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SURVEY LEGEND

AC	ASPHALT CONCRETE
BEG	BEGIN
BLDG	BUILDING
CB	CATCH BASIN
CH–LNK	CHAIN LINK
CONC	CONCRETE
ELEV	ELEVATION
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
GB	GRADEBREAK
GF	GRAPEFRUIT
GM	GAS METER
GND	GROUND
GR	GRATE
INV	INVERT
Jun	JUNIPER
LIP	LIP OF GUTTER
MH	MANHOLE
O.H.	OVERHEAD
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
R.R.	RAILROAD
SD	STORM DRAIN
SS	SANITARY SEWER
ST.LT.	STREET LIGHT
TC	TOP OF CURB
TP	TELEPHONE POLE
WD	WOOD
WM	WATER METER
WV	WATER VALVE
W/	WITH
x123.45	SPOT ELEVATION
△	CONTROL POINT

SCALE: 1" = 20'

APN 652-29-009 | APN 652-29-010 | APN 652-29-011 | APN 652-29-012 | APN 652-29-013

APN 652-29-018 | APN 652-29-017 | APN 652-29-016 | APN 652-29-015

AHNLUND & HARRIGAN
APN 652-29-014
DOC. 18150733

EXISTING ROW OF CYPRESS TREES PER TREE REPORT

MATCH LINE - SEE LEFT

RUBY AVENUE | NORWOOD AVENUE

EXISTING RESIDENCE | BARN | BLDG | GARAGE FF=281.61 | PATIO | COVERED PATIO | D.G. DRIVEWAY | CONC DRIVEWAY | AC DRIVEWAY | CONC SIDEWALK | SIDEWALK

WOOD FENCE | CHAIN LINK FENCE | METAL FENCE | PICKET FENCE | CONC RET WALL | 74.00' METAL FENCE

N14°43'14"W 392.00' | S14°43'14"E 392.00' | S76°00'00"W | N76°00'00"E

NOTE: SEE SHEET L0.3 & L0.1 FOR ARBORIST REPORT AND ARBORIST NOTES.

PRELIMINARY - NOT FOR CONSTRUCTION

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136 Freelon Street,
San Francisco, California 94107

415.431.9200 | strata-inc.com

LICENSED LANDSCAPE ARCHITECT
LODUR COLE 2534
Signature
9 / 30 / 2021
Renewal Date
STATE OF CALIFORNIA

WAT KHMER KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/GG/EG

Project #: 0400

Date: DECEMBER 12, 2019

CONDITIONAL USE PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.2

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TREE SURVEY DATA **URBAN TREE MANAGEMENT INC., Los Gatos, CA**

Address: **2740 Ruby Ave, San Jose, CA 95148**
Inspection Date: **5/8/ 2019**

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair, Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair, Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Ratings For health and structure are given separately for each tree according to the table below.
IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

Tag no	Common Name	Diameter at Breast Height (in)^2	W/H	HEALTH	STRUCTURE	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
120	Common juniper	20	25'/30'	f	f	X			EWR DWR RCE
121	Pepper	27/15	40'/25'	f	f	X			EWR DWR RCE, 2 leaders from base, multiple leaders on large limb with poor attachment
122	Grapefruit	8.5/6.5/6	15'/20'	f	fp	X		XX	EWR DWE, 3 leaders from 3'
123	Avocado	21/17.5	40'/45'	f	fp	X		XX	EWR DWR, codominant leaders from base
124	Hollywood juniper	20	30'/20'	f	fp	X		XX	EWR DWR RCE
125	Common juniper	5/4/3/2	6'/20'	fp	fp	X		XX	DWR RCE, multiple leaders from 3'
126	Common juniper	5/4/3/2	6'/18'	fp	fp	X		XX	DWR RCE, multiple leaders from 3'
127	Queen palm	28	12'/70'	f	fp	X		XX	DWR RCE
128	Hollywood juniper	21	20'/25'	fp	fp	X		XX	EWR DWR RCE
129	Monterey pine	34	20'/'6	f	fp	X		XX	EWR DWR RCE
130	Elm	42	22'/70'	fp	fp	X		XX	Torn limb, no new growth, tree was topped
131	Queen palm	30	8'/70'	p	p	X		XX	No new growth, limbs are dead, tree is leaning, lack of irrigation and pruning
132	Elm	46	20'/65'	fp	fp	X		XX	Broken limb at 15', codominant leaders at 8', no new growth
133	Elm	40.5	30'/70'	fp	fp	X		XX	EWR DWR RCE, bad structure from lack of pruning
134	Elm	17/15/15/14	42'/35'	fp	fp	X		XX	Multiple leaders from base, small leader is growing around cement pipe no new growth never pruned
135	cut down								Tree has been cut down prior to our survey
136	Plum	7	20'/15'	p	p		X		Tree is leaning and has a leader that was poorly cut, lack of irrigation and pruning
137	King sago palm	36	20'/20'	p	p	X		XX	Dead limbs, tree is growing against structure, lack of irrigation and pruning
138	King sago palm	38	20'/20'	fp	p	X		XX	Dead limbs, growing against structure, lack of irrigation and pruning
139	Pepper	39/31	55'/45'	p	p	X		XX	Multiple leaders from 6', growing against structure lots of deadwood, lack of irrigation and pruning
140	Monterey pine	20	25'/40'	fp	fp	X		XX	EWR DWR RCE, lack of irrigation and pruning, roots pushing up under cement deck
141	Monterey pine	28	35'/50'	fp	fp	X		XX	EWR DWR RCE, multiple leaders from 4', lack of irrigation and pruning, roots pushing up under cement deck
142	Arbutus marina	6/6/5/4/3/2	25'/25'	f	fp	X		XX	Not on survey plans, EWR DWR RCE, multiple leaders from base
143	Elm	2/2/1.5/1.5/1.5/1.5/1.5	8'/5'	f	fp				Neighbors tree, multi leaders, EWR, DWR, retaining wall will have no impact on tree, tree is outside neighbors fence
144	Oleander (pink flower)	3/3/3/2.5/2/2	12'/8'	f	fp				Neighbors tree, multi leaders, EWR, DWR, retaining wall will have no impact on tree, tree is outside neighbors fence
145	Elm	6/2.5/2	6'/8'	fp	fp		X		Neighbors tree, multi leaders from base, EWR, DWR, retaining wall will have no impact on tree
146	Plum	2	2.5'/7'	fg	fg				Neighbors tree, very young tree, retaining wall will have no impact on tree
147	Common juniper	4	2'/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
148	Common juniper	6	2.5'/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
149	Common juniper	3	2'/35'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
150	Common juniper	5	2.5'/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
151	Common juniper	3	2'/35'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
152	Common juniper	6	3'/55'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
153	Common juniper	2.5	2'/25'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
154	Common juniper	5	2'/40	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
155	Common juniper	2.5	2'/25'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
156	Common juniper	4.5	2.5'/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
157	Common juniper	2	2'/20'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
158	Common juniper	4.5	2.5'/40'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
159	Common juniper	2	1.5'/15'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
160	Common juniper	3	1.5'/30	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers

Tag no	Common Name	Diameter at Breast Height (in)^2	W/H	HEALTH	STRUCTURE	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
161	Common juniper	1.5	1'/15'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
162	Common juniper	1.5	1'/16'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
163	Common juniper	3	1.5'/30'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
164	Common juniper	1.5	1'/13'	fg	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
165	Common juniper	2	1.5'/15,	f	fg				Neighbors tree, recommend exploratory trench if retaining wall isn't on piers
166	Long leaf pine	16	40'/60,	f	f	X			Neighbors tree, EWE, DWE, RCE, will be impacted by retaining wall, recommend exploratory trench, tree overhangs 15'
167	Elm	6"/6"	15'/30'	f	fp		X		Neighbors tree, codominant leaders, multi leaders at 6', growing into deck
168	Plum	2.5/2/1.5/1.5	10'/10'	p	p		X		Neighbors tree, multi leaders from base, no new growth
169	Oleander (red flower)	2/2/2/1.5/1/1	12'/5.5'	f	fp				Neighbors tree, multi leaders from base, ivy growing around root collar
170	Oleander (white flower)	2/2/2/2/1.5/1.5	15'/7'	f	fp				Neighbors tree, multi leaders from base, ivy growing around root collar
171	Pepper	7	15'/20'	f	fp				Neighbors tree, EWE, DWE, RCE, will be impacted by retaining wall, recommend exploratory trench tree overhangs 8', multi leaders from 5'
172	Eucalyptus	14/12/10	20'/25'	fp	fp	X			Neighbors tree, EWR, DWE, RCE, recommend exploratory trench tree overhangs 12', multiple leaders from 6'
173									Tree appears to be gone
174	Pepper	18/16/16/16	50'/35'	fp	fp	X			Neighbors tree, EWE, DWR, RCE, recommend exploratory trench tree overhangs 8', multiple leaders from 5'
175									Tree appears to be gone

TOTAL TREES	**54**			
PROTECTED TOTAL		**24**		
REMOVAL TOTAL			**4**	
PROTECTED REMOVALS TOTAL				**19**

KEY TO ACRONYMS
DWR - Dead Wood Removal
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree

Street Trees

Street trees are those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. The City's Department of Transportation (DOT) provides no-cost permits for pruning street trees and oversees their removal. It is illegal to prune or remove a street tree without a permit; fines up to $15,000 per tree may apply. Get a permit by visiting DOT's Street Trees and Permits web page, or contact the City Arborist at 408-794-1901 or arborist@sanjoseca.gov.

Heritage Trees

The City's Heritage Tree List identifies more than 100 trees with special significance to the community because of their size, history, unusual species, or unique quality. This list may be updated to add or delete certain trees; see the City's Heritage Tree Map. Pursuant to Chapter 13.28 of the San Jose Municipal Code, it is illegal to prune or remove a heritage tree without first consulting the City Arborist and obtaining a permit; fines up to $30,000 per tree may apply. For questions regarding Heritage Trees, please contact the City Arborist at (408) 794-1901 or arborist@sanjoseca.gov

Ordinance-Size Trees

An ordinance-size tree on private property is either:
Single Trunk - 38 inches or more in circumference at 4 1/2 feet above ground, or
Multi-trunk - The combined measurements of each trunk circumference, at 4 1/2 feet above ground, add up to 38 inches or more in circumference.

For multifamily, commercial, and industrial properties, a permit is required for the removal of trees of any size. For trees on these properties, a Tree Removal Permit is required if the tree is ordinance sized, or a Permit Adjustment is required if the tree is smaller than ordinance sized.

On multifamily, commercial, or industrial lots, a permit is required to remove a tree of any size. A Tree Removal Permit is required if the tree is ordinance-size. A Permit Adjustment is required if the tree is smaller than ordinance-size.

Common Name	*Latin Name*
Common Juniper	*Juniperus communis*
Pepper	*Schinus*
Grapefruit	*Citrus × paradisi*
Avocado	*Persea americana*
Hollywood juniper	*Juniperus chinensis*
Queen palm	*Syagrus romanzoffiana*
Monterey Pine	*Pinus radiata*
Elm	*Fraxinus uhudei*
Plum	*Prunus subg. Prunus*
King sago palm	*Cycas revoluta*
Arbutus Marina	*Arbutus unedo*
Oleander	*Nerium oleander*
Eucalyptus	*Eucalyptus globulus*
Long leaf pine	*Pinus palustris*

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San Francisco, California 94107

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LICENSED LANDSCAPE ARCHITECT
LODUR COLE 2339
Signature
9 / 30 / 2021
Renewal Date
STATE OF CALIFORNIA

WAT KHMER KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/GG/EG

Project #: 0400
Date: DECEMBER 12, 2019

CONDITIONAL USE PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.3

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urbantreemanagement

Tree Inventory of

2740 Ruby Ave
San Jose, CA 95148



Prepared by
Urban Tree Management, Inc.

May 20, 2019

(650) 321-0202 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractor's license # 755989 | certified arborist WC#23 | certified tree risk assessor #1399

2740 Ruby Ave
San Jose, CA 95148

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the client. We were to map, tag and compile data for each tree and write an inventory/ survey report documenting my observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are fifty-four trees included in this report. Twenty-four of the trees are protected trees under San Jose's tree protection ordinance-size trees. There are nineteen protected trees and four unprotected trees that are recommended for removal

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per San Jose's tree protection ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the notes column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease. Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders, included bark, etc.), the length and weight of limbs and the extent and location of apparent decay.

Survey Area Observations

The property is located in a residential development in the City of San Jose. The lot is roughly square and is flat. There is one main residence and four other small existing structures on this property. This property appears to have been abandoned for an extended period. The lack of regular irrigation and maintenance has taken its toll on the trees.

Tree Health on This Property

Generally, the trees in the survey area range from fair/good to poor. Due to extended lack of irrigation and the lack of proper tree maintenance, all the trees on the property have suffered and are unhealthy. There is one plum tree, nineteen common junipers and 1 pine tree residing on the neighboring properties that are healthy. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. With the lack of irrigation and lack of proper tree maintenance, all the trees on this property have either fair/poor or poor structure ratings.

However there are a few trees mentioned above on the neighboring properties that range from fair to fair/good structure ratings.

Local Regulations Governing Trees

Street Trees
Street trees are those located in the public right-of-way between the curb and sidewalk; in some locations, the public right-of-way may be up to 12 feet from the curb. The City's Department of Transportation (DOT) provides no-cost permits for pruning street trees and oversees their removal. It is illegal to prune or remove a street tree without a permit; fines up to $15,000 per tree may apply. Get a permit by visiting DOT's Street Trees and Permits web page, or contact the City Arborist at 408-794-1901 or arborist@sanjoseca.gov.

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Ordinance-Size Trees
An ordinance-size tree on private property is either:

- Single Trunk - 38 inches or more in circumference at 4 1/2 feet above ground, or
- Multi-trunk - The combined measurements of each trunk circumference, at 4 1/2 feet above ground, add up to 38 inches or more in circumference.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Allie Strand Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

   b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://californiaoaks.org/wp-content/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

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136 Freelon Street,
San Francisco, California 94107

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LODUR COLE C-3358
Signature
9 / 30 / 2021
Renewal Date
STATE OF CALIFORNIA

WAT KHMER KAMPUCHEA KROM
2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

Sheet by: TC/GG/EG

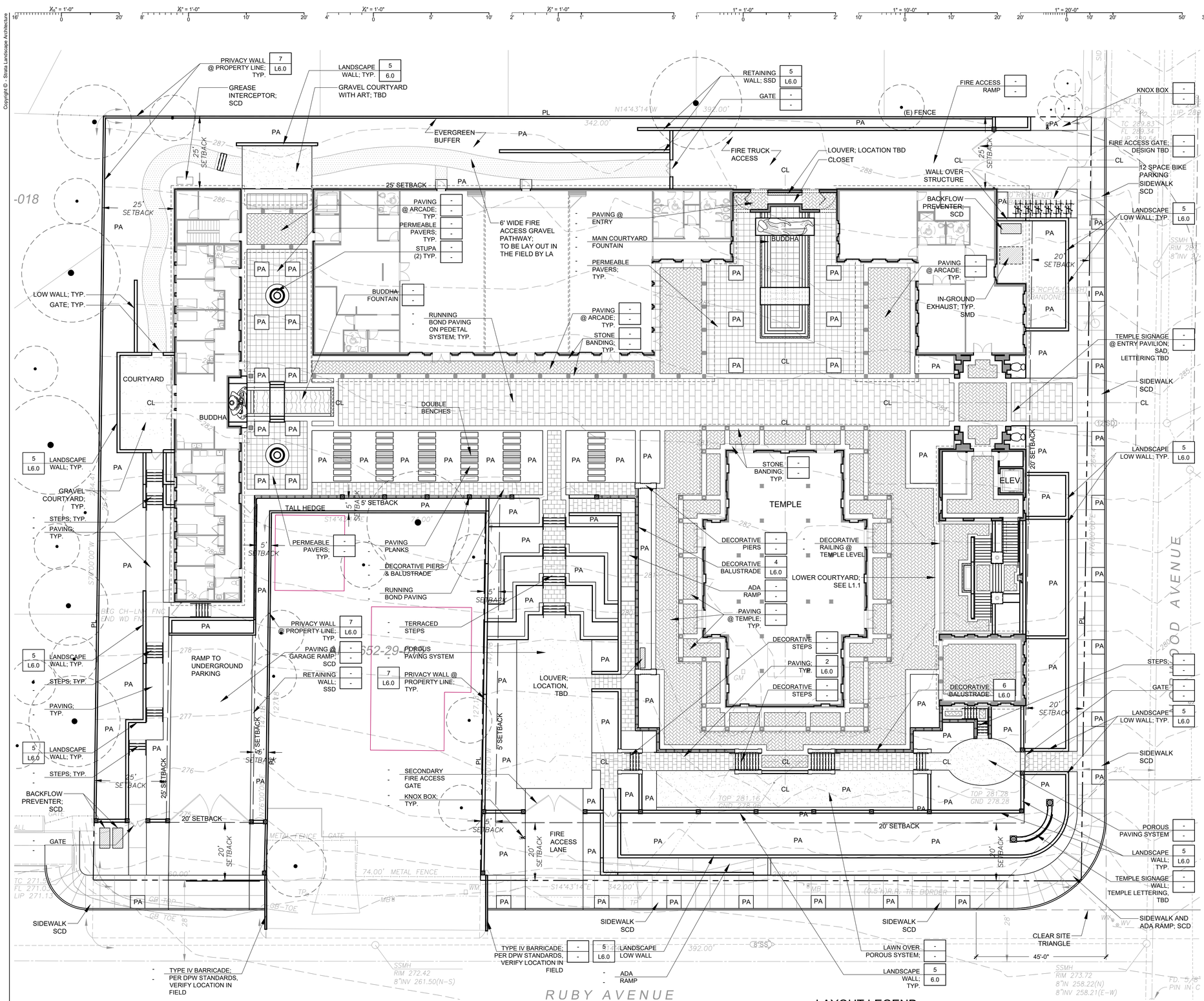
Project #: 0400
Date: DECEMBER 12, 2019

CONDITIONAL USE PERMIT SUBMITTAL SET

ARBORIST REPORT

L0.4

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LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
5. ALL DIMENSONS CALLED OUT AS "EQUAL" (EQ) SHALL BE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.
6. ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
7. ALL ANGLES SHALL BE 90 DEGREES AND ALL LINES SHALL BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.
9. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.
10. ALL WORK PERFORMED WITHIN THE TREE PROTECTION ZONE AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
11. CONTRACTOR TO RETAIN CONTROL SAMPLE FOR ALL MATERIALS FOR CONFIRMATION BY OWNER AND LANDSCAPE ARCHITECT.
12. OUTDOOR KITCHEN: UNLESS OTHERWISE NOTED, COUNTERTOPS SHALL HAVE A TURN DOWN EDGE WITH A MITERED JOINT. THE FINISH ON THE FACE OF THE COUNTER SHALL MATCH THE TOP OF THE COUNTER AND SHALL HAVE A ⅛" EASED EDGE. A LAMINATED EDGE DETAIL WILL NOT BE ACCEPTED.
13. ALL VENDOR SUBSTITUTIONS MUST BE APPROVED IN WRITING FROM LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES RIGHT TO REJECT ANY MATERIALS PROVIDED FROM VENDORS NOT APPROVED IN WRITING. RECEIPTS FROM VENDORS ARE TO BE SUBMITTED TO LANDSCAPE ARCHITECT TO PROVE SUPPLIER.
14. STONE SHOP DRAWINGS: STONE VENDOR IS TO PROVIDE SHOP DRAWINGS FOR ALL STONE FOR APPROVAL BY LANDSCAPE ARCHITECT. SHOP DRAWINGS MUST BEAR TITLEBLOCK OF VENDOR.
15. STONE CONTROL SAMPLES AND MOCK UP: ON THE BASIS OF REVIEW OF THE SAMPLES, THE LANDSCAPE ARCHITECT MAY REQUEST A RE-SUBMITTAL AT NO COST TO OWNER. ACCEPTED SAMPLES SHALL ESTABLISH THE DESIGN APPEARANCE OF UNITS SPECIFIED. EACH TYPE, COLOR AND FINISH ARE REQUIRED TO HAVE CONTROL SAMPLES. CONTROL SAMPLE SHALL BE A MINIMUM OF SIX PAVERS SHOWING THE MAXIMUM ALLOWED INCLUSIONS, VEINS, MOVEMENT AND COLOR. A SET OF SIX SAMPLES SHALL BE CUT INTO THREE PIECES. ONE SET SHALL BE HELD BY LANDSCAPE ARCHITECT, ONE BY CONTRACTOR AND ONE BY THIRD PARTY INSPECTOR TO ENSURE STONE MEETS EXPECTATIONS PRIOR TO SHIPMENT. IF MATERIAL IS REJECTED BEYOND OVERAGE ORDERED, REPLACEMENT MATERIAL SHALL BE AIR FREIGHT DELIVERED TO SITE AT NO COST TO OWNER. A MINIMUM OF 2% OF STONE SHALL BE PROVIDED TO OWNER FOR REPAIR WORK AT COMPLETION OF PROJECT AT NO COST TO OWNER. IF MORE THAN 25% OF MATERIAL IS REJECTED FOR ANY SCOPE OF WORK, THE ENTIRE MATERIAL TYPE WILL BE CONSIDERED REJECTED.
16. STONE QUALITY CONTROL: STONE VENDOR IS TO HIRE AN INSPECTOR TO VIEW STONE PRIOR TO SHIPMENT AND TO VERIFY STONE MEETS CONTROL SAMPLES. A COPY OF THE INSPECTION FORM MUST BE SENT TO LANDSCAPE ARCHITECT UPON SHIPPING OF STONE.
17. PAVING AND WALL MOCKUPS: BEFORE INSTALLING PAVING, CONSTRUCT MOCK-UPS TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS AND TO DEMONSTRATE AESTHETIC EFFECTS AND QUALITIES OF MATERIALS AND EXECUTION. BUILD MOCK-UPS TO COMPLY WITH THE FOLLOWING REQUIREMENTS, USING MATERIALS INDICATED FOR COMPLETED WORK. CONSTRUCT IN THE LOCATION INDICATED OR, IF NOT INDICATED, AS DIRECTED BY THE LANDSCAPE ARCHITECT. MOCKUP IS TO BE APPROXIMATELY 16-FEET SQUARE. NOTIFY LANDSCAPE ARCHITECT NOT LESS THAN 5 WORKING DAYS IN ADVANCE OF THE DATES AND TIMES WHEN MOCK-UPS WILL BE CONSTRUCTED. THE LANDSCAPE ARCHITECT MAY REQUIRE MINOR MODIFICATIONS TO BE MADE TO THE MOCK-UPS. REVISED MOCK-UP SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL ALLOW FOR UP TO TWO MODIFICATIONS IN THE CONTRACT. MAINTAIN ACCEPTED MOCK-UPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. APPROVAL OF MOCK-UPS DOES NOT CONSTITUTE APPROVAL OF DEVIATIONS FROM THE CONTRACT UNLESS SUCH DEVIATIONS ARE SPECIFICALLY APPROVED BY LANDSCAPE ARCHITECT IN WRITING. WHEN DIRECTED, DEMOLISH AND REMOVE MOCK-UPS FROM PROJECT SITE. APPROVED MOCK-UPS IN AN UNDISTURBED CONDITION AT THE TIME OF SUBSTANTIAL COMPLETION MAY BECOME PART OF THE COMPLETED WORK.
18. STONE SEALER: STONE IS TO RECEIVE DRYTREAT STAIN-PROOF OR APPROVED SEALER. CONTRACTOR TO PROVIDE MOCKUP OF EACH TYPE OF STONE WITH SEALER FOR APPROVAL BY CLIENT AND LANDSCAPE ARCHITECT.
19. STRUCTURAL EPOXY: WHERE CALLED OUT IN DETAILS, EPOXY IS TO BE SIMPSON SET-XP OR APPROVED EQUAL.

LAYOUT LEGEND

(E)	EXISTING	FOB	FACE OF BUILDING	SCD	SEE CIVIL DRAWINGS
(N)	NEW	LA	LANDSCAPE ARCHITECT	SMD	SEE MECHANICAL DRAWINGS
CB	CATCH BASIN	PA	PLANTING AREA	SYM	SYMMETRICAL
℄	CENTERLINE	℞	PROPERTY LINE	TBD	TO BE DETERMINED
CLR	CLEAR	RI	RIM ELEVATION	TYP	TYPICAL
DN	DOWN	SAD	SEE ARCHITECTURAL DRAWINGS	VIF	VERIFY IN FIELD
EJ	EXPANSION JOINT	SSD	SEE STRUCTURAL DRAWINGS		
EQ	EQUAL				

⊗ AREA DRAIN IN PLANTING
2% → SLOPE DIRECTION AND GRADE
PROPERTY LINE
SETBACKS

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LAYOUT PLAN
TEMPLE LEVEL

L1.0

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LAYOUT PLAN GARAGE LEVEL

L1.1

APN 652-29-015

RUBY AVENUE

NORWOOD AVENUE

25' SETBACK

20' SETBACK

5' SETBACK

5 L6.0 LANDSCAPE WALL

LANDSCAPE WALL; TYP. 5 L6.0

SIDEWALK SCD

PAVING @ COURTYARD

STEPS

FOUNTAIN @ COURTYARD

BENCH

LANDSCAPE PIER

E.V.

PA

CL

TOP 281.16
GND 278.66

TOP 281.28
GND 278.28

N14°43'14"W 392.00'

S14°43'14"E 342.00'

S14°43'14"E 392.00'

74.00' METAL FENCE

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STUPA @ MONKS RESIDENCE
(2 TOTAL)



FOUNTAIN FEATURE



FOUNTAIN STONE RUBBLE WALL



RECLINING BUDDHA





LARGE FORMAT STONE PAVING; COLOR AND TEXTURE, TBD



BUDDHA SCULPTURE @ MONKS RESIDENCE



ENTRY SCULPTURAL FEATURES



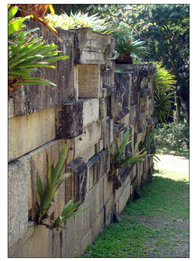
FOUNTAIN FEATURE



NAGA STAIRCASE



FEATURE @ ENTRY COURT YARD

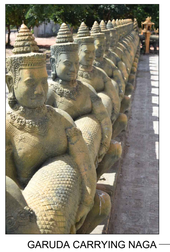


LANDSCAPE STONE RUBBLE WALL



LANDSCAPE FEATURE





GARUDA CARRYING NAGA



DECORATIVE RAILING BALUSTRADE

TERRACED GARDEN





TEMPLE DIRECTIONAL SIGANGE



NAGA



NAGA STAIRCASE



NAGA

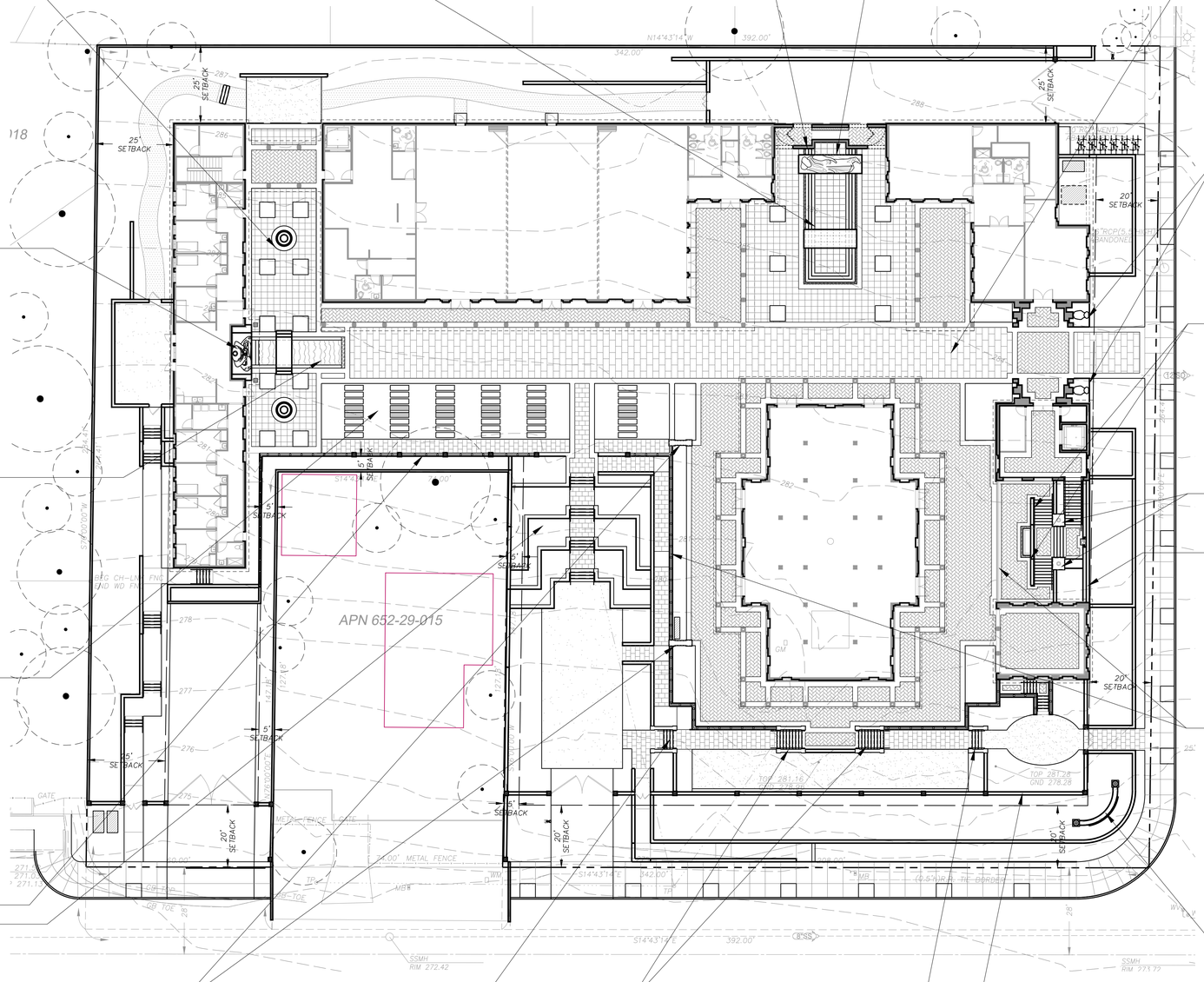


NAGA STAIRCASE



PERIMETER WALL ORNAMENTATION





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CONDITIONAL USE PERMIT SUBMITTAL SET

SITE MATERIAL LAYOUT

L1.2

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GRADING NOTES

1. ALL DRAINAGE PIPE SIZING, PIPE MATERIAL SPECIFICATION, INVERTS, AND CONNECTIONS BY CONTRACTOR.
2. INSTALL SLEEVES IN ALL WALLS AND UNDER ALL NEW PAVING. REFERENCE SLEEVING PLAN, IRRIGATION PLAN AND LIGHTING PLAN FOR OTHER SLEEVE LOCATIONS.
3. VERIFY ALL FFE AND NOTIFY LANDSCAPE ARCHITECT OF ALL INCONSISTENCIES PRIOR TO CONSTRUCTION.
4. VERIFY ELEVATIONS OF ALL EXISTING BUILDINGS, WALLS, DRAINS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
5. VERIFY LOCATION OF ALL DRAINS, MANHOLES, CONDUIT AND PIPING WITH THE ENGINEERING DRAWINGS AND SURVEY.
6. HOLD FENCES AND TOPS OF WALLS LEVEL UNLESS INDICATED OTHERWISE. HOLD ALL FENCE POSTS PLUMB REGARDLESS OF ADJACENT SLOPES.
7. PROVIDE SMOOTH EVEN TRANSITIONS BETWEEN SLOPES AND RELATIVELY LEVEL AREAS. MAINTAIN UNIFORM PLANES OF GRADING WITHOUT LOW SPOTS OR LOCALIZED MOUNDS UNLESS CALLED FOR ON DRAWINGS. ROUND OFF TOPS AND TOES OF SLOPES.
8. GRADES NOT OTHERWISE INDICATED SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN SPOT ELEVATIONS GIVEN.
9. MINIMUM SLOPE IN ALL PAVED AREAS: 1%; MINIMUM IN ALL PLANTED AREAS: 2%; MAXIMUM: 20%.
10. PROVIDE STUBOUTS TO EACH PLANTER POT AT LOCATIONS INDICATED FOR INDIVIDUAL DRAINAGE OF POTS. IRRIGATION WATER FROM POTS SHALL NOT BE ALLOWED TO DRAIN OUT AND ACROSS SURFACE OF PAVING. SEE PLANTING PLAN.
11. ALL GRADES DISTURBED DURING INSTALLATION OF IRRIGATION LINES AND EQUIPMENT SHALL BE RESTORED PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
12. ALL GRADED AREAS SHALL BE TRUE TO GRADE WITHIN ONE INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.
13. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LAYOUT PLAN FOR RESTRICTIONS.
14. NO CORRUGATED PVC PIPING SHALL BE USED FOR SITE DRAINAGE.
15. COORDINATE FINISH GRADING TO COINCIDE WITH DELIVERY OF PLANT MATERIALS SO AS TO NOT HINDER THE PROGRESS OF THE PLANTING.
16. COMPLY WITH ALL LOCAL STANDARDS AND CODES FOR EROSION CONTROL AND SITE APPEARANCE.
17. IMPORTED TOPSOIL - CONTRACTOR TO SUBMIT SOURCE AND TESTING DATA FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
18. ELEVATION UNITS ARE IN FEET AND DECIMALS.
19. CONNECT ALL WALL DRAINS TO STORM DRAIN SYSTEM. SUBMIT A PLAN TO LA SHOWING PIPING FOR STORM DRAIN SYSTEM.
20. LAWNS: NO UTILITY BOXES, IRRIGATION BOXES OR EXPOSED DRAINS SHALL BE LOCATED IN LAWNS AND SHALL BE RELOCATED OUTSIDE OF LAWN AREAS. NOTIFY LANDSCAPE ARCHITECT IN WRITING IF THERE IS A CONFLICT WITH THE PLANS.
21. NOTIFY LANDSCAPE ARCHITECT IN WRITING OF CONFLICTS BETWEEN CIVIL ENGINEERING PLANS AND LANDSCAPE PLANS.

GRADING LEGEND

(E)	EXISTING
(N)	NEW
BW	BOTTOM OF WALL
CB	CATCH BASIN
℄	CENTERLINE
CLR	CLEAR
DI	DRAIN INLET
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
PA	PLANTING AREA
℞	PROPERTY LINE
RI	RIM ELEVATION
SAD	SEE ARCHITECTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TP	TOP OF PAVING
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD

SUBSURFACE DRAINAGE
DIRECTION OF FLOW
RIM ⊗ AREA DRAIN IN PLANTING
TRENCH DRAIN
DIRECTION OF FLOW
90.25 PROPOSED GRADE
2% SLOPE DIRECTION AND GRADE
PROPERTY LINE

NOTE: SEE CIVIL DRAWINGS FOR COMPLETE GRADING AND DRAINAGE. LANDSCAPE SHEET L2.0 & L2.1 ARE FOR REFERENCE ONLY.

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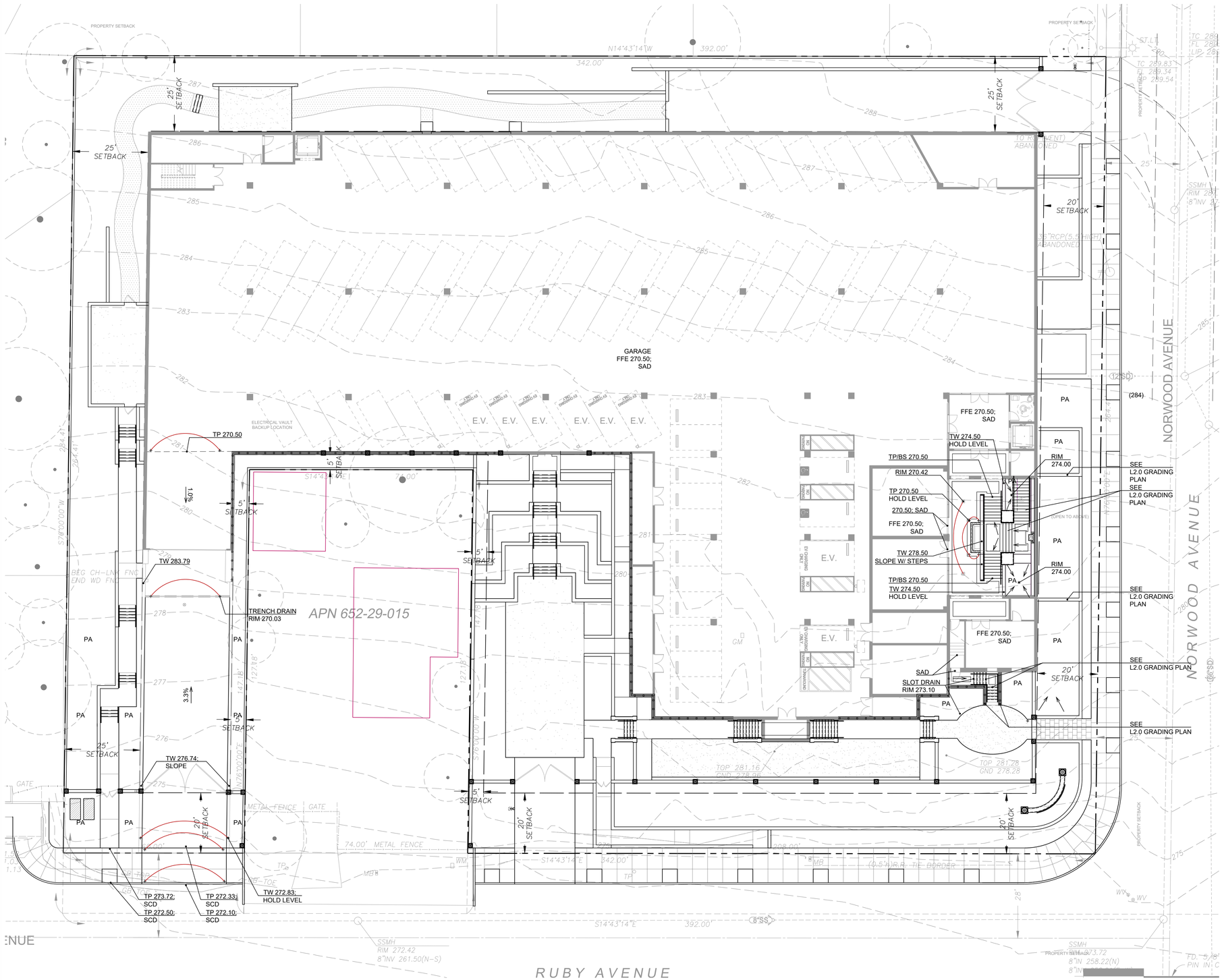
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GRADING PLAN TEMPLE LEVEL

L2.0

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NOTE: SEE CIVIL DRAWINGS FOR COMPLETE GRADING AND DRAINAGE. LANDSCAPE SHEET L2.0 & L2.1 ARE FOR REFERENCE ONLY.

GRADING LEGEND

(E)	EXISTING
(N)	NEW
BW	BOTTOM OF WALL
CB	CATCH BASIN
℄	CENTERLINE
CLR	CLEAR
DI	DRAIN INLET
DN	DOWN
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FOB	FACE OF BUILDING
LA	LANDSCAPE ARCHITECT
PA	PLANTING AREA
℄	PROPERTY LINE
RI	RIM ELEVATION
SAD	SEE ARCHITECTURAL DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SYM	SYMMETRICAL
TBD	TO BE DETERMINED
TP	TOP OF PAVING
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD

SUBSURFACE DRAINAGE
DIRECTION OF FLOW
RIM — AREA DRAIN IN PLANTING
TRENCH DRAIN
DIRECTION OF FLOW
90.25 — PROPOSED GRADE
2% — SLOPE DIRECTION AND GRADE
PROPERTY LINE

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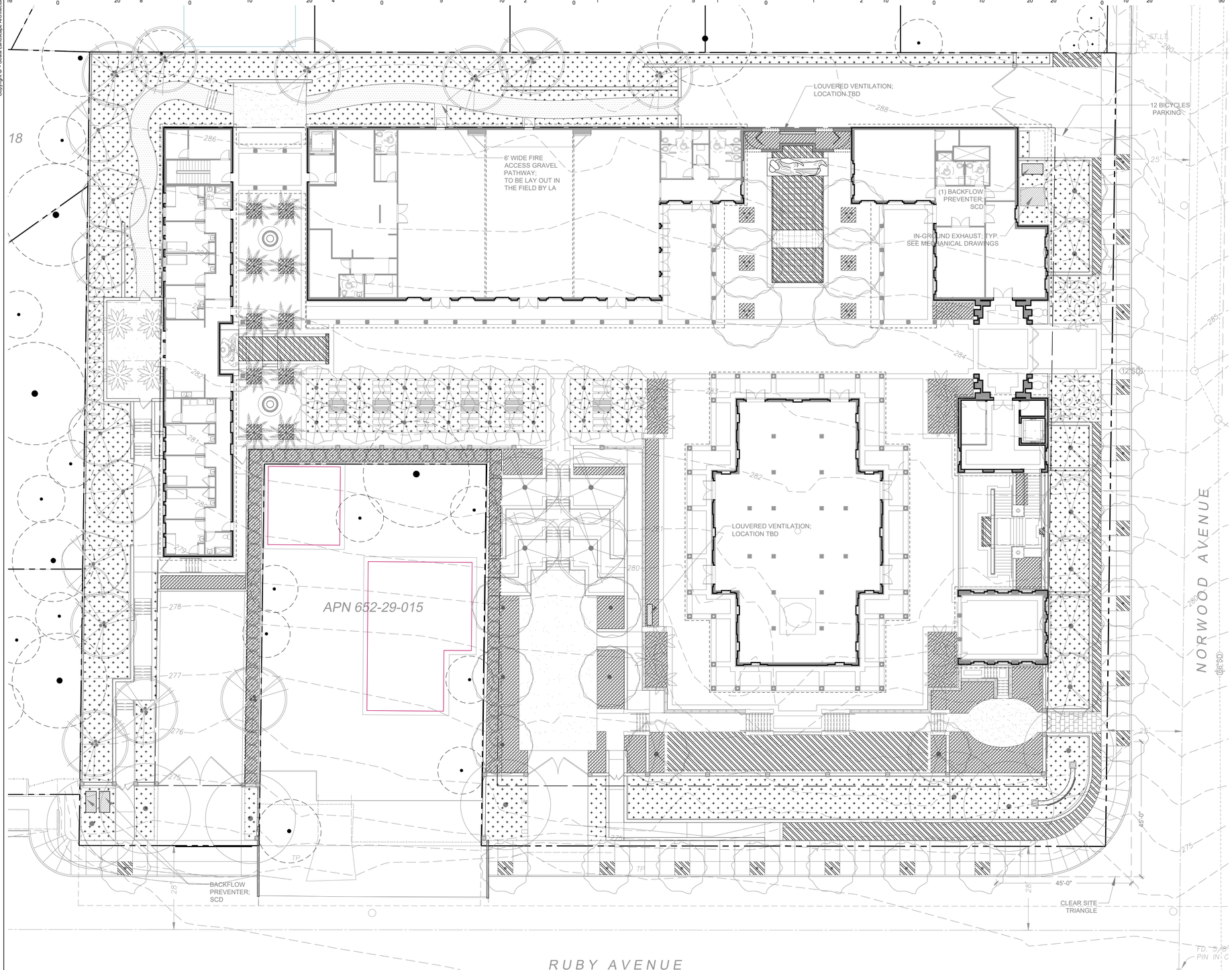
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GRADING PLAN
GARAGE LEVEL

L2.1

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1/16" = 1'-0" 0 16' 20'
1/8" = 1'-0" 0 8' 10' 20'
1/4" = 1'-0" 0 4' 5' 10'
1/2" = 1'-0" 0 2' 1' 5'
1" = 1'-0" 0 1' 2' 5'
1" = 10'-0" 0 10' 20' 50'
1" = 20'-0" 0 20' 10' 20' 50'
1" = 30'-0" 0 30' 10' 20' 50'



HYDROZONES LEGEND

- HYDROZONE AREA - LOW
- HYDROZONE AREA - MEDIUM
- HYDROZONE AREA - HIGH

TOTAL LANDSCAPE AREA: 18,831 SF.

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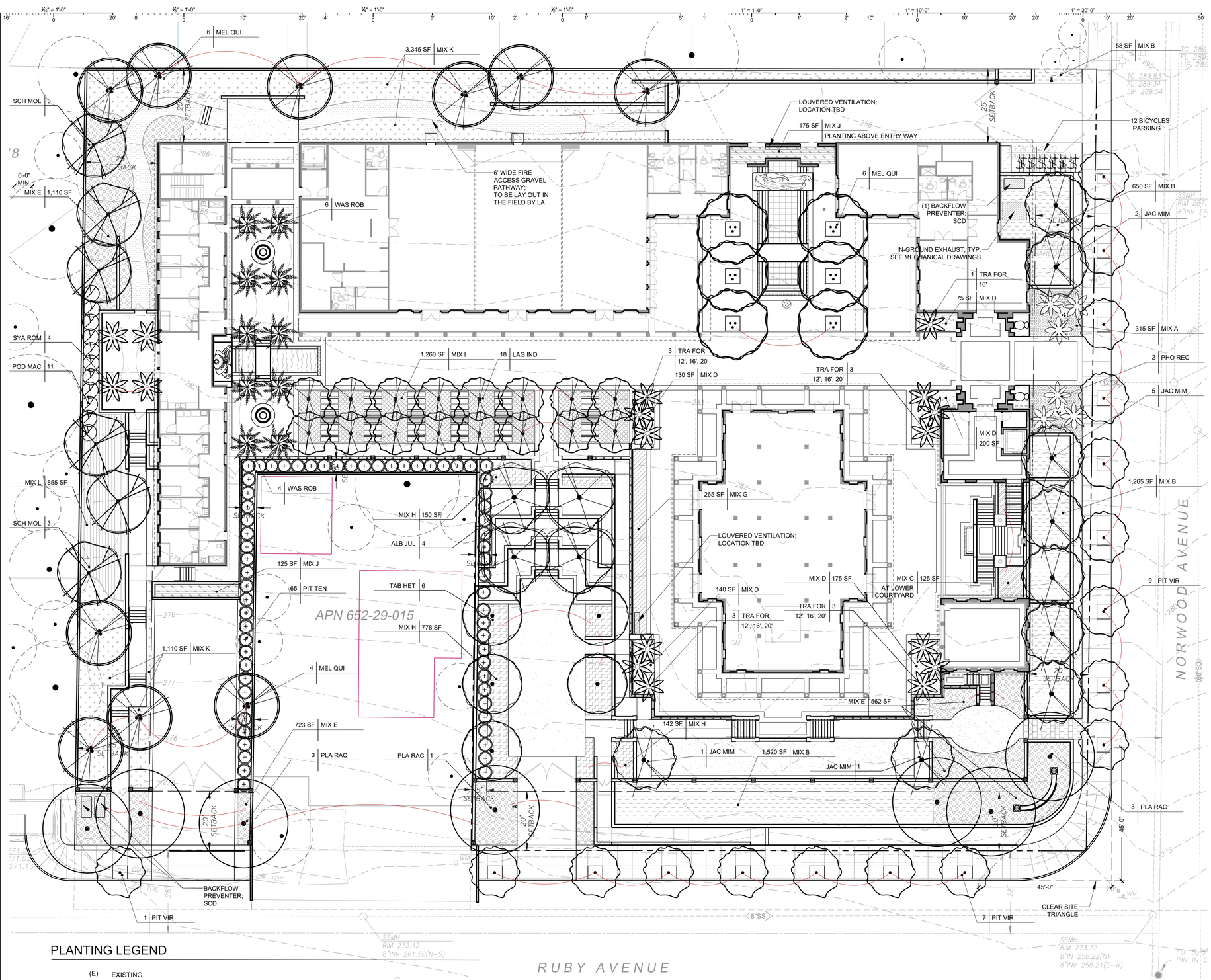
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HYDROZONE PLAN

L3.0

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PLANTING LEGEND

(E)	EXISTING
TBD	TO BE DETERMINED
V.I.F.	VERIFY IN FIELD
S.A.D.	SEE ARCHITECTURAL DRAWINGS
	PROPOSED VINE
	PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.
	PROPOSED TREE
	PLANT IN POT
	GROUNDCOVER, SEE PLANT LIST
	LAWN
	(E) TREE TO REMAIN
	PROPOSED PALMS

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
4. STAKE OUT LOCATION OF EACH TREE AS SPECIFIED. EACH LOCATION OF ALL TREES SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
5. EXACT PLACEMENT FOR ALL HEADERS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
6. COORDINATE WITH IRRIGATION PLANS TO ASSURE CORRECT PLACEMENT OF SPRAY HEADS.
7. IN ADDITION TO HEADERS SHOWN ON THE DRAWINGS, PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF HEADER TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
8. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
9. MULCH: MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING.
10. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF LANDSCAPE ARCHITECT. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
11. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
12. IRRIGATION AND HARDSCAPE ADJACENT TO PLANTING AREAS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO ALL PLANTING ACTIVITIES.
13. ALL PLANT MATERIALS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. LANDSCAPE MAINTENANCE:
    A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE. START DATE IS DETERMINED BY LANDSCAPE ARCHITECT.
    B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
    C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
    D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
    E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
    F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
    G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
    H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
18. INCLUDE 15% EXTRA BUDGET FOR ADDITIONAL PLANTS.
19. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
20. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.
21. SYNTHETIC TURF: FROM ONE LAWN 1-877-661-5296. INSTALL PER MANUFACTURER RECOMMENDATIONS.

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PLANTING PLAN

L4.0

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	MIX D - 720 sq ft						
	TRA ASI	*Trachelospermum asiaticum*	*Asiatic jasmine*				*MOD/MED*
	STR REG	*Strelitzia reginae*	*Birds of paradise*				*MOD/MED*
	LAN CAM	*Lantana camara*	*Lantana*				*LOW*
	LIM PER	*Limonium perezii*	*Perez's sea lavender*				*LOW*
	MIX E - 2395 sq ft						
	LOR CHI	*Loropetalum chinense*	*Chinese fringe flower*				*LOW*
	LOM LON	*Lomandra longifolia Breeze*	*Breeze mat-rush*				*LOW*
	CAR DIV	*Carex divulsa*	*Berkeley sage*				*LOW*
	MIX G - North - 265 sq ft						
	HED FLA	*Hedychium flavescens*	*Wild ginger*				*MOD/MED*
	DIS RIV	*Distictis 'Rivers'*	*Royal trumpet vine*				*MOD/MED*
	CYC	*Cycas revoluta*	*Sago palm*				*MOD/MED*
	DIA CAE	*Dianella caerulea 'cassa blue'*	*Cassa Blue Flax lily*				*MOD/MED*
	MIX H - 920 sq ft						
	LOR RAZ	*Loropetalum chinense 'Razzleberri'*	*Razzleberri Chinese fringe flower*				*LOW*
	PHO AMA	*Phormium 'Amazing Red'*	*Amazing Red New Zealand flax*				*LOW*
	BOU ROS	*Bougainvillea 'Rosenka'*	*Rosenka Bougainvillea*				*LOW*
	PIT COM	*Pittosporum crassifolium 'Compactum'*	*Dwarf karo*				*MOD/MED*
	MIX I - 1260 sq ft						
	BUL FRU	*Bulbine frutescens*	*Cat's tail*				*LOW*
	LOM BRE	*Lomandra longifolia Breeze*	*Breeze mat-rush*				*LOW*
	CAR DIV	*Carex divulsa*	*Berkeley sage*				*LOW*
	ERI GLA	*Erigeron glaucus*	*Seaside daisy*				*LOW*
	GER BIO	*Geranium x cantabrigiense 'Biokovo'*	*Hardy geranium*				*LOW*
	AGA ELA	*Agapanthus x 'Elaine'*	*Elaine lily of the nile*				*MOD/MED*
	DIA BAB	*Dianella revoluta 'Baby's Bliss'*	*Cassa Blue Flax lily*				*MOD/MED*
	MIX J - 300 sq ft						
	BOU CAL	*Bougainvillea 'California Gold'*	*California Gold Bougainvillea*				*LOW*
	BOU TEM	*Bougainvillea 'Temple Fire'*	*Temple Fire Bougainvillea*				*LOW*
	AGA NOV	*Agave attenuata 'Nova'*	*Blue fox tail agave*				*LOW*
	HAR VIO	*Hardenbergia violacea 'Happy Wanderer'*	*Purple vine lilac*				*MOD/MED*
	MIX K - 4455 sq ft						
	MEL NES	*Melaleuca nesophila*	*Honey-myrtle*				*LOW*
	LEP REE	*Leptospermum laevigatum 'Reevesii'*	*Dwarf tea tree shrub*				*LOW*
	GRE PRO	*Grevillea lanigera 'Prostrate form'*	*Woolly grevillea*				*LOW*
	DOD VIS	*Dodonaea viscosa 'Purpurea'*	*Broad leaf hopbush*				*LOW*
	LOM LON	*Lomandra longifolia Breeze*	*Breeze mat-rush*				*LOW*
	MIX L - 855 sq ft						
	PIT TEN	*Pittosporum tenuifolium 'Silver Sheen'*	*Silver sheen Kohuhu*				*MOD/MED*
	DIE LIZ	*Dietes bicolor 'Liz's Selection'*	*Yellow wild iris*				*LOW*
	TRA ASI	*Trachelospermum asiaticum*	*Asiatic jasmine*				*MOD/MED*
	PIT WHE	*Pittosporum tobira 'Wheeler's Dwarf'*	*Dwarf mock orange*				*LOW*

PLANTING LEGEND

(E)	EXISTING		PLANT IN POT
TBD	TO BE DETERMINED		GROUNDCOVER, SEE PLANT LIST
V.I.F.	VERIFY IN FIELD		LAWN
S.A.D.	SEE ARCHITECTURAL DRAWINGS		(E) TREE TO REMAIN
	PROPOSED VINE		PROPOSED PALMS
	PROPOSED SHRUB, PERENNIAL, GRASS, FERN, ETC.		
	PROPOSED TREE		

PLANT LIST

KEY	GENUS/SPECIES	COMMON NAME	QTY	SIZE	SPACING (o.c.)	MATURE HEIGHT	WATER USE	NOTES
TREES								
ALB JUL	*Alibizia julibrissin*	Mimosa silk tree	4		See Plan	40 ft.	LOW	Deciduous
BRA POP	*Brachychiton populneus*	Kurrajong botte tree			See Plan	40 ft.	LOW	Evergreen
JAC MIM	*Jacaranda mimosifolia*	Jacaranda	11		See Plan	30 ft.	MOD/MED	Semi -deciduous
LAG IND	*Lagerstroemia indica*	Crape myrtle	18		See Plan	25 ft.	LOW	Deciduous
MEL QUI	*Melaleuca quinquenervia*	Paperbark tea tree	14		See Plan	30 ft.	LOW	Evergreen
PAR FLO	*Parkinsonia aculeata x cercidium floridum*	Palo verde			See Plan	20 ft.	VERY LOW	Deciduous
PLA RAC	*Platanus racemosa*	California sycamore	7		See Plan	50 ft +	MOD/MED	Deciduous
POD MAC	*Podpcarpus macrophyllus*	Yew pine	11		See Plan	15 to 50 ft.	LOW	Evergreen
SCH MOL	*Schinus molle*	California pepper tree	6		See Plan	25 to 40 ft.	VERY LOW	Evergreen
SOP JAP	*Sophora japonica*	Japanese pagoda tree			See Plan	50 to 70 ft.	LOW	Deciduous
TAB HET	*Tabebuia heterophylla*	Pink trumpet tree	6		See Plan	40 ft.	MOD/MED	Semi-evergreen
PIT VIR	*Pittosporum viridiflorum*	Cape pittosporum	17		See Plan	25 ft.	MOD/MED	Evergreen
VIT AGN	*Vitex agnus-castus*	Chaste tree			See Plan	25 ft.	LOW	Deciduous
PALMS								
CHA HUM	*Chamaerops humilis*	Mediterranean fan palm			See Plan	20 ft.	LOW	
CYC REV	*Cycas revoluta*	Sago palm			See Plan	10 ft.	MOD/MED	
PHO REC	*Phoenix reclinata*	Wild date palm	2		See Plan	20 ft.	MOD/MED	
STE NIC	*Strelitzia nicolai*	Giant white bird of paradise			See Plan	30 ft.	MOD/MED	
SYA ROM	*Syagrus romanzoffiana*	Queen palm	4		See Plan	50 ft.	LOW	
WAS ROB	*Washingtonia robusta*	Mexican fan palm	10		See Plan	100 ft.	LOW	
TRA FOR	*Trachycarpus fortunei 'wagnerianus'*	Windmill palm	4	12' TALL	See Plan		LOW	
TRA FOR	*Trachycarpus fortunei 'wagnerianus'*	Windmill palm	5	16' TALL	See Plan		LOW	
TRA FOR	*Trachycarpus fortunei 'wagnerianus'*	Windmill palm	4	20' TALL	See Plan		LOW	
SHRUBS								
DOD PUR	*Dodonarea viscosa 'Purpurea'*	Purple hopbush			6 ft.	10 - 15 ft.	LOW	
GRE PRO	*Grevillea lanigera 'Prostrate form'*	Wooly grevillea				3 to 6 ft.	LOW	
LEP REE	*Leptospermum laevigatum 'Reevesii'*	Compact Australian tea tree			6 ft.	5 ft.	LOW	
LOR RAZ	*Loropetalum chinense 'Razzleberri'*	Razzleberry Chinese fringe flower			4 ft.	5 ft.	LOW	
LOR CHI	*Loropetalum chinense*	Chinese fringe flower					LOW	
MEL NES	*Melaleuca nesophila*	Pink melaleuca					LOW	
PIT TEN	*Pittosporum tenuifolium 'Silver Sheen'*	Silver sheen Kohuhu	65				MOD/MED	
	MIX A - South - 315 sq ft							
AGA NOV	*Agave attenuata 'Nova'*	Blue fox tail agave					*LOW*	
PIT COM	*Pittosporum crassifolium 'Compactum'*	Dwarf karo					*MOD/MED*	
SEN CYL	*Senecio cylindricus*	Narrow -leaf chalksticks					*LOW*	
SEN MAN	*Senecio mandraliscae*	Blue chalksticks					*LOW*	
CHO TEC	*Chondropetalum tectorum*	Small cape rush					*LOW*	
	MIX B - South/West - 3203 sq ft							
STR NIC	*Strelitzia nicolai*	Giant white bird of paradise					*MOD/MED*	
PLU IMP	*Plumbago auriculata 'Imperial Blue'*	Blue cape plumbago					*LOW*	
PHO YEL	*Phormium 'Yellow Wave'*	New Zealand Flax					*LOW*	
PIT WHE	*Pittosporum tobira 'Wheeler's Dwarf'*	Dwarf mock orange					*LOW*	
AGA STO	*Agapanthus 'Storm Cloud'*	Storm cloud lily of the nile					*MOD/MED*	
CER PLU	*Ceratostigma plumbaginoides*	Hardy plumbago					*LOW*	
	MIX C - North - 125 sq ft							
HED FLA	*Hedychium flavescens*	Wild ginger					*MOD/MED*	
CLI MIN	*Clivia miniata*	Natal lily					*MOD/MED*	
CYR FAL	*Cyrtomium falcatum*	Holly fern					*MOD/MED*	
NEP COR	*Nephrolepis cordifolia*	Sword fern					*MOD/MED*	

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9 / 30 / 2021
Renewal Date
STATE OF CALIFORNIA

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2740 Ruby Avenue, San Jose, Ca. 95148
APN 652-29-014

Revisions

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Project #: 0400

Date: DECEMBER 12, 2019

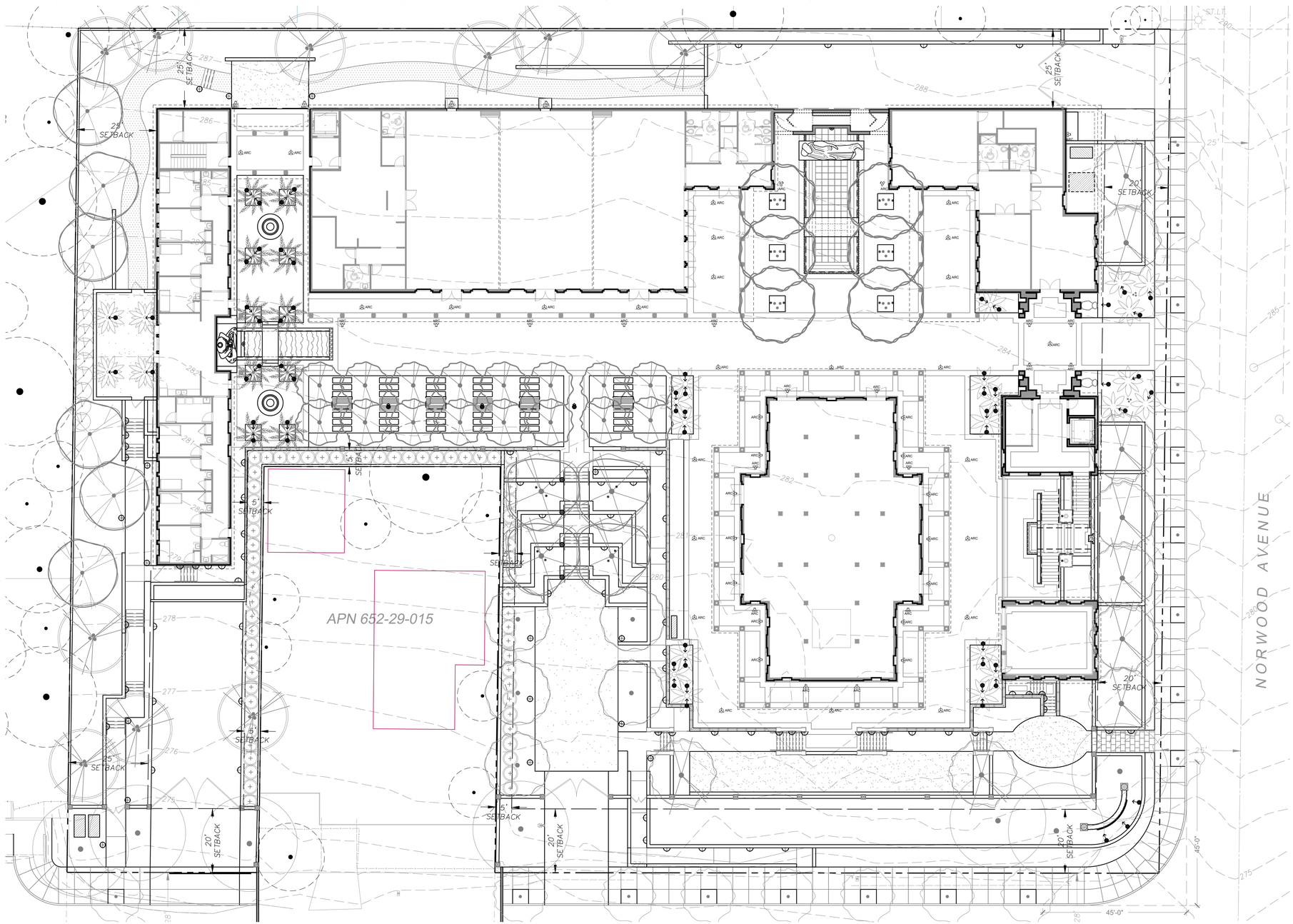
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PLANT LIST & NOTES

L4.1

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LIGHTING LEGEND

SYMBOL	QTY	TYPE	VENDOR	MODEL	LAMP	FINISH	NOTES/ACCESSORIES
	43	ACCENT LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
	20	IN GROUND FLUSH CAN					SEE FIXTURE SCHEDULE ON SHEET L-S
	22	PATH LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
	70	STEP / WALL LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
		FOUNTAIN LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
	-	STRIP LIGHTS					SEE FIXTURE SCHEDULE ON SHEET L-S
	8	THEME LIGHT @ STEPS					SEE FIXTURE SCHEDULE ON SHEET L-S
	4	HANGING LIGHT					SEE FIXTURE SCHEDULE ON SHEET L-S
ARC	23	TEMPLE LANTERNS					SEE FIXTURE SCHEDULE ON SHEET L-S
ARC	35	TEMPLE LIGHTS					SEE FIXTURE SCHEDULE ON SHEET L-S

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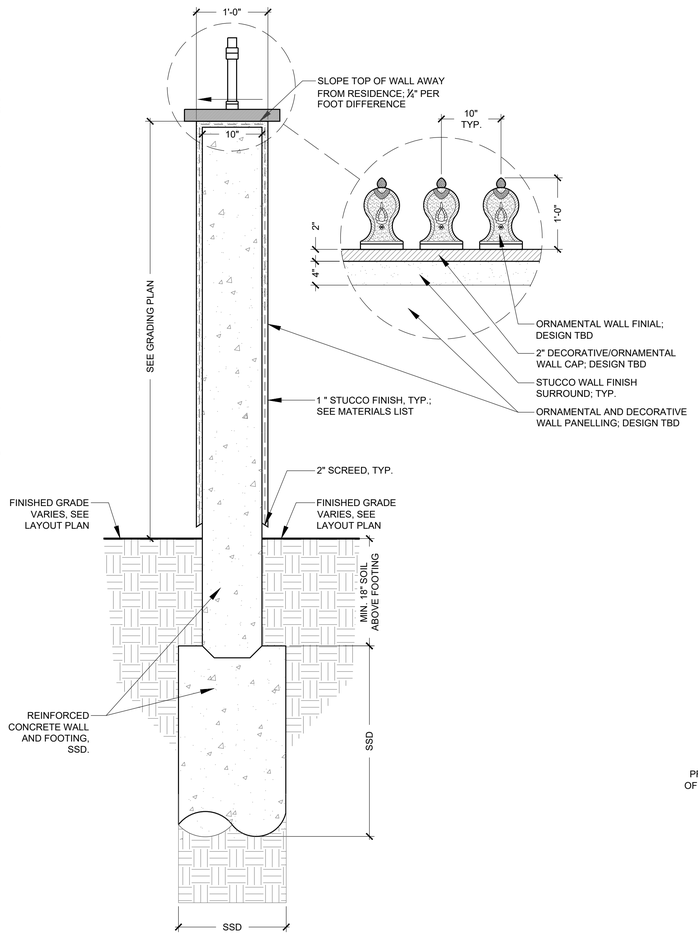
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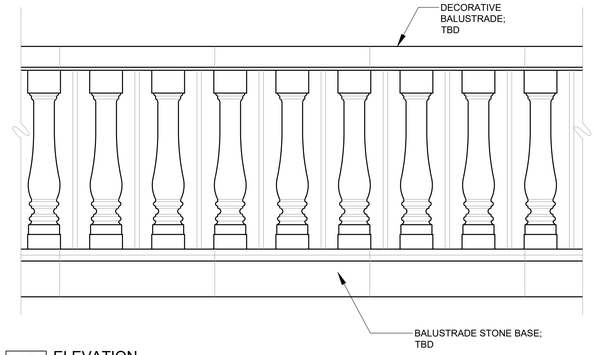
LIGHTING PLAN

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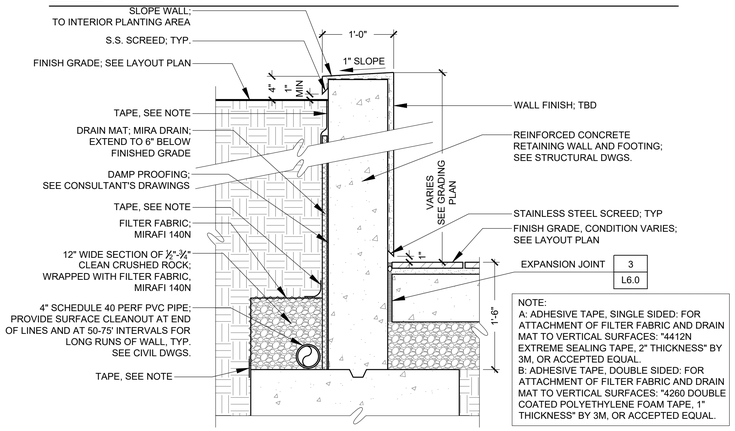


7 STUCCO WALL W/ ROLLED CAP - PLACE HOLDER
SCALE: 1" = 1'-0"



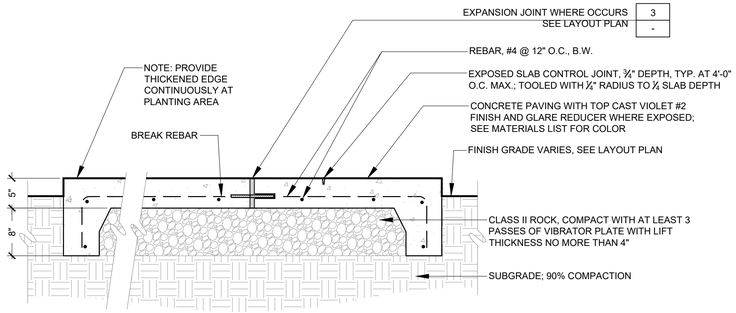
4B ELEVATION

4 DECORATIVE BALUSTRADE - PLACE HOLDER
SCALE: 1"= 1'-0"

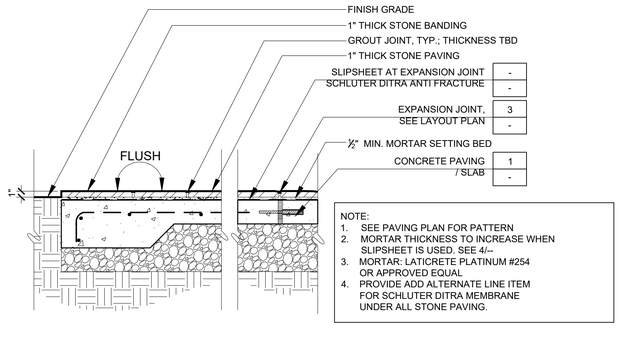


NOTE:
A: ADHESIVE TAPE, SINGLE SIDED: FOR ATTACHMENT OF FILTER FABRIC AND DRAIN MAT TO VERTICAL SURFACES: "4412N EXTREME SEALING TAPE, 2" THICKNESS" BY 3M, OR ACCEPTED EQUAL.
B: ADHESIVE TAPE, DOUBLE SIDED: FOR ATTACHMENT OF FILTER FABRIC AND DRAIN MAT TO VERTICAL SURFACES: "4260 DOUBLE COATED POLYETHYLENE FOAM TAPE, 1" THICKNESS" BY 3M, OR ACCEPTED EQUAL.

5 STUCCO LOW WALL WITH ROLLED CAP - PLACE HOLDER
SCALE: 1" = 1'-0"

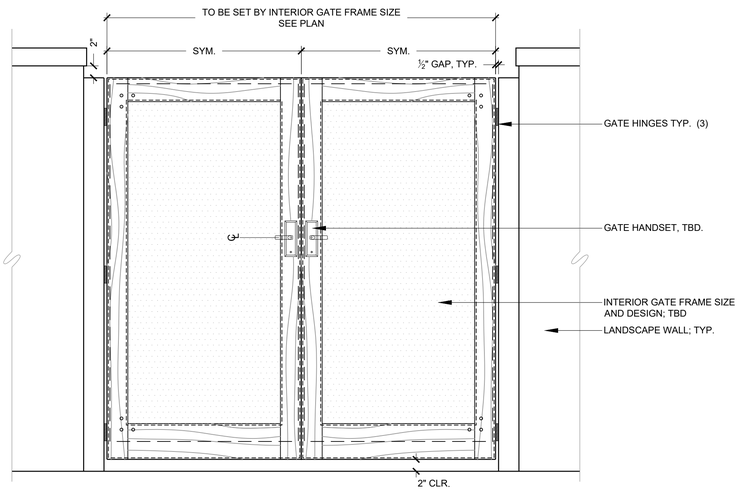


1 CONCRETE PAVING / SUB-SLAB - PLACE HOLDER
SCALE: 1" = 1'-0"

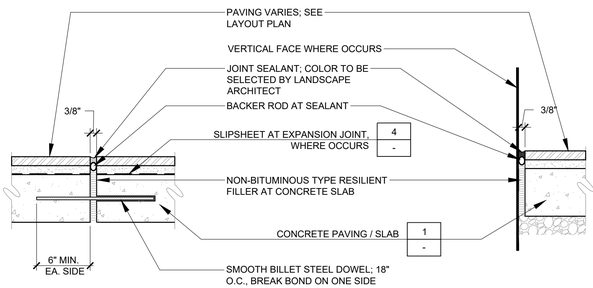


NOTE:
1. SEE PAVING PLAN FOR PATTERN
2. MORTAR THICKNESS TO INCREASE WHEN SLIPSHEET IS USED. SEE 4/--
3. MORTAR: LATICRETE PLATINUM #254 OR APPROVED EQUAL
4. PROVIDE ADD ALTERNATE LINE ITEM FOR SCHLUTER DITRA MEMBRANE UNDER ALL STONE PAVING.

2 STONE PAVING ON CONCRETE - PLACE HOLDER
SCALE: 1" = 1'-0"



6 GATES - PLACE HOLDER - DESIGN IS TBD
SCALE: 1" = 1'-0"



NOTES:
1. EXPANSION JOINT AT SURFACE AND CONCRETE SLAB MAY NOT BE IN ALIGNMENT WHERE SLIP IS USED.
2. PROVIDE CONTINUOUS SLIP SHEET AT OFFSET BETWEEN SLAB AND SURFACE EJ, SEE DETAIL 6 THIS SHEET.
3. NO DOWELS AT FACE OF STRUCTURE.

3A SECTION IN PAVING

3B SECTION AT FACE OF STRUCTURE

3 EXPANSION JOINT
SCALE: 1-1/2" = 1'-0"

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DETAILS

L6.0