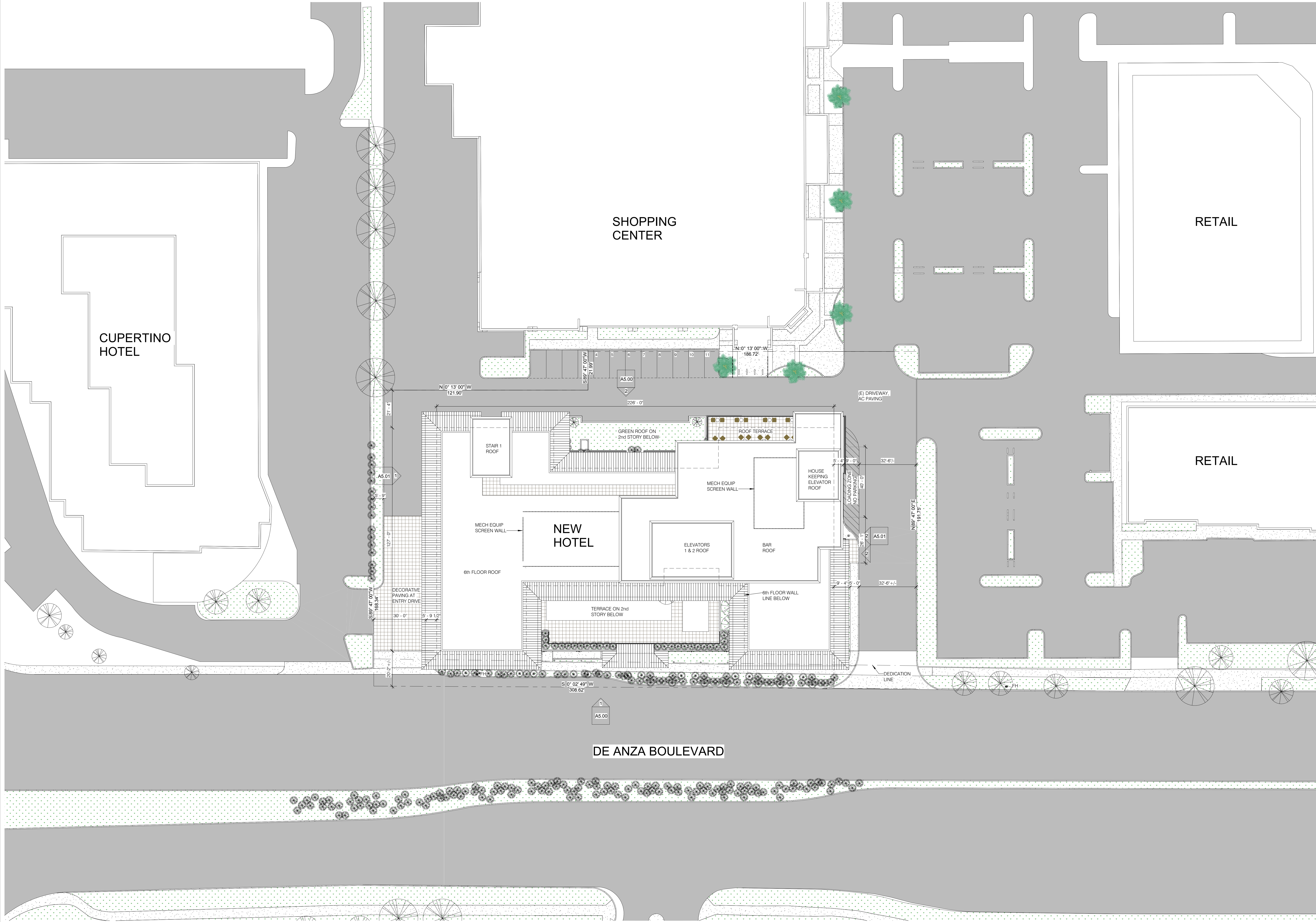


View from De Anza Boulevard



No.	Date	Description

Date	11/13/18
Sheet Date	4/19/19
Scale	1" = 20'-0"
Drawn	W
Job	17200
Sheet	A1.00



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Fax: 408-333-4729

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Site and 1st Floor Plan

REVISIONS

No.	Date	Description
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Date: 11/13/18

Scale: 4/19/19

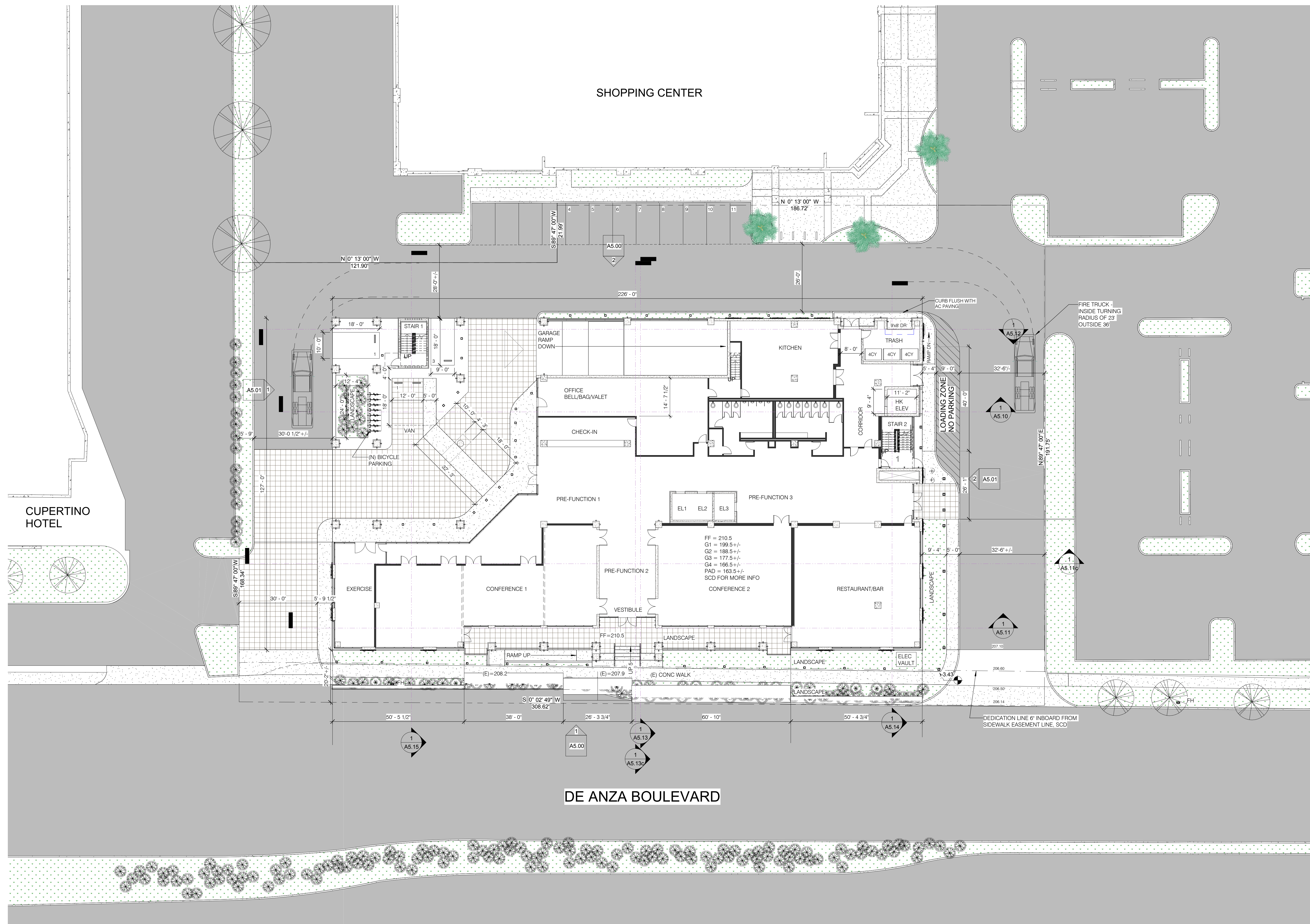
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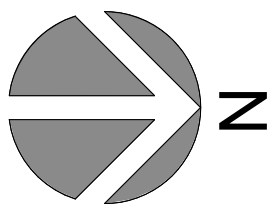
17200

A1.01

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Site and First Floor Plan 1





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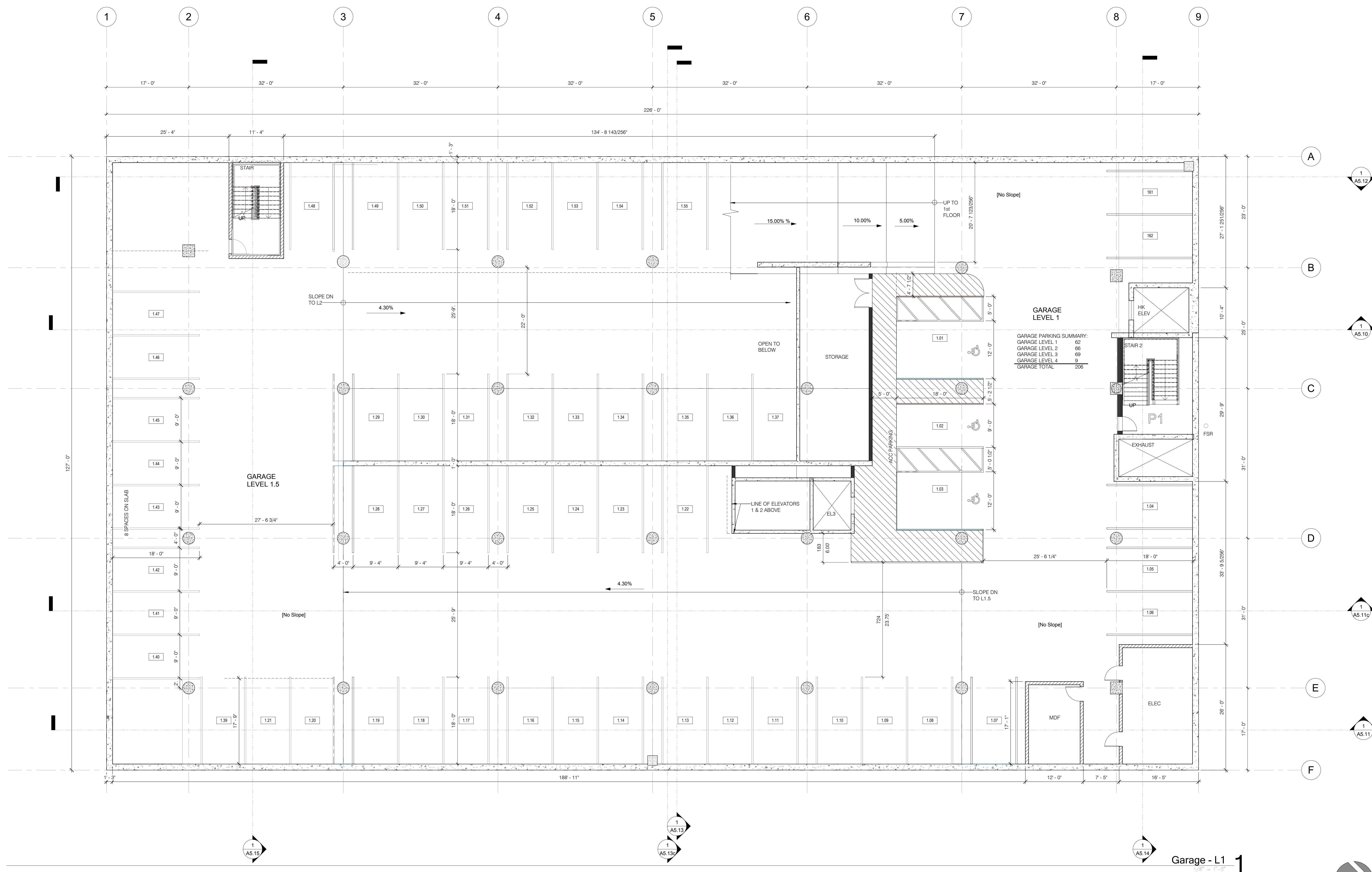
Garage Level 1 Plan

REVISIONS

No.	Date	Description
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Date	11/13/18
Sheet Date	4/19/19
Scale	1/8" = 1'-0"
Drawn	Author
Job	13200

A2.0-GL1



Garage - L1 **1**

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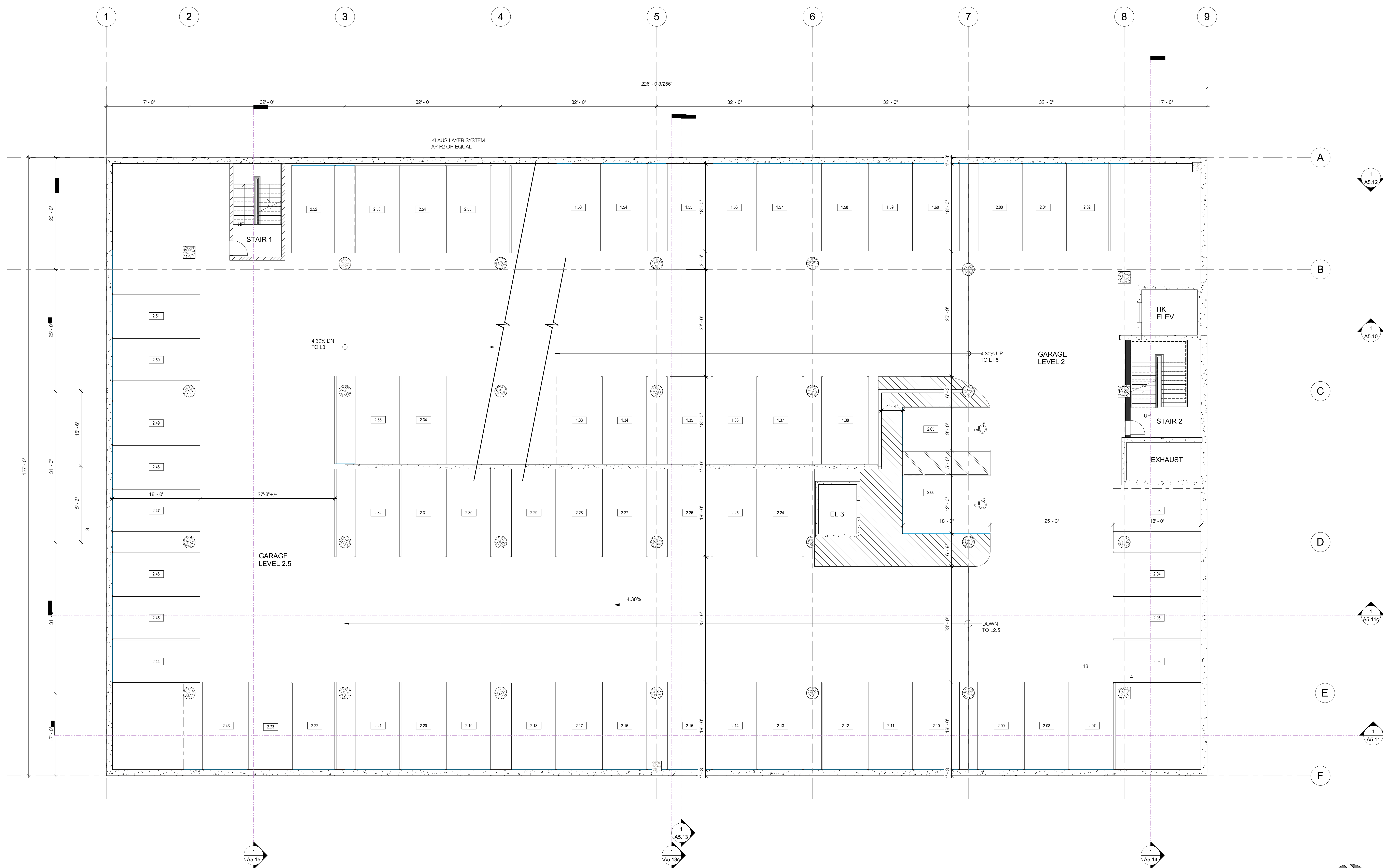
Garage Level 2 Plan

REVISIONS

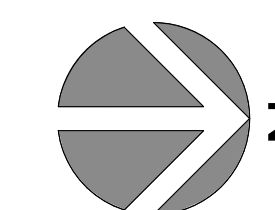
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Date	11/13/18
Sheet Date	4/19/19
Scale	1/8" = 1'-0"
Drawn	Author
Job	1720
Sheet	

A2.0-GL2



Garage - L2



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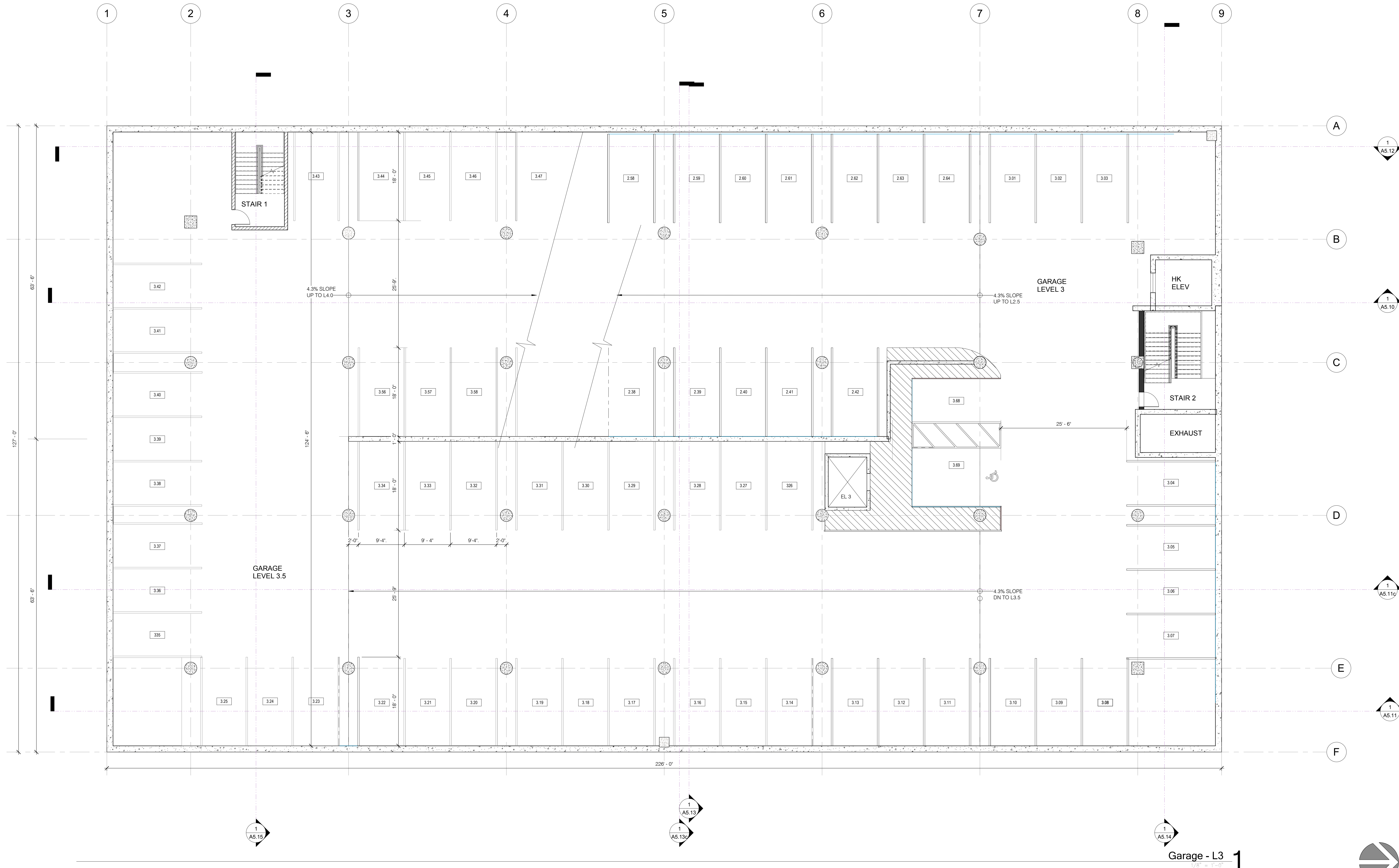
Garage Level 3 Plan

REVISIONS

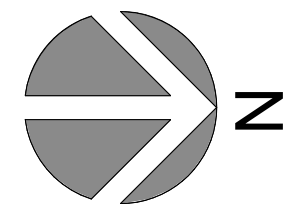
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4	Author	Author
5	17200	Sheet

Date: 11/13/18
Issue Date: 4/19/19
Scale: 1/8" = 1'-0"
Drawn: Author
Author: 17200
Sheet: A2.0-GL3

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Garage - L3 1
1/8" = 1'-0"





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Soquel, CA 95073
Tel: 408-353-6700
Fax: 408-353-4729

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Garage Level 4 Plan

REVISIONS

No.	Date	Description
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Date 11/13/18

Sheet Date 4/19/19

Scale 1/8" = 1'-0"

Drawn Author

17200

A2.0-GL4

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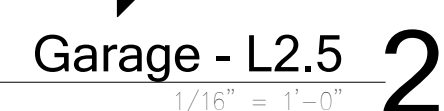
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Garage Levels 1.5, 2.5
3.5[illegible][illegible]

Date	11/13/18
Sheet Date	4/19/19
Scale	1/16" = 1'-0"
Drawn	Author
Job	17200
Sheet	

A2.0-Mids

A2.0-Mids

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First Floor Plan

REVISIONS

No.	Date	Description
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Date 11/13/18

Drawn Date 4/19/19

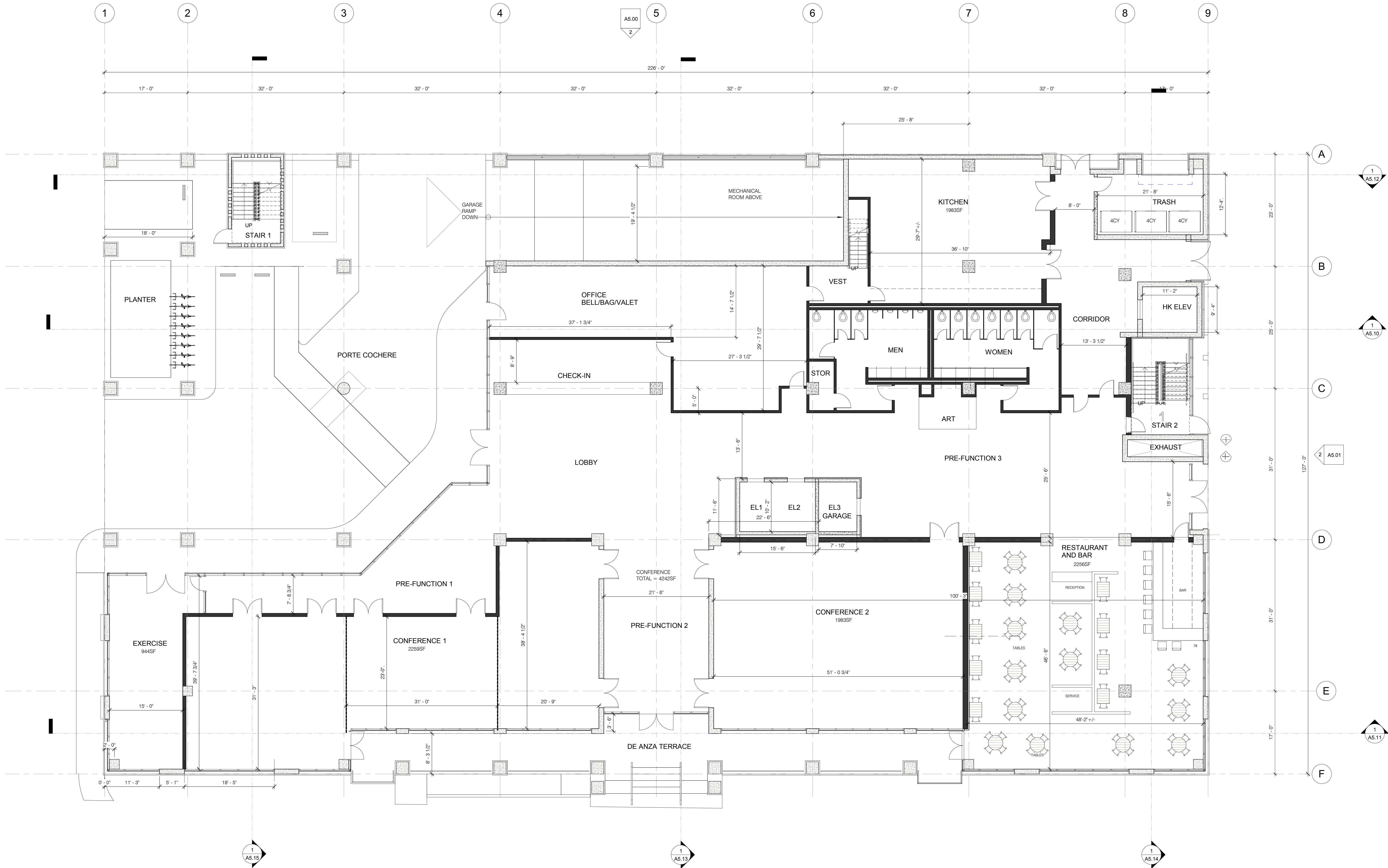
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Drawn W

Sheet 17200

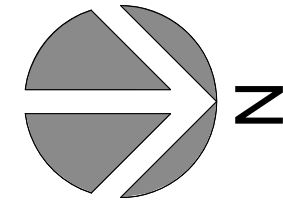
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First Floor Plan 1

1/8" = 1'-0"





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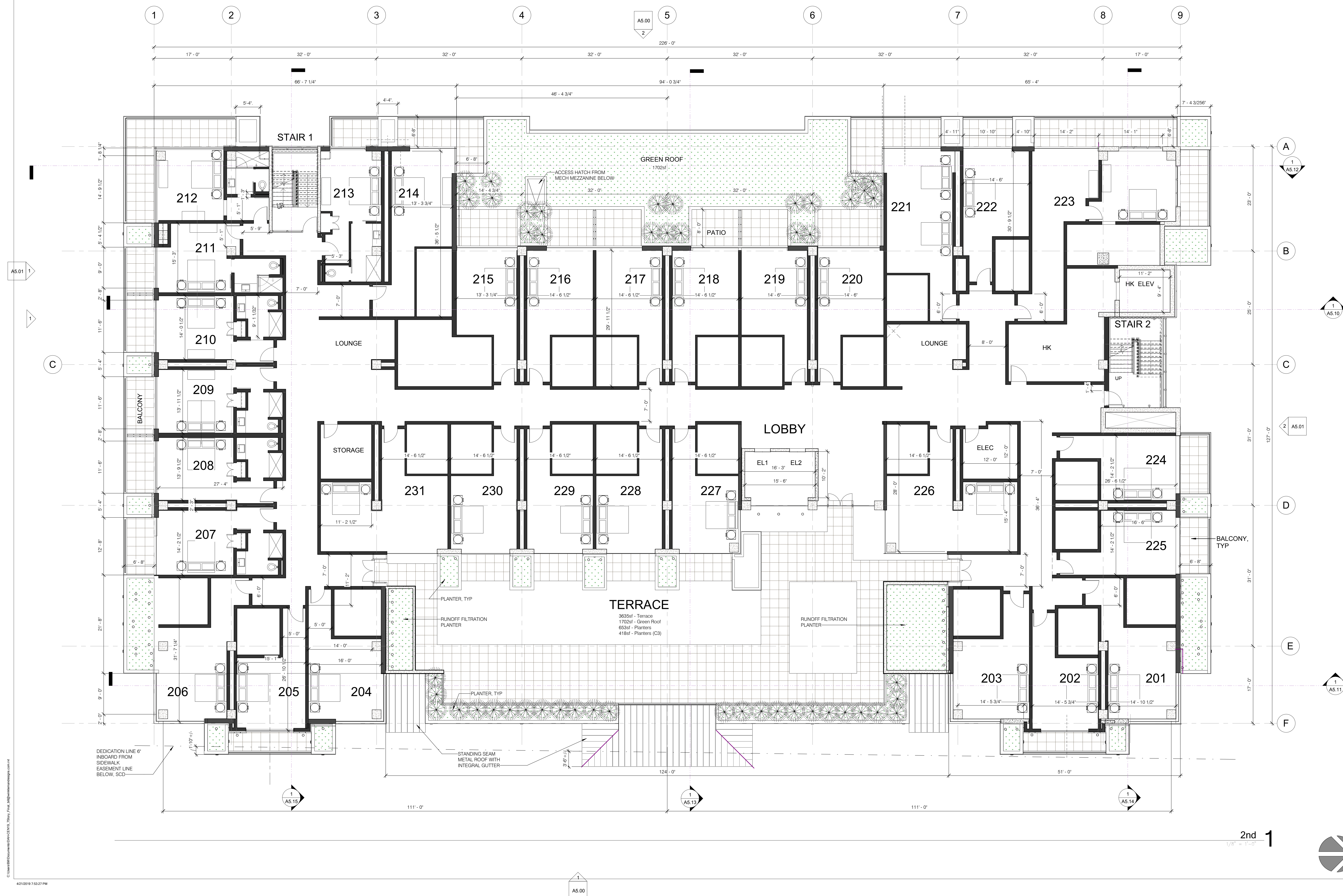
Second Floor Plan

REVISIONS

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Sheet Date	4/19/19
Scale	1/8" = 1'-0"
Drawn	W
Job	17200
Sheet	

A2.02





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Third Floor Plan

REVISIONS		
No.	Date	Description

Date	11/13/18
Chart Date	

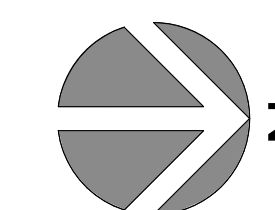
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Drawn	W
Job	

Sheet 17200

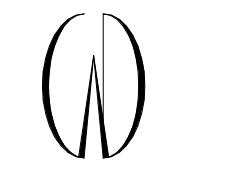
A2.02

A2.03



—DEDICATION LINE 6" INBOARD
FROM SIDEWALK EASEMENT
LINE BELOW

3rd 1
1/8" = 1'-0"
4th, 5th and 6th FLOORS SIMILAR



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1795 Amaya Ridge Road
Sausalito, CA 94965
Tel: 408-353-6700
Fax: 408-353-4729
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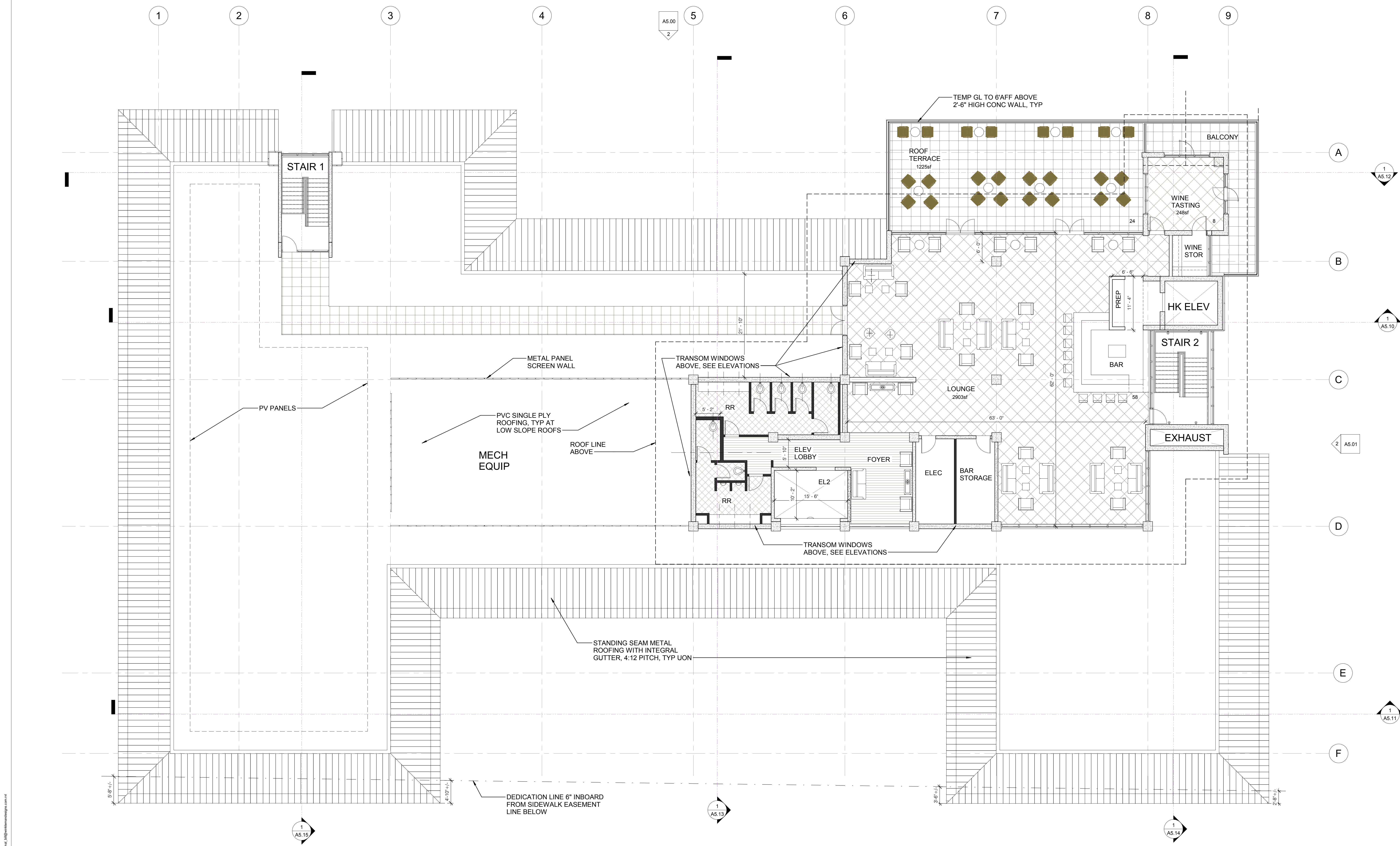
Roof Plan

REVISIONS

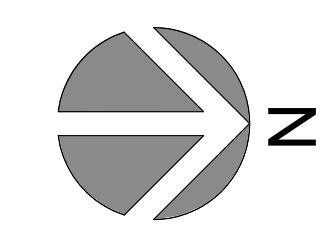
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Date	11/13/18
Drawn By	4/19/19
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Drawn	Author
Job	17200
Sheet	A2.04

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Roof 1



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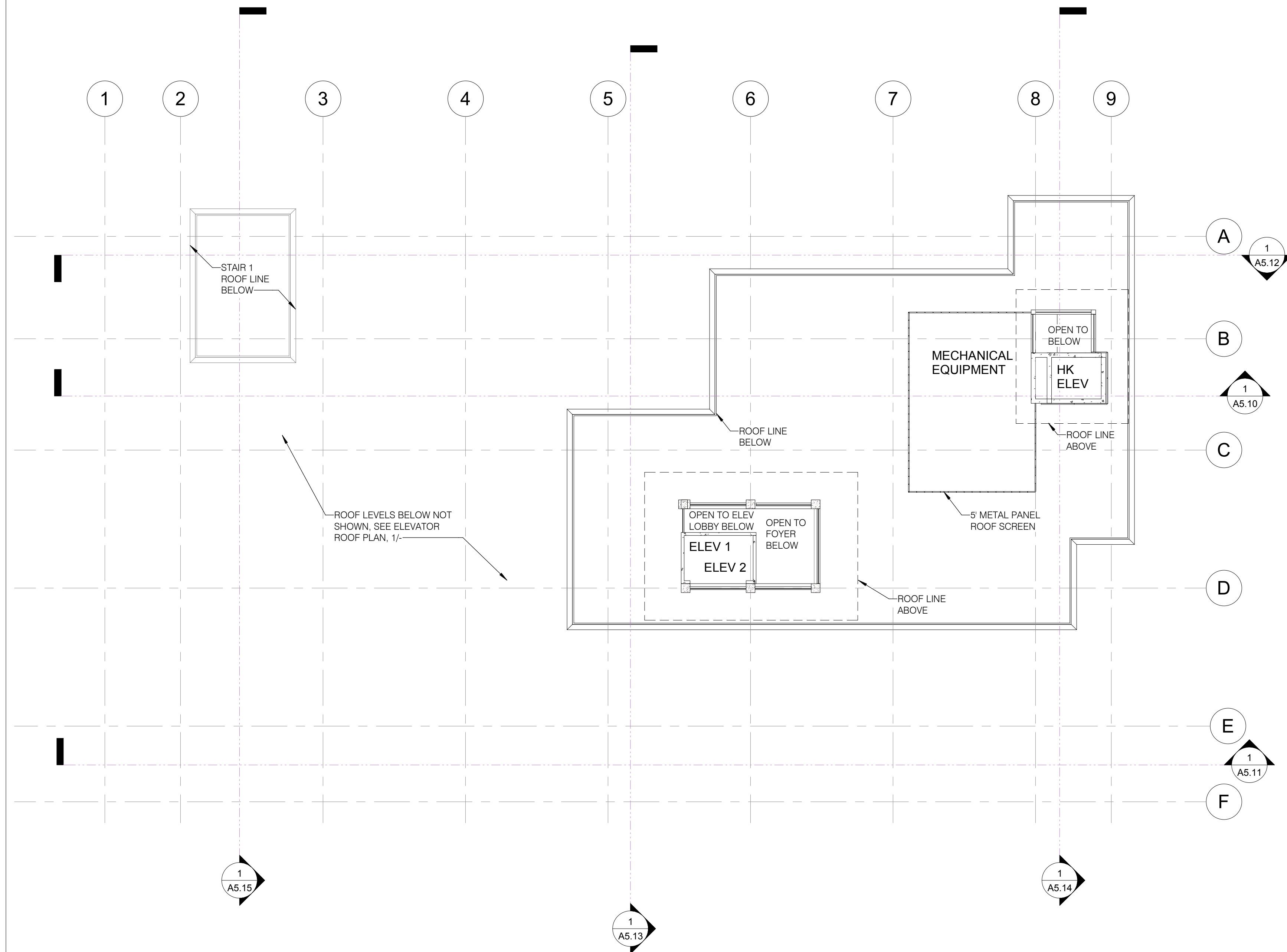
Bar and Elevator Roof Plans

REVISIONS

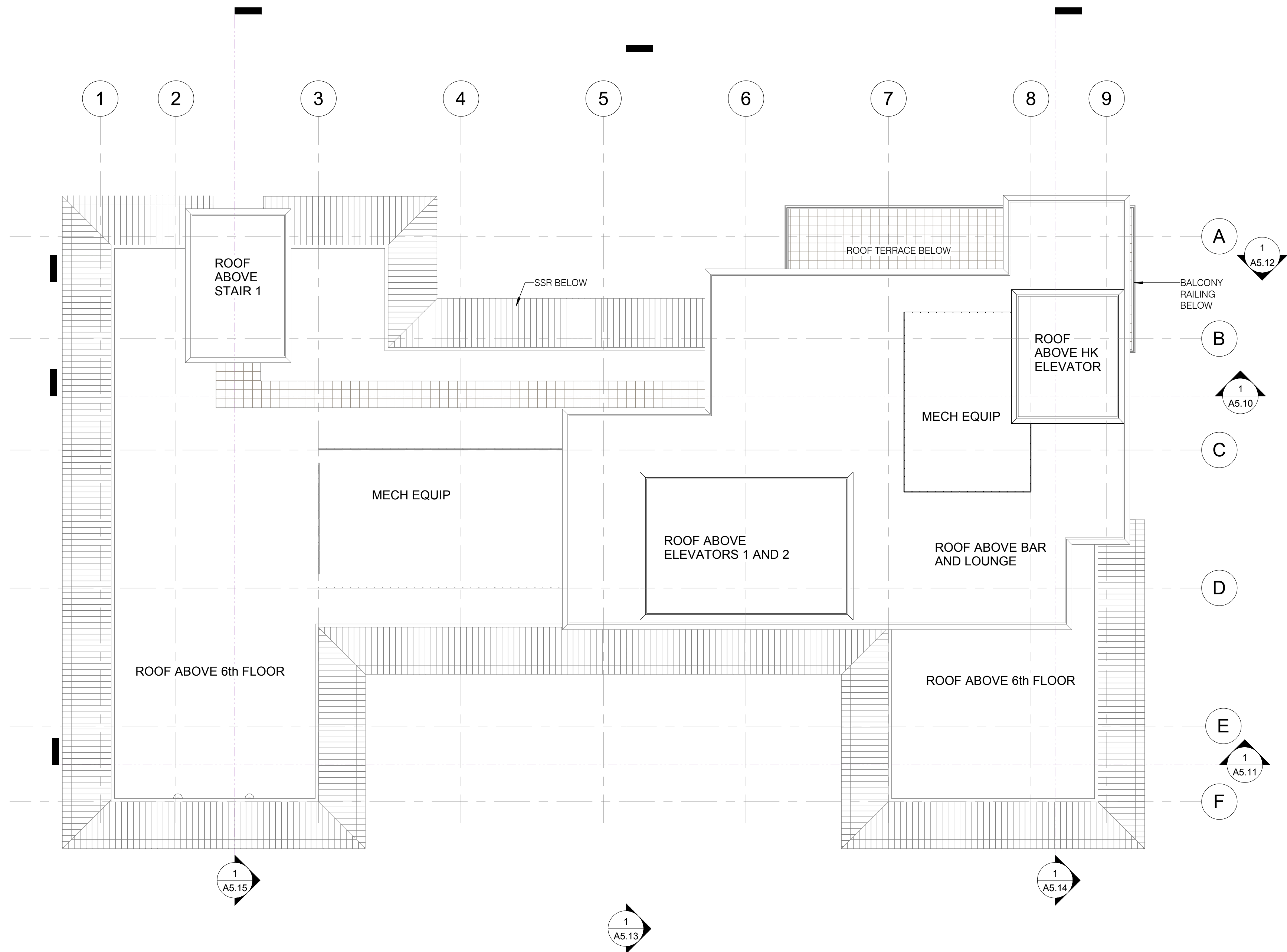
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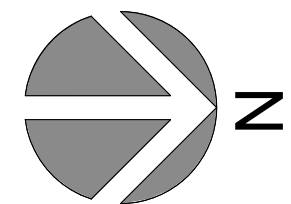
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Bar Roof 2
1/16" = 1'-0"

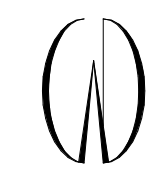


Elevator Roof 1
1/16" = 1'-0"



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Exterior Elevations

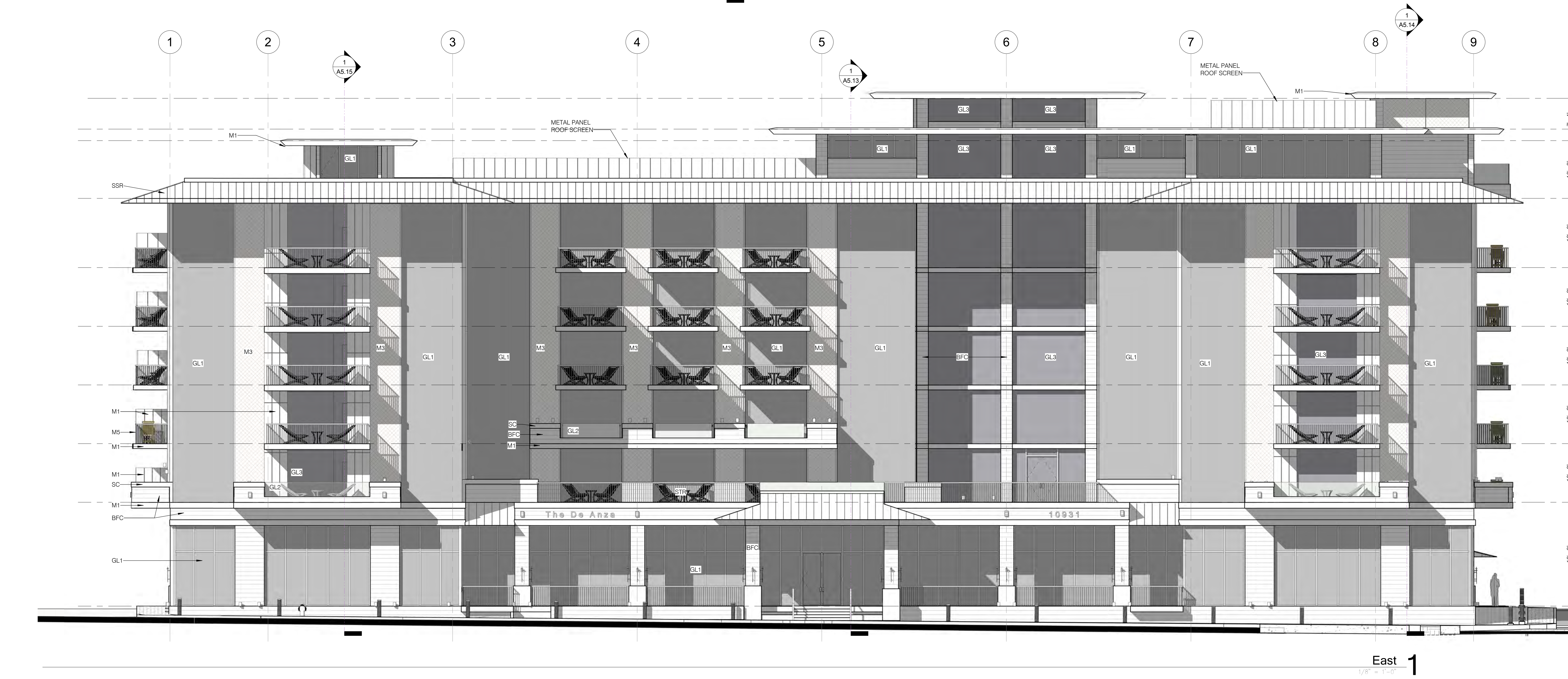
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Date	11/13/18
Drawn	4/19/19
Scale	As indicated
Sheet	W
Job	17200
Drawn	

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EXTERIOR MATERIALS

BFC	BOARD FORMED CONCRETE
SC	SMOOTH FORMED CONCRETE
GL1	GLAZING SYSTEM 1 (LIGHT GRAY)
GL2	GLAZING SYSTEM 2 (DARK GRAY)
GL3	GLAZING SYSTEM 3 (CLEAR)
M1	METAL 1
M2	METAL 2
M3	METAL 3 (GREEN SCREEN)
M4	METAL 4 (EXPANDED METAL)
M5	PAINTED METAL
SSR	STANDING SEAM ROOFING



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Exterior Elevations

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Date _____

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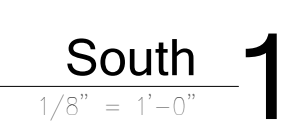
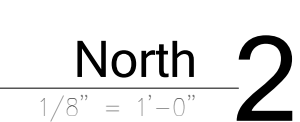
As indicated

V

17200

Sheet 15 of 21

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EXTERIOR MATERIALS

BFC	BOARD FORMED CONCRETE
SC	SMOOTH FORMED CONCRETE
GL1	GLAZING SYSTEM 1 (LIGHT GRAY)
GL2	GLASS RAILINGS (CLEAR)
GL3	GLAZING SYSTEM 2 (DARK GRAY)
M1	METAL 1
M2	METAL 2
M3	METAL 3 (GREEN SCREEN)
M4	METAL 4 (EXPANDED METAL)
M5	PAINTED METAL
SSR	STANDING SEAM ROOFING



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Building Section

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No.	Date	Description
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Date _____

Sheet Date 11/13/18

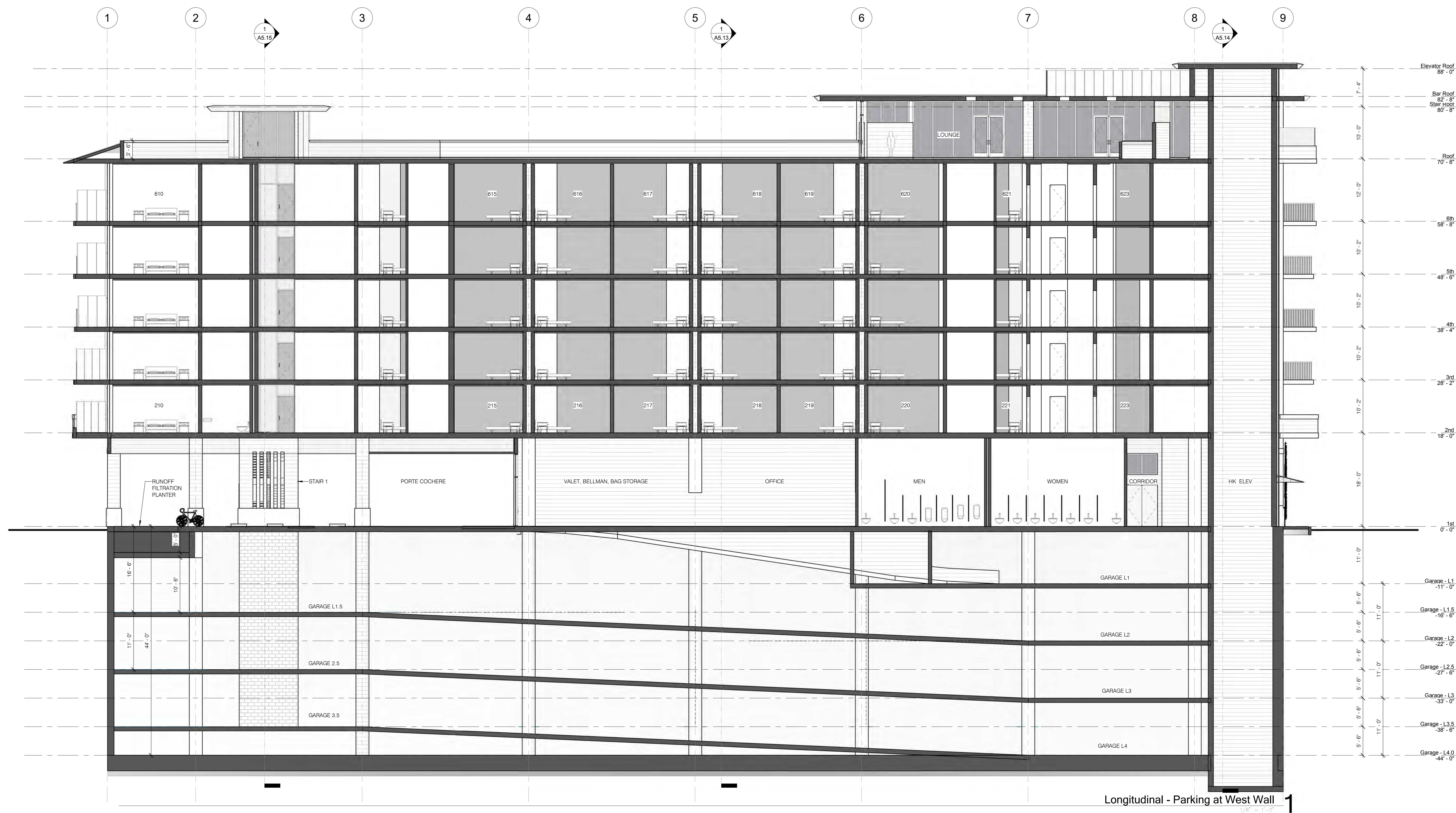
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Drawn	1/8" = 1'-0"
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Job	17200
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Sheet 15 of 18

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Longitudinal - Parking at West Wall

$$1/8" = 1' -$$



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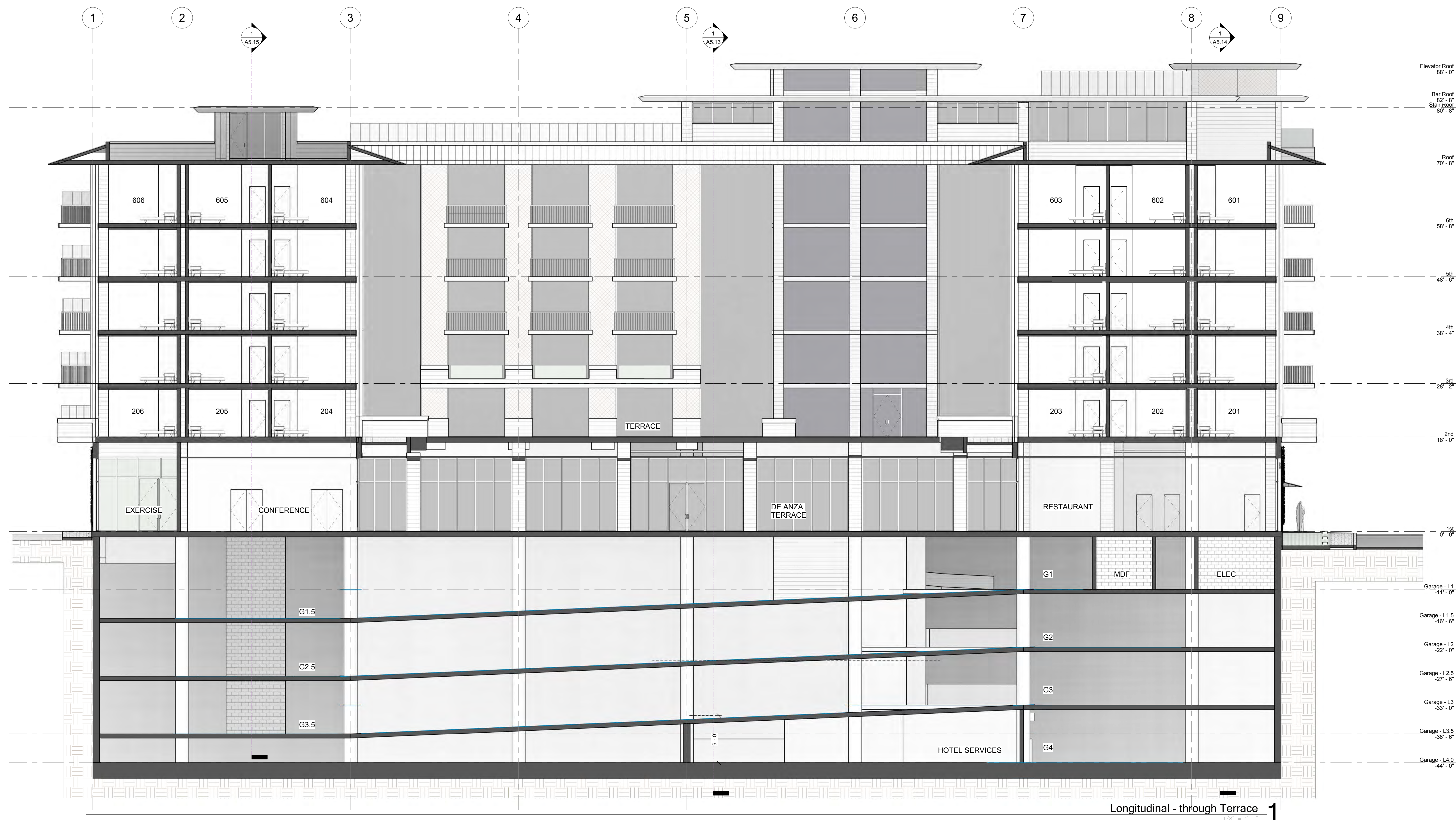
Bulding Sections

REVISIONS

No.	Date	Description
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Date	11/13/18
Sheet Date	4/19/19
Scale	1/8" = 1'-0"
Drawn	Author
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Client	

A5.11



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Building Section

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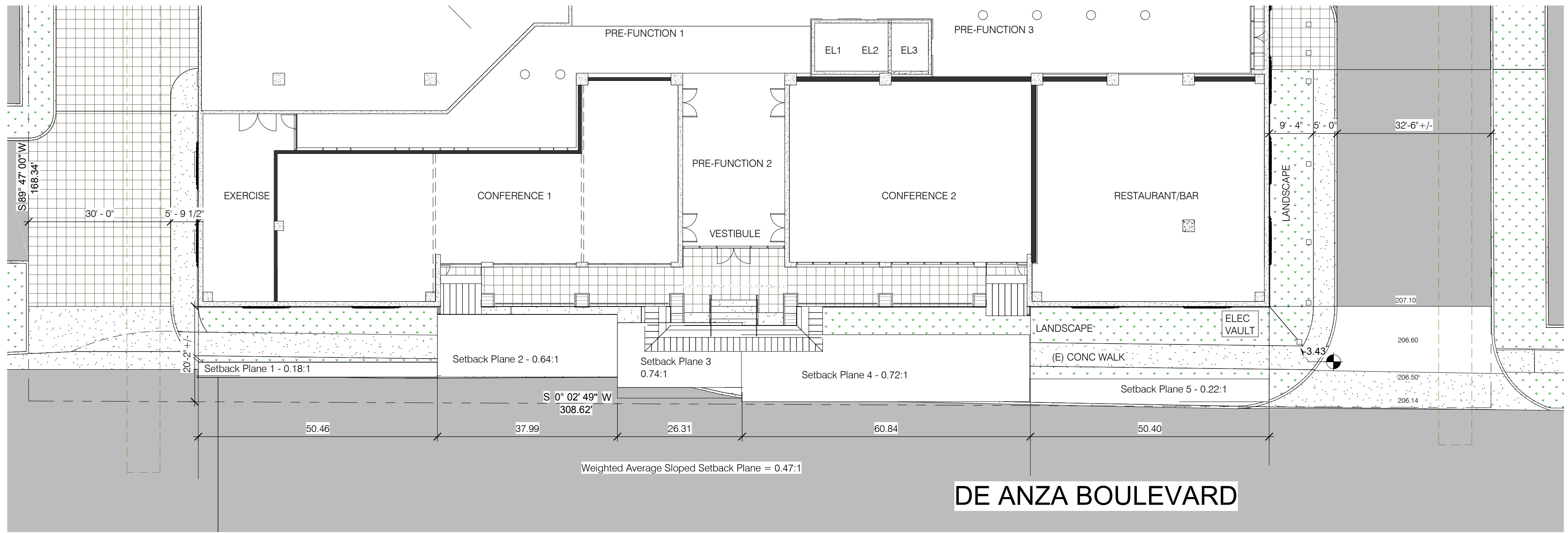
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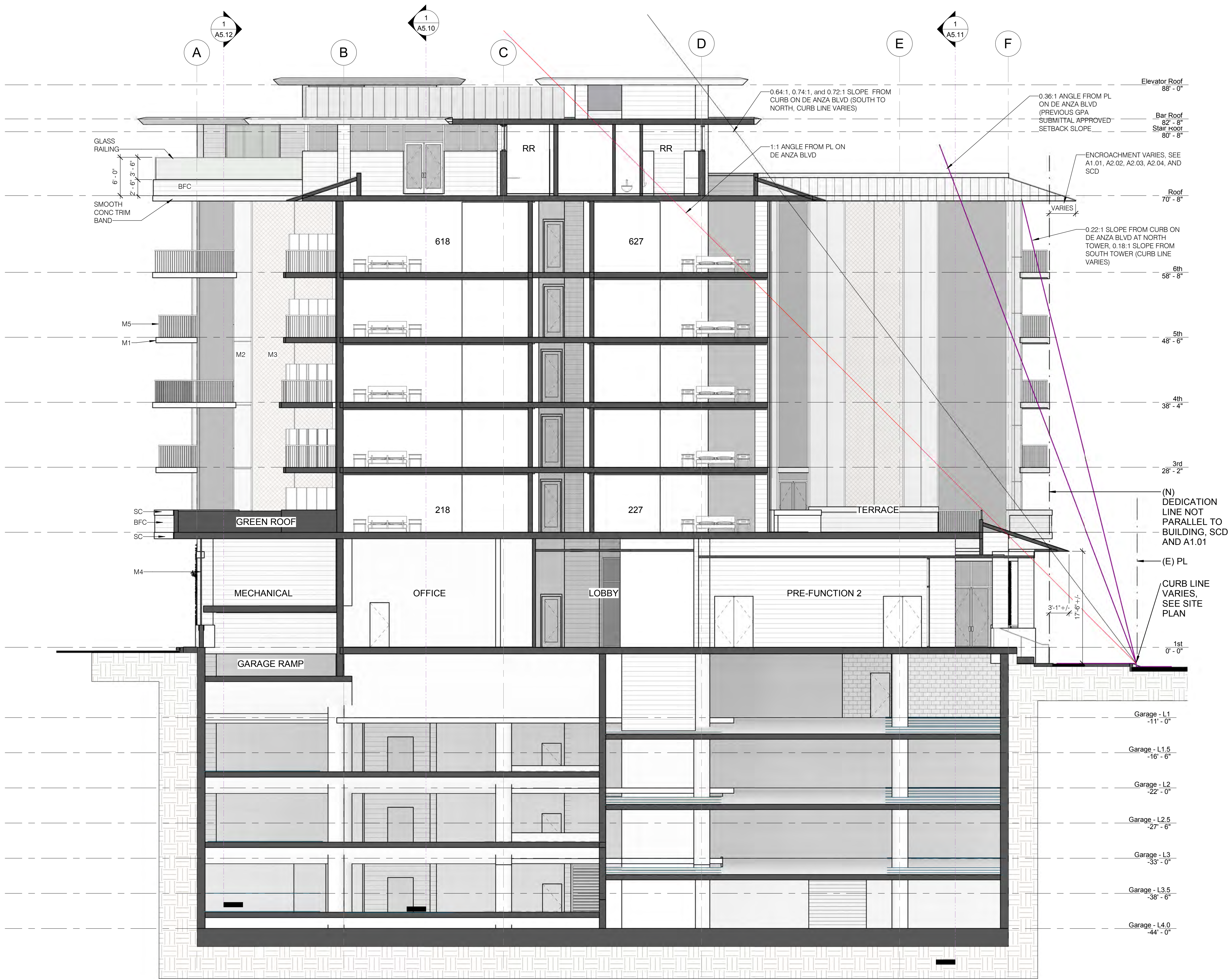
17200

A5.12





Site and First Floor Plan 2
1/16" = 1'-0"



Lateral - through Terrace Looking North 1
1/8" = 1'-0"

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01-4-19	Updated Sloped Setbacks, added Parking Site Plan
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Date: 11/13/18

Scale: 4/19/19

Scale: As indicated

Author: Author

Sheet: 17200

Sheet: A5.13

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Date _____

4/19/19

1/8" = 1'-0"

	Author
Job	

Sheet

A5.14



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Sheet Date	4/19/19
Scale	1/8" = 1'-0"
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Sheet	

A5.15



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East View (Elevated)

A11.00

Drawn W
Scale
Date 4/19/19



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East View Evening (Elevated)

A11.00n

Drawn	Author
Scale	
Date	4/19/19



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SE View

A11.01

Drawn	Author
Scale	
Date	4/19/19



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SE View Evening

A11.01n

Drawn	Author
Scale	
Date	4/19/19



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South View

A11.02

Drawn W
Scale
Date 4/19/19



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West View

A11.03

Drawn W
Scale
Date 4/19/19



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NW View

A11.04

Drawn	Author
Scale	
Date	4/19/19



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NW from Homestead Rd

A11.05

Drawn	Author
Scale	
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North View

A11.06

Drawn W
Scale
Date 4/19/19



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North View Evening

A11.06n

Drawn Author
 Scale
 Date 4/19/19



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NE View

A11.07

Drawn	Author
Scale	
Date	4/19/19



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NE View Evening

A11.07n

Drawn	Author
Scale	
Date	4/19/19



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Materials Board

A11.08

Drawn Author
Scale
Date 3/6/19



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FIRE HYDRANT
SITE PLAN

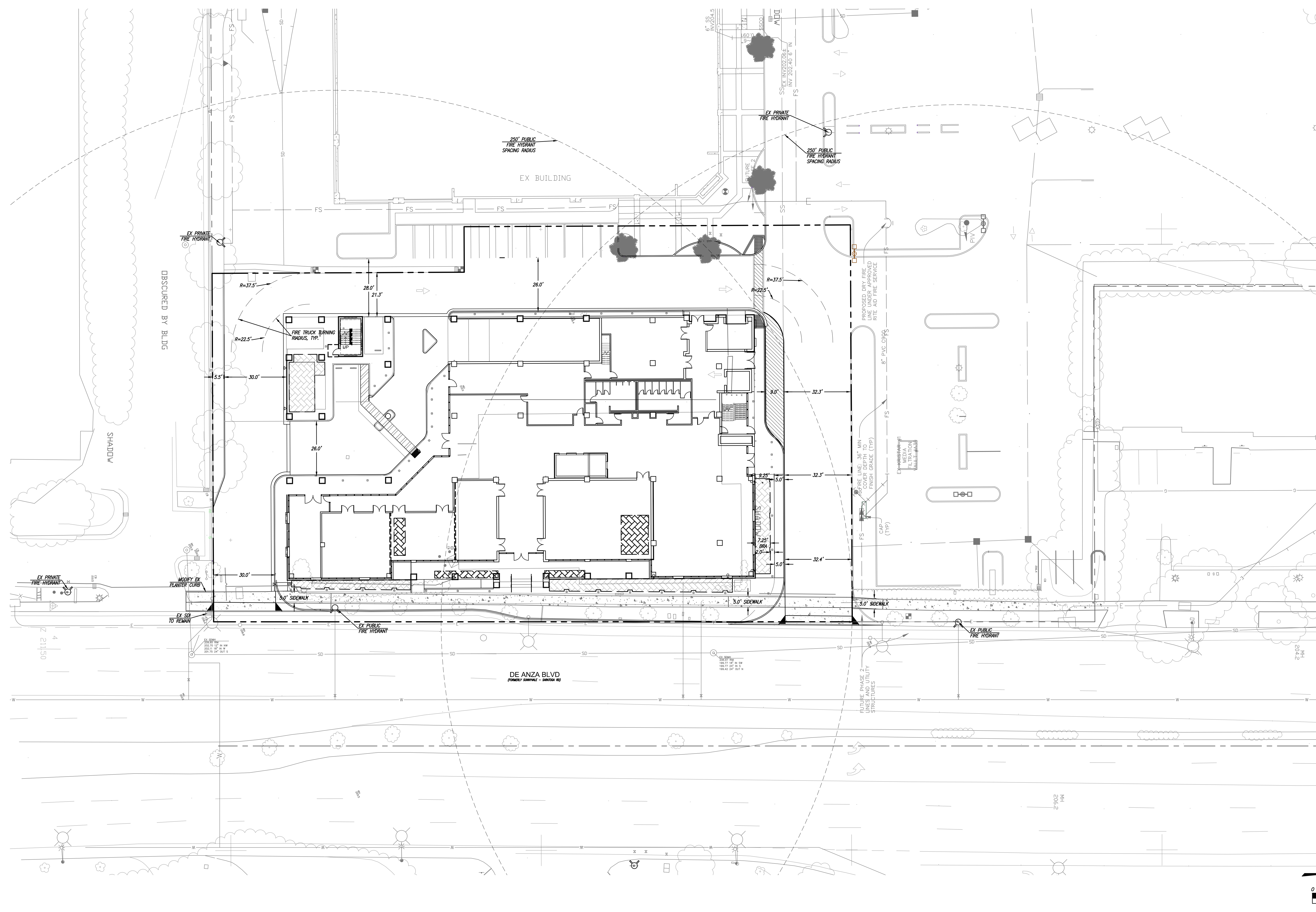
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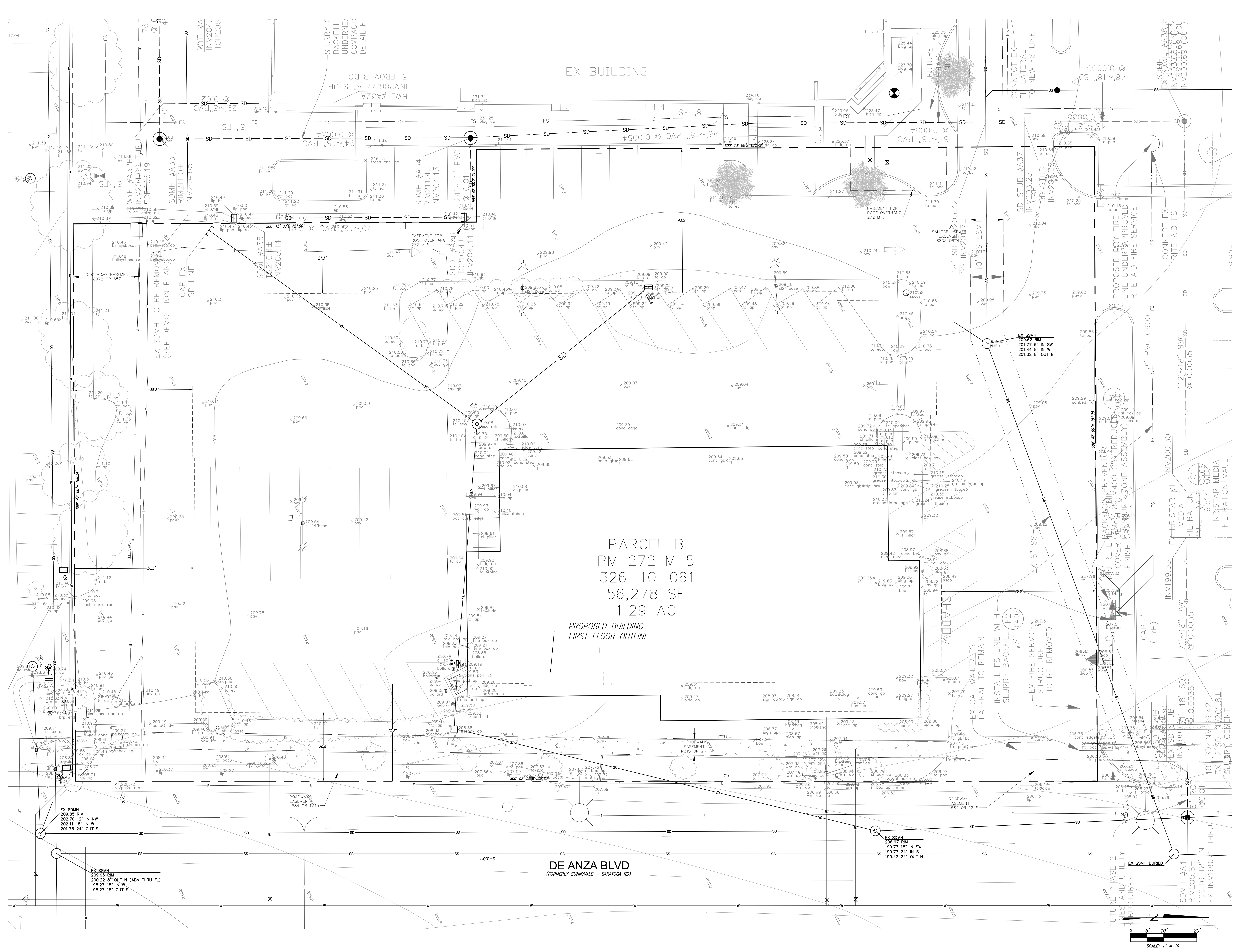
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Soquel, CA 95073
Tel 408-353-9700
Fax 408-353-4729
bill@winkelman-designs.com

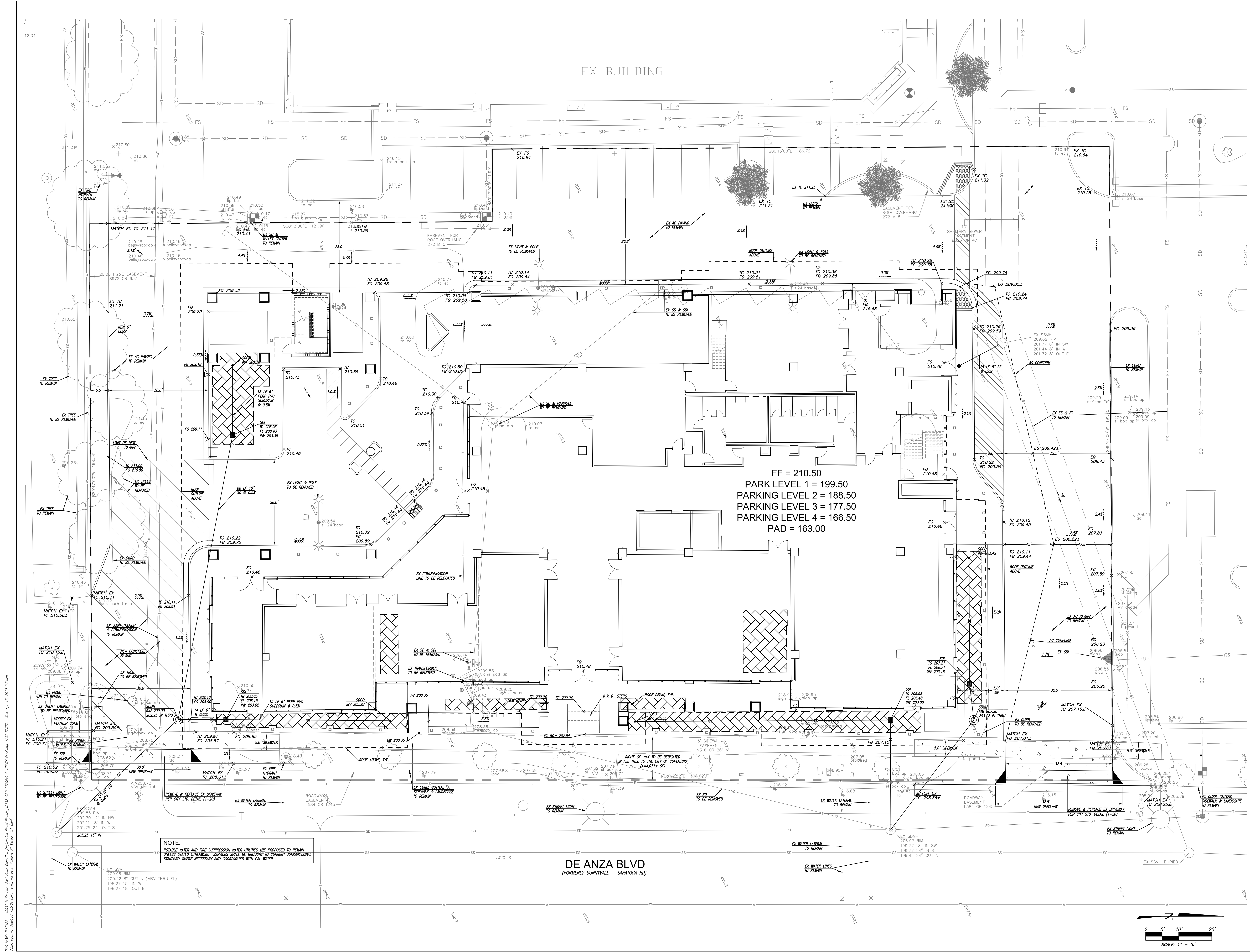
JMH WEISS, INC.
2545 S. Bascom Avenue, Suite 100
San Jose, CA 95128
(408) 286-4555

THE DE ANZA
De Anza Properties
10931 N De Anza Blvd, Cupertino, CA

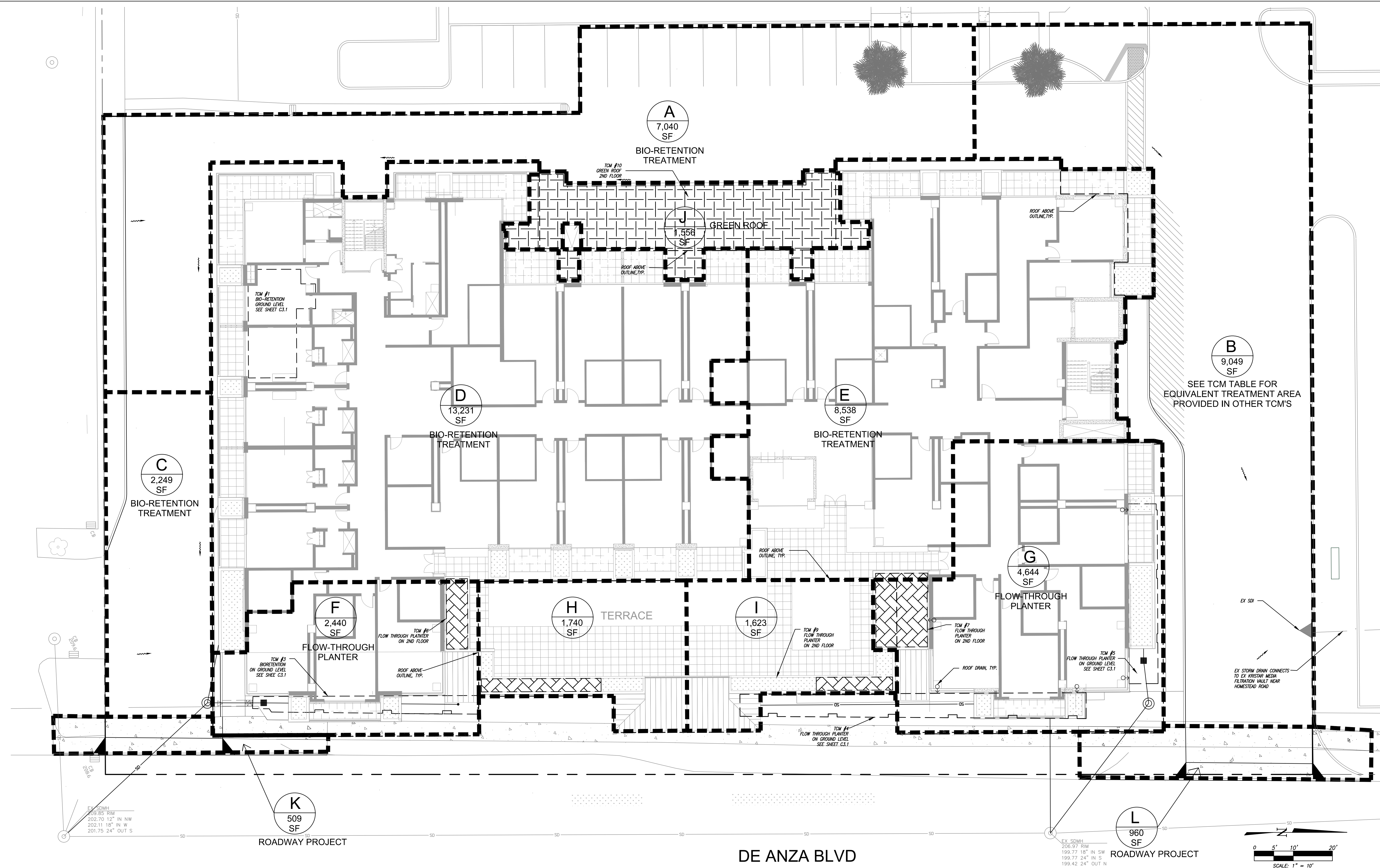
EXISTING CONDITIONS

REVISIONS		
No.	Date	Description
01	04/19/19	Issue
02	04/19/19	AS-SHOWN
03		OG
04	5132	

C1.0



No.	Date	Description
01	04/19/19	04/19/19
02	04/19/19	04/19/19
03	AS-SHOWN	AS-SHOWN
04	OG	OG
05	5132	5132



TREATMENT CONTROL MEASURE (TCM) SUMMARY TABLE													
ID AREA	TCM No.	Landscape (SF)	Parking & Sidewalk Area (SF)	Roof Area (SF)	Total Sub-Area (SF)	Area B Impervious Contribution (SF)	Area B Landscape Contribution (SF)	Total Area to be Treated (SF)	Total Area (Acres)	Total Impervious Area (SF)	Treatment Type	Treatment Area Required (SF)	Treatment Area Provided (SF)
A	1	429	6,611	0	7,040	2,625	137	9,802	0.23	9,236	Bio-retention	369	369
C	3	168	2,081	0	2,249	3,975	0	6,224	0.14	6,056	Bio-retention	242	242
D	4	0	0	13,231	13,231	0	0	13,231	0.30	13,231	Bio-retention	529	530
E	5	0	0	8,536	8,536	0	0	8,536	0.20	8,536	Bio-retention	341	341
F	6	0	0	2,440	2,440	0	0	2,440	0.06	2,440	Flow-Through Planter	98	98
G	7	0	0	4,644	4,644	1,612	0	6,256	0.14	6,256	Flow-Through Planter	250	250
H	8	0	0	1,740	1,740	800	0	2,540	0.06	2,540	Flow-Through Planter	102	102
I	9	0	0	1,623	1,623	0	0	1,623	0.04	1,623	Flow-Through Planter	65	65
J	10	1,556	0	0	1,556	0	0	1,556	0.04	0	Green Roof	N/A	N/A
TOTAL		2,153	8,692	32,214	43,059	9,012	137	52,208	1.20	49,918		1997	1997
*New pavement not creating a travel lane and new sidewalk created on an existing street are exempt from C.3 requirements for public roadway projects per Tabir 2-2 of the Chapter 2.3 of the C.3 Control Handbook (SCVURPPP, April 2012)													
ID AREA	TCM No.	Landscape	Parking	Roof	Total	Total	Total	Treatment Type	NOTE: THE REQUIRED TREATMENT AREA FOR DMA B IS DISTRIBUTED TO TCMs BY AS EQUIVALENT TREATMENT AREA. THE AMOUNT OF EQUIVALENT TREATMENT AREA IS ACCOUNTED FOR UNDER 'AREA B CONTRIBUTION'.				
K	-	0	509	0	509	0	509	Roadway Project					
L	-	0	960	0	960	0	960	Roadway Project					

- 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.



JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Suite 880
San Jose, CA 95110
(408) 286-4555

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CONCEPTUAL
STORMWATER
MANAGEMENT
PLAN
FIRST FLOOR

REVISIONS

No.	Date	Description
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Date _____04/19/19Sheet Date: _____

	04/19/19
Scale	

AS-SHOWN

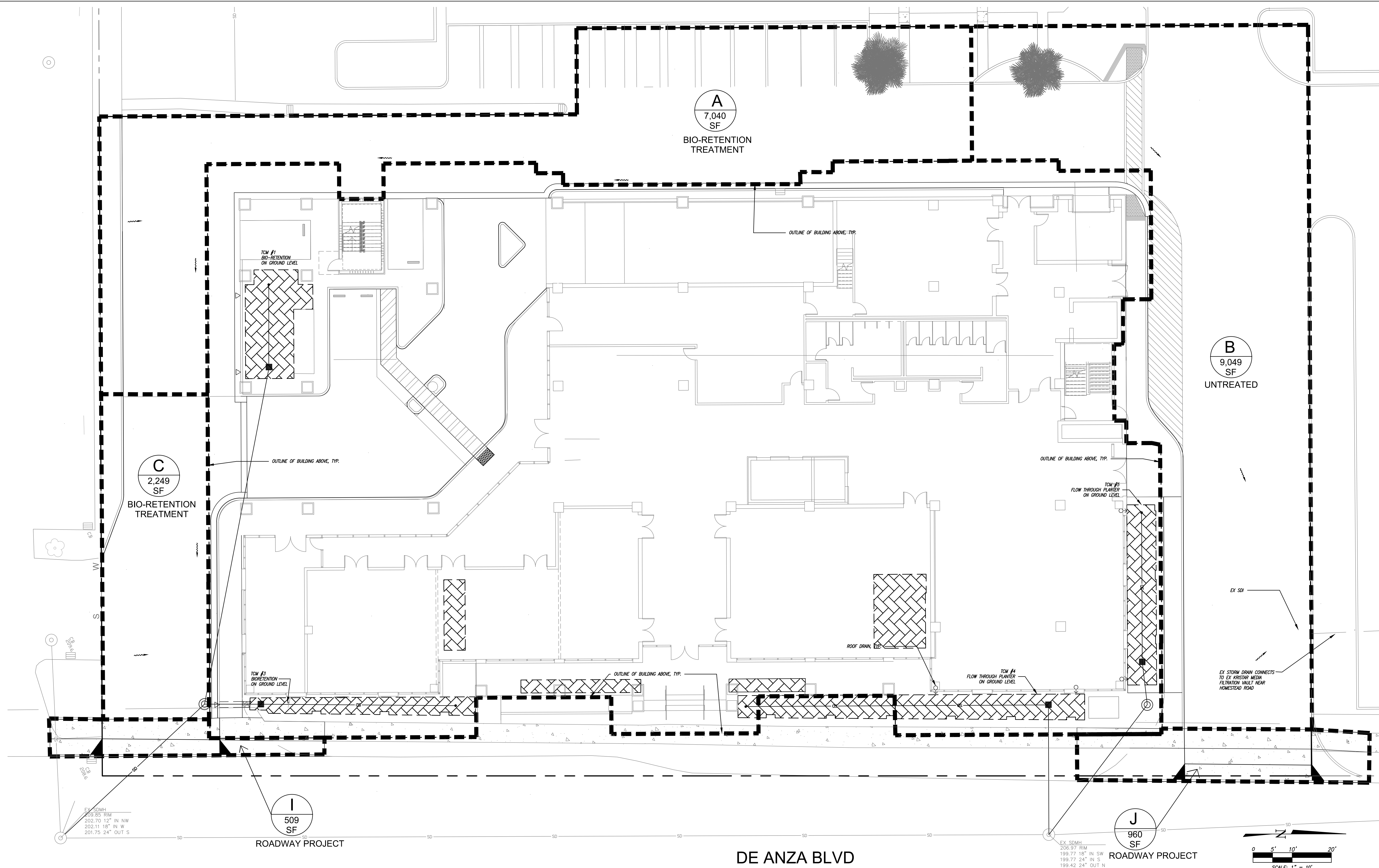
Draws	
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STORM DRAIN INLET NOTES:

1. ALL PROPOSED STORM DRAIN INLETS ONSITE WILL BE FITTED WITH A FULL TRASH CAPTURE STORM DRAIN INLET DEVICE. THIS DEVICE WILL BE SUBMITTED TO AND APPROVED BY THE ENGINEER. THIS DEVICE WILL BE EXPLICITLY DETAILED IN THE OPERATIONS AND MAINTENANCE PLAN TO BE SERVICED NO LESS THAN TWICE ANNUALLY. (SEE DETAIL 3.2)
2. ALL EXTERIOR STORM DRAIN INLETS ON THE PARCEL WILL BE CLEARLY MARKED WITH "NO DUMPING FLOWS TO CREEK" OR NO DUMPING FLOWS TO RAY."

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.

PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
10931 N DE ANZA BLVD, CUPERTINO, CA

I.B. PROPERTY OWNER:

DE ANZA PROPERTIES

J. **RESPONSIBLE PARTY FOR MAINTENANCE:**
J.A. CONTACT:
DE ANZA PROPERTIES

J.B. PHONE NUMBER OF CONTACT:
(650)-209-3232

J.C. EMAIL:

J.D. ADDRESS:
960 N SAN ANTONIO ROAD, SUITE 114,
LOS ALTOS, CA

1. SOILS TYPE: D

2. GROUND WATER DEPTH: >100'

3. NAME OF RECEIVING BODY: SUNNYVALE EAST CHANNEL WATERSHED

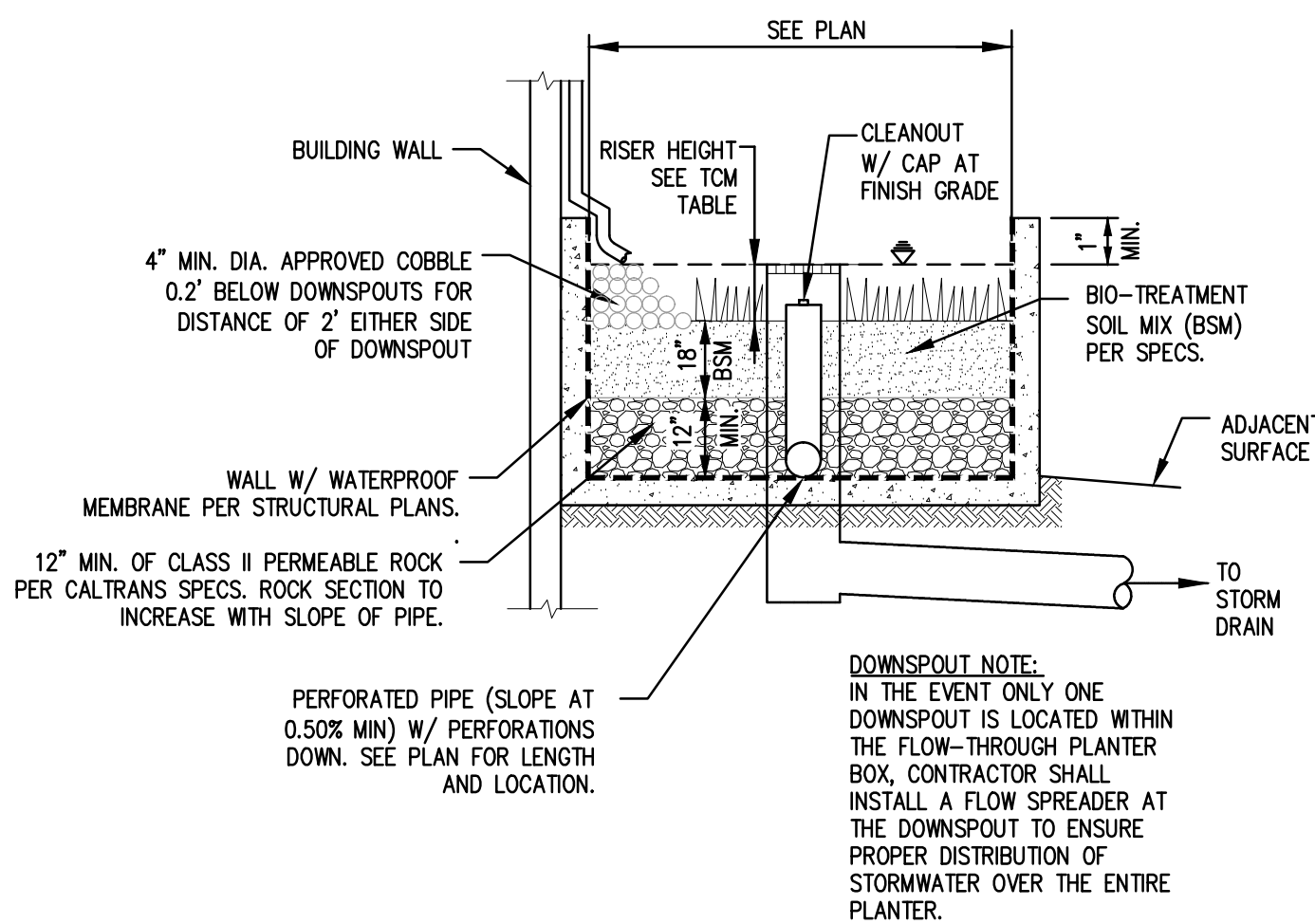
4. FLOOD ZONE: X

5. FLOOD ELEVATION (IF APPLICABLE): N/A

1. USE WATER EFFICIENT IRRIGATION SYSTEMS
2. GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASIN.
3. BENEFICIAL LANDSCAPING.
4. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
5. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
6. STORM DRAIN LABELING.

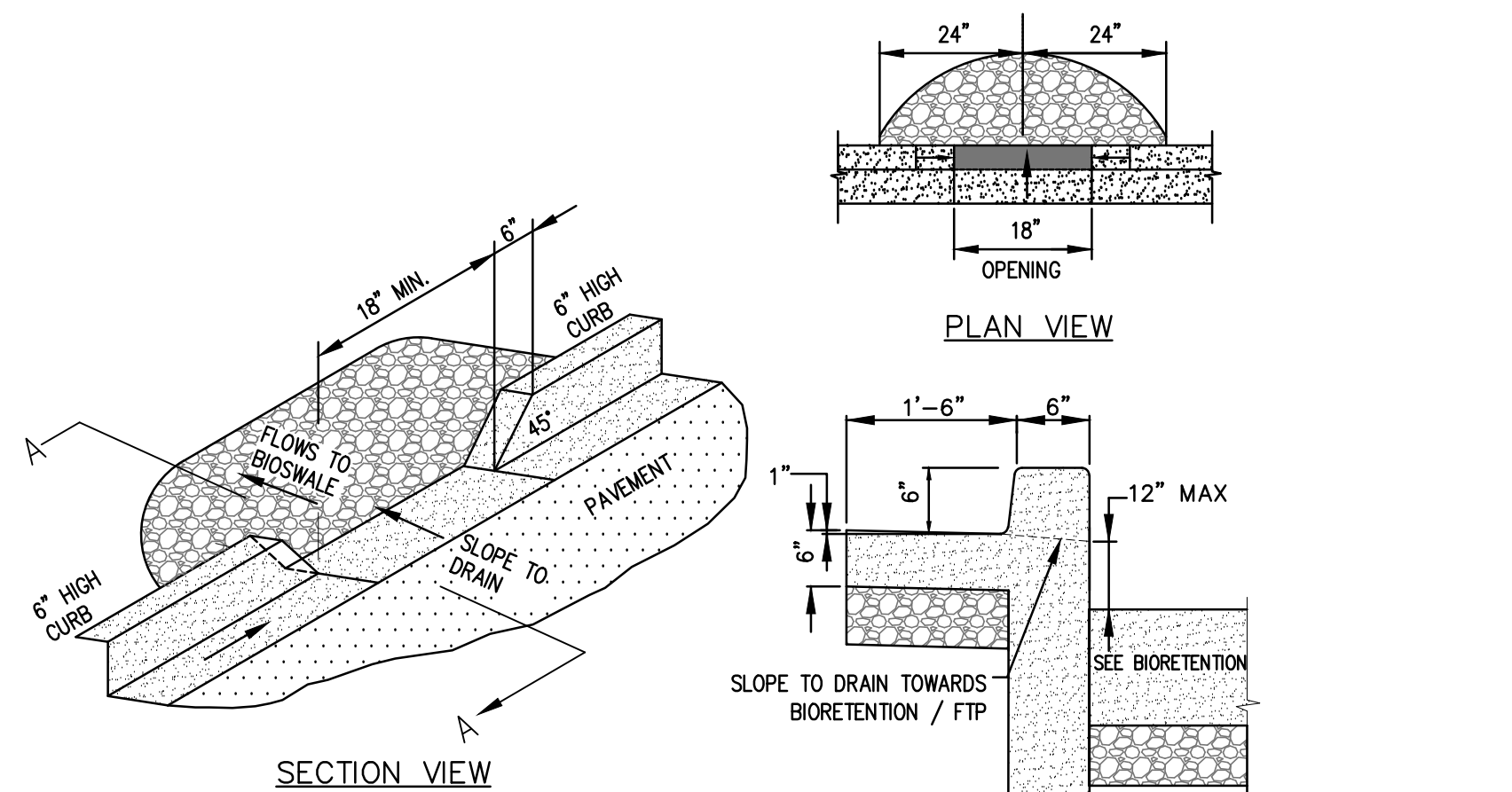
1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.

OTHER: _____



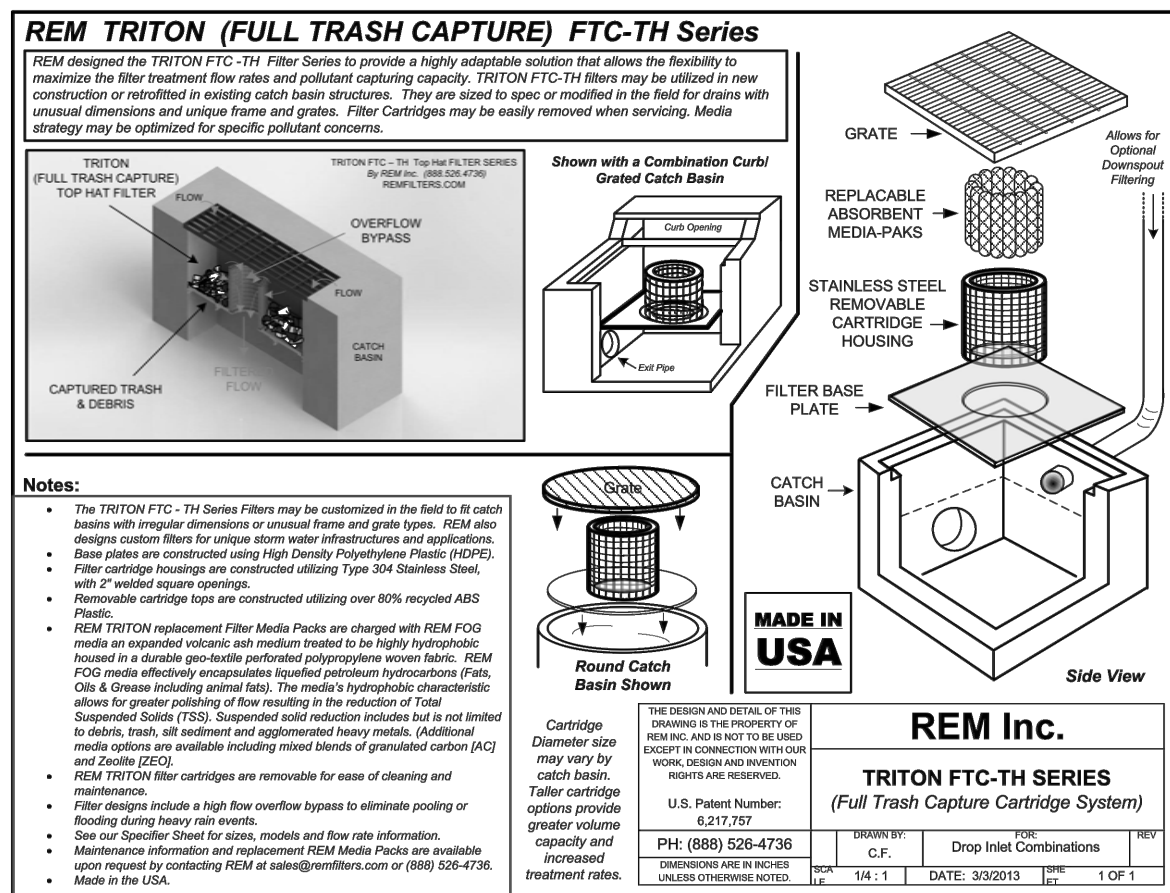
N.T.S.

SIZING METHOD:
4% METHOD



N.T.S.

SIZING METHOD:
4% METHOD



SCALE: N.T.S.

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY 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 RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED EACH A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA. LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

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, BEFORE THE WET SEASON BEGINS
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


Winkleman Designs
1795 Amaya Ridge Road
Soquel, CA 95073
Tel 408-353-6700
Fax 408-353-4729
bill@winklemandesigns.com

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Suite 880
San Jose, CA 95110
(408) 286-4555

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STORMWATER MANAGEMENT NOTES & DETAILS

No.	Date	Description
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No.	Date	Description
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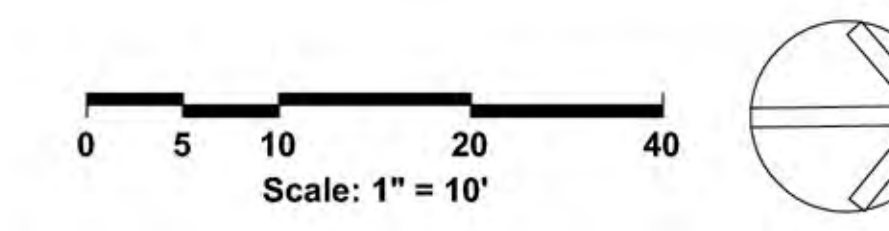
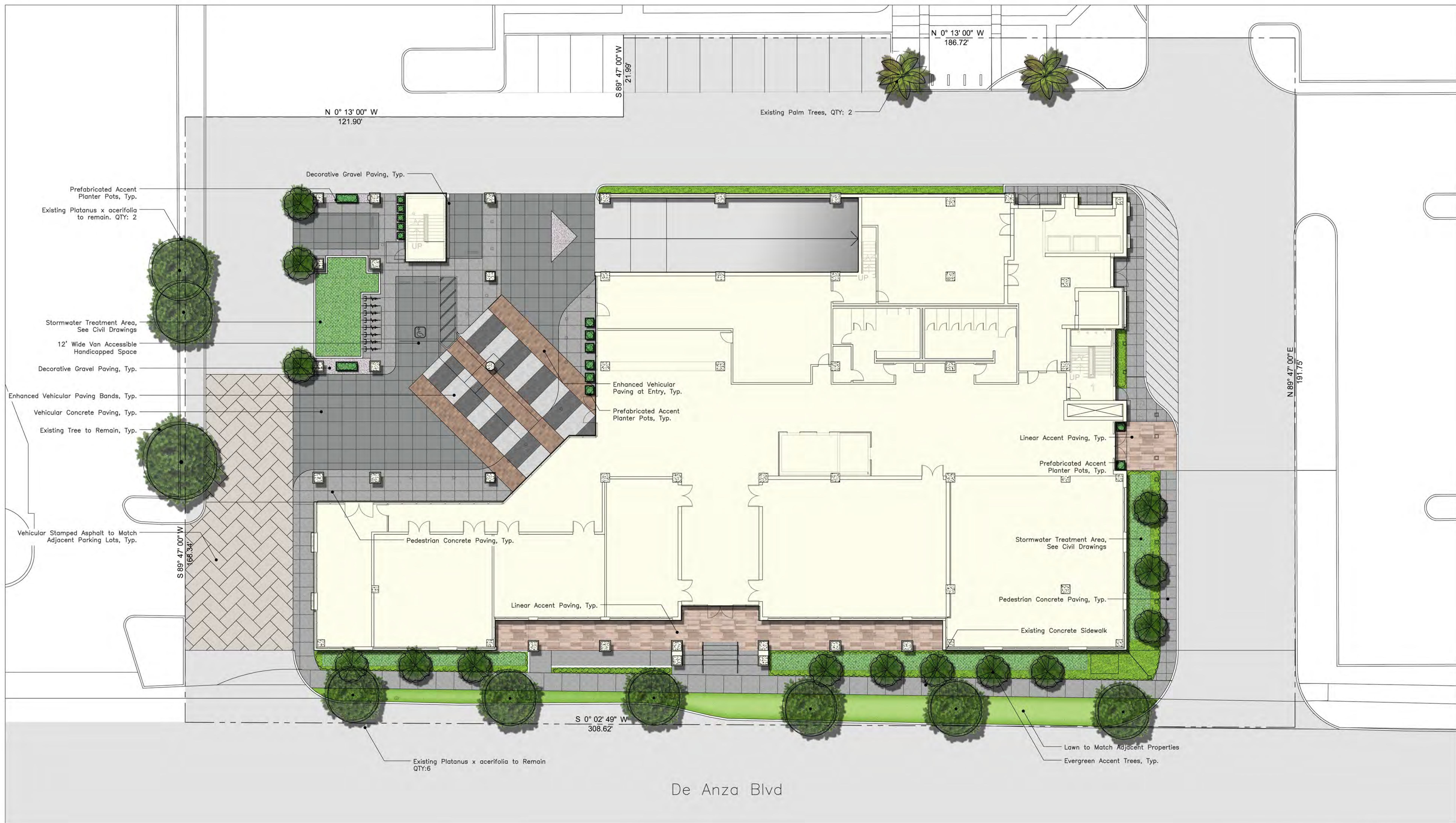
Date: _____

04/19/19

Drawn	AS-SHOWN
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C3.2



De Anza Hotel

Cupertino, CA

STREETSCAPE CONCEPTUAL PLAN

04.19.2019
L1

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

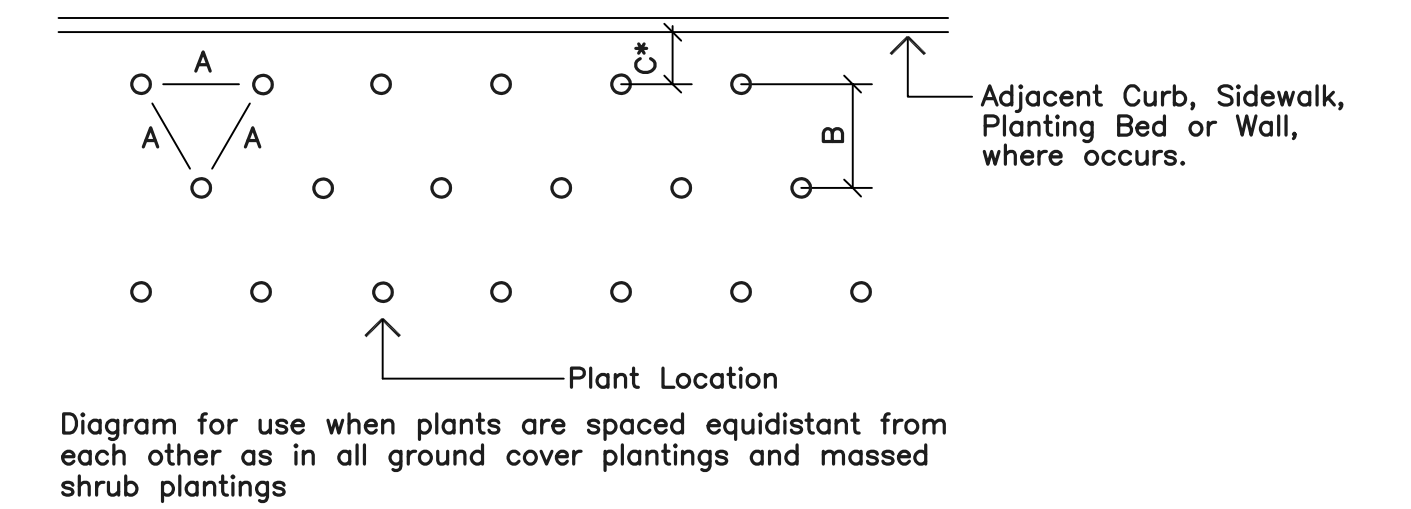
PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.888.7632; www.bfi.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Cupertino. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
11. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
12. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
13. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
14. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
15. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
16. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
17. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
18. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
19. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
20. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
21. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: TWE Products, Orinda, CA 925.708.0549. All Geotech board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
22. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
23. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$8,000.00 (8 Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

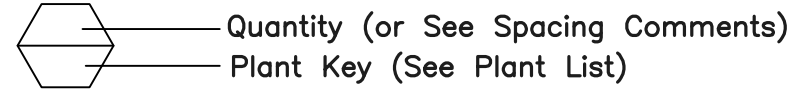
THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

1. The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
2. Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
3. The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
4. All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
5. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
6. The General Contractor is to provide an agricultural suitabilities analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.

PLANT SPACING DIAGRAM



PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING/NOTES	VUCOLS	CA NATIVE
TREES						
ARB MAR	*	Arbutus 'Marina'	Marina Strawberry Tree		L	
BAM ALF	*	Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo		L	
BAM TEX	*	Bambusa 'Textilis'	Timber Bamboo		L	
CAR FAS	*	Carpinus betulus 'Fastigata'	Pyramidal European Hornbeam		M	
CHA HUM	*	Chamaerops humilis	Mediterranean Fan Palm		L	
CS	15 gal	Cupressus sempervirens	Italian Cypress		L	
FRA AME	*	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash		M	
GIN BIL	*	Ginkgo biloba 'Fairmount'	Maidenhair Tree		M	
LAG NAT	*	Lagerstroemia 'Natchez'	Crape Myrtle		L	
LIR TUL	*	Liriodendron tulipifera	Tulip Tree		M	
OLE EUR	*	Olea europaea 'Swan Hill'	Olive Tree	Multi Trunk	L	
PIS CHI	*	Pistacia chinensis	Chinese Pistache		L	
PLA CDL	*	Platanus acerifolia 'Columbia'	London Plane Tree		M	
PDD GRA	15 gal	Podocarpus gracilior	Fern Pine		M	
PRU AKE	*	Prunus akebono	Akebono Cherry		M	
PYR CAL	*	Pyrus c. 'Aristocrat'	Flowering Pear		M	
QUE AGR	*	Quercus agrifolia	Coast Live Oak		VL	NATIVE
QUE FRA	*	Quercus frainetto 'Schmidt'	Hungarian Oak		L	
QUE LDB	*	Quercus lobata	Valley Oak		L	NATIVE
QUE VIR	*	Quercus virginiana	Live Oak		M	
SEQ SEM	*	Sequoia s. 'Aptos Blue'	Redwood		H	NATIVE
TRI LAU	*	Tristanopsis laurina	Water Gum		M	
SHRUBS						
AN	1 gal	Anemone hybrida 'White'	Japanese Anemone	24" oc	M	
ABG	5 gal	Amigoanthos 'Bush Gold'	Yellow Kangaroo Paw	24" oc	L	
BS	5 gal	Buxus s 'Green Beauty'	Boxwood	24" oc	M	
CE	5 gal	Ceanothus 'Concha'	California Lilac	48" oc	VL	NATIVE
CR	5 gal	Cycas revoluta	Sago Cycad	36" oc	M	
DB	5 gal	Dietes Bicolor (s)	Fortnight Lily	36" oc	L	
EM	15 gal	Elaeagnus 'Maculata'	Golden Elaeagnus	60" oc	L	
EC	5 gal	Euphorbia c. 'Wulfenii'	Euphorbia	30" oc	L	
EF	5 gal	Escallonia fradesii 'Pink Whisper'	Escallonia 'Pink Whisper'	42" oc	M	
HM	5 gal	Hypericum moserianum	Gold Flower	42" oc	M	
HME	5 gal	Hydrangea m. 'Endless Summer'	Hydrangea	36" oc	M	
HP	5 gal	Hesperaloe parvifolia	Red Yucca	36" oc	/	
LB	5 gal	Lavatera t. 'Barnsiey'	Tree Mallow	48" oc	L	
LL	5 gal	Leonotis leonurus	Lion's Tail	36" oc	L	
LC	5 gal	Loropetalum c. 'Blush'	Red Fringe Flower	36" oc	L	
DL	5 gal	Olea e. 'Little Olive'	Dwarf Olive	36" oc	VL	
PA	5 gal	Phornium 'Firebird'	New Zealand Flax	36" oc	L	
PD	5 gal	Phornium 'Dusky Chief'	New Zealand Flax	36" oc	L	
PY	5 gal	Phornium 'Yellow Wave'	New Zealand Flax	36" oc	L	
PRS	5 gal	Phornium 'Rainbow Sunrise'	New Zealand Flax	30" oc	L	
PRW	5 gal	Phornium 'Rainbow Warrior'	New Zealand Flax	30" oc	L	
PC	5 gal	Prunus carollana	Carolina Cherry Laurel	48" oc	L	
PL	5 gal	Prunus laurocerasus	English Laurel	48" oc	M	
RB	5 gal	Rhaplolepis indica 'Ballerina'	Indian Hawthorne	36" oc	L	
RH	5 gal	Rhamnus californica	Coffeeberry	48" oc	L	NATIVE
RS	5 gal	Rosa 'White Simplicity'	White Simplicity Rose	42" oc	M	
RT	5 gal	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	36" oc	L	
SR	5 gal	Streptitzia reginae	Bird of Paradise	36" oc	M	
SLB	5 gal	Salvia leucantha 'Santa Barbara'	Mexican Sage	36" oc	L	
RHA	5 gal	Rhaplolepis indica 'Clara'	Indian Hawthorn	36" O.C.	L	

LANDSCAPE SOIL SPECIFICATION GUIDELINES

PHYSICAL PROPERTIES
USDA classification of fraction passing 2.0 mm sieve:
Designation: sandy loam, sandy clay loam, clay loam or loam.
Class Particle size range maximum, % minimum, %
Coarse sand 0.5 – 2.0 mm 15 0
Silt plus clay <0.05 mm 70 30
Silt 0.002 – 0.05 mm 40 10
Clay 0 – 0.002 mm 35 10
Other classes
Gravel 2 – 13 mm 20 0
Rock None > 1/2 inch 10% by volume with none > 1 inch
Organic 15% 0
Organic (Amended Soil) 10% 3%

CHEMISTRY – SUITABILITY CONSIDERATIONS
1. SALINITY: Saturation Extract Conductivity (ECe) Less than 4.0 dS/m @ 250 C.
2. SODIUM: Sodium Absorption Ratio (SAR) Less than 6.0
3. BORON: Saturation Extract Concentration Less than 1.0 ppm
4. REACTION: pH of Saturated Paste 5.5 – 7.5

FERTILITY CONSIDERATIONS
Soil to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials prior to planting. See planting notes.

INFILTRATION RATE		
Inches/Hour	maximum	minimum
Amended Soil	0.45	0.20

GROUND COVER						
ARC	5 gal	Arctostaphylos 'Pacific Mist'	Manzanita	48" oc	VL	NATIVE
CEA	5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus	30" oc	L	NATIVE
CPS	5 gal	Coleonema p. 'Sunset Gold'	Dwarf Breath of Heaven	40" oc	M	
CDP	5 gal	Coprosma p. Verde Vista'	Coprosma	36" oc	L	
LAV	5 gal	Lavandula intermedia	Lavender	24" oc	L	NATIVE
LIR	1 gal	Liriope m. 'Big Blue'	Lily Turf	18" oc	M	
MAH	5 gal	Mahonia repens	Creeping Mahonia	30" oc	L	NATIVE
RSC	5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose	36" oc	M	
SBR	1 gal	Stachys byzantina	Lamb's Ear	24" oc	M	
TEU	1 gal	Teucrium x lucidrys	Dwarf Germander	24" o.c.	L	
TJA	5 gal	Trachelospermum jasminoides	Star Jasmine	36" o.c.	M	
CUP	1 gal	Cuphea hyssopifolia	Mexican Heather	24" O.C.	M	
EUD	1 gal	Euonymus fortunei	Winter Creeper	24" O.C.	L	
GRASSES						
CDI	5 gal	Carex tunnicola	Berkeley Sedge	24" oc	M	
CKF	5 gal	Calamagrostis 'Karl Foerster'	Feather Reed Grass	30" oc	L	
CNU	1 gal	Calamagrostis nukaensis	Pacific Reed Grass	24" oc	L	NATIVE
CPC	5 gal	Chondropetalum tectorum (s)	Cape Rush	24" oc	L	
LIT	1 gal	Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye	30" oc	L	
JRF	5 gal	Juncus patens 'Elk Blue' (s)	California Gray Rush	18" oc	L	NATIVE
MCR	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Pink Muhly	36" oc	L	
MRI	5 gal	Muhlenbergia rigens (s)	Beerglass	36" oc	L	NATIVE
DJ	1 gal	Ophiopogon japonicus	Black Mondo Grass	18" oc	M	
STT	5 gal	Stipa tenuissima	Mexican Feather Grass	24" oc	L	
FEB *	2 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	18" oc	L	
FERNS						
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern	36" oc	M	
PM	5 gal	Polystichum munifolium	Western Sword Fern	30" oc	M	NATIVE
VINES						
BG	5 gal	Bougainvillea 'California Gold'	Bougainvillea		L	
CC	5 gal	Clytostoma callistigloides	Violet Trumpet Vine		M	
FP	1 gal	Ficus pumila	Creeping Fig		M	
PT	1 gal	Parthenocissus tricuspidata	Boston Ivy		M	
RSJ	5 gal	Rosa 'Joseph's Coat'	Joseph's Coat Rose		M	
PERENNIALS						
AC	1 gal	Annual Color		16" oc	/	
CAL	1 gal	Callibrachoa 'Noo'	Purple Million Bells	18" oc	/	
NEP	1 gal	Nepeta faassnesii 'Giant'	Catmint	24" oc	L	
LAWN						
DBP	SDD	Bolero Plus	Delta Bluegrass		M	
NMF	SDD	No mow Fescue	Delta sod Fescue		M	

PLANTING DESIGN NOTES: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project, both along the public frontages and within the private podium courtyards. The planting design intentionally "layers" the project perimeters to help soften the Building. Plant quantities listed are approximate.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

**NOTE: This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

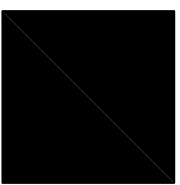
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NOTES & SPECIFICATIONS

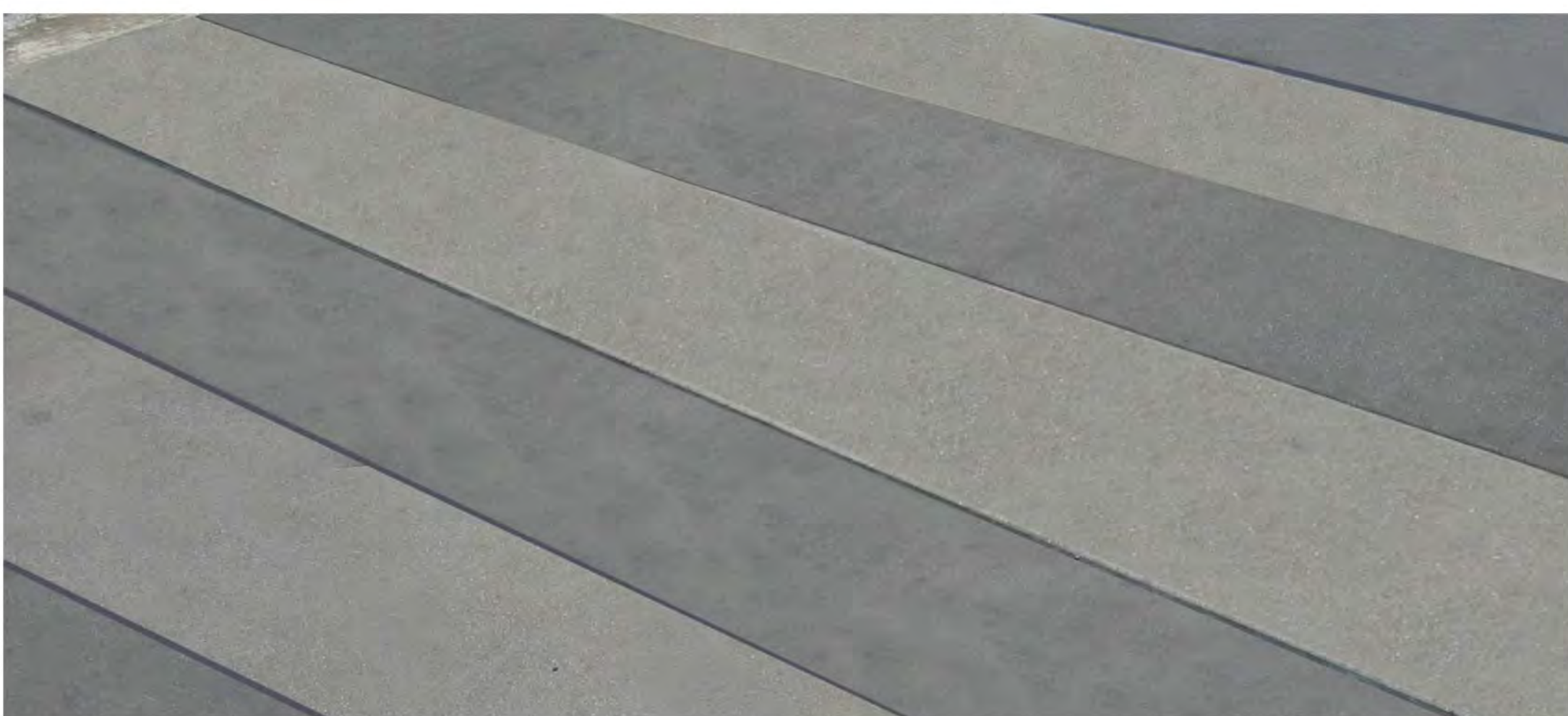
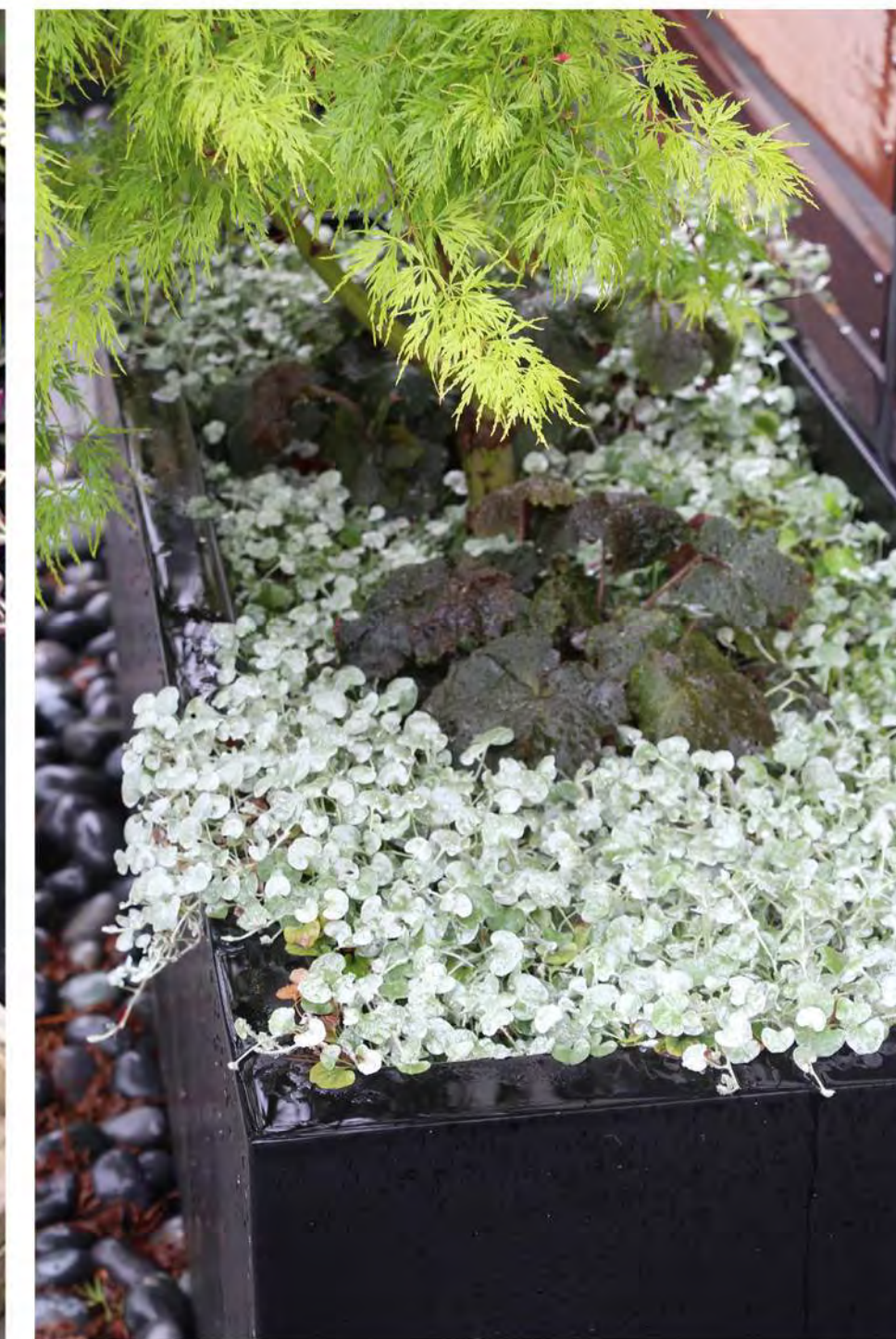
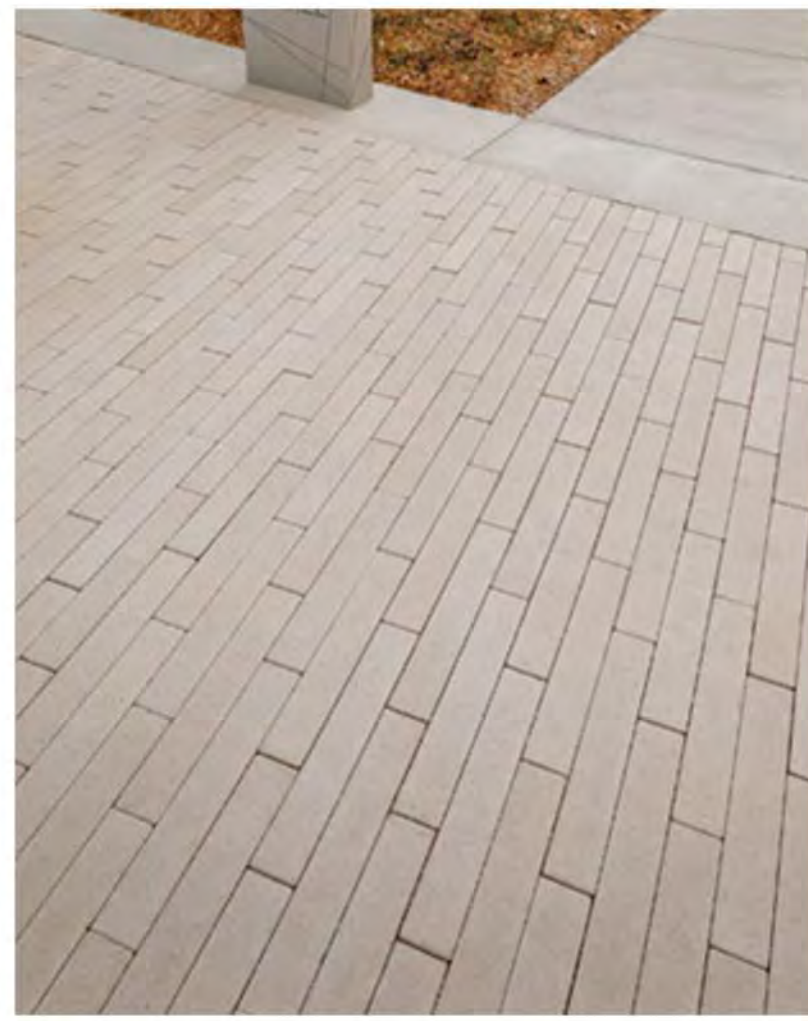
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PARTNERSHIPC.
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



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LANDSCAPE IMAGERY
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Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672

TREE DISPOSITION LEGEND

Existing Trees to Remain. To be Coordinated with Civil Engineer and Proposed Grading Plan.

NOTE: All Existing On-Site Trees are to Remain.

Tree Disposition Table

Total Existing On-Site Trees	11
to Remain	11
to be Removed	0
to be Transplanted	0
Replacement Trees Proposed (24" Box Size or Greater)	14

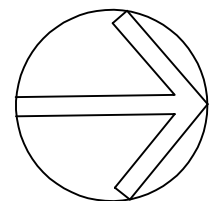
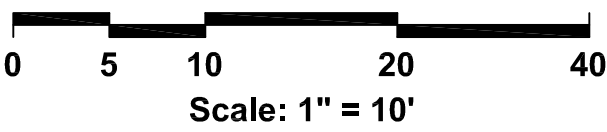
Existing Platanus x acerifolia to remain. QTY: 2

Existing Eucalyptus to Remain

Existing Palm Trees to Remain, QTY: 2

Existing Platanus x acerifolia to Remain QTY:6

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TREE DISPOSITION PLAN
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THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415.433.4672
F 415.433.5003