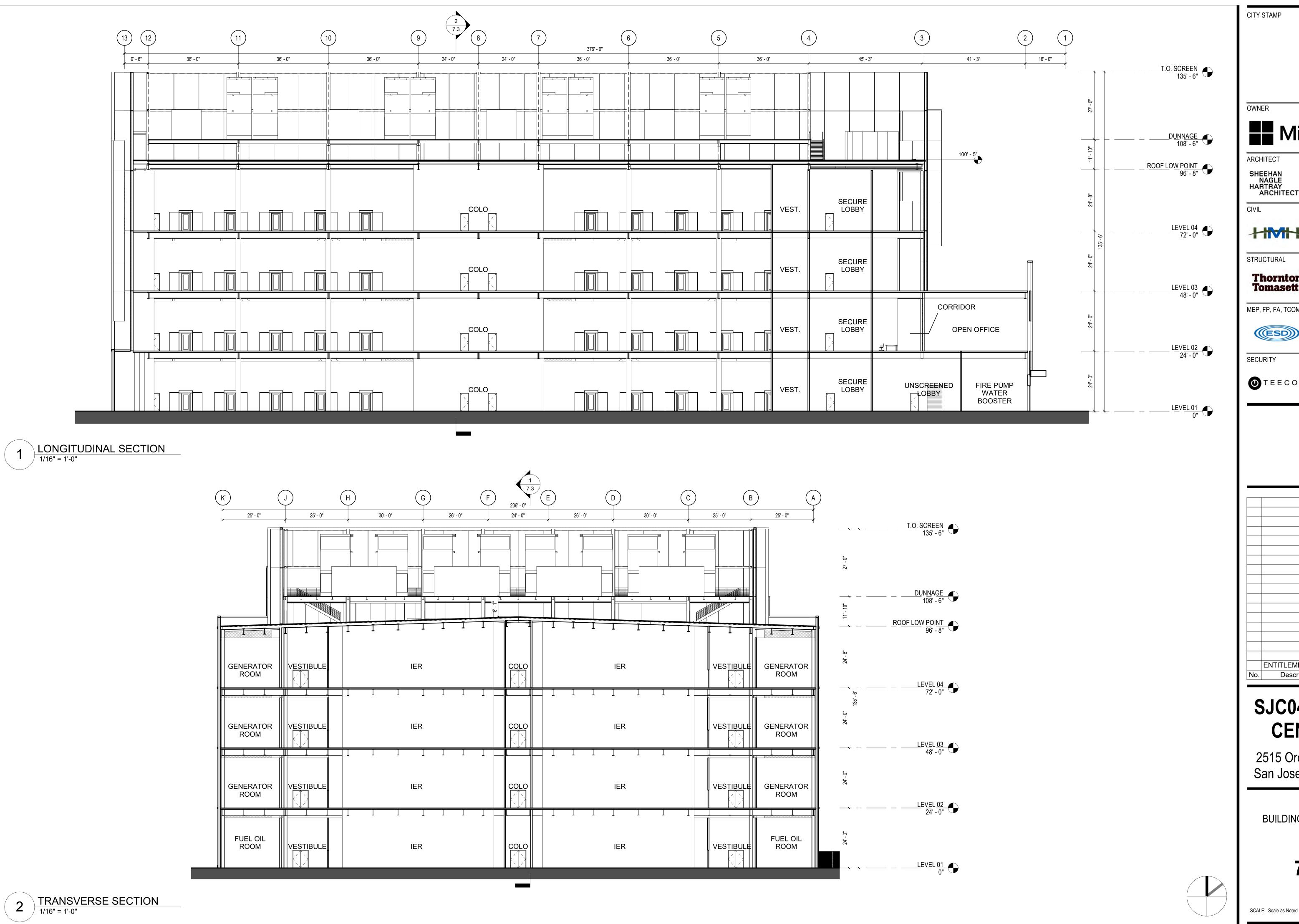
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EXTERIOR ELEVATIONS

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BUILDING SECTIONS

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SOUTHEAST EXTERIOR RENDERING



SOUTHWEST EXTERIOR RENDERING



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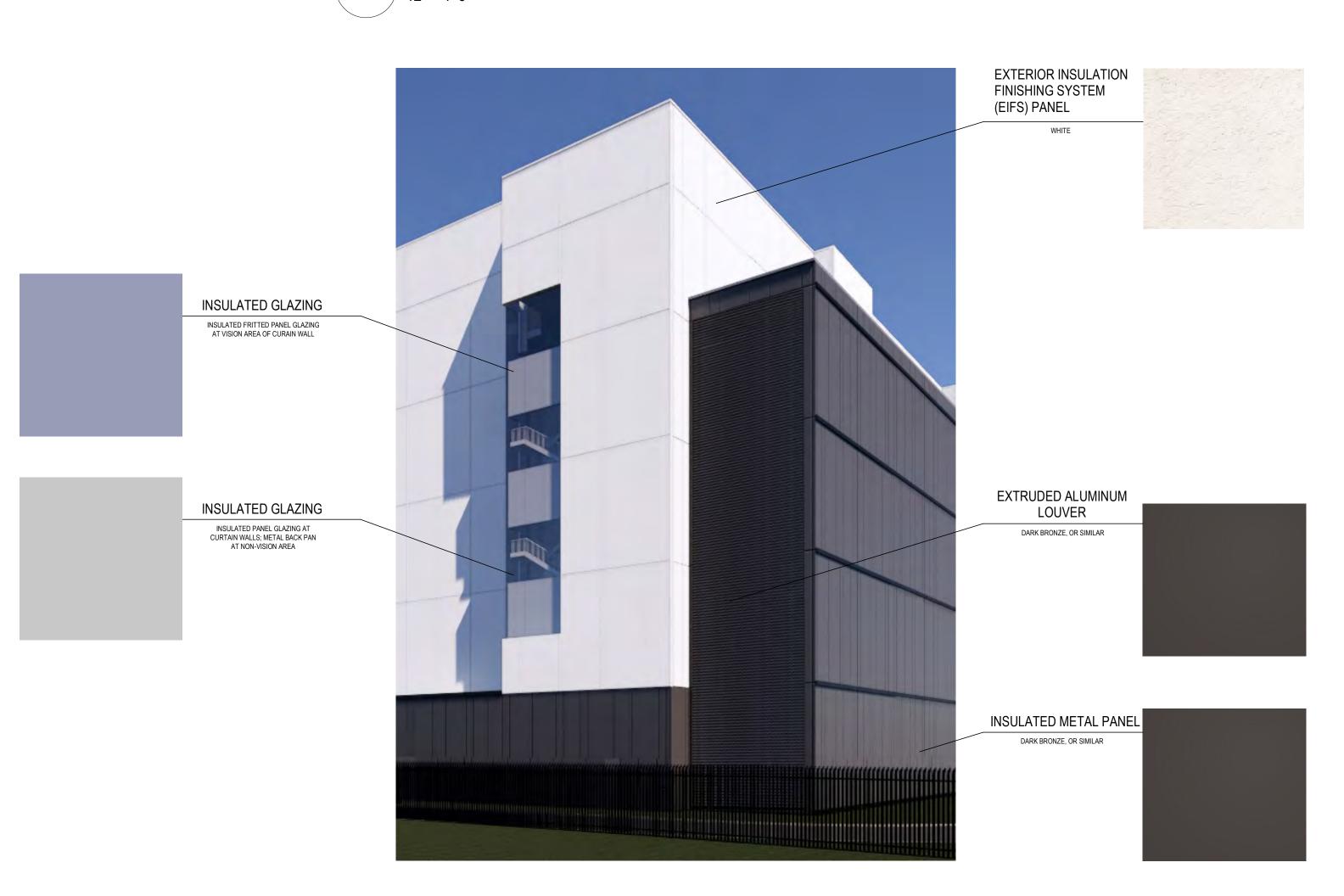
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EXTERIOR RENDERINGS

SCALE: Scale as Noted



SOUTHEAST EXTERIOR RENDERING MATERIAL PALETTE 12" = 1'-0"



SOUTHWEST EXTERIOR RENDERING MATERIAL PALETTE 12" = 1'-0"

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EXTERIOR MATERIAL PALETTE

SCALE: Scale as Noted



ORCHARD PKWY / COMPONENT DR RENDERING

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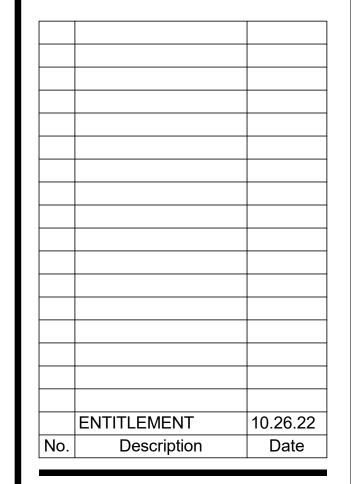
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SITE RENDERING

7.6

SCALE: Scale as Noted



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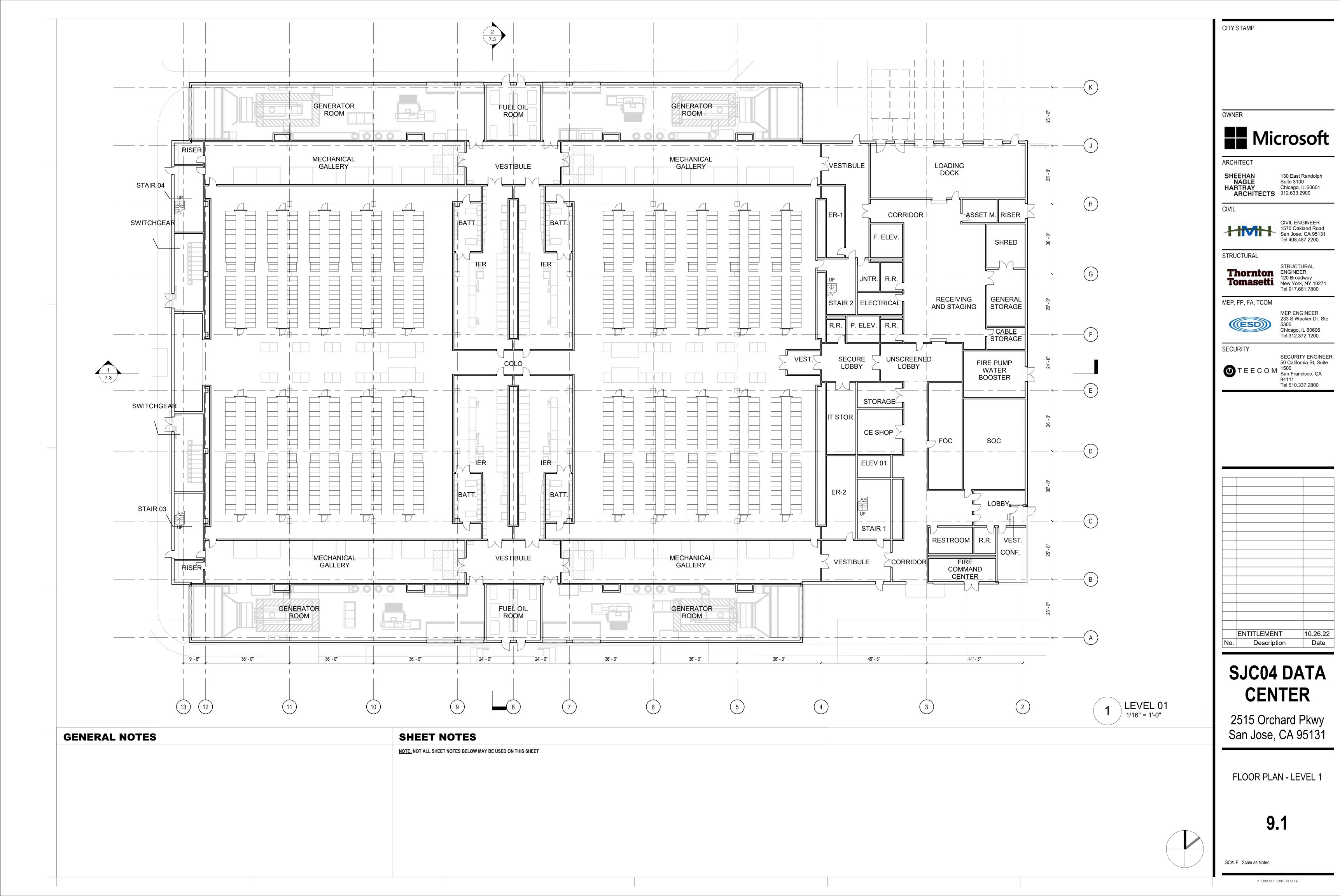
SITE PHOTOS

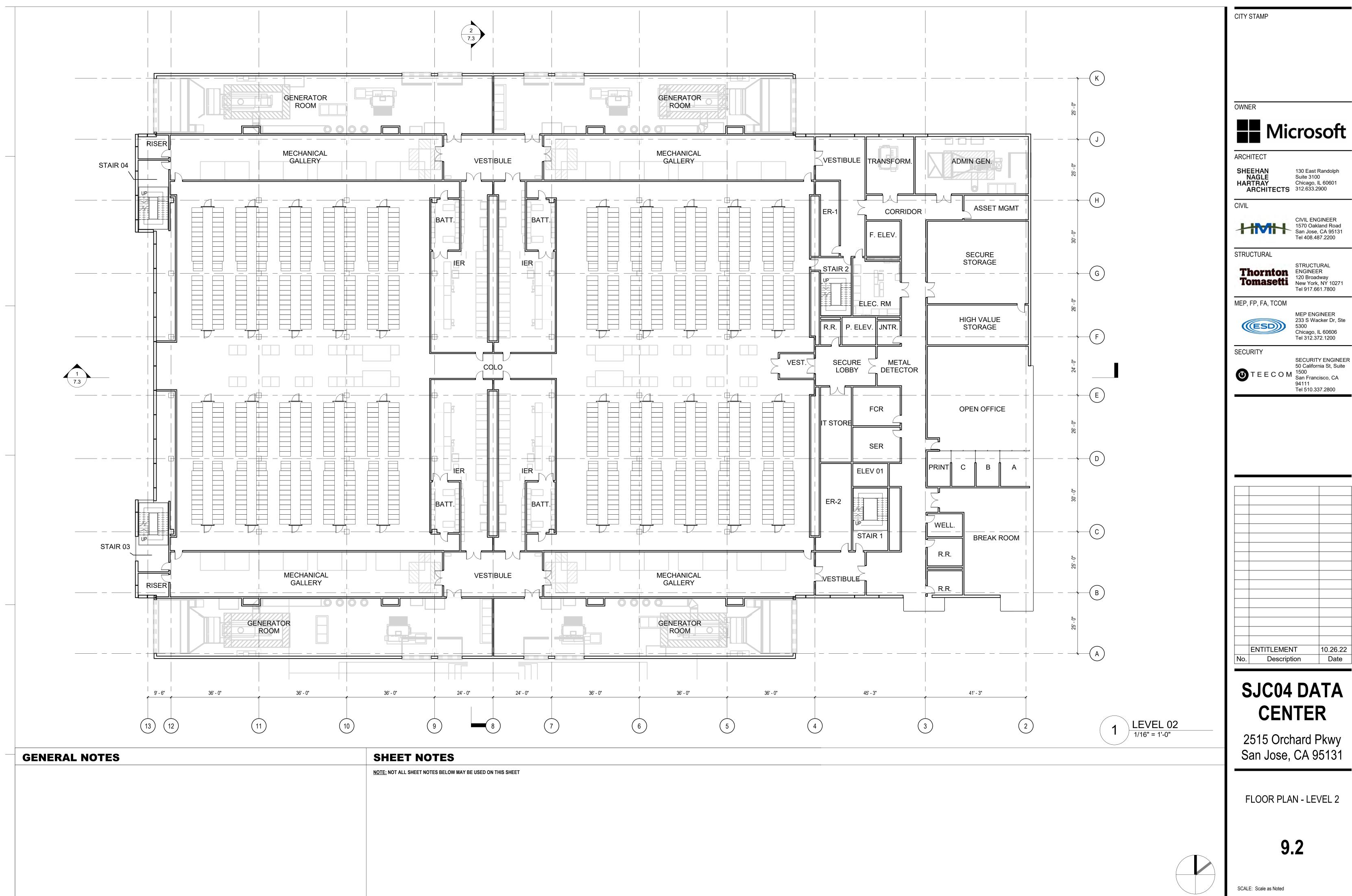
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SCALE: Scale as Noted

MICROSOFT CONFIDENTIAL

GUADALUPE TRAIL, BETWEEN SITE AND APPLE





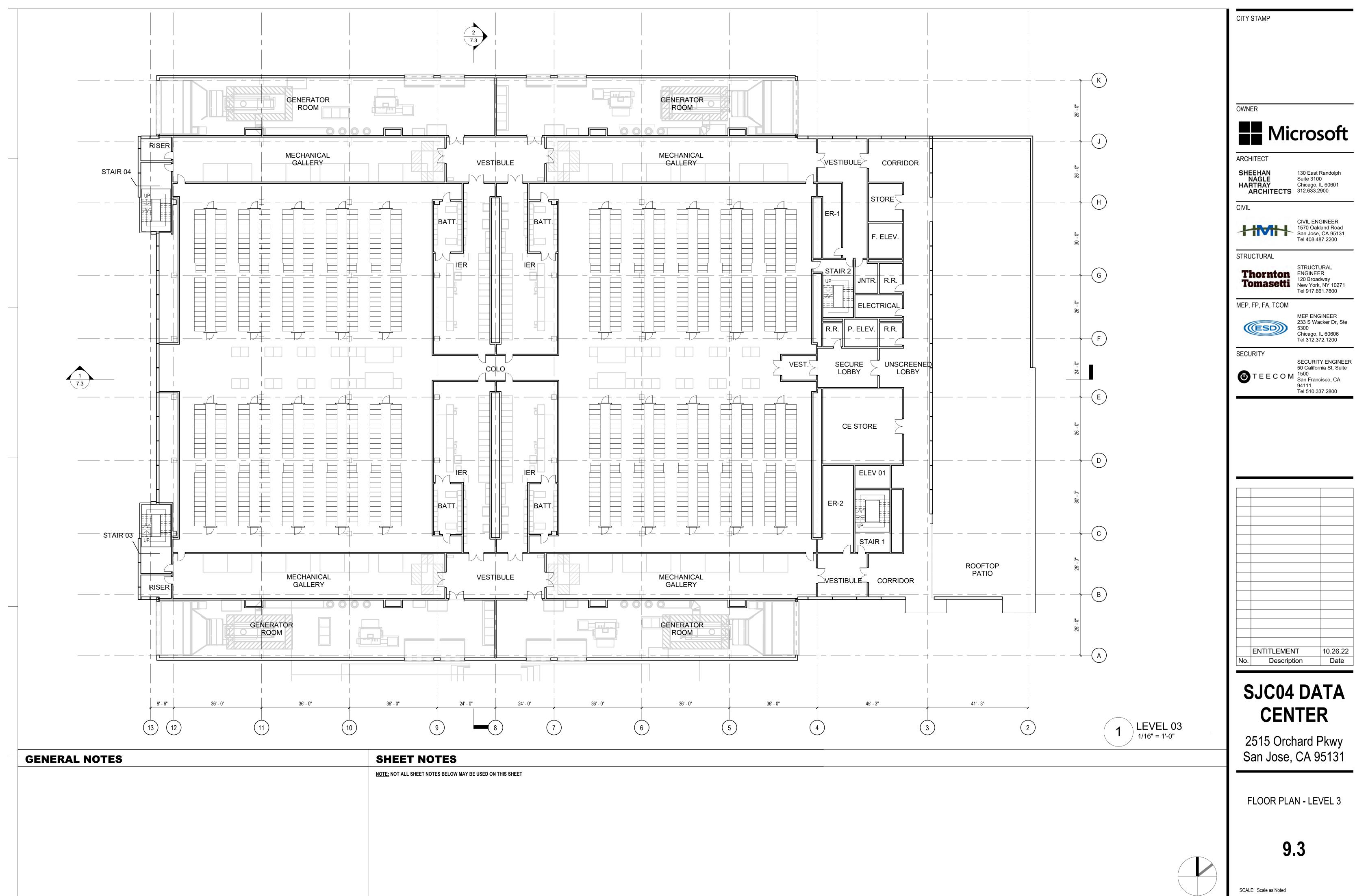
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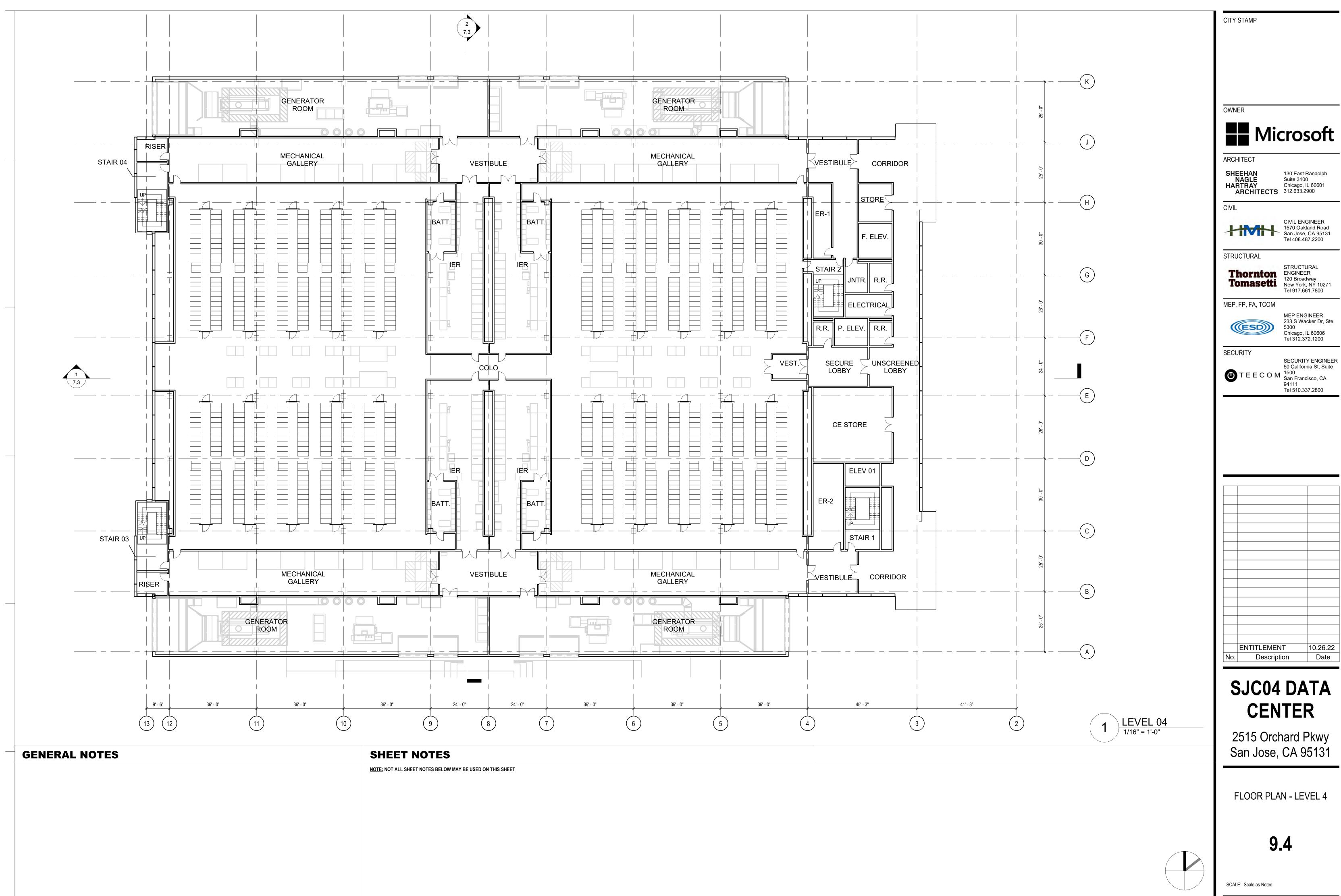




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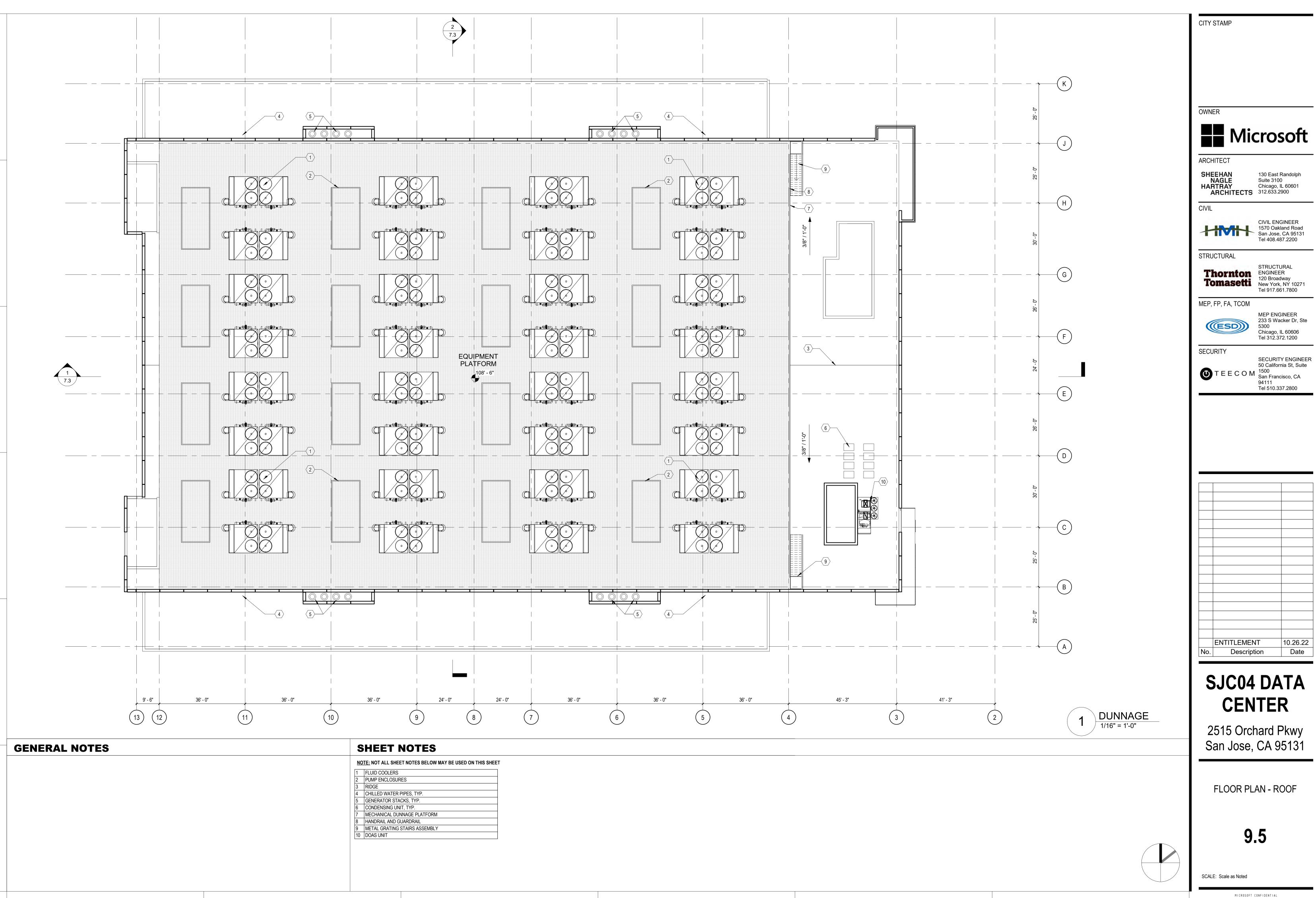




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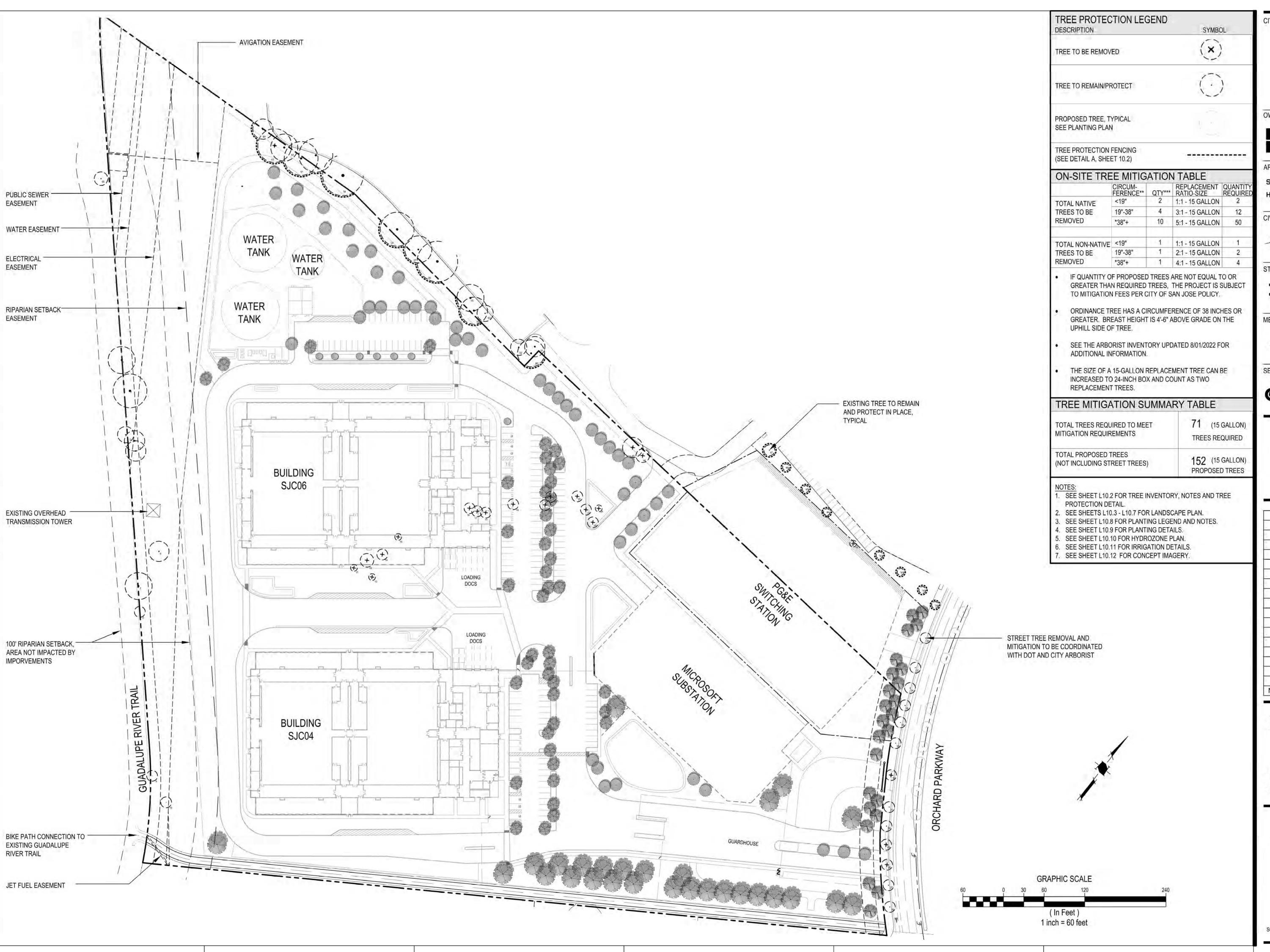
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FLOOR PLAN - ROOF

9.5





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TREE MITIGATION **PLAN**

10.1

SCALE: Scale as Noted

TREE PROTECTION NOTES

SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE AT THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

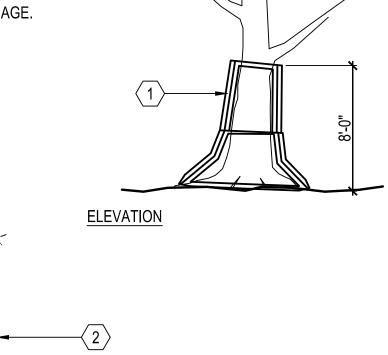
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

SECTION IV

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

SECTION

- 1. CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
- 2. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
- 3. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.
- 1 SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
- TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
- (3) 6' CHAIN LINK OR WELDED WIRE MESH
- 4 8' FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
- (5) FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



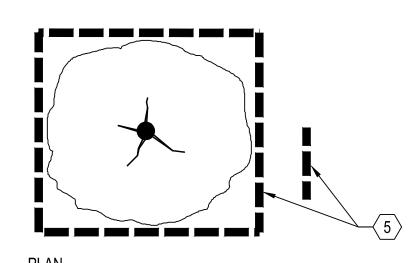




TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A

	DBH MEASUREMENT HEIGHT: 54"
	Date of Evaluation: 5/17/2022
Suitability for Preservation	is based on the following
	d structural stability that have the potential for longevity at the site.
	clining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good
ategory.	
oor - Trees in poor health or with	significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.
lealth Rating	
5 A healthy, vigorous tre	e, reasonably free of disease, with good structure and form typical of the species.
	ne in vigor, small amount of twig dieback, minor structural defects that could be corrected.
	igor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
	prmic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1 A tree in severe decline	e, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
0 Tree is dead.	
bbreviations and Definition	ons
CD Codominant branches	Forked branches nearly the same size in diameter, arising from a common junction an lacking a normal branch union.
CDB Dieback in Crown	Condition where branches in the tree crown die from the tips toward the center.
CR CR	Tree is bounded closely by one or more of the following: structure, tree, Etc.
D Decline	Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG Epicormic Growth	Watersprouting on trunk and main leaders. Typically indicative of tree stress.
EH Exposed Heartwood	Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
H Hazardous	A tree that in it's current condition, presents a hazard.
HD Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LC Low crotch	Multiple central leaders originating below the DBH measurement site.
LN Leaning Tree	Tree leaning, see notes for severity.
ML Multiple Leaders	More than one upright primary stem
PT Phototropism	Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
S Suckers	Shoot arising from the roots.
SD Structural Defects	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SE Severe	Indicates the severity of the following term.
SL Slight	Indicates the mildness of the following term.
SR Surface Roots	Roots visible at finished grade.
ST Stress	Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.
WU Weak Union	Weak union or fork in tree branching structure.
Ordinance Tree	Ordinance-Size Trees. An ordinance-size tree is: Single Trunk - 38 inches or more in circum-ference at 4 ½ feet above ground; or Multi-trunk - The combined measurements of each trunk circumference (at 4 ½ feet above ground) add up to 38 inches or more.

TREE#	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF- ERENCE	ORDINANCE TREE	HEALTH	PRESERVATION SUITABILITY	NOTES
1	Quercus agrifolia	Coast Live Oak	24,10,11	(INCHES)	YES	3	Moderate	crowded with chainlink fence
2	Juglans hindsii	California Black Walnut	36.0	113	YES	4	Good	
3	Quercus agrifolia	Coast Live Oak	11.0	35	NO	2	Poor	crowded with chainlink fence, SD
4	Juglans hindsii	California Black Walnut	24,18,20	195	YES	4	Good	
5	Juglans hindsii	California Black Walnut	18,18,20,16	226	YES	4	Good	
6	Juglans hindsii	California Black Walnut	12,12,16	126	YES	3	Good	
7	Juglans hindsii	California Black Walnut	24.0	75	YES	4	Good	
8	Juglans hindsii	California Black Walnut	6.0	19	NO	2	Moderate	crowded with chainlink fence
9	Juglans hindsii	California Black Walnut California Black	3,3,2,2,1	35	NO	2	Moderate	crowded with chainlink fence
10	Juglans hindsii	Walnut California Black	3,2,2,2,1,1	35	NO	2	Moderate	
11	Juglans hindsii Juglans hindsii	Walnut California Black	2,2,2,1,1 3,3,3,3,3,2,2,2,	25 79	NO YES	2	Poor Moderate	
13	Juglans hindsii	Walnut California Black	2,1,1,1 3,1,1,1,1	22	NO NO	2	Poor	
14	Juglans hindsii	Walnut California Black	2,2,2,2,1,1,1	35	NO	2	Moderate	
15	Juglans hindsii	Walnut California Black Walnut	2,2,2,1	22	NO	2	Poor	
16	Salix lasiolepis	Arroyo Willow	3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,	94	YES	3	Moderate	
17	Salix lasiolepis	Arroyo Willow	3,	94	YES	3	Moderate	
18	Salix lasiolepis	Arroyo Willow	3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,3,	94	YES	3	Moderate	
19	Salix lasiolepis	Arroyo Willow	3,3,3,3,3,3,3	66	YES	3	Moderate	
20	Salix lasiolepis	Arroyo Willow	3,3,3,3,3,3,3,3	66	YES	3	Moderate	
21	Acacia melanoxylon	Blackwood Acacia	4,2,1	22	NO	2	Poor	invasive
22	Salix lasiolepis	Arroyo Willow	3,	75	YES	2	Moderate	
23	Populus fremontii	Fremont Cottonwood	10,8,8,8,6,6,5,5	201	YES	4	Good	
24	Populus fremontii	Fremont Cottonwood	1,2	9	NO	2	Poor	
25	Populus fremontii	Fremont Cottonwood	3.0	9	NO	2	Poor	
26	Pyrus calleryana	Callery Pear	10.0	31	NO	3	Moderate	
27	Pyrus calleryana	Callery Pear	10.0	31	NO	3	Moderate	
28	Pyrus calleryana	Callery Pear	9.0	28	NO	3	Moderate	
29	Pyrus calleryana	Callery Pear	10.0	31	NO	3	Moderate	
30	Pyrus calleryana Platanus acerifolia	Callery Pear London Planetree	9.0 8.0	28 25	NO NO	3	Moderate Moderate	
32	Platanus acerifolia	London Planetree	9.0	28	NO	3	Moderate	
33	Platanus acerifolia	London Planetree	8.0	25	NO	3	Moderate	
34	Platanus acerifolia	London Planetree	8.0	25	NO	3	Moderate	
35	Platanus acerifolia	London Planetree	8.0	25	NO	3	Moderate	
36	Platanus acerifolia	London Planetree	8.0	25	NO	2	Moderate	
37	Platanus acerifolia	London Planetree	8.0	25	NO	3	Moderate	
38	Platanus acerifolia	London Planetree	7.0	22	NO	3	Moderate	
39	Ulmus parvifolia	Chinese Elm	4.0	13	NO	3	Moderate	
40	Ulmus parvifolia	Chinese Elm	4.0	13	NO	3	Moderate	
41	Acer rubrum 'Armstrong' Acer rubrum	Armstrong' Maple	2.0	6	NO	2	Moderate	recently planted
42	'Armstrong'	Armstrong' Maple	2.0	6	NO	2	Moderate	recently planted
43	Acer rubrum 'Armstrong'	Armstrong' Maple	1.0	3	NO	0	Poor	dead
44	Acer rubrum 'Armstrong' Acer rubrum	Armstrong' Maple	2.0	6	NO	2	Moderate	recently planted
45	'Armstrong' Acer rubrum	Armstrong' Maple	2.0	6	NO	2	Moderate	recently planted
46	'Armstrong'	Armstrong' Maple	2.0	6	NO	2	Moderate	recently planted
47	Salix lasiolepis Salix lasiolepis	Arroyo Willow Arroyo Willow	4,4,6,6,7,7,8,8	91	YES YES	3	Moderate Moderate	
49	Quercus agrifolia	Coast Live Oak	24.0	75	YES	4	Good	
50	Quercus agrifolia	Coast Live Oak	28.0	88	YES	4	Good	
51	Quercus agrifolia	Coast Live Oak	24.0	75	YES	4	Good	
52	Quercus suber	Cork Bark Oak	19.0	60	YES	4	Good	
53	Quercus suber	Cork Bark Oak	15.0	47	YES	4	Good	
54	Quercus agrifolia	Coast Live Oak	29.0	91	YES	4	Good	
55	Quercus agrifolia	Coast Live Oak	29.0	91	YES	4	Good	
56	Quercus agrifolia	Coast Live Oak	40.0	126	YES	5	Good	
57	Quercus agrifolia	Coast Live Oak	25.0	79	YES	4	Good	
58	Quercus agrifolia	Coast Live Oak	33.0	104	YES	4	Good	
59	Quercus agrifolia	Coast Live Oak	51.0	160	YES	5	Good	
60	Quercus agrifolia	Coast Live Oak	31.0	97	YES	4	Good	
61	Quercus agrifolia	Coast Live Oak	33.0	104	YES	4	Good	
62 63	Quercus agrifolia Quercus agrifolia	Coast Live Oak Coast Live Oak	29.0 31.0	91 97	YES YES	4	Good Good	
	Quercus agrirolia Pinus radiata	1						00
64	Pinus radiata Juglans hindsii	Monterey Pine California Black	24.0 12,12,13,11	75 151	YES YES	5	Moderate Good	SD
65	Jugians nindsii	Walnut	12,12,13,11	191	159	5	9000	

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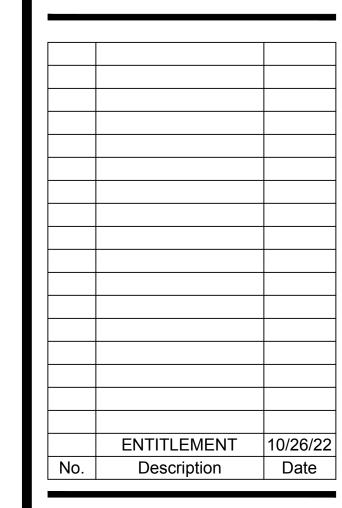


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TREE INVENTORY, **NOTES AND PROTECTION DETAIL**

10.2

SCALE: Scale as Noted



- NOTES:

 1. SEE SHEET L10.2 FOR TREE INVENTORY, NOTES AND TREE
- PROTECTION DETAIL.
- SEE SHEETS L10.3 L10.7 FOR LANDSCAPE PLAN.
 SEE SHEET L10.8 FOR PLANTING LEGEND AND NOTES.
- 4. SEE SHEET L10.9 FOR PLANTING DETAILS.
- 5. SEE SHEET L10.10 FOR HYDROZONE PLAN.
- 6. SEE SHEET L10.11 FOR IRRIGATION DETAILS. SEE SHEET L10.12 FOR CONCEPT IMAGERY.

PROPOSED PLANT PALETTE

TREE LEGEND:



ACER RUBRUM 'ARMSTRONG'

CERCIS OCCIDENTALIS



MAGNOLIA X SOULANGEANA



METROSIDEROS EXCELSUS



ULMUS PARVIFOLIA 'DRAKE'

PLANTING ZONE LEGEND:



PLANTING AREAS



CRASH BARRIER DETERRENT DITCH PLANTING AREA



ADJACENT RIPARIAN PLANTING ZONE

KEY MAP

STORMWATER TREATMENT AREA:



IN BASIN

ON BANK / SLOPE



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10.3

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LANDSCAPE PLAN

10.4

SCALE: Scale as Noted





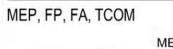
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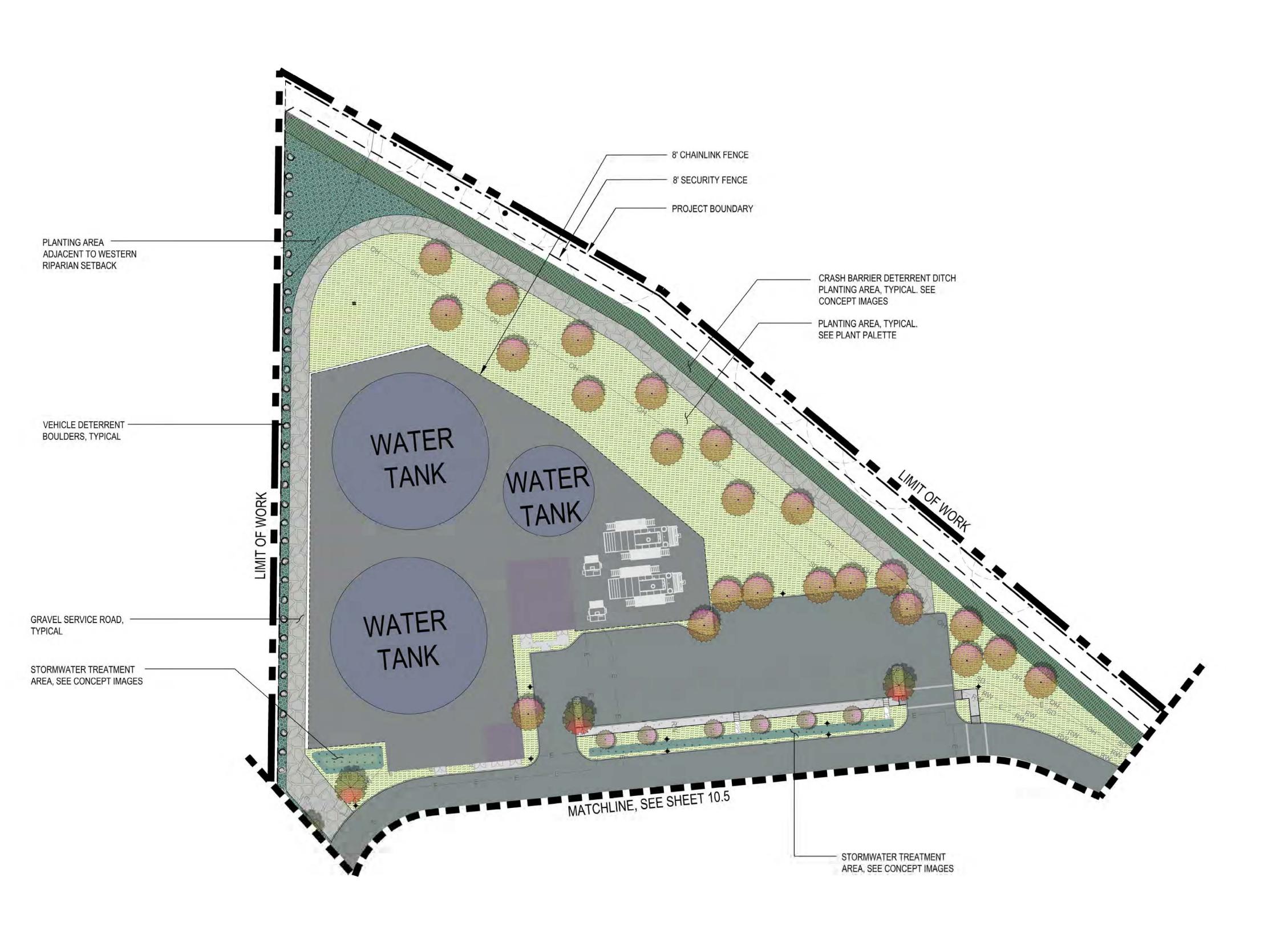
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LANDSCAPE PLAN

10.5

SCALE: Scale as Noted



NOTES:

1. SEE SHEET L10.2 FOR TREE INVENTORY, NOTES AND TREE

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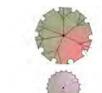
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Tel 510.337.2800

- PROTECTION DETAIL. 2. SEE SHEETS L10.3 - L10.7 FOR LANDSCAPE PLAN.
- 3. SEE SHEET L10.8 FOR PLANTING LEGEND AND NOTES.
- 4. SEE SHEET L10.9 FOR PLANTING DETAILS.
- 5. SEE SHEET L10.10 FOR HYDROZONE PLAN. 6. SEE SHEET L10.11 FOR IRRIGATION DETAILS.
- 7. SEE SHEET L10.12 FOR CONCEPT IMAGERY.

PROPOSED PLANT PALETTE

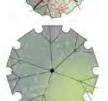
TREE LEGEND:



ACER RUBRUM 'ARMSTRONG'



MAGNOLIA X SOULANGEANA

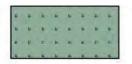


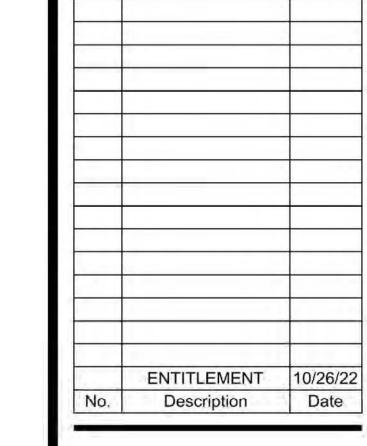




STORMWATER TREATMENT AREA:

ON BANK / SLOPE





SJC04 DATA **CENTER**

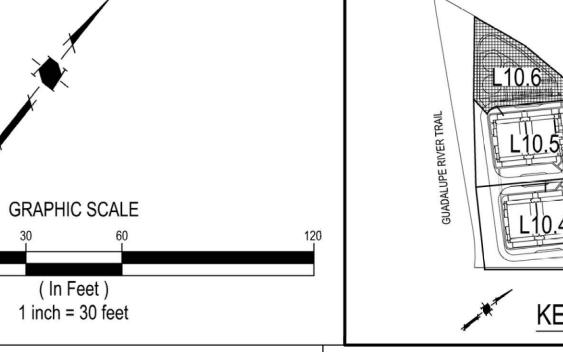
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LANDSCAPE PLAN

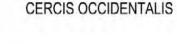
10.6

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METROSIDEROS EXCELSUS

ULMUS PARVIFOLIA 'DRAKE'





PLANTING AREAS



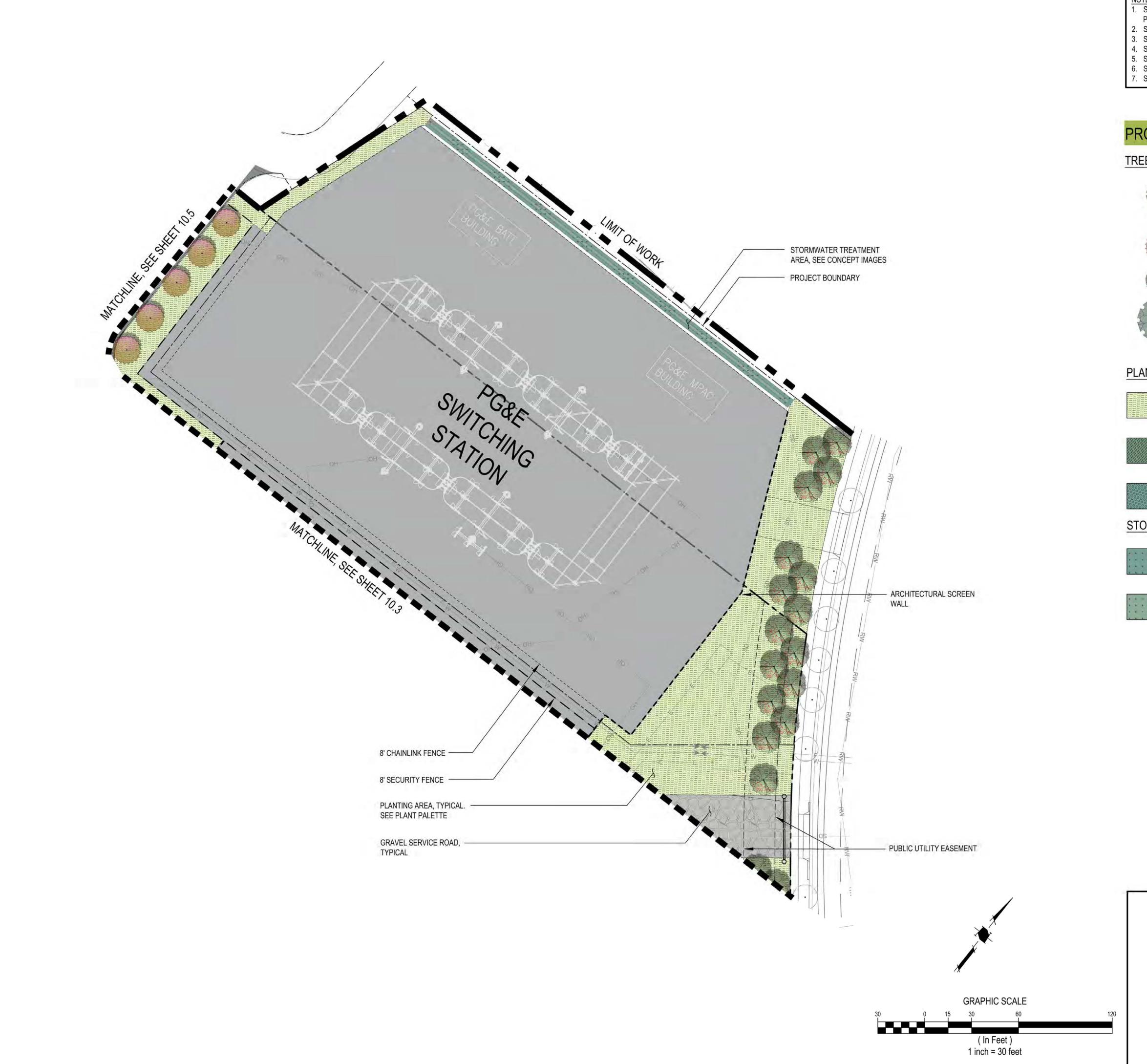
CRASH BARRIER DETERRENT DITCH PLANTING AREA



ADJACENT RIPARIAN PLANTING ZONE

IN BASIN

KEY MAP



- NOTES:

 1. SEE SHEET L10.2 FOR TREE INVENTORY, NOTES AND TREE PROTECTION DETAIL.
- SEE SHEETS L10.3 L10.7 FOR LANDSCAPE PLAN.
 SEE SHEET L10.8 FOR PLANTING LEGEND AND NOTES.
- 4. SEE SHEET L10.9 FOR PLANTING DETAILS.
- 5. SEE SHEET L10.10 FOR HYDROZONE PLAN.
- 6. SEE SHEET L10.11 FOR IRRIGATION DETAILS. 7. SEE SHEET L10.12 FOR CONCEPT IMAGERY.

PROPOSED PLANT PALETTE

TREE LEGEND:



ACER RUBRUM 'ARMSTRONG'

CERCIS OCCIDENTALIS



MAGNOLIA X SOULANGEANA



METROSIDEROS EXCELSUS



ULMUS PARVIFOLIA 'DRAKE'

PLANTING ZONE LEGEND:



PLANTING AREAS



CRASH BARRIER DETERRENT DITCH PLANTING AREA



ADJACENT RIPARIAN PLANTING ZONE

KEY MAP

STORMWATER TREATMENT AREA:



ON BANK / SLOPE



IN BASIN



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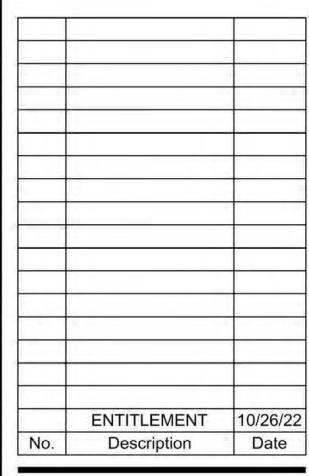
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LANDSCAPE PLAN

10.7

SCALE: Scale as Noted

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS: 15 GALLON: 0.75-1.25" 24" BOX: 1.25-2" 36" BOX: 2-3.5" 48" BOX: 3.5-5" 60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY PERCENTAGE OF ETO (H) HIGH: 0.7 - 0.90.4-0.6 (M) MEDIUM: (L) LOW: 0.1-0.3 (VL) VERY LOW:



PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	HxW	WUCOLS
TREES						
		ACER RUBRUM 'ARMSTRONG'	COLUMNAR RED MAPLE	24" BOX	45'X15'	М
0		CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	15'X15'	VL
		MAGNOLIA X SOULANGEANA	PINK SAUCER MAGNOLIA	15 GALLON	25'X25'	М
		METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE	15 GALLON	20'X20'	Ļ
		ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE EVERGREEN ELM	15 GALLON	50'X60'	М

MINIMUM

1 GALLON

1 GALLON

1 GALLON

1 GALLON

1 GALLON

1 GALLON

2' X 2'

2' X 2'

SPREADING L

18" X 12" VL

SPREADING L

SHRUBS AND GROUNCOVERS

MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' X 3'	L
FREMONTODENDRON CALIFORNICUM	FLANNEL BUSH	5 GALLON	8' X 6'	L
ERIGERON FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GALLON	3' X 3'	L
SALVIA LEUCOPHYLLA	POINT SAL PURPLE SAGE	1 GALLON	2'X 10'	L
ARTEMISIA CALIFORNICA 'MONTARA'	CALIFORNIA SAGEBRUSH	1 GALLON	1' X 3'	L
THE SES VIBURINE TILL	CATALINA CURRANT	1 GALLON	3' X 4'	L
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	1 GALLON	3' X 8'	- L
ZAUSHNERIA CALIFORNICA	CALIFORNIA FUSCHIA	1 GALLON	3' X 3'	L
HESPERALOE PARVIFLORA BRAKELIGHTS 'PERPA'	BRAKELIGHTS YUCCA	1 GALLON	2' X 2'	_ <u>L</u> .
PHORMIUM TENAX 'RAINBOW QUEEN'	NEW ZEALAND FLAX	1 GALLON	3' X 3'	L
AGAVE ATTENUATA	FOXTAIL AGAVE	1 GALLON	4' X 6'	L

BLUE GLOW AGAVE

BLUE FLAX LILY

SEASIDE DAISY

IDAHO FESCUE

DWARF PLUMBAGO

ADJACENT RIPARIAN PLANTING

AGAVE 'BLUE GLOW'

ERIGERON GLAUCUS

FESTUCA IDAHOENSIS

DIANELLA CAERULEA 'CASSA BLUE'

CERATOSTIGMA PLUMBAGINOIDES

JUNCUS PATENS 'ELKS BLUE'

	ACHILLEA MILLEFOLIUM	YARROW	1 GALLON	1' X 2'	L	
	CEANOTHUS 'JOYCE COULTER'	WILD LILAC	1 GALLON	4' X 10'	L	
	ERIOGONUM PARVIFOLIUM	SEA CLIFF BUCKWHEAT	1 GALLON	2' X 3'	L	
	ERIOGONUM VIMINEUM	WICKERSTEM BUCKWHEAT	1 GALLON	6" X 12"	L	
	LUPINUS NANUS	SKY LUPINE	1 GALLON	12" X 12"	L	
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	2' X 3'	L	

BIO TREATMENT AREA PLANTING

ON BANK / SLOPE

	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	2' X 2'	VL	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GALLON	6' X 6'	L	
E + + + + + E + .	SALVIA SONOMENSIS	CREEPING SAGE	1 GALLON	2' X 6	L	
IN BASIN						
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' X 2'	L	
	CHONDROPETALUM TECTORUM 'EL CAMPO'	DWARF CAFE	1 GALLON	2' X 3'	L	

GRAY RUSH

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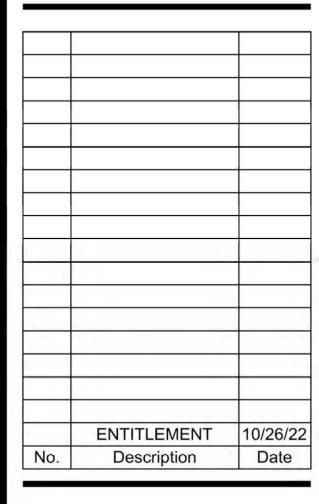
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PLANTING LEGEND AND NOTES

10.8

SCALE: Scale as Noted

- SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS, PONDING DEPTH, SIZES, LOCATIONS AND DETAILS.
- 2. ALL ROCK MATERIALS AVAILABLE THROUGH LYNGSO GARDEN MATERIALS OR APPROVED OTHER.
- IMAGERY SHOWN FOR DESIGN INTENT.
- 4. PROVIDE COBBLE STONE DISSIPATER AT ALL INLETS.



1 VEGETATION (SEE PLANTING PLANS)

SPECIMEN STONE, SEE MATERIALS LIST FOR SIZES 2 SPECIMEN STOINE, SEE AND PLAN FOR LOCATIONS

OVERFLOW PIPE WITH ATRIUM GRATE, COVER WITH COBBLE AND ANGULAR ROCK MIX

4 COBBLE AND ANGULAR ROCK MIX (MIN. 3" DEPTH): COBBLE AND PEBBLE MIXTURE: 30% 3"x8" LIN CREEK COBBLE 20% 2"x4" LIN CREEK COBBLE 25% 1-1/2" LIN CREEK PEBBLES 10% ROUGHLY FLAT 1'x2' WINDSOR BOULDER

> 15% - HEAD SIZE - 10"x15" AMADOR GRANITE BOULDER BIO CELL DRY CREEK STONE MIX: COBBLE AND PEBBLE MIXTURE SHALL BE A MINIMUM 3" LAYER COMPOSED OF THE FOLLOWING: AVAILABLE FROM LYNGSO:

15% 2"x4" LIN CREEK COBBLE 15% ROUGHLY 1'x2' FLAT TUMBLED BOUQUET CANYON BOULDER **AVAILABLE FROM GRANITEROCK:** 40% 1-1/2" WILSON CRUSHED GRANITE DRAIN ROCK

15% 1-1/2" QUARTZ

15% PIXIE COBBLE 6-12"

1. BOULDERS SHALL BE SELECTED BY LANDSCAPE ARCHITECT.

1 SPECIMEN STONE

2 FINISH GRADE

NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

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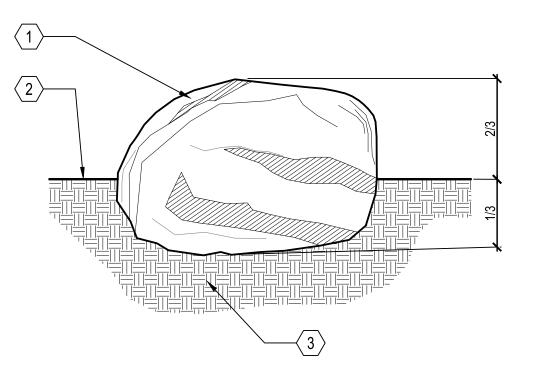
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LANDSCAPE ARCHITECT

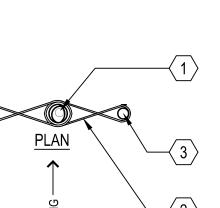


B SPECIMEN BOULDER PLACEMENT SCALE: N.T.S.

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS. 2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.

3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.

4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.



4

TREE STAKING (DOUBLE)

SCALE: N.T.S.

(1) TREE-SEE PLAN FOR SIZE AND TYPE

(2) CINCH TIE OR APPROVED EQUAL

3 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL

4 A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.

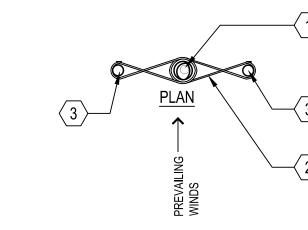
5 FINISH GRADE

6 ROOTBALL

7 AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX

8 APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.

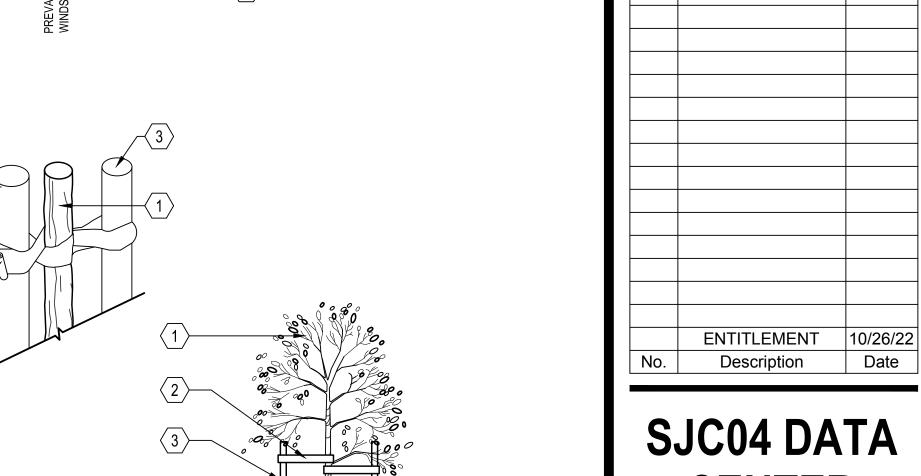
9 FOOT TAMP BASE



10 NATIVE GRADE

2X DIAMETER

OF ROOTBALL



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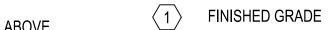
PLANTING DETAILS

10.9

SCALE: Scale as Noted

BIOTREATMENT CELL LANDSCAPING
SCALE: N.T.S.

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.



A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE

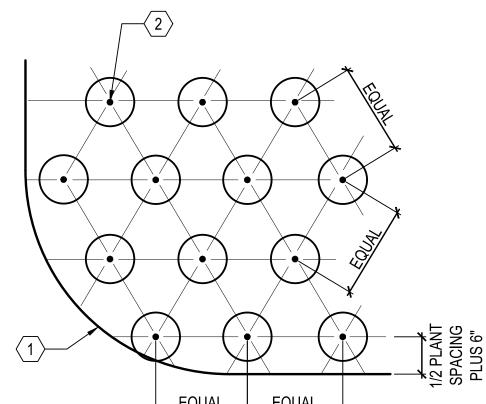
AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON

FOOT TAMP BASE

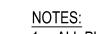
SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE

APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION

NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



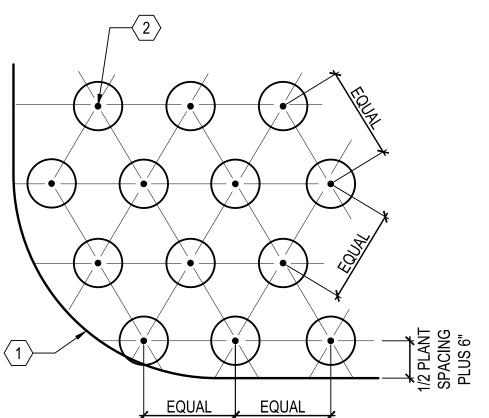
VARIES

ELEVATION

NOTES:

1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.

2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

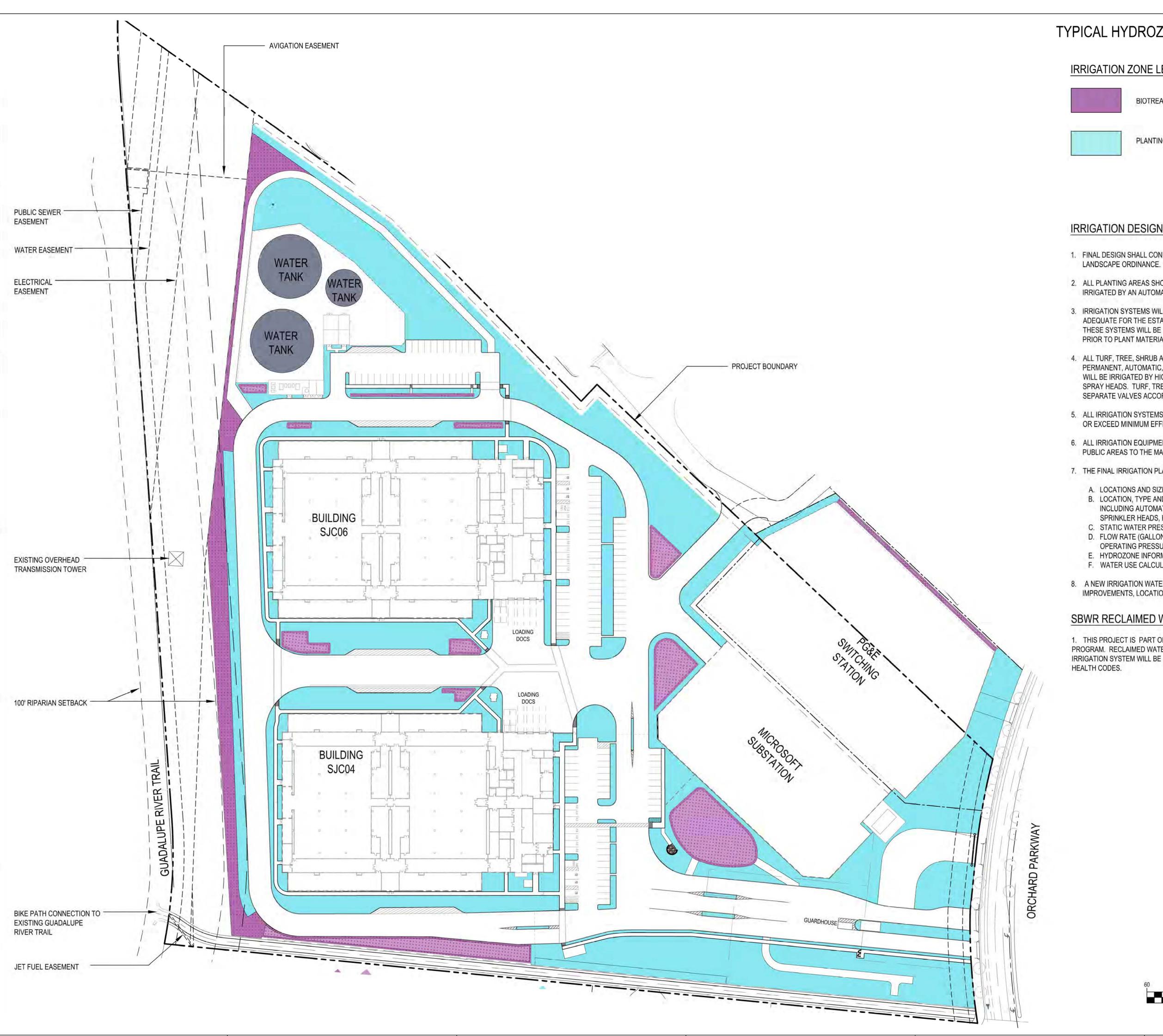


1 EDGE OF PLANTING AREA

2 TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.

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2X DIAMETER OF ROOTBALL SHRUB PLANTING SCALE: NOT TO SCALE



TYPICAL HYDROZONE PLAN

IRRIGATION ZONE LEGEND:

BIOTREATMENT AREAS

PLANTING AREAS

IRRIGATION DESIGN CRITERIA:

- 1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT
- 2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
- 4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
- 5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
- 6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
- 7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
- A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION. B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES,
- SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS. C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
- D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.

GRAPHIC SCALE

(In Feet) 1 inch = 60 feet

- E. HYDROZONE INFORMATION TABLE.
- F. WATER USE CALCULATIONS.
- 8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.

SBWR RECLAIMED WATER NOTES:

1. THIS PROJECT IS PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. RECLAIMED WATER WILL BE USED FOR IRRIGATION. IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH LOCAL

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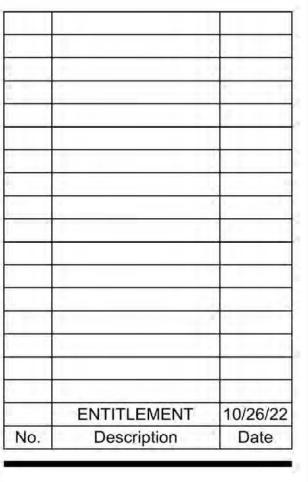


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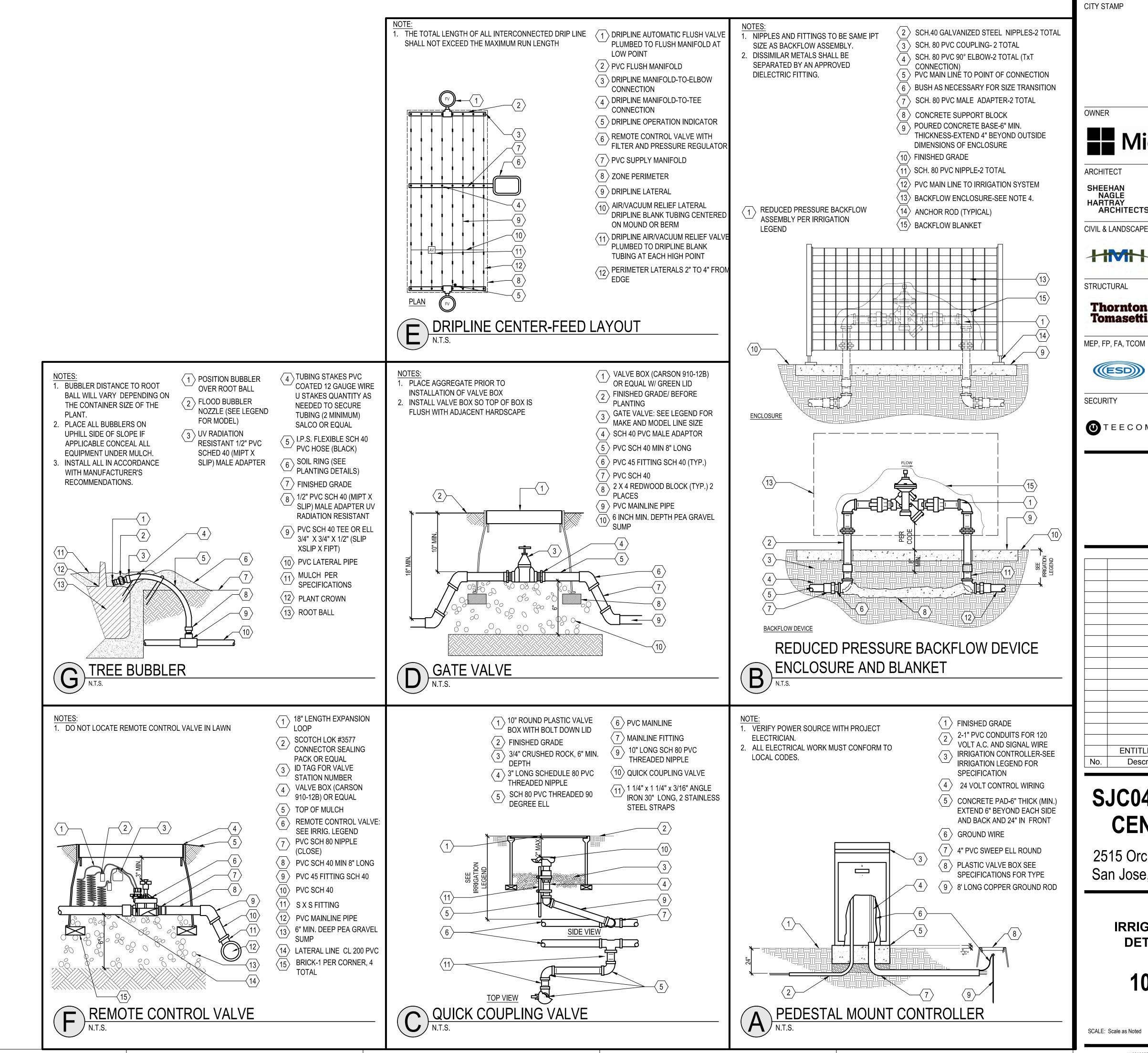
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HYDROZONE PLAN

10.10

SCALE: Scale as Noted



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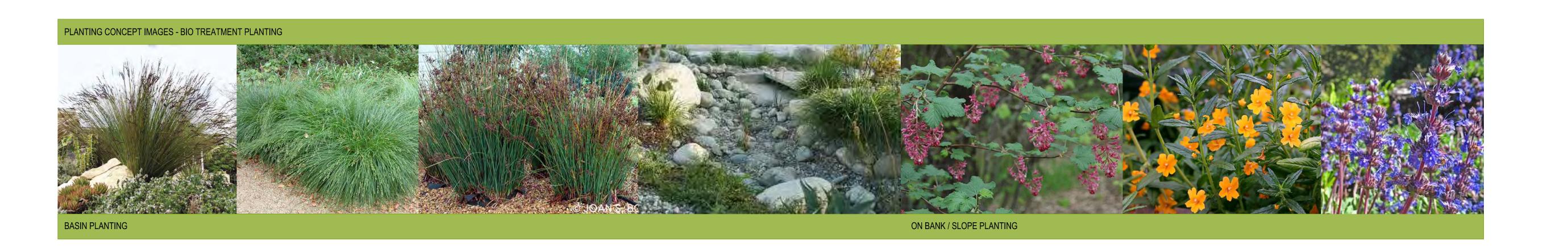
> **IRRIGATION DETAILS**

> > 10.11

SCALE: Scale as Noted









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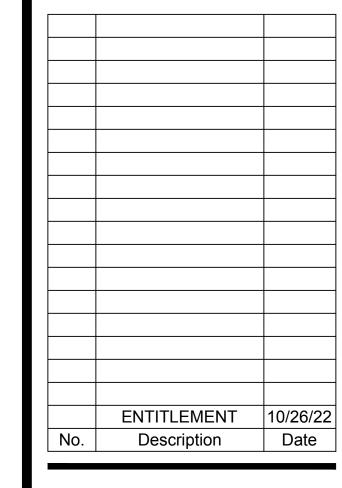


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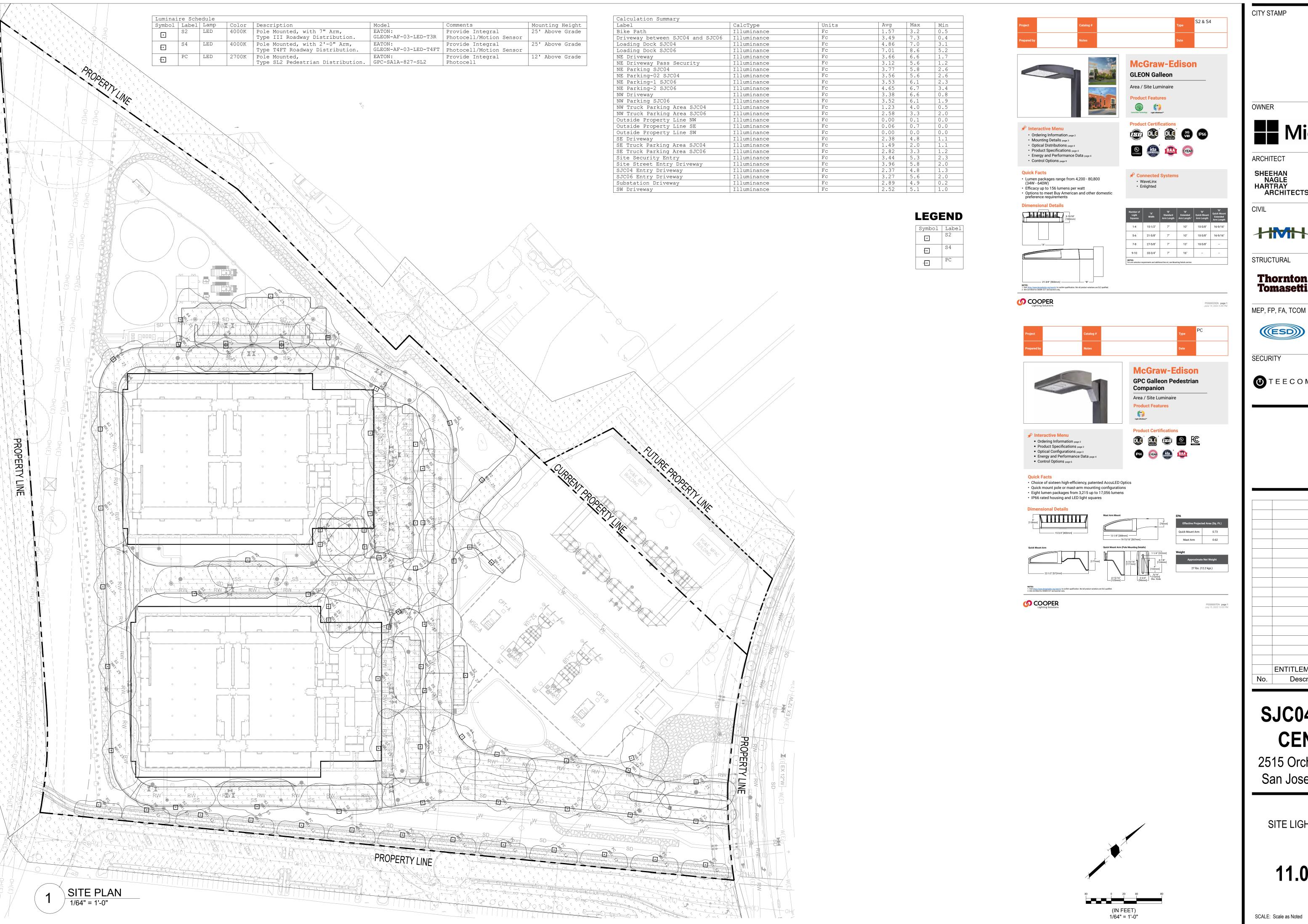
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CONCEPT IMAGERY

10.12

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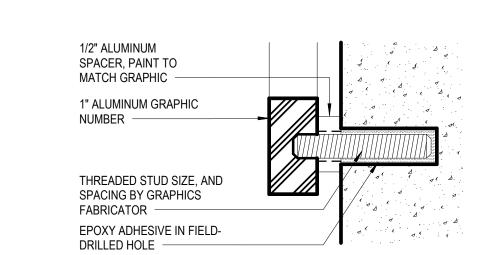
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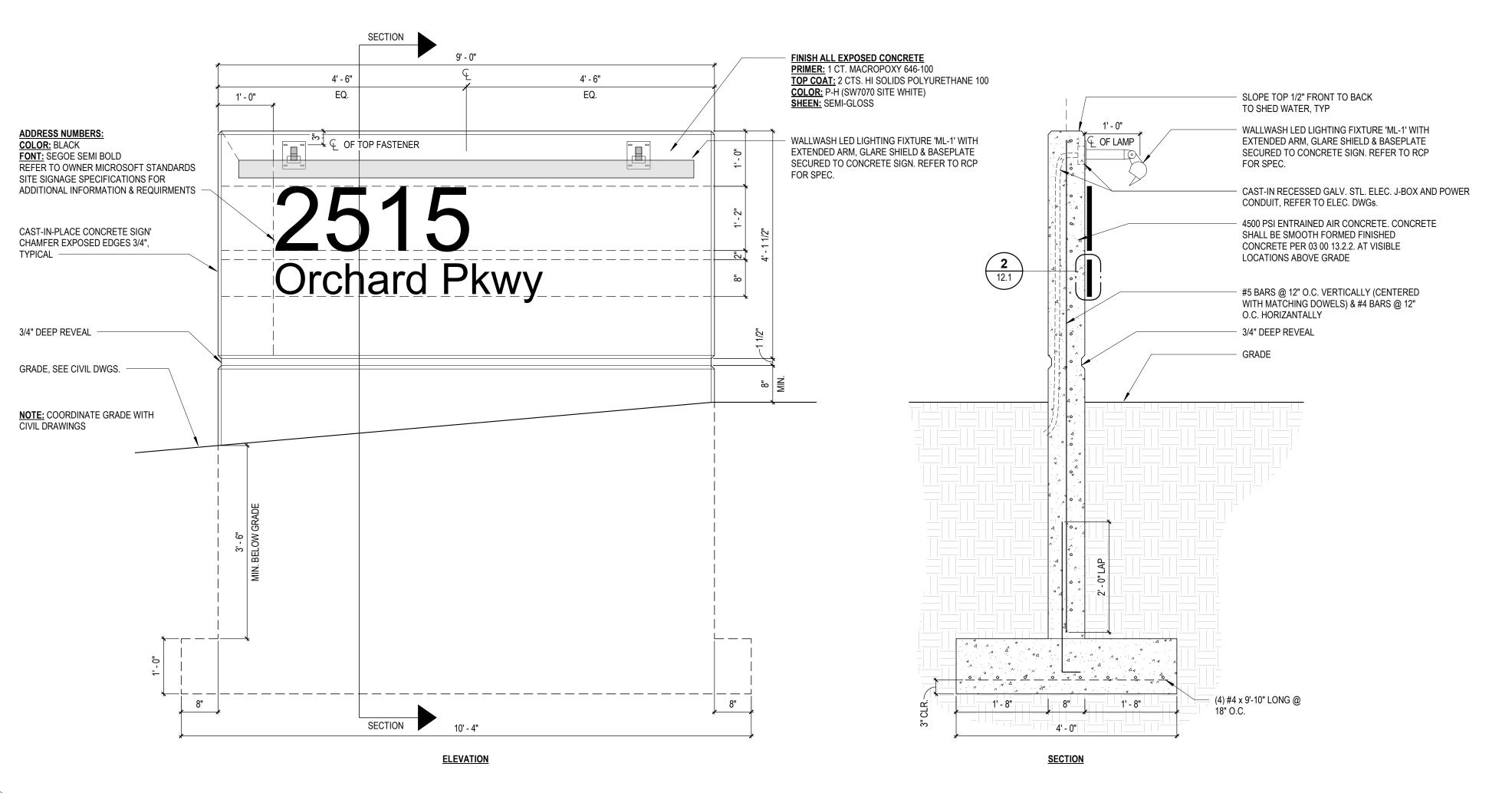
SITE LIGHTING PLAN

11.0

SCALE: Scale as Noted







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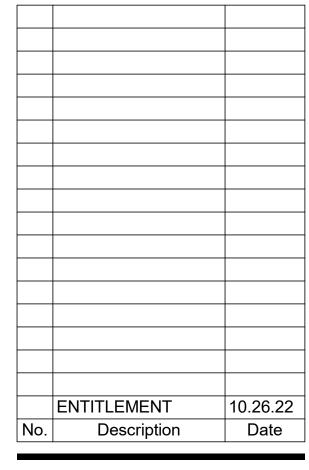
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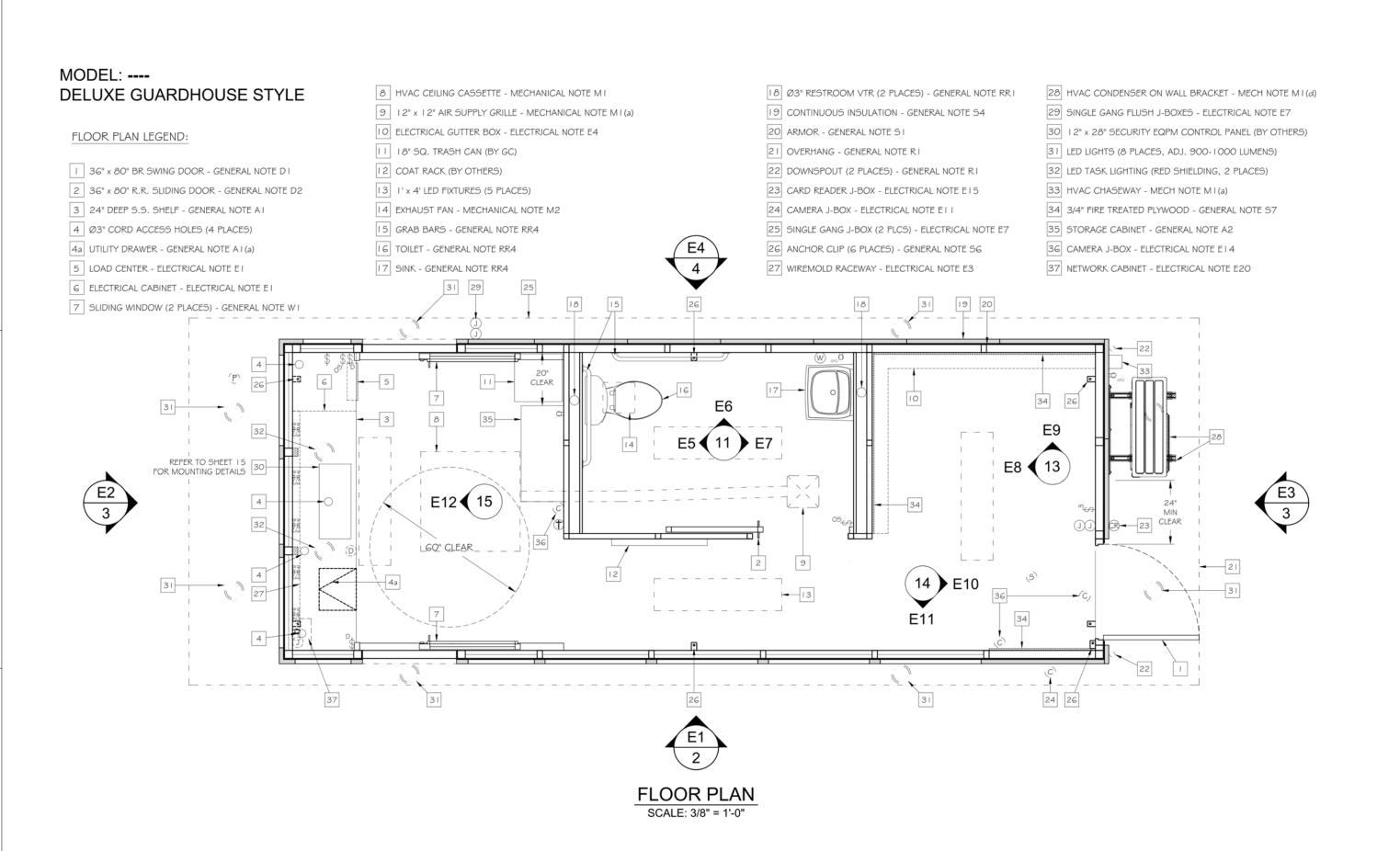


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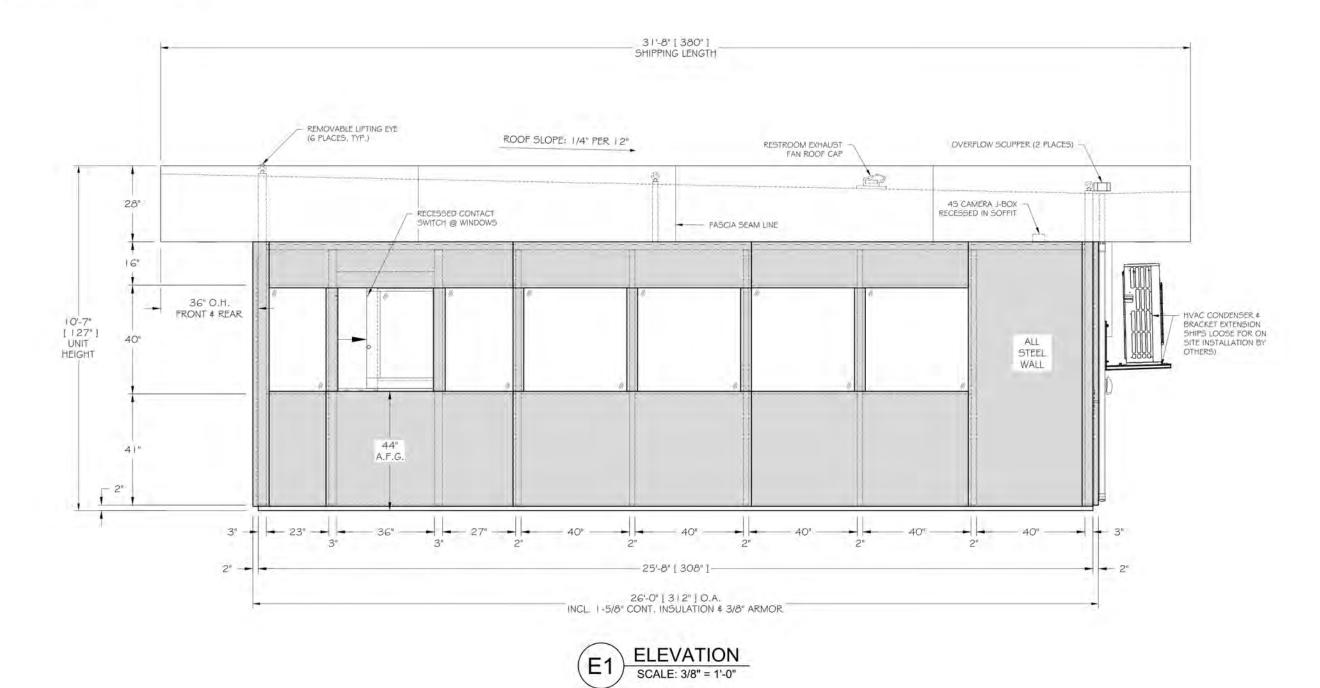
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EXTERIOR DETAILS

ENTRY MONUMENT SIGN - ELEVATION & SECTION 3/4" = 1'-0"



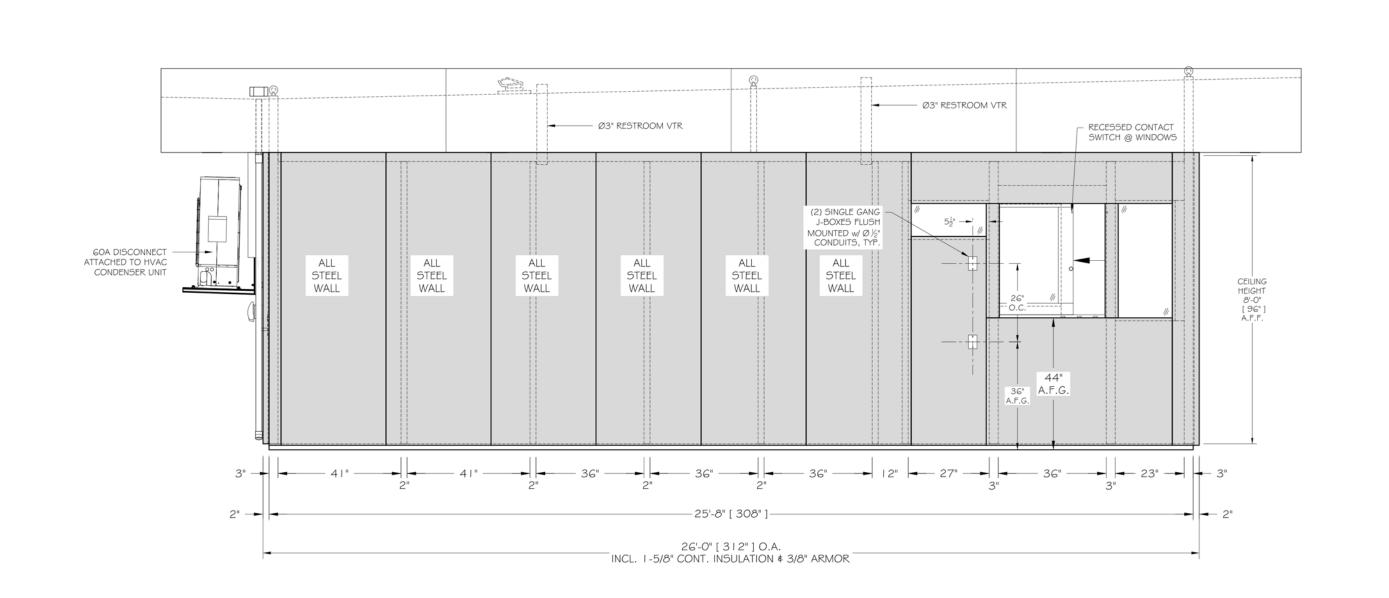
MODEL: ----DELUXE GUARDHOUSE STYLE



MODEL: ----DELUXE GUARDHOUSE STYLE



MODEL: ----DELUXE GUARDHOUSE STYLE



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> FLOOR PLAN -GUARDHOUSE

> > 12.2

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